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.

AMENDED BY GOVERNING CITY & ALL JURISDICTION RULES AND REGULATIONS.

E. 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. ~~GC 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).~~

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.

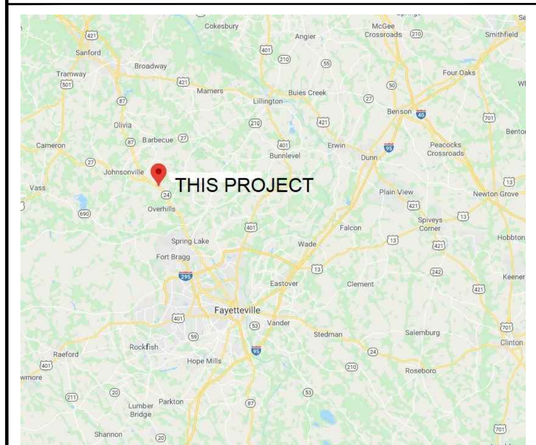
D. INSULATION. PROVIDE INSULATION PER LOCAL CODE, COMPONENT PERFORMANCE APPROACH.

GENERAL 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.

SCOPE OF WORK:
THIS PROJECT IS A 2ND GENERATION FIT-UP AND WILL CONSIST OF AN INTERIOR TENANT IMPROVEMENT WITHIN A COMPLETED RETAIL SHELL BUILDING. PROJECT HAS BEEN APPROVED BY THE LANDLORD AND HAS A SIGNED LEASE. THERE WILL BE NO MODIFICATIONS TO THE SITE UNDER THIS PERMIT. EXISTING STOREFRONT GLASS AND DOORS TO REMAIN.

SITE MAP



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NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.
APPROVED
Limited building only review
Permit holder responsible for full compliance with the code
01/11/2021
Harnett COUNTY NORTH CAROLINA

OAKS CROSSING AT NORTH GATE
1546 NC HWY 24 /87
CAMERON, NC 28326
STORE #NC-079

REFERENCE SYMBOLS

DOOR TAG — 1
ROOM TAG — 100
DETAIL REFERENCE — 1 / A4
REVISION — 1
REFERENCE — X / A4
WALL SECTION REFERENCE — X / A4
EQUIPMENT REFERENCE — 1

ABBREVIATIONS

ACP	ACOUSTICAL CLG. PANEL	FLASH	FLASHING	PLAM	PLASTIC LAMINATE
ACT	ACOUSTICAL CLG. TILE	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PLYWD	PLYWOOD
AL	ALUMINUM			R	RISER, RADIUS
ALUM	ALUMINUM	FO	FINISH OPENING	REBAR	REINFORCING BAR
ARCH	ARCHITECTURAL	FRP	FIBERGLASS REINFORCED PANELS	REF	REFERENCE
AVG	AVERAGE			REV	REVISION
BLDG	BUILDING	FRT	FIRE RETARDANT TREATED	RM, RMS	ROOM, ROOMS
BLKG	BLOCKING	GA	GAUGE	RO	ROUGH OPENING
BR	BRICK	GALV	GALVANIZED	S & V	SATIN AND VARNISH
CMU	CONCRETE BLOCK	GL	GLASS	SC	SOLID CORE
CT	CERAMIC TILE	GWB	GYPSUM WALLBOARD	SCHED	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HDWE	HARDWARE	SEC	SECTION
CL	CENTER LINE	HM	HOLLOW METAL	SHT	SHEET
CLG	CEILING	HOR	HORIZONTAL	SPECS	SPECIFICATIONS
CONC	CONCRETE	HT	HEIGHT	SF	SQUARE FEET
CONT	CONTINUOUS	HW	HOT WATER	ST	STEEL
CW	COLD WATER	HWH	HOT WATER HEATER	STOR	STORAGE
DTL	DETAIL	HWT	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:
FELICIA R. BANKS
804-405-6866
545 HILLIARD DRIVE
FAYETTEVILLE, NC 28311

PROJECT MANAGER:
ATTN: CHRIS NEAL
6501 E. Greenway Pkwy #103-707
SCOTTSDALE, AZ 85254
P: 480.297.5577
cneal@neptunedg.com

CORPORATE INFORMATION:
TROPICAL SMOOTHIE CAFE
1117 Perimeter Center W W200,
Atlanta, GA 30338
ATTN: MARSHALL MOORE

LANDLORD:
ELMWOOD HOLDINGS, LLC
PO BOX 87555
FAYETTEVILLE, NC 28304
ATTN: TOMMY BRADFORD
910-308-9500

BUILDING DEPARTMENT:
HARNETT COUNTY
BUILDING DEPARTMENT
108 E. FRONT STREET
LILLINGTON, NC 27546
910-893-7525

HEALTH DEPARTMENT:
HARNETT COUNTY HEALTH
910-893-7547
NC STATE HEALTH
919-856-7400

GRAND RESTAURANT / HOCKENBERGS FOODSERVICE EQUIPMENT & SUPPLY
3650 ANNAPOLIS LANE, N. #107
PLYMOUTH, MN 55447
MARK COX, CFSP
(763) 746-3410
markc@hockenbergs.com

QUALSERV
7400 S. 28th Street
Fort Smith, AR 72908
(800) 643-2980
Email
contactus@qualservcorp.com

MICROS/ORACLE
(POS PROVIDER)
GARRETT STOM
(561) 248-9040
garrett.stom@oracle.com

THE HOWARD COMPANY, INC.
1375 N. BARKER ROAD
BROOKFIELD, WI 53045
NICHOLAS STAUFF, CDT
(262) 317-7751
nick@howardcompany.com
LAUREN SALVI
(262) 317-7702
lauren@howardcompany.com

ULTERIOR MOTIVES INTERNATIONAL, INC.
1081 OHIO DRIVE, SUITE 2
PLANO, TX 75093
LEAH UTZMAN
(214) 826-0011 EXT: 7013
(469) 331-6232
leah@umi-inc.com
ALLISON GRABER
(214) 826-0011
(469) 331-6236

RETAIL TECHNOLOGY GROUP
1663 FENTON BUSINESS PARK COURT
FENTON, MO 63026
(POS INSTALLER)
Amy Kubala
amy.kubala@rtgpos.com
636-680-8226

MUZAK, MOOD MEDIA CO.
Clint Hatmaker
clint.hatmaker@moodmedia.com
727-253- 0807

PROJECT DATA

PROJECT NAME: TROPICAL SMOOTHIE CAFE
PROJECT ADDRESS: 1546 NC HWY 24 / 87 CAMERON, NC 28326

LOCAL JURISDICTION: BUILDING & SAFETY - HARNETT COUNTY BUILDING
HEALTH: HARNETT COUNTY / NC STATE

PARCEL NO: 9584-88-6096.000 / TRACK: 019594 0035 02

CODES UTILIZED: 2018 EDITION OF THE NORTH CAROLINA BUILDING CODE

PROPOSED USE: RESTAURANT

CONSTRUCTION TYPE: II-B (NON SPRINKLERED)

OCCUPANCY GROUP: B (Occupancy less than 50 per Sect 303.1 - Exception #1)

TOTAL S.F.: 1,567 S.F. (CONFIRM W/ LEASE)

DINING AREA 550 S.F. / 15 = 37
KITCHEN/SERVICE AREA 370 S.F. / 200 = 2
HALLWAY/RESTROOM 140 S.F. / 0 = 0

ACTUAL INTERIOR SEATING: 37 SEATS (5% -H/C AREAS PROVIDED)
TOTAL OCCUPANT LOAD: 39- SEE SHEET A1.1

1 EXIT(S) REQUIRED, 1 EXIT(S) PROVIDED (OCCUPANT LOAD 39 < 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: WALK-IN COOLER IS SELF CONTAINED AND DOES NOT HAVE A REMOTE CONDENSER, A SEPARATE PERMIT IS NOT REQUIRED FOR THIS TYPE OF REFRIGERATION.

NOTE: THIS BUILDING IS NOT EQUIPPED WITH A FIRE ALARM OR SPRINKLER SYSTEM.

INDEX OF SHEETS

SET DATED: 12.05.2020

Dustin Curtis
Architect
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
phone: 1.602.266.2712

1546 NC HWY 24 / 87
CAMERON, NC 28326
STORE# NC - 079

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TSC: NC-079

REVISION
1
2
3

DATE: 12.05.2020

Dustin Curtis Registered Architect 72286 North Carolina Phoenix, AZ
12-15-20

COVER SHEET

A0.0

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: 23.6F
summer dry bulb: 92.4F

Interior design conditions
winter dry bulb: 75F
summer dry bulb: 70F
relative humidity: 50%

Building heating load: 500 MBH

Building cooling load: 400 MBH

Mechanical Spacing Conditioning System
Unitary
description of unit: Packaged Gas Heat Rooftop Units
heating efficiency: 90% AFUE
cooling efficiency: 12.2 EER
size category of unit: 8.5 ton
Boiler
Size category. If oversized, state reason.: n/a
Chiller
Size category. If oversized, state reason.: n/a

List equipment efficiencies:

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance:
Energy Code: XPrescriptive Performance
ASHRAE 90.1: Prescriptive Performance

Lighting schedule (each fixture type)
Type SL LED
12 LED's
LED Driver
1 Driver per fixture
50.2 Input watts per fixture (includes heater)

Type WS LED
# of LED's TBD
LED Driver
# of LED drivers TBD
50 Input watts per fixture identified as allowance

Total Exterior wattage specified is 650 W which is less than the 996 W allowed (includes 600 supplemental watts)

No interior lighting specified other than LED Exit signs.

Additional Prescriptive Compliance
506.2.1 More Efficient Mechanical Equipment
506.2.2 Reduced Lighting Power Density
506.2.3 Energy Recovery Ventilation Systems
506.2.4 Higher Efficiency Service Water Heating
506.2.5 On-Site Supply of Renewable Energy
506.2.6 Automatic Daylighting Control Systems

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: Yes (The remainder of this section is not applicable)

Exempt Building: Select one Provide code or statutory reference:

Climate Zone: N/A

Method of Compliance: Select one
(If "Other" specify source here)_____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

Walls below grade (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors over unconditioned space (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

STRUCTURAL DESIGN

DESIGN LOADS:

Importance Factors: Wind (IW) _1.0_____
Snow (IS) _1.0_____
Seismic (IE) _1.0_____

Live Loads: Roof _20_____ psf
Mezzanine ____ psf
Floor _250___ psf

Ground Snow Load: ___20____ psf

Wind Load: Basic Wind Speed ____100___ mph (ASCE-7)
Exposure Category ___C_____
Wind Base Shears (for MWFRS) Vx = __32K___ Vy = __20K___

SEISMIC DESIGN CATEGORY: A XB C D
Provide the following Seismic Design Parameters:
Occupancy Category (Table 1604.5) I XII III IV
Spectral Response Acceleration SS___0.162_ %g S1___0.080_ %g
Site Classification (Table 1613.5.2) A B C D E F
Data Source: Field Test XPreamptive Historical Data
Basic structural system (check one)
XBearing Wall Dual w/Special Moment Frame
Building Frame Dual w/Intermediate R/C or Special Steel
Moment Frame Inverted Pendulum
Seismic base shear: VX = ___33K__ VY = ____33K_
Analysis Procedure: Simplified X Equivalent Lateral Force Dynamic
Architectural, Mechanical, Components anchored? Yes XNo

Lateral design Control: Earthquake Wind

Soil Bearing Capacities:
Field Test (provide copy of test report)_____ psf
Presumptive Bearing capacity _____2000____ psf
Pile size, type, and capacity _____

SPECIAL INSPECTIONS REQUIRED: Yes XNo

North	>10'	1HR	Existing				
East	>10'						
West	>10'						
South	>10'						
Interior walls and partitions							
Floor Construction Including supporting beams and joists							
Floor Ceiling Assembly							
Columns Supporting Floors							
Roof Construction, including supporting beams and joists							
Roof Ceiling Assembly							
Columns Supporting Roof							
Shaft Enclosures - Exit							
Shaft Enclosures - Other							
Corridor Separation							
Occupancy/Fire Barrier Separation	1HR	1HR Existing	17A6.0	U465			
Party/Fire Wall Separation							
Smoke Barrier Separation							
Smoke Partition							
Tenant/Dwelling Unit/ Sleeping Unit Separation							
Incidental Use Separation							

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: Yes
Fire Alarm: Yes
Smoke Detection Systems: Yes
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _A1.1_____

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ Occupant loads for each area

☐ Exit access travel distances (1017)
☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☐ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL						

PLUMBING FIXTURE REQUIREMENTS
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS /TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G	2	2			2	2				
	NEW										
	REQ'D	2	2			2	2				

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

_____

_____

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: _____Tropical Smoothie Cafe_____
Address: __1546 NC HWY 24/87 Cameron___ Zip Code 28326
Owner/Authorized Agent: Chris Neal, PM Phone # (480) 297 - 5577 E-Mail cneal@neptunedg.com
Owned By: Private
Code Enforcement Jurisdiction: WAKE County

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	DUSTIN CURTIS		(480) 297-5577		info@neptunedg.com
Civil	_				
Electrical	_____				
Fire Alarm	_____	_____	_____	(___)_____	_____
Plumbing	_____	_____	_____	(___)_____	_____
Mechanical	_____	_____	_____	(___)_____	_____
Sprinkler-Standpipe	_____	_____	_____	(___)_____	_____
Structural	_____	_____	_____	(___)_____	_____
Retaining Walls >5' High	_____	_____	_____	(___)_____	_____
Other	_____	_____	_____	(___)_____	_____

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: FIRST TIME FIT-UP

2018 NC EXISTING BUILDING CODE: Alteration Level II N/A N/A
CONSTRUCTED: (date) _2018__ **CURRENT OCCUPANCY(S)** (Ch. 3)**:** _____B_____
RENOVATED: (date) ____ **PROPOSED OCCUPANCY(S)** (Ch. 3)**:** _B_(Less than 50)_

OCCUPANCY CATEGORY (Table 1604.5)**: Current:** II **Proposed:** II

BASIC BUILDING DATA
Construction Type: II-B
Sprinklers: No
Standpipes: No
Primary Fire District: No **Flood Hazard Area:** No
Special Inspections Required: No

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor	1567 SF		1567 SF
Basement			
TOTAL			

ALLOWABLE AREA

Primary Occupancy Classification(s): Business Select one Select one Select one Select one Select one
Accessory Occupancy Classification(s): _____

Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: Select one Separation: Select one Exception: _____

Select one

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

_____ + _____ + …… = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]

[1] Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25]$ x $W/30$ = _____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	23'-0" EXISTING		
Building Height in Stories (Table 504.4)			

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/_____* REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls and Partitions							
Exterior walls							

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Phoenix, AZ
12-15-20

APPENDIX B

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)			
		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 ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS. NDG 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. NDG 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.

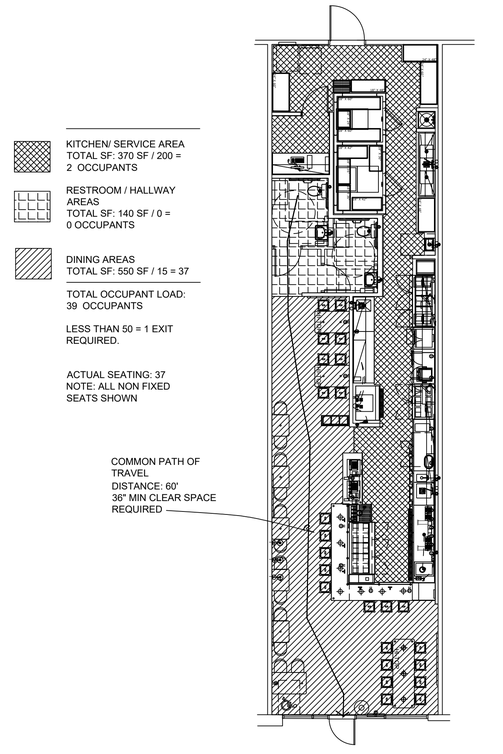
MECHANICAL, PLUMBING AND ELECTRICAL NOTES

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.

Reviewed For Code Compliance By:
D. Banks Wallace
Chief Deputy Fire Marshal
01/13/2021 7:53:27 AM



EGRESS / OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"

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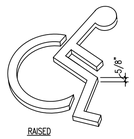
SCHEDULE
EGRESS PLAN

A1.1

INTERNATIONAL ACCESSIBILITY SYMBOL

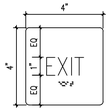


RAISED

UNISEX RESTROOM

PROPORTIONS

INTERNATIONAL SIGN OF ACCESSIBILITY



LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
5. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE ⅜" MINIMUM AND 2" MAXIMUM BASED ON THE HEIGHT OF UPPERCASE "I"
6. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

7. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
8. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
9. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
10. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

11. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
12. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.
13. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

14. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
15. 0.2 INCH SPACE BETWEEN CELLS.
16. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.

1 SIGNS PICTOGRAMS

SCALE N.T.S.

TACTILE SIGNAGE

A. WHEN SIGNS IDENTIFY A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, OR WHEN SIGNS DIRECT OR GIVE INFORMATION ABOUT A PERMANENT ROOM OR SPACE OF A BUILDING OR SITE, CORRESPONDING TACTILE SIGNAGE SHALL BE INSTALLED.

B. WHEN SIGNS IDENTIFY, OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURE OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY OR PICTOGRAM, WITH THE EQUIVALENT VISUAL AND TACTILE DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE BORDER OF THE PICTOGRAM SHALL BE MINIMUM 6" IN HEIGHT.

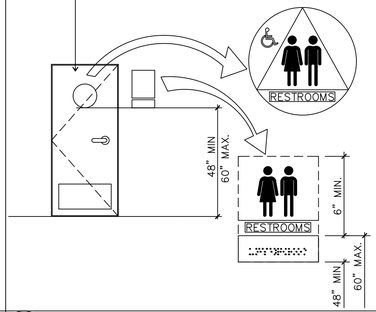
C. VISUAL CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT. THE HEIGHT OF VISUAL CHARACTERS SHALL BE A MINIMUM 5/8" PLUS 1/8" PER FOOT OF VIEWING DISTANCE OVER SIX FEET. CHARACTER WIDTH SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STROKE WIDTH OF VISUAL ONLY CHARACTERS SHALL BE A MINIMUM OF 10% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 30%. TACTILE SIGNAGE DUPLICATING THE INFORMATION SHALL BE PROVIDED, EITHER AS PART OF THE VISUAL SIGN OR A SEPARATE TACTILE SIGN PROVIDED.

D. TACTILE CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT, RAISED 1/32" OFF THE BACKGROUND. THE HEIGHT OF TACTILE CHARACTERS SHALL BE BETWEEN 5/8" AND 2". CHARACTER WIDTH SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STROKE WIDTH SHALL BE A MINIMUM OF 10% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 15%. CHARACTERS SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

E. GRADE 2 BRAILLE SHALL HAVE DOMED OR ROUNDED DOTS RAISED 1/40" OFF THE BACKGROUND, WITH DOTS SPACED 1/10" WITH-IN CELLS, AND 1/4" BETWEEN CELLS. (OR SPACED PER ANSI TABLE 703.5)

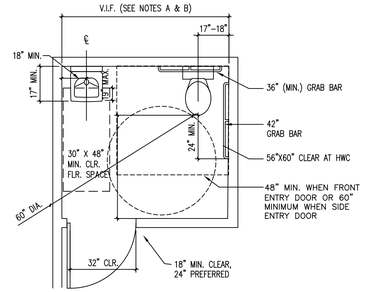
F. TACTILE SIGNS SHALL BE MOUNTED 48" MINIMUM, AND 60" MAXIMUM ABOVE THE FLOOR TO THE CENTERLINE OF THE SIGN. AN 18" X 18" CLEAR SPACE IS REQUIRED IN FRONT OF THE TACTILE SIGN, BEYOND THE ARC OF ANY DOOR SWING. WHERE SIGNS ARE MOUNTED AT DOORS, THE SIGN SHALL BE ON THE LATCH SIDE OF THE DOOR. WHERE SIGNS ARE MOUNTED AT DOUBLE DOORS, OR WHERE THERE IS NO WALL SPACE, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL, PREFERABLY THE RIGHT SIDE.

G. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. CHARACTERS, SYMBOLS AND BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.

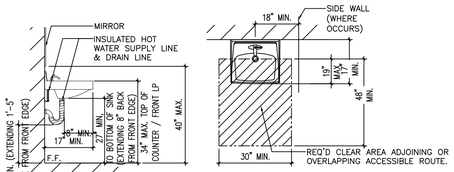


2 TACTILE SIGNAGE

SCALE N.T.S.

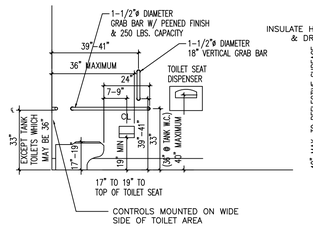


PLAN

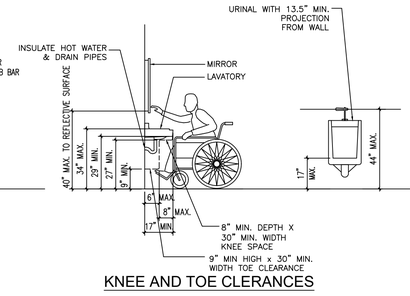


SECTION PLAN

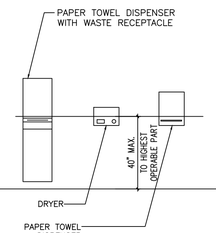
TYPICAL LAVATORY REQUIRED CLERANCES

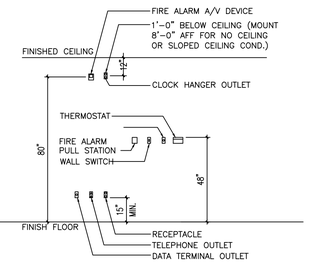


ELEVATIONS



KNEE AND TOE CLERANCES





NOTE:

1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.
3. THERE SHALL BE NO SHARP ABRASIVE SURFACES UNDER LAVATORIES.
4. ALL HOT WATER AND ALL DRAIN PIPES MUST BE INSULATED OR OTHERWISE COVERED.

3 RESTROOM CLEARANCES

SCALE N.T.S.

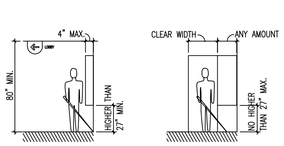


FIG. (A) FIG. (B)

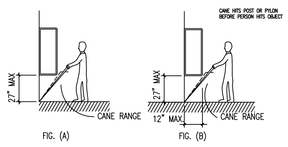
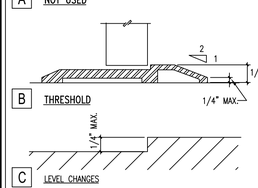


FIG. (A) FIG. (B)

4 PROTRUDING OBJECTS

SCALE N.T.S.

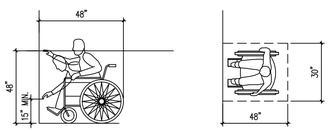


NOTES:

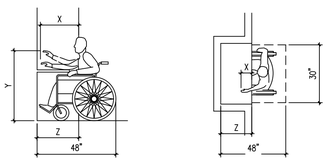
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

5 THRESHOLD LEVEL CHANGES

SCALE N.T.S.



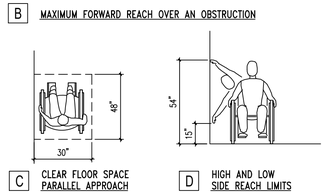
A HIGH FORWARD REACH LIMIT



NOTES:

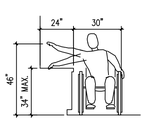
1. X SHALL BE ≤ 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

B MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



C CLEAR FLOOR SPACE PARALLEL APPROACH

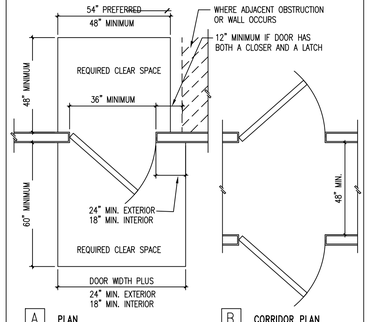
D HIGH AND LOW SIDE REACH LIMITS



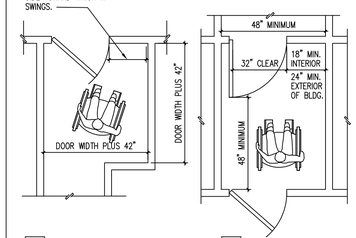
E MAXIMUM SIDE REACH OVER AN OBSTRUCTION

6 REACH REQUIREMENTS

SCALE N.T.S.



A PLAN B CORRIDOR PLAN



B RAMP LANDING AT DOORWAY PLAN C VESTIBULE PLAN

NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

7 DOOR CLEAR SPACE

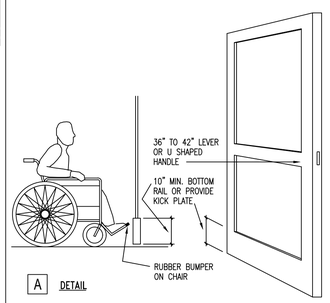
SCALE N.T.S.

DOOR TYPE:

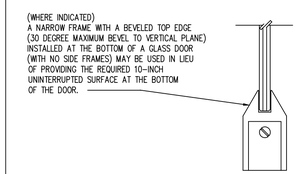
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

HARDWARE:

2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 36" TO 42".
5. MAXIMUM 5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.



A DETAIL



8 DOOR

SCALE N.T.S.

ACCESSIBLE RESTROOM REQUIREMENTS

a. A CLEAR FLOOR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE DIAMETER NOT LESS THAN 60" IN SIZE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION, MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12".

b. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.

c. ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL COMPLY WITH THE FOLLOWING:
i. THE COMPARTMENT SHALL BE A MINIMUM OF 60" WIDE.
ii. IF THE COMPARTMENT HAS A SIDE-OPENING DOOR, A MINIMUM 60" WIDE AND 60" DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
iii. IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET) A MINIMUM 60" WIDE AND 48" DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. THE DOOR SHALL BE LOCATED IN FRONT OF THE CLEAR FLOOR SPACE AND DIAGONAL TO THE WATER CLOSET, WITH A MAXIMUM STILE WIDT OF 4".
iv. THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVISE AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENIN WITH OF 32" WHEN LOCATED AT THE END AND A 34" WHEN LOCATED
AT THE END AND A 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
v. MANEUVERING SPACE AT THE COMPARTMENT DOOR SHALL COMPLY WITH SECTIONS 1133B.2.4.2 AND 1133B.2.4.3 EXCEPT THAT THE SPACE IMMEDIATELY IN FRONT OF THE WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48"AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

d. IN OTHER THAN DWELLING UNITS, TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTEND UPWARD ONTO WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND EXCEPT FOR STRUCTURAL ELEMENTS; THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

e. PROVIDE ONE ACCESSIBLE LAVATORY IN COMPLIANCE WITH SECTION 1115B.4.3.

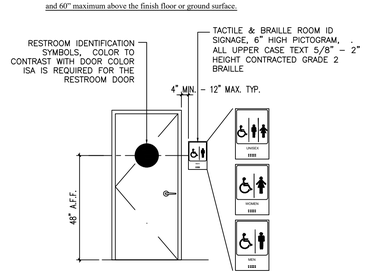
f. THE CENTERLINE OF THE WATER CLOSET FIXTURE SHALL BE 18" FROM THE SIDE WALL OR PARTITION. ON THE OTHER SIDE OF THE WATER CLOSET, PROVIDE A MINIMUM OF 28" WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A FIXTURE OR A MINIMUM OF 32" WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A WALL OR PARTITION. THIS CLEAR FLOOR SPACE SHALL EXTEND FROM THE REAR WALL TO THE FRONT OF THE WATER CLOSET.

g. A MINIMUM 60" WIDE AND 48" DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

h. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURES TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT.

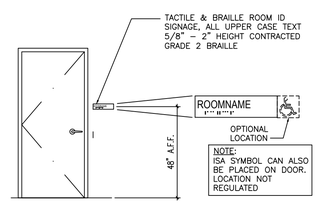
i. GRAB BARS SHALL EXTEND 24" IN FRONT OF WATER CLOSET.

Tactile characters on signs shall be located 48" minimum above the finish floor measured from the baseline of the lowest braille cells and 60" maximum above the finish floor or ground surface.



TYPICAL TOILET ROOM IDENTIFICATION SIGNAGE

Tactile characters on signs shall be located 48" minimum above the finish floor measured from the baseline of the lowest braille cells and 60" maximum above the finish floor or ground surface.



TYPICAL PERMANENT ROOM IDENTIFICATION SIGNAGE

9 ACCESSIBLE ENTRY SIGNAGE AND NOTES

SCALE N.T.S.

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ADA DETAILS

A1.2

GENERAL DEMO NOTES NOTE: NOT ALL APPLY

1. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, INSURANCE, PROTECTION AND OTHER RELATED SERVICE REQUIRED TO COMPLETE ALL DEMOLITION WORK FOR THE TENANT IMPROVEMENTS.
2. GENERAL CONTRACTOR TO COORDINATE WITH TENANT, PHASING AND/OR TIMING OF COMMENCEMENT, CONTINUATION AND COMPLETION OF ALL DEMOLITION WORK.
3. GENERAL CONTRACTOR SHALL COORDINATE WITH LANDLORD, ANY WORK AFFECTING THE CONTINUITY OF UTILITIES SERVICING OTHER TENANTS ON THE PROPERTY. GENERAL CONTRACTOR SHALL PROTECT ALL UTILITIES SERVING OTHER TENANTS, PEOPLE AND EXISTING AND/OR ADJACENT CONSTRUCTION AND OTHER AREAS FROM DAMAGE INCIDENTAL TO CONSTRUCTION OPERATIONS WITH CONSTRUCTION BARRICADES IN ACCORDANCE WITH CODES AND ORDINANCES OF THE CITY OF WESTMINSTER, CA.
4. GENERAL CONTRACTOR SHALL REPAIR OR RESTORE TO EXISTING CONDITION ADJACENT CONSTRUCTION AND PUBLIC OR PRIVATE PROPERTY DAMAGED BY DEMOLITION WORK.
5. MATERIAL SHALL NOT BE DROPPED BY GRAVITY OR THROWN OUTSIDE THE CONTRACT AREA DURING DEMOLITION. ANY MATERIAL, WHICH IN ITS REMOVAL WILL CAUSE AN EXCESSIVE AMOUNT OF DUST, SHALL BE WETTED DOWN TO PREVENT THE CREATING OF A NUISANCE.
6. ALL PARTS OF THE CONTRACT AREA UNDER DEMOLITION SHALL BE ADEQUATELY LIGHTED WHILE PERSONS ARE ENGAGED AT WORK.
7. RUBBISH AND TRASH SHALL BE REMOVED AS OFTEN AS CONDITIONS WARRANT. COMBUSTIBLE RUBBISH, SHALL BE REMOVED DAILY, AND SHALL NOT BE DISPOSED OF BY BURNING ON THE PREMISES.
8. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR HIDDEN CONDITIONS AFFECTING DEMOLITION OF PROPOSED WORK.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SUB-TRADES WITH COMPLETE AND CURRENT DOCUMENTS.
10. UPON COMPLETION OF DEMOLITION, THE LEASED PREMISES AND ADJACENT PUBLIC AND PRIVATE PROPERTY SHALL BE LEFT CLEAN AND CLEAR OF DEBRIS.
11. VERIFY WITH ARCHITECTURAL DOCUMENTS ALL AREAS TO BE MODIFIED.
12. ALL AREAS OF MODIFICATION OR DEMOLITION, WHICH ARE INCORPORATED INTO THE NEW FACILITY, ARE TO BE PATCHED, REPAIRED, OR ADJUSTED TO AN ACCEPTABLE CONDITION.
13. CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A OR 2A10BC WITHIN 75' TRAVEL DISTANCE OF ALL PORTIONS OF THE BUILDING DURING THE DEMOLITION AND CONSTRICTION.
14. GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO DEMOLITION AND CONSTRUCTION.
15. PATCH ALL CONCRETE SLABS AS REQUIRED DUE TO MODIFICATIONS.
16. PROVIDE SECURITY ENCLOSURE AT ALL REMOVED DOORS OR WALLS AS REQUIRED.
17. NOTIFY BUILDING MANAGEMENT AND FIRE ALARM COMPANY OF DEMOLITION OR CONSTRUCTION WORK. FIRE ALARM SYSTEM, (IE: EXITING) IS TO REMAIN ACTIVATED AT ALL TIMES.
18. COORDINATE REMOVAL OF ALL FINISHES OF WITH BUILDING OWNER PRIOR TO START OF DEMOLITION (IF APPLICABLE).
19. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN.
20. EXISTING PLUMBING LINES FOR FLOORS ABOVE TO REMAIN (IF APPLICABLE).
21. ANY EXISTING SPRAY-APPLIED FIRE PROOFING FOUND FLOOR DECK ABOVE TO REMAIN (IF APPLICABLE)

ELECTRICAL DEMOLITION GENERAL NOTES.

