Office Use Only:		
Date Pmt Rec'd: _____	Fee Paid: $_____	Check No: _____
Police Department approval issued	☐	Notes: _____
Meets applicable zoning bylaws	☐	_____
Certificate of Occupancy issued	☐	_____
Board of Health Permits issued	☐	_____
Board of Selectmen Decision Date _____		
	Approved ☐	Denied ☐

TOWN OF NATICK

COMMON VICTUALER LICENSE APPLICATION

(Type or print clearly; illegible applications will not be accepted)

For Calendar Year: 2019 **Date Submitted:** 8/9/2019 **Fee:** **$100.00**

The undersigned hereby applies for a Common Victualer License in accordance with the provisions of the Statutes relating thereto:

X **Common Victualer License Only** ☐ **Common Victualer with Liquor License**

Name of Person, Firm, or Corporation Making Application (Licensee): Eva Du Chang EVA Du Chang

Name of Establishment (d/b/a) Tous les Jours Tous les Jours

Address of Establishment 1245 Worcester St, #209C, Natick, MA 01760

Mailing address (***if different from establishment***) _____

Contact Person (**to whom *ALL* licensing information will be sent, *including renewal notice and license***)

Eva Du Chang

Email Address info@tlj-natick.com Phone 617-990-2013

Manager of Establishment Eva Du Chang

Email Address duchang.invest@gmail.com Phone 617-990-2013

If Business is a Corporation, Corporate Name and Officers DuChang Investments

Eva Du Chang

If Business is an LLC, List of Members _____

Nai-Chung Chang

(Nigel)

978-831-3608

Establishment's Days and Hours of Operation Everyday 8am - 9pm

Number of Staff 10 Number of Seats 24

Has a Certificate of Occupancy been issued? _____ If not, expected date of issuance 7/10/2019

Have Board of Health Permits been issued? _____ If not, expected date of issuance 7/10/2019

Additional Information Requested by the Town of Natick Police Department for Background Check:

Applicant's Social Security Number or Employee I.D. Number 793-19-6977

Date of Birth 7/10/1983

I, the undersigned, state that the information provided in the application and associated attachments, is true and accurate to the best of my knowledge

I, the Undersigned, state that the information provided in this application, and associated attachments, is true and accurate to the best of my knowledge.

Tax Attestation: Furthermore, Pursuant to MGL Ch. 62C, Sec 49A, I certify under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Print Name of Applicant or Corporate Officer Eva Du Chang

Signature of Applicant or Corporate Officer [signature]

Date 8/9/2019

Please print and submit completed application and all required supporting materials as listed below to the Board of Selectmen's Office (508-647-6410), Natick Town Hall, 13 East Central Street, Natick, MA 01760. See additional important licensing information on the Town website at natickma.gov: click on Government, then on Board of Selectmen, then on Grants, Licenses & Permits. Contact the Community & Economic Development Office (508-647-6450) and the Board of Health (508-647-6460), both located on the second floor of Town Hall, and the Town Clerk's Office (508-647-6430), located on the first floor of Town Hall, regarding any other zoning regulations, building requirements, permits, etc. pertaining to your application for a common victualer's license. A common victualer's license, if approved, will be issued only if all zoning regulations are met and a Certificate of Occupancy and Board of Health permits are issued.

Required documents:

1. **Proof of Workers Compensation Insurance (if applicable)**
2. **Workers' Compensation Insurance Affidavit**
3. **Set of floor plans and site plan*** (If renewing a license and changes have been made to the premises in the previous 12 months, a revised set of floor plans and site plan must be submitted)**
4. **List of equipment and estimated cost***
5. **Copy of Bill of Sale or Lease Agreement***
6. **If a Corporation, a copy of Articles of Organization; if an LLC, a copy of the Membership Agreement and list of members***
7. **$100.00 Application fee (checks made payable to the Town of Natick)**

****** New Applicants Only (see exception for item #3)***

The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: $250.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Articles of Organization
(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001354372

ARTICLE I

The exact name of the corporation is:

DUCHANG INVESTMENTS INC

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

BAKERY

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter **0** if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding
		Num of Shares	*Total Par Value*	*Num of Shares*
CNP	$0.00000	100,000	$0.00	100,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

Later Effective Date: Time:

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: NAI-CHUNG CHANG
No. and Street: 24 TERRANCE AVE
City or Town: NATICK State: MA Zip: 01760 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	EVA DU CHANG	24 TERRANE AVE NATICK, MA 01760 USA
TREASURER	EVA DU CHANG	24 TERRANE AVE NATICK, MA 01760 USA
SECRETARY	NAI-CHUNG CHANG	24 TERRANCE AVE NATICK, MA 01760 USA
DIRECTOR	NAI-CHUNG CHANG	24 TERRANCE AVE NATICK, MA 01760 USA
DIRECTOR	EVA DU CHANG	24 TERRANE AVE NATICK, MA 01760 USA

d. The fiscal year end (i.e., tax year) of the corporation:
December

e. A brief description of the type of business in which the corporation intends to engage:

BAKERY

f. The street address *(post office boxes are not acceptable)* of the principal office of the corporation:

No. and Street: 24 TERRANCE AVE
City or Town: NATICK State: MA Zip: 01760 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are

located *(post office boxes are not acceptable)*:

No. and Street: 24 TERRANCE AVE
City or Town: NATICK State: MA Zip: 01760 Country: USA
which is

X its principal office
__ an office of its transfer agent
__ an office of its secretary/assistant secretary
__ its registered office

Signed this 9 Day of November, 2018 at 12:40:33 PM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*
NAI-CHUNG CHANG

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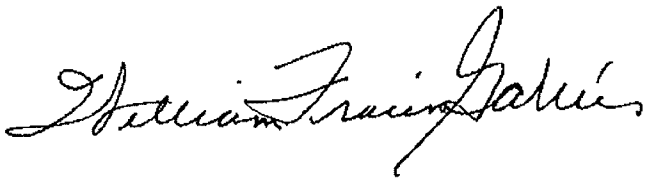
THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 09, 2018 12:38 PM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/1/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Eastern Insurance Group LLC
233 West Central St
Natick MA 01760

CONTACT NAME: Select
PHONE (A/C, No, Ext): (800)333-7234 Opt.3
FAX (A/C, No): 781-586-8244
E-MAIL ADDRESS: selectwork@easterninsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Insurance Co	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Duchang Investments Inc, DBA: Tous Les Jours
1245 Worcester St
Suite 2094
Natick MA 01760

COVERAGES **CERTIFICATE NUMBER:** 19-20 Term **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			08SBAAD5303	6/28/2019	6/28/2020	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Employee Benefits	$
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS HIRED AUTOS / X NON-OWNED AUTOS X						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		08WEBAD5PZ0	08/28/2019	08/28/2020	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Natick Town Offices
13 E. Central Street
Natick, MA 01760

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
John Koegel/PKG

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The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information **Please Print Legibly**

Business/Organization Name: Tous Les Jours

Address: 1245 Worcester St, Ste 2094

City/State/Zip: Natick, MA 01760 Phone #: 617-990-2013

Are you an employer? Check the appropriate box:

1. [X] I am a employer with _____ employees (full and/ or part-time).*
2. [ ] I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. [ ] We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. [ ] We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. [ ] Retail
6. [X] Restaurant/Bar/Eating Establishment
7. [ ] Office and/or Sales (incl. real estate, auto, etc.)
8. [ ] Non-profit
9. [ ] Entertainment
10. [ ] Manufacturing
11. [ ] Health Care
12. [ ] Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Eastern Insurance Group LLC

Insurer's Address: 233 West Central St

City/State/Zip: Natick, MA 01760

Policy # or Self-ins. Lic. #: 08WEBAD5PZ0 Expiration Date: 8/28/2020

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: 8/9/2019

Phone #: 978-831-3608

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ **Permit/License #** _____

Issuing Authority (circle one):
1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
6. Other _____

Contact Person: _____ **Phone #:** _____

Information and Instructions

Massachusetts General Laws chapter 152 requires all employers to provide workers' compensation for their employees. Pursuant to this statute, an ***employee*** is defined as "...every person in the service of another under any contract of hire, express or implied, oral or written."

An ***employer*** is defined as "an individual, partnership, association, corporation or other legal entity, or any two or more of the foregoing engaged in a joint enterprise, and including the legal representatives of a deceased employer, or the receiver or trustee of an individual, partnership, association or other legal entity, employing employees. However, the owner of a dwelling house having not more than three apartments and who resides therein, or the occupant of the dwelling house of another who employs persons to do maintenance, construction or repair work on such dwelling house or on the grounds or building appurtenant thereto shall not because of such employment be deemed to be an employer."

MGL chapter 152, §25C(6) also states that "**every state or local licensing agency shall withhold the issuance or renewal of a license or permit to operate a business or to construct buildings in the commonwealth for any applicant who has not produced acceptable evidence of compliance with the insurance coverage required.**" Additionally, MGL chapter 152, §25C(7) states "Neither the commonwealth nor any of its political subdivisions shall enter into any contract for the performance of public work until acceptable evidence of compliance with the insurance requirements of this chapter have been presented to the contracting authority."

Applicants

Please fill out the workers' compensation affidavit completely, by checking the boxes that apply to your situation and, if necessary, supply your insurance company's name, address and phone number along with a certificate of insurance. Limited Liability Companies (LLC) or Limited Liability Partnerships (LLP) with no employees other than the members or partners, are not required to carry workers' compensation insurance. If an LLC or LLP does have employees, a policy is required. Be advised that this affidavit may be submitted to the Department of Industrial Accidents for confirmation of insurance coverage. **Also be sure to sign and date the affidavit.** The affidavit should be returned to the city or town that the application for the permit or license is being requested, **not** the Department of Industrial Accidents. Should you have any questions regarding the law or if you are required to obtain a workers' compensation policy, please call the Department at the number listed below. Self-insured companies should enter their self-insurance license number on the appropriate line.

City or Town Officials

Please be sure that the affidavit is complete and printed legibly. The Department has provided a space at the bottom of the affidavit for you to fill out in the event the Office of Investigations has to contact you regarding the applicant. Please be sure to fill in the permit/license number which will be used as a reference number. In addition, an applicant that must submit multiple permit/license applications in any given year, need only submit one affidavit indicating current policy information (if necessary). A copy of the affidavit that has been officially stamped or marked by the city or town may be provided to the applicant as proof that a valid affidavit is on file for future permits or licenses. A new affidavit must be filled out each year. Where a home owner or citizen is obtaining a license or permit not related to any business or commercial venture (i.e. a dog license or permit to burn leaves etc.) said person is NOT required to complete this affidavit.

The Department's address, telephone and fax number:

The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street
Boston, MA 02114-2017

Tel. # 617-727-4900 ext. 7406 or 1-877-MASSAFE
Fax # 617-727-7749
www.mass.gov/dia

TLJ Standard Equipment Lists (Natick Mall, Boston)

Equipment									Plumbing					Electrical				
Sec	No	Items	Pic.	Qty.	Pha.	Make & Model	Dimension	APPD	Water		Gas		Remarks	Volt	Ph.	Load		
									Y/N	Drain	Btu	Size				Amp	Hz	NET- lb
CJ Supply Bakery Eqipment (Korea)	K-1	Fresh Deck Oven		1	Kor	Daehung / DH02-43	W64.57" x D40.55" x H70.87"	NSF / ETL	Yes	N/A	N/A	N/A	Need a Water Supply Pipe	220	3	70	N/A	1234
	K-2	Fresh Deck Oven		1	Kor	Daehung / DHC5-1	W30.71" x D41.33" x H66.14"	NSF / ETL	Yes	N/A	N/A	N/A	Need a Water Supply Pipe	220	3	30	60	330
	K-3	Dough Conditioner(Retarder Proofer) - 2 Ea		2	Kor	Daehung / SMDG-2236	W30.71" x D44.09" x H67.32"	NSF / ETL	Yes	Yes	N/A	N/A	Need a water Supply Pipe &2 Drain	220	1	20A & 20A 2 ea	60	782
	K-4	Multi Slicer		1	Kor	TA-201	W24.80" x D26.77" x H27.95"	N/A	N/A	N/A	N/A	N/A		220	1	10	60	132
	K-5	Moulder		1	Kor	K-300	W24.41" x D24.41" x H25.59'	N/A	N/A	N/A	N/A	N/A		220	1	10	60	242
	K-6	Donut Gas Fryers		1	Local	Pitco/65C+S	W23"xL38"xH 45"	NSF	N/A	N/A	N/A		Natural Gas	N/A	N/A	N/A	N/A	226
	K-7	Countertop Hot Plate (2 Burners)		1	Local	American Range/ARHP-12-2	12"Wx30"Dx10"H	ETL/NSF	N/A	N/A	N/A		Natural Gas					85
	K-8	Mixer(30Qt)		1	Local	American Eagle/AE-30N	W23.5" * D24"* H44.95"	ETL/ NSF/ CSA/CE	N/A	N/A	N/A	N/A		115	1	10	60	373
	K-9	Commercial Stand Mixer (7 Qt.)		1	Local	Hamilton Beach/CPM700	W16" x D9.40" xH13.80"	NSF/UL	N/A	N/A	N/A	N/A		120	1	7	60	23
	K-10	Undercounter Ref-2 door		2	Local	Turbo air MUR-60	60"		N/A	N/A	N/A	N/A		115	1	9.9	60	352
	K-11	Work Tabe 60" Long		2	Local	GSW/ WKTDSS3048	W30"xL60"	NSF	N/A	N/A	N/A	N/A						
CJ Supply	KH-12	Cake Show Case		2	Local	Turbo Air TCGB-60UF	W60.5"xD34. 25"xH57.48"	N/A	N/A	N/A	N/A	N/A		120	1	8.6	60	
	KH-13	Sandwich Show case		1	Local	Turbo Air TOM-60LB	W64"xD35"xH 46"	ETL	N/A	N/A	N/A	N/A		115	1	15.5	60	583
	KH-14	Microwave		1	Local	Sharp/R-21LCF	W20 1/2" X d16" X h12 1/8"	NSF/UL	N/A	N/A	N/A	N/A		120	1	15	60	44
	KH-14	Ice Maker		1	Local	Scotsman CU2026	W26" x D28" x H33"	NSF/UL	Yes	Yes	N/A	N/A	Water Supply Pipe & Drain	115	1	15	60	175
	KH-15	Undercounter Refrigerator		2	Local	Turbo air MUR-28	L271/2"xD30" xH30 1/3"	NSF/ ETL	N/A	N/A	N/A	N/A		115	1	6.6	60	183
	KH-16	Undercounter Freezer		1	Local	Turbo/MUF28	L271/2"xD30" xH30 1/3"	NSF / ETL	N/A	N/A	N/A	N/A		115	1	8	60	150
	KH-17	Bar Blender		2	Local	Blendtec Professional 750	W6.4" x D 8.3" x H 16.2"	NSF/UL	N/A	N/A	N/A	N/A		120	1	13	50/60	25
	KH-18	Ice Shaver		1	Local	SNOWVAN NSD-151NW	295w*450d *480h(mm)	ETL	Yes	Yes	N/A	N/A		115	1	3.8	60	52
	KH-19	Coffee Espresso		1	Local	Schaerer Coffee Art Plus SCA1 Super Automatic	W17" x D22" x H28"	NSF/UL	Yes	Yes	N/A	N/A		208	1	30	60	
	KH-20	Coffee Brewer		1	Local	Fetco/CBS-2032e	W25" x D19" x H28"	NSF/UL	Yes	Yes	N/A	N/A		208-240	1	37	60	35
	KH-21	Brewer Grinder		1	Local	Fetco/ GR2.3	W 9.25" x D11.5" x H28.5"	NSF/UL	N/A	N/A	N/A	N/A		120	1	5.7	60	65
	23	Upright 2Door Freezer (Commercial)		1	Local	Turbo Air M3F47-2 2Door	W 51" x D30" x H78"	ETL	N/A	N/A	N/A	N/A		115	1	10.5	60	435

Estimated Cost $80,000

TENANT

GUARANTY

IN CONSIDERATION OF and as a material inducement **NATICK MALL, LLC, a Delaware Limited Liability Company,** (the "Landlord"), executing the within lease dated February 19, 2019 (which with all amendments is the "Lease"), with **DuChang Investments Inc., a Massachusetts corporation** d/b/a "Tous Les Jours" (the "Tenant"), for store premises numbered 2094 in the Natick Mall Shopping Center (the "Shopping Center"), and in further consideration of the sum of Ten Dollars (**$10.00**) and other good and valuable consideration paid by Landlord, the receipt and sufficiency of which is hereby acknowledged to the undersigned, **Eva Chang, Social Security No.** 793-19-6977, **an Individual, whose residence is** 24 Terrace Ave Natick 01760 **and Nai-Chung Chang, Social Security No.** 731-07-4867, **an individual whose residence is** 24 Terrace Ave, Natick MA 01760 (the "Guarantors") do hereby on behalf of themselves, their successors and assigns, unconditionally covenant and agree with Landlord, their successors and assigns, that if default shall at any time under the Lease be made by Tenant, their successors and assigns, in the payment of any monthly installment of rent, or additional rent, or in the performance of any of the terms, covenants and conditions of the Lease, and if the default shall not have been cured within the time specified in the Lease for curing the same, then Guarantors will well and truly pay on demand in cash the monthly installment of rent and additional rent and cure such other default together with such costs and expenses (including without limitation attorney fees) incurred by Landlord as a result of or arising out of the default for which Tenant, its successors and assigns are obligated to Landlord pursuant to the terms of the Lease. This Guaranty shall include any liability of Tenant that shall accrue under the Lease for any period preceding as well as any period following the term of the Lease.

Notwithstanding anything contained herein to the contrary, Guarantors do hereby unconditionally guarantee to Landlord, its successors and assigns the full prompt payment of Minimum Annual Rental, and all additional rent and all other charges payable by Tenant, its successors and/or assigns, and the full and complete performance of all obligations of Tenant under the Lease and any other agreements with Landlord, through and including the date that is twenty four (24) months after the date that Tenant delivers full and complete vacant possession of the Leased Premises to Landlord as required by the Lease, free and clear of all leases, tenancies and rights of occupancy of any person or entity claiming by or through Tenant (the date that Tenant delivers such possession being referred to herein as the "Vacate Date"). Guarantors hereby covenant and agree with Landlord that if default shall at any time prior to the Vacate Date be made by Tenant, or its successors or assigns, in the payment of any Minimum Annual Rental and additional rent or other charges, or if prior to the Vacate Date, Tenant or its successors or assigns should, in any wise or manner default in the performance and observance of any of the covenants, terms, conditions and agreements contained in the Lease to be performed or observed, in each case after notice to Tenant and the expiration of any applicable cure period, Guarantors, in each and every instance, shall and will forthwith pay such Minimum Annual Rental and additional rent and other charges to Landlord and any arrears thereof, which shall include, without limitation, any Minimum Annual Rental and additional rent which would have been payable under the Lease but for any abatement provided for therein, and shall and forthwith faithfully perform and fulfill all of such covenants, terms, conditions and agreements under the Lease, including without limitation, payment of reasonable attorneys' fees and disbursements incurred by Landlord, or caused by or in any way related to any such default and/or the enforcement of this Guaranty.

THIS GUARANTY is an absolute and unconditional guaranty of payment and performance. It shall be enforceable against Guarantors, their successors and assigns, without the necessity for any suit or proceedings by Landlord against Tenant, its successors and assigns, and without the necessity of any notice of non-payment, non-performance or non-observance or any notice of acceptance of this Guaranty or any other notice or demand to which Guarantors might otherwise be entitled, all of which Guarantors hereby expressly waive, Guarantors agree that the validity of this Guaranty and the obligations of Guarantors shall in no way be terminated, affected or impaired by reason of the assertion or the failure or delay to assert by Landlord against Tenant, or Tenant's successors and assigns, any of the rights or remedies reserved to Landlord pursuant to the provisions of the Lease. The single or partial exercise of any right, power or privilege under this Guaranty shall not preclude any other or the further exercise thereof or the exercise of any other right, power or privilege by Landlord.

THIS GUARANTY shall not be affected and the liability of the undersigned shall not be extinguished or diminished by Landlord's receipt, application or release of security given for the performance and observation of the covenants and conditions in the Lease to be performed or observed by Tenant, its successors and assigns; by the cessation from any cause whatsoever of the liability of Tenant, its successors and assigns; by reason of sums paid or payable to Landlord from the proceeds of any insurance policy or condemnation award; by any non-liability of Tenant under the lease for any reason, including any defect or defense which may now or hereafter exist in favor of Tenant; or by any extensions, renewals, amendments, indulgences, modifications, transfers or assignments in whole or in part of the Lease by Landlord, whether or not notice thereof is given to Guarantors. This Guaranty is of payment and not of collection; it is one of active performance and not one of suretyship for damages or otherwise. This Guaranty extends to any and all liability that Tenant has or may have to Landlord by reason of matters occurring before the execution of the Lease or the commencement of the term of the Lease, or by matters occurring after the expiration of the term of the Lease. Guarantors agree that they shall have no rights of indemnification or subrogation against Tenant and agree that Guarantors shall subordinate their rights of recourse against Tenant by reason of any indebtedness or sums due to Guarantors, unless and until the Lease is performed to the satisfaction of Landlord. Guarantors agree that they shall not assert any claim that they have or may have against Tenant, including any claims under this Guaranty, until the obligations of Tenant under the Lease are fully satisfied and discharged. The liability of Guarantors is co-extensive with that of Tenant and also joint and several.

LANDLORD'S ACCEPTANCE of a note or additional collateral of Tenant or of Guarantors shall not be the full cash payment or the active and primary performance required herein. This Guaranty is given in addition to

all other guaranties that may pertain to Tenant's indebtedness, and is not subordinate to any other guaranties. Landlord's rights under all guaranties, including this Guaranty, shall be cumulative and independently enforceable. It shall not be a condition to the enforcement of this Guaranty that any other guaranties be resorted to by Landlord.

GUARANTORS AGREE that they will, at any time and from time to time, within ten (10) business days following written request by Landlord, execute, acknowledge and deliver to Landlord a statement certifying that this Guaranty is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating such modifications). Guarantors agree that such certificate may be relied on by anyone holding or proposing to acquire any interest in the Shopping Center from or through Landlord or by any mortgagee or lessor or prospective mortgagee or lessor of the Shopping Center or of any interest therein. Should Landlord be obligated by any bankruptcy or other law to repay to Tenant or to Guarantors or to any trustee, receiver or other representative or either of them, any amounts previously paid to Landlord, its successors and assigns, this Guaranty shall be reinstated in the amount of such repayments.

GUARANTORS REPRESENT and warrant that:

(a) They are not insolvent, and there are no limitations or prohibitions to the enforcement of this Guaranty; and

(b) They are immediately benefited by the indebtedness.

AS A FURTHER inducement to Landlord to make and enter into the lease and in consideration thereof, Landlord and Guarantors covenant and agree that in any action or proceeding brought on, under or by virtue of this Guaranty, Landlord and Guarantors shall and do hereby waive trial by jury. Without regard to principles of conflicts of laws, the validity, interpretation, performance and enforcement of this Guaranty shall be governed by and construed in accordance with the internal laws of the state in which the Shopping Center is located.

IF ANY PORTION or application of this Guaranty is invalid, unenforceable or illegal for any reason, the parties agree that such invalid, unenforceable or illegal portion or application shall not be deemed to affect the remainder of this Guaranty.

IN WITNESS WHEREOF, Guarantors acting herein in their own personal and individual capacities have executed this Guaranty this 31 day of January, 2019

GUARANTORS:

EVA CHANG

WITNESS:

Signature

Rubia L. Freitas

Printed Name

17 Dean st, Hudson, Ma 01749

Address

NAI-CHUNG CHANG

WITNESS:

Signature

Rubia L. Freitas

Printed Name

17 Dean St, Hudson, Ma 01749

Address

Natick Mall

Tous Les Jours
Space No. 2094

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Natick Mall

THIS LEASE is between **NATICK MALL, LLC, a Delaware limited liability company** ("Landlord"), and **DuChang Investments Inc., a Massachusetts corporation** ("Tenant"). The date of this Lease is February 19, 20 19 ("Effective Date"). The Leased Premises are located in the **Natick Mall** ("Shopping Center") in the City of NATICK, County of MIDDLESEX, and State of Massachusetts.

REFERENCE PROVISIONS

The following references define terms used in the specified Articles and elsewhere in this Lease and shall be construed in accordance with the provisions and conditions in this Lease:

1.01 Leased Premises: **2094 Natick Mall containing approximately 1,960 square feet of floor area and approximately 69' 5" lineal feet of frontage.**

[ARTICLE 1(a)]

1.02 Expiration Date: **June 30, 2029**

[ARTICLE 1(b)]

1.03 **Permitted Use: Only the operation of a Tous Les Jours bakery offering (a) primarily bread, cakes and pastries and (b) incidental thereto, coffee, tea, desserts and sandwiches, Asian candy, Asian snacks and Asian gift items provided the items set forth in (a) and (b) are consistent with all, or substantially all of the items offered in (i) Tour Les Jour locations and (ii) Asian/French bakeries located in the United States and for no other use or purpose whatsoever. Exhibit M attached hereto and by reference made a part hereof, sets forth an example of Tenant's proposed menu items. Landlord may, at Landlord's sole, but reasonable discretion, disallow any item as set forth in Exhibit M. .Notwithstanding the foregoing, however, Tenant may, with Landlord's prior written consent, modify the items contained on Exhibit M, provided, however, such changes shall not occur more than twice each calendar year and provided such changes are consistent with Tenant's Permitted Use as set forth herein.**

[ARTICLE 1(c)]

1.04 Submittal date for preliminary plans: **March 8, 2019**

[ARTICLE 2(d)]

Submittal date for final plans and specifications: **May 3, 2019**

[ARTICLE 2(d)]

1.05 Beginning Work Date: **June 15, 2019 which date shall be extended one day for each day that Tenant fails to secure its building permit, provided that Tenant files all necessary applications for its building permit on or before February 16, 2019 and diligently pursues securing its building permit. In the event Tenant fails to secure its building permit on or before the date that is ninety (90) days following the Effective Date, Landlord shall have right to terminate this Lease on prior written notice to Tenant.**

[ARTICLE 2(e)]

1.06 Opening Date: **The date that is one hundred twenty days (120) following the Beginning Work Date.**

[ARTICLE 3]

1.07 Minimum Annual Rental:

[ARTICLE 4(a)]

Rental Commencement Date -	**6/30/2020**	**$98,000.00 per year**	**($8,166.67 per month)**
7/1/2020 -	**6/30/2021**	**$100,940.00 per year**	**($8,411.67 per month)**
7/1/2021 -	**6/30/2022**	**$103,968.20 per year**	**($8,664.02 per month)**
7/1/2022 -	**6/30/2023**	**$107,087.25 per year**	**($8,923.94 per month)**
7/1/2023 -	**6/30/2024**	**$110,299.87 per year**	**($9,191.66 per month)**
7/1/2024 -	**6/30/2025**	**$113,608.87 per year**	**($9,467.41 per month)**
7/1/2025 -	**6/30/2026**	**$117,017.14 per year**	**($9,751.43 per month)**
7/1/2026 -	**6/30/2027**	**$120,527.65 per year**	**($10,043.97 per month)**
7/1/2027 -	**6/30/2028**	**$124,143.48 per year**	**($10,345.29 per month)**
7/1/2028 -	**Expiration Date**	**$127,867.78 per year**	**($10,655.65 per month)**

Landlord reserves the right to allocate amounts received as Minimum Annual Rental to any charges outlined in ARTICLE 7 & 17 of this Lease in such amounts and at such times as Landlord shall elect in its sole discretion. Notwithstanding the foregoing, the Minimum Annual and additional rental (other than utilities, which shall be paid by Tenant as otherwise due under the Lease) shall accrue without interest

from the Rental Commencement Date but shall not be due and payable to Landlord until twenty (20) days after the earlier of (i) the Opening Date, or (ii) the date Tenant opens for business in the Leased Premises.

1.08 Percentage Rate: **10%**

[ARTICLE 4(b)]

1.09 Annual Sales Base and Monthly Sales Base:

[ARTICLE 4(b)]

Rental Commencement Date -	**6/30/2020**	**$2,000,000.00 per year**	**($166,666.67 per month)**
7/1/2020 -	**6/30/2021**	**$2,060,000.00 per year**	**($171,666.67 per month)**
7/1/2021 -	**6/30/2022**	**$2,121,800.00 per year**	**($176,816.67 per month)**
7/1/2022 -	**6/30/2023**	**$2,185,454.08 per year**	**($182,121.17 per month)**
7/1/2023 -	**6/30/2024**	**$2,251,017.76 per year**	**($187,584.81 per month)**
7/1/2024 -	**6/30/2025**	**$2,318,548.37 per year**	**($193,212.36 per month)**
7/1/2025 -	**6/30/2026**	**$2,388,104.90 per year**	**($199,008.74 per month)**
7/1/2026 -	**6/30/2027**	**$2,459,747.96 per year**	**($204,979.00 per month)**
7/1/2027 -	**6/30/2028**	**$2,533,540.41 per year**	**($211,128.37 per month)**
7/1/2028 -	**Expiration Date**	**$2,609,546.53 per year**	**($217,462.21 per month)**

The parties hereto acknowledge that the Annual Sales Base is not a natural breakpoint

1.10 Address of Landlord:

[ARTICLES 4 and 30]

Landlord's Notice Address
NATICK MALL, LLC
c/o Natick Mall
350 N. Orleans St.
Suite 300
Chicago, IL 60654-1607
Attn: Law/Lease Administration Department

Landlord's Payment Address:
NATICK MALL, LLC
NATICK MALL, SDS-12-3111, PO BOX 86
MINNEAPOLIS, Minnesota 55486-3111

With a copy to:
Natick Mall
1245 WORCESTER STREET, SUITE 1218
NATICK, Massachusetts 01760-1553
Attn: General Manager

1.11 Address of Tenant:

[ARTICLE 30]

Notice:
Duchang Investments Inc.
24 Terrance Avenue
Natick, MA 01760

Billing:
Duchang Investments Inc.
24 Terrance Avenue
Natick, MA 01760

With a copy to:

ArkSwan Legal, PLLC
60 State Street; Suite 700
Attn: Chase Lin, Esq.

1.12 Additional Gross Leasable Area Annual Rental Increase: **Not Applicable.**

[ARTICLE 4(c)]

1.13 Anchor Minimum Annual Rental Increase: **Not applicable.**

[ARTICLE 4(d)]

1.14 Trade Name: **"Tous Les Jours"**

[ARTICLE 25]

1.15 **Intentionally Omitted**

[ARTICLE 37]

1.16 Initial Assessment: **Not Applicable**

[ARTICLE 37]

1.17 Preliminary Rent: **Not Applicable**

1.18 Construction Allowance: $182,667.00

Landlord agrees to pay to Tenant, if Tenant is not then in default, the cost of Tenant's Work up to the sum of $182,667.00, but not more than that amount, subsequent to the fulfillment of all of the following requirements:

(A) $32,667.00 within 20 days following the last to occur of the following:

1. Tenant has opened for business with the public in the Leased Premises;
2. Landlord has received Tenant's written request for payment.

(B) The remainder of the Construction Allowance within 45 days following the fulfillment of all of the following requirements:

1. Compliance with the scheduled dates outlined in Reference Provisions 1.04, 1.05 and 1.06;

2. Completion of Tenant's Work in accordance with EXHIBIT P, lien free and in a manner satisfactory to Landlord and Landlord's Architect;

3. Presentation to Landlord, in form and detail satisfactory to Landlord, of:

a. Contractor's Sworn Statement showing that the amount requested by Tenant has been spent by Tenant on the Leased Premises and listing all subcontractors, sub-subcontractors and material suppliers and amounts which they were to be paid and were paid for work performed for or on the Leased Premises or for materials supplied for Tenant's Work;

b. Tenant's architect shall provide an original and notarized Affidavit or Final Waiver of Lien indicating that the Architect has been paid in full;

c. General Contractor's original and notarized Final Waiver of Lien;

d. Notarized Final Waivers of Lien from all architects, subcontractors, sub-subcontractors and material suppliers;

4. Presentation to Landlord of unconditional certificates of occupancy from all applicable governmental authorities; and

5. Tenant shall have opened its store in the Leased Premises for business with the public.

Tenant's requests for payment must be sent to Landlord at the Notice address shown in Reference Provision 1.10 directed to Attn: Tenant Allowance Administration. The Construction Allowance will be paid to Tenant as reimbursement for Tenant's payment for construction of improvements, additions, alterations and attached fixtures (excluding trade fixtures) in the Leased Premises, including the cost of raw materials, labor, architects fees, permits, and related costs of construction work (the "Leasehold Improvements"). Leasehold Improvements do not include inventory, supplies, Tenant's moveable property (including trade fixtures) or the cost of training Tenant's employees.

The terms of this Reference Provision shall be a condition precedent to Tenant's right to receive the Construction Allowance, and no portion of the Construction Allowance shall vest in Tenant, nor shall Tenant sell, assign, encumber or create a security interest in the Construction Allowance prior to full compliance with the terms of this Reference Provision.

Landlord shall be entitled to any unpaid portion of the Construction Allowance in the event of a default by Tenant, even if Tenant shall have paid all or a portion of the cost of Tenant's Work.

Leasehold Improvements funded by the Construction Allowance will at all times be the sole property of Landlord, and Tenant will have no ownership interest in such Leasehold Improvements. It is the intention of Landlord and Tenant that the Leasehold Improvements will be qualified long term real property in accordance with Section 110 (a) of the Internal Revenue Code and the regulations thereunder. Each party shall prepare its federal, state and local income tax forms and schedules, and calculate taxable income, in a manner consistent with Landlord's ownership of such Leasehold Improvements for all taxable years, and shall furnish the information described in Treasury Regulations Section 1.110-1(c) in the time and manner specified therein.

Notwithstanding anything to the contrary in this Reference Provision 1.18, Landlord shall have the option to either (i) pay that portion of the Construction Allowance as set forth in Paragraph A above according to the process set forth above; or (ii) satisfy its obligation to pay that portion of the Construction Allowance as set forth in Paragraph (A) above by partially crediting the amount of Tenant's monthly payments of Minimum Annual Rental (and additional rental) otherwise due. Any credit against Minimum Annual Rental (and additional rental) shall be contingent upon Tenant

meeting the necessary requirements for payment of such portion of the Construction Allowance set forth above. Should Landlord neither pay the Construction Allowance to Tenant nor indicate to Tenant its election to do so by the date the Construction Allowance is due, then Landlord shall be deemed to have elected that Minimum Annual Rental (and additional rental) shall be partially credited as provided in (ii) above. Notwithstanding anything to the contrary in the foregoing, Landlord shall have the right, at any time, to pay the remaining balance of the Construction Allowance which remains uncredited at such time in such amounts as Landlord may elect, and Tenant's rights to take any further credits against Minimum Annual Rental (and additional rental) shall cease after such full payment is made by Landlord.

[ARTICLE 2]

1.19 Security: **Not Applicable**

[ARTICLE 46]

1.20 Radius: **10 miles**

[ARTICLE 58]

1.21 **Intentionally Omitted**

1.22 Operating Expenses Payment: **Not Applicable**

[ARTICLE 17]

1.23 **Not Applicable**

1.24 Chargeback Waiver: **Notwithstanding anything to the contrary contained in the EXHIBITS attached hereto, the construction chargeback items which Tenant shall be obligated to pay Landlord in connection with the construction of the Leased Premises pursuant to the EXHIBITS shall be waived. Notwithstanding the foregoing, the plan review fee, sprinkler shut down charge, floor tile costs, Temporary Electric, Construction Trash Removal (if applicable), the Construction Deposit and Construction Barricade (if a barricade is required) contained in the EXHIBITS shall not be waived, reduced or capped in any way.**

1.25 **Not Applicable**

1.26 A. **Not Applicable**

B. **Not Applicable**

C. **Not Applicable**

1.27 **Not Applicable**

1.28 **Not Applicable**

1.29 **Not Applicable**

1.30 **Not Applicable**

1.31 **Not Applicable**

1.32 **Not Applicable**

1.33 **Not Applicable**

1.34 Material Inducement: **Tenant acknowledges that the Guaranty of the Lease is a material inducement to the execution of the Lease by Landlord and that if the Guarantor fails to perform or otherwise breaches any provision of the Guaranty, or if the Guarantor is prevented from performing its obligations under the Guaranty for any reason, including operation of the law, then the same shall constitute a failure of the consideration for the Lease and a default hereunder, and the Lease may be terminated at any time during the Term at Landlord's sole option by giving 60 days prior written notice to Tenant.**

1.35 Anchors: **An "anchor" for all purposes under this Lease is any operation, land, building, store or business, whether occupied or vacant and whether owned or leased, which leases or occupies 30,000 square feet or more of space in the Shopping Center.**

1.36 Intentionally Omitted

References to articles are for convenience and designate some of the other provisions where references to the particular Reference Provisions appear. If there is a conflict between a Reference Provision and the other provisions of this Lease, the former shall control.

ARTICLE 1 - Leased Premises, Term and Use

(a) Landlord leases to Tenant and Tenant takes from Landlord in consideration of the covenants and agreements in this Lease, the premises ("Leased Premises") being that portion of the building measured to the center of common walls and the outside faces of exterior walls, on the drawings attached to this Lease and made a part of this Lease as "EXHIBIT A" and "EXHIBIT A-1". The Leased Premises shall include corridors and passageways for the exclusive use of the Leased Premises, columns, stairs, elevators and any construction or equipment located in the Leased Premises, as well as pipes, conduits, electrical wires and drainage lines that directly serve the Leased Premises. The Shopping Center includes all buildings, land, improvements, additions, extensions and deletions which may be made from time to time, and may include adjacent parcels of land not owned, leased or controlled by Landlord but which are operated as an integral part of the Shopping Center. The Leased Premises are described further in the Reference Provisions. If the square footage of the Leased Premises is different than the amount set forth in Reference Provision 1.01, all rental and additional rental and amounts based upon the square footage of the Leased Premises shall be proportionately adjusted, and the parties shall execute an amendment to this Lease memorializing the adjustments. If Tenant constructs a mezzanine in the Leased Premises, the square footage of the Leased Premises shall be increased in an amount equal to the square footage of the mezzanine, and all rental, additional rental and amounts based upon the square footage of the Leased Premises shall be proportionately adjusted. The Parties shall execute an amendment to this Lease memorializing the adjustment. A mezzanine shall not be permitted if the Leased Premises are located on an upper level.

EXHIBITS A, A-1 and B are for informational purposes only, and are not a warranty, representation or agreement that the Leased Premises, Shopping Center or other areas will be as shown on the Exhibits, or that other occupants if shown on the Exhibits will be in the Shopping Center. Tenant has not been granted any easements of light, air or access. Tenant's rights are limited to the use and occupancy of the Leased Premises and the license to use the Joint Use Areas as they may exist from time to time, all subject to the terms, covenants, conditions and provisions of this Lease.

(b) The term of this Lease ("Term") shall begin on the Effective Date and end on the Expiration Date in the Reference Provisions.

(c) The Leased Premises shall be used and occupied only for the Permitted Use in the Reference Provisions, and for no other use or purpose whatsoever. Unless specifically noted in the Reference Provisions, Tenant does not have exclusive rights to sell any particular merchandise or provide any particular services in the Shopping Center.

ARTICLE 2 - Original Construction

(a) Landlord may make minor changes to the Leased Premises. Landlord may also make changes, reductions and additions without restriction in other areas of the Shopping Center (including all Joint Use Areas and all buildings and other improvements), whether the changes are requested by other tenants or deemed desirable by Landlord.

(b) (i) If (1) within 24 months following the Opening Date, construction has not begun on the Shopping Center site, or (2) within 36 months following the Opening Date, the Leased Premises has not been delivered to Tenant by Landlord, this Lease may be terminated by either party by notifying the other in writing, within 30 days thereafter. Tenant releases Landlord and Landlord's contractor from any claim for damages against Landlord or Landlord's contractor for any delay in the date on which the Leased Premises shall be ready for delivery to Tenant.

(ii) Notwithstanding anything in 2(b) (i) above to the contrary, unless a different contingency period is specifically stated in this Lease, if any conditions or contingencies relative to performance of any obligation hereunder by either party, including but not limited to the obtaining of permits for any reason, are not satisfied within one year after the Effective Date, then this Lease may be terminated by either party effective upon 30 days prior written notice to the other.

(c) **Notwithstanding anything to the contrary contained in this Lease or Exhibits to Lease,** Landlord ~~agrees to perform its~~ **shall not be required to perform any** construction work ~~("Landlord's Work")~~ in the Leased Premises **and Tenant accepts the Leased Premises in its "AS IS" "WHERE AS" condition.** ~~substantially in accordance with the Exhibits.~~ **Tenant represents and warrants to Landlord that Tenant is familiar with the Leased Premises and with the other improvements previously placed there by Landlord and others. Tenant accepts the Leased Premises, including all improvements, in their present condition "as is" and as suitable for the purpose for which the Leased Premises are leased. Notwithstanding the foregoing, however, Landlord shall, at Landlord's expense, on or before the Beginning Work Date, provide a natural gas line to the Leased Premises.** All ~~other~~ work on the Leased Premises shall be done by Tenant, at Tenant's expense ("Tenant's Work"). **Tenant shall remodel the Leased Premises to its most current prototype in accordance with**

this Lease, all exhibits attached thereto and Landlord criteria and in accordance with plans and specifications as first approved by Landlord.

Tenant's Work shall include, but not be limited to, the installation of storefronts and storefront signs, customer entrance doors, floor covering, plastering, interior decorating, wall and ceiling treatment, completion of the air conditioning system and fire sprinkler system, extension of electrical service to the Leased Premises, connection of plumbing lines to Landlord's system, the installation of electric lights and fixtures and all other electrical work. The design and installation of mechanical and electrical systems shall comply with the requirements attached and made a part of this Lease as the Exhibits. All signs and electrical work for the signs shall be installed by Tenant at Tenant's expense. They shall be of such character, design, size and at such locations as Landlord may approve. They shall be in accordance with the Exhibits, which is attached and made a part of this Lease. Tenant agrees not to install any signs until they have been approved by Landlord~~. Food Court Tenants shall conform to the Design and Operation Criteria contained in EXHIBIT FC "Design and Operations for Food Court Tenants" attached and made a part of this Lease.~~ If Tenant is prevented from beginning construction in the Leased Premises by the Beginning Work Date because of the failure of Landlord to **deliver possession of the Leased Premises to Tenant,** ~~substantially complete Landlord's Work within the Leased Premises,~~ the **Beginning Work Date, the** Opening Date **and the Rental Commencement Date** shall be extended by 1 working day for each working day that Tenant is prevented. The certification of Landlord's architect that Landlord's Work is substantially complete and in accordance with the plans and specifications shall be conclusive and binding upon the parties.

(d) Approval of the plans and specifications by Landlord shall not create any responsibility by Landlord for their accuracy, sufficiency or compliance with laws or rules and regulations. Tenant shall be solely responsible for the plans and specifications. When Landlord has approved Tenant's plans and specifications, Landlord shall return one set of approved plans to Tenant. Such approved plans shall show the date of Landlord's approval and shall be made a part of this Lease as "Exhibit P", whether or not physically attached hereto. Tenant agrees not to begin Tenant's Work until Landlord has approved the plans and specifications.

(e) Tenant shall begin Tenant's Work by the Beginning Work Date specified in the Reference Provisions, proceed with it diligently and complete it in strict accordance with EXHIBIT P. Upon completion of Tenant's Work Tenant shall provide a certificate furnished by or otherwise satisfactory to Landlord from Tenant's contractor stating that no asbestos-containing materials or other Hazardous Materials as defined in ARTICLE 15 were used in the construction of the Leased Premises. Tenant shall complete the installation of fixtures, trade fixtures, improvements, equipment, stock and inventory prior to the Opening Date.

NOTWITHSTANDING ANYTHING CONTAINED IN THIS LEASE TO THE CONTRARY, TENANT IS REQUIRED TO OPEN FOR BUSINESS TO THE PUBLIC IN THE LEASED PREMISES ON OR BEFORE THE OPENING DATE SPECIFIED IN THE REFERENCE PROVISIONS, UNLESS REQUESTED TO DELAY THE OPENING DATE PURSUANT TO ARTICLE 3(b).

If Tenant does not begin Tenant's Work by the Beginning Work Date, Landlord shall have the right to terminate this Lease by notifying Tenant in writing and providing a cure period, not to exceed 5 days. Tenant shall pay Landlord as liquidated damages the cost of any work done by Landlord for Tenant (representing the actual cost plus 15% for overhead), including, without limitation, electrical work, plumbing, concrete floor slabs, and heating and air conditioning equipment and facilities, if any. If Tenant has not completed Tenant's Work and opened its store for business to the public by the Opening Date (subject to ARTICLE 3), Landlord shall be entitled to declare the same a default. **In the event that Tenant has not opened its store for business to the public within thirty (30) days after then Opening Date the, i**n addition to (and not in lieu of) Landlord's other rights and remedies, Tenant's **Minimum Annual Rental payment** ~~rental shall nevertheless begin~~**beginning** on the Opening Date **and continuing until the date Tenant opens for business in the Leased Premises, shall be** at the per day rate of ~~the greater of either: (i)~~ 1/10th of the monthly installment of Tenant's Minimum Annual Rental. ~~or (ii) $1,000.00~~. Late performance will cause Landlord to incur losses, damages and costs not contemplated under this Lease, the exact amount of which are extremely impractical to fix. The costs include, without limitation, processing and accounting charges. The parties agree that these late charges are liquidated damages, represent a reasonable estimate of Landlord's costs and expenses and are fair compensation to Landlord for the loss suffered by Landlord.

ARTICLE 3 - Rental Commencement Date

(a) The rental payments shall begin to accrue on **June 15, 2019** ~~the earlier of the following dates~~ ("Rental Commencement Date")~~: (i) the Opening Date; or (ii) the date on which Tenant shall open the Leased Premises for business to the public~~.

~~(b) Notwithstanding any provision to the contrary contained in this Lease, if applicable, Tenant agrees if requested by Landlord to delay the opening of the Leased Premises for business in order to coincide with the grand opening of the Shopping Center or a grand re-opening in the case of a major renovation ("Grand Opening"). In that event, Tenant's obligation to pay rental shall begin on the Grand Opening Date.~~

ARTICLE 4 - Rental

Tenant shall pay Landlord as rental for the use and occupancy of the Leased Premises, at the times and in the manner provided, the following sums of money per annum without deduction or set-off and without prior demand:

(a) MINIMUM ANNUAL RENTAL: The Minimum Annual Rental shall be payable in 12 equal monthly installments in advance, upon the 1st day of each and every month during the periods of time specified in the Reference Provisions.

If under ARTICLE 3 rental begins on a day other than the 1st day of a month, the monthly installment of Minimum Annual Rental for the period from the Rental Commencement Date until the 1st day of the month next following shall be prorated accordingly. All past due rental, additional rental, and other sums due Landlord under this Lease shall bear interest from the due date until paid by Tenant, at the rate of 2% above the Prime Rate (as defined below), not to exceed the maximum rate of interest allowed by law in the state where the Shopping Center is located (the "Interest Rate"). The interest shall be deemed to be additional rental. All rental provided for in this Lease shall be paid to Landlord at the address in the Reference Provisions or to another payee or address that Landlord designates.

"Prime Rate" wherever it appears in the Lease means the prime rate (or base rate) reported in the Money Rates column or section of The Wall Street Journal as being the base rate on corporate loans at large U.S. money center commercial banks (whether or not that rate has been charged by any bank). If The Wall Street Journal ceases publication of the prime rate, Prime Rate shall mean the highest rate charged by Chase (or its successor) on short term unsecured loans to its most creditworthy large corporate borrowers. If The Wall Street Journal (i) publishes more than one prime rate or base rate, the higher or highest of the rates shall apply, or (ii) publishes a retraction or correction of that rate, the rate reported in that retraction or correction shall apply.

(b) PERCENTAGE RENTAL: Tenant shall pay Landlord as "Percentage Rental" at the times and in the manner provided below, an amount equal to the Percentage Rate of all Net Sales (defined in ARTICLE 5) in excess of the Annual Sales Base for the calendar year specified in the Reference Provisions. ~~In addition to and not in lieu of Percentage Rental, Tenant shall pay to Landlord an amount equal to eight percent (8%) of all monies and other revenues received by Tenant, without regard to the Annual Sales Base, for material and/or information digitally downloaded from the internet or any other remote source to any software format now in existence or hereafter created and sold to customers in, at or from the Leased Premises ("Digital Download Rent"). Sale of such software and the material or information contained therein must be within Tenant's Permitted Use. Income received by Tenant resulting from such sales shall be separately stated monthly and otherwise recorded and documented as set forth in Article 6 hereof, but the amount thereof shall not be included in Net Sales applied to the Annual Sales Base in any year. Any Digital Download Rent due from Tenant to Landlord for any month during the Term shall be payable within thirty (30) days after the end of the month in which the monies or other revenues were received.~~

Beginning on the Opening Date, Percentage Rental shall be paid monthly no later than the 15th day of the month, except that if the ~~Rental Commencement~~ **Opening** Date is other than the first day of a month, the Net Sales during the first partial month shall be added to the Net Sales of the next month. The amount of each payment of Percentage Rental shall be equal to the amount of Net Sales in excess of the Monthly Sales Base for the immediately preceding month multiplied by the Percentage Rate. The Annual Sales Base and/or the Monthly Sales Base shall be prorated for any partial calendar year upon the basis of 1/12th for each full month of the partial calendar year, plus an amount equal to 1/360ths for each day if the ~~Rental Commencement~~ **Opening** Date is other than the first day of the month. At the end of each calendar year Percentage Rental shall be adjusted to a calendar year basis and the balance of the Percentage Rental due shall be paid within 60 days after the end of that calendar year (including the last calendar year). If at the end of the calendar year, the amount of the Percentage Rental paid by Tenant exceeds the amount of Percentage Rental required to be paid by Tenant for that calendar year, Tenant shall receive a credit for the excess, and the excess shall be deducted by Tenant from the next payments of Percentage Rental due (or after the last calendar year, Landlord shall refund the excess to Tenant after Landlord's receipt of Tenant's certified statement of Net Sales covering the last calendar year). Each calendar year shall be considered as an independent accounting period for the purpose of computing the amount of Percentage Rental due. The amount of Net Sales of any calendar year shall not be carried over into any other calendar year.

Net Sales during any calendar month in which Tenant does not continuously and without interruption conduct its business shall be deemed to be the greater of: (i) Net Sales during that calendar month or (ii) Net Sales during the calendar month in which Net Sales were the highest. This paragraph shall not apply to any calendar month in which the Leased Premises are closed for business with the prior written consent of Landlord, or if the closing of the Leased Premises is expressly permitted by this Lease.

"Lease Year" for all purposes under this Lease shall mean the 12 calendar months between February 1 through and including the next succeeding January 31. If the Rental Commencement Date is not February 1, then the period from the Rental Commencement Date through and including the next succeeding January 31 shall be a partial Lease Year; "calendar year" for all purposes under this Lease shall mean the 12 calendar months between January 1 through and including December 31. If the Rental Commencement Date is not January 1, then the period from the Rental Commencement Date through and including the next succeeding December 31 shall be a partial calendar year.

~~(c) ADDITIONAL GROSS LEASABLE AREA MINIMUM ANNUAL RENTAL INCREASE: After the Opening Date, should either (i) the Shopping Center be renovated at a cost in excess of $50,000.00; (ii) the Shopping Center be expanded by an addition of at least 50,000 feet of leasable area; or (iii) a lifestyle village or wing be added to the Shopping Center regardless of whether such addition occurs as a replacement for an anchor or~~

~~not, the Minimum Annual Rental shall automatically be increased in accordance with the Reference Provisions, and the Annual Sales Base shall be increased accordingly. Any such increase shall commence on the first day after the completion of any of the events set forth in (i) – (iii) above and continue during the remainder of the Term.~~

~~(d) ANCHOR MINIMUM ANNUAL RENTAL INCREASE: For each anchor (as defined in this Lease) that is added to the Shopping Center after the Opening Date, the Minimum Annual Rental shall automatically be increased in accordance with the Reference Provisions, and the Annual Sales Base shall be increased accordingly. The increase shall continue during the remainder of the Term.~~

(e) If Minimum Annual Rental or additional rental is not paid within 10 days after it is due, Tenant shall also pay Landlord, as liquidated damages, a late payment fee equal to the greater of $100.00 or 5% of the delinquent rental for each and every month, or part of every month that the rental remains unpaid. The fee shall not excuse Tenant from the timely payment of rental. If Landlord receives 2 or more checks from Tenant which are returned by Tenant's bank for insufficient funds, Tenant agrees that all future checks shall be either bank certified, cashiers' or treasurers' checks. All bank service charges resulting from bad checks shall be borne by Tenant.

(f) In addition to Minimum Annual Rental, Tenant shall pay, as additional rental, all sums of money required to be paid pursuant to ARTICLE 4(b) (Percentage Rental), ~~7 (Taxes),~~ 16 (Environmental Services), ~~17 (Joint Use Areas and Operating Expenses),~~ and all other sums of money or charges required to be paid by Tenant under this Lease (collectively referred to in this Lease as "additional rental"). All amounts shall be paid to Landlord's Payment Address as shown in Reference Provision 1.10. If the amounts or charges are not paid at the time provided in this Lease, they shall nevertheless be collectible as additional rental with the next installment of Minimum Annual Rental falling due, but nothing in this Lease shall be deemed to suspend or delay the payment of any amount of money or charge at the time it becomes due and payable or to limit any other remedy of Landlord. All amounts of Minimum Annual Rental and additional rental payable in a given month (also collectively referred to in this Lease as "rent" or "rental") shall be deemed to be a single rental obligation, and shall survive the expiration of the Term or the earlier termination of this Lease. Any payment by Tenant or acceptance by Landlord of a lesser amount than shall be due from Tenant to Landlord at the time of such payment shall be treated as a payment on account. The acceptance by Landlord of a check for a lesser amount with an endorsement or statement thereon, or any letter accompanying such check stating that such lesser amount is payment in full shall be given no effect, and Landlord may accept such check on account without prejudice to any other rights or remedies which Landlord may have against Tenant.

ARTICLE 5 - Definition of Total Sales, Gross Sales, and Net Sales

Total Sales is defined as the dollar aggregate of the full amount of the price charged or value received for all goods and merchandise sold, leased, rented, licensed, or delivered, and all charges for all services sold or performed, and all other receipts from all business conducted in, upon, or from, any part of the Leased Premises (including business conducted by Tenant or its parent, subsidiary or affiliate, licensee, concessionaire, or subtenant (each a "Tenant's Affiliate")) whether for cash, by check, on credit, by charge account, exchange, or otherwise, and in any combination thereof, and shall include, but not be limited to, the following transactions: (i) sales or orders received, placed, taken, billed, fulfilled, shipped, picked up by the customer, or delivered to the customer, from or at the Leased Premises by any means, including but not limited to, mail order, electronic, computer, internet, telephone, or other technology based system whether now existing or hereinafter developed; (ii) equipment leased; (iii) reimbursements; (iv) uncollected and uncollectible credit accounts and bank checks and charges for bank credit cards; (v) all deposits not refunded to purchasers; (vi) all money or other value that Tenant or Tenant's Affiliate is entitled to receive; (vii) the value of any gift certificates, gift cards, electronic vouchers, or like instrument, as well as any associated purchase, service, activation or like fee for same; (viii) sales from vending machines; and (ix) any other transactions that Tenant in the normal and customary course of its operations would credit or attribute to Tenant's business conducted in the Leased Premises. Gross Sales is defined as Total Sales less the following exclusions, but only if and to the extent that, each such exclusion is individually itemized and valued by Tenant in its Gross and Net Sales reports submitted to Landlord as required pursuant to the provisions of Article 6: (i) returns of merchandise to shippers and manufacturers; (ii) receipts for the sale of fixtures, equipment or property that are not stock-in-trade, or from any sales not in the ordinary course of Tenant's business; and (iii) the value of any exchange or transfer of merchandise between the Leased Premises and another Tenant store location if made solely for the convenient operation of Tenant's business and not for the purpose of consummating a sale made in, at, or from the Leased Premises. Net Sales is defined as Gross Sales less the following deductions, but only if and to the extent that, each such deduction is individually itemized and valued by Tenant in its Gross and Net Sales reports submitted to Landlord as required pursuant to the provisions of Article 6: (i) refunds to customers to the extent and in the amount that the underlying transaction for which the refund is sought was included in Gross Sales; (ii) sales tax, use tax, excise tax, retailer's tax, occupation tax, or similar taxes imposed in a either a specific amount or as determined by Tenant's sales; and (iii) interest, service, finance, or sales carrying charges paid by customers for the extension of credit on purchases if not included in the price.

ARTICLE 6 - Records and Audits

Tenant agrees to accurately record all sales in accordance with generally accepted accounting practices (showing all of its sales separately from its other stores), and to maintain sufficient original records which accurately summarize all transactions relating to the Leased Premises (including the sales of any subtenant, licensee or concessionaire). Original records shall include but not be limited to: sales documents, sequentially numbered tapes and readout totals of cash registers or point of sale devices, sales returns and allowance detail, cash receipts, payroll journals, accounts

receivable, disbursement journals, bank statements, deposit slips, inventory records, purchase orders, receiving records, sales journals or daily sales reports, orders accepted by means of electronic, telephonic, video, computer or another electronic or other technology based system, state sales and use tax returns (and all documentation used to prepare the returns), and a complete general ledger. Documentation and itemization of specific sales exclusions shall also be maintained. Records shall be preserved (properly totaled) by Tenant either (a) at the Leased Premises or (b) at the home or regional offices of Tenant (provided Landlord shall be notified in writing of the address at which the records are maintained) and made available to Landlord at the Leased Premises or the offices, upon demand, for a period of at least 3 years after the year in which the sales occurred (however, if any audit is begun by Landlord or if there is a dispute regarding Tenant's Total, Gross, and/or Net Sales, Tenant's records shall be retained by Tenant until a final resolution of the audit or dispute). The receipt by Landlord of a statement of Total, Gross, and/or Net Sales or Percentage Rental shall not constitute an admission of its correctness. Tenant agrees to deliver to Landlord a statement of each month's sales on or before the 5th day of the following month, and by January 31 of each year of the Term an annual statement certified by a Certified Public Accountant or by a financial officer, owner or partner of Tenant, of the Total, Gross, and/or Net Sales made during the preceding year. If the Term expires or is terminated on a date other than December 31, then a like statement for the partial calendar year in which expiration or termination occurs shall be delivered within 30 days after expiration or termination. Landlord shall be entitled, at Landlord's expense, to have at any time and from time to time an audit of the Total, Gross, and/or Net Sales made during any period covered by the annual statement and account and to recalculate the rental payable for that period. If there is a deficiency in the payment of percentage or additional rental, the deficiency shall be immediately due and payable with interest at the Interest Rate, and the interest shall be additional rental, from the date when the payments should have been made. If there is an overpayment by Tenant, it shall be credited by Landlord against payments due. If Total, Gross, and/or Net Sales have been understated by more than 2% or Tenant fails to record, maintain or make available the required sales supporting documentation, Tenant shall be in default, and shall pay the cost of the audit and all other related costs and expenses. If Tenant is late furnishing Landlord any monthly sales statement, Landlord shall have the right, without notice, to conduct an audit at Tenant's sole cost. If Tenant does not furnish the sales documentation referred to above or otherwise impedes Landlord's audit of Tenant's Total, Gross, and/or Total, Gross, and/or Net Sales, Landlord shall be entitled, in addition to Landlord's other rights and remedies, to estimate Tenant's annual Total, Gross, and/or Net Sales as 125% of the Net Sales for the preceding year, and bill Tenant for any Percentage Rental which may be due based upon the estimated Net Sales.

ARTICLE 7 – Taxes

(a) ~~(i) Effective upon the Rental Commencement Date, Tenant shall pay, without deduction or set-off of any kind, its proportionate share of~~ **Property Taxes shall include** all real property taxes and assessments which may be levied or assessed against the retail portion of the Shopping Center during the Term by any lawful authority for each calendar year including, without limitation, all Impositions as defined below in this subpart (a)(i) and the cost of any contest, review or negotiation of an assessment by Landlord, as described in (c) below ~~(collectively "Property Taxes")~~. Property Taxes shall exclude taxes and assessments actually paid by anchors or outparcel occupants for land and buildings owned or leased by anchors and outparcels whether the anchors and outparcels are occupied or vacant and whether or not the real property taxes thereon are separately billed or assessed. Notwithstanding anything to the contrary contained in this Lease, Property Taxes shall include any form of tax or assessment, license fee, license tax, tax or excise on rent, or any other levy, charge, or similar imposition ("Impositions") imposed by any governmental authority or political subdivision having jurisdiction, or any school, agricultural, lighting, drainage, management, roadway, water, levee, utility or other improvement or special assessment district, on any interest of Landlord or Tenant in the Leased Premises, the Shopping Center or the underlying realty. The Impositions shall include but not be limited to: (aa) any partial or total substitute impositions for real property taxes; (bb) any impositions imposed upon owners of real estate (including any water and sewer tax assessment) rather than upon persons generally, as well as any tax which may become a lien on the land, buildings or other improvements in the Shopping Center, or with respect to the possession, leasing, operation, management, maintenance, alteration, repair, use or occupancy by Tenant of the Leased Premises; (cc) any Impositions upon this Lease or any document to which Tenant is a party creating or transferring an interest or an estate in the Leased Premises, and (dd) any impositions for offsite property or facilities that provide an easement required to be maintained for the benefit of or that serves the Shopping Center.

~~(ii) Tenant's proportionate share shall be the product which results by multiplying the Property Taxes (less any payment actually made by variety and specialty stores, and by anchors and outparcels as excluded in subpart (a)(i) above) by a fraction, the numerator of which shall be the number of square feet of floor area in the Leased Premises and the denominator of which shall be the total number of square feet of gross leasable floor area in the main mall building(s) (as determined by Landlord in its sole discretion; hereafter "Main Mall Building(s)") of the Shopping Center which are occupied or producing rent, including the Leased Premises, determined as of August 1 of each year (exclusive of the building areas utilized for non-retail exhibits;; recreational purposes, including, without limitation, ice rinks; space operated for a not-for profit purpose, including, without limitation, museums; the building areas occupied by anchor buildings and outparcels whether the anchors and outparcels are occupied or vacant and whether or not the portion of Property Taxes thereon are separately billed or assessed; and variety and specialty stores [collectively, the "Excluded Areas"]). Tenant's share of Property Taxes shall not, however, be calculated on the basis of less than 80% of the gross leasable area of the Main Mall Building(s) of the Shopping Center determined as of August 1 of each year (minus the Excluded Areas).~~

~~(iii) Notwithstanding anything to the contrary contained in the Lease, an outparcel may at Landlord's sole discretion be considered part of the Shopping Center for purposes of the definition of Property Taxes and the calculation of Tenant's share of Property Taxes under ARTICLE 7, provided that if the Landlord considers an outparcel to be part of the Shopping Center for such purposes Landlord shall include any payments toward Property Taxes actually made by the outparcel occupant before the calculation of Tenant's share of Property Taxes.~~

~~(b) From time to time, Landlord shall notify Tenant in writing of Landlord's estimate of Tenant's monthly installments due with respect to Property Taxes. Such monthly installments shall be paid on or before the 1st day of each calendar month, in advance. If Landlord is required however under a mortgage to escrow Property Taxes, Landlord may, but shall not be obligated to, use the amount required to be escrowed as a basis for the estimate of the monthly installments. Upon confirmation of all Property Tax bills attributed to any calendar year during the Term, Landlord shall furnish Tenant with a written statement of the actual amount of Tenant's proportionate share of the Property Taxes for that year. If the total amount paid by Tenant for any calendar year during the Term is less than the actual amount due from Tenant for that year, as shown on the statement, Tenant shall pay Landlord the deficiency within 10 days after demand by Landlord. If the total amount paid by Tenant for any calendar year exceeds the amount due from Tenant for that calendar year, Landlord shall credit the excess against payments due. Tenant's liability for its proportionate share of Property Taxes for the calendar years in which this Lease begins and ends shall be subject to a prorata adjustment based on the number of days in those years. . Landlord's and Tenant's obligations under this ARTICLE 7 shall survive the expiration of the Term. An official tax bill (or copy), if available, shall be submitted by Landlord to Tenant, upon request by Tenant, and shall be conclusive evidence of the amount of the tax assessed or levied, the items taxed and the installments.~~

~~(c) If Landlord contests, reviews or negotiates any tax or assessment upon the Shopping Center, Tenant agrees to pay its proportionate share of Landlord's expenses, whether third party or internal, including but not limited to legal, tax consultant and appraisal fees. Tenant's proportionate share of such expenses shall be calculated and paid in the manner set forth in ARTICLE 7(a). Tenant shall not have the right to withhold any payments to Landlord notwithstanding anything to the contrary contained in this Lease, nor shall Landlord be obligated to withhold the payment of Property Taxes levied or assessed against the Shopping Center. If Tenant pays an amount in excess of its proportionate share of Property Taxes for any year as the result of a subsequent reduction in total Property Taxes for that year, the excess shall be refunded to Tenant (the "Net Refund") when all refunds to which Landlord is entitled from the taxing authority for that year are received by Landlord. The term "Net Refund" means the refund plus interest, if any thereon less appraisal, engineering, expert testimony, attorneys', printing and filing fees and all other costs and expenses of the contest, review or negotiation to the extent that such fees, costs and expenses have not been previously included in taxes under this ARTICLE 7, and less an administrative fee equal to 15% of the original refund.~~

(d) Notwithstanding anything to the contrary in this Article 7 or elsewhere in this Lease, any excise, transaction, sales or privilege tax (except income, transfer, estate or inheritance tax) imposed upon Landlord on account of, attributed to, or measured by rental or other charges payable by Tenant **shall not be considered Property Taxes and** shall be paid by Tenant to Landlord.

ARTICLE 8 - Subordination and Attornment

(a) Tenant's rights shall be subordinate to the interest of any ground lessor and to the lien of any mortgage or deed of trust in force or later placed against the Shopping Center, upon any building placed later upon the Shopping Center and to all advances made upon the security thereof. No ground lessor nor the mortgagee or beneficiary named in the mortgage or trust deed shall disturb Tenant's peaceable possession of the Leased Premises if Tenant is not in default under this Lease. Any mortgagee or beneficiary of Landlord may, at its option, subordinate its mortgage or trust deed to this Lease. This ARTICLE 8(a) is self-operative, and no further documentation of Tenant's subordination and attornment is required; however, Tenant shall execute any subordination agreement requested by Landlord, any mortgagor or beneficiary of Landlord upon written request. Tenant shall accept performance of any of Landlord's obligations hereunder by any mortgagee or beneficiary of Landlord.

(b) If any proceedings are brought for foreclosure, or if the power of sale under any mortgage, deed of trust or deed to secure debt made by Landlord covering the Leased Premises is exercised, Tenant shall attorn to the purchaser upon the foreclosure or sale and recognize the purchaser as the Landlord under this Lease.

(c) Landlord covenants that it is or will be a party to a certain agreement or agreements with the anchors in the Shopping Center (the "Agreement"), which may be amended from time to time. The Agreement shall not prevent Tenant from using the Leased Premises for the purpose set forth in Reference Provision 1.03. This Lease is subject and subordinate to the Agreement and any amendments to or modifications of the Agreement.

(d) Tenant agrees to make such reasonable modifications to this Lease as may be reasonably required in connection with the obtaining of financing or refinancing of the Shopping Center or any portion thereof or interest therein, so long as such modifications do not change the economic terms hereof or materially affect Tenant's rights, increase Tenant's obligations, or reduce Landlord's obligations hereunder.

ARTICLE 9 - Additional Construction

Landlord reserves the right at any time to make alterations or additions to, subdivide, change the building dimensions and storefront lines, build additional stories on the building in which the Leased Premises are contained or on any other building or buildings in the Shopping Center, and to build adjoining the Shopping Center. **In the exercise of its rights, Landlord agrees to use reasonable efforts to avoid interruption of Tenant's business.** Landlord also reserves the right at any time to construct other buildings, structures or improvements including, but not limited to, surface, elevated or double-

deck parking facilities and to erect temporary scaffolds and other aids to construction. Landlord agrees that it will make no changes to the Joint Use Areas which will materially and adversely obstruct visibility of or materially and adversely affect access to and from the Leased Premises through Tenant's existing storefront entrance. Notwithstanding the foregoing, this shall not be deemed to prohibit or otherwise restrict the placement by Landlord of mall plantings, kiosks, mall seating, mall directories, and mall amenities in the Joint Use Areas adjacent to or in front of the Leased Premises. Moreover, the foregoing provisions of this paragraph shall not apply in instances where access or visibility is temporarily affected as a result of repairs, remodeling, renovation or other construction.

Landlord shall have the right at any time upon 90 days' notice ("Relocation Notice"), to relocate the Leased Premises to another location within the Shopping Center ("Substitute Space") in the area as set forth on Exhibit R ("Relocation Area"), containing approximately the same amount of floor area as the Leased Premises. Landlord shall pay the cost of improving the Substitute Space to a comparable condition that existed in the Leased Premises, and for all reasonable moving expenses incurred by Tenant. Tenant shall, upon delivery of the Substitute Space to Tenant, install its fixtures, furniture and equipment in the Substitute Space prior to opening for business in the Substitute Space and Tenant shall open for business in the Substitute Space within 30 days after delivery of the Substitute Space to Tenant. Landlord agrees to reimburse Tenant for Tenant's actual, reasonable, third party, out of pocket costs attributable to Tenant's relocation of Tenant's fixtures, furniture and equipment into the Substitute Space in an amount not to exceed $30,000.00. Provided Tenant has furnished Landlord with all invoices related to such expenses within 30 days of Tenant opening in the Substitute Space, then Landlord shall reimburse Tenant for all actual, reasonable third party costs for such relocation activities such amount not to exceed thirty thousand dollars ($30,000.00). Minimum Annual Rental shall abate during any period Tenant is unable to be open for business due to the relocation.

Tenant has the option to accept or reject the Substitute Space by written notice given within thirty (30) days of receipt of Landlord's Relocation Notice. Tenant shall not unreasonably withhold or delay its acceptance of the Substitute Space.

In the event Tenant does not send notice of its acceptance or rejection of the Substitute Space within 30 days after receipt of Landlord's Relocation Notice, Landlord shall have the right to either deem that Tenant has accepted the Substitute Space by Tenant's failure to reject the Substitute Space by written notice to Landlord, or terminate this Lease for the Leased Premises upon 30 days' written notice to Tenant.

In the event Tenant rejects the Substitute Space by written notice to Landlord, Landlord or Tenant shall have the right to terminate this Lease for the Leased Premises upon 30 days' notice to the other. Notwithstanding the foregoing, however, in the event Tenant elects to terminate the Lease, Landlord shall have the right to rescind the Relocation Notice and, in such event, Tenant's notice of termination shall be of no force or effect.

In the event that Tenant rejects the Substitute Space, and Landlord has not rescinded the Relocation Notice, the Lease shall terminate within 30 days of Tenant's written rejection of the Substitute Space and Tenant shall vacate the Leased Premises within said 30 day period in the manner as set forth in the Lease including, but not limited to, ARTICLE 24.

ARTICLE 10 - Condition of Leased Premises

Tenant's taking possession of the Leased Premises shall be conclusive evidence of Tenant's acceptance of the Leased Premises in good order and satisfactory condition and "as-is", including patent and latent defects. Tenant agrees that no representations about the condition of the Leased Premises, nor promises to decorate, alter, repair or improve the Leased Premises have been made by Landlord or its agents to Tenant. Tenant also agrees that no representations have been made to Tenant that any other tenants will lease space in the Shopping Center nor have any promises been made that Tenant has the exclusive right to sell any merchandise, goods or services. Tenant hereby waives any implied warranties, including but not limited to fitness, suitability and habitability.

