

GENERAL NOTES

GENERAL REQUIREMENTS:

- A. DRAWINGS. THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND ALERT ARCHITECT TO ANY UNFORESEEN CONSTRUCTION DIFFICULTIES BEFORE BEGINNING WORK. IN-FIELD REVISIONS SHALL NOT OCCUR WITHOUT ARCHITECT'S APPROVAL.
- B. PRE-CONSTRUCTION MEETING. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE, WITH OWNERS APPROVAL, A PRE-CONSTRUCTION MEETING WITH THE LOCAL BUILDING DEPT. OR LOCAL PUBLIC WORKS DEPT. VERIFY WHICH AGENCY WOULD BE INVOLVED. THE CONTRACTOR SHALL PROVIDE LOCAL INSPECTOR WITH 24 HOURS NOTICE PRIOR TO INSPECTION
- C. TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL.
- D. CODES / PERMITS / REGULATIONS. ALL EXTERIOR SIGNAGE MUST BE SUBMITTED AND REVIEWED UNDER SEPARATE PERMIT APPLICATION.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY OTHER THAN THE BUILDING PERMIT. CONTRACTOR SHALL ALSO PAY FOR ALL OTHER CHARGES, FEES OR COSTS CHARGED BY THE BUILDING AND CONSTRUCTION DEPARTMENTS, UTILITY AGENCIES OR PRIVATE COMPANIES WHICH REQUIRE SUCH COSTS FOR OR PRIOR TO INSTALLATIONS.

NOTHING IN THE DRAWINGS SHALL BE CONSTRUCTED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE AND CEASE WORK. ALL PARTS PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES.

- E. AMENDED BY GOVERNING CITY & ALL JURISDICTION RULES AND REGULATIONS. DIMENSIONS ARE SHOWN TO FACE OF MASONRY OR CENTERLINE OF OPENING, UNLESS DETAILED OTHERWISE ON DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY HIMSELF/HERSELF OR OTHERS.

THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS AND ROOFS.

- F. SHOP DRAWINGS REVIEW. PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS/OWNERS AND AS REQUIRED BY THE CITY PRIOR TO CONSTRUCTION.

- G. CONTRACTOR TO FRAME OPENINGS IN WALLS, CEILINGS AND FLOORS FOR H.V.A.C. AND OTHER MECHANICAL OR ELECTRICAL WORK WHERE REQUIRED AND NOT OTHERWISE SHOWN ON THE PLANS.

- H. COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES INCLUDING:

- 1). MAXIMUM THRESHOLD HEIGHT TO BE ONE HALF INCH (1/2") ALONG ACCESSIBLE ROUTE OF TRAVEL.
- 2). STAIR NOSINGS TO BE FLUSH, SLIP RESISTANT AND ROUNDED TO RADIUS OF ONE HALF INCH (1/2") MAXIMUM.

DOORS/WINDOWS:

- A. GLAZING. PROVIDE GLAZING PER CITY CODES: INSULATED UNITS SHALL BE CLASS 40 GLAZING WITH LOW ARGON GAS.

GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN A 24" ARC OF A DOOR OPENING, GLAZING WITHIN 18" OF THE FLOOR (AND IS OVER 9 SQ. FT. PER PANEL) SHALL BE TEMPERED GLASS OR LAMINATED SAFETY GLASS PER CODE.

GLAZING U-VALUE (AMMA TESTED) U-40 MAXIMUM.

FIRE PROTECTION:

- ~~A. GO TO EXTEND THE EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED - GET SYSTEM DESIGN APPROVED BY GOVERNING CITY'S BUILDING DEPARTMENT - AND FIRE DEPARTMENT PRIOR TO INSTALLATION (IF APPLICABLE).~~
- ~~NOTE: GO TO PROVIDE LIFE SAFETY MANAGEMENT IN THEIR BIDDING PROCESS~~

- B. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY INTERNATIONAL BUILDING CODE AND LOCATE PER FIRE MARSHAL'S DIRECTION. 1 FIRE EXTINGUISHER PER 3,000 S.F. OF BUILDING AREA WITHIN 75'-0" TRAVEL DISTANCE BETWEEN EXTINGUISHERS.

- C. MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXTERIOR AND RATED INTERIOR WALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED AND SIMILAR SYSTEMS PER CITY'S CODE.

THERMAL/MOISTURE PROTECTION:

- A. OPENINGS. ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER-STRIPPED.

ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE 24 GAUGE GALVANIZED STEEL, FACTORY PRIMED AND FIELD PAINTED. 10'-0" LENGTHS, PER SMACNA MANUAL UNLESS OTHERWISE NOTED.

- B. CAULKING AND SEALANTS. USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS. ALL OTHER LOCATIONS USE POLYSULFIDE OR SILICONE.

- C. VAPOR BARRIERS. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

- D. INSULATION. PROVIDE INSULATION PER LOCAL CODE, COMPONENT PERFORMANCE APPROACH.

GENERAL CONTRACTOR NOTE:
THE GC MUST SUBMIT SEPARATE DRAWINGS FOR SPRINKLER AND FIRE ALARM WORK AND SHALL BE UNDER SEPARATE PERMIT - WHEN APPLICABLE.

GENERAL NOTES:

1. PRIOR TO DEMOLITION, VERIFY IN FIELD EXISTING WALLS AND IF ANY STRUCTURAL COLUMNS EXIST. IF SO, CONTACT ARCHITECT IMMEDIATELY.
2. CONTRACTOR TO MAINTAIN PROPER LIGHTING, SANITATION AND VENTILATION AT ALL TIMES.
3. ALL WORK MUST BE APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WORK.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A WATER AND WEATHER TIGHT BUILDING.
5. ALL WORK TO BE PERFORMED TO CODE BY LICENSE CONTRACTORS PERFORMING WORK IN THEIR SPECIFIC TRADE ONLY.
6. ALL DESIGN, DRAWINGS, AND DETAILS REPRESENT COMPLETE WORK IN PLACE. ARCHITECT SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION.
7. INTERIOR PARTITIONS NOTED ON PLANS MAY BE SHOWN AS NOMINAL DIMENSIONS, SUCH AS 5" INTERIOR WALL REFERS TO GYPSUM BOARD EACH OVER 3-5/8" STUDS. STUD SPACING IS 24" O.C.
8. ALL DEBRIS GENERATED FROM CONSTRUCTION MUST BE KEPT ON THE SITE IN EITHER AN ENCLOSED AREA OR HAULED AWAY DAILY, AND DISPOSED OF LEGALLY OFF-SITE.
9. EXTERIOR SIGNAGE IS NOT PART OF THIS CONTRACT OR PERMIT EXCEPT ELECTRICAL ROUGH-IN AND BLOCKING. SIGN CONTRACTOR SHALL MAKE SEPARATE SUBMITTAL TO THE CITY FOR REVIEW AND PERMIT.
10. KEEP ALL PIPING AND CONDUIT AS CLOSE TO WALLS AND ROOF DECK AS POSSIBLE AND ALL DUCTWORK AS CLOSE TO ROOF AS POSSIBLE. WHERE EXPOSED, ALL PIPING CONDUIT AND DUCTWORK SHALL BE PAINTED UNLESS NOTED. ALL PIPING CONDUIT SHALL BE ORGANIZED IN A NEAT MANNER RUNNING PARALLEL OR PERPENDICULAR TO ROOF FRAMING MEMBERS.
11. MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILING SHALL NOT EXCEED THAT SET FORTH IN FLAME SPREAD TABLE OF THE BUILDING CODE.
12. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND COORDINATE WITH ARCHITECT ANY CONFLICTS WITH THE PLANS.
13. PERFORM THE REMOVAL, CUTTING, AND DRILLING WITH THE CARE USE OF THE SMALLEST TOOLS SO AS TO NOT DAMAGE THE STRUCTURAL INTEGRITY OF THE BUILDING.
14. TO SAW CUT AT EXISTING RESTROOM LOCATION, USE SAWS AND COREDRILLS. DO NOT USE JACKHAMMER UNDER ANY CIRCUMSTANCES.
15. GC TO COORDINATE FIRE ALARM INSTALL WITH LANDLORD, IF REQUIRED BY CITY.

SCOPE OF WORK:
INTERIOR TENANT IMPROVEMENT OF A REMODELED VACANT SPACE TO A NEW TROPICAL SMOOTHIE CAFE LOCATED WITHIN A RETAIL CENTER'S SHELL BUILDING. THE TRASH DUMPSTER SHALL BE PROVIDED BY THE LANDLORD.
CONSTRUCTION DUMPSTER PROVIDED BY TENANT'S GC

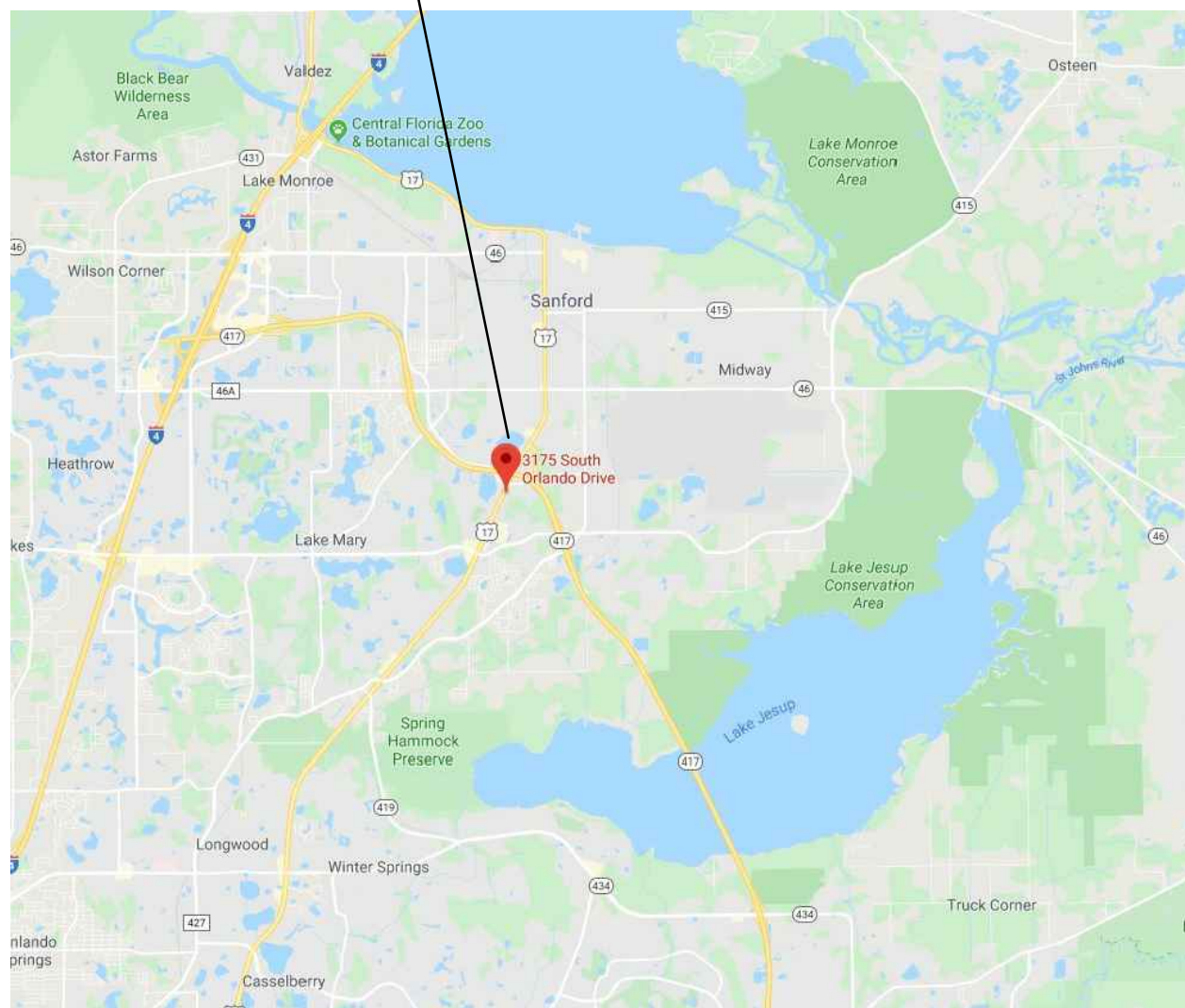
BUILDING CODES ADOPTED:
2017 FLORIDA BUILDING CODE (6th EDITION)
FLORIDA BUILDING CODE EXISTING BUILDING (6th EDITION)
FLORIDA BUILDING CODE ACCESSIBILITY (6th EDITION)
FLORIDA BUILDING CODE ENERGY CONSERVATION (6th EDITION)
FLORIDA BUILDING CODE FUEL GAS (6th EDITION)
FLORIDA BUILDING CODE MECHANICAL (6th EDITION)
FLORIDA BUILDING CODE PLUMBING (6th EDITION)
FLORIDA FIRE PREVENTION CODE (6th EDITION)
NATIONAL ELECTRICAL CODE (2014)
FLORIDA FIRE PREVENTION CODE (5TH EDITION)