22. ELECTRICAL CONTRACTOR SHALL VISIT AND EXAMINE THE SITE PRIOR TO CONSTRUCTION TO ASCERTAIN THE EXISTING CONDITIONS AND LIMITS OF DEMOLITION AND CONSTRUCTION.
23. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT AND RETAIN POWER TO ALL EXISTING ACTIVE EQUIPMENT WHICH SHALL REMAIN.
24. ALL REMOVED EQUIPMENT SHALL BE DISPOSED OF BY THIS CONTRACTOR UNLESS DIRECTED TO DO OTHERWISE BY OWNER, TENANT OR ARCHITECT.
25. DISCONNECT, REMOVE, OR RELOCATE ALL EXISTING ELECTRICAL MATERIAL AND EQUIPMENT THAT INTERFERES WITH THE NEW INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO LIGHTING FIXTURES, WIRING DEVICES, SIGNAL EQUIPMENT, EXHAUST FANS, ETC.
26. REMOVE ALL CONDUIT WIRE, BOXES, AND FASTENING DEVICES, AS REQUIRED TO AVOID ANY INTERFERENCE WITH THE NEW INSTALLATION. ABANDONED CONDUITS AND ALL WIRING ARE TO BE REMOVED.
27. ELECTRICAL CONTRACTOR SHALL RECONNECT ANY EQUIPMENT BEING DISTURBED BY THE RENOVATION YET REQUIRED FOR CONTINUED SERVICE TO SAME OR NEAREST AVAILABLE PANEL.
28. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENINGS, ETC.) RESULTS IN THE REMOVAL, RELOCATION OR RE-FEEDING OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.
29. ELECTRICAL CONTRACTOR SHALL REMOVE ALL LIGHT FIXTURES, RECEPTACLES, J-BOXES, SWITCHES, CONDUIT, WIRING, ETC. AS INDICATED IN CONSTRUCTION DOCUMENTS.

PLUMBING AND MECHANICAL GENERAL NOTES

30. MECHANICAL CONTRACTOR SHALL VISIT THE SITE DURING BIDDING PHASE TO VERIFY ALL EXISTING MECHANICAL EQUIPMENT AND COMPARE WITH MECHANICAL PLANS FOR THIS PROJECT
31. PLUMBING CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF WASTE LINE, EXACT LOCATION AND SIZE OF WATERLINE STUBBED TO SPACE AND COMPARE TO PLUMBING PLANS FOR THIS PROJECT.

EXISTING H/C STALLS
EXISTING H/C RAMP

HANDICAP PATH OF TRAVEL: DISTANCE =20'
5% MAX SLOPE IN DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE

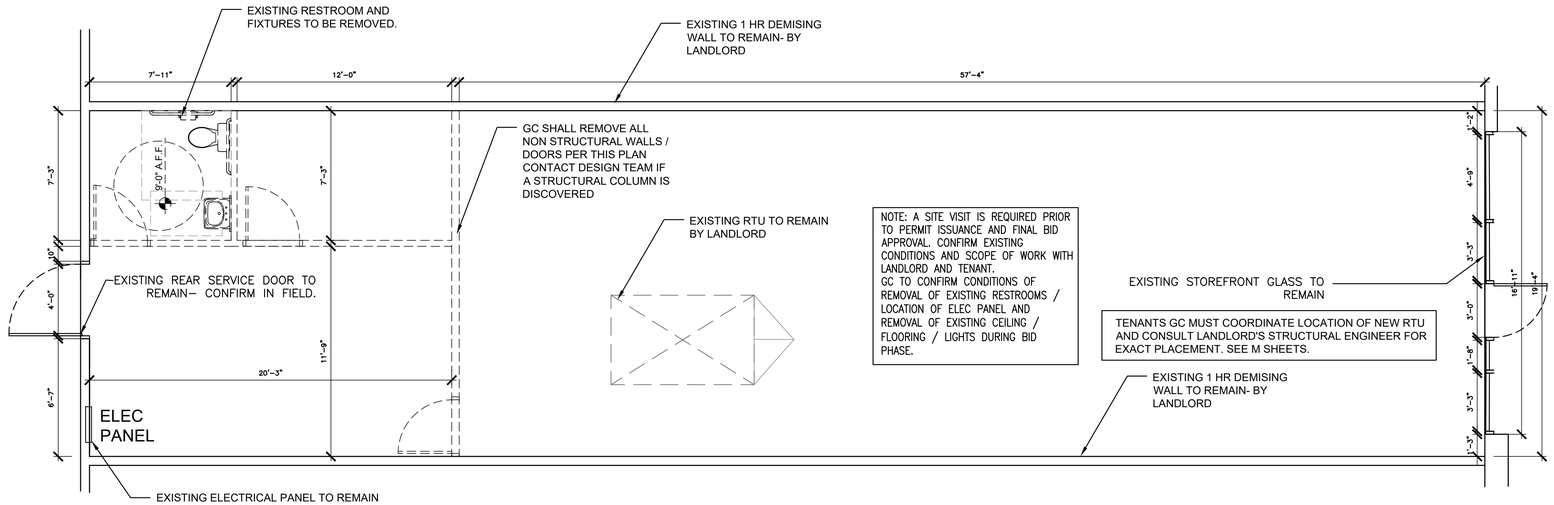
NOTE: ACCESSIBLE PARKING STALLS AND ACCESS AISLE TO HAVE MAX SLOPE OF 1:48 IN ANY DIRECTION

THIS PROJECT
TROPICAL SMOOTHIE CAFE

NORTH

2 EXISTING SITE PLAN (NO NEW WORK)

SCALE: NTS



NORTH

1 EXISTING FLOOR PLAN

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

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.

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SITE PLAN
EXISTING PLAN

A1.3

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF DRYWALL, UNLESS OTHERWISE NOTED.
2. ALL GYPSUM BOARD USED SHALL BE 5/8" TYPE 'X' FIRE TAPED. DEMISING PARTITIONS SHALL BE OF FIRECODE "X" SHEETROCK, TAPED AND SEALED TO DECK ABOVE.
3. ALL PLYWOOD, PLYWOOD BACKING, PARTICLE BOARD, WOOD BLOCKING, AND FRAMING USED SHALL BE FIRE RETARDANT & STAMPED NON-COMBUSTIBLE.
4. PLACE AND FINISH ALL NEW MATERIALS SO AS TO PROVIDE A SMOOTH & INTEGRAL TRANSITION TO EXISTING FINISHES & MATERIALS.
5. PROVIDE ADDITIONAL FRAMING/BRACING FOR ALL WALL MOUNTED EQUIPMENT. CHECK CUTSHEETS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
6. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHER(S) PER CODE.
7. FIRE SPRINKLERS: ADDITIONS & MODIFICATIONS AS REQUIRED BY CODE AND NFPA PAMPHLET #13. SPRINKLER HEADS CENTERED WITHIN CEILING BOARD. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING-WHERE APPLICABLE. ANY MODIFICATIONS TO BE DONE BY LANDLORD'S SPECIFIED SPRINKLER CONTRACTOR. ALL COSTS FOR SPRINKLER RE-LOCATION TO CONFORM WITH FIT OUT DESIGN ARE PROVIDED BY TENANT. - WHEN APPLICABLE.
8. SEE MECHANICAL AND ELECTRICAL SHEETS FOR ALL FIXTURE SPECIFICATIONS, WIRING, AND POWER REQUIREMENTS. - VERIFY WITH EQ SHEETS.
9. NEWLY INSTALLED OR RELOCATED DOORS MUST HAVE LEVER TYPE HARDWARE OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE, PER WAC 51.20.3103 (A) AND (C).
10. ALL DOORS TO PROVIDE 32" MIN. CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION.
11. FLOORS IN FOOD PREPARATION AREA, DISH WASHING AREA, SERVICE AREA, JANITORIAL AREA, STORAGE AREA, AND ANY AREA WHERE FOR EQUIPMENT IS PLACED SHALL BE SMOOTH, EASILY CLEANABLE, WASHABLE, DURABLE, AND OF COMMERCIAL GRADE MATERIAL AND SHALL HAVE A MINIMUM 3/8" RADIUS INTEGRAL COVE BASE EXTENDING AT LEAST 4" UP THE WALL. GROUT SPACING FOR TILE SHALL NOT EXCEED 1/4" AND SHALL BE SEALED.
12. NOT USED
13. TENANT'S GC TO COMPLETE SITE VISIT AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - GC TO REVIEW TENANT'S LEASE DURING BID PROCESS TO DETERMINE RESPONSIBILITIES.
14. FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR.
15. SUPPORT WIRING FOR LAY-IN CEILING SHALL NOT BE ATTACHED TO ANY OF THE LANDLORD'S MECH, ELEC, PLUMB, OR FIRE PROTECTION PIPING OR EQUIPMENT.
16. ALL EXITS SHALL BE OPERABLE FROM INTERIOR OF BUILDING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

WALL LEGEND:

EXISTING WALL TO REMAIN. VERIFY CONDITION PATCH AND REPAIR TO LIKE NEW CONDITION - GC TO VERIFY FIRE RATING IF APPLICABLE

EXISTING 1 HOUR RATED DEMISING WALL BY LANDLORD- PER LEASE- TO MATCH 17/A6.0

NEW WALL — 1 LAYER 5/8" GYPSUM BOARD EACH SIDE OVER 3 5/8" 20 GA METAL STUDS AT 16" O.C. TO CEILING. BRACE STUDS @ 4'-0" O.C. PROVIDE 5 1/2" MTL STUDS AT ALL 7" NOMINAL WALLS.

NOTE:
ALL EXPOSED CMU BLOCK MASONRY WALLS SHALL BE FURRED OUT WITH 1 1/2" METAL STUDS WITH GYP BOARD (TYP)

NOTE: DIMENSIONED TO FINISHED WALL.
NOTE: ALL EXTERIOR WALLS TO BE INSULATED.

KEYED NOTES:

1. EXISTING DEMISING WALL BY LANDLORD GC-SEE NOTES ON A1.3- TENANT'S GC TO CONFIRM IN FIELD A 1 HOUR RATED WALL PER 17/A6.0
2. METAL SHELVING RACK - 5 TIER IN HEIGHT NOT TO EXCEED 6 FEET
3. NEW WALK-IN COOLER/ FREEZER- SEE EQUIPMENT PLAN
4. RESTROOM HAND SINK
5. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
6. 3-COMPARTMENT SINK WITH (2) 18" INTEGRAL DRAIN BOARDS
7. SERVICE COUNTER - CABINET SUPPLIER TO FURNISH SHOP DRAWINGS
8. NOT USED
9. 24" JANITORIAL MOP SINK W/ WH ABOVE (SEE PLUMBING SHEETS)
10. TEMPERED GLASS SNEEZE GUARD REQUIRED BY STATE HEALTH- SEE DETAIL 10/A6.2.
11. WALL-MOUNTED HAND SINK
12. EXISTING STOREFRONT BY LANDLORD- SEE LEASE TO CONFIRM RESPONSIBILITY - CONFIRM MATCH TO THIS LAYOUT
13. QUARRY TILE FLOORING THROUGHOUT KITCHEN & SERVICE AREA
14. FIRE EXTINGUISHER
15. RESTROOM FIXTURES
16. NEW 3 5/8" METAL STUD WALL FURRING AND 5/8" GYP BD INSTALLED AT EXISTING DEMISING WALL.
17. HANDICAP GRAB BARS WITH BLOCKING
18. NOT USED
19. NEW FLOORING IN DINING ROOM SEE SHEET A2.1
20. NEW WALL - REFER TO WALL SCHEDULE
21. KITCHEN EQUIPMENT- SEE EQUIPMENT SHEET A5.0
22. PREP SINK W/ DRAIN BOARD
23. SEATING- SEE EQUIPMENT SCHEDULE
24. NEW MARKETPLACE CABINET PROVIDE BY TROPICAL SMOOTHIE CAFE AND INSTALLED BY GC. SEE 5/A6.2
25. NEW OFFICE COUNTERTOP AND WALL SHELVES BY GC- SEE DETAIL 5/A4.0
26. NOT USED
27. NOT USED
28. HANDICAP ACCESSIBLE TABLE
29. DROP-IN HAND SINK IN SERVICE COUNTER.
30. EXISTING EXTERIOR DOOR AND HARDWARE BY LANDLORD. CONFIRM IN FIELD
31. EXISTING SINGLE STOREFRONT DOOR PROVIDED BY LANDLORD.

NOTE:
FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL.

DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

SPECIALTIES:

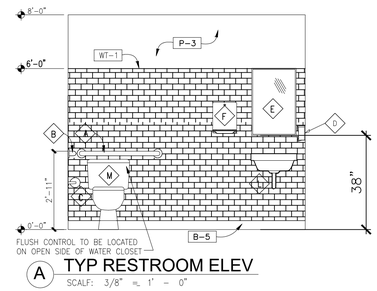
1. GENERAL CONTRACTOR TO PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED FIXTURES, SIGNS, MENU BOARD, ETC. PER DRAWINGS.
2. USE FIRE TREATED WOOD FOR MISCELLANEOUS WOOD BLOCKING, ETC.
3. USE STAINLESS STEEL WALL PANELS, CORNER GUARDS AND ANGLE STRIPS TO SEAL GAP TO WALL AT COOLER/FREEZER. (SEE W-2 AT WALL FINISHES)
4. TABLE BASE HARDWARE
   1. TABLE TOP LAG BOLTS: 1/2"x2" (4 PER BASE)
   2. ANCHOR BOLTS: SIMPSON "WEDGEALL" MODEL # WA62500 (5/8"x5") COMES COMPLETE W/NUTS AND WASHERS (4 PER BASE)

NOTE:
DURING BID PROCESS - GC TO VISIT SITE & REVIEW TENANT'S LEASE TO CONFIRM RESPONSIBILITY AGREEMENT. GC RESPONSIBLE FOR ALL TI CONSTRUCTION IE. CONCRETE POUR, ELECTRIC, PLUMBING, ROOF PENETRATIONS AND MECHANICAL ETC. ACCORDING TO LEASE

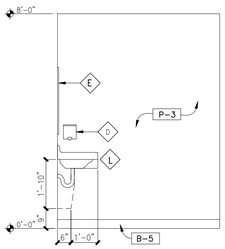
NOTE:
GC TO VERIFY ALL EXISTING DIMENSIONS AND COLUMNS DURING BID AND ALERT NEPTUNE IF DIFFERENT FROM PLAN.

NOTE:
ONLY SINGLE SERVICE UTENSILS WILL BE USED IN THIS SPACE

NOTE:
MAIN ENTRY/EXIT DOORS MAY BE KEY OPERATED FROM INTERIOR IF SIGNAGE WITH 1" LETTERING IS PROVIDED ON OR ADJACENT TO DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".



A TYP RESTROOM ELEV
SCALE: 3/8" = 1' - 0"



B TYP RESTROOM ELEV
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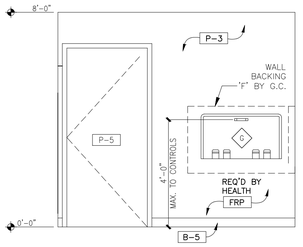
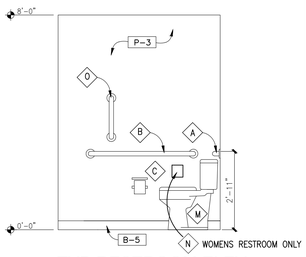


C TYP RESTROOM ELEV
SCALE: 3/8" = 1' - 0"



D TYP RESTROOM ELEV
SCALE: 3/8" = 1' - 0"

DOOR SCHEDULE

ITEM NO	SIZE	THK.	MATERIAL	FRAME	TYPE	REMARKS	HARDWARE
1	3' X6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #2
2	3' X6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #2
3	3' X6'-8"	1-3/4"	WOOD	METAL	FLUSH SOLID CORE	NEW INTERIOR DOOR	GROUP #1
E1	3'X7'	EXISTING	ALUM/GLASS	EXISTING	STOREFRONT	EXISTING EXTERIOR DOOR	GROUP #E1
E2	4'X7'	EXISTING	HM	EXISTING	REAR SERVICE	EXISTING EXTERIOR DOOR	GROUP #E2

DOOR NOTES:

1. ALL NEW INTERIOR WOOD DOORS ARE TO BE CLEANED AND TOUCHED UP TO RECIEVE NEW SCHEDULED FINISH.
2. LOCKING DEVICES ON REQUIRED EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE OF THE DOOR, EXCEPT AS SPECIFICALLY PERMITTED BY SECTION 1008.1.9 (2010 FBC).
3. ALL INTERIOR DOOR LOCKSETS/PASSAGE SETS ARE TO BE HANDICAP ACCESSIBLE WITH LEVER ACTION HANDLES AND MOUNTED AT 40" ABOVE THE FINISHED FLOOR.
4. CONTRACTOR IS TO ADJUST ALL DOORS TO NORMAL WORKING OPERATION WHICH INCLUDES THE REPAIR OR REPLACEMENT OF HARDWARE AND WEATHER STRIPPING AS REQUIRED.
5. CONTRACTOR TO VERIFY THAT THE EXISTING RESTROOM DOORS HAVE CLOSERS. IF NOT, CONTRACTOR IS TO INSTALL NEW CLOSER ON EACH RESTROOM DOOR.
6. ALL DOORS SHALL HAVE AN OPENING FORCE OF FIVE POUNDS MAXIMUM.

DOOR HARDWARE:

GROUP #1 – NEW INTERIOR DOOR:
1.5 PAIR BUTTS: NEW
1.0 LOCKSET W/ LEVER HANDLE

GROUP #2 – NEW INTERIOR DOOR:
1.5 PAIR BUTTS: NEW
1.0 LOCKSET W/ LEVER HANDLE
1.0 DOOR CLOSER, SURFACE MOUNTED

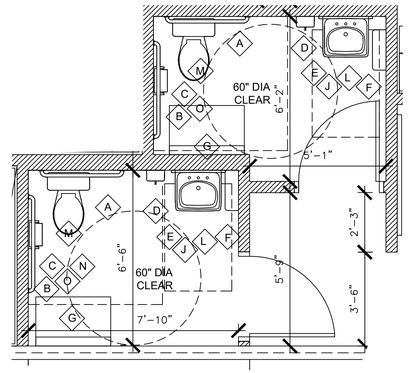
GROUP #E1 – EXISTING EXTERIOR DOOR HARDWARE
1.5 PAIR BUTTS: EXISTING
1.0 LATCH SET WITH RETRACTABLE DEAD BOLT
1.0 DOOR CLOSURES: EXISTING
1.0 THRESHOLD: EXISTING
1.0 DOOR SWEEP: EXISTING
PROVIDE PEEP HOLE IF NOT EXISTING

GROUP #E2 – EXISTING ENTRANCE HARDWARE:
1.5 PAIR BUTTS: EXISTING
1.0 DEAD BOLT (IN OPEN POSITION DURING BUSINESS HRS)
1.0 DOOR CLOSER: EXISTING
1.0 THRESHOLD: EXISTING
1.0 DOOR SWEEP: EXSITING
1.0 DOOR PULLS: EXISTING
1.0 PUSH PLATE: EXISTING

NOTE:
GC TO XRAY SLAB AT ALL PLUMBING FLOOR LOCATIONS TO ENSURE ADEQUATE CLEARANCE FROM STRUCTURAL BEAM. NOTIFY ARCHITECT IMMEDIATELY IF PLUMBING FIXTURES NEED TO BE RELOCATED.

NOTE:
GC TO CONFIRM WITH TENANT AND LANDLORD RESPONSIBILITY OF DOORS AND FIXTURES WITH FINAL LEASE

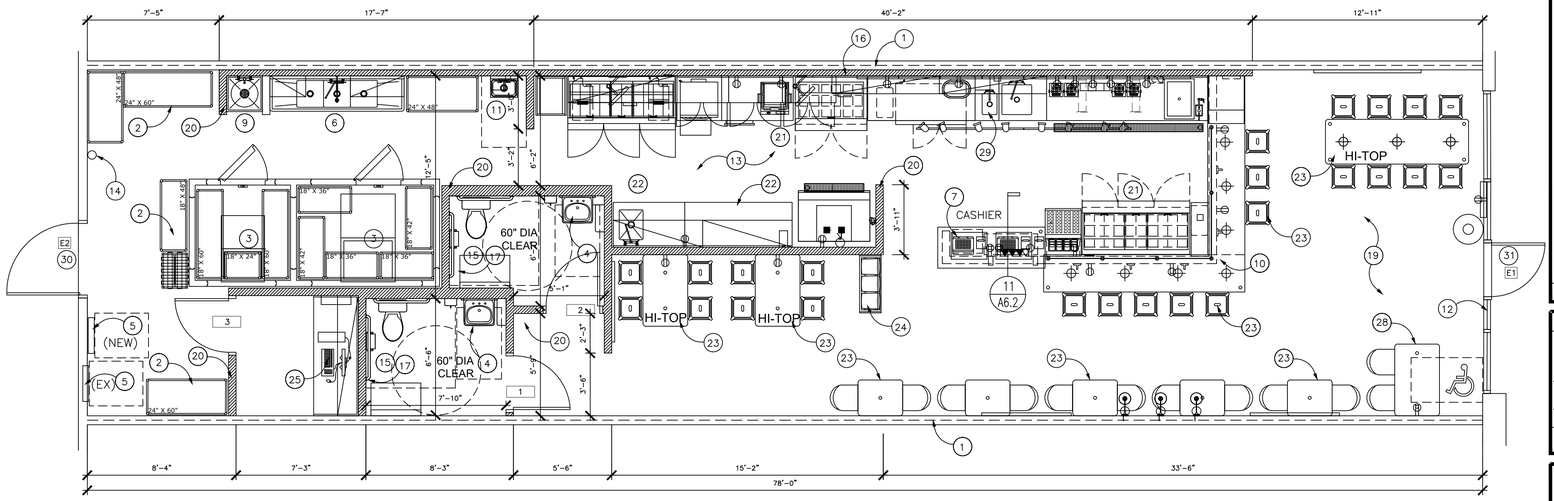
NOTE:
RESTROOM DOORS MUST BE EQUIPPED WITH SELF-CLOSING DEVICES.



2 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE:

	ITEM	MOUNTING HEIGHT
A.	NEW GRAB BAR, 36" L.	33"-36" AFF TO CL
B.	NEW GRAB BAR, 42" L.	33"-36" AFF TO CL
C.	NEW TISSUE DISPENSER	24" AFF TO OUTLET
D.	NEW SOAP DISPENSER	38"-48" TO OPERATOR & DISPENSER
E.	NEW FRAMED MIRROR. 18"x30"	40" AFF MAX. TO BOTTO OF REFLECTIVE SURFACE
F.	NEW PAPER TOWEL DISPENSER	38"-48" TO TOWEL DISPENSER
G.	BABY CHANGING STATION	34"-44" AFF
J.	30" X 48" MIN. CLR. FLR. SPACE TYP. ALL LAVS.	
L.	NEW HANDICAP ACCESSIBLE WALL MOUNTED SINK	
M.	NEW HANDICAP ACCESSIBLE WATER CLOSET.	
N.	SURFACE MOUNTED COVERED SANITARY NAPKIN RECEPTACLE REQUIRED	
O.	VERTICAL GRAB BAR- SEE A1.2	



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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Architect
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
phone: 1.602.266.2712

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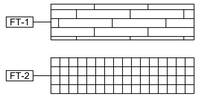
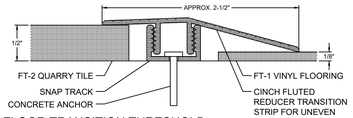
Dustin Curtis Registered Architect 12286 Arizona Phoenix, AZ
12-15-20

FLOOR PLAN

A2.0

FLOOR FINISH LEGEND





1 FLOOR TRANSITION THRESHOLD
NO SCALE

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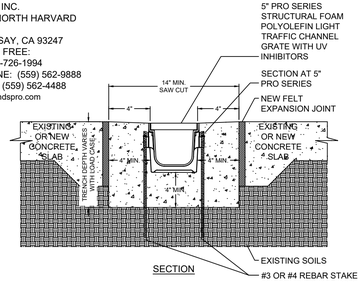


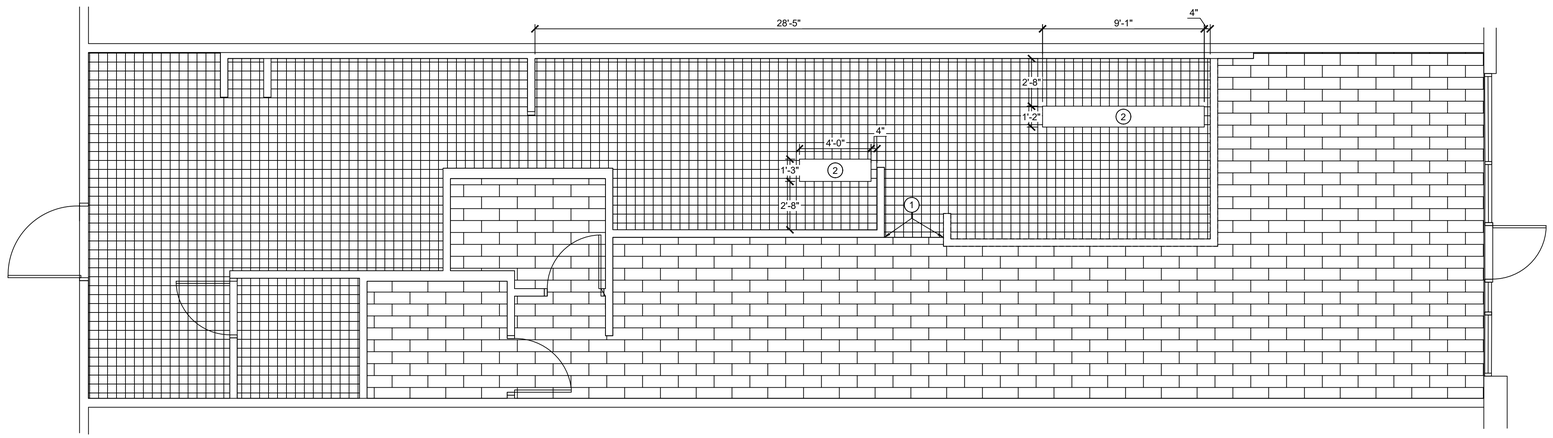
SECTION

NOTES:

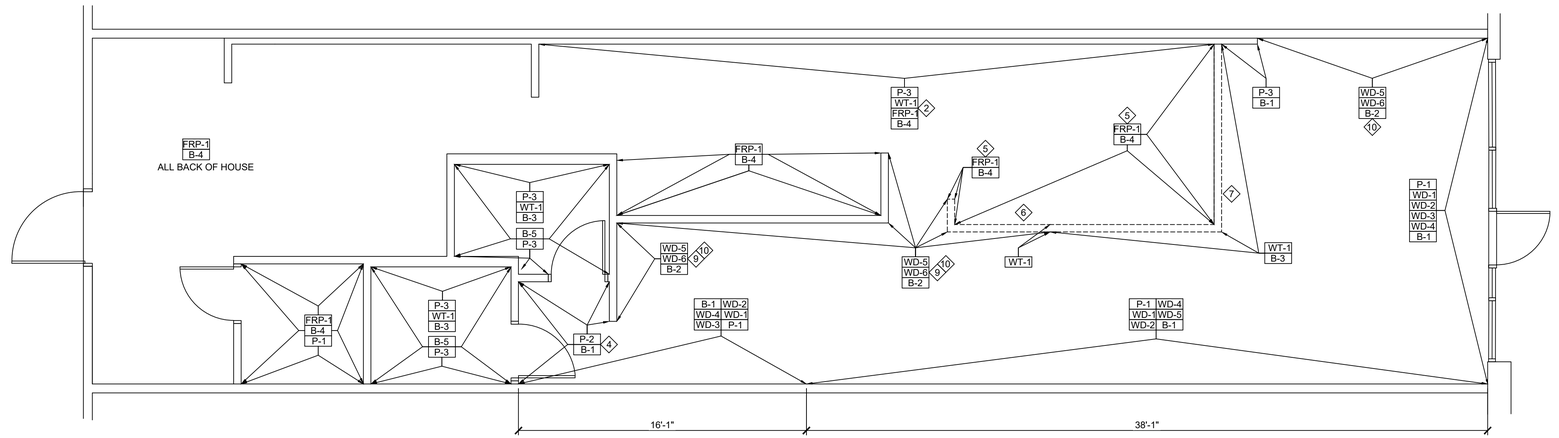
1. CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

PRO SERIES CHANNEL DRAIN SYSTEM

5" PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'A' & 'B' - 4" ENCASEMENT REBAR SUSPENSION



1 FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"



2 WALL FINISHES PLAN
SCALE: 1/4" = 1'-0"

INTERIOR FINISHES SCHEDULE

FLOOR TILE (DINING) FT-#

FT-1	MANUF:	CENTIVA
	TYPE:	VINYL FLOORING
	SERIES:	CONTOUR PLANK
	NUMBER:	CP-0303-C
	COLOR:	VINTAGE CHALET

CONTACT INFO:

LENNIE ROWAN, LEED GA
ACCOUNT EXECUTIVE
TANDUS / CENTIVA
A TARKETT COMPANY
(404) 428-5210

FLOOR TILE (KITCHEN) FT-#

FT-2	MANUF:	DALTILE OR EQUAL
	TYPE:	QUARRY TILE
	COLOR:	0T03 ASHEN GRAY
	SIZE:	6" X 6"
	GROUT MANUF:	POLYBLEND OR EQUAL
	GROUT TYPE:	SANDED
	GROUT COLOR:	DELOREAN GRAY #165

FLOOR TILE BASE B-#

B-1	TYPE:	STAIN GRADE PINE
	SIZE:	1" X 4" STRIPS
	STAIN:	SHERWIN WILLIAMS
	NUMBER:	SW-224
	FINISH:	SPECIAL WALNUT
B-2	3-5/8" METAL STUD TRACK INSTALLED W/FLANGES FACING THE WALL. SHINY, NON-TEXTURED FINISH. 20 GAUGE.	
B-3	MANUF:	DALTILE OR EQUAL
	TYPE:	CERAMIC COVE BASE
	COLOR:	WHITE
	SIZE:	3" X 6"
	GROUT MANUF:	POLYBLEND OR EQUAL
	GROUT TYPE:	NON-SANDED
	GROUT COLOR:	NEW TAUPE #185
B-4	MANUF:	DALTILE OR EQUAL
	TYPE:	QUARRY TILE BASE
	COLOR:	0T03 ASHEN GRAY
	SIZE:	5" X 6"
	GROUT MANUF:	POLYBLEND OR EQUAL
	GROUT TYPE:	SANDED
	GROUT COLOR:	DELOREAN GRAY #165
B-5	MANUF:	JOHNSONITE
	TYPE:	VINYL WALL BASE
	COLOR:	SEAWEED #101
	SIZE:	4" HIGH
	(FOR RESTROOMS & OPTIONAL KITCHEN BASE)	

WALL TILE WT-#

WT-1	MANUF:	DALTILE OR EQUAL
	TYPE:	CERAMIC TILE
	COLOR:	WHITE
	SIZE:	3" X 6"
	GROUT MANUF:	POLYBLEND OR EQUAL
	GROUT TYPE:	NON-SANDED
	GROUT COLOR:	NEW TAUPE #185
	SCHLUTER:	JOLLY AE80 SATIN ANODIZED ALUMINUM

PAINT P-#

P-1	MANUF:	SHERWIN WILLIAMS
	NUMBER:	SW-7103
	COLOR:	WHITETAIL
	FINISH:	SATIN
P-2	MANUF:	SHERWIN WILLIAMS
	NUMBER:	SW-6621
	COLOR:	EMOTIONAL
	FINISH:	SATIN
P-3	MANUF:	SHERWIN WILLIAMS
	NUMBER:	SW-6463
	COLOR:	BREAKTIME
	FINISH:	SATIN

COUNTER TOPS ST-#

ST-1	MANUF:	LG HAUSYS
	TYPE:	HI-MACS ACRYLIC
	COLOR:	TROPICAL TEAL
	FINISH:	POLISHED
	THICKNESS:	1/2"
ST-2	MANUF:	JOHN BOOS OR EQUAL
	TYPE:	BUTCHER BLOCK TOP LAMINATED CLEAR THROUGH, WARP RESISTANT AND ELECTRONICALLY THERMOBONDED.
	WOOD:	MAPLE - EDGE GRAINED
	THICKNESS:	1-1/2" - 1-3/4"
	FINISH:	VARNIQUE. IF VARNIQUE SURFACE IS CUT, IT WILL NEED TO BE RE-SEALED USING BOOS EZ-DO FINISH OR DURAKRYL 102
ST-3	MANUF:	HOME DEPOT
	TYPE:	PVC TRIM PLANK
	COLOR:	WHITE
	NUMBER:	VERANDA 7311 OR SIMILAR
	SIZE:	1" X 6"