ARTICLE 11 - Repairs and Maintenance

Landlord shall be responsible for all structural repairs to the Leased Premises. Landlord shall not be responsible for damage or personal injury caused by any defects or other conditions, or the consequences thereof, except in the case of Landlord's **gross negligence or** willful misconduct. Landlord shall not be liable to Tenant for any damage to merchandise, trade fixtures or personal property of Tenant in the Leased Premises, including without limitation damage by water leakage, seepage, water discharge from a sprinkler system or water damage caused by leakage from other occupants **unless due to Landlord's gross negligence or willful misconduct**. Beginning on the date Tenant takes possession of the Leased Premises, Tenant shall be liable for the repairs, replacements and maintenance of the Leased Premises, except those for which Landlord is responsible under this ARTICLE 11. Tenant shall keep the Leased Premises in good order and repair, clean, sanitary and safe and shall notify Landlord, in writing, prior to beginning any repair. The notice shall specify the repair work to be performed. Tenant's repairs, replacements and maintenance obligations shall include, but not be limited to, its heating and cooling equipment; other equipment; fixtures; improvements; floor covering; the exterior and interior portions of all doors, door locks, security gates, and windows; plumbing and sewage facilities which are not Landlord's obligation; walls; ceilings; and plate glass. Tenant shall be solely responsible for maintenance and repair costs related to the Leased Premises. Tenant agrees to keep the interior of the Leased Premises in a clean and sightly appearance. If Tenant refuses or neglects to make repairs or maintain the Leased Premises, in a manner reasonably satisfactory to Landlord, Landlord shall have the right, upon giving Tenant reasonable written notice, to make the repairs or perform the maintenance on behalf of Tenant. Tenant shall reimburse Landlord promptly upon receipt of a bill. The interior and storefront of the Leased Premises shall be painted, redecorated and refurbished by Tenant at least once every 5 years. Landlord has no obligation to do work which Landlord is not expressly required to perform under this Lease or which, under this Lease, Tenant is required to perform. The performance of that work by Landlord shall not constitute a waiver of Tenant's default.

ARTICLE 12 - Alterations

Tenant shall not make any structural, electrical, storefront, exterior, major interior or mechanical alterations to the Leased Premises without obtaining the written consent of Landlord. Tenant shall not interfere with any work in the Shopping Center, and shall not cause the closing, interruption or impairment of Tenant's normal conduct of business. All alterations, additions, improvements and Tenant's Work shall become, upon expiration of the Term, or the earlier termination of this Lease, the property of Landlord without any payment by Landlord. All such work by Tenant shall be made under the supervision of a competent architect or competent licensed structural engineer and shall be in accordance with plans and specifications approved in writing by Landlord before the start of the work. Landlord's approval of Tenant's plans and specifications shall not create a responsibility or liability of Landlord for their accuracy, sufficiency or compliance with laws or rules and regulations. The work shall be in accordance with necessary governmental approvals and permits. Tenant shall obtain approvals and permits at its sole expense. The work shall be done in a good and workmanlike manner and diligently prosecuted to completion. The Leased Premises shall at all times be a complete unit except during the performance of work. Work done by Tenant without Landlord's consent shall be returned to its original condition, at Tenant's expense, upon request by Landlord.

Notwithstanding anything to the contrary contained in this Article 12 and provided Tenant is not in default under this Lease, Tenant shall have the right to make non-structural, non-mechanical, interior alterations to the Leased Premises without first obtaining Landlord's prior written consent provided that: (i) the interior alterations shall be completed in a good and workmanlike manner in accordance with Landlord's design criteria for the Shopping Center; (ii) the alterations do not affect the mechanical, plumbing, electrical, HVAC, life, safety, or other operating systems located in the Shopping Center, or the structural components of the building, or require penetration of the roof or the floor or ceiling of the Leased Premises; (iii) Tenant shall not make any alterations or additions to the storefront, exterior or roof of the Leased Premises without the prior written approval of Landlord; (iv) the cost of any such interior alterations shall

not exceed Ten Thousand and 00/100 Dollars ($10,000.00), in the aggregate, per year; (v) Tenant shall not construct a mezzanine in the Leased Premises nor increase the size of an existing mezzanine without the prior written approval of Landlord. (vi) Tenant shall indemnify, defend and hold Landlord harmless from and against any and all claims, causes of action, damages and liabilities sustained by Landlord, as a result of any work performed by Tenant, its employees, agents, sublessees, assignees, licensees, contractors or subcontractors; (vii) the value of the Leased Premises is not diminished thereby and the general appearance of the Leased Premises is not changed; and (viii) such alterations, and the performance thereof, shall otherwise be in compliance with the terms and provisions contained in this ARTICLE 12, except for the requirement of Landlord's consent. All alterations and additions which require Landlord's approval according to this ARTICLE 12 shall be conducted under the supervision of a competent architect, store designer or licensed structural engineer pursuant to plans and specifications approved prior to construction by Landlord. All work done in making any alterations or additions shall conform to the construction standards of this Lease and its Exhibits. Upon the completion of any addition or alteration, Tenant shall file in the office of the County Recorder of the county in which the Shopping Center is located, a Notice of Completion as may be required by law. Upon the expiration of the term of this Lease or its earlier termination, all additions and alterations shall be considered improvements and shall be surrendered with the Leased Premises. Tenant shall not impede access to the premises of any other tenant in the Shopping Center during construction of alterations or additions.

ARTICLE 13 - Fixtures and Personal Property

Trade fixtures, signs and other personal property of Tenant not permanently affixed to the Leased Premises shall remain the property of Tenant. Tenant shall have the right, provided Tenant is not in default, to remove its trade fixtures, signs and other personal property. Tenant shall not however, during the Term, render the Leased Premises unsuitable for conducting the type of business specified in Reference Provision 1.03 by removing personal property unless Tenant immediately replaces it with personal property of comparable or better quality. Tenant, at its expense, shall immediately repair damage to the Leased Premises caused by the removal of such trade fixtures, signs and other personal property. Upon the expiration or earlier termination of this Lease, Tenant shall leave the Leased Premises in a neat and clean condition, free of debris. All trade fixtures, signs, and other personal property installed in or to the Leased Premises by Tenant must be new or like new when installed or attached. Tenant shall pay before delinquency all taxes, assessments, license fees and public charges levied, assessed or imposed upon its business operation in the Leased Premises as well as upon its trade fixtures, leasehold improvements (including but not limited to merchandise and other personal property in, on or upon the Leased Premises). If Tenant's property is assessed with Landlord's property, the assessment shall be equitably divided between Landlord and Tenant. Landlord shall determine the basis of prorating the assessments and that determination shall be binding. No taxes, assessments, fees or charges referred to in this ARTICLE 13 shall be considered Property Taxes under ARTICLE 7. Tenant's obligation to perform the provisions of this ARTICLE 13 shall survive the Expiration Date or the earlier termination of this Lease.

ARTICLE 14 - Liens

Tenant shall not permit a lien or claim to attach to the Leased Premises and shall promptly cause the lien or claim to be released. If Tenant contests the lien or claim, Tenant shall indemnify Landlord and, if requested, deposit with Landlord a cash or surety bond in a form and with a company satisfactory to Landlord in an amount equal to twice the amount of the contested lien or claim. If Tenant shall fail to cause a lien to be discharged or bonded, within 10 days after being notified of the filing of the lien, in addition to any other right or remedy, Landlord may discharge the lien by paying the amount claimed to be due. The amount paid by Landlord, together with interest at the Interest Rate and all costs and expenses, including reasonable attorneys' fees incurred by Landlord, shall be due and payable by Tenant to Landlord as additional rental on the 1st day of the next following month. Tenant shall immediately give Landlord written notice of the recording of a lien against the Leased Premises or the Shopping Center arising out of work done by or at the direction of Tenant.

ARTICLE 15 - Laws and Ordinances

(a) Tenant shall comply with all laws, ordinances, codes, orders and regulations affecting the construction, use, occupancy, alteration, cleanliness, safety and operation of the Leased Premises, which are in force now or later. Tenant shall comply with the regulations, requirements and recommendations of any insurance underwriter, inspection bureau or similar agency. Tenant shall notify Landlord if Tenant has received notice of, or has knowledge of any condition or occurrence that might result in liability to Landlord. Tenant shall give Landlord, upon Landlord's request, information regarding the environmental condition of the Leased Premises so Landlord can determine if Landlord must comply with any rule, regulation, order, act, law or statute pertaining to the environmental condition of the Leased Premises or the Shopping Center, and for Landlord to accurately complete a form or otherwise provide information required under any rule, regulation, order, act, law or statute. Tenant shall permit Landlord to comply with those recommendations and requirements. In addition, Tenant agrees to comply, to the extent that the same may be applicable to the Leased Premises and as same may be amended from time to time, with the standards and requirements of the Williams-Steiger Act (PL91-596), known as the "Occupational Safety and Health Act of 1970," notwithstanding the fact that Tenant may otherwise be exempted from the provisions of said Act, and the Americans with Disabilities Act of 1990.

(b) Tenant shall not: (i) permit an immoral practice in the Leased Premises; (ii) use or allow the Leased Premises to be used or occupied in a manner that might invalidate or increase the rate of or make inoperative an insurance policy carried on the Leased Premises or on property, buildings or improvements in the Shopping Center; (iii) keep, use or permit in the Leased Premises inflammable fluids or explosives without the prior written permission of Landlord, or engage in hazardous activities; (iv) use the Leased Premises for a purpose which might create a nuisance or injure the reputation of the Leased Premises or the Shopping Center; (v) deface or injure the Leased Premises or any portion of the Shopping Center; (vi) overload the floors; (vii) commit or suffer waste; (viii) install electrical equipment that overloads lines; or (ix) conduct any sampling, testing, or drilling to locate any Hazardous Material without Landlord's prior written approval. Tenant shall, upon demand, reimburse Landlord for extra premiums caused by Tenant's use or occupancy of the Leased Premises, whether or not Landlord has consented to the use and occupancy. A schedule issued by the organization making the insurance rates on the Leased Premises, showing the components of the rates, shall be conclusive evidence of the items and charges which make up the hazard and other insurance rates on the Leased Premises. Tenant shall, at Tenant's expense, make from time to time whatever changes are necessary to comply with the requirements of the insurance inspectors, underwriters and governmental authorities in connection with electrical and fire prevention systems and equipment.

(c) Tenant shall not have a claim against Landlord, and Landlord shall not be liable for damages, demands, expenses, fees, fines, penalties, suits, proceedings, claims, actions and causes of action arising out of or in any way connected with Tenant's use or occupancy of the Leased Premises, if the use or occupancy is prohibited or substantially impaired by any law, ordinance, regulation or by legal, governmental or other public authority.

(d) Tenant shall not cause or permit any Hazardous Material (defined below) to be brought upon, transported through, stored, kept, used, discharged or disposed in or about the Leased Premises or the Shopping Center (collectively "Property") by Tenant, its agents, employees or contractors. Tenant shall notify Landlord immediately of the presence of or disposal of Hazardous Material on or near the Leased Premises, and of any notice by a party alleging the presence of Hazardous Material on or near the Leased Premises. However, Hazardous Materials brought upon, transported, used, kept or stored in or about the Property which is necessary for Tenant to operate its business for the use permitted under Reference Provision 1.03 of this Lease shall be brought upon, transported, used, kept and stored only in the quantities necessary for the usual and customary operation of Tenant's business and in a manner that complies with: (i) all laws, rules, regulations, ordinances, codes or any other governmental restriction or requirement of all federal, state and local governmental authorities having jurisdiction and regulating the Hazardous Material; (ii) permits (which Tenant shall obtain prior to bringing the Hazardous Material in, on or about the Property) issued for the Hazardous Material; and (iii) all producers' and manufacturers' instructions and recommendations, to the extent they are stricter than laws, rules, regulations, ordinances, codes or permits. If Tenant, its agents, employees or contractors, in any way breaches the obligations in the preceding sentence; or if the presence of Hazardous Material on the Property caused or permitted by Tenant results in the release or threatened release of Hazardous Material on, from or under the Property; or if the presence on, from or under the Property of Hazardous Material otherwise arises out of the operation of Tenant's business then, without limitation of any other rights or remedies available to Landlord under this Lease or at law or in equity, Tenant shall indemnify, defend, protect and hold harmless Landlord (and Landlord's parents, subsidiaries, affiliates, employees, partners, agents, mortgagees or successors to Landlord's interest in the Leased Premises) (collectively "Indemnity") from any and all claims, sums paid in settlement of claims, judgments, damages, clean-up costs, penalties, fines, costs, liabilities, losses or expenses (including, without limitation, attorneys', consultants' and experts' fees and any fees by Landlord to enforce the Indemnity) which arise during or after the Term as a result of Tenant's breach of the obligations or the release or contamination of the Property, including, without limitation: diminution in value of the Property; damages for the loss of, or the restriction on the use of, rentable or usable space or any amenity of the Property; damages arising from any adverse impact on the sale or lease of the Property; and damage and diminution in value to the Property or other properties, whether owned by Landlord or by 3rd parties. This Indemnity includes, without limitation, costs incurred in connection with any investigation of site conditions or any clean-up, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Material present in the soil or groundwater on, under or originating from the Property. Without limiting the foregoing, if the presence of Hazardous Material on the Property caused or permitted by Tenant results in the contamination, release or threatened release of Hazardous Material on, from or under the Property or other properties, Tenant shall promptly take all actions at its sole cost and expense which are necessary to return the Property and other properties to the condition existing prior to the introduction of the Hazardous Material; provided that Landlord's written approval of the actions shall be obtained first (which approval shall not be unreasonably

withheld) and so long as such actions do not have or would not potentially have any material, adverse long-term or short-term effect on Landlord or on the Property or other properties. This Indemnity shall survive the Expiration Date or earlier termination of this Lease and shall survive any transfer of Landlord's interest in the Property. "Hazardous Material" means any hazardous, radioactive or toxic substance, material or waste, including, but not limited to, those substances, materials and wastes (whether or not mixed, commingled or otherwise combined with other substances, materials or wastes) listed in the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302) and amendments thereto, or substances, materials and wastes which are or become regulated under any applicable local, state or federal law including, without limitation, any material, waste or substance which is (i) a petroleum product, crude oil or any faction thereof, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Section 1251, et seq. (33 U.S.C. Section 1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. Section 1317), (v) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq. (42 U.S.C. Section 6903) or (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601, et seq. (42 U.S.C. Section 9601), as all of the foregoing may be amended from time to time.

ARTICLE 16 – Environmental Services

(a) Tenant shall pay for all utilities used in the Leased Premises during the Term. Tenant shall, if required by Landlord or applicable code, provide and pay for its own meters for heat, air conditioning, water, gas, electricity and all other utilities, and shall pay all water and sewage charges (and all other charges for utilities used in the Leased Premises), rentals and taxes imposed by governmental authority or otherwise. Landlord may at its election provide Tenant with or designate a third party provider to provide Tenant with any or all of the utilities used in the Leased Premises. If Landlord or its designee provides Tenant with the utilities used in the Leased Premises, Tenant shall purchase such utilities from Landlord or its designee and may not purchase such utilities from any other source. Landlord agrees, however, that the charge to Tenant for utilities furnished by Landlord shall not exceed that which Tenant would be required to pay for if Tenant purchased such utilities, with a comparable level and quality of service and equipment, directly from the local public utility company, but not less than Landlord's cost to provide such utilities.

(b) Heating, ventilation and air conditioning for the Leased Premises will be in accordance with the EXHIBITS.

(c) Tenant shall be responsible for completing the installation of the heating, ventilation and air conditioning system within the Leased Premises, as provided for in the EXHIBITS. Tenant, at Tenant's expense, shall maintain the heating, ventilation and air conditioning equipment which exclusively serve or are within the Leased Premises. Tenant shall use best efforts to conserve energy in the operation of its heating, ventilation and air conditioning. Tenant shall upon request by Landlord supply Landlord with evidence satisfactory to Landlord that Tenant is fulfilling Tenant's obligations under ARTICLE 16 of the Lease to maintain the heating, ventilation and air conditioning equipment within the Leased Premises.

(d) Landlord has, at its cost and expense, preinstalled a potable water distribution system and a sewer system which will provide water and sewer service to the Leased Premises in accordance with the EXHIBITS. Tenant, at Tenant's expense, shall be responsible for completing the installation of the water and sewer systems within the Leased Premises in accordance with the EXHIBITS.

(e) If Tenant shall require natural gas for the normal operation of Tenant's business, such utility service shall be available in accordance with the EXHIBITS. All natural gas service shall be arranged by the Tenant and all such work shall be done in accordance with the EXHIBITS.

(f) In addition to the Minimum Annual Rental, Tenant shall pay, as additional rental, in advance on the first day of the month during the Term (prorated for any fractional month), without deduction set-off of any kind, a charge to Landlord for any services furnished by Landlord to the Leased Premises under this Article 16 (the "Environmental Charge"). In the event of any dispute, Tenant shall pay the bill for all such utility furnished to the Leased Premises in accordance with Landlord's billing, and such payment shall not prejudice Tenant's position. The Environmental Charge shall be adjusted from time to time by Landlord's engineer, shall be initially based on a typical store layout that is comparable to Tenant's utility usage and shall be subject to adjustment by Landlord from time to time. If Tenant fails to make any applicable payment of the Environmental Charge to Landlord within ten (10) days from the date such payment is due, or upon failure of Tenant to pay any other sums of rental or other charges due under the provisions of this Lease in full, Landlord may, without limitation, cut off and discontinue any such utilities furnished by Landlord to the Leased Premises, without any liability to Landlord.

(g) If Landlord or Landlord's third party designee is furnishing utilities to Tenant during the Term, Landlord or such designee may cease furnishing any of such utilities without responsibility to Tenant except to connect or cause to be connected to the service facilities another available source of supply. Notwithstanding anything contained in this Lease to the contrary, Landlord or such designee shall not be responsible or liable for damages or injuries sustained by Tenant or those claiming by, through or under Tenant, because of the interruption, discontinuance, quality or quantity of any utility used in or for the Leased Premises, (whether or not supplied by Landlord or such designee, and regardless of the reason or cause of the interruption or discontinuance). Tenant shall not be relieved from the performance of its obligations if an interruption or discontinuance occurs. Landlord may take any energy

management measures it deems necessary for energy conservation including, but not limited to, control of all Tenant's energy consumption.

(h) Landlord shall keep in good order and repair and shall maintain the telephone raceway and interface wiring system and shall make any necessary repairs to or replacements of such telephone raceway and/or interface wiring system (except that Landlord's obligation shall not include repair or replacement of service extensions, wiring or other telephone systems exclusively servicing the Leased Premises and that Tenant shall reimburse Landlord for any and all repairs thereto necessitated by any acts, omissions to act or negligence of Tenant or Tenant's agents, employees and contractors

(i) Tenant agrees that garbage and refuse shall be kept in an adequate container so as not to be visible to the public, within the Leased Premises, for collection at reasonable times specified by Landlord and at Tenant's cost. In lieu and instead of the foregoing provisions of this subsection (i), Landlord, or a contractor selected by the Landlord, at its option, may purchase or lease a garbage compactor for the use of tenants and occupants of the Shopping Center. If Landlord, or a contractor selected by the Landlord, purchases or leases said garbage compactor for the use of tenants in the Shopping Center, then Tenant agrees to use the same for the disposal of its garbage and refuse to the exclusion of all other garbage collection companies. Tenants shall pay monthly, in advance, the charges therefor, based upon Landlord's, or a contractor selected by Landlord, reasonable estimate of the amount of the refuse and garbage generated and the frequency of use by Tenant. Tenant shall cause its garbage and refuse to be taken to such garbage compactor within the Shopping Center; and it is understood and agreed that Tenant's monthly charge as aforementioned will not include pick-up service. The aforementioned monthly charge as estimated by Landlord, or a contractor selected by Landlord, shall be adjusted from time to time based upon the garbage generated by Tenant and/or changes in rates for refuse collection. Tenant shall store soiled or dirty linen in approved fire rating organization metal containers with self-closing fusible link covers. In addition to the foregoing, Landlord may cause the removal of all debris, rubbish, material and equipment during the construction of Tenant's store and/or during the time preceding the initial opening date of the Shopping Center, and charge the cost thereof to Tenant as provided in the EXHIBITS. Tenant shall pay Landlord such charge within 10 days of billing.

(j) During the Term, Landlord shall keep in good order and repair and shall maintain the sprinkler system in the Leased Premises, including checking, testing and servicing thereof, and shall make any necessary repairs to or replacements of such sprinkler system except that Tenant shall pay any and all charges billed by Landlord in connection with all repairs and replacements thereto necessitated by any acts, omissions to act or negligence of Tenant or Tenant's agents, employees and contractors. All modifications to such sprinkler system that Tenant may desire shall be performed as provided in the Exhibits. Should the utility company furnishing water to the Shopping Center levy, assess or impose upon Landlord a sprinkler system backup charge, then Tenant shall pay to Landlord its proportionate share thereof, which shall be in an amount equal to the product obtained by multiplying said charge by a fraction, the numerator of which shall be the gross leasable area of the Leased Premises and the denominator of which shall be the gross leasable area in the Shopping Center served by such sprinkler system determined as of the date such charge is billed to Tenant; and shall be paid by Tenant within 10 days after billing by Landlord.

ARTICLE 17 - Joint Use Areas and Operating Expenses

(a) The "Joint Use Areas" shall consist of all parking areas, parking facilities, approaches, streets, sidewalks, malls, driveways, loading platforms, canopies, elevators, escalators, ramps, storm drainage facilities, exits, entrances, sprinkler mains, landscaped areas, comfort stations, light facilities, computer facilities, cable facilities, telecommunications facilities, washrooms, lounges and shelters, utility lines, roofs, roadways and other facilities available for joint use or benefit designated by Landlord, as they may from time to time exist and be available to the tenants in the Shopping Center, their employees, officers, agents, customers, licensees and invitees.

(b) Landlord shall, subject to events beyond its reasonable control, maintain or cause to be maintained the Joint Use Areas in good order and repair. The Joint Use Areas and other facilities in and about the Shopping Center shall at all times be subject to the control and management of Landlord and other parties that Landlord may designate. Landlord shall have the right at any time to redesignate, modify, alter, close, restrict, expand, reduce and change the Joint Use Areas. Landlord shall also have the right to permit entertainment events, the placement of kiosks, carts, advertising and other displays in the Joint Use Areas, and to convert the Joint Use Areas into retail areas. The activities and uses may be temporary or permanent.

(c) (i) Operating Expenses shall consist of all expenditures relating to operating, managing, equipping, policing, protecting, lighting, repairing, cleaning, replacing and maintaining the Joint Use Areas in the same or improved condition as when originally installed, including any rental and lease payments paid for machinery and equipment used in the maintenance of the Joint Use Areas and the personnel costs to implement those services, compliance with statutes, laws, codes, rules and regulations, even if applicable after the Effective Date; maintaining parking spaces for employees, customers and other parties; music; maintenance of the roof; removal of snow, ice, rubbish, dirt and debris; garbage collection service; planting, replanting and replacing flowers and landscaping; costs and expenses of utilities including, but not limited to, maintaining lighting facilities and storm drainage and detention systems (whether on or off the Shopping Center); sewage treatment plant; domestic water wells, pumps, and similar facilities and equipment; heating and cooling the enclosed portion of the Shopping Center; pest extermination; the alarm service charge if a supervised fire sprinkler alarm system is installed; premiums for liability, property, damage, fire and rental interruption insurance (if carried by Landlord); the cost of the personnel reasonably required to implement all of the foregoing, including the policing of the Joint Use Areas and the directing of traffic and parking of automobiles on the parking area; insurance aggregate allocations and losses borne

by Landlord as a result of deductibles or self-insured retention limits carried by Landlord under an insurance policy or self insurance by Landlord; costs of adjusting an insured casualty; wages; unemployment, social security and personal property taxes; all other expenditures made for the use or benefit of the Joint Use Areas; direct or indirect costs of advertising, marketing and promotion of the Shopping Center as set forth in Article 37, including the cost of marketing and customer service personnel,; and maintenance of the sprinkler grid in tenant spaces of the Shopping Center.

(ii) **Tenant shall bear no responsibility or liability for any costs, expenses or charges relating to Operating Expenses except for the payment of Minimum Annual Rental as set forth in Reference Provision 1.07.** ~~Effective upon the Rental Commencement Date, Tenant shall pay, without deduction or set-off of any kind, the Operating Expenses Payment, which for the calendar year stated in Reference Provision 1.22 shall be the amount specified in Reference Provision 1.22. Tenant's Operating Expenses Payment shall increase on the 1st day of each subsequent calendar year by *%. As Tenant's obligation to pay the Operating Expenses Payment is predetermined and not subject to adjustment except as expressly provided herein,~~ Tenant shall have no express or implied right to examine, inspect or audit Landlord's records pertaining to the Operating Expenses Payment. Landlord shall have the right, in its sole and absolute discretion, to allocate all or a portion of any of Tenant's payments under this Lease including, but without limitation, Minimum Annual Rental ~~and Operating Expenses Payment~~, toward Operating Expenses.

ARTICLE 18 - Damage to Leased Premises

If the Leased Premises are damaged, destroyed or rendered partially untenantable by fire or other insured casualty, Landlord shall promptly repair and restore the Leased Premises in accordance with Landlord's Work. From the date of the fire or casualty until the Leased Premises are repaired and restored, Minimum Annual Rental and additional rental, ~~except for any additional rental due under ARTICLE 7~~, shall abate in the proportion that the part of the Leased Premises destroyed or rendered untenantable bears to the total Leased Premises. Landlord shall not be required to repair or restore the Leased Premises or any part of the Shopping Center as the result of an uninsured casualty. If 50% or more of either the Leased Premises or the Shopping Center is destroyed or rendered untenantable by fire or other casualty during the last 3 years of the Term (based upon the replacement cost compared with the market value of the improvements immediately prior to the fire or other casualty as shown by the certificate of Landlord's architect), either party shall have the right to terminate this Lease. The termination shall be effective on the date of casualty by Landlord or Tenant giving the other, within 90 days after the casualty, written notice of termination. If the notice is given within the 90 day period, this Lease shall terminate and Minimum Annual Rental and additional rental shall abate from the date of the casualty. Landlord shall promptly repay Tenant any rental paid in advance which had not been earned at the date of the casualty. If the notice is not given and Landlord is required or elects to repair or rebuild the Leased Premises, Tenant shall repair and replace its merchandise, signs, goods, trade fixtures, furnishings, equipment, furniture and other personal property to a condition at least equal to its condition prior to its damage or destruction and, if Tenant has closed, Tenant shall promptly reopen for business. Landlord shall not be required to expend more for repair or restoration of the Leased Premises or the Shopping Center than the amount of insurance proceeds paid Landlord (or, if Landlord is self-insured, the amount of insurance proceeds which would have been paid Landlord if Landlord was not self-insured). Except as expressly provided to the contrary, this Lease shall not terminate nor shall there be an abatement of Minimum Annual Rental or additional rental as the result of a fire or other casualty.

ARTICLE 19 - Insurance

(a) Landlord agrees to carry, or cause to be carried, the following insurance coverages and types:

(i) Workers' Compensation Insurance in statutory amounts;

(ii) Employer's Liability Insurance in the amount of $1,000,000 per person for each accident, or disease;

(iii) Commercial General Liability Insurance on the Joint Use Areas providing coverage of not less than $1,000,000 per occurrence, with a $2,000,000 aggregate.

(iv) Commercial Property Insurance including special form perils endorsement insuring Landlord's property in the Shopping Center for the full replacement value. This insurance will exclude Tenant's Work and Tenant's merchandise, signs, goods, trade fixtures, furnishings, equipment, furniture and other personal property).

(v) Landlord will have the right to carry or cause to be carried additional types of insurance in whatever limits Landlord chooses, including coverage under blanket insurance policies which may be allocated by Landlord among the properties owned or managed by Landlord which in Landlord's opinion Landlord deems appropriate.

(b) Tenant agrees to carry the following insurance coverages and types:

(i) Workers' Compensation Insurance in statutory amounts;

(ii) Employer's Liability Insurance in the amount of $1,000,000 per person for each accident, or disease;

(iii) Commercial General Liability Insurance including products and completed operations coverages of not less than $1,000,000 per occurrence, with a $2,000,000 per location aggregate (for Shopping Centers in the states of New York, Texas and California these limits shall be $3,000,000 per occurrence with a $5,000,000 per location aggregate). The fire legal liability limit shall be not less than $1,000,000. This policy shall include Contractual Liability coverage. This policy shall also include an Additional Insured Endorsement containing the names of the Additional Insureds identified below. The policy must have a Waiver of Subrogation endorsement in favor of all Additional Insureds. Any deductible/self-insured retention in excess of $5,000 per occurrence requires Landlord's written consent.

(iv) Commercial Property Insurance including special form perils endorsement insuring Tenant's property, including plate glass, in the Shopping Center for the full replacement value, without deduction for depreciation. This policy shall have an Agreed Value Endorsement. This insurance must include all of Tenant's work, improvements and betterments, Tenant's inventory, merchandise, signs, goods, trade fixtures, furnishings, equipment, furniture, wall coverings, floor coverings, and other personal property). Tenant shall insure for loss from flood, including coverage for water damage from all causes including but not limited to sprinkler damage, sewer discharge or backup, water line breakage, and overflow from other tenant's spaces or from the Joint Use Areas. Where available, Tenant shall insure for earthquake. Landlord shall be named as a loss payee with respect to the coverage for Tenant's betterments and improvements. The policy must have a Waiver of Subrogation endorsement in favor of all Additional Insureds. The deductible/self-insured retention shall not exceed $5,000 per occurrence without Landlord's written consent.

(v) Loss of Business Income Insurance, including Extra Expense and Contingent Business income coverage. The insurance limits for this insurance shall be based upon a minimum of 12 months business income with a 60-day extended period of indemnity endorsement.

(vi) Boiler and Machinery insurance, including mechanical breakdown, covering rooftop HVAC units and any separate heating units or boilers which serve only the Leased Premises. Such coverage shall be for the full replacement value of the units without deduction for depreciation.

(vii) If in Landlord's reasonable judgment there is a need for additional or different types of insurance, Tenant shall obtain upon Landlord's request the insurance at Tenant's sole expense.

(viii) Automobile liability coverage, including owned, non-owned and hired automobiles (to the extent used in the conduct of Tenant's business), with limits of not less than $1,000,000 combined single limit for bodily injury and property damage.

(ix) If Tenant sells or serves alcoholic beverages, Tenant shall obtain and maintain, at all times during the Term, Liquor Liability Insurance with policy limits of not less than $2,000,000.00 per occurrence, naming Landlord and such additional parties as listed in (e) below as Additional Insureds. If Tenant fails to obtain or to continue this coverage, Tenant shall immediately discontinue selling and serving alcoholic beverages from the Leased Premises.

(x) If Tenant performs professional services on the Leased Premises Tenant shall obtain and maintain, at all times during the Term, Professional Liability insurance appropriate to the service provider's profession, with policy limits of not less than $1,000,000 per occurrence or loss. This insurance shall not exclude coverage for bodily injury.

(c) All policies of insurance (including policies of Tenant's contractors and subcontractors) shall contain a Waiver of Subrogation Endorsement in favor of all Additional Insureds. If Tenant is permitted to self-insure for any of the insurance coverages required to be provided, Tenant hereby waives against Landlord, its parents, partners, joint venturers, subsidiaries and affiliates, against the property manager, and against the Additional Insureds if not listed below, all claims, including any and all rights of subrogation which may exist, for all losses and damages no matter how caused, which were or could have been insured for under any policy of insurance required to be obtained by Tenant. This waiver of liability and waiver of subrogation expressly includes any cause of loss due to the sole or concurrent negligence of any Additional Insured. If Tenant shall, for any reason, fail to obtain from its insurance carrier(s) the required Waiver of Subrogation Endorsement, the Tenant shall fully and completely defend and indemnify the Landlord and all Additional Insureds from any claims and demands, including lawsuits, brought against Landlord and/or the Additional Insureds by any insurance company which insured Tenant for a paid loss and which seeks to recover amounts paid under Tenant's policy.

(d) Tenant shall, upon request of Landlord, provide a Certificate of Insurance to Landlord evidencing all of the required coverages and Endorsements. The Certificate of Insurance must remain current (or be replaced with a current Certificate) at all times during the period of Tenant's tenancy. All policies of insurance must be written by insurance carriers licensed to do business in the state in which the Shopping Center is located and have an A.M.

Best's rating of not less than A:VII. All Tenant's liability policies shall be endorsed to be primary and non-contributory to policies of the Landlord and the Additional Insureds, and shall contain either a cross-liability endorsement or separation of insureds provision which permits the limits of liability under Tenant's policies to apply separately to each Additional Insured. Tenant shall promptly give the certificate holder written notice in advance of any cancellation, lapse, reduction in amount of coverage or any other adverse change to the policy or insurer.

(e) The Additional Insureds who shall be named on Tenant's policies shall include the Landlord, Brookfield Property REIT Inc., Brookfield Properties Retail Inc., BPR REIT Services LLC, and such other entities provided by Shopping Center Management, any owner or occupant in or adjoining the Shopping Center (including anchors), any joint venturer or partner of Landlord, and any mortgagee or beneficiary of any part of the Shopping Center.

ARTICLE 20 - Indemnification

Excluding the willful misconduct of the indemnitee, Tenant shall indemnify, defend and save harmless Landlord, its parents, partners, subsidiaries, affiliates and any anchor, owner or operator which is or may be in the Shopping Center, their agents, officers and employees from and against liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions, and causes of action arising out of or connected with Tenant's use, occupancy, management or control of the Leased Premises or Tenant's operations or activities in the Shopping Center (whether or not occurring or resulting in damage or injury within the Leased Premises or the Joint Use Areas). This obligation to indemnify shall include reasonable legal and investigation costs and all other reasonable costs, expense and liabilities from the 1st notice that any claim or demand is or may be made. Tenant's obligation shall become effective beginning on the date Tenant is delivered the Leased Premises. Tenant's indemnification obligation shall survive the expiration of the Term or the earlier termination of this Lease.

ARTICLE 21 - Assignment, Subletting and Ownership

(a) Tenant acknowledges that its agreement to operate in the Leased Premises for the use permitted in the Reference Provisions for the Term was a primary inducement and precondition to Landlord's agreement to lease the Leased Premises to Tenant. Additionally, the parties agree that the successful commercial profitability of the Shopping Center is based on the appropriate mix of retail and nonretail activity and that Landlord has leased the Leased Premises to Tenant because, in Landlord's opinion, Tenant's presence and commercial activity during the Term will significantly contribute to the profitability, viability and success of the Shopping Center. Accordingly, Tenant shall not transfer, assign, sublet, enter into license or concession agreements, change ownership or hypothecate this Lease or Tenant's interest in and to the Leased Premises in whole or in part, or otherwise permit occupancy of all or any part of the Leased Premises by anyone with, through or under it Any of these acts shall be considered a "transfer" for the purposes of ARTICLE 21. Any attempt at a transfer shall be null and void and confer no rights upon a 3rd person. These prohibitions shall be construed to refer to events occurring by operation of law, legal process, receivership, bankruptcy or otherwise. Notwithstanding any permitted transfer, the Leased Premises shall be used and operated as a single store.

Notwithstanding anything to the contrary contained herein, Tenant shall have the right, without Landlord's prior consent, to assign this Lease to: (1) Tenant's parent; or (2) a bona fide wholly-owned or majority owned subsidiary of Tenant; (3) any entity with which Tenant is merged or consolidated; (4) a purchaser of all or substantially all of Tenant's assets; or (5) a purchaser of all or substantially all of Tenant's stock; provided that;

(i) such proposed assignee shall have a net worth equal to or greater than Tenant as of the time of the making of this Lease or the time of the assignment, whichever is greater; and

(ii) Tenant shall give Landlord due written notice of its intent to assign this Lease and shall identify such proposed assignee; and

(iii) Such proposed assignee shall assume in writing, in form and substance acceptable to Landlord, all the obligations and liabilities of Tenant under this Lease; and

(iv) Tenant shall remain liable for all of its terms, covenants, conditions, obligations and liabilities under this Lease; and

(v) Tenant is not in default of this Lease; and

(vi) The Leased Premises are at all times operated under the Trade Name and only for the Permitted Use; and the business in the Leased Premises shall be substantially unaffected by the assignment; and

(vii) The new tenant will operate at least 80% of Tenant's stores in the United States;

and, with respect to a transfer pursuant to subparagraph (3) through (5) above only, provided further that:

(viii) such proposed assignee's character and reputation shall be satisfactory in Landlord's judgment; and

(ix) such proposed assignee (or the entity operating the Leased Premises) shall have prior retail experience in the use as defined in 1.03; and

(x) Landlord shall not have had previous business with such proposed assignee that resulted in any defaults, by such proposed assignee.

In no event shall such proposed assignee be permitted to transfer, assign, sublet, enter into license or concession agreements, change ownership or hypothecate this Lease or its interest in and to the Leased Premises in whole or in part, or otherwise permit occupancy of all or any part thereof by anyone with, through, or under it, without first procuring the written consent of Landlord.

Notwithstanding the foregoing, and without conferring any rights upon Tenant, Tenant shall submit the request for a transfer, in writing, with sufficient time and information for Landlord to make an informed decision regarding the qualifications of the proposed transferee. In any event, Landlord may upon receipt of a request to transfer, instead of consenting to or denying the proposed transfer, terminate Tenant's obligations under the Lease and regain possession of the Leased Premises. Tenant may, within 15 days of receipt of the notice of termination, withdraw its request for the transfer by written notice to Landlord, and continue in possession under the terms of the Lease. Landlord's right to terminate the Lease because of that request shall in that event be inoperable. If Landlord exercises its termination right, Tenant shall surrender possession of the Leased Premises on the termination date specified in Landlord's notice, which shall not be less than 90 nor more than 180 days of receipt of the notice of termination in accordance with the provisions of this Lease.

(b) Landlord's consent to a transfer shall not constitute a waiver of Landlord's right not to consent to a subsequent transfer. The receipt of rental or additional rental from any party other than Tenant shall not be deemed to be a consent to a transfer, nor shall that receipt relieve Tenant of its obligation to pay rental or additional rental for the Term. Tenant shall not have a claim and waives the right to any claim against Landlord for damages because of the refusal, withholding or delaying by Landlord of consent. Tenant's only remedies shall be an action for specific performance or an injunction to enforce a consent requirement.

(c) Each transfer to which Landlord has consented shall be in writing, in a form satisfactory to Landlord and executed by the transferor and transferee. The transferee shall agree, in writing, to assume, be bound by and perform the covenants and conditions of this Lease. Tenant shall deliver to Landlord a statement within 30 days after the end of each calendar year, and within 30 days after the expiration or earlier termination of the Term, specifying each transfer in effect during the period covered by the statement, as well as: (a) the date of the transfer document's execution and delivery; (b) the square footage of the rentable area demised and the term; and (c) a computation in reasonable detail showing the amounts, if any, paid and payable by Tenant to Landlord for the transfer pursuant to this subsection. Tenant shall not be released from liability or relieved of its obligations, unless Landlord expressly agrees otherwise in writing. If the Minimum Annual Rental, Percentage Rental, additional rental or other payment to be paid to Tenant from a transfer exceeds the rental and additional rental Tenant is required to pay Landlord under this Lease, then Tenant shall pay to Landlord the entire amount of the excess, without prior demand, which shall be deemed additional rental.

(d) If Tenant (or a guarantor of the Lease) is a nonpublic corporation and the control of the corporation changes, Tenant shall notify Landlord. If the control changes (whether or not Tenant has notified Landlord), Landlord may declare the change to be a default, effective 60 days from the date of the notice from Tenant, or the date on which Landlord first has knowledge of the change, whichever occurs first. The provisions of the preceding sentence shall not be applicable if control of the corporation changes as the result of a public offering which occurs on a major security exchange. If Tenant (or a guarantor of the Lease) is a partnership or entity other than a corporation (including, but not limited to, a sole proprietorship) and if the control changes (if Tenant is a partnership, a change shall include, but not be limited to, the withdrawal of a partner or partners from the partnership or the dissolution of the partnership), Tenant shall notify Landlord. If the control changes (whether or not Tenant has notified Landlord), Landlord may declare the change a default, effective 60 days from the date of the notice from Tenant, or the date on which Landlord first has knowledge of the change, whichever occurs first. The receipt by Landlord of rental from a party other than Tenant shall not be deemed notice of change in control or ownership of Tenant.

(e) Tenant agrees to pay Landlord $400 plus one month's installment of Minimum Annual Rental to reimburse Landlord for attorneys' fees and administrative expense for the review, processing or preparation of any document in connection with a transfer, whether or not Landlord's consent to the transfer is required or obtained.

(f) If Landlord is not permitted to terminate this Lease because of the provisions of Title 11 of the United States Code relating to Bankruptcy, as amended ("Bankruptcy Code"), Tenant agrees, as a debtor in possession or any trustee for Tenant, within 15 days after Landlord's request to the Bankruptcy Court, to assume or reject this Lease. Tenant, on behalf of itself and any trustee, agrees not to seek or request an extension or adjournment of the application to assume or reject this Lease. In no event after the assumption of this Lease shall an existing default remain uncured for a period more than the earlier of 10 days or the time period specified in this Lease. If a filing of a petition under the Bankruptcy Code occurs, Landlord shall not have an obligation to provide Tenant with services or utilities unless Tenant has paid and is current in all payments of rental and additional rental.

(g) If Tenant receives Landlord's consent to a transfer under ARTICLE 21(a), and if Landlord does not terminate the Lease under ARTICLE 21(d), the Minimum Annual Rental payable to Landlord shall not be less than the highest annual combined Minimum Annual Rental and Percentage Rental payable by Tenant during any previous year.

All of the other obligations, covenants and conditions shall remain unamended.

ARTICLE 22 - Access to Leased Premises

Tenant agrees that Landlord, its agents, employees, servants or any person authorized by Landlord, may enter the Leased Premises **with prior notice, except in an emergency or perceived emergency in which no notice need to given** to: (a) inspect its condition; (b) make repairs, additions or improvements to any part of the Shopping Center, including the Leased Premises; (c) exhibit the Leased Premises to prospective purchasers of the Shopping Center; (d) place notices during the last 60 days of the Term in the Leased Premises at such places as may be determined by Landlord; (e) perform construction on or near the Leased Premises; and (f) post notices of non-responsibility. **During any entry into the Leased Premises, Landlord shall use commercially reasonable efforts to minimize interference with Tenant's business operations.**

ARTICLE 23 - Default by Tenant

(a) The following shall be a default by Tenant:

(i) The failure to pay when due an installment of rental, or any other payment required to be made in whole or in part, if the failure shall continue for more than 10 days after written notice that same is past due, provided that any such notice given by Landlord shall be in lieu of, and not in addition to, any notice required by state law; and/or

(ii) The abandonment or vacation of the Leased Premises or any part of it; and/or

(iii) The failure to observe or perform any other provision of this Lease, if the failure continues for 10 days after written notice to Tenant; if the default cannot reasonably be cured within 10 days, Tenant shall not be in default if Tenant begins to cure the default within 10 days and diligently cures the default; and/or

(iv) The making by Tenant of a general assignment for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt, or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless a petition filed against Tenant is dismissed within 60 days); the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Leased Premises or of Tenant's interest in this Lease if possession is not restored to Tenant within 30 days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Leased Premises, or of Tenant's interest in this Lease, if the seizure is not discharged within 30 days; and/or

(v) The failure more than twice within a 12 month period to make any payment of rental, provided Landlord has given Tenant the required written notices in each case. The 3rd failure shall be a non-curable default.

(b) In addition to any other remedies available to Landlord at law or in equity for default, Landlord shall have the immediate option to terminate this Lease and the rights of Tenant by written notice to Tenant. If Landlord elects to terminate, Landlord shall have the right to recover from Tenant as damages:

(i) The worth at the time of the award of any unpaid rental which has been earned at the time of termination; and

(ii) The worth at the time of the award of the amount by which the unpaid rental which would have been earned after termination until the time of award exceeds the amount of rental loss Tenant proves could have been reasonably avoided; and

(iii) The worth at the time of award of the amount by which the unpaid rental for the balance of the Term after the time of award exceeds the amount of rental loss Tenant proves could be reasonably avoided; and

(iv) Any other amount necessary to compensate Landlord for the detriment proximately caused by Tenant's failure to perform its obligations (including the costs and expenses of recovering the Leased Premises and reasonable attorneys' fees) or which would be likely to result from Tenant's failure; and

(v) At Landlord's election, other amounts permitted by applicable law.

(c) The word "rental" shall mean the Minimum Annual Rental and all other sums required to be paid by Tenant under this Lease. The word "award" means a judgment issued or rendered in favor of Landlord in a proceeding or action to recover damages from Tenant. The phrase "at the time of the award" means the date of entry of such a judgment. All sums, other than Minimum Annual Rental, shall be computed based on the average monthly amount accruing during the 24 month period preceding the default. However, if it becomes necessary to compute the rental before the 24 month period has occurred, the rental shall be computed on the basis of the average monthly amount accruing during that shorter period. As used in paragraphs (i) and (ii) above, the "worth at the time of the award" is computed by allowing interest at the Interest Rate. As used in paragraph (iii) above, the "worth at the time of the award" is computed by discounting that amount at the discount rate of the Federal Reserve Bank of Chicago, at the time of award, plus 1%. In order to determine the amounts payable under ARTICLE 23, Percentage Rental shall be included as additional rental and determined based on the average annual Net Sales for the 36 months (or, if Tenant has been operating in the Leased Premises less than 36 months, on the average Net Sales for the 12 month period) preceding the termination of Tenant's right to possession of the Leased Premises.

(d) Landlord shall also have the right if Tenant defaults under this Lease to terminate Tenant's right to possession of the Leased Premises (without terminating this Lease) and reenter the Leased Premises and remove all persons and property from the Leased Premises. The property may be stored at Tenant's cost. Landlord shall not be liable to Tenant for loss or damage resulting from an entry by Landlord. Tenant shall pay as additional rental, upon demand, expenses incurred or paid by Landlord because of Landlord's entry. If 2 or more or any combination of individuals, corporations, partnerships or other business associations ("Individuals") sign this Lease as Tenant or guarantee this Lease as Guarantors, the liability of each individual group to pay rental and perform the obligations under this Lease shall be joint and several. The failure or refusal by Landlord to proceed against all the (or any combination of the) Individuals comprising Tenant or against Tenant or against 1 or more of the Guarantors shall not be a release or waiver of rights which Landlord may possess against the others, nor shall the granting by Landlord of a release of or execution of a covenant not to sue any 1 or more of the (or any combination of the) Individuals comprising the Tenant or the Guarantors be a release or waiver in whole or in part of rights which Landlord may possess against the others. If either party institutes legal suit or action for enforcement of an obligation, Landlord may determine the venue. Landlord shall not be in default unless and until Landlord shall have failed to perform its obligations under this Lease for 30 days (or within such additional time as is reasonably required) after written notice to Landlord properly specifying Landlord's failure to perform the obligations. Landlord shall not be in default until and unless a court of competent jurisdiction has determined that Landlord is in default. To the extent permitted by applicable law, Tenant waives notice of reentry (or institution of legal proceedings), including the right to receive notice pursuant to any statute or judicial decision of law. Notwithstanding anything to the contrary contained in ARTICLE 23, any written notice, other than as specifically set forth in this ARTICLE 23, required by a statute or law enacted now or later is waived by Tenant, to the extent permitted under that statute or law.

(e) If all or any part of the Leased Premises are vacated or abandoned by Tenant, or if Landlord elects to reenter or take possession of the Leased Premises pursuant to legal proceedings or notice, and if Landlord does not elect to terminate this Lease, then Landlord may from time to time, without terminating this Lease, either recover rental as it becomes due or relet the Leased Premises or any part of it for any length of time, rental and conditions that Landlord in its sole discretion deems advisable. Landlord shall have the right to make alterations and repairs to the Leased Premises. If Tenant has left all or any of its trade fixtures, furniture, furnishings, signs, stock or other personal property in the Leased Premises, that shall not preclude a determination that a vacation or abandonment has occurred.

(f) If Landlord elects to relet, rental received by Landlord from reletting shall be applied: 1st, to the payment of indebtedness other than rental due Landlord from Tenant; 2nd, to the payment of the cost of reletting; 3rd, to the payment of the cost of alterations and repairs to the Leased Premises; 4th, to the payment of rental due and unpaid; and the remainder, if any, shall be applied to the payment of future rental that may become due. If the rental received from reletting during any month which is applied to the payment of rental is less than the rental payment during that month by Tenant, Tenant shall pay the deficiency to Landlord. The deficiency shall be calculated and paid monthly. Tenant shall also pay Landlord, as soon as ascertained, the costs and expenses incurred by Landlord to relet or make alterations and repairs not covered by the rental received from the reletting of the Leased Premises.

(g) A reentry or taking possession of the Leased Premises by Landlord shall not be construed to be an election to terminate this Lease, nor shall it cause a forfeiture of rental remaining to be paid during the balance of the Term, unless a written notice of that intention is given to Tenant or the termination is decreed by a court of competent jurisdiction. Notwithstanding a reletting without termination by Landlord because of default by Tenant, Landlord may at any time after reletting elect to terminate this Lease for any default.

(h) Tenant expressly waives any right or defense it may have to claim a merger, and neither the commencement of an action or proceeding nor the settlement of, or entering of judgment for any action or proceeding shall bar Landlord from bringing subsequent actions or proceedings, based upon other or subsequently accruing claims, or based upon claims or events which have previously accrued and not been resolved in any prior action, proceeding or settlement. The parties waive trial by jury in any action, proceeding or counterclaim brought by either of the parties against the other, regardless of whether such action, proceeding or counterclaim is related to a default under this Lease.

ARTICLE 24 - Surrender of Leased Premises

Tenant shall, upon expiration of the Term, or the earlier termination of this Lease, surrender to Landlord, without damage, injury, disturbance or payment, the Leased Premises including, without limitation, all apparatus, equipment, alterations, improvements and additions by either party to, in, upon or about the Leased Premises. If Tenant shall be in default, Tenant shall not have the right to remove trade fixtures, signs and other personal property. They shall remain or become, as the case may be, the property of Landlord. Tenant, at its sole expense, shall immediately repair damage to the Leased Premises caused by Tenant vacating the Leased Premises or by Tenant's removal of trade fixtures, signs and other personal property. Tenant shall comply with all laws and governmental regulations applicable to the removal and repair of the property. Tenant shall not create a disturbance or health problem for customers, agents, invitees or other parties in the Shopping Center as result of the removal or repair. Any property not removed may be deemed by Landlord to be abandoned by Tenant and may be retained by Landlord or may be removed and stored for Tenant, at Tenant's sole cost. Tenant shall surrender the Leased Premises to Landlord free of Hazardous Material and free of any violation of any environmental rule or regulation. Upon surrender of the Leased Premises, Tenant shall provide Landlord with a report by experts acceptable to Landlord showing the Leased Premises free of Hazardous Material. Tenant's obligation to observe and perform the provisions of this ARTICLE 24 shall survive the expiration of the Term or earlier termination of this Lease.

ARTICLE 25 - Tenant's Conduct of Business

(a) Tenant covenants to continuously and uninterruptedly operate within the entire Leased Premises the business it is permitted to operate under Reference Provision 1.03, except any portion of the Leased Premises while that portion is untenantable because of fire or other casualty. Tenant agrees to conduct its business at all times in a first-class manner consistent with reputable business standards and practices, and to maintain within the Leased Premises a stock of merchandise and trade fixtures adequate to service and supply the usual demands of its customers. Tenant shall keep the Leased Premises in a neat, safe, clean and orderly condition. Tenant also agrees to conduct Tenant's business under the Trade Name set forth in the Reference Provisions, which Tenant represents that it has a right to use. Tenant further agrees to keep open the Leased Premises and operate its business at the hours and on the days and evenings of the week determined from time to time by Landlord in Landlord's sole and absolute discretion. A vacation or abandonment of other premises by any other tenant, occupant or anchor in the Shopping Center shall not release Tenant from its obligations under this Lease, notwithstanding anything to the contrary contained in this Lease.

If Tenant shall request Landlord's approval to open the Leased Premises for business for periods other than as set forth above and Landlord shall approve such request (which approval shall be in Landlord's sole and absolute discretion), Tenant shall pay for any additional costs incurred by Landlord in connection with such extended hours, including but not limited to the cost of security, heating, ventilating and air-conditioning the Leased Premises and the Joint Use Areas required in order to access the Leased Premises, and any extra maintenance and/or repair to the Joint Use Areas required as a result of such extended operating period. Additionally, Tenant shall be responsible for any such extraordinary additional maintenance, security or other costs which are incurred by Landlord as a result of Tenant's use of the Leased Premises during normal operating hours.

(b) The parties agree that because of the difficulty or impossibility of determining Landlord's damages, if Tenant fails to keep open the Leased Premises and operate its business during the hours and on the days and evenings of the week determined by Landlord, in addition to and not in lieu of Landlord's other rights and remedies, Tenant shall pay Landlord liquidated damages of $150 per hour or fraction of the hour, as the case may be, that Tenant fails to keep open and operate the Leased Premises and operate its business. Landlord and Tenant agree that this amount represents a reasonable estimate of the damages that Landlord would suffer.

In the event of a remodel that has been specifically approved by Landlord, and provided Tenant is not in default under any term, condition or covenant of the Lease then, upon 30 days prior written notice to Landlord, Tenant shall have the right, one time during the Lease Term, to close the Leased Premises for a period not to exceed 30 days to remodel the Leased Premises ("Remodel Closure Period"). Such closure shall not occur during the months of October, November or December of any year. During Tenant's Remodel Closure Period, Tenant shall remain responsible for all other terms, covenants and conditions contained under this Lease, except the obligation to remain open during the Remodel Closure Period,

including, but not limited to, the payment of rent and additional charges. In addition, the right to close for a remodeling of the Leased Premises is specific to Tenant and may not be exercised by a subtenant, assignee or successor of Tenant. Tenant shall have the right to close the Leased Premises for the purpose of taking inventory on 2 days in any Lease Year provided (i) Tenant shall have given at least 10 days prior advance written notice to Landlord and (ii) such closing shall not be during peak selling periods of the Shopping Center.

ARTICLE 26 - Rules and Regulations

Tenant shall require its employees, agents and contractors to comply with the rules and regulations made by Landlord from time to time regarding the operation of the Shopping Center or the Leased Premises including, but not limited to, the following:

(a) Tenant shall not put on the glass and supports of the windows (nor within 24 inches of any window), doors or exterior walls of the Leased Premises any signs, advertising placards, names, insignias, trademarks or descriptive material. No signs or other items shall be placed within the Leased Premises if they materially obstruct a view of the Leased Premises. Tenant shall not place vents, structures, improvements or obstructions on the exterior of the Leased Premises without Landlord's written consent. Landlord shall have the right, without giving notice to Tenant and without liability, to restore the Leased Premises and remove property from the Leased Premises unless the size, type, color, location, copy, nature and display qualities of the property were approved by Landlord in writing. The cost of the restoration and removal of property shall be paid for by Tenant promptly upon receipt of a bill. Tenant shall not place a sign on the roof of the Leased Premises notwithstanding anything in this Lease to the contrary.

(b) No awning or other projections shall be attached to the outside walls of the Leased Premises or the Shopping Center without the written consent of Landlord.

(c) Loading and unloading of goods shall be done only at the times, in the areas and through the entrances designated by Landlord.

(d) Garbage shall be kept in the kind of container approved by Landlord's fire and casualty consultants and shall be removed and deposited daily in mass disposal containers in the manner prescribed from time to time by Landlord. Landlord shall provide or designate a service for collection of garbage from designated mass disposal containers.

(e) Except solely for Tenant's own internal operations use within the Leased Premises, no radio or television aerials or other receivers and/or equipment, infrared transmitters/receivers, cabling, telecommunications systems (including but not limited to switching, relay, hub or booster systems) shall be erected or placed within the Leased Premises or on the roof or walls (interior or exterior) of the Leased Premises or the Shopping Center without the written consent of Landlord, which may be withheld in Landlord's sole discretion. If Landlord's consent is not received, anything erected or placed on the roof or elsewhere within the Shopping Center may be removed, without notice, and any damage to the walls or roof or elsewhere within the Shopping Center shall be the responsibility of Tenant. Tenant's access to the roof is limited to the maintenance of equipment installed with Landlord's approval and inspections for damage. Tenant shall not go on the roof without the written approval of Landlord.

(f) No loudspeakers, televisions, phonographs, radios, flashing lights, machinery or other devices shall be heard or seen outside of the Leased Premises without the prior written consent of Landlord. Subject to Landlord's approval of Tenant's plans and specifications, Tenant may install one or more video monitors in the Leased Premises that are visible from the Joint Use Area provided the sole purpose of such video monitors is the promotion of merchandise offered for sale in the Leased Premises and not for general advertising purposes. Sound from the video monitors may not emanate into the Joint Use Area and content displayed may not be unreasonably offensive to patrons of the Shopping Center. Landlord will have the right to revoke its approval and require Tenant to remove such video monitors on 2 days' prior notice if sound or content emanating from Tenant's video monitors is offensive in Landlord's sole discretion.

(g) No auction, fire, bankruptcy or selling-out sales shall be conducted without the written consent of Landlord.

(h) Tenant shall keep its display windows and signs illuminated every day of the Term during the hours designated by Landlord.

(i) Areas immediately adjoining the Leased Premises shall be kept clear by Tenant, and Tenant shall not place nor permit obstructions, garbage, refuse, improvements, merchandise or displays in those areas.

(j) Tenant and its employees shall not park motor vehicles in parts of the parking area which may be designated for customer parking. Tenant shall furnish Landlord the state automobile license numbers assigned to the vehicles of Tenant's employees within 5 days after request by Landlord. Tenant shall notify Landlord of changes to the numbers within 5 days after the changes occur. If Tenant or Tenant's employees continue to park in the

customer parking areas, after notice is given to Tenant by Landlord, Landlord may, in addition to any other remedies Landlord may have, charge Tenant $25 per day, for each day or partial day, per vehicle parked in the customer parking areas, attach violation stickers or notices to the vehicles and have the vehicles removed at Tenant's expense.

(k) Tenant shall use the pest extermination contractor that Landlord may choose, and when Landlord requires Tenant to do so. Tenant shall not keep or permit any animals in the Leased Premises, unless expressly allowed by in this Lease, or unless used by disabled persons.

(l) If Landlord installs a central music system in the Shopping Center, and Tenant desires to purchase another music system, Tenant may, at Landlord's option, purchase the system from Landlord (provided Landlord's charge is competitive with any similar service available to Tenant).

(m) Tenant shall not carry on any trade or occupation or operate any instrument, apparatus or equipment which emits an odor or causes a noise outside the Leased Premises or which is offensive.

(n) Tenant shall not put temporary signs or fixtures (including portable trade fixtures, displays and folding tables) for the display of merchandise within 3 feet of either side of any entrance to the Leased Premises. Merchandise displays shall not extend beyond the frontage line of the Leased Premises.

(o) Tenant shall store and stock in the Leased Premises only goods, wares, merchandise and other property necessary for the conduct of Tenant's business.

(p) Tenant shall not use or permit the Leased Premises to be used for living, sleeping, residential or lodging purposes.

(q) Tenant shall not use the plumbing for a purpose other than that for which it is constructed. No grease or foreign substance shall be put in the plumbing, and the expense of any resulting breakage, stoppage or damage (whether on or off the Leased Premises) shall be borne by Tenant.

(r) Tenant shall not in the Joint Use Areas:

(i) vend, peddle or solicit orders for sale or distribution of any merchandise, device, service, periodical, book, pamphlet or other matter;

(ii) exhibit any sign, placard, banner, notice or other written material;

(iii) distribute any circular, booklet, handbill, placard or other material;

(iv) solicit membership in any organization, group or association or contribution;

(v) parade, patrol, picket, demonstrate or engage in conduct that might interfere with or impede the use of the Joint Use Areas by any customer, invitee or employee, create a disturbance, attract attention or harass, annoy, disparage or be detrimental to the interest of any of the other tenants;

(vi) use the Joint Use Areas for any purpose when none of the retail establishments within the Shopping Center are open for business;

(vii) panhandle, beg or solicit funds; nor

(viii) solicit business.

(s) Tenant shall have the responsibility for protecting the Leased Premises from theft, robbery and pilferage, and shall keep non-customer doors locked.

(t) No symbol, design, name, mark or insignia adopted for or used by Landlord in the Shopping Center shall be used by Tenant without the prior written consent of Landlord.

(u) In the event Tenant requires the use of telecommunication, high-speed network or data transmission services from the Leased Premises, Landlord may require Tenant to contract for such services through Landlord or one of Landlord's designated service providers, provided that the cost thereof is comparable to that available to Tenant from another provider, given a comparable level and quality of service and equipment. Landlord's liability relative to such services shall be the same as that for provision of utilities as set forth in Article 16(g).

Landlord shall have all remedies provided in this Lease for the breach of any of the provisions of ARTICLE 26. Tenant agrees to pay Landlord, upon demand, in addition to and not in lieu of Landlord's other remedies, $70 per violation of any of the rules and regulations. Landlord shall have the right to grant variances of the rules and regulations, and shall enforce the rules and regulations at its sole discretion.

ARTICLE 27 - Eminent Domain

(a) If the entire Leased Premises is appropriated or taken under eminent domain by any public or quasi-public authority, this Lease shall terminate on the date of the taking. Landlord and Tenant shall be released from liability accruing after that date. If more than 25% of the square footage of floor area (including a mezzanine, if any) of the

Leased Premises is taken under eminent domain by any public or quasi-public authority, or if because of the appropriation or taking, regardless of the amount taken, the remainder of the Leased Premises is not usable for the purposes specified in Reference Provision 1.03, either Landlord or Tenant shall have the right to terminate this Lease as of the date Tenant is required to vacate a portion of the Leased Premises which has been taken, by giving notice to the other in writing within 60 days after the date of the taking. Landlord and Tenant shall be released from liability accruing after that date.

(b) Whether or not this Lease is terminated, Landlord shall be entitled to the entire award or compensation and any portion of any compensation awarded for the diminution in value of the leasehold interest or fee of the Leased Premises, but Tenant's right to receive compensation or damages for Tenant's fixtures and tangible personal property shall not be affected. If this Lease is terminated, rental, additional rental and other charges for the last month of Tenant's occupancy shall be prorated, and Landlord shall refund to Tenant rental, additional rental or other charges paid in advance.

(c) If Landlord and Tenant elect not to terminate this Lease, Tenant shall remain in the portion of the Leased Premises which has not been appropriated or taken. Landlord agrees, at Landlord's cost and expense, to restore the remaining portion of the Leased Premises to the quality and character that existed prior to the appropriation or taking as soon as reasonably possible. The Minimum Annual Rental shall be adjusted, on an equitable basis, taking into account the relative value of the portion taken compared to the portion remaining. A voluntary sale or conveyance in lieu of condemnation, but under threat of condemnation, shall be an appropriation or taking under eminent domain. Tenant shall not have a claim against Landlord because of a taking.

ARTICLE 28 - Attorneys' Fees

If, during the Term or afterwards, either party institutes an action, proceeding or counterclaim against the other relating to this Lease, or a default, the unsuccessful party shall reimburse the successful party for the total amount of court costs, expenses and reasonable attorneys' fees actually incurred, the parties waiving any statute, rule of law or public policy to the contrary. The parties agree to confirm this agreement in writing at the start of the action, proceeding or counterclaim. The giving of a notice of default by Landlord shall constitute part of an action or proceeding under this Lease, entitling Landlord to reimbursement of its reasonable expenses of attorneys' fees and disbursements, even if an action or proceeding is not commenced in a court of law and whether or not the default is cured. This ARTICLE 28 shall survive the expiration or termination of this Lease.

ARTICLE 29 - Sale of Leased Premises by Landlord

In the event of the sale or exchange of the Leased Premises or the Shopping Center and the assignment of this Lease, Landlord shall be relieved of all liability for the covenants and obligations in or derived from this Lease, or arising out of any act, occurrence or omission relating to the Leased Premises or this Lease **provided that any transferee assumes Landlord's obligations under the Lease as amended or modified, and the transferee agrees not to disturb Tenant's peaceful possession and quiet enjoyment of the Leased Premises, so long as Tenant is not in default of this Lease or cures any default within the time prescribed under this Lease.** The covenants, representations and obligations of Landlord shall be binding on Landlord only during the period that Landlord has an ownership interest in the Shopping Center.

ARTICLE 30 - Notices

Notices and demands shall be given in writing and sent by certified mail or by nationally recognized overnight courier service, addressed to Landlord and to Tenant at the addresses specified in the Reference Provisions or at the addresses which were last specified by notice by Landlord or Tenant. Notices or demands shall be deemed to have been given, made or communicated on the date they were deposited in the United States mail as certified matter, with postage fully prepaid or deposited with the nationally recognized overnight courier service.

ARTICLE 31 - Remedies

All rights and remedies of Landlord and Tenant under this Lease or at law are cumulative, and the exercise of one or more rights or remedies shall not exclude or waive the right to the exercise of any others. All rights and remedies may be exercised and enforced concurrently, whenever and as often as desirable.

ARTICLE 32 - Successors and Assigns

All covenants, promises, conditions, representations and agreements shall be binding upon, apply and inure to Landlord and Tenant and their heirs, executors, administrators, successors and assigns. The provisions of ARTICLE 21 hereof shall not be affected by this ARTICLE 32.

ARTICLE 33 - Representations

Tenant agrees that Landlord, its employees and agents have made no representations, inducements or promises about the Leased Premises, the Shopping Center or this Lease, or about the characteristics or conditions regarding or pertaining to the Leased Premises or the Shopping Center, unless the representations, inducements and promises are in this Lease. Tenant has independently investigated the potential for the success of its operations in the Shopping Center. Therefore, no claim or liability, or cause for termination, shall be asserted by Tenant against Landlord, its employees and agents, for, and they shall not be liable because of, the breach of any representations, inducements or promises not expressly in this Lease.

Any claim, demand, right or defense by Tenant which is based upon or arises in connection with this Lease or the negotiation of this Lease prior to its execution shall be barred unless Tenant commences an action or interposes a legal proceeding or defense within 1 year after the date of the inaction, omission or occurrence of the event, or the action to which the claim, demand, right or defense relates.

ARTICLE 34 - Waiver

The failure by Landlord or Tenant to insist upon strict performance by the other of any of the covenants, conditions, provisions, rules and regulations and agreements in this Lease, or to exercise a right, shall not be a waiver of any rights or remedies and shall not be a waiver of a subsequent breach or default. A surrender of the Leased Premises shall not occur by Landlord's acceptance of rental or by other means unless Landlord accepts the surrender in writing. A payment by Tenant or receipt by Landlord of an amount less than the monthly rental shall not, nor shall the endorsement, statement, check, letter accompanying a check or payment of rental, be an accord and satisfaction. Landlord may accept a check or payment without prejudice to its right to recover the balance of rental due and pursue any other remedy. A waiver by Landlord for one tenant shall not constitute a waiver for another tenant.

ARTICLE 35 - Holding Over

If Tenant remains in possession of the Leased Premises after the expiration of the Term without a new lease (even if Tenant has paid and Landlord has accepted rental), Tenant shall be deemed to be occupying the Leased Premises as a tenant from month to month, subject to the covenants, conditions and agreements of this Lease. The monthly rental shall be computed based on 1/6th of the rental payable to Landlord during the last 12 month period of the Term. If Tenant fails to surrender the Leased Premises on the termination of this Lease, Tenant shall, in addition to other liabilities to Landlord, indemnify, defend and hold Landlord harmless from loss and liability resulting from that failure including, but not limited to, claims made by a succeeding tenant. The exercise of Landlord's rights shall not be interpreted to allow Tenant to continue in possession, nor shall it be deemed an election to extend the Term beyond a month-to-month basis. If Landlord, in its sole discretion, determines to permit Tenant to remain in the Leased Premises on a month-to-month basis, the month-to-month tenancy shall be terminable on 30 days prior written notice given by either party to the other party.

ARTICLE 36 - Interpretation

Only the relationship of Landlord and Tenant is created by this Lease. No provision of this Lease or act of either party shall be construed to create the relationship of principal and agent, partnership, or joint venture or enterprise.

ARTICLE 37 - Advertising and Promotional Service

As part of Operating Expenses **(provided, however, Tenant shall bear no responsibility or liability for any costs, expenses or charges relating to Operating Expenses except for the payment of Minimum Annual Rental as set forth in Reference Provision 1.07)** Landlord may furnish and maintain professional advertising, marketing and sales promotions which are intended to promote the Shopping Center and/or benefit sales therein. Such advertising and promotion services may be provided in whole or in part by a 3rd party provider or by Landlord or by an affiliate, subsidiary or other related company of Landlord. The nature and extent of such advertising and sales promotion services shall be within Landlord's sole and absolute discretion, and the portion of Minimum Annual Rental and/or Operating Expenses Payment used by Landlord for such advertising and sales promotion services as set forth in Article 17 shall constitute the entire obligation of

Tenant to contribute to the cost of such services. ~~Tenant shall pay Landlord the initial assessment specified in the Reference Provisions, for advertising and promotional activities, in a lump sum within 10 days after demand.~~

ARTICLE 38 - Quiet Enjoyment

Landlord has the right, power and authority to enter into this Lease. Tenant, or any permitted assignee or sublessee of Tenant, upon the payment of the rental and performance of Tenant's other covenants, shall and may peaceably and quietly have, hold and enjoy the Leased Premises during the Term. This covenant shall be construed as a covenant running with the land. It shall not be construed as a personal covenant of Landlord.

ARTICLE 39 - Waiver of Redemption

Tenant waives any right of redemption if Tenant is evicted or dispossessed for any cause, or if Landlord obtains possession of the Leased Premises because of the default of Tenant or otherwise. The rights given to Landlord are in addition to rights that may be given to Landlord by statute or otherwise.

ARTICLE 40 - Fees

Tenant warrants and represents that it has not had negotiations with or dealt with a realtor, broker or agent in connection with this Lease. Tenant agrees to pay and hold Landlord harmless from the cost, expense or liability (including the costs of suit and reasonable attorneys' fees) for compensation, commissions or charges claimed by a realtor, broker or agent regarding this Lease.

ARTICLE 41 - Tenant's Property

Except for the willful misconduct of Landlord, its agents or employees, Landlord, its agents and employees shall not be liable, and Tenant waives all claims, for damage to persons, property and Tenant's business sustained by Tenant (or anyone claiming through Tenant) located on the Leased Premises. Property kept or stored on the Leased Premises shall be kept or stored at the sole risk of Tenant, and Tenant shall indemnify, defend and hold Landlord harmless from any claims arising out of damage to the same or damage to Tenant's business, including subrogation claims by Tenant's insurance carrier.

ARTICLE 42 - Lease Status

Within 10 days of Landlord's written request, Tenant shall without charge execute, acknowledge and deliver to Landlord an instrument required under this Lease or an instrument prepared by Landlord containing the Rental Commencement Date, the Opening Date and Expiration Date of this Lease, and if true, that (a) this Lease is a true copy of the Lease between the parties, (b) there are no amendments (or stating the amendments), (c) the Lease is in full force and effect and that, to the best of Tenant's knowledge, there are no offsets, defenses or counterclaims of rental or in the performance of the other covenants and conditions to be performed by Tenant, (d) no default has been declared by either party and that Tenant has no knowledge of any facts or circumstances which it believes would constitute a default by either party and (e) any other matters reasonably requested by Landlord. Tenant shall remain liable to Landlord for damages sustained by Landlord because of the failure by Tenant to execute, acknowledge and deliver the instrument. The failure of Tenant to execute, acknowledge and deliver the instrument shall be an acknowledgment by Tenant that the statements contained in the instrument are correct. Anyone transacting with Landlord shall have the right to rely on the accuracy of the statements contained in the instrument, whether it is signed by Tenant or deemed acknowledged by Tenant pursuant to this ARTICLE 42.

ARTICLE 43 - Recording

Tenant shall not record this Lease, a memorandum, "short form" or other reference to this Lease, without the written consent of Landlord.

ARTICLE 44 - Force Majeure

If either party is delayed, hindered or prevented from the performance of an obligation because of strikes, lockouts, labor troubles, the inability to procure materials, power failure, restrictive governmental laws or regulations, riots, insurrection, war or another reason not the fault of the party delayed, but not including financial inability, the performance shall be excused for the period of delay. The period for the performance shall also be extended for a period equal to the period of delay. Tenant shall not be excused from the prompt payment of rental, additional rental

or other payments. It shall be a condition of Tenant's right to claim an extension that Tenant notify Landlord, in writing, within 10 days after the occurrence of the cause, specifying the nature of the cause and the period of time necessary for performance.

ARTICLE 45 - Construction of Lease

Tenant has read and understands this Lease. The rule of construction that a document should be construed most strictly against the party which prepared the document shall not be applied, because both parties have participated in the preparation of this Lease.

