



## 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 ARCHITECT 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 EXTRANEIOUS 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**  
architects

100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



PANERA SHELL  
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

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PROJECT INFORMATION BLOCK

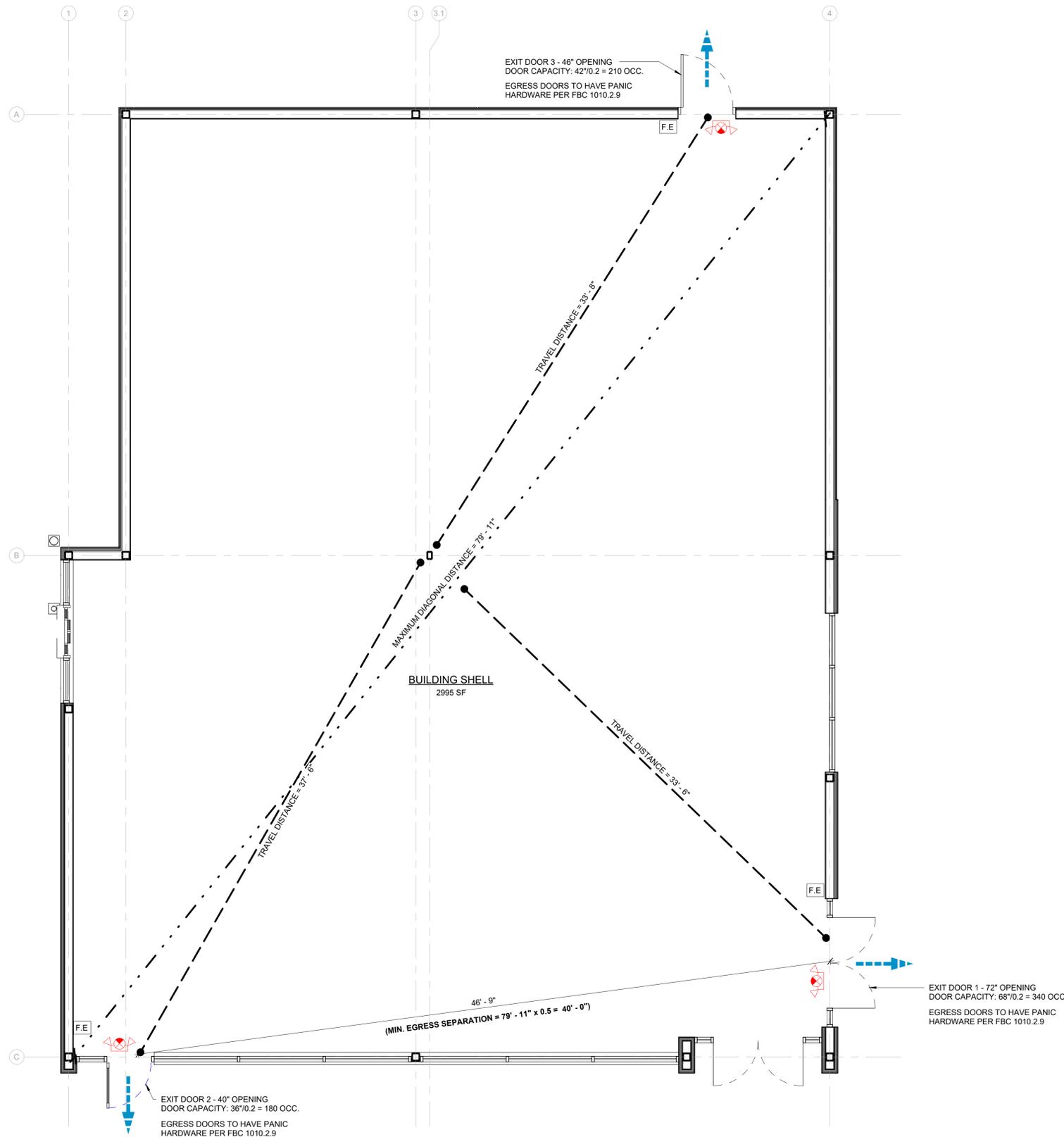
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SHEET TITLE

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
<b>OCCUPANCY</b>	GROUP M MERCANTILE	CLASS B MERCANTILE	--
<b>CONSTRUCTION TYPE</b>	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"	146.0"
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



100 N Laura Street  
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Architect of Record:  
Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

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**PROJECT INFORMATION BLOCK**

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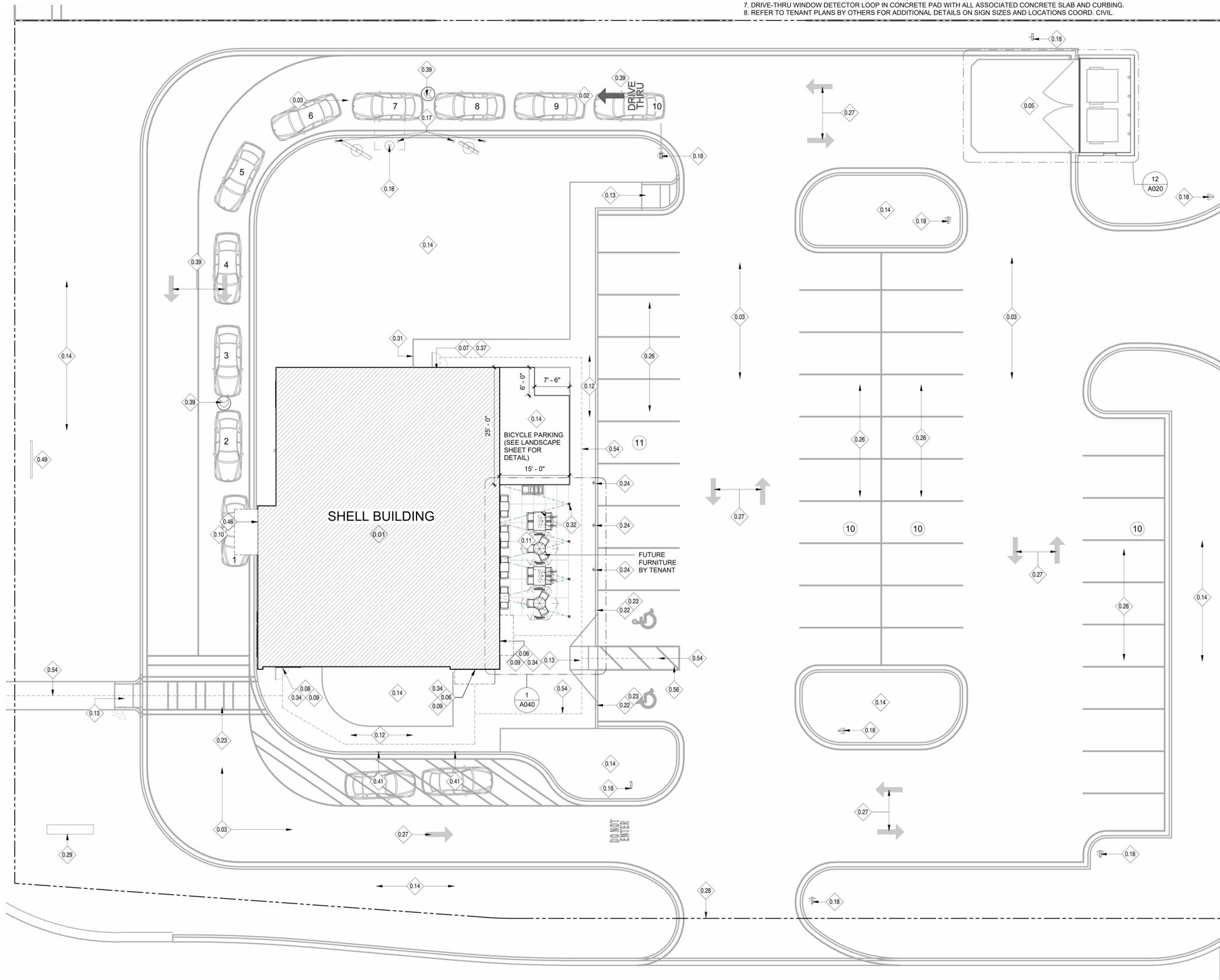
LIFE SAFETY PLAN

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.



1 ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"

**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 AND INSTALL 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:  
A. GUEST ENTRIES: 15-25  
B. SERVICE DOOR: 5  
C. GENERAL SITE LIGHTING: 1-3  
D. PATIO: 1-3  
E. DRIVE THRU/MENU BOARD: 10-15  
F. 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 30' 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 ACCESSIBLE 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.



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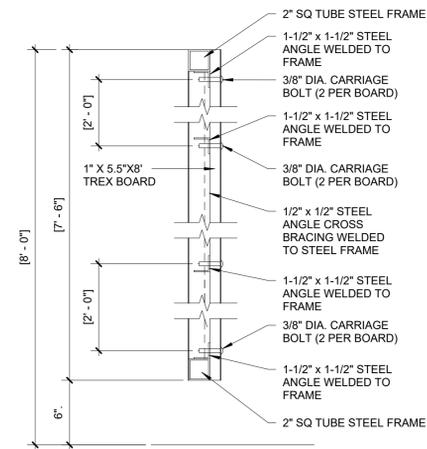
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JOB # 230072  
DATE 03/27/2024  
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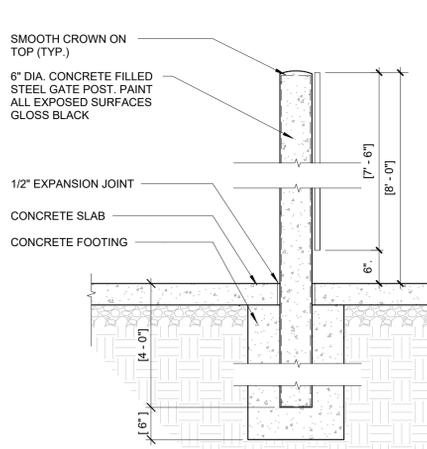
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ARCHITECTURAL SITE PLAN

SHEET NUMBER  
A001

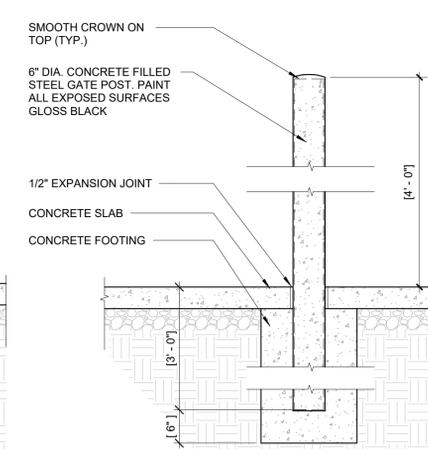




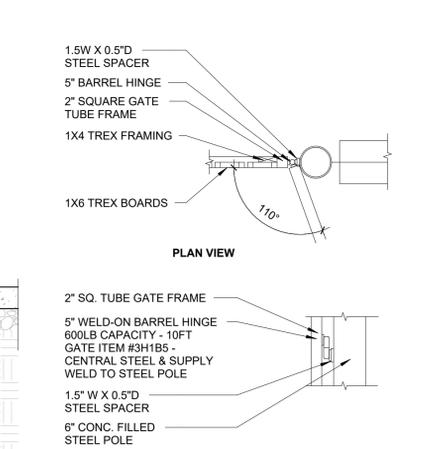
17 DTL @ TRASH GATE FRAMING  
3/4" = 1'-0"



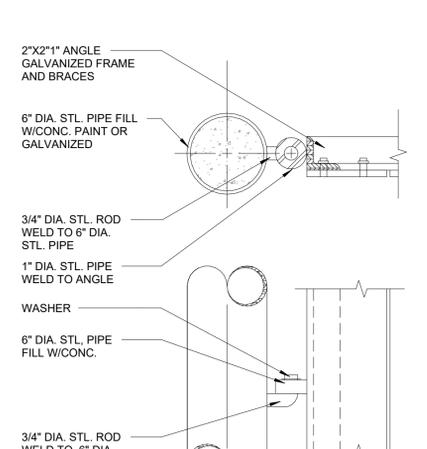
13 DTL @ GATE POST  
3/4" = 1'-0"



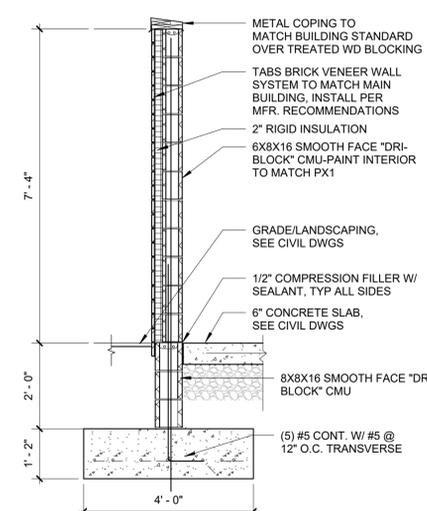
9 DTL @ DUMPSTER BOLLARD  
3/4" = 1'-0"



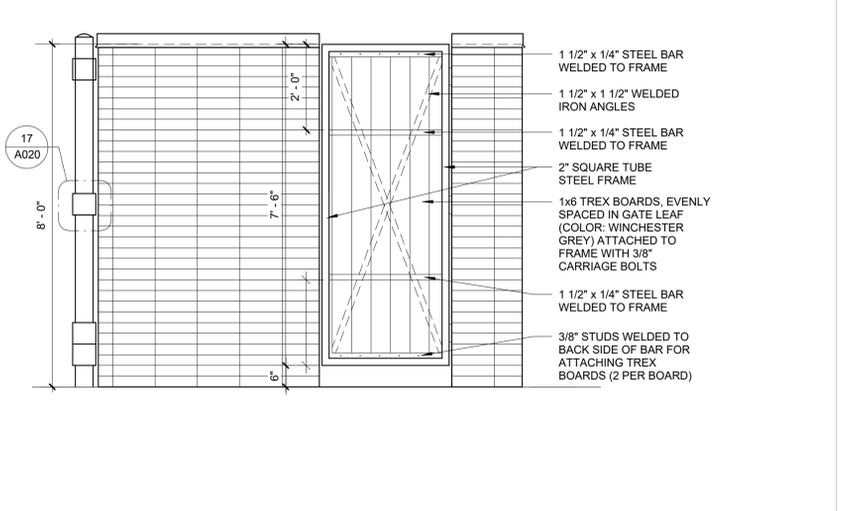
5 DTL @ TRASH ENCLOSURE GATE HINGE  
3/4" = 1'-0"



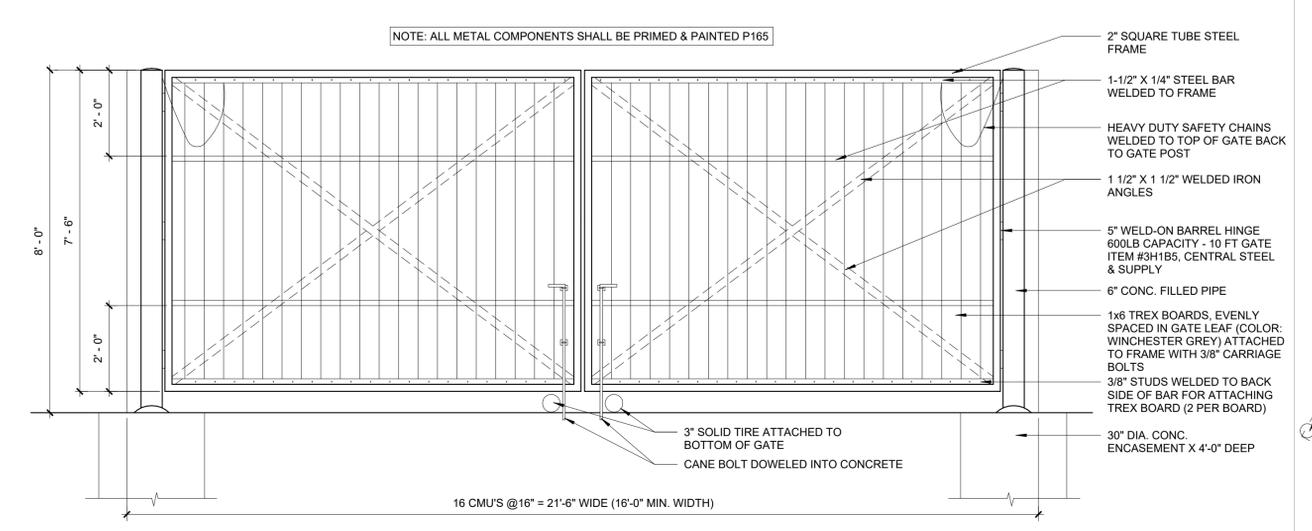
1 DTL @ TRASH ENCLOSURE  
1 1/2" = 1'-0"