NOTE: THIS IS A LEVEL 2 ALTERATION PER THE FLORIDA BUILDING CODE 6TH EDITION (2017 EXISTING)

ARCHITECT'S STATEMENT: TO THE BEST OF MY KNOWLEDGE THIS PROJECT COMPLIES WITH THE 2017 FLORIDA FIRE PREVENTION CODE 6TH EDITION AS STATED WITHIN CODE SUMMARY.

SITE MAP

PROJECT LOCATION



REFERENCE SYMBOLS

DOOR TAG		REFERENCE	
ROOM TAG		WALL SECTION REFERENCE	
DETAIL REFERENCE		EQUIPMENT REFERENCE	
REVISION			

ABBREVIATIONS

ACP	ACOUSTICAL CLG. PANEL	FLASH	FLASHING	PLAM	PLASTIC LAMINATE
ACT	ACOUSTICAL CLG. TILE	FOIC	FURNISHED BY OWNER	PLYW/D	PLYWOOD
AL	ALUMINUM	FO	INSTALLED BY CONTRACTOR	R	RISER, RADIUS
ALUM	ALUMINUM	FRP	FINISH OPENING	REBAR	REINFORCING BAR
ARCH	ARCHITECTURAL		FIBERGLASS REINFORCED	REF	REFERENCE
AVG	AVERAGE	FRT	PANELS	REV	REVISION
BLDG	BUILDING	GA	FIRE RETARDANT TREATED	RM, RMS	ROOM, ROOMS
BLKG	BLOCKING	GALV	GAUGE	RO	ROUGH OPENING
BR	BRICK	GL	GALVANIZED	S & V	SATIN AND VARNISH
CMU	CONCRETE BLOCK	GWB	GLASS	SC	SOLID CORE
CT	CERAMIC TILE	HDWE	GYPSUM WALLBOARD	SCHED	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HM	HARDWARE	SEC	SECTION
CL	CENTER LINE	HOR	HOLLOW METAL	SHT	SHEET
CLG	CEILING	HT	HORIZONTAL	SPECS	SPECIFICATIONS
CONC	CONCRETE	HW	HEIGHT	SF	SQUARE FEET
CONT	CONTINUOUS	HWT	HOT WATER	ST	STEEL
CW	COLD WATER	HHW	HOT WATER HEATER	STOR	STORAGE
DTL	DETAIL	LAV	HOT WATER TANK	STRUCT	STRUCTURAL
DF	DRINKING FOUNTAIN	LAV	LAVATORY	SUSP	SUSPENDED
DIA	DIAMETER	LT	LIGHT	SV	SHEET VINYL
DIM	DIMENSION	MAT'L	MATERIAL	SS	STAINLESS STEEL
DN	DOWN	MAX	MAXIMUM	TB	TELEPHONE MOUNTING BOARD
DR	DOOR	MTL	METAL	TD	TRENCH DRAIN
DS	DOWNSPOUT	MIN	MINIMUM	THRESH	THRESHOLD
DWG	DRAWING	MO	MASONRY OPENING	TYP	TYPICAL
EA	EACH	MUL	MULLION	UNFIN	UNFINISHED
ELEV	ELEVATION	N/A	NOT APPLICABLE	UR	URINAL
EXIST	EXISTING	NIC	NOT IN THIS CONTRACT	VCT	VINYL COMPOSITION TILE
OR EX		NO	NUMBER	VERT	VERTICAL
EXT	EXTERIOR	NOM	NOMINAL	VST	VINYL SAFETY TILE
FDN	FOUNDATION	NTS	NOT TO SCALE	W	WIDTH
FIN	FINISH	OC	ON CENTER	WC	WATER CLOSET
FD	FLOOR DRAIN	OD	OUTSIDE DIMENSION	WD	WOOD
FL	FLOOR	PT	PAINT	WDW	WINDOW
				WP	WATERPROOF

CONTACT INFORMATION

TENANT INFORMATION: R&R TROPICS NO. 2 LLC RICHARD PETTINGILL 710 W CRANES CIR/CE ALTAMONTE SPRINGS, FL 32701 410-430-9732	CORPORATE INFORMATION: TROPICAL SMOOTHIE CAFE 1117 Perimeter Center W W200, Atlanta, GA 30338	BUILDING DEPARTMENT: CITY OF SANFORD 300 N. PARK AVE SANFORD, FL 32771 407-688-5000 ONLINE SUBMITTAL REQUIRED
PROJECT MANAGER: ATTN: CHRIS NEAL 6501 E. Greenway Pkwy #103-707 SCOTTSDALE, AZ 85254 P: 480-297-5577 cneal@neptunedg.com	LANDLORD: RB SEMINOLE LLC C/O RD MANAGEMENT LLC 810 SEVENTH AVE - 10TH FLOOR NEW YORK NY 10019 212-265-6600	HEALTH DEPARTMENT: FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES 3125 CORNER BLVD., STE D TALLAHASSEE, FL 92399 850-245-5595
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AN INTERIOR TENANT IMPROVEMENT

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SEMINOLE CENTRE
3175 SOUTH ORLANDO DRIVE #400
SANFORD, FL 32773
STORE (FL-278)

PROJECT DATA

PROJECT NAME:	TROPICAL SMOOTHIE CAFE
PROJECT ADDRESS:	3175 SOUTH ORLANDO DRIVE #400 SANFORD, FL 32773
LOCAL JURISDICTION:	BUILDING & SAFETY - CITY OF SANFORD HEALTH: FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF FOOD SAFETY
CODES UTILIZED:	2017 FLORIDA BUILDING CODES (6TH EDITION)
PROPOSED USE:	RESTAURANT
CONSTRUCTION TYPE:	IIB- NOT SPRINKLERED
OCCUPANCY GROUP:	M (OCCUPANT LOAD UNDER 50 PERSONS SHALL BE CLASSIFIED AS A GROUP M)
TOTAL S.F.:	1,268 S.F. PER LEASE

DINING AREA 320 S.F. / 15 = 22
KITCHEN/SERVICE AREA 320 S.F. / 200 = 2
HALLWAY/ RESTROOM 140 S.F. / 0 = 0

ACTUAL INTERIOR SEATING: 19 SEATS
TOTAL OCCUPANT LOAD: 24- SEE SHEET A1.1

1 EXIT(S) REQUIRED, 1 EXIT(S) PROVIDED (OCCUPANT LOAD < 50)
2 RESTROOMS REQUIRED, 2 RESTROOMS PROVIDED

NO STRUCTURAL WORK IS TO BE PERFORMED UNDER THIS PERMIT.
NO SITE WORK IS TO BE PERFORMED UNDER THIS PERMIT.

(3) EMPLOYEES MAXIMUM

EXTERIOR SIGN UNDER SEPARATE PERMIT BY SIGN COMPANY - INSTALLED BY SIGN COMPANY

NOTE: NO COOKING ON PREMISES WITH THE EXCEPTION OF ITEMS 25, 27 & 57 SHOWN ON A5.0 - PER MFG HOODS ARE NOT REQUIRED

INDEX OF SHEETS

A1.0	TITLE SHEET
A1.1	EGRESS / EXIT PLAN AND RESPONSIBILITY SCHEDULE
A1.2	ACCESSIBILITY AND SPECIFICATIONS
A1.3	EXISTING SITE PLAN / DEMO PLAN
A2.0	FLOOR PLAN
A2.1	FINISH PLAN
A2.2	LOW VOLTAGE PLAN
A2.3	WALL BACKING PLAN
A3.0	REFLECTED CEILING PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	EQUIPMENT / EQUIPMENT PLAN
A6.0	DETAILS
A6.1	DETAILS
A6.2	DETAILS
A7.0	SPECIFICATIONS
A7.1	SPECIFICATIONS

M1	MECHANICAL FLOOR PLAN
M2	MECHANICAL DETAILS
M3	MECHANICAL SPECIFICATIONS
P1	PLUMBING SYMBOLS & SCHEDULES
P2	PLUMBING PLANS
P3	PLUMBING DETAILS
P4	SPECIFICATIONS

E1	ELECTRICAL NOTING
E2	ELECTRICAL LIGHTING- ROOF PLAN
E3	POWER PLAN-SINGLE-LINE DIAGRAM, & PANEL

SET DATED: 1.3.2020

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SANFORD, FL 32773
STORE #FL-278