FIBERGLASS PANEL FRP-#

FRP-1	MANUF:	FRP
	TYPE:	X
	COLOR:	WHITE
	NOTE: CAULK ALL JOINTS. EXISTING FRP TO REMAIN WHERE POSSIBLE	

WOOD WD-#

WD-1	TYPE:	1" X 2" TRIM BOARD
	FINISH:	PAINTED: P-1
	NOTE:	PLACE BATTENS EVERY 24" O.C. TO PROVIDE A BOARD AND BATTEN APPEARANCE OR AS NOTED IN THE ELEVATIONS
WD-2	TYPE:	STAIN GRADE PINE
	FINISH:	PAINTED: P-1
	NOTE:	1" X 2" STRIPS
WD-3	TYPE:	4FT X 8FT BEAD BOARD PANEL
	FINISH:	PAINTED: P-1
WD-4	TYPE:	STAIN GRADE PINE
	FINISH:	PAINTED: P-1
	NOTE:	1" X 4" STRIPS
WD-5	TYPE:	FRAMING GRADE WOOD PLANKS
	FINISH:	SHERWIN WILLIAMS SW-224 SPECIAL WALNUT
	NOTE:	1" X 6" KNOTTY PINE
WD-6	TYPE:	FRAMING GRADE WOOD PLANKS
	FINISH:	SHERWIN WILLIAMS SW-224 SPECIAL WALNUT
	NOTE:	1" X 1" KNOTTY PINE
	SPECIAL WALNUT STAIN ON ALL SURFACES TO BE ONE COAT ONLY, RUBBED ON AND IMMEDIATELY WIPED FOR A LIGHT COLORED FINISH	

SUSPENDED CEILING AT-#

AT-1	MANUF:	ARMSTRONG
	TYPE:	CLASS "A"
	NUMBER:	1728A WH FINE FISSURED
	COLOR:	WHITE
	SIZE:	24" X 24" X 5/8"
	GRID:	15/16" GRID. MATCH WHITE COLOR OF CEILING TILE
AT-2	MANUF:	ARMSTRONG
	TYPE:	CLASS "A"
	NUMBER:	WASHABLE VINYL SURFACE
	COLOR:	WHITE
	SIZE:	24" X 48" X 5/8"
	GRID:	NEW WHITE 15/16" GRID
AT-3	MANUF:	ARMSTRONG
	TYPE:	CLASS "A"
	NUMBER:	WASHABLE VINYL SURFACE
	COLOR:	WHITE
	SIZE:	24" X 24" X 5/8"
	GRID:	5/16" GRID. MATCH WHITE COLOR OF CEILING TILE

ROOM FINISH SCHEDULE

AREA	FLOOR MATERIAL	FLOOR BASE	WALLS MATERIAL	CEILING MATERIAL	CEILING HEIGHT	REMARKS
DINING 100	TILE FT-1	TILE B-1 B-2	PAINT P-1 WOOD WD-1 WD-2 WD-3 WD-4 WD-5 WD-6	ACT AT-1	SEE RCP ON A150	-
CASHIER 200	TILE FT-1	TILE B-2 B-3	TILE WT-1 WOOD WD-5 WD-6 SURFACES ST-1 ST-2	ACT AT-1	SEE RCP ON A150	-
SMOOTHIE PREP 300	TILE FT-2	TILE B-4	PAINT P-3 TILE WT-1 SURFACES ST-3	ACT AT-3	SEE RCP ON A150	-
FOOD PREP 400	TILE FT-2	TILE B-4	PAINT P-3 TILE WT-1 SURFACES ST-3	ACT AT-3	SEE RCP ON A150	-
OFFICE 500	TILE FT-2	TILE B-4	FINISH FRP-1	ACT AT-2	SEE RCP ON A150	-
KITCHEN 600	TILE FT-2	TILE B-4	FINISH FRP-1	ACT AT-2	SEE RCP ON A150	-
RESTROOM 700	TILE FT-1	TILE B-5	PAINT P-3 TILE WT-1	PAINTED GYP P-3	SEE RCP ON A150	-

GENERAL NOTES:

1. G.C. TO PROVIDE A SCHLUTER STRIP (MODEL #A125-ATGB) FOR TERMINATION OF WALL TILE.

RESTROOM FINISHES

STOOL / VANITY WALL TO HAVE WT-1 WALL TILE FROM FLOOR TO 48" AFF (HORIZONTAL MOUNT). WALL ABOVE TILE TO BE PAINTED WITH P-3

ALL OTHER WALLS TO BE PAINTED P-3 FROM FLOOR TO CEILING

INTERIOR SIDE OF DOOR AND TRIM TO BE PAINTED WITH P-3

BASE TO BE B-5

KEY NOTES

NO.	ITEM DESCRIPTION
1	GYP. BOARD WALL OR FRP OPTION
2	FRP-1 FROM FLOOR TO 34" AFF. WT-1 FROM 35" AFF TO 62" AFF
3	DINING SIDE OF DOOR AND TRIM TO BE PAINTED P-2
4	PAINTED GYP. BOARD WALL
5	FRP-1 INSTALLED FROM FLOOR TO TOP OF HALF HEIGHT WALL
6	HORIZONTAL SURFACE TO BE ST-1
7	HORIZONTAL SURFACE TO BE ST-2
8	HORIZONTAL SURFACE TO BE ST-3
9	CORRUGATED METAL APPLIED TO WALL AS SHOWN ON ELEVATIONS
10	WALL PAINTED BLACK BEHIND WD-5 WOOD PLANKS

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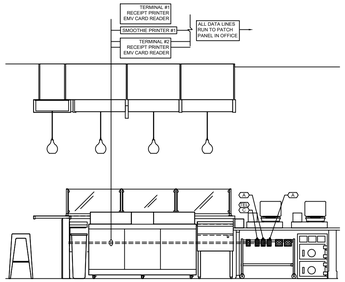
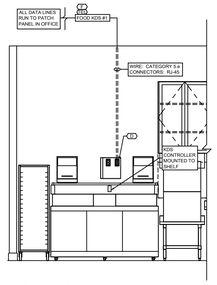
FLOOR FINISH PLAN

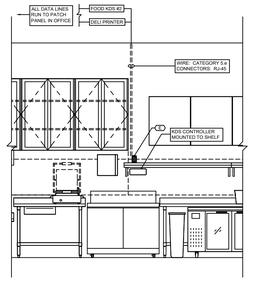
A2.1



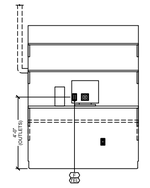
A FRONT LINE (BACK VIEW)
SCALE: 1/4" = 1'-0"



B KDS #1
SCALE: 1/4" = 1'-0"



C KDS #2 / DELI PRINTER
SCALE: 1/4" = 1'-0"



D OFFICE DESK (FRONT VIEW)
SCALE: 1/4" = 1'-0"

DATA OUTLET LOCATION

NO.	QTY	ITEM DESCRIPTION	HGT
A	2	POS STATION OUTLET (CASHIER COUNTER)	24"
B	0	POS STATION OUTLET (DRIVE-THRU AREA)	46"
C	1	SMOOTHIE PRINTER OUTLET (CASHIER COUNTER)	24"
D	1	KDS OUTLET (TWO WHEN DRIVE-THRU WINDOW)	67"
E	1	KDS / DELI PRINTER OUTLET (AT FINISH STATION)	67"
F	1	OFFICE OUTLET (PRINTER)	46"

GENERAL NOTES

1	VERIFY ALL REQUIREMENTS WITH POS SUPPLIER
2	OWNER TO COORDINATE WITH MICROS & RTG FOR ALL KDS AND PRINTER LOCATIONS
3	ALL POS WIRING TO BE PROVIDED BY AND INSTALLED BY RTG
4	G.C. TO CONTACT RTG 4 WEEKS PRIOR TO INSTALL
5	G.C. RESPONSIBLE FOR CONDUITS WITH PULL STRING AND EMPTY ELECTRICAL BOXES TO ACCESSIBLE CEILING LOCATIONS

T-STAT LOCATIONS

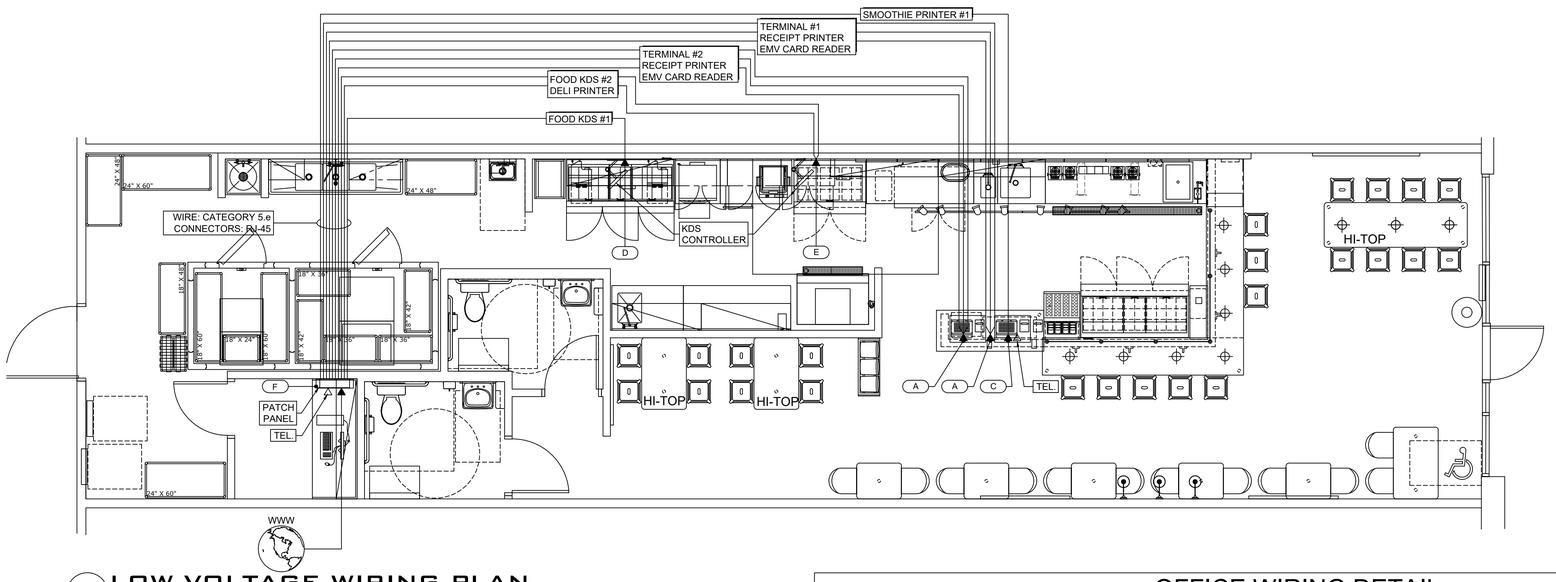
NO.	ITEM DESCRIPTION
	T-STAT PREFERRED LOCATIONS
1	NEAR THE RESTROOM CORRIDOR
2	NEAR THE WATER HEATER / MOP SINK AREA

SPEAKER LOCATIONS

NO.	ITEM DESCRIPTION
	MUZAK, MOOD MEDIA - PREFERRED VENDOR - 3 SPEAKERS
1	NEAR THE SMOOTHIE BAR BETWEEN BAR AND FRONT WALL
2	NEAR THE COMMUNITY TABLE
3	NEAR THE BANQUETTE
	SPEAKERS NOT LOCATED NEAR CEILING FANS & POS AREA

VIDEO SURVEILLANCE LOC'S

NO.	ITEM DESCRIPTION
	MIN. RECOMMENDED SURVEILLANCE (4 CAMERA SYSTEM)
1	MANAGER'S STATION
2	POS AREA / SAFE
3	BACK DOOR
4	MAIN ENTRY
	PREFERRED SURVEILLANCE (8 CAMERA SYSTEM)
5	SMOOTHIE MAKE LINE
6	PREP AREA
7	DINING AREA
8	BACK OF HOUSE OR CAFE SPECIFIC UNMONITORED AREAS



2 LOW VOLTAGE WIRING PLAN
SCALE: 1/4" = 1'-0"

POWER AND CABLING REQ'S

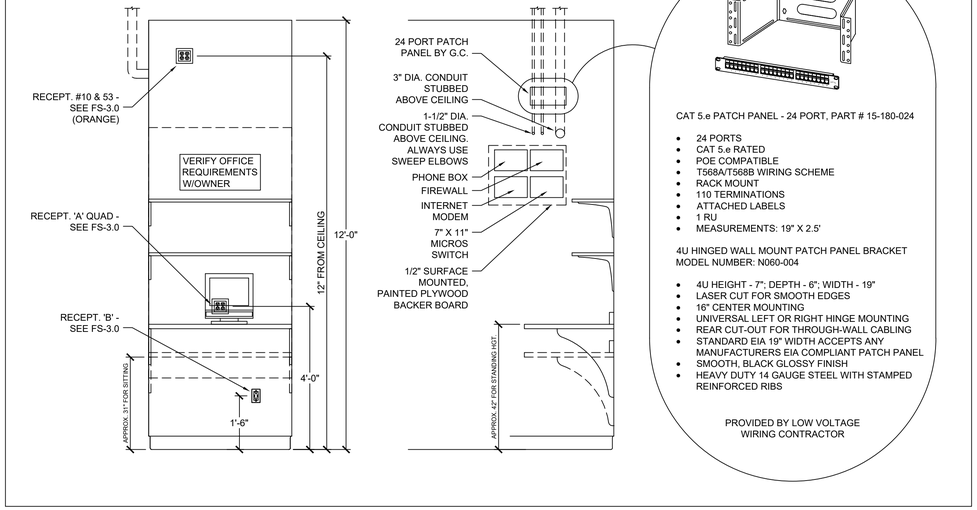
NO.	PATCH PANEL
1	THE 24 PORT PATCH PANEL SHOULD BE MOUNTED ON THE WALL WITH EACH RJ45 TERMINATION LABELED TO THE CORRESPONDING LOCATION OF THE TERMINALS AND PRINTERS ON THE COUNTER AND PREP AREAS.
2	POWER SHOULD BE 1-QUAD OR 2-DUPLEX DEDICATED AND ISOLATED GROUND (ORANGE) AC PLUG(S).
3	THE INTERNET CONNECTION FOR CREDIT CARD PROCESSING SHOULD BE LOCATED CLOSE TO THE POS PC. THE INTERNET CONNECTION MUST BE A STATIC IP ADDRESS. (OFFICE AREA)
	COUNTER AREA
1	AT EACH COUNTER POS TERMINAL LOCATION, CAT 5 CABLES MUST BE TERMINATED WITH RJ45 CONNECTORS WITH 2X2 JUNCTION BOX WITH MOUNTED FACE PLATE.
2	DOUBLE RUN OF CAT 5 CABLE FOR EACH TERMINAL.
3	AT EACH COUNTER POS TERMINAL, DEDICATED AND ISOLATED GROUND (ORANGE) DUPLEX AC PLUG FOR TERMINAL AND PRINTER.
	PRINTERS AND KITCHEN DISPLAYS
1	AT EACH COUNTER POS TERMINAL LOCATION, CAT 5 CABLES MUST BE TERMINATED WITH RJ45 CONNECTORS WITH 2X2 JUNCTION BOX WITH MOUNTED FACE PLATE.
2	SINGLE RUN OF CAT 5 CABLE FOR EACH PRINTER AND KITCHEN DISPLAY.

IMPORTANT - SINGLE POS TERMINAL LOCATIONS WITH 2 REMOTE PRINTERS MUST HAVE 2 CAT 5 CABLES RUNNING FROM EACH KITCHEN PRINTER TO THE PATCH PANEL IN THE OFFICE IN ORDER TO DRIVE BOTH PRINTERS.

OUTLET CONFIGURATION

POS OUTLET (A)	POS OUTLET (B)	SMOOTHIE (C)
POS TERMINAL RECEIPT PRINTER EMV CARD READER	POS TERMINAL RECEIPT PRINTER EMV CARD READER	SMOOTHIE PRINTER TELEPHONE LINE
KDS OUTLET (D)	**KDS OUTLET (E)**	**OFFICE OUTLET (F)**
KDS #1	KDS #2 DELI PRINTER	OFFICE PRINTER

OFFICE WIRING DETAIL



1 OFFICE OUTLET AND LOW VOLTAGE EQUIPMENT LOCATIONS
SCALE: 1/2" = 1'-0"

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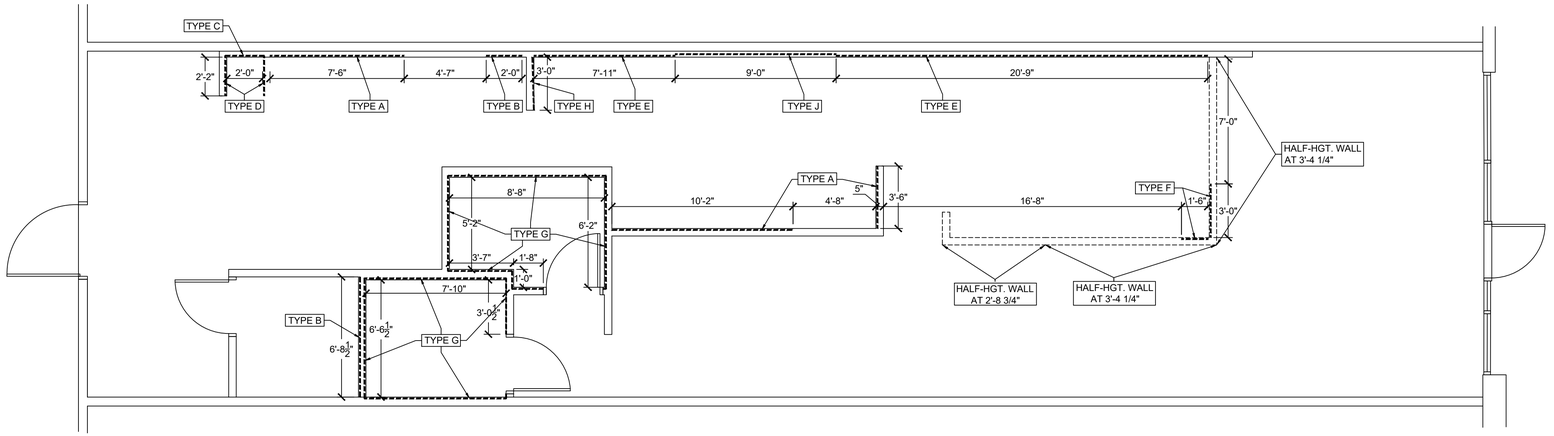
FLOOR PLAN LOW VOLTAGE

A2.2



1 WALL BACKING PLAN

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

WALL BACKING LEGEND			
TYPE	HGT.	LOCATION	REMARKS
A	72"	FROM 36" TO 108" A.F.F.	OVER SHELVES AND ICE FILTER
B	84"	FROM 24" TO 108" A.F.F.	HAND SINK AND OFFICE
C	30"	FROM 39" TO 69" A.F.F.	MOP SINK FAUCET BRACKET
D	12"	FROM 48" TO 60" A.F.F.	MOP RACK
E	24"	FROM 42" TO 66" A.F.F.	FRONT WALL SHELVES
F	VARIES	FROM 18" TO TOP OF HALF-HGT. WALL	WALL MOUNTED WORK TOP
G	30"	FROM 24" TO 54" A.F.F.	RESTROOM FIXTURES
H	24"	FROM 18" TO 42" A.F.F.	WALL MOUNTED WORK TOP
J	78"	FROM 42" TO 120" A.F.F.	FRONT WALL CABINETS

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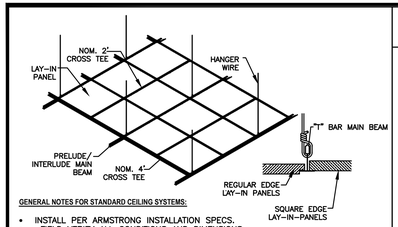
WALL BACKING PLAN

A2.3



GENERAL NOTES FOR STANDARD CEILING SYSTEMS:

- INSTALL PER ARMSTRONG INSTALLATION SPECS.
- FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.

A SUSPENDED GRID DETAIL

INDICATES AREA OF GYP BD CLG 5/8" TYPE WR GYP BD ON 20 GA MTL STUDS @ 24" OC AT (SEE PLAN)

INDICATES AREA OF WASHABLE CEILING TILES REQUIRED BY HEALTH - SEE PLAN FOR HEIGHT AFF

INDICATES AREA OF LAY-IN CEILING TILES - SEE FINISH SCHEDULE

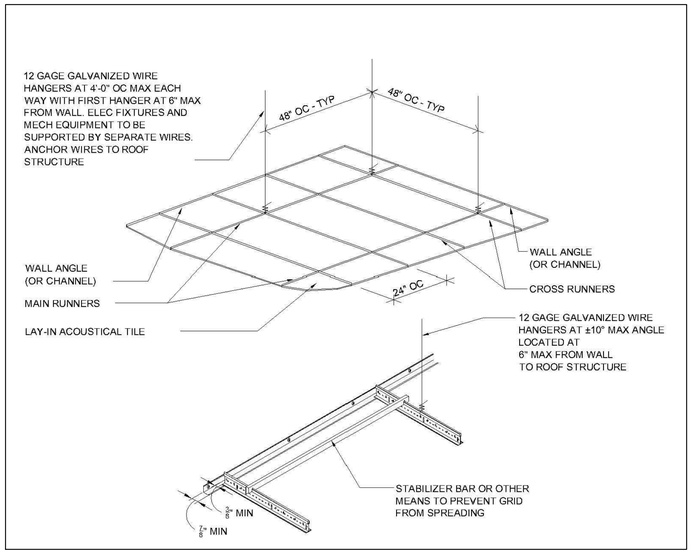
NOTE:
SEE MECHANICAL FOR EXACT LOCATION OF DIFFUSERS

NOTE:
SEE ELECTRICAL SHEETS FOR LIGHTING SPECIFICATIONS AND EMERGENCY LIGHT PACK LOCATIONS.

NOTE:
ALL GRILLES/DIFFUSERS TO MATCH CEILING TILES - SEE MECHANICAL SHEETS FOR EXACT LOCATIONS

EXTERIOR SIGN UNDER SEPARATE PERMIT PROVIDED BY SIGN COMPANY & INSTALLED BY SIGN COMPANY

SUSPENDED CEILING SUPPORT DETAIL



NOTE:
SIGN MANUFACTURER TO SUBMIT TO LANDLORD DETAILED CUT SHEETS FOR MAIN STOREFRONT SIGN. LANDLORD MUST APPROVE ALL SIGNS IN WRITING PRIOR TO FABRICATION.

NOTE:
ALL LIGHTS IN THE PREPARATION AREA, STORAGE AREA, DISHWASH AREA, WALK-IN REFRIGERATOR, AND FREEZER MUST HAVE SHATTERPROOF COVERS.

KEY NOTES

NO.	ITEM DESCRIPTION	NO.	ITEM DESCRIPTION
1	WALL MTD. MENU BOARD FROM 6'-3" AFF TO 9'-0" AFF	6	CEILING GRID INSTALLED @ 90° W/STORE FRONT
2	CEILING MOUNTED TRACK LIGHTING	7	PENDANT LIGHT AT 7'-0" TO BOTTOM OF PENDANT
3	CEILING FAN: 8'-6" A.F.F. TO BOTTOM OF FIXTURE	8	WALL SCONCE AT 8'-6" A.F.F. TO CENTER OF J-BOX
4	PAINTED GYP. BOARD CEILING	9	SUSPENDED MILLWORK SOFFIT BY G.C.
5	CEILING GRID INSTALLED @ 90° W/STORE FRONT		

REFLECTED CEILING SCHEDULE

SUSPENDED CEILING		PAINT	
AT-1	MANUF: ARMSTRONG TYPE: CLASS "A" NUMBER: 1728A WH FINE FISSURED COLOR: WHITE SIZE: 24" X 24" X 5/8" GRID: 15/16" GRID. MATCH WHITE COLOR OF CEILING TILE	P-1	MANUF: SHERWIN WILLIAMS NUMBER: SW-7103 COLOR: WHITETAIL FINISH: SATIN
AT-2	MANUF: ARMSTRONG TYPE: CLASS "A" NUMBER: WASHABLE VINYL SURFACE COLOR: WHITE SIZE: 24" X 48" X 5/8" GRID: NEW WHITE 15/16" GRID	P-2	MANUF: SHERWIN WILLIAMS NUMBER: SW-6621 COLOR: EMOTIONAL FINISH: SATIN
AT-3	MANUF: ARMSTRONG TYPE: CLASS "A" NUMBER: WASHABLE VINYL SURFACE COLOR: WHITE SIZE: 24" X 24" X 5/8" GRID: 5/16" GRID. MATCH WHITE COLOR OF CEILING TILE	P-3	MANUF: SHERWIN WILLIAMS NUMBER: SW-6463 COLOR: BREAKTIME FINISH: SATIN
			JD RYAN – ACCOUNT MANAGER HERMITAGE LIGHTING NATIONAL ACCOUNTS 3640 TROUSDALE DR. NASHVILLE, TN 37204 EMAIL: jryan@hermitagelighting.com PHONE: (615) 843-3394 FAX: (615) 843-3351 WEBSITE: http://nationalaccounts.hermitagelighting.com/#home

LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	CATALOG #	DESCRIPTION	SUPPLIER
	A	20800844	2X4 LED FIXTURE	HERMITAGE LIGHTING
	AE	20800852	2X4 LED FIXTURE W / EM	HERMITAGE LIGHTING
	B	20801082	LED MODULE	HERMITAGE LIGHTING
	B	20800761	RECESSED NEW HOUSING	HERMITAGE LIGHTING
	B	20800977	REMODEL HOUSING	HERMITAGE LIGHTING
	CF	50069353	CEILING FAN	HERMITAGE LIGHTING
	CF	518730	FAN SPEED CONTROLLER	HERMITAGE LIGHTING
	CF	522608	CANOPY MODULE	HERMITAGE LIGHTING
	D	72002753	LED STRIP	HERMITAGE LIGHTING
	EF	136186	VENT FAN	HERMITAGE LIGHTING
	EM	90902323	EMERGENCY	HERMITAGE LIGHTING
	MS	527997	MOTION SENSOR	HERMITAGE LIGHTING
	P	86703397	BLUE SEEDED GLASS PENDANT	HERMITAGE LIGHTING
	P	43907403	LAMP	HERMITAGE LIGHTING
	S	6619813	BRONZE WALL SCONCE	HERMITAGE LIGHTING
	S	43907403	LAMP	HERMITAGE LIGHTING
	T	18644197	TRACK HEAD	HERMITAGE LIGHTING
	T	18622804	4' TRACK	HERMITAGE LIGHTING
	T	18622846	8' TRACK	HERMITAGE LIGHTING
	T	18622888	STRAIGHT CONNECTOR	HERMITAGE LIGHTING
	T	18642000	CURRENT LIMITER	HERMITAGE LIGHTING
	T	18641995	CURRENT LIMITER END FEED	HERMITAGE LIGHTING
	X	90900301	EXIT SIGN	HERMITAGE LIGHTING
	XC	90902167	EXIT EMERGENCY COMBO	HERMITAGE LIGHTING
	X2	90903363	MULTIVOLT EGRESS HEAD	HERMITAGE LIGHTING

FOR SPECIAL NATIONAL ACCOUNT PRICING CONTACT: HERMITAGE LIGHTING. ATTN: JD RYAN (615) 843-3394.

GENERAL CONTRACTOR TO CONTACT HERMITAGE LIGHTING PRIOR TO INSTALLATION TO OBTAIN FINAL LIGHTING QUOTE BASED OFF APPROVED CONSTRUCTION DRAWINGS.

STUD GAUGE SCHEDULE

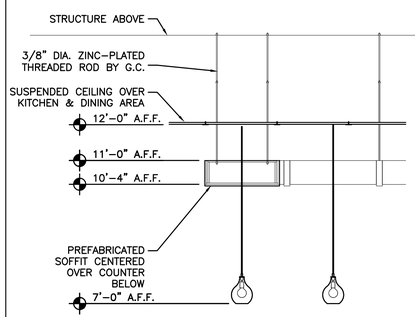
A. TABLE BELOW IS BASED ON UNIVERSAL INDUSTRIES, UNIMAST (USG) CORPORATION'S LIMITING HEIGHT TABLE FOR EMBRACED STUDS SPACED 16" AND 24" O.C. (SYSTEM FOLDER SA-923-1990 EDITION). REQUIREMENT FOR 5 PSF LATERAL PRESSURE AND 1/240 ALLOWABLE DEFLECTION FOR FLEXIBLE FINISHES, WITH 1 LAYER OF GYP. BD. PER SIDE OF STUD.

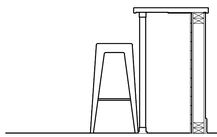
B. SCHEDULED HEIGHTS MAY BE INCREASED BY 50% WHERE THE STUDS ARE DIAGONALLY BRACED AT THE MAXIMUM HEIGHT POINT TO THE STRUCTURE ABOVE @ 4'-0" O.C.

C. CAUTION! WHEN USING STUDS MANUFACTURED BY A COMPANY OTHER THEN USG. VERIFY MANUFACTURERS STUD STRENGTH AND LIMITING HEIGHT. ADJUST GAUGE AND MAXIMUM HEIGHT RECOMMENDED BY MANUFACTURER'S CURRENT PRINTED SPECIFICATION.

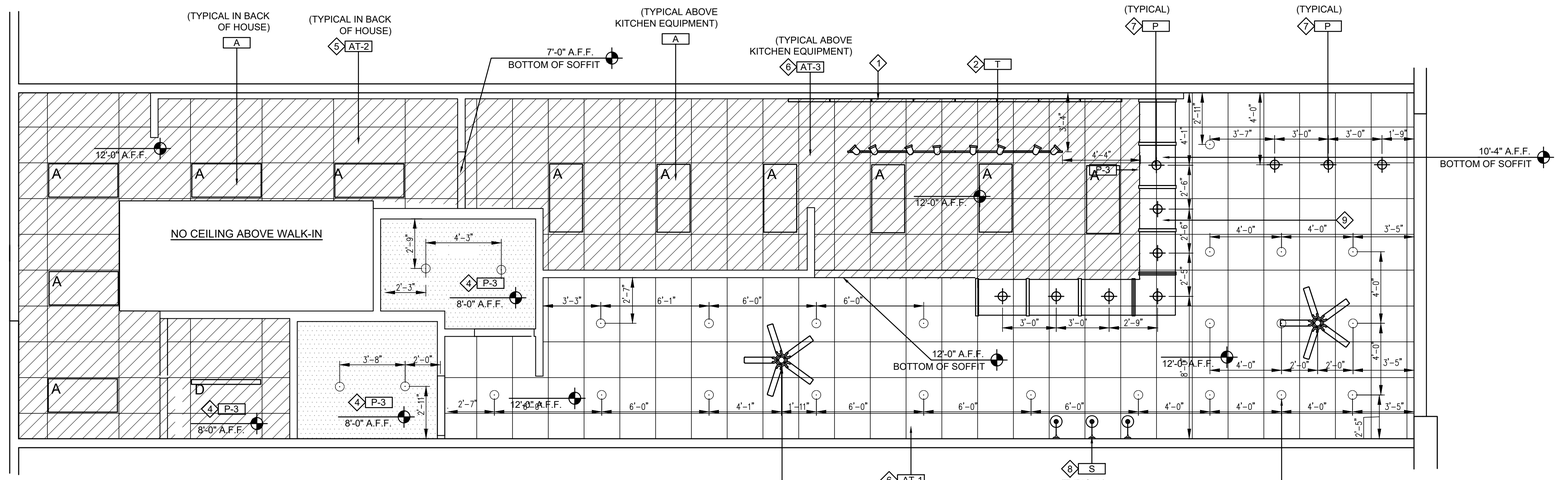
STUD WIDTH	STUD TYPE	STUD GAUGE	STUD SPACING	MAX. HEIGHT
1-5/8"	158ST25	25	16"	9'-6"
	158ST25	25	24"	7'-3"
2-1/2"	212ST25	25	16"	12'-6"
	212ST25	25	24"	10'-9"
	212ST22	22	16"	13'-0"
	212ST22	22	24"	11'-6"
	212ST20	20	16"	14'-0"
	212ST20	20	24"	12'-3"
3-5/8"	358ST25	25	16"	16'-0"
	358ST25	25	24"	13'-6"
	358ST22	22	16"	17'-3"
	358ST22	22	24"	15'-0"
	358ST20	20	16"	18'-3"
	358ST20	20	24"	16'-0"
6"	600ST25	25	16"	20'-0"
	600ST25	25	24"	15'-0"

SOFFIT SECTION DETAIL





2 SOFFIT DETAIL FOR SUSPENDED DINING CEILING
1/2" = 1'-0"



GENERAL CONTRACTOR TO REPLACE ALL HVAC FILTERS WHEN CONSTRUCTION IS COMPLETE.

RESTROOM LIGHTING TO BE ACTIVATED THRU MOTION SENSOR PROVIDED BY HERMITAGE LIGHTING AND INSTALLED BY G.C.