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

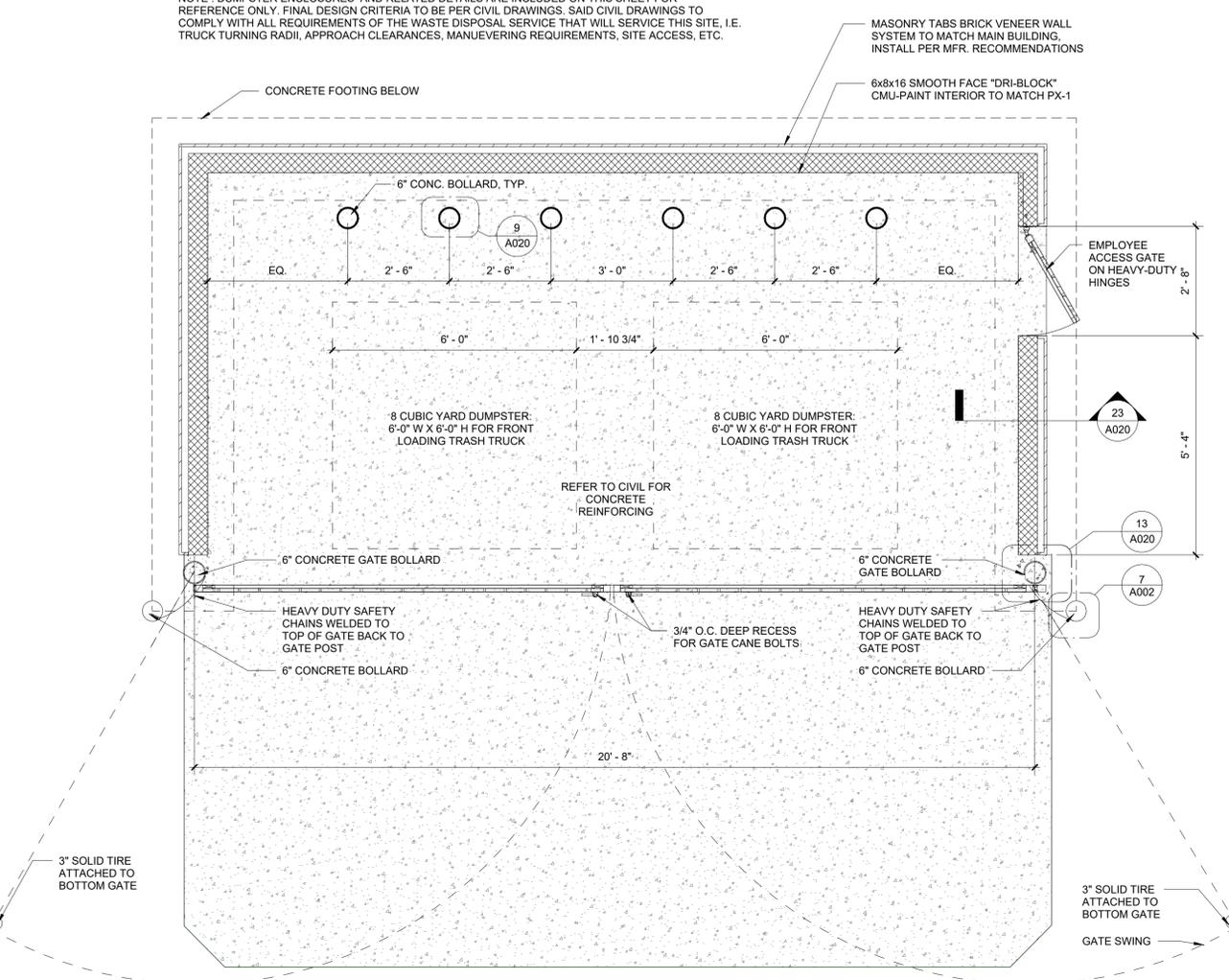


19 TRASH & RECYCLE ENCLOSURE SIDE  
1/2" = 1'-0"



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

NOTE: PAINT ALL EXPOSED METAL - P165  
NOTE: DUMPSTER ENCLOSURES AND RELATED DETAILS ARE INCLUDED ON THIS SHEET FOR REFERENCE ONLY. FINAL DESIGN CRITERIA TO BE PER CIVIL DRAWINGS. SAID CIVIL DRAWINGS TO COMPLY WITH ALL REQUIREMENTS OF THE WASTE DISPOSAL SERVICE THAT WILL SERVICE THIS SITE, I.E. TRUCK TURNING RADII, APPROACH CLEARANCES, MANUEVERING REQUIREMENTS, SITE ACCESS, ETC.



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



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

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

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JOB # 230072  
DATE: 03/27/2024  
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CHECKED BY: HG/DM/KM

SHEET TITLE  
**TRASH ENCLOSURE  
DETAILS**

SHEET NUMBER  
**A020**

**GENERAL NOTES:**

- A. 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.
- B. EXTERIOR BUILDING SIGN FURNISHED AND INSTALLED BY OWNER'S SIGN VENDOR, G.C. TO PROVIDE POWER.
- C. ALL TENANT SIGN REFERENCES ARE GRAPHIC IN NATURE. ALL SIGNAGE TO BE SEPARATELY SUBMITTED BY OTHERS FOR PERMIT.
- D. REFERENCE ELECTRICAL DRAWINGS & SIGNAGE SHOP DRAWINGS FOR DETECTOR LOOP INFORMATION & INSTALLATION INSTRUCTIONS.



100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



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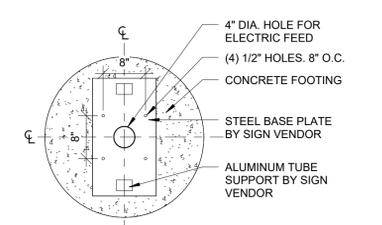
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CHECKED BY:	HG/DM/KM

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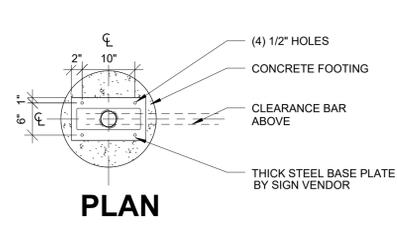
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SHEET NUMBER

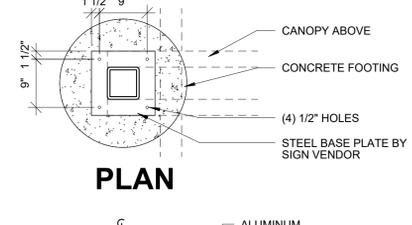
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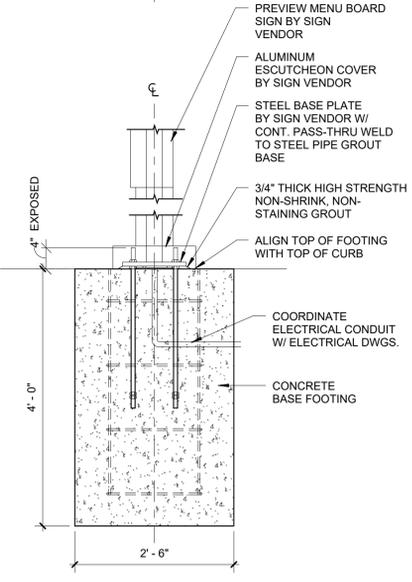
14 FOUNDATION DETAIL @ MENU BOARD  
3/4" = 1'-0"



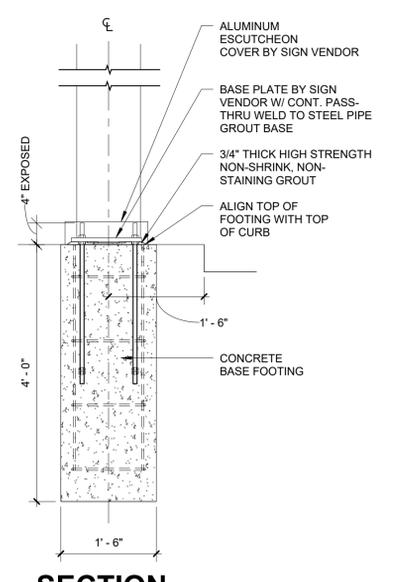
18 FOUND. DTL @ CLEARANCE BAR  
3/4" = 1'-0"



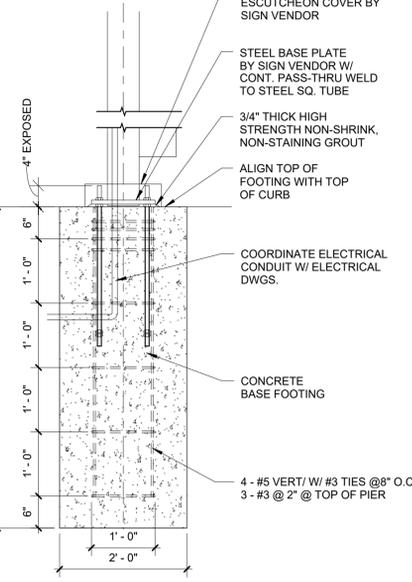
17 FOUNDATION DETAIL @ CANOPY  
3/4" = 1'-0"



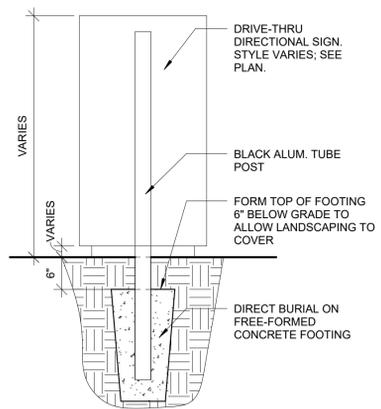
SECTION



SECTION

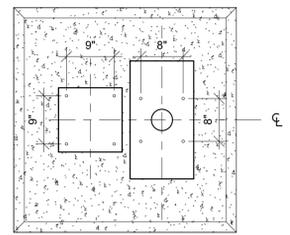


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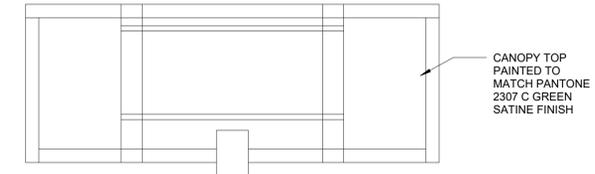


NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

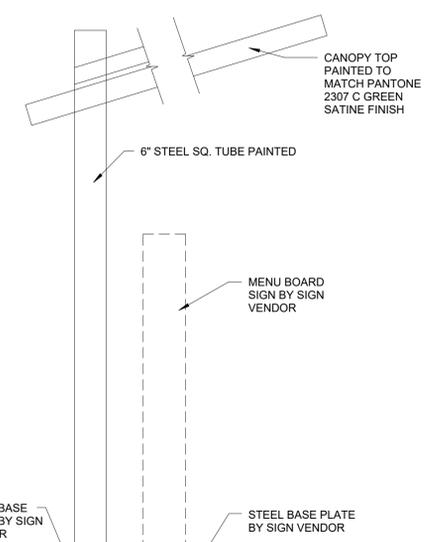
1 DIRECTIONAL SIGN DETAIL  
3/4" = 1'-0"



PLAN



ELEVATION

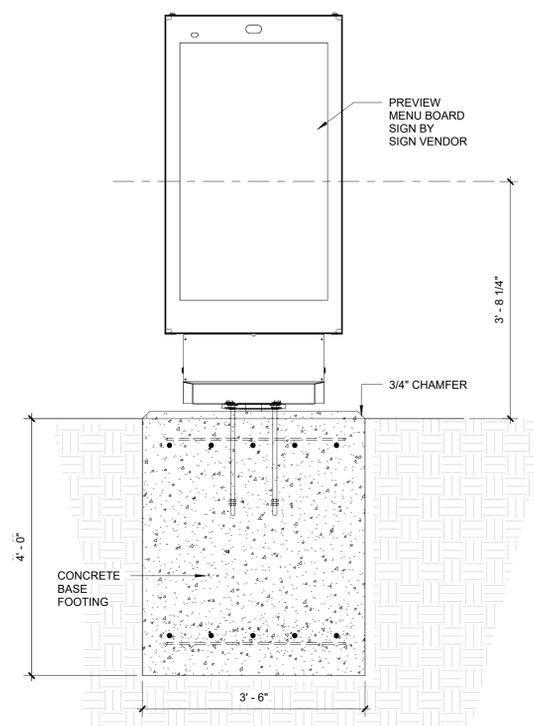


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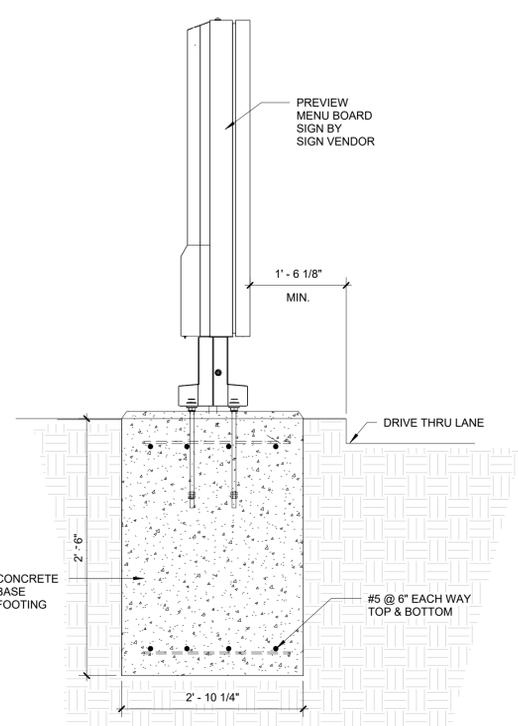
NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.

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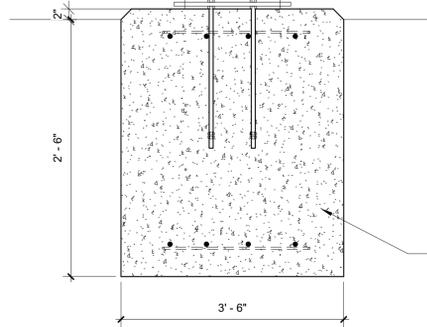
NOTE: REFERENCE MANUFACTURER'S SHOP DRAWINGS PRIOR TO FORMING/POURING BASES TO COORDINATE BOLT PLACEMENT.



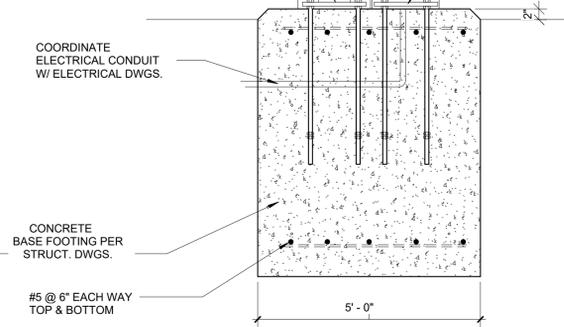
24 PREVIEW BOARD FOUNDATION DETAIL  
3/4" = 1'-0"



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



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



COORDINATE ELECTRICAL CONDUIT W/ ELECTRICAL DWGS.

CONCRETE BASE FOOTING PER STRUCT. DWGS.

#5 @ 6" EACH WAY TOP & BOTTOM

KEYED NOTES	
NUMBER	DESCRIPTION
0.06	PRIMARY TENANT BUILDING ENTRANCE
0.11	CONCRETE PATIO; REFER TO SHEET A040 FOR ADDITIONAL INFORMATION. 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. PROVIDE SAWCUT CONTROL JOINT PATTERN AS INDICATED PER PLAN. REFER TO DTL. 2/A040
0.32	PATIO STRING LIGHT WITH PREFABRICATED POST, REFER TO 4/A040.
0.35	EXPANSION JOINT(TYPICAL), REFER TO 3/A040.