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TSC: FL-278

REVISION

LANDLORD
1.3.2020

DATE: 12.26.2019

REVIEW SET
NOT FOR
PERMIT

COVER SHEET

A1.0

GENERAL NOTES

1. ALL ROUGH-INS AND CONNECTIONS SHOWN ON THESE PLANS ARE FOR FOOD SERVICE FIXTURES AND EQUIPMENT PROVIDED BY THE EQUIPMENT VENDOR OR BY OUTSIDE PARTIES LISTED AS 'VENDOR' OR 'BY OTHERS'. ALL INFORMATION PROVIDED ON THESE PLANS ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR THRU THE SPECIFICATIONS MANUAL PROVIDED BY THE EQUIPMENT VENDOR OR BY CONSULTING THE APPROPRIATE OUTSIDE PARTIES .
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL ROUGH-IN LOCATIONS AS NEEDED BY FIELD CONDITIONS FOR EQUIPMENT UTILITY CONNECTION(S) PER MANUFACTURER'S CURRENT SPECIFICATION SHEETS.
3. SERVICE ROUGH-INS AND EQUIPMENT CONNECTIONS MUST BE MADE BY APPROPRIATE TRADES.
4. ALL BUILDING PENETRATIONS REQUIRED FOR FOOD SERVICE EQUIPMENT INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND SEALED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
5. ALL WALL SUPPORT (BLOCKING) FOR WALL HUNG EQUIPMENT SHALL BE PROVIDED BY GENERAL CONTRACTOR PER PLAN.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER WORKING CONDITION AND MEETING CURRENT LOCAL CODE REQUIREMENTS FOR ANY / ALL EQUIPMENT LISTED ON THESE PLANS AS 'EXISTING'.
7. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND WALL LOCATIONS. ALL DIMENSIONS ARE TO FINISHED WALL AND/OR CENTER LINES OF COLUMNS.
8. ANY DIMENSIONS LABELED "HOLD" OR "CRITICAL" MUST MAINTAIN THAT FINISHED DIMENSION. ALL CORNERS TO BE 90° OR AS SPECIFIED. ANY DISCREPANCIES WITH SPECIFIED DIMENSIONS REQUIRING TRIM OR EQUIPMENT MODIFICATION IS TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR AT THEIR EXPENSE.
9. GENERAL CONTRACTOR / OWNER SHALL BE RESPONSIBLE FOR INSURING THAT ALL ADDENDA AND CHANGES TO BUILDING PLANS WHICH ARE MADE PRIOR TO AND DURING CONSTRUCTION ARE PROVIDED TO TROPICAL SMOOTHIE CAFE.
10. THESE DRAWINGS ARE NOT MEANT TO REPLACE ARCHITECTURAL OR ENGINEERING PLANS. IF DISCREPANCIES EXIST, REFER TO THE ARCHITECTS CONSTRUCTION DOCUMENTS.
11. THE LATEST DATED REVISION SUPERSEDES AND VOIDS ALL PREVIOUS DRAWINGS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COLLECTING ALL OLD COPIES OF THE PLAN SET & DISTRIBUTING CURRENT COPIES TO ALL SUBCONTRACTORS.
12. REFER TO THE EQUIPMENT VENDOR WITH ANY CONCERNS OR QUESTIONS REGARDING DELIVERY AND STORAGE OF EQUIPMENT.
13. FOLLOWING FINAL FIXTURES INSTALLATION THE GENERAL CONTRACTOR SHALL CLEAN-UP AND DISPOSE OF ALL TRASH, CARTONS, CREATES, DEBRIS, ETC.
14. GENERAL CONTRACTOR TO REPLACE ALL HVAC FILTERS ONCE CONSTRUCTION IS COMPLETE
15. GC MUST LOCATE THE EXISTING MAIN SEWER WASTE LINE PRIOR TO ISSUANCE OF PERMIT. GC TO INCLUDE CAMERA / X-RAY OF SLAB FOR LOCATION OF WASTE LINE WITHIN BID. GC MUST PROVIDE SKETCH TO PLUMBING ENGINEER PRIOR TO PERMIT ISSUANCE. IF RECEIVED AFTER PERMIT ISSUANCE ANY COST TO REVISE PLANS WILL BE BILLED TO THE GENERAL CONTRACTOR.

ABBREVIATION KEY

ABBR.	ABBREVIATION DESCRIPTION
F	FRANCHISEE
EV	EQUIPMENT VENDOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
CC	CONTRACTOR'S CHOICE
LJ	LOCAL JURISDICTION
SC	SIGN COMPANY
VLL	VERIFY WITH LANDLORD
V	VENDOR
M	MICROS
RTG	RETAIL TECHNOLOGY GROUP
UMI	ULTERIOR MOTIVES INTERNATIONAL
HL	HERMITAGE LIGHTING
MMM	MUZAK (MOOD MEDIA)
C	CINTAS
UC	UTILITY COMPANY
SFS	SEE FINISH SCHEDULE
SPS	SEE PLUMBING SCHEDULE

RESPONSIBILITY MATRIX

NO.	QTY	EQUIPMENT DESCRIPTION	PROVIDER	VENDOR	INSTALLER
		GENERAL REQUIREMENTS (DIVISION 1)			
*		BUILDING PERMIT	F	LJ	
		PERMIT FEES	F	LJ	
		UTILITIES	F	UC	
		FIELD VERIFY ALL EXISTING CONDITIONS	GC	GC	
		TEMPORARY FACILITIES	GC	CC	GC
		TRASH REMOVAL / CLEAN UP	GC	CC	GC
		CONCRETE (DIVISION 3)			
		NEW PATIO POUR AT EXISTING SIDEWALK	GC	CC	GC
		SLAB - NEW POUR / EXISTING	GC	CC	GC
		FLOOR/SLAB MOISTURE TEST	GC	CC	GC
		METALS, WOOD & PLASTICS (DIVISION 5 & 6)			
		KNEE WALLS	GC	GC	GC
		WALLS / BULKHEADS	GC	CC	GC
		RAILINGS, SUPPORTS, BRACKETS	GC	CC	GC
		STRUCTURAL STEEL, SUPPORTS, BRACES, ETC	GC	CC	GC
		FRAMING / CARPENTRY	GC	CC	GC
		WALL CABINETS	F	EV	EV
		SOLID SURFACE COUNTER TOP	F	EV	EV
		BUTCHER BLOCK COUNTER TOP	F	EV	EV
		MILLWORK SOFFIT	F	EV	EV
		THERMAL & MOISTURE PROTECTION (DIVISION 7)			
		ROOF PENETRATIONS	GC	CC	GC
		EXHAUST FAN CURB ON ROOF	GC	CC	GC
		DOORS & WINDOWS (DIVISION 8)			
		NEW DOORS, FRAMES & HARDWARE	GC	CC	GC
		NEW GLASS STOREFRONT	GC	CC	GC
		FINISHES (DIVISION 9)			
		WALL FINISHES (GYPSUM BOARD & FRP PER PLAN)	GC	CC	GC
		WALL FINISHES (PAINT, TILE, SPECIALTY)	GC	SFS	GC
		CEILING AND SUSPENSION GRID	GC	SFS	GC
		WOOD TRIM / FINISHES	GC	SFS	GC
		FLOORING FINISHES	GC	SFS	GC
		WALL BASE	GC	SFS	GC
		FIRE RATED PENETRATIONS CAULK & SEALANTS	GC	CC	GC
		SPECIALTIES (DIVISION 10)			
		SIGNAGE PERMIT (EXTERIOR) & INSTALL	F	SC	SC
		INTERIOR SIGNS	F	EV	EV
		RESTROOM ACCESSORIES	GC	GC	GC
**		FIRE EXTINGUISHERS	GC	GC	GC
		EQUIPMENT (DIVISION 11)			
		ALL KITCHEN EQUIPMENT (UNLESS NOTED)	F	EV	EV
		POS SYSTEMS AND MONITORS	F	M	RTG
		FURNISHINGS (DIVISION 12)			
		FURNISHINGS (TABLES, CHAIRS, STOOLS)	F	EV	EV
		MARKET PLACE CABINET	F	EV	EV
		MENU BOARDS	F	EV	EV
AG-1		FOOD MONTAGE PHOTO	F	EV	GC
AG-2		DOCK PHOTO	F	EV	GC
AG-3		BEACH HUT PHOTO	F	EV	GC
AG-4		SURF BOARD PHOTO	F	EV	GC
***		WARE WASHING DETERGENT	F	C	C
		SPECIAL CONSTRUCTION (DIVISION 13)			
		SURVEILLANCE SYSTEM	F	VLL	V
		SECURITY SYSTEM	F	VLL	V
***		MUSIC/ENTERTAINMENT	F	MMM	V
		FIRE SPRINKLER	GC	VLL	GC
		FIRE ALARM	GC	VLL	GC
		MECHANICAL (DIVISION 15)			
		PLUMBING ROUGH-IN DWV & H2O DISTRIBUTION	GC	CC	GC
		RESTROOMS TOILETS AND SINKS	GC	SPS	GC
		WATER HEATER	GC	SPS	GC
		WALK-IN COOLER & FREEZER BOX	F	EV	GC
		NEW HVAC IF APPLICABLE	GC	CC	GC
		MECH CONNECTIONS/DUCT/DIFFUSERS/CONTROLS	GC	CC	GC
		TEST & BALANCE	GC	CC	GC
		PLUMBING CERTS & WATER TESTS	GC	CC	GC
		ELECTRICAL (DIVISION 16)			
		ELECTRICAL ROUGH-IN WIRING	GC	CC	GC
		ELECTRICAL PANELS	GC	CC	GC
***		LIGHTING FIXTURES AND CONTROLS	GC	HL	GC
		TELECOMMUNICATIONS	F	UC	UC
		POS WIRING AND INSTALLATION	F	M	RTG

- * PROVIDED BY FRANCHISEE VIA PROJECT COORDINATOR
- ** LOCATION TO BE DETERMINED BY LOCAL FIRE JURISDICTION AUTHORITY
- *** PREFERRED VENDOR

CONSTRUCTION NOTES

ARCHITECT'S DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECTS BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. FM GROUP INC AVAILS ITSELF TO THE CLIENT, THE CONTRACTOR, AND ANY OTHER PARTIES AS NECESSARY (VIA TELEPHONE, FAX, AND EMAIL) IN ORDER TO ASSIST IN PROVIDING CLARIFICATIONS OR RESOLVING ISSUES AND PROBLEMS THAT MAY ARISE. ALTHOUGH MANY ISSUES CAN BE EASILY ADDRESSED WITHOUT THE ARCHITECTS INVOLVEMENT, THERE ARE TIMES WHEN PARTICIPATION IS ADVISABLE. DETERMINATION OF WHEN INVOLVEMENT IS APPROPRIATE IS LEFT TO THE PROFESSIONAL DISCRETION OF THE CONTRACTOR. IT IS UNDERSTOOD THAT THE CLIENT AND/OR THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE DRAWINGS, AND ANY OTHER SUPPLEMENTAL INFORMATION, AND WHEN THE ARCHITECT IS DENIED THE OPPORTUNITY TO PROVIDE CLARIFICATIONS OR PARTICIPATE IN CHANGES TO THE DESIGN OR THE RESOLUTION OF ISSUES OR PROBLEMS, ALL PARTIES WAIVE ANY CLAIMS AGAINST THE ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO. FM GROUP INC IS HELD HARMLESS FROM LOSS, CLAIM, OR COSTS ARISING OR RESULTING FROM MODIFICATIONS OR CHANGES MADE TO THE DESIGN (WITHOUT THE KNOWLEDGE OF THE ARCHITECT) DUE TO CONDITIONS OR CIRCUMSTANCES (ANTICIPATED OR NOT) BEYOND THE ARCHITECT'S CONTROL.