1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

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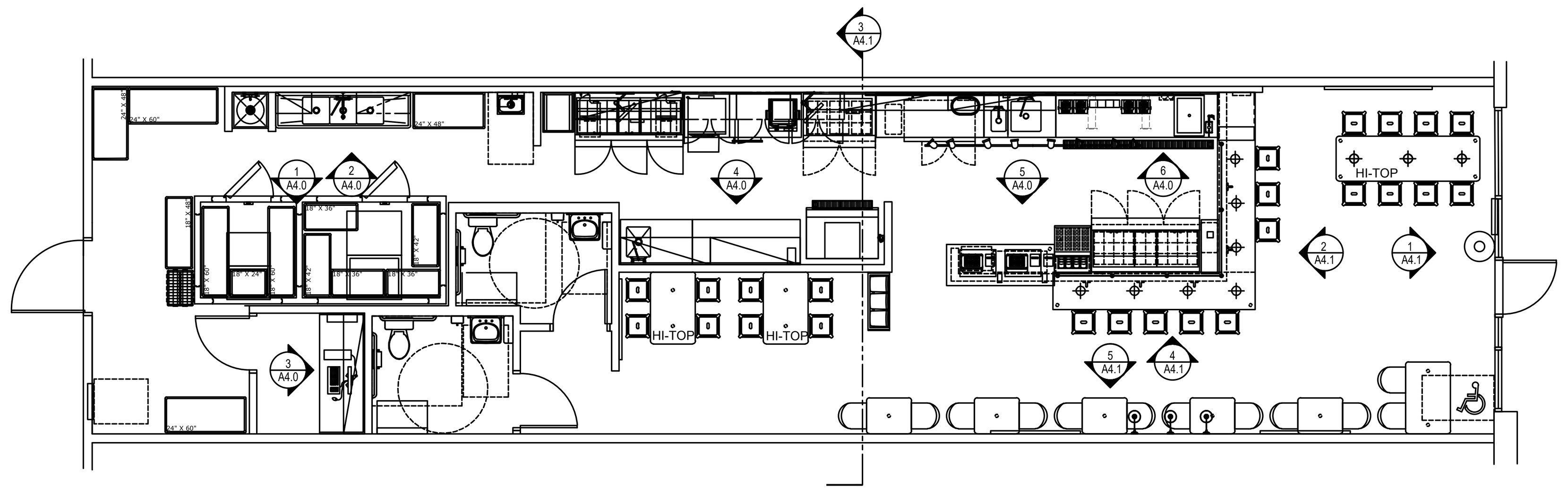
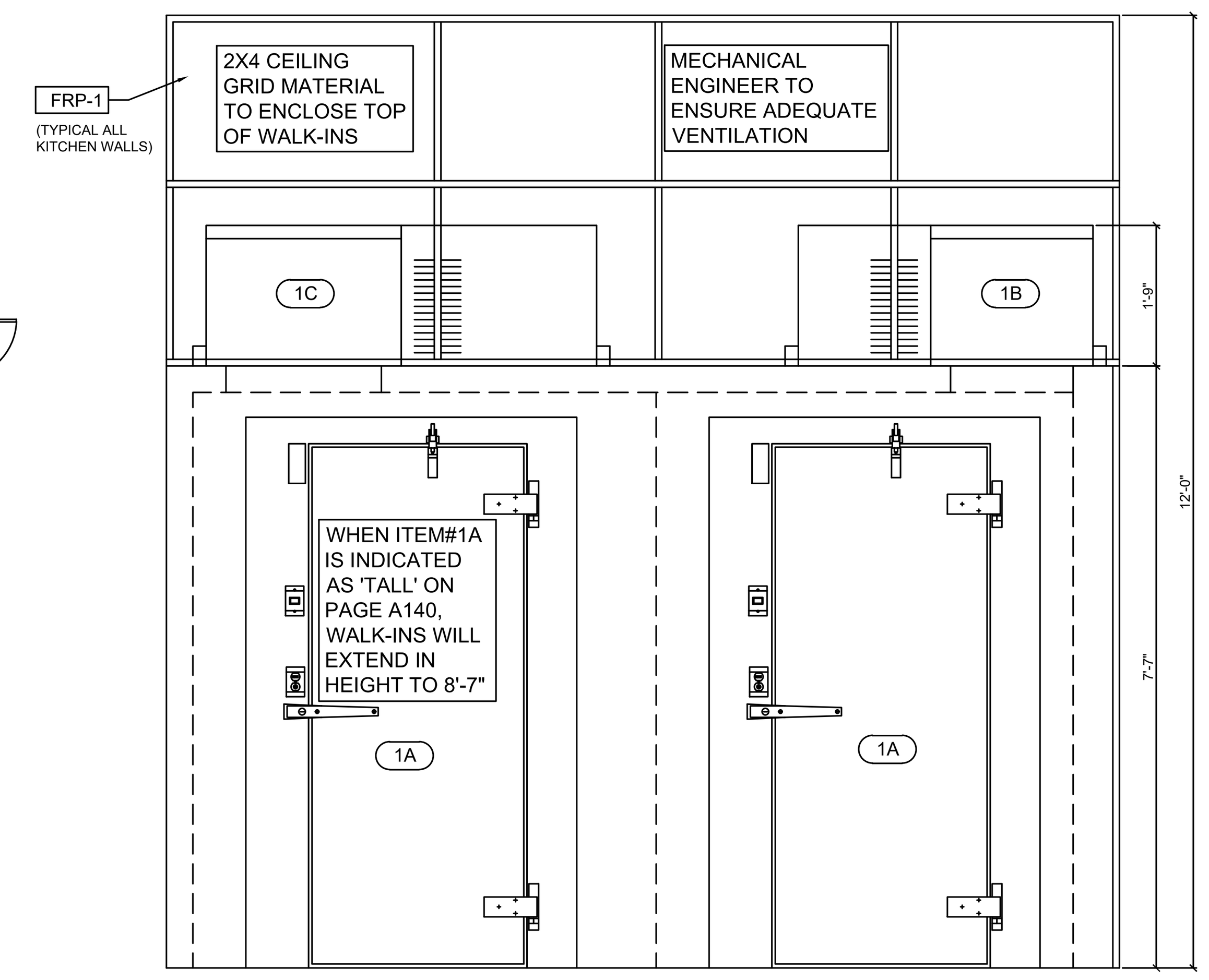
CEILING PLAN

A3.0

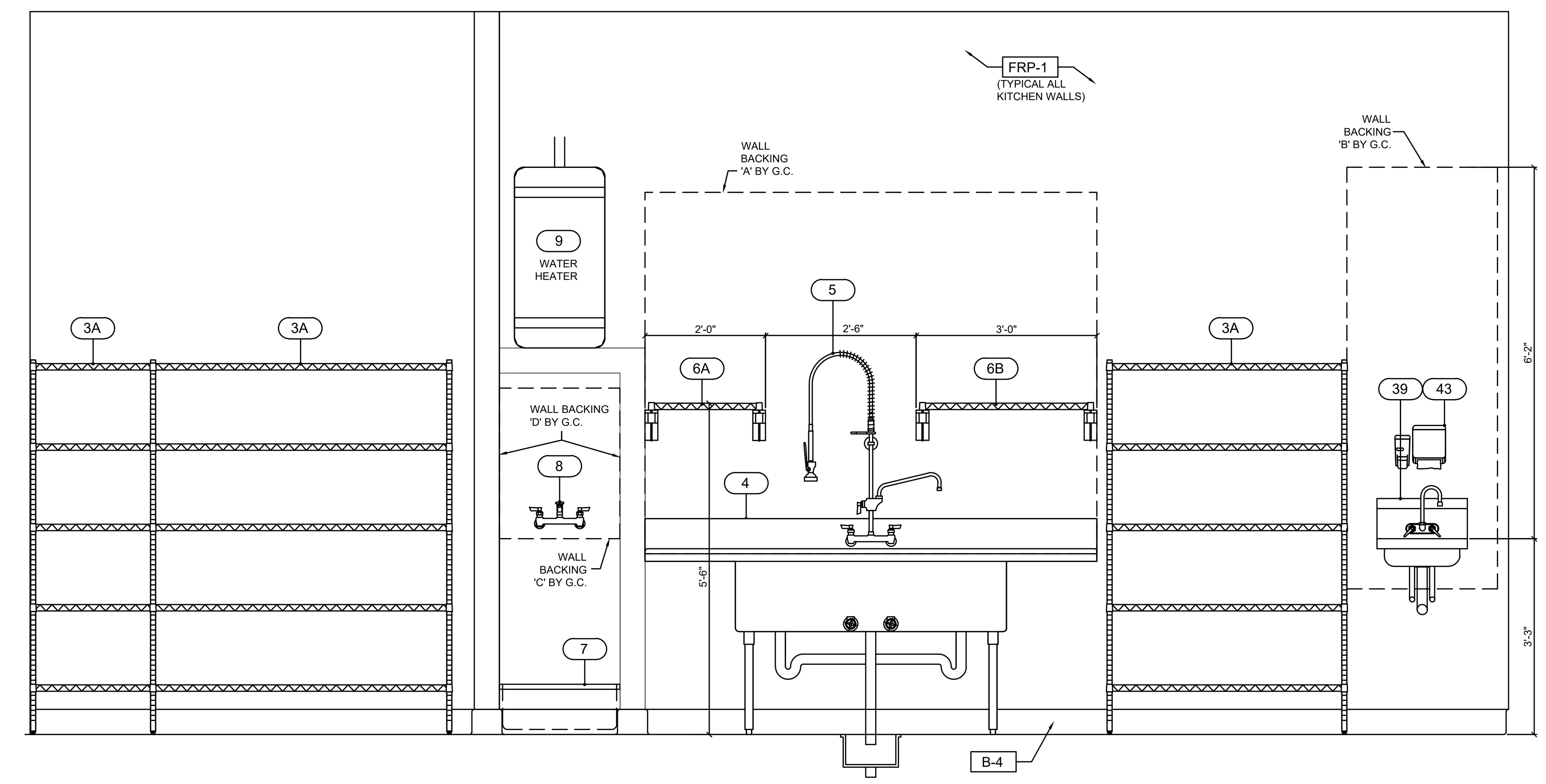


PROPOSED FLOOR PLAN

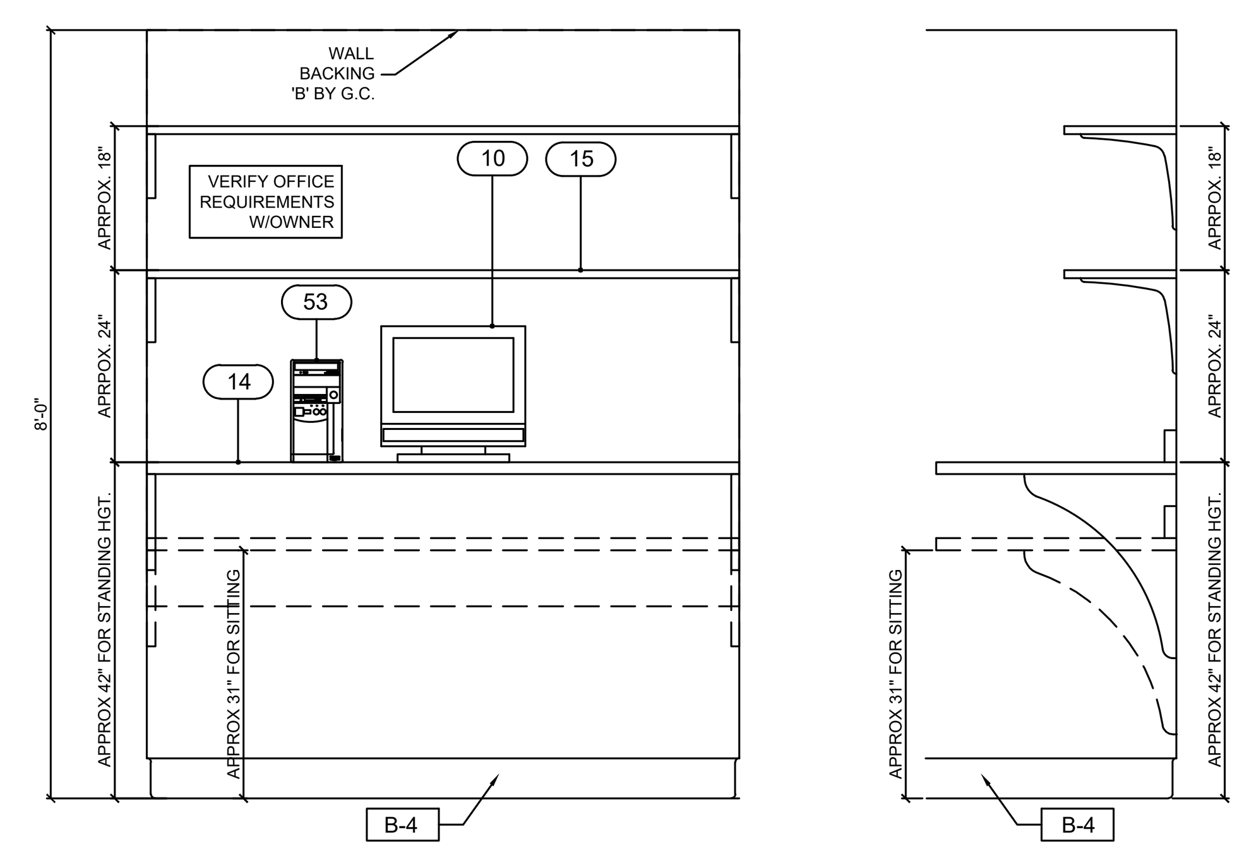
SCALE: 1/8" = 1'-0"



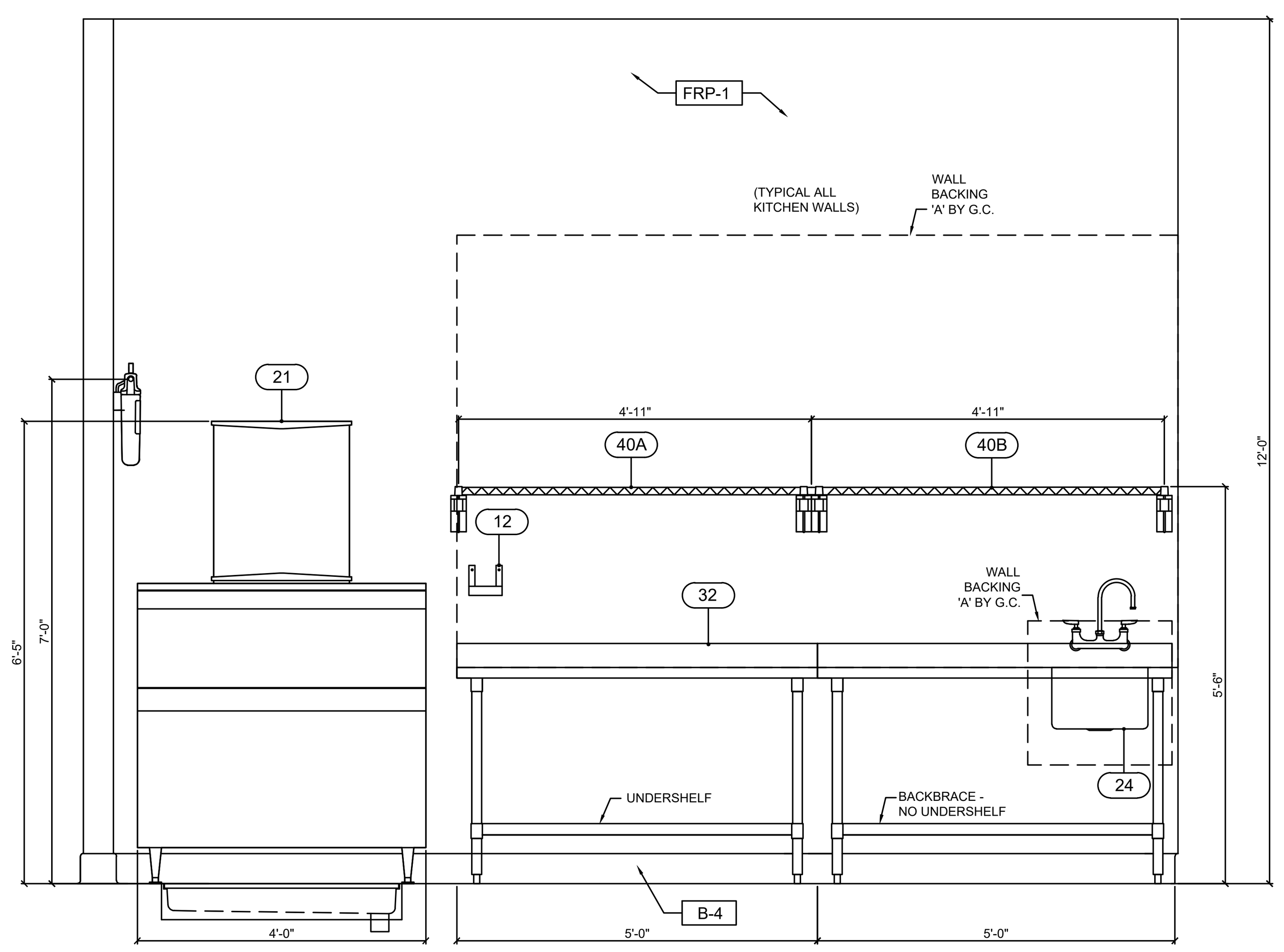
1 A4.0 REFRIGERATOR ELEVATION



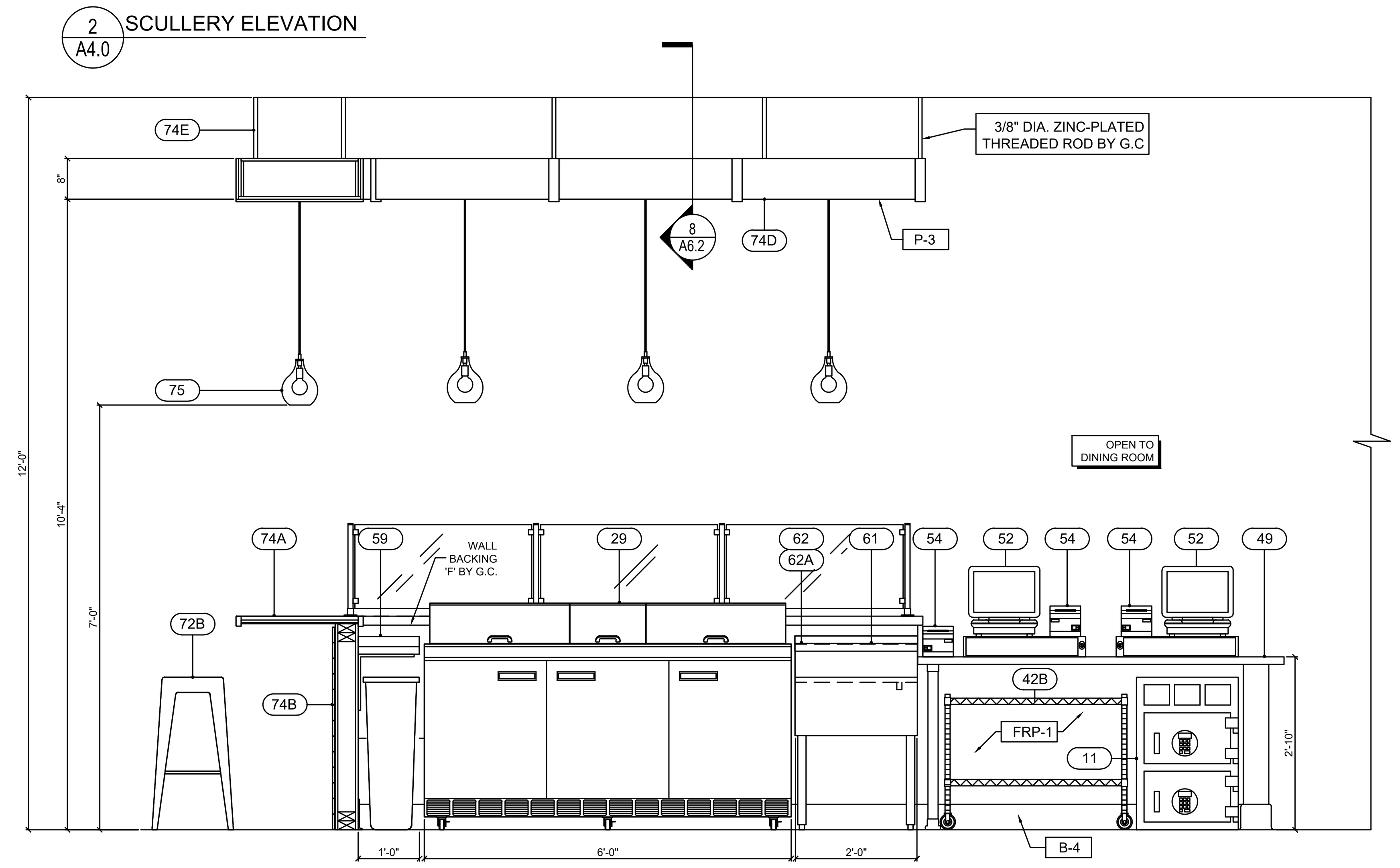
2 A4.0 SCULLERY ELEVATION



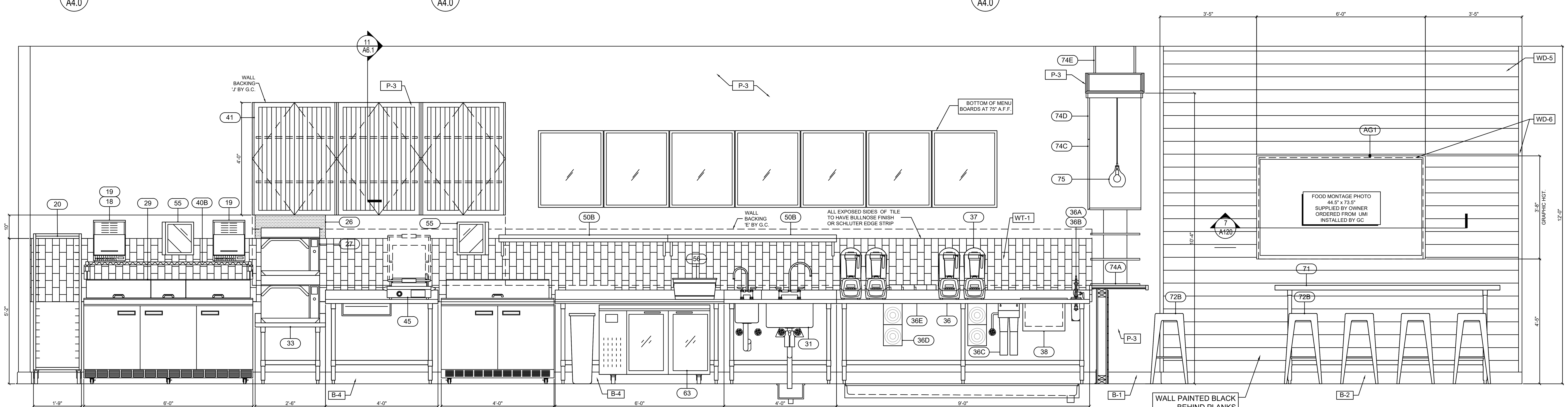
3 A4.0 DESK ELEVATION & SECTION



4 A4.0 PREP / ICE ELEVATION



5 A4.0 FRONT LINE / BACK VIEW ELEVATION



6 A4.0 BACK LINE / DINING WALL ELEVATION

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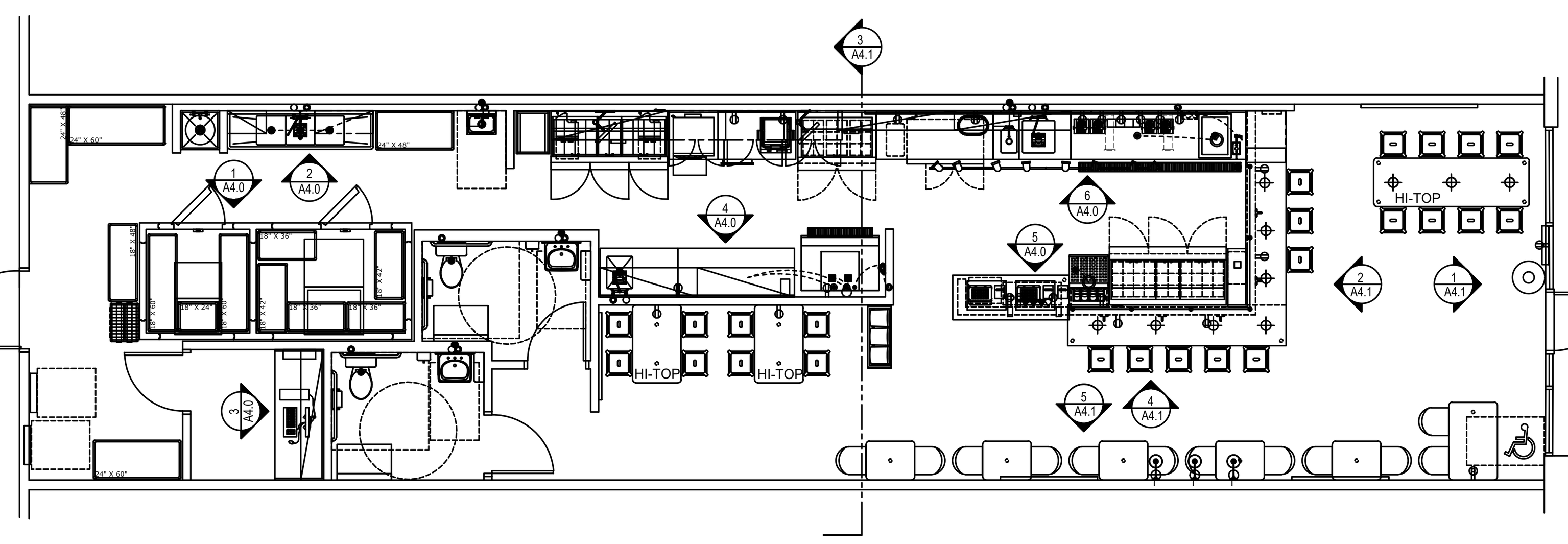
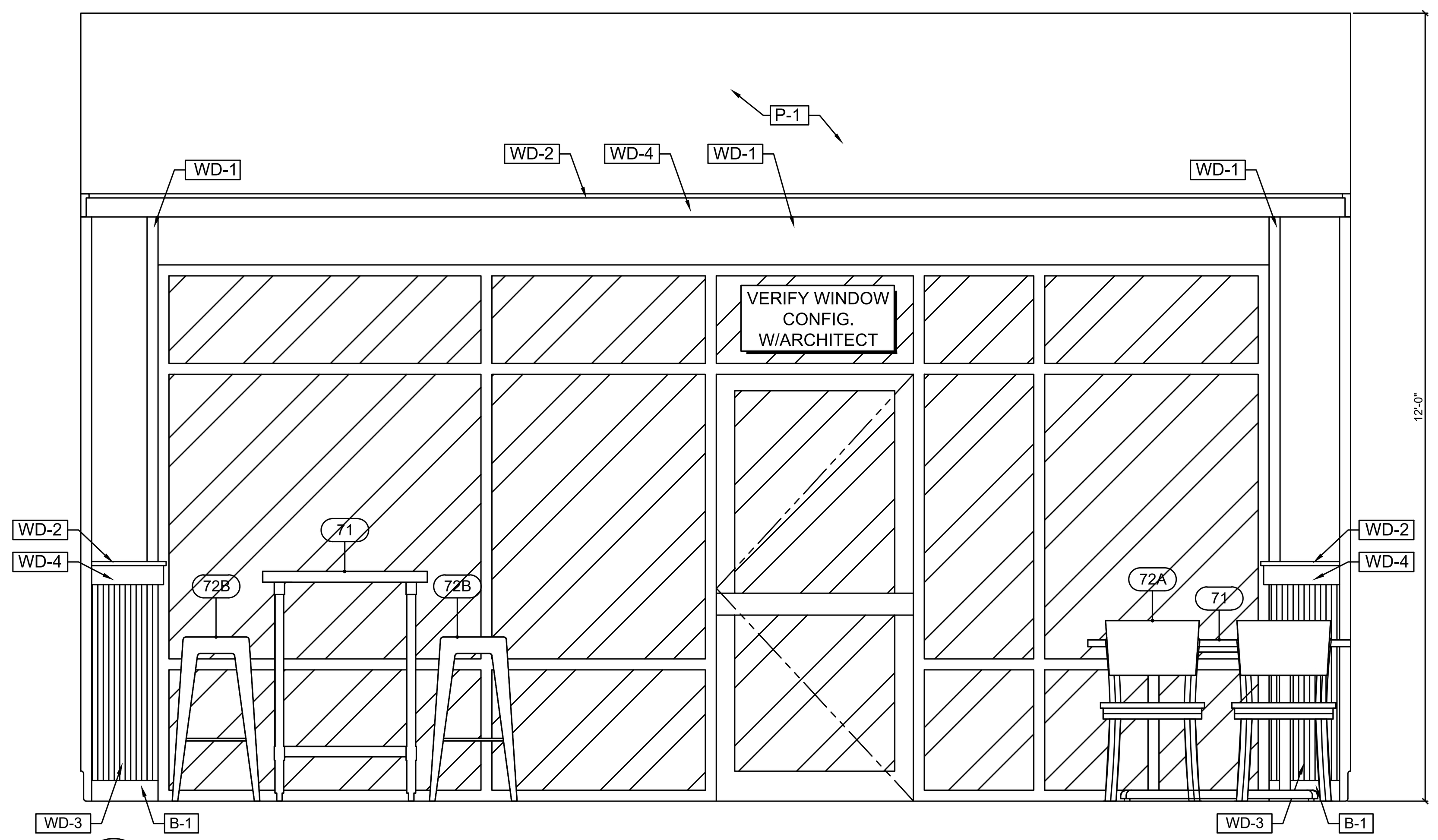
ELEVATIONS

