

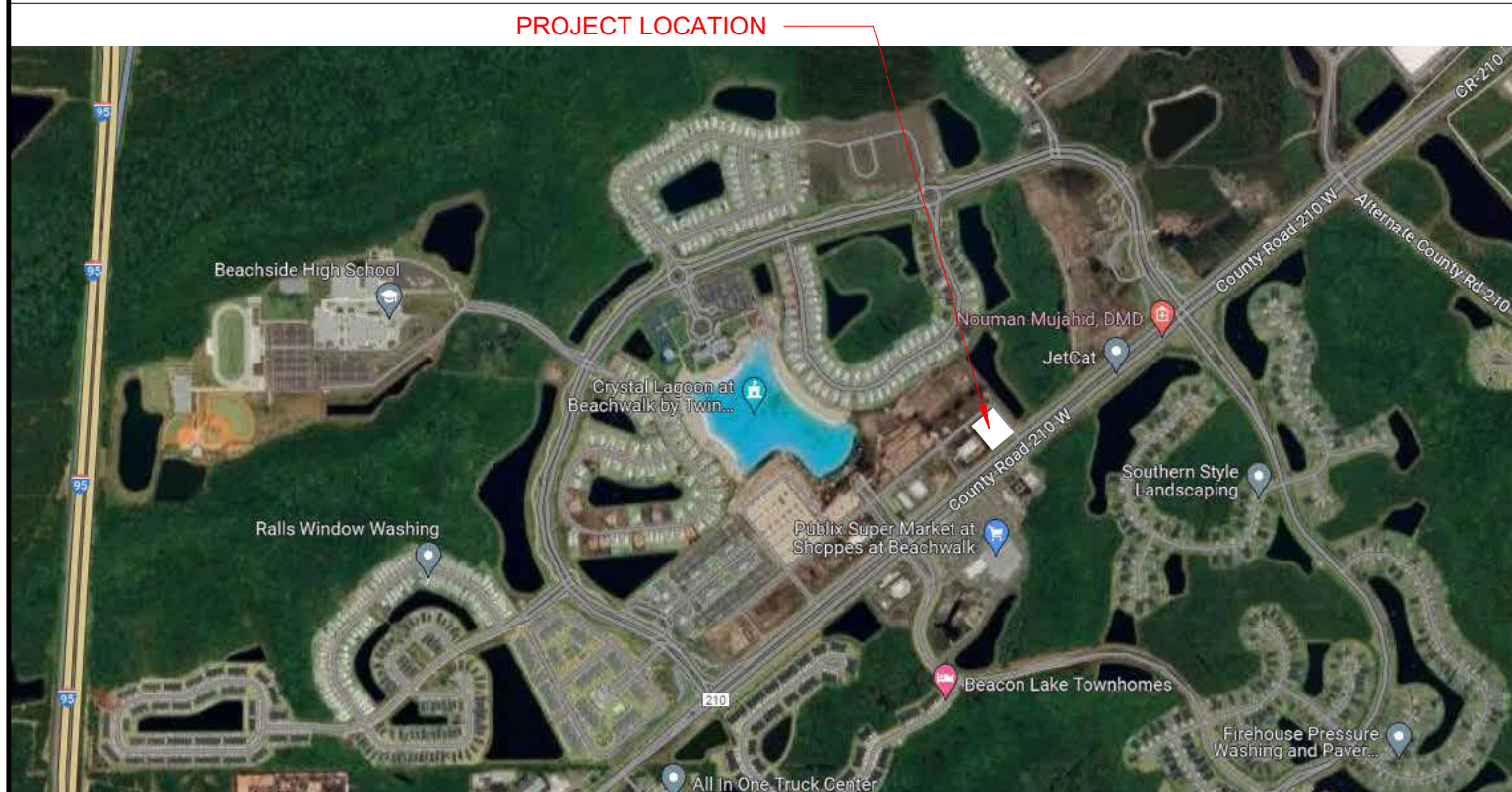
0 BEACHWALK SHORE DRIVE  
ST JOHNS, FLORIDA 32259

PROJECT #230072

## SCOPE OF WORK

THE PROJECT IS FOR A NEW, ONE-STORY, COLD DARK SHELL BUILDING CONSTRUCTED OF STRUCTURAL STEEL WITH LIGHT GAUGE METAL STUD WALLS AND AN ALUMINUM AND GLASS STOREFRONT SYSTEM. THE FINISHED ROOF WILL BE A SINGLE-PLY ROOF MEMBRANE OVER BOARD INSULATION, METAL DECKING, AND A STRUCTURAL FRAMING ASSEMBLY. THE INTERIOR BUILD-OUT WILL BE BY THE TENANT UNDER SEPARATE PERMIT.

## LOCATION MAP



## OWNER & CONSULTANTS

**OWNER**

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BEACHWALK RETAIL CENTER, LLC  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
CONTACT: CHUCK LUEDEMANN  
PHONE: 561-613-4020  
EMAIL: cluedemann@pebbent.com

**ARCHITECT**

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**BDG ARCHITECTS**  
100 NORTH LAURA ST., SUITE 801  
JACKSONVILLE, FLORIDA 32202  
CONTACT: HOLLY GRIMES  
PHONE: 904-640-1309  
EMAIL: [holly.grimes@bdgllp.com](mailto:holly.grimes@bdgllp.com)

**STRUCTURAL**

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LOWE STRUCTURES, INC.  
11651 CENTRAL PARKWAY, SUITE 106  
JACKSONVILLE, FL 32224  
CONTACT: MATT LOWE  
PHONE: 904-992-0377  
EMAIL: [mloew@lowestructures.com](mailto:mloew@lowestructures.com)

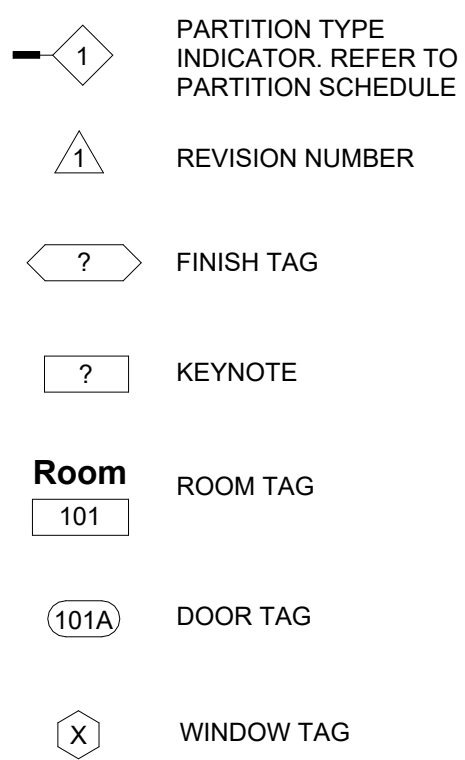
**ELECTRICAL/ MECHANICAL /  
PLUMBING/ FIRE PROTECTION**









**ALKEMEYER & ASSOCIATES**  
345 MARSHALL AVENUE, SUITE 102  
ST. LOUIS, MO 63119  
CONTACT: CHRIS SCHUCHARDT  
PHONE: 314-934-1309  
EMAIL: [cschuchardt@alkemeyer.com](mailto:cschuchardt@alkemeyer.com)

## GENERAL NOTES

1. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKSMANSHIP THROUGHOUT.
2. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OTHER HANDICAP ACCESSIBILITY CODES.
3. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC.. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET UP AND COORDINATION OF ALL UTILITY SERVICES FOR THE PROJECT.
4. GENERAL CONTRACTOR SHALL COORDINATE SCHEDULING AND SEQUENCING OF THE WORK WITH OWNER'S REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE OWNER'S VENDORS ON SITE DURING CONSTRUCTION.
5. GENERAL CONTRACTOR SHALL PROVIDE AN AS-BUILT SET OF DRAWINGS TO THE OWNER AT THE END OF THE PROJECT.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT.
8. THE DRAWINGS ARE NOT TO BE SCALED. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. THE CONTRACTOR, WITHOUT EXTRA CHARGE, SHALL MAKE SLIGHT ALTERATIONS - CUTTING, FITTING, OR PATCHING OF HIS WORK AS MAY BE NECESSARY TO MAKE ADJUSTABLE PARTS FIT TO FIXED PARTS, LEAVING ALL IN WORKING ORDER WHEN COMPLETED.
10. WHERE TRENCHING OR CORE DRILLING IS REQUIRED, SUBFLOORING AND/OR SUBSTRATE SHALL BE RETURNED TO A LEVEL CONDITION.
11. GENERAL CONTRACTOR SHALL PROVIDE TERMITE PROTECTION, TO COMPLY WITH FBC 1816.1 UNDER ANY TRENCHING WORK.
12. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR SITE CLEAN UP NIGHTLY AND SECUREMENT OF THE WORK SITE.
13. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES SHALL BE MEASURED WITH A 24" SMART LEVEL.
14. FLORIDA PRODUCT APPROVALS SHALL BE PROVIDED BY THE GC.

## SYMBOL LEGEND



	<b>Name</b> Elevation		<b>ELEVATION DATUM TAG</b>
			<b>DETAIL TAG</b>
			<b>INTERIOR ELEVATION TAG</b>
			<b>EXTERIOR ELEVATION TAG</b>
			<b>PLAN DETAIL TAG</b>
			<b>GRID BUBBLE &amp; CENTER LINE</b>
			<b>BUILDING SECTION TAG</b>

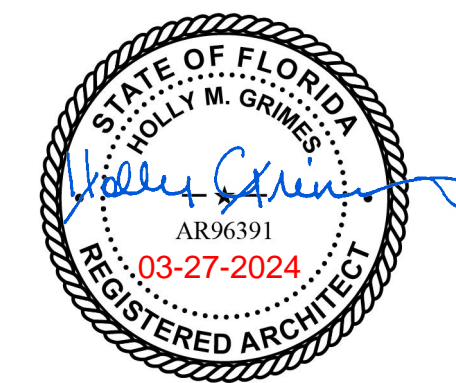
## ABBREVIATIONS

AC	AIR CONDITIONING	FD	FLOOR DRAIN	PSF	POUNDS PER
ACT	AQUACULTURAL CEILING	FE	FIRE EXTINGUISHER		SQUARE FOOT
	TILE	FF	FINISH FLOOR	PT	PAINT / PRESSURE
AFF	ABOVE FINISH FLOOR	FT	FEET		TREATED
AL	AIR HANDLING UNIT	GFV	GALVANIZED		RISER / RADIUS
AL	ALUMINUM	GYP BD	GYP/UM BOARD	REF	REINFORCING BAR
AT	ALUMINUM	HC	HANDICAPPED	REBAR	REFERENCE
TH	THRESHOLD	HDW	Hardware	REINF	REINFORCED
BD	BOARD	HM	HOLLOW METAL	REQ'D	REQUIRED
BLKT	BLANKET	HVAC	HEATING, VENT & AIR	RO	ROUGH OPENING
CJ	CONTROL JOINT		CONDITIONING	SB	SPLASH BLOCK
CL	CEILING	INFO	INFORMATION	SHVL	SHELVES
CMU	CONCRETE	INSUL	INSULATION	SH	SHEETS
	MASONRY UNIT	MAS	MASONRY	SPEC	SPECIFICATION
COL	COLUMN	MAX	MAXIMUM	SS	STAINLESS STEEL
CONC	CONCRETE	MECH	MECHANICAL	SUR	STORAGE
CONT	CONTINUOUS	MGR/IFMR	MANUFACTURER	STOR	SUSPENDED
	CARPET	MINIUM	MINIMUM	TRE	TREAT
CTL	CERAMIC TILE	MO	MASONRY OPENING	TEL	TELEPHONE
C/L	CENTER LINE	MR	MIRROR / MOISTURE	TPD	TOILET PAPER
DBL	DOUBLE		RESISTANT	TYO	DISPENSER
DR	DRINKING FOUNTAIN	MT	MAGNETIC THRESHOLD	UNT	TYPE
DI	DIAMETER	MTL	METAL		UNLESS NOTED
DIM	DIMENSION	NA	NOT APPLICABLE		OTHERWISE
DN	DOWN	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITE
EA	EACH	NOM	NOMINAL		TILE
EXP	EXPANSION JOINT	NOT S	NOT TO SCALE	VERT	VERTICAL
ELEC	ELECTRICAL	OC	ON CENTER	VT	VINYL THRESHOLD
ELEV	ELEVATION	OPP	OPPOSITE	WC	WATER CLOSET
EQ	EQUAL	PLYWD	PLYWOOD	WD	WOOD
EXIST	EXISTING	PREFAB	PREFABRICATED	WF	WATERPROOF
				WWF	WELDED WIRE FABRIC

DRAWINGS		DRAWINGS ISSUED										
SHEET #	SHEET NAME	03-27-2024 PERMIT SET										
GENERAL												
G000	COVER SHEET		•									
G011	GENERAL NOTES		•									
G021	LIFE SAFETY PLAN		•									
ARCHITECTURAL												
A001	ARCHITECTURAL SITE PLAN		•									
A002	SITE DETAILS		•									
A020	TRASH ENCLOSURE DETAILS		•									
A023	SITE SIGNAGE DETAILS	•										
A040	ENLARGED PATIO PLAN & DETAILS	•										
A100	FLOOR PLAN	•										
A140	ROOF PLAN	•										
A141	ROOF DETAILS	•										
A200	EXTERIOR ELEVATIONS	•										
A201	EXTERIOR ELEVATIONS	•										
A220	BUILDING SECTIONS	•										
A230	EXTERIOR DETAILS	•										
A231	EXTERIOR DETAILS	•										
A300	WALL SECTIONS	•										
A301	WALL SECTIONS	•										
A302	WALL SECTIONS	•										
A303	DRIVE THRU SECTIONS & DETAILS	•										
A600	STOREFRONT & DOOR SCHEDULE & DETAILS	•										
STRUCTURAL												
S001	GENERAL NOTES & DESIGN CRITERIA	•										
S002	3D ISOMETRICS	•										
S111	FOUNDATION PLAN	•										
S112	ROOF FRAMING PLAN	•										
S201	SECTIONS & DETAILS	•										
S202	SECTIONS & DETAILS	•										
S203	FRAME ELEVATIONS	•										
MEP												
MEP-1	MEP FLOOR PLAN	•										
MEP-2	MEP ROOF PLAN	•										
MEP-3	PANEL SCHEDULES AND ONE-LINE DIAGRAM	•										
MEP-4	ELECTRICAL DRIVE THRU SITE PLAN	•										
MEP-5	MECHANICAL SPECIFICATIONS	•										
MEP-6	PLUMBING AND GAS SPECIFICATIONS	•										
MEP-7	ELECTRICAL SPECIFICATIONS	•										

[illegible]

## SEAL



Architect of Record:  
Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

[illegible]

PROJECT INFORMATION BLOCK

JOB #	230072
DATE:	03/27/2024
DRAWN BY:	GT/AH/AA
CHECKED BY:	HG/DM/KM

<b>SHEET TITLE</b>
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## COVER SHEET

SHEET NUMBER

G000



GENERAL NOTES

1.

PERMITS: CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.
2.

QUALITY: CONTRACTOR SHALL PERFORM ALL WORK AND INSTALL ALL COMPONENTS IN A PROFESSIONAL MANNER. ALL FINISH WORK TO BE TRUE, LEVEL, AND PLUMB. ALL JOINTS TO BE TIGHT AND CLEAN.
3.

CODE COMPLIANCE: WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES INCLUDING NFPA; AND USE TESTED AND CERTIFIED ASSEMBLIES, AS REQUIRED BY CODE.
4.

HANDICAP ACCESSIBILITY: CONTRACTOR SHALL COMPLY WITH ACCESSIBILITY GUIDELINES 36 CFR PART 1191 OF THE FEDERAL REGISTER, ITS REVISIONS TO ANSI STANDARD A117.1, AND TITLE III OF THE AMERICAN'S WITH DISABILITY ACT (ADA), AND LOCAL ORDINANCES.
5.

WARRANTY: ALL CONSTRUCTION, MATERIALS, PRODUCTS AND WORK TO BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE TENANT.
6.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NO MEASUREMENTS SHALL BE SCALED FROM THE DRAWINGS. CONTRACTOR SHALL OBTAIN CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION IF A DIMENSION(S) IS IN QUESTION.
7.

CONTRACTOR IS ADVISED THAT PORTIONS OF THIS DOCUMENT MAY BE BASED ON UNFIELD VERIFIED INFORMATION PROVIDED BY OTHERS IN ACCORDANCE WITH THE OWNER'S DIRECTIONS. CONTRACTOR TO ADVISE ARCHITCT OF ANY EXISTING CONDITION DIFFERENT FROM THAT NOTED WHICH MAY IMPACT CONSTRUCTION PRIOR TO EXECUTION.
8.

DIMENSIONS AND NOTES ON ENLARGED PLANS AND DETAILS ARE TO OVERRULE SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
9.

CLEAN UP: REMOVE ALL DEBRIS, PACKING MATERIAL, DEMOLISHED MATERIAL, AND EXTRANEOUS TRASH GENERATED BY CONSTRUCTION FROM BUILDING & SITE UNLESS NOTED, TO BE TURNED OVER TO LANDLORD.
10.

BUILDING STANDARDS: ALL MATERIAL, HARDWARE, FIXTURES, AND FINISHES TO BE BUILDING STANDARD UNLESS NOTED OTHERWISE. BUILDING STANDARD INFORMATION IS AVAILABLE THROUGH THE TENANT'S REPRESENTATIVES, AND TYPICALLY MATCHES EXISTING INTERIOR CONSTRUCTION.
11.

SITE VISIT: ALL GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO VISIT SITE PRIOR TO COMPLETING BID TO VERIFY EXISTING CONDITION. GENERAL CONTRACTOR & SUBCONTRACTORS TO PROVIDE WRITTEN DOCUMENTATION OF ANY DISCREPANCY BETWEEN SITE CONDITIONS & DOCUMENTS. SUBMISSION OF BID IS CONFIRMATION THAT EXISTING CONDITIONS HAVE BEEN FULLY TAKEN INTO CONSIDERATION & ARE REFLECTED IN THE COSTS PROVIDED.
12.

CONTRACTOR TO PROVIDE 2X FIRE RESISTANT BLOCKING AS NECESSARY BEHIND ALL WALL MOUNTED INSTALLATIONS.
13.

CONTRACTOR TO PROVIDE BUILDING CONSTRUCTION REPRESENTATIVE WITH COPIES OF DELIVERY, AND CONSTRUCTION SCHEDULES. CONTRACTOR TO COORDINATE ALL SCHEDULES WITH BUILDING CONSTRUCTION REPRESENTATIVE.
14.

CUTTING & PATCHING: CONTRACTOR TO PATCH, REPAIR, & REFINISH WORK DAMAGED AS A RESULT OF DEMOLITION OR REMOVAL OF CONSTRUCTION TO MATCH ADJACENT FINISH. PATCH THRU-WALL/ THRU-FLOOR PENETRATIONS TO MAINTAIN EXISTING BUILDING INTEGRITY.
15.

USE NON-INTUMESCENT FIRE STOPPING AS FOLLOWS: FIREDAM 150 CAULK FOR WALL & FLOOR PENETRATION SEALS, TO MEET OR EXCEED ASTM E814 (UL1479) AND/OR ASTM E119 (UL263); STRUCTURAL STEEL, AND ELECTRICAL & CONTROL SYSTEM, TO MEET OR EXCEED ASTM E119 (UL263) AND HIGH INTENSITY FIRE TEST (UL1709).  
FIRE BARRIER 2001 SILICONE RTV FOAM FOR CABLE BUNDLES AND TRAYS, TRAYS CONDUIT BUNDLES AND MULTIPLE PIPE RUNS, AND OTHER LARGE OPENINGS TO MEET OR EXCEED ASTM E814 AND TO COMPLY WITH CURRENTLY APPLICABLE REQUIREMENTS OF THE NEC (NFPA-70), BOCAI, ICBO, SBCCI, IBC AND NFPA CODE #101.
16.

FIRE PROTECTION: GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALARM SYSTEMS AS REQUIRED TO COMPLY WITH APPLICABLE CODES. GENERAL CONTRACTOR SHALL PREPARE REQUIRED DRAWINGS AND OBTAIN BUILDING PERMITS FOR ALARM SYSTEM WORK.
17.

CONTRACTOR TO REQUEST FROM LANDLORD A COPY OF ALL BUILDING RULES & REGULATIONS. THESE RULES & REGULATIONS TO BE FULLY COMPLIED WITH AT ALL TIMES DURING CONSTRUCTION BY THE GENERAL CONTRACTOR & SUB-CONTRACTOR(S). CONTRACTOR TO PROVIDE STATEMENT OF QUALIFICATIONS & INSURANCE CERTIFICATES AS NECESSARY TO THE BUILDING'S REPRESENTATIVE.
18.

CONTRACTOR TO MAINTAIN CLEAR ACCESS TO ALL DRIVES & ENTRANCES WHILE ON SITE.
19.

CONTRACTOR TO STORE & INSTALL AS NECESSARY ANY OWNER PROVIDED EQUIPMENT. REFER TO DOCUMENTS FOR FURTHER DETAIL.
20.

HARDWARE STANDARD: PROVIDE DOOR HARDWARE IN ACCORDANCE W/ SCHEDULE. ALL LOCKSET/ LATCHSET HARDWARE COMPLY W/TITLE III OF AMERICANS WITH DISABILITY ACT (ADA). GENERAL CONTRACTOR TO COORDINATE KEYING WITH OWNER REPRESENTATIVE.
21.

EXTERIOR SIGNAGE: IF INDICATED, TO COMPLY WITH ALL CITY REGULATION AND BUILDING DESIGN STANDARDS. ADVISE ARCHITECT OF ANY CONFLICTS. ALL SIGNAGE PROVIDED BY OWNER, UNLESS NOTED OTHERWISE.
22.

CONTRACTOR SHALL PROVIDE MASTER KEY LOCK BOX IN ACCORDANCE TO CITY REGULATION FOR APPROVAL BY LOCAL FIRE DEPARTMENT.
23.

CONTRACTOR TO PROVIDE SUITE NUMBERS AT EXTERIOR ENTRIES AS REQUIRED BY CITY REGULATIONS AND APPROVED BY LOCAL FIRE DEPARTMENT AND LANDLORD. CONTRACTOR TO COORDINATE SIGNAGE TYPE AND LOCATION WITH ARCHITECT.
24.

HVAC: REFERENCE MECH. DOCUMENTS FOR INFORMATION AND LAYOUT. PROPERLY BALANCED SYSTEM & PROVIDE REPORT TO TENANT.
25.

PROVIDE MATERIAL & INSTALLATION ALLOWANCE FOR THREE (3) CLASS C FIRE EXTINGUISHERS AS REQUIRED TO MEET LOCAL FIRE OFFICIALS REQUEST AND TO MEET NFPA. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL TO DETERMINE EXACT QUANTITY & LOCATION OF ALL EXTINGUISHERS. ABC, RATING: 10BC 15 LBS.
26.

CONTRACTOR IS ADVISED THAT PORTIONS OF THIS DOCUMENT MAY BE BASED ON UNVERIFIED FIELD INFORMATION PROVIDED BY OTHERS IN ACCORDANCE WITH THE OWNER'S DIRECTIONS. CONTRACTOR TO ADVISE ARCHITECT, PRIOR TO BEGINNING WORK,OF ANY EXISTING CONDITION DISCREPANCY WHICH MAY IMPACT SCOPE OF WORK AS SHOWN.
27.

IF ANY DISCREPANCY EXISTS IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE FOR CLARIFYING WITH THE ARCHITECT. THE ARCHITECT, ONLY, SHALL INTERPRET THE PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL RESOLVE FIELD CONDITIONS NOT SHOWN ON THE DRAWINGS WITH THE ARCHITECT.

bdg

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Panera

BREAD

PANERA SHELL  
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ST JOHNS, FLORIDA 32259

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SEAL

STATE OF FLORIDA

HOOLY M. GRIMES

AR96391

03-27-2024

REGISTERED ARCHITECT

Architect of Record:  
Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK

JOB #230072

DATE03/27/2024

DRAWN BY:GT/AH/AA

CHECKED BY:HG/DM/KM

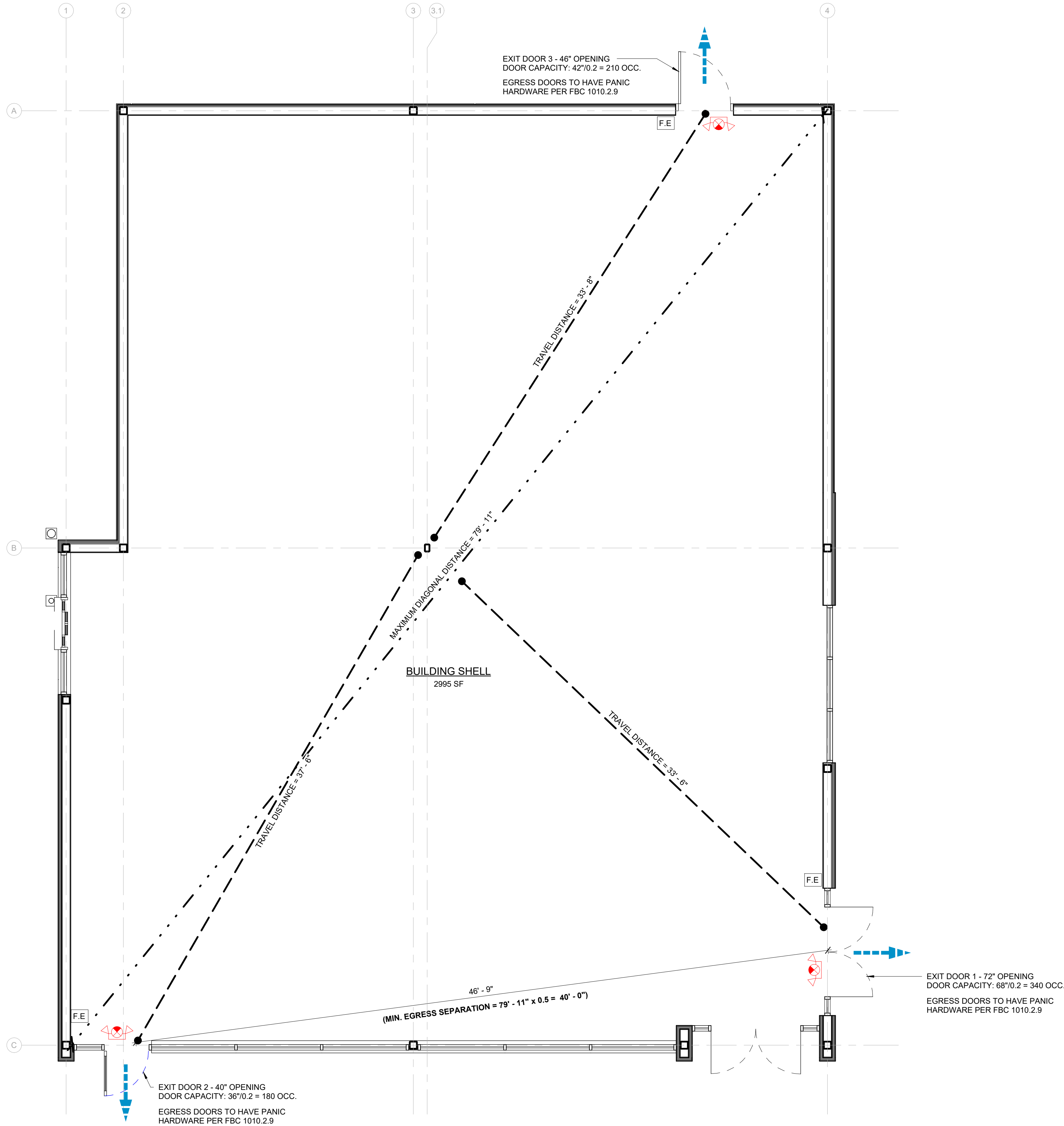
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

G011





1 LIFE SAFETY PLAN  
1/4" = 1'-0"

## GENERAL NOTES - LIFE SAFETY

- SMOKE DETECTORS SHALL BE CONTINUOUSLY POWERED BY BUILDING ELECTRICAL SYSTEM, CONNECTED TO EMERGENCY GENERATOR AND INSTALLED IN ACCORDANCE WITH NFPA 72
- PROVIDE MATERIAL & INSTALLATION ALLOWANCE FOR THREE (3) CLASS C FIRE EXTINGUISHERS AS REQUIRED TO MEET LOCAL FIRE OFFICIALS REQUEST AND TO MEET NFPA. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL TO DETERMINE EXACT QUANTITY & LOCATION OF ALL EXTINGUISHERS. ABC, RATING: 10BC 15 LBS.
- FIRE EXTINGUISHERS SHALL BE PLACED SUCH THAT ALL PORTIONS OF THE TENANT SPACE ARE WITHIN 75' MAX. TRAVEL DISTANCE TO AN EXTINGUISHER.

## CODE INFORMATION

JURISDICTION: ST. JOHN'S COUNTY  
APPLICABLE CODES - 2023 8TH EDITION (UNLESS SPECIFIED OTHERWISE)

- FLORIDA BUILDING CODE
- FLORIDA ACCESSIBILITY CODE
- FLORIDA BUILDING CODE MECHANICAL
- FLORIDA FIRE PREVENTION CODE
- FLORIDA BUILDING CODE PLUMBING
- 2020 NFPA-70, NATIONAL ELECTRICAL CODE
- FLORIDA BUILDING CODE FUEL GAS

## LIFE SAFETY LEGEND

- EXIT TRAVEL DISTANCE
- COMMON PATH OF TRAVEL DISTANCE
- EXIT DISCHARGE
- EXIT SIGNAGE
- WALL RATINGS SHOWN FOR LIFE SAFETY PLAN REQUIREMENTS. NOT FOR BUILDING TYPE SHAFTS.
- 1 HOUR FIRE RATED SEPARATION
- ILLUMINATED EXIT SIGNAGE WITH EMERGENCY LIGHTS
- SURFACE MOUNTED FIRE EXTINGUISHER 15 LB UL RATED 10B/C

## PROJECT DATA

	FBC	FFPC	PROPOSED
OCCUPANCY	GROUP M MERCANTILE	CLASS B MERCANTILE	--
CONSTRUCTION TYPE	TYPE VB NON SPRINK'D.	TYPE VB NON SPRINK'D.	--

ALLOWABLE BUILDING HEIGHTS & AREA	FBC	FFPC	PROPOSED
	CHAPTER 5	--	
ALLOWABLE HEIGHTS - (FBC TABLE 504.3)	40'-0"	--	18'-0"
ALLOWABLE STORIES - (FBC TABLE 504.4)	1 STORY	--	1 STORY
ALLOWABLE AREA - (FBC TABLE 506.2)	9,000 GSF	--	2,995 SF

FIRE RESISTANCE REQUIREMENTS	TBL 601		
STRUCTURAL FRAMING	0 HOUR	0 HOUR	0 HOUR
EXTERIOR & INTERIOR BEARING WALLS	0 HOUR	0 HOUR	0 HOUR
EXTERIOR NON-BEARING WALLS	0 HOUR	0 HOUR	0 HOUR
INTERIOR NON-BEARING WALLS	0 HOUR	0 HOUR	0 HOUR
FLOOR CONSTRUCTION	0 HOUR	0 HOUR	0 HOUR
ROOF CONSTRUCTION	0 HOUR	0 HOUR	0 HOUR

INTERIOR FINISHES	TBL 803.11	10.2.3.3	
EXIT ENCLOSURES, EXIT PASSAGEWAYS, & CORRIDORS (NON SPRINKLERED)	NA	NA	NA
ROOMS AND ENCLOSED SPACES (NON SPRINK'D.)	NA	NA	NA

FIRE PROTECTION SYSTEM	903.2.7	13.3.2.22	
SPRINKLER SYSTEM	NOT REQ'D	NOT REQ'D	NOT PROVIDED
ARRANGEMENT OF MEANS OF EGRESS (NON SPRINK'D.)	1/2 DIAG. DIM	1/2 DIAG. DIM	PROVIDED

EXIT REQUIREMENTS	1006.3.2	7.4.1.1	
MINIMUM REQUIRED	2 EXITS	2 EXITS	3 EXITS

MEANS OF EGRESS			
TRAVEL DISTANCE (1017.2 )/(36.2.6.1)	200'	150'	COMPLIES
COMMON PATH OF TRAVEL (1006.2.1)/(36.2.5.2(1))	75'	75'	COMPLIES
CORRIDOR WIDTH (1020.3) / 7.3.4.1(2)	NO CORRIDORS PROPOSED		
DEAD END CORRIDOR (1020.5) / (36.2.5.3.2)	NO CORRIDORS PROPOSED		
MIN. EGRESS WIDTH (ACCESSIBILITY CODE) (403.5.1) / (7.3.4)	36"	36"	36"
MIN. CLR DOOR OPENING (ACCESSIBILITY CODE) (404.2.3) / (7.2.1.2.3.2)	32"	32"	36"
MIN. TOTAL EXIT WIDTH CAPACITY (1005.3.2)/(7.3.3.1)	10"	10"	148.0"
TENANT SPACE: 50 OCC x 0.2"/OCC.			

## OCCUPANT LOAD CALCULATION

AREA TYPE	OCC.	AREA	LOAD FACTOR	OCC. LOAD	FFPC LOAD FACTOR	FFPC OCC. LOAD
BUILDING SHELL	M	2995 SF	60 GROSS	50	30 GROSS	100

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Suite 801  
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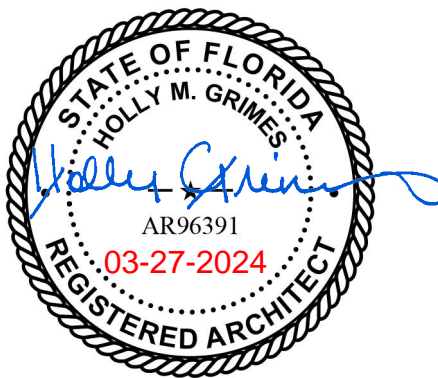
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AT BEACHWALK  
O BEACHWALK SHORE DRIVE  
ST JOHNS, FLORIDA 32259

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SEAL



Architect of Record:  
Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

## PROJECT INFORMATION BLOCK

JOB # 230072  
DATE: 03/27/2024  
DRAWN BY: GT/AH/AA  
CHECKED BY: HG/DM/KM

SHEET TITLE

LIFE SAFETY PLAN

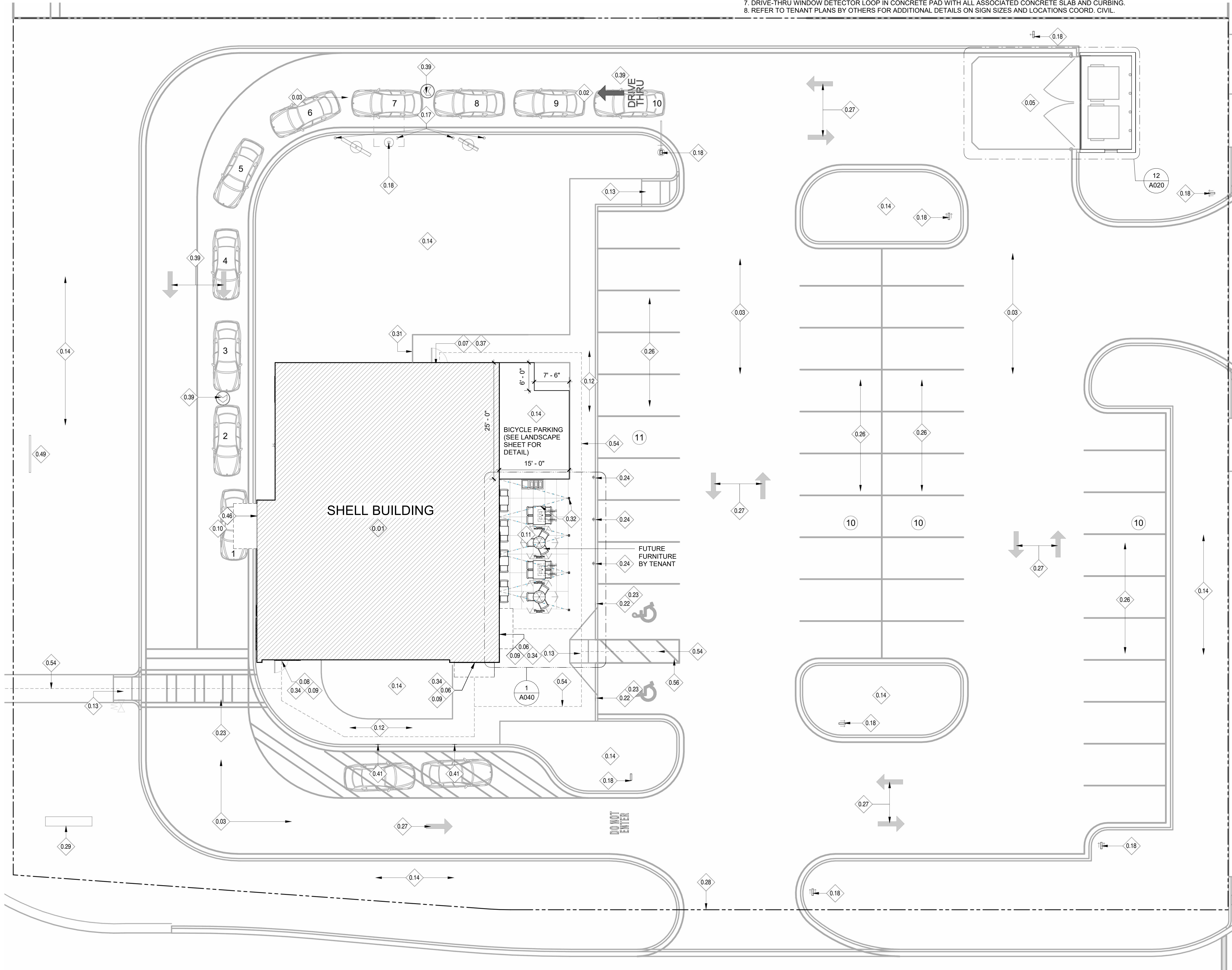
SHEET NUMBER

G021



DRIVE THRU SIGNAGE NOTES:

- NOTE: LANDLORD GC TO PROVIDE THE FOLLOWING PER SIGNAGE SHOP DRAWINGS AND TENANT IMPROVEMENT DRAWINGS.
1. MENU CANOPY: FOUNDATION READY TO RECEIVE MENU CANOPY STEEL POSTS, CONCRETE PAD, DATA AND POWER CONDUIT BACK TO BUILDING
  2. CLEARANCE BAR: FOUNDATION READY TO RECEIVE CLEARANCE BAR STEEL POST.
  3. MENU SIGN: FOUNDATION READY TO RECEIVE MENU BOARD STEEL POST, CONDUITS STUBBED & CAPPED AT MENU BOARD AND DRIVE-THRU DIRECTIONAL SIGNAGE AND BACK TO BUILDING.
  4. PREVIEW MENU SIGN: FOUNDATION, CONDUITS STUBBED UP AND CAPPED, PULL WIRES
  5. DIRECTIONAL DRIVE THRU SIGNAGE: FOOTING, FOUNDATIONS AND SIGNAGE, AND CONDUITS STUBBED UP AND CAPPED TO BUILDING
  6. DIRECTIONAL & THANK YOU SIGNAGE: FOOTING, FOUNDATION AND SIGNAGE.
  7. DRIVE-THRU WINDOW DETECTOR LOOP IN CONCRETE PAD WITH ALL ASSOCIATED CONCRETE SLAB AND CURBING.
  8. REFER TO TENANT PLANS BY OTHERS FOR ADDITIONAL DETAILS ON SIGN SIZES AND LOCATIONS COORD. CIVIL.



GENERAL NOTES:

- SITE PLAN PROVIDED FOR REFERENCE, REFER TO CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
- LANDSCAPE HAS BEEN INTENTIONALLY EXCLUDED FROM THIS SHEET, SEE CIVIL DRAWINGS FOR ALL LANDSCAPE INFORMATION AND REQUIREMENTS.
- ALL WORK SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF ST. JOHNS COUNTY AND ANY OTHER APPLICABLE CODES.
- THE GENERAL CONTRACTOR (G.C.) SHALL CONTACT LOCAL UTILITIES TO VERIFY ALL SIZES, LOCATIONS, AND CONNECTION POINTS FOR ALL UTILITIES AFFECTED.
- ANY CONNECTIONS, DISCONNECTIONS, AND INSTALLATIONS TO LOCAL UTILITIES SHALL BE MADE IN ACCORDANCE WITH APPLICABLE CODES.
- EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
- G.C. TO VERIFY EXISTING SITE CONDITIONS PRIOR TO BID. ALSO PROVIDE CONTINUOUS CURB CUTS AND SMOOTH PAVEMENT AND CURB TRANSITIONS BETWEEN NEW AND EXISTING CONDITIONS AS REQUIRED FOR SITE WORK AS REQUIRED.
- G.C. SHALL PROVIDE ALL ELECTRICAL CONDUIT AND STRUCTURAL FOOTINGS FOR ALL NEW SITE DRIVE-THRU SIGNAGE (TYPICAL).
- G.C. SHALL PROVIDE SITE LIGHTING AS INDICATED
- OPTIMUM FOOT CANDLE LEVELS:
  - GUEST ENTRIES: 15- 25
  - SERVICE DOOR: 5
  - GENERAL SITE LIGHTING: 1-3
  - PATIO: 1-3
  - DRIVE THRU/MENU BOARD: 10-15
  - TRASH ENCLOSURE: 5

KEYED NOTES

#	DESCRIPTION
0.01	PROPOSED PANERA CAFE SPACE.
0.02	DRIVE THRU LANE, INSTALLED BY G.C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.03	ASPHALT PAVING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.05	TRASH ENCLOSURE AND CONCRETE PAD
0.06	PRIMARY TENANT BUILDING ENTRANCE
0.07	REAR SERVICE DOOR; REFER TO SHEET A100 FOR ADDITIONAL INFORMATION
0.08	SECONDARY ENTRANCE; REFER TO SHEET A100 FOR ADDITIONAL INFORMATION
0.10	DRIVE-THRU CONCRETE PAD, G.C. TO INSTALL DETECTOR LOOP IN CONCRETE PAD WITH ALL ASSOCIATED CONCRETE SLAB AND CURBING (NO METAL LOCATED WITHIN 36" OF LOOP DETECTOR) WIRE MESH AND REBAR REINFORCING, AND POWER CONDUIT STUBBED BACK TO BUILDING AND CAPPED; REFER TO SHEET A002 FOR ADDITIONAL INFORMATION.
0.11	CONCRETE PATIO; REFER TO SHEET A040 FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE WITH TENANT DRAWINGS FOR UNDERGROUND CONDUIT(S) FOR PATIO LIGHTING.
0.12	CONCRETE SIDEWALK, PROVIDE BROOM FINISH PERPENDICULAR TO BUILDING, TYPICAL. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.13	ACCESSIBLE CURB RAMP (MAX SLOPE 1:12) AND DETECTOR STRIP. IN ACCORDANCE WITH ADA AND LOCAL GUIDELINES; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
0.14	LANDSCAPE AREA; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
0.17	6" CONCRETE PIPE BOLLARD.
0.18	NEW DRIVE-THRU SIGNAGE; SEE SHEET 10/A002 FOR ADDITIONAL INFORMATION. G.C. TO FURNISH AND INSTALL CONDUIT CONNECTING SIGNAGE TO THE BUILDING STUBBED AND CAPPED AT SIGNAGE LOCATION AND AT BUILDING. G.C. TO FURNISH AND INSTALL SIGNAGE FOUNDATION WITH THREADED J-BOLTS READY TO RECEIVE STEEL BASE PLATE AND SIGNAGE BY SIGN VENDOR
0.22	BOLLARD MOUNTED ACCESSIBLE SIGNAGE; REFER TO SHEET A002 & CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.23	PAINTED STRIPED CROSS WALK; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.24	PROPOSED RAPID PICK-UP PARKING LOCATIONS AND BOLLARD MOUNTED SIGNAGE. REFER TO 6/A002 & VENDORS SHOP DRAWINGS FOR SIGNAGE INFORMATION.
0.26	PARKING STRIPING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.27	DIRECTIONAL PAVEMENT PAINTING; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.28	PROPERTY LINE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.29	PROPOSED PANERA MOUNUMENT SIGN BY SIGNAGE VENDOR.
0.31	COMPOSITE WOOD SCREEN.
0.32	PATIO STRING LIGHT WITH PREFABRICATED POSTS TO BE INSTALLED BY G.C.; REFER TO SHEET A040 FOR ADDITIONAL INFORMATION.
0.34	CONCRETE STOOP AT ENTRY WITH FROST FOOTINGS; REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
0.37	CONCRETE SERVICE SIDEWALK; SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
0.39	DRIVE-THRU / RPU PAVEMENT MARKING CENTERED IN LANE, INSTALLED BY G.C., COORDINATE LOCATION WITH CPM FOR PLACEMENT.
0.41	DRIVE-THRU PULL FORWARD SPACE AND SIGNAGE; REFER TO 6/A002.
0.46	10" WIDE CURB ALONG DRIVE-THRU WALL.
0.49	G.C. TO PROVIDE CONSTRUCTION BARRICADE BANNER SIGN DETAIL. VERIFY PLACEMENT ON SITE WITH PANERA CPM.
0.54	ACCESSIBLE PATH OF TRAVEL. ALL ACCESSABLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.
0.56	FUTURE ACCESS AISLE BY G.C. ACCESS AISLE SHALL BE MARKED WITH A PAINTED BORDER. THE AREA WITHIN THE BORDER SHALL BE HATCHED WITH LINES AT MAXIMUM 36" ON CENTER. THE COLOR OF ALL STRIPING, AND LETTERS SHALL CONTRAST WITH THAT OF THE SURFACE OF THE ACCESS AISLE. THE BLUE COLOR REQUIRED FOR IDENTIFICATION OF ACCESS AISLES FOR ACCESSIBLE PARKING SHALL NOT BE USED. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.