100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



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ST. JOHNS, FLORIDA 32259

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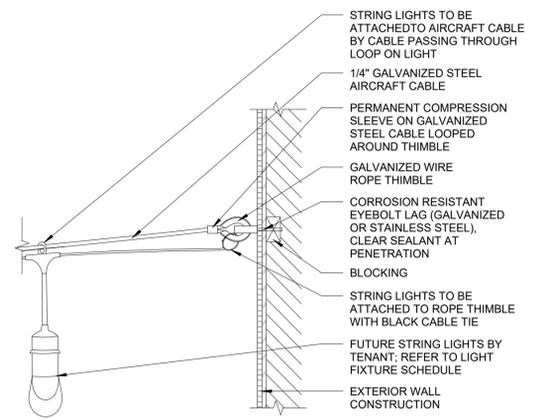
Architect of Record:  
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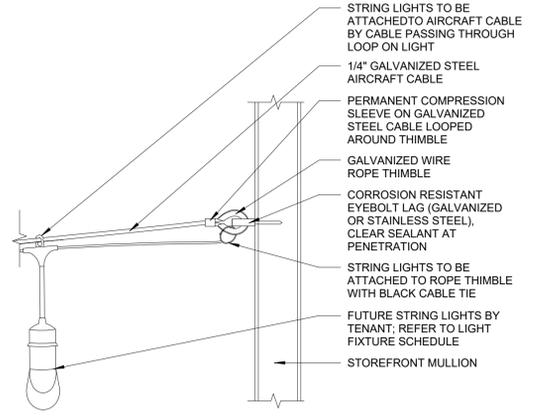
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JOB #	230072
DATE	03/27/2024
DRAWN BY:	G1/AH/AA
CHECKED BY:	HG/DM/KM

SHEET TITLE  
**ENLARGED PATIO  
PLAN & DETAILS**

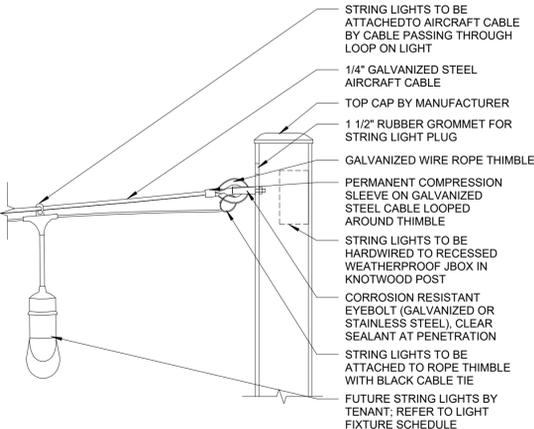
SHEET NUMBER  
**A040**



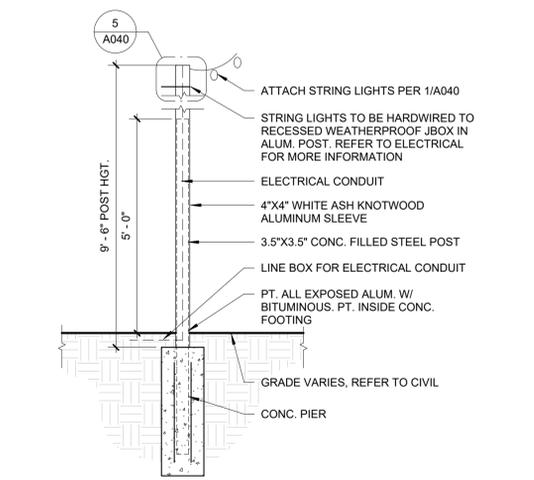
7 STRING LIGHT @ BUILDING  
1" = 1'-0"



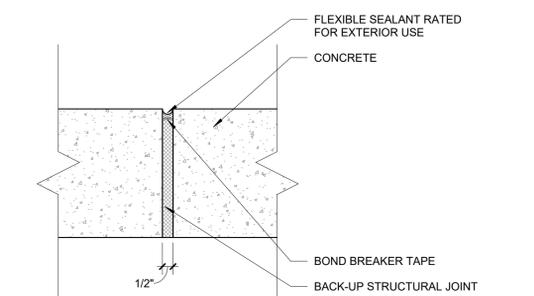
6 STRING LIGHT @ STOREFRONT  
1" = 1'-0"



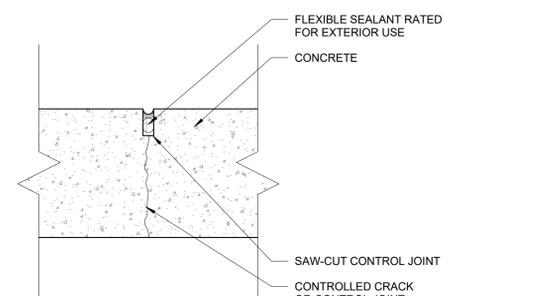
5 STRING LIGHT @ KNOTWOOD POST  
1" = 1'-0"



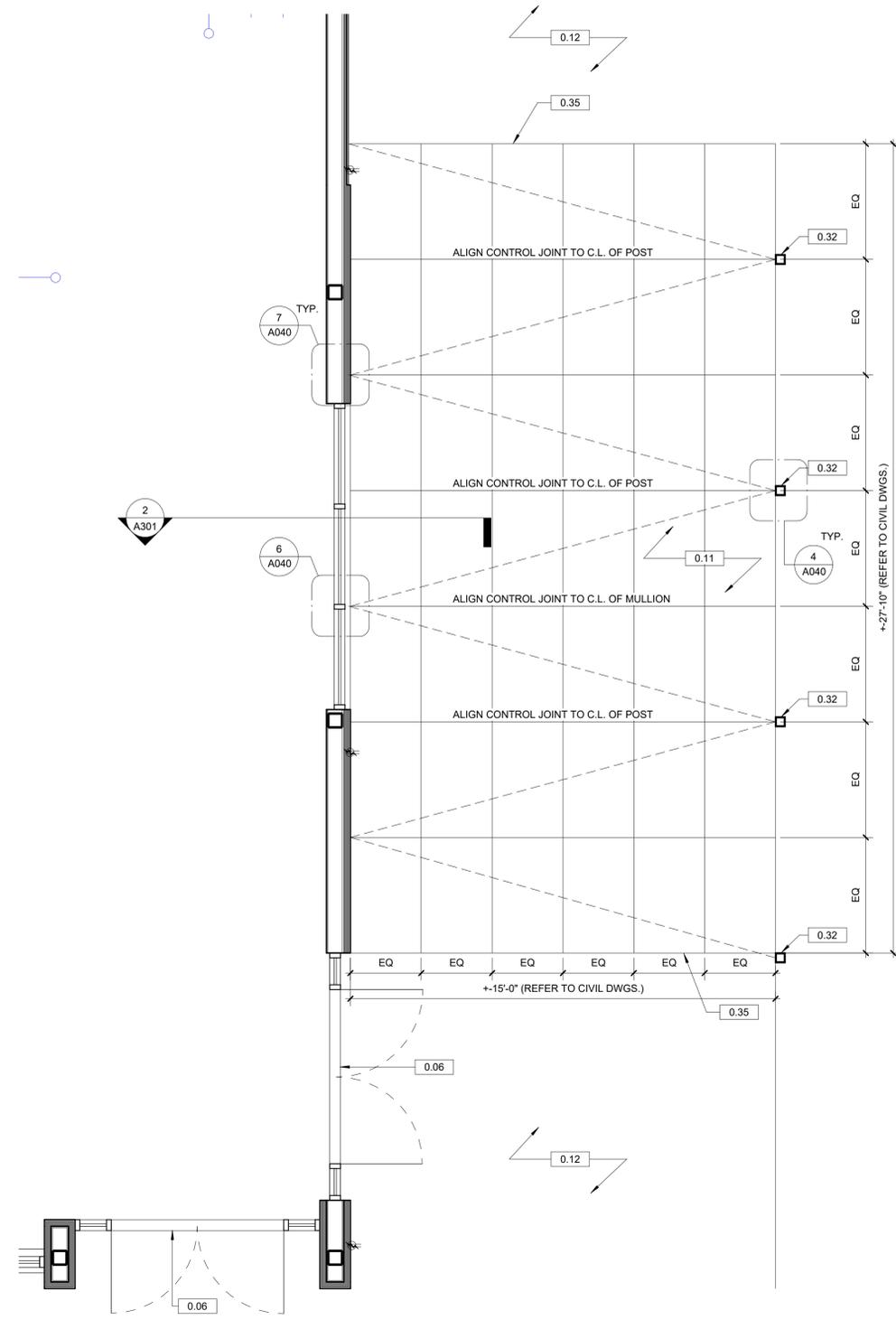
4 FREESTANDING PATIO POST DETAIL  
1/2" = 1'-0"



3 EXPANSION JOINT  
3" = 1'-0"

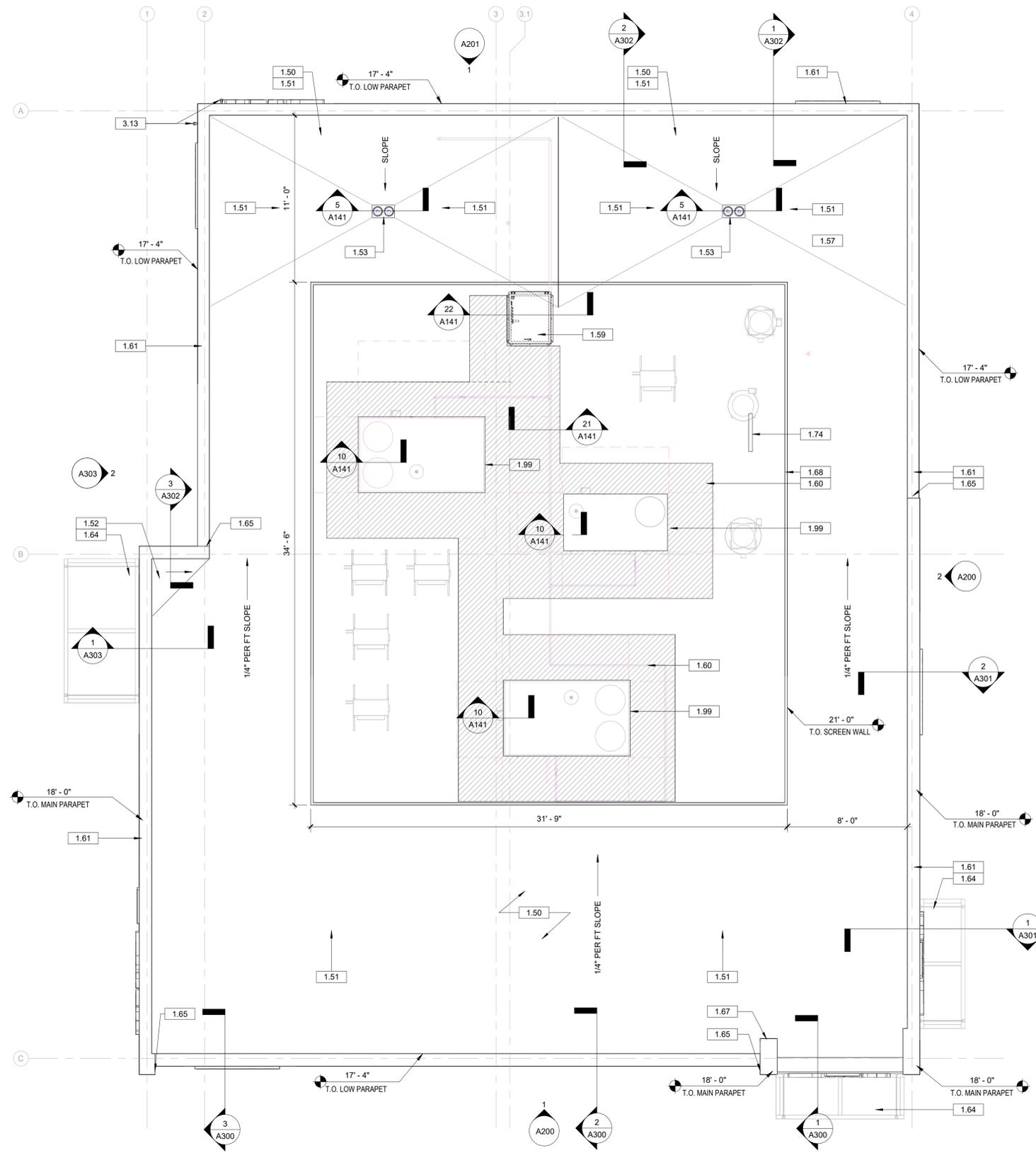


2 CONTROL JOINT  
3" = 1'-0"



1 ENLARGED PATIO PLAN  
3/8" = 1'-0"





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 ANCHORING AND INSTALLATION.
- 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	PREFINISHED 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.



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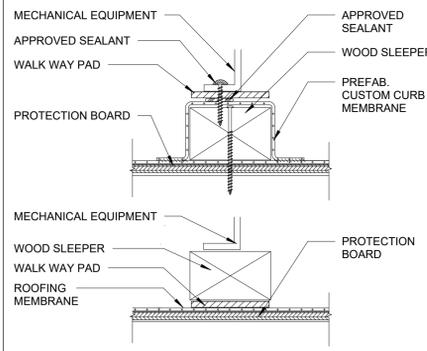
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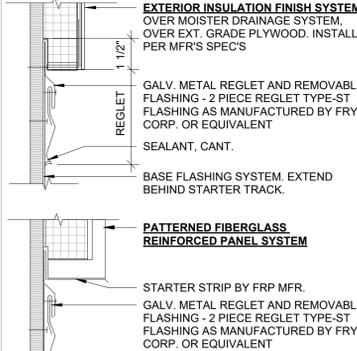
JOB # 230072  
DATE: 03/27/2024  
DRAWN BY: GT/AH/AA  
CHECKED BY: HG/DM/KM

SHEET TITLE  
**ROOF PLAN**

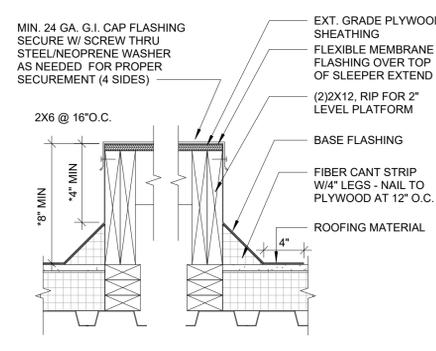
SHEET NUMBER  
**A140**



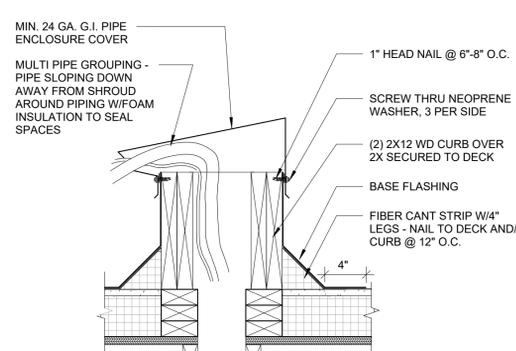
21 DETAIL - WOOD SLEEPER  
1/2" = 1'-0"



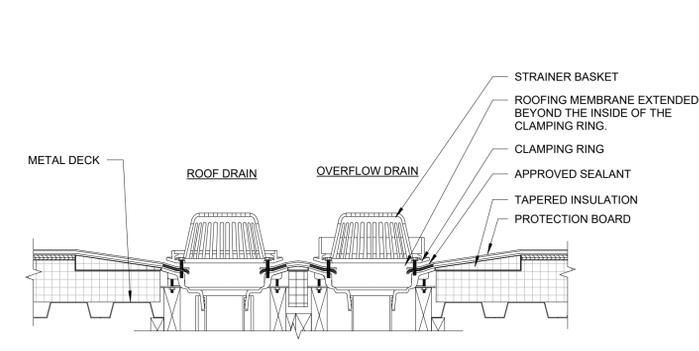
17 TYPICAL TRANSITION DETAIL  
3" = 1'-0"



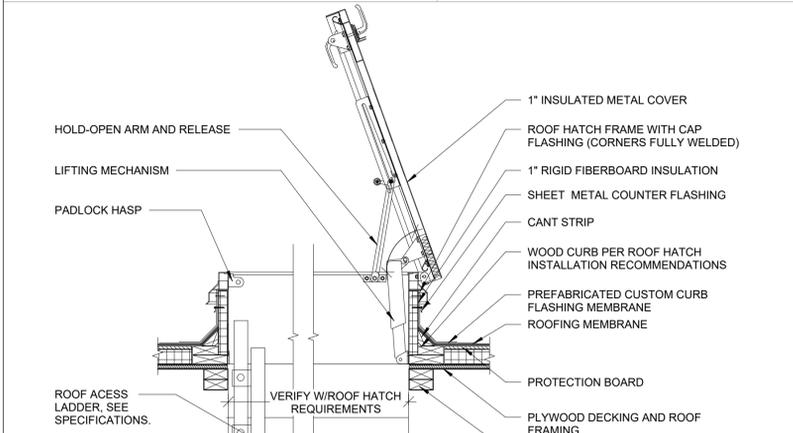
13 SLEEPER SUPPORT  
1 1/2" = 1'-0"



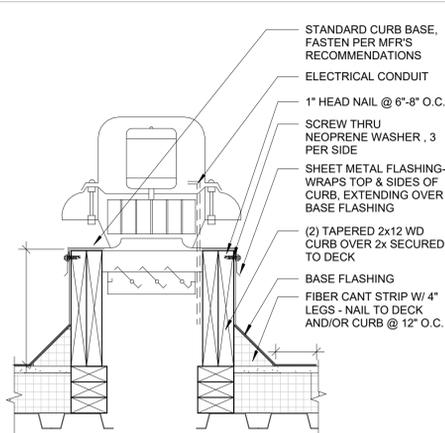
9 MULTIPLE PIPE FLASHING  
1 1/2" = 1'-0"



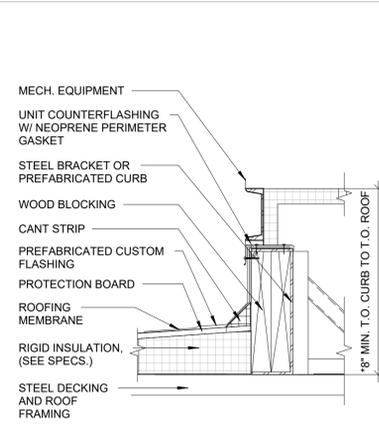
5 ROOF DRAIN - TYPICAL  
1 1/2" = 1'-0"



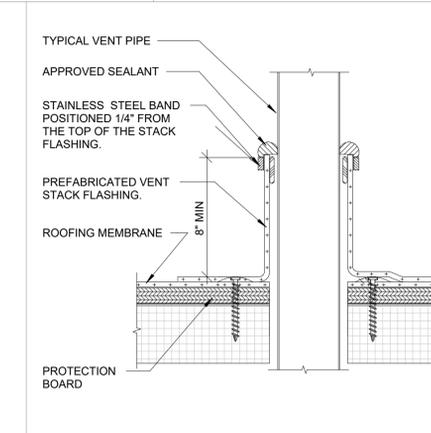
22 ROOF HATCH SECTION  
1" = 1'-0"



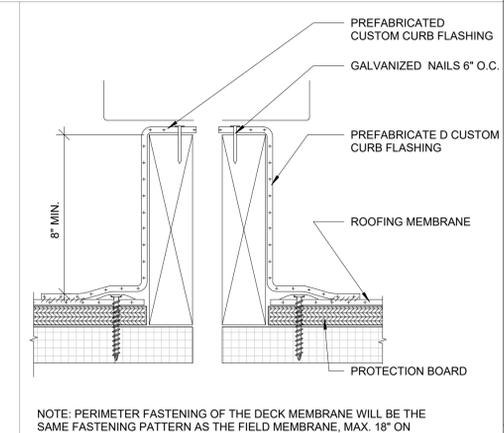
14 EXHAUST FAN CURB  
1 1/2" = 1'-0"