ARTICLE 46 – Security Deposit

~~(a) Tenant has deposited with Landlord the sum specified in the Reference Provisions, which shall be held by Landlord, without liability for interest, as security for the performance by Tenant of Tenant's obligations. The deposit shall not be mortgaged, assigned, transferred or encumbered by Tenant without Landlord's written consent, and any such act by Tenant shall be without force and effect and not binding on Landlord. If Tenant performs the covenants and agreements in this Lease, the deposit, or the portion of the deposit not previously applied, shall be returned to Tenant after the expiration of the Term, if Tenant has surrendered possession at the expiration of the Term, and has left the Leased Premises in the condition required under this Lease.~~

~~(b) Landlord may commingle the deposit with its other funds. If the rental or any other sum is overdue, if Landlord makes payments for Tenant, or if Tenant fails to perform any of its obligations, Landlord may (without affecting any remedy Landlord may have), apply this deposit, or so much of it to be necessary, to compensate Landlord for rental, additional rental and any loss or damage sustained by Landlord. Tenant shall, upon demand, restore the deposit to the original amount. If a bankruptcy or other creditor-debtor proceedings against Tenant occurs, the deposit and all other securities shall be applied first to the payment of rental and other charges due Landlord for periods prior to the filing of the proceedings. Landlord may deliver the deposit to the transferee of Landlord's interest in the Leased Premises. If that interest is transferred, upon notice to Tenant, Landlord shall be discharged from further liability, and this provision shall also apply to subsequent transferees. Tenant hereby grants Landlord a security interest in the deposit, and to execute the necessary Uniform Commercial Code filing to perfect the security interest granted Landlord; this provision shall survive the expiration or termination of the Lease.~~

~~(c) Neither Landlord's right to possession of the Leased Premises for non-payment of rental or for any other reason, nor any other right of Landlord, shall be affected because Landlord holds the deposit.~~

ARTICLE 47 - Captions

Captions are for convenience and reference only. The words contained in the captions shall not be deemed to explain, modify, amplify or aid in the interpretation, construction or meaning of this Lease. The use of masculine or neuter genders shall include the masculine, feminine and neuter genders. The singular form shall include the plural if the context requires. "Landlord" and "Tenant" means "Landlord" and "Tenant" and "their agents and employees", unless the context requires otherwise.

ARTICLE 48 - Severability

If any provision of this Lease or any paragraph, sentence, clause, phrase or word is judicially or administratively held invalid or unenforceable, that shall not affect, modify or impair any other paragraph, sentence, clause, phrase or word. The parties acknowledge that certain charges, fees and other payments are deemed "additional rental" in order to enforce Landlord's remedies, and shall not be construed to be "rent" if rent controls are imposed.

ARTICLE 49 - Objection to Statements

Tenant's failure to object to a statement, invoice or billing within one year after receipt shall constitute Tenant's acquiescence. Tenant shall be required to provide Landlord with a specific and detailed list of Tenant's objections at the time Tenant makes its objection to Landlord. The statement, invoice or billing shall be an account stated between Landlord and Tenant.

ARTICLE 50 - Liability of Landlord

Landlord's liability under this Lease or arising out of the relationship of the parties shall be limited to Landlord's interest in the Shopping Center. Judgments rendered against Landlord shall be satisfied solely out of the proceeds of the sale of Landlord's interest in the Shopping Center which have been received by Landlord. No personal judgment

shall apply against Landlord upon extinguishment of its rights in the Shopping Center. A personal judgment shall not create a right of execution or levy against Landlord's assets. The provisions of this ARTICLE 50 shall inure to Landlord's successors and assigns. These provisions are not designed to relieve Landlord from the performance of its obligations under this Lease, but to limit the personal liability of Landlord in case of a judgment against Landlord. Tenant's right to obtain injunctive relief or specific performance or to have any other right or remedy which may be awarded Tenant by law or under this Lease shall not be limited however. No personal liability is assumed by nor shall at any time be enforceable against Landlord.

ARTICLE 51 - No Option

The submission of this Lease is not a reservation of or option for the Leased Premises or any other space in the Shopping Center, and vests no right in Tenant. This Lease shall become effective only upon proper execution and delivery by the parties.

ARTICLE 52 - Execution of Documents

~~Tenant shall pay Landlord $400 plus one month's installment of Minimum Annual Rental (plus charges, if any, from Landlord's mortgagee) to reimburse Landlord for the administrative and legal expense for the review, preparation and processing of any document sent to Landlord at Tenant's request, whether or not the document is executed by Landlord.~~

ARTICLE 53 - Corporate Tenant

If Tenant is or will be a corporation or partnership or limited liability company of any kind, the persons executing this Lease on behalf of Tenant covenant and represent that Tenant is a duly incorporated or duly qualified (if foreign) corporation or partnership, as the case may be (including without limitation a limited liability corporation and a limited liability partnership) and is authorized to do business in the State where the Shopping Center is located (evidence shall be supplied Landlord upon request). Tenant also covenants and represents that the person or persons, partner or member executing this Lease on behalf of Tenant is (if a corporation) an officer of Tenant, and is (if a corporation or partnership of any kind) authorized to sign and execute this Lease.

ARTICLE 54 - Printed Provisions

The printed provisions of this Lease and written or typed additions shall be given equal weight for the interpretation of this Lease. The deletion of any portion of this Lease shall not create an implication regarding the intent of the parties, and this Lease shall be read and interpreted as if the deleted portion had never been in this Lease.

ARTICLE 55 - Entire Agreement

This Lease is the only agreement between the parties for the Leased Premises. An amendment, modification or supplement to this Lease shall not be effective unless it is in writing and executed by the parties.

ARTICLE 56 - No Third-Party Rights

This Lease shall not confer rights or benefits, including third-party beneficiary rights or benefits to anyone that is not a named party to this Lease, including any individual, corporation, partnership, trust, unincorporated organization, governmental organization or agency or political subdivision.

ARTICLE 57 - Financial Statements

(a) Tenant acknowledges that it has provided Landlord with its financial statement or annual report ("Statement") and represents that the Statement is a primary inducement to Landlord's agreement to lease the Leased Premises to Tenant. Landlord has relied on the accuracy of the Statement in order to enter into this Lease. Tenant represents that the information contained in the Statement is true, complete and correct in all material aspects. This representation is a precondition to the Lease.

(b) At the request of Landlord, unless Tenant is a publicly traded company, Tenant shall, not later than 30 days following such request, furnish to Landlord its most recent balance sheet for at least the most recent fiscal year, a statement of income and expense for that year and an opinion of an independent certified public accountant satisfactory to Landlord (or a certificate of the chief financial officer, owner or partner of Tenant) indicating the

financial statement has been prepared in conformity with generally accepted accounting principles consistently applied and fairly present the financial condition and results of the operations of Tenant for that year.

ARTICLE 58 - Other Locations

If during the Term: (a) Tenant, its parent, subsidiary, ~~franchisor, or franchisee~~, the Guarantor of this Lease; (b) any person, firm, corporation or other entity having an interest in any of the above parties; or (c) any other person, firm or corporation controlling or controlled by Tenant or any of the above parties, shall directly or indirectly, either individually or as a partner, shareholder, agent, employee or otherwise, own, operate, maintain or have an affiliation, investment or interest in business similar to or in competition with the one operated at the Leased Premises within the radius specified in Reference Provision 1.20 as measured from the perimeter of the Shopping Center (except those carried on as of the Effective Date) then that shall constitute a default. **(For avoidance of doubt, Landlord understands that Tenant, as a franchisee, has no control over the business decisions of its franchisor with respect to the franchisor's creation or non-creation of separate franchisees within the Radius; as such, any conduct of the franchisor or other franchisees of franchisor shall be deemed expressly outside the scope of the matters contemplated in this Article 58.)** At Landlord's option, in addition to Landlord's other remedies, the Net Sales from any other business within the specified radius shall be included in the Net Sales of the Leased Premises during each year. The Percentage Rental shall be computed on the aggregate of the annual Net Sales made on, in or from the Leased Premises and on, in or from any other business located within the radius. Tenant shall submit monthly sales statements and maintain records of the sales and transactions of the other business. Landlord shall have the right to examine and audit those statements and records as though they were made on, in or from the Leased Premises. A substantial increase in size or other substantial change in the business at locations in existence on the Effective Date, or change in location to a location within the radius, shall remove the exemption created for that location. "Radius" shall mean a geometric measurement and not the actual distance over roads.

ARTICLE 59 - Tenant's Failure

This Lease shall be governed by the laws of the State in which the Shopping Center is located and shall be deemed made and entered into in the county in which the Shopping Center is located. If Tenant fails to comply with and perform any of its covenants, conditions or agreements, Landlord shall have the right, but not be obligated, to perform the covenants, conditions or agreements. Tenant shall pay to Landlord on demand as additional rental, a sum equal to the amount spent by Landlord for the performance, plus 15% of such amount to defray supervision and overhead. If Landlord performs any covenants, conditions or agreements, Landlord, its agents or employees may enter the Leased Premises. That entry and performance shall not constitute an eviction of Tenant in whole or in part, nor relieve Tenant from the performance of the covenants, conditions and agreements. Landlord, its agents and employees shall not be liable for claims for loss or damage to Tenant or anyone claiming through or under Tenant.

ARTICLE 60 - Ownership

(a) If the ownership of the Shopping Center is in a Real Estate Investment Trust, then Landlord and Tenant agree that Minimum Annual Rental, Percentage Rental and all additional rental paid to Landlord under this Lease (collectively referred to in this Article as "Rent") shall qualify as "rents from real property" within the meaning of Section 856(d) of the Internal Revenue Code of 1986, as amended (the "Code") and the U.S. Department of Treasury Regulations (the "Regulations"). Should the Code or the Regulations, or interpretations of them by the Internal Revenue Service contained in Revenue Rulings, be changed so that any Rent no longer qualifies as "rent from real property" for the purposes of Section 856(d) of the Code and the Regulations, other than by reason of the application of Section 856(d)(2)(B) or 856(d)(5) of the Code or the Regulations, then Rent shall be adjusted so that it will qualify (provided however that any adjustments required pursuant to this Article shall be made so as to produce the equivalent (in economic terms) Rent as payable prior to the adjustment).

(b) Any services which Landlord is required to furnish pursuant to the provisions of this Lease may, at Landlord's option, be furnished from time to time, in whole or in part, by employees of Landlord or Landlord's affiliates or by one or more third parties hired by Landlord or Landlord's affiliates. Tenant agrees that upon Landlord's written request it will enter into direct agreements with the parties designated by Landlord to provide such services, provided that no such contract shall result in Tenant having to pay, in the aggregate, more money for the occupancy of the Leased Premises under the terms of this Lease, or Tenant's receiving fewer services or services of a lesser quality than it is otherwise entitled to receive under the Lease.

ARTICLE 61 - Special Provisions

(a) The definition of "Hazardous Material" contained in ARTICLE 15(d) also includes the Massachusetts Hazardous Waste Management Act, M.G.L. Chapter 21C, as amended, and the Massachusetts Oil and Hazardous Material Release and Response Act, M.G.L. Chapter 21E, as amended, and regulations adopted thereunder.

The exhibits are incorporated by reference into this Lease.

If Tenant is a CORPORATION, the authorized signatory shall sign on behalf of the corporation and indicate the capacity in which they are signing. The Lease must be executed by the president or vice president and attested by the secretary or assistant secretary, unless the bylaws or a resolution of the board of directors provides otherwise. In that case, the bylaws or a certified copy of the resolution shall be attached to this Lease. The appropriate corporate seal must be affixed to the Lease.

TENANT:

Duchang Investments Inc., a Massachusetts corporation

dba "Tous Les Jours"

By:_____
Authorized Signatory

LANDLORD:

NATICK MALL, LLC, a Delaware limited liability company

By: _____
Authorized Signatory

INITIAL HERE

AFFIDAVIT

The undersigned has signed a Lease dated February 19, 2019, with **NATICK MALL, LLC, a Delaware Limited Liability Company** for the occupancy of Space No. **2094 Natick Mall**. The Lease business terms were negotiated with **Elizabeth Ryan**, as representative of the Landlord. No representative, agent or employee of the Landlord represented, suggested, promised or implied that the undersigned would be given an exclusive use in the Shopping Center for the operation of the business to be conducted in the Leased Premises, or that the Landlord would not lease space in the Shopping Center to a competing or other tenant. Nor has any representative, agent or employee of Landlord made any representations, inducements or promises about the Leased Premises or the entry into the Lease, unless expressly in the Lease. Nor has any representative, agent or employee made any representations, inducements or promises about the characteristics or conditions regarding or pertaining to the Leased Premises or the Shopping Center, unless expressly in the Lease. The undersigned has independently investigated the potential for the success of its operations in the Shopping Center and has not relied upon any representations, inducements or promises by Landlord's representatives, agents or employees, other than those contained in the Lease.

TENANT: Duchang Investments Inc., a Massachusetts corporation
d/b/a: **Tous Les Jours**

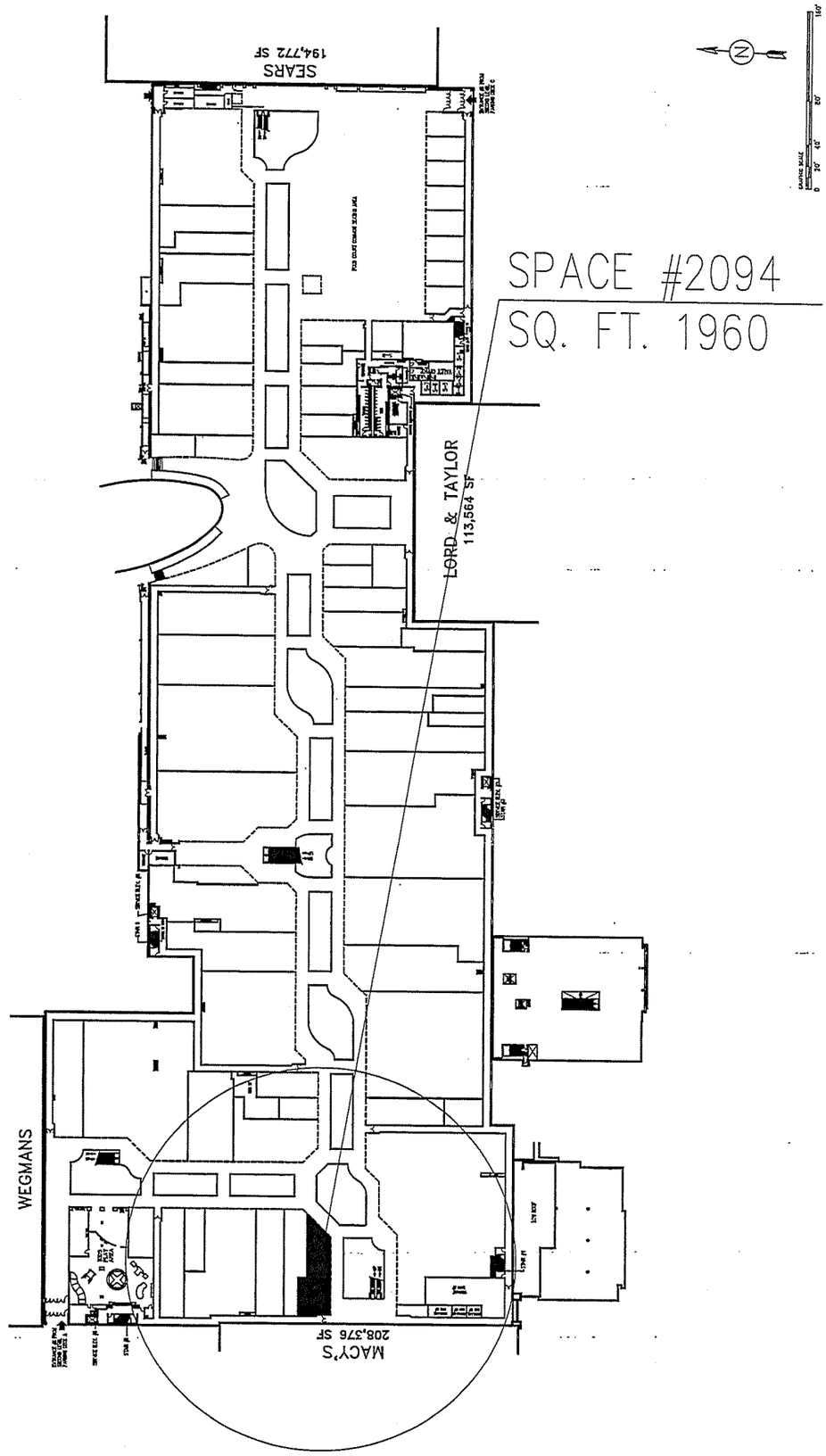
By: _____
Its: President

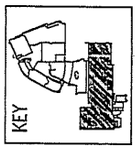
Sworn to before me this 31 day of January, 2019.

_____
Notary Public

RUBIA LOPES DE FREITAS
Notary Public, Commonwealth of Massachusetts
My Commission Expires September 26, 2025

M:\ORG\Teams\Development Teams\CAD_Centers\Mall Plans\MASSACHUSETTS\NATICK MALL_LP1-2\Exhibits\Natick Mall-2094.dwg 12/6/2018 Kubicek, Theresa





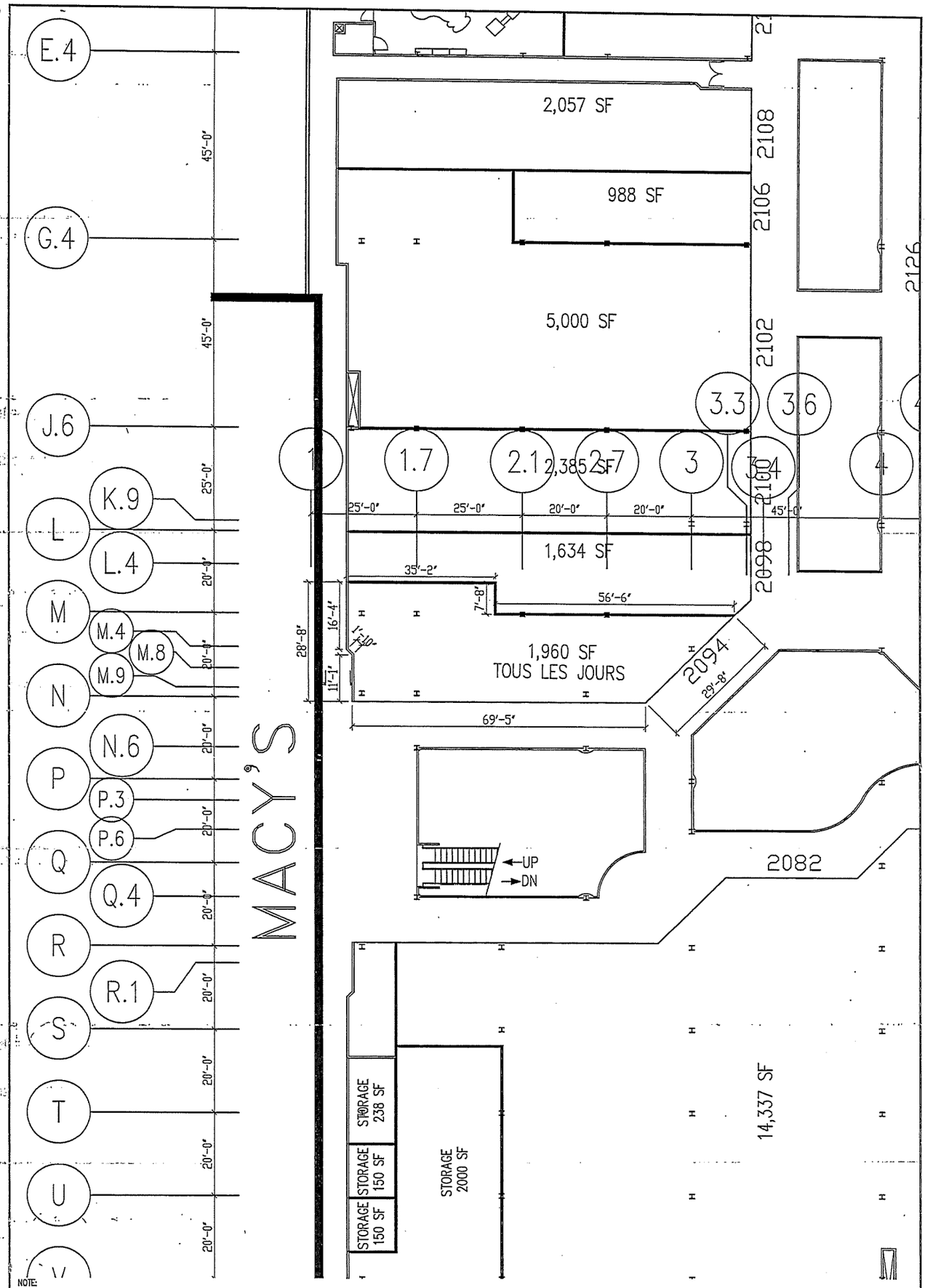
NOTE:

EXHIBIT A IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTEMPLATED IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER, PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED IN THIS EXHIBIT A.

UPPER LEVEL

EXHIBIT A	NATICK MALL NATICK, MASSACHUSETTS	**Brookfield** Properties



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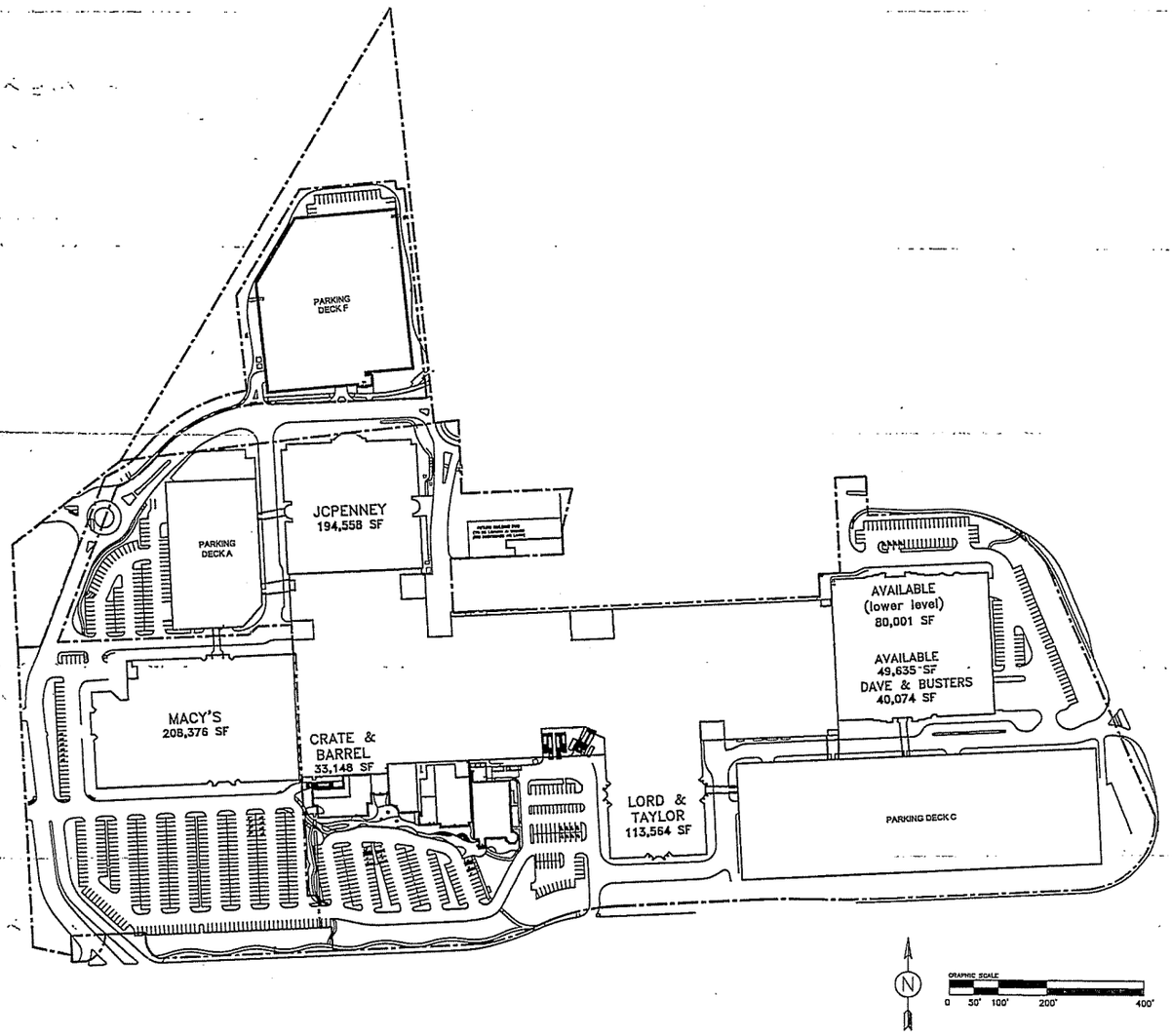
NOTE:

LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

TENANT: TOUS LES JOURS	DATE: 12/06/18	NOT TO SCALE
SPACE #: 2094 AREA: 1960 SF	DRAWN BY: TMK	

EXHIBIT A-1	NATICK MALL NATICK, MASSACHUSETTS	**Brookfield** Properties



NOTE:

EXHIBIT B IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTEMPLATED IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER, PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED IN THIS EXHIBIT B.

SITE PLAN

EXHIBIT B	NATICK MALL NATICK, MASSACHUSETTS	**Brookfield** Properties

EXHIBIT C

DESCRIPTION OF LANDLORD/TENANT WORK

ALL TENANTS

Natick Mall
NATICK, Massachusetts

Tenant accepts the Leased Premises in its "as-is" condition. Tenant, at Tenant's expense, shall complete any improvements that may be required for Tenant's use of the Leased Premises. If Tenant's design is not feasible with the existing utility locations, such as mechanical, electrical, plumbing or fire protection, any alterations to the existing utility locations shall be completed by Tenant at Tenant's expense, subject to Landlord's prior approval. All such work shall be in accordance with this Exhibit "C", the Tenant Criteria Manual and other information contained within the Tenant Package reference below. All work to be performed by Landlord in delivering the Leased Premises to Tenant shall be limited to those items expressly set forth in Exhibit "C" and Article 2 of the Lease, some of which may be performed by Landlord on behalf of, and for Tenant as is more fully described herein.

A. TENANT PACKAGE

Tenant Package Landlord shall provide a "Tenant Package" to better identify the Leased Premises and provide details in describing conditions of the shell structure. This package may contain such items as:

a. Lease exhibit drawing indicating approximate Leased Premises.

b. Dimensional floor plan drawings, if available. Tenant shall not rely on such plans or drawings and must field-verify physical dimensions and existing conditions in the Leased Premises prior to and during Tenant Work (defined in ARTICLE 2 of the Lease).

c. Criteria Manual containing Tenant-required drawing submissions information, sign criteria, architectural, electrical and mechanical information necessary for the preparation of Tenant's plans, typical detail sheets, and other information.

d. By the execution of Tenant's Lease, Tenant acknowledges receipt of the Tenant Package and by this reference, it is incorporated in the Lease.

B. TENANT PLAN SUBMITTAL REQUIREMENTS

1. Tenant Working Drawings
Tenant shall provide working drawings consisting of architectural, mechanical, electrical, plumbing, structural, life safety, specifications and supporting calculation data, prepared by a registered architect and licensed engineer of the state in which the Shopping Center is located as deemed necessary by Landlord. Refer to Tenant Package for details. Tenant agrees to comply with the schedule set forth in 2 below.

2. Tenant Plan Submittal & Additional Requirements

a. By the submittal date for preliminary plans and specifications specified in the Reference Provisions, Tenant agrees to notify Landlord of the identity and mailing address of the licensed architect engaged by Tenant for the preparation of plans for Tenant's Work. At the same time Tenant, at Tenant's expense, shall cause Tenant's architect to prepare and deliver to Landlord for Landlord's approval one (1) preliminary drawing submittal for Tenant's Work, adhering to the requirements as described in the Tenant Package.

b. If Tenant does not furnish Landlord with the identity of Tenant's architect or furnish Landlord with drawings and specifications by the required date, Landlord shall have the right, in addition to any other right or remedy it may have at law or in equity, to cancel and terminate this Lease by written notice to Tenant. Landlord shall in addition to all other remedies, be entitled to retain and have recourse to any bond, deposit or advance rental previously deposited by Tenant under this Lease as liquidated damages.

c. By the submittal date for final plans and specifications specified in the Reference Provisions, Tenant, at Tenant's expense, shall cause Tenant's architect to prepare and deliver to Landlord for Landlord's approval three (3) sets of final working drawings and specifications for Tenant's Work, adhering to the requirements as described in the Tenant Package.

d. Landlord shall review Tenant's drawings and specifications and notify Tenant within 15 days of their receipt if they do not meet with Landlord's approval. Tenant shall, within 10 days of the receipt of notification, revise and resubmit the

drawings and specifications. When Landlord has approved Tenant's drawings and specifications, Landlord shall initial and return one (1) set of approved drawings to Tenant. That set shall show the date of Landlord's approval, and shall be made a part of this Lease as "EXHIBIT P."

e. If any changes and/or revisions are made in Tenant's working drawings and specifications after Landlord's initial approval, Tenant shall deliver to Landlord one set of revised working drawings and specifications for additional approval.

f. No approval by Landlord shall be valid unless signed in writing by Landlord or Landlord's representative.

g. Tenant shall prepare its plans and perform Tenant's Work in compliance with Landlord's requirements, governing statutes, ordinances, regulations, codes and insurance rating boards. ~~Tenant shall pay Landlord for review of final plans at the rate of $0.50 per square foot of space in the Leased Premises, plus $0.25 per square foot for each required additional review of final plans.~~ Landlord's approval does not relieve Tenant of its obligation to complete Tenant's Work in accordance with the terms of the Lease, nor of the necessity of Tenant's compliance with the laws, rules, regulations and ordinances of local governing authorities.

h. Any approval by Landlord or Landlord's architect shall neither obligate Landlord in any manner whatsoever with respect to the finished product, design and/or construction by Tenant nor be deemed to be a modification or amendment to the provisions of the Lease. Any deficiency in design or construction, with or without prior approval of Landlord, shall be solely the responsibility of Tenant. Tenant shall be solely responsible for corrections in Tenant's Work and its working drawings and specifications required by governmental authority.

i. Notwithstanding anything to the contrary contained in this Lease, Tenant shall comply with the Americans with Disabilities Act of 1990 ("ADA"), and any amendment to the ADA, as well as applicable state, local laws, regulations, ordinances and independent inspections. Compliance will include, but not be limited to, the design, construction, and alteration of the Leased Premises as well as access to, employment of and service to individuals covered by the ADA. Upon completion of work, Tenant's or Tenant's architect must supply to Landlord a letter, satisfactory to Landlord, stating that the Leased Premises have been designed and constructed in accordance with and are in compliance with the ADA.

j. Within 10 days after opening for business in the Leased Premises, Tenant shall provide Landlord with one set of "as-built" drawings and specifications indicating the changes from EXHIBIT P made during the performance of Tenant's Work. As-built drawings shall accurately locate all underground utilities and equipment installed. As-built drawings shall be delivered to Landlord prior to final inspection of the Leased Premises.

C. STRUCTURE

1. Building Shell

a. Landlord may provide, at its option, a concrete floor slab within the interior of the Leased Premises at Tenant's expense. In the event Landlord provides a concrete floor slab based on the area of the Leased Premises, Tenant shall pay Landlord $3.00 per square foot for concrete slab. Such concrete slab shall be installed in accordance with the requirements as described in the Tenant Criteria Manual. Any tenant whose requirements exceed the designed live load shall furnish Landlord with load information prepared by a licensed structural engineer. At Landlord's option, Landlord may, at Tenant's expense, submit structural information to its engineer for verification.

b. Tenant is responsible for maintaining the integrity of the concrete slab. Any alterations to Landlord's slab shall be executed in accordance with the requirements described in the Tenant Criteria Manual.

c. Upper and lower level suspended slab floor penetrations shall be core-drilled; no saw cutting or trenching is permitted. All floor penetrations shall be sleeved and sealed as required in the Tenant Criteria Manual.

d. Structural modifications and or additions by Tenant to Landlord's structure is subject to Landlord's prior approval. Tenant shall submit structural calculations, which have been prepared by a licensed structural engineer, to Landlord for review by Landlord's engineer, at Tenant's expense.

2. Roof Penetrations

Roof penetrations by Tenant shall be held to a minimum. Penetrations, flashing and patching of the roofing system shall be made by Landlord's roofing contractor, subject to Landlord's prior approval, at Tenant's expense. Any structural framing or structural calculations required by Landlord as a result of Tenant's roof penetrations shall be performed at Landlord's option by Landlord's contractor, at Tenant's expense. Any associated curbs, rails, skids, etc. which can impact the roof system shall be designed in accordance with the manufacturer's recommendations and installed by Landlord's approved roofing contractor, at Tenant's expense.

3. Waterproof Membrane
All food tenants, high water use tenants such as, beauty salons, pet stores, etc., lower and upper level tenants whose design includes water being present, such as in kitchens or restrooms, shall install and maintain a waterproof membrane approved by Landlord throughout the Leased Premises. A water test shall be performed by Tenant. Tenant is responsible for maintaining liquid-tight capacities of the floor and other boundaries of the Leased Premises.

4. Fireproofing
Landlord may provide, at its option, fire retardant material on its structure within the Leased Premises. Tenant shall be required to protect fireproofing and damage to fireproofing shall be repaired by Tenant as necessary to meet the requirements and recommendations of applicable code and local inspectors, at Tenant's expense.

D. STOREFRONTS

1. Neutral Piers and Bulkhead
Landlord may provide, at its option, vertical neutral surfaces or structural columns at the lease line separating Tenant storefront construction from another adjacent space. Tenant shall pay Landlord $200.00 for neutral piers and $6.50 per lineal foot of bulkhead soffit. The storefront area will be left open for Tenant construction between the edges of the neutral surfaces and between the mall finished floor and the underside of the horizontal soffit.

2. Additional Storefront Requirements
   a. Landlord has established design criteria regulating materials and construction of the storefronts and signage so that tenant storefronts contribute to the overall design concept of the Shopping Center. In order to contribute to this theme, the overall storefront design must conform to the design criteria as described in the Tenant Criteria Manual. Landlord has the right to reject storefronts which do not meet the design criteria and to accept and approve unusual designs that deviate from the required criteria, all at Landlord's sole discretion.

   b. Tenant is responsible for constructing a complete storefront to the full height and for making a suitable attachment or termination of construction to the bulkhead soffit and proper closure against each neutral pier. Refer to Tenant Criteria Manual for details. Tenant shall be solely responsible for the repair of damage it causes to Landlord's finish material.

   c. Tenant's storefront shall be self-supporting. Limited lateral bracing is permitted from Landlord's structure. The storefront or any part of the interior cannot be suspended from Landlord's bulkhead framing or structure.

E. DEMISING WALLS AND EXITS

1. Demising Walls
   a. Landlord shall provide light gauge metal studs or unfinished masonry separating the Leased Premises from adjacent space. Tenant shall pay Landlord $10.00 per linear foot for demising partitions.

   b. Tenant is responsible for furnishing gypboard on all demising partitions and surfaces in accordance with code and as described in the Tenant Criteria Manual.

   c. Tenants are prohibited from allowing music or other sounds to emanate from their space into an adjacent Tenant space or into the mall common area. Tenants who generate sound levels greater than 40 decibels, or as otherwise deemed necessary by Landlord, shall insulate their space against sound transmission. Methods to prevent sound transmission must be thoroughly detailed on Tenant's plans and is subject to Landlord's approval, as described in the Tenant Criteria Manual.

   d. Tenant is responsible for providing Landlord with anticipated load and weight calculations for any wall hung fixtures. If Landlord deems necessary, Tenant shall provide backing and bracing support to demising walls to compensate for loading

imposed by Tenant's wall-hung fixtures at Tenant's expense.

e. Tenant is responsible for the construction of any wall in which an expansion joint occurs, the construction of such wall shall be in accordance with acceptable construction design practices and applicable codes.

2. Service Doors
Tenant is responsible for furnishing and installing a service door connecting to service corridors or mall exterior service areas. The door shall comply with applicable code requirements and Landlord requirements as described in the Tenant Criteria Manual. In the event Landlord has installed any such doors, frames and hardware, then Tenant shall reimburse Landlord for the cost thereof at $1000.00 per door.

3. Exit Requirements
Tenant is responsible for providing all exit requirements and exit identifications within the Leased Premises in accordance with requirements of applicable code and subject to approval by the local building authority.

F. INTERIOR FINISHES, FURNISHINGS AND EQUIPMENT

1. Floor Finish
Tenant is responsible for all floor finish covering materials for the Leased Premises and shall make a smooth, level transition with the mall floor at the lease line. In the event that Tenant is required to match Landlord's floor tile at Tenant's lease line and closure line, Tenant shall pay Landlord $22.00 per square foot for Landlord selected floor tile. Tenant shall protect and repair any damage to Landlord's floor finish material, at Tenant's expense.

2. Wall Finish
Tenant is responsible for the installation of finished walls on the demising partitions, including any necessary additional supports, wall blocking, fire tapping and wall finishes, at Tenant's expense.

3. Ceilings
Ceiling height limitations are created by existing conditions and floor-to-floor heights vary throughout the Shopping Center. Where building conditions permit, higher ceilings may be allowed with the written approval of Landlord. Any relocation of or modification to existing piping, conduit and/or ductwork necessitated by Tenant's installation of a ceiling shall be at Tenant's expense. If the area above the ceiling is a return air plenum, ceilings are required throughout the Leased Premises including, without limitation, stock and toilet rooms.

4. Access Panels
Tenant is responsible for providing access panels throughout the Leased Premises. Tenant shall at minimum provide 24" x 24" flush mount access panels in the ceiling within the Leased Premises at dampers, HVAC equipment and elsewhere as required by Landlord or as required by code in order to provide access to the equipment.

5. Furnishings and Equipment
Tenant is responsible for furnishing and installing all fixtures, furnishings, equipment, shelving, trade fixtures, leasehold improvements, interior decorations, graphics, signs, mirrors, coves and decorative light fixtures and other special effects, as first approved and permitted by Landlord and in accordance with all applicable federal, state, local laws, regulations and ordinances.

G. SIGNAGE

1. Tenant Signage Submittal
a. Tenant shall submit sign manufacturer's shop drawings to Landlord depicting sign, lettering dimensions, overall dimensions, color, materials, mounting details, quantities and location of the sign in relation to each elevation, as described in the Tenant Criteria Manual. Signs, permits and related or resulting construction shall be Tenant's responsibility. All signs shall be installed under the supervision of Landlord. The sign contractor shall repair any damage caused by its work.

b. Landlord's final written approval is required prior to sign fabrication. Tenant shall not be permitted to open for business in the Leased Premises without a sign that has been approved in writing by Landlord and which conforms to applicable building and electrical codes.

2. Interior Signage Requirements
a. No signage shall be applied to storefront or hung within 4'-0 from the lease line without Landlord's written approval. Refer to Tenant Criteria Manual for

additional information.

b. No signs shall be allowed beyond the lease line without Landlord's written approval.

c. No flashing, action, moving or audible signs are permitted.

d. No television or projection screens are permitted within 15 feet of the lease line without Landlord's written approval. Subject to Landlord's approval of Tenant's plans and specifications, Tenant may install one or more video monitors in the Leased Premises that are visible from the Joint Use Area provided the sole purpose of such video monitors is the promotion of merchandise offered for sale in the Leased Premises and not for general advertising purposes. Sound from the video monitors may not emanate into the Joint Use Area and content displayed may not be unreasonably offensive to patrons of the Shopping Center. Landlord will have the right to revoke its approval and require Tenant to remove such video monitors on 2 days' prior notice if sound or content emanating from Tenant's video monitors is offensive in Landlord's sole discretion.

e. Signs may be vertical, horizontal, and be illuminated. Multiple signing may be permitted on multi-directional storefronts but only with Landlord's prior written approval.

f. The length of horizontal lettering shall not exceed 50% of the horizontal storefront length. The proportional ratio of the proposed signage length to the overall horizontal storefront length shall be left to the sole discretion of Landlord.

g. Landlord reserves the right to regulate signage location throughout the mall and near Anchor stores.

h. Wording is limited to the trade name of the store. Landlord shall review logos on a case-by-case basis.

i. Sign shall be on a timer set to illuminate during mall hours.

j. No sign manufacturer's identification, decals or registered trademark shall be permitted.

k. Tenant shall keep the sign in good repair at all times.

H. HEATING VENTILATION AND AIR CONDITIONING

1. Landlord provided Heating, Ventilation and Air Conditioning System, "HVAC System"
Landlord may provide, at its option, the HVAC system to the Leased Premises, as defined in the Tenant Criteria Manual. Tenant is responsible for design and installation, at its sole expense, of the mechanical system within the Leased Premises from Landlord's distribution point.

2. Tenant provided Roof Top Unit, "RTU System"

a. Tenant may, at its sole expense, upon prior written approval of Landlord, install and operate a supplemental RTU System on the roof of the Shopping Center. The RTU System shall supplement, and not replace, any existing air conditioning unit, and shall be compatible with the Landlord-provided air conditioning system in all respects including, but not limited to, roof integrity, structure, air flow, electric load, life safety alarm system and utility capacity.

b. In the event Landlord does not provide the HVAC system, Tenant is required to design and install the RTU System to the Leased Premises as defined in the Tenant Criteria Manual.

c. Landlord may provide, at its option, universal roof supports for roof-mounted equipment. Tenant shall reimburse Landlord for all associated costs.

d. Tenant shall locate the RTU System and provide structural modifications in order to comply with the Shopping Center's structural load limits. Tenant shall submit structural calculations, which have been prepared by a licensed structural engineer, to Landlord for review by Landlord's engineer, at Tenant's expense. Landlord may require modifications to Tenant's design and construction.

e. Tenant shall not install or operate the RTU System without the prior written approval of Landlord. Tenant shall not enter the roof without prior permission

from a representative of Landlord.

f. Tenant shall supply Landlord with maintenance agreements, plans and specifications for the installation and operation of the RTU System.

g. Notwithstanding anything to the contrary contained in the Lease, Tenant shall have no right to an abatement, deduction or set-off in rental if Tenant's RTU System is or becomes inoperable.

3. Additional Tenant Requirements

a. Tenant is responsible for providing the mechanical system within the Leased Premises, including but not limited to maintenance, supply metal ductwork, grilles, registers, electrical wiring, controls, heating, heat detection and circuitry necessary for the satisfactory operation of an air conditioning system. Refer to Tenant Criteria Manual for details.

b. Tenant is responsible for the design of all ductwork and accessories for air distribution in accordance with the procedures described in the American Society of Heating, Refrigerating, and Air Conditioning Engineering Guide ("ASHRAE"), and in accordance with the latest methods recommended in the Sheet Metal and Air Conditioning Contractors National Association ("SMACNA") low velocity duct manual, and as otherwise set forth by code.

c. In the event Landlord provides a pre-approved mechanical contractor, Tenant will be required to use Landlord's contractor for the purchase and installation of Tenant's HVAC unit, heating & cooling equipment and HVAC curb, all at Tenant's sole expense. Refer to Tenant Criteria Manual for details.

d. Tenant is responsible for providing the Leased Premises with its own thermostat(s) in accordance with the requirements of the Tenant Criteria Manual.

e. Tenant shall provide plans, specifications and calculations required in connection with the installation and operation of Tenant's HVAC System. Any review of the plans, specifications and calculations performed by Landlord or Landlord's engineer, as Landlord deems necessary, shall be at Tenant's expense.

f. Tenant is required to route HVAC condensation lines as directed by code and the mall on-site representative.

g. Tenant is responsible for providing Landlord copies of air test and balance reports upon completion of work.

h. Tenant shall reimburse Landlord, at Landlord's option, for any measurement system(s) required by Landlord for measuring Tenant's consumption of conditioned air.

i. Landlord may provide, at its option, a smoke evacuation and control system within the Leased Premises. In the event Landlord provides a smoke evacuation and control system, Tenant shall pay Landlord $3.00 per square foot.

j. Tenants HVAC System and related rooftop equipment must be compatible with Landlord's life safety/ smoke exhaust system. Alterations to and interface with Landlord's life safety/smoke exhaust system shall be by Landlord's contractor at Tenant's sole expense.

k. Tenant may be required to provide and install, at Tenant's expense, heat or smoke detectors within the Leased Premises to shut down the heating, air conditioning and ventilation whenever an abnormal condition is detected. In addition, these devices may be required by local code authorities as part of the fire prevention smoke removal system. Refer to Tenant Criteria Manual for details.

l. Landlord shall have the right to require Tenant to cease operation of the Tenant's HVAC System if it is causing damage to any of the structural or mechanical elements of the Shopping Center, interfering with or diminishing any service provided by Landlord or others, or interfering with any other tenant's business.

I. TOILET EXHAUST SYSTEM

a. Landlord may provide, at its option, a common toilet exhaust system to the Leased Premises, as defined in the Tenant Criteria Manual. Tenant shall design and install a toilet exhaust system and connect to Landlord's exhaust duct system within the Leased Premises.

b. In the event Landlord does not provide the common toilet exhaust system, Tenant is required to design and install the exhaust system for the Leased Premises, per code and as defined in the Tenant Criteria Manual.

J. SPECIAL EXHAUST AND MAKE-UP AIR SYSTEMS

1. Special Exhaust Systems
Odors produced by tenants such as food service, beauty salons, pet shops, etc. must be exhausted to the atmosphere through a tenant-furnished exhaust system. Tenant shall design and install an engineered exhaust and make-up air system to maintain a negative pressure in the Leased Premises to keep odors from disturbing Landlord, customers and other tenants. The location and minimum distance of exhaust fans from any air intakes shall be as directed by Landlord and in accordance with applicable code. Refer to Tenant Criteria Manual for details.

2. Make-Up Air Systems
Make-up air systems as referenced in 1 above shall be furnished and installed by Tenant, upon Landlord's approval, utilizing secondary mall air. If Tenant uses more than 10% of Landlord's air supply for Tenant's special exhaust system, Tenant shall be responsible for an adjusted operating charge.

3. Exhaust Discharge
   a. Tenant is responsible for providing mushroom-type exhaust discharge outlets. All roof-mounted equipment shall be approved by Landlord and installed on curbs per the specifications in the Tenant Criteria Manual. All roof flashing shall be performed by Landlord's roofing contractor at Tenant's expense. Projections above 3'-0" will require approval by Landlord and may require additional screening by Tenant.

   b. Tenant shall provide a residue trough grease containment system, approved by Landlord, on all roof-mounted grease exhaust discharge equipment. The containment system shall be cleaned and replaced on a regular basis.

4. Damper Control and Interlock
Tenant shall provide damper controls with automatic fan shutdown and interlock to maintain the original design air balance approved by Landlord and in accordance with applicable code. The control system must be able to shut down its fans in case of fire.

K. UTILITIES

1. Electric Service
   a. Landlord shall provide the main electric distribution system as more fully described in the Tenant Criteria Manual.

   b. Landlord may provide, at its option, an empty electrical conduit to the Leased Premises and associated electrical equipment serving the Leased Premises. In the event Landlord provides electrical conduit and equipment, Tenant shall pay Landlord $800.00 for the empty electrical conduit and $2,500.00 for electrical equipment.

   c. In the event Landlord provides a Cable Tap Box assembly ("CTBA") switch terminal to the Leased Premises, Tenant shall pay Landlord $2,500.00.

   d. Landlord will furnish electric service within the Leased Premises of not more than 15 watts per square foot. Tenant's electrical requirements for the space shall be determined from Tenant's electrical engineering plans in accordance with the National Electrical Code ("NEC"). If the electrical service described above exceeds the minimum electric service required by the NEC and as Tenant's plans indicate, Tenant shall relinquish to Landlord such excess service. Electrical system within the Leased Premises shall be "as-is" with all electrical upgrades and modifications by Tenant at Tenant's expense, upon Landlord's approval.

2. Tenant Electrical Requirements
   a. Tenant is responsible for providing a complete electrical system from Landlord's distribution point within the Leased Premises. This shall include, but not be limited to, all necessary labor, branch and main circuit breakers, panels, transformers, connection to HVAC power supply, temperature controls and connection to Landlord's smoke detector or smoke evacuation system, if required.

   b. Tenant shall pull copper conductors in conduit and make final connections at Landlord's electrical distribution panel. Conductors shall be continuous with no splices between the switchgear in the distribution room and panels within the Leased Premises.

c. Tenant's electrical engineer shall include an electrical riser line diagram and a complete electrical panel schedule (quantities and sizes of lamps, appliances, signs, water heaters, etc.), indicating individual and total demand of all electrical loads.

d. Electrical materials and equipment shall be new and installed per code and shall bear the Underwriters Laboratories label. All wire must be copper.

e. Lighting fixtures shall be furnished and installed by Tenant, and shall be of a type approved by applicable codes. Recessed fixtures in furred spaces shall be connected by a flexible metal conduit and run to a branch circuit outlet box which is independent of the fixture. Fluorescent ballast shall have individual non-resetting overload protection.

f. Panel board furnished and installed by Tenant for lighting and power within the Leased Premises shall be equal to type NLAB class panels, and shall meet the requirements of applicable code.

g. A floor-mounted transformer shall be furnished and installed by Tenant, as required.

3. Water Service

Landlord may provide, at its option, a cold water supply line at or near the boundary of the Leased Premises. The water service will terminate with a valve connection. Tenant shall pay Landlord $300.00 per valve connection.

4. Sanitary Service

Landlord may provide, at its option sanitary sewer stubs at or near the boundary of the Leased Premises. Tenant shall pay Landlord $1,000.00 per sanitary sewer stub.

5. Vent Stub

Landlord may provide, at its option, plumbing vent stacks throughout the Shopping Center. Tenant shall pay Landlord $500.00 per vent connection.

6. Tenant Plumbing Requirements

a. Tenant is responsible for providing a complete plumbing system from Landlord's point of service within the Leased Premises. This shall include, but not be limited to, all necessary labor, connections to supply stubs, piping, vents, clean-outs, fixtures, etc. necessary for the satisfactory operation of a plumbing system.

b. Lower Level - Tenant is responsible for connecting to Landlord's sewer stubs where provided. Upper Level - Tenant is responsible for providing the floor penetrations for connecting plumbing to sanitary sewer stubs. All floor penetrations shall be sleeved and sealed as required in the Tenant Criteria Manual to prevent the penetration of odors or liquids to any space below the Leased Premises. Floor penetrations shall be core-drilled; no saw cutting is permitted. All horizontal sanitary sewer lines shall be installed above the ceiling of a lower level tenant and the lines shall be insulated to prevent condensation.

c. Tenant is responsible for providing cleanouts in accordance with applicable codes.

d. Where more than one tenant is required to attach to a single sanitary and/or vent stub, the first installing tenant shall install a plugged "Y" branch fitting for future connections, at that tenant's expense. Tenant shall run piping to the nearest stack and connect to the opening provided by Landlord.

7. Water Meter

Tenant is responsible for connecting at the point of service and installing an accessible water meter or accessible remote readout, and extending service according to Tenant's requirements, in accordance with Code and the Tenant Criteria Manual.

8. Water Heaters

Tenant is responsible for providing electric water-heaters for domestic water usage in the Leased Premises. Electric water-heaters shall be automatic and shall be limited to 12-gallon capacity or as per code. Water heaters must have a pressure relief valve discharge piped to the nearest drain in the Leased Premises.

9. Toilet Facilities

Tenant is responsible for providing toilet facilities in compliance with ADA within the Leased Premises, and shall provide and maintain a Landlord approved waterproof membrane, at Tenant's expense. A minimum of one water closet, one lavatory and one cleanout, in accordance with code, is required in the Leased Premises. Food court tenants shall not be subject to this requirement unless required by applicable code. Upper level

tenants shall not place toilet facilities over Landlord's electrical service room.

10. Natural Gas Service
If natural gas service is available from the local utility company, Landlord shall arrange for the installation of the meter banks and mains at the designated locations throughout the Shopping Center. Landlord ~~may~~ shall provide, ~~at its option,~~ a natural gas line to the Leased Premises. Tenant shall pay Landlord $2,000.00 for natural gas line. All piping, associated work and meter for extension of services to the Leased Premises shall be provided by Tenant, at Tenant's expense, in accordance with applicable code, and subject to Landlord's approval.

11. Telephone
Landlord shall arrange with the telephone company to install telephone service to the main telephone terminal. Landlord may provide, at its option, a raceway from the main telephone terminal to the Leased Premises. All telephone work for extension of services to the Leased Premises shall be provided by Tenant, at Tenant's expense, in accordance with applicable code, and subject to Landlord's approval.

L. SPECIAL FOOD TENANT REQUIREMENTS

1. Food Preparation Extinguishing Systems
   a. Tenant shall design and install automatic extinguishing equipment in accordance with the National Fire Protection Association Standard latest edition. The extinguishing system shall be an Underwriters Laboratories approved pre-engineered system with the following features:

      i. Protection of the hood and duct;
      ii. Surface protection for deep fat fryer, griddle, broiler and range;
      iii. Automatic devices for shutting down fuel or power supply to the appliances. These devices must be of the manual reset type;
      iv. Provided with a simple means to manually activate the fire extinguishing equipment within a path of ingress or egress. The means of manual activation shall be mechanical (not electrical) and must be clearly identified.

   b. Tenant shall ensure that extinguishing system is inspected in accordance with code. Tenant shall enter into an inspection agreement with a firm qualified by the system manufacturer to perform such inspections. The systems vendor shall submit plans and other pertinent information on the proposed system to Landlord for prior review and approval.

2. Grease Removal and Cleaning
   a. Tenant shall remove grease from all exposed surfaces of the Leased Premises daily. Additionally, Tenant agrees to retain a dependable bonded degreasing service for the Leased Premises on a minimum monthly basis throughout the term of this Lease to clean and degrease the entire kitchen area, ranges, cooking equipment, broilers, stoves, hoods, vents, exhaust and blower systems, filters and all associated ductwork to prevent grease accumulation. If Tenant fails to do so, Landlord may maintain the system and charge Tenant at three times Landlord's cost.

   b. Copies of maintenance and cleaning reports shall be submitted to Landlord's on-site representative.

   c. Underwriters Laboratories approved grease-extracting hoods with water wash down cycle or conventional range hood with washable grease filters in accordance with applicable code are acceptable and subject to Landlord's fire protection engineer's approval.

3. Grease Interceptor
   a. Landlord may provide, at its option, a common grease trap system for food tenants. Tenant shall pay Landlord $3.00 per square foot for the common grease trap system.

   b. If Tenant is unable to connect to Landlord's common grease trap system, Tenant shall install, (in accordance with applicable code and subject to Landlord's approval), a dedicated grease trap system and indicate the location of the dedicated grease trap system on its plumbing plans.

   c. All food-related tenants shall connect all sinks and floor drains within the Leased Premises (except toilet facility fixtures and drains) to the grease line in accordance with applicable code, and subject to Landlord's approval.

4. Grease Trap Service and Removal

a. Tenant is responsible for properly maintaining its grease trap system. If Tenant fails to do so, Landlord may maintain the system and charge Tenant at three times Landlord's cost. Tenant shall not place any grease into trash compactor, normal garbage containers, floor & sink drains or toilets. Landlord may provide, at its option, grease containers in a designated area for grease removal. In the event Landlord does not provide grease containers, Tenant is responsible to provide the grease container in a designated area as defined by Landlord. Tenant may be required to use Landlord's pre-approved removal service at Tenant's sole expense.

b. Copies of maintenance and cleaning reports shall be submitted to Landlord's on-site representative.

M. FIRE PROTECTION SYSTEM

1. Tenant Sprinkler System

a. Landlord may provide, at its option, a complete wet sprinkler fire protection grid system within the Leased Premises. Tenant shall pay Landlord $3.00 per square foot for the sprinkler fire protection grid system.

b. Landlord may provide, at its option, a blind flange connection for Tenant's sprinkler system stubbed in the Leased Premises. Tenant shall pay Landlord $1,000.00 for blind flange connection.

c. Tenant shall design and install an engineered wet sprinkler fire protection system within the Leased Premises. In the event Landlord provides a pre-approved sprinkler contractor Tenant will be required use Landlord's contractor for such work at Tenant's expense.

d. Tenant's fire protection system shall comply with the requirements of the applicable building codes, fire marshal and be approved by Landlord's insurance carrier. Any modifications or additions to the sprinkler system, main relocation, or installation of any necessary sprinkler heads shall be engineered, fabricated and installed by Tenant at Tenant's expense. Refer to Tenant Criteria Manual for details.

e. Tenant's sprinkler drawings and hydraulic calculations shall be prepared by a licensed engineer of the state in which the Shopping Center is located. Drawings are subject to Landlord's approval.

f. Tenant shall pay Landlord $350.00 per shutdown for Tenant's sprinkler system tie-in to Landlord's sprinkler system.

2. Tenant Fire System

a. Landlord may provide, at its option, a connection for a fire alarm system within or adjacent to the Leased Premises. Tenant shall pay Landlord a charge of $1,000.00 for the fire alarm point of connection. In the event Landlord completes final fire alarm system hookup, it shall be at Tenant's expense. Refer to Tenant Criteria Manual for details.

b. Tenant may be required to design and install an engineered fire alarm system within the Leased Premises. Tenant's fire alarm system shall be compatible with Landlord's system and comply with the requirements of the applicable building codes, fire marshal and be approved by Landlord's insurance carrier. Refer to Tenant Criteria Manual for details.

c. Tenant's fire alarm drawings shall be prepared by a licensed engineer of the state in which the Shopping Center is located. Drawings are subject to Landlord's approval.

3. Tenant Fire Extinguishers

Tenant shall provide and install fire extinguishers in the Leased Premises. The number of extinguishers provided by Tenant shall be as required by applicable building codes, fire marshal and be approved by Landlord's insurance carrier.

N. CONSTRUCTION REQUIREMENTS

1. Construction Deposit

Tenant shall cause its general contractor to deposit with Landlord, without liability for interest, the sum of $5000.00 prior to construction start. This sum shall be applied toward any costs incurred by Landlord or Landlord's contractor to repair any damage to Landlord's

property and to complete any part of Tenant's Work which Tenant or Tenant's contractor fails to complete within the time period required by ARTICLE 2 of the Lease. This remedy shall be in addition to and not in lieu of any other rights and remedies of Landlord. The balance of the deposit shall be returned to Tenant's general contractor after Tenant's Work has been reviewed and accepted by Landlord.

2. Construction Barricade
Landlord may require Tenant to erect a barricade that complies with mall standards at the start of Tenant's Work, at Tenant's expense. In the event Landlord has previously erected a barricade or if Tenant fails to erect a barricade and Landlord elects to erect a barricade on Tenant's behalf, Tenant shall pay Landlord $85.00 per lineal foot for the barricade. Tenant's barricade may not be dismantled without Landlord's prior approval.

3. Construction Trash Removal
Tenant is responsible for trash removal during construction, fixturing and stocking at Tenant's expense. Tenant shall break its boxes down and place its trash daily in the containers provided. Trash accumulation shall not be permitted overnight in the Leased Premises, Joint Use Areas or service corridors. In the event Landlord provides construction trash removal, Tenant shall pay Landlord a single charge equal to the greater of $750.00 or $0.75 per square foot of the Leased Premises. Compliance with Landlord's recycling program is mandatory.

4. Temporary Electric
Landlord may provide, at its option, temporary electrical service in general areas during construction. Tenant shall request, in writing, permission to connect to the temporary service and distribute temporary service to the Leased Premises in accordance with applicable code. In the event Landlord provides temporary electrical service, Tenant shall pay Landlord a single charge equal to the greater of $750.00 or $0.75 per square foot of the Leased Premises.

5. Contractor Requirements
   a. Tenant and or Tenant's contractor shall not commence any work without checking in with Landlord's on-site representative and supplying all required pre-construction documents. Documents shall include but not be limited to a copy of building permit, Certificate of Insurance and contractor's license.

   b. Tenant shall ensure that all Tenant's contractors are bondable and licensed in the state where the Shopping Center is located. Landlord shall have the right to approve Tenant's contractors and subcontractors; however, approval shall not constitute the assumption of any responsibility or liability by Landlord for the actions of Tenant's contractors or subcontractors or the quality or sufficiency of Tenant's Work.

   c. Tenant's contractor or subcontractor shall not post signs in any part of the Shopping Center, on construction barricades or in the Leased Premises without approval from Landlord.

   d. All supplies necessary for construction, fixturing or merchandising the Leased Premises must be delivered through designated truck docks and down the service corridors.

   e. The contractor may perform "noisy" construction, such as jack hammering, saw cutting, core drilling, etc., only during hours approved by Landlord's on-site representative. The Landlord's on-site representative will terminate any construction activity that is deemed excessively noisy or dusty or which is disruptive to the normal operations of the adjacent tenants and/or the mall.

   f. Tenant's contractor shall obtain Landlord's approval regarding all drilling, welding or other attachment to Landlord's structural system. Approval by Landlord shall be in writing before the start of Tenant's Work, and must be clearly identified on Tenant's drawings. Landlord approval of the drawings does not relieve Tenant's contractor of the responsibility to make a request in writing prior to starting Tenant's Work.

   g. Tenant's contractor shall supply fire extinguishers during construction, in accordance with code.

6. Tenant's Work
   a. Tenant shall conform to and comply with all federal, state, county and local laws, ordinances, permits, rules and regulations in the performance of Tenant's Work or in the performance of any alterations, additions or modifications.

   b. Tenant's Work shall be coordinated with Landlord's Work as well as with the work of other tenants in the Shopping Center so that Tenant's Work shall not interfere

with or delay completion of other construction in the Shopping Center.

c. In the event Tenant's Work and Landlord's Work shall progress simultaneously, Landlord shall not be liable for any injury to persons or damage to property of Tenant, or of Tenant's employees, licensees or invitees from any cause whatsoever occurring upon or about the Leased Premises, and Tenant shall and will indemnify, defend and save Landlord harmless from any and all liability and claims arising out of or connected with any injury or damage. Tenant acknowledges that these provisions become effective beginning upon the date Tenant or its agents first enter the Leased Premises. This obligation to indemnify shall include reasonable attorneys' fees and other reasonable costs, expenses and liabilities incurred by Landlord and its attorneys from the first notice that any claim or demand is to be made or may be made.

d. Work performed by Tenant or Tenant's contractor shall be performed so as to avoid a labor dispute. If there is a labor dispute, Tenant shall immediately undertake whatever action may be necessary to eliminate the dispute including, but not limited to, (i) removing all disputants from the job site until the labor dispute is over, (ii) seeking an injunction in the event of a breach of contract action between Tenant and Tenant's contractor and (iii) filing appropriate unfair labor practice charges in the event of a union jurisdictional dispute. If, during the period of initial construction of the Leased Premises, any of Tenant's employees, agents or contractors strike, or if picket lines or boycotts or other visible activities objectionable to Landlord are conducted or carried out against Tenant or its employees, agents or contractors, Tenant shall immediately close the Leased Premises and remove all employees until the dispute giving rise to the strike, picket line, boycott or objectionable activity has been settled to Landlord's satisfaction.

e. Tenant agrees that it will not, at any time prior to or during this Lease, including the period of the performance of Tenant's Work, either directly or indirectly employ or permit the employment of any contractor, or use any materials in the Leased Premises, if the use of the contractor or the materials would, in Landlord's sole opinion, create a difficulty, strike or jurisdictional dispute with other contractors engaged by Tenant or Landlord or others, or would in any way disturb the construction, maintenance or operation of the Shopping Center. If any interference or conflict occurs, Tenant, upon demand by Landlord, shall cause all contractors or all materials causing the interference, difficulty or conflict, to leave or be removed from the Shopping Center immediately.

f. Tenant's Work shall be subject to inspection by Landlord during the course of construction for the purpose of determining the quality of the workmanship and adherence to Landlord requirements. Tenant shall require its contactor to cooperate with Landlord and correct any deficiencies noted by Landlord. All work performed by Tenant during the Term of the Lease shall be performed in accordance with this Lease, all exhibits thereto, the Tenant Design Manual and as directed by Landlord's representative.

g. All work by Tenant, including repair work, shall be performed in a first-class workmanlike manner and shall be in a good and usable condition at completion. Tenant shall require any person performing work to guarantee that the work is free from any and all defects in workmanship and materials for one (1) year from the date of completion. Tenant shall also require any such person to be responsible for the replacement or repair, without additional charge, of work done or furnished by or through such person which shall become defective within one (1) year after substantial completion of the work. The correction of work shall include, without additional charge, all expenses and damages in connection with the removal, replacement or repair of any part of work which may be damaged or disturbed. All warranties or guarantees for materials or workmanship on or regarding Tenant's Work shall be contained in the contract or subcontract. The contract shall be written so that all warranties and guarantees shall inure to the benefit of both Landlord and Tenant, as their respective interests appear, and so that either party can directly enforce the contract.

h. In the event Tenant or Tenant's contractor fails to perform Tenant's Work, or any part of Tenant's Work, in a manner satisfactory to Landlord within 10 days after receipt of Landlord's punch list, Landlord shall have the right, in addition to and not in lieu of Landlord's other rights and remedies, to perform the work and Tenant shall pay Landlord for costs incurred by Landlord in such performance.

O. INSURANCE REQUIREMENTS

Tenant's contractor must fulfill the following insurance requirements, and shall maintain at no

expense to Landlord:

a. Workers' Compensation Insurance within statutory limits and Employer's Liability Insurance with limits of not less than $100,000.

b. General Liability Insurance with limits of not less than $2,000,000 combined single limit for bodily injury and property damage, including personal injury, Contractual Liability coverage specifically endorsed to cover the indemnity provisions contained herein and Contractor's Protective Liability coverage if contractor uses subcontractors.

c. Motor Vehicle Liability Insurance in the Contractor's name, including owned, non-owned, leased and hired car coverage with limits of not less than $2,000,000 combined single limit per occurrence for bodily injury and property damage.

d. Tenant shall cause each of its contractors to agree to name Landlord, the parents, subsidiaries and affiliates of Landlord and if Landlord elects, any owner or other occupant in or adjoining the Shopping Center, as Additional Insureds on Contractor's Commercial General Liability Insurance and Motor Vehicle Liability Insurance. In addition to the insurance Tenant is required to maintain under ARTICLE 19, Tenant shall maintain Builders Risk Insurance including water damage and earth movement for the full replacement cost of Tenant's Work.

e. Each of Tenant's contractors shall also, to the fullest extent permitted under the law, protect, defend, save harmless and indemnify Landlord, the parents, subsidiaries and affiliates of Landlord, and if Landlord elects, any owner or other occupant in or adjoining the Shopping Center, and their employees, officers and agents against any and all liability claims, demands or expenses incurred on account of any injury or damage, alleged or real, arising out of or in any way connected with any act or omission to act on the part of the indemnitor.

f. Certificate evidence of the required insurance shall be furnished to Landlord before the start of Tenant's Work. Insurance carriers shall have an AM Best's rating of A-VII or better, and shall be registered or authorized to do business in the state in which the Shopping Center is located.

P. GENERAL

1. Landlord's Access
Landlord, Tenant or any local utility company shall have the right, subject to Landlord's approval, to run utility lines, pipes, ducts, etc. above the Leased Premises. It shall be Tenant's responsibility to provide flush-mounted access panels in its finished work where required by Landlord.

2. Additional Landlord's Work
Landlord shall have the right to charge Tenant for certain improvements and other work performed by Landlord or caused to be performed by Landlord at Tenant's request within the Leased Premises although they may not be itemized in the Lease. This work shall be paid for by Tenant as additional rental upon notice by Landlord. Landlord has no duty, however, to do any work which Landlord is not specifically and expressly required to perform under this Lease or which, under any provisions of this Lease, Tenant may be required to perform. The performance of work by Landlord shall not constitute a waiver of Tenant's default in failing to perform the work

3. Hazardous Materials
Tenant shall comply with any existing or future city, state, county or federal regulations or legislation regarding the control of pollution. Tenant shall not use or install, nor shall permit its contractors to use or install, any building materials containing asbestos or other Hazardous Material. Upon expiration of the Term or the earlier termination of this Lease, Tenant shall provide Landlord with a statement signed by Tenant that the Leased Premises do not contain any Hazardous Material. If Tenant fails to do so, Landlord shall have the right to have the Leased Premises inspected for the presence of Hazardous Material, and if Hazardous Materials are present in the Leased Premises, to take all actions which are necessary to return the Leased Premises to the condition it was in prior to the presence of Hazardous Material in the Leased Premises, all at Tenant's expense. This obligation by Tenant shall survive the Expiration Date or earlier termination of this Lease and shall survive any transfer of Landlord's interest in the Shopping Center.

4. Tenant's Refuse
Tenant is responsible for keeping the Leased Premises, the corridor, mall or arcade adjacent to the Leased Premises broom clean and free of trash. If Landlord removes Tenant's or Tenant's contractor's trash, the charge to Tenant will be three (3) times Landlord's cost. Any material, whether trash or otherwise, placed outside of the Leased Premises for more

than 24 hours shall be subject to removal and disposal without notice.

5. Certificate of Occupancy

Tenant is responsible for obtaining a Certificate of Occupancy promptly following completion of Tenant's Work, and shall promptly forward a copy of it to Landlord prior to Tenant opening for business in the Leased Premises. Tenant shall not be permitted to open for business without a Certificate of Occupancy. Upon completion of Tenant's Work or any alterations under ARTICLE 12 of the Lease, Tenant shall submit an original contractor's notarized affidavit, all subcontractors' original notarized affidavits and original notarized final waivers of lien, as well as any original notarized lien waivers that Landlord may require from contractors, subcontractors, laborers, and material suppliers. The documents must be in a form and detail satisfactory to Landlord.

6. Lien Protection

a. Neither Landlord nor any mortgage lender of Landlord shall be liable for any labor or materials furnished to Tenant upon credit, and no mechanics or other lien for labor or materials shall attach to or affect any interest of Landlord or the mortgage lender in the Leased Premises or the Shopping Center. Nothing in this Lease shall be deemed or construed to constitute Tenant as Landlord's agent or contractor for the performance of Tenant's Work. Tenant acknowledges that Tenant's Work is to be performed solely for the benefit of Tenant. Nothing in this Lease shall be construed as constituting the consent or request of Landlord to any contractor for the performance of labor or the furnishing of any materials for Tenant, nor as giving Tenant authority to contract as the agent of or for the benefit of Landlord.

b. If Landlord's insurance premium or real estate tax assessment increases as a result of Tenant's improvements to the Leased Premises, Tenant shall pay the increase as additional rental upon notice from Landlord.

7. Square Footage Calculations

The calculations of the dimensions and square footage of the Leased Premises are from the centerline of interior partitions, from the outside face of exterior walls, and from the full thickness of corridor and shaft walls. No deductions are allowed for the space occupied by columns, interior partitions, or other interior construction or equipment installed or placed in the Leased Premises. The Leased Premises shall not include any space above the bottom of the structural framework supporting the upper level or roof of the Shopping Center, as the case may be, or below the floor level of the Leased Premises.

EXHIBIT F
HVAC CHARGE SCHEDULE

ALL TENANTS

Natick Mall
NATICK, Massachusetts

I. GENERAL

The charges described in this EXHIBIT F shall be deemed a portion of the Environmental Charges for purposes of ARTICLE 16 and shall be deemed additional rental under this Lease. The methods of computation and the factors and assumptions contained herein are subject to periodic adjustment and modification by Landlord in order to more accurately reflect changing operating conditions including, without limitation, changes in applicable codes, statutes, laws, ordinances and regulations.

As part of Tenant's plan submittal, Tenant shall provide to Landlord a complete description of all electrical, natural gas, water and sewer devices and equipment serving the Leased Premises. Such description shall include detailed specifications for such devices and equipment including, without limitation, the quantities and capacities.