A4.0

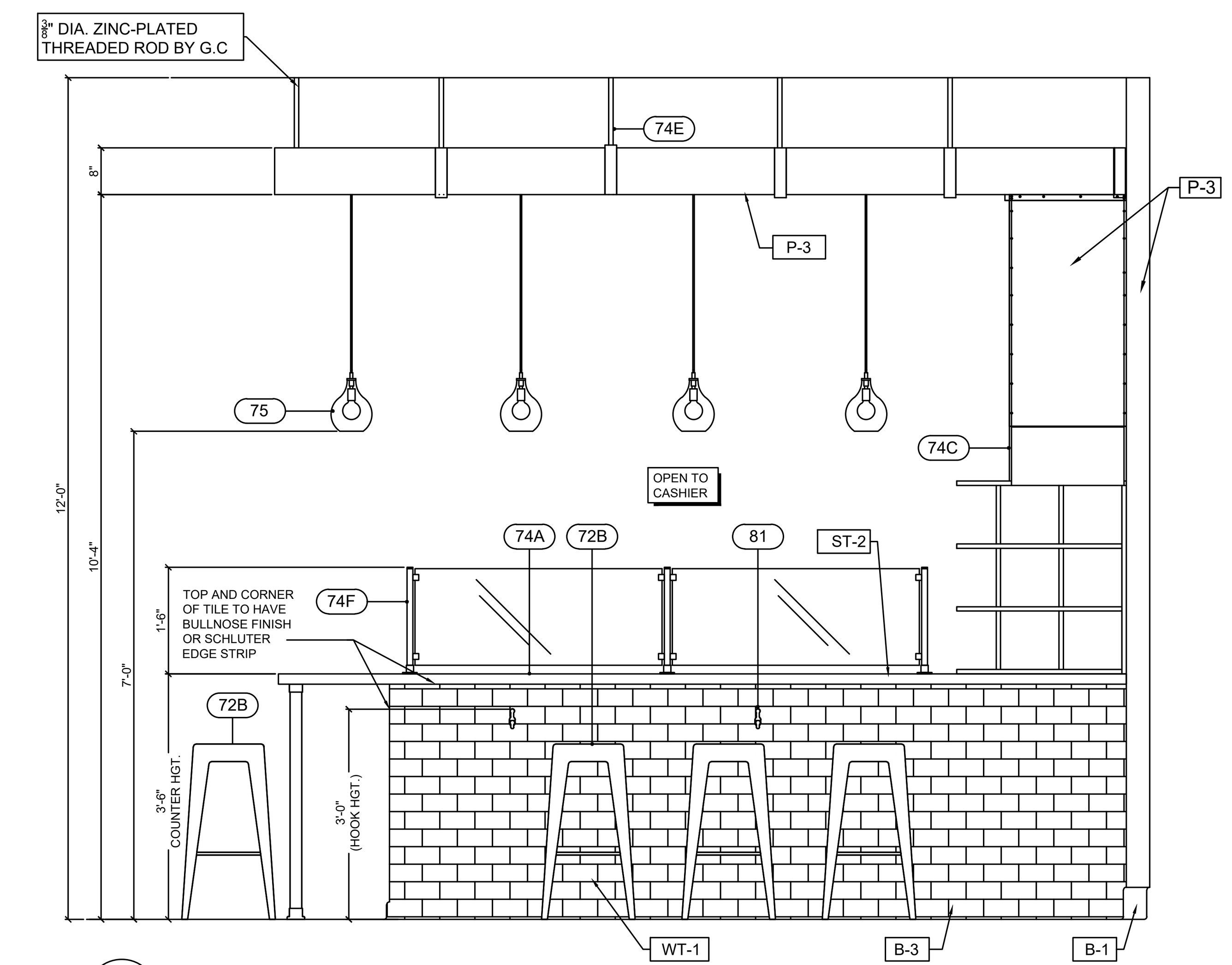


PROPOSED FLOOR PLAN

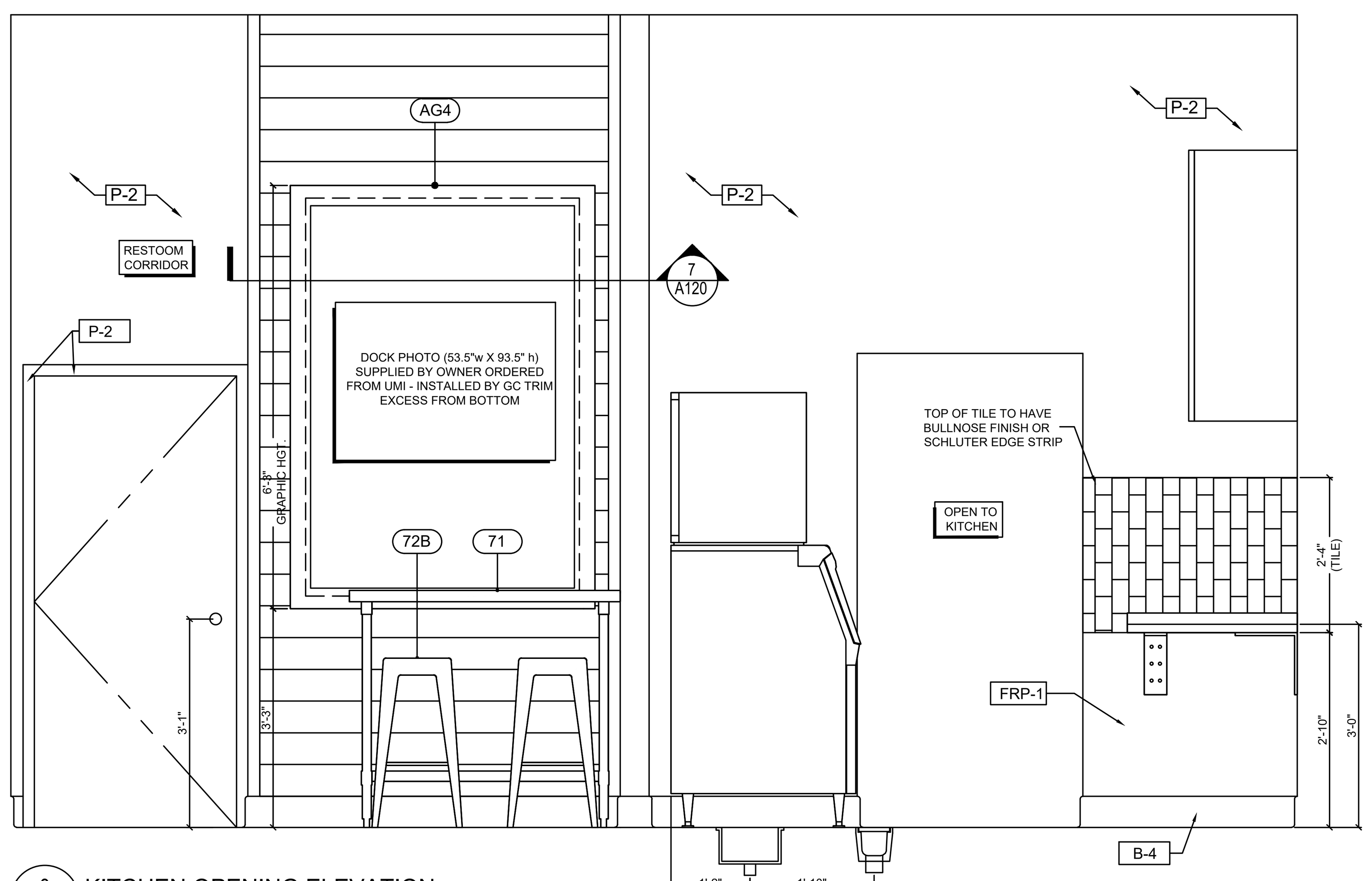
SCALE: 1/8" = 1'-0"



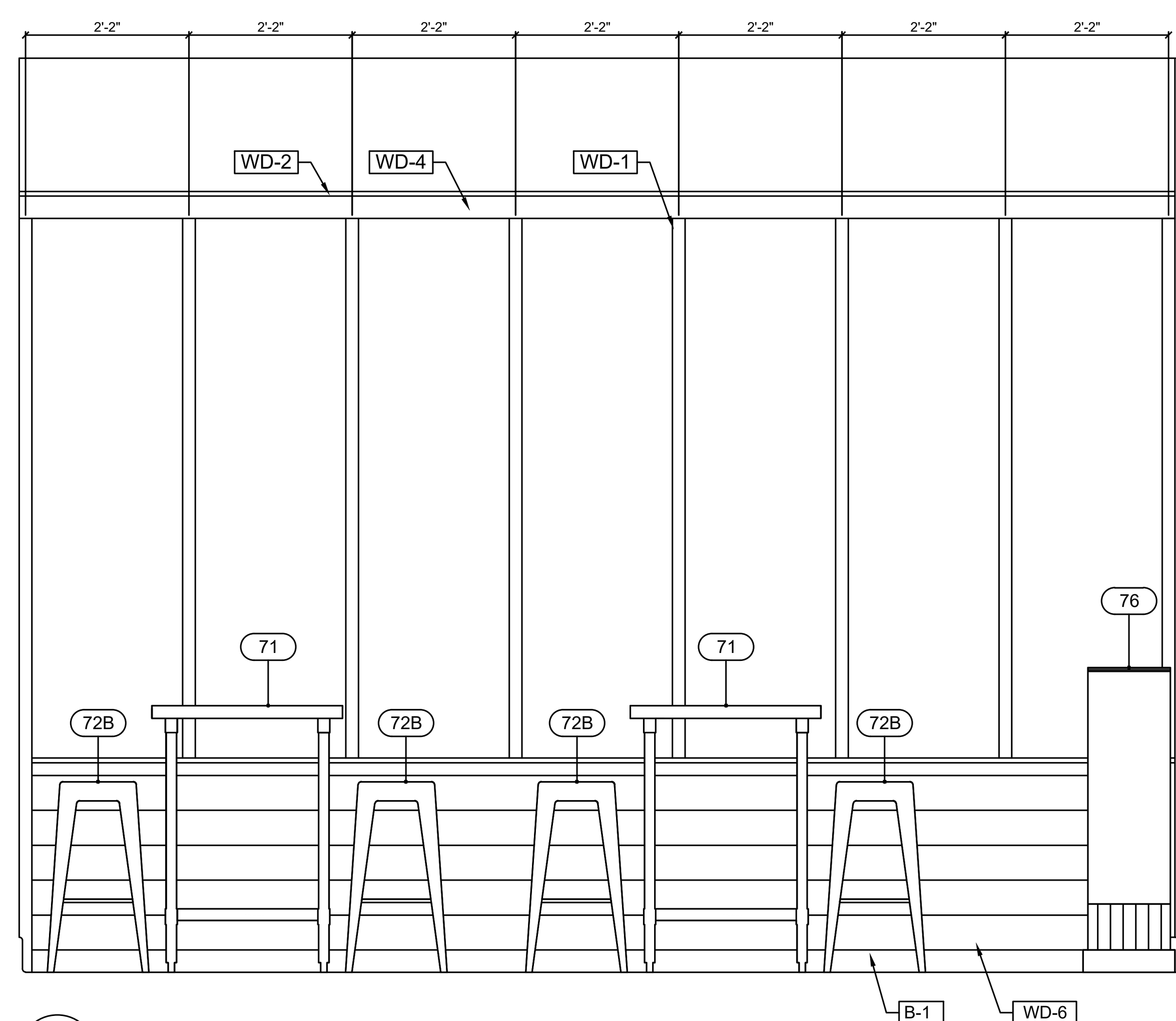
1 A4.1 ENTRY WALL

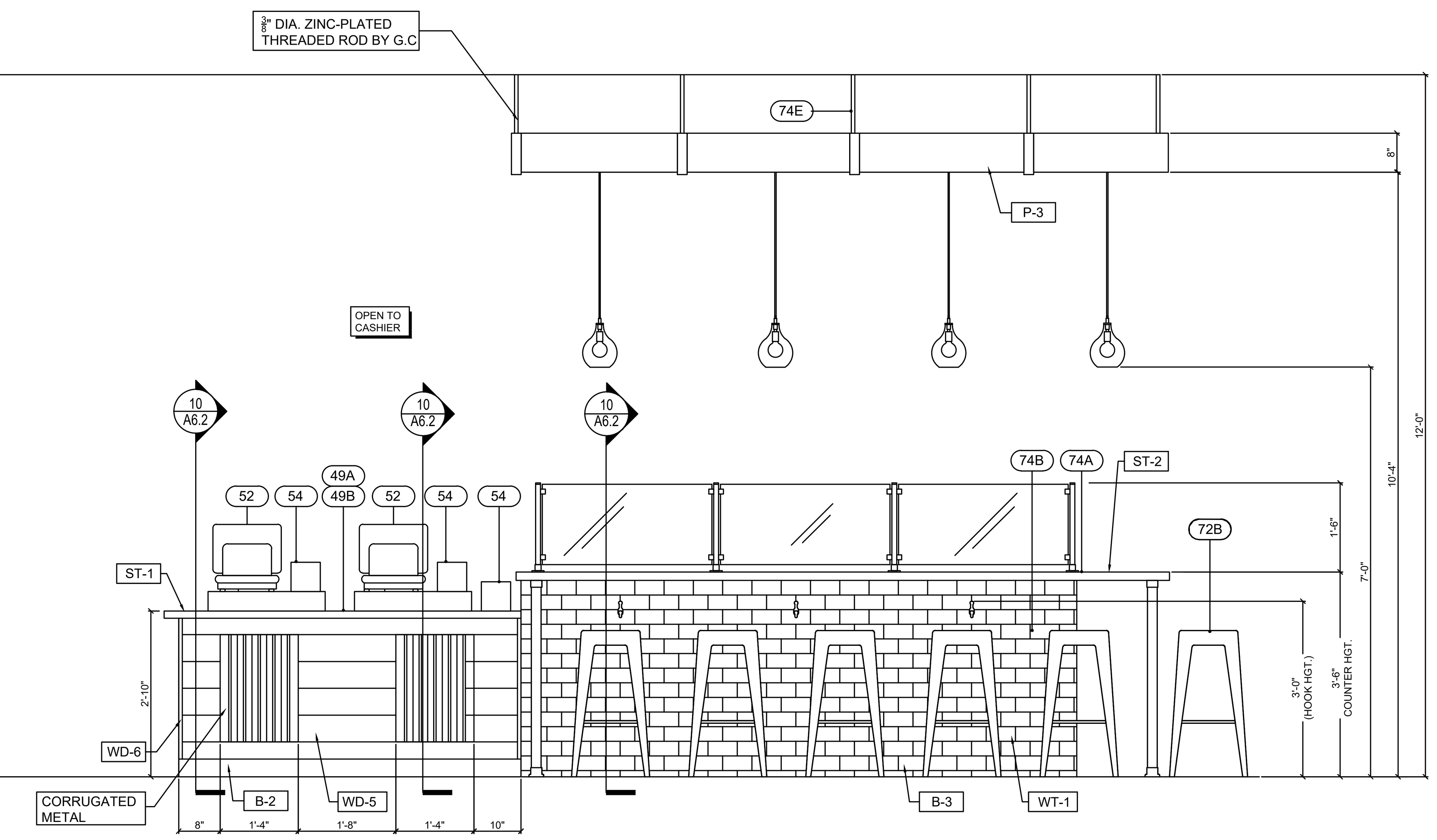


2 A4.1 SMOOTHIE DINING COUNTER ELEVATION

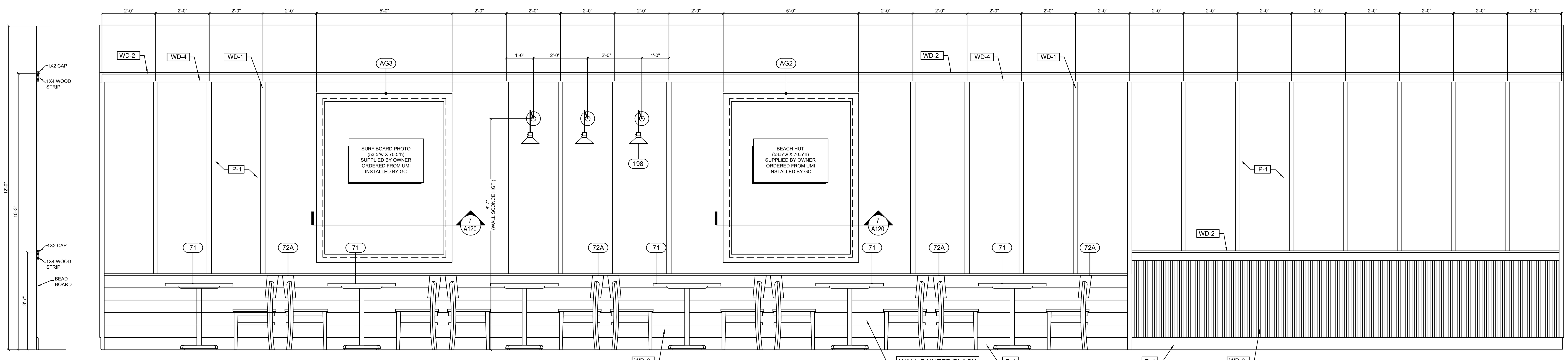


3 A4.1 KITCHEN OPENING ELEVATION





4 A4.1 FRONT LINE ELEVATION-FRONT VIEW



5 A4.1 DINING WALL ELEVATION

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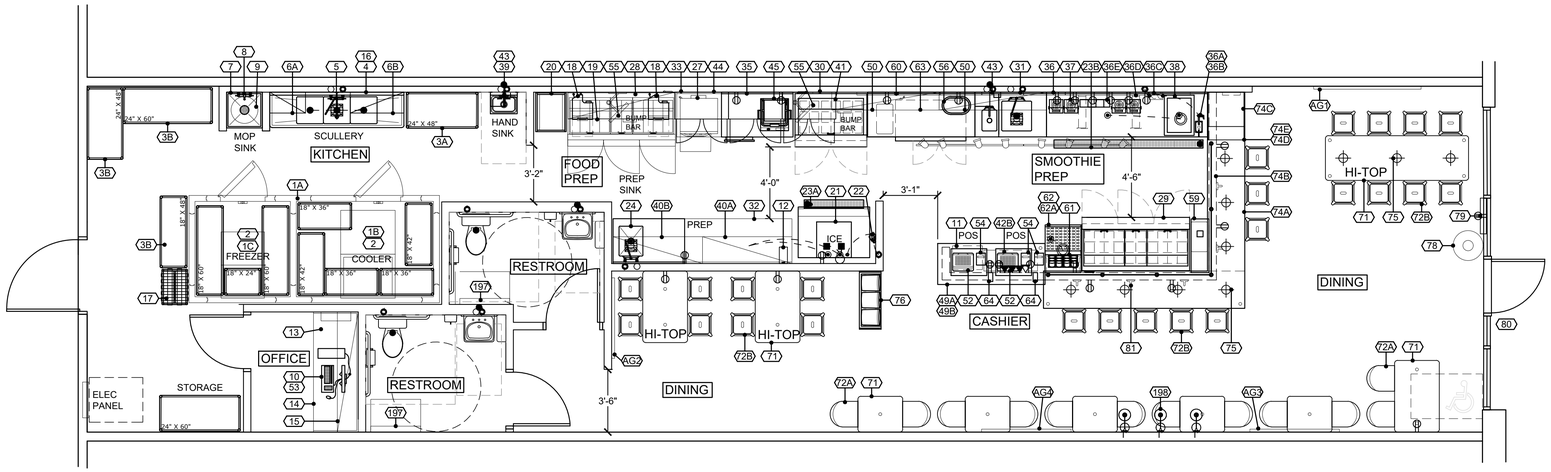
ELEVATIONS

A4.1



NOTE:
PER STATE HEALTH A SNEEZE GUARD IS REQUIRED AT COUNTER– SEE DETAIL 10/A6.2

1 EQUIPMENT FLOOR PLAN

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

NOTE:
EQ SUPPLIER MUST SEND FINAL ORDER LIST TO NEPTUNE FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

NOTE:
TENANT & GC TO LOCATE & APPROVE EXACT LOCATION & WIRING OF LOW VOLTAGE SPEAKERS & SECURITY CAMERA. PRIOR TO INSTALL – THESE DOCUMENTS ARE USED FOR REFERENCE ONLY & FINAL PLACEMENT OF CAMERAS & SPEAKERS MUST BE APPROVED BY TENANT & COORDINATED BY INSTALLING CONTRACTOR.
GC IS RESPONSIBLE FOR ALL LOW VOLTAGE EQUIPMENT WHICH INCLUDES BUT IS NOT LIMITED TO ALL AUDIO/VIDEO, MICROS, CAT 5, AND SPEAKERS.

SIGNATURE OF APPROVAL OF REVIEW

TROPICAL SMOOTHIE CAFE _____

EQUIPMENT SUPPLIER _____

NEPTUNE DESIGN GROUP _____

NOTE:
REFERENCE SHOP DRAWINGS FROM NEPTUNE ARE AVAILABLE TO GC UPON REQUEST, TO BE USED AS A REFERENCE ONLY. ORIGINAL SHOP DRAWINGS SHOULD BE PRODUCED FOR THIS SPECIFIC LOCATION AND SENT TO NEPTUNE FOR REVIEW.

EQUIPMENT DELIVERY NOTES:
THE GC IS TO COORDINATE THE DELIVERY OF THE EQUIPMENT WITH EQUIP SUPPLIER. IT IS THE RESPONSIBILITY OF THE FRANCHISEE OR THEIR AGENT TO ACCEPT DELIVERY AND TO INSPECT FOR DAMAGE AND SHORTAGES. IN THE ABSENCE OF THE FRANCHISEE OR THEIR AGENT THE CONTRACTOR WILL ACCEPT DELIVERY. DAMAGE AND SHORTAGES MUST BE NOTATED ON THE RECEIVING DOCUMENT OR BILL OF LADING SUPPLIED BY THE FREIGHT CARRIER. THE PARTY RECEIVING DELIVERY IS LIABLE FOR DAMAGE AND MISSING ITEMS, UNLESS NOTED ON THE RECEIVING DOCUMENT OR BILL OF LADING. CONTACT EQ SUPPLIER WITH ANY ISSUES ABOUT DAMAGES, SHORTAGES, OR WHATEVER SHIPMENT SHOULD BE REFUSED. IF IN DOUBT, SIGN FOR THE DELIVERY AS DAMAGED, TAKE PHOTOS OF THE DAMAGED ITEMS IN ITS ORIGINAL PACKAGING AND RETAIN ALL ORIGINAL PACKING MATERIALS. ONCE A DELIVERY IS RECEIVED, INSPECT DELIVERABLES FOR CONCEALED DAMAGE, AND REPORT DAMAGES TO EQ SUPPLIER IMMEDIATELY SO A CONCEALED DAMAGE CLAIM CAN BE MADE. ALL CONCEALED DAMAGE MUST BE REPORTED BACK TO EQ SUPPLIER WITHIN 24 HOURS OF RECEIPT OF EQUIPMENT OR NO CONCEALED FREIGHT CLAIM WILL HAVE TIME TO PROCESS. ALL ORIGINAL DAMAGED PACKING MATERIALS MUST BE KEPT FOR INSPECTION.

HEALTH DEPT ICE MACHINE NOTES:
PROPER ICE HANDLING PRACTICES (BAR AND KITCHEN) WASH HANDS BEFORE GETTING ICE FROM ICE MAKING MACHINE. HOLD ONLY THE ICE SCOOP HANDLE AND NOT OTHER PARTS OF THE SCOOP. DO NOT SCOOP ICE USING WATER GLASSES OR CUPS AND NEVER HANDLE THE ICE WITH HANDS. DO NOT RETURN UNUSED ICE TO THE ICE MACHINE/ICE BIN. KEEP DOORS OF THE COMMERCIAL ICE MACHINE CLOSED EXCEPT WHEN REMOVING ICE. ICE SCOOPS SHOULD BE STORED OUTSIDE THE ICE MAKER AND KEPT IN A CLEAN CONTAINER. ICE SCOOP & CONTAINER SHOULD BE WASHED & SANITIZED REGULARLY.
DO NOT STORE ANYTHING SUCH AS FOOD, DRINKS, FRUIT ETC. IN THE ICE MACHINE. NEVER USE THE ICE MACHINE AS A REFRIGERATOR! CLEAN THE ICE MAKING MACHINE REGULARLY AND FIX ALL PROBLEMS IDENTIFIED.
BACKFLOW PREVENTER IS REQUIRED AND PROVIDED– SEE PLUMBING SHEETS.
ICE BIN AND ICE CHEST IS EQUIPPED WITH LIDS.

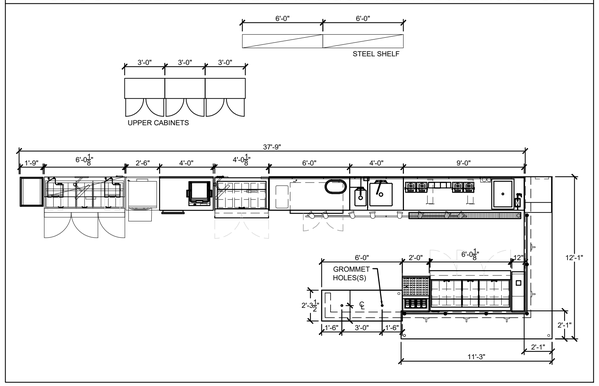
WALL BACKING LEGEND

TYPE	HGT.	LOCATION	REMARKS
A	72"	FROM 36" TO 108" A.F.F.	OVERSHELVES AND ICE FILTER
B	84"	FROM 24" TO 108" A.F.F.	HAND SINK AND OFFICE
C	30"	FROM 39" TO 69" A.F.F.	MOP SINK FAUCET BRACKET
D	12"	FROM 48" TO 60" A.F.F.	MOP RACK
E	24"	FROM 42" TO 66" A.F.F.	FRONT WALL SHELVES
F	VARIES	FROM 18" TO TOP OF HALF-HGT. WALL	WALL MOUNTED WORK TOP
G	30"	FROM 24" TO 54" A.F.F.	RESTROOM FIXTURES
H	24"	FROM 18" TO 42" A.F.F.	WALL MOUNTED WORK TOP
J	78"	FROM 42" TO 120" A.F.F.	FRONT WALL CABINETS

ABBREVIATION KEY

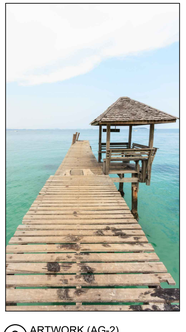
ABBR.	ABBREVIATION DESCRIPTION
F	FRANCHISEE
EV	EQUIPMENT VENDOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
CC	CONTRACTOR'S CHOICE
OC	OWNER'S CHOICE
LJ	LOCAL JURISDICTION
SC	SIGN COMPANY
VLL	VERIFY WITH LANDLORD
V	VENDOR
M	MICROS
RTG	RETAIL TECHNOLOGY GROUP
UMI	ULTERIOR MOTIVES INTERNATIONAL
HL	HERMITAGE LIGHTING
MMM	MUZAK (MOOD MEDIA)
C	CINTAS
UC	UTILITY COMPANY
SFS	SEE FINISH SCHEDULE
SPS	SEE PLUMBING SCHEDULE
INSTALL	EQUIPMENT INSTALLER
FIN. CON.	FINAL CONNECTIONS
DT	DRIVE-THRU
DBL	DOUBLE SHELVES

SMOOTHIE LINE / FOOD LINE EQUIPMENT DIMENSIONS

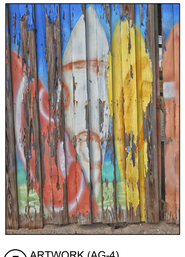


2 ARTWORK (AG-1)
SCALE: NTS

4 ARTWORK (AG-3)
SCALE: NTS



3 ARTWORK (AG-2)
SCALE: NTS



5 ARTWORK (AG-4)
SCALE: NTS

ARTWORK SCHEDULE

NO.	QTY.	DESCRIPTION	PROVIDER	VENDOR	INSTALL
AG-1	1	FOOD MONTAGE PHOTO	F	UMI	GC
AG-2	1	DOCK PHOTO	F	UMI	GC
AG-3	1	BEACH HUT PHOTO	F	UMI	GC
AG-4	1	SURF BOARD PHOTO	F	UMI	GC
AG-5	0	PALM TREE PHOTO	F	UMI	GC

EQUIPMENT SCHEDULE

NO.	QTY	EQUIPMENT DESCRIPTION	PROVIDER	VENDOR	INSTALL	FIN. CON.
		BACK OF HOUSE EQUIPMENT				
1A	1	WALK-IN COOLER / FREEZER COMBO UNIT	F	EV	GC	EC
1B	1	COOLER REFRIGERATION, SELF-CONTAINED	F	EV	GC	EC
1C	1	FREEZER REFRIGERATION, SELF-CONTAINED	F	EV	GC	EC
2	8	WALK-IN COOLER / FREEZER SHELVING	F	EV	GC	-
3A	1	75" TALL DRY STORAGE SHELVING (EPOXY COATED)	F	EV	EV	-
3B	4	75" TALL DRY STORAGE SHELVING (ZINC COATED)	F	EV	EV	-
4	1	THREE COMPARTMENT SINK	F	EV	EV	PC
5	1	PRE-RINSE FAUCET	F	EV	EV	PC
6A	1	WALL SHELF, WIRE (EPOXY COATED), 14" X 24"	F	EV	EV	-
6B	1	WALL SHELF, WIRE (EPOXY COATED), 14" X 36"	F	EV	EV	-
7	1	MOP SINK	GC	SPS	GC	PC
8	1	SERVICE FAUCET	GC	SPS	GC	PC
9	1	WATER HEATER	GC	SPS	GC	EC/PC
10	LOT	SURVEILLANCE SYSTEM	F	VLL	V	V
11	1	SAFE	F	EV	EV	-
12	1	PRINTER WITH SHELF	F	JOLT	GC	V
13	1	POS PATCH PANEL	F	M	RTG	RTG
14	1	MANAGER'S DESK	F	EV	GC	-
15	1	WALL SHELVES	F	EV	GC	-
16	LOT	WAREWASHING & SANITIZING PRODUCTS	F	C	C	-
17	1	18" X 24" DUNNAGE RACK	F	EV	EV	-
18	2	ON QUE OVEN	F	EV	EV	-
19	1	18" X 72", ON QUE SHELF	F	EV	EV	-
20	1	MOBILE CART	F	EV	EV	-
		SMOOTHIE LINE / FOOD LINE EQUIPMENT				
21	1	ICE MAKER W / BIN	F	EV	EV	EC/PC
22A	1	WATER FILTER, 3-STAGE	F	EV	EV	PC
22B	1	ICE MACHINE TREATMENT SYSTEM	F	EV	EV	PC
23A	1	CHANNEL DRAIN, 5" (3'-4" LONG)	GC	SPS	PC	PC
23B	1	CHANNEL DRAIN, 5" (8'-4" LONG)	GC	SPS	PC	PC
24	1	PREP SINK, 30" x 48"	F	EV	EV	PC
25	-	SPARE NUMBER	-	-	-	-
26	-	SPARE NUMBER	-	-	-	-
27	2	MICROWAVE CONVECTION OVEN	F	EV	EV	-
28	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
29	1	REFRIGERATED PREP TABLE, 30 PAN	F	EV	EV	-
30	1	REFRIGERATED PREP TABLE, 18 PAN	F	EV	EV	-
31	1	WORK TABLE W/HAND SINK & DUMP SINK, 30" X 48"	F	EV	EV	PC
32	1	WORK TABLE, 30" X 72"	F	EV	EV	-
33	1	EQUIPMENT STAND, 30" X 30" (26" HGT.)	F	EV	EV	-
34	-	SPARE NUMBER	-	-	-	-
35	1	WORK TABLE, 30" X 48", WITH UTENSIL DRAWER	F	EV	EV	-
36	1	BLENDER TABLE, 30" X 108"	F	EV	EV	PC
36A	1	WATER SPIGOT	F	EV	EV	PC
36B	1	WATER CONTAINER, DROP-IN	F	EV	EV	-
36C	1	WATER FILTER, 2-STAGE	F	EV	EV	PC
36D	4	CUP DISPENSER	F	EV	EV	-
36E	1	LID DISPENSER	F	EV	EV	-
37	4	BLENDER, BAR TYPE	F	EV	EV	-
38	1	ICE BIN, DROP-IN	F	EV	EV	PC

EQUIPMENT SCHEDULE

NO.	QTY	EQUIPMENT DESCRIPTION	PROVIDER	VENDOR	INSTALL	FIN. CON.
39	1	HAND SINK, HANDS-FREE	F	EV	EV	PC
40	2	WALL SHELF, WIRE (ZINC COATED), 18" X 60"	F	EV	EV	-
41	3	WALL CABINET, 36"	F	EV	EV	-
42A	-	SPARE NUMBER	-	-	-	-
42B	1	MOBILE STORAGE UNIT, 14" X 36"	F	EV	EV	-
43	2	SOAP / PAPER TOWEL DISPENSERS	F	C	C	-
44	1	S/S L-SHAPED WALL PANEL	F	EV	EV	-
45	1	PANINI PRESS	F	EV	EV	-
		CASHIER AREA EQUIPMENT				
49A	1	CASHIER COUNTER TOP & SUPPORT LEG	F	EV	EV	
49B	1	CASHIER COUNTER SUPPORT WALL	F	GC	GC	EC
50	2	WALL SHELF, S/S, 12" X 72"	F	EV	EV	-
51	1	MENU BOARD SYSTEM, WALL MOUNT, 9 PANELS	F	EV	EV	-
52	2	POS TERMINAL	F	M	RTG	RTG
53	1	POS SYSTEM - BACK OF HOUSE	F	M	RTG	RTG
54	3	POS PRINTER	F	M	RTG	RTG
55	2	KDS MONITOR	F	M	RTG	RTG
56	1	BEVERAGE ICE CHEST	F	EV	EV	-
57	-	SPARE NUMBER	-	-	-	-
57A	-	SPARE NUMBER	-	-	-	-
58	-	SPARE NUMBER	-	-	-	-
59	1	WALL MTD. WORK TOP, 36" X 12"	F	EV	EV	-
60	1	WORK TABLE, 30" X 72"	F	EV	EV	-
61	2	SUPPLEMENT HOLDER	F	EV	EV	-
62	1	DRAIN BOARD	F	EV	EV	PC
62A	1	CUSTOM SHELF	F	EV	EV	-
63	1	UNDER COUNTER REFRIGERATOR	F	EV	EV	-
64	2	EMV CARD READER	F	M	RTG	RTG
		DINING EQUIPMENT				
71	9	TABLE TOP & BASE	F	EV	EV	-
72A	14	DINING CHAIR	F	EV	EV	-
72B	24	DINING STOOL	F	EV	EV	-
73	-	SPARE NUMBER	-	-	-	-
74A	1	SIT-DOWN COUNTER TOP & SUPPORT LEGS	F	EV	EV	-
74B	1	SIT-DOWN COUNTER SUPPORT WALL	F	GC	GC	-
74C	1	MILLWORK TO-GO CABINET	F	EV	EV	-
74D	1	MILLWORK SOFFIT	F	EV	EV	EC
74E	1	THREADED MOUNTING RODS FOR SOFFIT	GC	GC	GC	-
75	10	PENDANT LIGHT	F	HL	GC	EC
76	1	MARKET PLACE	F	EV	EV	-
77	-	SPARE NUMBER	-	-	-	-
78	1	TRASH CAN	F	EV	EV	-
78A	1	TRAY SHELF	F	EV	EV	-
79	1	TROPICAL SMOOTHIE NEON SIGN	F	EV	EV	-
80	1	EXTERIOR SIGNAGE	F	SC	SC	EC
81	5	APPAREL HOOK	F	GC	GC	-
100	-	SPARE NUMBER	-	-	-	-
197	2	BABY CHANGING STATION	F	EV	EV	-
198	3	WALL SCONCE LIGHTING	F	HL	GC	EC

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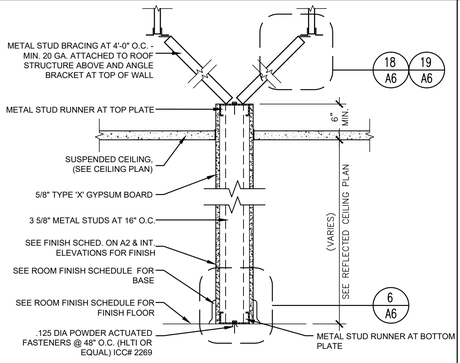
12-15-20

EQUIPMENT PLAN

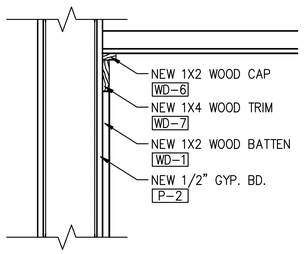
A5.0



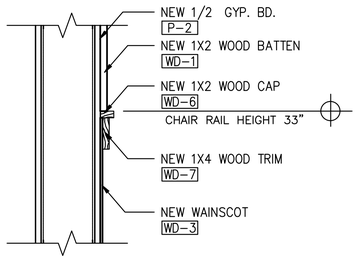
16 WALL PARTITION

NOTE: REFER TO 1/A3 FOR STUD GAUGE LIMITING HEIGHT SCHEDULE FOR ASSEMBLY

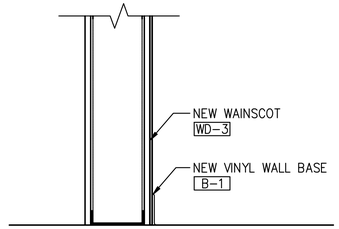
SCALE = N.T.S.