MECHANICAL, PLUMBING AND ELECTRICAL NOTES

1. THE RELATIONSHIP BETWEEN FLOOR SINKS AND NEW WALLS IS CRITICAL TO THE FINAL FIXTURE / EQUIPMENT LAYOUT. FLOOR SINKS AS SHOWN ON THE PLUMBING PLANS ARE DIMENSIONALLY LOCATED OFF OF NEW PARTITIONS, AND THEREFORE THE CONTRACTOR MUST COMPLETE PLAN LAYOUT ON SLAB PRIOR TO FINAL LOCATION OF FLOOR SINKS FOR ACCURATE FINAL PLACEMENT.

G.C. COMPLIANCE:
OWNER'S GENERAL CONTRACTOR SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT. TENANT'S GENERAL CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SEAT FORTH BY THE LANDLORD.

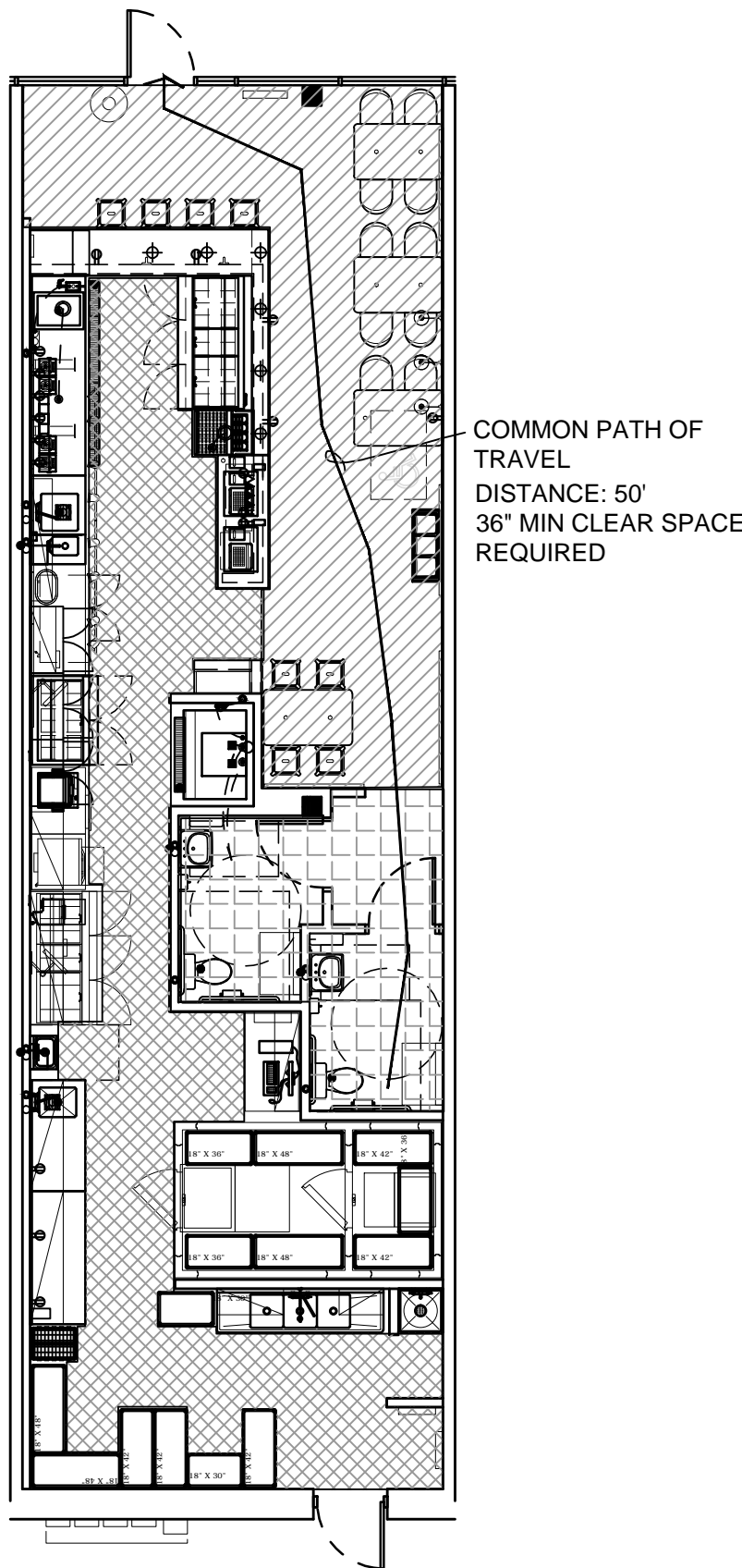
G.C. COMPLIANCE:
OWNER'S SIGNAGE CONTRACTOR SHALL PREPARE SIGNAGE SHOP DRAWINGS AND SUBMIT TO BUILDING DEPT. & LANDLORD FOR APPROVAL. ALL SIGNAGE IS UNDER SEPARATE PERMIT.

- KITCHEN/ SERVICE AREA
TOTAL SF: 320 SF / 200 =
2 OCCUPANTS
- RESTROOM / HALLWAY
AREAS
TOTAL SF: 140 SF / 0 =
0 OCCUPANTS
- DINING AREAS
TOTAL SF: 320 SF / 15 = 22
- TOTAL OCCUPANT LOAD:
24 OCCUPANTS
- LESS THAN 50 = 1 EXIT
REQUIRED.

ACTUAL SEATING: 19
NOTE: ALL NON FIXED
SEATS SHOWN

EGRESS / OCCUPANCY PLAN

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



ND ENTERPRISES, LLC

6501 E. GREENWAY PKWY #103-707 SCOTTSDALE, AZ 85254
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REVISION

- 1
- 2
- 3

DATE: 12.26.2019

REVIEW SET
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SCHEDULE
EGRESS PLAN

A1.1
























1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT. REVIEW ALL PROJECT NOTICES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE OWNER'S CONSTRUCTION MANAGER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS, REFER TO SPECIFICATIONS.
3. PROVIDE TO THE OWNER'S CONSTRUCTION MANAGER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS, REFER TO SPECIFICATIONS.
4. INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND ALSO MEET ALL REQUIREMENTS OF THE LANDLORD. OBTAIN A COPY OF THE LANDLORD'S REQUIREMENTS AND REVIEW PRIOR TO SUBMITTING BID.
5. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
6. VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
8. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
9. INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTANT EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.
10. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
11. PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; THROUGH PADS, BEAMS, FOOTING, ETC. WHERE REQUIRED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
12. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
13. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH PADS, BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
14. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
15. PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
16. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
17. PAINT ALL EXPOSED GAS AND WATER PIPING USING RUST INHIBITOR PAINT. PAINT AND FINISH SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
18. COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10" MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
19. INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
20. EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING EXISTING INSTALLATION, STRUCTURE, AND LOCAL CODES. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED AND VERIFY EXISTING CONDITIONS. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND THAT ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE OF ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THAT OF THESE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
21. PLUMBING CONTRACTOR MUST PROVIDE CAMERA VERIFICATION OF EXACT LOCATION OF WASTE LINE TO GC DURING BID. VERIFICATION MUST BE MADE PRIOR TO ISSUANCE OF PERMIT AND AFTER ACCEPTANCE OF CONTRACT TO PROCEED.
22. CONTRACTOR TO FIELD VERIFY EXISTING DOMESTIC WATER SYSTEM IS PROVIDED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). IF NOT EXISTING, PROVIDE AN APPROVED RPBP ASSEMBLY SIZED TO MATCH BUILDING WATER METER. INSTALL NEW RPBP BETWEEN THE WATER METER AND THE BUILDING PER LOCAL JURISDICTION'S REQUIREMENTS.

1. REFERENCE THE KITCHEN EQUIPMENT PLUMBING CONNECTION SCHEDULE FOR ITEMS TO BE FURNISHED AND / OR INSTALLED AS REQUIRED TO COMPLETE THE INSTALLATION OF PLUMBING SYSTEMS AND KITCHEN EQUIPMENT. REFERENCE KITCHEN EQUIPMENT DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT AND ROUGH-IN. REFERENCE THE KITCHEN EQUIPMENT SHOP DRAWINGS AND COORDINATE WITH THE OWNER FOR EXACT REQUIREMENTS PRIOR TO THE START OF INSTALLATION.
2. PROVIDE ITEMS AND WORK AS REQUIRED FOR A COMPLETE AND WORKING PLUMBING INSTALLATION FOR EACH TYPE OF KITCHEN EQUIPMENT. PROVIDE ROUGH-INS AND CONNECT TO THE KITCHEN EQUIPMENT WITH TRAPS, SUPPLIES, SHUTOFF VALVES, PIPES TO THE WALL, ESCUTCHEONS, ETC AS SHOWN, SPECIFIED AND REQUIRED.
3. VERIFY GAS LOADS AND GAS ROUGH-IN OF KITCHEN EQUIPMENT WITH THE KITCHEN EQUIPMENT SHOP DRAWINGS PRIOR TO INSTALLATION OF KITCHEN EQUIPMENT. CONFORM TO HEALTH DEPARTMENT REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS WHEN FURNISHED WITH THE KITCHEN EQUIPMENT.
4. PROVIDE INDIRECT WASTE LINES OF SAME SIZE AS CONNECTION TO EQUIPMENT WITH 3/4" BENE MINIMUM SIZE. ROUTE FROM EQUIPMENT CONNECTION POINTS INDICATED TO DRAIN OR FLOOR SINK. PROVIDE AIR GAP OF TWO PIPE DIAMETERS MINIMUM PER CODE.
5. COMPLY WITH HEALTH DEPARTMENT REGULATIONS. PROVIDE CLEARANCE FOR CLEANING BEHIND AND UNDER EXPOSED PIPING AS REQUIRED BY HEALTH DEPARTMENT. CONFORM TO HEALTH DEPARTMENT REQUIREMENTS FOR LOCATIONS OF FLOOR SINKS.
6. PROVIDE AIRTIGHT SEAL AROUND PIPING PENETRATIONS THROUGH WALK-IN COOLER OR FREEZER WALLS OR CEILINGS.
7. DO NOT INSTALL PIPING IN COOLER OR FREEZER WALLS. INSTALL EXPOSED PIPING IN A NEAT APPEARING MANNER.
8. COORDINATE FLOOR DRAIN LOCATION AND FLOOR SLOPE REQUIREMENTS WITH THE ARCHITECT.
9. INSTALL RIM OF FLOOR DRAINS AND FLOOR SINKS BELOW FINISHED FLOOR LEVEL. SLOPE FLOOR TO DRAINS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
10. COORDINATE LOCATION OF VENT, WATER, AND GAS PIPING TO AVOID CONFLICT WITH OTHER TRADES.
11. CLEAN INSTALLED PLUMBING FIXTURES AND EQUIPMENT.
12. PROVIDE WALL BACKING OR SPECIFIED CARRIERS FOR THE PROPER SUPPORT OF INSTALLED WALL HUNG FIXTURES AND EQUIPMENT.
13. PROVIDE VERTICAL LIFT SPRING LOADED CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR 3-COMPARTMENT SINKS, PRE-RINSE UNITS, JANITOR SINKS, MIXING HOSE BIBBS & MIXING WALL HYDRANTS DOWNSTREAM OF SHUTOFF VALVES.
14. SEAL AROUND INSTALLED FIXTURES AND KITCHEN EQUIPMENT WITH CAULK.
15. PROVIDE APPROPRIATE BACKFLOW PREVENTION DEVICES FOR KITCHEN EQUIPMENT REQUIRING THEM PER LOCAL AUTHORITIES REQUIREMENTS. INSTALL BACKFLOW PREVENTION DEVICES FURNISHED WITH KITCHEN EQUIPMENT.