100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

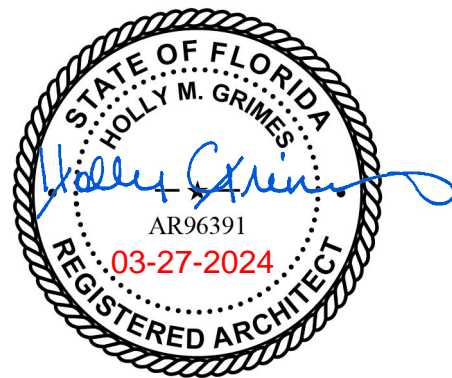
P: 904 - 640 - 1309  
Lic #: AA - 0003590  
W: www.bdgllp.com



PANERA SHELL  
AT BEACHWALK  
O BEACHWALK SHORE DRIVE  
ST. JOHNS, FLORIDA 32259

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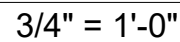
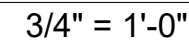
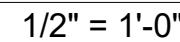
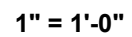
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ARCHITECTURAL SITE  
PLAN

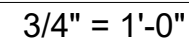
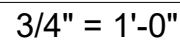
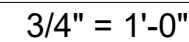
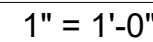
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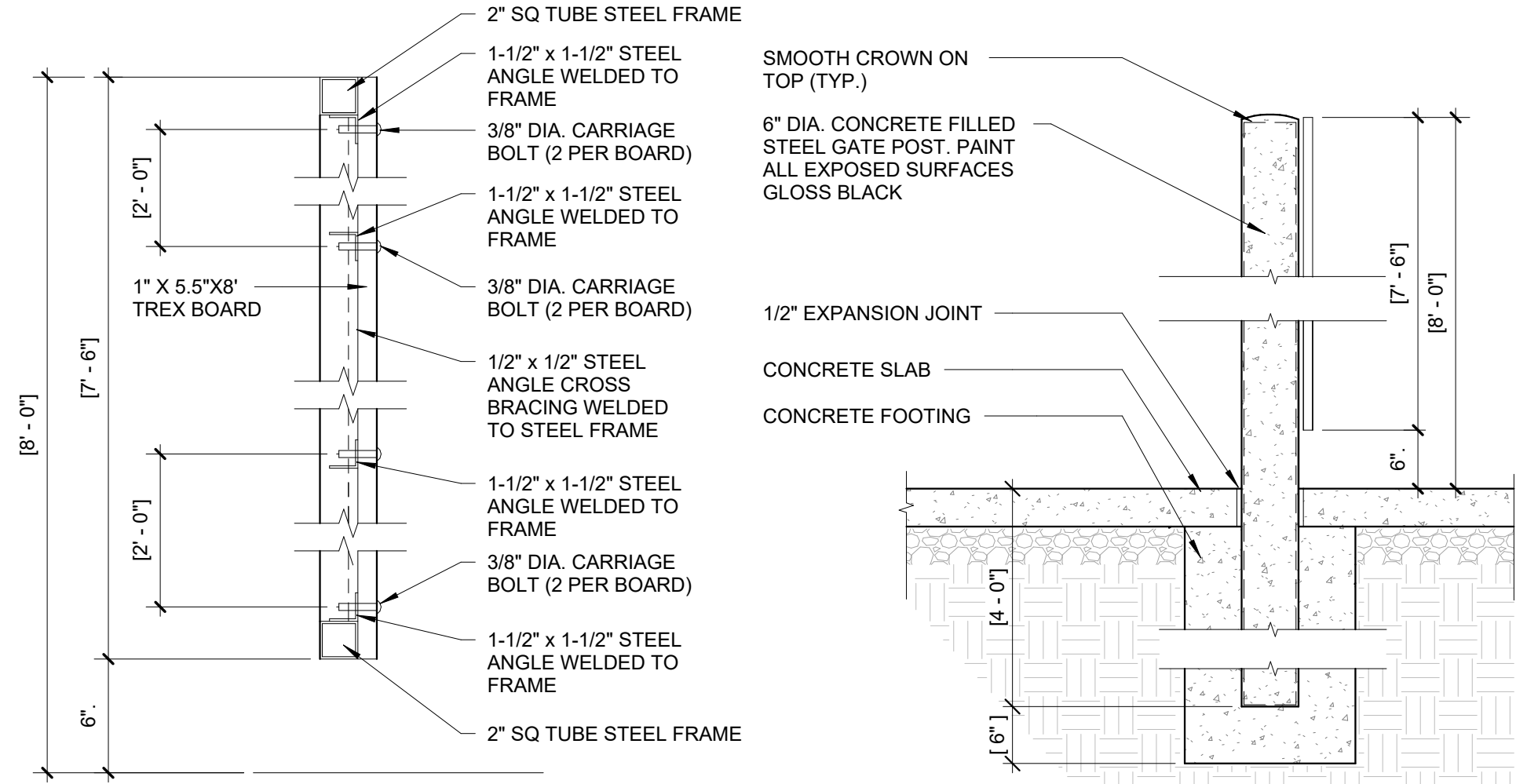


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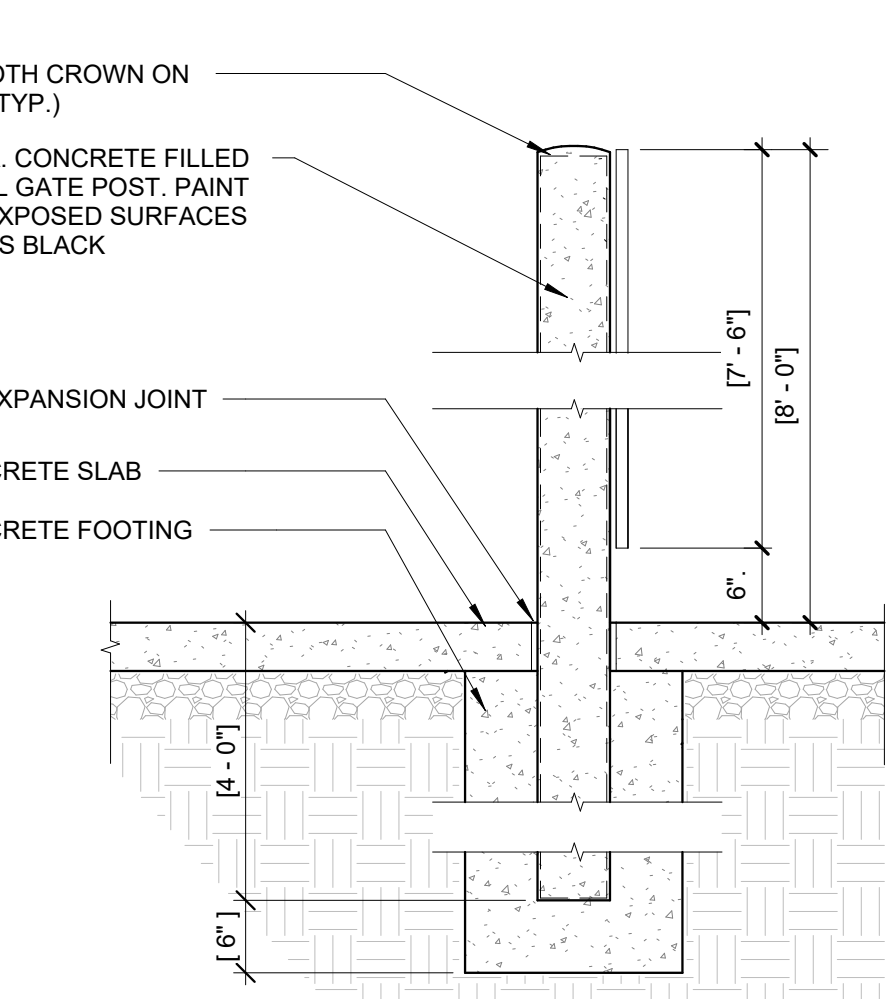


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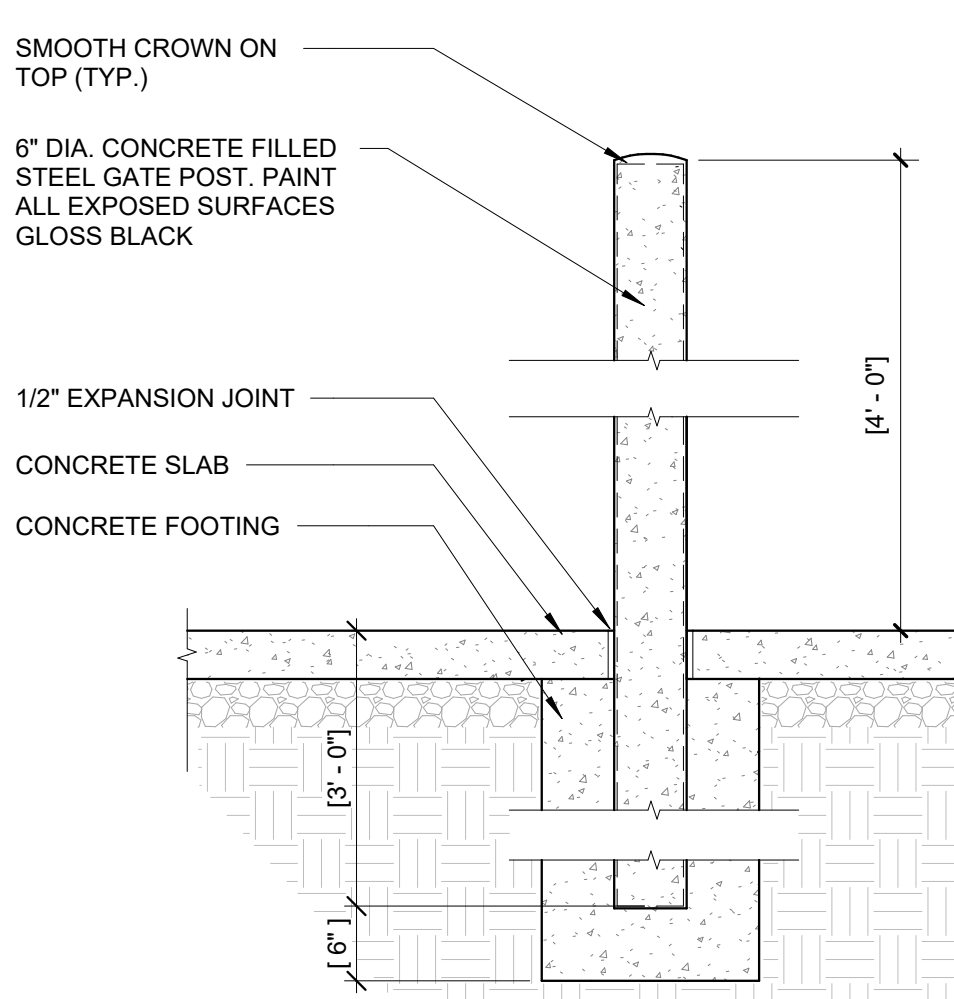




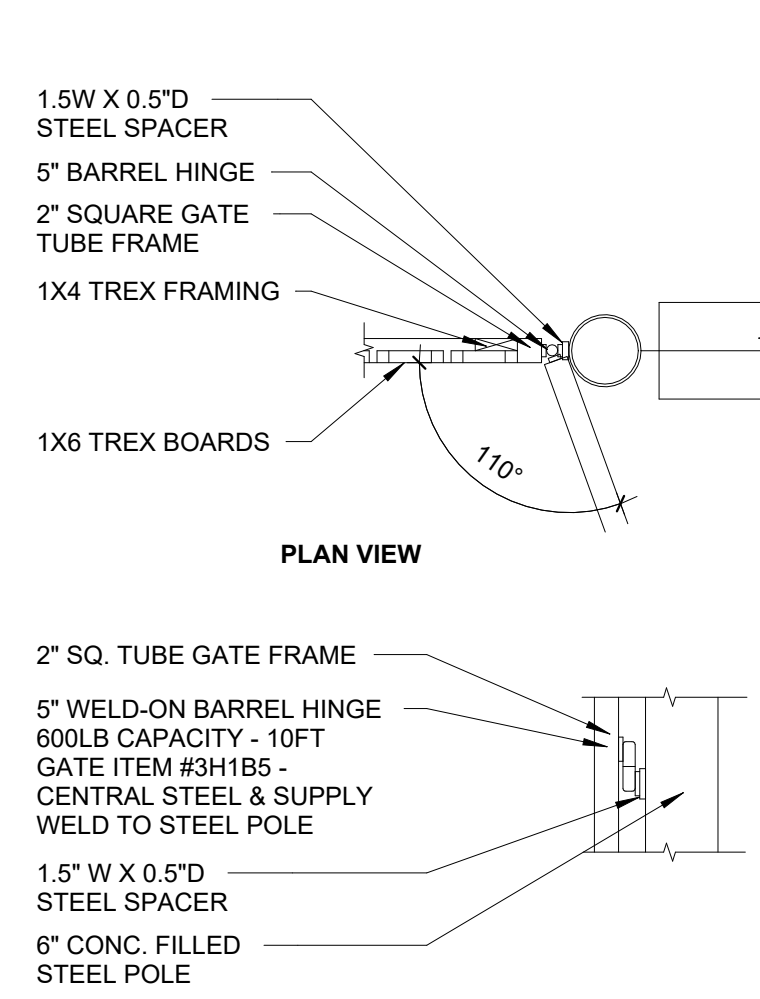
17 DTL @ TRASH GATE FRAMING  
3/4" = 1'-0"



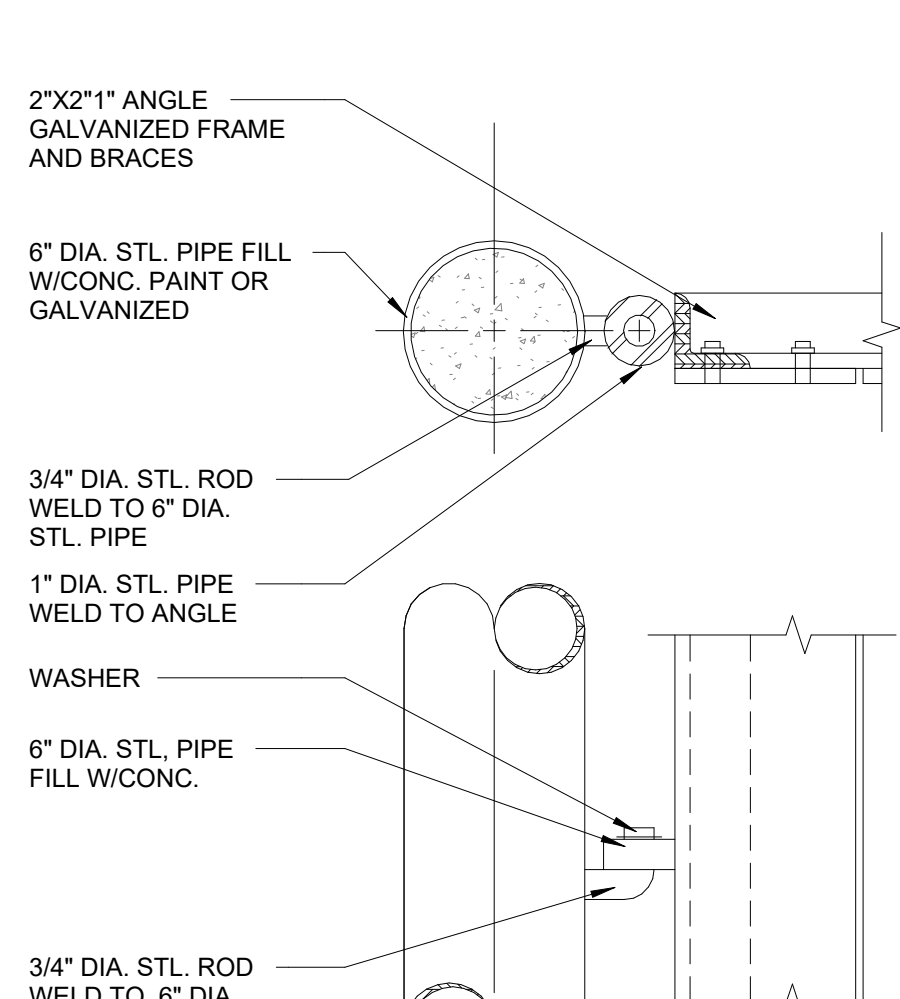
13 DTL @ GATE POST  
3/4" = 1'-0"



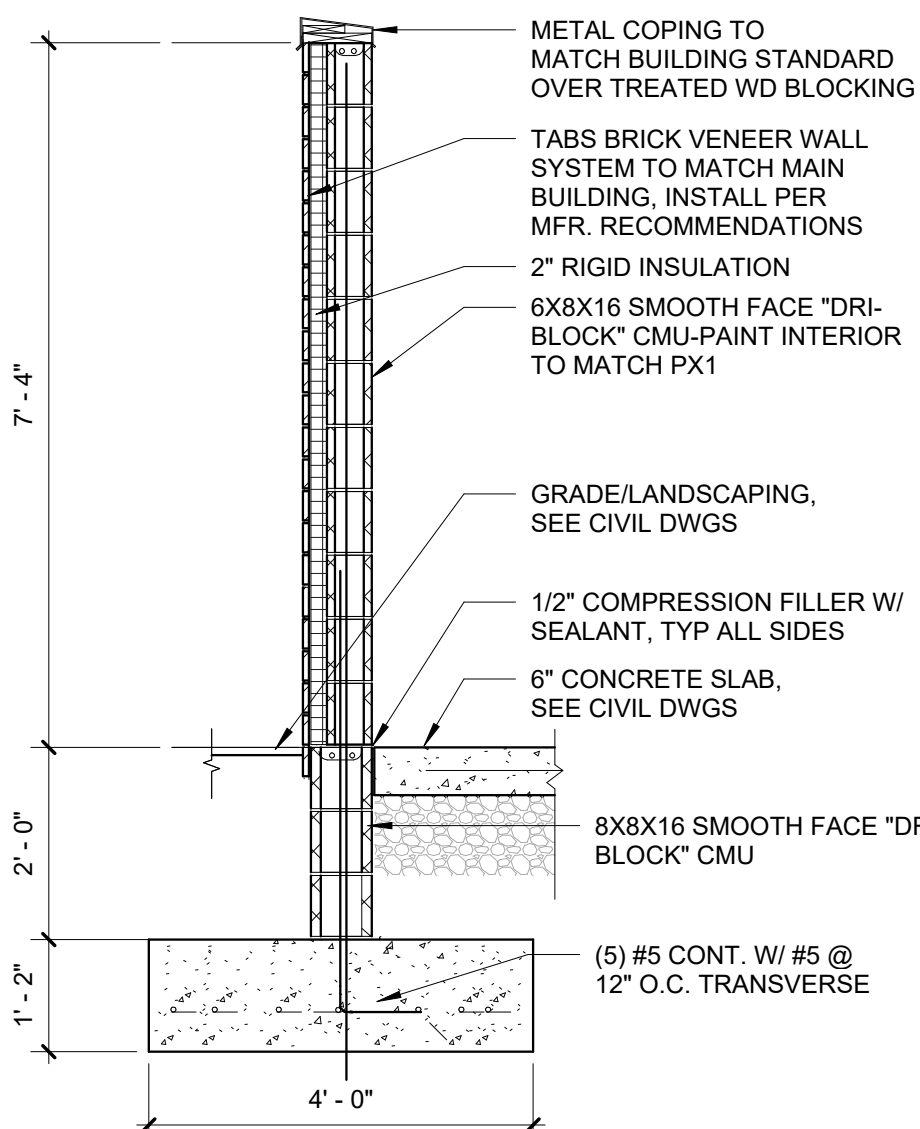
9 DTL @ DUMPSTER BOLLARD  
3/4" = 1'-0"



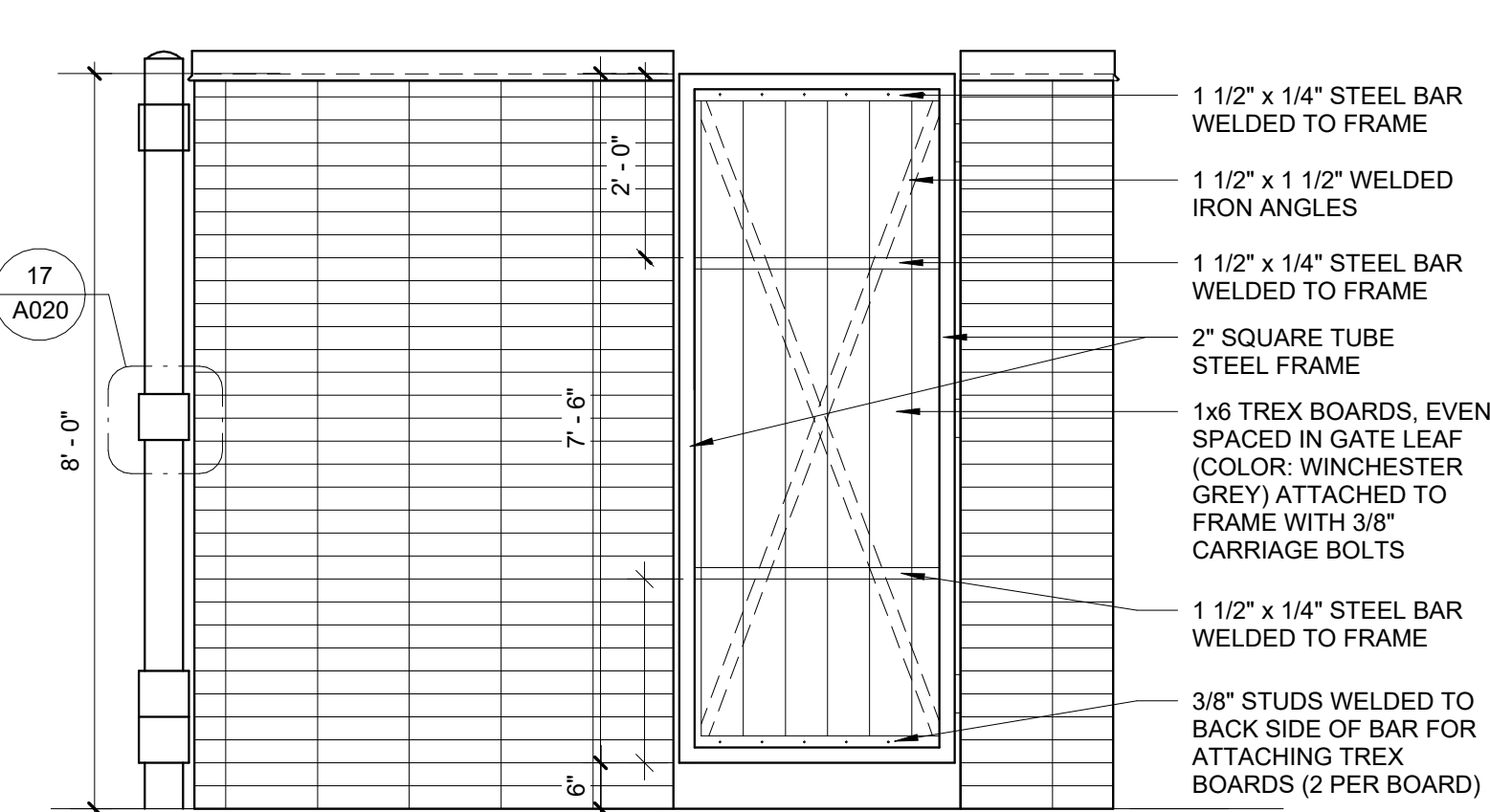
5 DTL @ TRASH ENCLOSURE GATE HINGE  
3/4" = 1'-0"



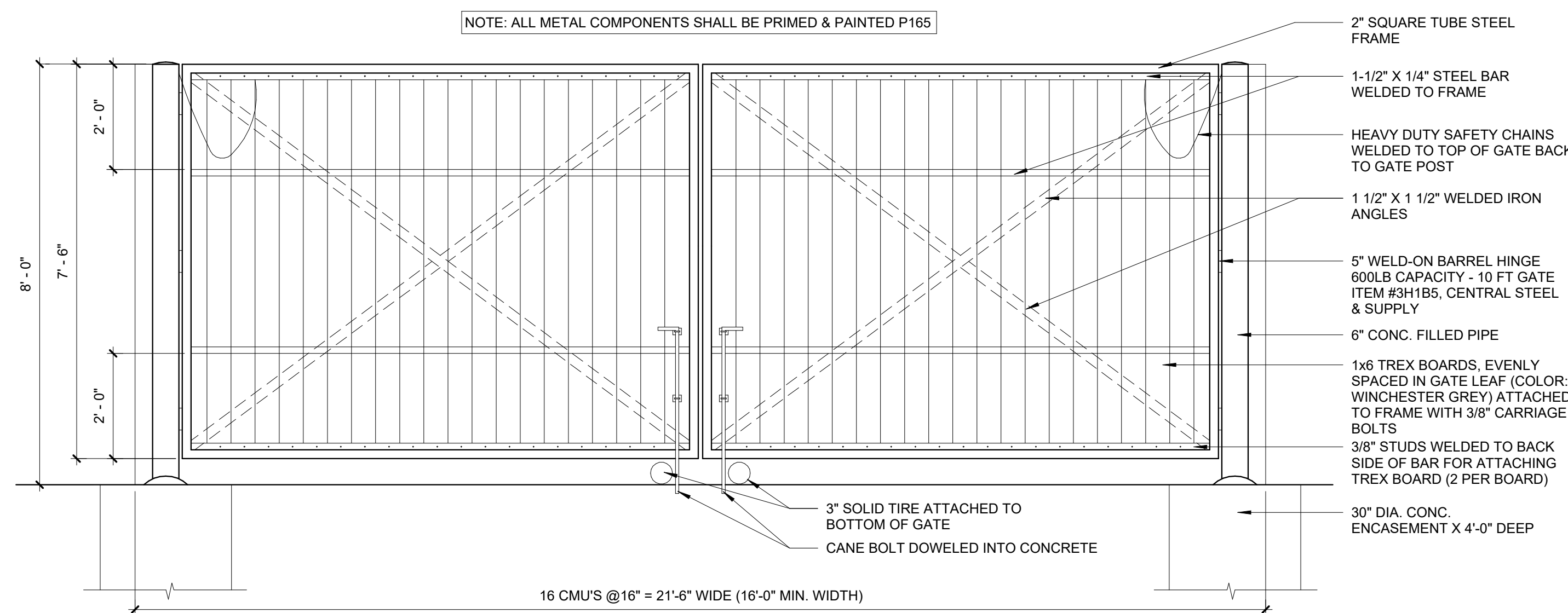
1 DTL @ TRASH ENCLOSURE  
1 1/2" = 1'-0"



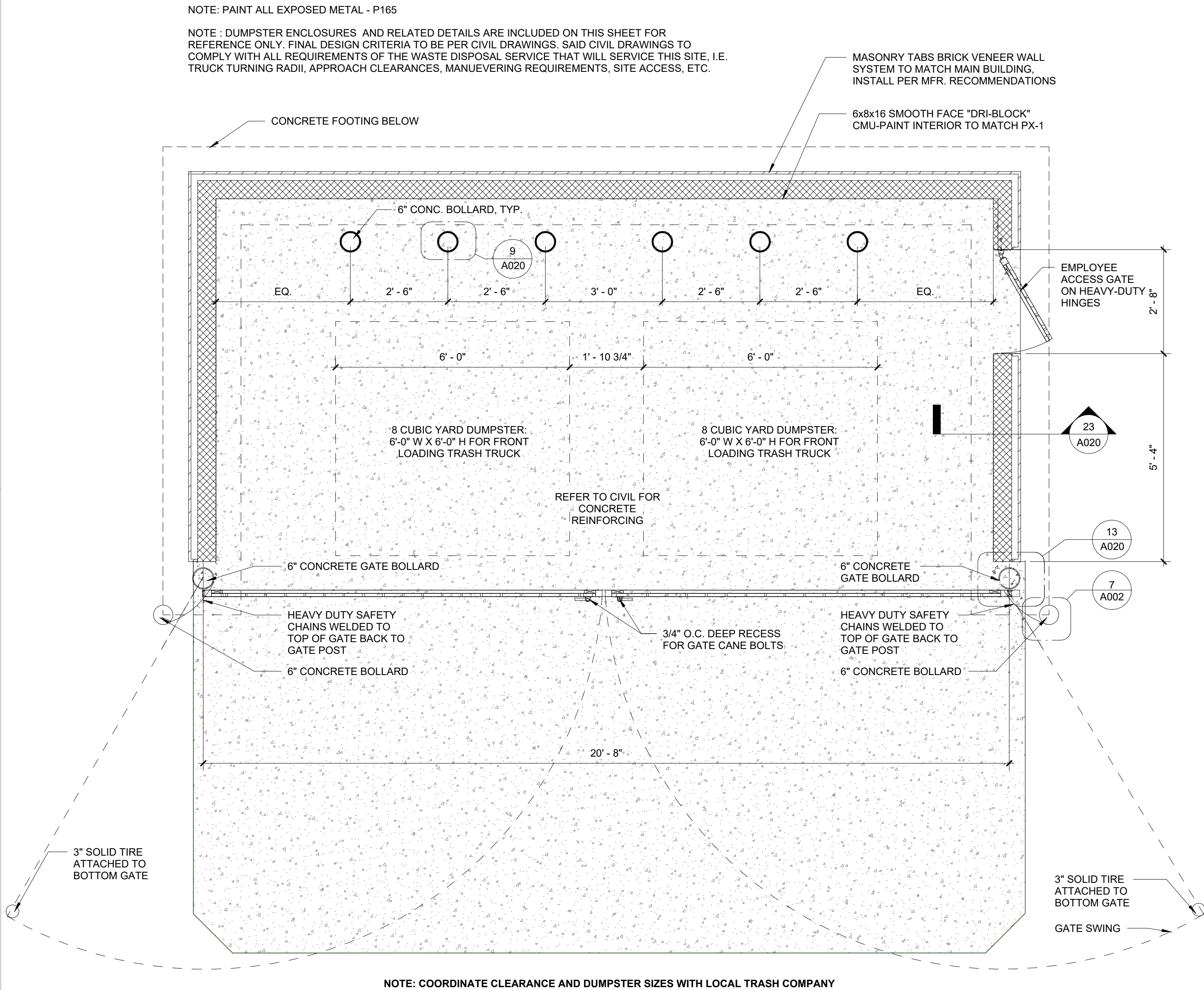
23 TRASH & RECYCLE ENCLOSURE  
1/2" = 1'-0"



19 TRASH & RECYCLE ENCLOSURE SIDE  
1/2" = 1'-0"



24 ELEVATION @ TRASH & RECYCLE ENCLOSURE ELEVATION FOR FRONT LOADING TRUCK  
1/2" = 1'-0"



12 PLAN @ TRASH & RECYCLE ENCLOSURE FOR FRONT LOADING TRUCK  
1/2" = 1'-0"

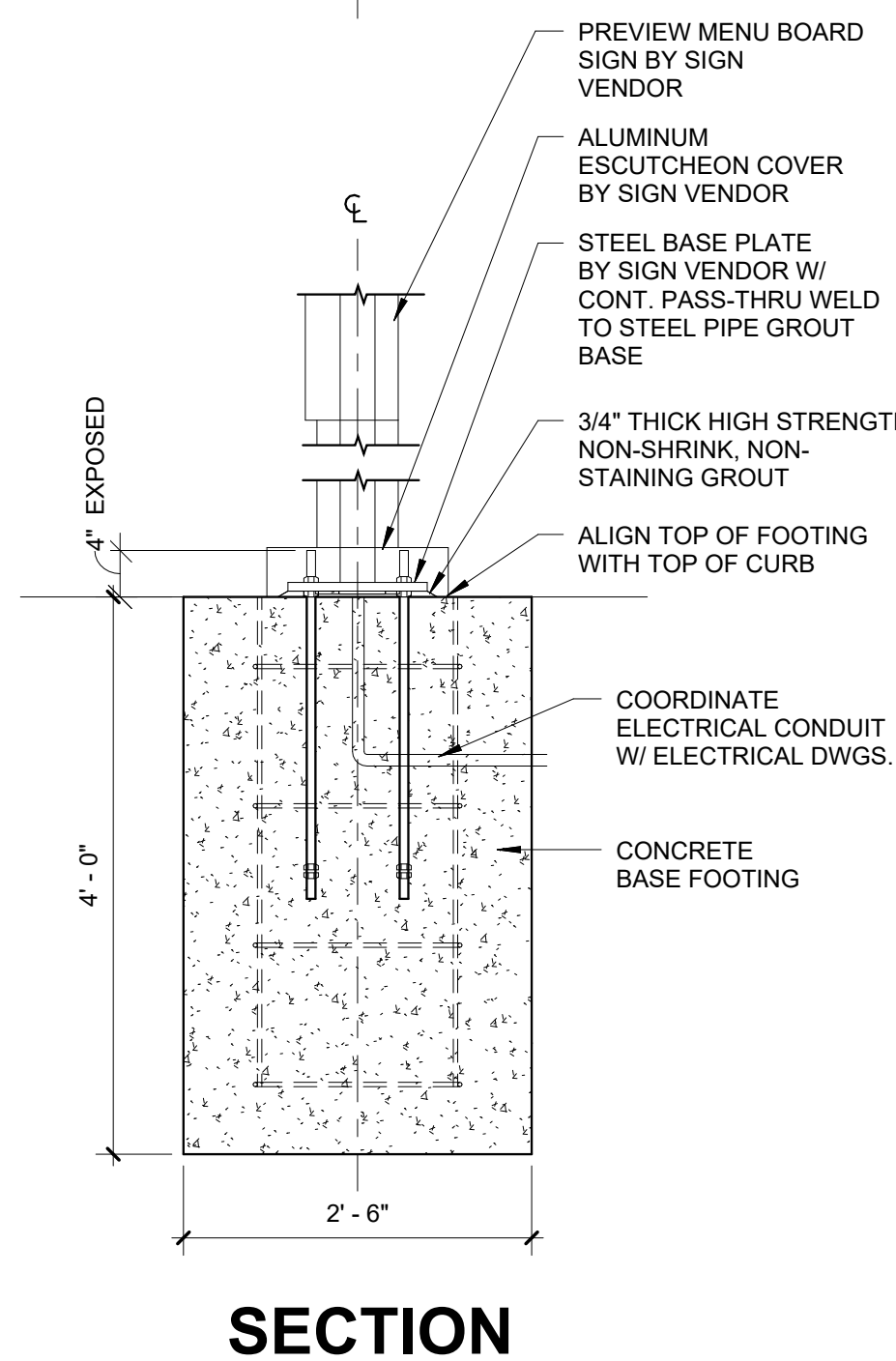
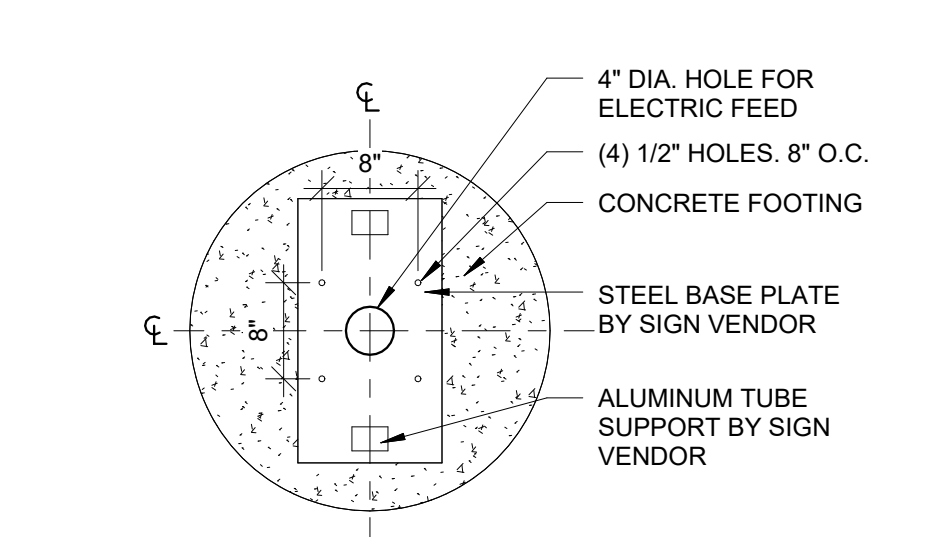
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PROJECT INFORMATION BLOCK		
JOB #	230072	
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CHECKED BY:	HG/DM/KM	

SHEET TITLE		
TRASH ENCLOSURE DETAILS		

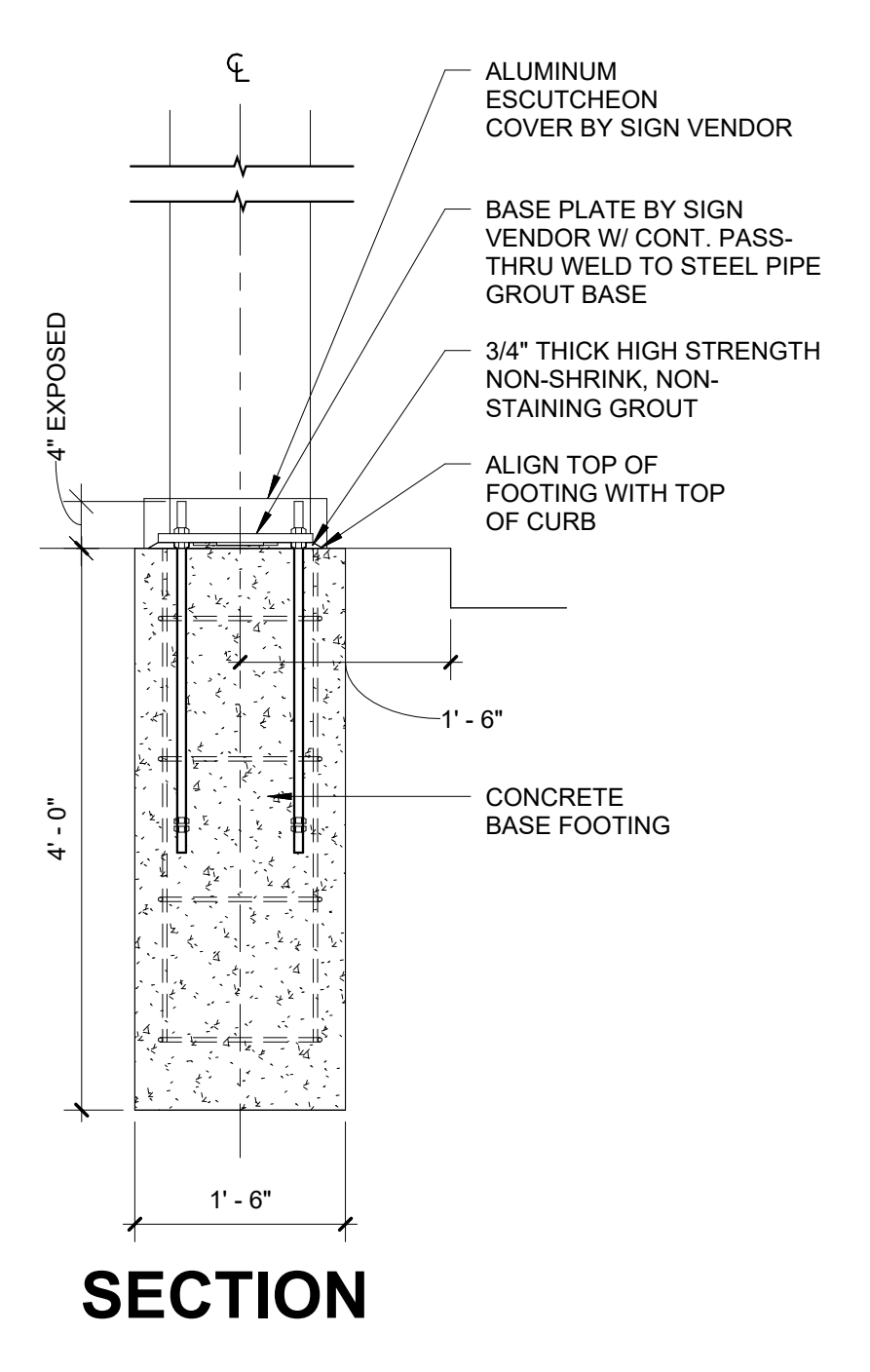
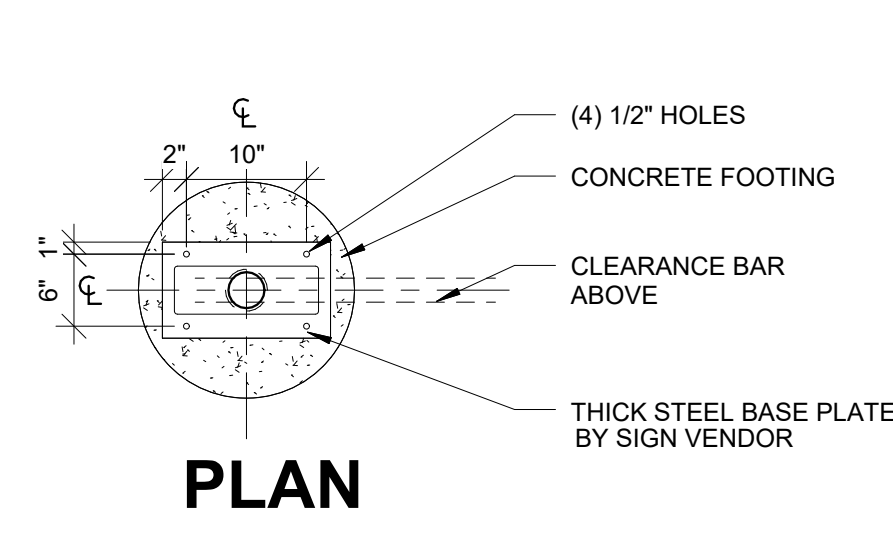
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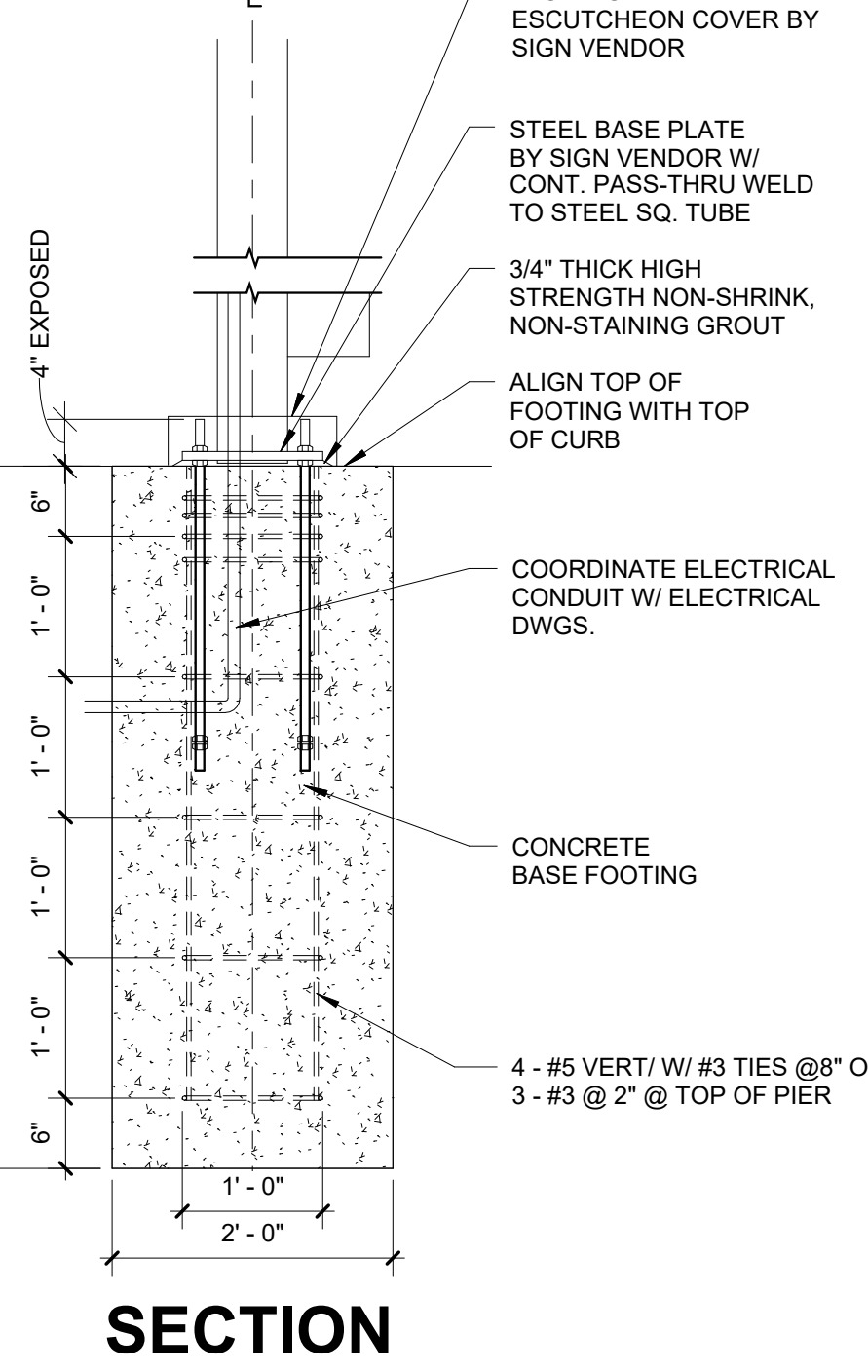
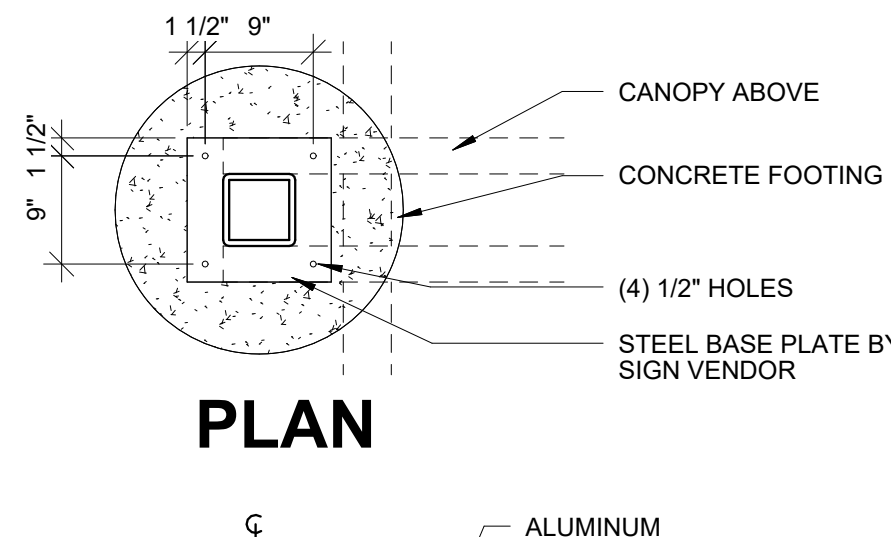
NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

14 FOUNDATION DETAIL @ MENU BOARD  
3/4" = 1'-0"



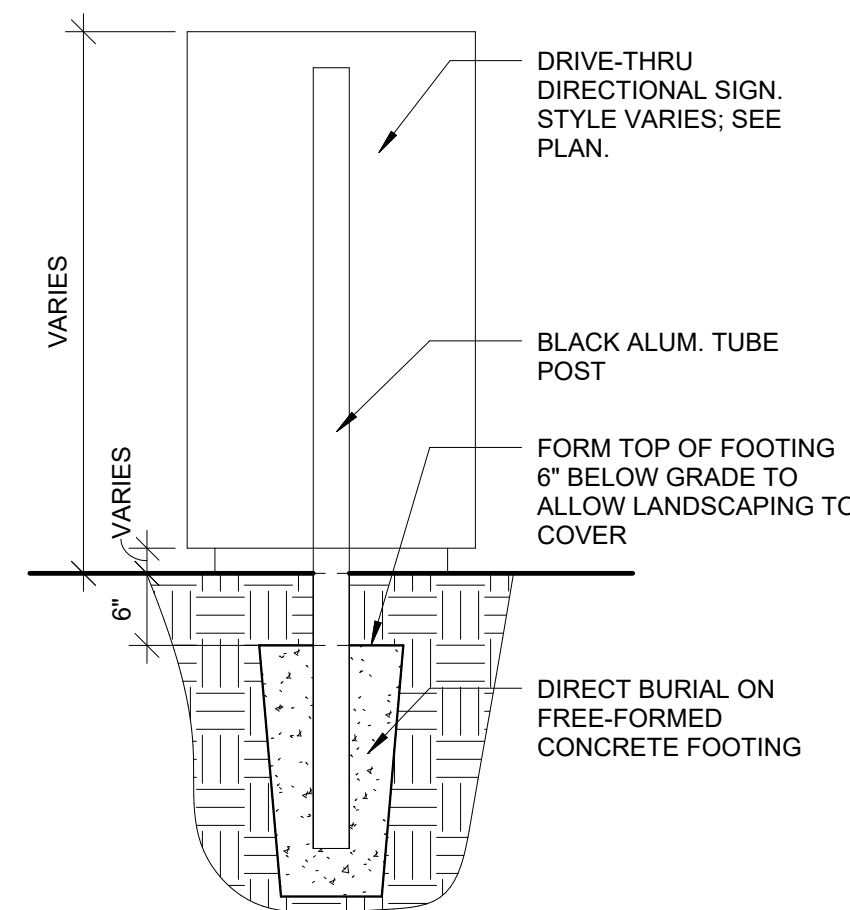
NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

18 FOUND. DTL @ CLEARANCE BAR  
3/4" = 1'-0"



NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

17 FOUNDATION DETAIL @ CANOPY  
3/4" = 1'-0"

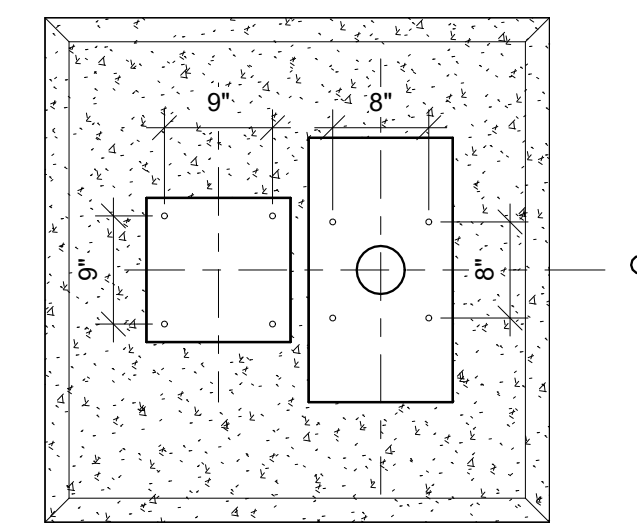


NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

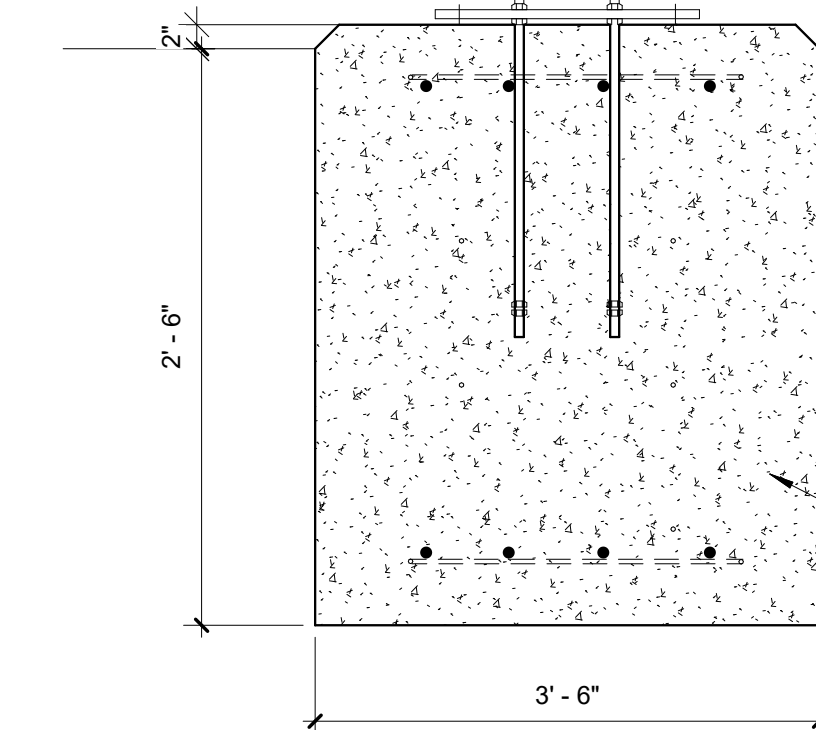
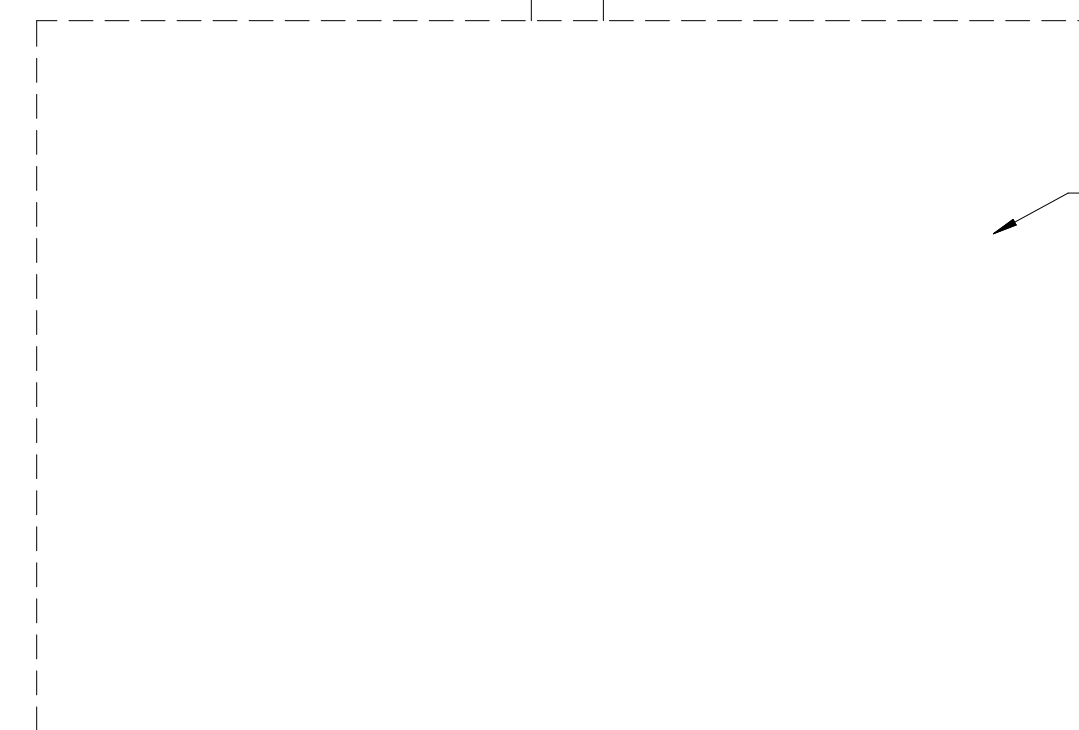
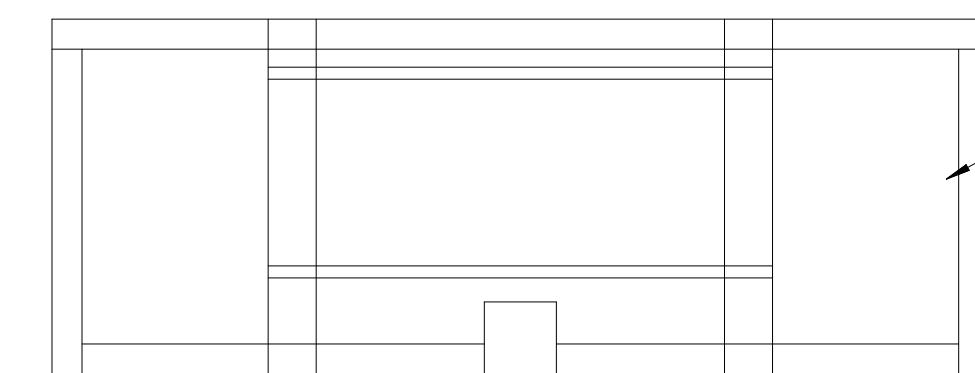
1 DIRECTIONAL SIGN DETAIL  
3/4" = 1'-0"

## GENERAL NOTES:

- SIGNAGE DRAWINGS SHOWN HEREIN ARE FOR REFERENCE ONLY. FINAL SIGNAGE DESIGN, INSTALLATION DETAILS, AND FOUNDATION AND STRUCTURAL REQUIREMENTS ARE TO BE PROVIDED BY THE SELECTED SIGNAGE VENDOR.
- EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
- ALL TENANT SIGN REFERENCES ARE GRAPHIC IN NATURE. ALL SIGNAGE TO BE SEPARATELY SUBMITTED BY OTHERS FOR PERMIT.
- REFERENCE ELECTRICAL DRAWINGS & SIGNAGE SHOP DRAWINGS FOR DETECTOR LOOP INFORMATION & INSTALLATION INSTRUCTIONS.