~~II. ENVIRONMENTAL CHARGE FOR HEATING, VENTILATION, AIR CONDITIONING (the "HVAC Environmental Charge")~~

~~A. CHARGE FOR LANDLORD PROVIDED HVAC EQUIPMENT, MAINTENANCE AND NON-ENERGY OPERATION EXPENSES~~

~~Tenant shall be obligated to pay a HVAC Equipment, Maintenance and Non-Energy Operation Charge in the amount of $2.50 per square foot of the Leased Premises, subject to an increase in the amount of 4% each January 1 following the Opening Date. This charge is for the cost and expense of the Landlord provided HVAC system to the Leased Premises, together with its repairs and maintenance, materials and supplies, wages and other compensation (including supervisory personnel), Workers' Compensation, payroll taxes and compressor or boiler insurance and all other non-energy costs or expenses. As Tenant's payments due hereunder are predetermined and not subject to adjustment except as expressly provided herein, Tenant shall have no express or implied right to examine, inspect or audit Landlord's records pertaining to the HVAC Equipment, Maintenance and Non-Energy Operation Expenses.~~

~~B. LANDLORD PROVIDED HVAC SYSTEM ENERGY EXPENSE~~

~~1. Tenant shall also pay its share of the energy expenses necessary to operate the Landlord provided HVAC System. Landlord's engineer shall calculate Tenant's share of the HVAC System Energy Expense based on the anticipated cooling load required for the Leased Premises based upon Tenant's Plans. The calculation may be further adjusted to the extent Tenant varies the temperature of the Leased Premises from the standard Shopping Center temperature set point or otherwise modifies the Leased Premises such that the cooling load might be affected.~~

~~2. Tenant's share of HVAC System Energy Expense shall be computed by multiplying the applicable energy expenses and costs incurred by Landlord in connection with operating the Landlord provided HVAC System (i.e., electricity, natural gas, water, steam and sewer (as the case may be)), by a fraction, the numerator of which shall be Tenant's relative cooling load factor, and the denominator of which shall be the total of all relative cooling load factors for non-Anchor spaces in the Shopping Center which are leased, open and operating, and which utilize the corresponding Landlord provided HVAC system.~~

~~3. Prior to Tenant adding or removing equipment or devices or otherwise modifying the Leased Premises to either increase or decrease usage of HVAC services, or modifying its hours of operations, Tenant shall notify Landlord of such modification or change in writing and shall provide Landlord's engineer with a detailed description of the change or modification. Landlord's engineer shall then recalculate the Tenant's cooling load factor. The revised HVAC load factor shall become effective as of the date the modifications or changes are made. Landlord, at Landlord's Option, may elect to check Tenant's consumption of HVAC services from time to time and adjust the HVAC load factor accordingly.~~

C. TENANT SUPPLIED HVAC

For Leased Premises for which Tenant supplies its own HVAC services, the provisions of Lease EXHIBIT C and Lease ARTICLE 16 shall apply (in lieu of paragraphs A & B above), and Tenant shall be responsible for all costs and expenses relating to Tenant's own HVAC services.

EXHIBIT M

Bread and Pastries, including but not limited to:

- Pastry and Pie
- Pan Bread
- Baguette
- Croissant
- Croquette
- Doughnut
- Muffin

Cake, including but not limited to:

- Fresh Cream Cake
- Butter Cream Cake
- Mousse Cake

Light Meals, including but not limited to

- Sandwiches
- Salads
- Soup
- Bento

Deserts, including but not limited to:

- Madeleine
- Macaron
- Castella
- Rice Bouchee
- Pudding
- Cookie
- Roll cake
- Moon cake
- Mochi

Specialty Drinks, including but not limited to:

- Coffee
- Juice & Ade
- Smoothie & Bubble
- Tea/Bubble tea
- Milk
- Frappe

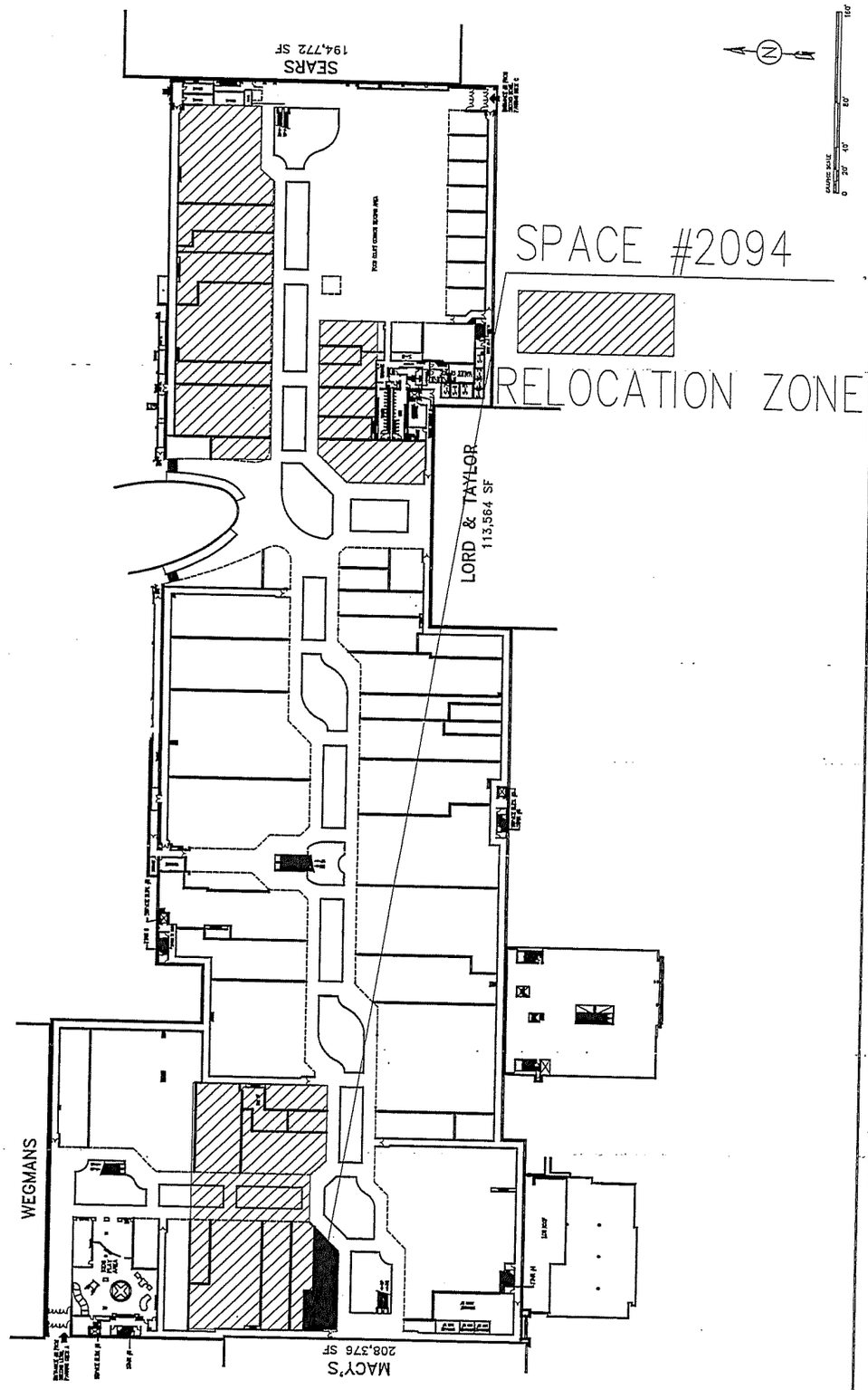
Snacks, including but not limited to:

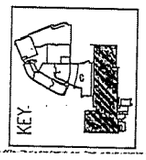
- Popcorn
- Candy
- Ice Cream
- Bun

Seasonal Items, including but not limited to:

- Christmas cakes/deserts
- Valentine's cakes/deserts
- Halloween cakes/deserts

Landlord may disallow any item as set forth herein in the event such item is not consistent with all or substantially all of the Tour Les Jour menu items and/or Asian/French bakeries located in the United States.





NOTE:

EXHIBIT A IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED ONLY AS A GENERAL DESCRIPTION OF EXISTING OR CONTEMPLATED IMPROVEMENTS TO BE MADE AS A PART OF THE SHOPPING CENTER, PROVIDED THAT LANDLORD MAKES NO REPRESENTATION THAT ANY FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

SPECIFIC NAMES, LOCATIONS, DIMENSIONS OF ANY STORES, ENTRANCES, OR IMPROVEMENTS ARE NOT INTENDED TO BE, NOR SHOULD BE RELIED UPON AND ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED IN THIS EXHIBIT A.

UPPER LEVEL

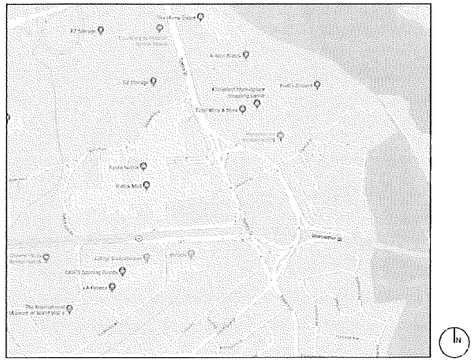
EXHIBIT R	NATICK MALL NATICK, MASSACHUSETTS	**Brookfield** Properties

M:\ORG\Teams\Development Teams\CAD_Centers\Mall Plans\MASSACHUSETTS\NATICK MALL_LP1-2\Exhibits\Natick Mall-2094.dwg 12/14/2018 Gorczowski, Annette

Tous Les Jours Bakery at Natick Mall

Space #2094 - 2nd Floor
1245 Worcester St, Natick MA 01760

LOCUS MAP



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ARCHITECT

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DRAWING LIST

		DATE ISSUED						
* NEW OR REVISED ISSUE / NON REVISED ISSUE x DRAWING DEFUNCT AT NOTED PHASE		04.01.19 CONSTRUCTION DOCUMENTS						
	GENERAL							
A0.01	COVER SHEET	*						
A0.02	NOTES AND LEGENDS	*						
A0.03	EGRESS PLAN - CODE SUMMARY	*						
D1.01	DEMOLITION PLAN	*						
A1.01	CONSTRUCTION PLAN	*						
A2.01	REFLECTED CEILING PLAN	*						
A3.01	POWER + F.S.F. PLAN	*						
A3.02	FINISH PLAN	*						
A5.01	INTERIOR ELEVATIONS	*						
A5.02	INTERIOR ELEVATIONS	*						
A7.01	CONSTRUCTION DETAILS	*						
A7.02	CONSTRUCTION DETAILS	*						
A9.01	DOOR + HARDWARE SCHEDULE	*						
A9.01	FINISH SCHEDULE	*						
	FIRE PROTECTION							
FG.01	FIRE PROTECTION LEGENDS, NOTES + SCHEDULES	*						
FG.02	FIRE PROTECTION DETAILS	*						
F1.00	FIRE PROTECTION FLOOR PLAN	*						
	PLUMBING							
P0.01	PLUMBING LEGENDS, NOTES + SCHEDULES	*						
P0.02	PLUMBING DETAILS	*						
P0.03	PLUMBING DETAILS	*						
P0.04	PLUMBING SCHEDULES	*						
P1.00	PLUMBING FLOOR PLAN	*						
	MECHANICAL							
M0.01	MECHANICAL LEGEND + SPECIFICATIONS	*						
M0.02	MECHANICAL SCHEDULES	*						
M0.03	MECHANICAL DETAILS	*						
M0.04	MECHANICAL FLOOR PLAN	*						
M1.00	MECHANICAL FLOOR PLAN	*						
	ELECTRICAL							
E0.1	ELECTRICAL LEGEND – SPECIFICATIONS	*						
E0.2	ELECTRICAL LEGEND – SPECIFICATIONS	*						
E0.3	ELECTRICAL LEGEND - SPECIFICATIONS	*						
E0.4	ELECTRICAL LEGEND – SPECIFICATIONS	*						
E0.5	ELECTRICAL LEGEND – SPECIFICATIONS	*						
E1.0	ELECTRICAL LIGHTING PLAN	*						
E2.0	ELECTRICAL POWER PLAN	*						
	FIRE ALARM							
FA0.1	FIRE ALARM RISER DIAGRAM	*						
FA1.0	FIRE ALARM FLOOR PLAN	*						

LANDLORD REQUIRED CONTRACTORS

VERIFY w/ ADAM SKRZYPCZAK

ELECTRICAL SERVICE / FIRE ALARM / SMOKE EVACUATION / HVAC CONTROLS / AIR BALANCING / WATER METER
UNIVERSAL AUTOMATION – MECHANICAL SERVICES
841 WORCESTER RD #512
NATICK, MA 01760
CONTACT: BRIAN SULLIVAN
EMAIL: BRIAN@SULLIVANS-UAMSERVICE.COM
PHONE: 508.660.6003

SPRINKLER
SIMPLEX-GRINNELL
63 NAHATAN ST
NORWOOD, MA 02062
CONTACT: JOSH SILVIA
PHONE: 617.965.5900

ROOFING
TECTA AMERICA ROOFING
CONTACT: DON FARFAN
PHONE: 978.436.9900

BARRICADE
BOSTON BARRICADE
CONTACT: MIKE MISIEL
PHONE: 772.257.7395

TEL / DATA
GRANITE GRID
CONTACT: BRIAN YANOVITCH
PHONE: 978.436.9900

LANDLORD CONTACTS

MALL OPERATIONS
CONTACT: ADAM SKRZYPCZAK, OPERATIONS MANAGER
EMAIL: ADAM.SKRZYPCZAK@BROOKFIELDPROPERTIESRETAIL.COM
PHONE: 508.655.4600 x4236

MALL SECURITY
CONTACT: SECURITY OFFICER
PHONE: 508.655.4600 - 24 HOURS

BUILDING INSPECTOR
NATICK BUILDING DEPARTMENT
13 EAST CENTRAL STREET
NATICK, MA 01760
CONTACT: DAVE GUSMINI
PHONE: 508.647.6509

FIRE DEPARTMENT
NATICK FIRE DEPARTMENT
22 EAST CENTRAL STREET
NATICK, MA 01760
CONTACT: ROCKY FRANCIOUS (PERMITS/INSPECTOR)
PHONE: 508.647.9656
CONTACT: MAURICE PILETTE (PLAN REVIEW)
PHONE: 508.653.5452

LANDLORD NOTES:

A. IT IS THE TENANT'S OBLIGATION TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES, BUILDING CODES AND REGULATIONS

B. TENANT CONTRACTOR SHALL PERFROM FIRST-CLASS WORKMANSHIP. ACCEPTANCE CONTINGENT UPON LANDLORD APPROVAL

C. ALL WORK BY TENANT'S CONTRACTOR UNLESS SPECIFIED IN THE TENANT'S EXECUTED LEASE

D. TENANT CONTRACTOR WILL REPAINT AND/OR REPAIR LANDLORD PROPERTY (NEUTRAL PIERS, BULKHEAD, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENTS

E. ALL RE-USED MATERIAL / EQUIPMENT MUST BE REFURBISHED TO "LIKE NEW" CONDITION.

F. TENANT CONTRACTOR WILL REPAINT AND/OR REPAIR LANDLORD PROPERTY (NEUTRAL PIERS, BULKHEAD, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENTS.

G. HAZARDOUS SUBSTANCES: IT IS THE RESPONSIBILITY OF THE TENANT AND THE TENANT'S CONTRACTOR(S) WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION ON THE PREMISES, TO COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. THE TENANT SHALL NOT PERMIT THE INSTALLATION OR USE OR ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT OF THE PREMISES DURING ITS TENANCY.

H. DO NOT CHANNEL, CORE DRILL ONLY.

I. TENANT'S GENERAL CONTRACTOR MUST HAVE ON SITE THE LANDLORD'S APPROVED WORKING DRAWINGS, LANDLORD'S LEASE OUTLINE DRAWING, APPROVED PERMIT DOCUMENTS, AND LANDLORD'S CONSTRUCTION GUIDELINES AND DESIGN CRITERIA.

J. WOOD BLOCKING, DECKING AND FRAMING IS ALLOWED ONLY BELOW THE CEILING LINE AND IF IT IS MILL, STAMPED "FIRE RETARDANT."

K. IT IS THE RESPONSIBILITY OF THE TENANT'S ARCHITECT TO FIELD VERIFY DIMENSIONS, UTILITY LOCATIONS AND CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

L. COVER RETURN AIR OPENINGS BEFORE AND DURING CONSTRUCTION.

M. TENANT'S LEASED PREMISES MUST COMPLY WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA). COMPLIANCE WILL INCLUDE, BUT NOT BE LIMITED TO THE DESIGN, CONSTRUCTION AND/OR ALTERATION OF THE LEASED PREMISES. UPON COMPLETION OF WORK, TENANT OR TENANT'S ARCHITECT MUST SUPPLY TO LANDLORD A LETTER SATISFACTORY TO THE LANDLORD, STATING THAT THE LEASED PREMISES HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ADA.

N. TENANT'S GENERAL CONTRACTOR IS REQUIRED TO MEET WITH LANDLORD AT THE MALL OFFICE PRIOR TO START OF CONSTRUCTION FOR A PRE-CONSTRUCTION MEETING TO DISCUSS CONSTRUCTION RELATED ITEMS. CONTACT MALL OPERATIONS MANAGER, RALEIGH KEAN, AT 630.656.3423

O. LANDLORD'S APPROVAL OF THE PLANS, SPECIFICATIONS AND DRAWINGS FOR TENANT'S WORK SHALL CREATE NO RESPONSIBILITY OR LIABILITY ON THE PART OF THE LANDLORD FOR THEIR COMPLETENESS, DESIGN SUFFICIENCY, OR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) OR OTHER LAWS, RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES OR AUTHORITIES.

P. ALL TENANTS SHALL CONTACT GRANITE GRID FOR ACTIVATION OF PHONE/INTERNET SERVICE. GRANITE SALES AND SERVICE TEAM CAN BE REACHED AT 844.735.8473 OR WWW.GRANITEGRID.COM/GRID. INSTALLATIONS CAN TAKE UP TO 20 DAYS FROM THE TIME THE ORDER IS PLACED.

Q. NOTE: TENANT MUST SUBMIT MATERIAL SAMPLES AND COLOR BOARD FOR APPROVAL.

R. ALL LANDLORD NOTES AND COMMENTS MUST APPEAR ON FINAL REVISED DRAWINGS AND MUST APPEAR ON ALL DRAWINGS IN THE FIELD.

LANDLORD NOTES ON NATICK BUILDING PERMIT PROCESS:

FOR THE PERMIT PROCESS,

- LL REQUIRED SUBS FOR FIRE ALARM AND FIRE PROTECTION NEED TO BE CONTACTED TO ISSUE AFFIDAVIT TO THE FIRE DEPARTMENT AS PART OF TOWN PLAN REVIEW PROCESS
- TIMELINE TO OBTAIN PERMIT FROM THE TOWN IS TYPICALLY 30 DAYS
- LANDLORD APPROVED DRAWINGS NEED TO BE SUBMITTED TO THE TOWN ALONG WITH LL APPROVAL LETTER.
- THE TOWN HAS BEEN REQUESTING A DIGITAL COPY AS WELL AS A HARD COPY FOR PLAN REVIEW. CONTACT BUILDING DEPARTMENT TO CONFIRM 508.647.6450
- LANDLORD REQUIRED CONTRACTORS FOR FIRE ALARM AND FIRE PROTECTION NEED TO BE CONTACTED TO WRITE AN AFFIDAVIT TO FIRE DEPARTMENT ON THEIR LETTERHEAD THAT THEY ARE ON BOARD WITH THE PROJECT. NATICK WILL NOT FINALIZE PERMIT PROCESS WITHOUT THESE AFFIDAVITS IN HAND.

LANDLORD REQUIREMENTS AT NATICK MALL - (8/16/19)
(VERIFY REQUIRED UPGRADES WITH MALL OPERATIONS MANAGER PRIOR TO BID AND WORK START)

1. WATER METER: TENANT CONTRACTOR TO PROVIDE NEW WATER METER IN A LOCATION ACCESSIBLE TO LANDLORD. UNIVERSAL AUTOMATION + MECHANICAL SERVICES IS THE REQUIRED VENDOR.

2. SPRINKLER WORK: TENANT REMODEL TO INCLUDE NEW CONCEALED SPRINKLER HEADS AND ISOLATION VALVE. CONTACT LANDLORD SPRINKLER CONTRACTOR FOR SPECIFIC REQUIREMENTS. FOR ALL SPRINKLER WORK WITH ASSOCIATED WITH TENANT AND COMMON AREA FIT-OUTS CONTACT:

   JOSH SILVIA
   SIMPLEX-GRINNELL
   617.965.5900

- THE MALL REQUIRED SPRINKLER CONTRACTOR DESIGNS THE SPRINKLER SYSTEM TO COMPLY WITH GROUP INSURANCE STANDARDS AND LOCAL CODE REQUIREMENTS
- PRIOR TO DEMOLITION, A VERTICAL ISOLATION VALVE IS INSTALLED IN THE SPACE

3. FIRE ALARM: TENANT REMODEL TO INCLUDE UPGRADE TO EXISTING SYSTEM INCLUDING NEW CEILING MOUNTED HORN STROBES. CONTACT LANDLORD FIRE ALARM CONTRACTOR (UNIVERSAL AUTOMATION) FOR SPECIFIC REQUIREMENTS AND SPECIFICATIONS. THE MALL REQUIRED FA CONTRACTOR DESIGNS FA SYSTEM PER LOCAL CODE REQUIREMENTS

- ALL STORES WILL BE REQUIRED TO INSTALL A NEW FA SYSTEM.
- ALL SPEAKER STROBES ARE CEILING MOUNTED DESIGN UNLESS OTHERWISE REQUIRED.
- THE INSTALLATION OF A NEW BOOSTER PANEL WILL BE DETERMINED BY THE REQUIRED FA CONTRACTOR.
- THE NEW ISOLATION VALVE IS WIRED INTO MALL FA SYSTEM (SEE SPRINKLER NOTES).

4. ELECTRICAL WORK: ALL ELECTRICAL WORK NEEDED TO BE PERFORMED IN LANDLORD SWITCHGEAR TO TENANT'S JUNCTION BOX, MUST BE CONDUCTED BY LANDLORD ELECTRICAL CONTRACTOR (UNIVERSAL AUTOMATION).

5. TRANSFORMER: ON ALL NEW STORE CONSTRUCTION OR WHERE ELECTRICAL UPGRADES ARE BEING PERFORMED, THE TRANSFORMER NEEDS TO BE FLOOR MOUNTED.

6. HVAC CONTROLS: FOR NEW TENANT BUILD-OUT OR REMODEL OF AN EXISTING SPACE, TENANT MUST PROVIDE NEW VAV BOX, INCLUDING NEW CONTROLS AND ACTUATOR. CONTACT LANDLORD HVAC / SMOKE EVACUATION CONTRACTOR FOR SPECIFIC REQUIREMENTS.

7. NEW VAV BOX: MUST BE COMPATIBLE WITH MALL CONTROL SYSTEM. BOXES SHALL BE MANUFACTURED BY "JOHNSON CONTROLS - SERIES POWERED (WITH ELECTRIC HEAT)." CONTACT:

   APA HVAC TECHNOLOGIES
   RAFFI A. WRIGHT OR SEAN SULLIVAN
   4 CAMPINELLI CIRCLE
   CANTON, MA 02021
   781.956.1900
   WWW.APAV.COM

   THE VAV BOX IS TO INCLUDE: 5KW 2-STEP 460/3/60 ELECTRIC HEAT WITH FAN RELAY, 24V CONTROL TRANSFORMER, NON-FUSED DOOR w/ INTERLOCKING DISCONNECT SWITCH, MOTOR SPEED CONTROLLER, FILTER RACK w/ DISPOSABLE FILTER, ONE FAN w/ ½ HP MOTOR @ 277/1/60 (MOTOR SIZE DEPENDS ON STORE SPECIFICATIONS), CROSS FLOW SENSOR CONTROL BOX, PURCHASE VAV WITH HANGERS PROVIDED BY MANUFACTURER.

   REFER TO M-SERIES OF LANDLORD'S CONSTRUCTION DETAILS - CRITERIA (NOTE: TENANT DOES NOT BUY VAV BOX FROM LANDLORD)

8. BALANCING REPORT: TENANT SHALL BE RESPONSIBLE FOR BALANCING ALL COMPONENTS OF THE AIR DISTRIBUTION SYSTEM RELATED TO THE TENANT'S SPACE. THE REQUIRED VENDOR IS UNIVERSAL AUTOMATION. IF THE LANDLORD REQUIRES ADJUSTMENTS TO THE TENANT'S AIR DISTRIBUTION SYSTEM, THE TENANT SHALL MAKE THE ADJUSTMENTS AT TENANT'S EXPENSE. A COPY OF THE BALANCE REPORT MUST BE SUBMITTED TO THE MALL OPERATIONS MANAGER UPON COMPLETION.

9. IF A CRANE IS NEEDED FOR ANY HVAC WORK, CRANE CONTRACTOR IS REQUIRED TO SUBMIT A SEPARATE CERTIFICATE OF INSURANCE TO THE MALL'S OPERATIONS MANAGER, PRIOR TO START OF WORK.

10. DEMISING WALLS: DUE TO OPEN PLENUM RETURN, DEMISING WALLS SHOULD NOT EXTEND TO DECK EXCEPT WHERE THEY BORDER A SERVICE CORRIDOR OR AT THE STOREFRONT. COORDINATE w/ MALL OPERATIONS MANAGER FOR SPECIFIC CONDITION (ENTIRE MALL).

11. PERMITTING REQUIREMENTS: TENANT MUST SUBMIT DRAWINGS w/ LANDLORD APPROVAL AND COMMENTS TO BUILDING DEPARTMENT FOR APPROVAL.

- FIRE DEPARTMENT REQUIRES CONFIRMATION FROM LANDLORD REQUIRED CONTRACTORS THAT TENANT HAS CONTRACTED WITH THEM FOR WORK, AS REQUIRED BY LANDLORD. GC MUST POSSESS A VALID MASSACHUSETTS GENERAL CONTRACTOR LICENSE

12. GENERAL CONTRACTOR MUST COORDINATE ANY AFTER HOUR WORK WITH THE MALL OPERATIONS MANAGER

13. MUST PROVIDE LOAD CALCULATIONS FOR ELECTRIC AND HVAC - NO EXCEPTIONS.

TRUE NORTH

REGISTERED ARCHITECT
VINCE PAN
NO. 20568
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/30/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

COVER SHEET

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A0.01

ABBREVIATIONS

NOTE: SOME OF THE SYMBOLS OR ABBREVIATIONS LISTED BELOW MAY NOT BE APPLICABLE TO THE SCOPE OF WORK FOR THIS PROJECT.

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BG	BUMPER GUARD
B.O	BOTTOM OF
CAB	CABINET
CG	CORNER GUARD
℄	CENTER LINE
CML	CONCRETE MASONRY UNITS
CPT	CARPET
DB	DRAWER BASE
DW	DIMENSION
FTR	FIXTURE TO REMAIN
EW	EMERGENCY LIGHTING
EP	ELECTRICAL PANEL
EQ	EQUAL
FEC	FIRE EXTINGUISHER CABINET
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HM	HOLLOW METAL
IFC	ISSUED FOR CONSTRUCTION
KH	KNIFE HOLE
MBD	MARKER BOARD
ME	MATCH EXISTING
MTD	MOUNTED
MO	MASONRY OPENING
NFC	NOT FOR CONSTRUCTION
NIC	NOT IN CONTRACT
OC	ON CENTER
OPP	OPPOSITE
PT	PRESSURE TREATED
PTD	PAINTED
SIM	SIMILAR
S.S	STAINLESS STEEL
TB	TACKBOARD
TG	TEMPERED GLASS
T.O.	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VF	VERIFY IN FIELD
WB	WHITEBOARD
WD	WOOD
W/	WORKING FOINT

LINE TYPES

COLUMN LINES

UNDERCOUNTER LINES

OVERCOUNTER LINES

SOFFITS

CENTERLINES

CONTRACT LIMIT LINE

BREAK LINES

PROPERTY LINES

VAPOR BARRIER

LEGEND

NOTE: SOME OF THE SYMBOLS OR ABBREVIATIONS LISTED BELOW MAY NOT BE APPLICABLE TO THE SCOPE OF WORK FOR THIS PROJECT.

GRAPHIC SYMBOLS

ELEVATION MARKER — ELEVATION 0'-0"

WALL TYPE KEY — WALL TYPE LETTER

SECTION KEY — SECTION NUMBER / SHEET NUMBER

DETAIL KEY — DETAIL NUMBER / SHEET NUMBER

PLAN DETAIL KEY — DETAIL NUMBER / SHEET NUMBER

ROOM IDENTIFICATION — ROOM NAME / ROOM NUMBER

INTERIOR ELEVATION KEY — ELEVATION NUMBER / SHEET NUMBER

COLUMN GRID DESIGNATION

DOOR KEY

REVISION CLOUD & KEY

SHEET KEYNOTE TAG

FINISH NOTE TAG

EQUIPMENT TAG

CONSTRUCTION NOTES

DIMENSIONS: DIMENSIONS SHOWN ON THE PLANS ARE TO THE FACE OF THE FINISHED PARTITION OR WALL, UNLESS OTHERWISE NOTED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

LAYOUT: THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR THE WORK OF THE OTHER TRADES (PLUMBING, ELECTRICAL, ETC.). THIS SHALL INCLUDE THE CHALKING OF NEW WALLS, PARTITIONS, DOORS, GLAZING, MILLWORK AND FURNITURE SYSTEMS ON THE FLOOR FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

MISC. WORK: PERFORM ALL MINOR CUTTING, PATCHING, DISCONNECTION, REMOVAL AND REPAIRING NECESSARY TO COMPLETE THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS. INCLUDE MINOR WORK NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION AND COMPLETION OF ANY PART OF THE WORK, WHERE ETR DOORS ARE LOCATED WITHIN AREAS RECEIVING NEW FLOOR FINISHES AND THRESHOLDS. CHECK DOORS TO VERIFY FOOT BOTTOMS DO NOT BIND, DRAG OR SCRAPE NEW FLOOR FINISHES. CUT DOOR BOTTOMS TO CLOSE PROPERLY.

PATCHING: PATCH NEW CONSTRUCTION INTO EXISTING-TO-REMAIN AREAS TO ACHIEVE A CONSISTENT MATCHING APPEARANCE OF THE ADJACENT FINISHES. PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING-TO-REMAIN PLANES OF MATERIALS. AVOID CREATING LINES, CREASES OR JOINTS WHERE THE NEW AND EXISTING FINISHES MEET.

CEILING LAYOUT AND COORDINATION: CENTER CEILING GRID IN ROOMS, UNLESS OTHERWISE NOTED OR UNWARRANTED. LOCATE ALL LIGHT FIXTURES AND SPRINKLER HEADS IN THE CENTER OF FULL CEILING TILES, UNLESS OTHERWISE NOTED OR DIMENSIONED. SUBMIT SHOP DRAWINGS SHOWING A COORDINATED CEILING LAYOUT OF ALL EXPOSED ELECTRICAL, MECHANICAL AND FIRE PROTECTION ITEMS, FOR THE INTERIORS REVIEW AND APPROVAL. CLEARLY INDICATE AREAS WHERE ETR STRUCTURE MAY CAUSE DIMENSIONAL CONFLICTS WITH PROPOSED CEILING ELEVATION, FINISHES, FIXTURES, OR OTHER WORK.

SUPPORT OF LIGHT FIXTURES: DO NOT SUPPORT LIGHT FIXTURES FROM CEILING GRID SYSTEM. SUPPORT ALL LIGHT FIXTURES FROM STRUCTURE ABOVE AND INDEPENDENT OF THE CEILING GRID FRAMING SYSTEM.

ROUGH CARPENTRY: COORDINATE, FURNISH AND INSTALL DIMENSIONAL LUMBER FOR BLOCKING IN NEW AND EXISTING WALLS, SOFFITS AND CEILINGS REQUIRED FOR THE SUPPORT OF ALL EQUIPMENT, MILLWORK, CASEWORK, RAILS, ACCESSORIES, HOLDERS AND DEVICES INDICATED IN THE CONSTRUCTION DOCUMENTS. USE PRESSURE-TREATED WOOD WHERE IN CONTACT WITH CONCRETE OR DAMP CONDITIONS.

MILLWORK: ALL NEW MILLWORK IS TO BE CONSTRUCTED OF MATERIALS AND FABRICATED TO "PREMIUM GRADE" STANDARDS AS SPECIFIED BY THE AMERICAN NATIONAL WOODWORK INSTITUTE. ALL NEW MILLWORK IS TO BE FULLY COORDINATED THROUGH THE GENERAL CONTRACTOR FOR ALL MEP, FIXTURES, APPLIANCES, AND FOODSERVICE EQUIPMENT COORDINATION, FABRICATION AND INSTALLATION. OF ALL MATERIALS ARE TO CONFORM WITH INDIVIDUAL MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS.

SUBMITTALS: PROVIDE SHOP DRAWINGS FOR ALL FABRICATED ITEMS IN SUFFICIENT DETAIL TO FULLY DESCRIBE INTENT AND FIT WITHIN SPECIFIED CONDITION INCLUDE MATERIAL HOLES, DIMENSIONS, WOUNTING REQUIREMENTS, AND MATERIAL/FINISH SAMPLES. PROVIDE TECHNICAL DATA SHEETS FOR ALL NON-FABRICATED PRODUCTS SPECIFIED, INCLUDING GYPSUM WALLBOARD AND METAL FRAMING. CLEARLY INDICATE THE PRODUCT, MODEL, STYLE, SIZE, FINISH AND OPTIONS BEING SUBMITTED FOR REVIEW. ALLOW A MINIMUM OF 2 WEEKS FOR DESIGNER REVIEW AND COMMENT.

SUBSTITUTIONS: SUBSTITUTIONS TO MATERIALS, PRODUCTS OR STANDARDS SPECIFIED SHALL NOT BE MADE WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE DESIGNER. REQUESTS FOR SUBSTITUTIONS MUST INCLUDE ALL RELATIVE TECHNICAL AND FINISH INFORMATION AND IMPACT ON COSTS AND ON OTHER WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY ACCEPTED SUBSTITUTIONS WITH THE OTHER WORK.

PROTECTION & CLEANUP: PROTECT ALL NEW CONSTRUCTION AND INSTALLED WORK FROM DAMAGE STAINING AND DIRT. AS PART OF THE PROJECT CLOSEOUT, REMOVE ALL EXTRA MATERIALS FROM THE SITE, CLEAN ALL GLASS, WINDOW FRAMES AND BLINDS FIXTURES, METAL AND LAMINATED SURFACES; SWEEP, VACUUM AND/OR MOPPED FLOOR FINISHES; AND LEAVE THE SITE IN A CLEAN AND ORDERLY CONDITION.

BIDDING NOTES

GENERAL CONTRACTOR TO PROVIDE ALL POTENTIAL SUB-CONTRACTORS WITH ALL DOCUMENTS FOR BIDDING SERVICE.

DEMOLITION NOTES

ADDITIONAL WORK: SEE SHEETS OF THE OTHER DISCIPLINES FOR ADDITIONAL DEMOLITION SCOPE AND NOTES.

SCOPE: DEMOLITION INCLUDES, BUT IS NOT LIMITED TO: FLOORING, CEILINGS, PARTITIONS, WALLS AND FINISHES AS INDICATED. COORDINATE EXTENTS OF DEMOLITION WITH CONSTRUCTION PLANS, AND PERFORM DEMOLITION AS NECESSARY TO COMPLETE THE NEW WORK.

VERIFICATION: FIELD VERIFY THE ACCURACY OF THE EXISTING CONDITIONS SHOWN IN THE CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING DEMOLITION WORK. IMMEDIATELY NOTIFY THE CLIENT AND ARCHITECT OF ANY DISCREPANCIES. UPON COMPLETION OF THE DEMOLITION WORK, NOTIFY THE CLIENT AND ARCHITECT TO ALLOW THEIR INSPECTION AND EVALUATION OF CONDITIONS PREVIOUSLY CONCEALED. PROVIDE A COMPLETE LIST OF ALL VISIBLE WATER DAMAGE LOCATIONS.

PARTITIONS: WHERE STUD-FRAMED DRYWALL PARTITIONS, SOFFITS AND CEILINGS ARE INDICATED TO BE REMOVED, THIS SHALL MEAN DEMOLITION AND REMOVAL OF THE ENTIRE ASSEMBLY INCLUDING WALL FINISHES, FRAMING, BLOCKING, ACCESSORIES, TRIM, HOLDERS, ELECTRICAL DEVICES AND CONDUIT/WIRING. MAINTAIN ETR ELECTRICAL DEVICES AT OTHER ETR LOCATIONS SERVICED BY REMOVED CONDUITS.

SALVAGE WORK: CAREFULLY REMOVE DISASSEMBLE ALL ITEMS INDICATED TO BE SALVAGED. TAKE PRECAUTIONS TO AVOID DAMAGING THE ITEM DURING THE REMOVAL OR DISASSEMBLY PROCESS. PER CLIENT DIRECTION, STORE ALL SALVAGED ITEMS IN A SAFE, SECURE AND WATERPROOF LOCATION. PROTECT ITEMS FROM DAMAGE DURING STORAGE. RE-INSTALL SALVAGED ITEMS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

TEMPORARY DISCONNECTION OF UTILITIES: TEMPORARILY DISCONNECT ALL ETR UTILITIES REQUIRED TO PERFORM THE INDICATED WORK. COORDINATE THIS WORK WITH THE CLIENT PRIOR TO DISCONNECTING UTILITIES. SCHEDULE THE WORK AS NECESSARY TO MINIMIZE THE IMPACT TO OCCUPANTS. DO NOT DISCONNECT OR INTERRUPT SERVICES TO OCCUPANTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CLIENT. RE-CONNECT UTILITIES IMMEDIATELY AFTER COMPLETION OF THE WORK. RE-ROUTE UTILITIES/CONNECTIONS AS REQUIRED TO PROGRESS AROUND NEW CONSTRUCTION. PROVIDE BLANK COVER PLATES AT RECEPTACLES INDICATED TO BE ABANDONED IN PLACE.

PROTECTING ETR UTILITIES: VERIFY AND PROTECT ALL ETR CABLES PRIOR TO BEGINNING THE DEMOLITION WORK. DO NOT DAMAGE OR DISCONNECT EXISTING UTILITIES, UNLESS OTHERWISE NOTED. MAINTAIN FULL AND PROPER OPERATION OF THE BUILDING FIRE ALARM SYSTEM FOR THE DURATION OF THE DEMOLITION AND CONSTRUCTION WORK.

REMOVING UTILITIES WITHIN DEMOLISHED WORK: AT WALLS, PARTITIONS AND CASEWORK INDICATED TO BE DEMOLISHED, DISCONNECT AND REMOVE ALL PIPING, CONDUIT AND WIRING BACK TO A POINT OF CONCEALMENT. PROPERLY CAP AND/OR PLUG TERMINATED ENDS. MARK LOCATIONS OF TERMINATED UTILITY LINES AND WIRES.

REMOVING SAFETY EQUIPMENT AT DEMOLISHED WORK: AT WALLS, PARTITIONS AND CASEWORK INDICATED TO BE DEMOLISHED, REMOVE ALL SAFETY EQUIPMENT INCLUDING BUT NOT LIMITED TO FIRE EXTINGUISHERS, FIRE BLANKETS, AND FIRST AID KITS. SAVE FOR RELOCATION TO BE FIELD COORDINATED WITH CLIENT/ARCHITECT.

REMOVAL & DISPOSAL: OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS PRIOR TO PROCEEDING WITH THE WORK. DISPOSE OF ALL DEMOLISHED AND REMOVED MATERIALS IN A LEGAL METHOD PER APPLICABLE REGULATIONS. IMMEDIATELY NOTIFY THE ARCHITECT AND CLIENT OF ANY MATERIALS THAT ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS.

STRUCTURE: TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURES AFFECTED BY DEMOLITION WORK. CEASE DEMOLITION WORK AND NOTIFY ARCHITECT AND CLIENT IMMEDIATELY IF THE SAFETY AND OR STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED. STRUCTURAL MEMBERS SHALL NOT BE MODIFIED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

FLOOR PREP: REMOVE EXISTING FLOOR FINISH AND ADHESIVES IN AREAS TO RECEIVE NEW FLOOR FINISH, UNLESS OTHERWISE NOTED. PREP REMAINING SUBFLOOR SURFACE TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.

CLEANUP: UPON COMPLETION OF THE DEMOLITION WORK, REMOVE ALL DEMOLITION DEBRIS, MATERIALS AND TOOLS FROM THE SITE. DO NOT LEAVE ANY UNSAFE CONDITIONS RESULTING FROM THE DEMOLITION WORK. SWEEP AND LEAVE THE SITE IN A CLEAN AND ORDERLY CONDITION.

GENERAL NOTES

GENERAL CONTRACTOR: ALL REFERENCES TO "CONTRACTOR" MADE IN THE CONSTRUCTION DOCUMENTS SHALL MEAN THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUBCONTRACTORS AND TRADES, UNLESS NOTED OTHERWISE. COORDINATE AND COOPERATE WITH THE OWNERS INDEPENDENT CONTRACTORS AND PERSONNEL CONCURRENTLY PERFORMING WORK WITHIN OR INTERFACING THE CONTRACT LIMITS.

ARCHITECT: ALL REFERENCES TO "ARCHITECT" MADE IN THE CONSTRUCTION DOCUMENTS ALL REFER TO ANALOGUE STUDIO.

CONTRACT LIMITS: ALL REFERENCES TO "CONTRACT LIMITS" MADE IN THE CONSTRUCTION DOCUMENTS SHALL MEAN ALL PRIMARY AREAS THAT CONTAIN CONSTRUCTION SCOPE OF WORK. LAYDOWN AND PRIMARY AREAS, SCAFFOLDING AND EXCAVATION AREAS, DUMPSTER AREAS, AND CONTRACTOR TRAVEL PATHS TO THESE AREAS ARE CONSIDERED PART OF THE INCIDENTAL CONTRACT AREA SUBJECT TO GENERAL REQUIREMENTS TYPICAL OF THE PRIMARY WORK AREAS.

ETR: ALL REFERENCES TO THE ABBREVIATION "ETR" MADE IN THE CONSTRUCTION DOCUMENTS SHALL MEAN "EXISTING-TO-REMAIN". THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL NOTED ETR FINISHES AND COMPONENTS FROM DEMOLITION OR DAMAGE.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, CONSTRUCTION AND OCCUPANCY PERMITS AND APPROVALS.

WORKMANSHIP: ALL WORK SHALL BE DONE BY TRADES PEOPLE EXPERIENCED IN EACH SPECIFIC TRADE, AND TO THE HIGHEST STANDARDS OF PRACTICE AND WORKMANSHIP FOR EACH TRADE.

FIELD VERIFICATION: PRIOR TO BEGINNING THE WORK THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONTRADICTIONS, ERRORS OR OMISSIONS CONTAINED IN THE CONTRACT.

SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DURATION OF THE WORK, FOR THE PROTECTION OF ALL MATERIALS AND CONSTRUCTION (ETR AND NEW) FROM DAMAGE, THE SAFETY OF ALL WORKERS, EMPLOYEES AND OTHERS ON THE JOB SITE AND SITE SECURITY. MAINTAIN EGRESS REQUIREMENTS AT ALL TIMES, FOR THE DURATION OF THE WORK.

FIRE SAFETY: SIGNS ALL CONSTRUCTION MATERIALS IN A SECURE AND LOCKED AREA CONTROLLED BY THE CONTRACTOR. AT NO TIME DURING THE WORK SHALL STORED MATERIALS OR TOOLS BLOCK OR REDUCE A PATH OF EMERGENCY MEANS OF EGRESS. DO NOT ALTER OR NEGATE THE FIRE-RATING OF EXISTING CONSTRUCTION TO REMAIN. MAINTAIN FULL AND PROPER OPERATION OF THE BUILDING FIRE ALARM SYSTEM FOR THE DURATION OF THE WORK. PROVIDE FIREFSTOPING AT ALL PENETRATIONS MADE THROUGH NEW AND EXISTING FIRE-RATED CONSTRUCTION TO PROVIDE MAINTAIN REQUIRED FIRE SEPARATION RATING.

LICENSES: PLUMBING, FIRE PROTECTION, ELECTRICAL AND TELEDATA WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONS CURRENTLY LICENSED IN THE RESPECTIVE TRADE.

DUST CONTROL: DEBRIS, DIRT AND DUST SHALL BE KEPT TO A MINIMUM. BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND BE CLEANED UP AND CLEARED FROM THE JOB SITE ON A REGULAR SCHEDULE TO AVOID EXCESSIVE ACCUMULATION. PROVIDE DUST BARRIERS OR BLANKETS AS NECESSARY TO CONTAIN AIRBORNE DUST. PREVENT DUST AND DEBRIS FROM ENTERING PUBLIC SPACES, ELEVATORS, LOBBIES, AND AREAS OF OTHER TENANTS.

WORK HOURS: COORDINATE THE SCHEDULING OF ALL WORK WITH THE OWNER, OR BUILDING MANAGER TO MINIMIZE DISRUPTIONS TO THE BUILDING OPERATIONS, AND ITS OCCUPANTS. OBTAIN AND FOLLOW AVAILABLE RULES AND PROCEDURES FOR WORK PERFORMED WITHIN THE BUILDING. COORDINATE WORK PROCEDURES WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES (WHERE APPLICABLE).

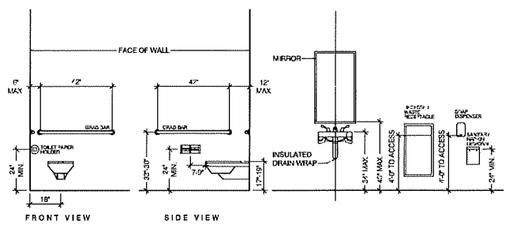
PROTECTION OF FURNISHINGS: PROTECT ETR FURNITURE AND EQUIPMENT FROM DAMAGE AND DUST. COORDINATE TEMPORARY REMOVAL AND STORAGE OF FURNITURE AND EQUIPMENT WITH THE OWNER.

PROTECTION OF FINISHES: PROTECT AREAS NOT WITHIN THE SCOPE OF WORK (NOT SCHEDULED FOR DEMOLITION OR CONSTRUCTION WORK) FROM DIRT AND DAMAGE. CLEAN FINISHES AND REPAIR ANY DAMAGE CAUSED BY WORKERS, EQUIPMENT AND THE DELIVERY AND/OR DISPOSAL OF MATERIALS. PROVIDE SOLID PLYWOOD-FACED TEMPORARY PARTITIONING BETWEEN WORK AREAS AND OCCUPIED AREAS. PAINT OCCUPIED SIDE OF PARTITIONS WHITE.

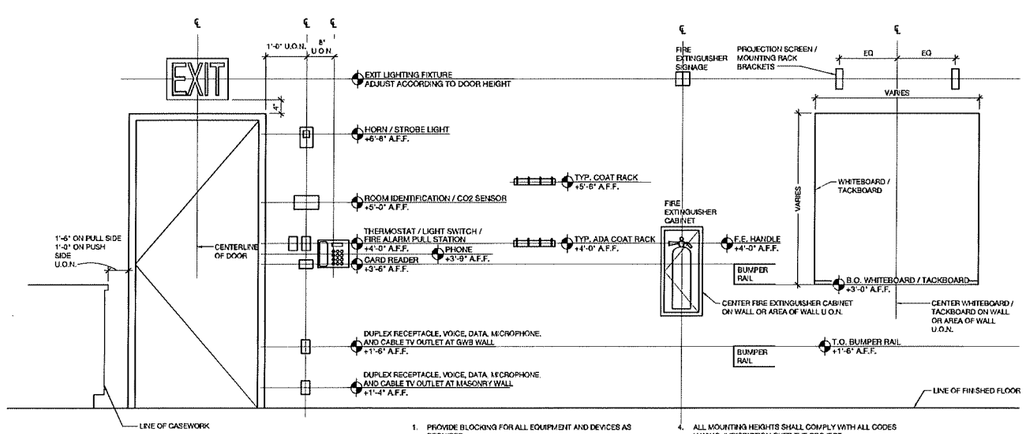
CONTROLS: TAKE ALL REASONABLE MEASURES TO LIMIT DEMOLITION AND CONSTRUCTION NOISE FROM DISRUPTING EXISTING BUILDING OCCUPANTS. MAINTAIN OR PROVIDE APPROPRIATE EXITS AND EXITWAYS THROUGHOUT CONSTRUCTION.

LOADING DOCK ACCESS: LOADING DOCK IS FIRST COME FIRST SERVED. RETAIL DELIVERIES AND PICKUPS HAVE PRIORITY. COORDINATE ALL PICKUPS DELIVERIES ACCORDINGLY.

TEMPORARY DISCONNECTION OF UTILITIES: TEMPORARILY DISCONNECT ALL ETR UTILITIES REQUIRED TO PERFORM THE INDICATED WORK. COORDINATE THIS WORK WITH THE OWNER PRIOR TO DISCONNECTING UTILITIES. SCHEDULE THE WORK AS NECESSARY TO MINIMIZE THE IMPACT TO OTHER OCCUPANTS. DO NOT DISCONNECT OR INTERRUPT SERVICES TO OTHER OCCUPANTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE MT PROJECT MANAGER AND SITEDOWN COORDINATOR. RECONNECT UTILITIES IMMEDIATELY AFTER COMPLETION OF THE WORK. RE-ROUTE UTILITIES / CONNECTIONS AS REQUIRED TO SERVICE NEW CONSTRUCTION.



TYPICAL FIXTURE MOUNTING HEIGHTS



NOTE: THERE MAY BE ITEMS SHOWN THAT ARE NOT INCLUDED IN THIS PROJECT.

TYPICAL MOUNTING HEIGHTS

1. PROVIDE BLOCKING FOR ALL EQUIPMENT AND DEVICES AS REQUIRED.
2. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO ELECTRICAL DEVICES.
3. WHEN TWO OR MORE ELECTRICAL ITEMS ARE SHOWN NEAR EACH OTHER ON THE ELECTRICAL DRAWINGS, ALIGN THEM VERTICALLY AS SHOWN. IF MULTIPLE PLATES OF SIMILAR ITEMS ARE REQUIRED, ARRANGE THEM SYMMETRICALLY ABOUT THE CENTERLINE.
4. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL CODES HAVING JURISDICTION OVER THE PROJECT.
5. REFERENCE THIS DRAWING FOR TYPICAL MOUNTING HEIGHTS. FOR SPECIFIC DIMENSIONS REFERENCE THE INTERIOR ELEVATIONS.
6. THESE MOUNTING HEIGHTS ARE STANDARD FOR THE ENTIRE PROJECT. IF ANY CONDITIONS DO NOT PERMIT MOUNTING AS SHOWN, PLEASE INFORM ARCHITECT IMMEDIATELY FOR CLARIFICATION.

TRUE NORTH

REGISTERED ARCHITECT
VINCE PAN
NO. 20568
BOSTON
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COMMONWEALTH OF MASSACHUSETTS

ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/30/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

NOTES + LEGENDS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A0.02

CODE SUMMARY

FIRM NAME	ANALOGUE STUDIO, LLC 179 SOUTH STREET - 5TH FLOOR BOSTON, MA 02111
PROJECT ADDRESS	TOUS LES JOURS BAKERY AT NATICK MALL 1245 WORCESTER ST. NATICK, MA 01760
PROJECT DESCRIPTION	INTERIOR FIT-OUT FOR NEW BAKERY
APPLICABLE CODES	
BUILDING	(780 CMR) COMMONWEALTH OF MASSACHUSETTS AMENDMENTS TO IBC 2015, 780 CMR - 9TH EDITION
ACCESSIBILITY	(MAAB) MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR) 2006
PLUMBING	(248 CMR) MASSACHUSETTS PLUMBING CODE, 248 CMR 3.00 to 10.00
MECHANICAL	(IMC) INTERNATIONAL MECHANICAL CODE 2015
ELECTRICAL	(NEC) NATIONAL ELECTRICAL CODE - NFPA 70 2015
FIRE PROTECTION	(IFC) INTERNATIONAL FIRE CODE 2015
ENERGY	(IECC), INTERNATIONAL ENERGY CONSERVATION CODE 2015
USE OR OCCUPANCY CLASSIFICATION	
USE GROUP	B1 - BUSINESS
EXISTING STRUCTURES (IEBC)	
CHAPTER 34 REPAIR, ALTERATION, ADDITION, AND CHANGE OF USE OF EXISTING BUILDING	CHANGE IN USE GROUP: NO CHANGE MEANS OF EGRESS: AREA OF ALTERATION COMPLIES WITH 780 CMR HAZARD INDEX (HI): AREA OF ALTERATION HIGHLIGHTS NO CHANGE TO THE HAZARD INDEX EXIT SIGNS AND LIGHTS: AREA OF ALTERATION COMPLIES WITH 780 CMR ACCESSIBILITY: AREA OF ALTERATION COMPLIES WITH 521 CMR MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT STRUCTURAL HIGHLIGHTS FOR EXISTING BUILDINGS: UNCHANGED
CLASSIFICATION OF WORK	ALTERATION TYPE II

EGRESS COMPONENTS

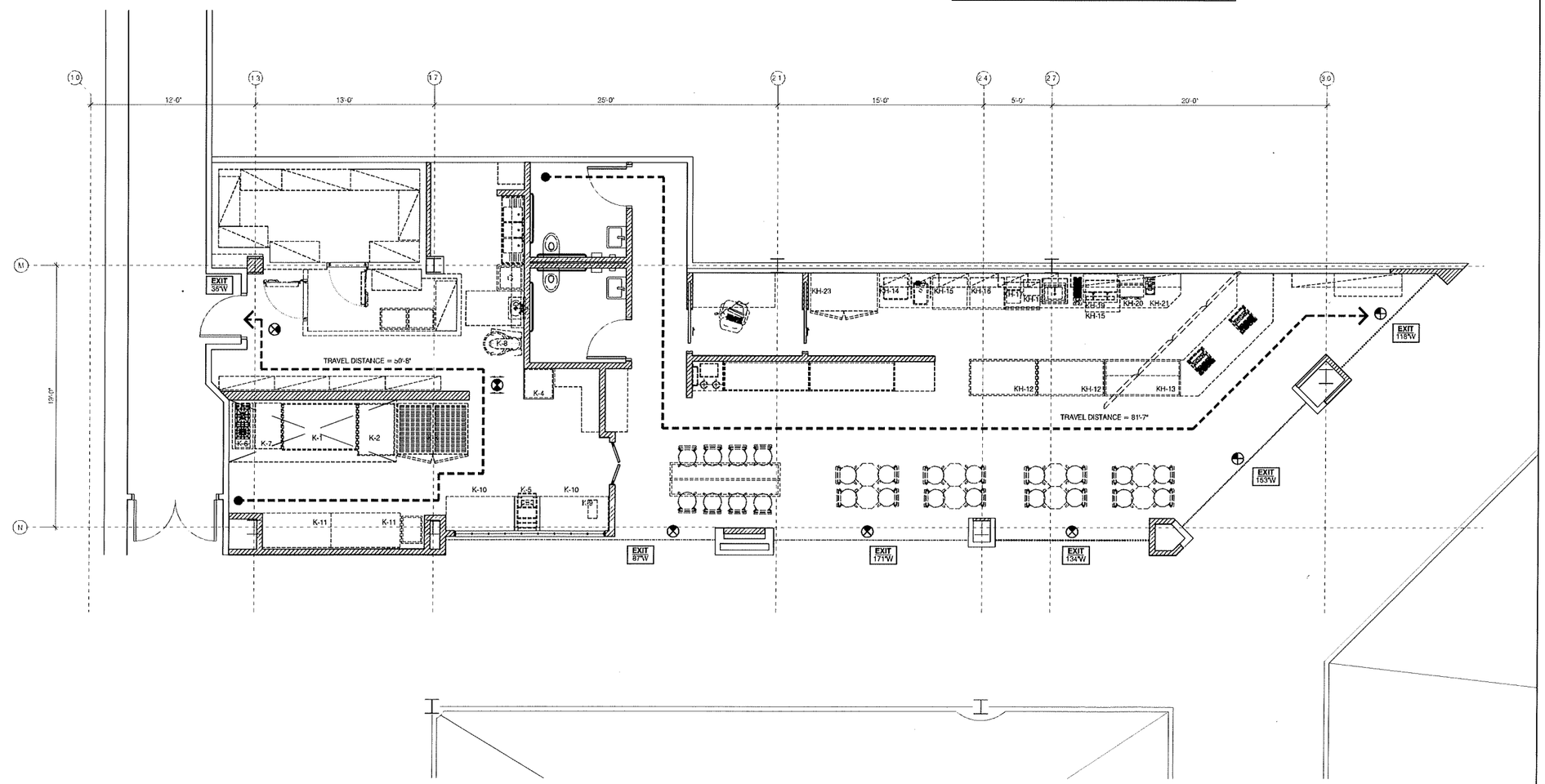
	REQUIRED WIDTH PER PERSON	WIDTH PROVIDED	CAPACITY
DOORS	.20"	64"	4,000 PEOPLE
STAIR	.3"	N/A	
TOTAL (EGRESS WIDTH REQUIRED - 3.14 / EGRESS WIDTH PROVIDED)			

OCCUPANT LOADING

ROOM / AREA	OCCUPANCY	FACTOR (SF / PERSON)	AREA	OCCUPANT LOAD (ACTUAL)
CAFE	B-1	BUSINESS	1,250	20
			TOTAL	20

TOILET ROOM FIXTURE COUNTS

	TOTAL CAPACITY	TOILETS			LAVATORIES		
		REQUIRED PER CODE	QUANTITY NEEDED	QUANTITY PROVIDED	REQUIRED PER CODE	QUANTITY NEEDED	QUANTITY PROVIDED
CAFE B-B							
FEMALE	12	1 PER 25		1	1 PER 200	1	1
MALE	12	1 PER 25		1	1 PER 200	1	1



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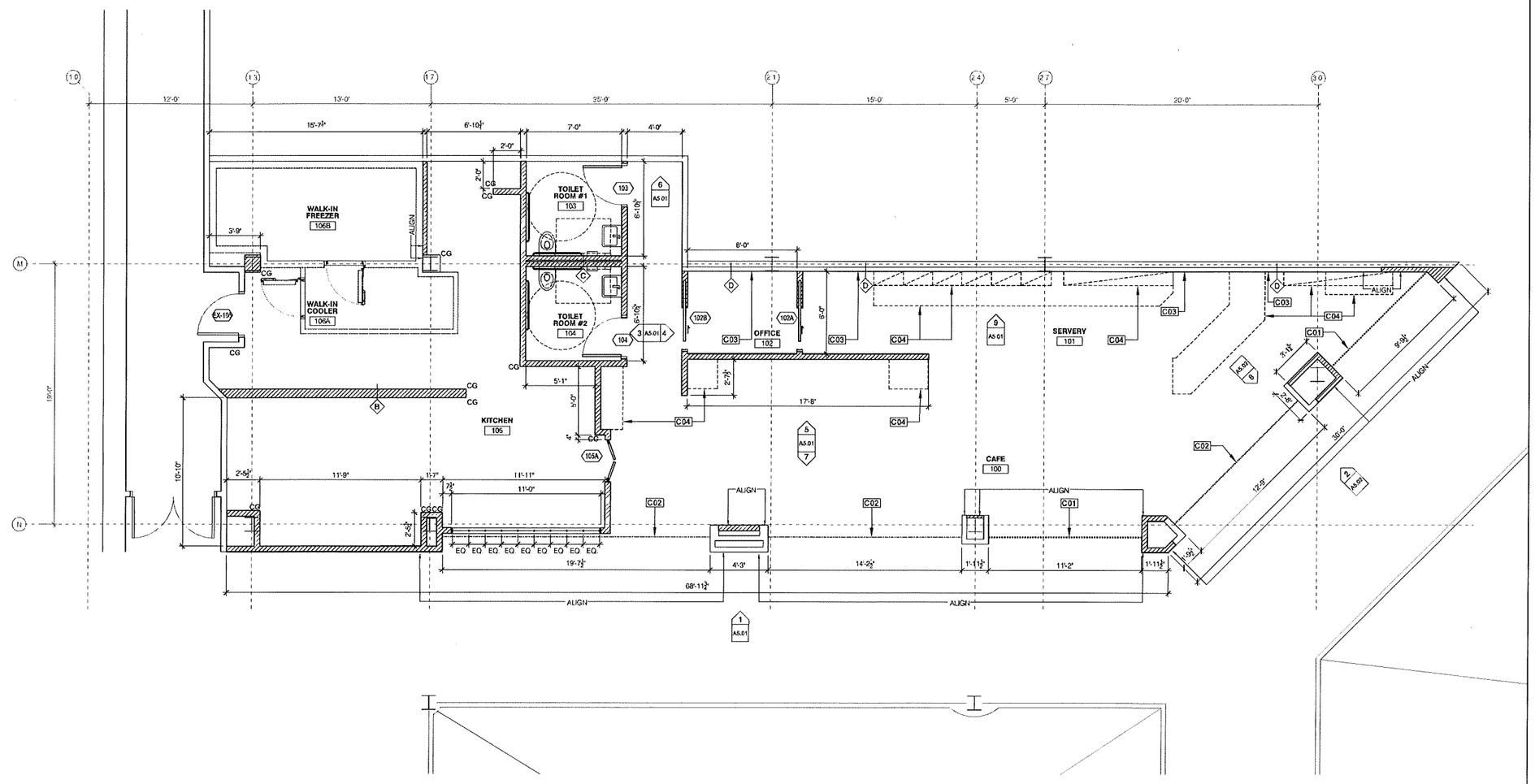
EGRESS PLAN + CODE SUMMARY

SCALE: 1/8" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A0.03



CONSTRUCTION NOTES

HATCH INDICATES AREAS OUTSIDE THE SCOPE OF WORK

SOLID LINES INDICATE EXISTING CONSTRUCTION TO REMAIN

SOLID LINES WITH HATCH INDICATE NEW PARTITION TO BE TYPE A, UNLESS OTHERWISE NOTED

GENERAL NOTES

A. PROVIDE WOOD BLOCKING IN WALL AS REQUIRED FOR SUPPORT OF NEW WALL MOUNTED EQUIPMENT OR MILLWORK - GC TO COORDINATE w/ TENANT PROVIDED MILLWORK

B. G.C. TO VERIFY LAYOUT WITH TENANT AND ARCHITECT, PRIOR TO CONSTRUCTION

C. ALL FOOD SERVICE EQUIPMENT (F.S.E.) TO BE PROVIDED BY TENANT, INSTALLED BY FOOD SERVICE VENDOR

D. ALL MILLWORK TO BE PROVIDED BY TENANT, INSTALLED BY GC

E. ALL FURNITURE TO BE PROVIDED BY TENANT, INSTALLED BY FURNITURE VENDOR

F. ALL SIGNAGE TO BE PROVIDED BY TENANT. INSTALLED BY SIGNAGE VENDOR

G. G.C. TO COORDINATE ALL TRADES w/ ALL OWNER SUPPLIED EQUIPMENT

KEY NOTES

C01 PROVIDE NEW SECURITY GRILLE AND FLOOR TRACK AT THIS LOCATION TO MATCH EXISTING / BUILDING OWNER'S STANDARD - COORDINATE w/ EXISTING STRUCTURE AND PROVIDE ANY NEW STRUCTURAL SUPPORT AS REQUIRED

C02 EXISTING SECURITY GRILLE TO REMAIN AT THIS LOCATION - COORDINATE w/ D03/D1.01 - VERIFY + MAINTAIN EXISTING ENTRY OPENING WIDTH w/ NEW CONSTRUCTION, TYP

C03 EXISTING FURRING WALL FRAMING TO REMAIN - PREP FOR NEW WALL FINISHES, AS SCHEDULED - REFER TO A3.02 + A5.01

C04 TENANT PROVIDED/G.C. INSTALLED MILLWORK AT THIS LOCATION - REFER TO A5.01

LANDLORD NOTES

A. TENANT SHALL PROVIDE A WATERPROOF MEMBRANE THROUGHOUT ALL AREAS ADJACENT TO WATER AND SHALL PERFORM A WATER TEST WITH COORDINATION OF ON-SITE AUTHORITY

B. VERIFY EXTENT / TYPE OF WATERPROOFING MEMBRANE w/ MALL OPERATIONS MANAGER PRIOR TO START OF WORK

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ANALOGUE STUDIO

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1245 Worcester St, Natick, MA 01760

DELTA	DESCRIPTION	DATE
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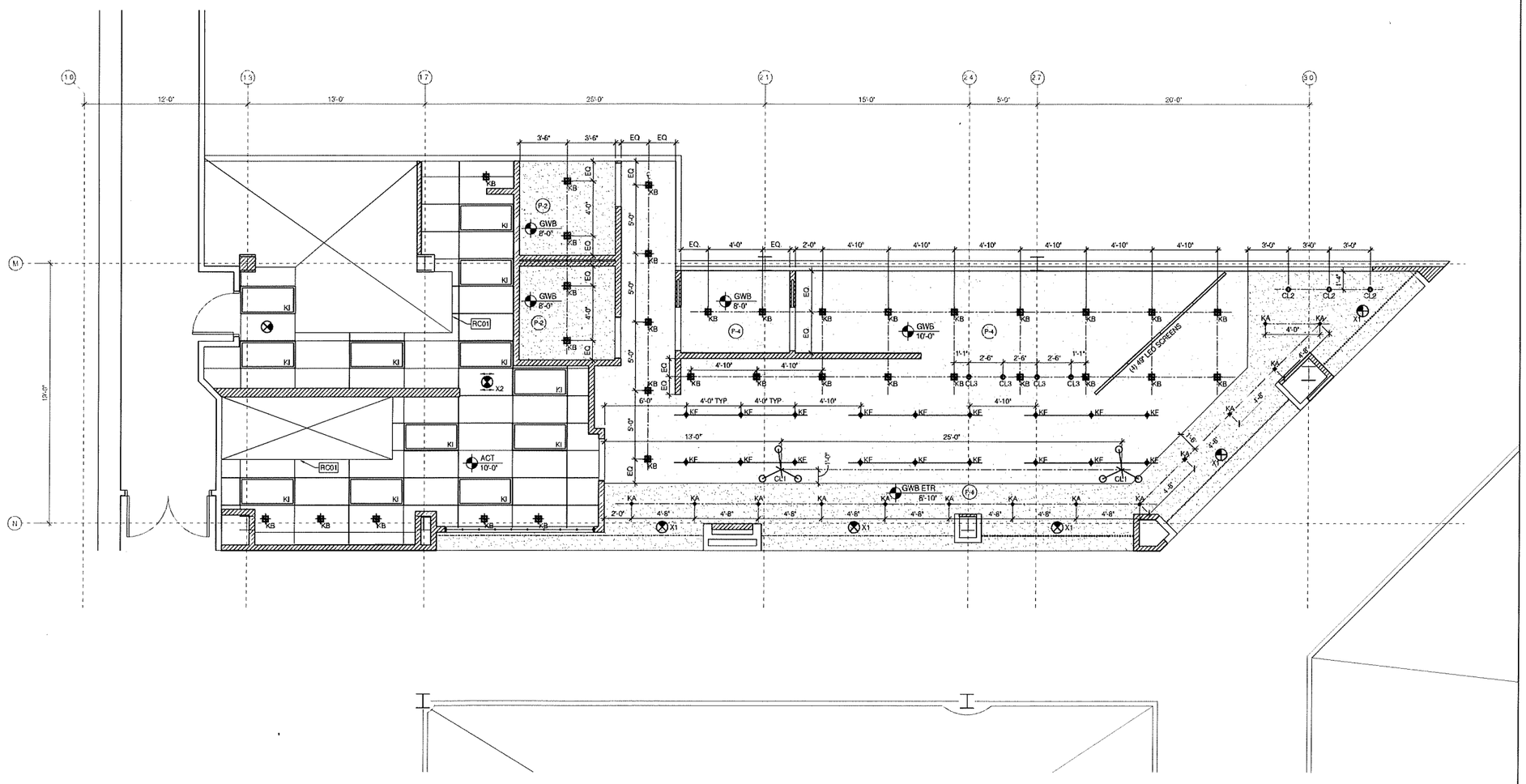
	CONSTRUCTION DOCUMENTS	04/01/2019

CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A1.01



GENERAL NOTES

HATCH INDICATES AREAS OUTSIDE THE SCOPE OF WORK

SOLID LINES INDICATE EXISTING CONSTRUCTION TO REMAIN

SOLID LINES WITH HATCH INDICATE NEW PARTITION TO BE TYPE A, UNLESS OTHERWISE NOTED

RCP NOTES

GENERAL NOTES

A LIGHT FIXTURES TO BE CENTERED WITHIN ROOMS, UNLESS OTHERWISE NOTED

B FINAL MOUNTING HEIGHTS TO BE COORDINATED WITH ARCHITECT IN FIELD

KEY NOTES

RC01 G.C. TO COORDINATE CEILING HEIGHT w/ HEIGHT OF WALK-IN COOLER + EXHAUST HOOD - PROVIDE STAINLESS STEEL CLOSURE PANELS, AS REQUIRED

LIGHTING FIXTURE SCHEDULE

CL1 RESTORATION HARDWARE 'BISTRO GLOBE' CHANDELIER

CL2 RESTORATION HARDWARE ADJUSTABLE FLUSH MOUNT LIGHT

CL3 RESTORATION HARDWARE 'DAVENPORT' CANDLE LIGHT PENDANT

KA LITON LIGHTING RECESSED ADJUSTABLE LIGHT

KB LITON LIGHTING RECESSED COMPACT FLUORESCENT LIGHT

KF LITHONIA TRACK LIGHT

KI LITHONIA RECESSED 2x4 FIXTURE

X1 LITHONIA EDGE-LIT EXIT SIGN - SINGLE FACE

X2 LITHONIA EDGE-LIT EXIT SIGN - DOUBLE FACE

LANDLORD NOTES

A SUPPORT WIRES FOR LAY-IN CEILING GRID MUST NOT BE CONNECTED TO TO ANY OF THE LANDLORD'S MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING OR EQUIPMENT

B PROVIDE ACCESS TO ANY LANDLORD AND/OR TENANT EQUIPMENT, VALVES, DAMPERS, CONTROLS, CLEANOUTS, J-BOXES, ETC. LOCATED ABOVE GYP. BOARD CEILING AND ANY OTHER INACCESSIBLE AREAS AS REQUIRED. VERIFY/COORDINATE REQUIRED ACCESS PANEL LOCATIONS WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID/START OF WORK.

C SPRINKLER HEADS AT GYPSUM BOARD CEILING MUST BE FULLY RECESSED AND COVERED w/ METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING TILES WHERE APPLICABLE.