REF. NO.	ITEM DESCRIPTION	MANUFACTURER OR CAT. #	REMARKS
AGF	AIR GAP FITTING	ZURN Z - 1024-4 OR EQUAL	3/4" X 1 1/2"
FD	FLOOR DRAIN	ZURN FD-2320-NH3-ST-P	PUSH-ON JOINT OF OUTLET SIZE
FS	FLOOR SINK - INSTALLED FLUSH WITH FINISH FLOOR	WADE W-9140-16-1, 12"x12", OR EQUAL, NICKEL-BRONZE STRAINER 3/4" GRADE	PROVIDE INTERNAL STRAINER
WHA	WATER HAMMER ARRESTOR	PRECISION PLUMBING PRODUCTS TYPE SC OR EQUAL	PROVIDE ACCESS PANEL
FCO	FLOOR CLEAN OUT	ZURN Z1400 OR EQUAL	FLUSH WITH FINISH FLOOR
WCO	WALL CLEAN OUT	ZURN Z1441 OR EQUAL	
TMV	UNDER SINK THERMOSTATIC MIXING VALVE	WATTS LFMMV SERIES OR EQUAL; LEAD FREE	UP TO 1" HW & CW ROUGH-IN VALVE SHALL HAVE INTEGRAL CHECK STOPS. CONCEAL IN WALL CAVITY
BFP	BACK FLOW PREVENTION ASSEMBLY FOR ICE MAKER	WATTS SERIES 9D DUAL CHECK VALVE ASSEMBLY WITH ATMOSPHERIC PORT, OR EQUAL	MIN. WORKING PRESSURE: 25 PSI; MAX. WORKING PRESSURE: 175 PSI
RPZ	REDUCED PRESSURE ZONE-DOUBLE CHECK BACK FLOW PREVENTER	WATTS SERIES LF009, LEAD FREE DOUBLE CHECK VALVE ASSEMBLY, OR EQUAL	LEAD FREE CAST COPPER SILICON ALLOY (1/2" TO 2") MAX. WORKING PRESSURE: 175 PSI
TP	TRAP PRIMER	PRECISION PLUMBING PRODUCTS # PR-500 "PRIME RITE" CORROSION RESISTANT BRASS BODY, "O" RING SEALS, 1/2" INLET AND OUTLET, AND INTEGRAL VACUUM BREAKER.	INSTALL THE VALVE AT A MINIMUM OF 12" ABOVE FINISHED FLOOR.
AP	ACCESS PANEL	JAY R. SMITH # 4762-12"x12" -CL. TYPE 304 STAINLESS STEEL PANEL AND FRAME WITH CONCEALED HINGE, KEY OPERATED CYLINDER LOCK.	PROVIDE WITH NAILER SLOTS FOR INSTALLATION IN STUD WALLS AND ANCHOR STRAPS FOR INSTALLATION IN MASONRY CONSTRUCTION.
HD	HUB DRAIN		
TR	TRENCH DRAIN 5" PRO SERIES CHANNEL DRAIN KIT WITH METAL GRATE	NDS 864GRTL (OR EQUAL) CLASS B. LOADS WITH 61-175 LBS WITH MECHANICAL INTERLOCKING JOINTS AND UV INHIBITORS	USE WITH 3" HUB AND 4" SPIGOT SEWER AND PIPE DRAIN. #4 REBAR TIE CLIPS FOR EASIER INSTALLATION
GT	INTERIOR GREASE TRAP	SCHIER GB2 35 GPM, 130 LBS GREASE CAPACITY	PDI CERTIFIED - PROVIDE EXTENSIONS AS NEEDED

PLUMBING PIPE MATERIAL SCHEDULE		
PIPING SYSTEM	ABBREVIATION	PIPING MATERIAL
SANITARY DRAINAGE & VENT (ABOVE GRADE)	S, W OR V	HUBLESS CAST IRON (PVC DWV OPTIONAL)
SANITARY DRAINAGE & VENT (BELOW GRADE)	S, W OR V	SERVICE WEIGHT CAST IRON (PVC DWV OPTIONAL)
POTABLE WATER (ABOVE GRADE)	CW, HW OR HWR	TYPE L HARD DRAWN COPPER WITH SOLDERED JOINTS
POTABLE WATER - 2" & SMALLER (BELOW GRADE)	CW, HW OR HWR	TYPE K SOFT ANNEALED COPPER
NATURAL GAS (ABOVE GRADE & ON ROOF)	G	SCHEDULE 40 BLACK STEEL
NATURAL GAS (BELOW GRADE)	G	APPROVED PE PIPE FOR GAS
CONDENSATE DRAIN - 1" & SMALLER	CD	TYPE M HARD DRAWN COPPER (PVC DWV OPTIONAL)
CONDENSATE DRAIN - 1-1/4" & LARGER	CD	TYPE DWV HARD DRAWN COPPER (PVC DWV OPTIONAL)
INDIRECT DRAIN - 1" & SMALLER	ID	TYPE M HARD DRAWN COPPER
INDIRECT DRAIN - 1-1/4" & LARGER	ID	TYPE DWV HARD DRAWN COPPER
REFER TO SPECIFICATIONS FOR FITTINGS, INSTALLATION REQUIREMENTS AND FURTHER INFORMATION		

PIPING

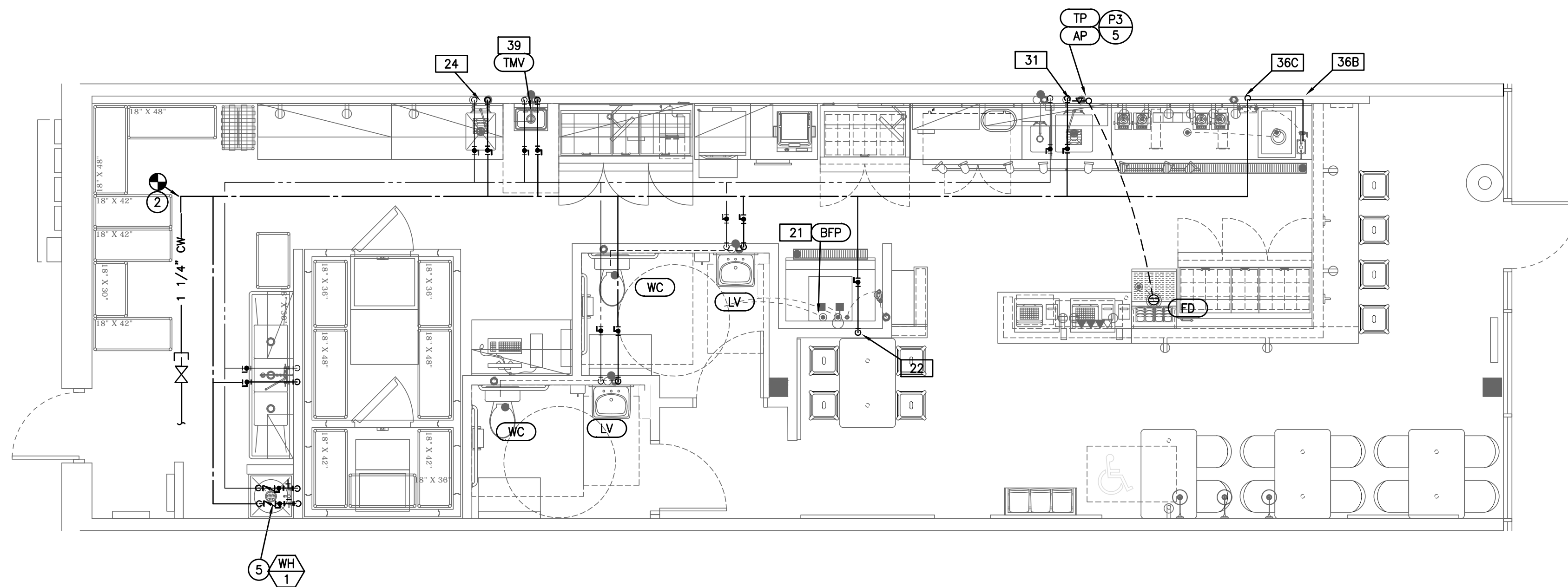
— — — — —	DOMESTIC COLD WATER (CW)
— — — — —	DOMESTIC HOT WATER (HW)
— T — — —	TRAP PRIMER LINE (T)
— S — — —	SOIL PIPING — ABOVE FLOOR (S)
— S — — —	SOIL PIPING — BELOW FLOOR (S)
— W — — —	WASTE PIPING — ABOVE FLOOR (W)
— W — — —	WASTE PIPING — BELOW FLOOR (W)
— GW — — —	GREASE WASTE — ABOVE FLOOR (GW)
— GW — — —	GREASE WASTE — BELOW FLOOR (GW)
— — — VBG — — —	VENT BELOW GRADE (VBG)
— — — VBF — — —	VENT BELOW FLOOR (VBF)
— CD — — —	CONDENSATE DRAIN (CD)
— G — — —	NATURAL GAS (G)
— — — — —	EXISTING PIPING TO REMAIN
— — — — —	VENT PIPING (V)
	SQUARE FLOOR DRAIN (FS), SIZE & TYPE
	ROUND FLOOR DRAIN (FD), SIZE & TYPE
	BALL VALVE
	CONTROL VALVE
	SHUTOFF VALVE
	CHECK VALVE
	UNION
	CAP
	WALL CLEANOUT (WCO)
	FLOOR CLEANOUT (FCO)
	EXTERIOR CLEANOUT (ECO)
	ELBOW UP
	ELBOW DOWN
	TEE UP
	TEE DOWN
	ELBOW UP WITH SHUT-OFF VALVE (SOV)
	ELBOW DOWN WITH SHUT-OFF VALVE (SOV)
	TEE UP WITH SHUT-OFF VALVE (SOV)
	TEE DOWN WITH SHUT-OFF VALVE (SOV)
	"A" WATER HAMMER ARRESTER (WHA) WITH PDI SIZES, (A, B, C, D, & E)
	GAS COCK
	TRAP PRIMER
	TRAP PRIMER WITH DISTRIBUTION UNIT