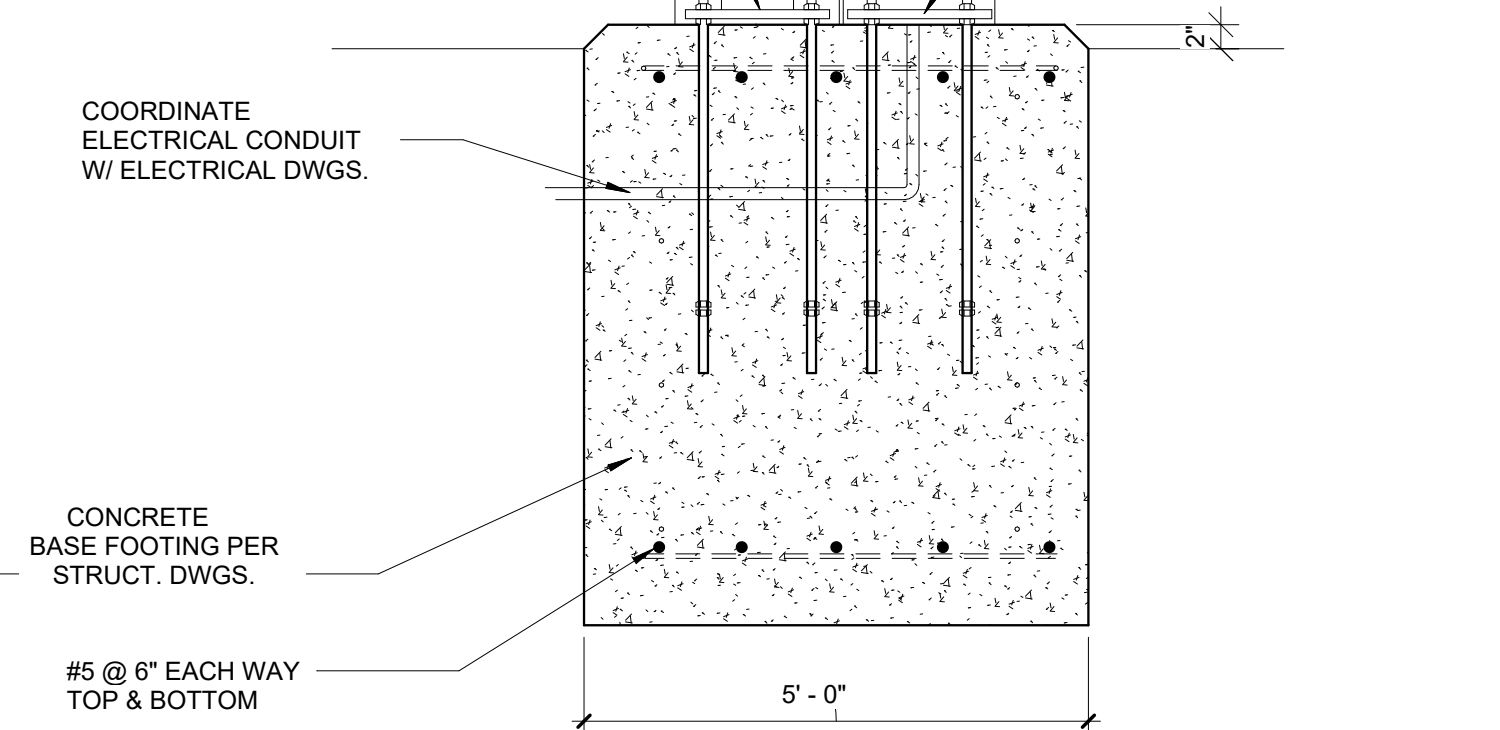
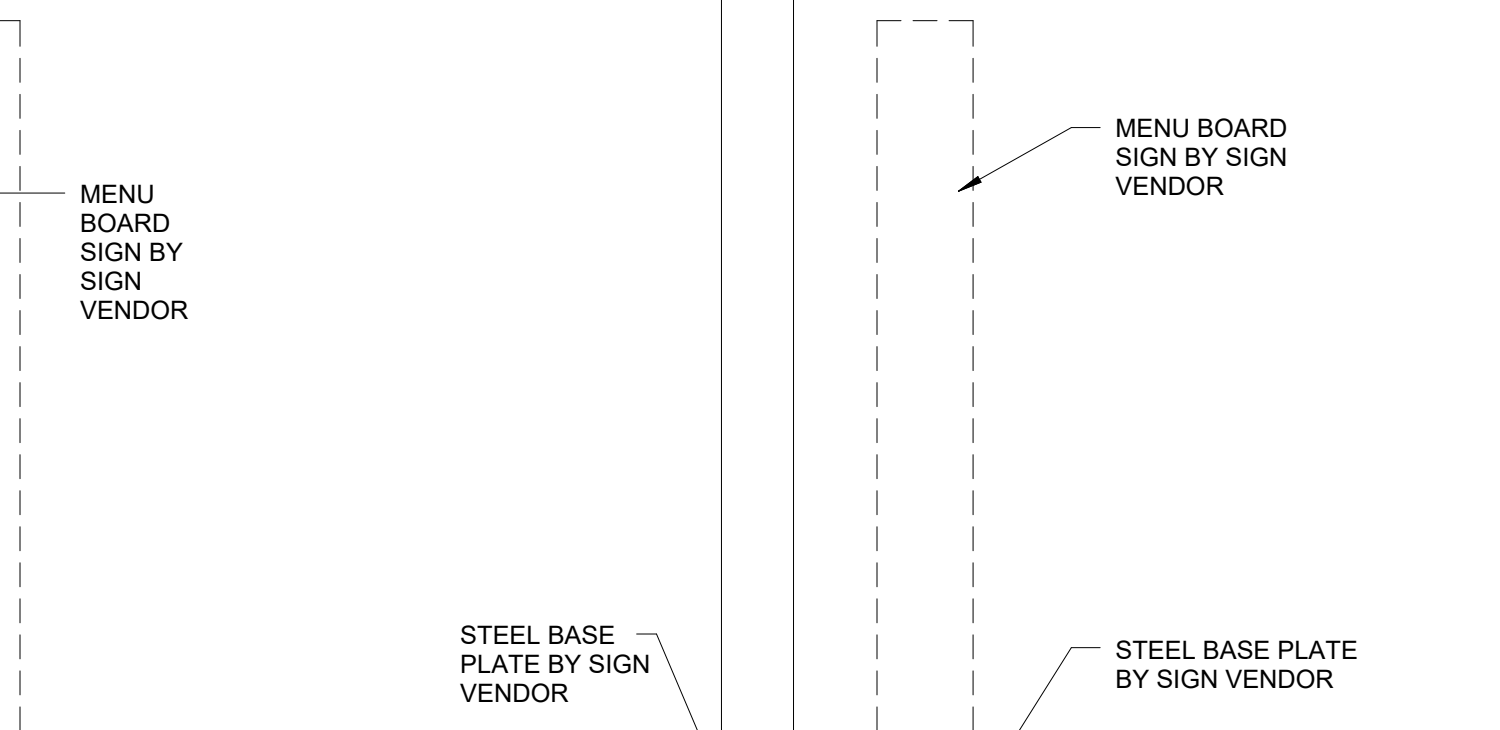
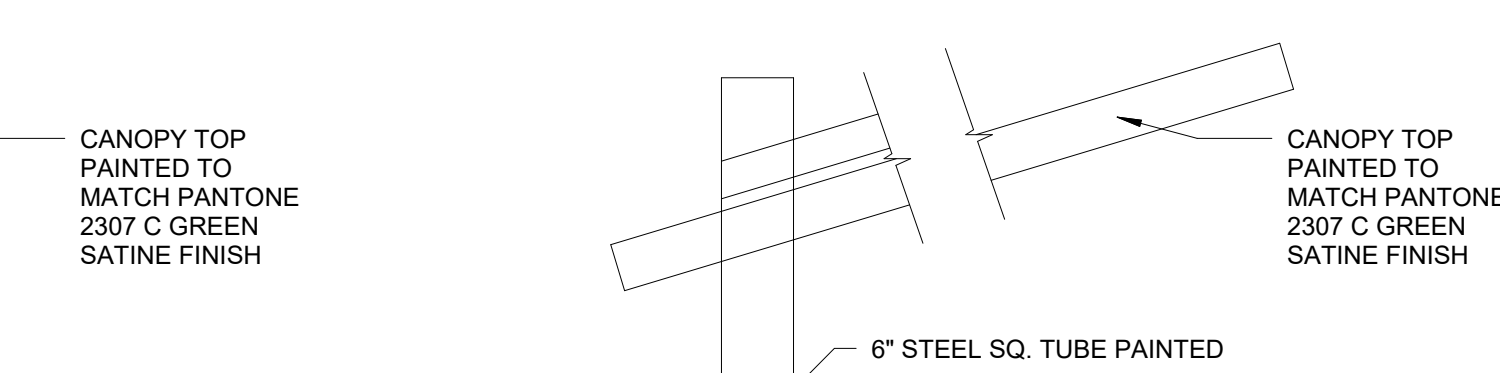


PLAN

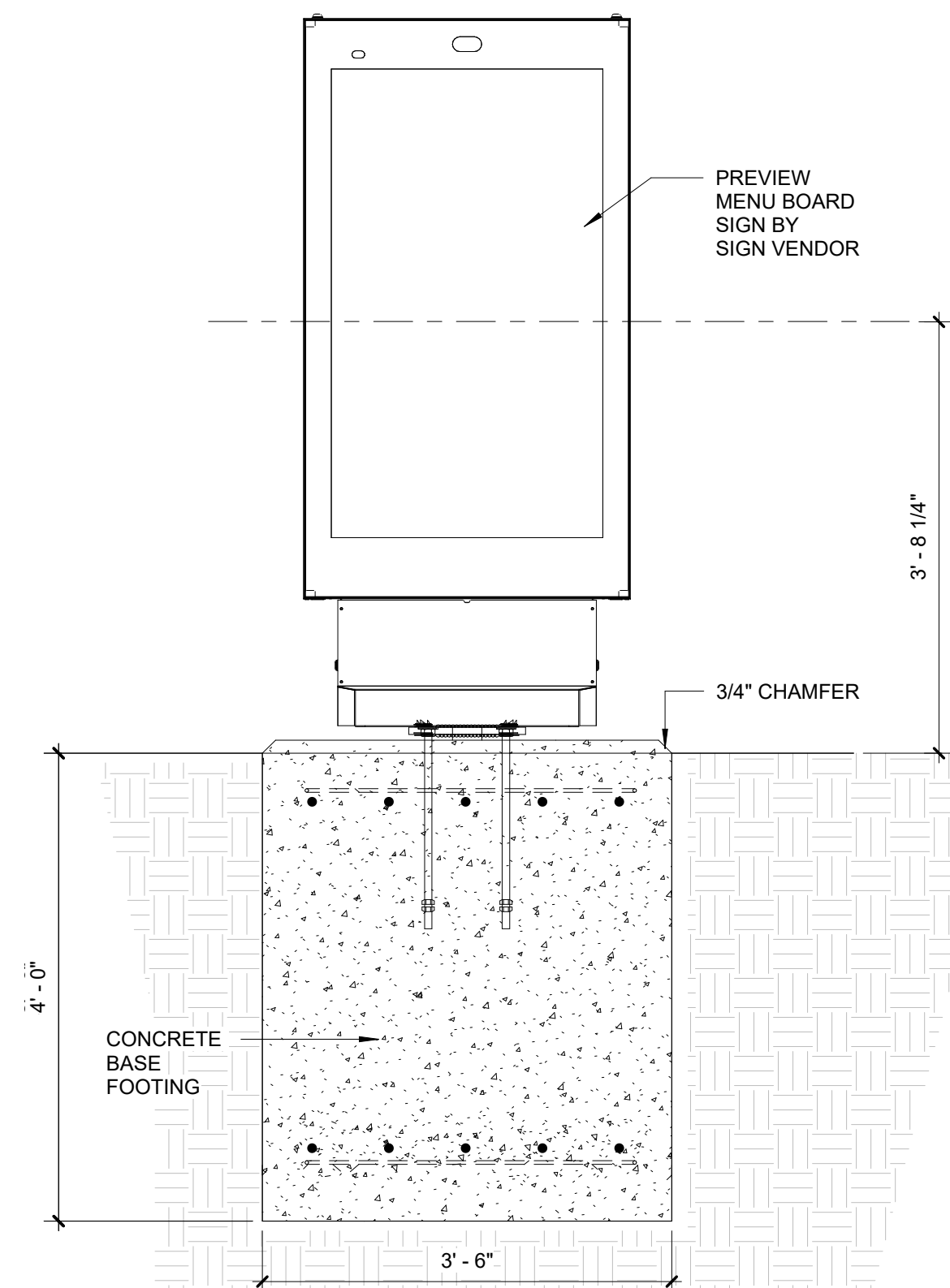


NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

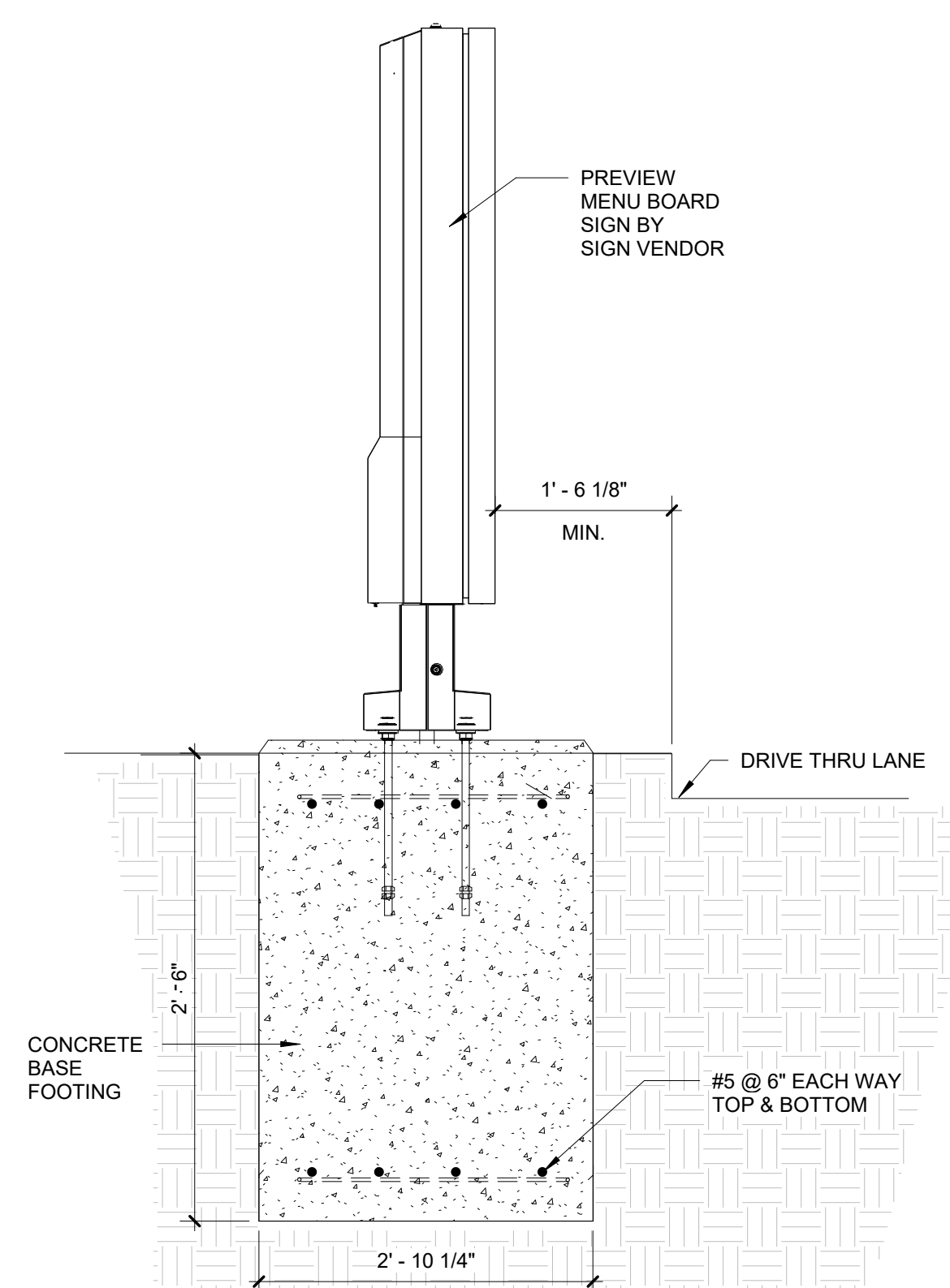
12 MENU SIGN FOUNDATION DETAIL  
3/4" = 1'-0"



SECTION



24 PREVIEW BOARD FOUNDATION DETAIL  
3/4" = 1'-0"



12 MENU SIGN FOUNDATION DETAIL  
3/4" = 1'-0"



# PANERA SHELL AT BEACHWALK

O BEACHWALK SHORE DRIVE  
ST. JOHNS, FLORIDA 32259

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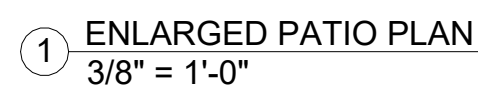
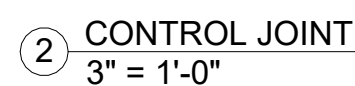
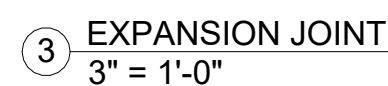
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SHEET TITLE

SITE SIGNAGE DETAILS

SHEET NUMBER



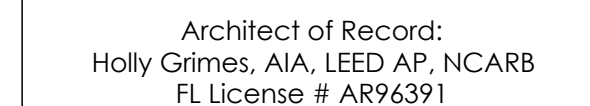


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PANERA SHELL  
AT BEACHWALK  
0 BEACHWALK SHORE DRIVE  
ST JOHNS, FLORIDA 32259

SEA



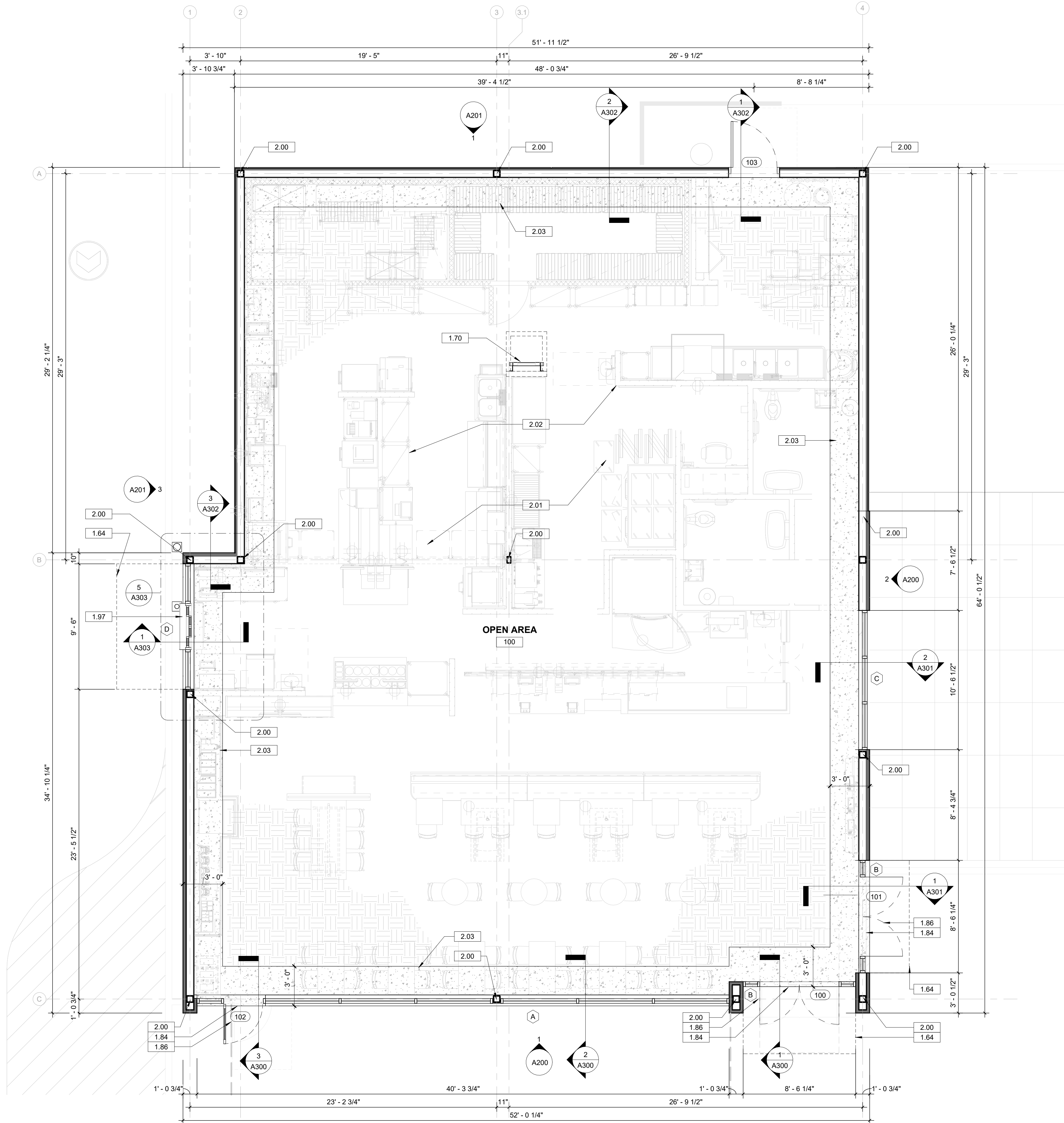
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<b>SHEET TITLE</b>
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SHEET NUMBER

A040





1 FLOOR PLAN  
1/4" = 1'-0"

### GENERAL NOTES

- A. REFER TO CIVIL DRAWINGS FOR SIDEWALKS, CONCRETE CURBS, ASPHALT PAVEMENT, PARKING INCLUDING HANDICAP PARKING STALLS, STRIPING, ETC.
- B. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION.
- C. SEE MEP DRAWINGS FOR MECHANICAL, ELECTRICAL, AND PLUMBING INFORMATION. (COORDINATE ALL ENGINEERING SYSTEMS DESIGN AND UTILITY WORK WITH INTERIOR DRAWINGS PRIOR TO CONSTRUCTION.)
- D. REFER TO EXTERIOR ELEVATIONS FOR VARIOUS SILL HEIGHTS.
- E. REFER TO WALL SECTIONS FOR DIFFERENT EXTERIOR ASSEMBLY THICKNESS.
- F. FIRE STOPPING TO BE PROVIDED ALONG ENTIRE EXTERIOR WALL PERIMETER AT WALL/ROOF INTERSECTION. REFER TO SECTIONS AND DETAILS.
- G. MOISTURE, VAPOR, AND AIR BARRIER WITH FLAME SPREAD OF 25 AND SMOKE DEVELOPED RATING OF 450 TO BE SIMILAR OR EQUAL TO PERM-A-BARRIER BY RACE CONSTRUCTION PRODUCTS (INSTALL PER MANUFACTURER'S RECOMMENDATION). PERM-A-BARRIER WB PRIMER TO BE USED PER MANUFACTURER'S RECOMMENDATION ON EXTERIOR GRADE PLYWOOD SHEATHING.
- H. INSULATED STOREFRONT SYSTEM TO ALLOW GLAZING INSTALLATION FROM THE EXTERIOR OF THE BUILDING.
- I. REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL DRAWINGS TO ARCHITECT IN WRITING IMMEDIATELY.
- J. WRAP INTERIOR GYP. BOARD AROUND SEAT STIFFENER PLATES TO UNDERSIDE OF DECK AS REQUIRED (REFER TO STRUCTURAL DRAWINGS.)
- K. CONTRACTOR TO PROVIDE 3/4" BLOCKING/ BACKING IN WALL AS REQUIRED FOR AWNINGS, EXTERIOR LIGHT FIXTURES, AND SIGNAGE. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS. COORDINATE EXACT LOCATIONS WITH SIGNAGE VENDOR DRAWINGS PRIOR TO CONSTRUCTION.

### KEYED NOTES

NUMBER	DESCRIPTION
1.64	PREFABRICATED ALUMINUM CANOPY ABOVE PROVIDED WITH SCUPPERS/DOWNSPOUTS. REFER TO SHOP DRAWINGS FOR REQUIRED ATTACHMENT TO EXTERIOR WALL AND DRAINAGE.
1.70	ROOF ACCESS HATCH (REFER TO STRUCT. DWGS. FOR LOCATION) (ACCESS LADDER TO BE PROVIDED & INSTALLED BY TENANT)
1.84	CONCRETE SLAB EDGE AT STOREFRONT. REFER TO STRUCTURAL DWGS.
1.86	EXTERIOR DOOR OPENING. REFER TO STRUCTURAL FOR MORE INFORMATION.
1.97	DRIVE-THRU WINDOW TO BE INSTALLED IN SURROUNDING STOREFRONT. REFER TO SHEET A600 FOR FURTHER INFORMATION.
2.00	STEEL COLUMN (REFER TO STRUCT. DWGS.
2.01	G.C. TO PROVIDE CLEAN, COMPACTED FILL W/ AGGREGATE BASE READY FOR TENANT BUILD-OUT RELATED PLUMBING WORK (REFER TO STRUCT. DWGS.)
2.02	PROPOSED FUTURE TENANT BUILDOUT BY SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.
2.03	FACE OF TURNDOWN SLAB TO ALIGN WITH EXTERIOR FINISH

### SYMBOL LEGEND

- INDICATES PARTITION WALL IN INTERIOR SCOPE
- 101A INDICATES NEW DOOR TYPE  
REFER TO DOOR AND FRAME SCHEDULE ON A600
- X INDICATES NEW STOREFRONT TYPE  
REFER TO STOREFRONT TYPES ON A600
- 1 INDICATES NEW PARTITION TYPE  
REFER TO PARTITION SCHEDULE

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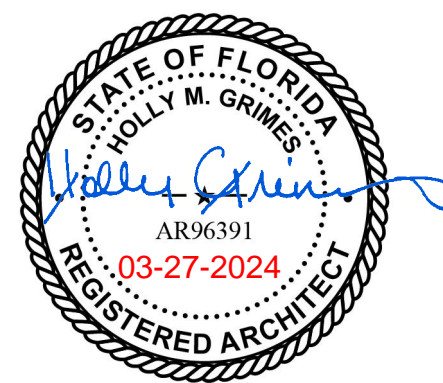
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DATE: 03/27/2024  
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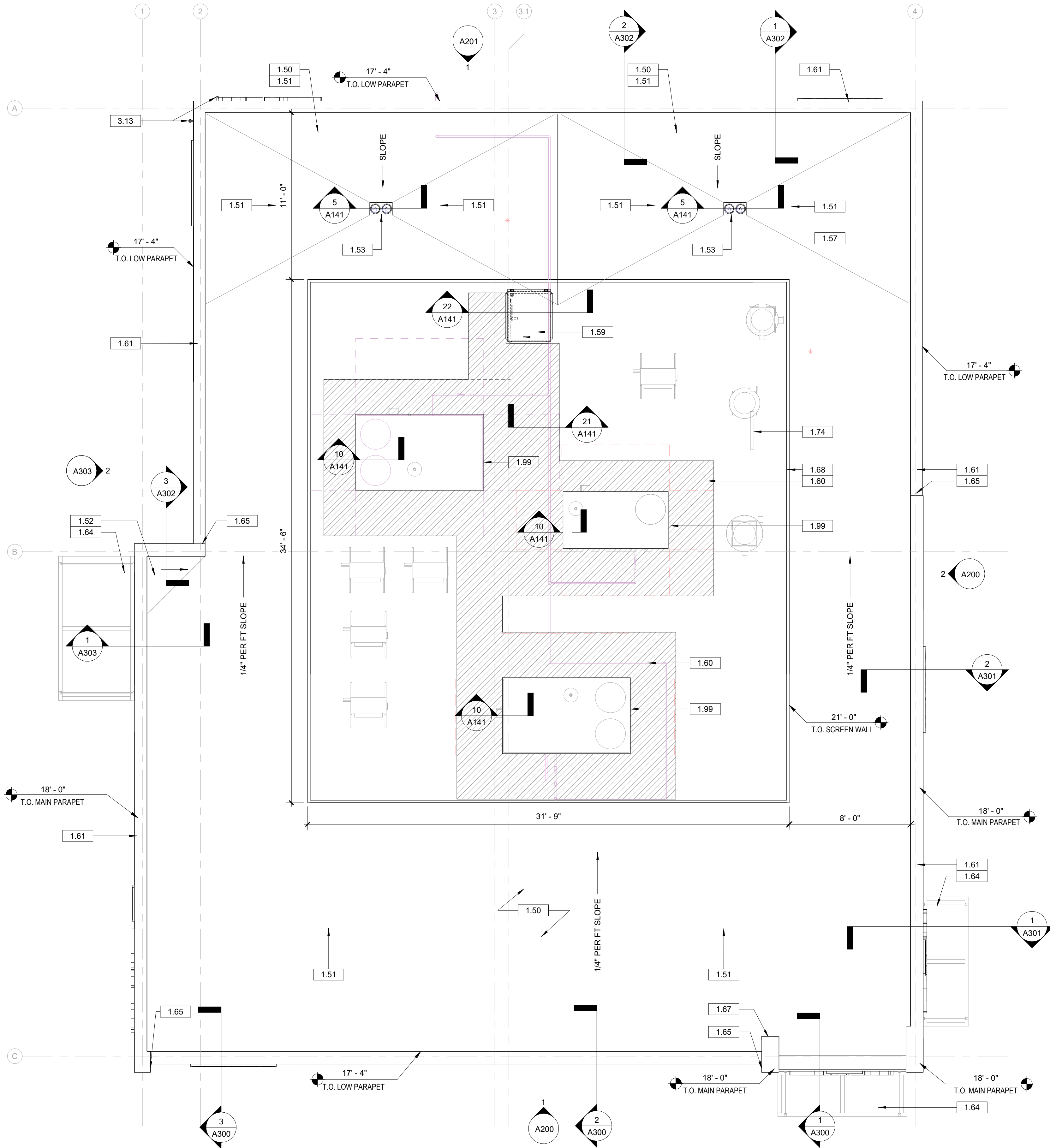
#### SHEET TITLE

FLOOR PLAN

#### SHEET NUMBER

A100





1 ROOF PLAN  
1/4" = 1'-0"

### GENERAL NOTES - ROOF PLAN

- GC SHALL COORDINATE THE ANCHORING AND INSTALLATION OF THE ROOF TOP CONDENSER UNITS WITH THE FOOD SERVICE EQUIPMENT.
- REFER TO STRUCTURE AND MEP DRAWINGS FOR RTU/CURB PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
- VERIFY AND COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
- ALL ROOF PENETRATIONS REQUIRE PRESSURE TREATED 2 X 6 BLOCKING AT INSULATION AROUND ENTIRE PERIMETER FOR FLASHING ATTACHMENT.
- OMISSION OF ANY ACCESSORY FROM THE ROOF PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITIES FOR SUCH ITEMS.

### KEYED NOTES - ROOF PLAN

NUMBER	COMMENTS
1.50	80 MIL, DURO-LAST (OR APPROVED EQUAL) SINGLE PLY CLASS 'C' ROOF MEMBRANE, COLOR: WHITE, OVER 1/2" COVER BOARD, RIGID INSULATION AND METAL DECK.
1.51	TAPERED INSULATION TO ROOF DRAIN/OVERFLOW DRAIN; SLOPE FOR POSITIVE DRAINAGE.
1.52	ROOF CRICKET; SLOPE FOR POSITIVE DRAINAGE.
1.53	COMBINATION ROOF DRAIN AND OVERFLOW DRAIN; RUN ROOF DRAIN LEADERS DOWN EXTERIOR WALLS, RUN OVERFLOW LEADERS DOWN WALL AND CONNECT TO DOWNSPOUT NOZZLE ON EXTERIOR WALL. KEEP LEADERS AS TIGHT TO THE ROOF STRUCTURE AS POSSIBLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
1.57	VENT THRU ROOF, SEE 6/A141 AND MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
1.59	ROOF HATCH, SEE DETAIL 19/A141. GC TO ENSURE LOCATION IS COORDINATED WITH FINAL TENANT PLANS. LADDER BY TENANT UNDER SEPARATE PERMIT SET.
1.60	PROVIDE ROOF WALKWAY PADS FOR MAINTENANCE TRAVEL PATHS.
1.61	PRE-FINISHED METAL COPING. SEE EXTERIOR ELEVATIONS FOR SPECIFICATION AND COLOR.
1.64	PREFABRICATED ALUMINUM CANOPY ABOVE PROVIDED WITH SCUPPERS/DOWNSPOUTS. REFER TO SHOP DRAWINGS FOR REQUIRED ATTACHMENT TO EXTERIOR WALL AND DRAINAGE.
1.65	TRANSITION BETWEEN HIGH PARAPET AND LOW PARAPET, PROVIDE METAL FLASHING AS REQUIRED.
1.67	EXTENSION OF PARAPET ONTO MAIN ROOF. SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS.
1.68	PREFABRICATED METAL ROOF EQUIPMENT SCREENING, COLOR: TO MATCH P165 CHARCOAL.
1.74	ANTENNAE DETAIL, REFER TO 23/A141 FOR FURTHER INFORMATION.
1.99	RTU CURB FOR FUTURE RTU, BY TENANT (TYP.)
3.13	SECURITY CAMERA INSTALLED BY PANERA IT, GC TO PROVIDE ROUGH-IN LOCATION   COORDINATE ROUGH-IN LOCATION(S) AND HEIGHTS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

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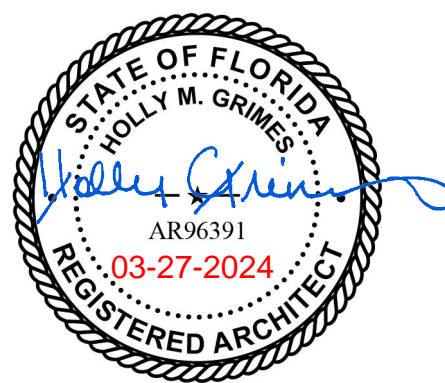


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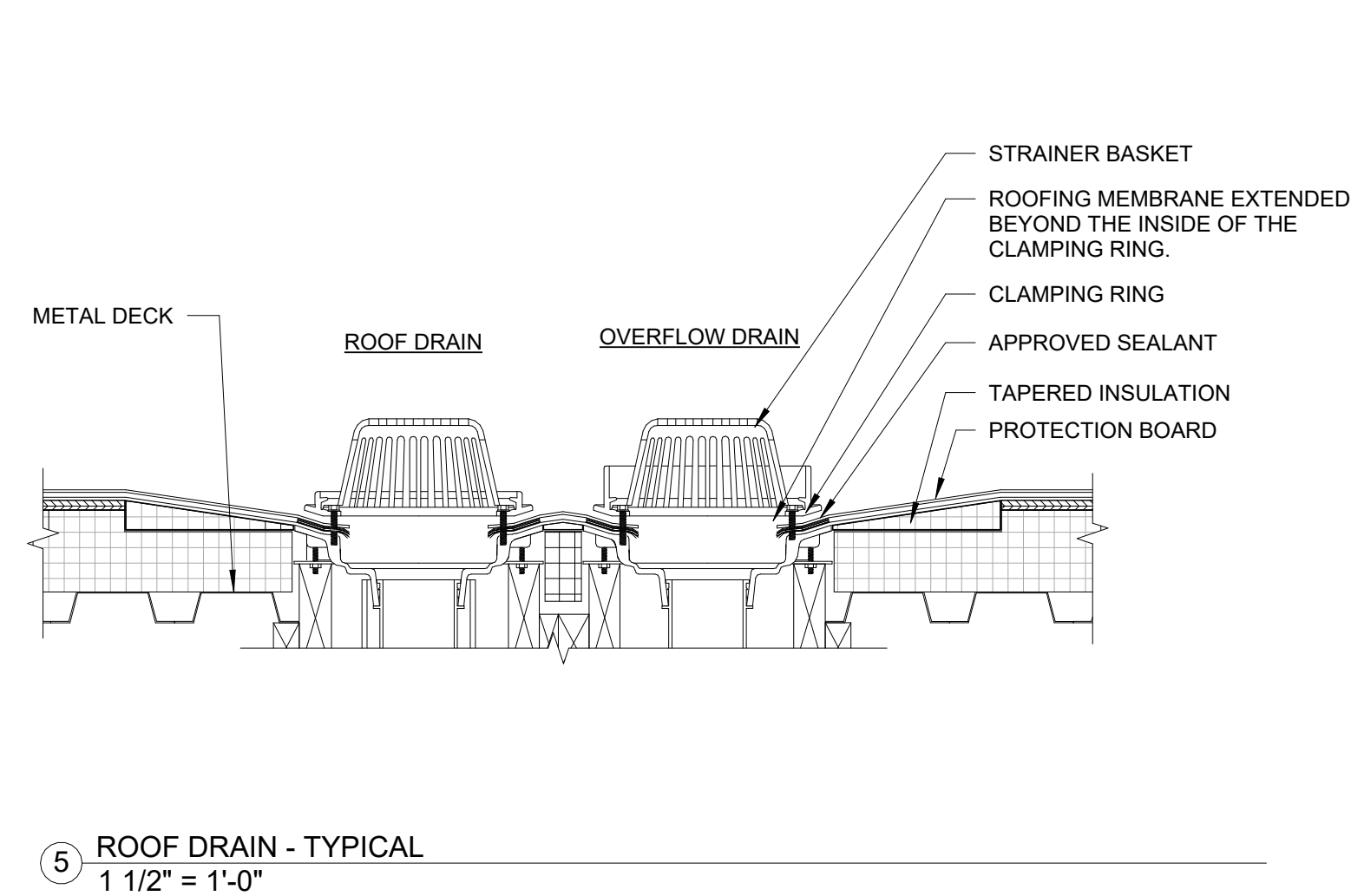
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ROOF PLAN

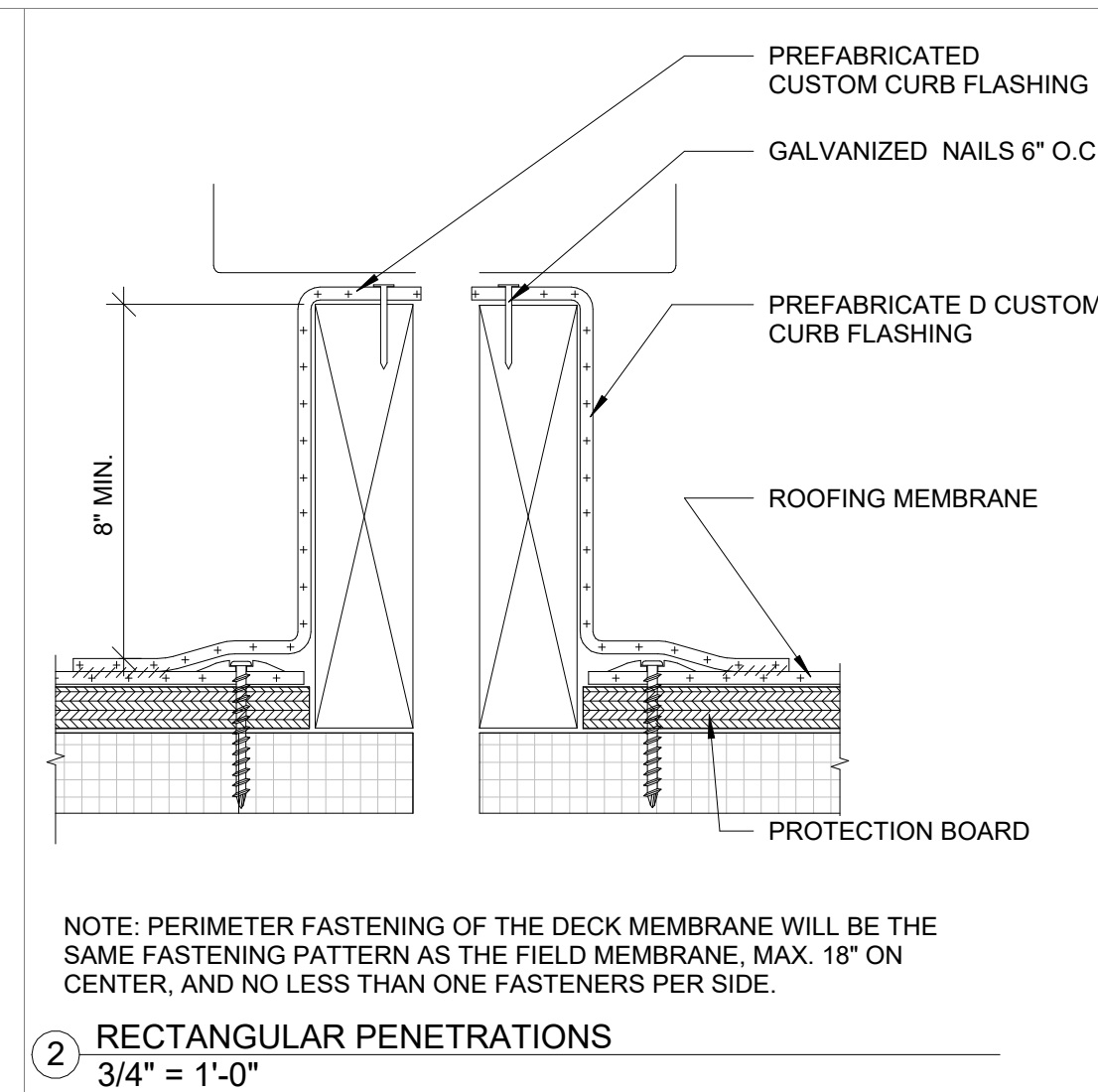
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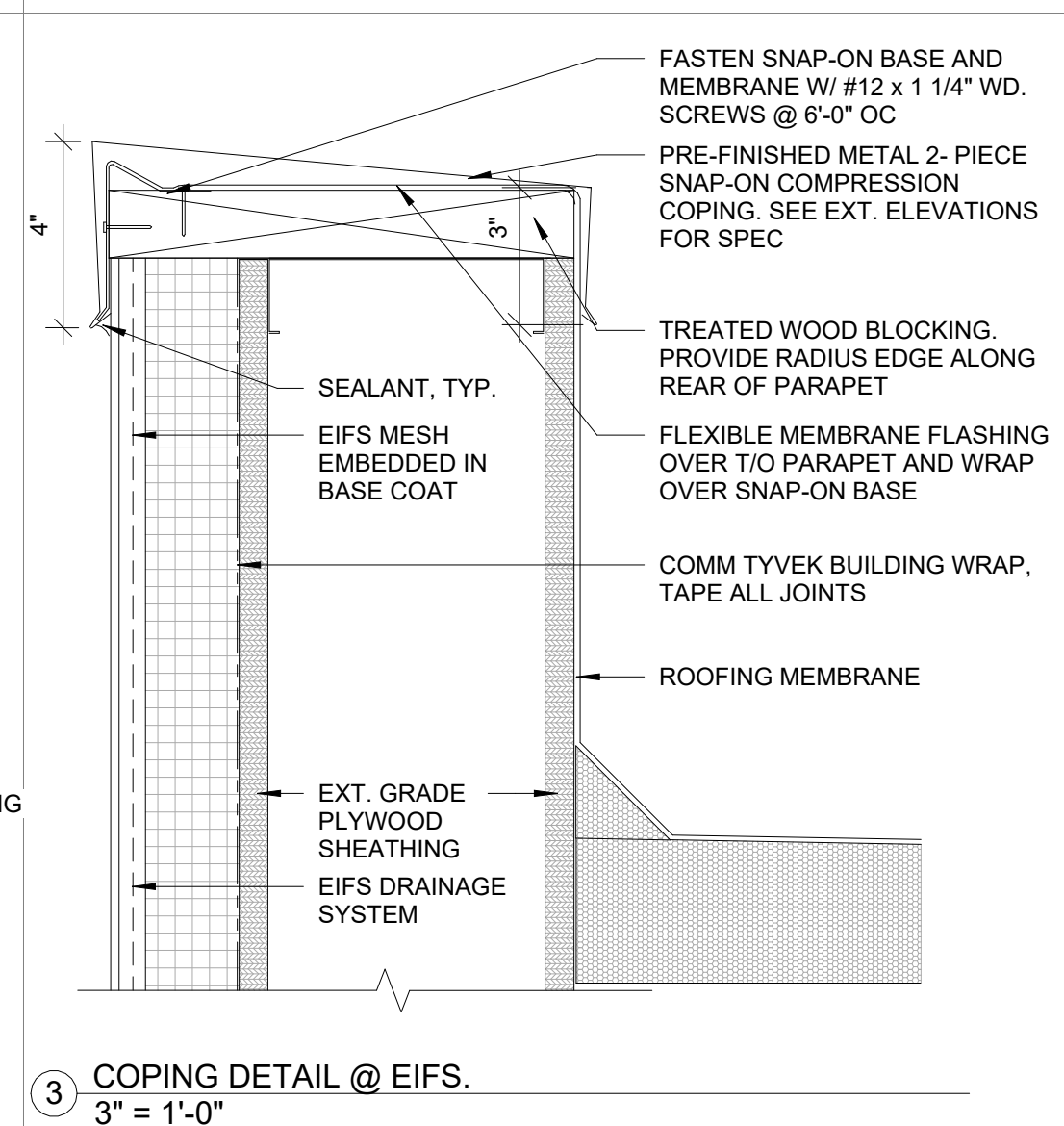




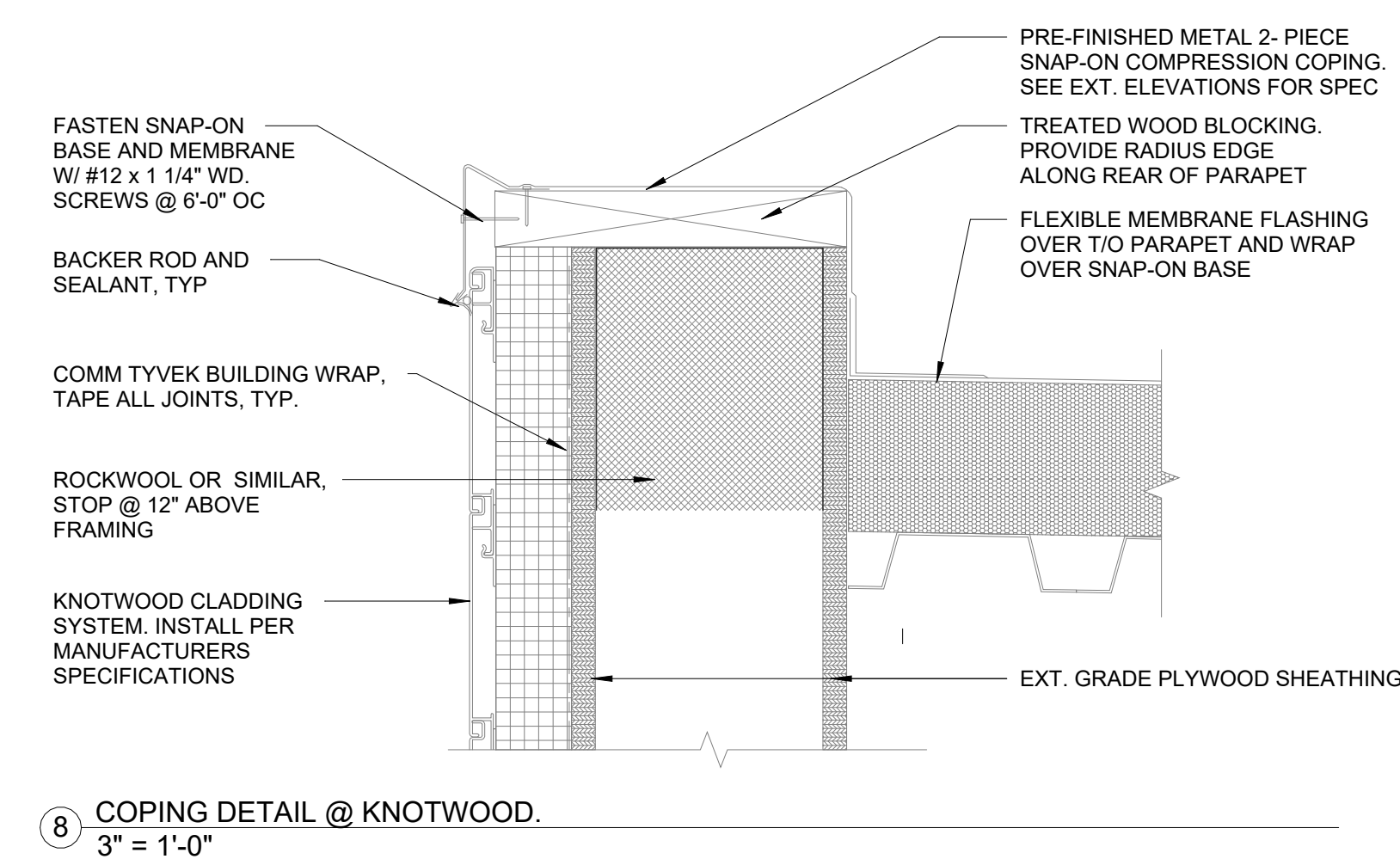
5 ROOF DRAIN - TYPICAL  
1 1/2" = 1'-0"



② RECTANGULAR PENETRATIONS  
3/4" = 1'-0"



③ COPING DETAIL @ EIFS  
3" = 1'-0"



8 COPING DETAIL @ KNOTWOOD  
3" = 1'-0"



GENERAL NOTES

1. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A600.
2. ALL TENANT SIGN REFERENCES ARE REPRESENTATIVE IN NATURE. ALL SIGNAGE TO BE SEPARATELY SUBMITTED BY OTHERS FOR PERMIT.