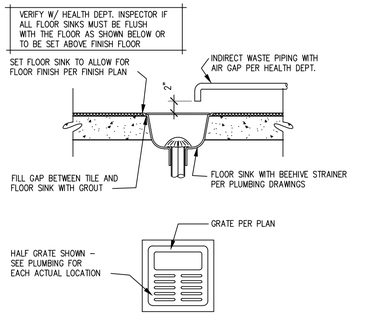
13 CEILING TRIM DETAIL

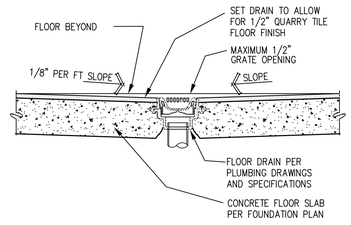


9 CHAIR RAIL DETAIL SCALE = N.T.S.

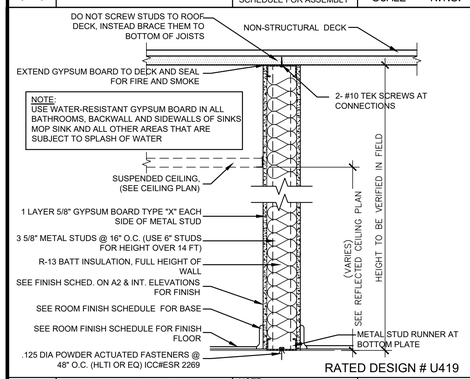


5 WALL BASE DETAIL SCALE = N.T.S.





1 FLOOR SINK DETAIL SCALE = NTS

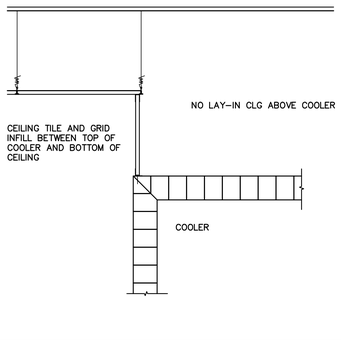


RATED DESIGN # U419

17 1 HR RATED WALL ASSEMBLY

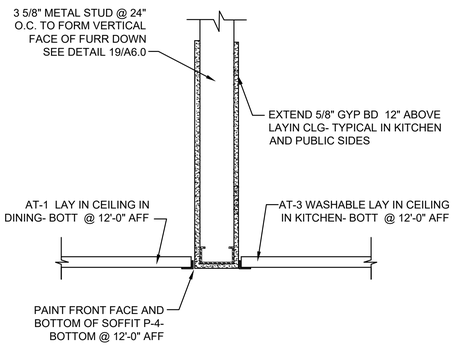
NOTE: REFER TO 1/A3 FOR STUD GAUGE LIMITING HEIGHT SCHEDULE FOR ASSEMBLY

SCALE = N.T.S.

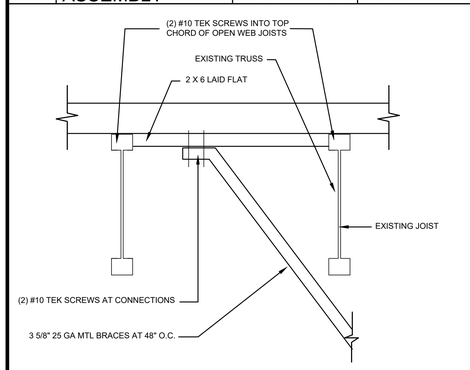


14 WALK IN COOLER SCALE = N.T.S.

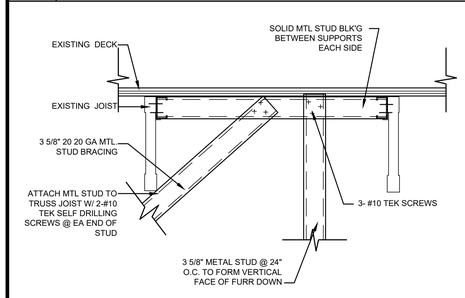
6 WALL SECTION AT FLOOR SCALE = NTS



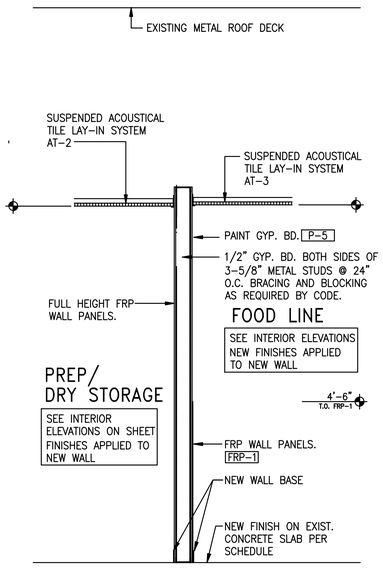
3 SOFFIT AT FRONT COUNTER SCALE = NTS



18 BRACE AT DECK BRACE-RF N.T.S.

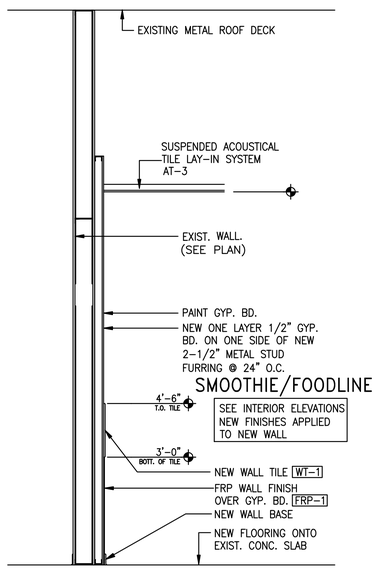


19 BRACE AT ROOF FRAMING BRCE-RF1 N.T.S.



15 WALL SECTION N.T.S.

10 NOT USED SCALE = N.T.S.



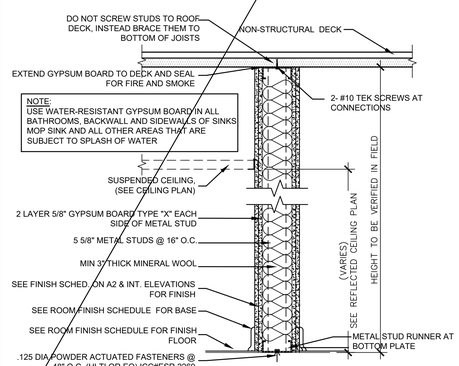
12 WALL SECTION N.T.S.

UL U404 - 2 HOUR PARTITION
INTERIOR PARTITIONS: STEEL STUD (NON-LOAD-BEARING)

FIRE RATING:	2 HOUR
STC:	N/A
SOUND TEST:	N/A
SYSTEM THICKNESS:	5-7/8"

ASSEMBLY OPTIONS:

GYPSUM BOARD:	TWO LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
STEEL STUDS:	3-1/2 IN. DEEP, 20 GA. SPACED 16 IN. O.C.
INSULATION:	MIN. 3 IN. THICK MINERAL WOOL
GYPSUM BOARD:	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
CEMENT BOARD:	1/2 IN. THICK CEMENT BOARD APPLIED HORIZONTALLY OR VERTICALLY.

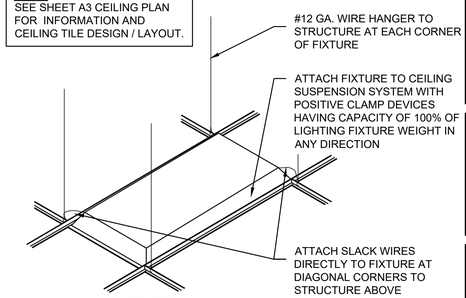


RATED DESIGN # U404

8 2 HR RATED WALL ASSEMBLY

NOTE: REFER TO 1/A3 FOR STUD GAUGE LIMITING HEIGHT SCHEDULE FOR ASSEMBLY

SCALE = N.T.S.



4 LIGHT FIXTURE BRACING SCALE: NONE

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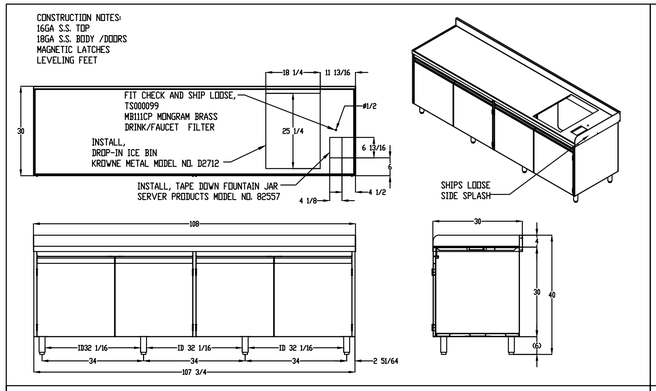
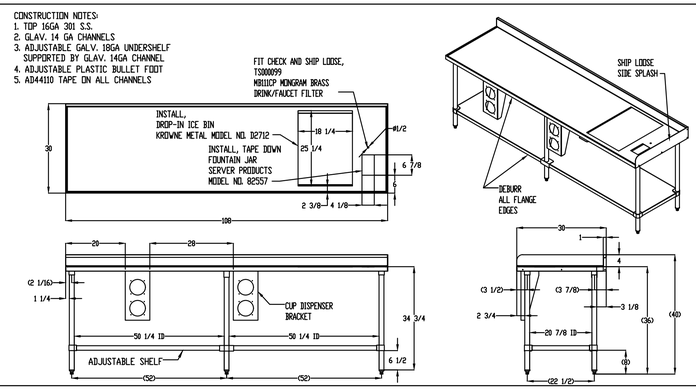
DETAILS

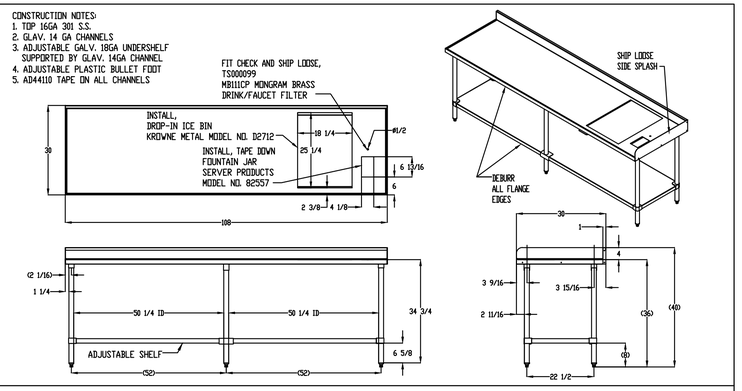
A6.0



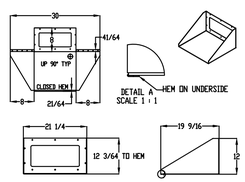
1 ITEM #36 - BLENDER TABLE WITH DOORS - (RIGHT-HAND)
1/2" = 1'-0"



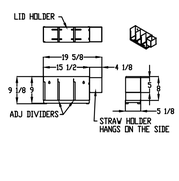
2 ITEM #36 - BLENDER TABLE OPEN BASE - (RIGHT-HAND)
1/2" = 1'-0"



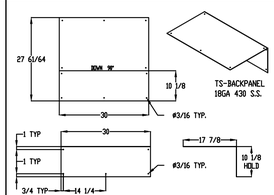
3 ITEM #36 - BLENDER TABLE OPEN BASE - (RIGHT-HAND)
1/2" = 1'-0"



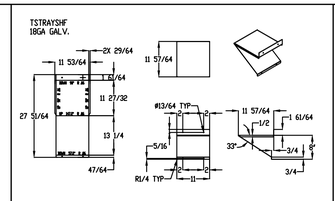
4 ITEM #26 - MICROWAVE SHELF
1/2" = 1'-0"



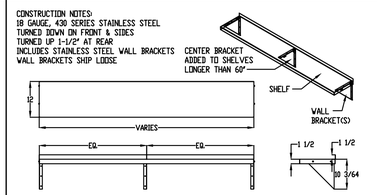
5 ITEM #36E - LID DISPENSER
1/2" = 1'-0"



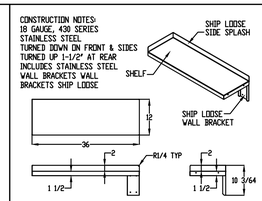
6 ITEM #44 - S/S BACK PANEL
1/2" = 1'-0"



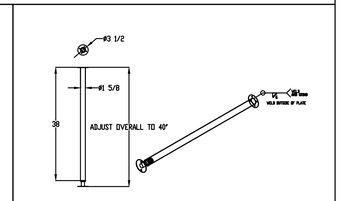
7 ITEM #78A - TRAY SHELF
1/2" = 1'-0"



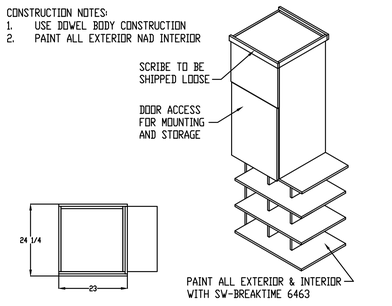
8 ITEM #50 - S/S WALL SHELF
1/2" = 1'-0"

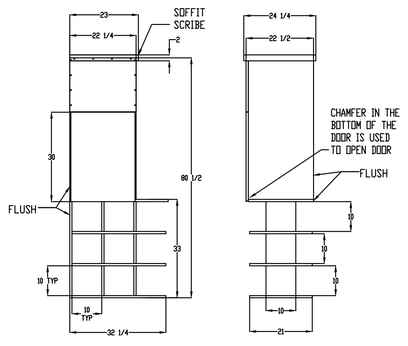


9 ITEM #59-WALL MTD. WORKTOP
1/2" = 1'-0"

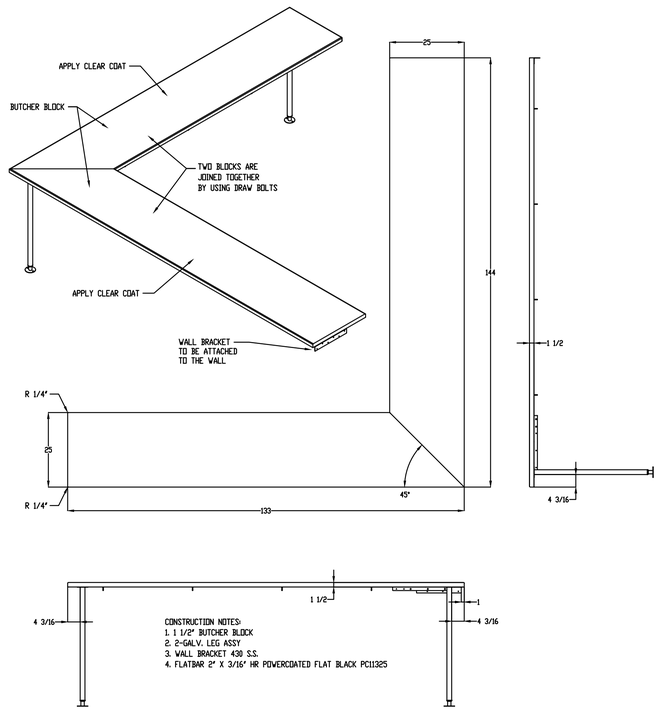


10 LEG FOR CASHIER / SIT-DOWN COUNTER
1/2" = 1'-0"

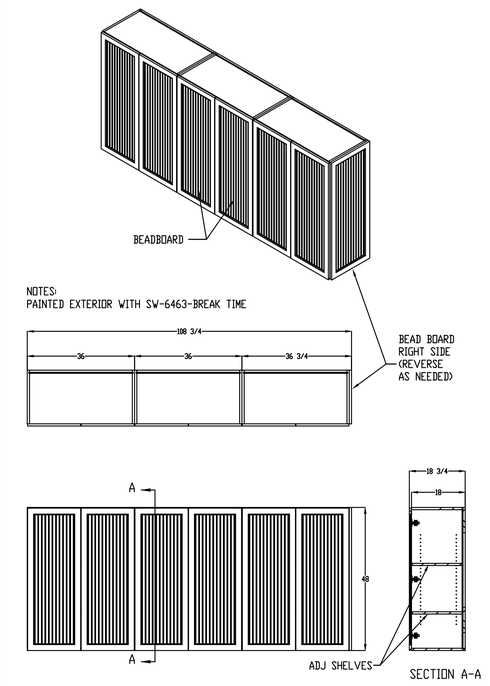




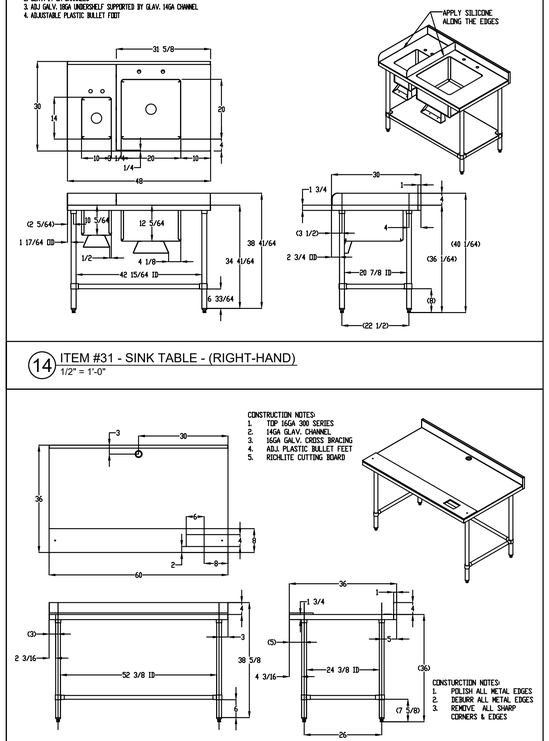
11 ITEM #74C - TO-GO CABINET
1/2" = 1'-0"



12 ITEM #74A - SIT-DOWN COUNTER - (RIGHT-HAND)
1/2" = 1'-0"



13 ITEM #41 - WALL CABINET - (RIGHT-HAND)
1/2" = 1'-0"



14 ITEM #31 - SINK TABLE - (RIGHT-HAND)
1/2" = 1'-0"

15 ITEM #58 - STEAMER TABLE - (RIGHT-HAND)
1/2" = 1'-0"

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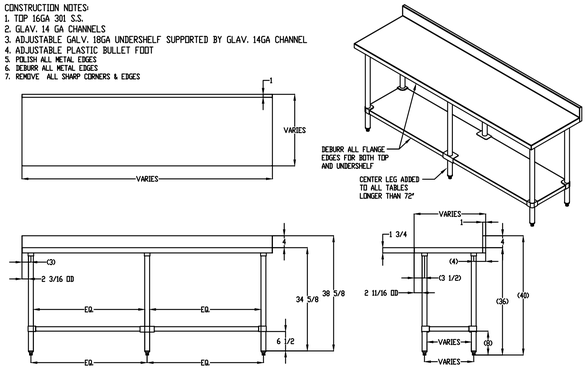
DATE: 03.05.2020

Dustin Curtis
Registered Architect
12286
North Carolina
Phoenix, AZ
12-15-20

DETAILS

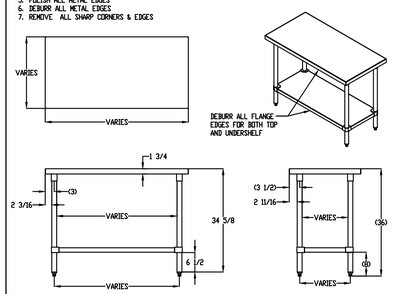
A6.1

CONSTRUCTION NOTES:
1. TOP 16GA 301 S.S.
2. GLAV. 14 GA CHANNELS
3. ADJUSTABLE GALV. 18GA UNDERSHELF SUPPORTED BY GLAV. 14GA CHANNEL
4. ADJUSTABLE PLASTIC BULLET FOOT
5. POLISH ALL METAL EDGES
6. DEBURR ALL METAL EDGES
7. REMOVE ALL SHARP CORNERS & EDGES



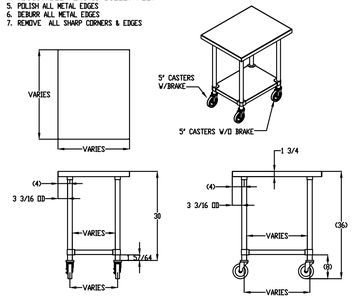
1 ITEM #32, 34, 35 & 60 - WORK TABLE WITH BACKSPLASH
1/2" = 1'-0"

CONSTRUCTION NOTES:
1. TOP 16GA 301 S.S.
2. GLAV. 14 GA CHANNELS
3. ADJUSTABLE GALV. 18GA UNDERSHELF SUPPORTED BY GLAV. 14GA CHANNEL
4. ADJUSTABLE PLASTIC BULLET FOOT
5. POLISH ALL METAL EDGES
6. DEBURR ALL METAL EDGES
7. REMOVE ALL SHARP CORNERS & EDGES

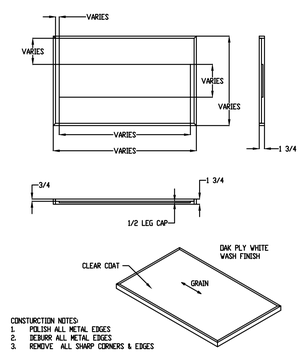


2 ITEM #32 & 60 - WORK TABLE WITHOUT BACKSPLASH
1/2" = 1'-0"

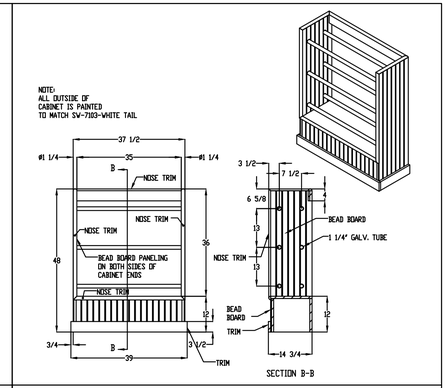
CONSTRUCTION NOTES:
1. TOP 16GA 301 S.S.
2. GLAV. 14 GA CHANNELS
3. ADJUSTABLE GALV. 18GA UNDERSHELF SUPPORTED BY GLAV. 14GA CHANNEL
4. ADJUSTABLE PLASTIC BULLET FOOT
5. POLISH ALL METAL EDGES
6. DEBURR ALL METAL EDGES
7. REMOVE ALL SHARP CORNERS & EDGES



3 ITEM #32 & 60 - WORK TABLE WITH CASTERS
1/2" = 1'-0"

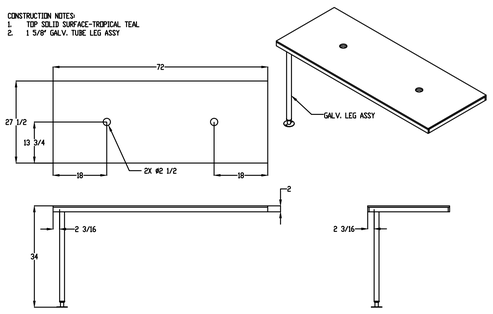


4 ITEM #71 - DINING TABLE TOP
1/2" = 1'-0"



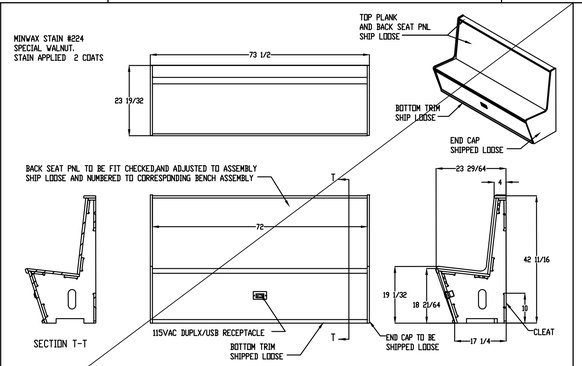
5 ITEM #76 - MARKET PLACE
1/2" = 1'-0"

CONSTRUCTION NOTES:
1. TOP SOLID SURFACE-TROPICAL TEAL
2. 1 5/8" GALV. TUBE LEG ASSY

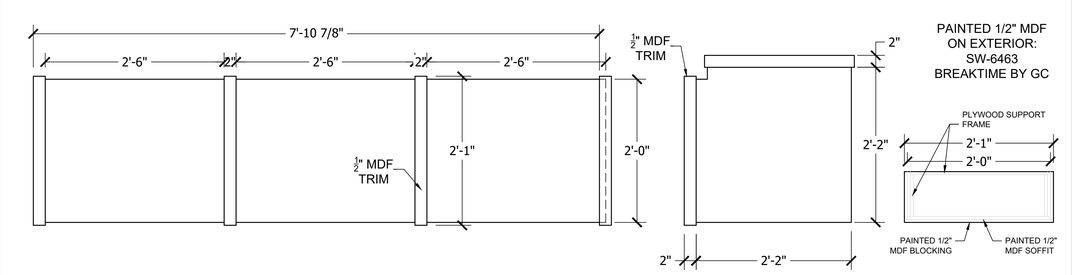


6 ITEM #49 - CASHIER COUNTER TOP
1/2" = 1'-0"

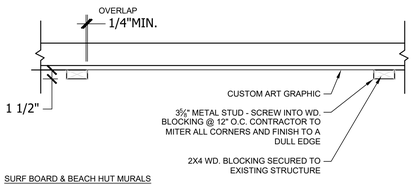
MINWAX STAIN #224
SPECIAL WALNUT.
STAIN APPLIED 2 COATS

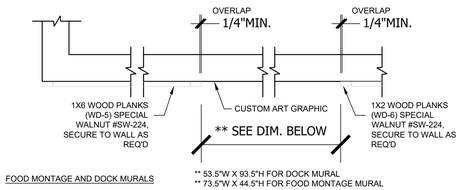


7 ITEM #77 - BANQUET SEATING
1/2" = 1'-0"

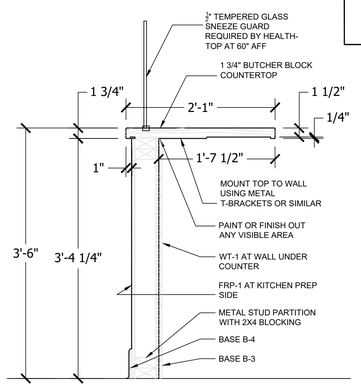


8 ITEM #74D - MILLWORK SOFFIT DETAIL
1/2" = 1'-0"

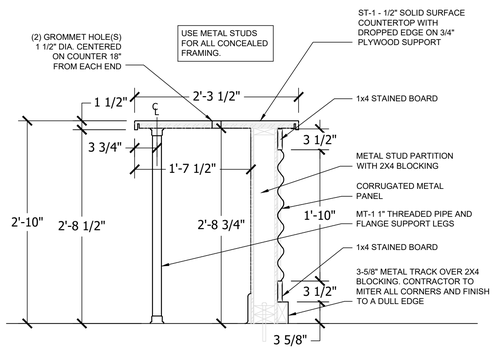




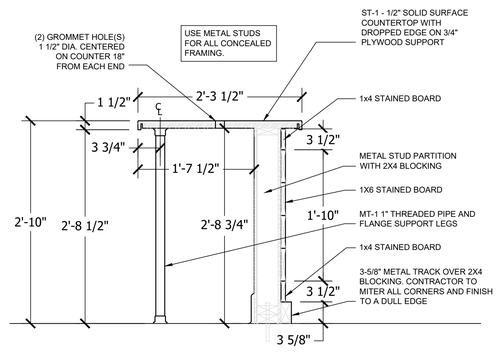
9 ITEM #AG - WALL MURAL SECTION DETAIL
1/2" = 1'-0"



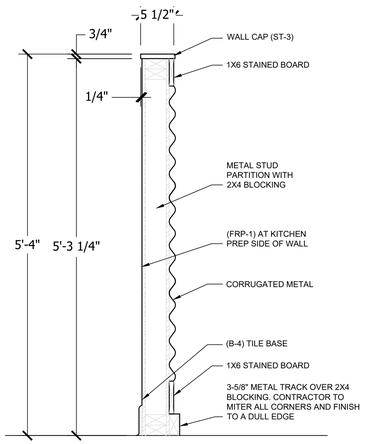
10 COUNTER AT BAR
1/2" = 1'-0"



11 ITEM #49 - CASHIER COUNTER SECTION
1/2" = 1'-0"



12 ITEM #49 - CASHIER COUNTER SECTION
1/2" = 1'-0"



13 ITEM #73 - HALF-HGT WALL
1" = 1'-0"

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DATE: 03.05.2020

Dustin Curtis Registered Architect 12286 North Carolina Phoenix, AZ
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DETAILS

A6.2

General Conditions

1. CONTRACTOR

a. The Contractor shall be lawfully licensed. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract.

b. The Contractor shall perform the Work in accordance with the Contract Documents.

c. Execution of the Contract by the Contractor is a representation that the Contractor has carefully examined the Contract Documents, has visited the site, become thoroughly familiar with the nature and location of the Work, the conditions of the site as they exist, and the character of the operations to be carried out under the Contract Documents, including all existing site conditions, access to the site, physical characteristics of the site and surrounding areas, and all matters that affect the Work, or its performance. Because of such examinations and investigations, the Contractor further represents that he thoroughly understands the Contract Documents. The Contractor further represents that he will abide by all applicable codes, ordinances, laws, regulations, and rules as they apply to the Work. Claims for additional time or additional compensation because of the Contractor's failure to familiarize himself with all local conditions and the Contract Documents will not be permitted.

d. Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Owner any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

e. The accuracy of grades, elevations, dimensions, or locations of existing conditions is not guaranteed by the Architect or the Owner. The Contractor is responsible for verifying same. If the Contractor performs construction activity when the Contractor knows, or should know in exercise in reasonable diligence, that an activity involves an error, inconsistency, or omission in the Contract Documents, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the costs attributable for correction.

f. The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Owner any nonconformity discovered by or made known to the Contractor.

g. The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

h. The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors, and for any damages, losses, costs, and expenses resulting from such acts or omissions.

i. Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

j. Except in the case of minor changes in the Work. The Contractor may make substitutions only with the consent of the Owner, after evaluation and in accordance with a Change Order or Construction Change Directive.

k. The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

l. The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements will be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Owner, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. The Contractor shall assign to the Owner all warranties and guarantees of manufacturers, Subcontractors, and others related to the Work.

m. The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect. The Contractor shall cooperate with the Owner to reduce state taxes on the Project. If requested by the Owner, the Contractor shall assist the Owner in the preparation of purchase orders, processing of invoices and payments in order to direct purchase material to be furnished to the Contractor. All state tax savings shall be returned to the Owner.

n. The Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded. The Contractor shall secure and pay for the building, mechanical, electrical and plumbing permits, engineering, and inspection charges required by any governmental authority or other person or entity having jurisdiction over the work. Said permits shall include, without limitation, both temporary and permanent permits, building permits, certificates of occupancy, curb-breaking permits, highway entrance permits, water permits and all similar permits and certificates. The Owner shall be responsible for all capacity charges and impact fees

o. The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work. If the Contractor fails to give such notices, it shall be liable for and shall indemnify and hold harmless the Owner and their respective employees, officers and agents, against any resulting fines, penalties, judgments or damages, imposed on or incurred by the parties indemnified hereunder.

p. If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs, damages, losses, and expenses attributable to correction.

q. The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

2. USE OF SITE

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities and the Contract Documents and shall not unreasonably encumber the site with materials or equipment. The Contractor acknowledges the ongoing operations of the Owner and agrees to coordinate the Work with the Owner and conduct the Work in a manner which minimizes or eliminates any adverse impact on the Owner.

3. CUTTING AND PATCHING

The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

4. CLEANING UP

a. The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the Project. If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.

5. INDEMNIFICATION

To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Owner's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

6. CONTRACTOR'S QUALIFICATIONS

a. The Contractor is financially solvent, able to pay its debts as they mature and possessed of sufficient working capital to complete the Work and perform its obligations under the Contract Documents in an efficient and capable manner.

b. The Contractor can furnish the tools, materials, supplies, equipment and labor required to complete the Work and perform its obligations under the Contract Documents and has sufficient experience and competence to do so.

c. The Contractor is authorized to do business in the state where the Project is located and is properly licensed by all necessary governmental, public and other authorities having jurisdiction over the Project.

7. OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

a. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation.

b. The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules and performance requirements.

c. The Contractor shall afford the Owner and separate contractor's reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

8. CHANGES IN THE WORK

a. Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work.

b. Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

9. PROGRESS AND COMPLETION

a. Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

b. The Owner will schedule furniture and equipment deliveries based on the construction schedule. The Contractor shall be responsible for all costs to the Owner for storage, double handling, re-shipping, and extended general conditions costs of delayed furniture and equipment installations due to the Contractor's not meeting schedule completion dates.