WATER PIPE SIZING CHART								
FIXTURE UNITS VS. PRESSURE LOSS								
IN PSI / 100 FEET FOR TYPE "L" COPPER TUBE								
COLD WATER @ 5 PSI / 100'					HOT WATER @ 5.0 PSI / 100'			
PIPE SIZE	FLUSH TANK SFU	FLUSH VALVE SFU	VELOCITY FEET / SEC	FLOW GPM	FLUSH TANK SFU	VELOCITY FEET / SEC	FLOW GPM	
1/2"	1.6	N/A	3.1	2.4	*	*	*	
3/4"	6.9	N/A	3.9	6.3	*	*	*	
1"	16	N/A	4.9	12.5	*	*	*	
1-1/4"	32	4	5.4	22.0	29.2	5	19.5	
1-1/2"	59.6	15.8	5.9	35.0	47.5	5	27.5	
2"	214	116	7.5	72.0	120	5	48.2	
SIZED WITH HAZEN WILLIAMS CONSTANT "C" = 135"					* UTILIZE COLD WATER SIZING CHART			

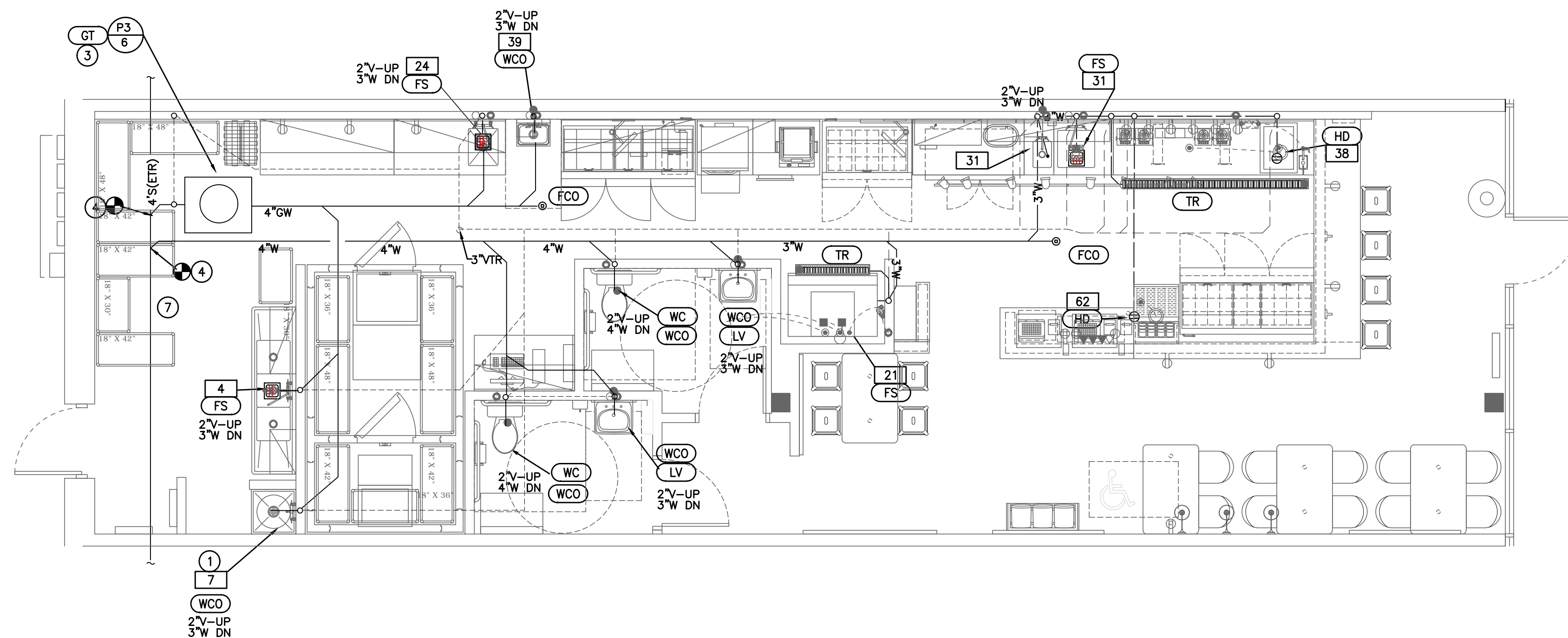
WATER & WASTE FIXTURE CALC									
FIXTURE TYPE	QTY	D.F.U. (EA)	TOTAL D.F.U.	HOT S.F.U. (EA)	COLD S.F.U. (EA)	COMBINED S.F.U. (EA)	TOTAL S.F.U. (HOT)	TOTAL S.F.U. (COLD)	TOTAL SERVICE S.F.U.
PUBLIC LAVATORY	2	2.0	4.0	1.50	1.50	2.00	3	3	4.0
SERVICE SINK (MOP BASIN)	1	3.0	3.0	2.25	2.25	3.00	2.25	2.25	3.0
FLOOR DRAIN	1	2.0	2.0	0.00	0.00	0.00	0	0	0.0
PUBLIC WATER CLOSET (1.6 GPF FLUSH TANK)	2	4.0	8.0	0.00	5.00	5.00	0	10	10.0
SPECIALTY KITCHEN EQUIP.									
SINK (HAND OR DUMP)	4	2.0	8.0	1.50	1.50	2.00	6	6	8.0
PREP SINK	1	3.0	3.0	1.50	1.50	2.00	1.5	1.5	2.0
SINK (3 COMPARTMENT)	1	3.0	3.0	3.00	3.00	4.00	3	3	4.0
ICE MACHINE	1	0.5	0.5	0.00	1.00	1.00	0	1	1.0
WATER SPIGOT	1	0.5	0.5	0.00	0.50	0.50	0	0.5	0.5
TOTAL UNITS:	14		32.5				15.75	27.25	33.50

WATER & WASTE FIXTURE CALC

FIXTURE TYPE	QTY	D.F.U. (EA)	TOTAL D.F.U.	HOT S.F.U.	COLD S.F.U.	COMBINED S.F.U.	TOTAL S.F.U. (HOT)	TOTAL S.F.U. (COLD)	TOTAL SERVICE S.F.U.
PUBLIC LAVATORY	2	2.0	4.0	1.50	1.50	2.00	3	3	4.0
SERVICE SINK (MOP BASIN)	1	3.0	3.0	2.25	2.25	3.00	2.25	2.25	3.0
FLOOR DRAIN	1	2.0	2.0	0.00	0.00	0.00	0	0	0.0
PUBLIC WATER CLOSET (1.6 GPF FLUSH TANK)	2	4.0	8.0	0.00	5.00	5.00	0	10	10.0
SPECIALTY KITCHEN EQUIP.									
SINK (HAND OR DUMP)	4	2.0	8.0	1.50	1.50	2.00	6	6	8.0
PREP SINK	1	3.0	3.0	1.50	1.50	2.00	1.5	1.5	2.0
SINK (3 COMPARTMENT)	1	3.0	3.0	3.00	3.00	4.00	3	3	4.0
ICE MACHINE	1	0.5	0.5	0.00	1.00	1.00	0	0	1.0
WATER SPIGOT	1	0.5	0.5	0.00	0.50	0.50	0	0.5	0.5
TOTAL UNITS:	14		32.5				15.75	27.25	33.50



1 WATER & GAS PIPING PLAN
1/4" = 1'-0"



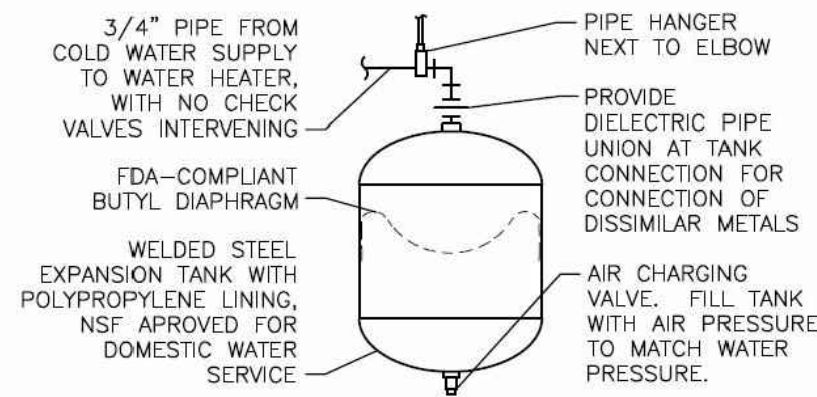
2 SANITARY & VENT PIPING PLAN
1/4" = 1'-0"

PLUMBING PLAN NOTES:

- 1 PROVIDE 1" CONDENSATE LINE FROM ROOFTOP UNITS AND ROUTE TO MOP SINK. RDN CONDENSATE LINE DOWN WALL AND DISCHARGE OVER MOP SINK WITH AIR GAP PER CODE.
- 2 ROUTE NEW 1 1/4" COLD WATER LINE FROM EXISTING 2" WATER LINE STUB LOCATED ABOVE THE CEILING. GC MUST FIELD VERIFY PRIOR TO PERMIT AND ALERT ENG/ ARCH IMMEDIATELY IF NOT PROVIDED 2"CW LINE AND METER BY LANDLORD.
- 3 LOCATE GREASE TRAP UNDER FLOOR- SEE 6/P3- SEE MFG SPECS
- 4 CONNECT NEW 4" SANITARY WASTE LINE TO EXISTING 4" SANITARY WASTE LINE. VERIFY EXACT SIZE, LOCATION AND INVERT PRIOR TO INSTALLATION. XRAY OR CAMERA TO LOCATE MUST BE IN BID
- 5 ELEC WATER HEATER ABOVE MOP SINK, PROVIDE 1" COLD & HOT WATER LINES TO WATER HEATER- SEE MFG SPECS
- 6 NOT USED
- 7 GC TO LOCATE EXACT LOCATION AND DEPTH OF WASTE LINE PRIOR TO START OF WORK. PROVIDE CAMERA OR XRAY IN BID