KEYED NOTES

NUMBER	DESCRIPTION
3.01	LOCATION OF INTERNALLY ILLUMINATED CLIP LETTERS AND/OR TRADEMARK SYMBOL; PROVIDED AND INSTALLED BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT; G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
3.02	<varies>
3.02A	PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DUROLAST OR SIMILAR   COLOR: PANTONE PMS 2307 C
3.04	MAIN ENTRANCE/EXIT   REFER TO A600 ADDITIONAL INFORMATION.
3.05	SECONDARY ENTRANCE/EXIT   REFER TO A600 ADDITIONAL INFORMATION.
3.10	CONTROL JOINT WHERE INDICATED. REFER TO DETAILS FOR FURTHER INFORMATION.
3.11	PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS WITH FINISHED UNDERSIDE,   MANF: MANDEVILLE   COLOR: DARK GREEN, PMS 2411C, CANOPOY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM), CANOPOY UNDERSIDE TO HAVE FINISH TO MATCH (SF1)
3.16	FIRE DEPARTMENT ACCESS BOX: INSTALLED ADJACENT TO ENTRY DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
3.18	NICKEL BRONZE NOZZLE RWL/ OVERFLOW DRAIN THRU ROOF, MIN. 12" ABOVE GRADE. REFER TO PLUMBING DRAWINGS.
3.19	HOSE BIBB: STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION.
3.31	DRIVE THRU SIGN BY SIGN VENDOR. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED
3.35	GC TO PROVIDE NEW CONSTRUCTION BANNER, VERIFY PLACEMENT ON ELEVATION WITH PANERA CPM.
3.36	PREMANUFACTURED RIBBED PANEL ROOF EQUIPMENT SCREENING, COLOR: TO MATCH P1656 CHARCOAL.
3.37	CONTROL JOINT / JOINER REVEAL COVER WITHIN ALUM. CLADDING SYSTEM PER MFR RECOMMENDATIONS. JOINER PIECE TO ALIGNED WITH STOREFRONT MULLION BELOW AS INDICATED.
3.40	BUILDING NO. BY TENANT

EXTERIOR MATERIALS

NUMBER	DESCRIPTION
BR1	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN. COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM).
BR2	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, HORIZONTAL PATTERN. COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM).
BR3	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK, UTILITY STACKED, VERTICAL PATTERN. COLOR: MATCH E1.
E1	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD W/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: #105 SUEDE.
E2	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD W/ MOISTURE DRAINAGE SYSTEM, TEXTURE: DRYVIT LYMESTONE, PAINTED COLOR: TO MATCH PANTONE PMS 2307 C.
FRP1	REINFORCED FIBERGLASS PANEL, MANF: FORMGLAS PATTERN: CUSTOM VERTICAL RIBBED, COLOR: PANTONE PMS 2307 C, FINISH: PRIMER - BM HIGH-HIDING ALL PURPOSE PRIMER (046) TOPCOAT - BM ULTRA-SPEC HP D.T.M. ACRYLIC LOW LUSTRE (HP25).
G1	ALUMINUM STOREFRONT, MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT, COLOR: ANODIZED ALUMINUM 2"x4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A600 FOR ADDITIONAL INFORMATION
SF1	SPECIALTY FINISH: PREFABRICATED ALUMINUM WOOD GRAIN CLADDING SYSTEM, MFR: KNOTWOOD CLADDING, COLOR: WHITE ASH.



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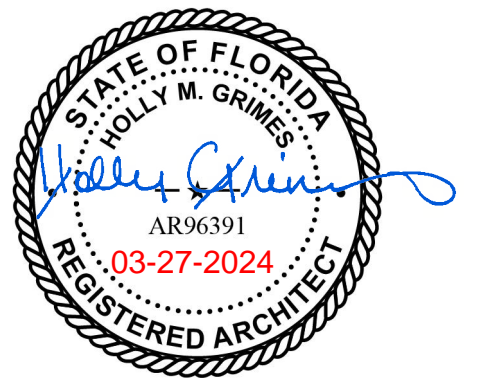
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200





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SHEET TITLE		
EXTERIOR ELEVATIONS		
SHEET NUMBER		
A201		

GENERAL NOTES

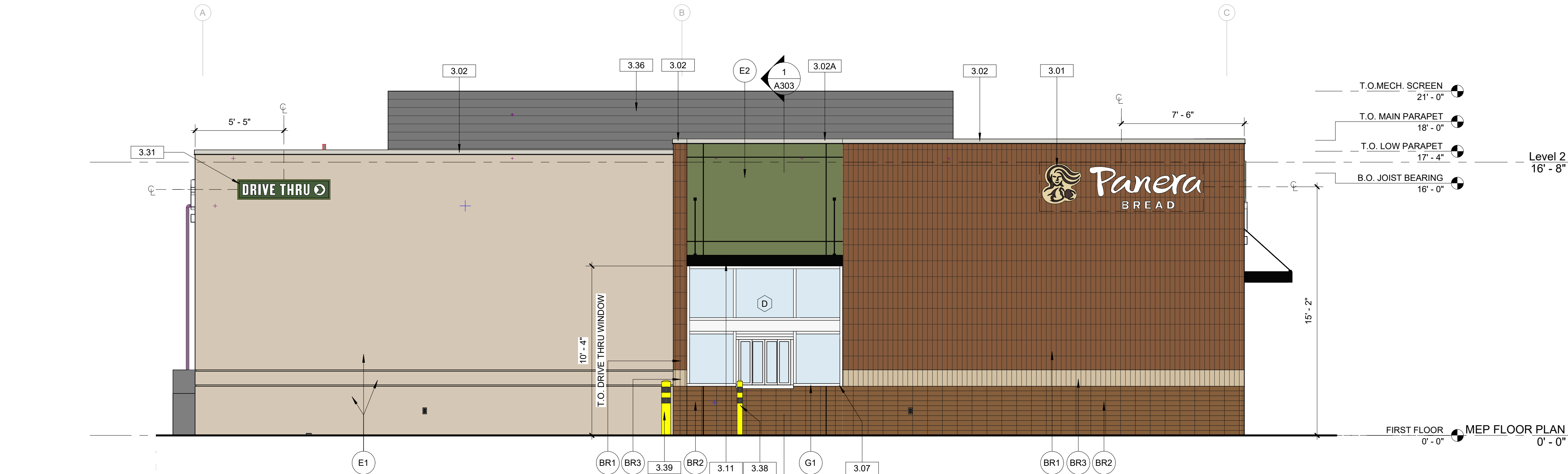
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- ALL TENANT SIGN REFERENCES ARE REPRESENTATIVE IN NATURE. ALL SIGNAGE TO BE SEPARATELY SUBMITTED BY OTHERS FOR PERMIT.

KEYED NOTES

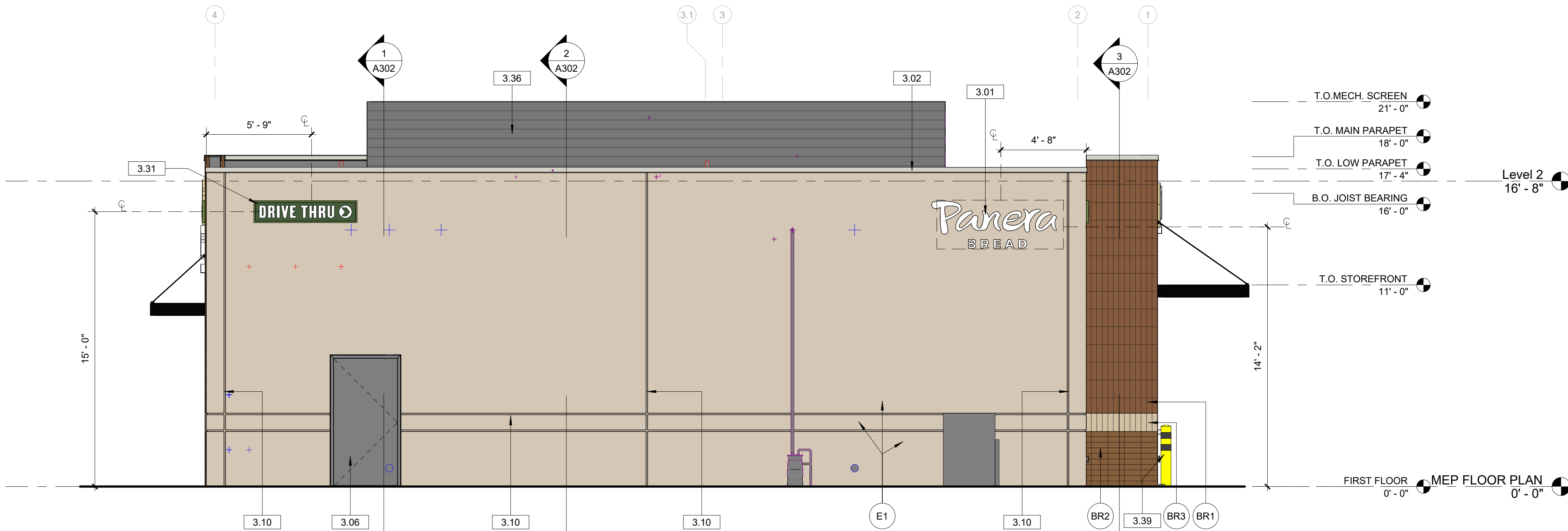
NUMBER	DESCRIPTION
3.01	LOCATION OF INTERNALLY ILLUMINATED CLIP LETTERS AND/OR TRADEMARK SYMBOL, PROVIDED AND INSTALLED BY TENANT SIGN VENDOR UNDER SEPARATE PERMIT; G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
3.02	PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DUROLAST OR SIMILAR   COLOR: CHARCOAL TO MATCH R7043
3.02A	PRE-FINISHED METAL 2-PIECE SNAP-ON COMPRESSION COPING BY DUROLAST OR SIMILAR   COLOR: PANTONE PMS 2307 C
3.06	HOLLOW METAL SERVICE DOOR. EXTERIOR PAINT FINISH TO MATCH ADJACENT MATERIAL [E1]. REFER TO A600 FOR ADDITIONAL INFORMATION.
3.07	DRIVE-THRU WINDOW   MFR: QUICKSERV   MODEL: FM42E   TO BE INSTALLED AS PART OF SHELL CONSTRUCTION IN STOREFRONT SURROUND. COLOR TO MATCH STOREFRONT.
3.10	CONTROL JOINT WHERE INDICATED. REFER TO DETAILS FOR FURTHER INFORMATION.
3.11	PRE-MANUFACTURED ALUMINUM CANOPY W/ TIE RODS FINISHED UNDERSIDE.   MANF: MANDEVILLE   COLOR: DARK GREEN. PMS 241C. CANOPY TO INCLUDE LIGHTING. INTERNAL DRAIN (TO TIE INTO STORM). CANOPY UNDERSIDE TO HAVE FINISH TO MATCH [SF1].
3.31	DRIVE THRU SIGN BY SIGN VENDOR. GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED
3.36	PREMANUFACTURED RIBBED PANEL ROOF EQUIPMENT SCREENING. COLOR TO MATCH P1656 CHARCOAL.
3.38	4" CONC. FILLED. BOLLARD
3.39	6" CONC. FILLED. BOLLARD

EXTERIOR MATERIALS

NUMBER	DESCRIPTION
BR1	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK. UTILITY STACKED, VERTICAL PATTERN. COLORE: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM).
BR2	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK. UTILITY STACKED, HORIZONTAL PATTERN. COLOR: MCNEAR (THIN BRK.) + SANTIAGO CREATE MATERIALS CUSTOM BLEND (TABS WALL SYSTEM).
BR3	BRICK MASONRY WALL SYSTEM, MFR: TABS WALL SYSTEM + THIN BRICK. UTILITY STACKED, VERTICAL PATTERN. COLOR: MATCH E1.
E1	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD W/ MOISTURE DRAINAGE SYSTEM. TEXTURE: DRYVIT LYMESTONE. PAINTED COLOR: #105 SUEDE.
E2	EIFS SYSTEM, PRODUCT: DRYVIT OUTSULATION PLUS MD W/ MOISTURE DRAINAGE SYSTEM. TEXTURE: DRYVIT LYMESTONE. PAINTED COLOR: TO MATCH PANTONE PMS 2307 C.
FRP1	REINFORCED FIBERGLASS PANEL. MANF: FORMGLAS PATTERN: CUSTOM VERTICAL RIBBED. COLOR: PANTONE PMS 2307 C. FINISH: PRIMER - BM HIGH-HIDING ALL PURPOSE PRIMER (046) TOPCOAT - BM ULTRA-SPEC HP D.T.M. ACRYLIC LOW LUSTRE (HP25).
G1	ALUMINUM STOREFRONT. MFR: KAWNEER TRIFAB VERRSAGLAZE 451T FINISH: POWDER COAT. COLOR: ANODIZED ALUMINUM 2"x4 1/2" PROFILE, THERMAL BREAK, 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70 (OR APPROVED EQUAL) REFER TO SHEET A600 FOR ADDITIONAL INFORMATION.
SF1	SPECIALTY FINISH: PREFABRICATED ALUMINUM WOOD GRAIN CLADDING SYSTEM, MFR: KNOTWOOD CLADDING, COLOR: WHITE ASH.



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



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



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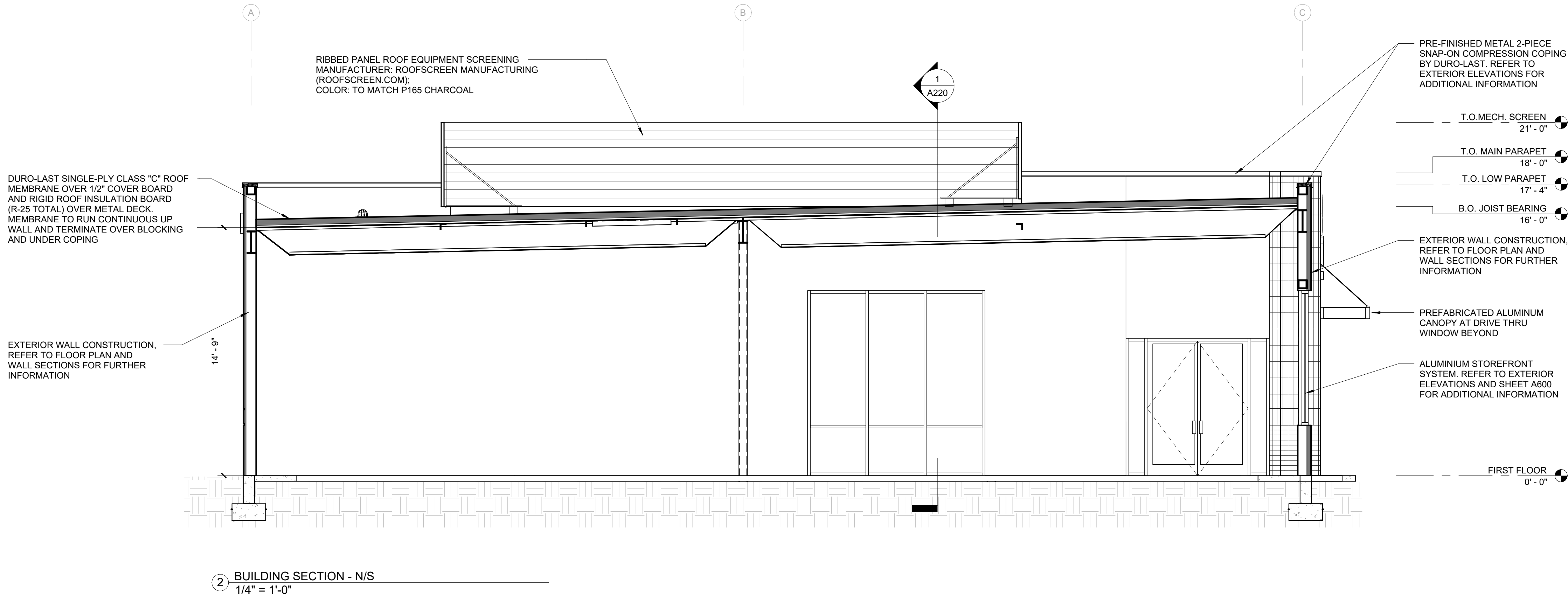
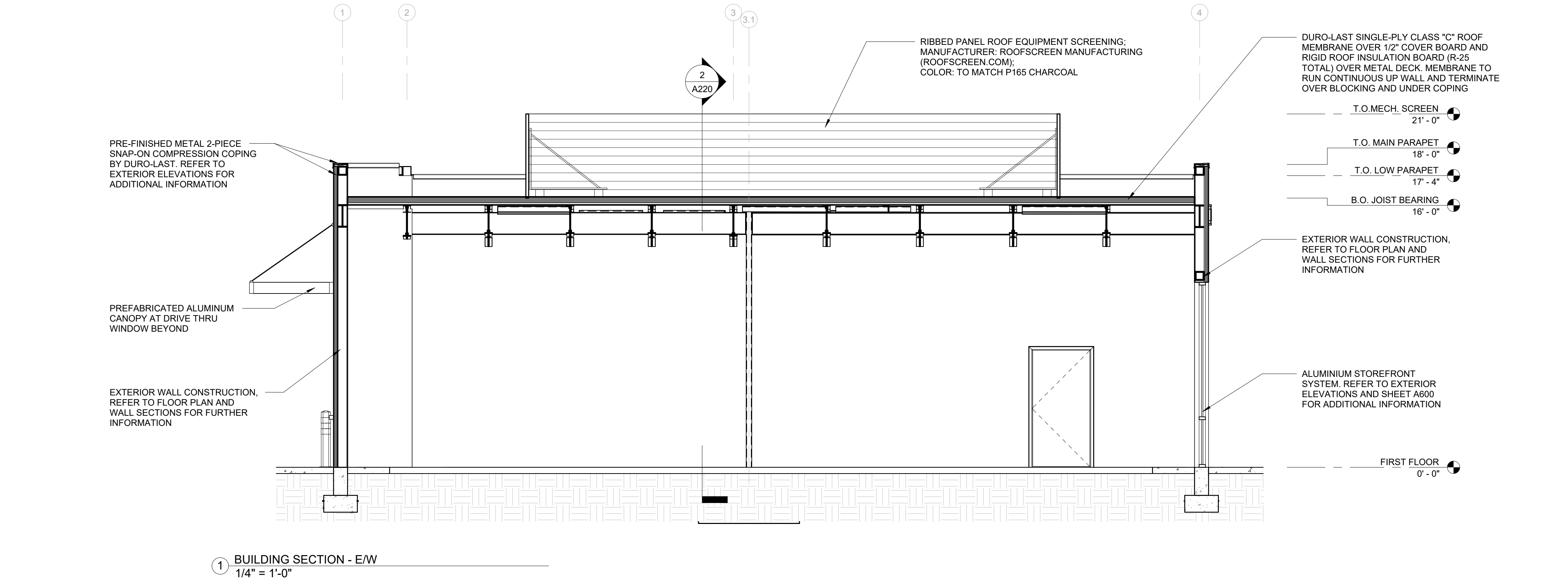
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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A220



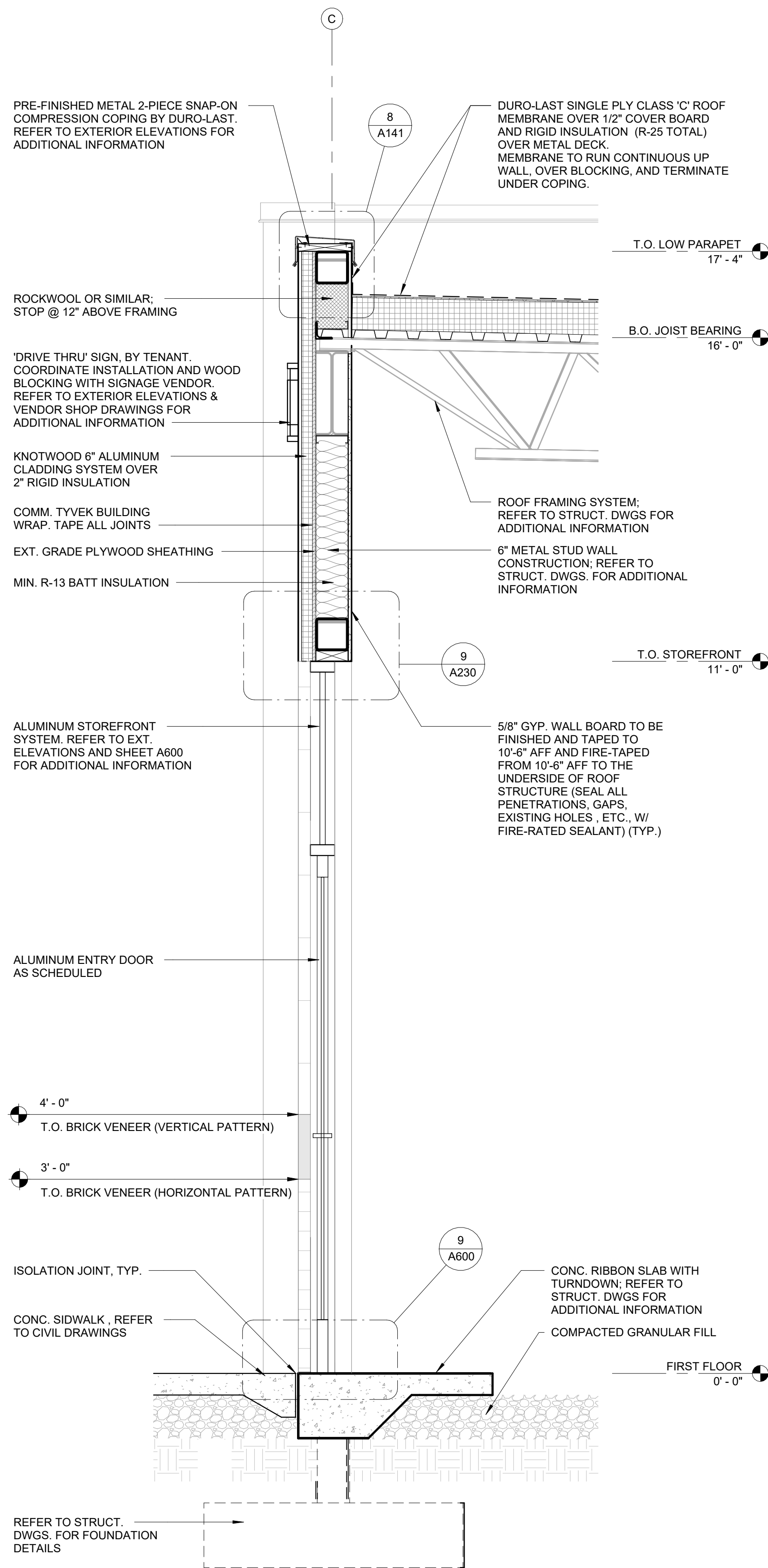




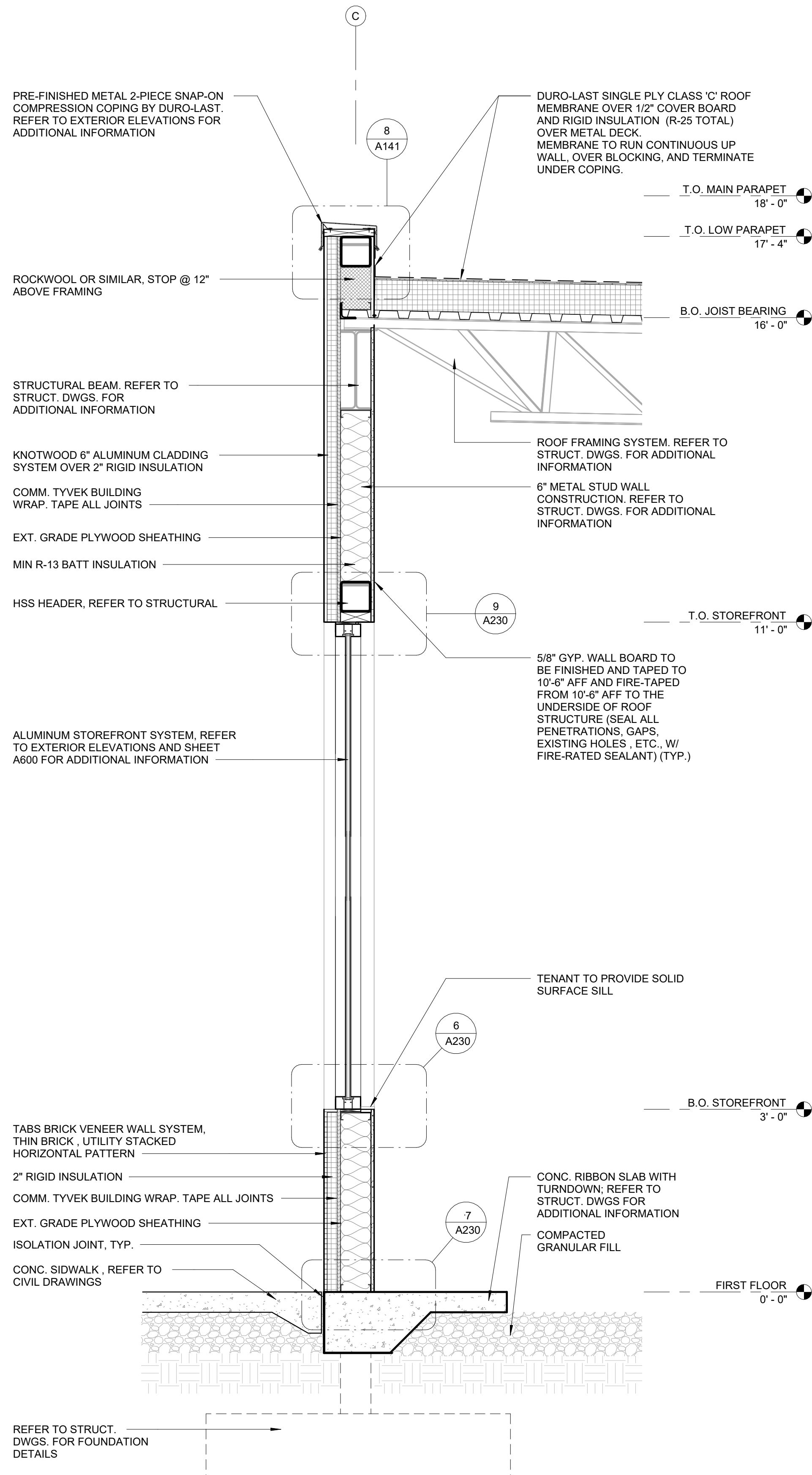




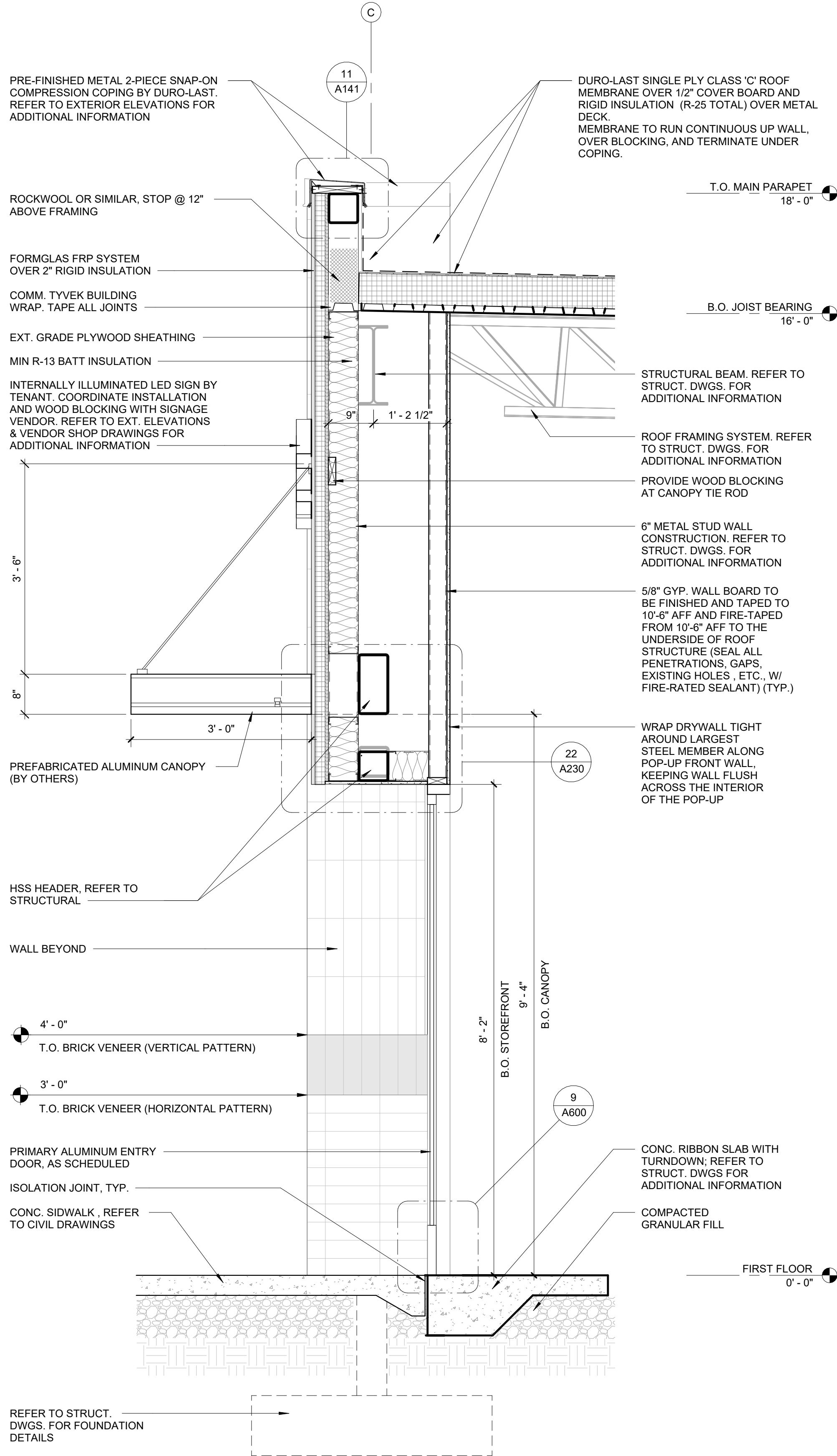




3 WALL SECTION @ STOREFRONT DOOR - NORTH ELEVATION  
3/4" = 1'-0"



2 WALL SECTION @ STOREFRONT- NORTH ELEVATION  
3/4" = 1'-0"



1 WALL SECTION @ MAIN ENTRY - NORTH ELEVATION  
3/4" = 1'-0"



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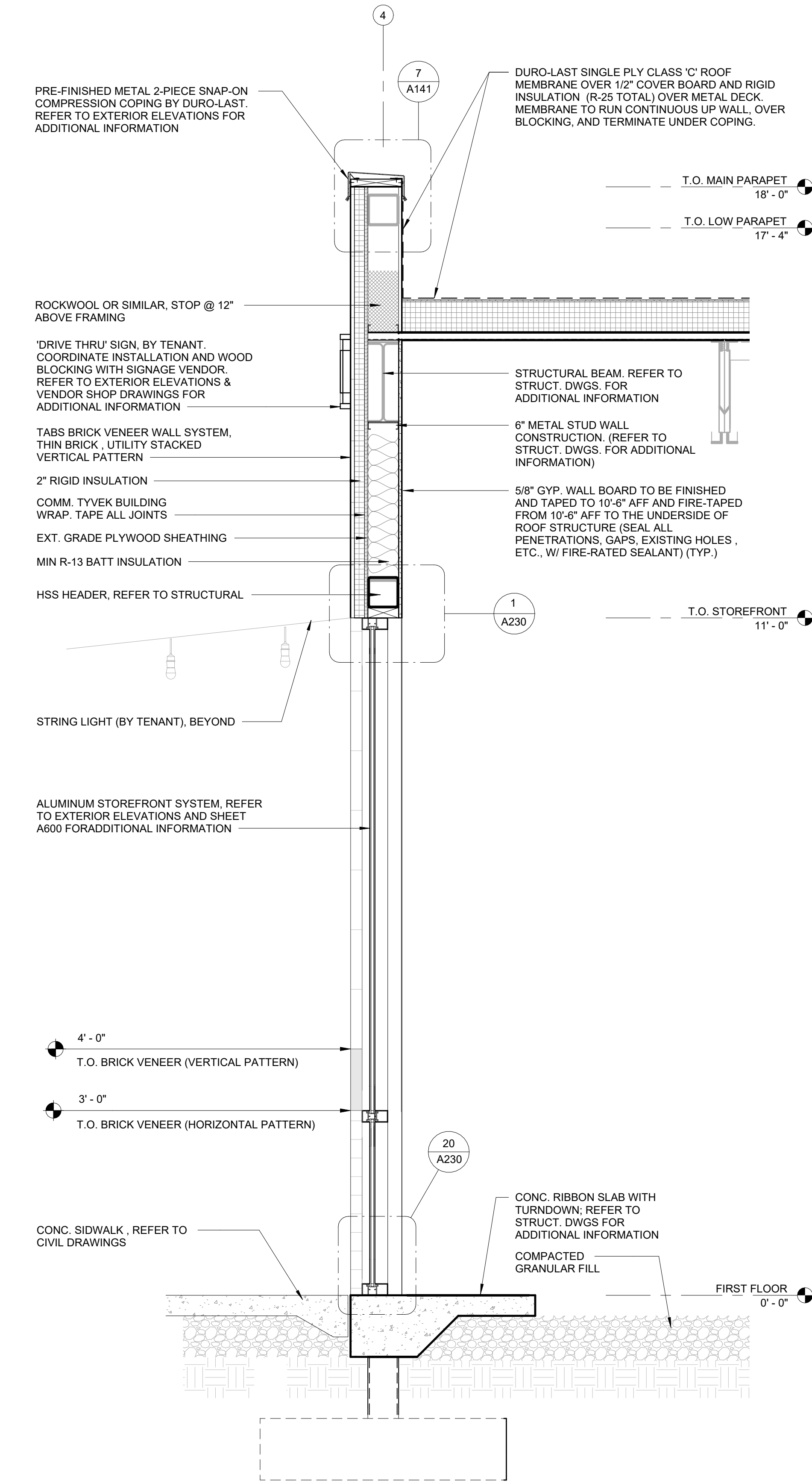
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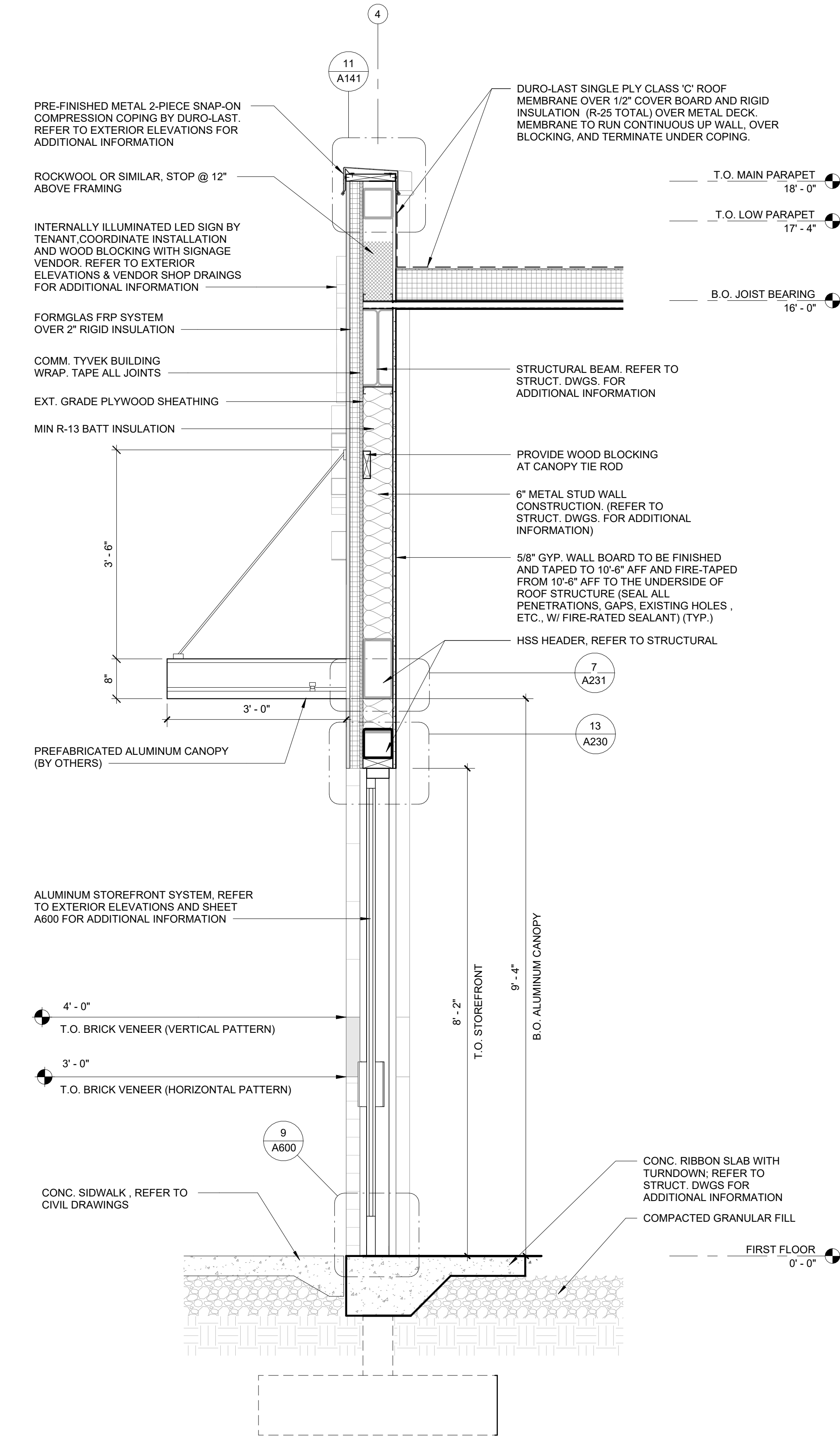
SHEET NUMBER

A300





2 WALL SECTION @ STOREFRONT- WEST ELEVATION  
3/4" = 1'-0"



1 WALL SECTION @ STOREFRONT ENTRY - WEST ELEVATION  
3/4" = 1'-0"

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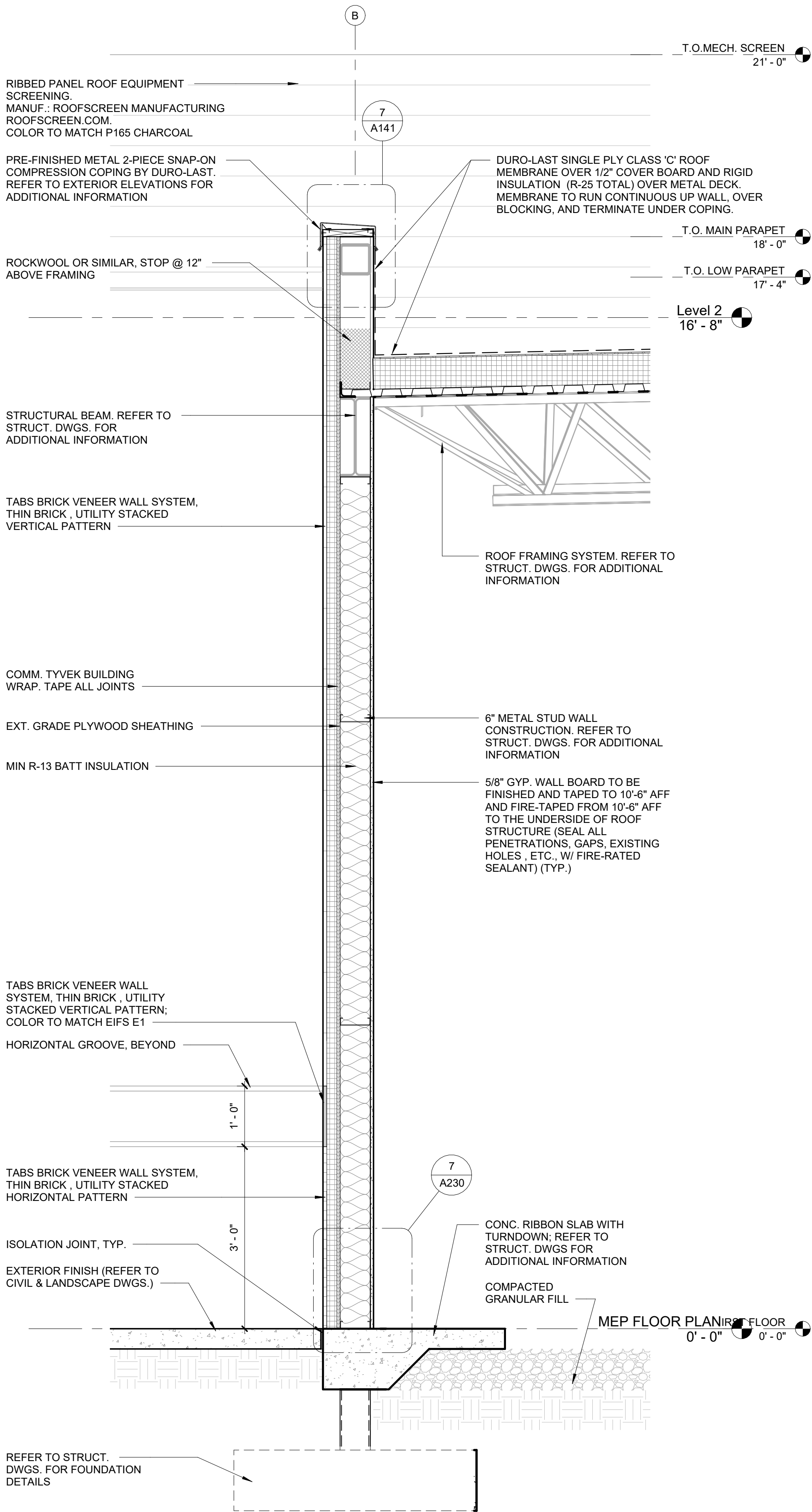
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WALL SECTIONS

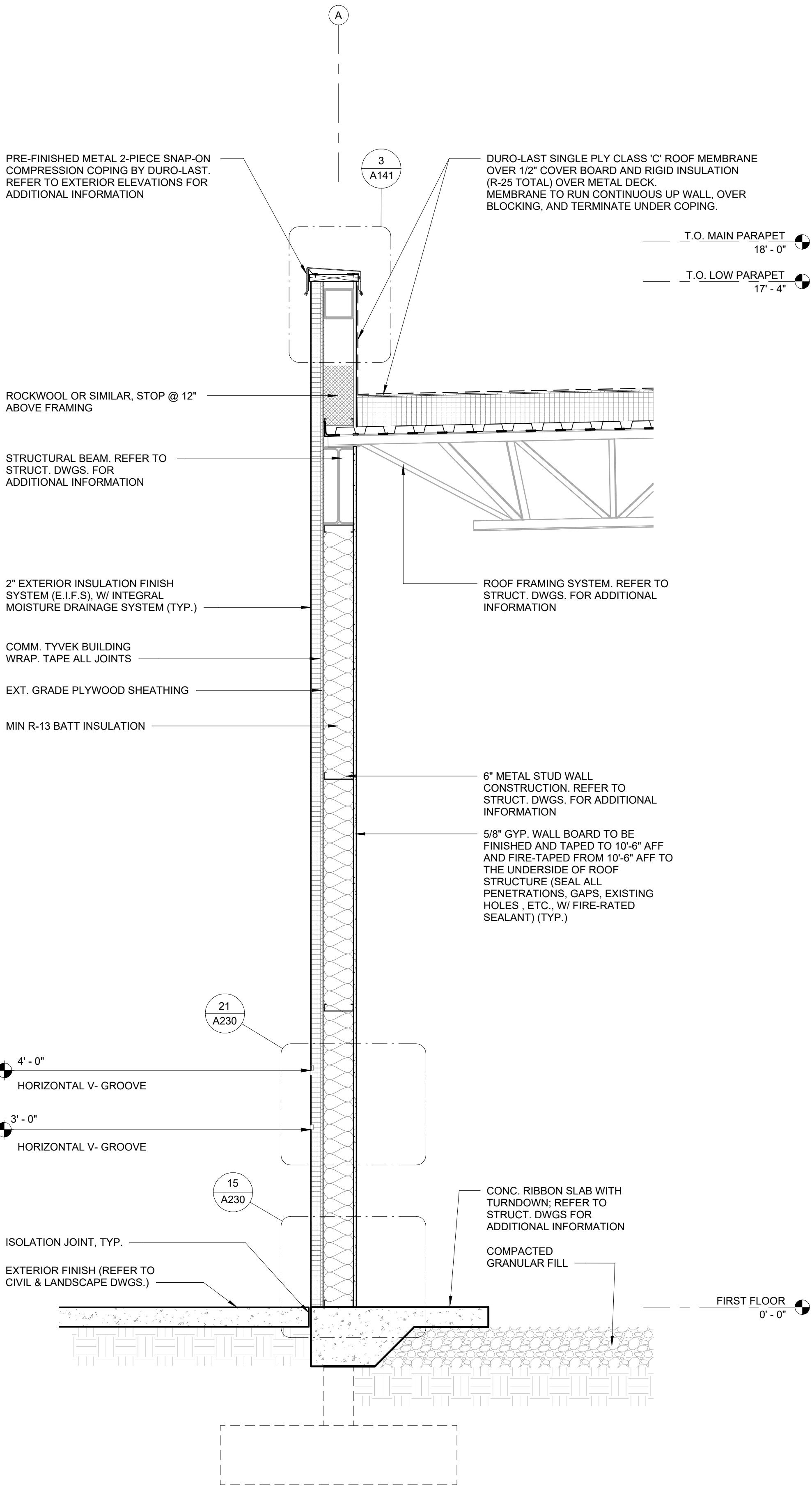
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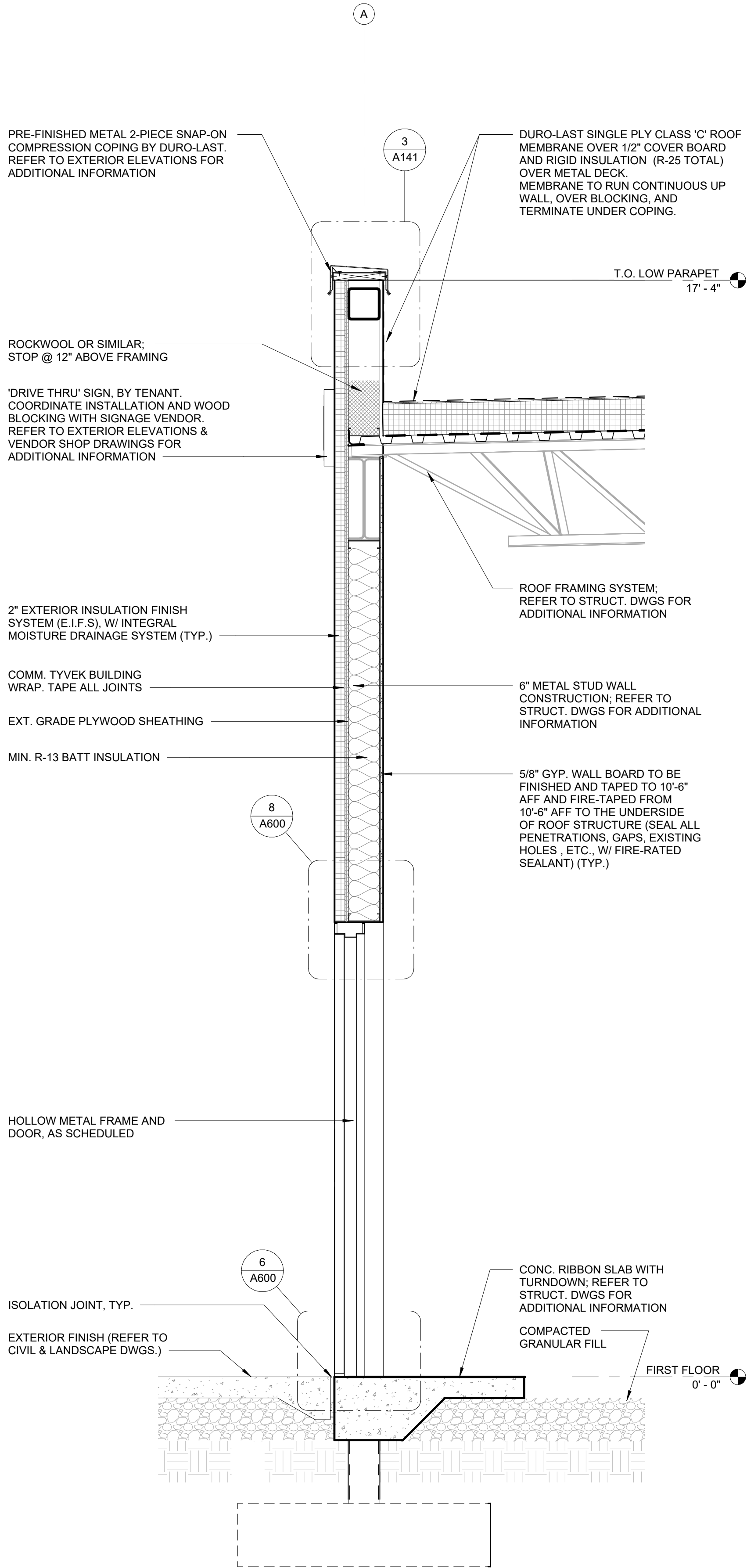




③ WALL SECTION @ WALL NEAR DRIVE THRU  
3/4" = 1'-0"



② WALL SECTION @ TYP. WALL- SOUTH ELEVATION  
3/4" = 1'-0"



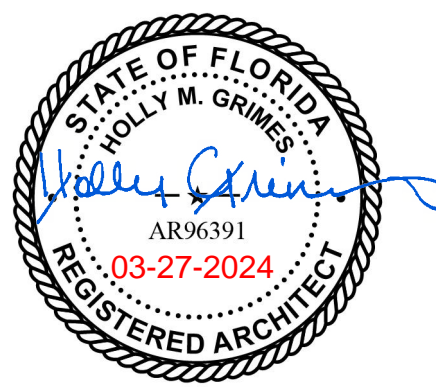
① WALL SECTION @ SERVICE DOOR- SOUTH ELEVATION  
3/4" = 1'-0"



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WALL SECTIONS

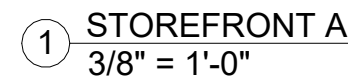
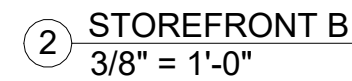
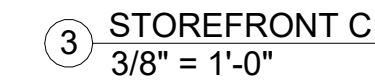
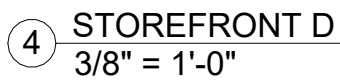
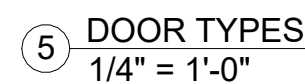
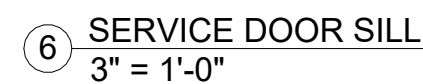
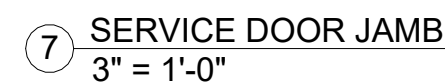
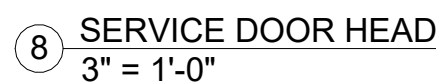
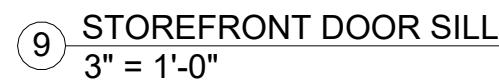
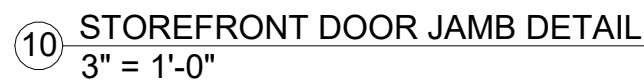
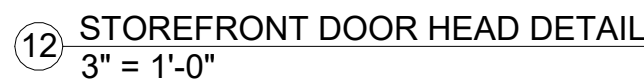
SHEET NUMBER

A302









## HARDWARE SCHEDULE

GROUP 1- (DOUBLE ENTRY W/ LOCK)- MATCH STOREFRONT FINISH

GROUP 1A- (ENTRY W/OUT LOCK)- MATCH STOREFRONT FINISH

GROUP 1B- (SINGLE ENTRY W/LOCK)- MATCH STOREFRONT FINISH

GROUP 2 - (SERVICE DOOR - HM)

1 EACH	CONTINUOUS PIANO HINGE, 780-210HD	HAGER-ROTON
1 EACH	EXIT DEVICE 19-R-EO (PANIC BAR)	FALCON
1 EACH	CLOSER, HEAVY DUTY, 4041 (4040 SERIES)	LCN
1 EACH	EXIT ALARM EAX-3500FK (FLUSH MOUNT KIT)	DETEX
1 EACH	THRESHOLD 171A - SIZE AS REQUIRED	PEMKO
1 EACH	SWEEP 307AV - SIZE AS REQUIRED	PEMKO
1 EACH	WEATHERSTRIP 303AV- SIZE AS REQUIRED KICK	PEMKO
2 EACH	KICK PLATE 24"X34" (US32D FINISH)	-
1 EACH	WIDE ANGLE VIEWER 698	IVES
1 EACH	24" HC STAINLESS GRAB BAR BUMPER- B-5806-24 OR EQUAL	BOBRICK
1 EACH	STOP - AS REQUIRED. WALL-WS407CCV, FLOOR-FS436 OR FS438	IVES

## DOOR SCHEDULE

DOOR NO.	DOOR SIZES			DOOR		FRAME		HRDW SET	COMMENTS
	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	HEAD	JAMB		
100	6' - 0"	8' - 0"	0' - 2"	B	ALUM	11/A600	10/A600	GROUP - 1	2.3
101	6' - 0"	8' - 0"	0' - 2"	B	ALUM	11/A600	10/A600	GROUP - 1A	2.3
102	3' - 0"	8' - 0"	0' - 2"	A	ALUM	12/A600	10/A600	GROUP - 1B	2.3
103	3' - 6"	7' - 0"	0' - 1 3/4"	C	HM	8/A600	7/A600	GROUP - 2	1

## HARDWARE SCHEDULE

QTY	PROVIDE: PER DOOR	SUPPLIER
-----	-------------------	----------

**DOOR SCHEDULE NOTES:**

1. PROVIDE EYE VIEWER INSTEAD OF SECURITY WINDOW.
2. ALL PANIC BARS AND PUSH BARS TO BE MOUNTED ON DOORS BETWEEN 30" AND 40" ABOVE FINISHED FLOOR.
3. SEE DOOR CLOSER HARDWARE ITEMS SO THAT ALL INTERIOR DOORS DO NOT REQUIRE MORE THAN 5 LBS. TO OPERATE AND EXTERIOR DOORS NOT TO EXCEED 8.5 LBS. OF FORCE TO OPERATE.