10. SUBSTANTIAL COMPLETION

a. Substantial Completion is the stage in the progress of the Work when all required occupancy permits have been issued and the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

b. When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

c. Upon receipt of the Contractor's list, the Owner will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such.

d. Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner will promptly make such inspection and, when the Work is acceptable under the Contract Documents and the Contract fully performed, the Owner will promptly issue a final payment.

11. PROTECTION OF PERSONS AND PROPERTY

a. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

b. The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to employees on the Work and other persons who may be affected thereby; the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

12. INSURANCE

a. The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the appropriate jurisdiction such insurance as will protect the Contractor and the Owner from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

i. Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;

ii. Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;

iii. Claims for damages insured by usual personal injury liability coverage;

iv. Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property;

b. The policies and the certificates required herein shall name the Owner as additional insured and shall be subject to the approval of the Owner. The Contractor shall furnish the Owner copies of any endorsements that are subsequently issued amending coverage or limits.

c. The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

13. CORRECTION OF WORK

a. The Contractor shall promptly correct Work rejected by the Owner or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, the cost of uncovering and replacement, and compensation shall be at the Contractor's expense. If, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor, at the Contractor's expense, shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition.

b. If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable.

SECTION 03300
CAST-IN-PLACE-CONCRETE

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Standards:
1. ACI 301, Specifications for structural Concrete for Buildings.
2. ACI 318, Building Code Requirements for Reinforced Concrete, and CRSI Manual of Standard Practice.

C. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.

D. Floor Flatness and Levelness Tolerances:
1. Subfloors under Materials Such as Concrete Toppings, Ceramic Tile, and Sand Bed Terrazzo: ACI 302.1R and ASTM E 1155, floor flatness (Ff) of 15, floor levelness (Fl) of 13.
2. Subfloors under Materials Such As Vinyl Tile, Epoxy Toppings, Paint, and Carpet: ACI 302.1R and ASTM E 1155, floor flatness (Ff) of 20, floor levelness (Fl) of 17.

PART 2 PRODUCTS

2.1 MATERIALS

A. Cast-In-Place Concrete:
1. Cast-In-Place Concrete Reinforcing and Accessories:
a. Concrete Design Mixes: ASTM C 94, suitable for project requirements and site conditions, but with a minimum of 3000 PSI 28 day compressive strength
b. Maximum slump shall be 5 in.
c. Reinforcing Bars: ASTM A 767
d. Concrete Materials: ASTM C 150, Type I, Portland cement; potable water.
e. Concrete Admixtures: Containing less than 0.1 percent chloride ions.
f. Vapor Retarder: ASTM D 4397 polyethylene sheet, 6 mils.

PART 3 EXECUTION

3.1 INSTALLATION

A. Comply with ASTM C 94. Do not change mix design without approval. Calcium chloride admixtures are not permitted.

B. Chamfer exposed edges/corners to provide straight lines.

C. Tolerance: Plus 1/8" in 10" for grade, alignment, and straightness.

D. Expansion Joints: For exterior work locate 30' o.c. at approved locations. Provide smooth dowels across joint which permit 1" horizontal movement and no vertical shear movement.

E. Isolation Joints: Provide between slabs and vertical elements such as columns and structural walls.

F. Control Joints: Provide sawn or tooled joints or removable insert strips; depth equal to 1/4 slab thickness. Spacing as required and approved.

G. Wall Finishes: As-cast and patched for concealed work; rubbed smooth, filled and cement paste coated for exposed work.

H. Slab Finishes: Obtain sample approval before beginning work.
1. Scratch: For surfaces to receive mortar setting beds or cementitious flooring materials.
2. Trowel: Hard, smooth, uniform surface for areas to receive resilient flooring, carpet, or other thin finish material.
3. Broom: After trowel finishing, roughen surface by fine brooming perpendicular to traffic direction for exposed exterior walks, steps and ramps.
4. Exposed Aggregate: Use chemical retarder or tamp aggregate into wet concrete and expose by brushing with water. Use where indicated.
5. Hardener Finish: For exposed interior concrete floors. Follow manufacturer's directions.

I. Cure and protect work. Report defective work in writing.

SECTION 04800
MASONRY ASSEMBLIES

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.

B. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Concrete Masonry Units:
1. Application: Concrete masonry non-bearing partitions.
2. Concrete Masonry Units: ASTM C 90, 1500 f'm compressive strength:
3. Prefaced Concrete Block: ASTM C 90, 1500 f'm compressive strength:
4. Size: Face dimension of 7-5/8 inches high by 15-5/8 inches long by width required for application.
5. Concrete Facing Brick: ASTM C 1634.
6. Special Shapes: As required by building configuration.
7. Bond Pattern: Running Bond.
8. Integral Water Repellent: Liquid polymeric admixture.

B. Mortar and Grout for Brick and Concrete Masonry Unit Assemblies:
1. Mortar Mix: ASTM C 270, Type S, for reinforced masonry, masonry below grade and masonry in contact with earth and ASTM C 270, Type N, for above-grade loadbearing and nonloadbearing walls and parapet walls and for interior loadbearing and nonloadbearing partitions.
2. Mortar Materials: Ready mixed, ASTM C 207, Type S.
3. Grout Aggregate: ASTM C 404.
4. Hydrated Lime: ASTM C 207, Type S.

C. Reinforcing Steel:
1. Reinforcing Bars: ASTM A 615, Grade 60.
2. Reinforcing Wire: ASTM A 496.
3. Welded Wire Fabric: ASTM A 185, plain.

D. Masonry Accessories:
1. Cavity Drainage Material
2. Rubberized-Asphalt or EPDM Flashing with stainless steel drip edge.
3. Loose-Granular Fill Insulation.
4. Nonmetallic expansion joint strips.
5. Preformed control joint gaskets.
6. Bond breaker strips.
7. Plastic tubing for weeps.
8. Cotton sash cord for weeps.
9. Open head-joint weeps.

PART 3 EXECUTION

3.1 INSTALLATION

A. Installation of Masonry Assemblies:
1. Comply with PCA Recommended Practices for Laying Concrete Block, Brick Institute of America BIA Tech Notes, and NCMA TEK Bulletins.
2. Comply with cold weather and warm weather protection procedures as recommended in BIA Tech Notes.
3. Provide fire-rated assemblies complying with ASTM E 119.
4. Sawcut units when required. Maintain uniform joint width. Provide full bed, head and collar joints except at weep holes.
5. Install lintels and accessories in masonry construction.
6. Coordinate installation of flashings.
7. Comply with applicable codes and regulations for spacing of ties and horizontal reinforcing.
8. Provide expansion and control joints in accordance with BIA and NCMA recommendations.
9. Remove and replace damaged units.
10. Clan brick using bucket and brush method,
11. Clean concrete masonry by dry brushing,

SECTION 05120
STRUCTURAL STEEL

PART 1 GENERAL

1.1 SUBMITTALS

A. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.

1.3 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Architecturally Exposed Structural Steel: Comply with fabrication requirements, including tolerance limits, and installation tolerances of AISC's "Code of Standard Practice for Steel Buildings and Bridges" for structural steel identified as architecturally exposed structural steel.

C. Erection Tolerances: AISC standards.

PART 2 PRODUCTS

2.1 MATERIALS

A. Structural Steel:
1. Structural Steel Shapes, Plates, and Bars: ASTM A 572.
2. Cold-Formed Steel Tubing: ASTM A 500, Grade B.
3. Hot-Formed Steel Tubing: ASTM A 501.
4. Steel Pipe: ASTM A 53, Type E or S, Grade B; or ASTM A 501.
5. Steel Castings: ASTM A 27, Grade 65-35.
6. Headed Stud-Type Shear Connectors: ASTM A 108, Grade 1015 or 1020.
7. Anchor Bolts: ASTM A 307, nonheaded type.
8. Unfinished Threaded Fasteners: ASTM A 307, Grade A.
9. High-Strength Threaded Fasteners: ASTM A 325 or ASTM A 490, asapplicable.
10. Structural Steel Primer Paint: SSPC - Paint 13, compatible with topcoats.
a. Cement Grout: Portland cement, sand.
b. Nonmetallic Shrinkage-Resistant Grout: Premixed nonmetallic grouting compound, ASTM C 1107.

PART 3 EXECUTION

3.1 INSTALLATION

A. Comply with AISC codes and specifications, and with AWS "Structural Welding Code".

B. Check elevations and plumb and level tolerances; certify that installed work is within AISC Standards. Owner may engage testing/inspection agency to inspect welded and bolted connections.

C. Architecturally exposed steel: Fabricate with special care using materials carefully selected for best appearance. Store materials off ground and keep clean. Cut, fit and assemble work with surfaces smooth, square and with complete contact at joints. Set all cambers up. Weld all work continuously; grind smooth and flush to make seams not visible after priming. Prepare surfaces to comply with SSPC-SP6; apply prime coat within 24 hours after cleaning.

D. Touch-up field welds and abraded areas with shop primer.

SECTION 06100
ROUGH CARPENTRY

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Lumber Standards and Grade Stamps: DOC PS 20, American Softwood Lumber Standard and inspection agency grade stamps.

C. Construction Panel Standards: DOC PS 1, U.S. Product Standard for Construction and Industrial Plywood; APA PRP-108.

D. Wood Framing Standards: NFPA House Framing Manual.
1. Exterior Wall Framing: 2 inch by 4-inch nominal (38 mm by 89 mm actual) studs, 16 inches (40 cm) on center.
2. Interior Wall Framing: 2 inch by 4-inch (38 mm by 89 mm actual) studs, 16 inches (40 cm) on center.

E. Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment. Provide for wood in contact with soil, concrete, masonry, roofing, flashing, damp proofing and waterproofing.

F. Fire-Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood; noncorrosive type. Provide at building interior where required by code.

PART 2 PRODUCTS

2.1 MATERIALS

A. Rough Carpentry Applications:
1. Dimension Lumber:
a. Light Framing: Stud, No. 2 or Standard grade.
b. Structural Framing: No. 1 grade.
c. Species: SPF
d. Exposed Framing: Appearance grade.
2. Boards:
a. Exposed Boards: 15 percent moisture content.
b. Concealed Boards: 19 percent moisture content.
3. Building Paper:
a. Material: Asphalt-saturated organic felt, ASTM D 226, Type I, No. 15 felt, unperforated.
4. Building Wrap:
a. Material: Air-retarder sheeting made from polyolefins; cross-laminated films, woven strands, or spun-bonded fibers; coated or uncoated; with or without perforations; ASTM E 1677, Type I.
5. Sill Sealer Gaskets:
a. Material: Glass fiber strip resilient insulation.
6. Framing Anchors and Fasteners:
a. Material: Non-corrosive, suitable for load and exposure. Drywall screws are not acceptable.

PART 3 EXECUTION

3.1 INSTALLATION

A. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated.

B. Plywood: Comply with applicable recommendations contained in APA Form No. E30K, "APA Design/Construction Guide: Residential & Commercial"

C. Provide nailers, blocking and grounds where required. Set work plumb, level and accurately cut.

D. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with other work.

E. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.

F. Restore damaged components. Protect work from damage.

SECTION 06200
INTERIOR FINISH CARPENTRY

PART 1 GENERAL

1.1 SUBMITTALS

A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used.

B. Shop Drawings: Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.

1.3 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Standards: Architectural Woodwork Institute (AWI) 'Architectural Woodwork Standards.'

C. Preservative Treatment: Nonpressure method, exterior type, AWPA N1

D. Wood Products: Comply with the following:
1. Hardboard: AHA A135.4.
2. Medium-Density Fiberboard: ANSI A208.2, Grade MD-Exterior Glue.
3. Particleboard: ANSI A208.1, Grade M-2-Exterior Glue.
4. Softwood Plywood: DOC PS 1, Medium Density Overlay.
5. Hardwood Plywood and Face Veneers: HPVA HP-1.

E. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship of each type of finish carpentry.

PART 2 PRODUCTS

2.1 MATERIALS

A. Interior Standing and Running Trim and Rails:
1. Species for Opaque or painted Finish: White pine or sugar pine.
2. Species for stained finish: Knotty pine where shown on plans

PART 3 EXECUTION

3.1 INSTALLATION

A. Provide work to sizes, shapes, and profiles indicated. Install work to comply with quality standards referenced. Back prime work and install plumb, level and straight with tight joints; scribe work to fit.

B. Quality Standard: Install woodwork to comply with AWI standards for the same grade specified for type of woodwork involved.

C. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections.

D. Comply with manufacturer's requirements for cutting, handling, fastening and working treated materials.

E. Repair minor damage, clean and protect.

SECTION 07210
BUILDING INSULATION

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Blanket/Batt Insulation:
1. Application: Thermal insulation in studs in exterior walls.
a. Batt insulation R-19, R-13, R-11 as shown on plans. Kraft faced with stapling flange for wood wall construction.
2. Type: Foil-faced mineral fiber.
a. Standard: ASTM C 665, Type III (foil-scrim-kraft vapor-retarder membrane).
b. Foil reinforced Kraft facing (FRK) with stapling flange for wood stud application in attic areas (FS-25 with flame spread of 25) as manufactured by Owens Corning or Equal.
3. Sound Batt insulation with noncombustible mineral fiberglass Batts with minimum 3 ½" thickness.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections. Provide full thickness in one layer over entire area, tightly fitting around penetrations.

B. Pour loose insulation into cavities indicated; provide uniform coverage at correct density and thickness.

C. Install vapor retarder over entire area of inside face of exterior walls and elsewhere as indicated. Seal all seams and around perimeter and penetrations with duct tape to form a continuous vapor retarder free of holes.

D. Protect installed insulation and vapor retarder.

SECTION 07240
EXTERIOR INSULATION AND FINISH SYSTEMS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Mock-Ups: Provide mock-up as required to demonstrate quality of workmanship.

C. Contractor shall be engaged in application of EIFS for a minimum of three years and employ individuals who are experienced and knowledgeable in EIFS application and demonstrate successful completion of several similar projects.

PART 2 PRODUCTS

2.1 MATERIALS

A. EIFS:
1. Manufacturers: Dryvit, Sto or Equal
a. Manufacturer requirements: Member in good standing of the EIFS industry members association and EIMA. System manufacturer for a minimum 20 years and manufacturing facilities is certified system.
2. Type: EIMA Class PB.
3. Base Coat: Portland cement and polymer adhesive.
4. Finish Coat: Integrally colored polymer emulsion.
5. Drainage Layer: Manufacturer's standard drainage mat.
6. Thermal Insulation: Molded rigid cellular polystyrene [with drainage channels]. Minimum insulation thickness 1"
7. Reinforcing Mesh: Standard weight with high-impact type at areas subject to damage.
8. Insulation Attachment: Adhesive.
9. Trim Accessories: PVC.

PART 3 EXECUTION

3.1 INSTALLATION

A. Inspect substrate and report unsatisfactory conditions in writing; beginning work means acceptance of substrate.

B. Comply with ASTM C 1397 and EIFS manufacturers written instructions for installation of EIFS as applicable to each type of substrate indicated.

C. Comply with system manufacturer's instructions and recommendations; admixtures shall not be used.

D. Provide reinforced base and finish coats to provide a uniform appearance. Completely cover all insulation board including edges. Provide soft joints at all changes of substrate and at intervals suggested by manufacturers and at approved locations. Install areas of special patterns where indicated on drawings. Clean and protect work.

E. Do not install EIFS below grade

F. Install diverter flashing wherever water can enter the wall assembly to direct water to the exterior.

G. Provide protection of installed materials from water infiltration into or behind them. Provided protection of installed materials from dust precipitation, freezing and continuous high humidity.

SECTION 07840
FIRESTOPPING

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Fire Performance: UL 2079, ASTM E 814, and local regulations.

PART 2 PRODUCTS

2.1 MATERIALS

A. Firestopping Systems:
1. Manufacturer: 3M Fire Protection or equal
2. Applications as Applicable to Assembly: Through-penetrations, fire-resistive joints, perimeter fire containment, smoke seals.
3. Types as Applicable to Assembly: Endothermic and intumescent sealants, pillows, putty and wrap strips.

PART 3 EXECUTION

3.1 INSTALLATION

A. Review extent of work with authorities having jurisdiction and obtain approval of installation thicknesses and methods.

B. Sequence work to avoid need for removal of firestopping by work of other trades.

C. Comply with manufacturers' instructions and recommendations. Securely anchor insulation with safing clips. Install firestopping without gaps or voids.

D. Protect, inspect and repair work until final acceptance.

SECTION 07900
JOINT SEALERS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Field-Constructed Mock-Ups: Each joint type.

PART 2 PRODUCTS

2.1 MATERIALS

A. Exterior Joints in Vertical Surfaces,

B. Exterior Joints in Horizontal Surfaces, Urethane:
1. Materials: Self-leveling urethane sealant, ASTM C 920.

C. Exterior Paving Joint Fillers, Bituminous:
1. Materials: Bituminous fiber.

D. Interior Joints, Limited Movement, Acrylic:
1. Materials: Acrylic-emulsion, ASTM C 834.

E. Interior Joints, Sanitary Silicone:
1. Materials: One-part mildew-resistant silicone sealant, ASTM C 920.

F. Glazing and kitchen applications
1. General Electric silicone construction 1200 sealant or equal.

PART 3 EXECUTION

A. Do not proceed with installation of joint sealants under following conditions:
1. When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer or are below 4.4 C (40 F).
2. When joint substrates are wet.
3. Do not proceed with installation of joint sealants where joint widths are less than those allowed by joint sealant manufacturer for applications indicated.
4. Do not proceed with installation of joint sealants until contaminants capable of interfering with adhesion are removed from joint substrates.

B. Examine substrate; report unsatisfactory conditions in writing. Beginning work means acceptance of substrates.

C. Provide sealants in colors as selected from manufacturer's standards.

D. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections. Clean and prime joints, and install bond breakers, backer rods and sealant as recommended by manufacturers.

E. Depth shall equal width up to 1/2 inch wide; depth shall equal 1/2 width for joints over 1/2 inch wide.

F. For application of sealants, follow requirements of ASTM C1193 unless specified otherwise.

G. Avoid dropping or smearing compound on adjacent surfaces.

H. Fill joints solidly with compound and finish compound smooth.

I. Cure and protect sealants as directed by manufacturers. Replace or restore damaged sealants. Clean adjacent surfaces to remove spillage.

J. After all equipment and wall materials have been installed, all joints to walls and bases shall be sealed with silicone sealant.

SECTION 08110
STEEL DOORS AND FRAMES

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Standards: ANSI/SDI-100, Recommended Specifications for Standard Steel Doors and Frames.

C. Performance Standards:
1. Fire-Rated Assemblies: NFPA 80, and acceptable testing agency listing.
2. Thermal-Rated Assemblies at Exterior: ASTM C 236 or ASTM C 976.
3. Sound-Rated Assemblies at Mechanical Rooms: ASTM E 1408, and ASTM E 413.

PART 2 PRODUCTS

2.1 MATERIALS

A. Interior Steel Frames:
1. Material: Minimum 16 gauge steel sheet.
2. Corners: Mitered or coped.
3. Type: Knockdown.

B. Exterior Steel Frames:
1. Manufacturers: Material: Minimum 14 gauge galvanized steel sheet.
2. Corners: Mitered or coped.
3. Type: Knockdown.

C. Interior Preassembled Steel Doors and Frames:
1. Material: Minimum 22 gauge steel sheet.
2. Door Thickness: 1-3/4 inches.
3. Door Faces: Flush.
4. Finish: Factory finished.

PART 3 EXECUTION

3.1 INSTALLATION

A. Fabricate work to be rigid, neat and free from seams, defects, dents, warp, buckle, and exposed fasteners. Install doors and frames in compliance with SDI-100, NFPA 80, and requirements of authorities having jurisdiction.

B. Install frames plumb, level, rigid and in true alignment in accordance with ANSI A250.11, "Recommended Erection Instructions for Steel Frames" and ANSI A115.IG, "Installation Guide for Doors and Hardware". Hardware: Prepare doors and frames to receive hardware on final schedule. Provide for 3 silencers on single doorframes; 2 on double doorframes.

C. Shop Finish: Clean, treat and prime paint all work with rust-inhibiting primer comparable with finish paint specified in Division 9 section. Provide asphalt emulsion sound deadening coating on concealed frame interiors.

D. Touch-up damaged coatings ready to receive finish painting.

E. CLEARANCES
1. Clearance between the door and frame head and jambs for both single swing and pairs of doors shall be 1/8 inch (3.2 mm).
2. Clearance between the meeting edges of pairs of doors shall be 3/16 inch plus or minus 1/16 inch (5 mm plus or minus 1.6 mm). For fire rated applications, the clearance between the meeting edges of pairs of doors shall be 1/8 inch plus or minus 1/16 inch (3.2 mm plus or minus 1.6 mm).
3. Bottom clearance shall be 3/4 inch (19 mm). (Standard)
4. The clearance between the face of the door and door stop shall be 1/16 inch to 1/8 inch (1.6 mm plus or minus 3.2 mm)..

F. Adjust doors for free swing without binding.

SECTION 08210
FLUSH WOOD DOORS

PART 1 GENERAL

A. Warranty: Submit manufacturers standard warranty. Include labor and materials to repair or replace defective materials.
1. Solid-Core Exterior Doors: 5 years.
2. Solid-Core Interior Doors: 2 years
3. Hollow-Core Interior Doors: 2 years.

1.2 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Quality Standards: [NWWDA I.S.1-A, 'Architectural Wood Flush Doors.'] [AWI's 'Architectural Woodwork Standards.'].

C. Fire Rated Wood Doors: Meet NFPA 80 requirements.

PART 2 PRODUCTS

2.1 MATERIALS

A. Interior Flush Wood Doors:
1. Type: Hollow core.
2. Thickness: 1-3/8 inches thick.
3. Grade: Economy.
4. Frames: Metal knowckdown.
5. Finish Application: Site finished.

PART 3 EXECUTION

3.1 INSTALLATION

A. Comply with NWMA I.S. 1A and specified quality standard.

B. Prefit doors to frames. Premachine doors for hardware listed on final schedules. Factory bevel doors.

C. Correct any deficiency that prohibits the door from swinging or operating freely. Do not remove hinge screws after initial insertion. Shims used for alignment purposes must be inserted between hinge and frame. Do not insert shims between hinge and door.

D. Insure that door closers are properly adjusted and do not limit the door opening swing. Limit door opening swing only with a properly located stop.

E. Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

F. Install doors with not more than 1/8 inch clearance at top and sides, 1/4 inch at bottom. Comply with NFPA 80 for rated assemblies.

G. Adjust, clean, and protect.

SECTION 08415
ENTRANCES AND STOREFRONTS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Aluminum Entrances and Storefront:
1. Aluminum Members: ASTM B 209, ASTM B 221, ASTM B 429.
2. Steel Reinforcement: ASTM A 36, ASTM A 1008, and ASTM A 1011.
3. Door Style: Narrow stile and rail doors.
4. Storefront Style: Aluminum framed.
5. Glass and Glazing: Insulating glazing, tempered.
6. Glazing Color: Clear glass. WINDOW TINTING IS NOT ALLOWED.
7. Closers: Surface mounted.
8. Closer Operation: Double acting closers.
9. Aluminum Finish: Clear anodized.
10. Aluminum Finish: Baked enamel.
11. Auxiliary Materials:
a. Push/pulls, doorstops, overhead holders, and deadlocks.
b. Weatherstripping and thresholds.
c. Exit devices.

PART 3 EXECUTION

3.1 INSTALLATION

A. Take field measurements before fabrication where possible; do not delay job progress.

B. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

C. Anchor securely in place; install plumb, level and in true alignment. Isolate dissimilar materials to prevent corrosion.

D. Install components to drain water passing joints, condensation occurring within framing members, and moisture migrating within the system to exterior.

E. Adjust operating entrance door hardware to function smoothly as recommended by manufacturer.
1. For entrance doors accessible to people with disabilities, adjust closers to provide a 3-second closer sweep period for doors to move from a 70-degree open position to 3 inches (75 mm) from the latch, measured to the leading door edge

F. Coordinate with glass and glazing work; install hardware and adjust for smooth, proper operation.

G. Aluminum-framed assemblies will be considered defective if they do not pass tests and inspections

H. Clean and protect completed system; repair damage.

SECTION 09110
NON-STRUCTURAL METAL FRAMING

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Tolerances: Not more than 1/8 inch in 10 feet deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work.

C. Fire Resistance for Fire-Rated Assemblies: ASTM E 119.

D. Performance: Fire, structural, and seismic performance meeting requirements of building code and local authorities.

PART 2 PRODUCTS

2.1 MATERIALS

A. Steel Framing for Walls and Partitions:
1. Material Standard: ASTM C645.
2. Stud Thickness: 20 gauge (.0329 inch).
3. Stud Thickness: 25 gauge (.0179 inch).
4. Stud Depth, Typical: 2-1/2 inches.
5. Stud Depth, Typical: 3-5/8 inches.
6. Furring Channel Thickness: 25 gauge (.0179 inch).

B. Steel Framing for Suspended and Furred Ceilings:
1. Material Standard: ASTM C645.
2. Attachment: Standard.
3. Stud Thickness: 20 gauge (.0329 inch).
4. Accessories: Furring channels, hangers and inserts.

C. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch (4.064 mm) in diameter.

D. Non-Structural Track: Cold-Formed galvanized steel runner tracks in conformance with ASTM C 645 for conditions indicated below:

E. Grid Suspension System for Gypsum Board Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock.

PART 3 EXECUTION

3.1 INSTALLATION

A. Provide fire-rated systems where indicated and where required by authorities having jurisdiction.

B. Where new partitions meet existing construction, remove existing corner beads to provide a smooth transition.

C. Provide acoustical sealant at both faces at top and bottom runner tracks, wall perimeters, openings, expansion and control joints.

D. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

E. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.

F. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.

G. Suspend hangers from building structure as follows
1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
2. Where width of ducts and other construction within ceiling plenum produces hanger spacing that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.

3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail

4. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track

SECTION 09300
TILE

PART 1 GENERAL

1.2 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Each type and color of tile and grout to be provided from a single source.

C. Tile: ANSI A 137.1.

D. Tile Setting Materials: ANSI A 118 series standard specifications.

E. Tile Installation: ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation.

PART 2 PRODUCTS

2.1 MATERIALS

A. Manufacturers: Application: Interior wall tile over gypsum wallboard.

B. See interior finish schedule for manufacturers and color specifications

PART 3 EXECUTION

3.1 INSTALLATION

A. Comply with Tile Council of America and ANSI Standard Specifications for Installation for substrate and installation required. Comply with manufacturer's instructions and recommendations.

B. Install waterproof membrane in accordance with manufacturer's instructions and recommendations.

C. Lay tile in grid pattern with alignment grids. Layout tile to provide uniform joint widths and to minimize cutting; do not use less than 1/2 tile units.

D. Grout and cure, clean and protect.

E. Lay out tile work so that no tile less than one half full size is used. Make all cuts on the outer edge of the field.

F. Set tile firmly in place with finish surfaces in true planes. Align tile flush with adjacent tile unless shown otherwise on construction documents.

G. Form intersections and returns accurately.

H. Cut and drill tile neatly without marring surface.

I. Completed work is to be free from hollow sounding areas and loose, cracked or defective tile.

J. Remove and reset tiles that are out of plane or misaligned.

K. Floors:
1. Extend floor tile beneath casework and equipment, except those units mounted in wall recesses.
2. Align finish surface of new tile work flush with other and existing adjoining floor finish where indicated in construction documents.
3. In areas where floor drains occur, slope tile to drains.

L. Joints:
1. Keep all joints in line, straight, level, perpendicular and of even width unless shown otherwise on construction documents.
2. Make joints 2 mm (1/16 inch) wide for glazed wall tile and mosaic tile work.
3. Make joints in quarry tile work not less than 6 mm (1/4 inch) nor more than 9 mm (3/8 inch) wide. Finish joints flush with surface of tile.
4. Make joints in paver tile, porcelain type; maximum 3 mm (1/8 inch) wide.

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Dustin Curtis
Registered Architect
12286
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SPECIFICATIONS

A7.0

SECTION 09510
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Performance: Fire, structural, and seismic performance meeting requirements of building code and local authorities. Acoustical performance based on project requirements.

PART 2 PRODUCTS

2.1 MATERIALS

A. Mineral Fiber Acoustical Ceilings: see finish schedule on architectural plans.
1. Panel Size: 24 by 24 inches.
2. Panel Size: 24 by 48 inches.
3. Panel Edge: Square.
4. Suspension System: Intermediate duty.
5. Auxiliary Materials:
a. Edge molding and trim.
b. Hold-down clips and impact clips.
c. Concealed acoustical sealant.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install materials and suspension systems in accordance with manufacturer's instructions and recommendations, and ASTM C 636. Coordinate installation with location of mechanical and electrical work to ensure proper locations and anchorage.

B. Level ceiling to within 1/8 inch in 10 feet in both directions. Scribe and cut panels to fit accurately. Measure and layout to avoid less than half panel units.

C. Removal and reinstallation at existing ceilings: Remove and store materials for reuse when allowed. Handle with white gloves and avoid damaging corners and edges. Clean tiles and grid system, which have been removed. Provide additional materials to complete the work and to replace damaged existing materials. New materials shall match existing materials as approved.

D. Ceiling areas shall be measured to establish layout of acoustical units to balance border widths at opposite edges of each ceiling. Avoid use of less-than-half width units at borders

E. Grid layout shall be symmetrically laid out in each space. Coordinate work with other trades so that lighting fixtures, grilles and other ceiling fixtures work with grid layout.

F. Support for suspension system shall be from structure above, not from ductwork, metal deck, equipment or piping

G. Wall moldings shall be installed at the perimeter of each acoustical ceiling area and at locations where edge of units would otherwise be exposed

H. Field cut acoustical panels as required, in accordance with manufacturers recommended procedures and equipment.

I. Adjust, clean, and touch-up all system components.

SECTION 09910
PAINTS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Regulations: Compliance with VOC and environmental regulations.

PART 2 PRODUCTS

2.1 MATERIALS

A. Painting:
1. Manufacturers: Sherwin-Williams, ProMar 200
2. Application: Interior unfinished surfaces.
3. Primary Coating Type: Latex based paints.
4. Primary Paint Systems: Primer plus two finish coats.

PART 3 EXECUTION

3.1 INSTALLATION

A. Inspect surfaces, report unsatisfactory conditions in writing; beginning work means acceptance of substrate.

B. Comply with manufacturer's instructions and recommendations for preparation, priming and coating work. Coordinate with work of other sections.
1. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

C. At existing areas to be repainted, remove blistered or peeling paint to sound substrates. Remove chalk deposits and mildew and wash all surfaces with mild detergent. Perform related minor preparation including caulk and glazing compounds. Spot prime bare areas before priming and painting as specified.

D. Match approved mock-ups for color, texture, and pattern. Re-coat or remove and replace work which does not match or shows loss of adhesion. Clean up, touch up and protect work.

E. PREPARATION - GENERAL
1. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
2. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
3. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.
4. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items not indicated to receive coatings.
5. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
6. Protect adjacent surfaces not indicated to receive coatings.
7. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

F. SURFACE PREPARATION
1. Concrete and Concrete Masonry: Clean surfaces free of loose particles, sand, efflorescence, laitance, form oil, curing compounds, and other substances which could impair coating performance or appearance.
2. Existing Coatings:
a. Remove surface irregularities by scraping or sanding to produce uniform substrate for coating application; apply one coat primer of type recommended by coating manufacturer for maximum coating adhesion.
b. If presence of lead in existing coatings is suspected, cease surface preparation and notify Architect immediately.
3. Gypsum Board: Repair cracks, holes and other surface defects with joint compound to produce surface flush with adjacent surfaces.
4. Masonry Surfaces - Restored: Remove loose particles, sand, efflorescence, cleaning compounds and other substances that could impair coating performance or appearance.
5. Metals - Aluminum, Mill-Finish: Clean and etch surfaces with a phosphoric acid water solution or water based industrial cleaner. Flush with clean water and allow to dry, before applying primer coat.
6. Metals - Copper: Clean surfaces with pressurized steam, pressurized water, or solvent washing.
7. Metals - Ferrous, Remove rust or scale, if present, by wire brush cleaning, power tool cleaning, or sandblast cleaning; remove grease, oil, and other contaminants which could impair coating performance or appearance by solvent cleaning, with phosphoric-acid solution cleaning of welds, bolts and nuts; spot-prime repaired welds with specified primer.

G. APPLICATION - GENERAL
1. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
2. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.
3. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet (1.5 m).
4. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
5. Where paint application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
6. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside stop corner nearest to face of closed door.
7. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.

H. CLEANING
1. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow to dry.
2. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
3. Reconnect equipment adjacent to surfaces indicated to receive coatings.
4. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
5. Remove protective materials.

FIRE PROTECTION SPECIALTIES

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

B. Standards: UL and FM listed products, NFPA 10.

C. Regulations: ADAAG.

PART 2 PRODUCTS

2.1 MATERIALS

A. Fire Extinguishers:
1. Type: Multipurpose dry chemical type.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

B. Install fire extinguishers in mechanical and service areas with wall-hung brackets at locations and heights indicated and acceptable to authorities having jurisdiction.