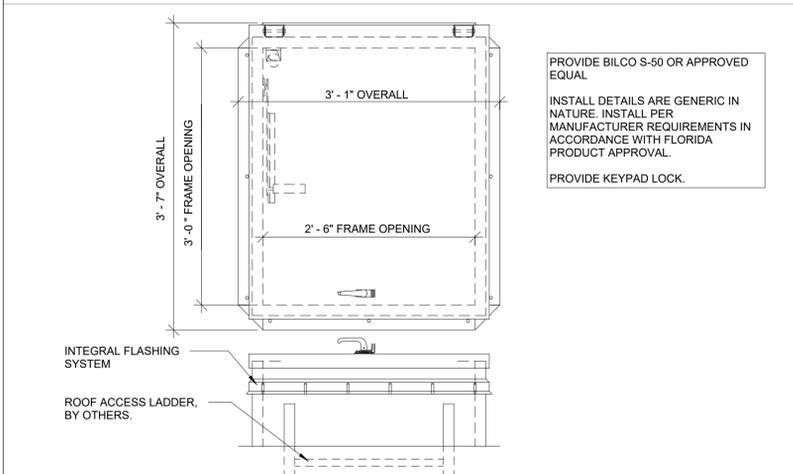
10 DETAIL - MECHANICAL CURB  
1 1/2" = 1'-0"



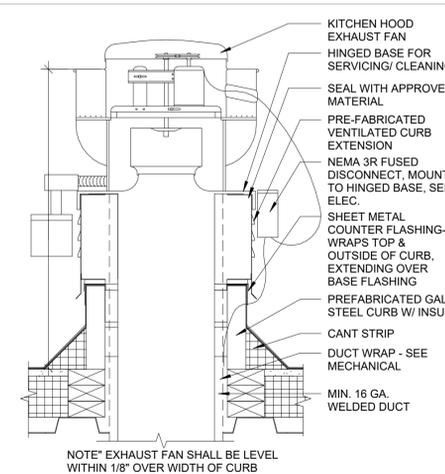
6 ROUND PENETRATION  
3/4" = 1'-0"



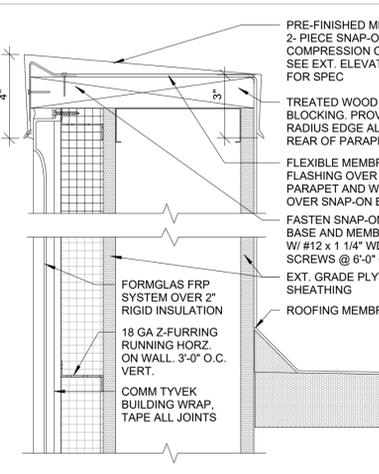
2 RECTANGULAR PENETRATIONS  
3/4" = 1'-0"



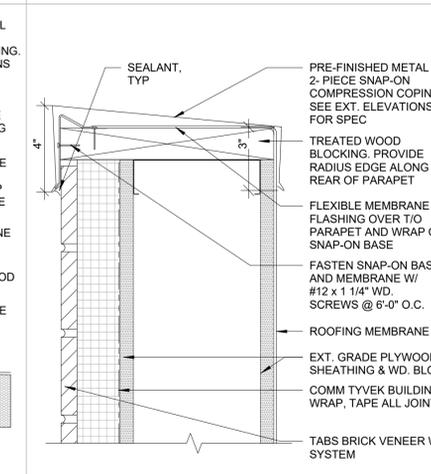
19 ROOF HATCH PLAN/ELEVATION  
1" = 1'-0"



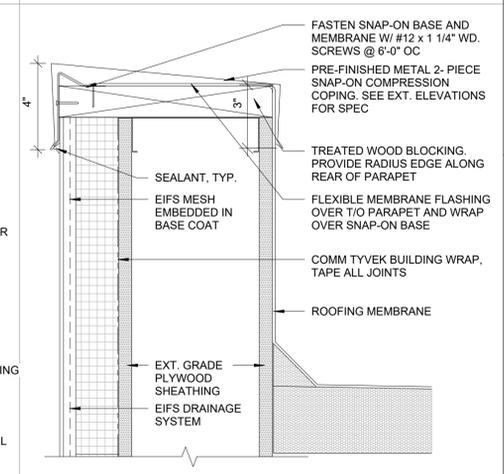
15 EXHAUST FAN CURB.  
1 1/2" = 1'-0"



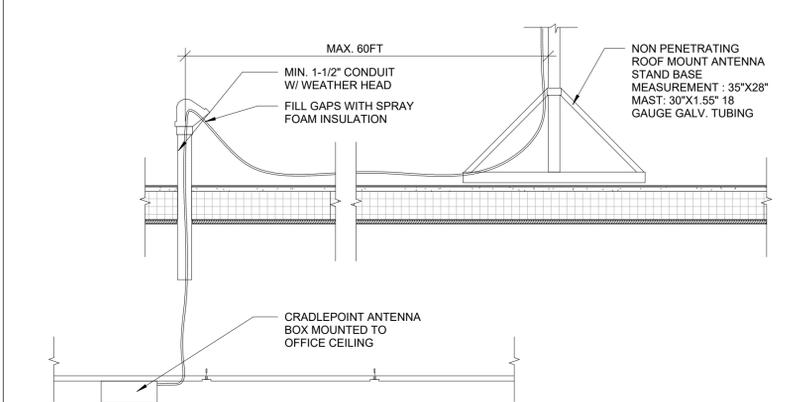
11 COPING DETAIL @ FRP.  
3" = 1'-0"



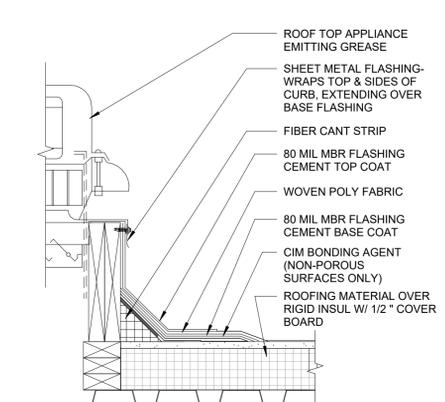
7 COPING DETAIL @ THIN BRICK.  
3" = 1'-0"



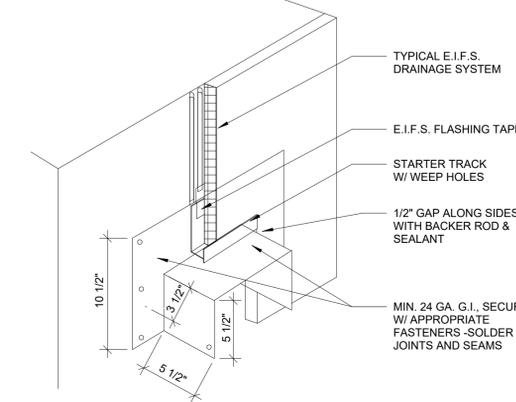
3 COPING DETAIL @ EIFS.  
3" = 1'-0"



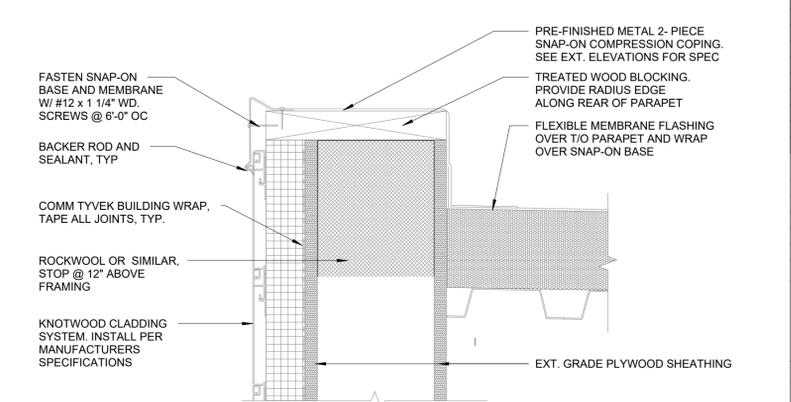
23 CRADLEPOINT DETAIL  
1" = 1'-0"



16 ROOFING PENETRATION  
1 1/2" = 1'-0"



12 COPING DETAIL  
1 1/2" = 1'-0"



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



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

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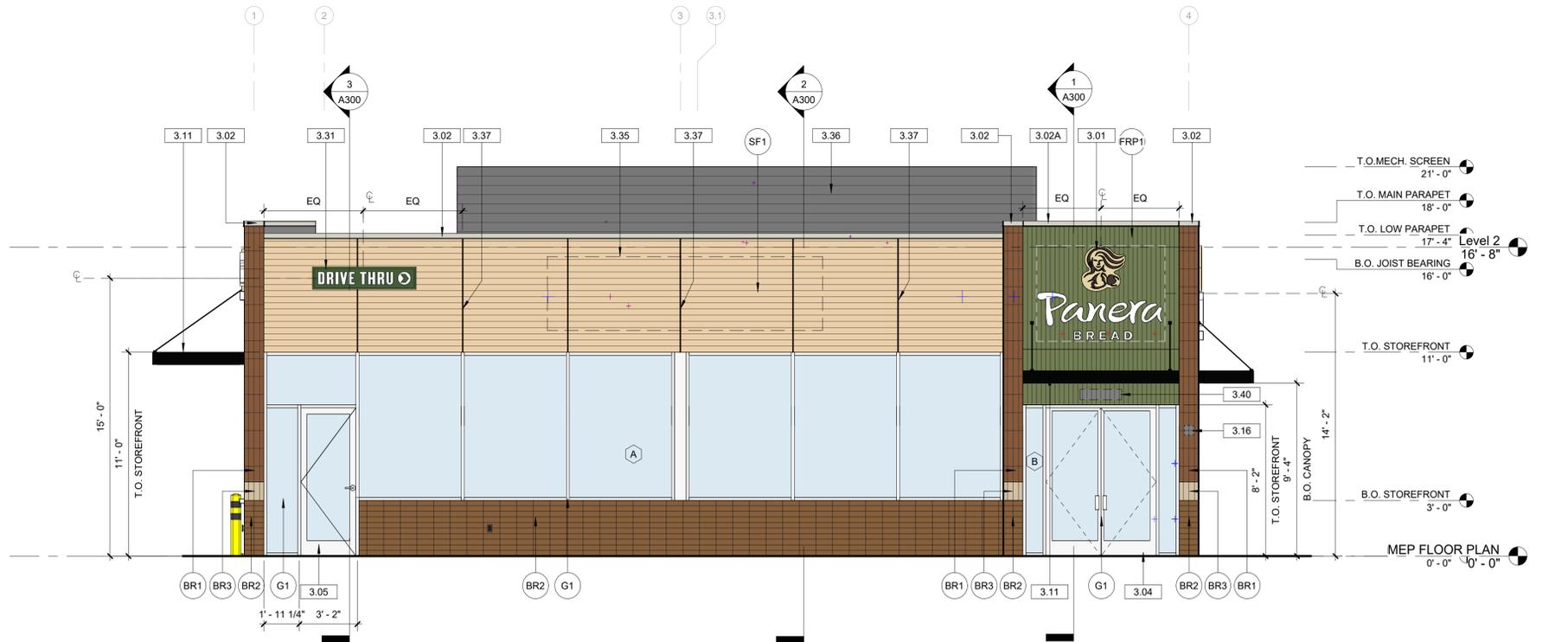
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Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

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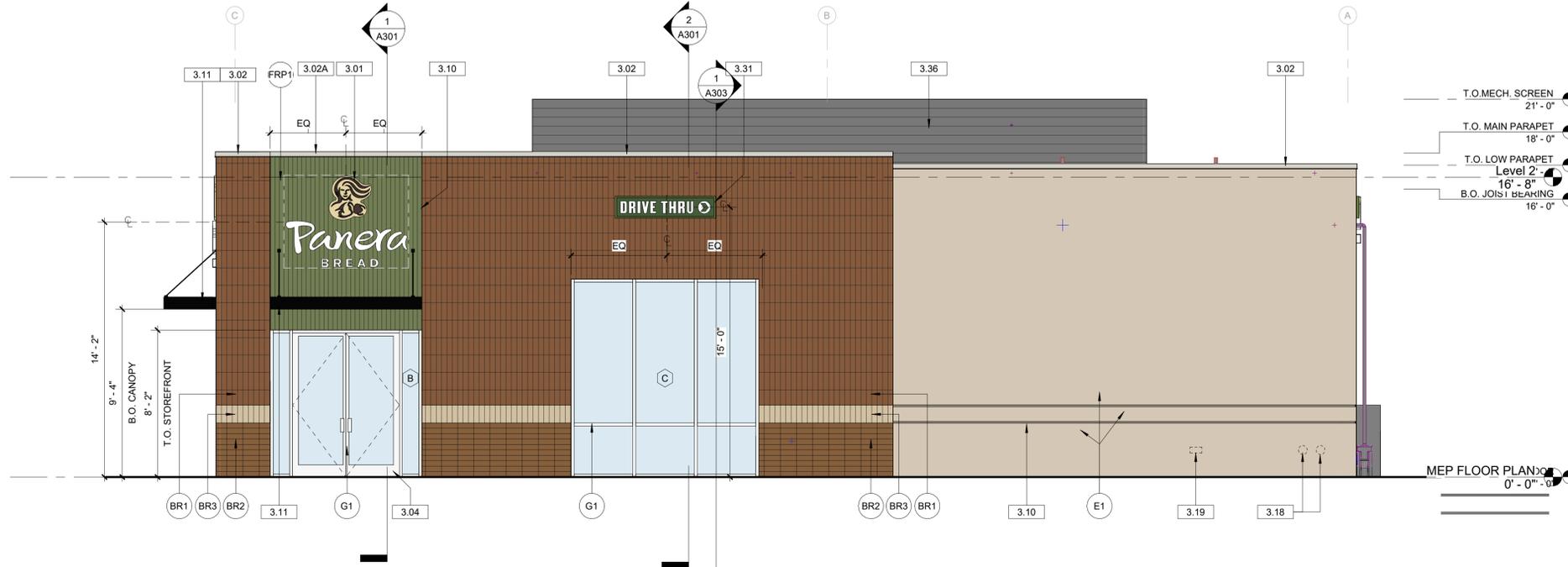
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JOB #	230072
DATE	03/27/2024
DRAWN BY:	GT/AH/AA
CHECKED BY:	HG/DM/KM
SHEET TITLE	

ROOF DETAILS

SHEET NUMBER  
**A141**



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



2 WEST ELEVATION  
1/4" = 1'-0"

**GENERAL NOTES**

- ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A600.
- 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. CANOPY TO INCLUDE LIGHTING, INTERNAL DRAIN (TO TIE INTO STORM). CANOPY 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 P1856 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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Suite 801  
Jacksonville, FL 32202

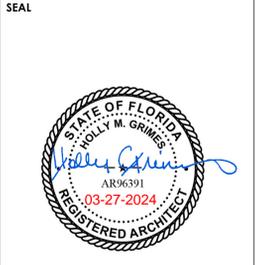
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Architect of Record:  
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ISSUE	DATE	DESCRIPTION
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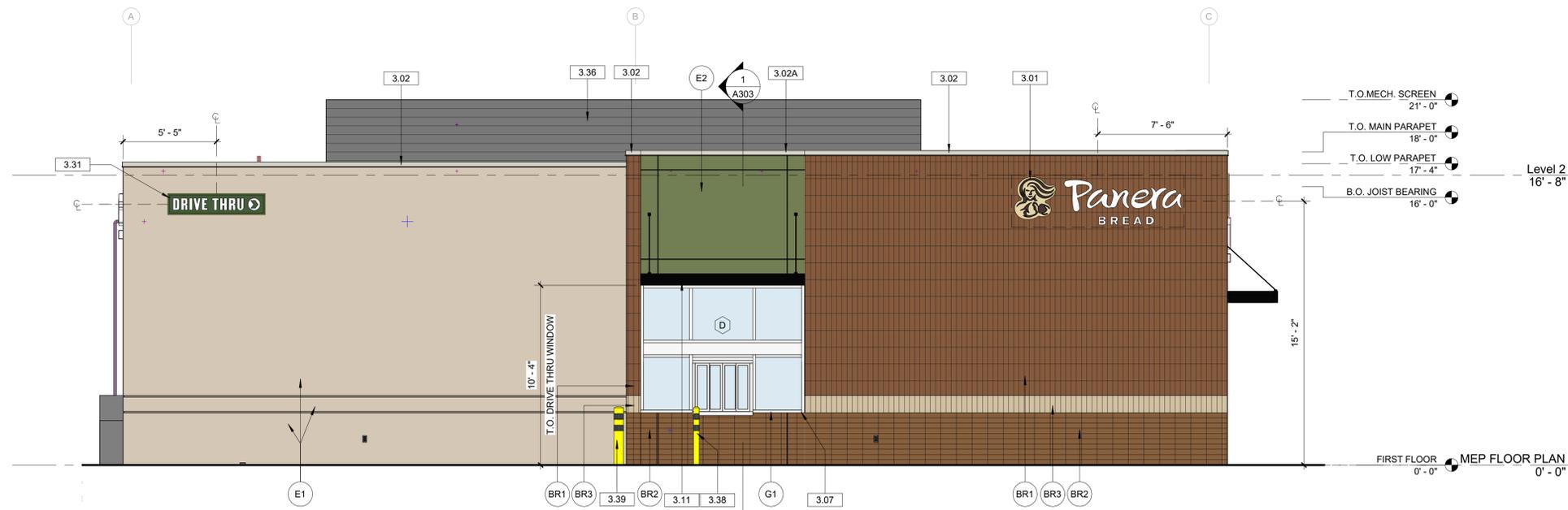
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DATE	03/27/2024
DRAWN BY:	G1/AH/AA
CHECKED BY:	HG/DM/KM