## LEGEND

- |    |   |
|----|---|
| TI | 1" TEMPERED AND INSULATED GLAZING                                   |
| I  | 1" INSULATED GLAZING  |
| BM | BRAKE METAL: MATCH STOREFRONT FINISH<br>FIELD VERIFY REQUIRED WIDTH |
| AI | 1" ALUMINUM INFILL PANEL WITHIN ALUMINUM<br>STOREFRONT SYSTEM       |

NOTE: 1. OVERALL DIMENSION INCLUDES SHIM AND SEALANT JOINT SPACE. SEE DETAILS FOR FURTHER INFORMATION.

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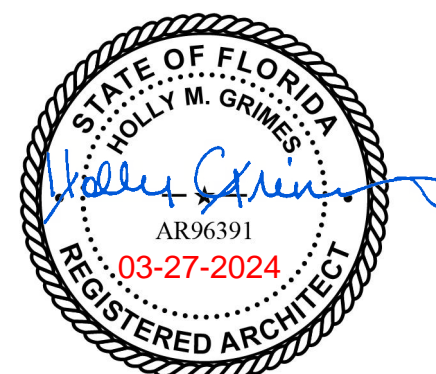
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[illegible]

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**SHEET TITLE**

## STOREFRONT & DOOR SCHEDULE & DETAILS

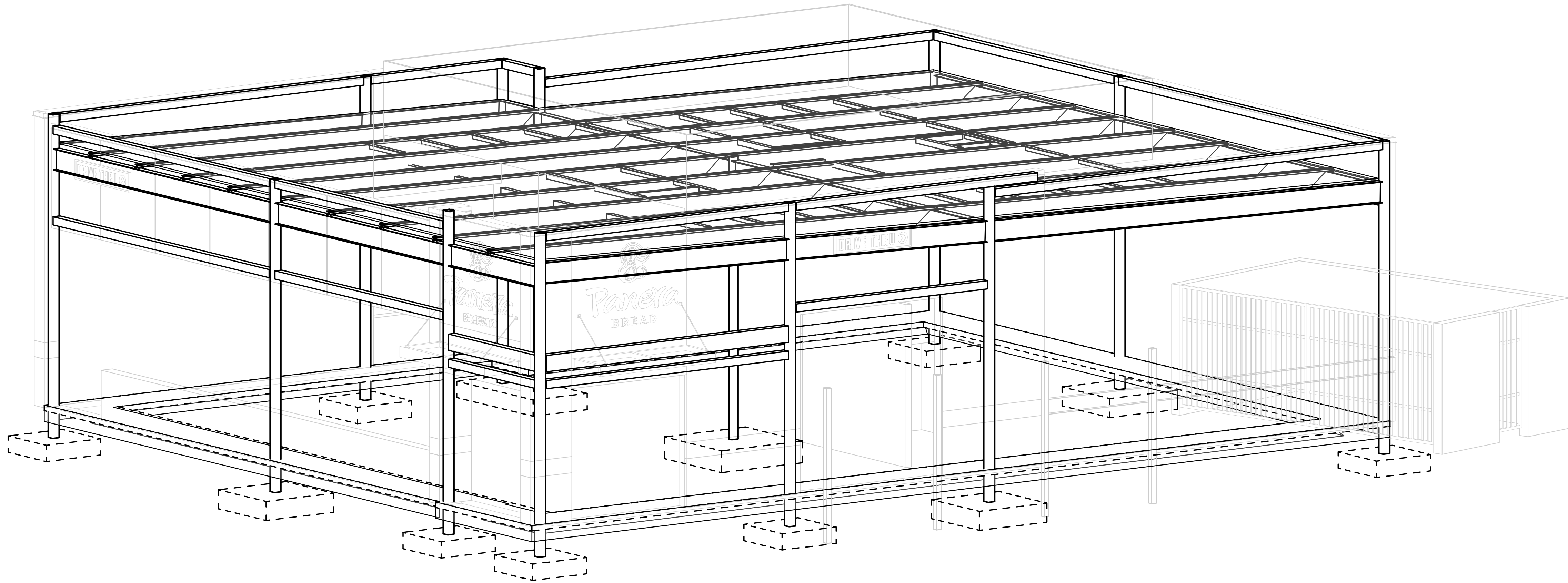
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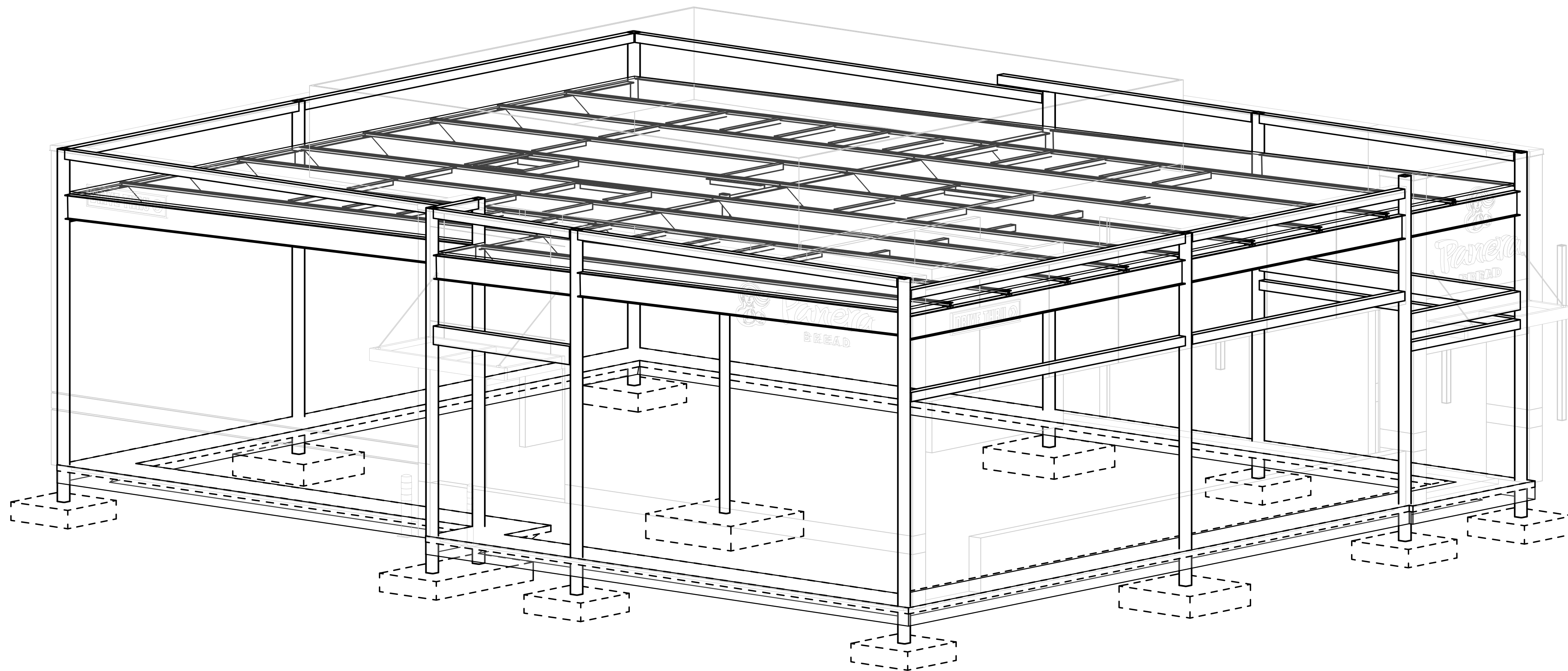




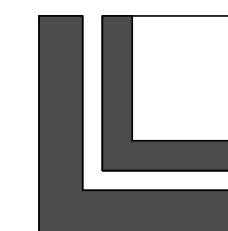




1 3D ISOMETRIC  
SCALE:



2 3D ISOMETRIC  
SCALE:



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Jacksonville, FL 32224  
(904) 992-0377  
FL Cert of Auth: 28261  
EOR: J. Matthew Lowe FL PE: 59027

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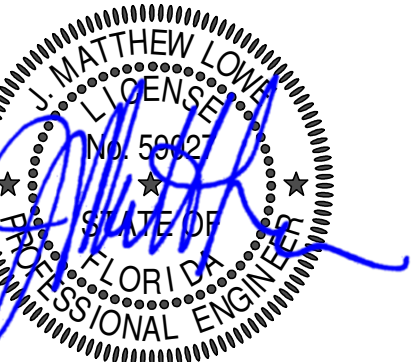
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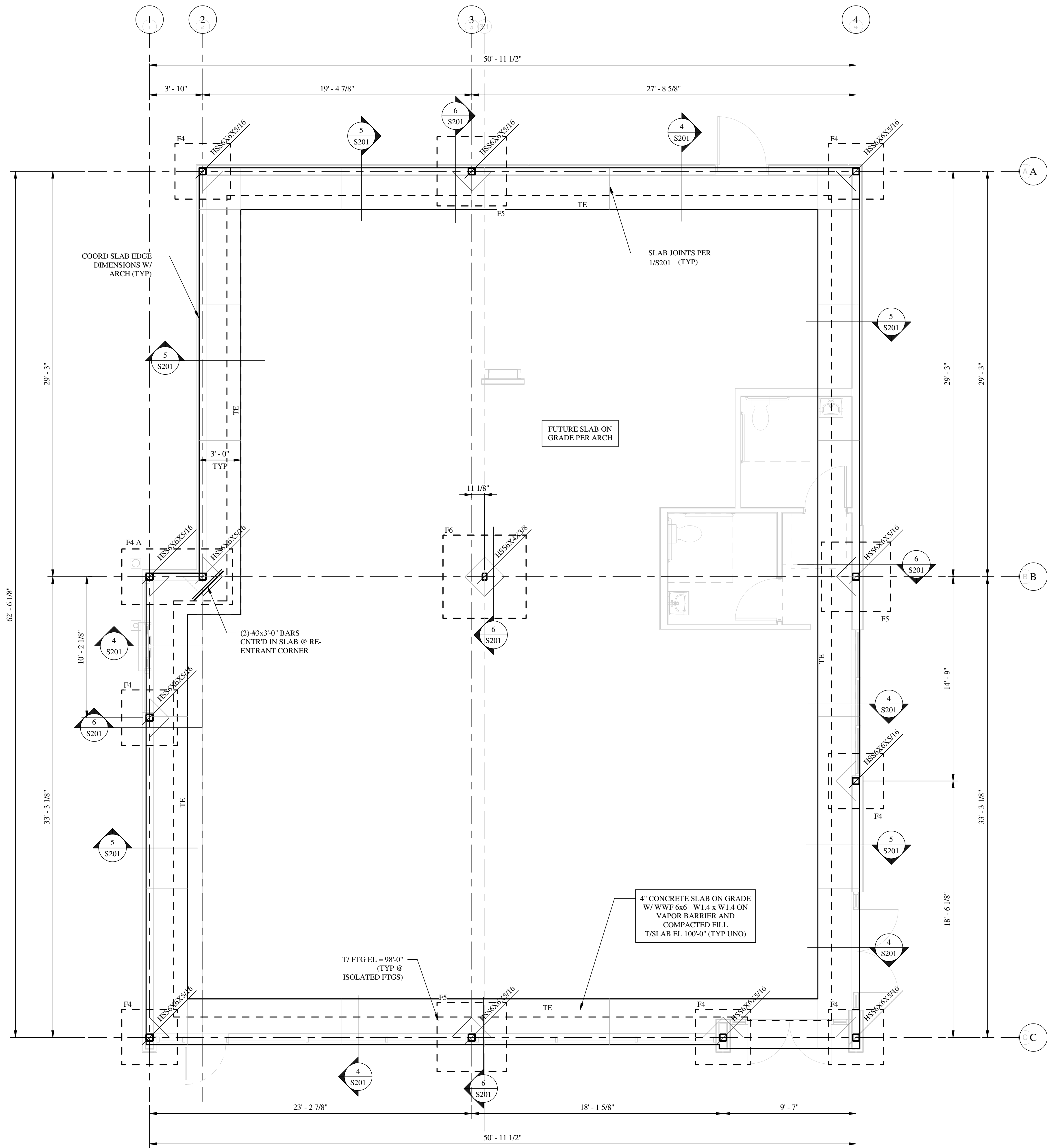
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3D ISOMETRICS

SHEET NUMBER

S002





1 S111 FOUNDATION PLAN 1 PLAN  
SCALE: 1/4" = 1'-0"

- PLAN NOTES:
- SEE S001 FOR GENERAL NOTES AND DESIGN CRITERIA.
  - CONTRACTOR TO COORD ALL DIMS & LAYOUT W/ ARCH PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ARCH DIMS AND ELEVATIONS WILL CONTROL.
  - ALL ELEVATIONS ARE BASED ON A DATUM T/ EXISTING SLAB ELEVATION OF 100'-0". COORD ACTUAL ELEVATION W/ CIVIL & ARCH.
  - F# DENOTES FOOTING TYPE. SEE SCHEDULE ON THIS SHEET FOR FOOTING SIZE & REINF.
  - SEE 2/S201 WHERE PIPES PENETRATE BUILDING PERIMETER.
  - SEE 3/S201 FOR REINF @ WALL FTG CORNERS.

FOOTING SCHEDULE								
TYPE	LENGTH	WIDTH	DEPTH	BOTTOM REINF (LONG WAY)	BOTTOM REINF (SHORT WAY)	TOP REINF (LONG WAY)	TOP REINF (SHORT WAY)	REMARKS
F4	4'-0"	4'-0"	1'-0"	5-#5	5-#5	-	-	
F4 A	4'-0"	8'-0"	1'-0"	5-#5	5-#5	-	-	
F5	5'-0"	5'-0"	1'-2"	6-#5	6-#5	-	-	
F6	6'-0"	6'-0"	1'-4"	8-#5	8-#5	-	-	



**PANERA SHELL  
AT BEACHWALK**  
O BEACHWALK SHORE DRIVE  
ST JOHNS, FLORIDA 32259

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JOB # 230072  
DATE: 03/27/24  
DRAWN BY: CIW  
CHECKED BY: JML

SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S111





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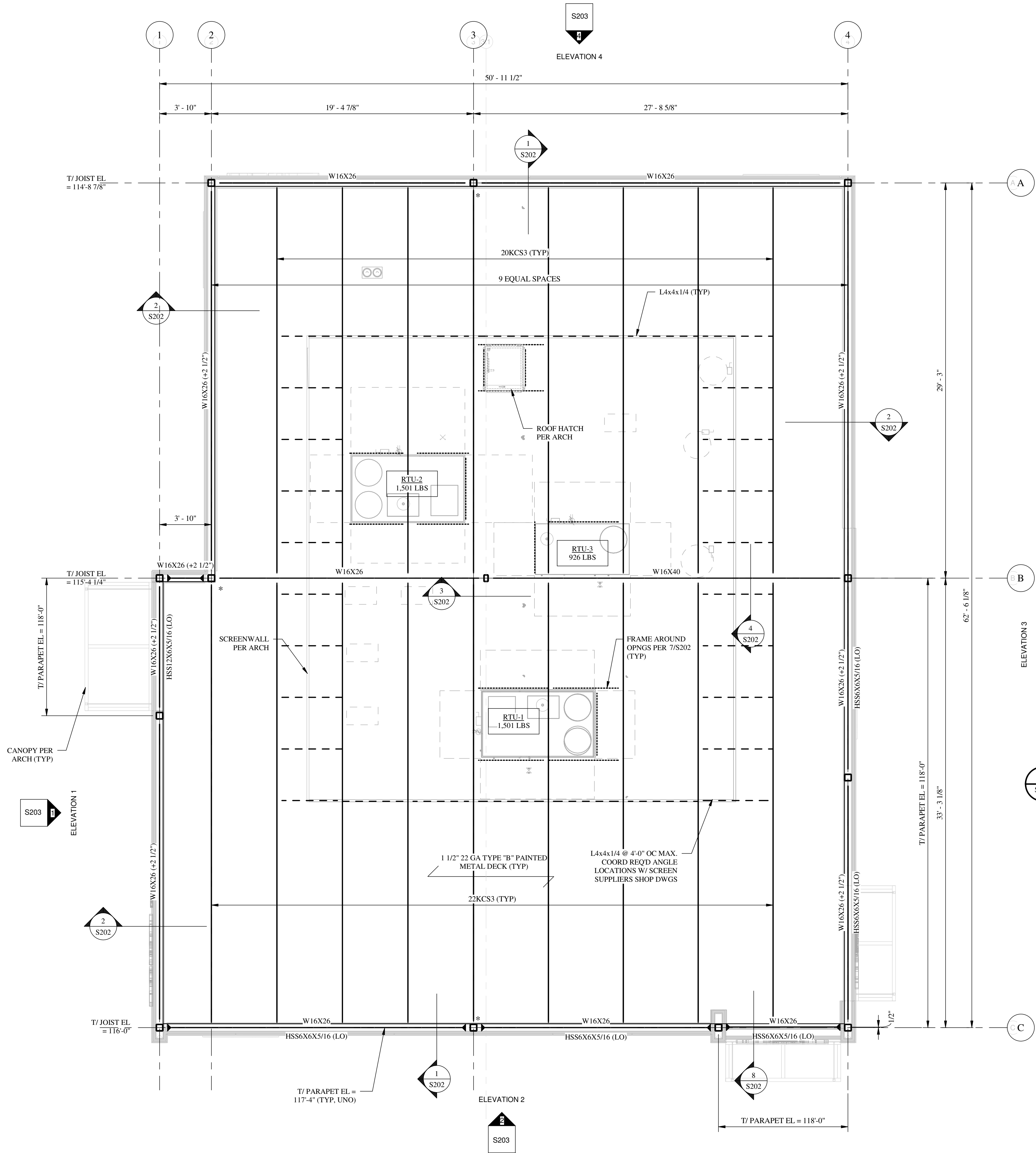
JOB #	230072
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DRAWN BY:	CIW
CHECKED BY:	JML

SHEET TITLE

ROOF FRAMING PLAN

SHEET NUMBER

S112

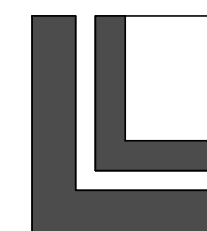


ROOF FRAMING PLAN

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

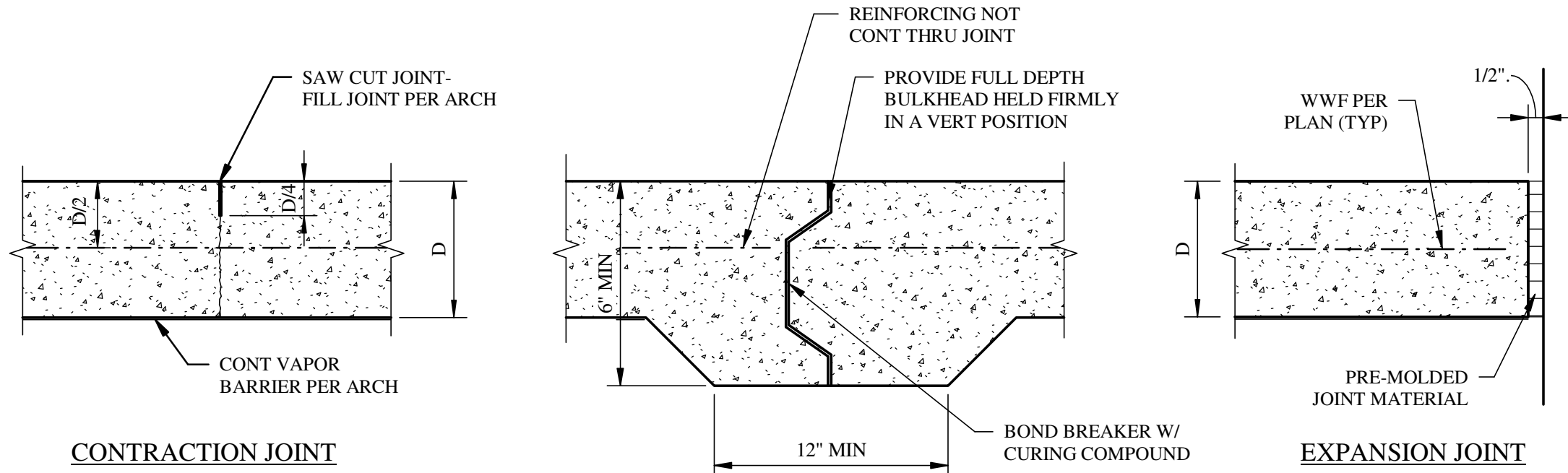
PLAN NOTES:

- ELEVATIONS ARE BASED ON TOP OF SLAB ON GRADE DATUM 100'-0".
- FOR DESIGN CRITERIA AND GENERAL NOTES, SEE SHEET S001.
- SEE 6/S202 FOR ROOF DECK ATTACHMENT REQUIREMENTS.
- SEE 5/S202 FOR JOIST REINFORCING AT CONCENTRATED LOADS.
- SEE 7/S202 FOR FRAMING AT ROOF OPENINGS.
- T/BELM EL SHALL BE -2 1/2" FROM T/JST EL. UNO.
- "\*\*" DENOTES TO EXTEND BOTT JOIST CHORD TO STABILIZER PL ON COL. DO NOT WELD BOTT CHORD TO PLATE.
- 7/16" OSB WALL SHEATHING @ LT GAUGE FRAMING SHALL BE ATTACHED W/ #6 SCREWS @ 6" OC EDGE & FIELD. BLOCK ALL PANEL EDGES.
- \*\* DENOTES MOMENT CONNECTION. SEE DETAIL 9/S202.



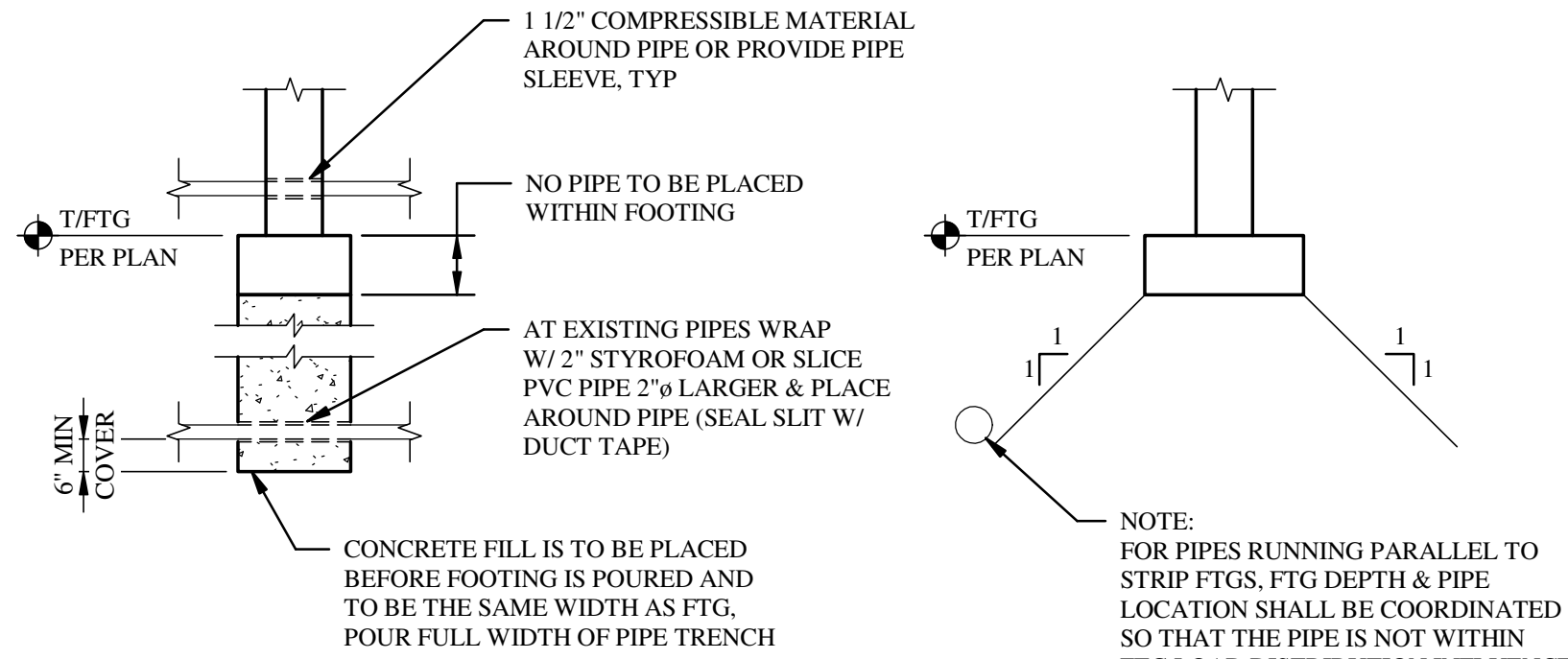
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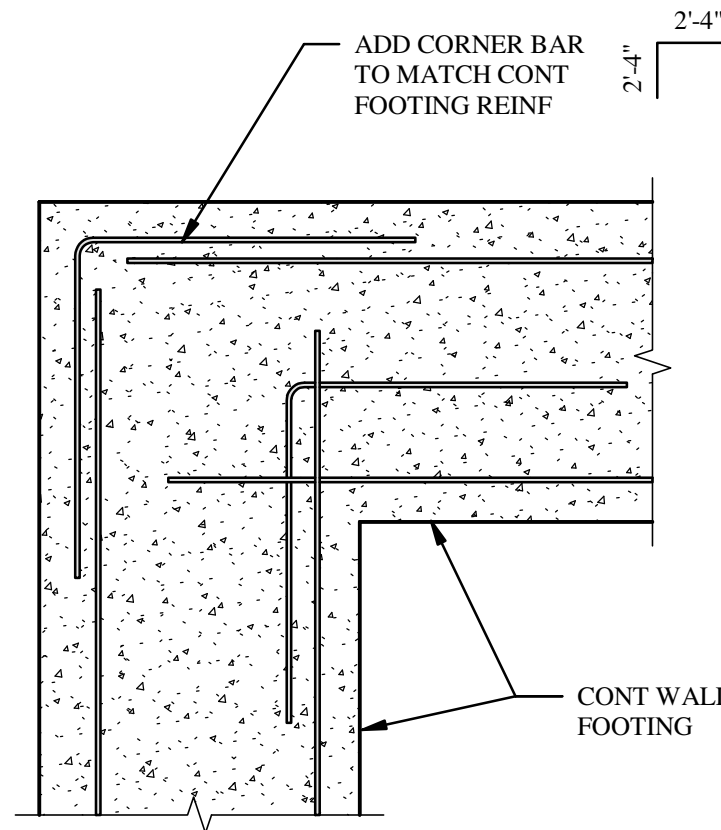
- NOTES:**
1. USE CONSTRUCTION JOINT WHEREVER CONSTRUCTION IS STOPPED OR SPECIFIED ON PLAN.
  2. CONTRACTION JOINTS SHALL BE CUT INTO SLAB WITHIN 12 HOURS OF CONCRETE PLACEMENT.
  3. SLAB JOINTS SHALL BE SPACED NO GREATER THAN 12'-0"

CONSTRUCTION JOINT



TRANSVERSE PIPE DETAIL

TYP PIPE PARALLEL TO WALL



REINF @ CONT FTG CORNERS

## SLAB JOINT DETAIL

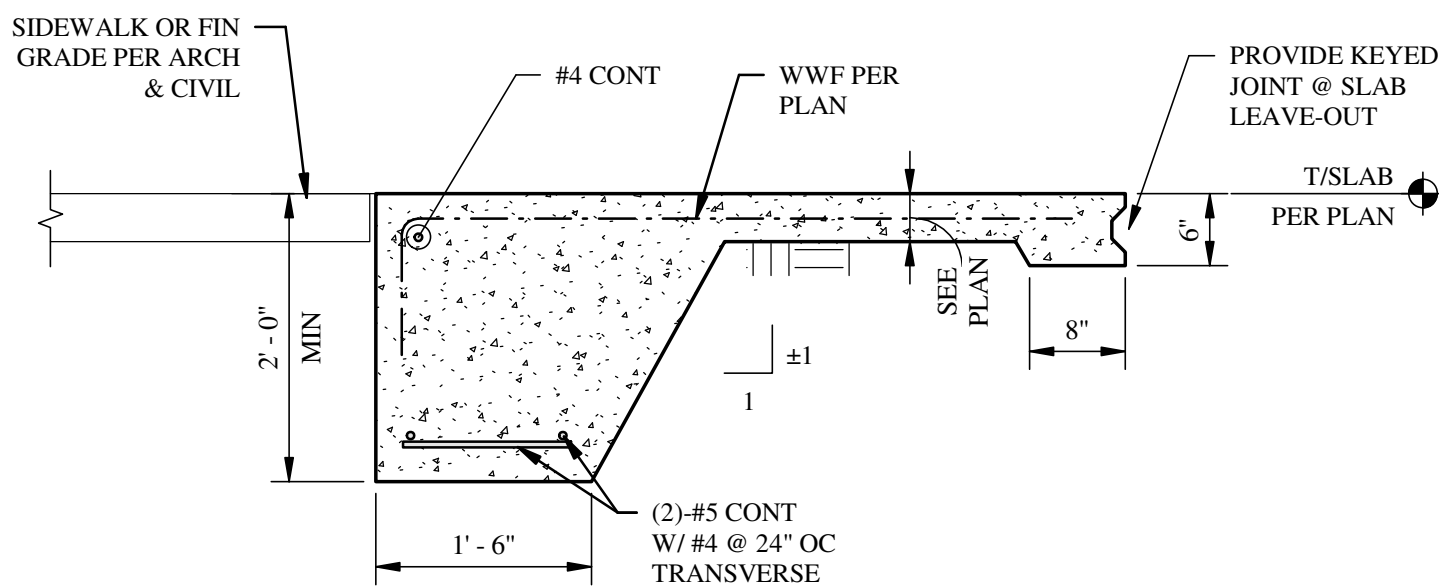
SCALE: NTS

## PIPE PENETRATION DETAIL

SCALE: NTS

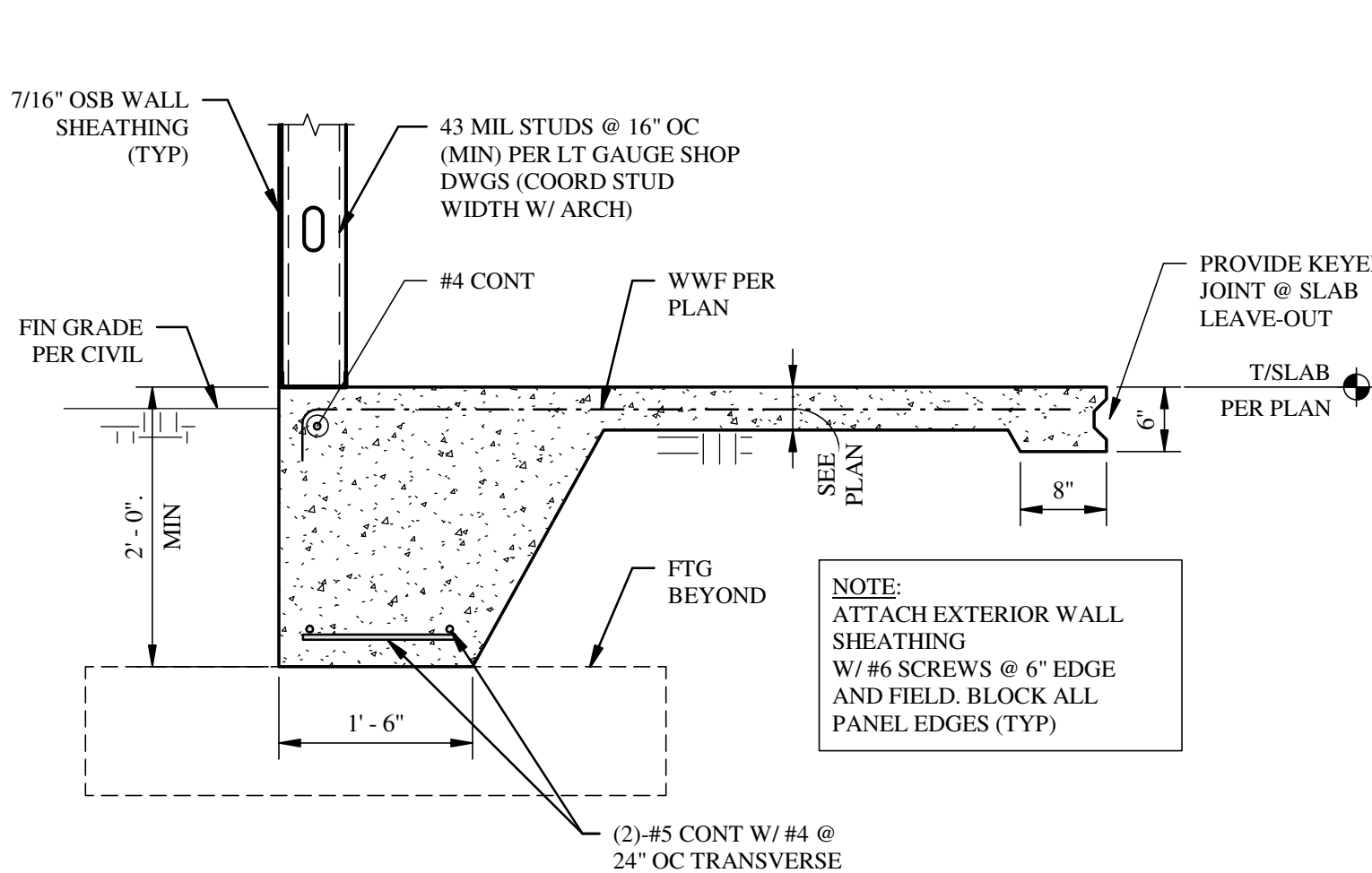
## REINF @ CONT FTG CORNERS

SCALE: NTS



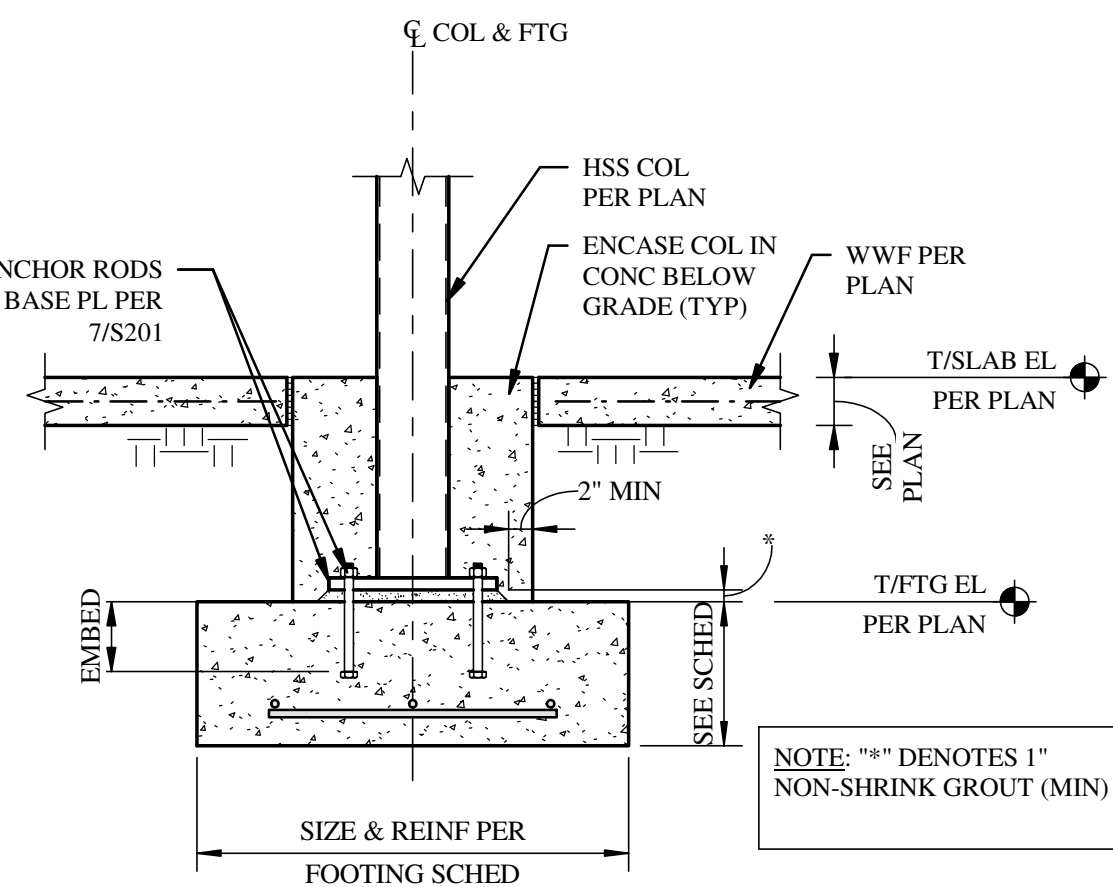
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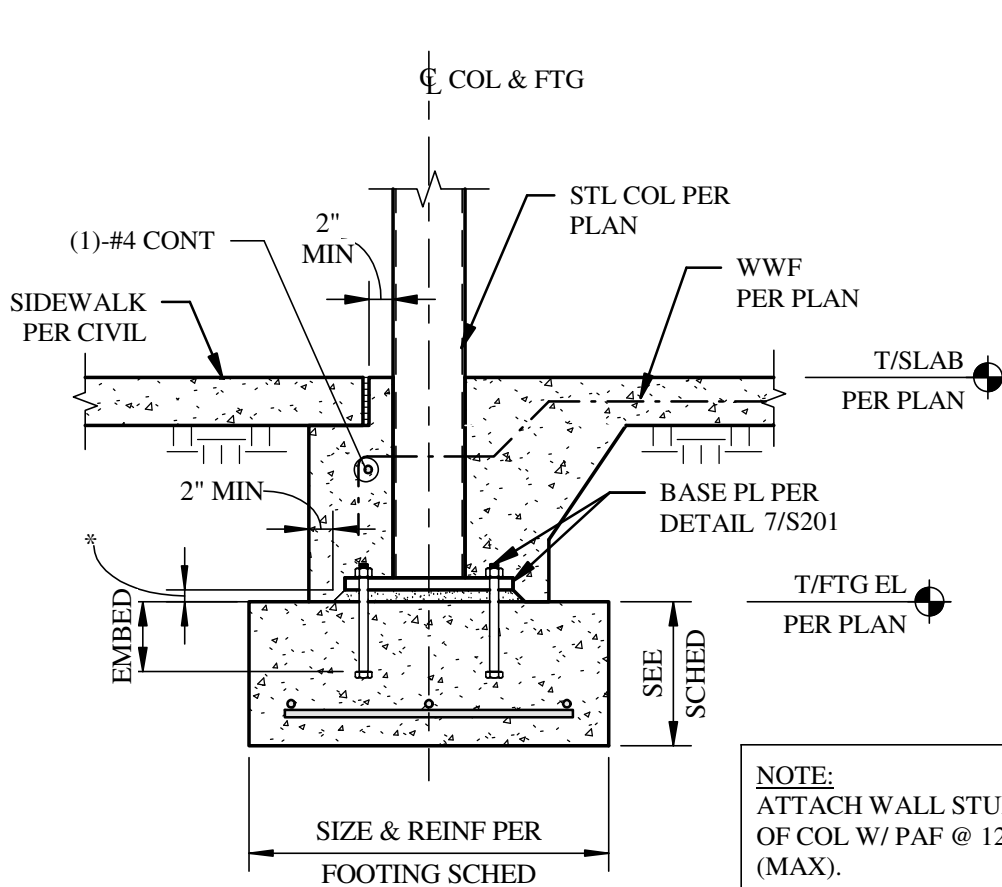


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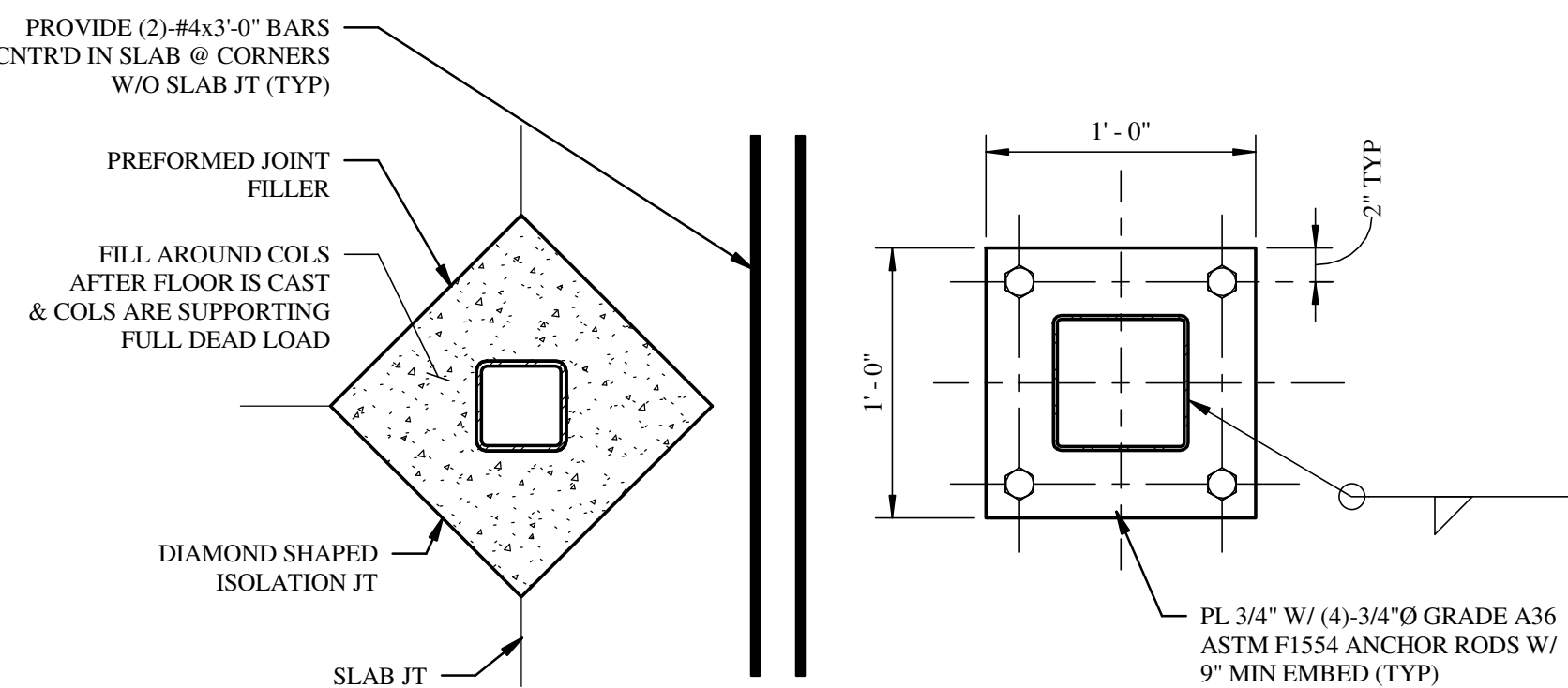
SCALE: NTS



@ INTERIOR COLUMN



@ EXTERIOR COLUMN



DIAMOND PLAN DETAIL

BASE PLATE DETAIL

## DETAIL

SCALE: NTS

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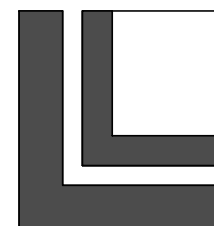
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DRAWN BY:	CIW
CHECKED BY:	JML

SHEET TITLE

SECTIONS & DETAILS

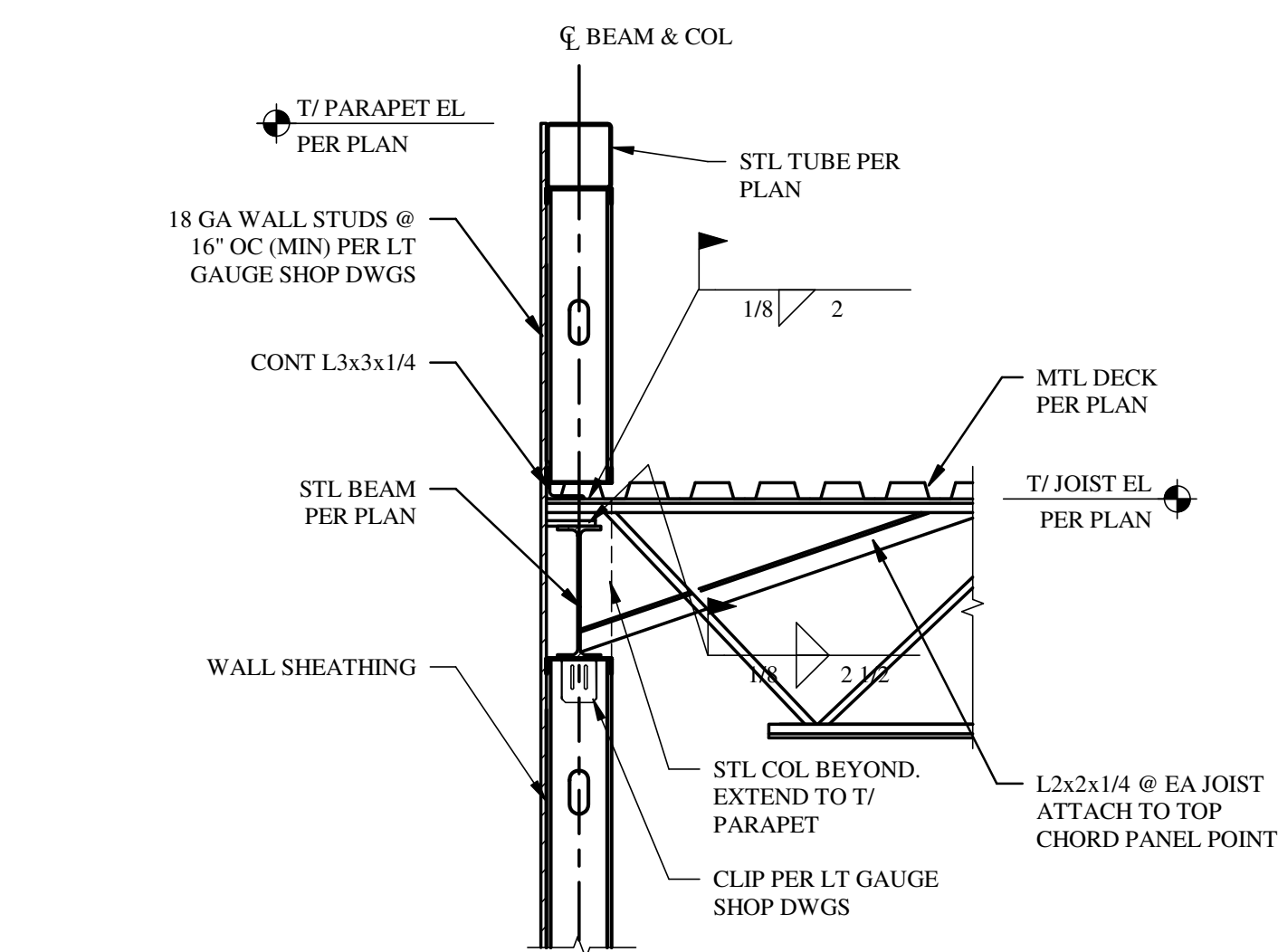
SHEET NUMBER

S201

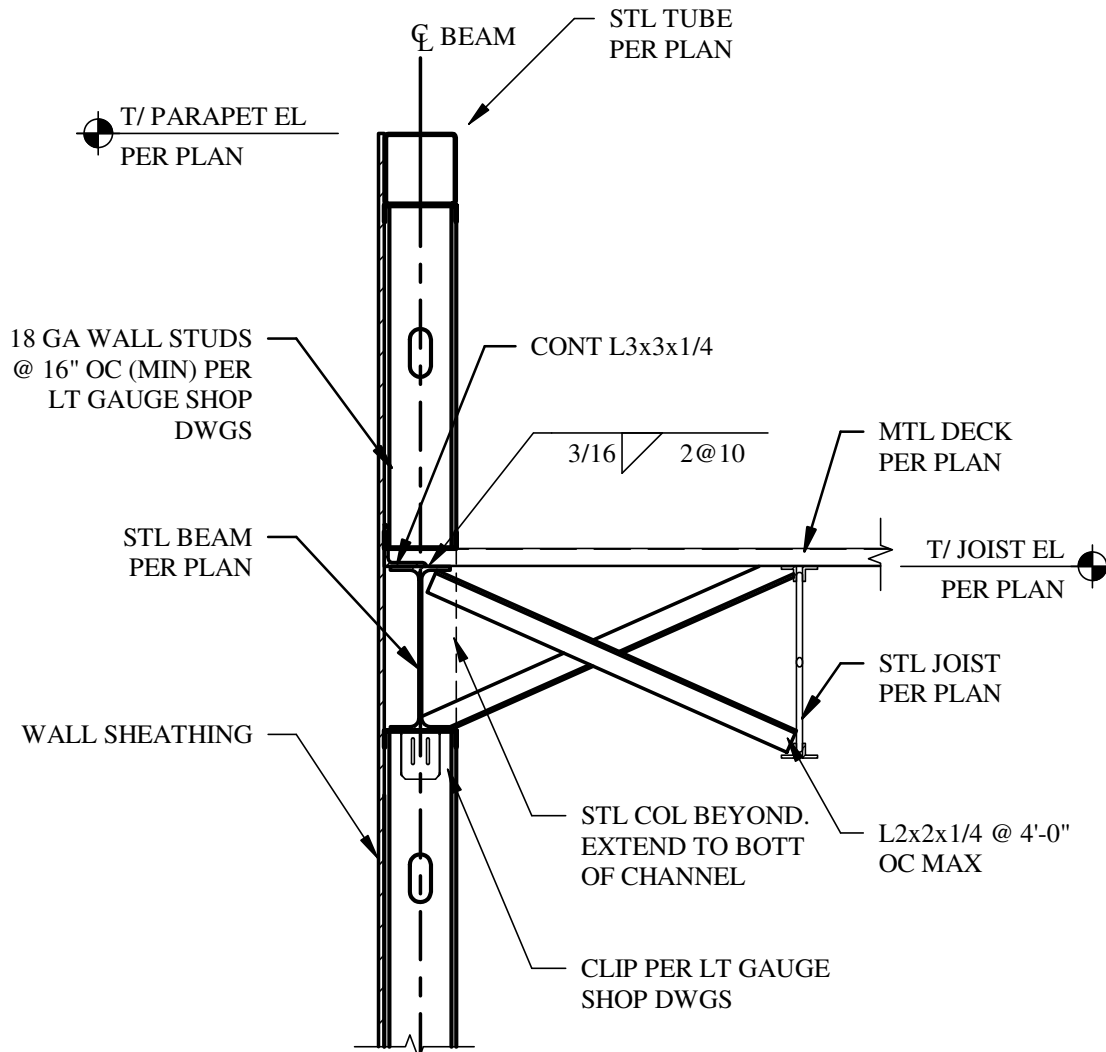


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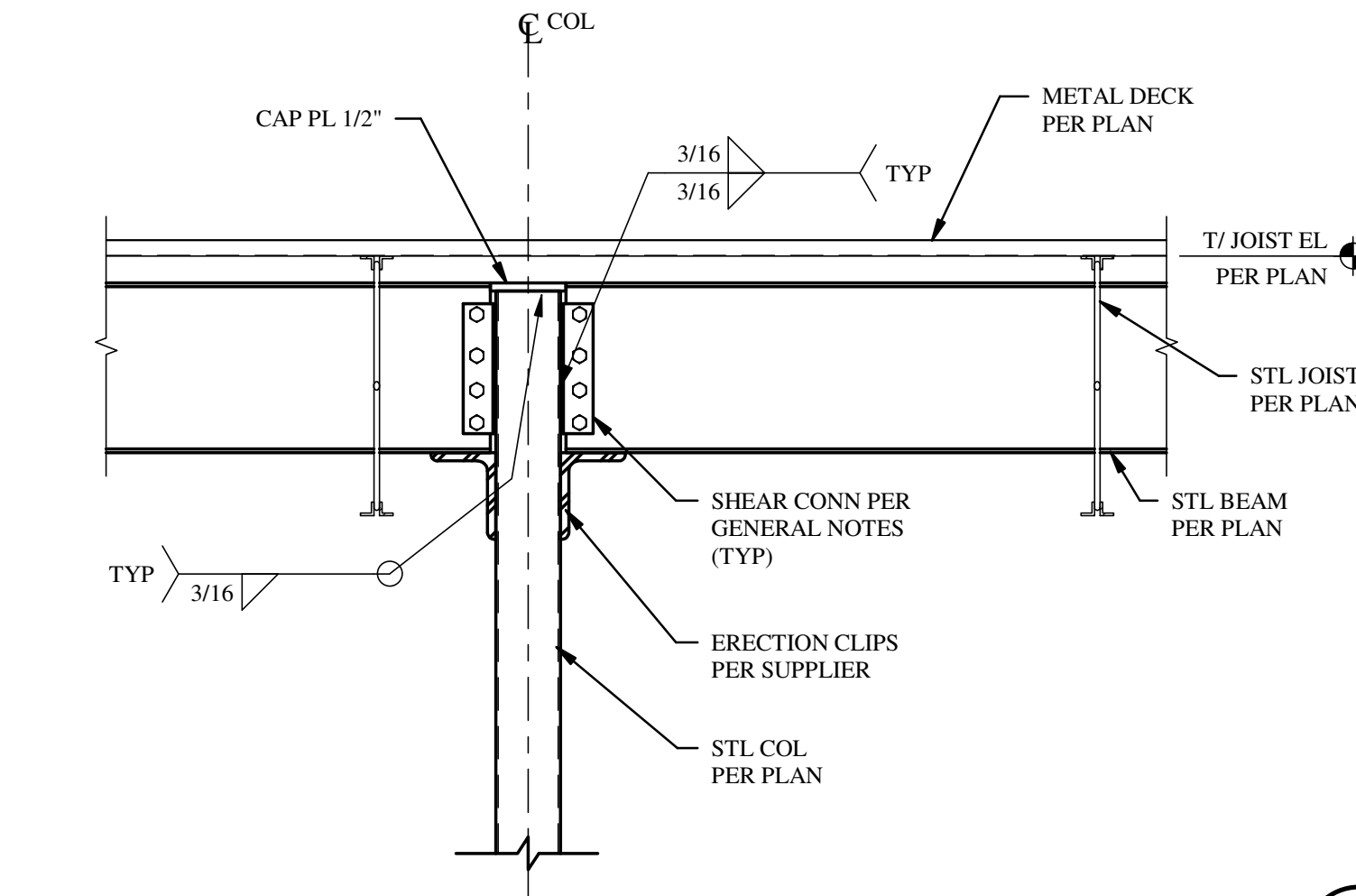