C. Install fire extinguishers in cabinets in public areas plumb and level at heights acceptable to authorities having jurisdiction.

D. Restore damaged finishes. Clean and protect work from damage.

SECTION 10800
TOILET ACCESSORIES

PART 1 GENERAL

1.1 QUALITY ASSURANCE

A. Comply with governing codes and regulations. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.1 MATERIALS

A. Toilet and Bath Accessories:
1. Accessory: Paper towel dispensers.
2. Accessory: Toilet tissue dispensers, single roll.
3. Accessory: Waste receptacles.
4. Accessory: Grab bars.
5. Accessory: Wall Mirror
6. Accessory: Soap dispensers, wall mounted.
7. Accessory: Mop and broom holders.

B. ACCEPTABLE MANUFACTURERS:
1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering toilet accessories that may be incorporated in the Work include, but are not limited to, the following:
a. A. & J. Washroom Accessories.
b. Bobrick Washroom Equip., Inc.
c. Bradley Corporation.
d. McKinney/Parker.

C. MATERIALS, GENERAL:
1. Stainless Steel: AISI Type 302/304, with polished No. 4 finish, 22 gage minimum, unless otherwise indicated.
2. Brass: Leaded and unleaded, flat products, ASTM B19; Rods, shapes, forgings, and flat products with finished edges, ASTM B16; castings, ASTM B 30
3. Sheet Steel: Cold-rolled, commercial quality ASTM A 366, 20-gage minimum, unless otherwise indicated. Preparation and metal pretreatment as required for applied finish.
4. Galvanized Steel Sheet: ASTM A 527, G60.
5. Chromium Plating: Nickel and chromium electro-deposited on base metal, ASTM B456, Type
6. Baked Enamel Finish: Factory-applied, gloss white, baked acrylic enamel coating.
7. Mirror Glass: ASTM C 1036, Type 1, Quality q2, 1/4" thick, (0.23-inch), with silvering, electro-plated copper coating, and protective organic coating.
8. Galvanized Steel Mounting Devices: ASTM A 153, hot-dip galvanized after fabrication.
9. Fasteners: Screws, bolts, and other devices of same material as accessory unit or of galvanized steel where concealed.

D. SANITARY NAPKIN DISPOSALS:
1. surface mounted satin stainless steel, with self-closing door and tumbler lock retention of the receptacle.
a. Provide Disposable Liners, (Bobrick 353-12) minimum quantity of twelve per each unit.

E. TOILET TISSUE DISPENSER:
1. Surface mounted double roll toilet tissue holder of satin finish stainless steel, 1/8 inch wall thickness, at each water closet.

F. 2.06 GRAB BARS:
1. Stainless Steel Type 304 satin finishes with wall thickness not less than 18 gage and as follows:
a. Mounting: Exposed, manufacturer's standard 1/8 inch thick flanges and vandal resistant anchorages.
b. Clearance: 1-1/2" clearance between wall surface and inside face of bar.
c. Gripping Surfaces: Smooth, satin finish.
d. Medium-Duty Size: Outside diameter of 1-1/4"
e. Lengths and shapes as indicated on the drawings, capable of supporting 250 lb. concentrated load in any direction, per ASTM F446.

G. LIQUID SOAP DISPENSER: (public)
1.Type-304, satin finish stainless steel, 40 fl. oz. capacity. Concealed wall fastening shall be vdal-resistant with unbreakable refill window.
2. Valve operates with less than 5 lbs. of force.

H. WALL MIRRORS:
1. Stainless Steel Channel Frame Mirror: One piece type 304 channel frame 3/4 inch x 3/4 inch, Satin finish with mitered corners, welded, ground and polished smooth.
2. Float/plate glass mirror, 1/4 inch thick, plated, mirror.
3. Mounting: Install on concealed wall hanger and lock in place with theft-resistant screws.
4. Sizes as indicated.

I. PAPER TOWEL DISPENSER:
1. Surface-Mounted Towel Dispensers: Fabricate of stainless steel with hinged front equipped with tumbler lockset. Provide pierced slots at sides as refill indicators.
2. Capacity: Not less than either 300 C-fold or 400 multifold paper towels without special adapters.
3. Surface mount stainless shelf: Satin finish S.S. with brackets.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.

B. Restore damaged finishes and test for proper operation. Clean and protect work from damage.

SECTION 15100
PLUMBING

PART 1 GENERAL

1.1 SUMMARY

A. Work shall include but not be limited to the following: Provide all labor, materials, services, equipment and appliances required for the fabrication and installation of the plumbing system, as indicated on the design drawings and as outlined in these specifications.

B. Equipment and design of systems indicated on the design drawings and within these specifications shall be considered as "specified standard" quality. Substitutions shall be equal quality.

C. The entire system and all components listed herein shall meet all state, county and local codes and ordinances in every respect. The contractor shall obtain all required permits, inspections and pay all fees.

D. All equipment, etc., shall be new unless otherwise noted, and as specified free of defects as shown on the drawings and as indicated in these specifications. All electrical powered equipment shall be U.L. or E.T.L. Listed.

E. All materials shall be fabricated and installed in a neat and professional manner with the coordination of all involved trades to avoid interferences and delay due to lack of coordination. No allowances will be made for rework due to coordination difficulties or interferences between involved trades.

F. Obtain all permits and inspections required by law for the completions of the work. Cost of the required permits and inspections shall be paid by the contractor. The Contractor shall obtain and pay for all Certificates of Approval, which must be obtained prior to final acceptance of the job. All materials and labor furnished by the Contractor shall be in strict accordance with the rules and regulations of the state and municipality, utility companies, Florida Building Code Plumbing- 2004, National Electric Code (NEC) and the National Fire Protection Association (NFPA).

1.2 QUALITY ASSURANCE

A. Materials and Workmanship:

a.Products and materials shall meet or exceed the quality or requirements specified or shown on the drawings.

b.Provide products and materials, which the manufacturer has certified as appropriate to the applications shown on the drawings and specifications.

c.Provide products and materials, which are supported by convenient, parts availability and servicing.

d.Workmanship shall be in all respects of the highest quality and all construction shall be done according to the best practice of the trade. All systems shall be made complete and operational in first class working order. Furnish all necessary labor and materials to construct a complete system.

b.

B. Provide the owner with the following prior to final acceptance:

a.Parts list for each piece of equipment.

b.One bound set of approved shop drawings.

c.One bound set of operating instructions and maintenance schedules for each piece of equipment.

d.Copies of all warranties for each piece of equipment.

C. Guarantees and Warranties:

a.Guarantee all labor and material furnished for a period of one year extending from the time of final acceptance of the building. The guarantee shall cover the repair or replacement without additional cost to the owner for any defective material or faulty workmanship.

b.Provide warranties for each piece of major equipment. Warranties shall be included with the owner's final documents.

PART 2 PRODUCTS

2.1 MATERIALS

A. Access Panel:

a.Contractor shall provide hinged access doors (min. 12"x12") for valves, etc. where floors, walls and ceiling must be penetrated to access mechanical systems. Finish shall be coordinated through the architect to match surrounding finishes.

B. Cleaning, Testing and Adjusting:

a.The contractor, at his expense, shall clean, repair, adjust, check, A. balance, and place in service the various systems herein specified with their respective equipment, accessories and piping. The contractor shall furnish all labor, materials, equipment, and tools required to perform tests required by these specifications and by the governing authorities.

b.No work shall be covered or concealed until properly inspected B. and tested.

c.All domestic water piping systems shall be tested for absolute C. tightness by subjecting the system to a hydrostatic pressure of 150 PSI gauge or 50 PSI over working pressure, whichever is greater for a period of not less than eight (8) hours. All leaks shall be repaired and the hydrostatic test reapplied until, for an eight (8) hour period, no leaks can be found while the system is subject to the test pressure. Soil pipe and condensate drains shall be tested by temporarily plugging all outlets and filling the system with water to the level of the highest vent stack. The system must be inspected and all leaks repaired and the test repeated until the water level does not decrease for a period of 24 hours.

C. Hangers and Supports:

a.Provide all necessary, pipe supports, hangers, rods, clamps and attachments to properly install and support piping and equipment from the building structure.

b.Provide any angle iron or unistrut and suspension rods required to install equipment and piping.

D. Water Supply Systems:

a.Extend water service as indicated on design drawings. Provide shock absorbers and vacuum breakers where required.

b.Pipe and fittings:

I. Above ground - Schedule 40 CPVC.

II. Below ground - Schedule 80 CPVC.

c.Chlorination: Before being placed in service all water distribution. Systems shall be sterilized with chlorine in accordance with FPC 610.1 standard procedure for disinfecting potable water piping.

d.Insulation: Insulate all hot water lines with 1" of insulation having a conductivity not exceeding 0.27 BTU per inch.

IJ. Connections to Miscellaneous Equipment:

a.Rough-in and connect water, waste, and vent to complete the installation of equipment listed on the drawings.

b.Plumbing fixtures shall be provided complete as shown on the drawings with all required supply, waste, soil, and vent connections, together with all fittings, supports, fastening devices, cocks, valves, and traps.

c.All fixtures shall have stop valves on all water connections. All exposed metal trim on all fixtures shall be polished chromium plated. All exposed pipes extending from wall shall have chromium plated brass escutcheon mounted against wall. Exposed PVC piping and p-traps are unacceptable.

d.The plumbing fixtures shall be roughed-in accordance with manufacturer's "rough-in information". Provisions for mounting wall fixtures shall be made while the wall is being built.

F. Drainage System:

a.Pipe slope:

I. 2-1/2 inch diameter and less shall be installed with a fall of not less than 1/4 inch per foot.

II. 3 inch diameter or larger shall be installed with a fall not less 2. Than 1/8 inch per foot.

G. Pipe and Fittings:

a.Drain, waste and vent piping for this project shall be schedule 40 PVC type DWV.

b. Provide cleanouts every 75 feet, at changes in direction, at base of down spouts and at base of soil and waste stacks.

PART 3 EXECUTION

3.1 INSTALLATION

A. All locations of equipment, piping, etc. indicated on the drawings are diagrammatic and shall be followed as closely as possible to the plans, subject to building construction and interferences with other trades. All work shall be installed to ensure maximum headroom, balanced operation and suitable aesthetic appearance. Contractor is responsible for any field measurements required to provide an approved and functional installation.

B. Not all components required for a complete installation are shown on these drawings. Refer to equipment installation instructions, schedules and applicable codes for additional information, including required connection locations, types and sizes.

C. Provide isolation valves and unions at all equipment and as indicated on drawings.

D. Contractor shall be responsible for furnishing and installing adequate and proper insulation and moisture-seal in a manner that will permanently prevent the accumulation of any objectionable moisture on the exterior of condensate drain piping, or other parts of the system. The contractor shall correct the cause of any condensation and fully repair, without cost the owner, any damages to building surfaces, furnishings or equipment caused by condensation from this system, for the full period of the guarantee.

E. Perform all work necessary to prepare the structure for the installation of the work.

F. All holes, openings and damaged materials created during construction shall be repaired and finished by experienced workmen. Provide all roof, wall and floor penetrations required to complete installation or work (maintain fire rating of existing structure). All penetrations shall be patched and finished to match surrounding surfaces and finishes. All equipment or pipe penetrations through wall, roof and floors shall be sleeved and sealed so as to be water and air tight.

SECTION 15000
MECHANICAL

PART 1 GENERAL

1.1 SUMMARY

A. Materials and workmanship
1. Products and materials shall meet or exceed the quality or requirements specified or shown on the drawings.
2. Provide products and materials, which the manufacturer has certified as appropriate to the applications shown on the drawings and specifications.
3. Provide products and materials, which are supported by convenient, parts availability and servicing.
4. Workmanship shall be in all respects of the highest quality and all construction shall be done according to the best practice of the trade. All systems shall be made complete and operational in first class working order. Furnish all necessary labor and materials to construct a complete system.
5. The HVAC contractor shall coordinate all electrical, ATC, and plumbing requirements with those subcontractors.

B. Obtain all permits and inspections required by law for the completion of the work
1. Cost of the required permits and inspections shall be paid by the contractor. The contractor shall obtain and pay for all certificates of approval, which must be obtained prior to final acceptance of the job.
2. All materials and labor furnished by the contractor shall be in strict accordance with the rules and regulations of the state and municipality, utility companies, building code - 2001, national electric code (NEC) and the national fire protection association (NFPA).

C. Provide all labor, materials, services, equipment, and appliances required for the fabrication and installation of mechanical systems including heating, ventilating, air-conditioning, and various systems as indicated on the design drawings and as outlined in these specifications.

D. Equipment and design of systems indicated on the design drawings and within these specifications shall be considered as "specified standard" of quality. Substitutions shall be of equal quality.

E. The entire system and all components listed herein shall meet all state, county, and local codes and ordinances in every respect. The contractor shall obtain all required permits, inspections and pay all fees.

F. All equipment, etc. Shall be new unless otherwise specified, free of defects as shown on the drawings, and as indicated in these specifications.

G. All materials shall be fabricated and installed in a neat and professional manner with the coordination of all involve trades to avoid interferences and delay due to lack of coordination. No allowances will be made for rework due to coordination difficulties or interferences between involved trades.

1.2 QUALITY ASSURANCE
A. Provide to the owner with the following prior to final acceptance
1. Parts list for each piece of equipment.
2. One bound set of approved shop drawings.
3. One bound set of operating instructions and maintenance schedules for each piece of equipment.
4. Copies of all warranties for each piece of equipment.
B. Guarantees and Warranties
1. Guarantee all labor and material furnished for a period of one year extending from the time of final acceptance of the building. The guarantee shall cover the repair or replacement without additional cost to the owner for any defective material or faulty workmanship.
2. Provide warranties for each piece of major equipment. Warranties shall be included with the owner's final documents.
C. Training Services
1. Thoroughly instruct the owner's personnel during normal working hours on start-up and shut-down procedures, troubleshooting procedures, servicing and preventative maintenance schedules and procedures. Review with the owner's personnel the data contained in the operating and maintenance manuals. Schedule the training with the owner. Provide at least 7-days prior notice to architect/engineer.
D. System Identification
1. Provide identification labels on or near each piece of major equipment and each operational device and disconnect. The labels shall be constructed of engraved plastic laminate sign or plastic equipment marker permanently secured to equipment. The lettering shall be a minimum of 1/2 inch high for equipment name and 3/8 inch for equipment information.

2.1 MATERIALS
A. Hangers and Supports
1. Provide all necessary ductwork, pipe supports, hanger rods, clamps and attachments to properly support ductwork, piping and equipment from the building structure, Provide any angle iron or unistrut and suspension rods required to install equipment, piping and ductwork
2. All supports exposed to outdoors shall be cleaned, primed and painted to prevent rusting. Finish color to be selected by the owner.
3. The use of bailing wire or perforated metal strapping is not acceptable for supports.
B. Air-Conditioning Equipment (if any new equipment is shown)
1. New units shall be air-to-air electric air as scheduled on the design drawings. Units with integral electric resistance heaters shall have a single-point electric connection. Total cooling capacity of the units shall be as scheduled on drawings. Unit cabinets shall be constructed of galvanized steel, bonderized and coated with baked enamel. Cabinet insulation shall comply with local energy code.
2. The units shall contain hermetic compressors with service valves and vibration isolation. Units shall have dual compressors and dual refrigeration circuits or capacity reduction steps where indicated on equipment schedule.
3. The indoor air fans shall be of the forward-curved centrifugal class 1 type. The outdoor air fans shall be of the propeller type, each directly driven by an inherently protected motor. Motor and drive to provide higher fan output when job requirements exceed standard fan capacity shall be provided.
4. Cooling system shall be protected by: loss of charge protection, high and low pressure stat, compressor motor overloads, and a timing device which will prohibit the compressor motor form being subjected to a starting current more than once every five minutes. Three phase units shall have phase-loss protection. The unit will have an ambient air compressor lockout set at 55 degrees. Controls - provide wall mounted, heat/cool on-off-auto thermostat. Smoke detectors shall be provided by division 16, installed by division 15 and wired by division 1 60do. Locations for smoke detectors are indicated on HVAC plans.
5. Provide air conditioning unit with sub cooling coil and gas reheat option.
C. Air Distribution Equipment
1. Furnish supply air diffusers and return air grills as scheduled on the design drawings.
i. Metal-aire or Prince may be substituted as an equal.
2. Grills registers and diffusers shall be furnished as scheduled on the design drawings.
D. DUCTWORK
1. Glass fiber duct board with anti-microbial treated inner lining, equal to 'tough-duct". Inner lining shall be sealed in accordance with the manufacturer's recommendations. Duct board shall be 1-1/2" thick, r-6. All field joints shall be sealed with glass fabric and mastic.
2. Adjustable splitters and dampers shall be installed in every split and branch duct and shall be provided with locking quadrants on exposed or in accessible areas of the duct for ease of operation. Elbows or changes in duct direction greater than 45 degrees shall be fitted with air turns consisting of curved airfoil blades or vanes, which will permit the air to make abrupt turns without appreciable turbulence.
3. Flexible ductwork shall be acoustical low-pressure type with interior liner, metal helix, fiberglass insulation with an R-value of 6.0 or greater, and copolymer seamless outside sleeve. The entire flexible duct assembly shall be listed in accordance with ul-181 class i air duct material. Flexible ductwork shall meet the energy efficiency code.
4. All exhaust ductwork shall be galvanized steel.
E. FIRE SAFETY CONTROLS
1. Install smoke detector furnished by division 16 in supply and return air ducts. Detector shall shut unit off when activated.
F. VIBRATION ISOLATION
1. All blower units and vibrating type equipment shall be properly fitted with mason industries vibration isolation equipment sized in accordance with equipment weight and duty.
2. Provide flexible connectors at all supply and return connections to air conditioning equipment consisting of heavy canvas or neoprene fabric with airtight seams and connections to the equipment.
G. AIR FILTERS
1. Filters shall be 2" fiberglass media 303 throwaway type in a rigid frame with a supporting maze across both entering and leaving surfaces. Supply one complete set of filters after owner's final acceptance. Farr 30/30 or equal.
H. ACCESS DOORS
1. Furnish in ductwork as indicated and wherever necessary for proper access to all instruments, controls, fire dampers motorized dampers and equipment and for convenient inspection, maintenance and replacement of same. Size to be ample for usage. Openings to be reinforced on all sides with material or ductwork in which doors are installed.
2. Hardware - use vent lock hardware throughout. All doors to be hinged with brass pin hinges and with quick opening latches as follows:
i. Reach-in doors to be 18" high.
ii. Two (2) #150 hinges w/ one #90 latch.
3. Access doors (hard surfaces) contractor shall provide hinged access doors (min. 12''x12") for dampers, valves, etc. Where floors, walls, and ceilings must be penetrated to access mechanical systems. Finish shall be coordinated through the architect or owner's representative to match surrounding finishes. Fire rated access doors in fire rated walls or ceilings shall bear a U.L. Label for fire rating requirement.
I. UTILITY FANS
1. Contractor shall furnish and install centrifugal fans of size and type called for on drawings.
2. Fans shall be rated and constructed to be capable of operating at static pressures of 0.5" above
J. DOOR AIR CURTAIN (if new equipment is show on drawings)
1. Units shall be furnished in single increments of sufficient structural strength to be supported from both ends without intermediate support. Multiple units shall not be permitted. Unit casing shall be a minimum of 18 gauge 304 stainless steel in a number three finish.
2. Galvanized fans shall be forward curved centrifugal type, double inlet design, with zinc plated hubs. Tangential type blowers and coupling connection shall not be permitted. Inlet screen shall be perforated stainless steel powder coated black.
3. Discharge nozzle shall be high efficiency discharge plenum, designed so that the air leaves on a 6 degree plane. Air curtain creates a positive air seal with directional air foil vane. The vane shall facilitate deflection of air stream ±20 degrees. Unit shall have multiple speed motor(s) to control air column down from maximum speed.
4. All air curtains shall consist of a stainless steel casing, centrifugal fan, raised stainless steel inlet screen, discharge nozzle, motor(s) and an optional 1/2 inch re cleanable filter.
5. Motors at 1/2 HP 1075 rpm each shall be heavy duty type equipped with permanently lubricated, shielded sleeve bearings of equal size at each end and double extended shafts requiring no outboard bearings.
K. INSULATION
1. Shall be as manufactured by Owen-Corning, Manville, Pittsburgh corning, Armstrong, or approved equal insulation sundries and adhesives shall be manufactured by Benjamin Foster, Childers, Vimasco, or approved equal.
2. Insulate all sheet metal ductwork except exhaust ductwork externally with 2" thick (r-6 minimum) Manville R series Microlite type-100 insulation or approved equal. Insulation to have FSK facing and UL fire hazard classification of: flames spread 25, smoke developed 50, and fuel contributed 5d. Install per energy efficiency code and manufacturer's recommendations.
3. Contractor shall be responsible for furnishing and installing adequate and proper insulation and
L. TESTING
1. Condensate drains shall be tested by temporarily plugging all outlets and filling the system with water to the level of the highest vent stack. The system must be inspected and all leaks repaired and the test repeated until the water level does not decrease for a period of 24 hours.
2. Adjust the air-conditioning systems, ventilating systems, fans, etc. To deliver not less than the required air quantity with quantities in excess to be subject to the approval of the engineer if found not have objectionable effects such as noise, drafts, or motor overloads.

3.1 INSTALLATION

A. All locations of equipment, ductwork, piping, etc. Indicated on the drawings are diagrammatic and shall be followed as closely as possible to the plans subject to building construction and interferences with other trades. All work shall be installed to ensure maximum headroom, balanced operation and suitable aesthetic appearance. Contractor is responsible for any field measurements required to provide an approved and functional installation.

B. Not all components required for a complete installation are shown on these drawings. Refer to equipment installation instructions, schedules and applicable codes for additional information, including required connection locations, types and sizes.

C. Contractor shall be responsible for furnishing and installing adequate and proper insulation and moisture-seal in a manner that will permanently prevent the accumulation of any objectionable moisture on the exterior of air-conditioning units, refrigerant piping, condensate drain piping, air ducts or other parts of the system. Contractor shall correct the cause of any condensation and fully repair, without cost to the owner, any damages to building surfaces, furnishings or equipment caused by condensation from this system for the full period of the guarantee.

D. All penetrations shall be patched and finished to match surrounding surfaces and finishes. All equipment or pipe penetrations through walls, roofs and floors shall be sleeved and sealed so as to be water and airtight.

E. Cleaning testing and adjusting: the contractor, at his expense, shall clean, repair, adjust, check, balance, and place in service the various systems herein specified with their respective equipment, accessories and piping. He shall furnish all labor, materials, equipment, and tools required to perform tests required by these specifications and by the governing authorities.

F. No work shall be concealed until properly inspected and tested.

SECTION 16000
ELECTRICAL

PART 1 GENERAL
1.1 SUMMARY
A. SERVICE INTERRUPTIONS AND UTILITY:
Coordinate with the owner the interruption of utility services necessary to accomplish the work.
B. IDENTIFICATION:
Properly label all panel boards, distribution panel boards, signal distribution systems including feeder circuits. Provide two copies of typed panel board schedules.
C. PERFORMANCE VERIFICATION:
Prior to the final inspection test feeder and branch circuit conductors #6 AWG and larger for shorts, open, intentional and unintentional grounds by means of an approved type of constant "Megger".
D. LAYOUT OF WORK:
Correlate final equipment locations with governing architectural drawings. Provide coordination of all trades required for installation in a neat and workmanlike manner.
E. SITE INVESTIGATION:
Survey existing site conditions thoroughly before bid. Advise architect prior to bid of any discrepancies between existing site conditions and contract documents.
F. SUPERVISION OF WORK:
Provide a field superintendent who has a minimum of four years' experience on projects of a similar nature and size. The superintendent shall be present at all times that work under this division is being installed or affected.
G. COORDINATION:
Provide all coordination and supervision where work connects to or is affected by other trades. Locate all openings required for work performed under this section.
H. BASIS OF WIRING DESIGN:
The construction document design is based on specific sizes of equipment. Wherever equipment provided differs from the documents, the associated wiring and circuit components shall be changed to the proper size for the equipment being installed with no additional cost to the owner.
1.2 QUALITY ASSURANCE
A. MATERIALS AND WORKMANSHIP
a. Products and materials shall meet or exceed the quality or requirements specified or shown on the drawings.
b. Provide products and materials, which the manufacturer has certified as appropriate to the applications shown on the drawings and specifications.
c. Provide products and materials, which are supported by convenient, parts availability and servicing.
d. Workmanship shall be in all respects of the highest quality and all construction shall be done according to the best practice of the trade. All systems shall be made complete and operational in first class working order. Furnish all necessary labor and materials to construct a complete system.
e. Provide all labor, materials, equipment, fees, electrical permits and all necessary items for a complete electrical system.
f. Provide complete systems, regardless of whether each individual component is indicated or not.
g. The work shall comply with the latest applicable editions of the following listed codes and ordinances:
i. NFPA no. 70 "national electric code".
ii. NECA "standard of installation."
iii. Electric utility company service standards.
iv. Telephone utility company service standards.
v. Cable TV utility company service standards.
vi. Underwriter's laboratory standards.
vii. Other local codes, ordinances and laws applicable to the place of work.
h. Related work specified elsewhere:
i. Refer to the architectural, structural and mechanical divisions of the work for electrical work to be done in conjunction with these divisions.
ii. Verify locations and electrical requirements of all equipment furnished by the owner or other trades prior to installation of conduit and wire.
B. SUBSTITUTIONS:
Equipment and design of systems indicated on the design drawings and within the specifications are considered as "specified standards" of quality and, with dimensions of the specified materials from the basis of design.
C. PRODUCTS:
All materials shall be new and of the best quality, free of defects. Where applicable, all materials shall be U.L. Listed or be listed with an approved testing agency.
D. WORKMANSHIP:
All materials shall be fabricated and installed in a neat and workmanlike manner with the coordination of all trades to avoid interference and delay due to lack of coordination.
E. CLEANING, TESTING AND ADJUSTING:
Clean, repair, adjust, check and place in service the various systems shown on the construction documents.
F. GUARANTEE AND WARRANTY:
Provide written guarantee to the owner stating that all work has been performed in accordance with the construction documents and warranty all work against defects due to faulty workmanship or materials for a period of one year from beneficial occupancy.
PART 1 PRODUCTS
2.1 MATERIALS
A. MATERIALS AND WORKMANSHIP
a. Assume full responsibility for the timely placement of all conduit, outlet boxes, cabinets, and other wiring devices in walls, ceilings, etc. As the construction progresses.
b. Raceway and conduit systems:
i. Surface mounted equipment and raceways will be painted under division 9. Color as selected by the architect.
ii. Size raceway as required by the national electrical code with oversized conduits as indicated. Provide complete raceway systems including conduit, supports, boxes and enclosures and all connections to electrical equipment. Conceal raceway in finished areas unless indicated otherwise. Install exposed raceway parallel or perpendicular to walls, ceiling or structural members.
iii. Conduit systems shall be suspended from or affixed to the building superstructure only.
iv. All raceways shall be run in a neat and workmanlike manner and shall be properly supported in accordance with the NEC with approved conduit straps, clamps, hanger rods and structural fasteners. Non-bolted conduit clamps supporting of the conduit system from suspended ceilings is not be permitted.
v. Raceways for branch circuits and feeders shall have an insulated copper system ground conductor throughout the entire length of the circuit in accordance with the NEC. Grounding conductors shall be included in the total conduit fill when determining conduit size.
vi. An approved nylon pull-cord shall be installed in all empty conduits. Pull cords shall be fastened to prevent accidental removal.
vii. Circuit numbers and system identification shall be printed on junction box covers using ink markers and be plainly visible.
viii. Conduit shall be EMT for branch circuit wiring with set screw connectors. Unless otherwise indicated, PVC {schedule 40) shall be used below and above grade. Flexible conduit shall be used to make final connection to electrical equipment where required, liquid tight shall be used for exterior applications. MC Cable is allowed.

B. WIRE AND CABLE:
a. Branch circuit and feeder conductors shall be copper 600 volt type THHN/THWN. Conductors
b. #12 AWG and smaller shall be solid. The minimum wire size shall be #12 AWG unless noted otherwise.
c. No aluminum wire will be permitted.
d. All copper taps and splices #8 AWG or smaller shall be fastened with wire nut connectors. All taps and splices larger than #8 AWG shall be made with color keyed high compression type connectors. An approved shrink sleeve to equal insulation rating of the wire shall be used to insulate splices.
e. All power feeders and branch circuits #8 AWG and smaller shall be wired with color -coded wire as herein specified. Power feeders #8 AWG and larger shall either be color -coded with tape or paint inside all panels, junction boxes, etc.
i. 120/208 volt: 3 phase, 4 wire
ii. Phase wires black, red, blue
iii. Neutral - white
iv. Ground - green or green with yellow stripes
v. Switch legs - colors other than those utilized above.
f. Where permitted by code approved cable assemblies may be used for concealed branch circuit wiring only.

C. OUTLET BOXES:
a. Fixtures to be used, and number and size of conductors. Minimum 4"x4" square with required rings. Welded boxes are allowed. Provide outlet boxes for all power and communication devices.
b. Ceiling boxes shall be 4" square by 1-1/2" deep or larger as required for number and size of conductors.
c. Flush outlet boxes shall be one piece steel outlet boxes. Boxes shall be mounted so that covers and plates will finish flush with finished surfaces without the use of shims, mats, or other devices. Plates shall not support wiring devices. Gang switches with common cover plates where two or more are indicated in the same location. Outlets on each side of the wall shall have separate boxes, through-wall type boxes or back-to-back mounting shall not be permitted. Trim rings shall be extended to within 1/4" of finish wall surface.
d. Support outlet boxes mounted in stud walls with two screws inside of outlet box to a horizontal stud brace between vertical studs.
e. Outlet boxes that do not receive wiring devices shall be provided with blank plates to match installed wiring device plates.
f. Outlet boxes/conduit bodies exposed to the weather, not contained inside building walls, shall be type malleable iron. Covers shall be of the type and of the same manufacturer as the conduit bodies and shall be suitable for the use in the area served. Cast aluminum boxes will not be approved.
g. Locate special purpose outlets as indicated on the drawings for the equipment served.
h. Location and type of outlets shall be coordinated with the appropriate trades involved. The securing of complete information for proper electrical rough-in shall be included as work required under this division of the contract.

D. WIRING DEVICES:
a. Duplex convenience outlets - NEMA 5-20r Hubbell #5362.
b. Duplex convenience outlets - GFI type NEMA 5-20r, Hubbell # gf5362.
c. Switches - 20a
i. Single poll - Hubbell #1221
ii. Double pole - Hubbell #1222
iii. Three pole - Hubbell #1223
iv. Four pole - Hubbell #1224
d. Equal devices by cooper or P&S may be provided.
e. Motor starting switch
i. Square d class 2510 type FGIP surface mounted or equal by cutler hammer or GE.
f. Color of wiring devices shall be ivory unless otherwise indicated or directed.
g. Other devices, specification grade, type and NEMA configuration as indicated.
h. Communications outlets - as indicated.
i. Provide panel boards as scheduled on the drawings or equals as manufactured by Cutler Hammer, Square D or Siemens. Short circuit rating shall be as listed on the panel schedules

E. Ground the electrical system as indicated and, as a minimum, in accordance with article 250 of the national electrical code and all local requirements.

F. Make final connections to all electrical equipment furnished and/or set in place by others.

G. Furnish and install equipment disconnects as indicated or required. Switches shall be sized to suit the actual equipment being served.

H. Connect motor starters, relays, switches, and related items furnished under other divisions.

I. Ductwork takes precedence over electrical conduit. Coordinate conduit runs to allow ductwork to be installed as drawn. Light fixtures take precedence over ductwork.

J. All interior lights shall be controlled from wall switches. Lights shall not be switched from panels unless otherwise indicated.

K. All enclosures shall be of the NEMA type which is suitable for the application.

L. All work shall have proper labeling. All circuits shall be labeled at panels and boxes indicated. All panels and disconnects are to be permanently marked with name or equipment served utilizing engraved nameplates, laminated phenolic black with white letters, 3/8" high minimum. All panels are to be provided with type written panel schedules.

M. All circuit breakers serving air conditioning and refrigeration equipment shall be HACR rated.

N. Provide and install conduit and junction boxes for interior lighting as indicated and/or required.

O. Disconnect switches shall be rated normal duty, fully enclosed with dual cover locks,

P. Quick -make/ quick -break mechanisms and dual horsepower rated. Provide NEMA-3r enclosures in exterior or damp locations and nema-4x enclosures in wet locations.

Q. Lighting fixtures, lamps, mounting hardware.
a. Provide lighting fixtures, lamps, mounting hardware, etc. as required for complete installation.
b. Provide all necessary mounting hardware and install fixtures as shown on the drawings and per the manufacturer's recommended installation instructions. Fixtures shall be firmly mounted using standard supports for outlets and fixtures.
c. Lamps shall have a 30 day guarantee

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DATE: 03.05.2020

Dustin Curtis
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12286
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SPECIFICATIONS

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