TRUE NORTH

REGISTERED ARCHITECT VINCE PAN NO. 20568 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

ANALOGUE STUDIO

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DELTA	DESCRIPTION	DATE
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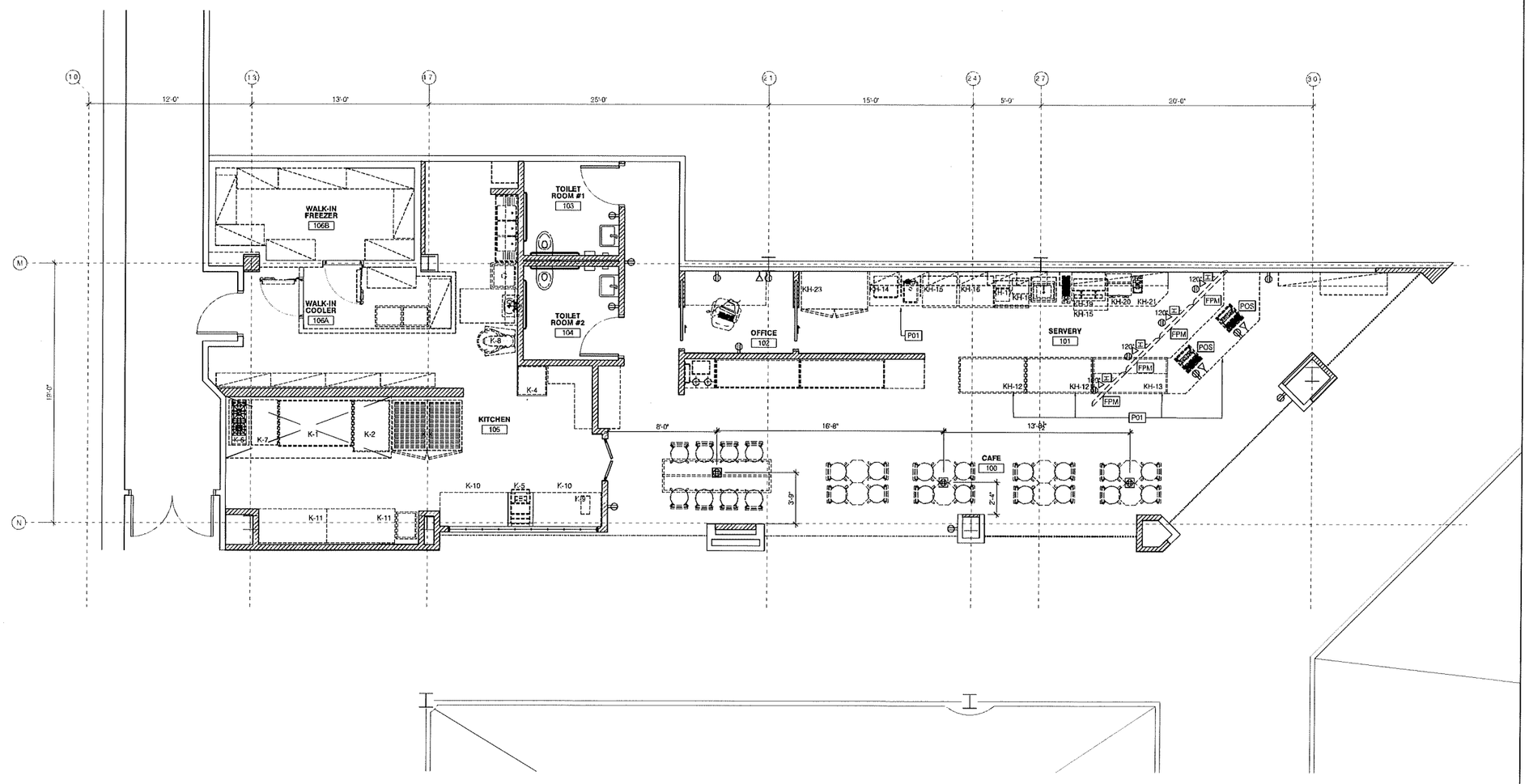
REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A2.01



POWER + DATA NOTES

NEW DUPLEX WALL OUTLET, AT 18" A.F.F. UNLESS OTHERWISE NOTED

NEW DUPLEX TEL/DATA WALL OUTLET AT 18" A.F.F. UNLESS OTHERWISE NOTED

NEW QUAD FLOOR BOX OUTLET

H HDMI LOCATION. HEIGHT TO BE 18" A.F.F. UNLESS OTHERWISE NOTED

FPM CEILING HUNG 49" FLAT PANEL MONITOR (PROVIDED BY TENANT - INSTALLED BY GC)

POS POINT-OF-SALE STATION (PROVIDED BY TENANT - INSTALLED BY GC)

GENERAL NOTES

A. FLOOR BOX OUTLET LOCATIONS TO BE CENTERED WITHIN ROOMS, UNLESS OTHERWISE NOTED

B. REFER TO ELECTRICAL DRAWINGS FOR ALL F.S.E RELATED POWER REQUIREMENTS + LOCATIONS

C. ALL FOOD SERVICE EQUIPMENT (F.S.E.) TO BE PROVIDED BY TENANT, INSTALLED BY FOOD SERVICE VENDOR

D. ALL MILLWORK TO BE PROVIDED BY TENANT, INSTALLED BY GC

E. ALL FURNITURE TO BE PROVIDED BY TENANT, INSTALLED BY FURNITURE VENDOR

F. ALL SIGNAGE TO BE PROVIDED BY TENANT, INSTALLED BY SIGNAGE VENDOR

G. G.C. TO COORDINATE ALL TRADES w/ ALL OWNER SUPPLIED EQUIPMENT

KEY NOTES

P01 G.C. TO COORDINATE POWER w/ TENANT SUPPLIED EQUIPMENT AND MILLWORK AT THIS LOCATION

EQUIPMENT LIST

K-1 FRESH DECK OVEN
K-2 FRESH DECK OVEN
K-3 DOUGH CONDITIONER/PROOFER
K-4 MULTI-SLICER
K-5 MOULDER
K-6 DONUT FRYER
K-7 COUNTERTOP HOT PLATE
K-8 MIXER (30 QT)
K-9 COMMERCIAL STAND MIXER
K-10 UNDERCOUNTER REFRIGERATOR
K-11 WORK TABLE 60" LENGTH
K-12 CAKE SHOW CASE / DISPLAY MERCHANDISER
K-13 SANDWICH SHOW CASE / DISPLAY MERCHANDISER
K-14 ICE MAKER
K-15 UNDERCOUNTER REFRIGERATOR
K-16 UNDERCOUNTER FREEZER
K-17 BAR BLENDER
K-18 ICE SHAVER
K-19 COFFEE MAKER
K-20 COFFEE BREWER
K-21 BREWER/GRINDER
K-22 MICROWAVE
K-23 UPRIGHT 2 DOOR FREEZER

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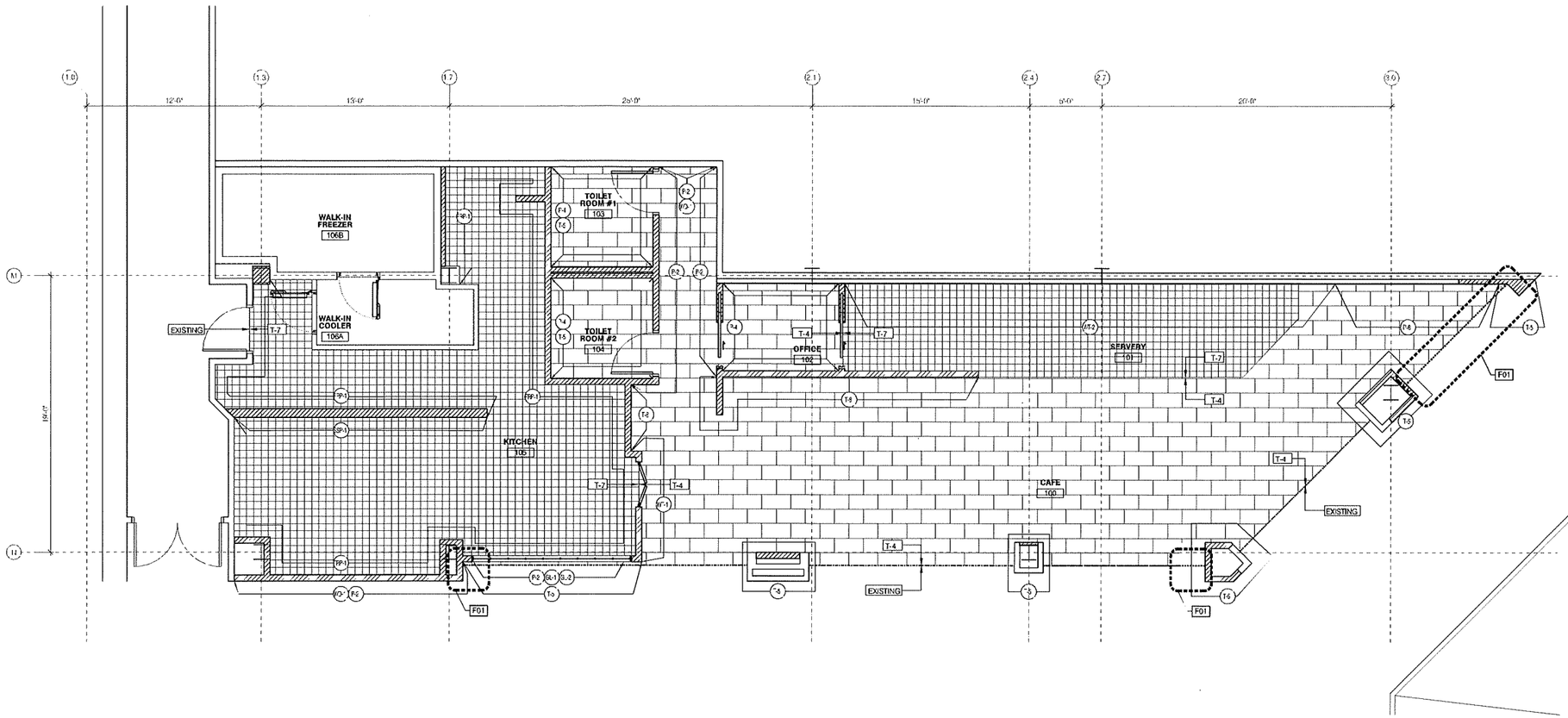
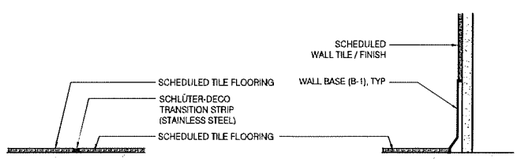
POWER + F.S.E. PLAN

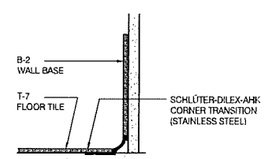
SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A3.01





TRANSITION DETAIL
3"=1'-0" FLOOR TILE TO FLOOR TILE



WALL BASE DETAIL
3"=1'-0" TYPICAL

TYPICAL AT KITCHEN
CORNER TRANSITION
3"=1'-0" PORCELAIN TILE TO CERAMIC TILE

FINISH NOTES

GENERAL NOTES

A. PATCH AND REPAIR EXISTING SUB-FLOOR TO ACCOMODATE NEW FLOORING - AS SCHEDULED

B. G.C. TO MAINTAIN FLUSH TRANSITION BETWEEN ANY EXISTING FLOORING AND NEW FLOORING. TYP - WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, CHIPPING OUT EXISTING CONCRETE IN TENANT'S LEASE SPACE, OR FINISHED MALL FLOOR

KEY NOTES

F01 PROVIDE NEW FLOOR FINISHES TO MATCH EXISTING MALL FLOOR FINISH AT ALL LOCATIONS WHERE NEW CONSTRUCTION WILL AFFECT EXISTING MALL FLOOR FINISHES. TYP

LANDLORD NOTES

A. TENANT SHALL PROVIDE A WATERPROOF MEMBRANE THROUGHOUT ALL AREAS ADJACENT TO WATER AND SHALL PERFORM A WATER TEST WITH COORDINATION OF ON-SITE AUTHORITY

B. TENANT'S FINISH FLOOR SHALL BE FLUSH TO THE MALL FLLORING. METAL, RUBBER, OR WOOD THRESHOLD STRIPS ARE NOT ALLOWED AT THE STOREFRONT OPENING OR IN GENERAL SALES AREAS. TENANT SHALL NOT USE FLOORING, TILE OR ADHESIVES AT THE PREMISES CONTAINING ASBESTOS OR SIMILAR MATERIAL. NO VINYL FLOORING, BASE OR SIMILAR MATERIALS SHALL BE ALLOWED IN THE SALES AREA OR THE PREMISES.

TRUE NORTH

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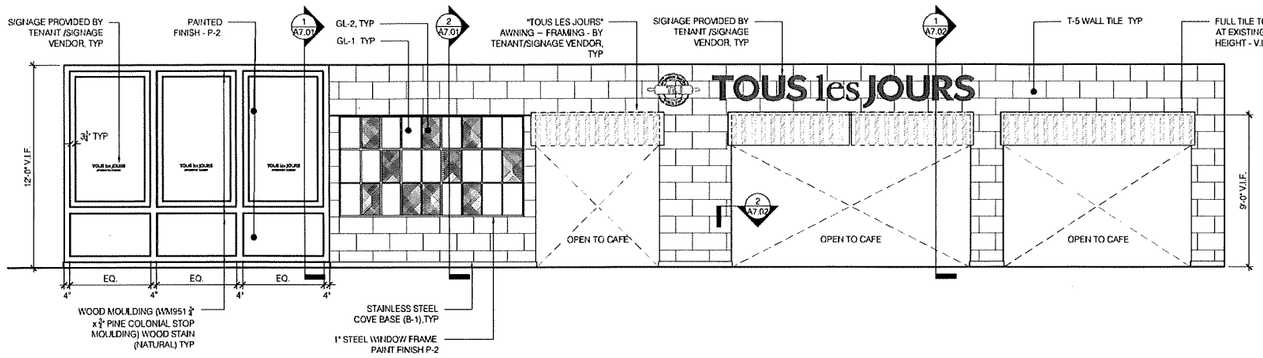
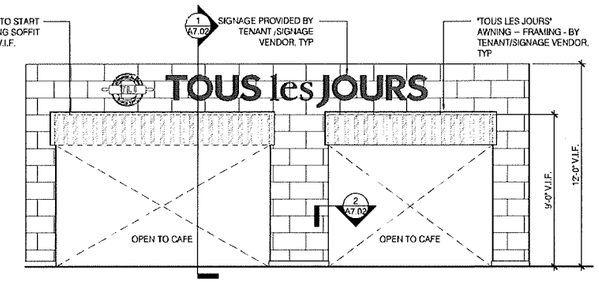
FINISH PLAN

SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

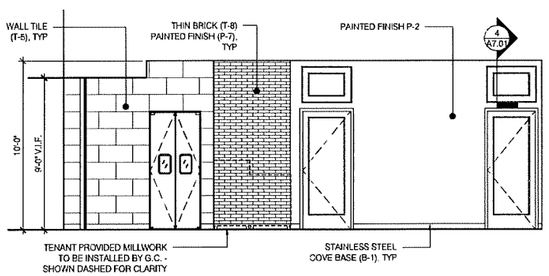
A3.02



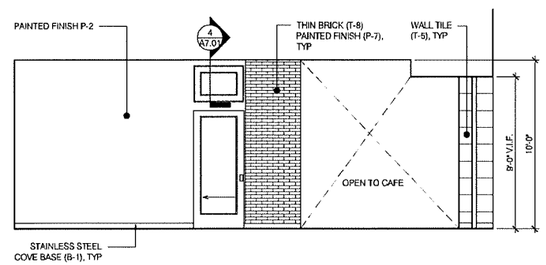
MALL SIDE
1 STOREFRONT ENTRY
1/4"=1'-0" ELEVATION



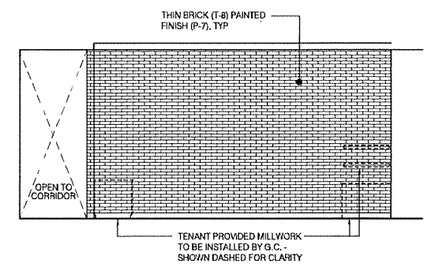
MALL SIDE
2 STOREFRONT ENTRY
1/4"=1'-0" ELEVATION



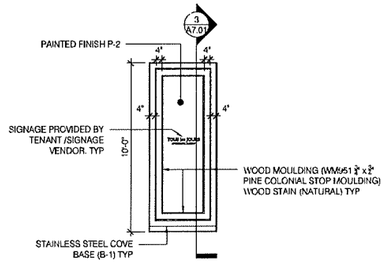
3 CORRIDOR ELEVATION
1/4"=1'-0" ELEVATION



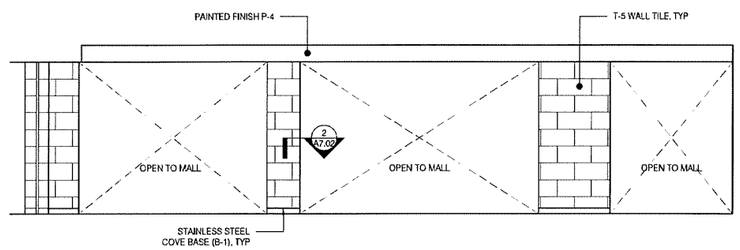
4 CORRIDOR ELEVATION
1/4"=1'-0" ELEVATION



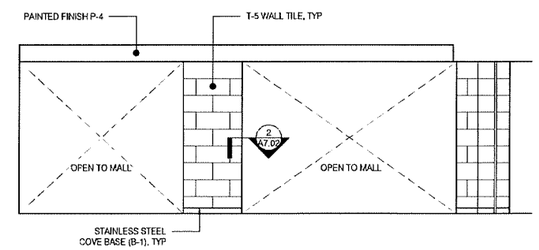
5 CAFE ELEVATION
1/4"=1'-0" ELEVATION



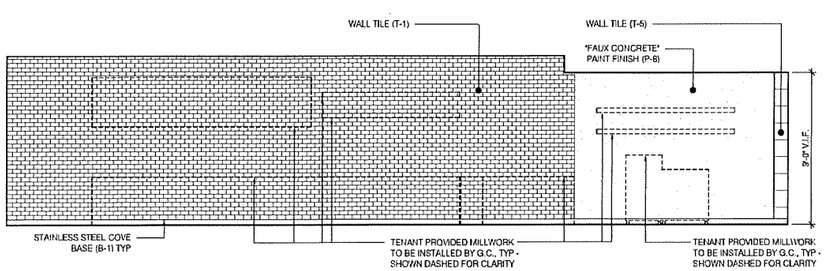
6 CORRIDOR ELEVATION
1/4"=1'-0" ELEVATION



CAFE SIDE
7 STOREFRONT ENTRY
1/4"=1'-0" ELEVATION



CAFE SIDE
8 STOREFRONT ENTRY
1/4"=1'-0" ELEVATION



9 SERVERY WALL
1/4"=1'-0" ELEVATION

TRUE NORTH

REGISTERED ARCHITECT VINCE PAI NO. 20568 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

ANALOGUE STUDIO

Tous Les Jours

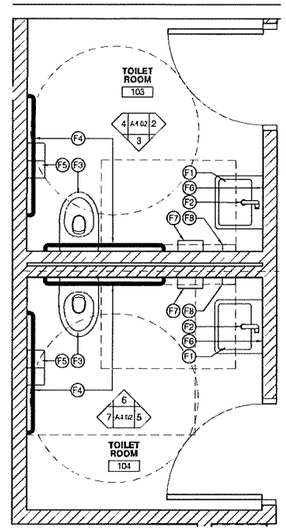
Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/30/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

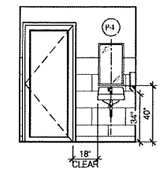
INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

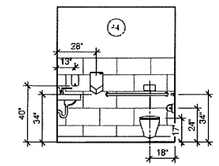
A5.01



1 TOILET ROOMS
1/2"=1'-0" ENLARGED PLAN

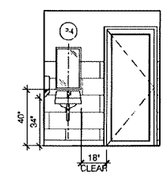


2 TOILET ROOM
1/4"=1'-0" ELEVATION

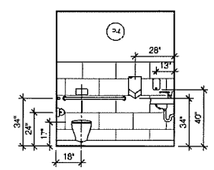


3 TOILET ROOM
1/4"=1'-0" ELEVATION

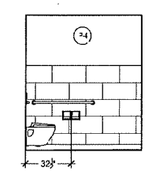
4 TOILET ROOM
1/4"=1'-0" ELEVATION



5 TOILET ROOM
1/4"=1'-0" ELEVATION



6 TOILET ROOM
1/4"=1'-0" ELEVATION



7 TOILET ROOM
1/4"=1'-0" ELEVATION

FIXTURE SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	PRODUCT	COMMENTS
F1	TOILET ROOM SINK	KOHLER	"HUDSON" JK-2812, 19" x 17" WALL MOUNT SINK w/ SINGLE FAUCET HOLE	COLOR: WHITE
F2	TOILET ROOM FAUCET	KOHLER	"COMPOSED" K-73167-4 FAUCET w/ SINGLE LEVER HANDLE	FINISH: POLISHED CHROME
F3	TOILET	KOHLER	#CW416MFG-2#01 "AQUIA" WALL-HUNG TOILET W/ "SOFTCLOSE" TOILET SEAT AND "DUOFIT" IN-WALL TANK SYSTEM	COLOR: 01 COTTON / "UNIVERSAL HEIGHT"
F4	GRAB BAR	BOBRICK	5806 SERIES - 1-½" DIAMETER 42" LENGTH - STRAIGHT GRAB BAR. PEENED	
F5	TOILET PAPER DISPENSER	BOBRICK	B-6999-7 SURFACE MOUNTED DOUBLE ROLL TOILET TISSUE DISPENSER WITH HOODS	SATIN FINISH STAINLESS STEEL
F6	MIRROR	BOBRICK	MADOX VANITY MIRROR 09404	
F7	HAND DRYER	DYSON	"AIRBLADE V"	FINISH: SPRAYED NICKEL
F8	SOAP DISPENSER	BOBRICK	#B-2111 SURFACE MOUNT	

TRUE NORTH

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1245 Worcester St. Natick, MA 01760

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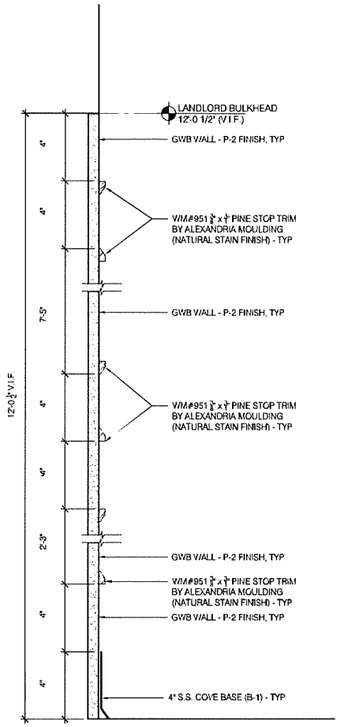
INTERIOR ELEVATIONS
ENLARGED TOILET ROOM PLANS + FIXTURE SCHEDULE

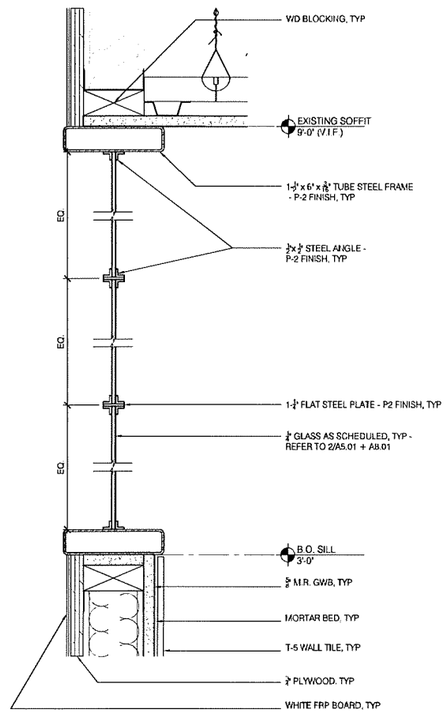
SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A5.02



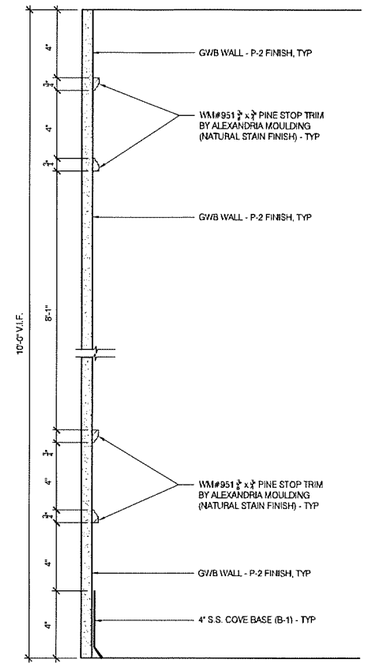
1 WOOD TRIM AT ENTRY WALL

3" = 1'-0" SECTION DETAIL



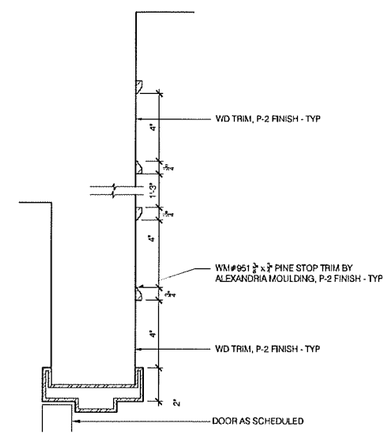
2 KITCHEN WINDOW AT ENTRY

1-1/2" = 1'-0" SECTION DETAIL



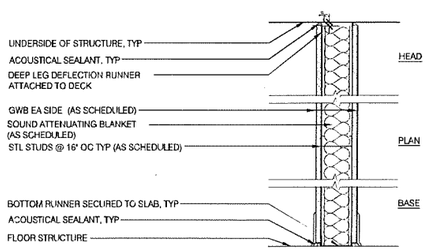
3 WOOD TRIM AT CAFE WALL

1 1/2" = 1'-0" SECTION DETAIL



4 WOOD TRIM AT DOOR HEAD

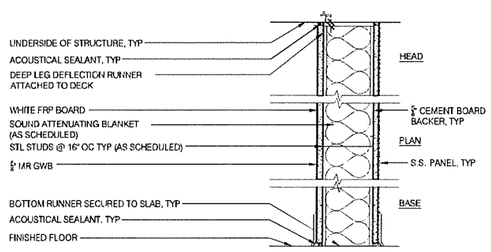
3" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	STC RATING (ACOUSTIC PARTITION)	FILL	FIRE RESISTANCE EST	LIMITING HEIGHT	OTHER REQUIREMENTS
A	3.5S"	5/8" TYPE X	4 7/8"		3 1/2" BATT			SEAL ALL JOINTS AND PENETRATIONS TIGHT. FULL HEIGHT WALL TO UNDERSIDE OF STRUCTURE, TYP.

A TYPE A PARTITION (MTL STUD)

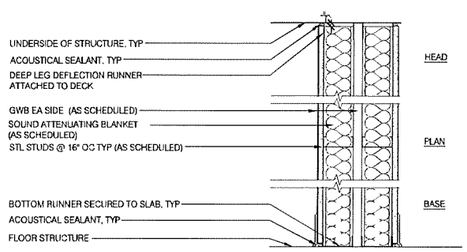
NTS



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	STC RATING (ACOUSTIC PARTITION)	FILL	FIRE RESISTANCE EST	LIMITING HEIGHT	OTHER REQUIREMENTS
B	6"	5/8" STD TYPE X	7-1/4"		6" BATT	-		SEAL ALL JOINTS AND PENETRATIONS TIGHT. FULL HEIGHT WALL TO UNDERSIDE OF STRUCTURE, TYP.

B TYPE B PARTITION (MTL STUD)

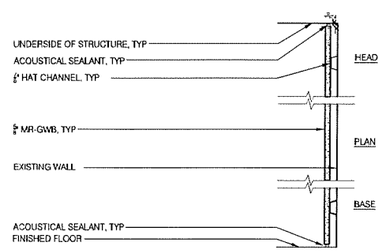
NTS



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	STC RATING (ACOUSTIC PARTITION)	FILL	FIRE RESISTANCE EST	LIMITING HEIGHT	OTHER REQUIREMENTS
C	3.5"	5/8" STD TYPE X	9 1/4"		5 1/2" BATT			SEAL ALL JOINTS AND PENETRATIONS TIGHT. FULL HEIGHT WALL TO UNDERSIDE OF STRUCTURE, TYP.

C TYPE A PARTITION (MTL STUD)

NTS



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	STC RATING (ACOUSTIC PARTITION)	FILL	FIRE RESISTANCE EST	LIMITING HEIGHT	OTHER REQUIREMENTS
D	-	5/8" STD TYPE X	-	-	-	-	-	PROVIDE ACOUSTICAL SEALANT AT ALL JOINTS PENETRATIONS. FULL HEIGHT WALL TO UNDERSIDE OF STRUCTURE. TYP.

D TYPE D FURRING

NTS

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ANALOGUE STUDIO

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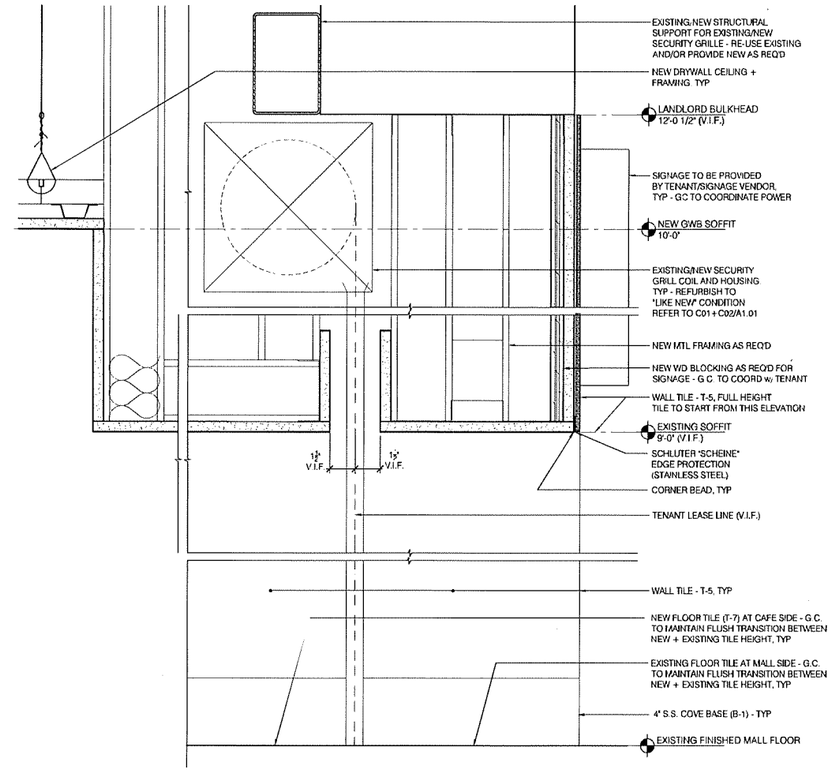
	CONSTRUCTION DOCUMENTS	04/01/2019

CONSTRUCTION DETAILS

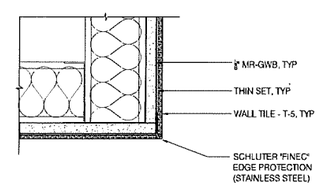
SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

A7.01



1 SECTION AT STOREFRONT

3" = 1'-0" SECTION DETAIL



2 OUTSIDE CORNER

3" = 1'-0" PLAN-SECTION DETAIL

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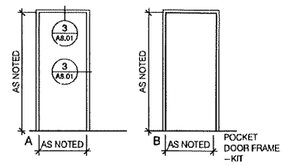
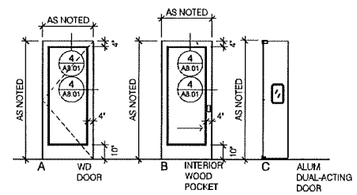
A7.02



1 DOOR FRAME ELEVATION
1/4" = 1'-0"



2 DOOR ELEVATIONS
1/4" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR					FRAME			REMARKS
		DOOR SIZE (thickness 1¾" typ.)	RATING (hours)	DOOR MATERIAL	DOOR FINISH	HARDWARE SET	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	
102A OFFICE	B	3'-0" x 7'-0"	--	WD	P-2	1	HM	P-2	B	
102B OFFICE	B	3'-0" x 7'-0"	--	WD	P-2	1	HM	P-2	B	
103 WOMEN'S TOILET ROOM	A	2'-10" x 7'-0"	--	WD	P-2	2	HM	P-2	A	
104 MEN'S TOILET ROOM	A	2'-10" x 7'-0"	--	WD	P-2	2	HM	P-2	A	
105 KITCHEN	C	(2) 1'-6" x 7'-0"	--	AL	--	--	--	--	--	WP-3 ALUMINUM TRAFFIC DOORS BY ELIASON DOOR. HARDWARE BY MFR
EX-105 KITCHEN	--	--	--	--	--	--	--	--	--	EXISTING DOOR TO REMAIN

HARDWARE SETS

HW-1 (OFFICE)
1 INTEGRATED POCKET DOOR FRAME – HARDWARE
1 POCKET DOOR LOCK
2 FINGERPULLS

HW-2 (TOILET ROOM)
3 HINGES
1 LEVERSET (PRIVACY FUNCTION)
1 FLOOR STOP
1 CLOSER
1 OCCUPANCY INDICATOR/BOLT SILENCERS

DOOR HARDWARE

LEVERSET
SCHLAGE AL SERIES - JUPITER
NICKEL FINISH

FLOOR STOP
IVES FS17 DOME STOP
NICKEL FINISH

CLOSER
LCN 4000 SERIES
NICKEL FINISH

SILENCERS
IVES SR64

HINGES
IVES SF81
NICKEL FINISH

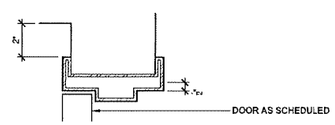
POCKET DOOR HARDWARE
JOHNSON 2511 WITH HIDDEN DOOR GUIDE

FINGERPULL
FSB105A 2239-0423-6201
NICKEL FINISH

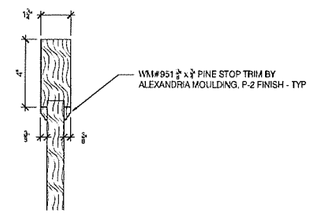
POCKET DOOR LOCK
LOCKWOOD #C14FRTR
NICKEL FINISH

OCCUPANCY INDICATOR/BOLT
FALCON #D271
NICKEL FINISH

ABBREVIATIONS
AL = ALUMINUM
CA = CLEAR ANODIZED
CF = CLEAR FINISH
HM = HOLLOW METAL
WD = WOOD
GL = GLASS



3 JAMB
3" = 1'-0"



4 TYP SECTION AT INSET
3" = 1'-0"

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DOOR + HARDWARE SCHEDULE

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CHECKED BY: BA

A8.01

FINISHES LEGEND

KEY	DESCRIPTION	MANUFACTURER	FINISH/ COLOR	COMMENTS
ACT-1	ACOUSTICAL CEILING TILE -- GRID	ARMSTRONG	CLEAN ROOM VL 24" x 48" - WHITE	
B-1	WALL BASE	ELITE EXPRESSIONS	4" H STAINLESS STEEL (22 GA) COVE BASE	
B-2	WALL BASE	DALTILE	QUARRY TILE 6" x 6" #0Q42 / "ARID GRAY	AT KITCHEN FRP WALLS ONLY
CG	CORNER GUARD	KOROGARD	GS20 1-1/2" WING STAINLESS STEEL	FULL HEIGHT TO CEILING AT ALL SPECIFIED LOCATIONS
FRP-1	FRP BOARD		WHITE	PROVIDE BATTENS, TRIM AND CORNER MOLDINGS AS REQUIRED
GL-1	GLASS		¼" CLEAR GLASS	
GL-2	GLASS		¼" DIAMOND WIRE CLEAR GLASS	
P-2	PAINT	BEHR	#HDC-AC-25 "BLUE METAL" / MATTE	
P-4	PAINT	BENJAMIN MOORE	#OC-63 "WINTER SNOW" / MATTE	
P-7	PAINT	BENJAMIN MOORE	#OC-68 "DISTANT GRAY" / FLAT	TO BE APPLIED OVER T-8
P-8	PAINT	ARDEX	CLASSIC COATING SYSTEMS #FX012 "LIGHT GRAY"	TINTED TO ACHIEVE LIGHT GRAY
SSP-1	STAINLESS STEEL WALL PANEL		FULL-HEIGHT S.S. PANEL (22 GA)	FULL HEIGHT TO CEILING AT ALL SPECIFIED LOCATIONS
T-1	WALL TILE	DALTILE	"RITTENHOUSE" 3" x 6" / "WHITE"	#546 BLEACHED WOOD GROUT BY CUSTOM BUILDING PRODUCTS
T-4	FLOOR TILE	MSI	GAUGED SLATE FLOOR TILE 12" x 24" / "MONTAUK BLUE"	
T-5	WALL TILE	MSI	POLISHED 12" X 24" / "CARRARA"	COORDINATE w/ ARCHITECT PRIOR TO INSTALLATION
T-6	WALL TILE	MSI	GAUGED SLATE FLOOR TILE 12" x 12" / "MONTAUK BLUE"	
T-7	FLOOR TILE	DALTILE	QUARRY TILE 6" x 6" #0Q42 / "ARID GRAY	
T-8	THIN BRICK	McNEAR	"DORADO" STANDARD THIN	TO BE PAINTED P-7

TRUE NORTH

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FINISH SCHEDULE

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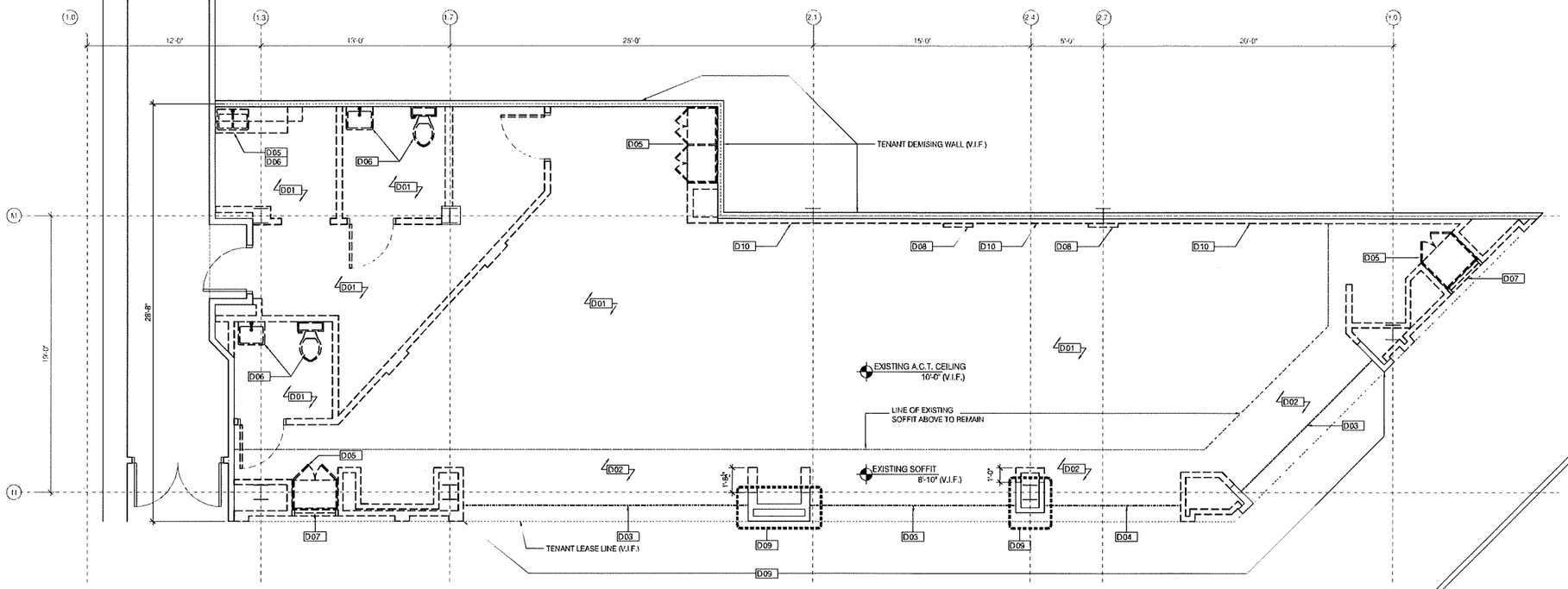
CHECKED BY: BA

A9.01



DEMOLITION NOTES

HATCH INDICATES AREAS OUTSIDE THE SCOPE OF WORK

DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED

SOLID LINES INDICATE EXISTING CONSTRUCTION TO REMAIN

GENERAL NOTES

A. ANY WORK PERFORMED OR REQUIRED AT THE EXISTING TENANT DEMISING WALL IS REQUIRED TO MAINTAIN 1-HOUR FIRE SEPARATION RATING. TYP

KEY NOTES

D01 ALL EXISTING FLOORING, A.C.T. AND LIGHTING FIXTURES (WHERE APPLICABLE) TO BE REMOVED IN THIS LOCATION

D02 EXISTING SOFFIT TO REMAIN AT THIS LOCATION - REMOVE EXISTING LIGHT FIXTURES AS REQ'D - REPAIR, PATCH AND PAINT - TYP

D03 EXISTING SECURITY GRILLE + FLOOR TRACK TO REMAIN AT THIS LOCATION - COORDINATE w. C02/A1.01

D04 EXISTING SECURITY GRILLE + FLOOR TRACK TO BE REMOVED AT THIS LOCATION

D05 EXISTING MILLWORK TO BE REMOVED AT THIS LOCATION

D06 EXISTING PLUMBING FIXTURES TO BE REMOVED AT THIS LOCATION

D07 EXISTING GLASS BLOCK WINDOW TO BE REMOVED AT THIS LOCATION

D08 EXISTING GWB PIER BUILD-OUT TO BE REMOVED AT THIS LOCATION - REPAIR, PATCH AND PAINT EXISTING TENANT DEMISING WALL AS REQUIRED - REFER TO GENERAL NOTE A ABOVE

D09 REMOVE EXISTING WALL TILE AND WOOD PANELING AT THIS STOREFRONT ENTRY LOCATION - EXISTING STUD WALL TO REMAIN, TYP

D10 EXISTING FURRING WALL FRAMING TO REMAIN AT THIS WALL LOCATION - V.I.F.

LANDLORD NOTES

A DEMOLITION NOTE: MALL REQUIRED SUBS MUST COMPLETE ALL 'MAKE SAFE' WORK PRIOR TO COMMENCEMENT OF DEMOLITION WORK. THIS INCLUDES THE MALL FIRE ALARM CONTRACTOR INSTALLATION OF A TEMPORARY HEAT DETECTION SYSTEM FOR COVERAGE DURING CONSTRUCTION AS WELL AS CLOSING OF THE SPRINKLER ISOLATION VALVE. CORDINATE WITH MALL OPERATIONS MANAGER

B ALL DEMOLITION WORK SHOWN ON PLAN IS SUBJECT TO REVIEW AND APPROVAL BY ADAM SKRZYPCZAK, LANDLORD'S OPERATIONS MANAGER. VERIFY ANY DEMOLITION WORK REQUIRED BY THE LANDLORD THAT IS NOT SHOWN ON PLANS WITH ADAM SKRZYPCZAK PRIOR TO BID. MAY BE REQUIRED TO USE LANDLORD APPROVED CONTRACTORS. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM / LIFE SAFETY SYSTEM WIRING + DEVICES, SPRINKLER PIPING, DUCTWORK, PLUMBING, COMMUNICATION SYSTEM WIRING, ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAK AND THE TENANT'S ARCHITECT PRIOR TO BID / START OF WORK. MUST COVER RETURN AIR OPENINGS PRIOR TO START OF DEMOLITION WORK AND / OR NEW CONSTRUCTION. VERIFY LANDLORD REQUIREMENTS WITH ADAM SKRZYPCZAK PRIOR TO BID. REMOVE ALL ABANDONED FLOOR SLAB PENETRATIONS, AND CONDUIT, WIRING, PLUMBING, SUPPORTS, ETC. LOCATED ABOVE AND BELOW FLOOR SLAB AS REQUIED. MUST PATCH ALL FLOOR SLAB PENETRATIONS AND HAVE INSPECTED BY THE LANDLORD PRIOR TO INSTALLING ANY NEW FLOORING. SEE LANDLORD NOTES ON PLUMBING ANF ELECTRICAL PLANS REGARDING REUSE OF EXISTING AND VERIFY ALL WORK REQUIRED BYT HE LANDLORD WITH ADAM SKRZYPCZAK PRIOR TO BID.

C ALL DEMOLITION IS TO BE PERFORMED SO AS NOT TO DISTURB ADJACENT TENANTS OR RETAIL CUSTOMERS. ANY LOUD DEMO IS TO BE COORDINATED WITH THE MALL MANAGER TO OCCUR DURING MALL OFF HOURS.

D MAINTAIN FIRE RATING AT DEMISING WALLS AND STRUCTURAL COLUMNS

E. PROVIDE TEMPORARY CONSTRUCTION BARRICADE PRIOR TO COMMENCEMENT OF CONSTRUCTION, PER INSTRUCTION OF LOCAL GENERAL GROWTH AUTHORITY. DO NOT FASTEN TO MALL FINISH MATERIAL. TENANT IS TO SUBMIT BARRICADE GRAPHICS FOR REVIEW AND APPROVAL BY LANDLORD.

F. TEMPORARY CONSTRUCTION BARRICADES:

BOSTON BARRICADE COMPANY IS THE EXCLUSIVE PROVIDER AND INSTALLER OF ALL BARRICADES AND GRAPHICS.

BOSTON BARRICADE COMPANY WILL INSTALL ALL BARRICADES AND GRAPHICS IN ACCORDANCE WITH GGP CRITERIA.

ALL COSTS ASSOCIATED WITH SUCH BARRICAFE AND GRAPHIC INSTALLATION WILL BE THE RESPONSIBILITY OF THE TENANT AND WILL BE BILLED ACCORDINGLY BY BOSTON BARRICADE

THE TENANT MUST INSTALL A HIGH RESOLUTION, FULL WRAP BARRICADE GRAPHIC w/ 3' RETURNS AT EACH END. THE GRAPHICS MUST BE SUBMITTED TO THE GGP MARKETING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. FULL WRAP BARRICADE GRAPHICS MUST BE INSTALLED AT THE TIME OF BARRICADE INSTALLATION.

BARRICADES AND GRAPHICS MUST BE KEPT IN GOOD REPAIR THROUGHOUT THE DURATION OF TENANT'S CONSTRUCTION

IF A REAR ACCESS DOOR INTO THE SPACE DOES NOT EXIST, A DOOR IN THE BARRICADE MAY BE PERMITTED AT THE DISCRETION OF GGP'S ON-SITE REPRESENTATIVE ALTHOUGH NOT PREFERRED. ANY SUCH DOOR INSTALLED IN THE BARRICADE SHALL BE FRAMELESS WITH CONCEALED HINGES TO ALLOW FOR SMOOTH GRAPHIC INSTALLATION. THE DOOR HARDWARE SHOULD BE INSTALLED AFTER THE GRAPHIC FOR A SMOOTH GRAPHIC INSTALLATION. THE DOOR HARDWARE SHOULD BE INSTALLED AFTER THE GRAPHIC TO ALLOW FOR A SEAMLESS FINISHED INSTALLATION. ALL DOORS MUST SECURELY LATCH IN THE CLOSED POSITION AND BE WELL MAINTAINED FOR THE DURATION OF THE PROJECT.

TRUE NORTH

REGISTERED ARCHITECT
VINCE PAN
NO. 20568
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/30/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

DEMOLITION PLAN

SCALE: 1/4" = 1'-0"
DATE: 04/01/2019
DRAWN BY: MM
CHECKED BY: BA

D1.01

FIRE PROTECTION LEGEND AND ABBREVIATIONS

	WET SYSTEM SPRINKLER PIPING
S	STANDPIPE SUPPLY PIPING
SPR	EXISTING SPRINKLER PIPING ABOVE GROUND
FDC	FIRE DEPARTMENT CONNECTION
FCV	FLOOR CONTROL VALVE ASSEMBLY
DCBP	DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY
	CAP
CTE	CONNECT TO EXISTING PIPING
	SPRINKLER HEAD - CONCEALED PENDENT, QUICK RESPONSE
	SPRINKLER HEAD - CONCEALED/RECESSED PENDANT HIGH TEMPERATURE, QUICK RESPONSE
	SPRINKLER HEAD - CONCEALED SPACE UPRIGHT, QUICK RESPONSE
	SPRINKLER HEAD - DRY, QUICK RESPONSE TYPE, HIGH TEMPERATURE
	SPRINKLER HEAD - RECESSED SIDEWALL, DRY, QUICK RESPONSE
	SPRINKLER HEAD GUARD
	ELBOW UP OR RISE
	ELBOW DOWN OR DROP
	ALARM CHECK VALVE
	CHECK VALVE
	HYDRAULIC CALCULATION NODE
	KEYNOTE DESIGNATION / DRAWING KEYNOTE
	DETAIL DESIGNATION NUMBER / DRAWING NUMBER

GENERAL SPECIFICATIONS

1. CONCEALED PENDENT AND UPRIGHT SPRINKLER HEADS SHALL BE QUICK RESPONSE, BRASS/CHROME FINISH, ½"ORIFICE, 5.6K FACTOR. TEMPERATURE RATINGS OF THE SPRINKLER HEADS SHALL BE IN ACCORDANCE WITH NFPA-13.
2. ALL NEW SPRINKLER HEADS, PIPING AND FITTINGS SHALL BE UL LISTED AND FM APPROVED, AND SHALL BE RATED AT 175 PSI WORKING PRESSURE. SPRINKLER HEADS SHALL BE BY VIKING, TYCO, RELIABLE, OR APPROVED EQUAL.
3. ALL ABOVE GROUND PIPING 2-INCH AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED FITTINGS. ALL ABOVE GROUND PIPING LARGER THAN 2-INCH SHALL BE SCHEDULE 10 BLACK STEEL WITH GROOVED FITTINGS. ALL DRAIN PIPING SHALL BE SCHEDULE 40 HOT DIPPED GALVANIZED WITH THREADED FITTINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING ALL CEILINGS AND WALL AS REQUIRED FOR INSTALLATION OF SPRINKLER SYSTEMS. ALL CEILINGS AND WALLS SHALL BE PATCHED TO THE OWNER / ARCHITECT'S SATISFACTION.
5. ALL HANGERS SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE. ALL HANGERS AND RODS SHALL BE HOT DIPPED GALVANIZED. BAND TYPE HANGERS SHALL BE USED FOR SIZES 3-INCH AND SMALLER. CLEVIS TYPE HANGERS SHALL BE USED FOR PIPE SIZES 4-INCH AND LARGER. RODS SIZES SHALL CONFORM TO NFPA-13 REQUIREMENTS.
6. ALL SPRINKLER WORK SHALL BE TESTED IN ACCORDANCE WITH NFPA 13 LATEST ACCEPTED EDITION. THE TEST SHALL BE WITNESSED BY THE LOCAL FIRE DEPARTMENT, THE OWNER REPRESENTATIVE, THE OWNER'S INSURANCE AUTHORITY. THE CONTRACTOR SHALL PROVIDE THE EQUIPMENT, COORDINATION AND NOTIFICATION OF ALL APPLICABLE AUTHORITIES FOR THE SPRINKLER PIPING TEST.
7. ALL FIRE PROTECTION SYSTEMS AND EQUIPMENT SHALL BE BY VIKING, GRINNEL OR VICTAULIC.
8. ALL WATERTIGHT SLEEVES, AND FIRE RATED SLEEVES SHALL BE BY LINKSEAL. ALL SLEEVES SHALL BE GALVANIZED STEEL FOR OUTDOOR OR UNDERGROUND APPLICATIONS, AND BLACK STEEL FOR INDOOR APPLICATIONS.
9. ALL SPRINKLER SYSTEMS SHALL BE DESIGNED, INSTALLED IN ACCORDANCE WITH NFPA-13 LATEST ACCEPTED EDITION.
10. ALL SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE CEILING TILES WHERE TILES ARE USED. COORDINATE WITH ARCHITECTURAL PLANS, FOR ALL CEILING TYPES AND CONDITIONS, AND OTHER TRADES

LANDLORD NOTES

1. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM/LIFE SAFTY SYSTEM WIRING & DEVICES, SPRINKLER PIPING, DUCTWORK, PLUMBING, COMMUNICATION SYSTEM WIRING ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAC AND THE TENANT'S ARCHITECT PRIOR TO BID/START OF WORK.
2. REUSE OF EXISTING SPRINKLER PIPING, HEADS, ETC. IS SUBJECT TO FIRE DEPT. AND LANDLORD APPROVAL. VERIFY IF THERE IS ANY PIPING, HEADS, ETC. NOT ALLOWED TO BE REUSED WITH THE FIRE DEPT., THE LANDLORD'S SPRINKLER CONTRACTOR AND ADAM SKRZYPCZAC PRIOR TO BID. MUST USE LANDLORDS SPRINKLER CONTRACTOR: SIMPLEX GRINNELL: DAVE OTTOLINI 617-965-5900.
3. SPRINKLER HEAD TYPES ARE SUBJECT TO APPROVAL BY LANDLORD. VERIFY TYPES ALLOWED/REQUIRED IN SALES AND STOCK AREAS WITH LANDLORD'S SPRINKLER CONTRACTOR AND ADAM SKRZYPCZAC PRIOR TO ORDERING/INSTALLING HEADS.
4. BEFORE PROCEEDING WITH SPRINKLER SYSTEM INSTALLATION, DRAWINGS AND HYDRAULIC CALCULATIONS (WHERE REQUIRED) SHOWING APPROVAL BY THE LANDLORD'S INSURANCE UNDERWRITER AND THE FIRE DEPT. MUST BE SUBMITTED TO THE LANDLORD.
5. THE LANDLORD'S OPERATIONS MANAGER SHALL HAVE THE AUTHORITY TO MAKE ON-SITE DECISIONS AND FIELD CHANGES IN ACCORDANCE WITH THE LANDLORD'S TENANT DESIGN CRITERIA, AND ANY SPECIFIC MALL OPERATION NEEDS/REQUIREMENTS NOT NOTED ON PLANS.
6. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LANDLORD'S (NATICK MALL TENANT CRITERIA MANUAL) ALL CONTRACTORS SHALL OBTAIN A COPY FROM THE LANDLORD'S TENANT COORDINATOR OR MALL OPERATIONS MANAGER AND BECOME FAMILIAR WITH THE REQUIREMENTS CONTAINED WITHIN PRIOR TO BIDDING THE JOB. WHERE LANDLORD'S REQUIREMENTS CONFLICT WITH CODES OR ORDINANCES, THE STRICTEST INTERPRETATION SHALL APPLY.

GENERAL NOTES

1. ALL FIRE PROTECTION SYSTEMS SHALL BE SEISMICALLY BRACED ACCORDING TO THE APPLICABLE SECTIONS OF THE MASSACHUSETTS STATE BUILDING CODE LATEST EDITION AND NFPA 13 LATEST ACCEPTED EDITION.
2. ALL FIRE PROTECTION SYSTEMS, EQUIPMENT AND PIPING SHALL BE DESIGNED, INSTALLED AND TESTED BY A SPRINKLER CONTRACTOR LICENSED AND EXPERIENCED IN THE STATE OF MASSACHUSETTS IN THE DESIGN, INSTALLATION AND TESTING OF STANDARD AND RESIDENTIAL SPRINKLER SYSTEMS.
3. ALL WORK PERFORMED SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13, NFPA 14 AND NFPA 24 LATEST ACCEPTED EDITIONS AS WELL AS ALL RULES AND REGULATIONS OF THE AUTHORITY HAVING JURISDICTION. NFPA-13R SHALL NOT BE USED
4. ALL PIPING IN EXPOSED AREAS SHALL BE OF A TYPE SUITABLE FOR PAINTING ALL PIPING SHALL BE RUN CONCEALED WHEREVER POSSIBLE
5. CONTRACTOR SHALL PROVIDE FIRESTOPPING FOR ALL PENETRATIONS THRU FIRE WALLS AND FIRE RATED SEPARATIONS.
6. ALL SPRINKLER PIPING AND HEADS ARE SHOWN DIAGRAMMATICALY. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES BEFORE WORK BEGINS TO INSURE THAT NO INTERFERENCE'S EXIST AND THAT ALL COMPONENTS OF THE SPRINKLER SYSTEM WILL FIT INTO THE SPACE.
7. CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF DUCTWORK, DIFFUSERS AND LIGHT FIXTURES. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR CEILINGS, CEILING SPACES AND ROOMS.
8. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL SCAFFOLDING, HOISTING EQUIPMENT AND DERRICKS NECESSARY FOR INSTALLATION OF WORK
9. THE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR AS SPRINKLER SYSTEM SHOP DRAWINGS. THE CONTRACTOR SHALL PRODUCE A COMPLETE SET OF WORKING FIRE PROTECTION SYSTEM SHOP DRAWINGS IN ACCORDANCE WITH NFPA 13. THE SYSTEM SHALL BE HYDRAULICALLY CALCULATED PER THE DESIGN CRITERIA PROVIDED AND REQUIRED. ALL DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY THE CONTRACTORS REGISTERED FIRE PROTECTION ENGINEER AND SHALL BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT FOR APPROVAL AND PERMIT. THIS SHALL BE DONE PRIOR TO THE COMMENCEMENT OF ANY SPRINKLER WORK. AN ADDITIONAL SET OF PLANS AND CALCULATIONS AS DESCRIBED ABOVE SHALL BE SUBMITTED TO THE LOCAL BUILDING DEPARTMENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY SPRINKLER WORK.

   PLANS AND HYDRAULIC CALCULATIONS AS DESCRIBED ABOVE SHALL ALSO BE SUBMITTED TO THE OWNERS INSURANCE AUTHORITY AND THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY SPRINKLER WORK.

   ALL DRAWING SUBMITTALS SHALL INCLUDE COMPLETE SYSTEM RISER DIAGRAMS.

   ALL SUBMITTALS SHALL INCLUDE MANUFACTURERS ORIGINAL CATALOG DATA AND DESCRIPTIVE INFORMATION FOR ALL MAJOR COMPONENTS OF THE EQUIPMENT TO BE SUPPLIED.

   ALL DRAWING SUBMITTALS SHALL INDICATE ALL CONTROL VALVES, SUPERVISORY AND ALARM SWITCHES, ALL TEST AND DRAIN VALVES.

   NO FIRE PROTECTION SYSTEMS PIPE FABRICATION OR ANY INSTALLATION WORK AT THE SITE SHALL BEGIN UNTIL THE SPRINKLER CONTRACTOR HAS SUBMITTED THE SPRINKLER CONTRACTORS ENGINEERED SHOP DRAWINGS AND HYDRAULIC CALCULATIONS AND ALL SUPPORTING MATERIAL, ALL AS DESCRIBED ABOVE, TO THE LOCAL FIRE DEPARTMENT AUTHORITY FOR PERMIT, THE BUILDING DEPARTMENT AND THE OWNERS INSURANCE AUTHORITY FOR APPROVAL. THE SPRINKLER CONTRACTOR SHALL OBTAIN THE PERMIT AND WRITTEN APPROVALS FROM THE ABOVE LISTED AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK ASSOCIATED WITH THE FIRE PROTECTION SYSTEMS.
10. PROVIDE WIRE CAGE GUARD PROTECTION FOR ALL SPRINKLER HEADS INSTALLED IN MECHANICAL ROOMS AND UTILITY CLOSETS UNLESS CONCEALED TYPE HEADS ARE USED
11. THE DRAWINGS ARE NOT INTENDED TO SHOW EXACT SPRINKLER HEADS LOCATIONS, NUMBER OF SPRINKLER HEADS, OR THE EXACT ROUTING OF PIPING. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR ALL CEILING TYPES
12. CONTRACTOR SHALL PROVIDE A KNOX BOX IN AN ACCESSIBLE AND VISIBLE LOCATION. TYPE AND LOCATION OF THE KNOX BOX SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT.
13. SPRINKLER CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING IN ORDER TO ACCOMMODATE THE SPRINKLER WORK.
14. THE CONTRACTOR SHALL MAKE REASONABLE CHANGES TO THE SPRINKLER HEAD LOCATIONS AS A RESULT OF THE COORDINATION WITH THE MECHANICAL AND ELECTRICAL DRAWINGS AND AT NO EXTRA COST TO THE CONTRACT.
15. THE TERM "CONTRACTOR" SHALL MEAN "SPRINKLER CONTRACTOR"
16. THE CONTRACTOR SHALL PROVIDE A FIRE DEPARTMENT PERSONNEL STAFFED "FIRE WATCH" DURING ALL WELDING OPERATIONS.
17. THE FIRE DEPARTMENT CONNECTION TYPE AND LOCATION SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION
18. ALL ABOVE AND BELOW GROUND PIPING SYSTEMS SHALL BE FLUSHED IN ACCORDANCE WITH NFPA-13 AND NFPA-24. NO CONNECTION OF THE ABOVE GROUND PIPING SYSTEMS SHALL BE MADE UNTIL ALL BELOW GROUND PIPING HAS BEEN FLUSHED AND FLUSHING REPORTS HAVE BEEN FILLED OUT AND SIGNED. FLUSHING REPORTS OF THE SITE WATER MAINS SHALL BE OBTAINED BY THE SPRINKLER CONTRACTOR FROM THE SITE CONTRACTOR SHOWING FLUSHING OF THE SITE WATER MAINS BEFORE ANY CONNECTIONS TO THE BUILDING FIRE PROTECTION PIPING SYSTEMS ARE MADE.
19. THE SPRINKLER CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE TO THE LOCAL FIRE DEPARTMENT PRIOR TO THE FINAL SPRINKLER SYSTEMS ACCEPTANCE TEST. THE FINAL ACCEPTANCE TEST SHALL BE WITNESSED BY THE LOCAL FIRE DEPARTMENT. ANY DEFECTS FOUND DURING THE ACCEPTANCE TEST SHALL BE REPAIRED BY THE SPRINKLER CONTRACTOR AND THE ENTIRE SPRINKLER SYSTEM RETESTED AS DESCRIBED ABOVE. THIS SHALL BE REPEATED UNTIL THE SPRINKLER SYSTEM IS FREE OF ALL DEFECTS AND THE ENTIRE SPRINKLER SYSTEM IS ACCEPTED BY THE LOCAL FIRE DEPARTMENT.
20. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE LOCAL FIRE DEPARTMENT FOR A MINIMUM OF TWO SPRINKLER SYSTEMS INSPECTIONS, ONE PRIOR TO THE CEILING ROUGH INSTALLATION AND ONE AFTER FINISH CEILINGS HAVE BEEN INSTALLED
21. THE SPRINKLER CONTRACTOR SHALL PROVIDE THE LOCAL FIRE DEPARTMENT WITH A COPY OF THE SPRINKLER SYSTEMS TEST RESULTS
22. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE LOCAL FIRE DEPARTMENT FOR ALL REQUIREMENTS FOR APPROVAL AND ACCEPTANCE OF THE SPRINKLER SYSTEMS AND DESIGN DRAWINGS, PRIOR TO THE COMMENCEMENT OF ANY SPRINKLER DESIGN OR INSTALLATION WORK
23. THE SPRINKLER CONTRACTOR SHALL CAREFULLY COORDINATE THE INSTALLATION OF ALL PIPING, VALVES AND EQUIPMENT IN THE SPRINKLER ROOM WITH THE PLUMBING CONTRACTOR TO INSURE THAT BOTH TRADES FIT INTO THE SPACE WITHOUT INTERFERENCE.
24. THE SPRINKLER CONTRACTOR SHALL PROVIDE ALL SPRINKLER HEADS WITH FACTORY APPLIED COLOR FINISHES TO MATCH THAT OF THE FINISH OF THE CEILING OR WALL THAT THE SPRINKLER HEAD IS BEING INSTALLED INTO. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR ALL CEILING TYPES AND FINISHES PRIOR TO PURCHASE AND INSTALLATION OF THE SPRINKLER HEADS.
25. ALL FIRE DEPARTMENT CONNECTIONS AND FIRE DEPARTMENT HOSE VALVES SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO PURCHASE
26. THE SPRINKLER CONTRACTOR SHALL PROVIDE SIGNAGE AT ALL FIRE DEPARTMENT CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR ACCEPTABLE SIGNAGE TYPES AND TERMINOLOGIES.
27. THE SPRINKLER CONTRACTOR SHALL PROVIDE ALL SPRINKLER HEAD SUPPLY DROPS OR SPRIG UP RISERS TO AND INCLUDING FINAL CONNECTION OF ALL SPRINKLER HEADS
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL AREAS OF HYDRAULIC CALCULATIONS BASED ON NFPA-13 AS APPLICABLE
29. REMOTE DESIGN AREAS ARE NOT SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO SELECT ALL DESIGN AREAS AND DESIGN DENSITIES AS WELL AS THE NUMBER OF SPRINKLER HEADS IN ALL AREAS OF OPERATION THAT WILL BE USED TO CREATE THE SPRINKLER CONTRACTORS SHOP DRAWINGS AND HYDRAULIC CALCULATIONS. ALL DESIGN AREAS, DESIGN DENSITIES AND THE NUMBER OF OPERATING SPRINKLER HEADS SHALL BE SELECTED BY THE SPRINKLER CONTRACTOR IN ACCORDANCE WITH NFPA-13. HYDRAULIC CALCULATIONS SHALL BE PERFORMED FOR EVERY BUILDING REQUIRING SPRINKLER COVERAGE.
30. THE DRAWINGS ARE NOT INTENDED TO SHOW ALL FIRE RATED SEALS THRU RATED FLOORS AND WALLS. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ARCHITECTURAL DRAWINGS FOR ALL FIRE RATED FLOORS AND WALL AND SHALL PROVIDE A FIRE RATED SEAL FOR EACH AND EVERY PIPE PENETRATION THRU EACH AND EVERY FIRE RATED FLOOR OR WALL.
31. PRIOR TO THE SPRINKLER SYSTEMS DESIGN, THE SPRINKLER CONTRACTOR SHALL CONDUCT A HYDRANT FLOW TEST IN ORDER TO OBTAIN CURRENT FLOW AND PRESSURE DATA AND SHALL USE THIS NEWLY OBTAINED DATA TO PERFORM HIS HYDRAULIC CALCULATIONS FOR THE SPRINKLER SYSTEM SHOP DRAWINGS DESCRIBED IN NOTE 9 ABOVE. THE HYDRANT FLOW TEST SHALL BE CONDUCTED IN ACCORDANCE WITH NFPA-13. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL WATER AUTHORITY FOR THE FLOW TEST.
    THE SPRINKLER CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, PAY ALL FEES AND PERFORM ALL COORDINATION WITH THE LOCAL WATER AUTHORITY FOR THE HYDRANT FLOW TEST.
32. THE FIRE PROTECTION CONTRACTOR SHALL CREATE A SCALE DRAWING FOR THE BUILDING SHOWING THE LOCATIONS OF ALL BACKFLOW PREVENTION DEVICES AND DETAILS OF EACH OF THEIR INSTALLATION METHODS. THE FIRE PROTECTION CONTRACTOR SHALL ALSO OBTAIN MANUFACTURER CUT SHEETS OF ALL BACKFLOW PREVENTION DEVICES AND SHALL INDICATE THE SIZES AND MODEL NUMBERS BEING USED. THE FIRE PROTECTION CONTRACTOR SHALL SUBMIT THESE DRAWINGS AND CUT SHEETS TO THE LOCAL WATER DEPARTMENT AUTHORITY FOR APPROVAL. NO BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED UNTIL WRITTEN APPROVAL OF ALL BACKFLOW PREVENTION DEVICES HAS BEEN OBTAINED BY THE FIRE PROTECTION CONTRACTOR FROM THE LOCAL WATER DEPARTMENT AUTHORITY. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR REGISTERING ALL BACKFLOW PREVENTION DEVICES WITH THE LOCAL WATER DEPARTMENT AS WELL AS THE MASSACHUSETTS D.E.P.
33. THE FIRE PROTECTION DRAWINGS ARE NOT INTENDED TO SHOW ANY CEILING CONDITIONS, LIGHT FIXTURES, HVAC DIFFUSERS OR ANY EQUIPMENT OR DEVICES LOCATED IN THE CEILINGS. THE SPRINKLER CONTRACTOR SHALL OBTAIN ARCHITECTURAL CEILING PLANS, ELECTRICAL PLANS AND HVAC PLANS AND SHALL COORDINATE THE SPRINKLER HEAD LOCATIONS WITH ALL CEILING TYPES, LIGHT FIXTURES, HVAC DIFFUSERS AND ALL DEVICES AND EQUIPMENT THAT WILL BE LOCATED IN THE CEILINGS. THE SPRINKLER CONTRACTOR SHALL ADJUST THE LOCATIONS OF THE SPRINKLER HEADS SHOWN ON THE FIRE PROTECTION DRAWINGS AS REQUIRED TO COORDINATE WITH THE CEILING CONDITIONS. THESE ADJUSTMENTS SHALL BE MADE AT NO EXTRA COST TO THE CONTRACT.
34. ALL SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS OTHERWISE DIRECTED BY THE ARCHITECT.
35. THE FIRE PROTECTION DRAWINGS ARE NOT INTENDED TO SHOW ANY CEILING CONDITIONS, CEILING GRIDS, CEILING TILES, LIGHT FIXTURES, HVAC DIFFUSERS OR ANY OTHER CEILING DETAILS. THE SPRINKLER CONTRACTOR SHALL OBTAIN THE CEILING PLANS, THE LIGHT FIXTURE LOCATIONS AND HVAC DIFFUSER LOCATIONS FROM THE ARCHITECT. THE SPRINKLER CONTRACTOR SHALL USED THIS INFORMATION TO LAYOUT THE LOCATIONS OF ALL SPRINKLER HEADS AND SHALL MAKE WHATEVER ADJUSTMENTS TO THE FIRE PROTECTION DRAWINGS NECESSARY TO ACCOMMODATE THE ACTUAL CEILING CONDITIONS. THESE ADJUSTMENTS SHALL BE MADE AT NO EXTRA COST TO THE CONTRACT.

BLW

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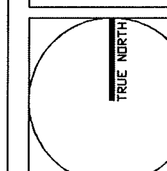
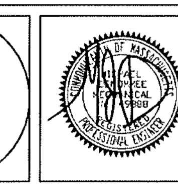
BLW # 19037
HVAC * Electrical * Plumbing * Fire Protection





ANALOGUE STUDIO

Tous Les Jours

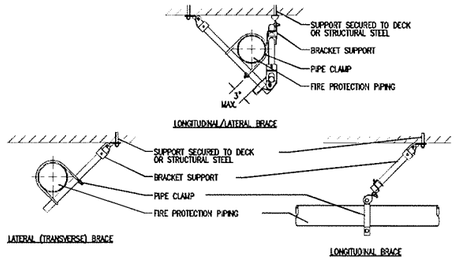
Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

FIRE PROTECTION LEGEND
NOTES & SCHEDULES

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: JW
CHECKED BY: MD

F0.01

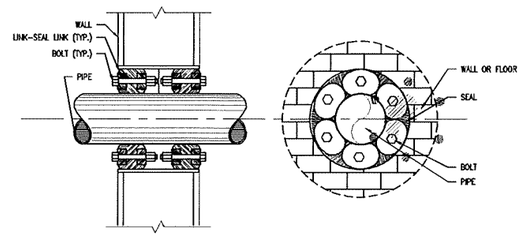


NOTE:

ALL APPLICABLE SPRINKLER PIPING SYSTEMS SHALL BE SEISMIC ALLY BRACED AND INSTALLED PER APPLICABLE SECTIONS OF THE STATE BUILDING CODE 8TH EDITION & NFPA 13 LATEST ACCEPTED EDITION.

SEISMIC BRACING SHALL BE BY TOLCO

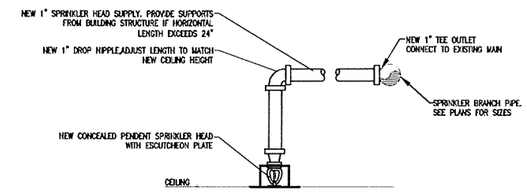
3 TYPICAL SEISMIC BRACING DETAIL
NOT TO SCALE



NOTE:

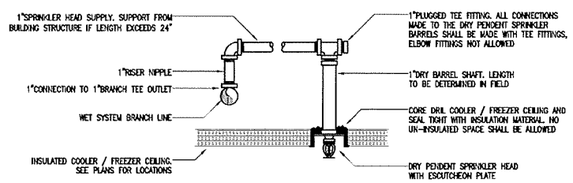
1. INSTALL LINK-SEAL ON BOTH ENDS OF THE CORE DRILLED OPENING.

2 PIPE SLEEVE THRU WALL
NOT TO SCALE



1. ALL CONCEALED SPRINKLER HEAD COVER PLATES SHALL COME COMPLETE WITH FACTORY APPLIED FINISH TO MATCH THAT OF THE CEILINGS TO WHICH THE SPRINKLER HEADS ARE BEING INSTALLED. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR ALL CEILING FINISHES AND SHALL ORDER THE SPRINKLER HEADS ACCORDINGLY.
2. THE SPRINKLER CONTRACTOR SHALL SUBMIT ALL CONCEALED SPRINKLER HEAD COVER PLATE FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ANY SPRINKLER HEADS

1 TYPICAL NEW CONCEALED PENDANT SPRINKLER HEAD
NOT TO SCALE



NOTES:

1. THE SPRINKLER CONTRACTOR SHALL CONSULT WITH THE COOLER / FREEZER MANUFACTURER PRIOR TO MAKING ANY OPENING WITHIN THE COOLER OR FREEZER. ALL SPRINKLER HEAD PENETRATIONS SHALL BE MADE IN STRICT ACCORDANCE WITH THE COOLER / FREEZER MANUFACTURERS INSTRUCTIONS.

2. THE SPRINKLER CONTRACTOR SHALL CONSULT WITH THE COOLER / FREEZER MANUFACTURER PRIOR TO SEALING ANY OPENINGS IN AN COOLER / FREEZER. ALL SPRINKLER HEAD PENETRATIONS SHALL BE INSULATED AND SEALED IN STRICT ACCORDANCE WITH THE COOLER / FREEZER MANUFACTURERS INSTRUCTIONS.