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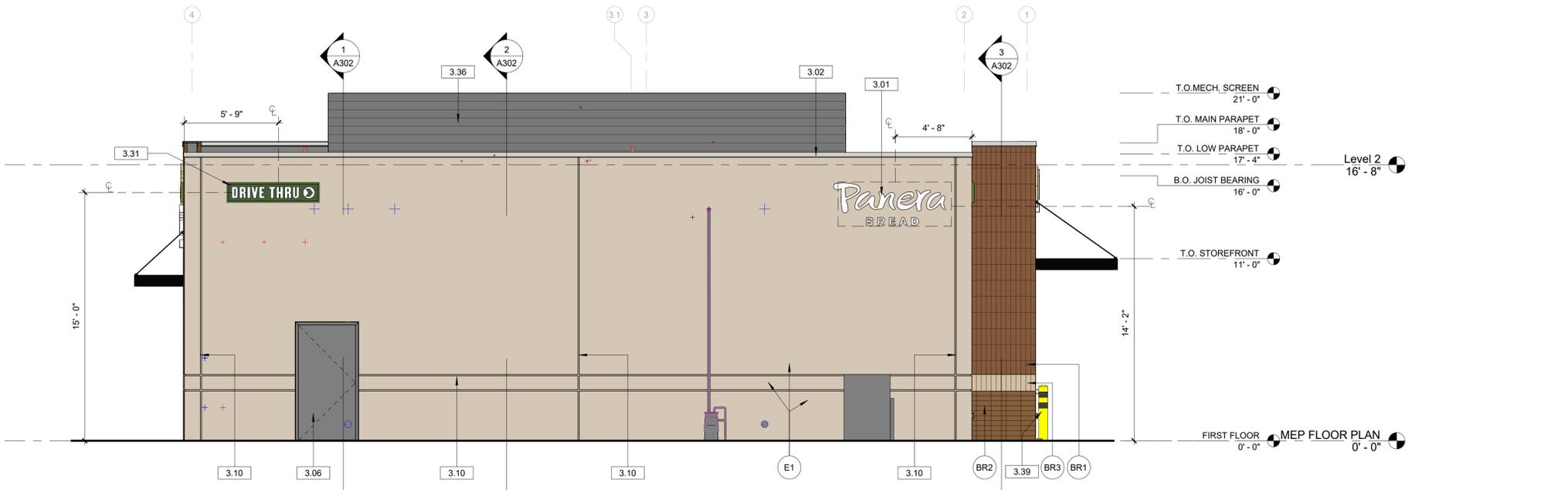
EXTERIOR ELEVATIONS

SHEET NUMBER

A200



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



1 SOUTH ELEVATION  
1/4" = 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	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: QUIKSERV   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. 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-HIDDING 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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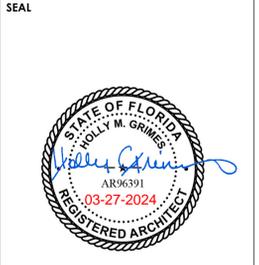
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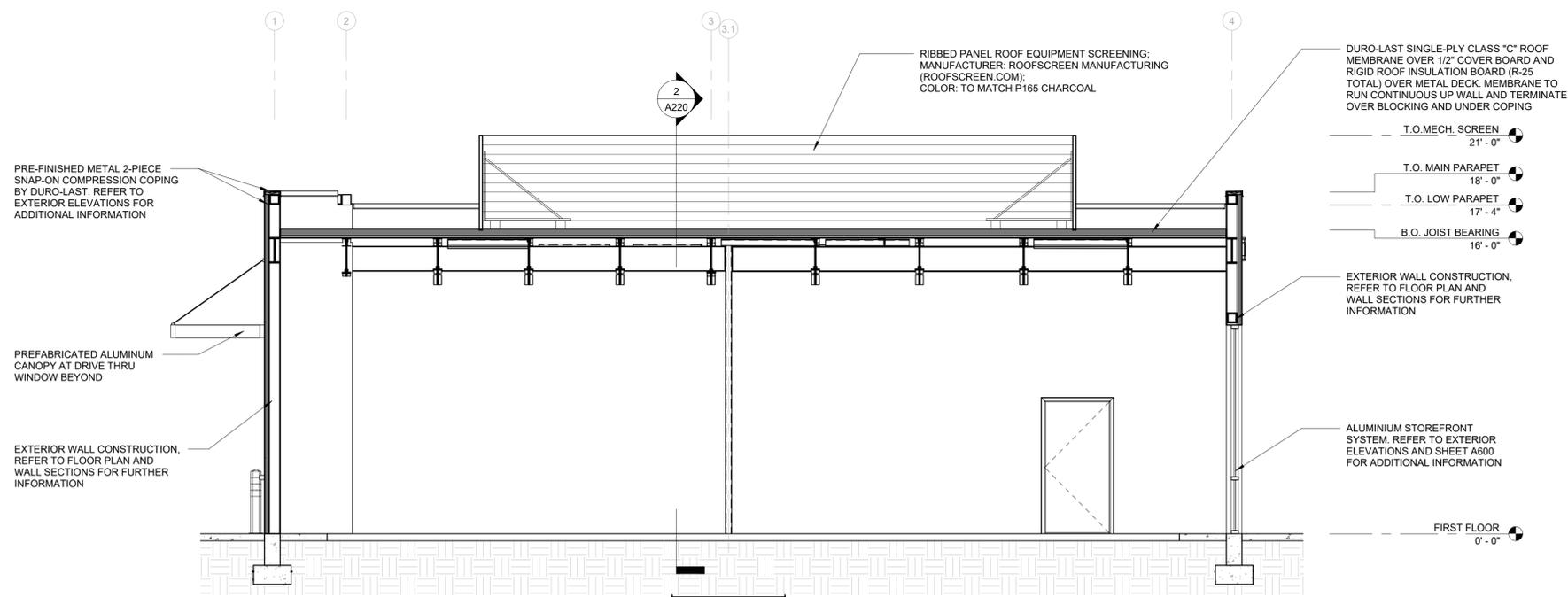
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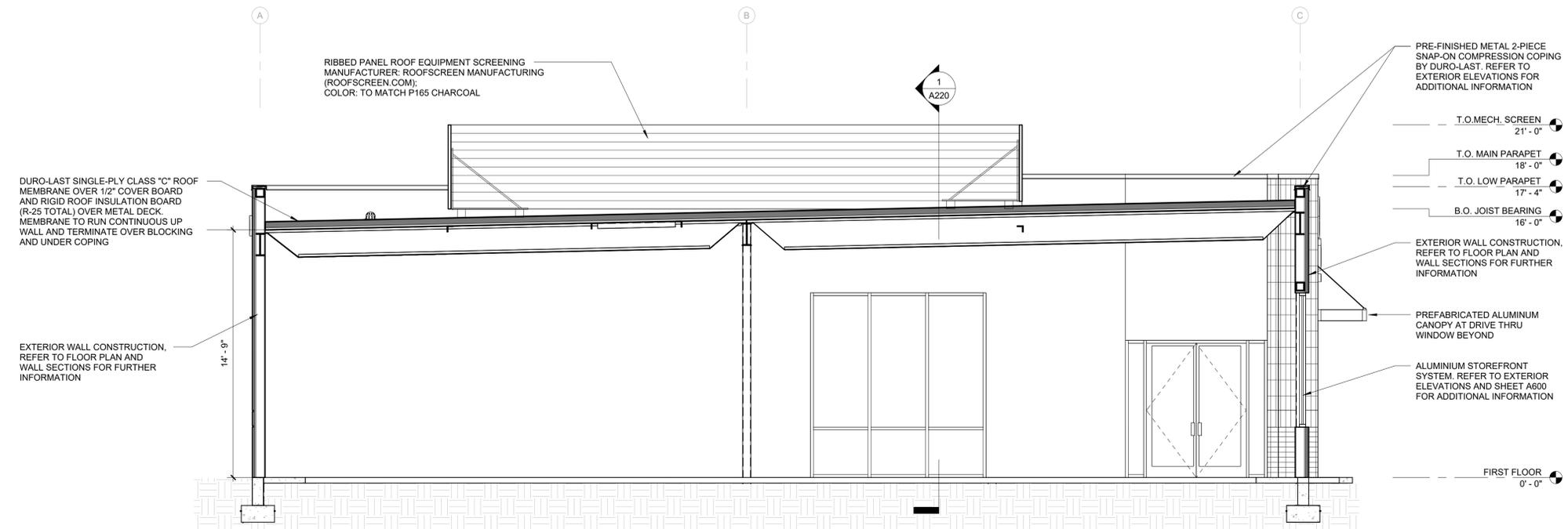
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



1 BUILDING SECTION - E/W  
1/4" = 1'-0"



2 BUILDING SECTION - N/S  
1/4" = 1'-0"



**PANERA SHELL  
AT BEACHWALK**  
0 BEACHWALK SHORE DRIVE  
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SEAL



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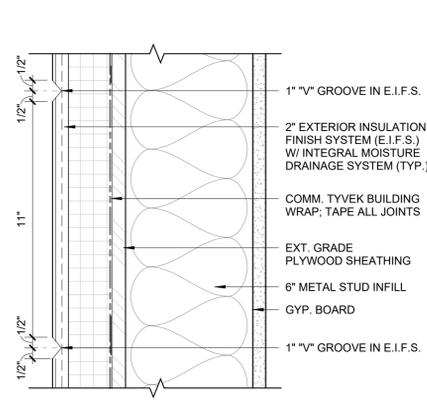
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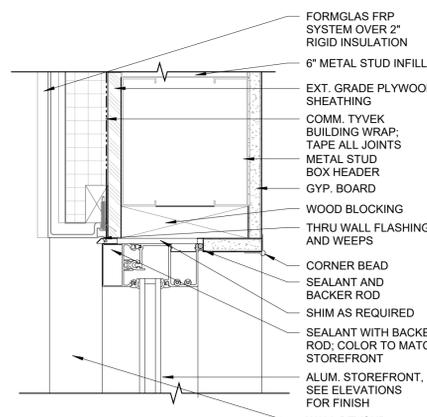
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DATE:	03/27/2024
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CHECKED BY:	HG/DM/KM

SHEET TITLE  
**BUILDING SECTIONS**

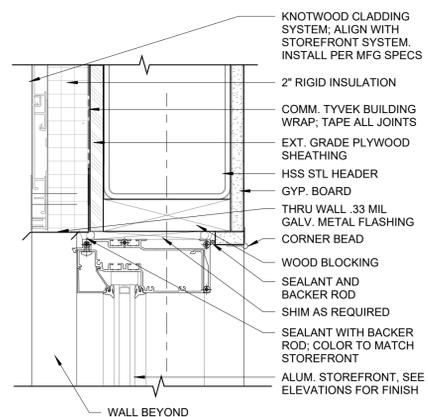
SHEET NUMBER  
**A220**



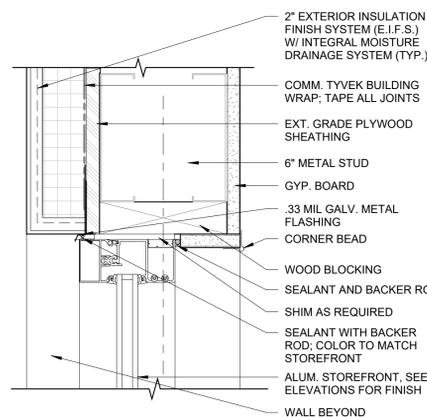
21 BAND DETAIL @ EIFS  
3" = 1'-0"



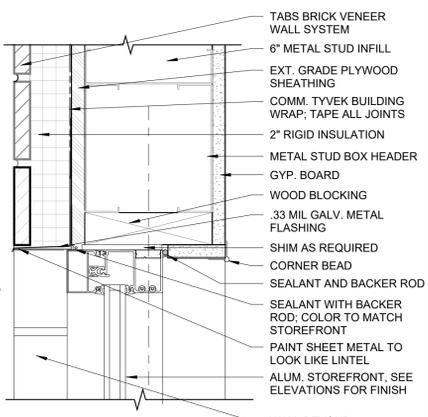
13 STOREFRONT HEAD @ FRP  
3" = 1'-0"



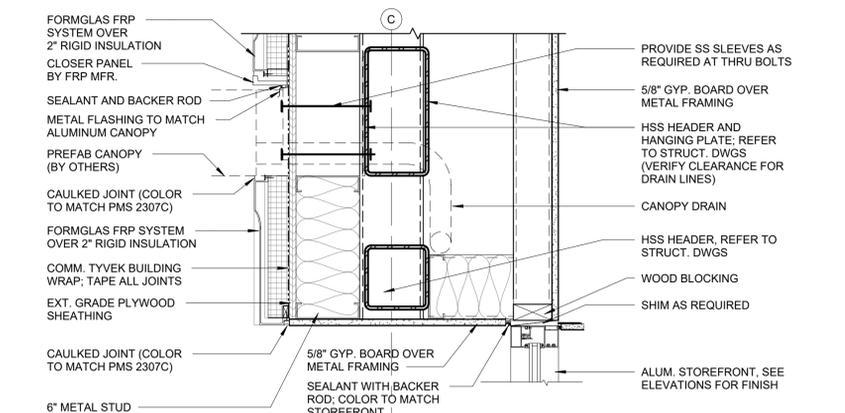
9 STOREFRONT HEAD @ KNOTWOOD  
3" = 1'-0"



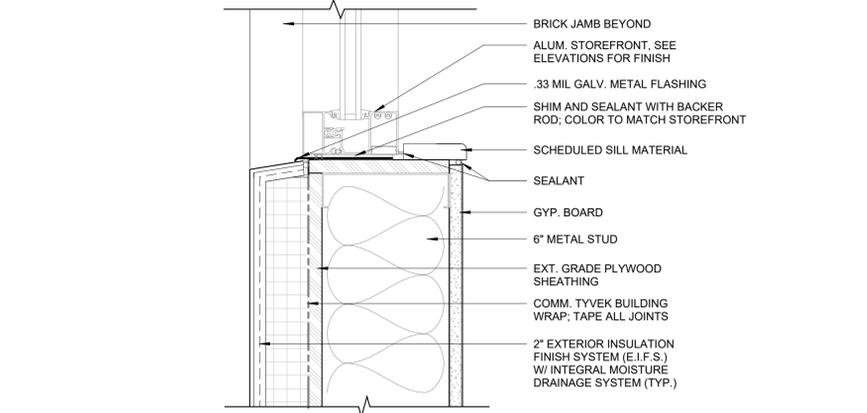
5 STOREFRONT HEAD @ EIFS  
3" = 1'-0"



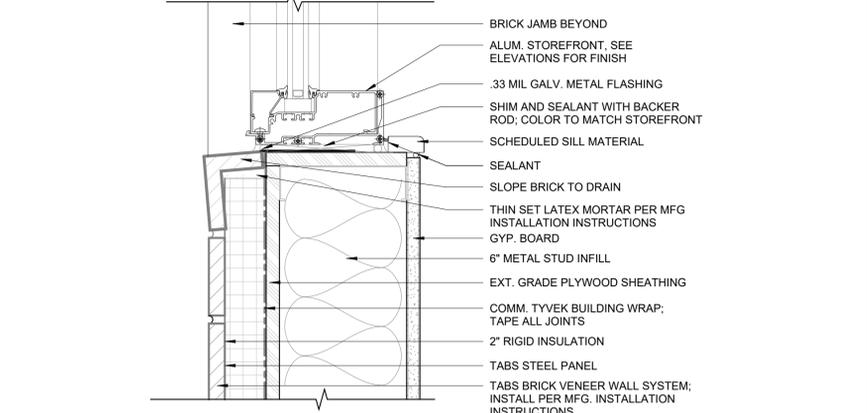
1 STOREFRONT HEAD @ BRICK  
3" = 1'-0"



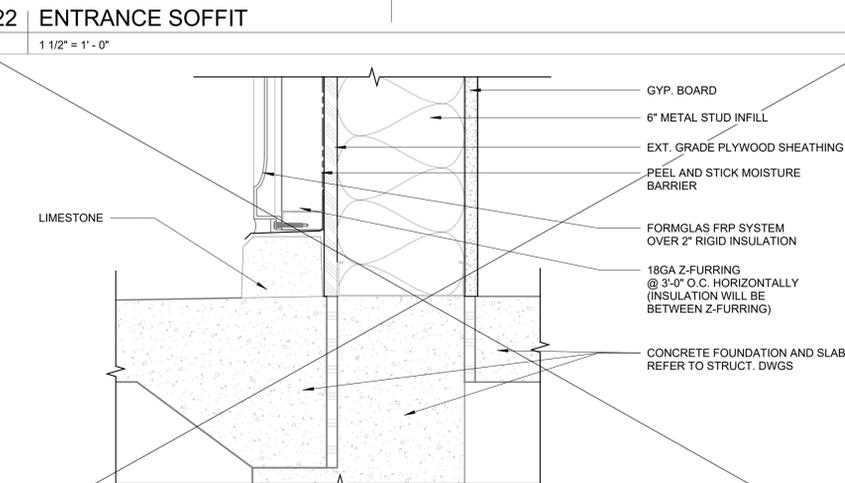
22 ENTRANCE SOFFIT  
1 1/2" = 1'-0"