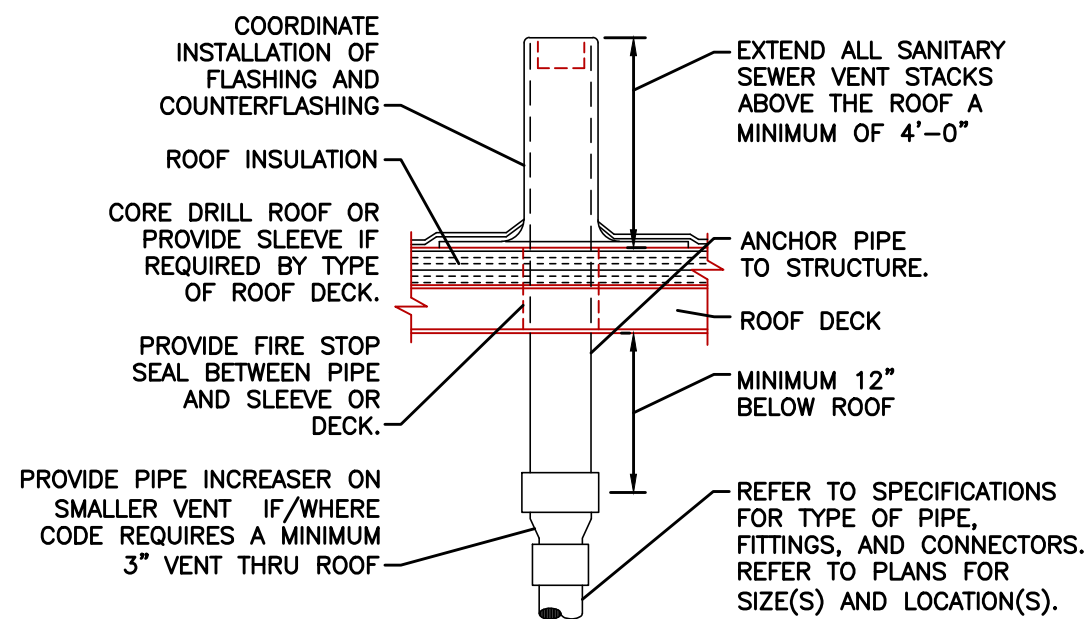
NOTE:
GC TO PROVIDE CAMERA TEST OR X-RAY OF SLAB TO LOCATE EXISTING WASTE LINES UNDER SLAB. NO SHELL PLANS PROVIDED. CONFIRM WITH P SHEETS AND CONTACT DESIGN TEAM IF MODIFICATIONS ARE NEEDED. CONFIRMATION REQUIRED PRIOR TO ISSUANCE OF PERMIT ISSUANCE.

1 NOT USED
NO SCALE



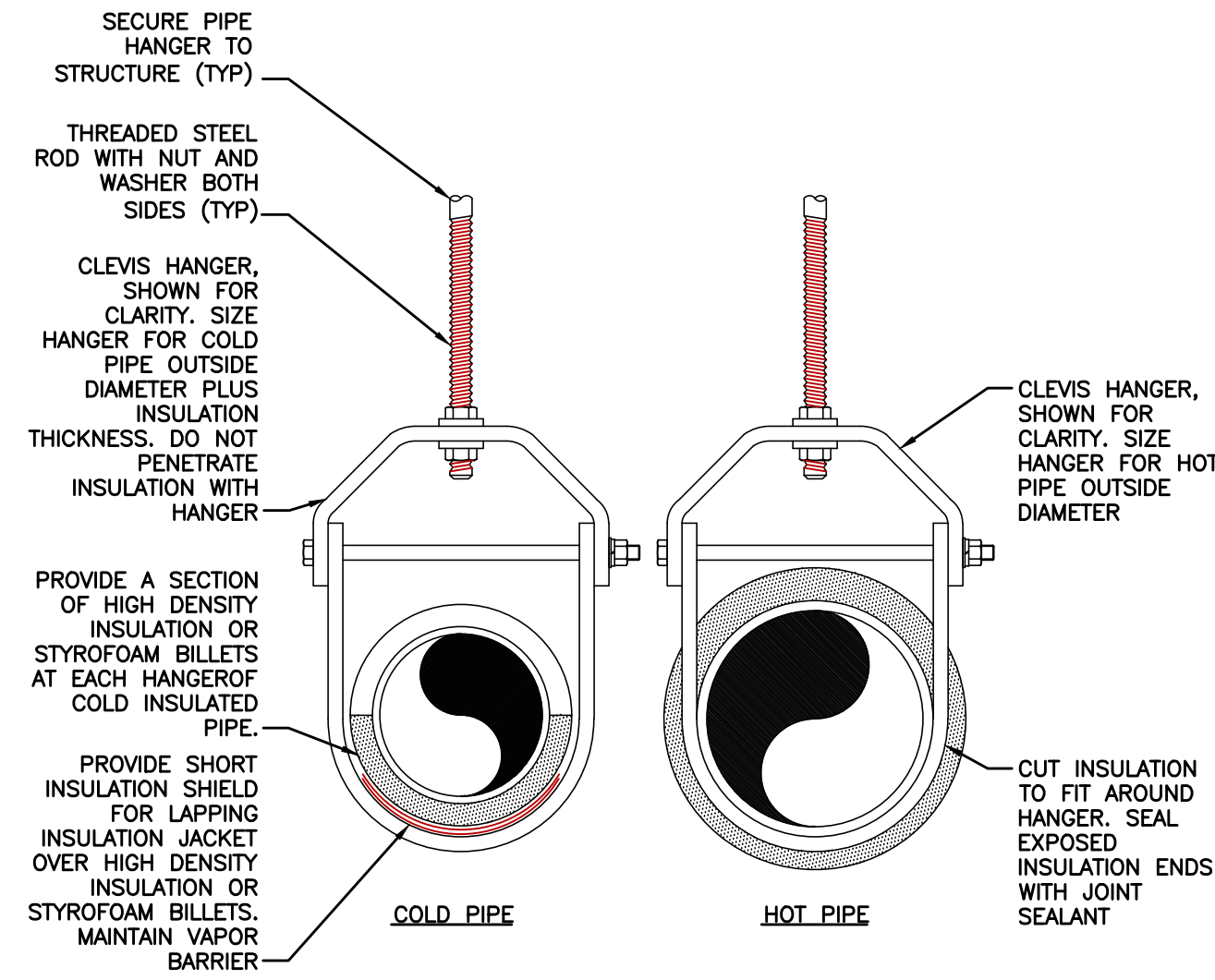
PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED. PROVIDE SEISMIC STRAP OR BRACING WHEN REQUIRED BY LOCAL AUTHORITIES.

4 SMALL EXPANSION TANK
NO SCALE



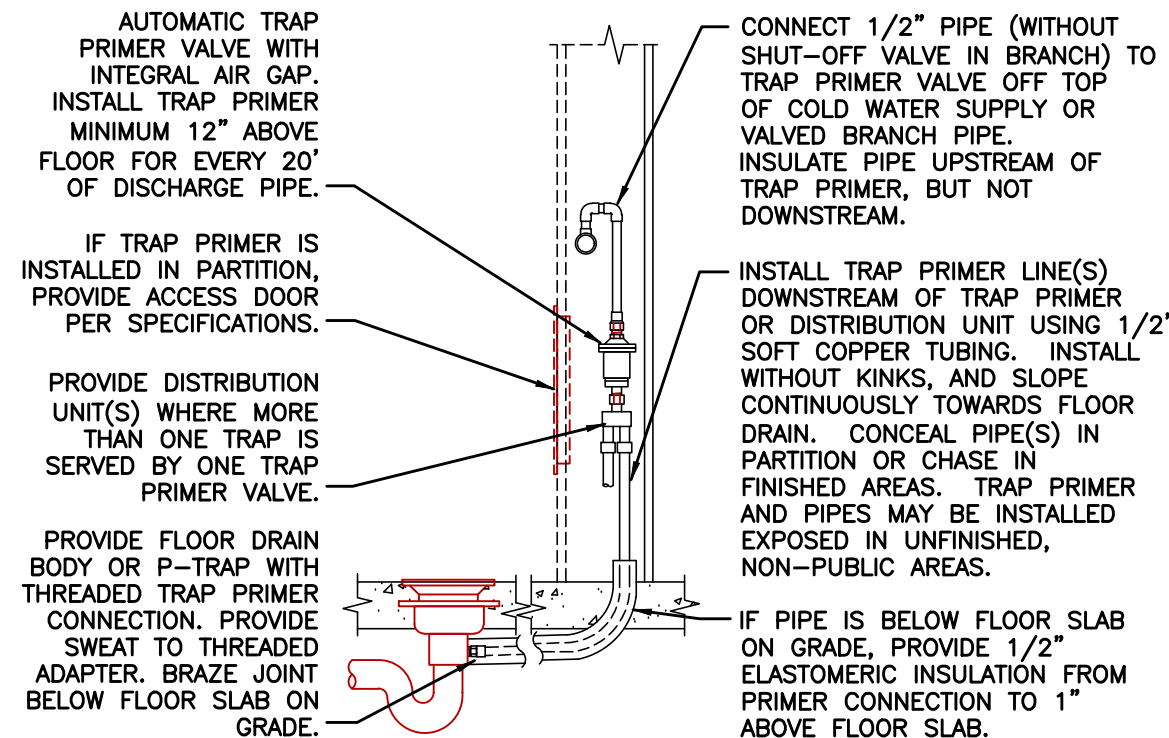
LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, TWENTY FIVE FEET FROM ANY OPENING OR FRESH AIR INTAKE IN MEDICAL FACILITIES AND ONE FOOT FROM ANY VERTICAL SURFACE. REFER TO LOCAL CODES FOR OTHER VENT TERMINATION REQUIREMENTS. LOCATE VTR MINIMUM 18" FROM ADJACENT WALL, PARAPET, EXPANSION JOINT, ROOF DRAIN, EQUIPMENT CURB, OR OTHER ROOF FEATURE. OFFSET IN CEILING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS. INSULATE LAST SIX FEET OF VENT PIPE INSIDE BUILDING PER SPECIFICATIONS.