4 DRY PENDANT SPRINKLER HEAD DETIAL
NOT TO SCALE

BLW
BLW Engineers, Inc.
311 Great Road, Post Office Box 1551
Littleton, Massachusetts 01460
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BLW # 19037
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TRUE NORTH

COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEVOYE
MECHANICAL
No. 35 REGISTERED
PROFESSIONAL ENGINEER

ANALOGUE STUDIO

Tous Les Jours

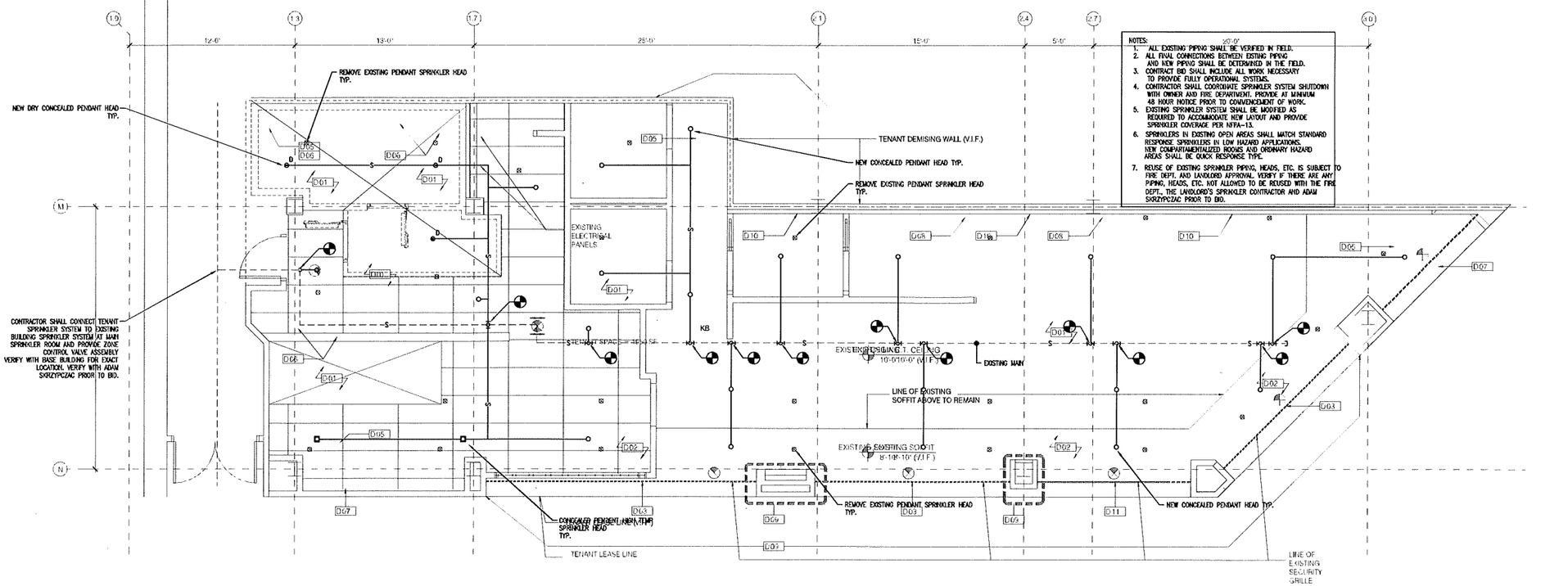
Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

FIRE PROTECTION DETAILS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: JW
CHECKED BY: MD

F0.02



NOTES:

1. ALL EXISTING PIPING SHALL BE VERIFIED IN FIELD.
2. ALL FINAL CONNECTIONS BETWEEN EXISTING PIPING AND NEW PIPING SHALL BE DETERMINED IN THE FIELD.
3. CONTRACT BID SHALL INCLUDE ALL WORK NECESSARY TO PROVIDE FULLY OPERATIONAL SYSTEMS.
4. CONTRACTOR SHALL COORDINATE SPRINKLER SYSTEM SHUTDOWN WITH OWNER AND FIRE DEPARTMENT. PROVIDE AT MINIMUM 48 HOUR NOTICE PRIOR TO COMMENCEMENT OF WORK.
5. EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW LAYOUT AND PROVIDE SPRINKLER COVERAGE PER NFPA-13.
6. SPRINKLERS IN EXISTING OPEN AREAS SHALL MATCH STANDARD RESPONSE SPRINKLERS IN LOW HAZARD APPLICATIONS. NEW COMPARTMENTALIZED ROOMS AND ORDINARY HAZARD AREAS SHALL BE QUICK RESPONSE TYPE.
7. REUSE OF EXISTING SPRINKLER PIPING, HEADS, ETC. IS SUBJECT TO FIRE DEPT. AND LANDLORD APPROVAL. VERIFY IF THERE ARE ANY PIPING, HEADS, ETC. NOT ALLOWED TO BE REUSED WITH THE FIRE DEPT., THE LANDLORD'S SPRINKLER CONTRACTOR AND ADAM SKRZYPCZAC PRIOR TO BID.

1 FIRE PROTECTION - First Floor Plan

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

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ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

FIRE PROTECTION
FLOOR PLAN

SCALE: AS NOTED
DATE: 04/01/2019
DRAWN BY: JW
CHECKED BY: MD

F1.00

GENERAL SPECIFICATION

1. DIELECTRIC INSULATING FITTINGS SHALL BE USED WHERE PIPES OF DISSIMILAR METALS ARE CONNECTED.
2. ALL PIPING SHALL BE NEW, INSTALLED PARALLEL TO BUILDING LINES AND PITCHED TO LOW POINTS.
3. PLUMBING CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITION AND COORDINATE THE BEST ROUTE OF NEW PIPING AND LOCATIONS OF NEW EQUIPMENT IN COORDINATION WITH THE WORK OF ALL OTHER TRADES, AND ALL CONDITION TO INSURE THAT ALL WILL FIT IN THE SPACE WITH NO INTERFERENCES.
4. ALL NEW SYSTEM SHALL BE TESTED, BALANCED AND ADJUSTED TO INSURE PROPER OPERATION AND CODE COMPLIANT INSTALLATION. PIPING AND EQUIPMENT SHALL BE TESTED IN ACCORDANCE WITH THE STATE PLUMBING CODE.
5. BAND HANGERS SHALL BE USED TO SUPPORT PIPING. PIPE SHIELDS SHALL BE INSTALLED TO PROTECT AGAINST DAMAGE TO THE PIPE INSULATION.. MINIMUM ⅜" RODS SHALL BE USED.
6. ALL WATER SUPPLY AND RETURN PIPING SHALL BE INSULATED WITH 1" FIBERGLASS INSULATION WITH FACTORY APPLIED JACKET. ALL FITTINGS AND VALVES SHALL BE PROVIDED WITH INSULATION AND WHITE PREMOLDED PVC INSULATION COVERS. ALL COLD WATER PIPING MAINS AND BRANCH RUNOUTS THAT ARE EXPOSED SHALL BE COVERED WITH WHITE PVC PIPE COVERS. THIS SHALL INCLUDE ALL FITTINGS AND VALVES. ALL FITTINGS AND VALVES SHALL BE PROVIDED WITH INSULATION AND WHITE PROMOLDED PVC INSULATION COVERS.
7. ABOVE GROUND WATER PIPING SHALL BE TYPE "L" COPPER LEAD FREE WITH SOLDER JOINTS USING 95/5 SOLDER. BELOW GROUND WATER PIPING SHALL BE TYPE "K" COPPER LEAD FREE WITH SILVER SOLDER JOINTS, FLARED END JOINTS OR OTHER FITTINGS AS APPROVED BY THE STATE PLUMBING CODE. ALL WATER PIPING & FITTINGS SHALL COMPLY WITH ANSI/NSF61 LEAD FREE REQUIREMENTS.
8. DRAIN AND VENT PIPING 2" AND SMALLER SHALL BE TYPE "L" COPPER WITH SOLDER JOINTS AND DRAINAGE PATTERN FITTINGS.
9. DRAIN AND VENT PIPING ABOVE GROUND LARGER THAN 2" SHALL BE SERVICE WEIGHT CAST IRON WITH STAINLESS NO-HUB FITTINGS AND COUPLINGS WITH NEOPRENE GASKET. DRAIN PIPING BELOW GROUND SHALL BE SIMILAR TO ABOVE GROUND PIPING, EXCEPT FOR MECHANICAL JOINT WITH PUSH ON FITTINGS AND RESILIENT GASKET. CAST IRON PIPING SHALL MEET THE SPECIFICATIONS OF THE CAST IRON SOIL PIPE INSTITUTE AND SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE "CISPI". DRAINAGE PIPING SHALL CONFORM TO ASTM A 74 AND CISPI 301. PVC PIPING MAY BE USED WHERE ALLOWED PER PLUMBING CODE.
10. ALL GAS PIPE 3 ½" AND SMALLER SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED ENDS AND SCREW FITTINGS. ALL GAS PIPE 4" AND LARGER SHALL BE SCHEDULE 40 BLACK STEEL WITH PLAIN ENDS AND WELDED FITTINGS. THE PLUMBING CONTRACTOR SHALL OBTAIN PERMITS FOR ALL WELDING WORK PRIOR TO ANY WELDING AT THE SITE.
11. SHUT OFF VALVES ON GAS PIPE 2" AND SMALLER SHALL BE GAS SERVICE RATED BALL VALVES, SHUT OFF VALVES LARGER THAN 2"SHALL BE IRON PLUG VALVES WITH FLANGED ENDS.
12. ALL VALVES INSTALLED ON PIPING INTENDED FOR POTABLE WATER AND/OR CONSUMPTION SHALL BE LEAD FREE.
13. BALL VALVES SHALL BE FULL PORT WITH STAINLESS STEEL BALL AND STEM WITH SOLDER OR THREADED FITTINGS AS APPLICABLE.
14. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF WALLS AND FLOORS TO ACCOMMODATE INSTALLATION OF NEW PIPING AND EQUIPMENT. THE PLUMBING CONTRACTOR SHALL PATCH ALL SURFACE TO MATCH EXISTING CONDITION, AND TO THE SATISFACTION OF THE OWNER/ARCHITECT.
15. ALL VALVES INDICATED SHALL BE BY APPOLLO, CONBRACO, WATTS, OR APPROVED EQUAL.
16. ALL CLEANOUTS SHALL BE BY J.R. SMITH, ZURN, WATTS, OR APPROVED EQUAL. CLEANOUT SHALL BE WITH BRONZE PLUGS.
17. ALL SHOCK ABSORBERS SHALL BE BY J.R. SMITH, WATTS, SIOUX CHIEF OR APPROVED EQUAL.
18. ALL VALVES SHALL BE PROVIDED WITH TAGS, ALL PIPING SHALL BE LABELED WITH ADHESIVE DECALS PER ASME AND STATE PLUMBING CODE STANDARDS.
19. PROVIDE ACCESS PANELS BY MILACRON. ACCESS PANELS SHALL BE 18"X18" AND SHALL BE WITH A PRIMED FINISH FOR PAINTING BY OTHERS. ACCESS PANELS SHALL BE TO THE G.C. FOR INSTALLATION. ALL ACCESS PANEL SHALL BE APPROVED BY THE OWNER/ARCHITECT PRIOR TO PURCHASE.
20. PROVIDE "P" TRAP FOR ALL FLOOR DRAINS, AND WHERE REQUIRED.
21. THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTE OF ALL PIPING IN THE FIELD AND IN CONJUNCTION WITH COORDINATION OF ALL EXISTING CONDITIONS, NEW CONSTRUCTION, AND COORDINATION WITH ALL OTHER TRADE TO INSURE ALL OF THE PLUMBING SYSTEM WILL FIT INTO THE SPACE WITH NO INTERFERENCE BETWEEN ANY EXISTING OR NEW CONDITION AND ANY OTHER TRADE.
22. THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTION TO ALL GAS-FIRED EQUIPMENT. ALL FINAL CONNECTION SHALL BE MADE WITH A SHUT OFF VALVE, UNION, AND DIRT LEG.
23. DIRT LEG SHALL BE PROVIDED AT THE BASE OF ALL VERTICAL GAS PIPING.
24. THE LOCATION OF ALL GAS-FIRED EQUIPMENT AND THE GAS CONNECTION ARE APPROXIMATE ONLY AND SHALL BE DETERMINED IN THE FIELD. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE HVAC CONTRACTOR FOR LOCATIONS OF ALL GAS-FIRED EQUIPMENT AND THE GAS CONNECTION LOCATIONS.
25. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EQUIPMENT REQUIRING PLUMBING CONNECTION.
26. ALL WATER PIPING SHALL BE TESTED FOR COLIFORM BY A LICENSED TESTING LAB. A CERTIFIED REPORT FROM THE LAB SHALL BE SUBMITTED TO THE PLUMBING INSPECTOR FOR REVIEW AND APPROVAL. THIS SHALL BE DONE AND APPROVAL SHALL BE OBTAINED FROM THE INSPECTOR PRIOR TO FINAL ACCEPTANCE OF THE PLUMBING WORK.
27. THE PLUMBING CONTRACTOR SHALL SUBMIT MANUFACTURERS' SHOP DRAWINGS FOR ALL PROPOSED MATERIAL, VALVE, AND EQUIPMENT TO THE PLUMBING ENGINEER FOR APPROVAL. WRITTEN APPROVAL OF ALL PROPOSED MATERIAL, VALVE, AND EQUIPMENT SHALL BE RECEIVED FROM THE PLUMBING ENGINEER PRIOR TO THE COMMENCEMENT OF ANY PLUMBING WORK.

KITCHEN NOTES

1. ALL PIPING CONNECTIONS SHOWN ARE APPROXIMATE ONLY. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE KITCHEN CONTRACTOR FOR THE EXACT LOCATIONS AND REQUIREMENTS OF ALL PIPING DROPS AND FINAL CONNECTIONS, AS WELL AS ALL VALVES. THIS SHALL BE DONE PRIOR TO ANY INSTALLATION OF ANY PLUMBING SYSTEMS ASSOCIATED WITH THE KITCHEN.
2. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PLUMBING CONNECTIONS TO ALL KITCHEN EQUIPMENT REQUIRING PLUMBING. ALL FINAL CONNECTIONS SHALL BE COORDINATED WITH THE KITCHEN CONTRACTOR PRIOR TO INSTALLATION. ALL FINAL PLUMBING CONNECTIONS TO ALL KITCHEN EQUIPMENT SHALL BE IN ACCORDANCE WITH THAT EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND THE STATE PLUMBING CODE.
3. THE TERM "KITCHEN EQUIPMENT" SHALL INCLUDE ALL FIXTURES, FAUCETS, SINKS, COOKING EQUIPMENT, ICE MAKERS, COFFEE MAKERS AND ANY EQUIPMENT OR FIXTURE IN THE KITCHEN THAT REQUIRES PLUMBING CONNECTIONS.
4. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL KITCHEN EQUIPMENT DRAWINGS AND CUTSHEET INFORMATION AND TO PERFORM ALL COORDINATION WITH THE KITCHEN CONTRACTOR AND KITCHEN EQUIPMENT VENDORS SO AS TO FAMILIARIZE THEMSELVES WITH EVERY PIECE OF KITCHEN EQUIPMENT REQUIRING PLUMBING CONNECTIONS. ALL FINAL CONNECTION POINTS, VALVE REQUIREMENTS AND DIMENSIONS SHALL BE DETERMINED AS A RESULT OF THIS COORDINATION. THE PLUMBING DRAWINGS SHALL NOT BE USED FOR DIMENSIONING OF ANY DRAIN, VENT, WATER OR GAS PIPING.
5. THE PLUMBING SHALL RUN ALL INDIRECT WASTE PIPING FROM KITCHEN EQUIPMENT TO INDIRECT WASTE AT FLOOR DRAINS AND FLOOR SINKS. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE KITCHEN CONTRACTOR FOR ALL REQUIRED INDIRECT WASTE DRAINS. INDIRECT WASTE PIPING FROM KITCHEN EQUIPMENT MAY BE COPPER OR PVC AS APPROVED BY THE STATE PLUMBING CODE
6. THE LOCATIONS OF ALL FLOOR DRAINS AND FLOOR SINKS ARE SHOWN AS APPROXIMATE ONLY. THE PLUMBING CONTRACTOR SHALL COORDINATE A MEETING WITH THE ARCHITECT, THE GENERAL CONTRACTOR, AND THE KITCHEN CONSULTANT IN ORDER TO DETERMINE THE EXACT LOCATIONS OF ALL FLOOR DRAINS AND FLOOR SINKS AS WELL AS THE TYPE OF FLOOR DRAINS AND FLOOR SINKS USED. THE PLUMBING CONTRACTOR SHALL COORDINATE, AT THIS MEETING, THE LOCATIONS AND TYPES OF ALL FLOOR DRAINS AND FLOOR SINKS FOR THE KITCHEN EQUIPMENT AND FIXTURES.
7. PRIOR TO THE COMMENCEMENT OF ANY PLUMBING WORK, THE PLUMBING CONTRACTOR SHALL COORDINATE A MEETING WITH THE KITCHEN CONTRACTOR AND CONSULTANT, THE ARCHITECT, THE OWNER'S REPRESENTATIVE AND THE OWNER. THE PURPOSE OF THE MEETING WILL BE FOR THE PLUMBING CONTRACTOR TO PRESENT THE PROPOSED LOCATIONS OF ALL FLOOR PENETRATIONS AND UNDERFLOOR PIPING TO THE OWNER AND TO COORDINATE THE LOCATIONS OF ALL FLOOR PENETRATION AND UNDERFLOOR PIPING THAT WILL BE INSTALLED INTO THE SPACE BELOW THE KITCHEN FLOOR. NO PLUMBING WORK SHALL BEGIN UNTIL THE OWNER HAS REVIEWED AND APPROVED ALL FLOOR PENETRATIONS AND UNDERFLOOR PIPING INSTALLATIONS.
8. ALL KITCHEN EQUIPMENT, FIXTURES AND FAUCETS SHALL BE FURNISHED BY OTHERS. ALL EQUIPMENT AND FIXTURES SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. ALL FAUCETS FOR FIXTURES AND EQUIPMENT SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. ALL FAUCET AND FIXTURE TRIM, DRAINS, WASTES, SERVICE STOPS, P-TRAPS, WASTE ARMS, WATER SUPPLIES, SINK STRAINERS, TAILPIECES AND ALL PLUMBING TRIM ASSOCIATED WITH KITCHEN FIXTURES, FAUCETS AND EQUIPMENT INCLUDING ALL FINAL CONNECTIONS SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR

GENERAL NOTES

1. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS STATE PLUMBING CODE, LATEST EDITION.
2. CAREFULLY COORDINATE LOCATION OF PIPING WITH ALL OTHER TRADES.
3. ALL PIPING SHOWN DIAGRAMMATICALLY AND EXACT LOCATION SHALL BE DETERMINED IN THE FIELD.
4. ALL PIPING SHALL BE RUN CONCEALED ABOVE CEILINGS, IN WALLS AND IN CHASES, UNLESS OTHERWISE NOTED.
5. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT THE APPROVAL OF THE STRUCTURE ENGINEER.
6. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE.
7. THE TERM "PROVIDE" SHALL MEAN FURNISH AND INSTALL.
8. RUN WATER PIPE ON THE WARM SIDE OF BUILDING INSULATION. NO WATER PIPING SHALL BE RUN ON EXTERIOR WALLS.
9. PROVIDE DRAWOFFS WITH BALL VALVE, HOSE END VACUUM BREAKER, CAP & CHAIN AT ALL DOMESTIC WATER LOW POINTS AND PITCH PIPING TO DRAIN.
10. ALL SANITARY WASTE PIPING SHALL PITCH A MIN OF ⅛" PER FT. FOR PIPING 4" & LARGER, AND ¼" PER FT FOR PIPING UP TO 3".
11. PROVIDE SHOCK ABSORBERS ON ALL PIPING SERVICING FLUSH VALVE FIXTURES.
12. ALL PIPING SHALL BE NEW, INSTALLED PARALLEL TO BUILDING LINES AND PITCHED TO LOW POINTS.
13. PLUMBING CONTRACTOR SHALL PROVIDE FIRESTOPPING FOR ALL PENETRATIONS THRU FIRE WALLS AND FIRE RATED SEPARATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR THESE AREAS.
14. PLUMBING CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL SCAFFOLDING, HOISTING EQUIPMENT DERRICKS, ETC., NECESSARY FOR INSTALLATION OF WORK
15. ALL PLUMBING PIPING AND DRAINS SHALL BE KEPT CLEAR OF BLOCKAGE WHILE CONSTRUCTION IS UNDERWAY. ALL PLUMBING PIPING SHALL BE DEBURRED BEFORE JOINTS ARE MADE
16. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING IN ORDER TO ACCOMMODATE THE PLUMBING WORK
17. WHERE PLUMBING DROPS ONLY ARE SHOWN TO FIXTURES OR GROUPS OF FIXTURES, THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS OF WATER, SANITARY AND VENT TO EACH FIXTURE. PLUMBING CONNECTIONS TO FIXTURES SHALL BE IN ACCORDANCE WITH THE PLUMBING FIXTURE SCHEDULE. PROVIDE SERVICE STOP AT EACH FIXTURE
18. ALL ISOLATION VALVES AND BUTTERFLY VALVES INSTALLED IN WALLS OR ABOVE CEILINGS SHALL BE PROVIDED WITH ACCESS PANELS . WHERE REMOVABLE SUSPENDED CEILING TILES ARE USED, NO ACCESS PANELS ARE REQUIRED.
19. ALL PIPING RISER PENETRATIONS THRU FLOORS SHALL BE SEALED WATER TIGHT
20. ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT INTENDED TO SHOW EXACT EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE PLUMBING CONTRACTOR IN THE FIELD. ALL POINTS OF CONNECTION TO EXISTING SYSTEMS SHALL BE DETERMINED IN THE FIELD BY THE PLUMBING CONTRACTOR.
21. PRIOR TO BID, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THE WORK AND ALL CONDITIONS TO WHICH THE WORK WILL BE INSTALLED. ANY DISCREPANCY BETWEEN THE WORK SHOWN ON THE DRAWINGS AND ANY CONDITIONS, EXISTING OR PROPOSED, SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING. FAILURE OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AND THEIR RELATION TO THE NEW WORK AND FAILURE TO SUBMIT DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEVENT OF ANY PLUMBING WORK SHALL NOT BE ACCEPTED AS A CAUSE FOR ANY EXTRA CHARGE TO THE CONTRACT.
22. CONTRACTOR SHALL COORDINATE ALL SHUT DOWNS OF EXISTING SYSTEMS WITH OWNER. ALL SHUT DOWNS SHALL BE PERFORMED AS REQUESTED BY OWNER. NO SHUT DOWNS SHALL BE PERFORMED DURING NORMAL BUSINESS UNLESS AUTHORIZED BY OWNER

LANDLORDS NOTES

1. VERIFY ANY DEMOLITION WORK. AND ANY NEW WORK. REQUIRED BY THE LANDLORD THAT IS NOT SHOWN ON PLANS WITH ADAM SKRZYPCZAK, LANDLORD'S OPERATIONS MANAGER, PRIOR TO BID. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM I LIFE SAFETY SYSTEM WIRING & DEVICES, SPRINKLER PIPING, DUCTWORK. PLUMBING. COMMUNICATION SYSTEM WIRING. ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAK AND THE TENANTS ARCHITECT PRIOR TO BID I START OF WORK. MUST COVER RETURN AIR OPENINGS PRIOR TO START OF DEMOLITION WORK AND/OR NEW CONSTRUCTION. VERIFY LANDLORD REQUIREMENTS WITH ADAM SKRZYPCZAK PRIOR TO BID. REMOVE ALL ABANDONED PLUMBING AND SUPPORTS ABOVE AND BELOW FLOOR SLAB AS REQUIRED. MUST PATCH ALL FLOOR SLAB CORES AND HAVE INSPECTED BY THE LANDLORD PRIOR TO INSTALLING ANY NEW FLOORING. VERIFY WITH ADAM SKRZYPCZAK PRIOR TO BID. VERIFY CONNECTION REQUIREMENTS, AND POINTS AND SIZES OF CONNECTIONS TO LANDLORD'S SANITARY WASTE, VENT AND WATER TAPS WITH ADAM SKRZYPCZAK PRIOR TO BID. PLUMBING FIXTURES AND EQUIPMENT SCHEDULED, AND LOCATIONS SHOWN ON PLANS ARE SUBJECT TO BUILDING DEPT. AND HEALTH DEPT. APPROVAL. VERIFY FIXTURES AND EQUIPMENT WHERE A BACKFLOW PREVENTION DEVICE IS REQUIRED WITH THE HEALTH DEPT. AND BUILDING DEPT. PRIOR TO BID. WALK-IN FREEZERS AND WALK IN COOLERS MUST BE FURNISHED WITH AN INSULATED FLOOR. TENANT SPACE BELOW. VERIFY APPROVED FLOOR SLAB PENETRATION LOCATIONS AND THE FOLLOWING LANDLORD REQUIREMENTS WITH THE TENANTS ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID: FLOOR SLAB CORING AND SLEEVING; PIPE ROUTING AND LABELING IN CEILING OF SPACE BELOW; FLOOR SLAB WATERPROOFING. MAY BE REQUIRED TO PERFORM RADAR/SONAR/X-RAY VERIFICATION SURVEY OF FLOOR SLAB. AND/OR USE LANDLORD APPPROVED CORING AND FLOOR SLAB WATERPROOFING CONTRACTORS. FLOOD TEST IS REQUIRED. RECOMMEND PROVIDE CORROSION RESISTANT PIPING FOR ALL WASTE PIPING BELOW FLOOR SLAB SERVING CARBONATED BEVERAGE EQUIPMENT. MAY BE REQUIRED VERIFY WITH THE BUILDING DEPT. AND ADAM SKRZYPCZAK PRIOR TO BID. PVC PIPING IS NOT ALLOWED PER LANDLORD'S TENANT CRITERIA MANUAL. VERIFY THE FOLLOWING WITH THE GAS COMPANY AND ADAM SKRZYPCZAK PRIOR TO BID: AVAILABLE MBH & PRESSURE AT GAS TAP. POINT-OF CONNECTION TO GAS TAP. CONNECTION & METER REQUIREMENTS. APPROVED PIPING ROUTE TO RTU. PIPING SUPPORT & CORROSION PROTECTION REQUIREMENTS. ALL WORK REQUIRED BY THE LANDLORD. ROOF CURBS, ROOF PENETRATIONS AND EQUIPMENT SUPPORT RAILS SHALL BE "ThyCurb" BY THYCAR CORP., OR EQUAL, AS APPROVED BY LANDLORD'S ROOFING CONTRACTOR AND ADAM SKRZYPCZAK. WOOD SLEEPERS ARE NOT ALLOWED. VERIFY REQUIREMENTS PRIOR TO BID. PIPE AND CONDUIT SUPPORTS SHALL BE PILLOW BLOCK PI PEST AND, BY MIRO INDUSTRIES, OR EQUAL AS APPROVED BY LANDLORD'S ROOFING CONTRACTOR. WOOD SLEEPERS ARE NOT ALLOWED. VERIFY REQUIREMENTS WITH ROOFING CONTRACTOR AND ADAM SKRZYPCZAK PRIOR TO BID. PROVIDE ROOF PROTECTION PAD UNDER ALL SUPPORTS. ALL MATERIALS AND WORK IN A CEILING RETURN AIR PLENUM SHALL BE "PLENUM RATED/APPROVED" AS PER BUILDING DEPT. REQUIREMENTS. VERIFY REQUIREMENTS WITH THE TENANTS ARCHITECT AND THE BUILDING DEPT. PRIOR TO BID I START OF WORK. VERIFY LANDLORD APPROVED METHODS FOR ATTACHING TO THE BUILDING STRUCTURE WHEN HANGING I SUPPORTING HVAC EQUIPMENT, DUCTWORK, PIPING. WATER HEATERS, TRANSFORMERS. FIXTURES, CONDUIT, ETC. WITH THE TENANTS ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID. ATTACHING TO ROOF DECK, OR UPPER LEVEL FLOOR SLAB. IS NOT ALLOWED. MAY BE REQUIRED TO SUBMIT DETAILPLAN TO LANDLORD'S STRUCTURAL ENGINEER FOR APPROVAL AT THE TENANTS EXPENSE. PROVIDE ACCESS TO ANY LANDLORD AND/OR TENANT EQUIPMENT. VALVES, DAMPERS. CONTROLS, CLEANOUTS. J-BOXES, ETC. LOCATED ABOVE GYP. BOARD CEILING AND ANY OTHER INACCESSIBLE AREAS AS REQUIRED. VERIFY/COORDINATE REQUIRED ACCESS PANEL LOCATIONS WITH THE TENANTS ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID/START OF WORK. SEE NOTES ON PLANS AND VERIFY ALL MATERIALS AND WORK REQUIRED BY THE LANDLORD PRIOR TO BID. THE LANDLORD'S OPERATIONS MANAGER SHALL HAVE THE AUTHORTY TO MAKE ON-SITE DECISIONS AND FIELD CHANGES IN ACCORDANCE WITH THE LANDLORD'S TENANT DESIGN CRITERIA. AND ANY SPECIFIC MALL OPERATION NEEDS/REQUIREMENTS NOT NOTED ON PLANS.
2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LANDLORD'S NATICK MALL TENANT CRITERIA MANUAL. ALL CONTRACTORS SHALL OBTAIN A COPY FROM THE LANDLORD'S TENANT COORDINATOR OR MALL OPERATIONS MANAGER AND BECOME FAMILIAR WITH THE REQUIREMENTS CONTAINED WITHIN PRIOR TO BIDDING THE JOB. WHERE LANDLORD'S REQUIREMENTS CONFLICT WITH CODES OR ORDINANCES, THE STRICTEST INTERPRETATION SHALL APPLY. Water Meter: Contact' Brian Sullivan Universal Automation & Mech.Services 841 Worcester Rd, # 512 Natick, MA 01760 PH: 508-660-6000 Cell: 508-837-0571 Email: briansullivan@uamservice.com Roofing: Contact: Don Brabner Tecta America Roofing PH 978-436-9990

PLUMBING LEGEND & ABBREVIATIONS

Legend	Description
CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
CW	COLD WATER BELOW FLOOR
HW	HOT WATER BELOW FLOOR
HWR	HOT WATER RETURN BELOW FLOOR
140'F HW	140'F HOT WATER
140'F HWR	140'F HOT WATER RETURN
TW	TEMPERED WATER
TWR	TEMPERED WATER RETURN
SAN OR W	SANITARY WASTE
SAN OR W	SANITARY WASTE BELOW FLOOR
IW	INDIRECT WASTE
KW	KITCHEN WASTE
KW	KITCHEN WASTE BELOW FLOOR
CD	CONDENSATE DRAIN
V	VENT
V	VENT BELOW FLOOR
G	NATURAL GAS LINE
FW	FILTERED WATER ABOVE FLOOR
DI	DE-IONIZED WATER
TP	TRAP PRIMER SUPPLY
TP	TRAP PRIMER SUPPLY BELOW FLOOR
EX	EXISTING PIPING
HTI	HEAT TRACE
FCO	FLOOR CLEANOUT
CO	CLEANOUT
WCO	WALL CLEANOUT - PROVIDE ACCESS PANEL
	CAPPED PIPE
	UNION
	FLOW ARROW
	DIRECTION OF SLOPE
	PIPE BREAK
	WATERTIGHT SLEEVE
	BALL VALVE
	BALL VALVE - NORMALLY CLOSED
	GAS SHUT OFF VALVE
	GAS COCK
TMV	THERMOSTATIC MIXING VALVE
	GATE VALVE
	BALANCING VALVE
PRV	PRESSURE REGULATING VALVE
	SOLENOID VALVE
	CHECK VALVE
BWV	BACKWATER VALVE
RPBFP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
DCV	DOUBLE CHECK VALVE ASSEMBLY
SA / WHA	SHOCK ABSORBER, WATER HAMMER ARRESTOR
TP	TRAP PRIMER VALVE
	ELBOW UP/RISE
	ELBOW DOWN/DROP
	OPEN-END DRAIN/P-TRAP
HB	HOSE BIBB
FD	FLOOR DRAIN
FS	FLOOR SINK
	AREA OF DEMOLITION
	DETAIL DESIGNATION NUMBER
	DRAWING NUMBER

Abbreviation	Description
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECT
BWV	BACKWATER VALVE
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CO	CLEANOUT
CONN	CONNECTION
CONT	CONTINUATION
CTE	CONNECT TO EXISTING
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRICAL
ETBR	EXISTING TO BE REMOVED
ETR	EXISTING TO REMAIN
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FT	FOOT/FEET
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
GPF	GALLON PER FLUSH
GPM	GALLON PER MINUTE
GWH	GAS-FIRED WATER HEATER
HB	HOSE BIBB
INV. EL	INVERT ELEVATION
LAV.	LAVATORY
LPC	LIMIT OF PLUMBING CONTRACT
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OED	OPEN-END DRAIN
P-1	PLUMBING FIXTURE DESIGNATION
PC	PLUMBING CONTRACTOR
TP	TRAP PRIMER
TYP	TYPICAL
VTR	VENT THRU ROOF
WC	WATER CLOSET
WH	WALL HYDRANT

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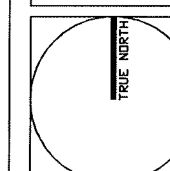
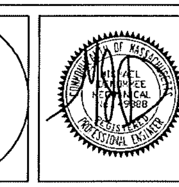




ANALOGUE STUDIO

Tous Les Jours

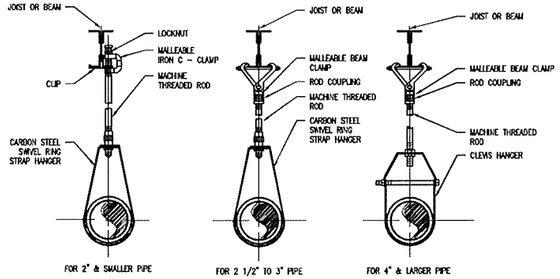
Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

PLUMBING LEGEND
& NOTES

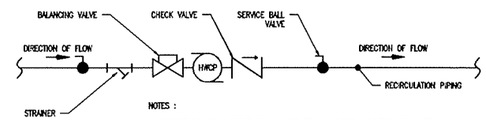
SCALE: NTS
DATE: 04/01/2019
DRAWN BY: JW
CHECKED BY: MD

P0.01



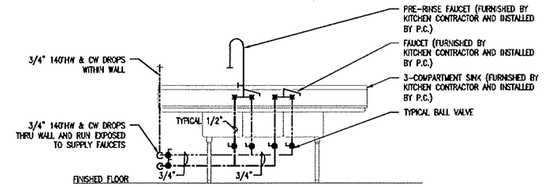
NOTE:
1. HANGER ROD SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE MINIMUM 1'-0" GALVANIZED STEEL SHIELD AT THE BOTTOM OF INSULATED PIPING.

3 BAND HANGER DETAIL
NOT TO SCALE



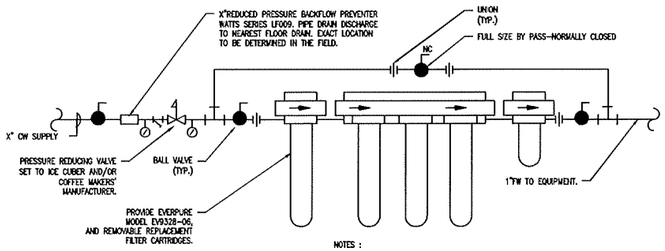
NOTES :
1. PROVIDE BALANCING VALVE ON ALL HWR BRANCH PIPING. LOCATION SHALL BE PRIOR TO CONNECTION TO HWR MAIN.
2. PROVIDE ACCESS PANELS, WHERE REQUIRED.

2 TYPICAL BALANCING STATION DETAIL
NOT TO SCALE



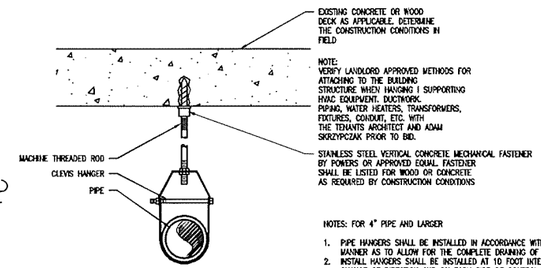
NOTE
WATER PIPE SHALL BE RUN EXPOSED ON WALL AND AS NOTED

1 TRIPLE COMPARTMENT POT SINK DETAIL
NOT TO SCALE



NOTES :
1. PROVIDE WALL-MOUNTING SUPPORT.
2. FILTER SHALL BE PROVIDED ON CW SUPPLY TO KITCHEN EQUIPMENT AS REQUIRED. COORDINATE WITH KITCHEN SUPPLIER FOR KITCHEN EQUIPMENT INSTALLATION INSTRUCTIONS AND RECOMMENDED FILTER SIZE.

6 TYPICAL WATER FILTER DETAIL
NOT TO SCALE

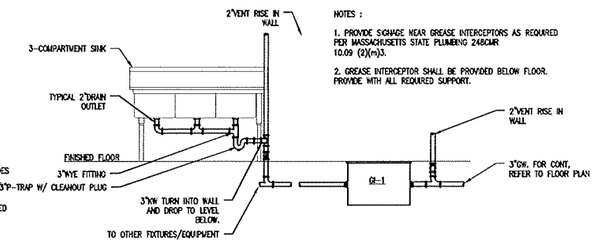


NOTE:
VERIFY LANDLORD APPROVED METHODS FOR ATTACHING TO THE BUILDING STRUCTURE WHEN HANGING I SUPPORTING HVAC EQUIPMENT, DUCTWORK, PIPING, WATER HEATERS, TRANSFORMERS, FIXTURES, CONDUIT, ETC. WITH THE TENANTS ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID.

STAINLESS STEEL VERTICAL CONCRETE MECHANICAL FASTENER BY POWERS OR APPROVED EQUAL. FASTENER SHALL BE LISTED FOR WOOD OR CONCRETE AS REQUIRED BY CONSTRUCTION CONDITIONS

NOTES: FOR 4" PIPE AND LARGER
1. PIPE HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES MANNER AS TO ALLOW FOR THE COMPLETE DRAINING OF THE WATER MAINS.
2. INSTALL HANGERS SHALL BE INSTALLED AT 10 FOOT INTERVALS, AT EVERY 3"P-TRAP W/ CLEANOUT PLUG CHANGE OF DIRECTION AND ON EACH SIDE OF CONTROL VALVES.
3. ROD FASTENERS SHALL BE UL LISTED FOR THE PIPE SIZE BEING SUPPORTED AND FOR THE TYPE OF CONSTRUCTION BEING FASTENED TO.

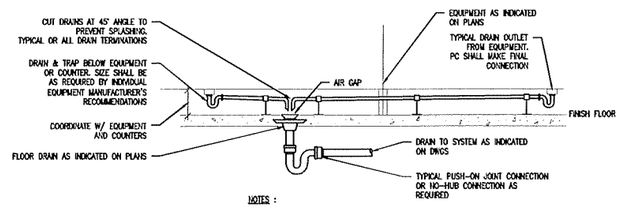
5 PIPE HANGER DETAIL
NOT TO SCALE



NOTES :
1. PROVIDE SIGNAGE NEAR GREASE INTERCEPTORS AS REQUIRED PER MASSACHUSETTS STATE PLUMBING 248CMR 10.09 (2)(m)3.
2. GREASE INTERCEPTOR SHALL BE PROVIDED BELOW FLOOR. PROVIDE WITH ALL REQUIRED SUPPORT.

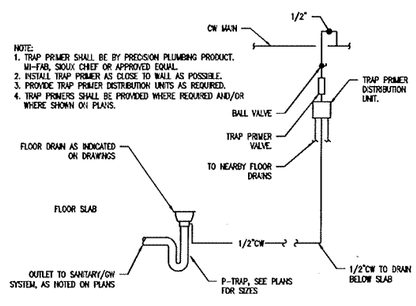
GREASE INTERCEPTOR ALLOWED RECESSED/BELOW FLOOR SLAB ONLY IF REQUIRED BY THE BLDG. DEPT. OR HEALTH DEPT. ,OR IF APPROVED BY ADAM SKRZYPCZAK- MUST VERIFY PRIOR TO BID.

4 TYPICAL GREASE INTERCEPTOR PIPING DETAIL (GI-1)
NOT TO SCALE



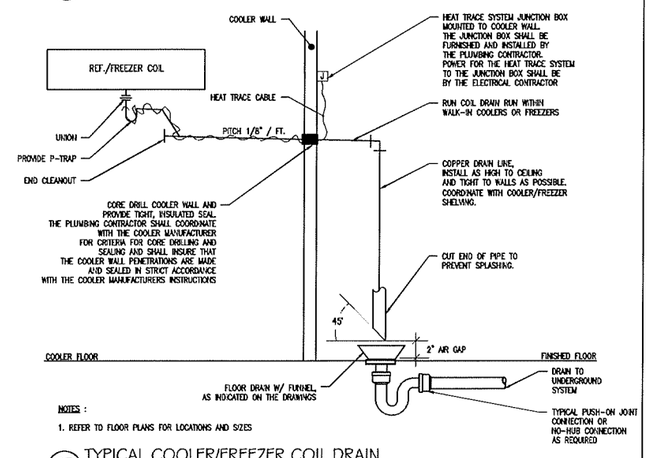
NOTES :
1. REFER TO FLOOR PLANS FOR LOCATIONS AND SIZES
2. EQUIPMENT DRAIN OUTLETS SHOWN ARE FOR GENERAL INFORMATION ONLY. PC SHALL COORDINATE W/ ALL EQUIPMENT DRAIN REQUIREMENTS AND PROVIDE PIPING AS NECESSARY

9 TYPICAL INDIRECT WASTE FROM KITCHEN EQUIPMENT
NOT TO SCALE



NOTE:
1. TRAP PRIMER SHALL BE BY PRECISION PLUMBING PRODUCT. MI-FAB, SIOUX CHIEF OR APPROVED EQUAL.
2. INSTALL TRAP PRIMER AS CLOSE TO WALL AS POSSIBLE.
3. PROVIDE TRAP PRIMER DISTRIBUTION UNITS AS REQUIRED.
4. TRAP PRIMERS SHALL BE PROVIDED WHERE REQUIRED AND/OR WHERE SHOWN ON PLANS.

8 TYPICAL TRAP PRIMER DETAIL AT FLOOR DRAIN
NOT TO SCALE



NOTES :
1. REFER TO FLOOR PLANS FOR LOCATIONS AND SIZES

7 TYPICAL COOLER/FREEZER COIL DRAIN
NOT TO SCALE

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ANALOGUE STUDIO

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	LANDLORD COMMENTS	04/16/2019
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PLUMBING DETAILS

SCALE: NTS
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DRAWN BY: JW
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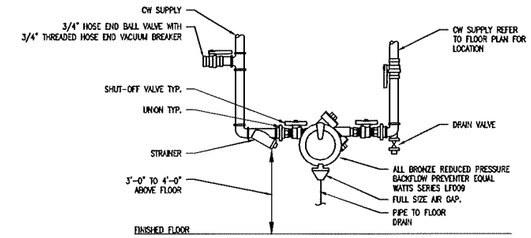
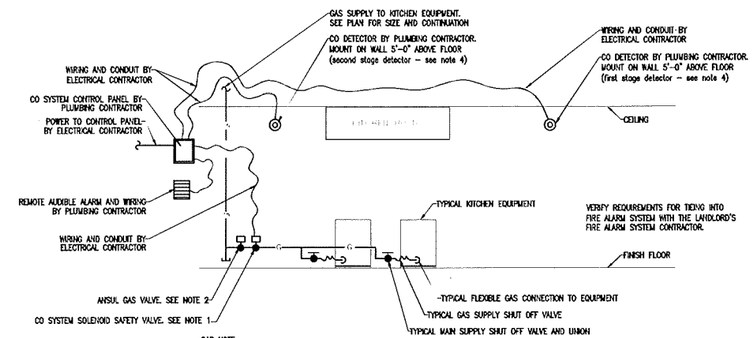
P0.02



NOTES :

1. FURNISH TO OWNER ONE TEST KIT AND SPARE PARTS KIT.
2. P.C. SHALL ACT AS THE OWNER'S AGENT IN SEEKING APPROVAL FROM ALL LOCAL AND STATE AUTHORITIES, AND SUBMIT ALL PLANS, SPECS, AND APPLICATIONS REQUIRED FOR APPROVAL AND PAY ALL FEES.
3. SEE FLOOR PLANS FOR SIZES AND LOCATIONS.
4. MAINTAIN 1'-0" CLEARANCE FROM WALL.
5. TEST AND CERTIFY EACH INSTALLATION.
6. PROVIDE ADJUSTABLE FLOOR SUPPORT.

10 REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



GAS NOTE:

1. PROVIDE 120V SOLENOID SHUT OFF VALVE FOR MAIN GAS SUPPLY. THIS VALVE SHALL BE IN THE NORMALLY CLOSED POSITION AND ENERGIZED OPEN AND SHALL BE WIRED TO THE CO DETECTOR(S). ACTIVATION OF THE CO DETECTOR(S) OR LOSS OF POWER WILL CLOSE THE SOLENOID VALVE. THE PLUMBING CONTRACTOR SHALL PROVIDE THE VALVE. POWER AND ALL WIRING FOR THE VALVE SHALL BE BY THE ELECTRICAL CONTRACTOR. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR FOR CONTROLS AND CONNECTION REQUIREMENTS. THE VALVE SHALL BE MANUAL RESET TYPE.
2. PROVIDE 120V SOLENOID SHUT OFF VALVE FOR MAIN GAS SUPPLY. THIS VALVE SHALL BE IN THE NORMALLY OPENED POSITION AND SHALL BE WIRED TO THE KITCHEN EXHAUST HOOD FIRE SUPPRESSION CONTROL SYSTEM. IN THE EVENT OF A FIRE UNDER THE EXHAUST HOOD THE EXHAUST HOOD FIRE SUPPRESSION CONTROL PANEL SHALL CLOSE THE SOLENOID VALVE. THE PLUMBING CONTRACTOR SHALL PROVIDE THE VALVE. POWER AND ALL WIRING FOR THE VALVE SHALL BE BY THE ELECTRICAL CONTRACTOR. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR CONTROLS AND CONNECTION REQUIREMENTS. THE VALVE SHALL BE MANUAL RESET TYPE.
3. THE CO DETECTOR SYSTEM INCLUDING ALL DETECTION DEVICES, ALARM DEVICES, CONTROL PANEL, MANUAL RESET DEVICE AND SOLENOID VALVES SHALL BE BY INTERSTATE HVAC CONTROLS AND SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR. ALL INTERCONNECTING WIRING AND CONDUIT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
4. THE CO DETECTORS SHALL BE PROVIDED AS A TWO STAGE DETECTION SYSTEM. ACTIVATION OF ANY ONE DETECTOR SHALL NOT TRIGGER THE CLOSURE OF THE SOLENOID SHUT OFF VALVE. IN ORDER FOR THE CONTROL PANEL TO TRIGGER THE CLOSURE OF THE SOLENOID SHUT OFF VALVE, BOTH THE FIRST STAGE AND SECOND STAGE CO DETECTORS MUST ACTIVATE AND SEND SIGNALS TO THE CONTROL PANEL.

11 KITCHEN EQUIPMENT GAS SAFETY SHUT OFF SYSTEM
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1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
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PLUMBING DETAILS

SCALE: NTS
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CHECKED BY: MD

P0.03

PLUMBING FIXTURE SCHEDULE

TAG NO	TYPE	MANUFACTURER	MODEL	SIZE	CW (in)	HW (in)	TW	SAN (in)	V (in)	FLOW RATE	FITTINGS					CARRIER	REMARKS
											SUPPLIES	TYPE	MANUFACTURER	MODEL	TRAP		
P-1	WATER CLOSET	TOTO	CT418FG#01	-	1/2"	-	-	4"	2"	1.6 & 0.9 GPF	TANK	MANUAL	TOTO	WT152M	INTEGRAL	WALL MOUNTED 4" CAST IRON OUTLET OPTION	PROVIDE SS204 SOFT CLOSE SEAT, COTTON FINISH
P-2	LAVATORY	KOHLER	K-2812	-	1/2"	1/2"		2"	2"	1.2 GPM	FAUCET	MANUAL	KHOLER	K-73167-4 W/TMV-1	INTEGRAL	WALL MOUNTED	WALL MOUNTED, WITH CONCEALED CARRIER. PROVIDE STAINLESS STEEL GRID STRAINER, TAILPIECE AND TRAP.
P-3	MOP SINK	FIAT	MSB18DTG2424	24" x 24" x 10"	3/4"	3/4"		3"	2"	-	-	-	-	-	-	FLOOR MOUNTED	PROVIDE E77AA24 VINYL BUMPERGUARD

NOTES : FIXTURE SELECTION SHALL BE CAREFULLY COORDINATED WITH OWNER, AND ARCHITECT. COORDINATE ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL PLANS. PROVIDE LAVATORY PIPING COVERING AS REQUIRED.

WATER HEATER SCHEDULE

SYMBOL	STORAGE (GAL.)	RECOVERY		TEMP SETTING	MANUF. & MODEL NUMBER	NATURAL GAS		SERVICE	LOCATION	REMARKS
		GPH	DEG. RISE			INPUT (CFH)	PRESSURE			
HWH-1	50	78	90°	140°	RHEEM XG50T120M40U0	40	-	DOMESTIC HOT WATER (KITCHEN)	KITCHEN	PROVIDE CONDENSATE NEUTRALIZATION KIT. POLYPROPYLENE INTAKE/EXHAUST FLUES THROUGH ROOF. SAFE WASTE PAN/ALARM/AUTOMATIC SHUT OFF.

NOTE:

KITCHEN SCHEDULE (GAS EQUIPMENT)

ITEM NO	EQUIPMENT	GAS REQUIREMENT			REMARKS
		SIZE (in)	CFH	PRESSURE (in. W.C)	
K6	DONUT GAS FRYER	3/4"	150	7"	COORDINATE W/ KITCHEN CONTRACTOR FOR EQUIPMENT DEMAND EXACT SIZE & CONNECTION POINT. SPECIFY/VERIFY PRIOR TO ORDERING EQUIPMENT
K7	COUNTERTOP HOT PLATE (2 BURNER)	3/4"	64	7"	COORDINATE W/ KITCHEN CONTRACTOR FOR EQUIPMENT DEMAND EXACT SIZE & CONNECTION POINT. SPECIFY/VERIFY PRIOR TO ORDERING EQUIPMENT

NOTES : GAS CONNECTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE PRESSURE REGULATOR AT EQUIPMENT CONNECTION, AS REQUIRED.

HOT WATER CIRCULATION PUMP SCHEDULE

TAG	LOCATION	MANUFACTURER	MODEL	TYPE	FLOW (GPM)	HEAD (FT)	ELECTRICAL				COMMENTS
							VOLT	HP	PHASE	hZ	
HWCP	MAIN HW DISTRIBUTION	GRUNDFOS	MAGNA-3	IN-LINE	4	12	115	0.5	1	60	DOMESTIC WATER RECIRCULATING WITH IMMERSION AQUASTAT

GREASE INTERCEPTOR SCHEDULE

TAG NO	MANUFACTURER	MODEL	FLOW RATE (GPM)	GREASE CAPACITY (LBS)	INLET	REMARKS
GI-1	SCHIER PRODUCTS	GB-50	50	249	4"	PROVIDE WITH ALL REQUIRED VENT PIPING. PROVIDE WITH RISER, AS REQUIRED.

NOTES : GREASE INTERCEPTORS SHALL BE BY SCHIER PRODUCTS, J.R SMITH, WATTS, ZURN OR APPROVED EQUAL. SEE NOTE ON SHEET P1.00 AND VERIFY PRIOR TO ORDERING.

TEMPERATURE MIXING VALVE

TAG NO	SYSTEM	MANUFACTURER	MODEL	INLETS	OUTLET	TEMPERATURE SETTING (°F)	REMARKS
TMV-1	140°F HW	WATTS	LFMMV	1/2"	1/2"	110	MOUNTED BELOW P-2/A FIXTURE AND KITCHEN HAND SINK.

NOTES: TMV SHALL BE LEAD FREE. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

DRAIN SCHEDULE

TAG NO	TYPE	MANUFACTURER	MODEL	STRAINER	REMARKS
FD-1	FLOOR	WATTS	FD-100-A	6"NB	LOCATED IN TOILET ROOMS AND GENERAL KITCHEN AREAS. PROVIDE TRAP PRIMER CONNECTION.
FD-2	FLOOR	ZURN	Z1901-ZN-K	-	HALF GRATE, PROVIDE TRAP PRIMER CONNECTION WHERE INDICATED ON PLANS
FS-1	FLOOR	J.R. SMITH	3001-SERIES	4"	PROVIDE TRAP PRIMER AND SEDIMENT BUCKET

NOTES : FLOOR DRAIN LOCATIONS AND QUANTITIES SHALL BE COORDINATED WITH KITCHEN CONSULTANT/CONTRACTOR. COORDINATE FLOOR DRAIN SELECTION WITH OWNER. COORDINATE ALL FLASHING REQUIREMENTS WITH GC. PRIOR TO INSTALLATION.

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ANALOGUE STUDIO

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PLUMBING SCHEDULES

SCALE: NTS
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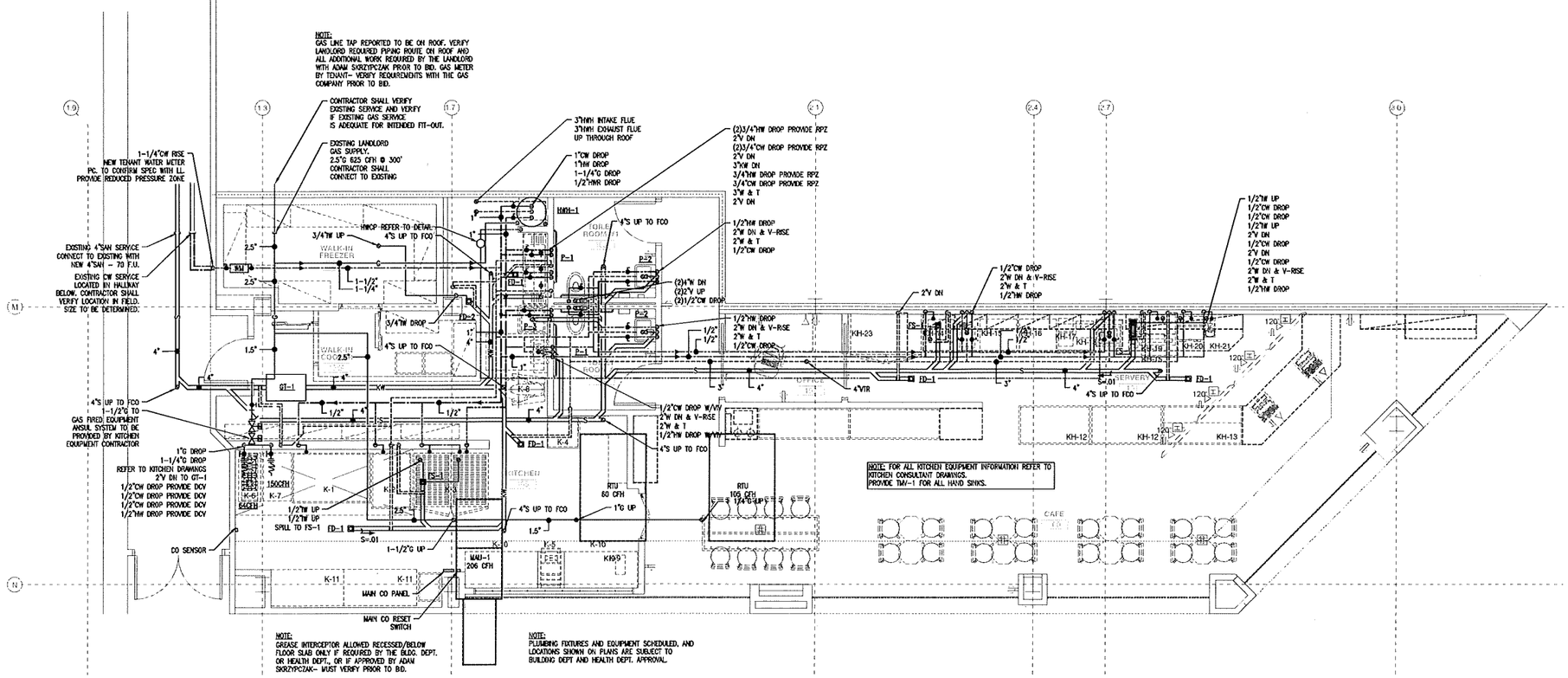
P0.04



1 PLUMBING - First Floor Plan
SCALE: 1/4"=1'-0"

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PLUMBING FLOOR PLAN

SCALE: AS NOTED
DATE: 04/01/2019
DRAWN BY: JW
CHECKED BY: MD

P1.00

MECHANICAL ABBREVIATIONS

AC	= AIR CONDITIONING	KW	= KILOWATT
AFF	= ABOVE FINISHED FLOOR	LAT	= LIQUID OR LEAVING AIR TEMPERATURE
AMB	= AMBIENT	LB	= POUND
AMP	= AMPERE	LF	= LINEAR FEET
APD	= AIR PRESSURE DROP	LRA	= LOCKED ROTOR AMPS
ATC	= AUTOMATIC TEMPERATURE CONTROL	LVG	= LEAVING
BTU	= BRITISH THERMAL UNIT	M	= MOTORIZED DAMPER
BTUH	= BTU PER HOUR	MAX	= MAXIMUM
C to C	= CENTER TO CENTER	MBH	= THOUSAND BTUH
CAP	= CAPACITY	MIN	= MINIMUM
CFM	= CUBIC FEET PER MINUTE	MO	= MOTOR OPERATED
CP	= CONDENSATE PUMP	NC	= NORMALLY CLOSED
DB	= DRY BULB	NIC	= NOT IN CONTRACT
DEG	= DEGREE	NO	= NUMBER OR NORMALLY OPEN
DIA	= DIAMETER	NTS	= NOT TO SCALE
DIFF	= DIFFERENCE OR DELTA	OA	= OUTSIDE AIR
DN	= DOWN	PH	= PHASE (ELECTRICAL)
DX	= DIRECT EXPANSION (REFRIGERANT) COOLING	RA	= RETURN AIR
EA	= EACH	RR	= RETURN AIR REGISTER
EAT	= ENTERING AIR TEMPERATURE	RH	= RELATIVE HUMIDITY
EF	= EXHAUST FAN	RLA	= RUNNING LOAD AMPS
EL	= ELEVATION, ELBOW	RPM	= REVOLUTIONS PER MINUTE
ER	= EXHAUST REGISTER	SA	= SUPPLY AIR
ESP	= EXTERNAL STATIC PRESSURE	SD	= SUPPLY AIR DIFFUSER
EX	= EXISTING	SCT	= SATURATED CONDENSING TEMPERATURE
F	= FAHRENHEIT	SEN	= SENSIBLE
FC	= FAN COIL UNIT	SF	= SQUARE FEET OR SUPPLY FAN
FLA	= FULL LOAD AMPS	SP	= STATIC PRESSURE
FP	= FIRE PROTECTION (PLUMBING)	SR	= SUPPLY REGISTER
FPS	= FEET PER SECOND	TA	= TRANSFER AIR
FT	= FEET	TEFC	= TOTALLY ENCLOSED FAN COOLED
GA	= GAGE	TR	= TRANSFER REGISTER
H	= HIGH	TSP	= TOTAL STATIC PRESSURE
HP	= HORSEPOWER OR HEAT PUMP	TYP	= TYPICAL
HRU	= HEAT RECOVERY UNIT	UB	= UNDERCUT DOOR
HZ	= FREQUENCY (CYCLES PER SECOND)	V	= VOLT (ELECTRICAL)
ID	= INSIDE DIAMETER	VD	= VOLUME DAMPER
IN	= INCH	W	= WATT OR WIDE
		WB	= WET BULB
		WC	= WATER COLUMN
		WG	= WATER GAUGE

MECHANICAL LEGEND

- SUPPLY/OUTSIDE AIR DUCT UP
- SUPPLY/OUTSIDE AIR DUCT DOWN
- RETURN DUCT UP
- RETURN DUCT DOWN
- EXHAUST DUCT UP
- EXHAUST DUCT DOWN
- RECTANGULAR DUCT ELBOW WITH TURNING VANES
- STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
- DUCT TRANSITION
- RECTANGULAR TO ROUND DUCT TRANSITION
- MANUAL VOLUME DAMPER
- FIRE DAMPER (FD)
- SUPPLY DIFFUSER (ARROWS INDICATE THROW DIRECTIONS)
- EXHAUST OR RETURN REGISTER
- STEAM TRAP
- GATE VALVE
- COMBINATION BALANCING/SHUT-OFF VALVE
- TWO-WAY VALVE CONTROL VALVE
- STRAINER
- UNION
- HOSE END DRAIN VALVE
- MANUAL AIR VENT (AV)
- CONNECT TO EXISTING
- THERMOSTAT CONTROL (T)
- REMOTE SPACE SENSOR (S)
- GREASE DUCT CLEAN OUT (CO)

MECHANICAL GENERAL NOTES

1. ALL PIPING AND DUCTWORK SHOWN IS DIAGRAMMATIC ONLY. DETERMINE THE EXACT LOCATION IN THE FIELD.
2. REFER TO ARCHITECTURAL DRAWINGS FOR NEW CONSTRUCTION DETAILS.
3. REVIEW ALL DRAWINGS BEFORE STARTING WORK TO BECOME FAMILIAR WITH THE DETAILS OF CONSTRUCTION, AND COORDINATE WITH OTHER TRADES TO ELIMINATE CONFLICTS.
4. OBTAIN ALL REQUIRED PERMITS AND PAY ALL FEES RELATED TO SAME.
5. PROVIDE ALL NECESSARY PIPING, EQUIPMENT AND SUPPORTS AS WELL AS ANY ADDITIONAL EQUIPMENT, ETC. NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS BUT NECESSARY TO PROVIDE COMPLETE AND WORKABLE SYSTEMS.
6. PROVIDE ACCESS TO ALL EQUIPMENT REQUIRING PERIODIC SERVICE AND MAINTENANCE.
7. INSTALL ALL WORK IN ACCORDANCE WITH STATE AND LOCAL CODES.
8. DO NOT SCALE THESE DRAWINGS. TAKE ALL MEASUREMENTS IN THE FIELD IN COORDINATION WITH ALL EQUIPMENT AS APPROVED AND WITH ALL OTHER TRADES.
9. ALL DUCTWORK SHALL BE INSTALLED OR ACCORDANCE WITH THE LATEST EDITION OF SMACNA.
10. ALL PIPING HIGH POINTS SHALL HAVE 3/4 INCH VENTS AND LOW POINTS SHALL HAVE 3/4" DRAINS.
11. ALL ROTATING EQUIPMENT SHALL HAVE FLEXIBLE PIPE ON DUCT CONNECTIONS AND APPROVED VIBRATION ISOLATORS.
12. DETAILS SHOWN ON SHEET M0.3 ARE APPLICABLE TO ALL EQUIPMENT, EXCEPT WHERE INDICATED.
13. PROVIDE AIRTIGHT ACCESS DOOR FOR INSPECTION OF FIRE DAMPERS, FILTERS, COILS.
14. CONTRACTOR SHALL VERIFY DUCT, PIPING AND EQUIPMENT LOCATIONS FOR INTERFERENCES BEFORE INSTALLATION.
15. COORDINATE AIR OUTLET AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
16. PROVIDE VERTICAL SUPPORTS FOR PIPING AT THE MAXIMUM INTERVALS INDICATED IN THE SPECIFICATIONS.
17. SEQUENCES OF CONTROL SHALL BE IN ACCORDANCE WITH DRAWING M0.4.

LANDLORD NOTES

1. VERIFY ANY DEMOLITION WORK, AND ANY NEW WORK, REQUIRED BY THE LANDLORD THAT IS NOT SHOWN ON PLANS WITH ADAM SKRZYPCZAK, LANDLORD'S OPERATIONS MANAGER PRIOR TO BID.
2. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM/ LIFE SAFETY SYSTEM WIRING & DEVICES, SPRINKLER PIPING, DUCTWORK, PLUMBING, COMMUNICATION SYSTEM WIRING, ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAK AND THE TENANT'S ARCHITECT PRIOR TO BID / START OF WORK.
3. THE LOCATION OF ALL ROOFTOP EQUIPMENT AND ROOF PENETRATIONS MUST BE APPROVED BY ADAM SKRZYPCZAK BEFORE ANY PENETRATIONS ARE MADE. MAY BE REQUIRED TO/MUST SUBMIT STRUCTURAL SUPPORT AND FRAMING PLANS FOR APPROVED LOCATIONS TO THE LANDLORD'S STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL AT THE TENANT'S EXPENSE. VERIFY APPROVED LOCATIONS AND ALL WORK REQUIRED BY THE LL PRIOR TO BID/START OF WORK. ALL WORK SHALL BE AT THE TENANT'S EXPENSE.
4. ROOF CURBS, ROOF PENETRATIONS AND EQUIPMENT SUPPORT RAILS SHALL BE "THYCURB" BY THYBAR CORP. OR EQUAL, AS APPROVED BY LL ROOF CONTRACTOR AND ADAM SKRZYPCZAK. WOOD SLEEPERS ARE NOT ALLOWED. VERIFY REQUIREMENTS PRIOR TO BID.
5. PIPE AND CONDUIT SUPPORTS SHALL BE PILLOW BLOCK PIPE STAND, BY MIRO INDUSTRIES, OR EQUAL AS APPROVED BY LL ROOFING CONTRACTOR. WOOD SLEEPERS ARE NOT ALLOWED. VERIFY REQUIREMENTS WITH ROOFING CONTRACTOR AND ADAM SKRZYPCZAK PRIOR TO BID.
6. VERIFY LL APPROVED RTU CONDENSATE PIPING MATERIAL, SUPPORT, ROUTE AND TERMINATION REQUIREMENTS WITH ADAM SKRZYPCZAK PRIOR TO BID.
7. STENCIL TENANT'S NAME AND SPACE NUMBER ON ALL ROOFTOP EQUIPMENT PER LL REQUIREMENTS. VERIFY WITH ADAM SKRZYPCZAK PRIOR TO BID.
8. PROVIDE ROOF PROTECTIONS PADS AROUND ALL ROOFTOP EQUIPMENT, AND UNDER ALL DUCT, PIPING AND CONDUIT SUPPORTS AS REQUIRED. VERIFY WITH LL ROOFING CONTRACTOR AND ADAM SKRZYPCZAK PRIOR TO BID.
9. PROVIDE GREASE GUARD ROOFTOP DEFENSE SYSTEM AROUND KITCHEN EXHAUST FANS PER LL REQUIREMENTS. VERIFY WITH ADAM SKRZYPCZAK PRIOR TO BID.
10. VERIFY FIRE DAMPER REQUIREMENTS FOR OPENINGS IN FIRE RATED CEILING, WALL, AND FLOOR ASSEMBLIES (I.E. DIFFUSERS, RETURN/EXHAUST GRILLES, DUCT, ETC.) WITH TENANT'S ARCHITECT AND THE BUILDING DEPT. PRIOR TO BID.
11. ALL MATERIALS AND WORK IN A CEILING RETURN AIR PLENUM SHALL BE "PLENUM RATED/APPROVED" AS PER BUILDING DEPT. REQUIREMENTS. VERIFY REQUIREMENTS WITH THE TENANT'S ARCHITECT AND THE BUILDING DEPT. PRIOR TO BID/START OF WORK.
12. VERIFY LL APPROVED METHODS FOR ATTACHING TO THE BUILDING STRUCTURE WHEN HANGING/ SUPPORTING HVAC EQUIPMENT, DUCTWORK, PIPING, WATER HEATERS, TRANSFORMERS, FIXTURES, CONDUIT, ETC. WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID. ATTACHING TO ROOF DECK, OR UPPER LEVEL FLOOR SLAB, IS NOT ALLOWED. MAY BE REQUIRED TO SUBMIT DETAIL/PLAN TO LL STRUCTURAL ENGINEER FOR APPROVAL AT THE TENANT'S EXPENSE.
13. PROVIDE ACCESS TO ANY LL AND/OR TENANT EQUIPMENT, VALVES, DAMPERS, CONTROLS, CLEANOUTS, J-BOXES, ETC. LOCATED ABOVE GYP BOARD CEILING AND ANY OTHER INACCESSIBLE AREAS AS REQUIRED. VERIFY/COORDINATE REQUIRED ACCESS PANEL LOCATIONS WITH THE TENANT'S ARCHITECT ADAM SKRZYPCZAK PRIOR TO BID.
14. SEE NOTES ON PLANS AND VERIFY ALL MATERIALS AND WORK REQUIRED BY THE LANDLORD PRIOR TO BID.
15. THE LANDLORD'S OPERATIONS MANAGER SHALL HAVE THE AUTHORITY TO MAKE ON-SITE DECISIONS AND FIELD CHANGES IN ACCORDANCE WITH THE LANDLORD'S TENANT DESIGN CRITERIA, AND ANY SPECIFIC MALL OPERATION NEEDS/REQUIREMENTS NOT NOTED ON PLANS.

MECHANICAL SPECIFICATIONS

PART 1 – GENERAL

1.01 WORK INCLUDED

A. THE WORK UNDER THIS SECTION SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT AND SUPPLIES AND THE PERFORMANCE OF ALL OPERATIONS TO PROVIDE COMPLETE WORKING SYSTEMS AS INDICATED ON THE CONTRACT DRAWINGS.

B. FURNISH, SET UP AND MAINTAIN ALL DERRICKS, HOISTING MACHINERY, SCAFFOLDS, STAGING AND PLANKING AS REQUIRED FOR THE WORK.

1.02 CODES, ORDINANCES, AND PERMITS: INSTALLATION OF SYSTEMS AND EQUIPMENT PROVIDED UNDER THIS SECTION SHALL BE DONE IN STRICT ACCORDANCE WITH IMC 2015, IECC 2015, MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY CODES, MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, MASSACHUSETTS STATE BUILDING CODE AND TOWN REGULATIONS HAVING JURISDICTION.

1.04 RECORD DRAWINGS: FURNISH UPON COMPLETION OF ALL WORK, RECORD DRAWINGS OF THE WORK OF THIS SECTION. AS BUILT DRAWING TO BE SUBMITTED TO LANDLORD IN AUTOCAD AND PDF FORMAT.

1.05 SHOP DRAWINGS: PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS SPECIFIED AND AUTOMATIC TEMPERATURE CONTROLS.

1.06 OPERATING AND MAINTENANCE INSTRUCTIONS: FURNISH UPON COMPLETION OF ALL WORK, OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED UNDER THIS SECTION.

1.07 CUTTING AND PATCHING: ALL CUTTING AND PATCHING NECESSARY FOR THE PROPER INSTALLATION OF WORK TO BE PERFORMED UNDER THIS SECTION AND SUBSECTIONS SHALL BE PERFORMED BY THE CONTRACTOR.

1.08 SEISMIC RESTRAINT REQUIREMENTS: ALL WORK INDICATED ON THESE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, 9TH EDITION, AND REFERENCED REQUIREMENTS OF BOCA AND NFPA.

PART 2 – PRODUCTS

2.01 SHEET METAL WORK

A. GALVANIZED SHEET METAL – ALL SUPPLY, RETURN, OUTDOOR, AND EXHAUST (SA, RA, OA, EA)

1. ALL DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA. ALL DUCTWORK SHALL BE GALVANIZED STEEL. SEAL ALL LOW PRESSURE DUCT JOINTS (CLASS B). EXCESS SEALANT MUST BE REMOVED IMMEDIATELY TO PROVIDE A NEAT APPEARANCE.
2. ALL LOW PRESSURE DUCTS SHALL BE FABRICATED FOR 2 INCHES WATER GAUGE PRESSURE.
3. PROVIDE ACOUSTIC LINING FOR MINIMUM 10 LINEAR FEET IN SUPPLY AND RETURN AIR DUCTWORK FROM AIR HANDLING EQUIPMENT.

B. GREASE EXHAUST DUCT (KE)

1. EXTERIOR DUCT SHALL BE 18 GAUGE STAINLESS STEEL WELDED LIQUID TIGHT.
2. INTERIOR DUCTWORK SHALL BE CONSTRUCTED OF MINIMUM 16 GAUGE BLACK STEEL OR 18 GAUGE STAINLESS STEEL. ALL EXTERNAL JOINTS AND SEAMS SHALL BE WELDED LIQUID-TIGHT. DUCT CONNECTION TO THE HOOD SHALL BE WELDED LIQUID-TIGHT.
3. PROVIDE HORIZONTAL CLEANOUTS IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS MINIMUM EVERY 12 FEET AND AT EACH CHANGE IN DIRECTION.
4. PROVIDE GREASE COLLECTOR AT BASE OF VERTICAL RISE TO ROOF EXHAUST FAN IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
5. DUCTWORK SHALL BE INSTALLED WITH A 1/4:12 (2%) SLOPE IF 75 FEET HORIZONTAL RUN OR LESS; 1:12 (8.3%) SLOPE IF OVER 75 FEET.
6. COMPLETED GREASE DUCT SYSTEM SHALL BE TESTED IN ACCORDANCE WITH 2012 INTERNATIONAL MECHANICAL CODE.