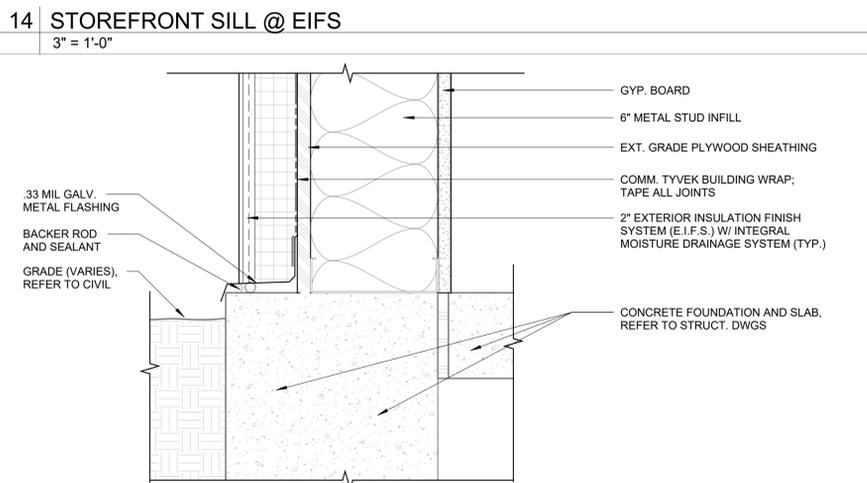
14 STOREFRONT SILL @ EIFS  
3" = 1'-0"



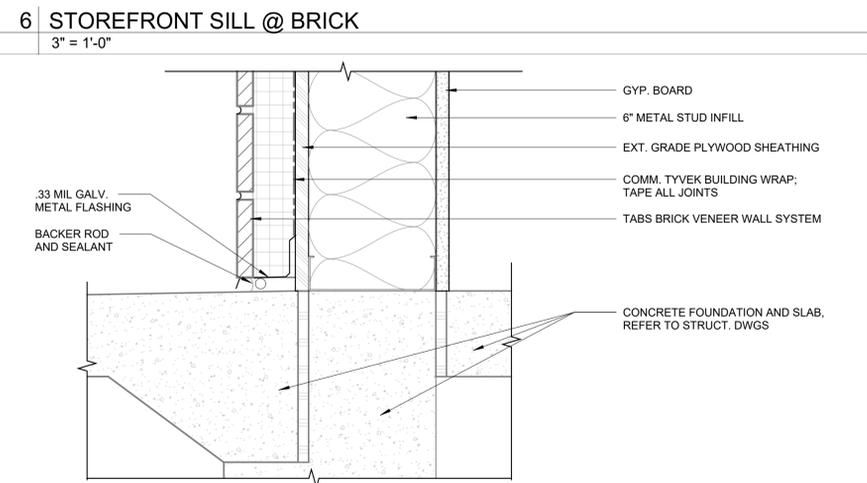
6 STOREFRONT SILL @ BRICK  
3" = 1'-0"



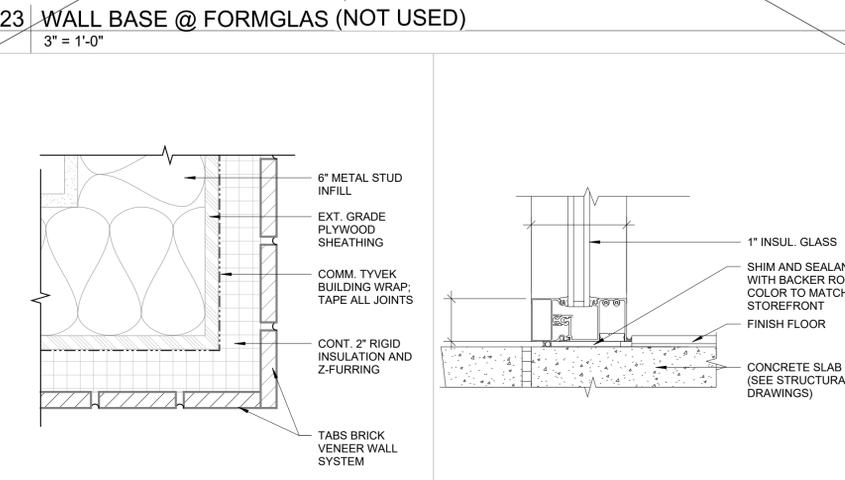
23 WALL BASE @ FORMGLAS (NOT USED)  
3" = 1'-0"



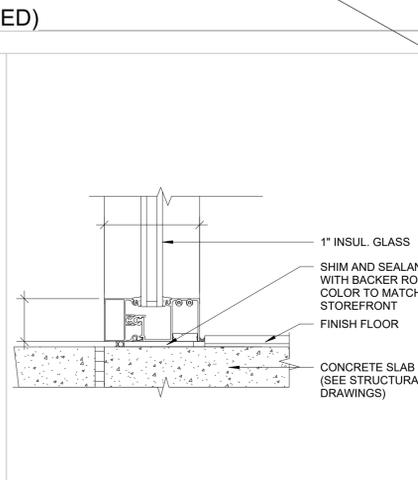
15 WALL BASE @ EIFS  
3" = 1'-0"



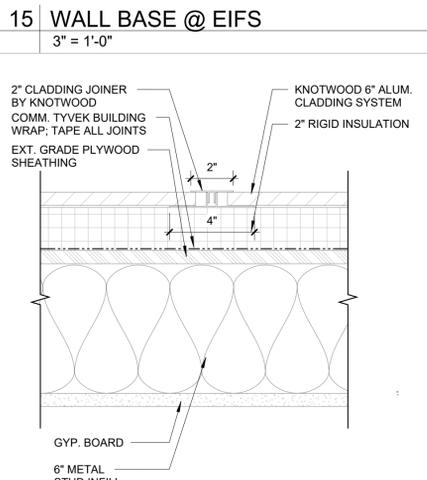
7 WALL BASE @ BRICK  
3" = 1'-0"



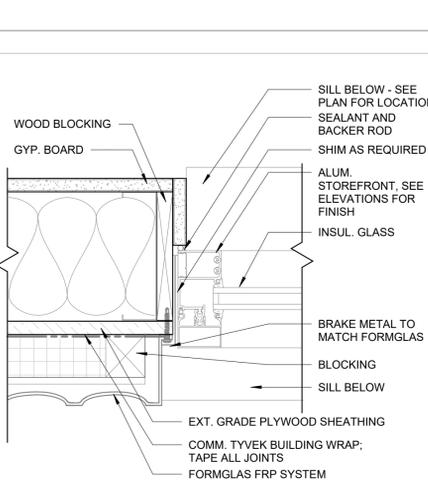
24 BRICK CORNER DETAIL  
3" = 1'-0"



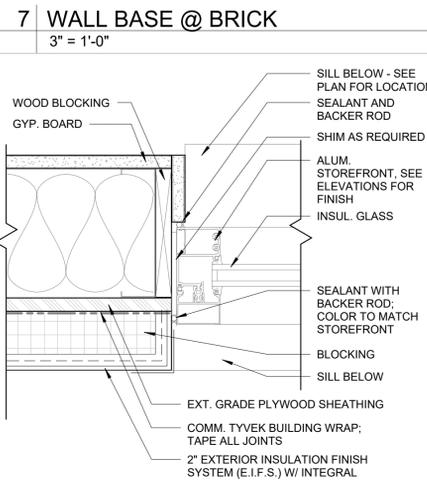
20 STOREFRONT SILL DETAIL  
3" = 1'-0"



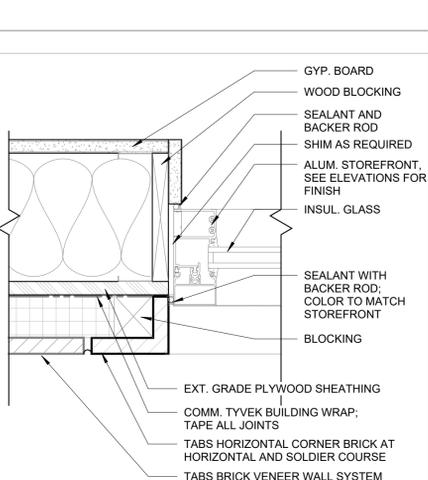
16 KNOTWOOD JOINER REVEAL  
3" = 1'-0"



12 STOREFRONT JAMB @ FRP  
3" = 1'-0"



8 STOREFRONT JAMB @ EIFS  
3" = 1'-0"



4 STOREFRONT JAMB @ BRICK  
3" = 1'-0"

**bdg**  
architects

100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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

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

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

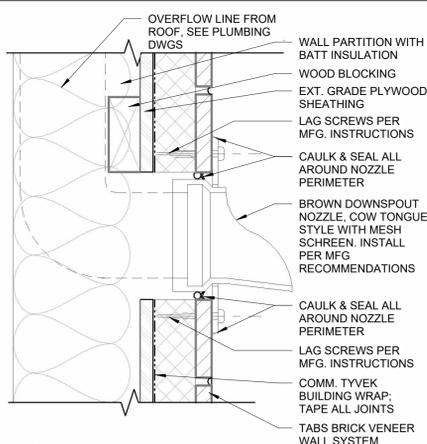
ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

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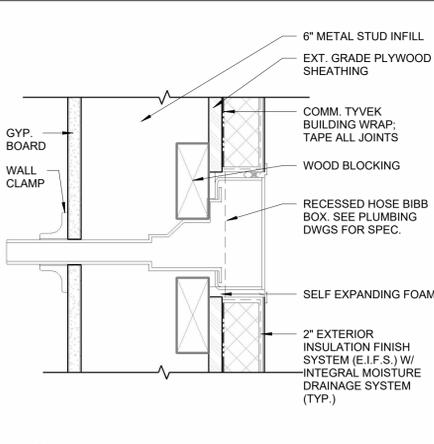
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DATE	03/27/2024
DRAWN BY:	GT/AH/AA
CHECKED BY:	HG/DM/KM

SHEET TITLE  
**EXTERIOR DETAILS**

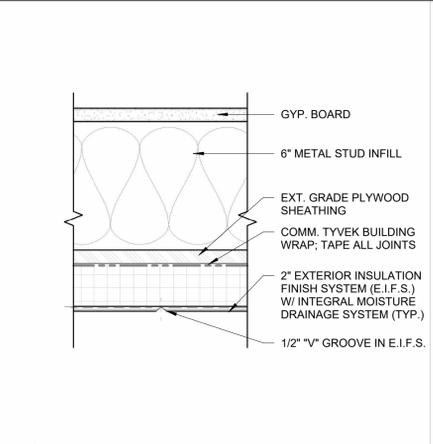
SHEET NUMBER  
**A230**



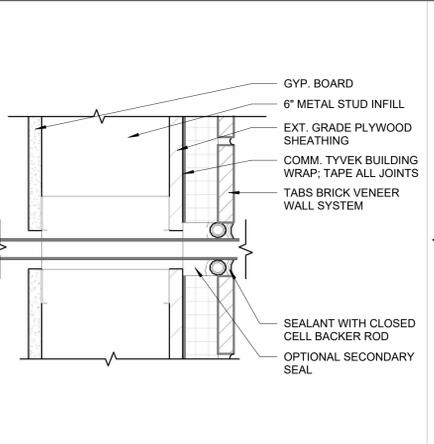
21 THRU WALL RTU  
3" = 1'-0"



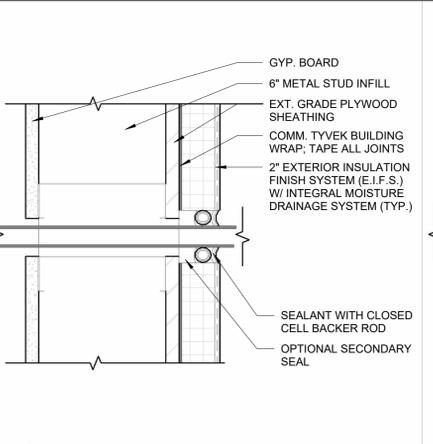
17 HOSE BIBB DETAIL  
3" = 1'-0"



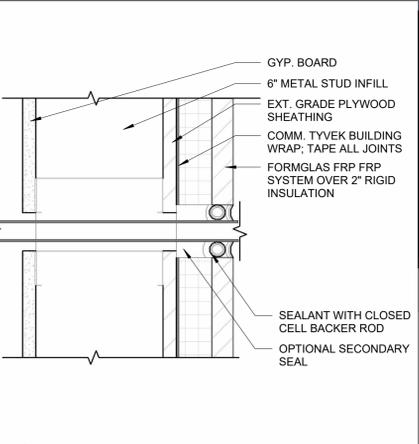
13 V GROOVE DETAIL @ EIFS  
3" = 1'-0"



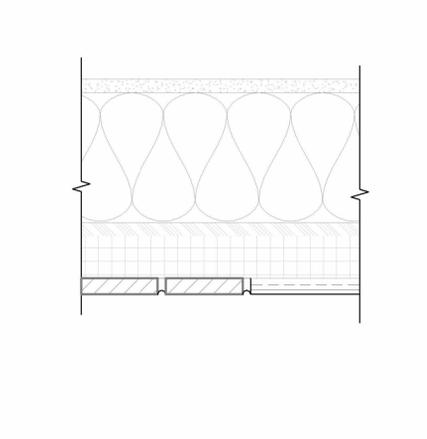
9 PENETRATION THRU BRICK  
3" = 1'-0"



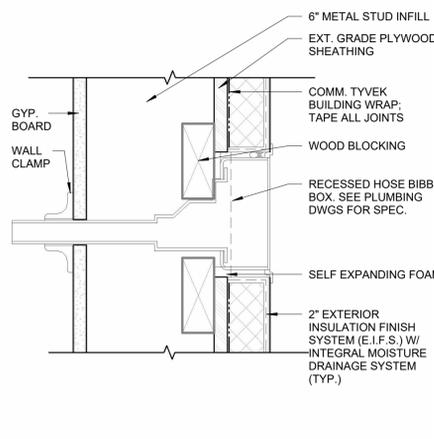
5 PENETRATION THRU EIFS  
3" = 1'-0"



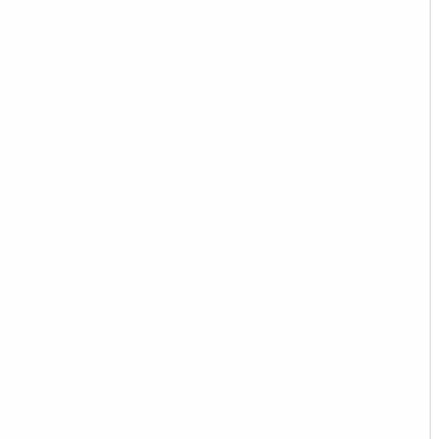
1 PENETRATION THRU FRP  
3" = 1'-0"



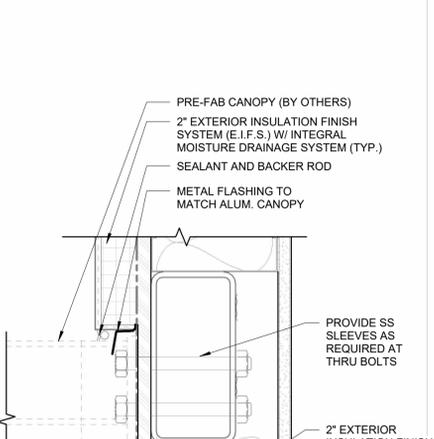
22 TRANSITION AT EIFS TO FRP  
3" = 1'-0"



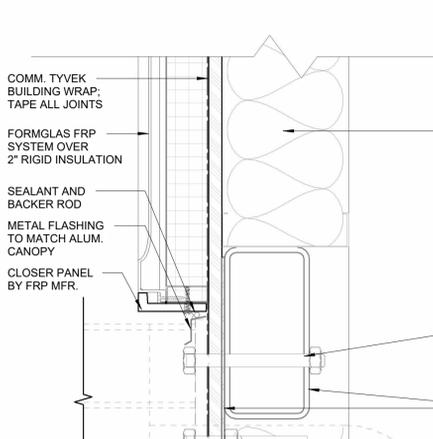
18 HOSE BIBB DETAIL  
3" = 1'-0"



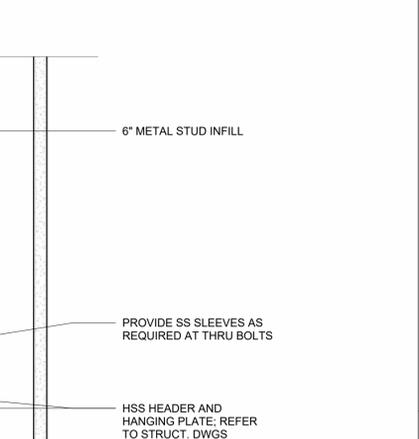
15 CONNECTION THRU EIFS  
3" = 1'-0"



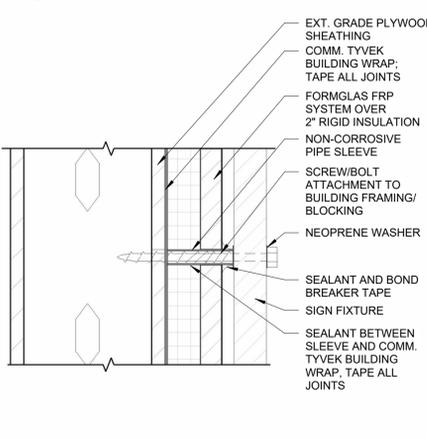
11 CANOPY DETAIL AT DRIVE THRU  
3" = 1'-0"