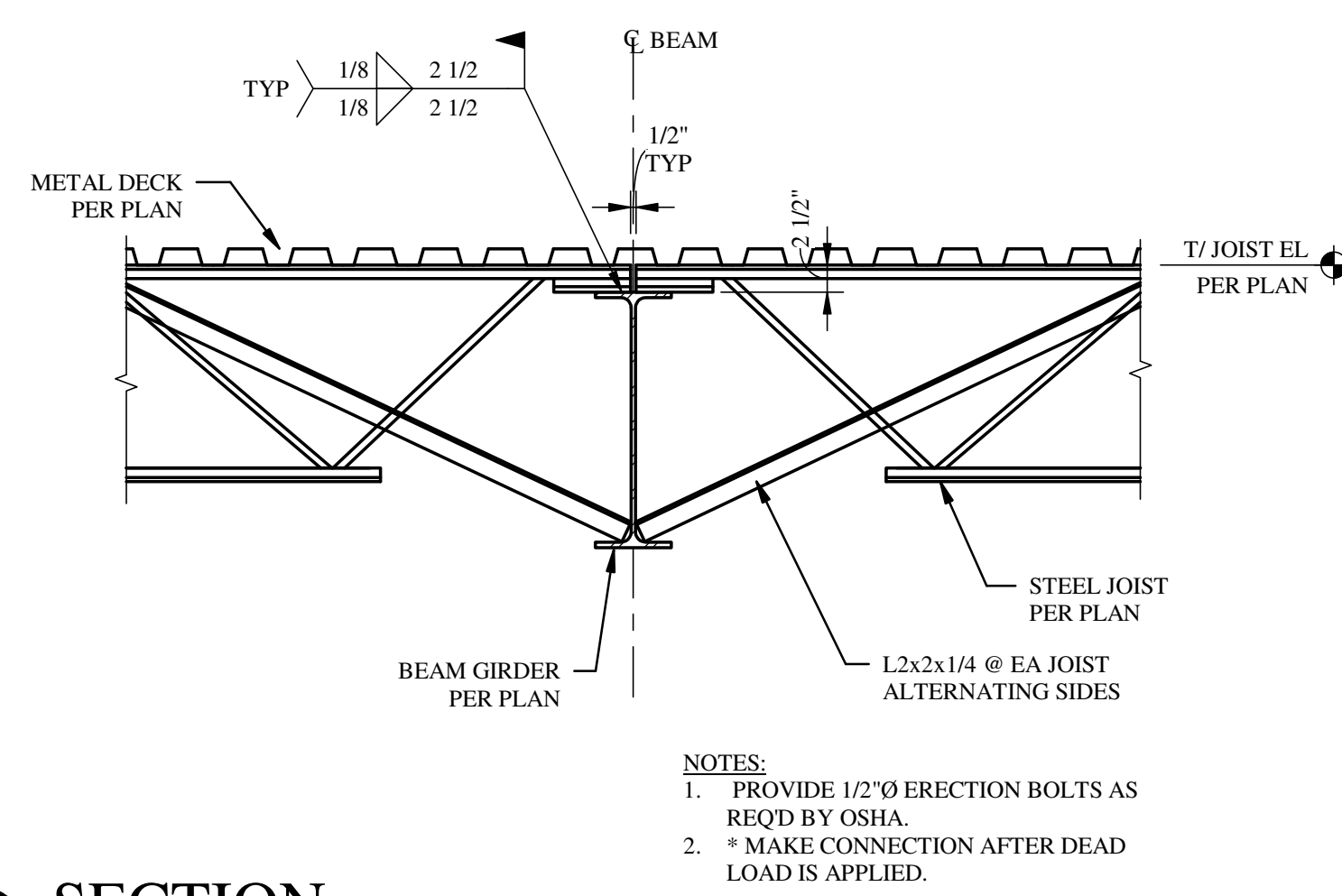
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S202 SCALE: NTS



**2 SECTION**  
S202 SCALE: NTS

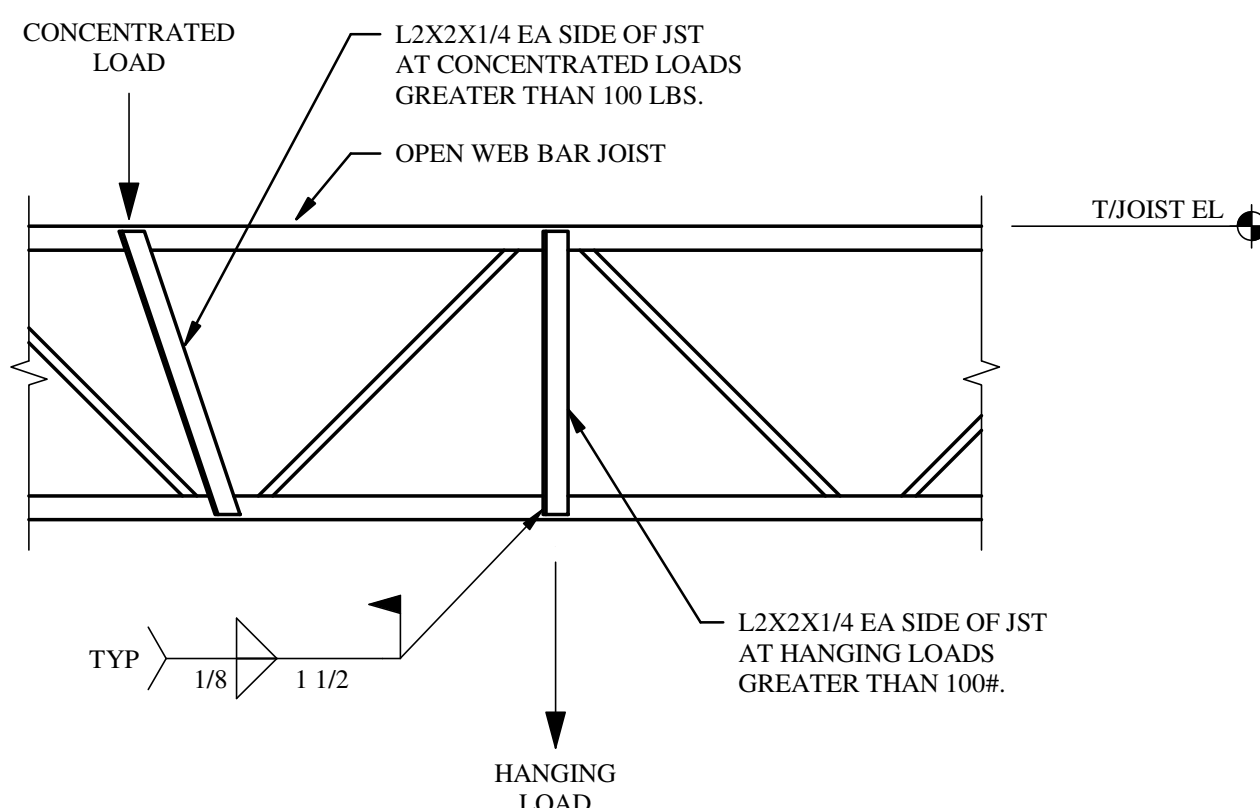


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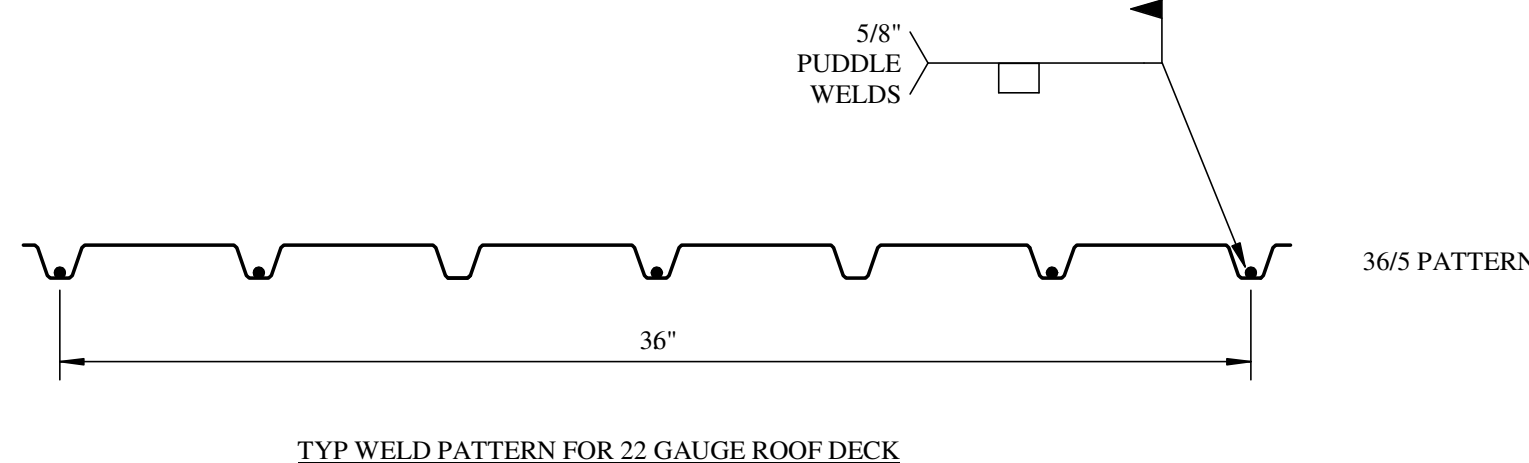


**4 SECTION**  
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- NOTES:  
1. PROVIDE 1/2\"/>

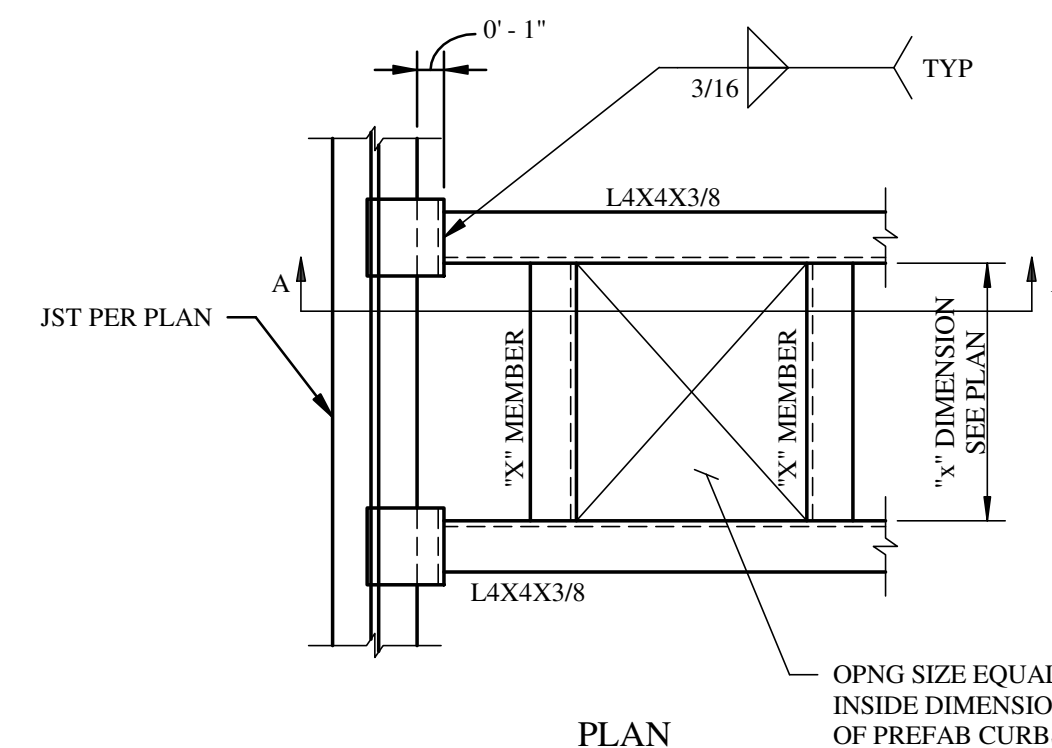


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S202 SCALE: NTS



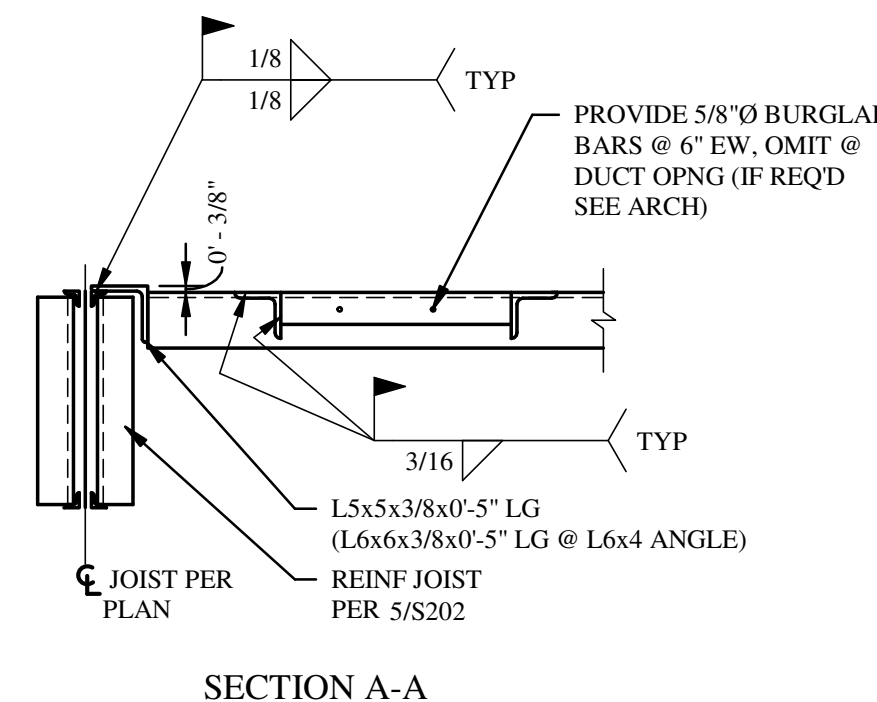
- ROOF DECK ATTACHMENT NOTES:**  
1. ATTACHMENT AT SUPPORTS SHALL BE PUDDLE WELDS.  
2. ATTACHMENT AT SIDE LAPS SHALL BE #10 TEK SCREWS.  
3. ATTACHMENT AROUND OPENINGS SHALL BE WELDS @ 6\"/>

**6 ROOF DECK ATTACHMENT**  
S202 SCALE: NTS



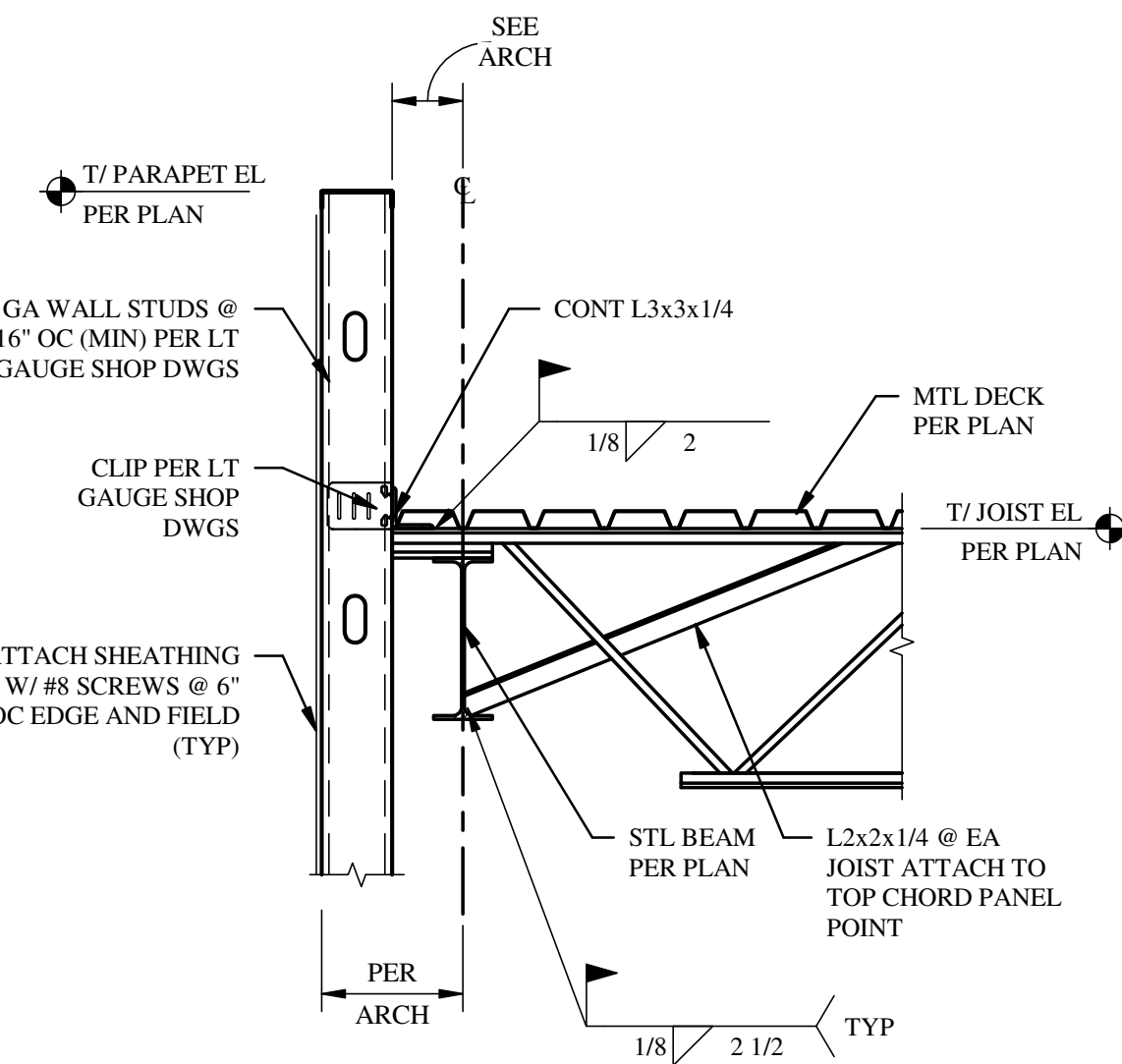
- NOTES:  
1. VERIFY ALL DIM W/SUPPLIER BEFORE FABRICATION.  
2. INSTALL PREFAB CURBS DIRECTLY ON STEEL SUPPORT ANGLES.  
3. ROOF DECK IS NOT REQUIRED INSIDE MECH UNIT CURBS.  
4. AT OPENINGS 6\"/>

**TYPICAL FRAMING AT ROOF OPENING**

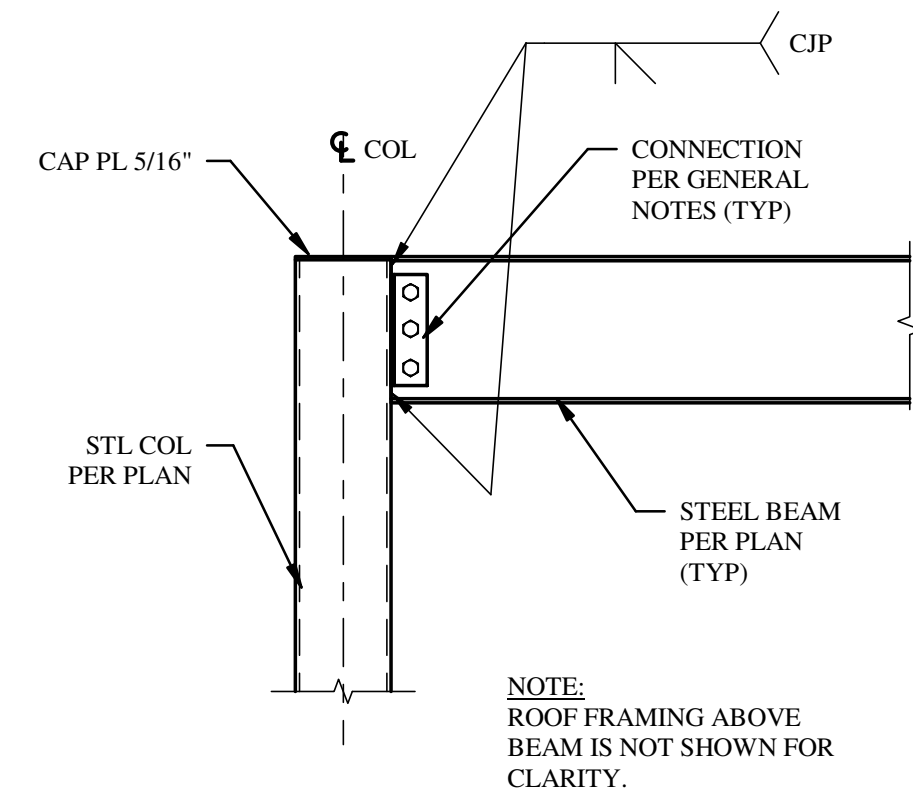


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**7 DETAIL**  
S202 SCALE: NTS



**8 SECTION**  
S202 SCALE: NTS



NOTE:  
ROOF FRAMING ABOVE BEAM IS NOT SHOWN FOR CLARITY.

**9 DETAIL**  
S202 SCALE: NTS



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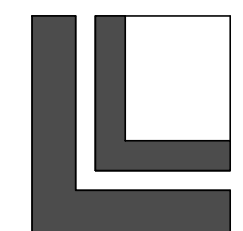
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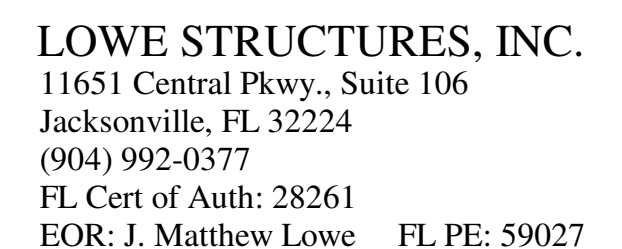
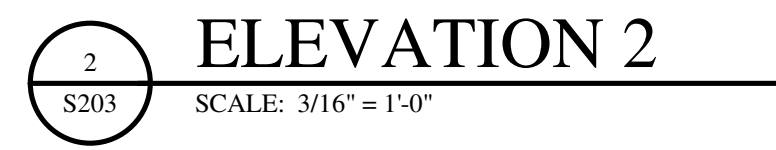
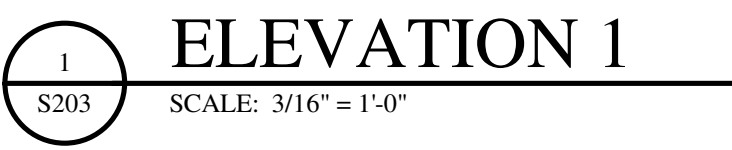
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**S202**



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S203



PS# PLUMBING - SANITARY KEYED NOTES

- PS01 MAKE ARRANGEMENTS WITH LOCAL UTILITY AND PROVIDE NEW SANITARY SERVICE STUBBED INSIDE THE PREMISES (4" MIN.) AT A MINIMUM OF 36" BELOW FINISHED FLOOR. FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION OF POINT OF CONNECTION PRIOR TO COMMENCING WORK. SEE CIVIL FOR CONTINUATION.
- PS02 PROVIDE A GREASE WASTE LINE STUBBED INSIDE THE PREMISES (4" MIN.) AT A MINIMUM OF 36" BELOW FINISHED FLOOR. LANDLORD TO INSTALL A KISTNER, 1000 GALLON EXTERIOR GREASE INTERCEPTOR PROVIDED BY TENANT. FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION OF POINT OF CONNECTION PRIOR TO COMMENCING WORK. ROUTE EFFLUENT FROM INTERCEPTOR TO MAKE CONNECTION TO SANITARY VENT INTERCEPTOR PER LOCAL CODE. SEE SPECIFICATION ON SHEET MPE7. SEE CIVIL DRAWINGS FOR CONTINUATION AND PROPOSED GREASE INTERCEPTOR LOCATION.
- PS04 PROVIDE FLOOR DRAIN FOR BACKFLOW PREVENTER ON INCOMING WATER SERVICE.
- PS05 EXTEND VENT THROUGH ROOF SUCH THAT MINIMUM 10' CLEARANCE TO AIR INTAKES IS MAINTAINED.

PW# PLUMBING - DOMESTIC WATER KEYED NOTES

- PW01 MAKE ARRANGEMENTS WITH LOCAL UTILITY AND PROVIDE NEW 2" DOMESTIC WATER SERVICE VALVED AND CAPPED INSIDE THE PREMISES. PROVIDE METER AND BACKFLOW PREVENTER WITHIN THE PREMISES. VERIFY THAT SERVICE IS ADEQUATE TO SUPPLY A MINIMUM OF 60 PSI (45 PSI AFTER METER AND BACK FLOW PREVENTER). ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES. CONTRACTOR SHALL FIELD VERIFY REQUIREMENTS PRIOR TO BID. BID SHALL INCLUDE ALL WORK NECESSARY FOR A FULLY OPERATIONAL SYSTEM.

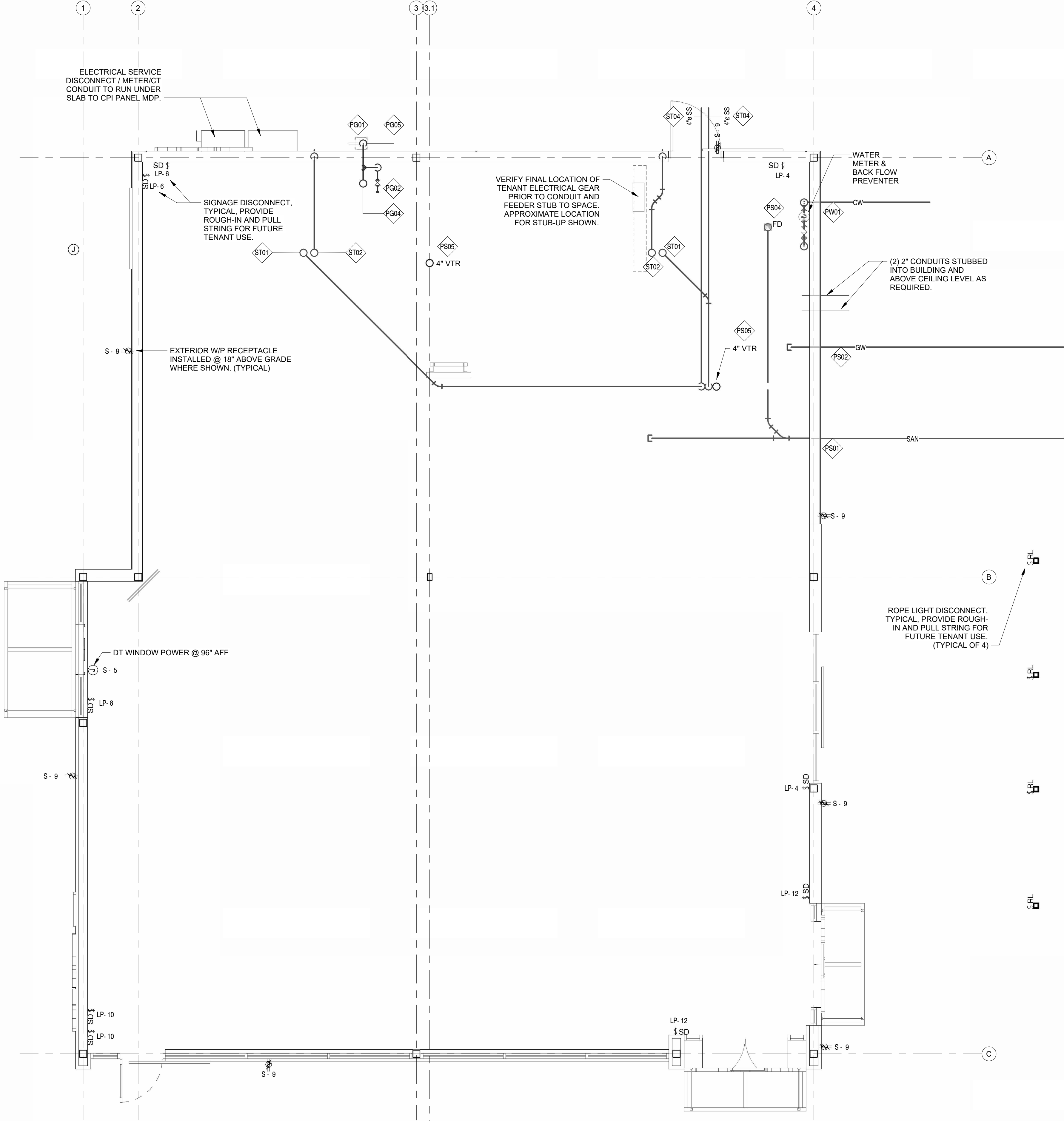
PG# PLUMBING - NATURAL GAS KEYED NOTES

- PG01 MAKE ARRANGEMENTS WITH LOCAL UTILITY AND PROVIDE NEW NATURAL GAS SERVICE TO SERVE THE PREMISES. PROVIDE METER AND ANY REQUIRED VALVING. VERIFY THAT SERVICE IS ADEQUATE TO SUPPLY 1600 MBH (9-12" W.C.). ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH LOCAL CODES.
- PG02 PROVIDE 1-1/2" NG STUB VALVED AND CAPPED FOR CONNECTION BY FUTURE TENANT BELOW ROOF AND ABOVE NOMINAL CEILING HEIGHT TO SERVE FUTURE OVEN (180 MBH) AND WATER HEATER (199.9 MBH).
- PG04 1-1/2" NG PIPING UP TO ROOF. SEE SHEET MPE-2 FOR CONTINUATION.
- PG05 2" NG PIPING UP FROM METER TO BRANCH TO SERVE INTERIOR SPACE. SEE SHEET MPE-1 FOR CONTINUATION.

ST# PLUMBING - STORM DRAINAGE KEYED NOTES

- ST01 ROUTE PRIMARY ROOF DRAIN DOWN TO ABOVE NOMINAL CEILING HEIGHT (TIGHT TO STRUCTURE). DROP DOWN IN WALL DOWN TO BELOW SLAB AND ROUTE TO MAKE CONNECTION TO STORM SEWER LINE BROUGHT TO THE PREMISES. COORDINATE EXACT ROUTING OF PIPING WITH G.C. IN THE FIELD WITH FOOTINGS AND TENANT'S INTERIOR PLANS AND CIVIL DRAWING.
- ST02 ROUTE OVERFLOW ROOF DRAIN DOWN TO ABOVE NOMINAL CEILING HEIGHT (TIGHT TO STRUCTURE). DROP DOWN IN WALL AND ROUTE TO A LAMBS TONGUE AT 12" ABOVE GRADE AT LANDSCAPED AREA. COORDINATE EXACT ROUTING OF PIPING WITH G.C. IN THE FIELD WITH TENANT'S INTERIOR PLANS.
- ST04 ROUTE ROOF DRAIN DOWN TO BELOW SLAB. COORDINATE EXACT LOCATION WITH STRUCTURAL AND PROVIDE SLEEVE THROUGH FOOTING AS REQUIRED. ROUTE TO MAKE CONNECTION TO STORM SEWER LINE BROUGHT TO THE PREMISES. COORDINATE EXACT ROUTING OF PIPING WITH G.C. IN THE FIELD WITH FOOTINGS AND TENANT'S INTERIOR PLANS AND CIVIL DRAWING.

ROOF DRAIN CALCULATION:  
GPM = R x A x 0.0104  
154 = 3300 x 4.5 x 0.0104  
(1) 5" DRAIN REQUIRED @ 1/8" SLOPE PER FLORIDA PLUMBING CODE TABLE 1106.2  
(2) 4" DRAINS TO BE SLOPED @ A MINIMUM OF 1/8" ARE TO BE PROVIDED.



1 MEP FLOOR PLAN  
1/4" = 1'-0"

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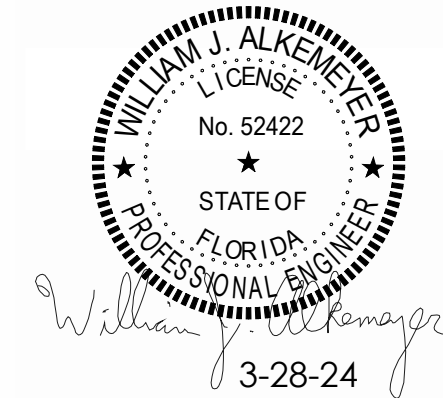
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SEAL



ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK		
JOB #	230072	
DATE:	03/27/2024	
DRAWN BY:	Author	
CHECKED BY:	Checker	

SHEET TITLE

MEP FLOOR PLAN

SHEET NUMBER

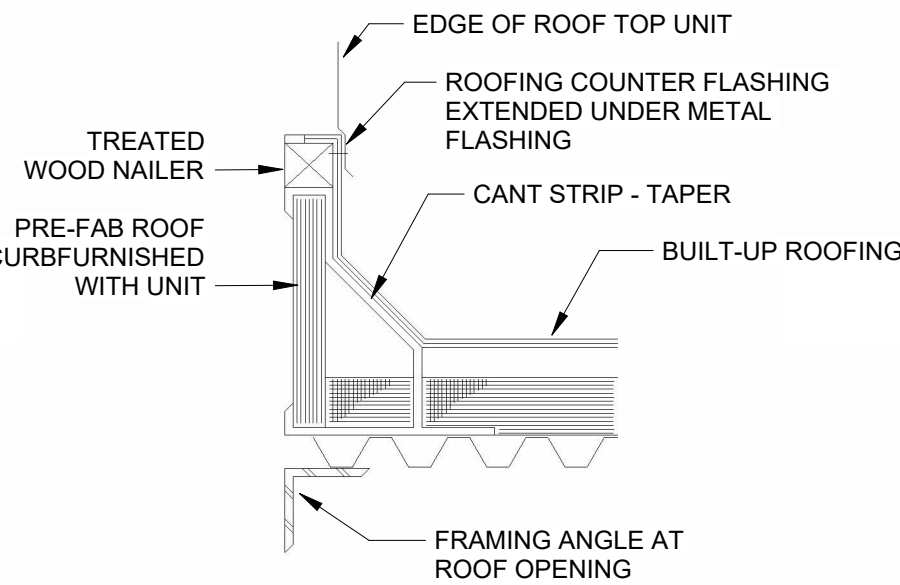
MEP-1



EXHAUST FAN SCHEDULE									
PLAN MARK	MANUFACTURER	MODEL	TYPE	SP	CFM	ELECTRICAL	WEIGHT	OPTIONS	REMARKS
EF-1	CAPTIVEAIRE	DU50 HFA	UPBLAST	0.5"	690	120/1/60 1/2 HP	55 LB	ROOF CURB	F.O.I.C.
EF-2	GREENHHECK	GB-081-6	ROOF	0.375"	300	120/1/60 1/6 HP	54 LB	ROOF CURB, BACKDRAFT DAMPER	F.C.I.C.
EF-3	CAPTIVEAIRE	DU30 HFA	UPBLAST	0.5"	400	120/1/60 1/4 HP	55 LB	ROOF CURB	F.O.I.C.

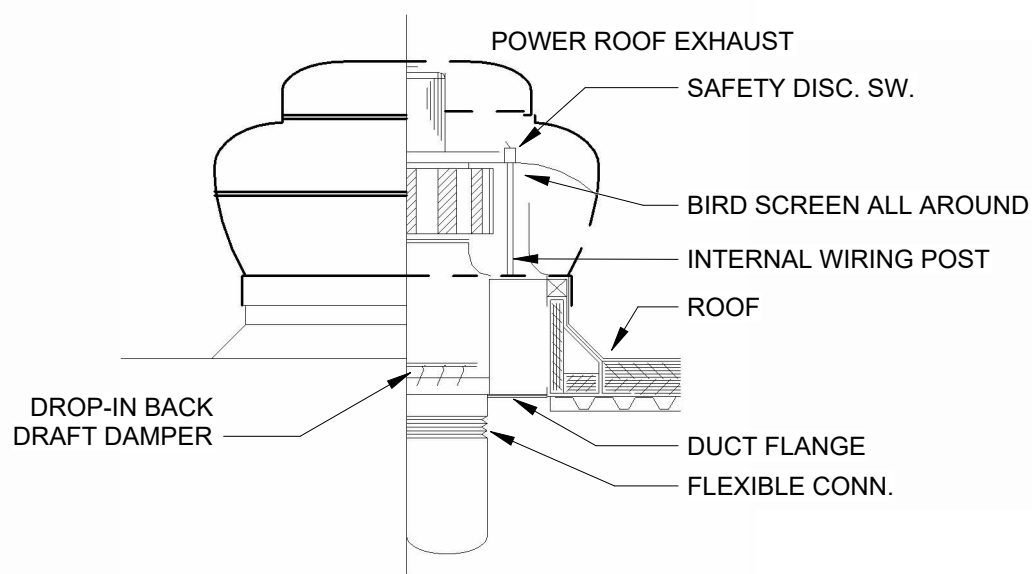
### GENERAL NOTES HVAC

- THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES IN LOCATING DUCTWORK, PIPING AND EQUIPMENT TO AVOID ANY INTERFERENCE.
- COORDINATE INSTALLATION OF NEW DUCT WITH STRUCTURE.
- CONTRACTOR TO INSTALL ALL WORK IN STRICT COMPLIANCE WITH LOCAL CODES AND/OR ORDINANCES.
- MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND EQUIPMENT SUBMITTAL PRIOR TO INSTALLING OR FABRICATING ANY DUCTWORK.
- MECHANICAL CONTRACTOR TO REPLACE FILTERS UPON COMPLETION OF CONSTRUCTION.
- ALL TYPE II EXHAUST DUCT MUST BE RIGID METALLIC (PER SMACNA HVAC DUCT CONSTRUCTIONS STANDARDS).
- LOCATE ROOF MOUNTED EQUIPMENT 10' MINIMUM FROM ROOF EDGE IF PARAPET HEIGHT IS LOWER THAN MINIMUM REQUIRED PER LOCAL CODE AND ORDINANCE FOR SERVICE AND MAINTENANCE.
- THE GENERAL CONTRACTOR SHALL CALL APPROVED AABC OR NEBB CERTIFIED AGENCIES FOR TESTING AND BALANCING. THE REPORT SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO FINAL INSPECTION.



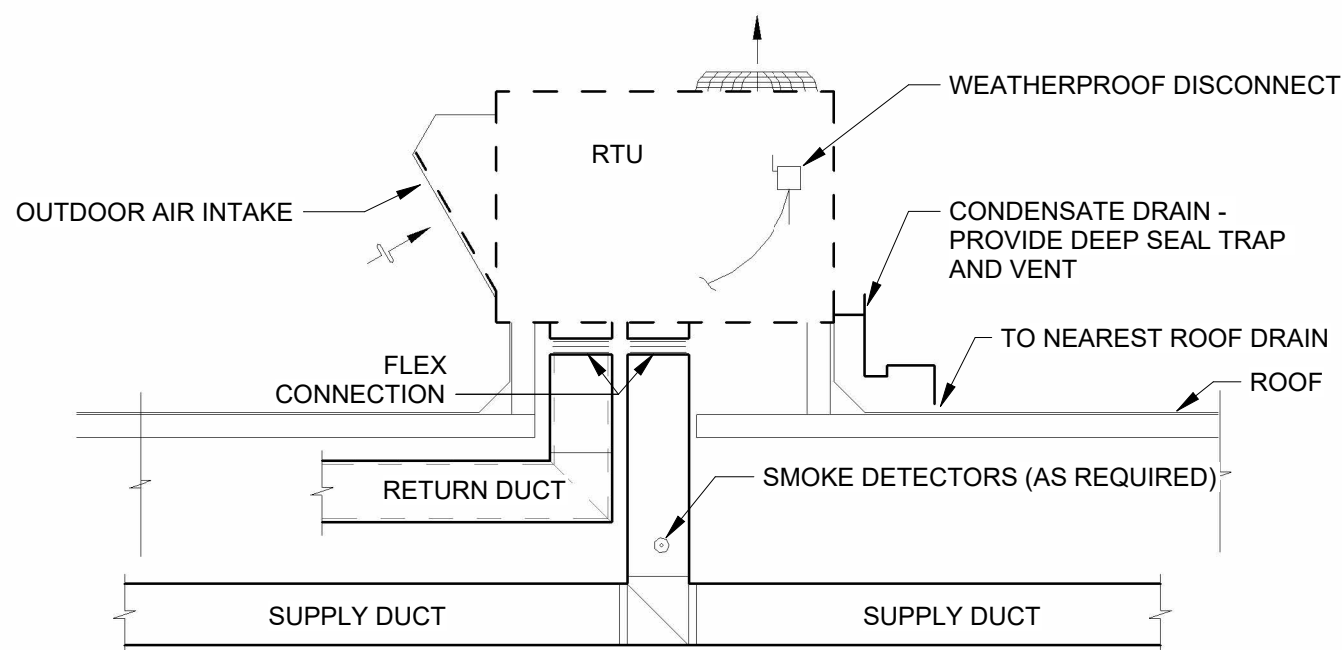
### 2 ROOF CURB DETAIL

NOT TO SCALE



### 3 ROOF MOUNTED EXHAUST DETAIL

NOT TO SCALE



### 4 ROOFTOP UNIT SECTION

NOT TO SCALE

### M# MECHANICAL KEYED NOTES

- M01 PROVIDE AND INSTALL NEW ROOF TOP UNIT. UNIT SHALL BE LOCATED SUCH THAT SUPPLY AND RETURN DUCTWORK DROP BETWEEN JOISTS AND SLEEVE TO THE TENANT'S PREMISES. OUTSIDE AIR INTAKE IS REQUIRED TO BE A MINIMUM OF 10' FROM ANY VENT, EXHAUST OR FLUE.
- M02 PROVIDE AND INSTALL U.L. LISTED IONIZATION TYPE SMOKE DETECTOR INTERLOCKED WITH RTU CONTROLS TO SHUT RTU DOWN UPON ACTIVATION OF DETECTOR. LOCATE IN RETURN AIR DUCTWORK. PROVIDE WITH ACCESS DOOR.
- M03 PROVIDE AND INSTALL TWO PIECE THERMOSTAT WITH REMOTE SENSOR (FINAL LOCATION OF SENSORS AND CONTROLLERS PER TENANT'S FINAL CONSTRUCTION DRAWINGS).
- M04 PROVIDE AND INSTALL NEW RACK OVEN EXHAUST FAN PER MANUFACTURER'S RECOMMENDATION (SEE TENANT'S CONSTRUCTION DOCUMENTS FOR HOOD SHOP DWG. AND FAN CONTROL INFORMATION). VERIFY EXHAUST OUTLET 10' MIN FROM ANY AIR INTAKE.
- M05 PROVIDE AND INSTALL NEW EXHAUST FAN FOR FUTURE DISHWASHER HOOD (SEE TENANT'S CONSTRUCTION DOCUMENTS FOR HOOD SHOP DWG. AND FUTURE FAN CONTROL INFORMATION). PER MANUFACTURER'S RECOMMENDATION. VERIFY EXHAUST OUTLET 10' MIN FROM ANY AIR INTAKE.
- M06 PROVIDE AND INSTALL NEW ROOF MOUNTED RESTROOM EXHAUST FAN PER MANUFACTURER'S RECOMMENDATION. EXTEND 10" DIAMETER EXHAUST DUCT DOWN FROM FAN ON ROOF TO THE TENANT'S PREMISES FOR FUTURE CONNECTION TO EXHAUST GRILLES. KEEP FAN OUTLET 10' MIN. FROM ANY AIR INTAKE.
- M07 PROVIDE ROOF SUPPORT AND ROOF OPENING FOR REFRIGERATION LINE PENETRATIONS FOR FUTURE REMOTE CONDENSERS. ESTIMATED CONDENSER WEIGHT IS UNDER 300 LBS EACH UNIT.