7 VENT THRU ROOF ("VTR")
NO SCALE



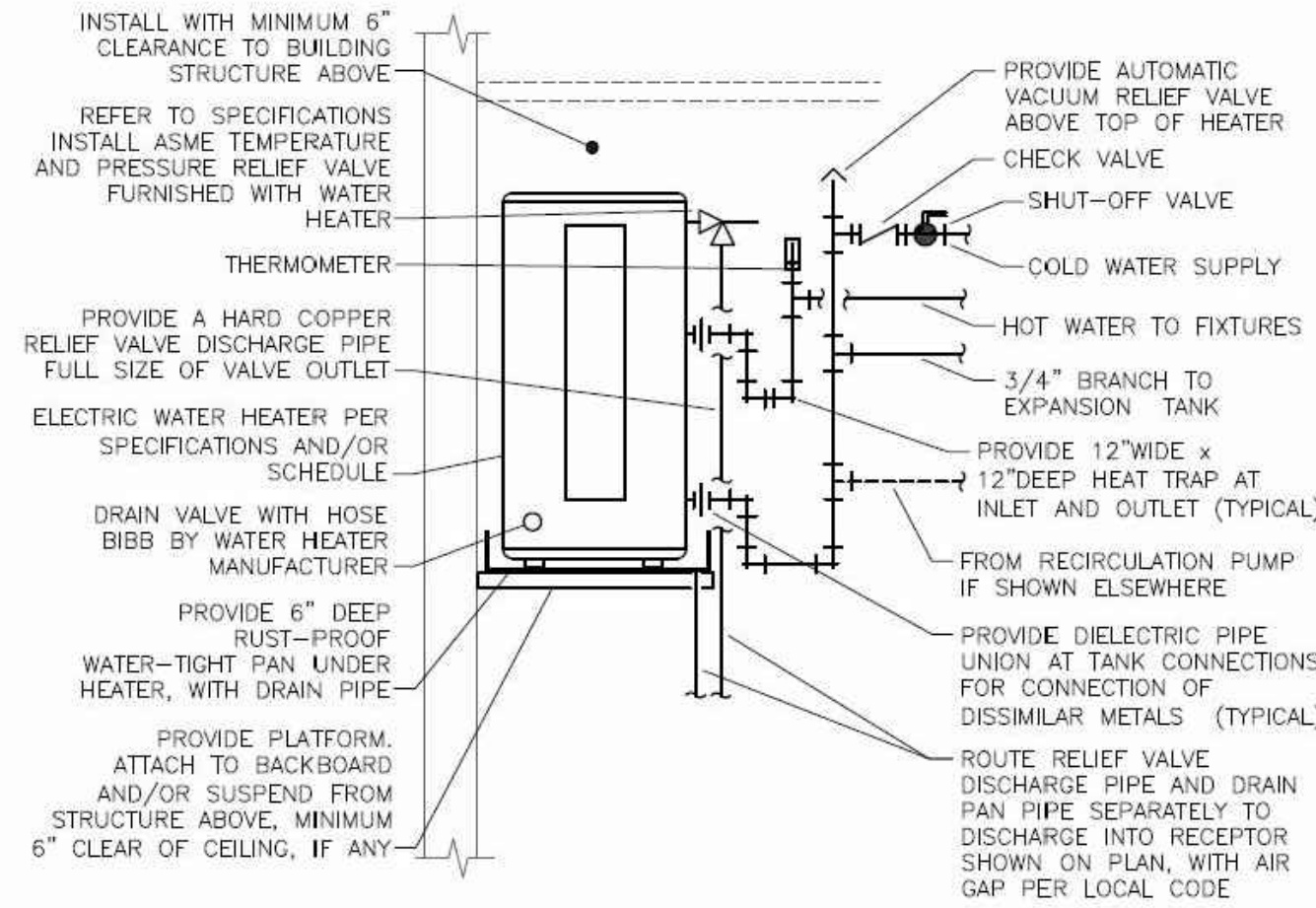
REFER TO SPECIFICATIONS FOR INSULATION TYPES, INSULATION THICKNESSES, HANGER TYPES, HANGER ROD CONNECTIONS TO STRUCTURE AND HANGER SPACING.

2 INSULATED PIPE HANGER DETAIL
NO SCALE



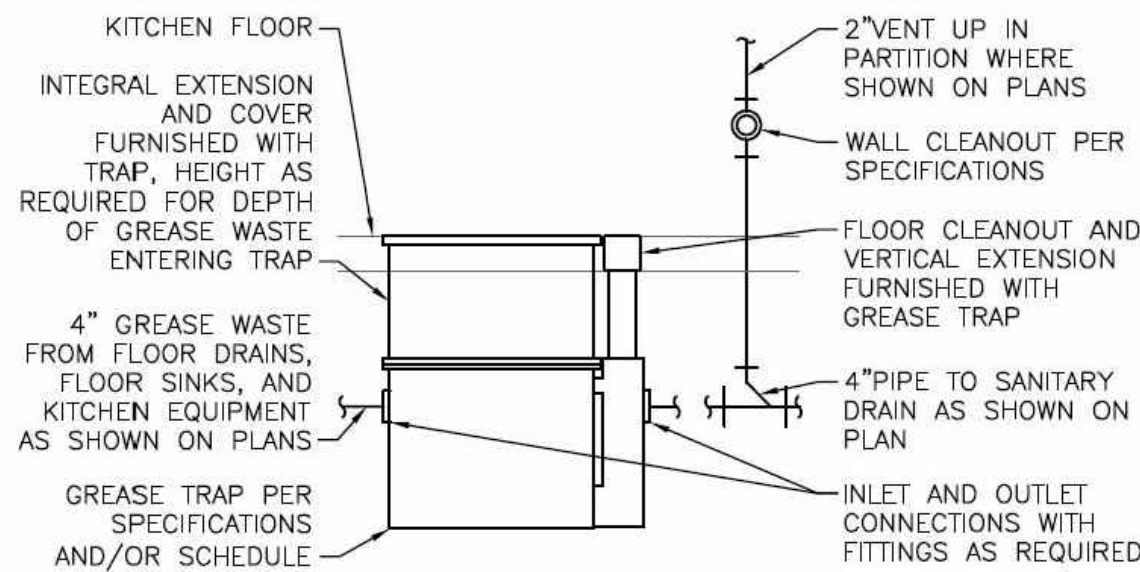
PROVIDE TRAP PRIMERS WHERE SHOWN ON FLOOR PLANS, AND WHERE REQUIRED BY LOCAL AUTHORITIES. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. REFER TO SPECIFICATIONS AND PLUMBING FIXTURE SCHEDULE FOR MORE INFORMATION. INSTALL TRAP PRIMER VALVE AND DISTRIBUTION UNIT PER MANUFACTURER'S RECOMMENDATIONS.

5 TRAP PRIMER IN/OUT WALL
NO SCALE



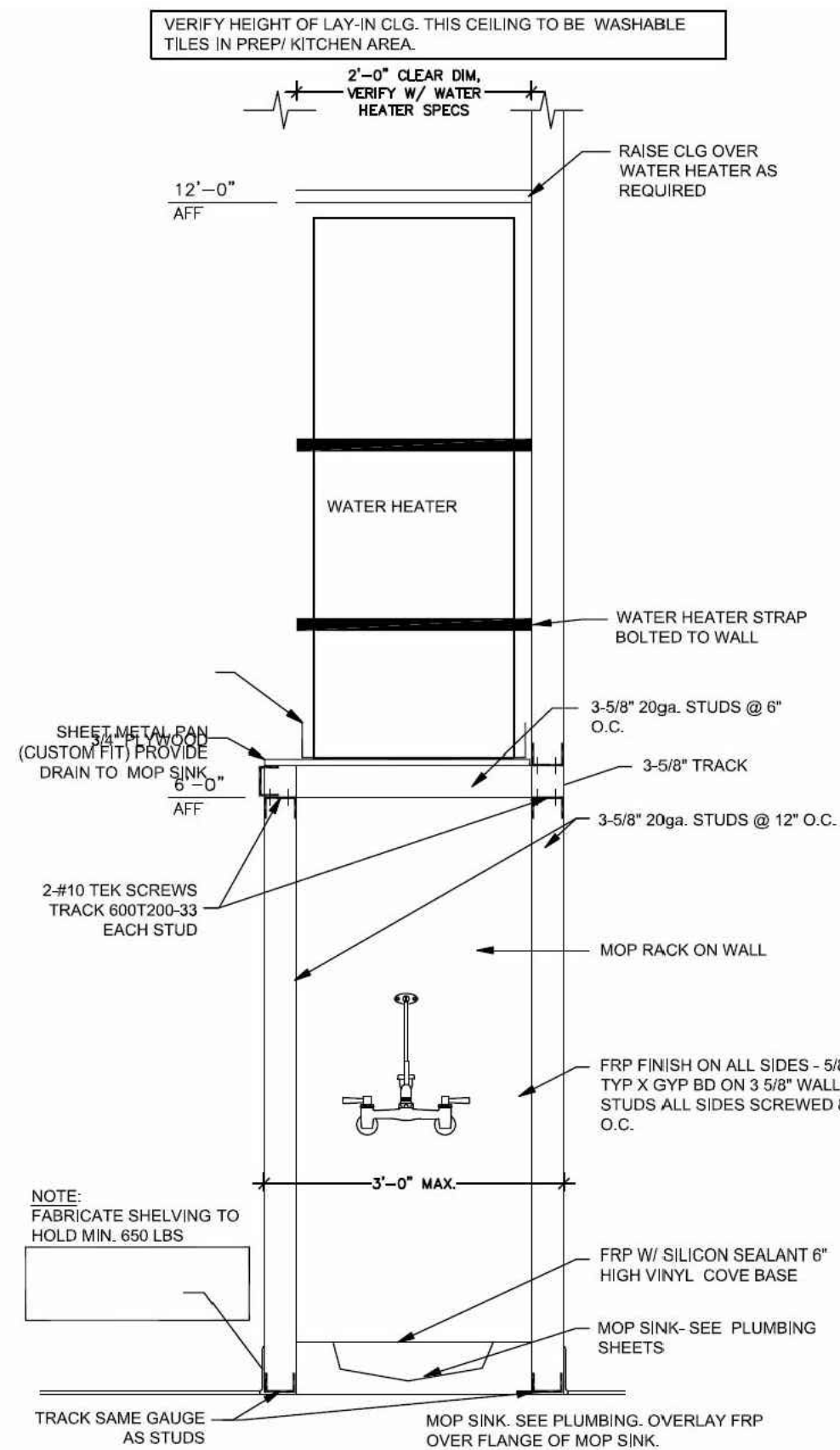
REFER TO SPECIFICATIONS, SCHEDULES AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. VERIFY CONNECTION SIZES AND LOCATIONS PER MANUFACTURER'S REQUIREMENTS. REFER TO FLOOR PLANS FOR PIPE SIZES. PROVIDE SEISMIC STRAP OR BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES AND/OR SEPARATE DETAIL. INSTALL WITH BOTTOM MINIMUM 6"-6" ABOVE FLOOR IF ABOVE JANITOR'S SINK; OTHERWISE HIGH AS POSSIBLE. PLATFORM SHALL BE PLYWOOD ON UNISTRUT FRAME BRACKETED AND ANCHORED TO WALL AND/OR SUSPENDED FROM STRUCTURE ABOVE WITH THREADED ROD. POWER WIRING AND DISCONNECT SWITCH ARE SPECIFIED BY ELECTRICAL. INTERLOCK OF AQUASTAT WITH RECIRCULATION PUMP IS SPECIFIED BY ELECTRICAL IF REQUIRED.

3 ELECTRIC WATER HEATER OVERHEAD
NO SCALE



ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. LOCATE GREASE TRAP WHERE SHOWN ON PLAN IF POSSIBLE, OTHERWISE NOT WHERE PEOPLE STAND BUT WHERE COVER CAN BE EASILY REMOVED (FOR CLEANING). DETAIL IS FOR SLAB ON GRADE INSTALLATION. IF FLOOR SLAB IS NOT ON GRADE, COORDINATE INSTALLATION WITH STRUCTURE. REFER TO STRUCTURAL DRAWINGS. PROVIDE SUPPORTS HUNG FROM SLAB PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE ANCHOR FLANGE WITH FLASHING CLAMP FOR SEALING WATER PROOF FLOOR MEMBRANE. REFER TO ARCHITECTURAL DRAWINGS.

6 GREASE TRAP INSTALLATION
NO SCALE



NOTE: FABRICATE SHELVING TO HOLD MIN. 650 LBS

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1
2
3

DATE: 12.26.2019

PLUMBING
DETAILS

P3