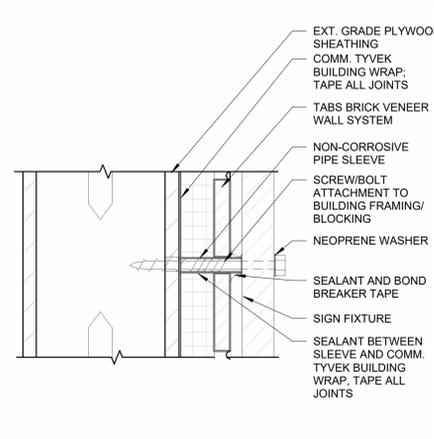
7 CANOPY DETAIL @ SECONDARY ENTRANCE  
3" = 1'-0"



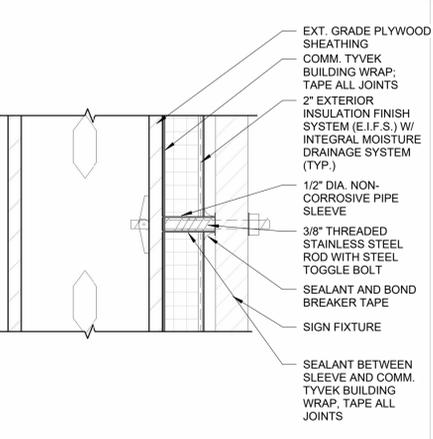
4 FRONT CANOPY DETAIL - SIDE  
3" = 1'-0"



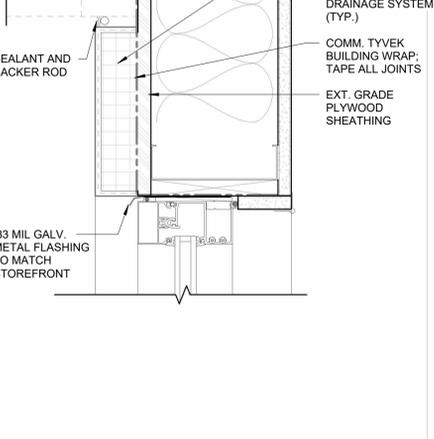
23 CONNECTION THRU FRP  
3" = 1'-0"



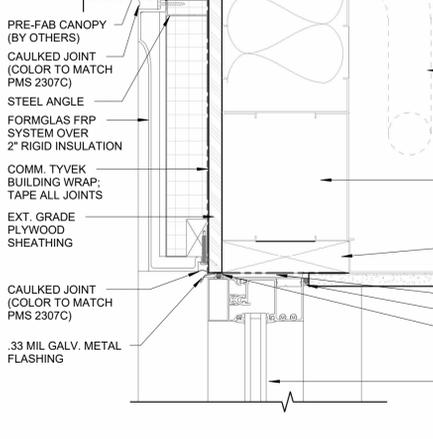
19 CONNECTION THRU BRICK  
3" = 1'-0"



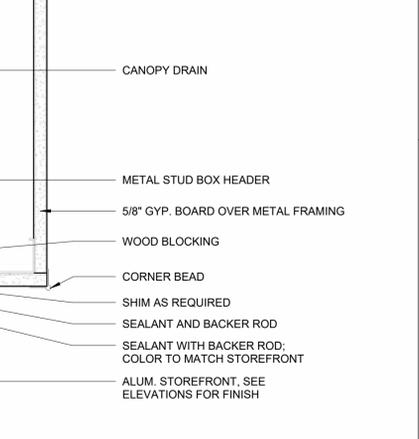
16 FORMGLAS FIELD CUT DETAIL  
12" = 1'-0"



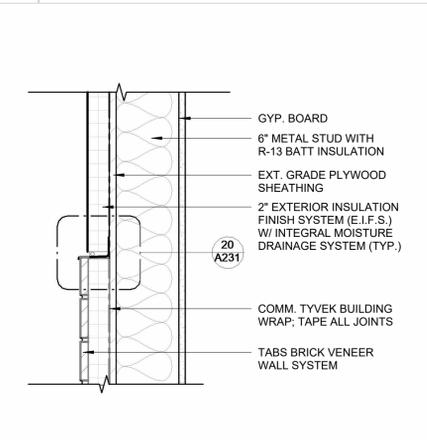
12 FORMGLAS TYPICAL JOINT  
12" = 1'-0"



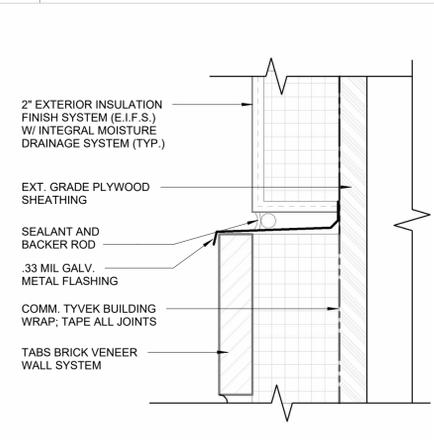
8 TRANSITION DETAIL-BRICK TO EIFS  
3" = 1'-0"



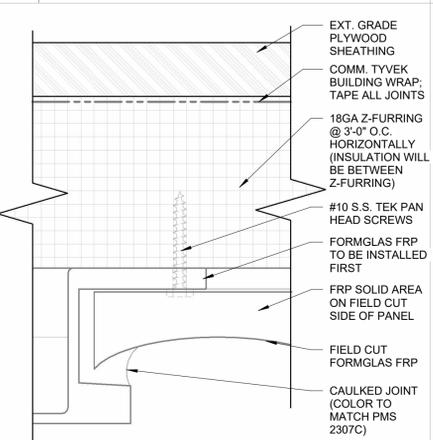
20 EIFS/BRK TRANSITION DETAIL  
6" = 1'-0"



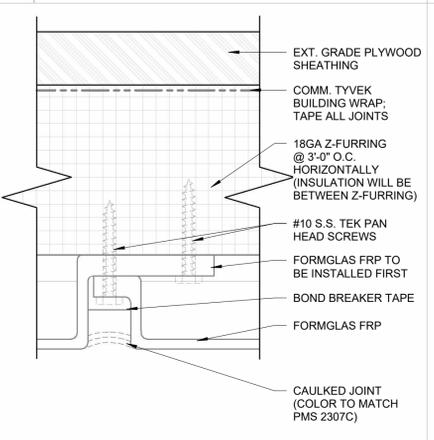
24 THIN BRICK/EIFS TRANSITION  
1 1/2" = 1'-0"



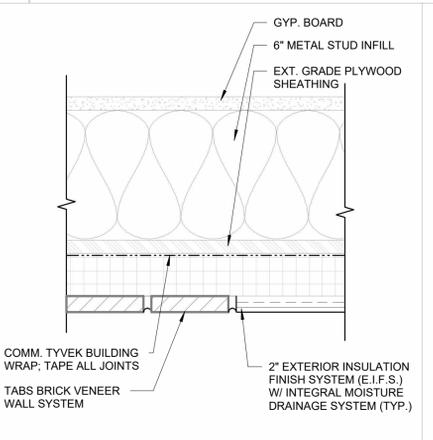
20 EIFS/BRK TRANSITION DETAIL  
6" = 1'-0"



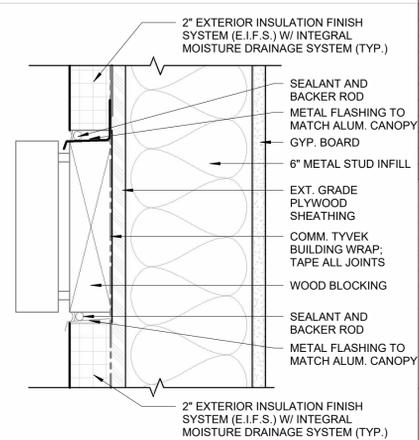
16 FORMGLAS FIELD CUT DETAIL  
12" = 1'-0"



12 FORMGLAS TYPICAL JOINT  
12" = 1'-0"



8 TRANSITION DETAIL-BRICK TO EIFS  
3" = 1'-0"



4 FRONT CANOPY DETAIL - SIDE  
3" = 1'-0"

**bdg**  
architects

100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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

**Panera**  
BREAD

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

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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**

**EXTERIOR DETAILS**

**SHEET NUMBER**

**A231**



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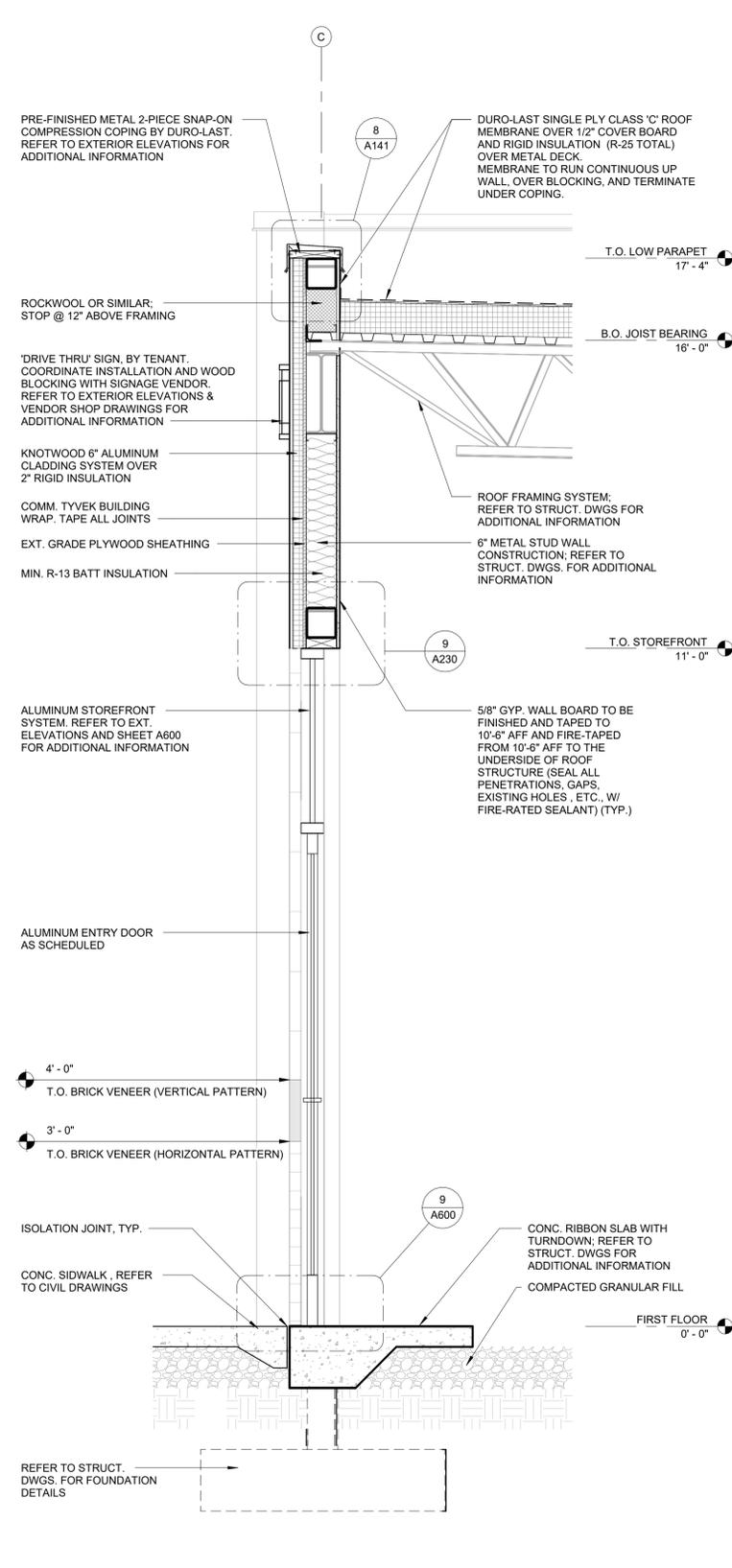


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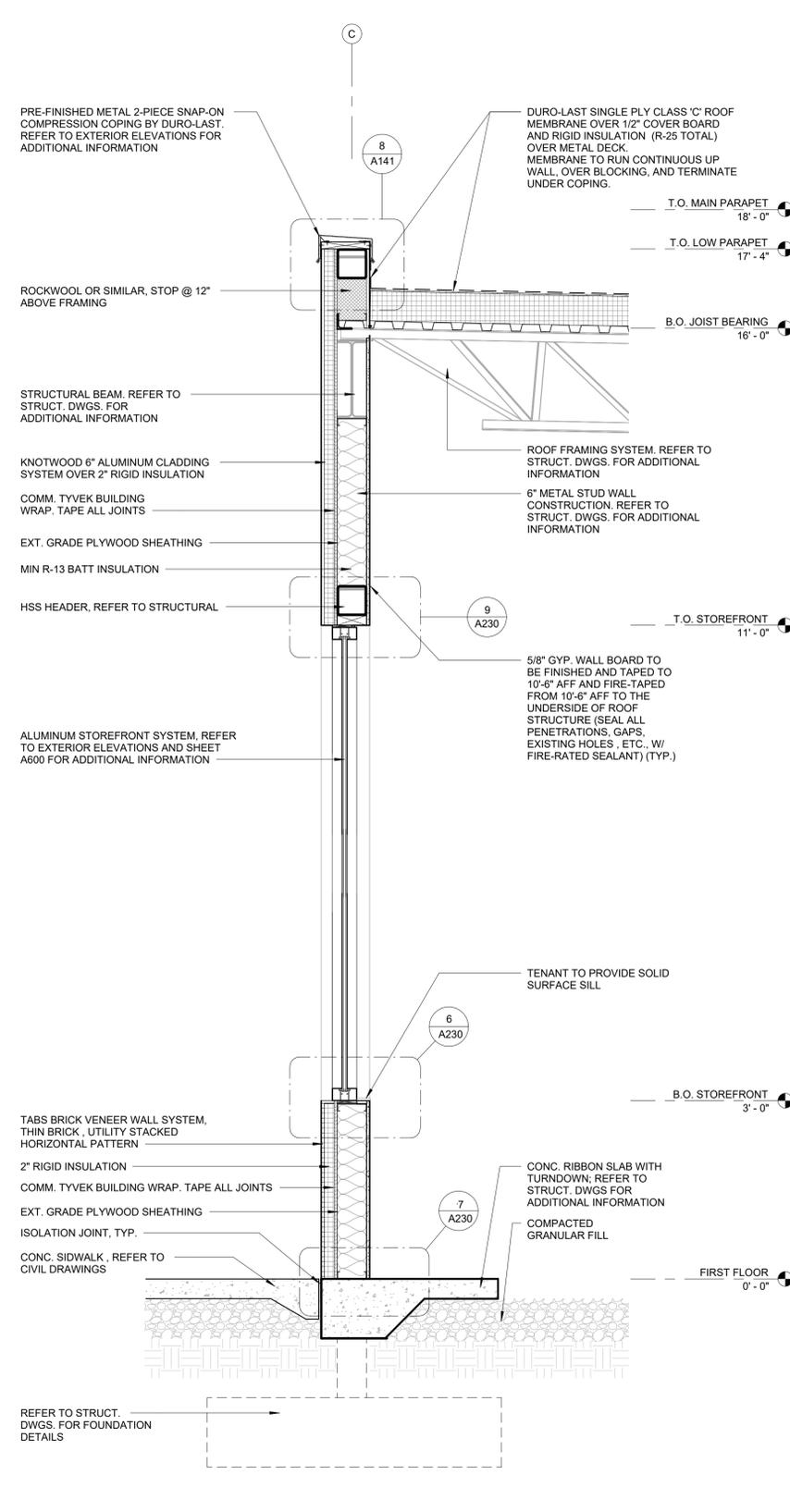
ISSUE	DATE	DESCRIPTION
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DATE:	03/27/2024
DRAWN BY:	G1/AH/AA
CHECKED BY:	HG/DM/KM