### PS# PLUMBING - SANITARY KEYED NOTES

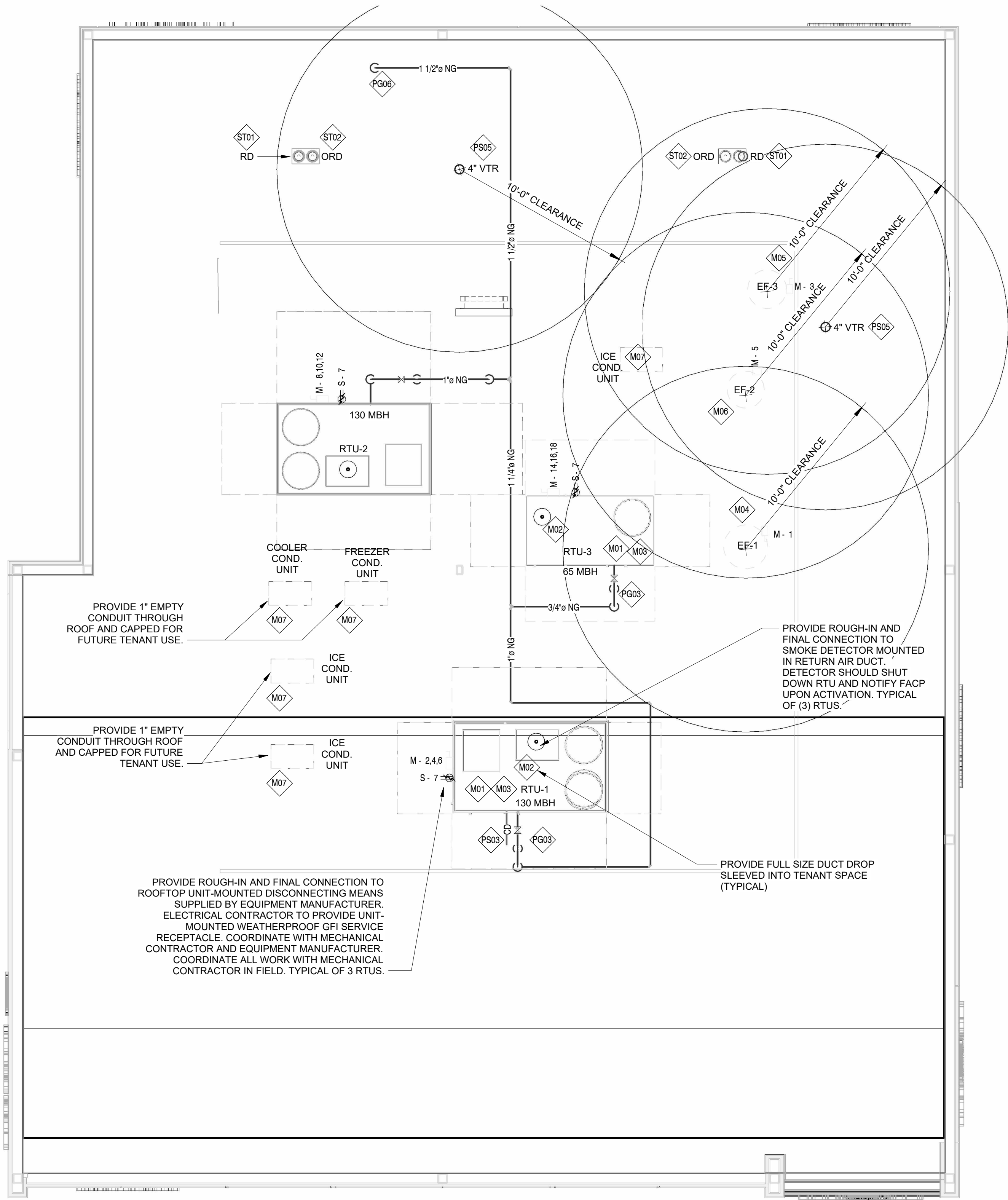
- PS03 ROUTE MINIMUM 1" CONDENSATE FROM ROOF TOP UNITS TO ROOF DRAIN. DRAIN LINES SERVING MULTIPLE UNITS TO BE A MINIMUM OF 1-1/4". SLOPE ALL CONDENSATE DRAIN LINES AT A MINIMUM OF 1/8" PER FOOT.
- PS05 EXTEND VENT THROUGH ROOF SUCH THAT MINIMUM 10' CLEARANCE TO AIR INTAKES IS MAINTAINED.

### PG# PLUMBING - NATURAL GAS KEYED NOTES

- PG03 NG CONNECTION MECHANICAL UNITS (RTU-1,2 & 3) SEE GAS LINES CALCULATION ON SHEET MEP2 FOR EQUIPMENT GAS LOADS. PROVIDE DIRT LEG AND SHUTOFF VALVE IN ACCORDANCE WITH LOCAL CODE. VERIFY EXACT LOCATION OF UNITS WITH HVAC CONTRACTOR.
- PG06 1-1/2" NG PIPING UP TO ROOF. SEE SHEET MPE-1 FOR CONTINUATION.

### ST# PLUMBING - STORM DRAINAGE KEYED NOTES

- ST01 ROUTE PRIMARY ROOF DRAIN DOWN TO ABOVE NOMINAL CEILING HEIGHT (TIGHT TO STRUCTURE). DROP DOWN IN WALL DOWN TO BELOW SLAB AND ROUTE TO MAKE CONNECTION TO STORM SEWER LINE BROUGHT TO THE PREMISES. COORDINATE EXACT ROUTING OF PIPING WITH G.C. IN THE FIELD WITH FOOTINGS AND TENANT'S INTERIOR PLANS AND CIVIL DRAWING.
- ST02 ROUTE OVERFLOW ROOF DRAIN DOWN TO ABOVE NOMINAL CEILING HEIGHT (TIGHT TO STRUCTURE). DROP DOWN IN WALL AND ROUTE TO A LAMBS TONGUE AT 12" ABOVE GRADE AT LANDSCAPED AREA. COORDINATE EXACT ROUTING OF PIPING WITH G.C. IN THE FIELD WITH TENANT'S INTERIOR PLANS.



### 1 MEP1

1/4" = 1'-0"



### ROOFTOP UNIT SCHEDULE

PLAN MARK	MANUFACTURER MODEL NUMBER	UNIT SIZE (TONS)	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM) MIN.	EXTERNAL S.P. IN (W.C.)	MOTOR	COOLING CAPACITY TTL/SENS (MBH)	(S)EER/IEER	HEATING CAPACITY		ELEC. KW	DRY BULB ENTERING AIR DEGREES F	WET BULB ENTERING AIR DEGREES F	AMBIENT AIR (DEG F)	FILTER TYPE	HEATING STAGE(S)	COOLING STAGE(S)	T-STAT TYPE	VOLTS	PH	HZ	MCA/MOCP	OPERATING WEIGHT LBS.	NOTES
									NG INPUT (MBH)	NG OUTPUT (MBH)														
RTU-1	LENNOX LGT120H4E	10	4,000	670	0.7"	- HP	121.1/87.7	15.5/12.1	130/84.2	104.0/67.6	-	78.1	65.6	95°	MERV 8	TWO	THREE	TWO PIECE PROGRAM.	208	3	60	52/60	1501	1,2,3,4,5
RTU-2	LENNOX LGT120H4E	10	4,000	450	0.7"	- HP	120.1/88.0	15.5/12.1	130/84.5	104.0/67.6	-	77.1	64.7	95°	MERV 8	TWO	THREE	TWO PIECE PROGRAM.	208	3	60	52/60	1501	1,2,3,4,5
RTU-3	LENNOX LGT048H4E	4	1,600	345	0.7"	- HP	48.7/36.4	17.6/12.8	65/53	52/43	-	77.2	64.9	95°	MERV 8	TWO	TWO	TWO PIECE PROGRAM.	208	3	60	25/35	926	1,2,3,4,5

NOTES:

- FURNISH WITH FACTORY ROOF CURB.
- FURNISH UNIT WITH ENTHALPY ECONOMIZER DAMPER & BAROMETRIC RELIEF DAMPER.
- RUN CONDENSATE LINE TO NEAREST APPROVED RECEPTACLE.
- PROVIDE WITH NON FUSIBLE DISCONNECT SWITCH.
- PROVIDE WITH FACTORY INSTALLED HUMIDTROL SYSTEM.

PANERA HVAC NATIONAL ACCOUNT CONTACT INFORMATION  
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**bdg**  
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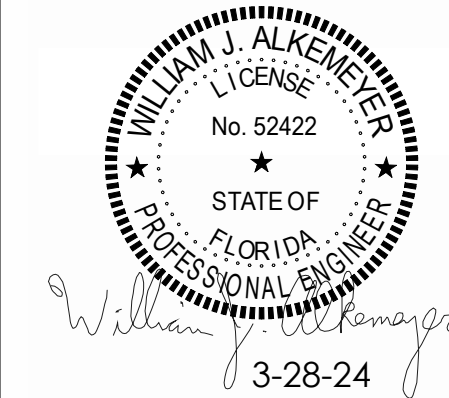
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W: www.bdgllp.com



PANERA SHELL  
AT BEACHWALK  
0 BEACHWALK SHORE DRIVE  
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SEAL



ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK

JOB # 230072  
DATE: 03/27/2024  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET TITLE

MEP ROOF PLAN

SHEET NUMBER

MEP-2



Panel: MDP

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 800 A  
MCB Rating: MLO

Supply From:

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
1	SPARE	20 A	1	0	0			3	225 A PANEL K1	2
3	SPARE	20 A	1		0	0				4
5	SPARE	20 A	1			0	0			6
7	SPARE	20 A	1	0	0					8
9	SPARE	20 A	1		0	0		3	225 A PANEL K2	10
11	SPARE	20 A	1			0	360			12
13	SPARE	20 A	1	0	1000			3	125 A PANEL LP	14
15	SPARE	20 A	1		0	2905				16
17	SPARE	20 A	1			0	2000			18
19	SPARE	20 A	1	0	16825					20
21	SPARE	20 A	1		0	17310		3	20 A PANEL M	22
23	SPARE	20 A	1			0	17920			24
25	SPARE	20 A	1	0	0			1	20 A SPARE	26
27	SPARE	20 A	1		0	0		1	20 A SPARE	28
29	SPARE	20 A	1			0	0	1	20 A SPARE	30
31	SPARE	20 A	1	0	0			1	20 A SPARE	32
33	SPARE	20 A	1		0	0		1	20 A SPARE	34
35	SPARE	20 A	1			0	0	1	20 A SPARE	36
37	SPARE	20 A	1	0	0			1	20 A SPARE	38
39	SPARE	20 A	1		0	0		1	20 A SPARE	40
41	SPARE	20 A	1			0	0	1	20 A SPARE	42

Legend: G = GFCI Breaker

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Equipment	300 VA	100.00%	300 VA	
HVAC	46474 VA	100.00%	46474 VA	Total Conn. Load: 58318 VA
Kitchen Equipment - Non-Dwelling Unit	1980 VA	90.00%	1782 VA	Total Est. Demand: 58120 VA
Power - General	3864 VA	100.00%	3864 VA	Total Conn.: 162 A
Receptacle	1200 VA	100.00%	1200 VA	Total Est. Demand: 161 A
Lighting	4500 VA	100.00%	4500 VA	

Panel: LP

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 225 A  
MCB Rating:

Supply From: MDP

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
T3 1	SPARE	20 A	1	0	0			1	20 A SPARE	2 T1
T2 3	SPARE	20 A	1		0	1000		1	20 A SIGNAGE DISCONNECT	4 T1
T2 5	SPARE	20 A	1			0	1000	1	20 A SIGNAGE DISCONNECT	6 T1
7	SPARE	20 A	1	0	500			1	20 A SIGN DISCONNECT	8 T1
9	SPARE	20 A	1		0	1000		1	20 A SIGNAGE DISCONNECT	10 T1
11	SPARE	20 A	1			0	1000	1	20 A SIGNAGE DISCONNECT	12 T1
13	SPARE	20 A	1	0	500			1	20 A PYLON SIGN	14 T1
15	SPARE	20 A	1		0	905		1	20 A POLE LIGHTING	16 T1
17	SPARE	20 A	1			0	0	1	20 A SPARE	18 T1
19	SPARE	20 A	1	0	0			1	20 A SPARE	20 T1
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SPARE	20 A	1			0	0	1	20 A SPARE	24
25	SPARE	20 A	1	0	0			1	20 A SPARE	26
27	SPARE	20 A	1		0	0		1	20 A SPARE	28
29	SPARE	20 A	1			0	0	1	20 A SPARE	30
Total Load:				1000 VA	2904 VA	2000 VA				
Total Amps:				8 A	25 A	18 A				

Legend: T# = TIMECLOCK AS INDICATED ON PANEL LP SCHEDULE

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Power - General	1404 VA	100.00%	1404 VA	Total Conn. Load: 5904 VA
Lighting	4500 VA	100.00%	4500 VA	Total Est. Demand: 5904 VA
				Total Conn.: 16 A
				Total Est. Demand: 16 A

Panel: IGP

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 100 A  
MCB Rating:

Supply From: M

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
G 1	SPARE	20 A	1	0	0			1	20 A SPARE	2 G
G 3	SPARE	20 A	1		0	0		1	20 A SPARE	4 G
G 5	SPARE	20 A	1			0	300	1	20 A FACP POWER	6
G 7	SPARE	20 A	1	0	0			1	20 A SPARE	8
G 9	SPARE	20 A	1		0	500		1	20 A MENU BOARD	10
G 11	SPARE	20 A	1			0	1000	1	20 A CANOPY/PREVIEW	12
G 13	SPARE	20 A	1	0	0			1	20 A SPARE	14
G 15	SPARE	20 A	1		0	0		1	20 A SPARE	16
G 17	SPARE	20 A	1			0	0	1	20 A SPARE	18
G 19	SPARE	20 A	1	0	0			1	20 A SPARE	20
G 21	SPARE	20 A	1		0	0		1	20 A SPARE	22 G
G 23	SPARE	20 A	1			0	0	1	20 A SPARE	24 G
G 25	SPARE	20 A	1	0	0			1	20 A SPARE	26 G
G 27	SPARE	20 A	1		0	0		1	20 A SPARE	28 G
G 29	SPARE	20 A	1			0	0	1	20 A SPARE	30 G
Total Load:				0 VA	500 VA	1300 VA				
Total Amps:				0 A	5 A	11 A				

Legend: G = GFCI Breaker

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Equipment	300 VA	100.00%	300 VA	Total Conn. Load: 1800 VA
Power - General	1500 VA	100.00%	1500 VA	Total Est. Demand: 1800 VA
				Total Conn.: 5 A
				Total Est. Demand: 5 A

Panel: K1

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 225 A  
MCB Rating: MLO

Supply From: MDP

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
G 1	SPARE	20 A	1	0	0			1	20 A SPARE	2 G
G 3	SPARE	20 A	1		0	0		1	20 A SPARE	4
G 5	SPARE	20 A	1			0	0	1	20 A SPARE	6 G
G 7	SPARE	20 A	1	0	0			1	20 A SPARE	8
G 9	SPARE	20 A	1		0	0		1	20 A SPARE	10 G
G 11	SPARE	20 A	1			0	0	1	20 A SPARE	12
G 13	SPARE	20 A	1	0	0			1	20 A SPARE	14 G
		20 A	1		0	0		1	20 A SPARE	16
		20 A	1			0	0	1	20 A SPARE	18 G
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22 G
G 23	SPARE	20 A	1			0	0	1	20 A SPARE	24
G 25	SPARE	20 A	1	0	0			1	20 A SPARE	26 G
G 27	SPARE	20 A	1		0	0		1	20 A SPARE	28 G
G 29	SPARE	20 A	1			0	0	1	20 A SPARE	30
G 31	SPARE	20 A	1	0	0			1	20 A SPARE	32 G
G 33	SPARE	20 A	1		0	0		1	20 A SPARE	34 G
G 35	SPARE	20 A	1			0	0	1	20 A SPARE	36
G 37	SPARE	20 A	1	0	0			1	20 A SPARE	38 G
G 39	SPARE	20 A	1		0	0		1	20 A SPARE	40 G
G 41	SPARE	20 A	1			0	0	1	20 A SPARE	42 G
Total Load:				0 VA	0 VA	0 VA				
Total Amps:				0 A	0 A	0 A				

Legend: G = GFCI Breaker

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
				Total Conn. Load: 0 VA
				Total Est. Demand: 0 VA
				Total Conn.: 0 A
				Total Est. Demand: 0 A

Panel: S

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 225 A  
MCB Rating:

Supply From: M

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
1	SPARE	20 A	1	0	0			1	20 A SPARE	2 G
3	SPARE	20 A	1		0	0		1	20 A SPARE	4
5	DT WINDOW	20 A	1			600	0	1	20 A SPARE	6
7	RTU CONV. POWER	20 A	1	360	0			1	20 A SPARE	8 G
9	EXTERIOR GFCI/WP RECEPS	20 A	1		840	0		1	20 A SPARE	10
11	SPARE	20 A	1			0	0	1	20 A SPARE	12
13	SPARE	20 A	1	0	0			1	20 A SPARE	14
15	SPARE	20 A	1		0	0		1	20 A SPARE	16
G 17	SPARE	20 A	1			0	0	1	20 A SPARE	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SPARE	20 A	1			0	0	1	20 A SPARE	24
25	SPARE	20 A	1	0	0			1	20 A SPARE	26
27	SPARE	20 A	1		0	0		1	20 A SPARE	28
29	SPARE	20 A	1			0	0	1	20 A SPARE	30
Total Load:				360 VA	840 VA	600 VA				
Total Amps:				3 A	7 A	5 A				

Legend: G = GFCI Breaker

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Power - General	600 VA	100.00%	600 VA	Total Conn. Load: 1800 VA
Receptacle	1200 VA	100.00%	1200 VA	Total Est. Demand: 1800 VA
				Total Conn.: 5 A
				Total Est. Demand: 5 A

Panel: K2

A.I.C. Rating: PANEL AND BREAKERS ESRIES RATED.  
VERIFY AIC RATING WITH UTILITY CO. AND FIELD CONDITIONS.

Volts: 120/208 Wye  
Phases: 3  
Wires: 4  
Enclosure: Type 1

Mains Type: CU  
Mains Rating: 225 A  
MCB Rating: MLO

Supply From: MDP

G	CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
	1	SPARE	20 A	1	0	0			1	20 A SPARE	2
	3	SPARE	20 A	1		0	0		1	20 A SPARE	4
G	5	SPARE	20 A	1			0	0	1	20 A SPARE	6
	7	SPARE	20 A	1	0	0			1	20 A SPARE	8
	9	SPARE	20 A	1		0	0		1	20 A SPARE	10
	11	SPARE	20 A	1			0	0	1	20 A SPARE	12
	13	SPARE	20 A	1	0	0			1	20 A SPARE	14
	15	SPARE	20 A	1		0	0		1	20 A SPARE	16
	17	SPARE	20 A	1			0	0	1	20 A SPARE	18
G	19	SPARE	20 A	1	0	0			1	20 A SPARE	20
	21	SPARE	20 A	1		0	0		1	20 A SPARE	22
	23	SPARE	20 A	1			0	0	1	20 A SPARE	24
	25	SPARE	20 A	1	0	0			1	20 A SPARE	26
	27	SPARE	20 A	1		0	0		1	20 A SPARE	28
	29	SPARE	20 A	1			0	0	1	20 A SPARE	30
	31	SPARE	20 A	1	0	0			1	20 A SPARE	32
	33	SPARE	20 A	1		0	0		1	20 A SPARE	34
	35	PHASE LOSS POWER	20 A	1			360	0	1	20 A SPARE	36
	37				0	0			1	20 A SPARE	38
	39	PHASE LOSS MONITOR	35 A	3		0	0		1	20 A SPARE	40
	41						0	0	1	20 A SPARE	42

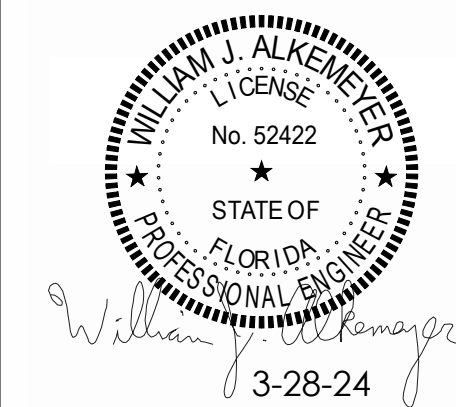




PANERA SHELL  
AT BEACHWALK  
0 BEACHWALK SHORE DRIVE  
ST JOHNS, FLORIDA 32259

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SEAL



ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK

JOB #	230072
DATE:	03/27/2024
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

ELECTRICAL DRIVE  
THRU SITE PLAN

SHEET NUMBER

MEP-4

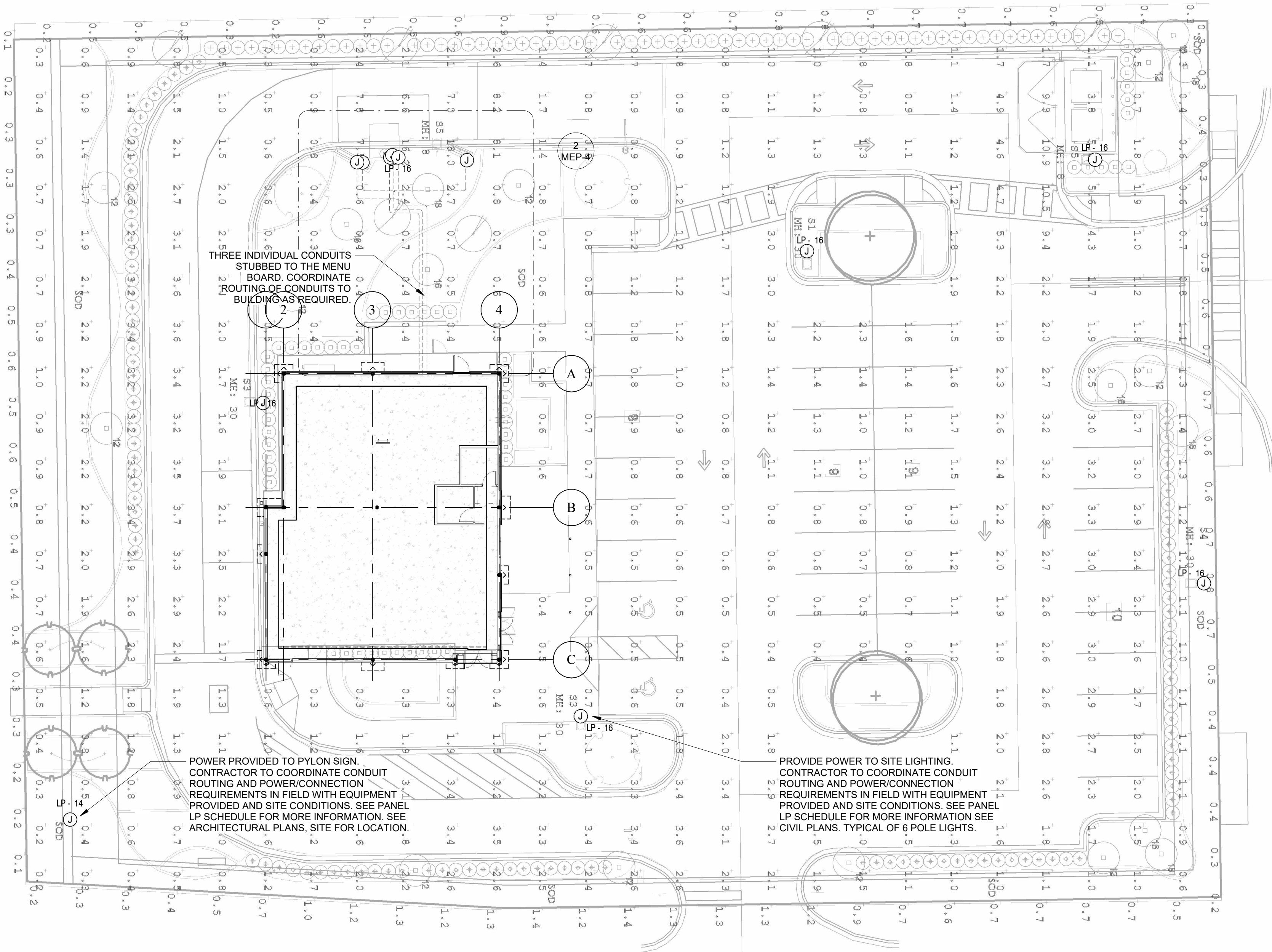
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LI/F	Luminaire Lumens	Luminaire Watts
☐	1	S1	Single	VP-2-320L-185-4K7-50W-CNV-A- PSS/ SEMINOLE POLES #SP130RTII	0.950	28241	189.9
☐	2	S3	Single	VP-2-320L-185-4K7-3-CNV-A-PSS- BC/ SEMINOLE POLES #SP3730RTII	0.950	18426	191.4
☐	1	S4	Single	VP-2-320L-185-4K7-4W-CNV-A-PSS- BC / SEMINOLE POLES #SP130RTII	0.950	16189	191.4
☐	2	S5	Single	VP-1-160L-75-4K7-4W-CNV-A-PSS/ SEMINOLE POLES #SP120RTII	0.950	9367	72

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY	Illuminance	Fc	0.60	1.4	0.1	6.00	14.00
LINE	Illuminance	Fc	1.79	18.0	0.2	8.95	90.00
SITE	Illuminance	Fc	10.52	18.0	6.6	1.59	2.73
MENU BOARD	Illuminance	Fc	2.20	18.0	0.4	5.50	45.00
PARKING	Illuminance	Fc	7.45	10.9	3.8	1.96	2.87
LOT	Illuminance	Fc					
TRASH	Illuminance	Fc					

PARKING LOT				MENU BOARD			
Illuminance (Fc)				Illuminance (Fc)			
Average = 2.20				Average = 10.52			
Maximum = 18.0				Maximum = 18.0			
Minimum = 0.4				Minimum = 6.6			
Avg/Min Ratio = 5.50				Avg/Min Ratio = 1.59			
Max/Min Ratio = 45.00				Max/Min Ratio = 2.73			

TRASH			
Illuminance (Fc)			
Average = 7.45			
Maximum = 10.9			
Minimum = 3.8			
Avg/Min Ratio = 1.96			
Max/Min Ratio = 2.87			

Contact Kathy/Terry at Florida Lighting Associates for assistance in quotation and purchase of lighting.  
kathy@floridalightingassociates.com or 407.740.6973



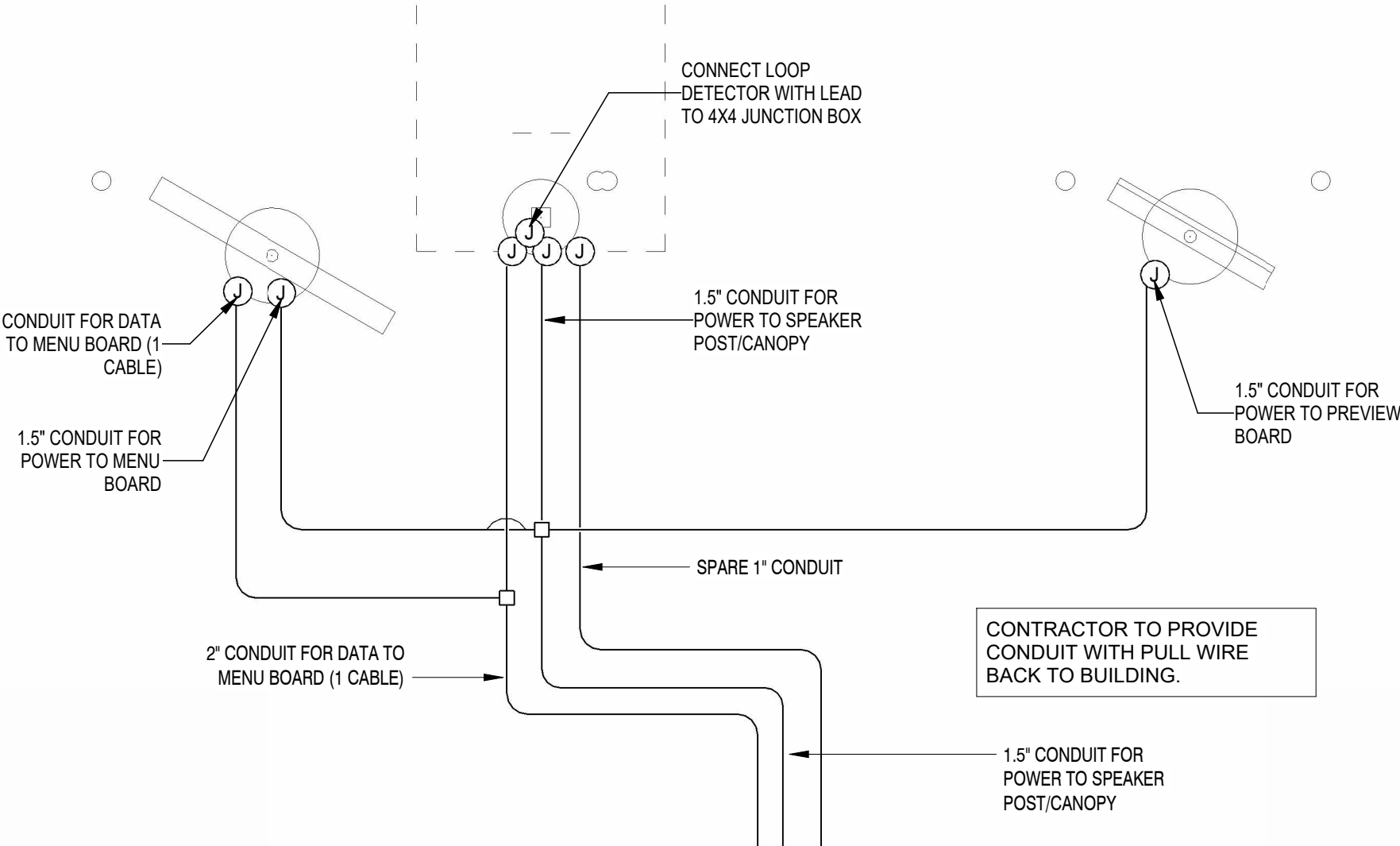
1 ELECTRICAL SITE PLAN  
1/16" = 1'-0"



GENERAL NOTES SITE PLAN

- SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION ON FIXTURE LOCATIONS.
- VERIFY SITE LIGHTING REQUIREMENTS WITH CIVIL PLANS AND EXTERIOR LIGHTING DESIGN. PROVIDE POWER AS REQUIRED FROM PANEL LP AND MARK CIRCUITS TO BE CONNECTED TO EXTERIOR TIME CLOCK.

2 ENLARGED ELECTRICAL SITE - MENU BOARD  
1/4" = 1'-0"





MECHANICAL SPECIFICATIONS

- I. GENERAL PROVISIONS
- A. GENERAL CONDITIONS, CODES AND STANDARDS:
1. THIS CONTRACTOR SHALL REVIEW THE ENTIRE SET OF THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS, AS WELL AS ALL SPECIFICATIONS AND INSTRUCTIONS TO BIDDERS.
2. THIS CONTRACTOR SHALL VISIT THE SITE AND MAKE DETAILED INSPECTIONS OF THE SPECIFIED WORK TO DEVELOP KNOWLEDGE OF ALL CONDITIONS PERTINENT TO HIS/ HER WORK. SHOULD THE CONTRACTOR FIND DISCREPANCIES, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS, OR DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS RESULTING IN CHANGES TO HIS/HER WORK OR ANY OTHER DISCIPLINES, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER. ALL WORK SHALL BE PERFORMED AS INDICATED ON DRAWINGS UNLESS FIELD CONDITIONS REQUIRE MINOR CHANGES BE MADE. MINOR CHANGES SHALL BE MADE WITH NO ADDITIONAL COST.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL NATIONAL AND LOCAL GOVERNING CODES. ALL WORK SHALL BE MADE PER THE OWNER'S REQUIREMENTS AS STATED HEREIN OR OTHERWISE INDICATED BY THE OWNER.
4. ALL WORK SHALL BE PERFORMED UNDER APPLICABLE STANDARDS AS SET FORTH BY THE NATIONAL FIRE PROTECTION (NFPA), UNDERWRITER LABORATORIES (UL), THE AMERICAN GAS ASSOCIATION (AGA), THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE), SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC (SMACNA) AND OTHER NATIONAL STANDARDS WHERE APPLICABLE.
5. THE MANUFACTURERS' NAMES ON WHICH THIS SPECIFICATION IS BASED INDICATE THE MINIMUM QUALITY OF PRODUCT REQUIRED. SUB-STITUTION MAY BE MADE TO THOSE SPECIFIED IF DEEMED EQUIVALENT BY THE OWNER'S REPRESENTATIVE. ALL WORK AND PRODUCTS SHALL MEET THE REQUIREMENTS OF THE OWNER AND GOVERNING CODES. NOT SUBSTITUTED EQUIPMENT SHALL BE ANY ADDED COSTS TO THE OWNER.
6. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS TO THE OWNER OR AUTHORITY HAVING JURISDICTION IF REQUESTED. AS-BUILT DRAWINGS SHALL INDICATE THE ACTUAL MANUFACTURER OF THE EQUIPMENT THAT WAS INSTALLED, THE EXACT LOCATION OF THE EQUIPMENT AND PERTINENT CAPACITIES FOR HEATING, COOLING, ETC.
8. EQUIPMENT, FIXTURES, AND ACCESSORIES SHALL NOT BE SUPPORTED FROM CEILING, SOFFIT, NEUTRAL PIERS, PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING, BRIDGING OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM STRUCTURE WHICH HAS BEEN APPROVED BY THE ARCHITECT FOR SUPPORT.
9. ALL ROOF WORK PENETRATIONS AND REPAIRS SHALL BE TOTALLY PERFORMED BY ONLY THOSE ROOFING CONTRACTORS APPROVED BY THE OWNER/LANDLORD.
10. INSTALLATION OF ROOF MOUNTED EQUIPMENT SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OTHER TRADES.
11. DEFICIENCIES AND NON-CONFORMING ITEMS SHALL BE CORRECTED BY THE CONTRACTOR. FAILURE TO CORRECT SUCH ITEMS SHALL PERMIT THE LANDLORD TO CORRECT SAME AT A COST TO THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND PAYING FOR SAME. HE SHALL INCLUDE IN HIS BID CHARGES FOR ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THE SPACE INCLUDING BUT NOT LIMITED TO LOCAL, COUNTY, OR STATE SERVICE CHARGES AND PERMIT FEES, AND UTILITY AND/OR EQUIPMENT CHARGES.
- B. SCOPE OF WORK:
1. THIS CONTRACT SHALL INCLUDE THE FURNISHINGS, INSTALLING, CONNECTING, AND OPERATION OF ALL EQUIPMENT WHICH IS A PART OF THE MECHANICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY SIMILAR INSTALLATIONS. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO PROVIDE THE OWNER A COMPLETE, CODE APPROVED AND OPERATIONAL MECHANICAL SYSTEM.
2. ALL EXISTING UTILITY AND MECHANICAL SERVICES SHALL BE FIELD VERIFIED. CORRECTIONS TO THE DESIGN AND INSTALLATION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
3. PROVIDE AND INSTALL ALL:
- a. EQUIPMENT, APPLIANCES, CONTROL DEVICES, ACCESSORIES, MATERIAL AND LABOR.
- b. ALL DUCTWORK, INSULATION, AIR DEVICES, DUCT ACCESSORIES, MATERIAL AND LABOR.
- c. ALL PIPING, FITTINGS, VALVES, INSULATION, ACCESSORIES, MATERIAL AND LABOR.
- d. ALL EXHAUST SYSTEM(S) INDICATED.
- e. ALL ROOF WORK, INCLUDING EQUIPMENT SUPPORTS, ROOF PENETRATIONS, PATCHING AND WATERPROOFING OF ROOF.
- f. ALL EQUIPMENT SUPPORTS AND HANGERS INCLUDING ANY AUXILIARY STEEL REQUIRED. ANY STRUCTURAL MODIFICATION TO THE BUILDING STRUCTURE SHALL BE MADE ONLY WITH THE WRITTEN APPROVAL OF THE LANDLORD.
4. CLEAN, TEST AND PUT INTO SERVICE ALL SYSTEMS SPECIFIED.
5. PROVIDE A BALANCE REPORT PREPARED BY AN INDEPENDENT AABC OR NEBB CERTIFIED AIR BALANCE CONTRACTOR.
6. WARRANTY ALL WORK AND MATERIALS HEREIN SPECIFIED FOR A PERIOD OF NOT LESS THAN ONE YEAR.
7. ALL MATERIALS SHALL BE NEW AND RECOGNIZED COMMERCIAL QUALITY. USED MATERIALS WILL NOT BE PERMITTED.
- C. DOCUMENTS:
1. THE DRAWINGS ARE DIAGRAMMATIC, ALL WORK SHALL BE PREFORMED AND INDICATED ON THE DRAWINGS UNLESS EXISTING CONDITIONS OR COORDINATION ISSUES REQUIRE CHANGES. THESE CHANGES SHALL BE MADE WITH NO ADDITIONAL COST TO THE OWNER.
2. ANY INCIDENTAL ITEMS OR LABOR, ETC. NOT INCLUDED IN THE SPECIFICATIONS OR THE DRAWINGS BUT REASONABLY IMPLIED AS NECESSARY FOR THE COMPLETE INSTALLATION OF ALL APPARATUS SHALL BE INCLUDED IN BID.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL AND OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED IN BOTH.
4. IF ERRORS ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS OR DISCREPANCIES OCCUR BETWEEN THE SAME, OR BETWEEN THE FIGURES ON THE DRAWINGS, AND THE SCALE OF SAME OR BETWEEN THE LARGER AND SMALLER DRAWING, OR IN THE DESCRIPTIVE MATTER ON THE DRAWINGS SHALL BE REFERRED TO THE OWNER OR ENGINEER FOR REVIEW AND FINAL DECISION PRIOR TO THE BID DUE DATE.
5. THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE MORE THAN ON MANUFACTURE IS MENTIONED ANY ONE MAY BE UTILIZED. SUBSTITUTE MANUFACTURES MAY BE OFFERED ONLY AS AN ALTERNATE TO THE SPECIFIED EQUIPMENT AND MATERIAL MUST BE SUBMITTED AS SPECIFIED IN THE ARCHITECTURAL DOCUMENTS.
6. MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE SYSTEMS CAN BE OF ANY RECOGNIZED MANUFACTURE PROVIDED THESE ITEMS MEET MINIMUM STANDARDS AS SET IN THESE SPECIFICATIONS. REFER TO EACH SECTION FOR ANY SPECIFIC REQUIREMENTS.

MECHANICAL SPECIFICATIONS

- II. INSULATION
- A. GENERAL
1. INSTALLATION SHALL CONFORM TO MANUFACTURE'S RECOMMENDATIONS, AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.
2. CLEAN AND DRY SURFACES PRIOR TO INSULATING.
3. EXTEND INSULATION WITHOUT INTERRUPTIONS THROUGH WALLS, FLOORS, HANGERS AND SIMILAR PENETRATIONS.
4. INSULATION JACKET AND FITTING COVER MUST BE PLENUM RATED.
5. THE INTEGRITY OF THE VAPOR-BARRIER MUST BE MAINTAINED. SEAL ALL PENETRATIONS OF THE VAPOR-BARRIER BY STAPLES, HANGERS OR WHERE OTHERWISE DAMAGED.
6. MAINTAIN ACCESS TO BALANCING DAMPERS AND VALVES.
7. INSULATION SHALL BE BY CERTAIN TEED, OWENS-CORNING, KNAUF OR MANVILLE.
- B. DUCTWORK
1. ALL SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-6 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND A MINIMUM OF R-8 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. ADDITIONAL INSULATION REQUIREMENTS MAY BE LISTED ON THE PLANS.
2. DUCT LINERS SHALL BE PRE-MANUFACTURED AND APPROVED AS HVAC DUCT LINER. DUCT LINERS INSTALLED IN RESTAURANTS AND FOOD PREPARATION AREAS SHALL HAVE A PROTECTIVE COVERING AND BE LISTED BY AN APPROVED TESTING LABORATORY FOR SAID PURPOSE.
3. ALL DUCT INSULATION SHALL BE UL LABELED FOR FIRE AND SMOKE RATINGS.
4. ALL RESTAURANTS WHICH USE YEAST FOR BAKING PRODUCTS, OR UTILIZE OVENS WHICH COULD RESULT IN MOLD FROM YEAST CONTAINING PRODUCT OR AIR BORN YEAST SHALL HAVE EXTERNALLY WRAPPED INSULATION (NO INTERNAL LINERS ALLOWED).
5. FIRE-RATED BLANKETS SHALL BE HIGH-TEMPERATURE, FLEXIBLE. BLANKET INSULATION WITH FSK JACKET THAT IS TESTED AND CERTIFIED TO PROVIDE THE REQUIRED RATING BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- III. HVAC
- A. DUCTWORK AND AIR DISTRIBUTION
1. DUCTWORK (ROUND, RECTANGULAR OR SPIRAL) SHALL BE OF GALVANIZED STEEL CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA MANUAL - "HVAC DUCT CONSTRUCTION STANDARDS, METAL AND FLEXIBLE".
2. ROUND DUCT AND ELBOWS SHALL BE LONG SWEEP. 1.5 TIMES THE CENTERLINE RADIUS UNLESS CLEARANCE IS NOT AVAILABLE AT WHICH TIME MITERED ELBOWS WITH TURNING VANES SHALL BE UTILIZED.
3. SPIRAL DUCT FITTINGS SHALL BE MANUFACTURED FROM G-60 GALVANIZED STEEL MEETING ASTM-A924 AND A853 REQUIREMENTS.
- a. CONSTRUCTION
- (1) BRANCH CONNECTIONS SHALL BE MADE WITH 90° CONICAL AND 45° STRAIGHT TAPS. BRANCH CONNECTIONS SHALL BE MADE AS A SEPARATE FITTING. FACTORY OR FIELD INSTALLATION OF TAPS INTO SPIRAL SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- (2) ELBOWS SHALL BE FABRICATED WITH A CENTERLINE RADIUS OF 1.5 TIMES THE DIAMETER. 90 AND 45 DEGREE ELBOWS IN DIAMETERS 3" ROUND THROUGH 12" ROUND SHALL BE STAMPED OR PLEATED ELBOWS. OTHER ELBOWS SHALL BE OF GORED TYPE. CIRCUMFERENTIAL AND LONGITUDINAL SEAMS OF ALL FITTINGS SHALL BE CONTINUOUS WELD OR SPOT WELDED AND SEALED WITH MASTIC. ALL WELDS SHALL BE PAINTED TO PREVENT CORROSION.
- (3) FIELD JOINTS FOR ROUND DUCTS UP TO AND INCLUDING 36" DIAMETER AND OVAL DUCTS UP TO AND INCLUDING 41" MAJOR AXIS SHALL BE MADE WITH 2" SLIP-FIT OR SLIP COUPLING. 38" ROUND AND LARGER SHALL BE PROVIDED WITH A FLANGED CONNECTION. FLANGED CONNECTIONS MAY, AT THE CONTRACTORS OPTION, BE USED ON SMALLER SIZES. ACCESS DOORS SHALL BE SUPPLIED BY THE DUCT MANUFACTURER AT ALL FIRE AND/OR SMOKE DAMPERS.
- (4) DUCTWORK 18" WIDTH AND LARGER SHALL BE CROSS-BROKEN OR RIBBED AND STIFFENED SO THAT IT WILL NOT "BREATHE", RATTLE, VIBRATE OR SAG.
4. RECTANGULAR ELBOWS SHALL BE BE FURNISHED WITH DOUBLE THICKNESS TURNING VANES. TURNING VANES SHALL BE FASTENED WITH DOUBLE ROW SCREWS.
5. MITERED OFFSETS GREATER THAN 30 DEGREES IN EITHER DIRECTION SHALL NOT BE PERMITTED.
6. CHANGES IN DUCT SIZES SHALL BE MADE BY UNIFORM TAPER SECTION WITH A MAXIMUM INCLUDE ANGLE IF DIVERGENCE OF 15 DEGREES.
7. RECTANGULAR BALANCING DAMPERS SHALL BE ( OR EQUAL TO) RUSKIN MD25 SINGLE BLADE UP TO 6" IN HEIGHT AND 36" IN WIDTH, AND RUSKIN MD35 MULTI-BLADE FOR LARGER SIZES. ALL ROUND BALANCING DAMPERS SHALL BE COMMERCIAL GRADE SINGLE BLADE UP 16" DIAMETER AND SHALL INCORPORATE LOCKING TYPE INDICATING ADJUSTMENT. BALANCING DAMPERS SHALL BE INSTALLED IN ALL BRANCH DUCTS OFF MAIN AND ON ALL TAPS OFF DUCTS TO DIFFUSERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. FIRE DAMPERS SHALL BE RUSKIN AND SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS AND SMACNA REQUIREMENTS FOR A U.L. APPROVED INSTALLATION. FIRE DAMPERS SHALL BE TYPE "B" (BLADES AND FRAME COMPLETELY OUR OF AIRSTREAM) FOR ALL WALL ASSEMBLIES AND SHALL BE INSTALLED PER UL 555. FIRE DAMPERS SHALL BE INSTALLED IN FIRE RATED WALLS. VERIFY FIRE RATED WALL LOCATIONS AND RATINGS ON THE ARCHITECTURAL DOCUMENTS. FOR ALL FLOOR PENETRATIONS USE TYPE "LR" FIRE DAMPERS.
9. DOUBLE THICKNESS INSULATED ACCESS DOORS SHALL BE PROVIDED AS ALL FIRE DAMPERS FOR ACCESS TO FUSIBLE LINK. DOOR SHALL BE SIZED TO ALLOW FOR EASY SERVICE AND ACCESSIBILITY. ACCESS DOORS SHALL BE A MINIMUM OF 24" IN THE LONGEST DIMENSION.
10. PROVIDE 3" X 3" 1/4" ANGLED FRAMING AROUND THE ROOF OPENING FOR THE SUPPLY AND RETURN DUCTWORK.
11. SUPPORT ALL SHEET METAL AND EQUIPMENT FROM STRUCTURAL STEEL. DO NOT SUSPEND FROM METAL DECK OR JOIST BRIDGING.
12. FIBERGLASS DUCTWORK WILL ONLY BE PERMITTED WITH THE APPROVAL OF THE OWNER, ARCHITECT, AND ENGINEER. NONMETALLIC DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL AND SHALL COMPLY WITH UL 181. FIBROUS DUCT CONSTRUCTION SHALL CONFORM TO THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS OR NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. THE AIR TEMPERATURE WITHIN NONMETALLIC DUCTS SHALL NOT EXCEED 250°F (121°C).
13. FLEXIBLE DUCTWORK SHALL CONFORM TO THE FOLLOWING:
- a. SHALL HAVE AN IMPERVIOUS INNER CORE WITH WIRE REINFORCEMENT. THE INNER DUCT SHALL BE R-6 FIBERGLASS DUCT INSULATION WITH A POLYETHYLENE VAPOR-PROOF JACKET. FLEXIBLE DUCT SHALL BE UL-181 LISTED, CLASS 1, AND SHALL MEET ALL APPLICABLE CODES AND THE REQUIREMENTS OF THE LANDLORD.
- b. FITTINGS TO CONNECT THE FLEX DUCT TO THE TRUNK DUCT SHALL BE OF THE 45° LEAD-IN TYPE PER THE LATEST OF SMACNA STANDARDS AND SHALL HAVE AN OPPOSED BLADE VOLUME DAMPER, SQUARE-TO-ROUND TRANSITION AND SHALL HAVE THE SAME FREE AREA AS THE SPECIFIED FLEX DUCT.
- c. FLEX DUCT SHALL BE THE PRODUCT OF AN ESTABLISHED MANUFACTURER OF SUCH PRODUCTS AND EQUIVALENT TO CERTAINTED MODEL G-25, WIREMOLD WGC, OR PPG GOSSFLEX.

MECHANICAL SPECIFICATIONS

- B. PIPING
1. OUTDOOR CONDENSATE PIPING SHALL BE TYPE 1" COPPER CONDENSATE DRAIN FOR THE ROOFTOP MOUNTED AIR CONDITIONING UNIT, INSTALLED PER MANUFACTURES REQUIREMENTS AND DETAILS. DRAIN SHALL DISCHARGE TO A ROOF DRAIN (IF ALLOWED BY AHJ) OR APPROVED RECEPACLE.
2. WHEN MODIFICATIONS ARE BEING MADE TO TO AN EXISTING SYSTEM THE NEW MATERIAL SHALL MATCH THE EXISTING. IF THE MATERIAL DIFFERS FROM THAT SPECIFIED HEREIN, IT SHALL BE SPECIFIED IN THE BID PROPOSAL.
- IV. HVAC EQUIPMENT
- A. GENERAL
1. INSTALLATION OF ALL EQUIPMENT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INFORMATION AND INSTRUCTIONS, REQUIREMENTS AND ADDITIONAL GUIDELINES. THE CONTRACTOR SHALL PROVIDE ALL ADDITIONAL REQUIRED ACCESSORIES TO COMPLETE THE INSTALLATION.
2. HVAC EQUIPMENT SHALL BE "STARTED UP" BY A FACTORY TRAINED AND AUTHORIZED SERVICE TECHNICIAN.
3. ALL FACTORY STARTUP FORMS SHALL BE COMPLETED AND TURNED OVER TO THE OWNER WITH ALL COMPLETED WARRANTY CARDS PRIOR TO FINAL APPROVAL.
- V. CONTROLS
- A. CONTROL WIRING SHALL BE PLENUM RATED CABLE WITH COLOR CODED 18 AWG WIRES (MINIMUM).
- B. CONTRACTOR SHALL PROVIDE ALL WIRING BETWEEN THERMOSTAT AND EQUIPMENT (AIR HANDLER, RTU, CONDENSING UNIT, ETC.).
- C. CONTRACTOR SHALL FURNISH AND INSTALL A 120 VOLT DUCT MOUNTED IONIZATION SMOKE DETECTOR (UNLESS NOTED OTHERWISE ON THE DRAWINGS). DETECTOR SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR, TO SHUT DOWN UNIT UPON ACTIVATION.
- D. THERMOSTATS (UNLESS NOTED OTHERWISE ON THE DRAWINGS) SHALL BE FURNISHED AND AND BE A 7 DAY PROGRAMMABLE HEATING/COOLING THERMOSTAT WITH 50° OF CONTROL WIRING BETWEEN THE THERMOSTAT AND THE FURNACE/ RTU. COIL WIRE AND SUSPEND FROM STRUCTURE FOR FUTURE INSTALLATION. WIRING SHALL BE MINIMUM 18 AWG.
- VI. TESTING AND BALANCING
- A. TESTING AND BALANCING SHALL NOT BEGIN UNTIL THE SYSTEM HAS BEEN COMPLETED. IS FULL WORKING ORDER AND ALL EQUIPMENT START-UP HAS BEEN COMPLETED. ALL HVAC SYSTEMS AND EQUIPMENT SHALL BE PUT INTO FULL OPERATION.
- B. AN INDEPENDENT "AABC" OR "NEBB" CERTIFIED AIR AND WATER BALANCE CONTRACTOR SHALL TEST AND BALANCE THE SYSTEM AND REPORT RESULTS TO THE OWNER.
1. ALL WORK SHALL BE COMPLETED UNDER DIRECT SUPERVISION OF THE CERTIFIED BALANCING ENGINEER AND BY QUALIFIED BALANCING TECHNICIANS.
2. METHODS AND FORMS SHALL BE IN ACCORDANCE WITH THE CERTIFICATIONS AGENCIES RECOMMENDATIONS AND REQUIREMENTS.
3. COMPLY WITH ASHRAE RECOMMENDATIONS PERTAINING TO MEASUREMENTS, INSTRUMENTS, ADJUSTING AND BALANCING.
4. ALL QUANTITIES SHALL BE WITHIN 10% OF THE DESIGN VALUES.
5. CONTRACTOR SHALL PROVIDE ANY SHEAVE CHANGES REQUIRED ON THE HVAC UNIT(S).
- C. PERFORMANCE TEST
1. AFTER ALL HVAC EQUIPMENT IS INSTALLED, TESTED AND BALANCED AS SPECIFIED THEY SHALL BE OPERATED AND OBSERVED FOR A PERIOD OF AT LEAST ONE DAY. THIS MAY INCLUDE STARTUP, TO VERIFY ALL EQUIPMENT IS PRODUCING THE REQUIRED CAPACITY. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION OF THE EQUIPMENT DURING THE ENTIRE PERIOD.
2. TESTING SHALL BE PERFORMED WITH ALL CONTROLS IN THE AUTOMATIC POSITION AND BUILDING LIGHTS, DAMPERS, ETC. POSITIONED IN SIMULATE NORMAL OPERATION OF THE SYSTEM.
3. DURING THE TEST, CONTROL SETTINGS MAY REQUIRE ADDITIONAL ADJUSTMENTS TO PRODUCE THE BEST BALANCED OPERATION.
4. SHOULD COMPLETION OF THE INSTALLATION OCCUR AT SUCH TIME THAT THE REQUIRED PERFORMANCE TEST MUST BE CONDUCTED DURING A SEASON WHEN THE FULL OPERATION OF EITHER THE HEATING OR COOLING SYSTEM CAN NOT BE CHECKED, THE CONTRACTOR SHALL PERFORM THE TEST AND RECORD ALL SUCH DATA AS IS AVAILABLE WITH THE SYSTEM OPERATING AUTOMATICALLY UNDER THE PREVAILING WEATHER CONDITIONS. THAT PART OF THE SYSTEM WHICH SHALL BE DELAYED UNTIL THE WEATHER IS APPROPRIATE, AT WHICH TIME THE REMAINING PART OF TESTS SHALL BE CONDUCTED.