C. GREASE DUCT TEST

1. PRIOR TO THE USE OR CONCEALMENT OF ANY PORTION OF A GREASE DUCT SYSTEM, A LEAKAGE TEST SHALL BE PERFORMED. DUCTS SHALL BE CONSIDERED TO BE CONCEALED WHERE INSTALLED IN SHAFTS OR COVERED BY COATINGS OR WRAPS THAT PREVENT THE DUCTWORK FROM BEING VISUALLY INSPECTED ON ALL SIDES. THE PERMIT HOLDER SHALL BE RESPONSIBLE TO PROVIDE THE NECESSARY EQUIPMENT AND PERFORM THE GREASE DUCT LEAKAGE TEST. A LIGHT TEST SHALL BE PERFORMED TO DETERMINE THAT ALL WELDED AND BRAZED JOINTS ARE LIQUID TIGHT.
2. A LIGHT TEST SHALL BE PERFORMED BY PASSING A LAMP HAVING A POWER RATING OF NOT LESS THAN 100 WATTS THROUGH THE ENTIRE SECTION OF DUCTWORK TO BE TESTED. THE LAMP SHALL BE OPEN SO AS TO EMIT LIGHT EQUALLY IN ALL DIRECTIONS PERPENDICULAR TO THE DUCT WALLS. A TEST SHALL BE PERFORMED FOR THE ENTIRE DUCT SYSTEM, INCLUDING THE HOOD-TO-DUCT CONNECTION. THE DUCT WORK SHALL BE PERMITTED TO BE TESTED IN SECTIONS, PROVIDED THAT EVERY JOINT IS TESTED. FOR LISTED FACTORY-BUILT GREASE DUCTS, THIS TEST SHALL BE LIMITED TO DUCT JOINTS ASSEMBLED IN THE FIELD AND SHALL EXCLUDE FACTORY WELDS.

B. DISHWASHER EXHAUST DUCT (DE)

1. DUCTWORK SHALL BE CONSTRUCTED OF 18 GAUGE STAINLESS STEEL. ALL EXTERNAL JOINTS AND SEAMS SHALL BE WELDED LIQUID TIGHT. DUCT CONNECTION TO THE HOOD SHALL BE WELDED LIQUID TIGHT.

2.02 DUCTWORK ACCESSORIES

A. MANUAL VOLUME DAMPERS: MANUAL VOLUME DAMPERS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS AND AT EVERY BRANCH TAKE OFF FROM THE MAIN DUCT.

C. FIRE DAMPERS: PROVIDE AND INSTALL FIRE DAMPERS AT ALL FIRE WALLS AND FLOORS, WHERE REQUIRED BY CODE AND AS INDICATED. FIRE DAMPER CONSTRUCTION AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NFPA 90A, AND SHALL BE UL LABELED, TESTED AND INSPECTED IN ACCORDANCE WITH UL 555. AN ACCESS DOOR SHALL BE PROVIDED AT EACH DAMPER TO SERVICE AND INSPECT THE FUSIBLE LINK. PROVIDE FIRE DAMPERS IN EACH APARTMENT UNIT WHERE THE SUPPLY AIR DUCTWORK PENETRATES THE CEILING/FLOOR ASSEMBLY.

D. FLEXIBLE DUCT SHALL NOT EXCEED 5 FEET IN TOTAL LENGTH AND SHALL HAVE A MINIMUM INSULATING VALUE OF R-8.

2.03 ACOUSTIC LINING

A. PROVIDE 1" THICKNESS ACOUSTIC LINING ON FIRST 10 LINEAR FEET OF ALL SUPPLY AND RETURN AIR DUCTWORK. LINING SHALL BE ARMAFLEX/ARMACELL INSULATION OR EQUAL.

2.04 AIR OUTLETS

A. PROVIDE ALL AIR OUTLETS AS SHOWN ON PLANS AND AS SCHEDULED. COLORS SHALL BE SELECTED BY THE ARCHITECT.

2.05 INSULATION

A. KITCHEN EXHAUST DUCTWORK (KE)

1. GREASE DUCT SHALL BE INSULATED WITH INSULATION THAT PROVIDES ZERO CLEARANCE AND 2-HR FIRE RATING; TYPICAL OF FIRE WRAP MAX 2.0.

B. MAKEUP AIR DUCTWORK (SA)

1. INSULATE WITH 2" THICK FIBERGLASS DUCT WRAP WITH FOIL FACE

C. RETURN DUCTWORK (RA) AND SUPPLY DUCTWORK (SA)

1. INSULATE WITH 2" THICK FIBERGLASS DUCT WRAP WITH FOIL FACE MIN. R-8

D. EXPOSED RA AND SA DUCT WORK
1. SHALL BE DOUBLE WALL

E. CONDENSATE DRAIN
1. INSULATED DRAIN PIPE WITH 1/2" WALL THICKNESS ELASTOMERIC PIPE INSULATION.

2.06 EQUIPMENT

A. PROVIDE ALL EQUIPMENT WITH ACCESSORIES AS SCHEDULED.

2.07 PIPING

A. CONDENSATE DRAIN PIPING SHALL BE SOFT DRAWN COPPER TUBING, COPPER FITTINGS, AND SILVER SOLDERED JOINTS. PROVIDE ALL VALVES, STRAINERS, UNIONS AND APPURTENANCES FOR A COMPLETE INSTALLATION. PROVIDE DIELECTRIC UNIONS BETWEEN DISSIMILAR METALS.

B. REFRIGERANT PIPING SHALL BE COPPER LINE SETS WITH COPPER FITTINGS AND SILVER SOLDER JOINTS.

C. ALL PIPING ON ROOF SHALL BE SUPPORTED ON PRE-MANUFACTURED PIPE SUPPORTS INSTALLED ON CHASE TREAD.

2.08 AUTOMATIC TEMPERATURE CONTROL

A. PROVIDE CONTROL COMPONENTS AND LOW VOLTAGE WIRING FOR EACH SYSTEM AS REQUIRED FOR THE SEQUENCE OF OPERATION INDICATED. PROVIDE ALL CONTROL COMPONENTS FOR NEW SEQUENCES OF CONTROL INCLUDING REQUIRED INTERCONNECTING WIRING AND APPURTENANCES TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.

B. PROVIDE AND INSTALL A SPACE MOUNTED TEMPERATURE CONTROLLER FOR EACH ZONE AS INDICATED ON PLANS. SPACE SENSORS AND THERMOSTATS SHALL BE MOUNTED AT APPROX. 48" TO COMPLY WITH ADA.

C. INCLUDE FULL COMMISSIONING OF SYSTEMS WITH COMMISSIONING REPORTS FOR APPROVAL BY MECHANICAL ENGINEER

D. PROVIDE 4 HOURS OF TRAINING TO RESTAURANT MANAGER.

PART 3 – EXECUTION

3.01 GENERAL: INSTALL ALL ITEMS SPECIFIED UNDER PART 2 – PRODUCTS, ACCORDING TO THE APPLICABLE MANUFACTURER'S RECOMMENDATIONS AND SHOP DRAWINGS, THE DETAILS SHOWN ON THE DRAWINGS AND AS SPECIFIED UNDER THIS SECTION. PROVIDE ALL REQUIRED HANGERS AND SUPPORTS.

3.02 EQUIPMENT

A. EQUIPMENT SHALL BE INSTALLED COMPLETE WITH ALL REQUIRED HANGERS AND SUPPORTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. FURNISH AND INSTALL ALL STEEL STRUCTURAL SUPPORT MEMBERS FOR PROPER HANGING AND SUPPORT OF EQUIPMENT. PROVIDE VIBRATION ISOLATION ON ALL HANGERS.

C. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

3.03 MISCELLANEOUS IRON AND STEEL:

A. PROVIDE STEEL SUPPORTS AND HANGERS REQUIRED TO SUPPORT EQUIPMENT, DUCTWORK, AND OTHER EQUIPMENT OR MATERIALS. SUBMIT DETAILS OF STEEL SUPPORTS AND METHOD OF FABRICATION FOR APPROVAL.

3.04 BALANCING

A. THE HVAC CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT FIRM TO PERFORM ADJUSTING AND BALANCING OF THE HVAC SYSTEMS (TAB). SYSTEMS SHALL BE ADJUSTED AND BALANCED SO THAT AIR QUANTITIES ARE AS INDICATED ON THE DRAWINGS AND SO THAT THE DISTRIBUTION FROM SUPPLY OUTLETS IS FREE FROM DRAFTS, AND UNIFORM OVER THE FACE OF EACH OUTLET. AFTER COMPLETION OF THE TESTING, BALANCING AND ADJUSTING OF THE AIR SYSTEMS, A BALANCING REPORT SHALL BE SUBMITTED TO THE LANDLORD & PROPERTY MANAGEMENT OFFICE ON SITE FOR REVIEW AND ENGINEER FOR APPROVAL.

B. LL REQUIRED AIR BALANCE OF MINIMUM -400 CFM. BALANCING REPORT SHALL INCLUDE AIRFLOW READING AT EACH;
1. SUPPLY/RETURN – DIFFUSER/REGISTER
2. RTU SA, RA AND OA AIRFLOWS
3. MAKEUP AIR UNIT SUPPLY
4. KITCHEN EXHAUST FAN
5. EXHAUST FAN AND REGISTERS
6. OVERALL SPACE PRESSURE READING

LANDLORD REQUIRED CONTRACTORS
(VERIFY WITH ADAM SKRZYPCZAK)

SMOKE EVAC, HVAC CONTROLS AIR BALANCING:
BRIAN SULLIVAN
UNIVERSAL AUTOMATION & MECH. SERVICES
641 WORCESTER RD. #512
NATICK, MA 01760
PH: 508-660-0833
CELL: 508-637-0571
EMAIL: BRIAN.SULLIVAN@UAMSERVICE.COM

ROOFING: DON BREMNER
TECTA AMERICAN ROOFING
PH: 978-436-8880

ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LANDLORD'S
NATICK MALL
TENANT CRITERIA MANUAL
ALL CONTRACTORS SHALL OBTAIN A COPY FROM THE LANDLORD'S TENANT COORDINATOR OR MALL OPERATIONS MANAGER AND BECOME FAMILIAR WITH THE REQUIREMENTS CONTAINED WITHIN PRIOR TO BIDDING THE JOB. WHERE LANDLORD'S REQUIREMENTS CONFLICT WITH CODES OR ORDINANCES, THE STRICTEST INTERPRETATION SHALL APPLY.

BLW

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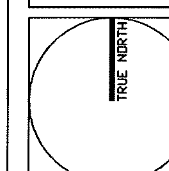

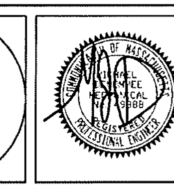

ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

MECHANICAL
ABBREVIATIONS, LEGEND, NOTES & SPECIFICATIONS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: DS
CHECKED BY: MD

M0.01

ROOF TOP AIR CONDITIONING UNIT SCHEDULE

TAG No.	LOCATION (S) SERVED	MANUFACTURER	MODEL No.	TYPE	AIR HANDLING DATA							DX COOLING DATA				GAS HEATING DATA				FILTERS TYPE	ELECTRICAL DATA				WEIGHT (LBS)	REMARKS
					SUPPLY FAN DATA				EXHAUST FAN DATA			EAT °F	LAT °F	TOTAL	SENS.	GAS INPUT	GAS OUTPUT	EAT °F	LAT °F		VOLTS	PHASE	HZ	MCA/MOCP		
					CFM (OA)	CFM (TOTAL)	ESP (" W.C.)	HP	CFM (TOTAL)	ESP (" W.C.)	HP	DB/WB	DB/WB	MBH	MBH	MBH	MBH	DB	DB							
RTU-1	KITCHEN	TRANE	YHC048	DOWNFLOW	160	1600	1.0	1.0	1600	.75	.33	78/66	55/54	48.0	34.6	60.2	48.2	60	90	MERV 8	480	3	60	13/15	800	PROVIDE DISCONNECT, ROOF CURB, PACKAGED CONTROLS, DIFFERENTIAL ENTHALPY ECONOMIZER, MOTORIZED OUTSIDE AIR DAMPER, POWER EXHAUST
RTU-2	DINING	TRANE	YHC060	DOWNFLOW	550	2000	1.0	1.0	2000	.75	.33	78/66	55/54	60.0	43.2	105.5	86.6	55	95	MERV 8	480	3	60	14/20	1000	PROVIDE DISCONNECT, ROOF CURB, PACKAGED CONTROLS, DIFFERENTIAL ENTHALPY ECONOMIZER, MOTORIZED OUTSIDE AIR DAMPER, POWER EXHAUST

NOTES:

1. POWER EXHAUST AND SMOKE EXHAUST FUNCTION ARE REQUIRED FOR ECONOMIZER OPERATION AND SMOKE EXHAUST OPERATION. VERIFY REQUIREMENTS FOR TIEING INTO LANDLORD'S SMOKE EXHAUST SYSTEM WITH ADAM SKRZYPCZAK AND THE LANDLORD'S SMOKE EXHAUST PRIOR TO BID/ORDERING RTU.

FAN SCHEDULE

TAG	LOCATION(S) ON DWG	FAN UNIT MODEL #	SERVES	CFM	ESP.	RPM	H.P.	ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES	REMARKS
KEF-1	M-101	CAPTIVE AIRE- CASRE2400	HOODS	3600	2.0	1200	5.0	3	480	3.9	1600 FPM	400	20	RESTAURANT DUTY PROVIDE DISCONNECT, ROOF CURB, HINGE KIT, GREASE BOX, VIBRATION ISOLATION,
EF-1	M-101	CAPTIVE AIRE - SIF1000	GENERAL	200	0.75	1475	.18	1	120	1.5	--	100	11.0	PROVIDE DISCONNECT, ECM MOTOR, VIBRATION ISOLATION HANGERS

MAKEUP AIR FAN SCHEDULE

TAG	LOCATION(S) ON DWG	FAN UNIT MODEL #	BLOWER	CFM	ESP.	RPM	H.P.	B.H.P.	ø	VOLT	FLA	WEIGHT (LBS.)	SONES	REMARKS
MAU-1	M-101	CAPTIVEAIRE A2-D.250	200	2500	0.75	1275	3.0	1.5	3	480	4.3	900	13.2	RESTAURANT DUTY PROVIDE DISCONNECT, ROOF SUPPORT, WEATHER HOOD,

GAS FIRED MAKE-UP AIR UNIT(S)

TAG	ACTUAL AIR DENSITY?	INPUT BTUs	OUTPUT MBH	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
MAU-1	NO	205.8	190.0	70 deg F	7 in. w.c. – 14 in. w.c.	Natural

REGISTER, GRILLE & DIFFUSER SCHEDULE

TAG	SERVICE	CFM	NECK SIZE	FRAME TYPE	PATTERN	DAMPER	MATERIAL	FINISH	MANUFACTURER & MODEL No.
SD	SUPPLY	AS NOTED	AS NOTED	NOTE 1	AS SHOWN	YES	STEEL	PER ARCH	PRICE SMBP
SD1	SUPPLY	AS NOTED	AS NOTED	NOTE 1,2,3	AS SHOWN	YES	STEEL	PER ARCH	PRICE SFD
ER	EXHAUST	AS NOTED	AS NOTED	NOTE 1, 2	FIXED	NO	STEEL	PER ARCH	PRICE 80
RR	RETURN	AS NOTED	AS NOTED	NOTE 1, 2	FIXED	NO	STEEL	PER ARCH	PRICE 80

NOTES:

1. COORDINATE MOUNTING REQUIREMENTS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
2. PROVIDE FRAME SUITABLE FOR SURFACE MOUNTING, CEILING OR SIDEWALL.
3. PROVIDE SQUARE TO ROUND TRANSITIONS WHERE NEEDED.

INSULATION TYPE SCHEDULE

LOCATION	INSULATION TYPE	FITTING INSULATION TYPE	FOR PIPE DIA. (INCHES)			
			RUNOUTS	MAINS < 1"	1"-1 1/2"	1 1/2"< 8"
			INSULATION WALL THICKNESS (INCHES)			
SUPPLY, RETURN & OUTSIDE AIR DUCT INSULATION	2" FIBERGLASS DUCT WRAP WITH FSK FACING	MIN. R-6				
SUPPLY, RETURN & OUTSIDE AIR DUCT EXPOSED OUTDOOR	2" FIBERGLASS DUCT WRAP WITH FSK FACING MADE WEATHER TIGHT	MIN. R-12				
SUPPLY, RETURN & OUTSIDE AIR DUCT EXPOSED INDOOR	DOUBLE WALL OR 1"LINING					
GREASE EXHAUST DUCT INSULATION	0" CLEARANCE FYRE WRAP					

AIR BALANCE SCHEDULE

DINING AIR BALANCE			KITCHEN AIR BALANCE			TOTAL SPACE BALANCE		
RTU-2	=	550	KEF-1	=	-3600 CFM	DINING	=	+350 CFM
CFM			MAU-1	=	2500 CFM	KITCHEN	=	-950 CFM
EF-1	=	-200 CFM	RTU-1	=	150 CFM			
TOTAL	=	350 CFM	TOTAL	=	- 950 CFM	TOTAL	=	-600 CFM

BLW

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HVAC * Electrical * Plumbing * Fire Protection

TRUE NORTH

ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

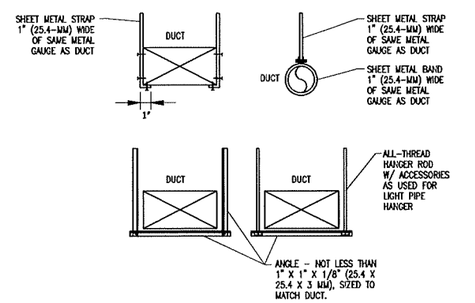
DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

MECHANICAL
SCHEDULES

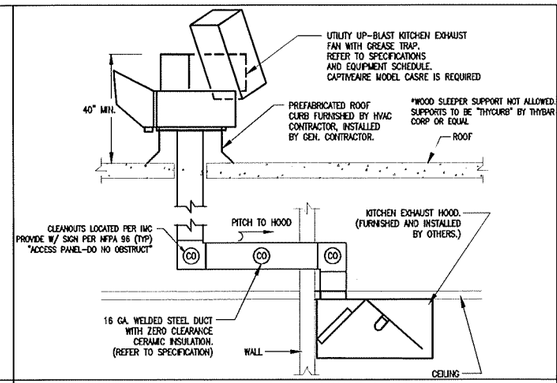
SCALE: NTS
DATE: 04/01/2019
DRAWN BY: DS
CHECKED BY: MD

M0.02

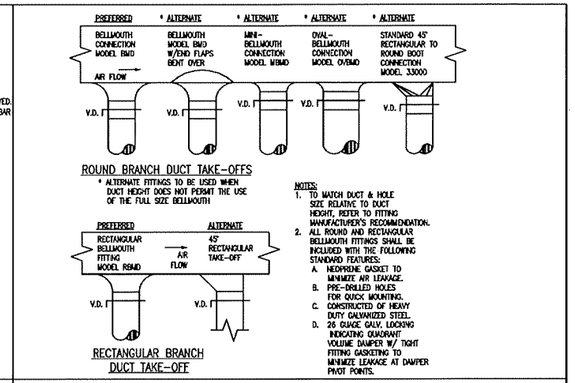
MECHANICAL DETAILS:



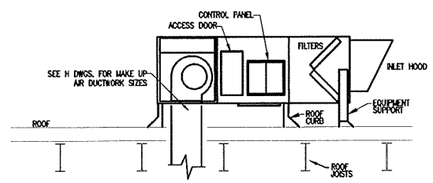
SHEET METAL DUCT HANGERS



KITCHEN HOOD EXHAUST SYSTEM

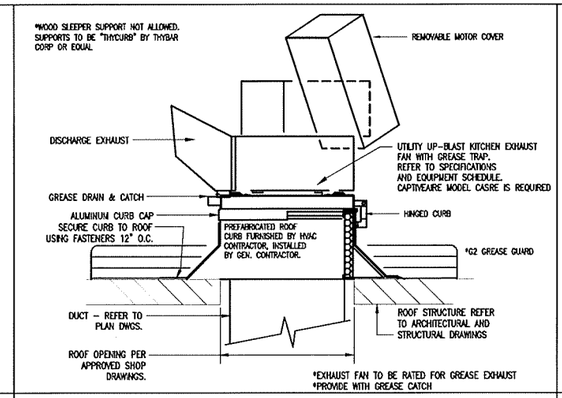


BRANCH TAKE-OFFS

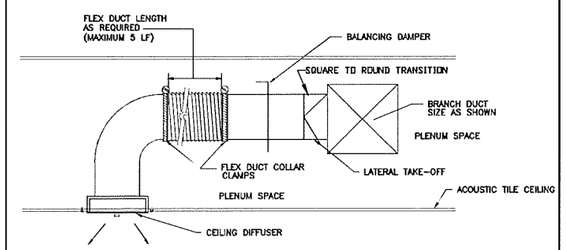


*WOOD SLEEPER SUPPORT NOT ALLOWED. SUPPORTS TO BE "THYCURB" BY THYBAR CORP OR EQUAL

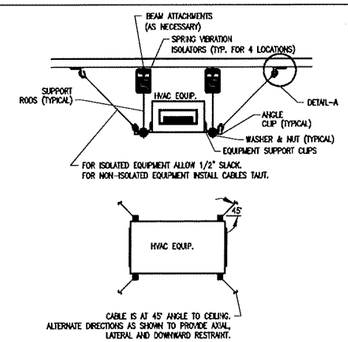
MAKE-UP AIR UNIT DETAIL



UTILITY UP BLAST GREASE EXHAUST FAN DETAIL



CEILING DIFFUSER CONNECTION DETAIL



*SPRING ISOLATORS SHALL HAVE MINIMUM .75" DEFLECTION

RESTRAINTS FOR HVAC SUSPENDED EQUIPMENT

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ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

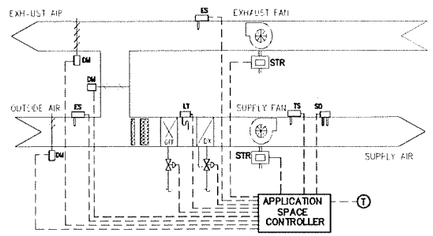
DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

MECHANICAL
DETAILS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: DS
CHECKED BY: MD

M0.03

MECHANICAL SEQUENCE OF CONTROLS:



*COORDINATE W/LL FOR TIE INTO SMOKE EXHAUST SYSTEM AND CONTROL

APPLICATION TABLE
ROOF TOP UNIT(S)
TYPICAL

THE ROOF TOP UNIT SHALL BE CONTROLLED THROUGH THE PACKAGED CONTROLS. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

OCCUPIED HOURS: THE UNIT'S SUPPLY FAN SHALL BE ENERGIZED AND OPERATE CONTINUOUSLY; THE GAS FURNACE SHALL BE DE-ENERGIZED; THE OUTDOOR AIR AND EXHAUST AIR DAMPERS SHALL BE OPENED TO THE SCHEDULED VENTILATION POSITION.

THE SUPPLY AIR TEMPERATURE SETPOINT SHALL BE RESET FROM ITS MINIMUM SETPOINT, 55°F (ADJUSTABLE) TO ITS MAXIMUM SETPOINT, 70°F (ADJUSTABLE) AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

IF HEATING IS REQUIRED, THE GAS HEAT SHALL OPERATE AS REQUIRED TO MAINTAIN THE SUPPLY TEMPERATURE SETPOINT.

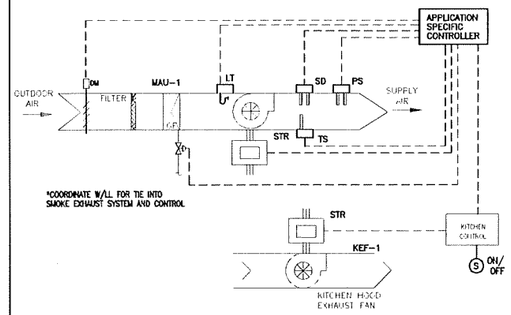
IF COOLING IS REQUIRED AND THE EXHAUST AIR ENTHALPY IS LOWER THAN THE OUTDOOR AIR ENTHALPY, THE OUTDOOR AIR DAMPER SHALL MODULATE OPEN TO LOWER THE SUPPLY AIR TEMPERATURE (ECONOMIZER OPERATION) TO THE MINIMUM SET POINT OF 55°F (ADJUSTABLE). IF FURTHER COOLING IS REQUIRED OR IF THE RETURN/EXHAUST AIR ENTHALPY IS HIGHER THAN THE OUTDOOR AIR ENTHALPY, THE OUTDOOR AIR DAMPER SHALL MODULATE TO THE MINIMUM VENTILATION POSITION AND THE UNIT SHALL OPERATE IN COOLING MODE.

UNOCCUPIED HOURS:
ROOF TOP UNIT: THE UNIT'S SUPPLY FAN SHALL BE DEENERGIZED; THE EXHAUSY FAN SHALL BE DEENERGIZED; THE OUTDOOR AIR AND EXHAUST AIR DAMPERS SHALL BE IN THE 100 PERCENT RETURN POSITION. UPON A CALL FOR HEAT FROM THE SPACE TEMPERATURE SENSOR, THE UNIT SUPPLY FAN SHALL BE ENERGIZED; THE UNIT SHALL OPERATE TO MAINTAIN THE UNOCCUPIED SPACE TEMPERATURE SETPOINT, 55 F (ADJUSTABLE). COOLING SHALL BE LOCKED OUT DURING UNOCCUPIED HOURS.

LOW TEMPERATURE PROTECTION CONTROL: WHEN AIR TERPERATURE DOWNSTREAM OF THE HEATING COIL DROP BELOW 40 DEG. F. (ADJUSTABLE AS SENSED BY LOW LIMIT THERMOSTAT), THE FOLLOWING WILL OCCUR:
1. THE SUPPLY AND EXHAUST FANS WILL SHUT DOWN.
2. THE OUTDOOR AIR DAMPER WILL CLOSE.
3. THE EXHAUST AIR DAMPER WILL OPEN.

THE LOW LIMIT THERMOSTAT WILL BEED TO BE MANUALLY RESET FOR NORMAL OPERATION TO RESUME.

WHEN THE SMOKE DETECTOR SENSES A SMOKE CONDITION, THE UNIT SUPPLY FAN SHALL BE DE-ENERGIZED; THE UNIT'S OUTDOOR AIR DAMPERS SHALL BE CLOSED; EXHAUST FAN SHALL ENERGIZE AND THE APPROPRIATE ALARM SIGNAL SHALL BE TRANSMITTED TO THE EMS.



*COORDINATE W/LL FOR TIE INTO SMOKE EXHAUST SYSTEM AND CONTROL

APPLICATION TABLE
KITCHEN VENTILATION SYSTEM
KEF-1 & MAU-1

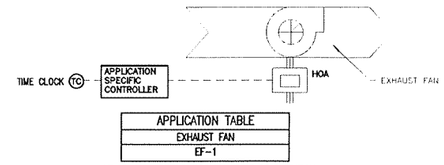
KITCHEN MAKE UP AIR & EXHAUST FAN(S) SEQUENCE OF OPERATION

THE KITCHEN MAKEUP AIR UNIT, KITCHEN EXHAUST HOOD FANS SHALL BE CONTROLLED THROUGH THE EMS SYSTEM. THE SEQUENCE LISTED BELOW IS REVERSIBLE UNLESS NOTED OTHERWISE.

EMS SYSTEM: WHEN THE KITCHEN HOOD ON/OFF SWITCH IS IN THE 'OFF' POSITION, THE HOOD EXHAUST FANS AND MAKEUP AIR UNIT SHALL BE DE-ENERGIZED. WHEN THE KITCHEN HOOD EXHAUST FAN ON/OFF SWITCH IS IN THE 'ON' POSITION THE KITCHEN HOOD EXHAUST FAN SHALL BE ENERGIZED AND OPERATE TO MAINTAIN THE EXHAUST AIR FLOW DETERMINED BY THE EMS SYSTEM. THE MAKEUP AIR UNIT SHALL ENERGIZE AND OPERATE THROUGH TO MAINTAIN THE SUPPLY AIR FLOW DETERMINED BY THE EMS SYSTEM; THE UNIT SHALL OPERATE TO MAINTAIN A CONSTANT DISCHARGE AIR TEMPERATURE, 68° F (ADJUSTABLE). UPON A CALL FOR HEAT FROM THE DISCHARGE AIR TEMPERATURE SENSOR, THE MODULATING GAS VALVE SHALL MODULATE OPEN AS REQUIRED TO MAINTAIN THE DISCHARGE AIR TEMPERATURE SETPOINT.

THE HOOD'S FIRE SUPPRESSION SYSTEM SHALL BE AUTOMATICALLY ACTIVATED AS REQUIRED. UPON FIRE SYSTEM ACTIVATION, THE MAKEUP AIR UNIT'S SUPPLY FAN SHALL BE DE-ENERGIZED AND OUTDOOR AIR DAMPER SHALL CLOSE, THE KITCHEN EXHAUSTS FAN SHALL BE ENERGIZED AND AN ALARM SHALL BE TRANSMITTED TO THE BUILDING'S FIRE ALARM CONTROL PANEL.

WHEN THE SMOKE DETECTOR SENSES A SMOKE CONDITION, THE UNIT SUPPLY FAN SHALL BE DE-ENERGIZED; THE UNIT'S OUTDOOR AIR DAMPERS SHALL BE CLOSED, EXHAUST FAN SHALL ENERGIZE AND THE APPROPRIATE ALARM SIGNAL SHALL BE TRANSMITTED TO THE EMS.



APPLICATION TABLE
EXHAUST FAN
EF-1

GENERAL EXHAUST FAN(S) SEQUENCE OF OPERATION

THE GENERAL EXHAUST FANS SHALL BE CONTROLLED THROUGH A TIME CLOCK SCHEDULE. THE SEQUENCE LISTED BELOW SHALL BE REVERSIBLE.

DURING OCCUPIED HOURS, THE EXHAUST FAN SHALL BE ENERGIZED AND RUN CONTINUOUSLY.

DURING UNOCCUPIED HOURS, THE EXHAUST FAN SHALL BE DE-ENERGIZED.

NOTES:

1. RTU WITH DUCTED RETURN, POWER EXHAUST AND SMOKE EXHAUST FUNCTION IS REQUIRED. CONTROL SEQUENCE MUST ENSURE LANDLORD REQUIRED MINIMUM NEGATIVE SPACE PRESSURIZATION OF 600 CFM IS MAINTAINED DURING ALL OCCUPIED HOURS OF OPERATION – SMOKE EXHAUST FUNCTION MUST BE TIED INTO LANDLORD'S SYSTEM.

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MECHANICAL
SEQUENCE OF CONTROLS

SCALE: NTS
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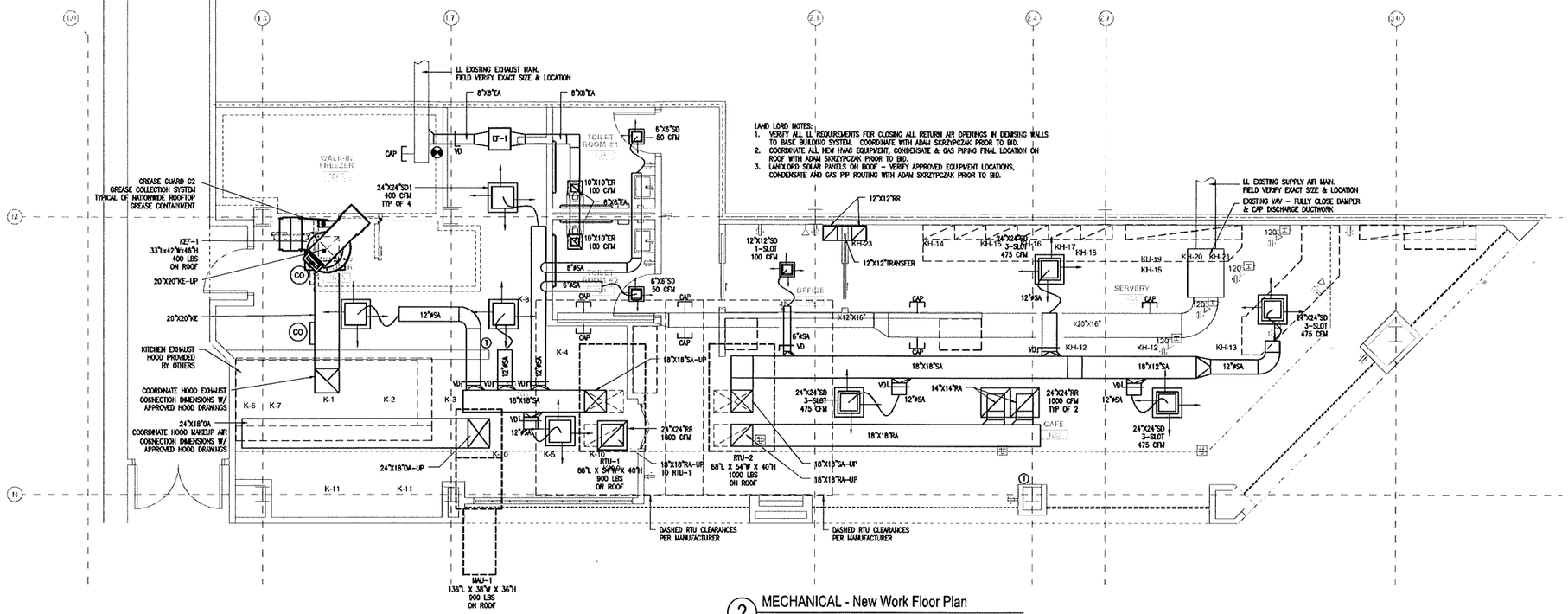
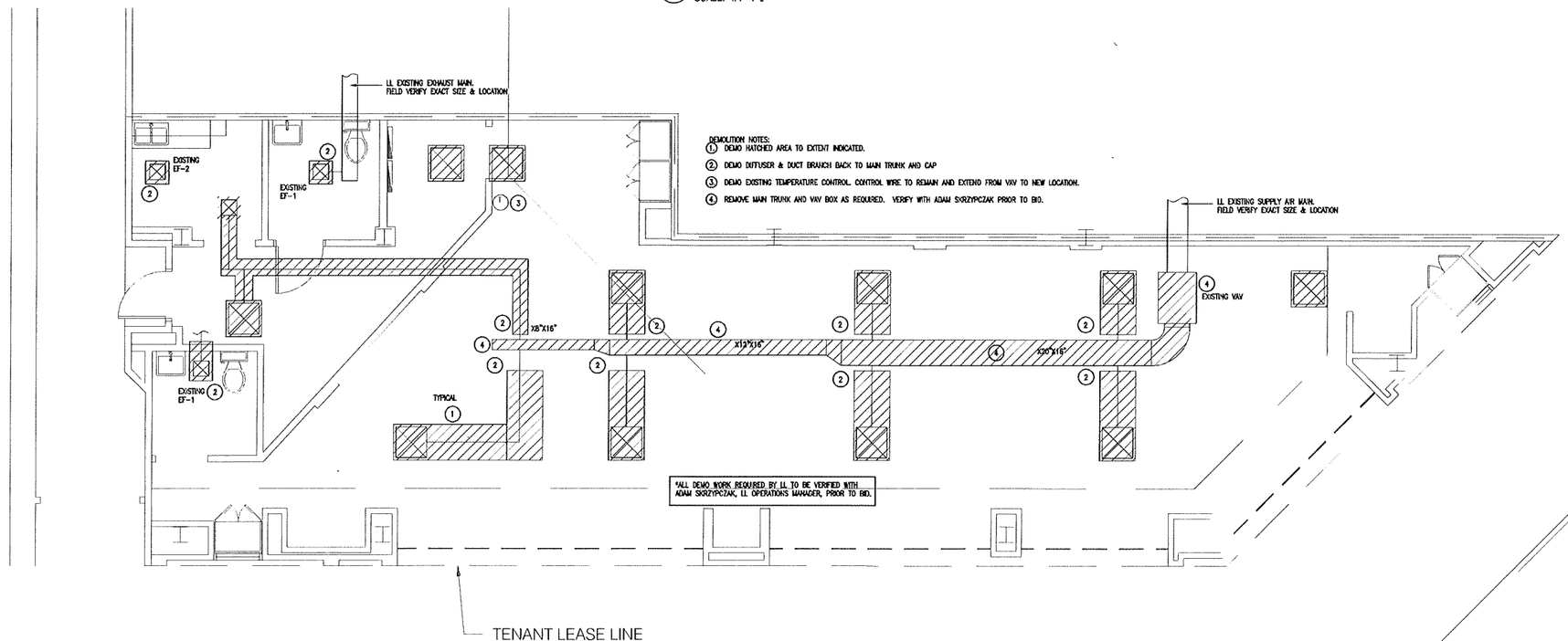
DRAWN BY: DS
CHECKED BY: MD

M0.04



2 MECHANICAL - New Work Floor Plan
SCALE: 1/4"=1'-0"



1 MECHANICAL - Demolition Floor Plan
SCALE: 1/4"=1'-0"

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DELTA	DESCRIPTION	DATE
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MECHANICAL
FLOOR PLANS

SCALE: AS NOTED
DATE: 04/01/2019
DRAWN BY: DS
CHECKED BY: MD

M1.00

GENERAL SPECIFICATIONS

1. CONDITIONS OF THE CONTRACT AND DIVISION 1, GENERAL REQUIREMENTS APPLY TO WORK SHOWN ON THESE DRAWINGS. EXAMINE DRAWINGS AND OTHER SPECIFICATIONS FOR REQUIREMENTS THAT AFFECT WORK SHOWN ON THESE DRAWINGS.
2. PROVIDE ITEMS REFERRED TO IN SINGULAR NUMBER IN CONTRACT DOCUMENTS IN QUANTITIES NECESSARY TO COMPLETE WORK.
3. VISIT SITE AND EXAMINE CONDITIONS UNDER WHICH WORK MUST BE PERFORMED. REPORT ADVERSE CONDITIONS IN WRITING TO ARCHITECT. COMMENCEMENT OF WORK SHALL BE CONSTRUED AS COMPLETE ACCEPTANCE OF EXISTING CONDITIONS INCLUDING PREPARATORY WORK DONE BY OTHERS.
4. PERFORM WORK AND PROVIDE MATERIALS AND EQUIPMENT AS SHOWN ON DRAWINGS. COORDINATE ELECTRICAL WORK WITH WORK SHOWN ON THESE DRAWINGS.
5. GIVE NOTICES, FILE PLANS, OBTAIN PERMITS AND LICENSES, PAY FEES AND BACK CHARGES, AND OBTAIN NECESSARY APPROVALS FROM AUTHORITIES THAT HAVE JURISDICTION.
6. PERFORM WORK AS REQUIRED BY CODES, REGULATIONS AND LAWS OF LOCAL, STATE AND FEDERAL GOVERNMENTS AND OTHER AUTHORITIES WITH LAWFUL JURISDICTION.
7. MATERIAL AND EQUIPMENT SHALL BE UL, NEMA, ANSI, IEEE, ADA & CBM APPROVED FOR INTENDED SERVICE. MATERIAL AND INSTALLATION SHALL MEET REQUIREMENTS OF NATIONAL AND STATE ELECTRICAL CODE.
8. MAINTAIN RECORD DRAWINGS ON SITE. RECORD SET MUST BE COMPLETE, CURRENT AND AVAILABLE FOR INSPECTION WHEN REQUISITIONS FOR PAYMENT ARE SUBMITTED.
9. GUARANTEE WORK IN WRITING FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPAIR OR REPLACE DEFECTIVE MATERIALS OR INSTALLATION AT NO COST TO OWNER. CORRECT DAMAGE CAUSED IN MAKING NECESSARY REPAIRS AND REPLACEMENTS UNDER GUARANTEE AT NO COST TO OWNER.
10. SUBMIT GUARANTEE TO ARCHITECT BEFORE FINAL PAYMENT. STATEMENT OF GUARANTEE REQUIREMENTS SHALL NOT BE INTERPRETED TO LIMIT OWNER'S RIGHTS UNDER LAW AND THIS CONTRACT.
11. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS. PROVIDE INFORMATION AND COMPONENTS SHOWN ON RISER DIAGRAMS BUT NOT SHOWN ON PLANS, AND VICE VERSA, AS IF EXPRESSLY REQUIRED ON BOTH.
12. UTILIZE MOLDED CASE CIRCUIT BREAKERS. MINIMUM INTERRUPTING CAPACITY SHALL BE 10,000 AMPS SYMMETRICAL AT 240 VOLTS, AND 14,000 AMPS SYMMETRICAL AT 480 VOLTS.
13. ADDRESS QUESTIONS REGARDING DRAWINGS TO ARCHITECT IN WRITING BEFORE AWARD OF CONTRACT. OTHERWISE, ARCHITECT INTERPRETATION OF MEANING AND INTENT OF DRAWINGS SHALL BE FINAL.
14. SUBMIT SHOP DRAWINGS AND PRODUCT DATA WITHIN THIRTY (30) DAYS AFTER AWARD OF CONTRACT. CHECK, STAMP AND MARK WITH PROJECT NAMES SUBMITTALS BEFORE TRANSMITTING TO ARCHITECT. INDICATE DEVIATIONS FROM CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL EQUIPMENT SHOWN ON THE DRAWINGS. PROVIDE SHOP DRAWINGS ON LIGHTING, PANELBOARDS, CIRCUIT BREAKERS, CONDUIT, WIRING DEVICES, LIGHTING CONTROL DEVICES, CABLE AND CONDUCTORS, FIRE ALARM INCLUDING BATTERY CALCULATIONS, RISER DIAGRAM, EQUIPMENT CUTS AND DISCONNECTS.
15. DEVIATION FROM CONTRACT DOCUMENTS, OR PROPOSED SUBSTITUTION OF MATERIALS OR EQUIPMENT FOR THOSE SPECIFIED, SHALL BE REQUESTED IN SEPARATE LETTER, WHETHER DEVIATIONS ARE DUE TO FIELD CONDITIONS, STANDARD SHOP PRACTICE, OR OTHER CAUSE.
16. SUBSTITUTIONS FOR SCHEDULED LIGHTING EQUIPMENT WILL BE REJECTED UNLESS SUBSTITUTION SUBMITTAL IS RECEIVED WITHIN TEN (10) DAYS AFTER CONTRACT AWARD.
17. SCHEDULE AT LEAST TEN (10) WORKING DAYS, EXCLUSIVE ON TRANSMITTAL TIME FOR SUBMITTAL REVIEW.
18. ALL WIRING SHALL BE RUN CONCEALED UNLESS SPECIFIED OTHERWISE.
19. ALL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, RECTILINEAR TO BUILDING STRUCTURE.
20. ALL COMPONENTS SHOWN ON THE RISER DIAGRAMS, BUT NOT ON THE PLAN OR VICE VERSA, SHALL BE INCLUDED AS IF SHOWN ON BOTH.
21. LOCATION OF MECHANICAL EQUIPMENT THAT REQUIRE ELECTRICAL CONNECTIONS ARE SHOWN ON THE MECHANICAL DRAWINGS.
22. ALL RACEWAY RUNNING THROUGH BUILDING EXPANSION JOINTS SHALL BE EQUIPPED WITH EXPANSION FITTINGS.
23. CONDUIT HOMERUNS SHOWN ON THE DRAWING WITH MORE THAN THREE (3) CURRENT CARRYING CONDUCTORS ARE SHOWN DIAGRAMMATICALLY. THE CONTRACTOR SHALL NOT INSTALL MORE THAN THREE (3) CURRENT CARRYING CONDUCTORS IN A RACEWAY UNLESS DONE SO STRICTLY BY THE NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE.
24. THE ELECTRICAL CONTRACTOR SHALL CONSULT AND COOPERATE WITH CONTRACTORS OF OTHER TRADES TO AVOID ANY INTERFERENCE IN THE INSTALLATION OF THEIR RESPECTIVE EQUIPMENT. CONTRACTOR SHALL REVIEW ALL TRADES' CONTRACT DOCUMENTS TO DETERMINE SPECIFIC MOUNTING LOCATIONS FOR ELECTRICAL EQUIPMENT. COORDINATE EXACT MOUNTING LOCATIONS WITH THE ARCHITECT
25. BRANCH CIRCUIT WIRING MAY NOT BE SHOWN GRAPHICALLY ON DRAWINGS AND MAY BE INDICATED BY CIRCUIT NUMBERS BESIDE FIXTURES, DEVICES AND EQUIPMENT. PROVIDE COMPLETE WIRING SYSTEM WHETHER OR NOT INDICATED GRAPHICALLY. PHASE BALANCE ALL PANELBOARDS IN FIELD. CIRCUIT NUMBERS ARE DIAGRAMMATIC, UTILIZE AVAILABLE SPACE OR PROVIDE ADDITIONAL BREAKERS AND PANELBOARDS AS NECESSARY.
26. ALL NEW WIRING SHALL BE TYPE THHN/THWN RATED 75-90°C, 600V. WET-DRY LOCATIONS. MINIMUM BRANCH CIRCUIT WIRING SHALL BE NO. 12 AWG SOLID COPPER. BRANCH CIRCUITS LONGER THAN 150 FEET FOR 120 VOLTS OR 250 FEET FOR 277 VOLTS SHALL BE AT LEAST NO. 10 AWG FROM PANEL TO LAST OUTLET.
27. ALL NEW EXPOSED INTERIOR WIRING ABOVE 8'-0" NOT EXPOSED TO DAMAGE SHALL BE INSTALLED IN ELECTRIC METALLIC TUBING. ALL WIRING IN CONCRETE SLABS OR EXPOSED IN ROOM BELOW 8'-0" OR EXPOSED TO DAMAGE SHALL BE INSTALLED IN RIGID STEEL CONDUIT. EXTERIOR WIRING SHALL BE IN GALVANIZED RIGID METALLIC CONDUIT.
28. INTERRUPTIONS TO EXISTING ELECTRIC SERVICES AND SYSTEMS SHALL BE AS SHORT AS POSSIBLE AND AT A TIME AND DURATION APPROVED BY THE ARCHITECT OR OWNER. INCLUDE ALL PREMIUM TIME ASSOCIATED WITH INTERRUPTIONS, TWENTY-FOUR (24) HOUR NOTICE IS REQUIRED.
29. ALL GROUNDING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF MASSACHUSETTS.
30. ALL FIREPROOFING FOR ELECTRICAL PENETRATIONS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
31. SYSTEM FEEDERS AND BRANCH CIRCUITS THAT PASS THROUGH ALTERED AREAS AND SERVE OTHER AREAS SHALL BE MAINTAINED.
32. PROVIDE NEW TYPED IDENTIFICATION DIRECTORY IN PANELBOARDS INDICATING CIRCUIT FUNCTION OR EQUIPMENT SERVED. LABEL ALL ELECTRICAL PANELS, DISCONNECT SWITCHES AND OTHER EQUIPMENT WITH ENGRAVED VINYL PLATES. NAMEPLATE LETTERING SHALL BE 1/4" MINIMUM.
33. PANELBOARDS SHALL BE DOOR-IN-DOOR CONSTRUCTION WITH COPPER BUS. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC, BOLT-ON. PANELBOARDS AND BREAKERS SHALL BE CUTLER HAMMER, SQUARE 'D', G.E. OR SIEMENS. PROVIDE TYPE IDENTIFICATION DIRECTORY CARDS IN PANELBOARD INDICATING CIRCUIT FUNCTION OR EQUIPMENT SERVED.
34. DISCONNECT SWITCHES SHALL BE HEAVY DUTY (HD). SIDE OPERATED WITH INTERLOCKING COVER, G.E., SQUARE "D", CUTLER HAMMER OR SIEMENS OR EQUAL.
35. ALL WIRING (LOW VOLTAGE, TEL/DATA, FIRE ALARM, POWER BRANCH CIRCUIT) SHALL BE PLENUM RATED; NO EXCEPTIONS. NON-PLENUM RATED CABLES OF ANY KIND SHALL NOT BE PROVIDED.
36. PROVIDE UL LISTED MOLDABLE PUTTY PADS TO SEAL ANNULAR SPACES/PENETRATIONS AROUND ALL JUNCTION BOXES.

POWER NOTES

1. ALL CONDUIT, WIRING AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED AND GROUNDED IN ACCORDANCE WITH THE LATEST STANDARDS OF THE NATIONAL & STATE ELECTRICAL CODES AND ANY APPLICABLE LOCAL REGULATIONS.
2. ALL CONDUITS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATION AND METHOD OF SUPPORT SHALL BE DETERMINED IN THE FIELD, EXCEPT WHERE SPECIFIC DIMENSIONS AND DETAILS ARE SHOWN. ALL CONDUIT RUNS SHALL BE RIGIDLY SUPPORTED.
3. NO CONDUIT SMALLER THAN 3/4 INCH ELECTRICAL TRADE SIZE SHALL BE USED, UNLESS SPECIFICALLY CALLED FOR ON THE DRAWINGS.
4. PERFORM WORK AND PROVIDE MATERIALS AND EQUIPMENT TO MAKE INSTALLATION COMPLETE IN EVERY DETAIL UNDER THIS CONTRACT WHETHER OR NOT SPECIFICALLY SHOWN ON DRAWINGS.
5. WIRING DEVICES SHALL BE TAMPER RESISTANT GRADE, 20 AMP, WITH SMOOTH NYLON DEVICE PLATES AS MANUFACTURED BY HUBBELL, OR EQUAL. COLOR TO MATCH EXISTING OR AS APPROVED BY ARCHITECT.
6. ALL 15 AND 20 AMP, 125 AND 250 VOLT WIRING DEVICES INSTALLED WITHIN COMMERCIAL KITCHEN AND BAR AREAS SHALL BE PROVIDED WITH WEATHERPROOF IN-USE CLEAR COVER AS MANUFACTURED BY HUBBELL, OR EQUAL: HUBBELL No. MM410C.
7. CONDUCTORS AND CABLE SHALL BE MINIMUM #12 AWG, 600 VOLT, COPPER WITH TYPE THHN/THWN INSULATION. PROVIDE SEPARATE GREEN GROUND IN ALL FEEDERS. WIRE SIZE #8 AWG AND LARGER SHALL BE STRANDED, #10 AWG AND SMALLER SHALL BE SOLID. COLOR CODE CONDUCTORS BLACK, RED, BLUE, WITH WHITE NEUTRAL AND GREEN GROUND EXCEPT AS NOTED FOR 120 VOLT
8. MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   a.) CONVENIENCE RECEPTACLE (GENERAL), 1'-6" FROM FLOOR TO CENTERLINE.
   b.) CONVENIENCE RECEPTACLE (OFFICE), 1'-6" FROM FLOOR TO CENTERLINE.
   c.) TELEPHONE OUTLETS, 1'-6" FROM FLOOR TO CENTERLINE.

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR MOUNTING HEIGHTS AND EXACT LOCATIONS OF ALL DEVICES.
2. ALL FLOOR, MASONRY WALLS AND STRUCTURAL CEILING PENETRATIONS SHALL BE SLEEVED.
3. PROVIDE FIRE/MOISTURE SEAL FOR WALL, FLOOR OR CEILING PENETRATIONS.
4. DO NOT LAY CABLES OR RACEWAY ON, OR SUPPORT FROM SUSPENDED CEILING OR PIPING AND DUCTWORK.
5. OUTLET BOXES SHALL BE MOUNTED FLUSH. CONDUIT SHALL BE RUN CONCEALED. WHERE WALLS ARE BLOCK, DEVICES AND WIRING SHALL BE SURFACE MOUNTED. PROVIDE WIREMOLD OR EQUAL TO SURFACE MOUNTED RACEWAY WITH FINISHED BOXES.
6. ALL WIRING WITHIN UTILITY CLOSETS MAY BE IN SURFACE MOUNTED CONDUIT. EMT MAY BE UTILIZED.
7. FLEXIBLE CONDUIT CONNECTIONS SHALL BE A MAXIMUM OF 6'-0".
8. MC TYPE CONDUCTOR WITH INTEGRAL GROUND WIRE MAY BE UTILIZED FOR POWER AND LIGHTING CIRCUITS. MC CABLE SHALL BE UTILIZED ONLY WHERE COMPLETELY CONCEALED.
9. STEEL OR FIRE-RATED ELECTRICAL BOXES (SWITCHES, OUTLETS, JUNCTION BOXES, ETC.) SHALL BE PROVIDED AND INSTALLED IN ALL FIRE RATED ASSEMBLIES AS IN ACCORDANCE WITH BUILDING AND ELECTRICAL CODES. UL LISTED MOLDABLE PUTTY PADS OR FIREBLOCK/SPRAY FOAM INSULATE SHALL BE USED TO SEAL ALL ANNULAR SPACES/PENETRATIONS AROUND OUTLET BOXES. FIRE RATED ASSEMBLIES INCLUDE EXTERIOR WALLS, FIRE-RATED WALLS, FLOOR/CEILING ASSEMBLIES AND ROOF/CEILING ASSEMBLIES.
10. RECESSED ELECTRICAL ENCLOSURES SUCH AS BUT NOT LIMITED TO; PANELBOARDS, LOW VOLTAGE MEDIA CENTERS, ETC. SHALL BE PROVIDED WITH FIRE-RATED BOXES WHERE INSTALLED IN FIRE-RESISTANCE-RATED ASSEMBLIES. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE-RATED ASSEMBLIES.
11. VERIFY ANY DEMOLITION WORK, AND ANY NEW WORK, REQUIRED BY THE LANDLORD THAT IS NOT SHOWN ON PLANS WITH ADAM SKRZYPCZAK, LANDLORD'S OPERATION MANAGER, PRIOR TO BID.
12. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM/LIFE SAFETY SYSTEM WIRING AND DEVICES, SPRINKLER PIPING, DUCTWORK, PLUMBING, COMMUNICATION SYSTEM WIRING, ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAK AND THE TENANT'S ARCHITECT PRIOR TO BID/START OF WORK.
13. MUST COVER RETURN AIR OPENINGS PRIOR TO START OF DEMOLITION WORK AND/OR NEW CONSTRUCTION. VERIFY LANDLORD REQUIREMENTS WITH ADAM SKRZYPCZAK PRIOR TO BID.
14. ALL WORK OUTSIDE OF TENANT'S SPACE SHALL BE BY A LANDLORD APPROVED ELECTRICAL CONTRACTOR AT THE TENANT'S EXPENSE.
15. ALL LIGHTING FIXTURES, EQUIPMENT, DEVICES, ETC. SHALL BE U.L. LISTED.
16. ALL LIGHT FIXTURES, EQUIPMENT, WIRING METHODS, ETC. WITHIN A CEILING AIR PLENUM SHALL COMPLY WITH NEC SECTION 300-22, AND ANY ADDITIONAL BUILDING DEPT. REQUIREMENTS. VERIFY ANY ADDITIONAL REQUIREMENTS WITH THE BUILDING DEPT. AND THE TENNANT'S ARCHITECT PRIOR TO BID.
17. VERIFY REQUIRED AIC/FAULT CURRENT RATING FOR ALL PANELBOARDS PRIOR TO PURCHASE.
18. PROVIDE LOCK-ON DEVICE FOR EXIT LIGHT, EMERGENCY LIGHT AND FIRE ALARM SYSTEM CIRCUITS AS REQUIRED.
19. VERIFY IF MC CABLE IS ALLOWED BY THE LANDLORD WITH ADAM SKRZYPCZAK PRIOR TO BID. FLEXIBLE METAL CONDUIT (MAX. LENGTH 6FT.) TYPICALLY REQUIRED.
20. TENANT SPACE BELOW. VERIFY APPROVED FLOOR SLAB PENETRATION LOCATIONS AND THE FOLLOWING LANDLORD REQUIREMENTS WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID: CORING AND SLEEVING; CONDUIT ROUTING IN CEILING OF SPACE BELOW; FIREPROOFING AND SEALING ETC. MAY BE REQUIRED TO PERFORM RADAR/SONAR/XRAY VERIFICATION SURVEY OF FLOOR SLAB AND/OR USE A LANDLORD APPROVED CORING CONTRACTOR. ALL WORK SHALL BE AT THE TENANT'S EXPENSE.
21. VERIFY LANDLORD APPROVED METHODS FOR ATTACHING TO THE BUILDING STRUCTURE WHEN HANGING/SUPPORTING HVAC EQUIPMENT, DUCTWORK, PIPING AND WATER HEATERS, TRANSFORMERS, FIXTURES, CONDUIT, ETC. WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID. ATTACHING TO ROOF DECK, OR UPPER LEVEL FLOOR SLABS IS NOT ALLOWED. CONTRACTOR MAY BE REQUIRED TO SUBMIT DETAIL/PLAN TO LANDLORD'S STRUCTURAL ENGINEER FOR APPROVAL AT THE TENANT'S EXPENSE.
22. PROVIDE ACCESS TO ANY LANDLORD AND/OR TENANT EQUIPMENT, VALVES, DAMPERS, CONTROLS, CLEANOUTS, J-BOXES, ETC. LOCATED ABOVE GYP. BOARD CEILING AND ANY OTHER INACCESSIBLE AREAS AS REQUIRED. VERIFY/COORDINATE REQUIRED ACCESS PANEL LOCATIONS WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID/START OF WORK.
23. SEE NOTES ON PLANS AND VERIFY ALL MATERIALS AND WORK REQUIRED BY THE LANDLORD PRIOR TO BID.
24. THE LANDLORD'S OPERATIONS MANAGER SHALL HAVE THE AUTHORITY TO MAKE ON-SITE DECISIONS AND FIELD CHANGES IN ACCORDANCE WITH THE LANDLORD'S TENANT DESIGN CRITERIA, AND ANY SPECIFIC MALL OPERATION NEEDS/REQUIREMENTS NOT NOTED ON PLANS.

LIGHTING NOTES

1. ALL CONDUIT, FIXTURES AND OUTLETS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATION AND METHOD OF SUPPORT SHALL BE DETERMINED IN THE FIELD, EXCEPT WHERE SPECIFIC DIMENSIONS AND DETAILS ARE SHOWN.
2. ALL LIGHTING FIXTURE SPACING DIMENSIONS AND MOUNTING HEIGHTS ARE RECOMMENDED LOCATIONS. SLIGHT VARIATIONS WHERE NECESSARY TO AVOID INTERFERENCE SHALL BE DETERMINED IN THE FIELD.
3. MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
   a.) LIGHT SWITCHES, 4'-0" FROM FLOOR TO CENTERLINE.
   b.) LIGHTING PANELBOARDS, 6'-6" FROM FLOOR TO TOP.
   c.) LIGHT FIXTURES - SEE LIGHTING FIXTURE SCHEDULE, MOUNTING HEIGHT OF FIXTURE IS MEASURED TO BOTTOM OF REFLECTOR.
4. WHERE REQUIRED, ADDITIONAL SUPPORT STEEL FOR THE LIGHTING INSTALLATION SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. SEISMIC RESTRAINTS SHALL BE INCLUDED AS PER STATE BUILDING CODE.
5. PROVIDE SEPARATE UN-SWITCHED NEUTRAL TO ALL EXIT SIGNS, EMERGENCY BATTERY UNITS AND EMERGENCY LIGHT FIXTURES CONTAINING EMERGENCY PACKS OR BALLASTS.
6. FIRE-RATED BOXES/ENCLOSURES FOR RECESSED LIGHTING FIXTURES SHALL BE PROVIDED AND INSTALLED IN FIRE-RATED ASSEMBLIES AS IN ACCORDANCE WITH BUILDING AND ELECTRICAL CODES. FIRE-RATED ASSEMBLIES INCLUDE; FIRE-RATED WALLS, FLOOR/CEILING ASSEMBLIES AND ROOF/CEILING ASSEMBLIES. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE-RATED ASSEMBLIES.

ABBREVIATIONS

A/AMP	AMPERE	IMC	INTERMEDIATE METALLIC CONDUIT
AC	ALTERNATING CURRENT	JB	JUNCTION BOX
AF	AMPERE FRAME	KVA	KILOVOLT-AMPERE
AFF	ABOVE FINISHED FLOOR	KW	KILOWATT
AFG	ABOVE FINISHED GRADE	LTG	LIGHTING
AIC	AMPERE INTERRUPTING CAPACITY	PWR	POWER
AL	ALUMINUM	MCB	MAIN CIRCUIT BREAKER
AT	AMPERE TRIP	MEC	MASSACHUSETTS ELECTRICAL CODE
ATS	AUTOMATIC TRANSFER SWITCH	MLO	MAIN LUGS ONLY
AWG	AMERICAN WIRE GAUGE	MTG	MOUNTING
C	CONDUIT	MTD	MOUNTED
CKT	CIRCUIT	MCC	MOTOR CONTROL CENTER
CB	CIRCUIT BREAKER	NEC	NATIONAL ELECTRICAL CODE
CU	COPPER	NS	NON-SYSTEM
CL	CENTERLINE	NTS	NOT TO SCALE
DC	DIRECT CURRENT	No., #	NUMBER
DE	DUAL ELEMENT	PC	PLUMBING CONTRACTOR
DWG	DRAWING	RPM	REVOLUTIONS PER MINUTE
EC	ELECTRICAL CONTRACTOR	RMS	ROOT MEAN SQUARE VALUE
EMH	ELECTRICAL MANHOLE	RGS	RIGID STEEL CONDUIT
EWC	ELECTRIC WATER COOLER	SF	SQUARE FOOT
EMT	ELECTRIC METALLIC CONDUIT	SN	SOLID NEUTRAL
FLMT	FLEXIBLE LIQUID TIGHT METALLIC TUBING	ST	SHUT TRIP CIRCUIT BREAKER
GC	GENERAL CONTRACTOR	SWBD	SWITCHBOARD
GND	GROUND	TYP	TYPICAL
GF	GROUND FAULT CIRCUIT BREAKER	V	VOLTS
GFI	GROUND FAULT INTERRUPTING	VA	VOLT-AMPERE
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSEPOWER	WP	WEATHERPROOF

BRANCH CIRCUIT AND FEEDER SYMBOLS

- BRANCH CIRCUIT OR FEEDER CONCEALED UNLESS OTHERWISE NOTED. BRANCH CIRCUIT DIAGONAL LINES INDICATE NUMBER OF CONDUCTORS, GROUND WIRE(S) NOT INDICATED. MINIMUM SIZE CONDUCTOR #12 AWG AND 3/4" CONDUIT, UNLESS OTHERWISE NOTED
- 4#1,1#6G-1½"C — INDICATES (3) #1 AWG(PHASE), (1)#1 AWG(NEUTRAL), (1) #6 GROUND IN A 1-1/2" CONDUIT
- FLEXIBLE CONNECTION TO MOTOR OR EQUIPMENT
- PP1-1 20A/1P — HOMERUN TO PANELBOARD 'P1' CIRCUIT NUMBER 1. DIAGONAL LINES INDICATE (1) PHASE AND (1) NEUTRAL CONDUCTOR. (1) GROUNDING CONDUCTOR UNDERSTOOD.
- PP1-1,3 (2)20A/1P — HOMERUN TO PANELBOARD 'P1' CIRCUIT NUMBER 1 & 3. DIAGONAL LINES INDICATE (2) PHASE AND (2) NEUTRAL CONDUCTOR. (2) GROUNDING CONDUCTOR UNDERSTOOD.
- PP1-1,3,5 (3)20A/1P — HOMERUN TO PANELBOARD 'P1' CIRCUIT NUMBER 1, 3 & 5. DIAGONAL LINES INDICATE (3) PHASE AND (3) NEUTRAL CONDUCTOR. (3) GROUNDING CONDUCTOR UNDERSTOOD.
- PP1-1,3,5 20A/3P — HOMERUN TO PANELBOARD 'P1' CIRCUIT NUMBER 1, 3 & 5. DIAGONAL LINES INDICATE (3) PHASE AND (1) NEUTRAL CONDUCTOR. (1) GROUNDING CONDUCTOR UNDERSTOOD.
- PP1-1,3,5 20A/3P — HOMERUN TO PANELBOARD 'P1' CIRCUIT NUMBER 1, 3 & 5. DIAGONAL LINES INDICATE (3) PHASE CONDUCTORS. NEUTRAL CONDUCTOR NOT REQUIRED. (1) GROUNDING CONDUCTOR UNDERSTOOD.

SWITCHING SYMBOLS

- S_a — SINGLE POLE SWITCH, RATED 20A, 120/277V, MOUNTING HEIGHT 48" TO CENTERLINE OF TOGGLE SWITCH IN "ON" POSITION, "a" DENOTES FIXTURE SWITCH CONTROL
- S_3 — THREE WAY SWITCH, RATED 20A, 120/277V, MOUNTING HEIGHT 48" TO CENTERLINE OF TOGGLE SWITCH IN "ON" POSITION, "a" DENOTES FIXTURE SWITCH CONTROL
- S_M — MANUAL MOTOR STARTER, RATED 20A, 250V, COORDINATE MOUNTING HEIGHT IN FIELD, MOUNTING HEIGHT SHALL NOT EXCEED 6'-7" AFF

LIGHTING FIXTURE SYMBOLS

- LED LIGHTING FIXTURE, CEILING/SURFACE/RECESSED/PENDANT OR WALL MOUNTED. "A" DENOTES LIGHTING FIXTURE TYPE (SEE FIXTURE SCHEDULE), "2" DENOTES CIRCUIT NUMBER, "a" DENOTES SWITCH CONTROL
- COMPACT LED LIGHT FIXTURE, CEILING/SURFACE/RECESSED OR PENDANT MOUNTED. "B" DENOTES LIGHTING FIXTURE TYPE, "4" DENOTES CIRCUIT NUMBER, "b" DENOTES SWITCH CONTROL
- EMERGENCY BATTERY UNIT WITH TWO (2) HEADS
- EXIT SIGN, SHADED REGION INDICATES FACE

EXISTING EQUIPMENT DESIGNATIONS

- X — EXISTING TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND CONDUCTORS.
- XM — EXISTING TO REMAIN.
- XN — EXISTING EQUIPMENT TO BE REPLACED WITH NEW. CONNECT NEW EQUIPMENT TO EXISTING CIRCUIT.
- XR — EXISTING EQUIPMENT TO BE RELOCATED. JUNCTION AND EXTEND EXISTING CONDUIT AND CONDUCTORS.
- XL — NEW LOCATION FOR EXISTING EQUIPMENT. JUNCTION AND EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.

OCCUPANCY SENSORS

- WALL MOUNTED OCCUPANCY SENSOR, 180°, 300SF COVERAGE (20'W x 25'L), PHILIPS LIGHTING CONTROLS No. ITS2U-COLOR OR EQUAL
- CEILING MOUNTED OCCUPANCY SENSOR, 360° TWO-SIDED, 1950SF COVERAGE (50' DIAMETER), PHILIPS LIGHTING CONTROLS No. ITSCS (FOR PARTIAL COVERAGE APPLICATIONS, A PROVIDED MASK CAN BE TRIMMED TO ADJUST COVERAGE) OR EQUAL
- * COVERAGE DIMENSIONS APPLY TO DEVICE BEING CENTERED. ACTUAL COVERAGE'S CAN VARY ON THE SHAPE AND USE OF APPLICABLE SPACE. COVERAGE MAY BE REDUCED IF DEVICE IS MOUNTED GREATER THAN 12 FEET HIGH. SENSORS REQUIRE RELAY PACKS, PHILIPS LIGHTING CONTROLS No. ITSRP1U (SINGLE CIRCUIT), ITSRP2 (TWO CIRCUIT) OR ITSRP4 (FOUR CIRCUIT).

RECEPTACLES AND OUTLETS

- DUPLEX CONVENIENCE RECEPTACLE OUTLET, GROUNDING TYPE, RATED 20A, 125V TYPE. "5" DENOTES CIRCUIT NUMBER, MOUNTING HEIGHT 18" TO CENTERLINE AFF
- GROUND FAULT INTERRUPTING OUTLET, RATED 20A, 125V RECEPTACLE, MOUNTING HEIGHT 18" TO CENTERLINE AFF
- DUPLEX CONVENIENCE OUTLET, MOUNTING HEIGHT 42" TO CENTERLINE AFF OR 6" ABOVE COUNTER TOP
- GROUND FAULT DUPLEX RECEPTACLE, MOUNTING HEIGHT 42" TO CENTERLINE AFF OR MOUNTED 6" ABOVE COUNTER TOP
- DOUBLE DUPLEX GROUND FAULT OUTLET, MOUNTING HEIGHT 42" TO CENTERLINE AFF OR 6" ABOVE COUNTER TOP
- DUPLEX CONVENIENCE RECEPTACLE OUTLET FOR MICROWAVE, TV, ETC., COORDINATE MOUNTING HEIGHT WITH ARCHITECT
- DOUBLE DUPLEX CONVENIENCE OUTLET, MOUNTING HEIGHT 18" TO CENTERLINE AFF
- CABLE TELEVISION CONNECTION, FLUSH MOUNTING 18" TO CENTERLINE AFF WITH 1 GANG BACK BOX & COVER PLATE WITH 'F'-CONNECTOR
- TELEPHONE/COMPUTER OR DATA OUTLET (RJ45), FLUSH MOUNTING 18" TO CENTERLINE AFF WITH SINGLE GANG BACK BOX AND COVER PLATE

MOTOR AND CONTROLS

- MOTOR, NUMERAL INDICATES HORSEPOWER
- 30AF 20AT — DISCONNECT SWITCH, FUSED TYPE, RATED 30A, 20A FUSE, 3 POLE IN NEMA TYPE "1" ENCLOSURE, UNLESS OTHERWISE NOTED

PANELBOARD AND TERMINAL CABINET

- 120/208VOLT LIGHTING OR POWER PANEL, SURFACE MOUNTED
- 277/480VOLT DISTRIBUTION PANEL, SURFACE MOUNTED
- TELEPHONE TERMINAL 4'x8' 3/4" PLYWOOD BACKBOARD, PAINTED BLACK
- TRANSFORMER, DRY TYPE

MISCELLANEOUS

- ECH 1 — MECHANICAL EQUIPMENT TAG, REFER TO MECHANICAL SCHEDULE

LANDLORD REQUIRED CONTRACTORS

(VERIFY WITH ADAM SKRZYPCZAK)

ELECTRICAL SERVICE & FIRE ALARM: BRIAN SULLIVAN
UNIVERSAL AUTOMATION & MECH. SERVICES
841 WORCESTER RD. #512
NATICK, MA 01760
PH: 508-660-6000
CELL: 508-837-0571
EMAIL: BRIAN SULLIVAN@UAMSERVICE.COM

ROOFING: DON BREBNER
TECTA AMERICAN ROOFING
PH: 978-436-9990

ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LANDLORD'S
NATICK MALL
TENANT CRITERIA MANUAL
ALL CONTRACTORS SHALL OBTAIN A COPY FROM THE LANDLORD'S TENANT COORDINATOR OR MALL OPERATIONS MANAGER AND BECOME FAMILIAR WITH THE REQUIREMENTS CONTAINED WITHIN PRIOR TO BIDDING THE JOB. WHERE LANDLORD'S REQUIREMENTS CONFLICT WITH CODES OR ORDINANCES, THE STRICTEST INTERPRETATION SHALL APPLY.