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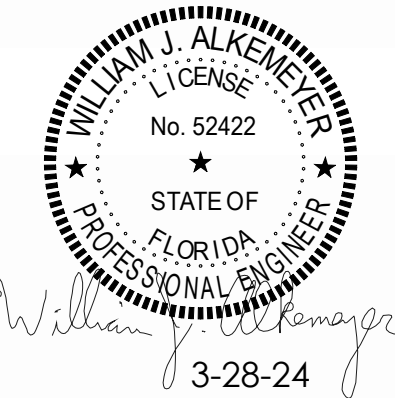
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0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK		
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DATE:	03/27/2024	
DRAWN BY:	Author	
CHECKED BY:	Checker	

SHEET TITLE

MECHANICAL  
SPECIFICATIONS

SHEET NUMBER

MEP-5



PLUMBING AND GAS SPECIFICATIONS

NOTE: MANUFACTURERS' NAMES ON WHICH THIS SPECIFICATION IS BASED INDICATE THE MINIMUM QUALITY OF PRODUCT REQUIRED. SUBSTITUTION MAY BE MADE TO THOSE SPECIFIED IF DEEMED EQUIVALENT BY THE OWNER'S REPRESENTATIVE. ALL WORK AND PRODUCTS SHALL MEET THE REQUIREMENTS OF THE OWNER.

1. ALL WORK INCLUDING INSTALLATION, EQUIPMENT, FIXTURES AND PIPING SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS SET FORTH BY THE AHJ (AUTHORITY HAVING JURISDICTION), AND THE OWNER'S MINIMUM REQUIREMENTS AS STATED HEREIN, OR OTHERWISE INDICATED BY THE OWNER.
2. SEE ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS. CONDITION REQUIREMENTS SHALL APPLY UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE PERFORMED AS INDICATED ON DRAWINGS UNLESS FIELD CONDITIONS REQUIRE MINOR CHANGES BE MADE. MINOR CHANGES SHALL BE MADE WITH NO ADDITIONAL COST. ROUTING OF ALL SANITARY PLUMBING, DOMESTIC WATER PIPING AND GAS PIPING AS SHOWN ON THE PLANS IS SHOWN WITH THE INTENTION OF INDICATING THE APPROXIMATE LOCATION OF EXISTING CONDITIONS AND NEW ITEMS. THIS CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HIS WORK WITH THE WORK OF ALL OTHER TRADES TO AVOID INTERFERENCE. CONTRACTORS MAY DEViate FROM THE LOCATION OF PIPING SHOWN IF INSTALLATION COMPLIES WITH LOCAL CODES AND INDUSTRY PRACTICES, AND IF THE AHJ AND OWNER'S REPRESENTATIVE APPROVE. ITEMS NOT SHOWN ON THE PLANS OR SHOWN IN CONFLICT WITH ANY CODE, REGULATION OR EXISTING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL WORK IN ACCORDANCE WITH LOCAL CODES.
4. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE OF THE WORK BY OWNER.
5. PRIOR TO SUBMISSION OF THE CONTRACTORS COST ESTIMATE FOR WORK INCLUDED UNDER THIS PROJECT, THE CONTRACTOR SHALL VISIT THE JOBSITE TO EXAMINE ALL EXISTING CONDITIONS RELATED TO HIS WORK, AND UPON FINAL EXAMINATION OF SUCH SHALL SUBMIT A FINAL PROPOSAL AS EVIDENCE THAT THIS CONTRACTOR HAS VISITED SAID SITE AND VERIFIED ALL EXISTING AND PROJECT CONDITIONS. ACTUAL LOCATIONS OF EXISTING SERVICE STUBS MUST BE FIELD VERIFIED. CHANGES TO CONFORM TO ACTUAL POINTS-OF-CONNECTION SHALL BE MADE AT NO ADDITIONAL COST. CLAIMS OF ADDITIONAL WORK OR ADD-ONS DUE TO NON-VERIFICATION OF EXIST. CONDITIONS WILL NOT BE CONSIDERED BY THE OWNER. ALL ADDITIONAL WORK WHICH IS NOT CLEARLY APPROVED PRIOR TO PERFORMANCE OF SUCH WORK WILL BE CHARGED TO THE CONTRACTOR, AND IF NOT SETTLED WILL BE HELD FROM HIS FINAL PAYMENT.
6. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWINGS TO OWNER AND ENGINEER. AS-BUILT DRAWINGS SHALL INDICATE ACTUAL MANUFACTURER OF THE EQUIPMENT INSTALLED, THE EXACT LOCATION OF EQUIPMENT AND THE ACTUAL CAPACITY.
7. EQUIPMENT, FIXTURES, AND ACCESSORIES SHALL NOT BE SUPPORTED FROM CEILING, SOFFIT, PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING, BRIDGING, OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM STRUCTURE WHICH HAS BEEN APPROVED BY THE ARCHITECT.
8. ALL ROOF WORK, PENETRATIONS, AND REPAIRS SHALL BE TOTALLY PERFORMED BY ONLY THOSE ROOFING CONTRACTORS APPROVED BY THE OWNER AND GENERAL CONTRACTOR.
9. DEFICIENCIES AND NON-CONFORMING ITEMS SHALL BE CORRECTED BY THE CONTRACTOR. FAILURE TO CORRECT SUCH ITEMS SHALL PERMIT THE OWNER TO CORRECT SAME AT A COST TO THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND PAYING FOR SAME. THE CONTRACTOR SHALL INCLUDE IN THEIR BID CHARGES FOR ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THE SPACE INCLUDING BUT NOT LIMITED TO LOCAL, COUNTY, OR STATE SERVICE CHARGES AND PERMIT FEES, AND LANDLORD'S UTILITY, AND/OR EQUIPMENT CHARGES.
11. SCOPE OF WORK:

FURNISH ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND FEES REQUIRED TO COMPLETELY INSTALL, TEST, AND PLACE THE SPECIFIED EQUIPMENT, COMPONENTS, CONTROLS AND SYSTEMS IN SERVICE.

SOIL, WASTE AND VENT SYSTEM

DOMESTIC WATER SYSTEM

PLUMBING FIXTURES AND TRIM

ROOF DRAINAGE SYSTEM

MISCELLANEOUS STEEL WORK, FLOOR AND WALL SLEEVES, SLOTS AND INSERTS, PLATES, SUPPORTS AND HANGERS

ALL OTHER PLUMBING ITEMS INDICATED ON THE DRAWINGS, SPECIFIED HEREIN, OR NEEDED FOR A COMPLETE AND FUNCTIONAL PLUMBING INSTALLATION IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS.

CLEANING AND TESTING OF ALL SYSTEMS

WARRANTY OF ALL WORK FOR A PERIOD OF ONE YEAR

12. MATERIALS

12.1 SANITARY DRAIN, WASTE, AND VENT SHALL BE:

SOIL AND WASTE, UNDERFLOOR - SERVICE WEIGHT CAST IRON, HUB AND SPIGOT SOIL PIPE AND FITTINGS, COATED INSIDE AND OUT.

SOIL, WASTE, AND VENT, ABOVE FLOOR - HUBLESS CAST IRON PIPE AND FITTINGS, COATED INSIDE AND OUT.

ALL CAST IRON SOIL PIPE/FITTINGS BELOW OR ABOVE GROUND SHALL BEAR THE COLLECTIVE TRADEMARK OF CISPI AND/OR BE "NSF INTERNATIONAL".

ALL STANDARD COUPLINGS SHALL BE IN COMPLIANCE TO CISPI 310 (LATEST EDITION), BEARING THE MARK OF NSF INTERNATIONAL.

OR

AT THE CONTRACTOR'S OPTION AND WHERE ALLOWED BY CODE AND THE LOCAL AUTHORITY HAVING JURISDICTION SCHEDULE 40 PVC-DWV MAY BE USED. PVC SHALL NOT BE USED IN RETURN AIR PLENUMS WHERE PROHIBITED BY CODE.

12.2 DOMESTIC WATER PIPING SHALL BE:

UNDERGROUND: TYPE K COPPER, HARD DRAWN

ABOVE GROUND: TYPE L COPPER, HARD DRAWN TYPE M COPPER MAY BE USED WHERE APPROVED BY OWNER AND ENGINEER AND ALLOWED BY ALL AUTHORITIES HAVING JURISDICTION.

LEAD-FREE SOLDER OR SILVER SOLDER SHALL BE USED AT ALL POINTS OF CONNECTION.

ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL COMPLY WITH THE LEAD FREE REQUIREMENTS AS NOTED IN SECTION 1417 OF THE SAFE DRINKING WATER ACT.

12.3 INSULATION:

INSULATE ALL DOMESTIC WATER PIPING AND ALL HORIZONTAL WASTE PIPING ABOVE CEILINGS WITH INSULATION WHICH MEETS OR EXCEEDS 25/50 RATINGS.

DOMESTIC COLD WATER PIPING SHALL BE COVERED WITH 1" THICK GLASSFIBER WATER PIPE INSULATION WITH VAPOR BARRIER AND ALL SERVICE JACKET. DOMESTIC HOT WATER PIPING LESS THAN 1-1/2" DIA. SHALL BE COVERED WITH 1" THICK GLASSFIBER WATER PIPE INSULATION WITH VAPOR BARRIER AND ALL SERVICE JACKET. DOMESTIC HOT WATER PIPING 1-1/2" DIA. TO 4" DIA. SHALL BE COVERED WITH 1-1/2" THICK GLASSFIBER WATER PIPE INSULATION WITH VAPOR BARRIER AND ALL SERVICE JACKET.

PLUMBING AND GAS SPECIFICATIONS

CONTRACTOR MAY PROVIDE PRE-FORMED PIPE INSULATION OF CLOSED CELL ELASTOMERIC FOAM.

HORIZONTAL WASTE PIPING SHALL BE COVERED WITH 1" THICK GLASSFIBER INSULATION WITH VAPOR BARRIER AND ALL SERVICE JACKET.

GLASSFIBER INSULATION SHALL BE OF THE TYPE HAVING A 4.0 LB DENSITY AND A K-FACTOR OF 0.25.

ALL EXPOSED AND CONCEALED INSULATED PIPING TO HAVE AN ALL-SERVICE JACKET SIMILAR TO OWENS-CORNING FIBERGLAS ASJ25 WITH SELF SEALING LAP AND JOINT SEALING STRIPS.

12.4 WATERHAMMER ARRESTORS SHALL BE PROVIDED ON ALL HOT AND COLD WATER LINES, AT INDIVIDUAL FIXTURES, AND OTHER SUCH LOCATIONS TO BRING WATER SYSTEM IN CONFORMANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARDS.

IN LIEU OF MANUFACTURED WATERHAMMER ARRESTORS CONTRACTOR MAY PROVIDE 12" HIGH AIR CHAMBERS IF ALLOWED BY LOCAL CODE.

13. PLUMBING SPECIALTIES

13.1 HUB DRAINS SHALL BE CAST IRON FUNNEL DRAIN WITH STRAINER AS MANUFACTURED BY "WADE" OR APPROVED EQUAL OR PVC WHERE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

13.2 CLEANOUTS: WALL CLEANOUTS SHALL HAVE STAINLESS STEEL COVERS AS MANUFACTURED BY "WADE" OR APPROVED EQUAL. FLOOR CLEANOUTS SHALL HAVE SATIN FINISH NICKEL TOP, IN FINISHED AREAS, AND SATIN BRONZE CAP IN AREAS WHICH ARE NOT FINISHED. CLEANOUTS SHALL BE MAN

13.3 FIXTURES: PLUMBING FIXTURES SHALL BE AS SPECIFIED ON THESE PLANS OR ON THE ARCHITECTURAL PLANS. ALL FIXTURES SHOULD MEET ADA REQUIREMENTS WHERE APPLICABLE. FIXTURES SHOULD BE OF THE HIGHEST QUALITY BY "AMERICAN STANDARD", KOHLER" OR APPROVED EQUAL.

13.4 WATER HEATERS: IF NEW WATER HEATER(S) ARE TO BE INSTALLED THEY SHALL BE AS SPECIFIED ON THE PLANS, AND SHALL BE OF COMMERCIAL GRADE, AND AGA APPROVED IF GAS FIRED AND UL APPROVED IF ELECTRIC. HEATERS SHALL HAVE A 150 PSI WORKING PRESSURE RATING. WATER HEATER INSTALLATION MANUALS SHALL BE GIVEN TO THE OWNER.

14. EXECUTION

14.1 PIPING INSTALLATION:

EXCEPT AS OTHERWISE INDICATED, PROVIDE FACTORY-FABRICATED HANGER & SUPPORTS COMPLYING WITH MSS SP-58. HANGERS AND SUPPORTS SELECTED BY INSTALLER TO SUIT FIELD CONDITIONS SHALL COMPLY WITH MANUFACTURERS' PUBLISHED PRODUCT INFORMATION.

PIPE TO BE SUPPORTED SECURELY FROM HANGERS AS FOLLOWS:

PIPE HANGERS TO BE SUPPORTED FROM STRUCTURAL STEEL BEAMS BY MEANS OF BEAM CLAMPS. HANGERS ARE NOT TO BE SUPPORTED FROM STEEL FLOOR AND/OR ROOF DECKING.

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY REQUIRED AUXILIARY STEEL FOR SUPPORT OF HANGERS.

14.2 DRAIN, WASTE AND VENT

CAST IRON PIPE MUST HAVE HANGERS THAT ARE 10 FEET ON CENTER MAXIMUM, WITH A MINIMUM OF ONE HANGER FOR EACH SECTION OF PIPE, AND AT CHANGES IN DIRECTION.

PVC PIPE SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE BASE OF EACH RISER OR STACK SHALL BE SUPPORTED AT EACH FLOOR AND AT THE ROOF, IF APPROPRIATE.

ALL HORIZONTAL DRAINAGE AND VENT PIPING SHALL BE RUN AT A MINIMUM OF 1/4" PER LINEAR FOOT IN THE DIRECTION OF FLOW FOR DRAINS AND AGAINST THE FLOW OF VENT GASSES. NO FIXTURE SHALL HAVE AN S-TRAP OR BE DOUBLE TRAPPED.

CHANGES IN DIRECTION OR SIZE OF DRAINAGE PIPING SHALL BE MADE WITH APPROPRIATE FITTINGS HAVING LONG RADIUS.

SLIP JOINT FITTINGS WILL BE PERMITTED ONLY ON TRAP CONNECTIONS.

14.3 DOMESTIC WATER PIPING

HORIZONTAL PIPING SHALL BE SUPPORTED FROM STRUCTURE ABOVE AS REQUIRED BY LOCAL PLUMBING CODE, OR AT A MINIMUM AS FOLLOW:

1/2" COPPER TUBE - 5'-0"  
3/4" & 1" COPPER TUBE - 6'-0"  
1-1/2" & 2" COPPER TUBE - 8'-0"

WATER LINES SHALL RUN PARALLEL OR PERPENDICULAR TO THE LINES OF THE BUILDING.

PROVIDE FITTINGS AT EACH CHANGE IN DIRECTION OR CHANGE IN PIPE SIZE.

PROPER ALLOWANCE SHALL BE MADE FOR EXPANSION, AND ALL BRANCHES SHALL BE BLOCKED AS MAY BE NECESSARY TO PREVENT NOISE OR VIBRATION.

RUN ALL DOMESTIC WATER PIPING AS HIGH AS POSSIBLE. DO NOT HANG OR SUPPORT OTHER EQUIPMENT OR PIPING FROM WATER LINES. SEPARATE HOT AND COLD WATER LINES A MINIMUM OF SIX (6) INCHES.

PROVIDE SHUT OFF VALVE AT CONNECTION TO EACH FIXTURE. LOCATE VALVES SO AS TO BE ACCESSIBLE AND SO THAT SEPARATE SUPPORT CAN BE PROVIDED WHEN NECESSARY. DO NOT INSTALL VALVES TO PIPING OF DISSIMILAR COMPOSITION WITHOUT AN APPROVED DIELECTRIC FITTING.

14.4 ALL DRAINS SHALL BE PROVIDED WITH DEEP SEAL TRAP.

14.5 THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PERFORM HIS WORK. STATED CUTTING AND PATCHING SHALL CONFORM TO RELEVANT "GENERAL CONDITIONS" SPECIFICATIONS.

14.6 IF REQUIRED, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND BACKFILL OF TRENCHES AND ANY CONCRETE SLAB REPLACEMENT.

14.7 FLASH VENT PIPES PASSING THROUGH ROOF WITH LEAD ROOF FLASHING CONSTRUCTED OF NUMBER 4 SHEET LEAD, WITH BASE EXTENDING NO LESS THAN 12 INCHES ON EACH SIDE OF VENT. THE VERTICAL PORTION OF FLASHING SHALL EXTEND UPWARD THE ENTIRE LENGTH OF THE PIPE AND BE TURNED DOWN INSIDE THE PIPE.

MINIMUM VENT THRU THE ROOF SHALL BE 4".

14.8 THIS CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER AND/OR THE LOCAL UTILITY FOR INSTALLATION OF REQUIRED WATER METER. THIS INCLUDES PURCHASE OF REQUIRED METER, AND INSTALLATION OF SAME IN LOCATION DESIGNATED BY THE OWNER/ARCHITECT/UTILITY.

THIS CONTRACTOR SHALL EXTEND DOMESTIC WATER LINE FROM METER LOCATION TO THE LEASED PREMISE. ROUTING OF WATER LINE THROUGH ANY COMMON AREA IS SUBJECT TO THE APPROVAL OF THE LANDLORD.

THIS CONTRACTOR SHALL PAY ALL FEES REQUIRED, FOR INSTALLATION OF WATER SERVICE AND METER.

15 TEST AND STERILIZE ALL PLUMBING PIPING INCLUDING DRAINS, WASTE VENTS AND WATER PIPING PER LOCAL CODES AND REGULATIONS.

PLUMBING AND GAS SPECIFICATIONS

16 MATERIALS, EQUIPMENT, AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR FROM THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.

FOR THE SAME PERIOD, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY THEM.

NATURAL GAS PIPING

1 ALL WORK INCLUDING INSTALLATION, EQUIPMENT, FIXTURES AND PIPING SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS SET FORTH BY THE AHJ (AUTHORITY HAVING JURISDICTION), AND THE OWNER'S MINIMUM REQUIREMENTS AS STATED HEREIN, OR OTHERWISE INDICATED BY THE OWNER.

2. NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED JOINTS AND MALLEABLE IRON FITTINGS.

3. PIPE SEALANT SHALL BE APPLIED TO THE MALE THREADS ONLY AND SHALL BE CHEMICALLY RESISTANT TO NATURAL GAS.

4. CONTRACTOR SHALL REMOVE CUTTING AND THREADING BURRS AND SHALL ENSURE THAT THE ENTIRE PIPE IS FREE OF DEBRIS AND BLOCKAGES PRIOR TO PIPING ASSEMBLY.

5. CONTRACTOR SHALL PLUG EACH GAS OUTLET, INCLUDING VALVES, WITH A THREADED PLUG OR CAP IMMEDIATELY UPON INSTALLATION. CAP OR PLUG SHALL REMAIN IN PLACE UNTIL CONTINUING PIPING OR CONNECTIONS ARE MADE TO VALVE(S) OR EQUIPMENT.

6. THE GAS PIPING SYSTEM SHALL BE GROUNDED ELECTRICALLY AND CONTINUOUSLY. BOND PIPING TIGHTLY TO GROUNDING CONNECTORS. GROUNDING OF PIPING SHALL BE PER THE IN COMPLIANCE WITH ALL APPLICABLE CODES.

7. PROVIDE FULL SIZE DIRT LEG, GAS COCK AND UNION IN THE SUPPLY PIPING AT ALL CONNECTIONS TO GAS FIRED EQUIPMENT AND AS INDICATED ON THE DRAWINGS. INSTALL FULL SIZE DIRT LEG AT ALL LOW POINTS IN THE SYSTEM.

8. ROOF MOUNTED GAS PIPING SHALL BE SUPPORTED ON 4" X 4" X 24" LONG WOLMANIZED WOOD BLOCKING WITH 1" GALVANIZED STRAP ANCHOR AND ISOLATION PAD BELOW BLOCKING.

9. GAS PIPING SHALL BE SUPPORTED AT ALL VALVES, FITTINGS, AND CHANGES IN DIRECTION AND AT 6' O.C.(1/2" PIPE), 8' O.C.(3/4" OR 1" PIPE), 10' O.C.(1-1/4" OR LARGER PIPE) SHALL NOT DEFLECT WHEN VALVES ARE OPENED AND CLOSED.

10. CONTRACTOR SHALL INSPECT, TEST AND PURGE THE GAS PIPING SYSTEM IN ACCORDANCE WITH LOCAL CODE AND LOCAL UTILITY REQUIREMENTS PRIOR TO CONNECTION TO THE GAS METER OR THE GAS PIPING SYSTEM.

11. ALL GAS PIPING SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODE, AND SHALL BE INSTALLED IN CONFORMANCE WITH ANY LOCAL CODES WHICH MAY DICTATE PIPE LABELING OR TESTING.

12. BUSHINGS ARE PROHIBITED. BELL REDUCERS SHALL BE INSTALLED AT REDUCTION IN PIPE SIZE. GROUND JOINT UNIONS AND SHUTOFF VALVES SHALL BE INSTALLED AT ALL GAS APPLIANCES. FLEXIBLE GAS LINES ARE PROHIBITED ON STATIONARY APPLIANCES AND SHALL ONLY BE INSTALLED ON FULLY PORTABLE EQUIPMENT. A RESTRAINT CABLE SHALL BE ATTACHED TO ANY FLEXIBLE CONNECTOR AND THE FLOOR SUCH THAT THE FLEXIBLE CONNECTOR CANNOT BE OVER EXTENDED.

13. GAS VALVES:

13.1 GAS COCKS 2" AND SMALLER SHALL BE 150 PSI NON-SHOCK WOG, BRONZE STRAIGHTWAY COCK, FLAT OR SQUARE HEAD WITH THREADED ENDS.

13.2 PRESSURE REGULATING VALVES SHALL BE SINGLE STAGE. STEEL JACKETED, CORROSION-RESISTANT, GAS PRESSURE REGULATORS WITH ATMOSPHERIC VENT, ELEVATION COMPENSATOR, THREADED ENDS, PROPER SPRING FOR INLET AND OUTLET GAS PRESSURES AND SIZED FOR SPECIFIC GRAVITY AND VOLUME OF FLOW AS INDICATED AND/OR REQUIRED.



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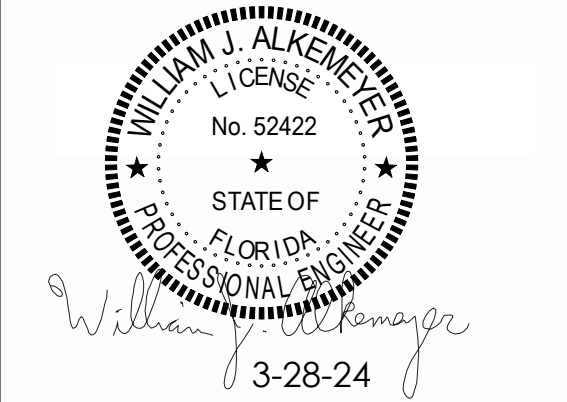
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PLUMBING AND GAS SPECIFICATIONS
SHEET NUMBER
MEP-6



ELECTRICAL SPECIFICATIONS

- GENERAL PROVISIONS:

THE GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS SHALL BE CONSIDERED AS PART OF THIS SPECIFICATION.

ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATION OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND THE MOST RECENT EDITION OF NATIONAL ELECTRIC CODE.

FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES REQUIRED FOR THE INSTALLATION OF ALL ELECTRICAL WORK AND AS REQUIRED TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS.

MATERIALS SHALL BE NEW W/ MANUFACTURERS NAME PRINTED THEREON AND UNDERWRITERS LABORATORY LISTED. THE SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE W/ THE DRAWINGS AND/OR SPECIFICATIONS.

SUBMIT MATERIAL LISTS AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW. SUBMITTALS SHALL BE IN ACCORDANCE WITH GENERAL CONDITIONS AND SHALL BEAR THE STAMP OF THE ELECTRICAL CONTRACTOR SHOWING THAT HE HAS REVIEWED AND APPROVED THEM. LACK OF SUCH CONTRACTOR'S APPROVAL WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY THE OWNER.

CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXCEPTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WIN A PERIOD OF ONE YEAR. ACCEPTANCE OF THE BUILDING BY THE YEAR, THIS CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE TO THE OWNER.

INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN THE SPECIFICATIONS, THAT CAN BE LEGITIMATELY AND REASONABLE BE INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.

NOTIFY ARCHITECT IMMEDIATELY OF POSSIBLE CONFLICTS WITH STRUCTURE, MECHANICAL, OR OTHER FEATURES, WHERE JOB CONDITIONS REQUIRE REASONABLE CHANGES IN LOCATIONS AND ARRANGEMENT OF INDICATED EQUIPMENT, CONDUIT, OUTLETS, OR WIRING, CONTRACTOR SHALL MAKE SUCH CHANGES WITHOUT COST TO OWNER.

CONTRACTOR SHALL FILE PLANS WITH AND OBTAIN APPROVALS FROM MUNICIPAL AGENCIES. ALL PERMITS AND CERTIFICATES OF INSPECTION SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

PERTINENT CERTIFICATES SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE, PRIOR TO FINAL BILLING.

ANY FEES ASSOCIATED WITH CONSTRUCTION AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR IN ORDER TO DELIVER TO THE OWNER A FINISHED BUILDING, READY FOR OCCUPANCY AND 100% OPERATION.

CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS.

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE EXISTING CONDITIONS AND LIMITATIONS THEREOF. THE CONTRACTOR SHALL ASCERTAIN CONDITIONS UNDER WHICH THE WORK MUST BE PERFORMED, INCLUDING THE HANDLING OF MATERIALS, SECURITY AND LIMITING FIELD DIMENSIONS. FURTHER, THIS CONTRACTOR SHALL PROVIDE FIELD VERIFICATION OF LOCATION OF POINTS OF CONNECTION TO LANDLORD'S ELECTRICAL AND TELEPHONE EQUIPMENT AND DISTANCE FROM LEASED SPACE.

ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS DISCOVERED AS A RESULT OF THE AFOREMENTIONED FIELD SURVEY, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. PRIOR TO COMMENCING ANY WORK, ANY ADDITIONAL COSTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO SHALL BE HIS RESPONSIBILITY AND SHALL BE BORNE BY HIM.

ANY DEVIATION FROM PLANS WITHOUT PRIOR APPROVAL OF THE ARCHITECT SHALL BE CAUSE FOR THE REJECTION OF MATERIALS AND/OR METHODS, AND ANY COST INCURRED TO CORRECT SUCH DEVIATION TO THE SATISFACTION OF THE ARCHITECT/ENGINEER SHALL BE BORNE BY THE CONTRACTOR.

THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN HAD PROPER EXAMINATION BEEN MADE.

ANY COSTS INCURRED DUE TO LACK OF COOPERATION AMONG THE TRADES SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR SHALL SUBMIT 6 COPIES OF SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR APPROVAL FOR ALL EQUIPMENT AND DEVICES INSTALLED. THERE WILL BE NO DRAW UPON SHOP DRAWINGS HAVE BEEN SUBMITTED AND REVIEWED BY ARCHITECT/ENGINEER.

THE EQUIPMENT ROUGH-INS AS SHOWN ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT MAY VARY FROM WHAT IS SHOWN, THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUB-SEQUENT RELOCATION DIRECTLY UPON THE CONTRACTOR.

PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

ELECTRICAL CONTRACTOR SHALL RECORD ALL FIELD CHANGES IN HIS WORK AS THE JOB PROGRESSES; KEEP AN ACCURATE RECORD OF ALL WORK AS ACTUALLY INSTALLED.

UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS AUTHORIZED, THE CONTRACTOR SHALL TURN OVER TO THE OWNER'S REPRESENTATIVE A RECORD SET OF PRINTS SHOWING THESE CHANGES.

THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING, CHANNELING, AND PATCHING REQUIRED FOR ANY WORK HEREIN SPECIFIED.

ALL OPENINGS THROUGH STRUCTURALLY SUPPORTED SLABS MUST BE COREBORED, SLEEVED, GROUTED, SEALED, AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST 2' AFF.

ALL SLEEVES, OPENINGS, ETC., THROUGH FIRE RATED WALLS AND FLOORS, SHALL BE SEALED AFTER CONDUIT INSTALLATION TO RETAIN FIRE RATING.

ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIR.

HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK AND SHALL BE SECURED TO THE BUILDING STRUCTURE AND NOT TO PIPING OR DUCTWORK.

ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE RUN IN STRAIGHT LINES PARALLEL WITH OR AT RIGHT ANGLES TO COLUMN LINES AND SEPARATED AT LEAST 3" FROM WATER LINES WHEREVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES.

EVERY PART OF THE INSTALLATION SHALL BE TESTED, OPERATED, AND LEFT IN PERFECT WORKING ORDER.

TEST ALL WIRES AND CABLES INSTALLED UNDER THIS CONTRACT WITH A 1,000 VOLT MEGOHM METER. IF ANY READINGS ARE LOWER THAN THAT REQUIRED BY GOOD PRACTICE OR APPLICABLE CODES, PROMPTLY REPLACE THE MATERIALS OR EQUIPMENT INVOLVED.

SHOULD TESTING REVEAL ANY OTHER DEFECTS, PROMPTLY CORRECT SUCH DEFECTS AND RERUN TESTS UNTIL THE ENTIRE INSTALLATION IS SATISFACTORY IN ALL RESPECTS.

ALL ITEMS IN THE NOTES, SCHEDULES, AND LEGEND MAY NOT NECESSARILY APPEAR ON THESE DRAWINGS.

TWO COPIES OF OPERATION AND MAINTENANCE MANUALS FOR THE EQUIPMENT HEREIN INSTALLED SHALL BE GIVEN TO THE OWNER PRIOR TO ACCEPTANCE OF THE BUILDING FOR OCCUPANCY.

GUARANTEE:

CONTRACTOR IS TO GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE PROJECT BY THE OWNER. IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT THIS CONTRACTOR WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY HAS BECOME DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.

FOR THE SAME PERIOD, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

THE CONTRACTOR, BEFORE FINAL ACCEPTANCE BY THE OWNER WILL BE GRANTED, SHALL CLEAN ALL LIGHTING FIXTURES, DEVICE PLATES, SERVICE FITTINGS, AND OTHER ITEMS FURNISHED UNDER THIS CONTRACT. HE SHALL INSURE THAT ALL DIRECTORIES ARE IN PLACE WITH COMPLETED OR REVISED SCHEDULES AND ALL IDENTIFICATIONS AND MARKINGS OF EQUIPMENT, CABLES, AND OTHER ITEMS ARE COMPLETED.
- ELECTRICAL SPECIFICATIONS
- THIS CONTRACTOR SHALL COORDINATE SEQUENCE OF WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL VERIFY VOLTAGE OF MECHANICAL EQUIPMENT AND FLUORESCENT FIXTURE BALLASTS, PRIOR COMMENCING ANY WORK.

NO REMOVALS SHALL BE MADE WITHOUT OWNER'S APPROVAL. ALL EXISTING EQUIPMENT, MATERIALS, ETC. THAT ARE NOT TO BE REUSED SHALL BE REMOVED COMPLETELY AND DISPOSED OF BY THIS CONTRACTOR.

IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY, PRIOR TO ANY INDIVIDUAL CIRCUITS INSTALLATION, TO VERIFY WITH ALL OTHER TRADES CONCERNED THAT THE CIRCUIT WITH DEVICES AS DRAWN IS ADEQUATE IN SIZE AND MAKE-UP FOR THE MECHANICAL AND/OR KITCHEN EQUIPMENT TO BE INSTALLED. IF ANY CONFLICT IN VOLTAGE, PHASE, OR LOAD IS ENCOUNTERED WHICH WOULD ALTER THE CIRCUIT SIZE, THIS CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY. FAILURE TO DO SO SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT CIRCUIT CHANGE DIRECTLY UPON THE CONTRACTOR.

REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS, UNITS, AND OTHER SPECIAL EQUIPMENT. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS, JUNCTION BOXES, DISCONNECT SWITCHES, THERMOSTATS, AND CONTROL WIRING.

THIS CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY POWER AND SHALL PAY THE COST FOR THE UTILITY CONNECTION AND SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE TEMPORARY WORK AND FOR THE REMOVAL OF THE SAME.

CONTRACTOR SHALL PAY ALL UTILITY CHARGES IN CONNECTION WITH THE TEMPORARY POWER.

CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTION FOR ALL POWER EQUIPMENT USED ON THE PREMISES DURING CONSTRUCTION.

GENERAL SCOPE OF WORK:

CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND FEES REQUIRED TO COMPLETELY INSTALL, TEST, AND PLACE THE HEREIN SPECIFIED EQUIPMENT, COMPONENTS, CONTROLS, AND SYSTEMS IN SERVICE.

COMPLETE POWER AND LIGHTING DISTRIBUTION SYSTEMS INCLUDING ALL PANELS AND COMPLETE BRANCH CIRCUIT WIRING SYSTEM.

TEMPORARY ELECTRICAL SERVICE AS REQUIRED FOR CONSTRUCTION.

COMPLETE LIGHTING FIXTURE INSTALLATION.

COMPLETE UTILITY MOTOR WIRING SYSTEM (EXCEPT AS NOTED).

COMPLETE TELEPHONE CONDUIT SYSTEM INCLUDING CONDUIT FROM POINT OF CONNECTION TO UTILITY COMPANY SERVICE AND ALL TERMINAL DEVICES, BOXES, CONDUIT, PLATES, ETC.

PROVISIONS FOR FIRE ALARM SYSTEM AS REQUIRED BY CODE. WIRING AND FINAL CONNECTION TO ALL SIGNS AND GRAPHICS.

TESTING OF ALL CABLES AND CIRCUIT WIRING AFTER INSTALLATION.

TESTING OF ALL ELECTRICAL EQUIPMENT.

WARRANTY OF ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT CLOSE-OUT.

ELECTRICAL SERVICE:

PROVIDE ELECTRICAL AS INDICATED ON THE DRAWING.

ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR THE POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

CLOSELY COORDINATE ENTIRE INSTALLATION WITH THE POWER COMPANY.

CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY FOR INSTALLATION OF METERING.

THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE AVAILABLE SHORT CIRCUIT CURRENT AT THE SUPPLY TERMINALS FROM THE POWER COMPANY AND/OR MALLSHOPPING CENTER POWER SOURCE. THE SERVICE EQUIPMENT SHALL MEET OR EXCEED THIS RATING PER THE NATIONAL ELECTRICAL CODE.

THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL TELEPHONE UTILITY COMPANY FOR TELEPHONE SERVICE TO THE SPACE. CONDUIT SYSTEM FOR TELEPHONE DISTRIBUTION TO THE LEASED PREMISES SHALL BE PROVIDED WHERE REQUIRED FOR UTILITY COMPANY WIRES.

COORDINATE INSTALLATION OF TELEPHONE WORK AND INSTALL ALL CONDUIT FOR TELEPHONE SYSTEM.

OUTLET BOXES SHALL BE 4" SQUARE MINIMUM WITH SINGLE DEVICE COVER AND TELEPHONE PLATE.

PROVIDE INTERIOR TYPE 4-D PLYWOOD 24" X 24" TO SERVE AS TELEPHONE TERMINAL BOARD.

THIS CONTRACTOR SHALL PROVIDE, INSTALL AND CONNECT A COMPLETE SYSTEM OF GROUNDING FOR ALL EQUIPMENT AND STRUCTURES. A GOOD MECHANICAL AND ELECTRICAL CONNECTION SHALL BE MADE WITH APPROVED GROUNDING CONNECTORS.

ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL ELECTRICAL CODES AND REGULATIONS.

PANELS, CONDUIT SYSTEMS, MOTOR FRAMES, LIGHTING FIXTURES AND OTHER EQUIPMENT THAT ARE A PART OF THIS INSTALLATION SHALL BE SECURELY GROUNDED BOTH MECHANICALLY AND ELECTRICALLY IN ACCORDANCE WITH ALL CODES.

MAIN GROUNDING SYSTEM SHALL BE SIZED TO CONFORM WITH SECTION 250, TABLE 250.66 OF THE NATIONAL ELECTRICAL CODE. PROVIDE CONDUIT TO PROTECT GROUND WIRE FROM DAMAGE TO AN AREA 6 FEET ABOVE THE FLOOR.

MAKE ALL JOINTS AND CONNECTIONS OF THE CONDUIT SYSTEM TIGHT TO MAINTAIN CONTINUITY OF MECHANICAL AND ELECTRICAL GROUND THROUGHOUT ENTIRE SYSTEM.

GROUND ALL 3 WIRE RECEPTACLES TO THE OUTLET BOXES.

GROUND NEUTRAL FROM THE TRANSFORMER CONNECTED TO WATER LINE.

GROUND CONDUCTOR SHALL BE SUPPLIED IN ALL NON-METALLIC CONDUIT.

IF REQUIRED: PROVIDE DRY-TYPE TRANSFORMER WHICH SHALL BE ENCLOSED, VENTILATED TYPE WITH KVA AND VOLTAGE RATINGS AS CALLED FOR ON THE DRAWINGS AS MANUFACTURED BY SQUARE-D OR EQUAL.

TRANSFORMER SHALL HAVE A MINIMUM OF 150 DEGREE, CLASS H INSULATION AND A MINIMUM OF (4) 2-1/2% TAPS BELOW AND (2) 2-1/2% TAPS ABOVE RATED PRIMARY VOLTAGE.

SOUND LEVEL SHALL BE LOW AND INSTALLATION SHALL INCLUDE VIBRATION DAMPENING MOUNTS AND FLEXIBLE STEEL CONDUIT FOR PRIMARY AND SECONDARY.

LIGHTING FIXTURES

THE CONTRACTOR SHALL PROVIDE A NEW LIGHTING FIXTURE OF THE TYPE SPECIFIED FOR EACH LIGHTING OUTLET SHOWN WITH COMPLETE LAMPS OR TUBES. ALL FIXTURES SHALL BE HUNG AND MOUNTED IN PLACE, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION.

CONTRACTOR SHALL VERIFY LOCATION OF ALL PARKING LOT LIGHTS, MONUMENT SIGNS, AND PYLON SIGNS ON INDIVIDUAL SITE PLAN.

PANELBOARDS AND BREAKERS:

PANELBOARDS AND BREAKERS SHALL BE BY SQUARE-D OR EQUAL.

PANEL SHALL BE CIRCUITED SO THAT THE LOAD IS DISTRIBUTED EVENLY ACROSS ALL THREE PHASES.

PANELBOARDS SHALL CONTAIN A TYPEWRITTEN DIRECTORY WITH A PLASTIC COVER AFFIXED TO THE INSIDE DOOR.

PANELBOARDS AND EMERGENCY LIGHTING DISCONNECT SWITCHES SHALL BE LABELED WITH RESPECT TO THEIR TITLE, VOLTAGE AND PHASE; I.E. PANEL "A" 120/208/3 Ø. LABEL SHALL BE PHENOLIC PLASTIC WITH WHITE LETTERS AND BLACK BACKGROUND. LABELS SHALL BE PERMANENTLY FIXED TO THE EQUIPMENT.
- ELECTRICAL SPECIFICATIONS
- LIGHTING PANELBOARD SHALL BE 3-PHASE, 4-WIRE DISTRIBUTED PHASE TYPE W/SOLID NEUTRAL GROUND LUG, GROUND BUS AND ALL BREAKERS SHALL BE BOLTED TYPE, THERMAL MAGNETIC WITH ALL TWO OR THREE-POLE BREAKERS HAVING COMMON TRIP. CIRCUIT BREAKERS SHALL BE RATED FOR MINIMUM 10,000 AMP SYMMETRICAL SHORT CIRCUIT CURRENT AT 120/208V.

CIRCUIT BREAKERS SERVING LIGHTING CIRCUITS SHALL BE RATED FOR SWITCH SERVICE.

WIRING DEVICES:

WALL SWITCHES, SINGLE POLE, DOUBLE POLE, AND THREE WAY SHALL BE GENERAL DUTY, FLUSH, TOGGLE SWITCHES; SPECIFICATION GRADE, 20A, 120/277V, WITH SCREW TERMINALS. MANUFACTURES SHALL BE HUBBELL, BRYANT, PASS AND SEYMOUR, OR LEVITON.

GENERAL DUTY DUPLEX RECEPTACLES SHALL BE 2-POLE, 3-WIRE GROUNDING TYPE, SPECIFICATION GRADE, 20A, 125V, NEMA 5-20R UNLESS OTHERWISE INDICATED. MANUFACTURES SHALL BE HUBBELL, BRYANT, PASS AND SEYMOUR, OR LEVITON.

GROUND FAULT INTERRUPTER RECEPTACLE SHALL BE GENERAL DUTY, DUPLEX RECEPTACLES, GROUND FAULT CIRCUIT INTERRUPTER, FEED-THROUGH TYPE, CAPABLE OF PROTECTING CONNECTED DOWNSTREAM RECEPTACLES ON A SINGLE CIRCUIT. GROUNDING TYPE UL-RATED CLASS A, GROUP 1, 20A, 120V, 60 HZ; WITH SOLID-STATE GROUND FAULT SENSING AND SIGNALING, WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL, IN NEMA 5-15R CONFIGURATION. MANUFACTURERS SHALL BE HUBBELL, BRYANT, PASS AND SEYMOUR, OR LEVITON.

DUPLEX ISOLATED GROUND TYPE RECEPTACLE SHALL BE 2-POLE, 4-WIRE, 15A STRAIGHT BLADE DEVICE WITH SEPARATE ISOLATED GROUND AND BUILDING GROUND CONNECTIONS, IN NEMA 5-15R CONFIGURATION, AS MANUFACTURED BY HUBBELL IG-5362.

WIRING DEVICE ACCESSORIES INCLUDING ALL WALL PLATES SHALL BE PROVIDED AT EACH DEVICE. WALL PLATES SHALL BE SAME COLOR AS DEVICE AND MANUFACTURED AS A COMPANION TO THE DEVICE UNLESS NOTED OTHERWISE.

ANY ELECTRICAL OUTLETS WITHIN 6 FEET OF A SINK SHALL BE GFI PROTECTED. PROVIDE EITHER INDIVIDUAL GFI DEVICES OR GFI CIRCUIT BREAKERS, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OR SCHEDULES.

PROVIDE A 120 VOLT RECEPTACLE WITHIN 25 FEET OF ALL HVAC EQUIPMENT ON THE ROOF.

ALL EXTERIOR RECEPTACLES AND DEVICES SHALL BE WEATHERPROOF.

ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC. SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.

PROVIDE SAFETY AND DISCONNECT SWITCHES, FUSED OR NON-FUSED AS REQUIRED BY CODE OR SHOWN ON DRAWING. SWITCHES SHALL BE HEAVY DUTY, LOAD, AND HORSEPOWER RATED AS MANUFACTURED BY SQUARE-D, GENERAL ELECTRIC, OR EQUAL.

FURNISH AND INSTALL DUAL ELEMENT CURRENT LIMITING FUSES OF TYPE AND AMPACITY DESIGNED TO PROTECT SYSTEM AGAINST AVAILABLE SHORT CIRCUIT FAULT CURRENT.

COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVER-CURRENT PROTECTION OR CONTROLS ARE NOT INTEGRAL WITH UNITS.

ALL ELECTRICAL EQUIPMENT ON ROOF OR OUTSIDE OF THE BUILDING SHALL BE IN NEMA-3R OR NEMA-4 ENCLOSURES.

ALL EQUIPMENT FUSES SHALL BE SIZED PER MANUFACTURERS RECOMMENDATIONS AND U.L. APPROVAL.

ALL VIBRATING EQUIPMENT CONNECTIONS SHALL BE SEAL TYPE FLEX, 30" MAX.

STARTERS AND RELATED WIRING SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. OVERLOAD UNITS SHALL BE INSTALLED AS PER NAME PLATE DATA ON EQUIPMENT. EXCEPT FOR SUCH ITEMS AS ARE NORMALLY SUPPLIED WITH STARTERS INSTALLED (HVAC UNITS, DISHWASHERS ETC.), AT THEIR POINT OF MANUFACTURE, ALL STARTERS SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR WILL MOUNT ALL SUCH STARTERS, AS DIRECTED, FURNISHING SUPPORTING STRUCTURES WHERE NECESSARY.

ALL REMOTE EQUIPMENT ON ROOF OR GROUNDS SHALL HAVE A DISCONNECT SWITCH AT EACH PIECE OF EQUIPMENT. FURNISH FUSED DISCONNECTS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

FULL LOAD AMPS (FLA) SIZES ARE BASED ON SPECIFIED EQUIPMENT DATA.

CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIERS RECOMMENDATIONS.

THE LOCATION OF RECEPTACLES AND FIXTURES SHOWN ON THE DRAWING IS APPROXIMATE AND THE OWNER SHALL HAVE THE RIGHT TO RELOCATE ANY DEVICES BEFORE THEY ARE INSTALLED WITHOUT ANY ADDITIONAL COSTS.

CONDUIT SHALL BE STANDARD STEEL, RIGID, IMC OR EMT (THIN WALL) ACCORDING TO LOCAL CODE.

ALL CONDUIT AND J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT AND J-BOXES MAY BE SURFACE MOUNTED WITH PERMISSION OF THE ARCHITECT.

INSULATE ALL CONDUIT PASSING THROUGH WALK-IN COOLER. FILL AROUND CONDUIT WITH DUCT-IN SEAL WHERE IT PASSES THROUGH COOLER WALL OR CEILING.

ALL EXTERIOR CONDUIT FOR WIRING SHOULD BE MINIMIZED BY ROUTING IN CEILING SPACE. NO EXTERIOR CONDUIT WILL BE ACCEPTED, UNLESS OTHERWISE NOTED.

PAINTING OF ELECTRICAL CONDUITS, ETC. IF REQUIRED, WILL BE BY THE GENERAL CONTRACTOR.

RACEWAYS SHALL BE SURFACE METAL TYPE OF THE SIZE AND CHANNEL REQUIRED FOR SERVICE, CONSTRUCTED OF GALVANIZED STEEL WITH SNAP-ON COVERS, WITH 18" MOUNTING SOREX KNOCKOUTS IN BASE APPROXIMATELY 8" ON CENTER. PROVIDE FITTINGS INDICATED WHICH MATCH AND MATE WITH RACEWAY. FINISH WITH MANUFACTURER'S STANDARD PRIME COATING SUITABLE FOR PAINTING.

OUTLET BOXES AND COVERS SHALL BE ONE PIECE, GALVANIZED STEEL.

JUNCTION BOXES, PULL BOXES, AND COVERS SHALL BE GALVANIZED STEEL, CODE GAUGE AND SIZE.

ALL FEEDERS AND BRANCH CIRCUITS SHALL BE THINWTHWN (75° C). DESIGN IS BASED ON COPPER CONDUCTORS AND ALL BRANCH CIRCUIT WIRING SHALL BE COPPER. ALL WIRING SHALL BE IN CONDUIT OR MC TYPE.

ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE BROUGHT TO THE SITE IN UNBROKEN PACKAGES.

ADDITIONAL CONDUCTOR SPECIFICATIONS:

10 AND SMALLER - SOLID WITH SINGLE BRAID.

#8 AND LARGER - STRANDED WITH AT LEAST DOUBLE BRAID.

MINIMUM WIRE SIZE SHALL BE #12 (#14 MAY BE USED FOR CONTROLS).

WIRES SHALL BE COLOR CODED IN KEEPING WITH NATIONAL ELECTRICAL CODE STANDARDS.

PROVIDE IMC FOR FEEDER CONDUIT WHERE INSTALLED ABOVE GRADE. FITTINGS SHALL BE STEEL, THREADED, SET SCREW TYPE WITH INSULATED THROATS. FURNISH EMT CONDUIT OR BX OR MC FOR INTERIOR WIRING NOT SUBJECT TO PHYSICAL DAMAGE. MINIMUM CONDUIT SIZE SHALL BE 1/2 UNLESS SPECIFICALLY NOTED OTHERWISE. CONDUIT SHALL BE CONCEALED WHEREVER POSSIBLE AND SHALL RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS OR CEILING. PVC SCHEDULE 40 CONDUIT MAY BE USED FOR UTILITY FEEDERS WHERE BURIED UNDERGROUND. SEE ADDITIONAL RATES ON ELECTRICAL SERVICE SCHEMATIC.

A SEPARATE GREEN INSULATED EQUIPMENT GROUNDED CONDUCTOR (BOND) SHALL BE INSTALLED WITHIN EVERY RACEWAY.

WIRING SHOWN IN THE PANEL SCHEDULE IS THE MINIMUM REQUIRED. RUNS IN EXCESS OF 90'-0" (ONE WAY) SHALL BE SIZED PER THE NATIONAL ELECTRICAL CODE MAXIMUM 2% VOLTAGE DROP.

TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. ENSURE LOW IMPEDANCE GROUND PATH SYSTEM.

FINALLY: IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED.
- 
- RECEPTACLE GROUND LOCATION DETAIL
- NOT TO SCALE
- POWER ROUGH-IN SYMBOL LEGEND
- | SYMBOL | DESCRIPTION   |
|--------|---|
|        | DUPLEX RECEPTACLE   |
|        | QUADPLEX RECEPTACLE   |
|        | G.F.I. DUPLEX RECEPTACLE                                      |
|        | JUNCTION BOX  |
|        | DISCONNECT SWITCH   |
|        | SINGLE SECTION PANELBOARD                                     |
|        | BRANCH CIRCUIT WIRING CONCEALED ABOVE CEILING OR IN PARTITION |
|        | CIRCUIT HOME RUN  |
- | ABBREVIATIONS |                          |       |                 |
|---------------|--------------------------|-------|-----------------|
| AFF           | ABOVE FINISHED FLOOR     | J-BOX | JUNCTION BOX    |
| A             | AMPERE                   | KW    | KILOWATT        |
| AWG           | AMERICAN WIRE GAUGE      | NIC   | NOT IN CONTRACT |
| CB            | CIRCUIT BREAKER          | NL    | PANEL           |
| ELEC          | ELECTRICAL               | SPCS  | SPECIFICATIONS  |
| EXIST         | EXISTING                 | SW    | SWITCH          |
| EQUIP         | EQUIPMENT                | TEL   | TELEPHONE       |
| FA            | FIRE ALARM               | TYP   | TYPICAL         |
| VIF           | VERIFY IN FIELD          | V     | VOLT            |
| G.GND         | GROUND                   | W     | WIRE            |
| GFI           | GROUND FAULT INTERRUPTER | WP    | WEATHERPROOF    |
| HP            | HORSEPOWER               | PH    | PHASE           |
| IG            | ISOLATED GROUND          | XFMR  | TRANSFORMER     |
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SEAL

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PROJECT INFORMATION BLOCK

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SHEET TITLE

ELECTRICAL SPECIFICATIONS, NOTES AND DETAILS

SHEET NUMBER

MEP-7