BLW
BLW Engineers, Inc.
311 Great Road, Post Office Box 1551
Littleton, Massachusetts 01460
t: 978.486.4301 f: 978.428.0067
www.blwengineers.com
BLW # 19037
HVAC * Electrical * Plumbing * Fire Protection

TRUE NORTH

ANALOGUE STUDIO

Tous Les Jours

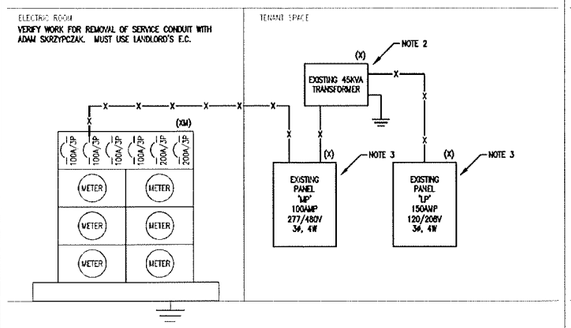
Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
LEGENDS AND SPECIFICATIONS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E0.1



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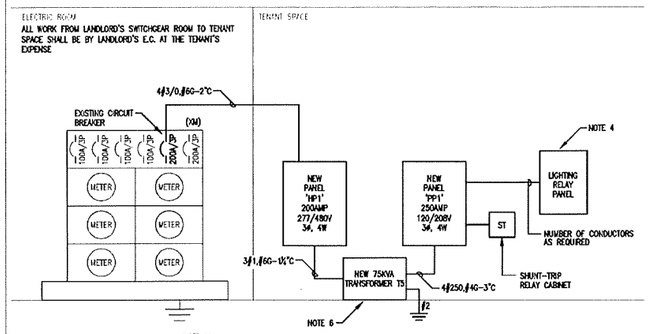


NEW

PARTIAL POWER RISER DIAGRAM

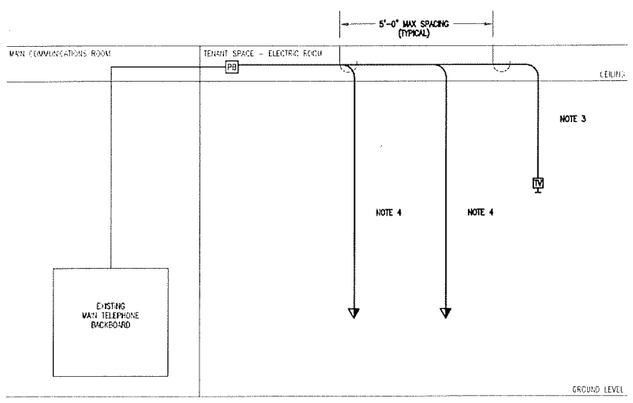
N.T.S.

NOTES:

1. ELECTRICAL CONTRACTOR SHALL GROUND IN ACCORDANCE WITH NEC ARTICLE 250 AS AMENDED BY MASSACHUSETTS ELECTRICAL CODE.
2. EXISTING TRANSFORMER SHALL BE REPLACED WITH NEW. DURING AUTHORIZED SHUTDOWN, ELECTRICAL CONTRACTOR SHALL DISCONNECT AND MAKE SAFE FOR REMOVAL. EXISTING TRANSFORMER AND ASSOCIATED FEEDERS SHALL BE REMOVED IN THEIR ENTIRETY.
3. EXISTING PANEL SHALL BE REPLACED WITH NEW. DURING AUTHORIZED SHUTDOWN, ELECTRICAL CONTRACTOR SHALL DISCONNECT AND MAKE SAFE FOR REMOVAL. EXISTING PANEL AND ASSOCIATED FEEDERS SHALL BE REMOVED IN THEIR ENTIRETY.
4. SHUNT TRIP RELAY CABINET, ELECTRICAL CONTRACTOR SHALL REFER TO DETAIL NO. 1 ON DRAWING E0.5 FOR DETAILS.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE LITE PAK 2 RELAY CONTROL PANEL DLP2-16R-FM. REFER TO RELAY ZONE SCHEDULE (THIS SHEET). E.C. SHALL COORDINATE ALL REQUIREMENTS WITH MANUFACTURER PRIOR TO PURCHASE.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE FLOOR MOUNTED TRANSFORMER PER LANDLORD REQUIREMENTS.

LIGHTING RELAY ZONE SCHEDULE

ZONE	CIRCUIT NUMBER	SWITCH
1	PP1-13	a
2	PP1-13	b
3	PP1-13	c
4	PP1-13	d
5	PP1-15	e
6	PP1-15	f
7	PP1-17	g
8	PP1-17	h
9	PP1-57	j
10	SPARE	
11	SPARE	
12	SPARE	
13	SPARE	
14	SPARE	
15	SPARE	
16	SPARE	



PARTIAL COMMUNICATIONS RISER DIAGRAM

N.T.S.

NOTES:

1. ELECTRICAL CONTRACTOR SHALL MAKE ALL TERMINATIONS (UNLESS NOTED OTHERWISE) AND TEST ALL CABLES IN ACCORDANCE WITH EIA AND TIA STANDARDS, PROVIDE REPORT.
2. ALL CABLES SHALL BE CLEARLY LABELED AT BOTH ENDS WITH DESCRIPTION OF DEVICE. A 6' SERVICE LOOP SHOULD BE LEFT AT THE TELEPHONE BACKBOARD END AND DESTINATION END.
3. PROVIDE CATV JACK AND COVER PLATE. TERMINATE (1) RG6 CABLE ON "F" CONNECTOR, SEE FLOOR PLANS FOR EXACT QUANTITY AND LOCATIONS. RG6 CABLE SHALL EXTEND FROM EACH DEVICE LOCATION TO TELEPHONE BACKBOARD (APPROXIMATELY 50').
4. PROVIDE (2) RJ14 JACKS AND COVER PLATE. TERMINATE (2) CAT6 CABLES FROM EACH RJ45 JACK IN DEVICE TO TELEPHONE BACKBOARD, REFER TO DRAWINGS FOR QUANTITIES.

LIGHTING FIXTURE SCHEDULE

	FIXTURE TYPE	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	LIGHT SOURCE No.	LIGHT SOURCE WATTAGE	LIGHT SOURCE TYPE	VOLTAGE
*	KA	4" RECESSED ADJUSTABLE LED DOWNLIGHT	LITON LIGHTING # LHAULD4_LRA471-3275	1	9	LED	120
*	KB	4" RECESSED LED DOWNLIGHT	LITON LIGHTING # LH99 (HOUSING) LRM993BB (TRIM)	1	9	LED	120
	CL3	BRASS LED PENDANT, GLASS CRYSTAL LENS	RESTORATION HARDWARE # DAVENPORT PENDANT (BRASS)	1	4	LED	120
*	CL2	ADJUSTABLE, BRASS, FLUSH MOUNT PENDANT	RESTORATION HARDWARE # CHAMPEAUX ADJUSTABLE FLUSHMOUNT (BRASS)	1	40	GU10	120
**	KF	DECORATIVE LED TRACK LIGHTING	LITHONIA LIGHTING # LTKSPLT-LED-27K-ORB	3	8.6	LED	120
	KI	2'X4' RECESSED LED, PRISMATIC LENS	LITHONIA LIGHTING # 2TL4-40L-FM-A12-G21-LP840	1	32	LED	120
*	CL1	TWELVE-LIGHT, CLEAR GLASS CHANDELIER	RESTORATION HARDWARE # BISTRO GLOBE CLEAR (12-LIGHT)	12	40	E12	120
	EM	WALL MOUNTED EMERGENCY BATTERY UNIT WITH TWO (2) HEADS	EXITRONIX # NFT-W-G2	2	2.7	LED	120
	EB	WALL MOUNTED HIGH OUTPUT EMERGENCY BATTERY UNIT WITH TWO (2) HEADS	EXITRONIX # NFT-HO-W-G2	2	5.4	LED	120
		SINGLE FACE EDGELIT EXIT SIGN, REFER TO FLOOR PLANS FOR DIRECTIONAL ARROWS AND MOUNTING TYPES (WALL/CEILING)	EXITRONIX # S902-WB-SR-RC-BA	1	4	LED	120
		DOUBLE FACE EDGELIT EXIT SIGN, REFER TO FLOOR PLANS FOR DIRECTIONAL ARROWS AND MOUNTING TYPES (WALL/CEILING)	EXITRONIX # S903-WB-SR-RM-BA	1	4	LED	120

LIGHTING FIXTURE NOTES:

1. ALL RECESSED FIXTURE TRIMS TO BE PAINTED TO MATCH CEILING.
2. PROVIDE A COMPLETE AND OPERABLE SYSTEM INCLUDING ALL NECESSARY MOUNTING HARDWARE, POWER FEEDS, WIRING CONNECTIONS, DRIVERS, AND CONTROL INTERFACES.
3. PAINT ALL FLANGES INSTALLED IN DRYWALL TO MATCH ADJACENT CEILING FINISH. FLANGES SHALL BE REMOVED FROM CEILING PRIOR TO PAINTING, OR RAZOR CUT AFTER PAINTING TO ALLOW FOR REMOVAL OF THE TRIM FROM THE CEILING.

* ELECTRICAL CONTRACTOR SHALL PROVIDE DIMMABLE LED REPLACEMENT LAMPS, LED9E26P2030KTL, AS INDICATED ON THE LIGHTING FIXTURE SCHEDULE.

** ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE AND OPERATIONAL TRACK SYSTEM.

PANEL 'HP1', 200 AMP, 277/480 VOLT, 3 PHASE, 4 WIRE AND GROUND

INTERRUPTING CAPACITY: 22,000 AMPS RMS SYM — MAIN: 200A M.C.B. — MOUNTING: SURFACE

LOAD DESCRIPTION	KVA LOAD A	KVA LOAD B	KVA LOAD C	CB/ PHASE	CIRC NO.	PH	CIRC NO.	CB/ PHASE	KVA LOAD A	KVA LOAD B	KVA LOAD C	LOAD DESCRIPTION
PANEL 'PP1' VIA TRANSFORMER T6	25.00			125	1	A	2	20	3.68			ROOF TOP UNIT RTU-1
		25.00			3	B	4			3.68		
			25.00		5	C	6				3.68	
ROOF TOP UNIT RTU-1	3.60			15	7	A	8	20	1.08			EXHAUST FAN KEF-1
		3.60			9	B	10			1.08		
			3.60		11	C	12				1.08	
MAKEUP AIR FAN MAU-1	1.19			20	13	A	14					SPACE AND HARDWARE
		1.19			15	B	16					SPACE AND HARDWARE
			1.19		17	C	18					SPACE AND HARDWARE
SPACE AND HARDWARE					19	A	20					SPACE AND HARDWARE
SPACE AND HARDWARE					21	B	22					SPACE AND HARDWARE
SPACE AND HARDWARE					23	C	24					SPACE AND HARDWARE
SPACE AND HARDWARE					25	A	26					SPACE AND HARDWARE
SPACE AND HARDWARE					27	B	28					SPACE AND HARDWARE
SPACE AND HARDWARE					29	C	30					SPACE AND HARDWARE
	29.79	29.79	29.79		SUBTOTALS				4.96	4.96	4.96	

PHASE A 34.75 KVA
PHASE B 34.75 KVA
PHASE C 34.75 KVA
TOTAL LOAD 104.25 KVA

OPTIONS:

PANEL 'PP1', 250 AMP, 120/208 VOLT, 3 PHASE, 4 WIRE AND GROUND

INTERRUPTING CAPACITY: 22,000 AMPS RMS SYM — MAIN: 250A M.C.B. — MOUNTING: SURFACE

	LOAD DESCRIPTION	KVA LOAD A	KVA LOAD B	KVA LOAD C	CB/ PHASE	CIRC NO.	PH	CIRC NO.	CB/ PHASE	KVA LOAD A	KVA LOAD B	KVA LOAD C		LOAD DESCRIPTION
	RECEPTACLE - CAFE	0.90			20	1	A	2	20	0.72				RECEPTACLE - TV
	RECEPTACLE - TOILET ROOM		0.36		20	3	B	4	90		8.41			
	RECEPTACLE - OFFICE			0.54	20	5	C	6				8.41	*	ITEM K-1 - FRESH DECK OVEN
	RECEPTACLE - KITCHEN	0.54			20	7	A	8		8.41				
	RECEPTACLE - KITCHEN		0.36		20	9	B	10	40		3.60			
	P.O.S.			0.36	20	11	C	12				3.60	*	ITEM K-2 - FRESH DECK OVEN
	LIGHTING - CAFE	0.49			20	13	A	14		3.60				
	LIGHTING - CAFE		1.11		20	15	B	16	25		2.08			ITEM K-3 - DOUGH CONDITIONER
	LIGHTING - KITCHEN			0.44	20	17	C	18				2.08		
	HAND DRYER	1.00			15	19	A	20	25	2.08				ITEM K-3 - DOUGH CONDITIONER
	HAND DRYER		1.00		15	21	B	22			2.08			
	EXHAUST FAN EF-1			0.18	20	23	C	24	15			1.04		ITEM K-4 - MULTI-SLICER
***	FIRE ALARM	0.10			20	25	A	26		1.04				
	WALK-IN COOLER		0.60		20	27	B	28	15		1.04			ITEM K-5 - MOULDER
	EVAPORATOR COIL			0.19	20	29	C	30				1.04		
	COMPRESSOR	0.75			20	31	A	32	15	1.20			**	ITEM K-8 - MIXER
			0.75			33	B	34	15		0.84		**	ITEM K-9 - STAND MIXER
	WALK-IN FREEZER			0.60	20	35	C	36	15			1.19	**	ITEM K-10 - UNDERCOUNTER REF
	EVAPORATOR COIL	0.19			20	37	A	38	15	1.19			**	ITEM K-10 - UNDERCOUNTER REF
	COMPRESSOR		0.75		20	39	B	40	15		1.03		**	ITEM K-12 - CAKE SHOWCASE
				0.75		41	C	42	15			1.03	**	ITEM K-12 - CAKE SHOWCASE
	ITEM K-20 - COFFEE BREWER	3.84			50	43	A	44	15	1.80			**	ITEM K-13 - SAND SHOWCASE
			3.84			45	B	46	15		1.80		**	ITEM K-14 - ICE MAKER
**	ITEM K-21 - BREWER GRINDER			0.68	15	47	C	48	15			0.79	**	ITEM K-15 - UNDERCOUNTER REF
**	ITEM K-22 - MICROWAVE	1.80			15	49	A	50	15	0.79			**	ITEM K-15 - UNDERCOUNTER REF
**	ITEM K-23 - FREEZER		1.26		15	51	B	52	15		0.72		**	ITEM K-16 - UNDERCOUNTER FRE
	WATER HEATER HWH-1			0.50	20	53	C	54	15			1.56	**	ITEM K-17 - BAR BLENDER
	CIRCULATION PUMP HWCP-1	1.18			20	55	A	56	15	1.56			**	ITEM K-17 - BAR BLENDER
	ILLUMINATED SIGNAGE		1.40		20	57	B	58	15		0.46		**	ITEM K-18 - ICE SHAVER
	RECEPTACLE - FLOOR			1.08	20	59	C	60	20			1.80	**	ITEM K-19 - COFFEE MACHINE
	SPARE					61	A	62						SPARE
	SPARE					63	B	64						SPARE
	SPARE					65	C	66						SPARE
	SPARE					67	A	68						SPARE
	SPACE AND HARDWARE					69	B	70						SPACE AND HARDWARE
	SPACE AND HARDWARE					71	C	72						SPACE AND HARDWARE
	SPACE AND HARDWARE					73	A	74						SPACE AND HARDWARE
	SPACE AND HARDWARE					75	B	76						SPACE AND HARDWARE
	SPACE AND HARDWARE					77	C	78						SPACE AND HARDWARE
	SPACE AND HARDWARE					79	A	80						SPACE AND HARDWARE
	SPACE AND HARDWARE					81	B	82						SPACE AND HARDWARE
	SPACE AND HARDWARE					83	C	84						SPACE AND HARDWARE
		10.79	11.43	5.32		SUBTOTALS				22.45	22.06	22.54		

			CONN KVA	CALC KVA	
PHASE A	33.24	KVA	LIGHTING	3.44	4.31	125%
PHASE B	33.49	KVA	RECEPTACLES	4.86	4.86	50%>10
PHASE C	27.66	KVA	EQUIPMENT	3.96	3.96	100%
			KITCHEN EQUIPMENT	82.33	53.51	65%
				94.59	66.64	

OPTIONS:

* ELECTRICAL CONTRACTOR SHALL PROVIDE IN-LINE SHUNT TRIP RELAY IN RELAY CABINET
** ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND-FAULT TYPE CIRCUIT BREAKER
*** ELECTRICAL CONTRACTOR SHALL PROVIDE LOCK-ON TYPE CIRCUIT BREAKER

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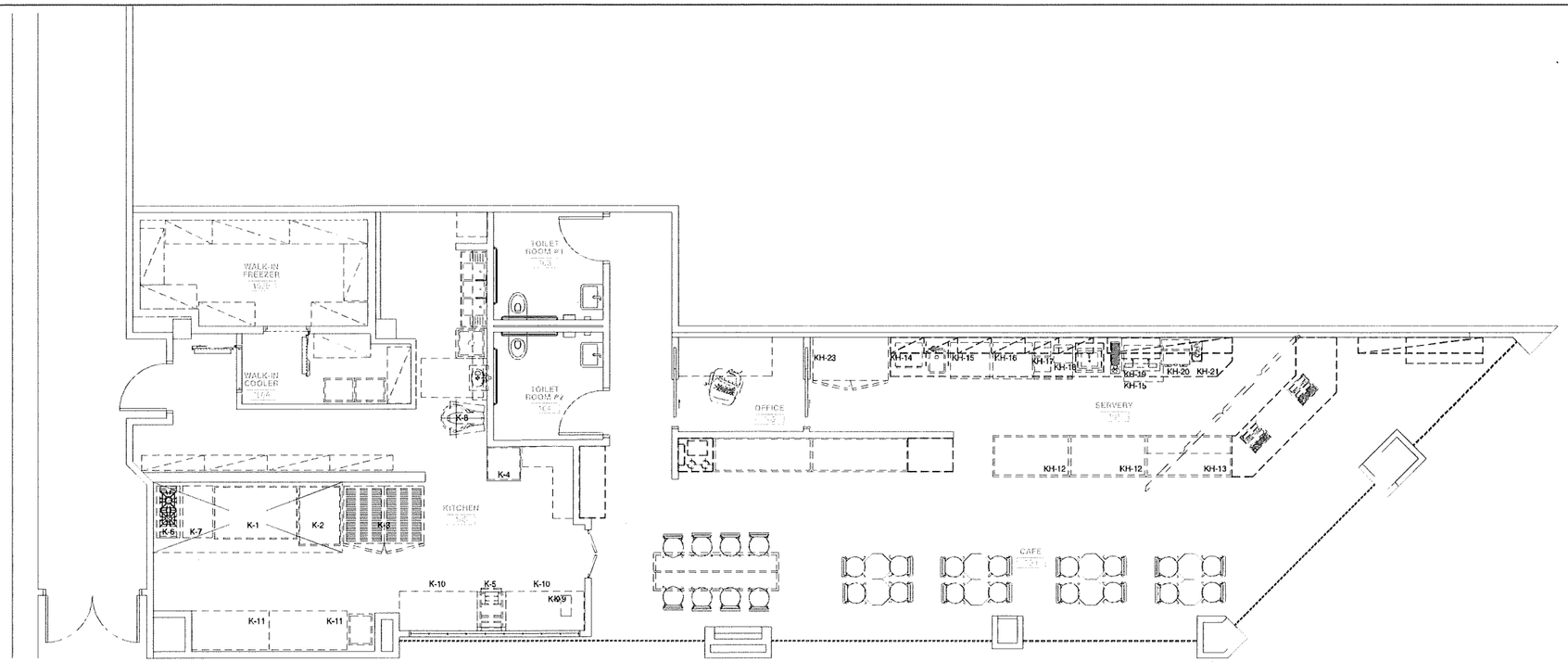
DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
SCHEDULES AND RISER DIAGRAMS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E0.2



1 ELECTRICAL - First Floor Power Plan
SCALE: 1/4"=1'-0"

KITCHEN EQUIPMENT NOTES:

1. ELECTRICAL CONTRACTOR SHALL MAKE ALL ROUGH-INS AND MAKE ALL FINAL CONNECTIONS TO EQUIPMENT. E.C. SHALL FURNISH ALL TRIM, ACCESSORIES, DISCONNECTS, CONTACTORS, SWITCHES, RELAYS, ETC. AS REQUIRED.
2. ALL CONVENIENCE RECEPTACLES SHALL BE MOUNTED HORIZONTALLY, LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ROUGH-IN, AND ELECTRICAL MATERIALS SHALL BE PROVIDED AND SUPPLIED BY ELECTRICAL CONTRACTOR.
3. ALL WIRING AND CONDUIT SHALL BE CONCEALED.
4. ELECTRICAL CONTRACTOR SHALL INTERWIRE VENTILATOR VAPORPROOF LIGHTS, PROVIDE ALL INTERWIRING OF FIRE PROTECTION SYSTEM AND KITCHEN HOODS. PROVIDE SHUNT-TRIP TO TURN OFF ALL POWER TO ELECTRICAL COOKING EQUIPMENT IN THE EVENT OF A FIRE, PROVIDE FAN INTERLOCK AND SUPPLY LIGHT TUBES/BULBS TO VENTILATOR.
5. ELECTRICAL CONTRACTOR SHALL MAKE ALLOWANCES FOR ANY APPLIED FINISH ADHERED TO CONNECTIONS FROM ALL HOODS TO EXHAUST SYSTEMS.
6. ELECTRICAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS AND CONNECTIONS FOR OWNER AND VENDOR SUPPLIED EQUIPMENTS WITH OWNER.
7. ELECTRICAL CONTRACTOR SHALL ACCOMMODATE ALL PREVAILING LOCAL ELECTRICAL CODES, AS REQUIRED.
8. REFER TO KITCHEN EQUIPMENT ROUGH-IN DRAWINGS FOR EXACT MOUNTING LOCATIONS, HEIGHTS, ETC. OF DEVICES.
9. COORDINATE EXACT NEMA CONFIGURATION WITH KITCHEN EQUIPMENT SUPPLIER CONTRACTOR PRIOR TO FINAL INSTALLATION.
10. PROVIDE INDIVIDUAL DEVICE, CIRCUIT, ETC. FOR EACH ITEM LISTED IN QUANTITY COLUMN OF SCHEDULE.
11. ALL CONDUIT AND FLEXIBLE CONDUITS THAT ARE EXPOSED TO WATER, SPLASHING, OR WEATHER SHALL BE LIQUIDTIGHT.
12. CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. ALL DISCONNECT SWITCHES IN DISHWASHING AND COOKING AREAS SHALL BE NEMA TYPE 3R AND WALL MOUNTED TO AVOID THE SPLASHING OF WATER.
13. ALL KITCHEN OUTLETS INCLUDING EQUIPMENT SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 210.8(B)(2).
14. CONTRACTOR SHALL VERIFY ALL PURCHASED KITCHEN EQUIPMENT AND NOTIFY ARCHITECT/ENGINEER OF ANY CHANGES OR DISCREPANCIES.
15. ELECTRICAL CONTRACTOR SHALL VERIFY CONNECTION TYPE AND ALL ELECTRICAL REQUIREMENTS WITH OWNER PRIOR TO ROUGH IN.
16. EQUIPMENT SCHEDULES AND LOCATIONS SHOWN ON PLANS ARE SUBJECT TO BUILDING DEPT. AND LANDLORD APPROVAL.

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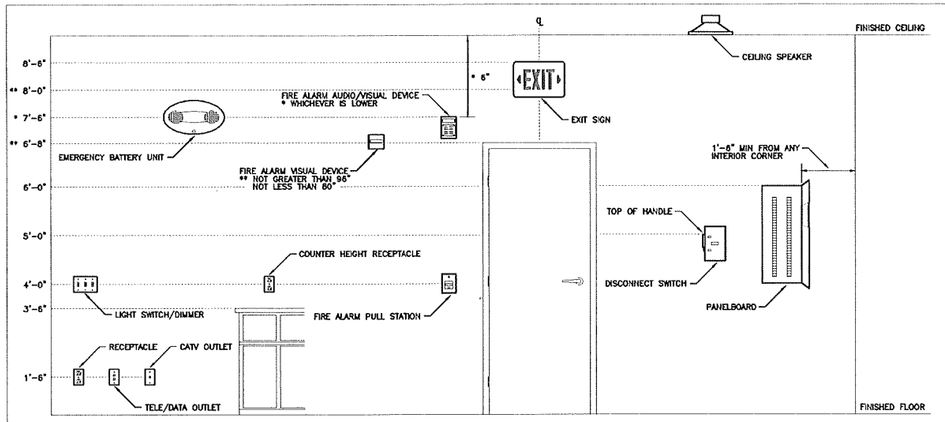
	CONSTRUCTION DOCUMENTS	04/01/2019

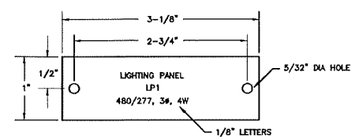
ELECTRICAL
KITCHEN PLAN

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E0.3



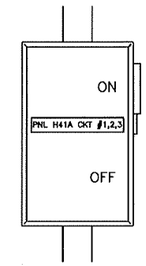
1 DEVICE MOUNTING HEIGHT DETAIL N.T.S.



NOTES:

1. NAMEPLATE TO BE CONSTRUCTED OF 1/16" THICK WHITE SURFACE WITH LETTER ENGRAVED INTO BLACK LAMINATIONS.
2. ALL NAMEPLATES SHALL BE SECURED BY MACHINE SCREWS.
3. NO NAMEPLATES SHALL BE PASTED ON.

2 TYPICAL NAMEPLATE DETAIL N.T.S.



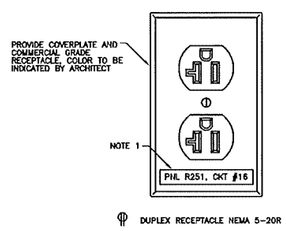
FUSED DISCONNECT SWITCH

NON-FUSED DISCONNECT SWITCH

NOTES:

1. AT A MINIMUM, ELECTRICAL CONTRACTOR SHALL PROVIDE TYPED LABELS WITH PTOUCH MACHINE TO INDICATE PANEL NAME AND CIRCUIT NUMBER. PROVIDE 'EMERGENCY' TYPED LABEL FOR CIRCUITS CONNECTED TO EMERGENCY PANELS. COORDINATE EXACT NAMING WITH PERSONNEL. IF FACILITY STANDARD IS ENGRAVED COVERPLATES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ENGRAVED COVERPLATES TO MATCH FACILITY REQUIREMENTS.

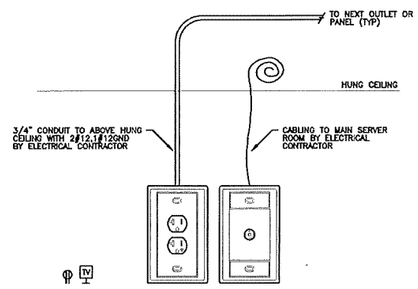
3 FUSED DISCONNECT LABELING DETAIL N.T.S.



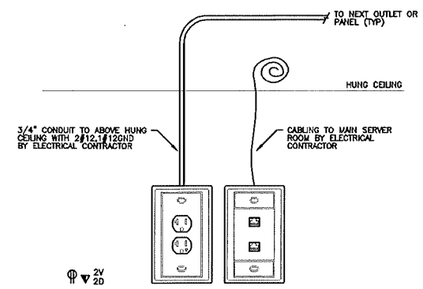
NOTES:

1. AT A MINIMUM, ELECTRICAL CONTRACTOR SHALL PROVIDE TYPED LABELS WITH PTOUCH MACHINE TO INDICATE PANEL NAME AND CIRCUIT NUMBER. COORDINATE EXACT NAMING WITH FACILITY'S PERSONNEL. IF FACILITY STANDARD IS ENGRAVED COVERPLATES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ENGRAVED COVERPLATES TO MATCH FACILITY REQUIREMENTS.

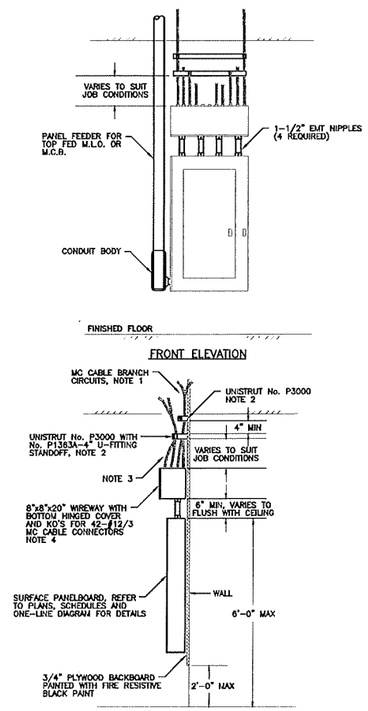
4 TYPICAL RECEPTACLE LABELING DETAIL N.T.S.



5 TYPICAL VIDEO STATION DETAIL N.T.S.



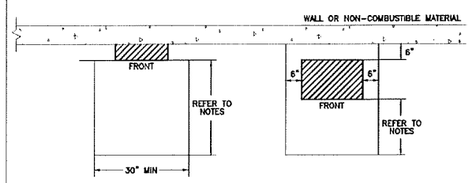
6 TYPICAL WORK STATION DETAIL N.T.S.



NOTES:

1. SUPPORT ALL CABLE RUNS FROM BUILDING STRUCTURE TO HIGH ABOVE CEILING. DO NOT ALLOW CABLES TO LAY-ON HUNG CEILINGS AT ANY POINT IN RUN.
2. PROVIDE UNISTRUT No. M5026 OR No. M5028 CABLE/CONDUIT CLAMPS FOR EACH BRANCH CIRCUIT. INSTALL ALL INSIDE CABLE RUNS ON INSIDE STRUT AND INSIDE WIREWAY KO'S BEFORE INSTALLING ANY RUNS ON OUTSIDE STRUT. SUPPLY AND INSTALL ONE SPARE CLAMP FOR EACH SPARE OR SPACE IN PANELBOARD.
3. INSTALL MARKER TAPE INDICATING CIRCUIT NUMBERS FOR EACH CABLE RUN.
4. CUT BACK CABLE ARMOR JACKET SUFFICIENT TO RUN CONDUCTORS THRU WIREWAY AND NIPPLES TO EACH CIRCUIT BREAKER. WITHOUT SPLICES.
5. CONDUCTORS RUN IN PANELBOARDS, NIPPLES AND WIREWAY SHALL BE GROUPED WITH 3 PHASES AND NEUTRALS IN EACH BUNDLED CONDITION TO AVOID INDUCTIVE HEATING IN METALLIC ENCLOSURES.

10 TYPICAL PANELBOARD/BRANCH CIRCUIT WIRING DETAIL N.T.S.



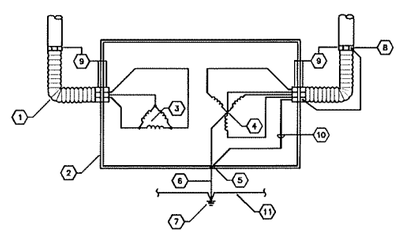
* MINIMUM WORKING CLEARANCE (IN THE DIRECTION OF ACCESS TO LIVE PARTS) AS REQUIRED BY NEC 110-16(a), CONDITION 2 :

- 3' FOR 0-150 VOLT TO GROUND ELECTRIC EQUIPMENT
- 3-1/2' FOR 150-600 VOLT TO GROUND ELECTRIC EQUIPMENT

THE MINIMUM HEADROOM OF WORKING SPACE SHALL BE 6-1/2'

PANELS INCLUDE: POWER PANELS, CONTACTORS, CONTROL CABINETS, DISCONNECT SWITCHES, CONTROL CABINETS, DISCONNECT SWITCHES, MOTOR STARTERS, TIME CLOCK AND SIMILAR ELECTRIC EQUIPMENT.

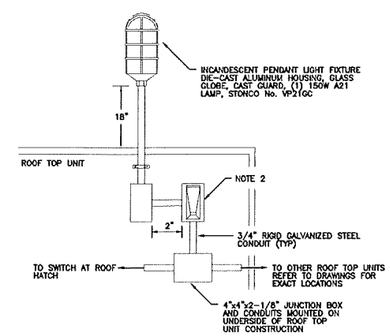
7 CLEARANCES FOR ELECTRIC EQUIPMENT DETAIL N.T.S.



NOTES:

1. PRIMARY FLEXIBLE METAL CONDUIT, 18" MAXIMUM
2. TRANSFORMER ENCLOSURE
3. PRIMARY WINDING
4. SECONDARY WINDING
5. BOND TO ENCLOSURE
6. GROUNDING ELECTRODE CONDUCTOR
7. LOCAL GROUNDING ELECTRODE TO NEAREST EFFECTIVELY GROUNDED, BUILDING STEEL OR METAL WATER PIPE
8. SECONDARY FLEXIBLE METAL CONDUIT 18" MAXIMUM WITH BONDING JUMPER
9. APPROVED GROUNDING BUSHING
10. INSULATED EQUIPMENT GROUND CONDUCTOR RUN WITH CIRCUIT CONDUCTORS (GREEN IN COLOR)
11. PROVIDE GROUND CONDUCTOR BETWEEN EACH TRANSFORMER'S BUILDING STEEL BONDING POINT TO EQUALIZE POTENTIAL BETWEEN ALL TRANSFORMER GROUND/ISOLATED GROUNDS

8 TRANSFORMER GROUNDING DETAIL N.T.S.



NOTES:

1. MOUNT FIXTURE AT STRUCTURAL SUPPORT OF ROOF TOP UNIT AND SEAL ALL PENETRATIONS THROUGH THE HOUSING.
2. DUPLEX VERTICAL SPRING-LOADED GASKETED SNAP-COVER, STONCO No. FC16, MOUNTED ON A SINGLE GANG BOX, No. FS224, WITH A 20AMP GFI DUPLEX RECEPTACLE, HUBBELL No. GF-5362, MOUNTED ON EXTERIOR OF ROOF TOP UNIT HOUSING. SEAL ALL PENETRATIONS THROUGH THE HOUSING.

9 ROOF TOP UNIT LIGHT AND RECEPTACLE DETAIL N.T.S.

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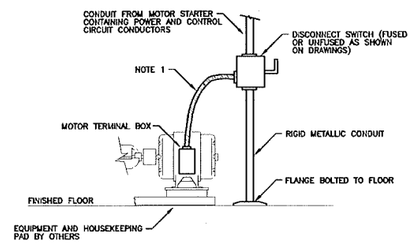
DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
DETAILS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E0.4

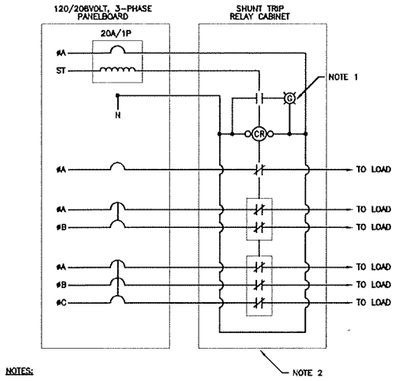


NOTES:

1. FLEXIBLE LIQUIDTIGHT CONDUIT CONNECTION CONTAINING POWER CIRCUIT CONDUCTORS (MAXIMUM LENGTH SHALL BE 36").

1 MOTOR DISCONNECT SWITCH MOUNTING DETAIL

N.T.S.

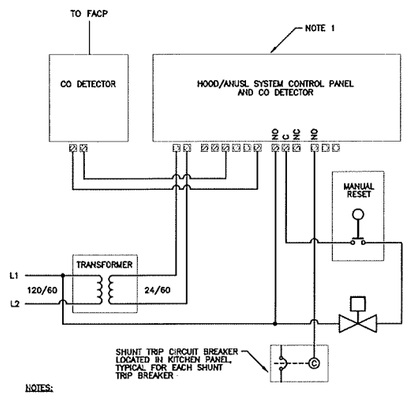


NOTES:

1. GREEN PILOT LIGHT.
2. NEMA 3A ENCLOSURE MOUNTED ADJACENT TO KITCHEN PANEL.

2 SHUNT TRIP RELAY CABINET WIRING DETAIL

N.T.S.

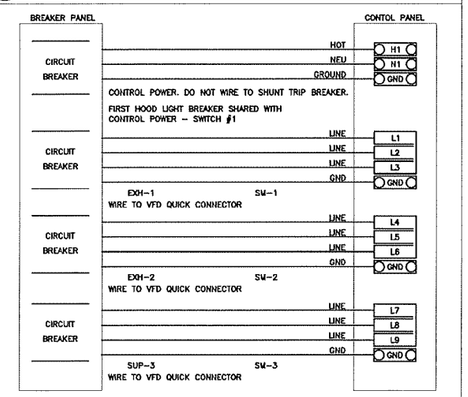


NOTES:

1. RELAY SWITCHES WHEN UNIT IS POWERED. RELAY RETURNS TO DE-ENERGIZED ON: POWER LOSS, SENSOR ALARM/FAILURE, OR CIRCUIT FAILURE.

3 KITCHEN HOOD CONTROL/CO DETECTOR WIRING DETAIL

N.T.S.

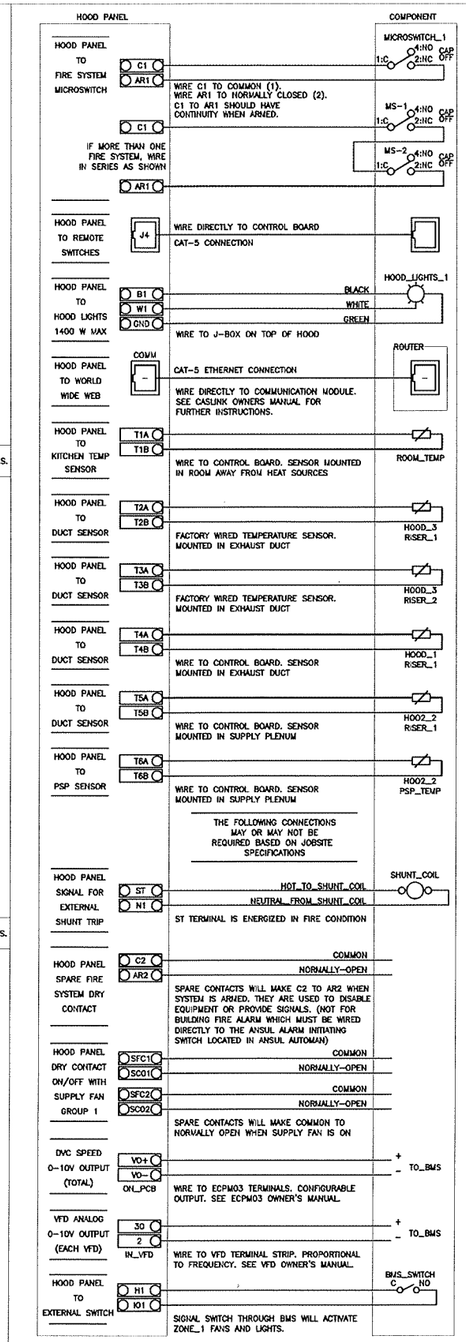


NOTES:

1. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WIRING REQUIREMENTS WITH CAPTIVE AIRE PRIOR TO CONSTRUCTION.

4 PANELBOARD TO HOOD CONTROL WIRING DETAIL

N.T.S.

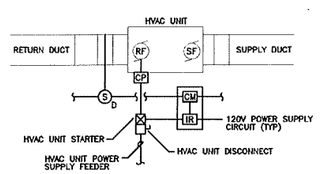


NOTES:

1. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WIRING REQUIREMENTS WITH CAPTIVE AIRE PRIOR TO CONSTRUCTION.

7 HOOD CONTROL PANEL TO ACCESSORY ITEMS WIRING DETAIL

N.T.S.

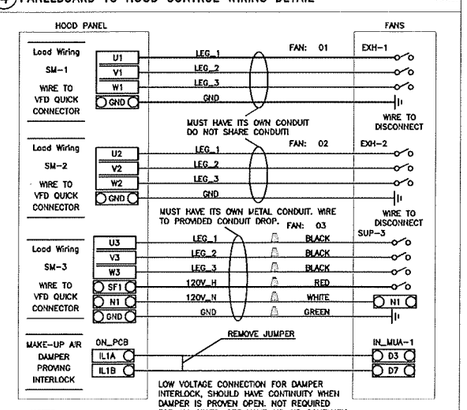


NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL HVAC UNITS AND DUCTWORK. DUCT TYPE SMOKE DETECTORS SHALL BE LOCATED AS IN ACCORDANCE WITH NFPA 72 AND COORDINATED WITH MECHANICAL CONTRACTOR.
2. TO AUXILIARY CONTACTS IN RESPECTIVE AIR-HANDLING UNIT STARTER FOR UNIT SHUTDOWN ON ALARM. DUCT SMOKE DETECTOR SHALL BE PROVIDED AND WIRED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR. DUCT SMOKE DETECTORS SHALL BE INSTALLED AS IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE:
   - SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR SYSTEMS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM, IN THE RETURN AIR DUCT OR PLENUM UPSTREAM OF ANY FILTERS, EXHAUST AIR CONNECTIONS, OUTDOOR AIR CONNECTIONS, OR DECONTAMINATION EQUIPMENT AND APPLIANCES.
   - SMOKE DETECTORS SHALL BE INSTALLED IN THE SUPPLY AIR SYSTEM FOR ALL MAKE-UP AIR UNITS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM.

5 TYPICAL DUCT SMOKE DETECTOR MOUNTING DETAIL

N.T.S.



NOTES:

1. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WIRING REQUIREMENTS WITH CAPTIVE AIRE PRIOR TO CONSTRUCTION.

6 HOOD CONTROL TO FANS WIRING DETAIL

N.T.S.

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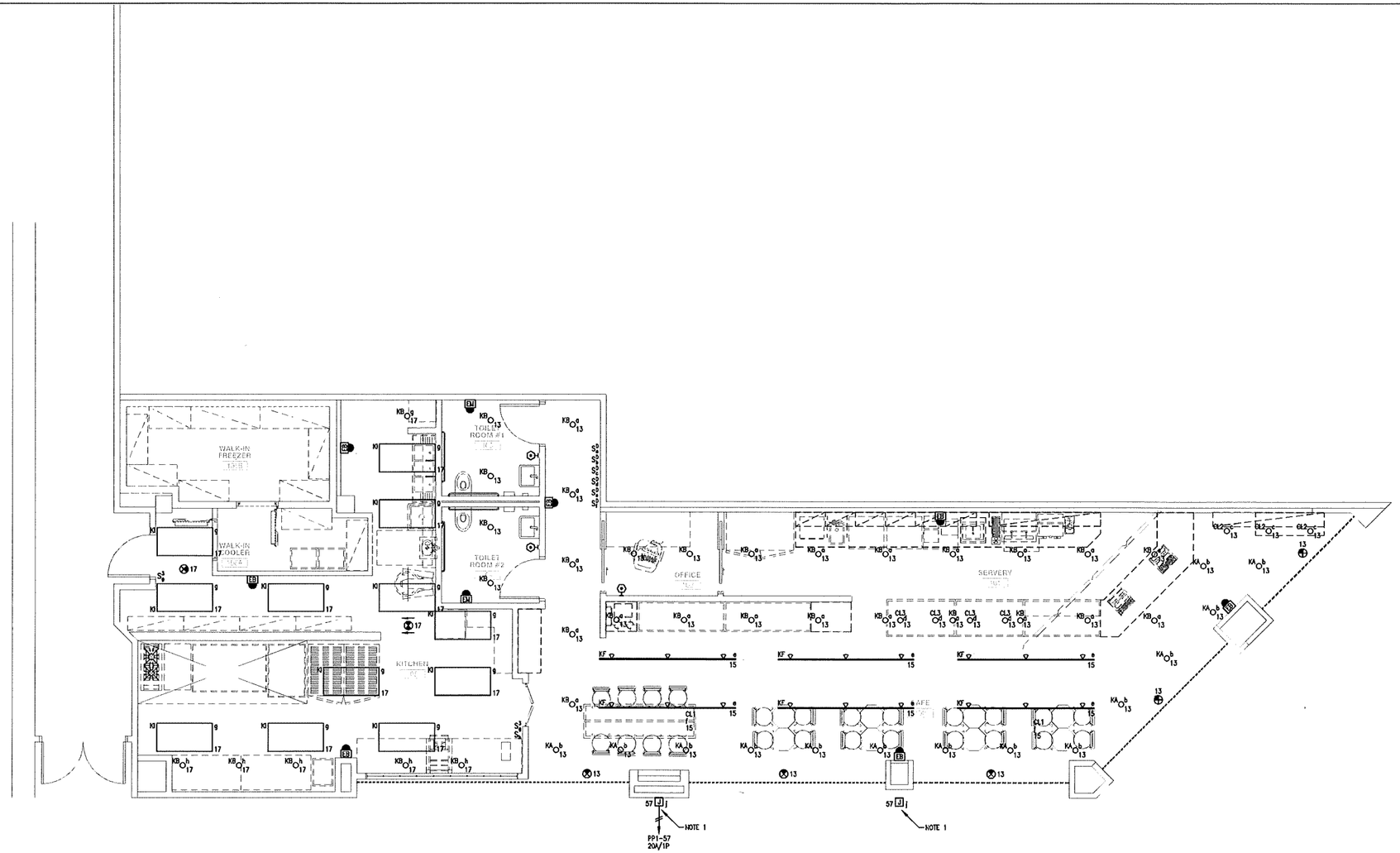
DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
DETAILS

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E0.5



1 ELECTRICAL - First Floor Lighting Plan

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

NOTES:

1. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ILLUMINATED SIGNAGE (SIGNAGE BY OWNER, INSTALLATION BY SIGN VENDOR). COORDINATE EXACT LOCATION WITH ADAM SVEZIPOZAK.
2. EXIT AND EMERGENCY LIGHT FIXTURE TYPES AND LOCATIONS ARE SUBJECT TO BUILDING DEPT. AND LANDLORD APPROVAL.

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DELTA	DESCRIPTION	DATE
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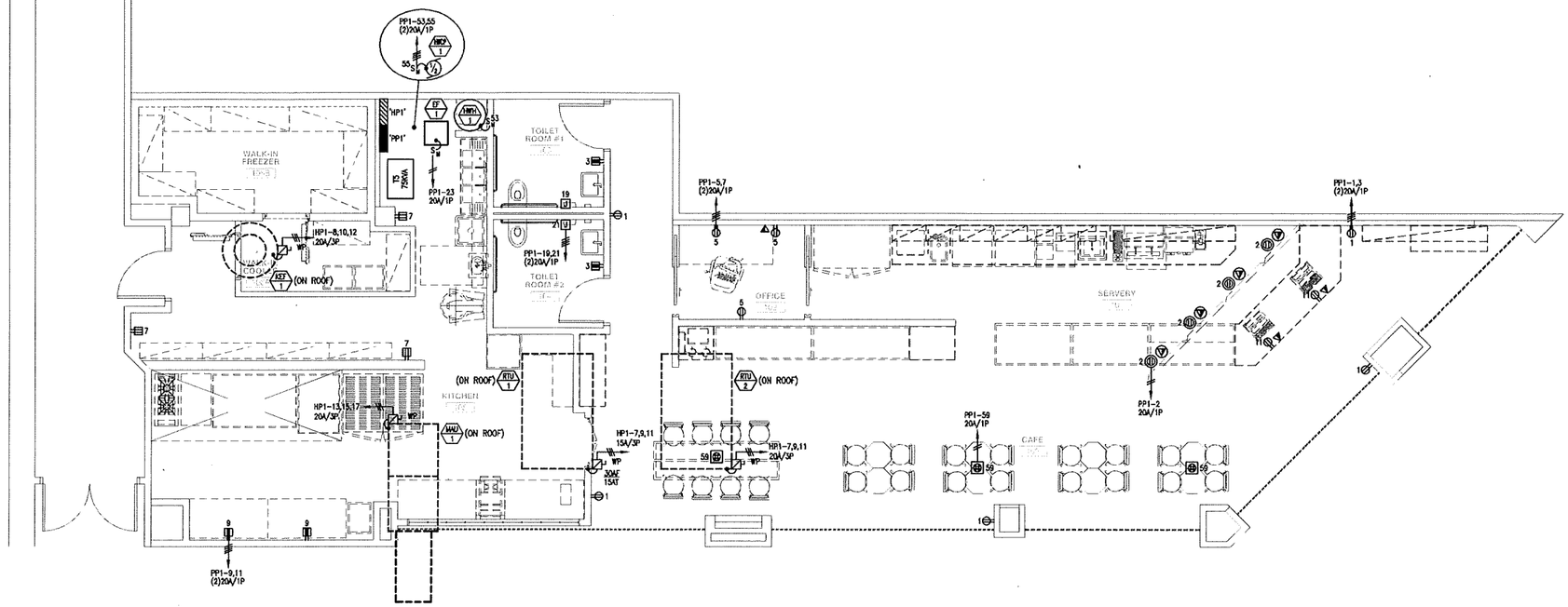
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
LIGHTING PLAN

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E1.0



1 ELECTRICAL - First Floor Power Plan
SCALE: 1/4"=1'-0"

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ANALOGUE STUDIO

Tous Les Jours

Natick Mall - Space #2094 / Level 2
1245 Worcester St. Natick, MA 01760

DELTA	DESCRIPTION	DATE
	LANDLORD COMMENTS	04/16/2019
	CONSTRUCTION DOCUMENTS	04/01/2019

ELECTRICAL
POWER PLAN

SCALE: NTS
DATE: 04/01/2019
DRAWN BY: KWV
CHECKED BY: DSK

E2.0

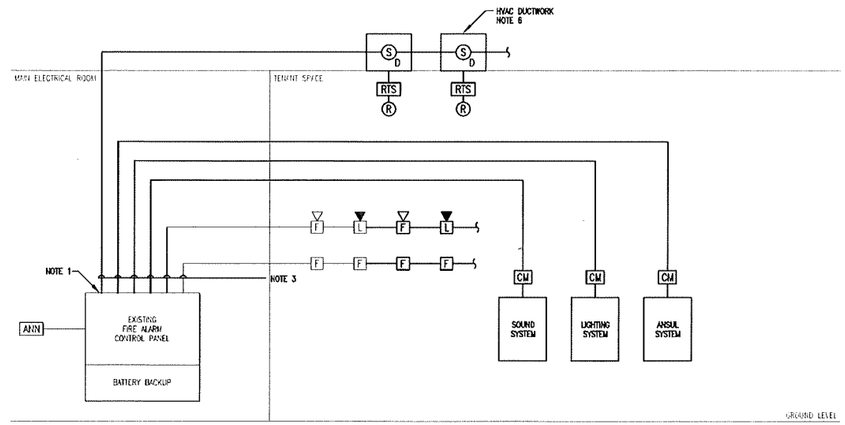
FIRE ALARM NOTES

1. THE FIRE ALARM SYSTEM IS EXISTING, MANUFACTURED BY FIRE-LITE. THE FIRE ALARM CONTROL PANEL IS AN ADDRESSABLE PANEL, LOCATED THE MAIN ELECTRICAL ROOM ON THE FIRST FLOOR.
2. ALL FIRE ALARM VISUAL DEVICES SHALL BE SYNCHRONIZED.
3. ALL WIRING METHODS SHALL BE AS APPROVED BY THE WIRING INSPECTOR AND THE BOSTON FIRE DEPARTMENT.
4. ALL SYSTEM COMPONENTS NEW AND EXISTING SHALL BE UL LISTED, AND COMPATIBLE WITH EXISTING PANEL.
5. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA 72 SERIES PAMPHLETS, AND ALL STATE AND LOCAL CODES.
6. CONTRACTOR SHALL PROVIDE GENERAL INFORMATION, BUILDING INFORMATION, APPROVED SHOP DRAWINGS, ONE-LINE DIAGRAMS, ADDRESS LIST, BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS AS PER THE BOSTON FIRE DEPARTMENT FIRE ALARM SUBMITTAL CHECKLIST.
7. THE ELECTRICAL CONTRACTOR MUST OBTAIN AN ELECTRICAL PERMIT FROM THE LYNNFIELD BUILDING DEPARTMENT AND A PERMIT FROM THE LYNNFIELD FIRE DEPARTMENT PRIOR TO COMMENCEMENT OF EQUIPMENT INSTALLATION. A FLOOR PLAN SHOWING ALL ALARM DEVICES, PANELS AND ONE-LINE WIRING DIAGRAM WILL BE REQUIRED TO BE SUBMITTED BEFORE THE FIRE DEPARTMENT ISSUES A PERMIT.
8. INSTALLATION OF EQUIPMENT SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
9. ALL FIRE ALARM EQUIPMENT, INSTALLATION AND OPERATION SHALL BE IN CONFORMANCE WITH THE LYNNFIELD FIRE DEPARTMENT INSTALLATION REQUIREMENTS AND SYSTEM INSTALLATION GUIDELINES.
10. ALL EQUIPMENT SHOWN ON DRAWINGS IS DIAGRAMMATIC.
11. THE FIRE ALARM SYSTEM SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY BOTH THE ENGINEER AND THE BOSTON FIRE DEPARTMENT. THE SHOP DRAWINGS MUST BE SIGNED OFF BY THE FIRE DEPARTMENT AND ENGINEER PRIOR TO ORDERING AND INSTALLATION OF EQUIPMENT.
12. ALL JOINTS AND CONNECTIONS SHALL BE IN JUNCTION BOXES. ALL CONNECTIONS NOT ON APPROVED TERMINAL STRIPS SHALL BE SOLDERED AND TAPED. ALL JUNCTION BOXES SHALL BE PAINTED RED.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL CONNECTING WIRING MAINTAIN ELECTRICAL INTEGRITY, WITH NO OPEN CIRCUITS, GROUNDS, LEAKAGE OR OTHER FAULTS. IF FAULTS DEVELOP AFTER INSTALLATION, CORRECTION MUST BE MADE BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL COMPLETION.
14. ALL EQUIPMENT SHALL BE MADE AVAILABLE FOR TEST AND INSPECTION WHEN REQUIRED BY THE FIRE DEPARTMENT.
15. ALL EQUIPMENT USED SHALL BE OF A TYPE APPROVED BY THE FIRE CHIEF THROUGH THE ALARM SUPERINTENDENT AND THE FIRE PREVENTION OFFICER.
16. ALL SYSTEMS SHALL BE DC, SUPERVISED, BATTERY STANDBY FIRE ALARM SYSTEM. A SEPARATE AC CIRCUIT MUST BE PROVIDED FOR THE FIRE ALARM SYSTEM. STANDBY BATTERIES AND THE CHARGING SYSTEM SHALL BE SUPERVISED.
17. THE BATTERIES USED WITH THE FIRE ALARM CONTROL PANEL SHALL BE CAPABLE OF OPERATING THE PANEL FOR TWENTY-FOUR (24) HOURS WITH A FIVE (5) MINUTE ROAD-DOWN AT THE END OF THE TWENTY-FOUR (24) HOUR PERIOD. THE CALCULATION USED TO DETERMINE BATTERY CAPACITY SHALL BE PRESENTED TO THE FIRE DEPARTMENT AT THE TIME OF INSPECTION. PROVIDE BATTERY CALCULATIONS WITH SHOP DRAWINGS.
18. UPON ACTIVATION OF ANY FIRE ALARM DEVICE, THE CONTROL PANEL SHALL SOUND THE EVACUATION SIGNALS, FLASH THE EVACUATION LIGHTS, INDICATE THE ZONE OF ACTIVATION AT THE PANEL AND TRIP THE RADIO MASTER BOX.
19. THE VISUAL INDICATORS OF THE EVACUATION SIGNALS MUST STAY ILLUMINATED UNTIL THE SYSTEM IS RESET.
20. VERIFY ANY DEMOLITION WORK, AND ANY NEW WORK, REQUIRED BY THE LANDLORD THAT IS NOT SHOWN ON PLANS WITH ADAM SKRZYPCZAK, LANDLORD'S OPERATION MANAGER, PRIOR TO BID.
21. VERIFY ANY WORK REQUIRED TO PROTECT LANDLORD AND TENANT FIRE ALARM/LIFE SAFETY SYSTEM WIRING AND DEVICES, SPRINKLER PIPING, DUCTWORK, PLUMBING, COMMUNICATION SYSTEM WIRING, ETC. DURING DEMOLITION AND NEW CONSTRUCTION WITH ADAM SKRZYPCZAK AND THE TENANT'S ARCHITECT PRIOR TO BID/START OF WORK.
22. VERIFY FIRE ALARM/LIFE SAFETY SYSTEM REQUIREMENTS WITH THE TENANT'S ARCHITECT AND ADAM SKRZYPCZAK PRIOR TO BID – ALL EXISTING ANALOG SYSTEMS MUST BE UPGRADED TO DIGITAL. MUST USE LANDLORD'S FIRE ALARM CONTRACTOR: UNIVERSAL AUTOMATION & MECHANICAL SERVICES
    BRIAN SULLIVAN
    PH: 508-660-6000

    REUSE OF ANY EXISTING DEVICES, WIRING ETC. IS SUBJECT TO APPROVAL BY THE FIRE DEPT. AND UNIVERSAL AUTOMATION & MECHANICAL SERVICES. VERIFY IF ANY SERVICE/MAINTENANCE WORK IS REQUIRED PRIOR TO BID. ALL FIRE ALARM SYSTEM WIRING SHALL BE INSTALLED IN "RED" EMT CONDUIT AND LABELED "FIRE ALARM"
23. PROVIDE REMOTE STATION FOR DUCT SMOKE DETECTOR AT LOCATION DESIGNATED BY THE FIRE DEPT. VERIFY TEST STATION TYPE AND LOCATION WITH THE FIRE DEPT.
24. VERIFY IF REQUIRED TO MUTE TENANT'S MUSIC/STEREO SYSTEM WHEN FIRE ALARM SYSTEM IS ACTIVATED WITH LANDLORD'S FIRE ALARM SYSTEM CONTRACTOR AND THE TENANT'S ARCHITECT PRIOR TO BID.
25. ALL MATERIALS AND WORK IN A CEILING RETURN AIR PLENUM SHALL BE "PLENUM RATED/APPROVED" AS PER BUILDING DEPT. REQUIREMENTS. VERIFY REQUIREMENTS WITH THE TENANT'S ARCHITECT AND THE BUILDING DEPT. PRIOR TO BID/START OF WORK.
26. THE LANDLORD'S OPERATIONS MANAGER SHALL HAVE THE AUTHORITY TO MAKE ON-SITE DECISIONS AND FIELD CHANGES IN ACCORDANCE WITH THE LANDLORD'S TENANT DESIGN CRITERIA, AND ANY SPECIFIC MALL OPERATION NEEDS/REQUIREMENTS NOT NOTED ON PLANS.

FIRE ALARM SYSTEM

F◁15	AUDIBLE/VISUAL DEVICE, TOP OF DEVICE MOUNTED NOT LESS THAN 90" AFF AND NOT LESS THAN 6" BELOW FINISHED CEILING
L◀15	VISUAL DEVICE, ENTIRE LENS MOUNTED NOT LESS THAN 80" AFF AND NOT MORE THAN 96" AFF
F	MANUAL PULL STATION, MOUNTING HEIGHT 48" TO CENTERLINE AFF
H	HEAT DETECTOR, 135° RATE-OF-RISE TYPE
CM	FIRE ALARM MODULE CONTROL MODULE
MM	FIRE ALARM MONITOR MODULE
ANN	FIRE ALARM ANNUNCIATOR PANEL
FATC	FIRE ALARM TERMINAL CABINET
FACP	FIRE ALARM CONTROL PANEL
FD	C/O DETECTION SYSTEM PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. E.C. SHALL COORDINATE EXACT REQUIREMENTS WITH PLUMBING CONTRACTOR AND SYSTEM MANUFACTURER PRIOR TO INSTALLATION



PARTIAL FIRE ALARM RISER DIAGRAM

N.T.S.

NOTES:

1. EXISTING FIRE ALARM CONTROL PANEL IS BY NOTIFIER, LOCATED IN MAIN ELECTRICAL ROOM. THE FIRE ALARM CONTROL PANEL AND ALL DEVICES SHALL BE BY ONE MANUFACTURER. THE ENTIRE SYSTEM SHALL BE GUARANTEED BY (1) SYSTEM MANUFACTURER. ELECTRICAL CONTRACTOR TO CONFIRM PRIOR TO SUBMITTING BID, VISIT SITE TO INSPECT EXISTING CONDITIONS.
2. ALL EQUIPMENT AND DEVICES SHALL BE UL LISTED, MEET THE REQUIREMENTS OF ADA AND COMPATIBLE WITH EXISTING. FOR QUANTITY AND LOCATION OF DEVICES REFER TO FLOOR PLANS.
3. CONDUCTORS SHALL BE AS REQUIRED BY MANUFACTURER. WIRE SHALL BE A MINIMUM #14AWG INSTALLED IN CONDUIT. THE FIRE ALARM CONTROL PANEL IS AN ADDRESSABLE PANEL. WIRING TYPE SHALL BE CLASS A IN CONDUIT.
4. ALL JUNCTION BOXES SHALL BE PAINTED RED. ALL CONCEALED CONDUIT SHALL BE STRIPPED RED ON 2'-0" CENTERS.
5. RISER DIAGRAM DOES NOT SHOW ENTIRE SYSTEM. REFER TO FLOOR PLANS FOR EXACT QUANTITIES AND LOCATIONS OF ALL SYSTEM DEVICES.
6. TO AUXILIARY CONTACTS IN RESPECTIVE AIR-HANDLING UNIT STARTER FOR UNIT SHUTDOWN ON ALARM. DUCT SMOKE DETECTOR SHALL BE PROVIDED AND WIRED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR. DUCT SMOKE DETECTORS SHALL BE INSTALLED AS IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE:
   - SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR SYSTEMS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM, IN THE RETURN AIR DUCT OR PLENUM UPSTREAM OF ANY FILTERS, EXHAUST AIR CONNECTIONS, OUTDOOR AIR CONNECTIONS, OR DECONTAMINATION EQUIPMENT AND APPLIANCES.
   - SMOKE DETECTORS SHALL BE INSTALLED IN THE SUPPLY AIR SYSTEM FOR ALL MAKE-UP AIR UNITS WITH A DESIGN CAPACITY GREATER THAN 2,000 CFM.
7. MUSIC CONTROL SYSTEM BE CONNECTED TO FIRE ALARM SYSTEM SO THAT, WHEN IN ALARM STATUS, FIRE ALARM SYSTEM OVERRIDES AND MUTES MUSIC SYSTEM ENTIRELY.
8. DIMMING SYSTEM SHALL BE CONNECTED TO FIRE ALARM SYSTEM SO THAT, WHEN IN ALARM STATUS, FIRE ALARM SYSTEM OVERRIDES DIMMING SYSTEM AND LIGHTS ARE BROUGHT UP TO 100%.
9. SHOP DRAWINGS INCLUDING A COMPLETE RISER AND BATTERY CALCULATIONS ARE REQUIRED. SUBMIT A DUPLICATE COPY TO THE FIRE DEPARTMENT.
10. THE FIRE ALARM SYSTEM, ALL COMPONENTS AND WIRING METHODS SHALL CONFORM TO NFPA, ADA AND NATICK FIRE DEPARTMENT REQUIREMENTS.
11. ABSOLUTELY NO WORK SHALL BE STARTED OR EQUIPMENT PURCHASED UNTIL A PERMIT HAS BEEN ISSUED BY THE FIRE DEPARTMENT.
12. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURERS TESTING, TRAINING AND REPROGRAMMING.
13. ELECTRICAL CONTRACTOR SHALL CARRY ALL COSTS TO REPROGRAM EXISTING FIRE ALARM CONTROL PANEL AS REQUIRED.
14. ELECTRICAL CONTRACTOR SHALL COORDINATE SHUTDOWNS OF LANDLORD FIRE ALARM SYSTEM WITH BUILDING MANAGER AND CARRY ASSOCIATED COST.

FIRE ALARM SYSTEM OPERATION SCHEDULE

	SYSTEM OUTPUTS	A: ACTIVATE COMMON ALARM SIGNAL INDICATOR	B: ACTIVATE AUDIBLE ALARM SIGNAL	C: ACTIVATE COMMON SUPERVISORY SIGNAL INDICATOR	D: ACTIVATE AUDIBLE SUPERVISORY SIGNAL	E: ACTIVATE COMMON TROUBLE SIGNAL INDICATOR	F: ACTIVATE AUDIBLE COMMON TROUBLE SIGNAL	G: ACTIVATE ALARM INDICATOR ON CORRESPONDING FLOOR	H: ACTIVATE SUPERVISORY SYSTEM	I: ACTIVATE EVACUATION SIGNALS ON ALL FLOORS	J: ACTIVATE HOOD FIRE SUPPRESSION SYSTEM	K: DISPLAY/PRINT CHANGE OF STATUS	L: TRANSMIT FIRE ALARM SIGNAL TO SUPERVISING STATION	M: TRANSMIT SUPERVISORY SIGNAL TO SUPERVISORY STATION	N: TRANSMIT TROUBLE SIGNAL TO SUPERVISORY STATION	O: RELEASE MAGNETICALLY HELD SMOKE DOORS	P: RECALL PEDESTRIAN ELEV. TO PRIMARY LEVEL FLOOR	Q: CLOSE SMOKE/FIRE DAMPERS IN AHU SERVICING ALL ASSOCIATED AREA TO RELATED UNIT
	SYSTEM INPUTS																		
1	MANUAL FIRE ALARM BOXES	•	•					•		•	•	•			•				
2	SMOKE DETECTORS	•	•					•		•	•	•			•				
3	DUCT SMOKE DETECTORS	•	•					•			•	•	•		•		•	•	
4	HEAT DETECTORS	•	•					•		•	•	•			•				
5	KITCHEN EXHAUST HOOD	•	•					•	•	•	•		•		•			•	
6	WATERFLOW	•	•					•		•	•	•			•				
7	SPRINKLER CONTROL VALVE			•	•					•	•		•		•				
8	FIRE ALARM AC POWER FAILURE					•	•				•			•					
9	FIRE ALARM SYSTEM LOW BATTERY					•	•				•			•					
10	OPEN CIRCUIT					•	•				•			•					
11	GROUND FAULT					•	•				•			•					
12	NOTIFICATION APPLIANCE SHORT CIRCUIT					•	•				•			•					
13	SUPERVISORY										•		•						
14	TROUBLE					•	•				•			•					

NOTES:

1. ALL EVENTS SHALL BE RECORDED AT THE FIRE ALARM CONTROL PANEL AND SHALL INDICATE TIME AND DATE OF OCCURRENCE AND LIST DEVICE INITIATED.
2. TROUBLE AND SUPERVISORY SIGNALS SHALL BE MONITORED IN ACCORDANCE WITH 780 CMR 903.4.1.

LANDLORD REQUIRED CONTRACTORS

(VERIFY WITH ADAM SKRZYPCZAK)

ELECTRICAL SERVICE & FIRE ALARM: BRIAN SULLIVAN
UNIVERSAL AUTOMATION & MECH. SERVICES
841 WORCESTER RD. #512
NATICK, MA 01760
PH: 508-660-6000
CELL: 508-837-0571
EMAIL: BRIAN.SULLIVAN@UAMSERVICE.COM

ROOFING: DON BREDNER
TECTA AMERICAN ROOFING
PH: 978-436-9990

ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LANDLORD'S
NATICK MALL
TENANT CRITERIA MANUAL
ALL CONTRACTORS SHALL OBTAIN A COPY FROM THE LANDLORD'S TENANT COORDINATOR OR MALL OPERATIONS MANAGER AND BECOME FAMILIAR WITH THE REQUIREMENTS CONTAINED WITHIN PRIOR TO BIDDING THE JOB. WHERE LANDLORD'S REQUIREMENTS CONFLICT WITH CODES OR ORDINANCES, THE STRICTEST INTERPRETATION SHALL APPLY.

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HVAC • Electrical • Plumbing • Fire Protection

TRUE NORTH

COMMONWEALTH OF MASSACHUSETTS
MARK S. KONTOGIANNIS
ELECTRICAL
No. 35557
REGISTERED PROFESSIONAL ENGINEER

ANALOGUE STUDIO

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RISER DIAGRAMS

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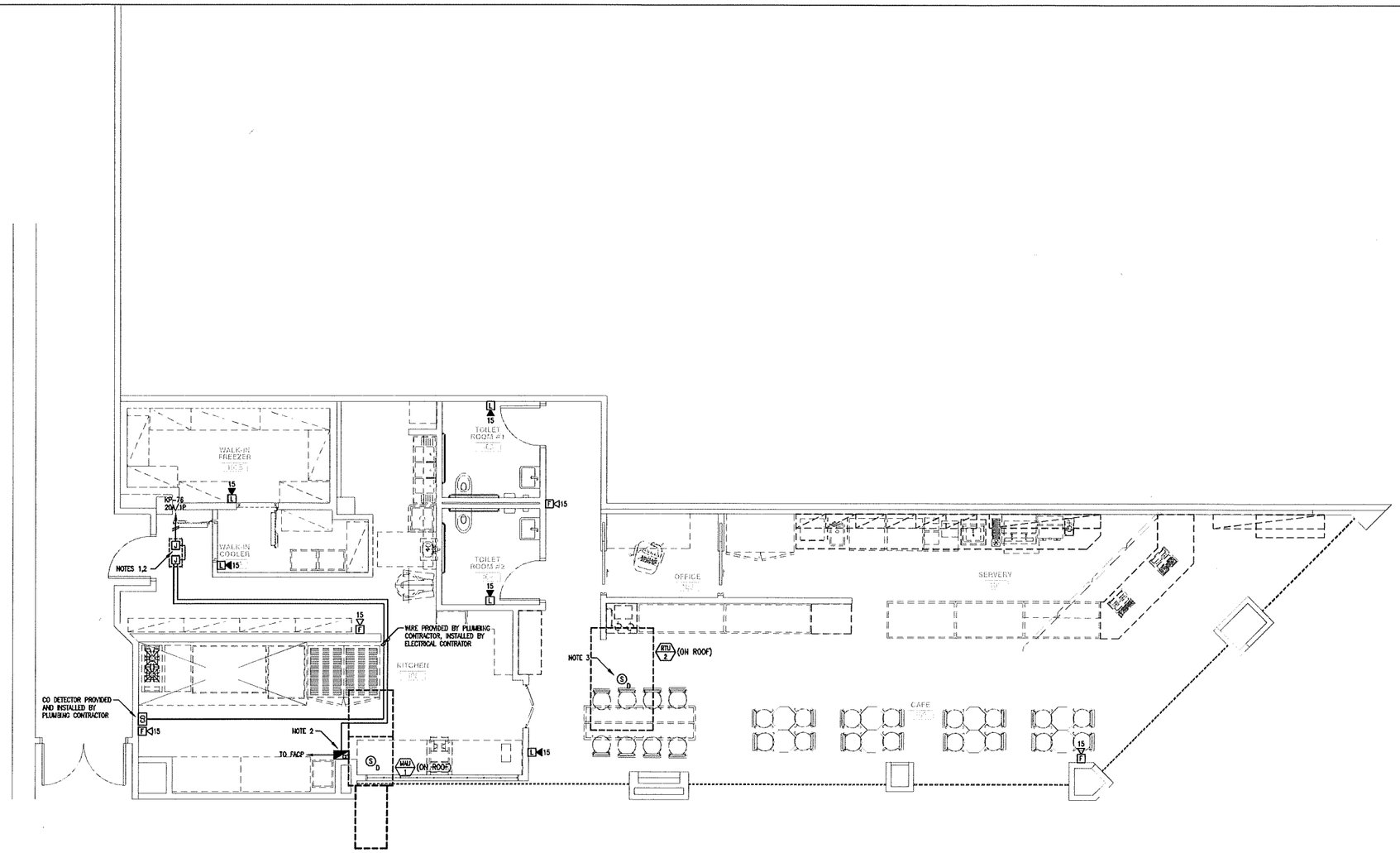

1 FIRE ALARM - First Floor Plan
SCALE: 1/4"=1'-0"

NOTES:

1. 120VOLT SOLENOID GAS SHUT-OFF VALVES WIRED TO EXHAUST HOOD FIRE SUPPRESSION CONTROL PANEL, PROVIDED AND INSTALLED BY OTHERS, WIRED BY ELECTRICAL CONTRACTOR.

2. C/O DETECTION SYSTEM PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR. E.C. SHALL COORDINATE EXACT REQUIREMENTS WITH PLUMBING CONTRACTOR AND SYSTEM MANUFACTURER PRIOR TO INSTALLATION, REFER TO DETAIL No. 4 ON DRAWING E0.5 FOR WIRING DETAILS.

3. DUCT MOUNTED SMOKE DETECTORS SHALL BE PROVIDED BY E.C., INSTALLED BY M.C., WIRED BY E.C. ALL DUCT MOUNTED SMOKE DETECTORS SHALL HAVE REMOTE TEST STATION AND LED ON THE FLOOR BELOW, GROUP BY AREA AND INSTALL IN A CORRIDOR OR OTHER COMMON AREA. ALL TEST STATIONS SHALL BE PERMANENTLY LABELED WITH UNIT SERVED. "RTU-2 DUCT MOUNTED SMOKE DETECTOR". LABEL SHALL BE RED PLASTIC WITH 1/8" TALL (WHITE) LETTERS. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF REMOTE TEST STATION WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

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