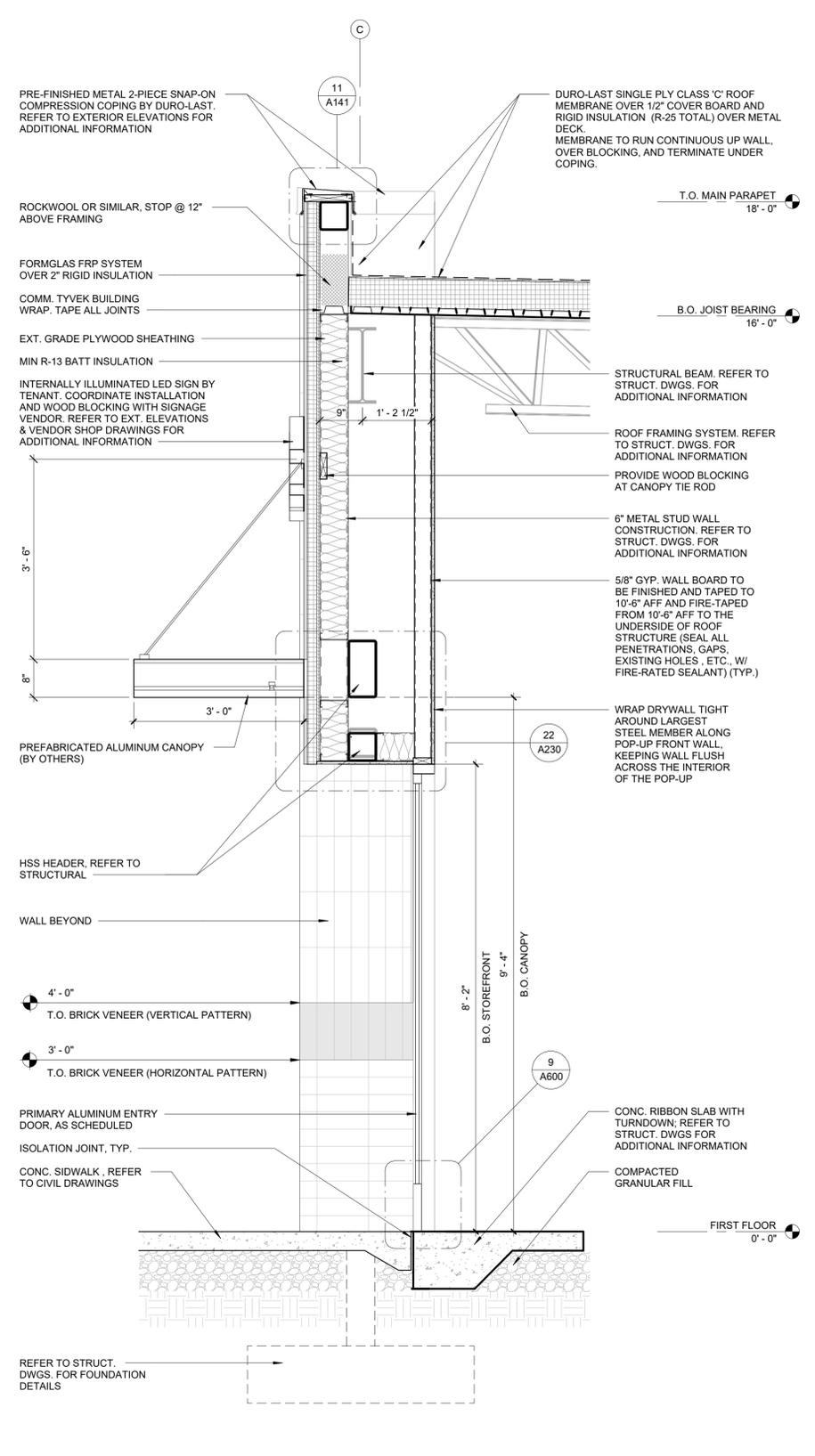
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**WALL SECTIONS**  
SHEET NUMBER  
**A300**



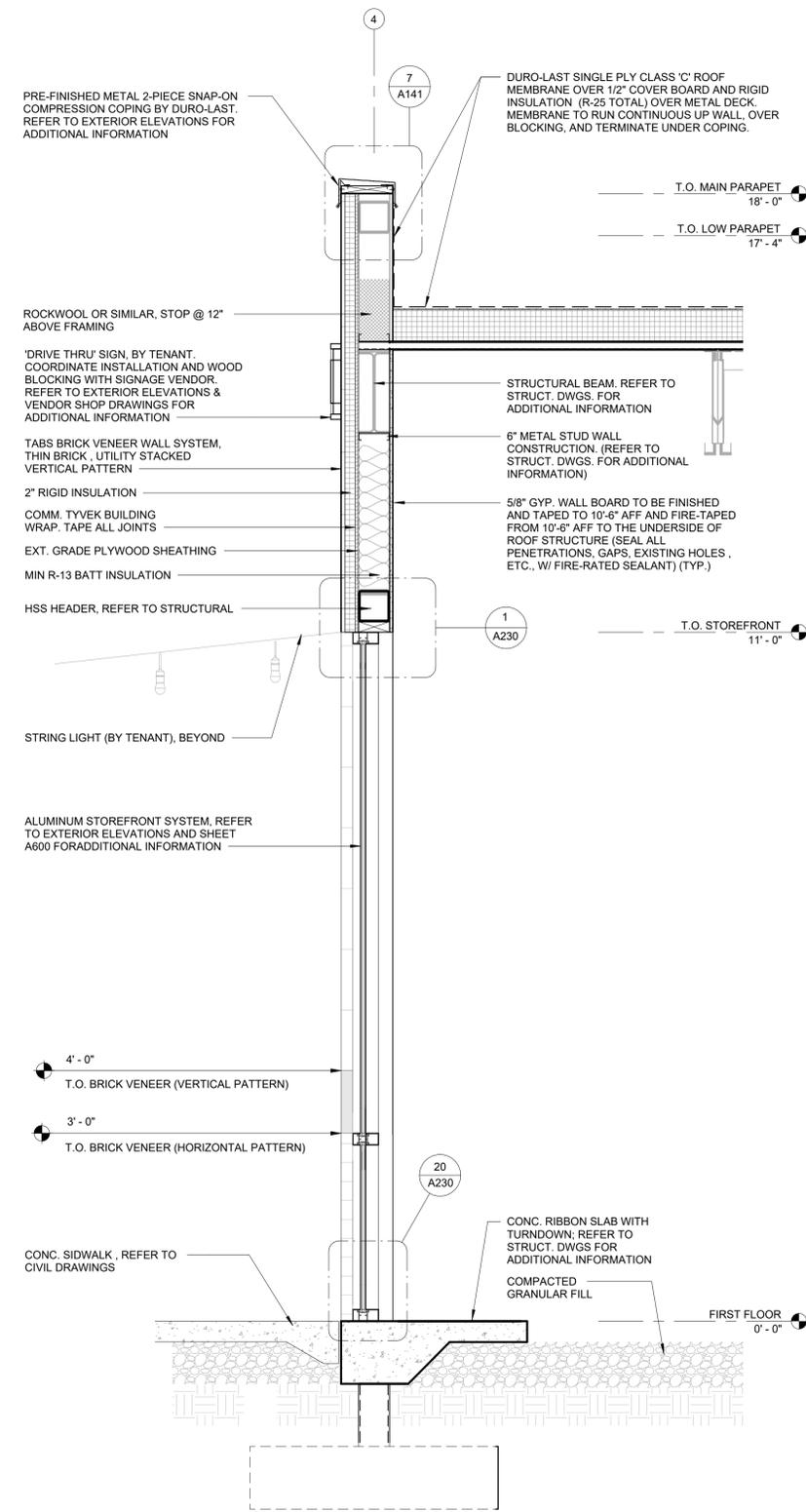
3 WALL SECTION @ STOREFRONT DOOR - NORTH ELEVATION  
3/4" = 1'-0"



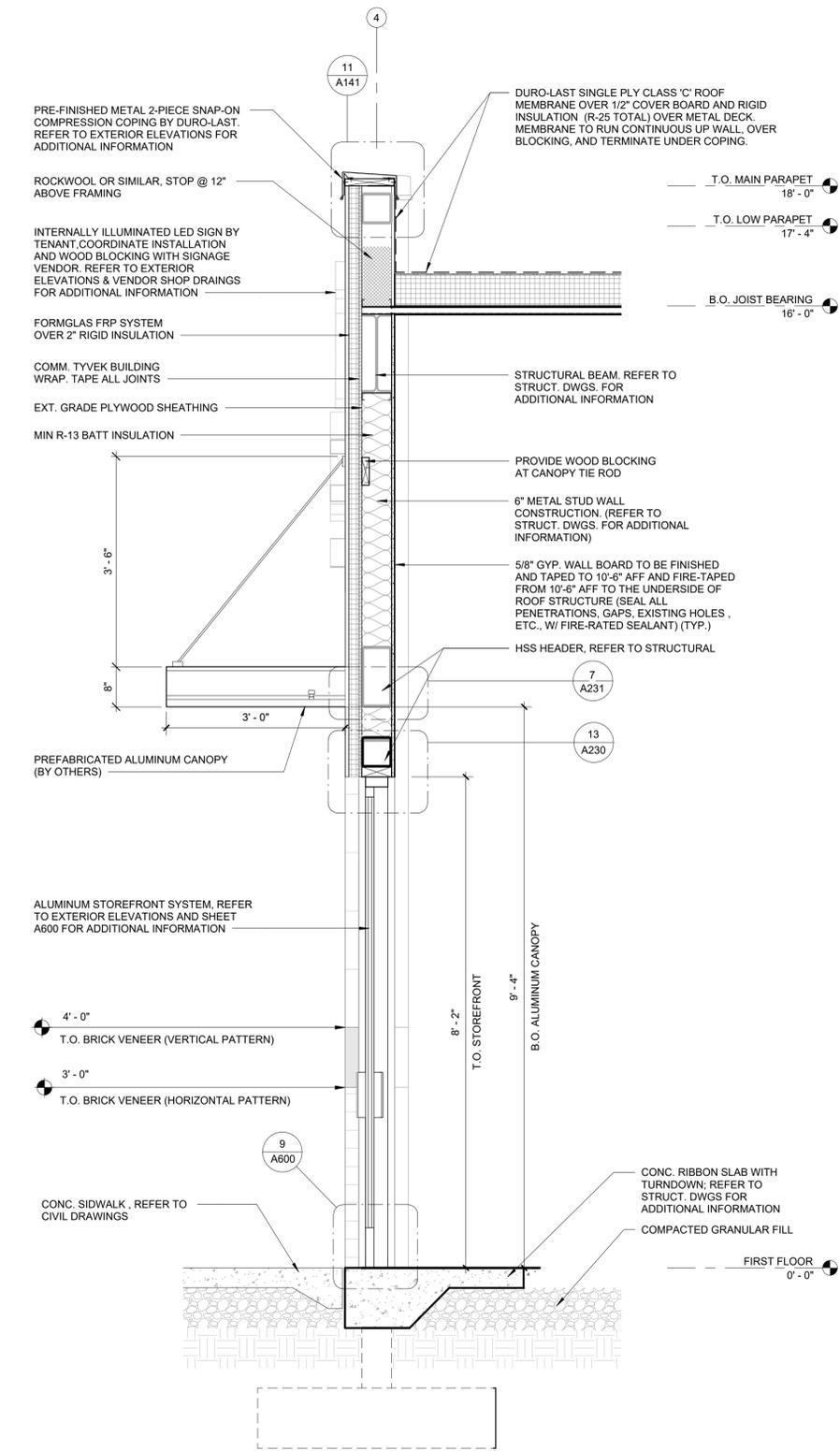
2 WALL SECTION @ STOREFRONT- NORTH ELEVATION  
3/4" = 1'-0"



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



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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AT BEACHWALK**

0 BEACHWALK SHORE DRIVE  
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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**

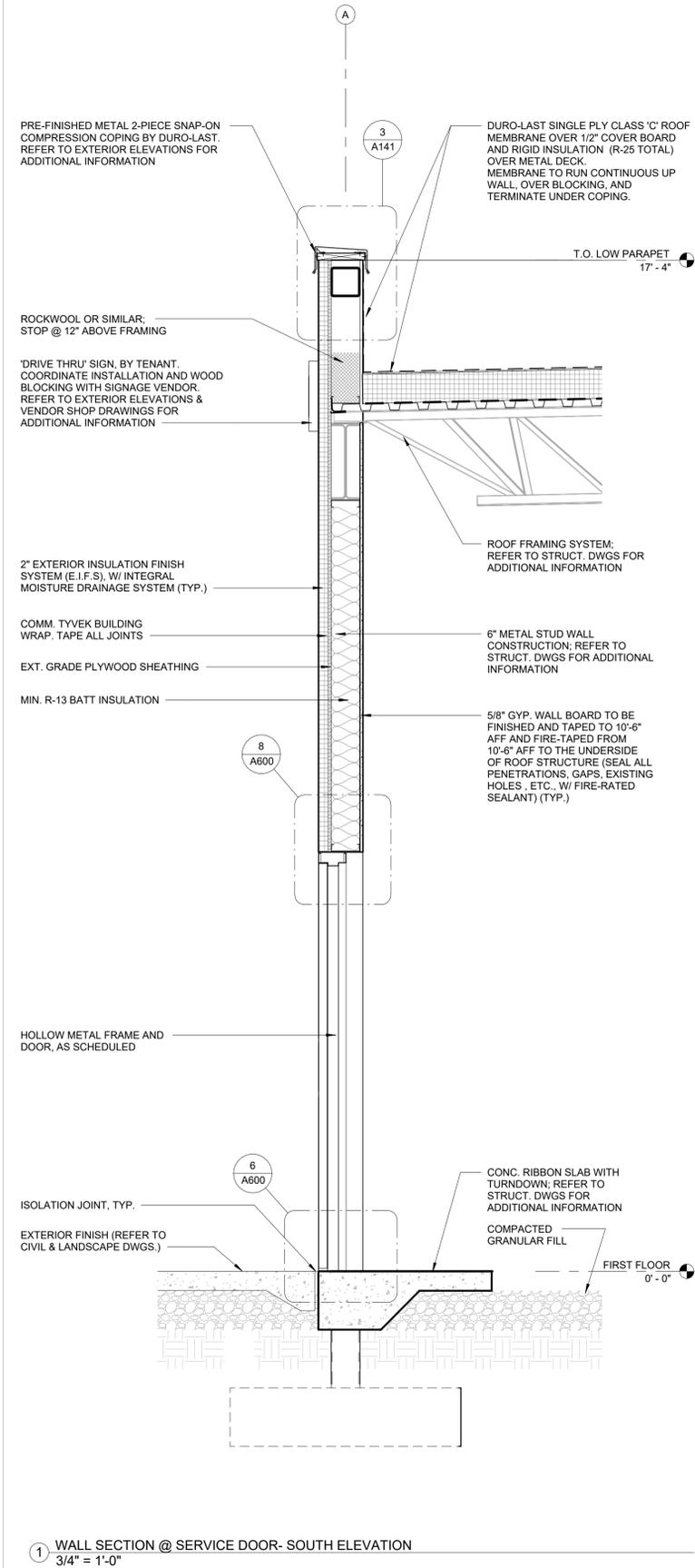
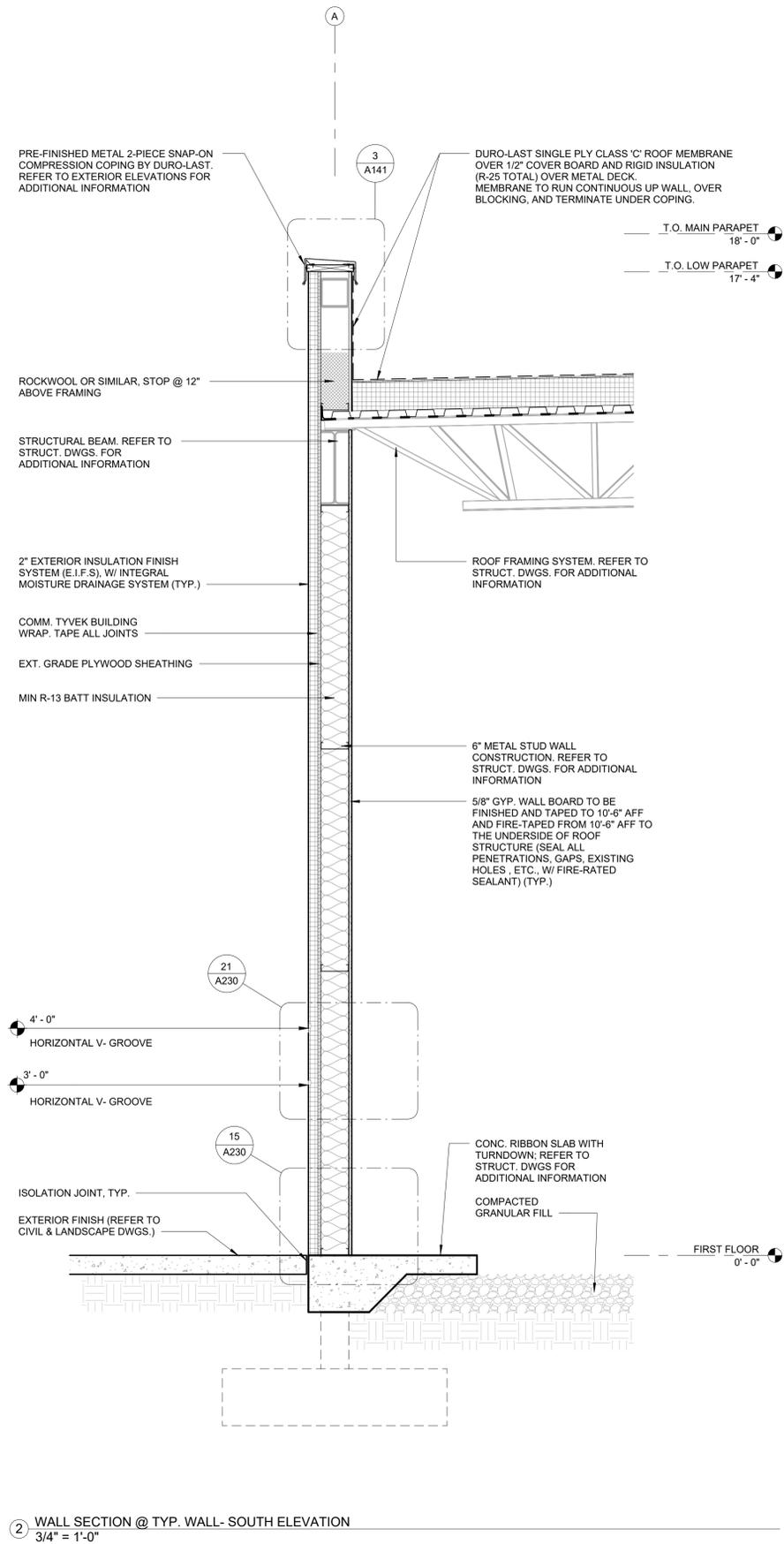
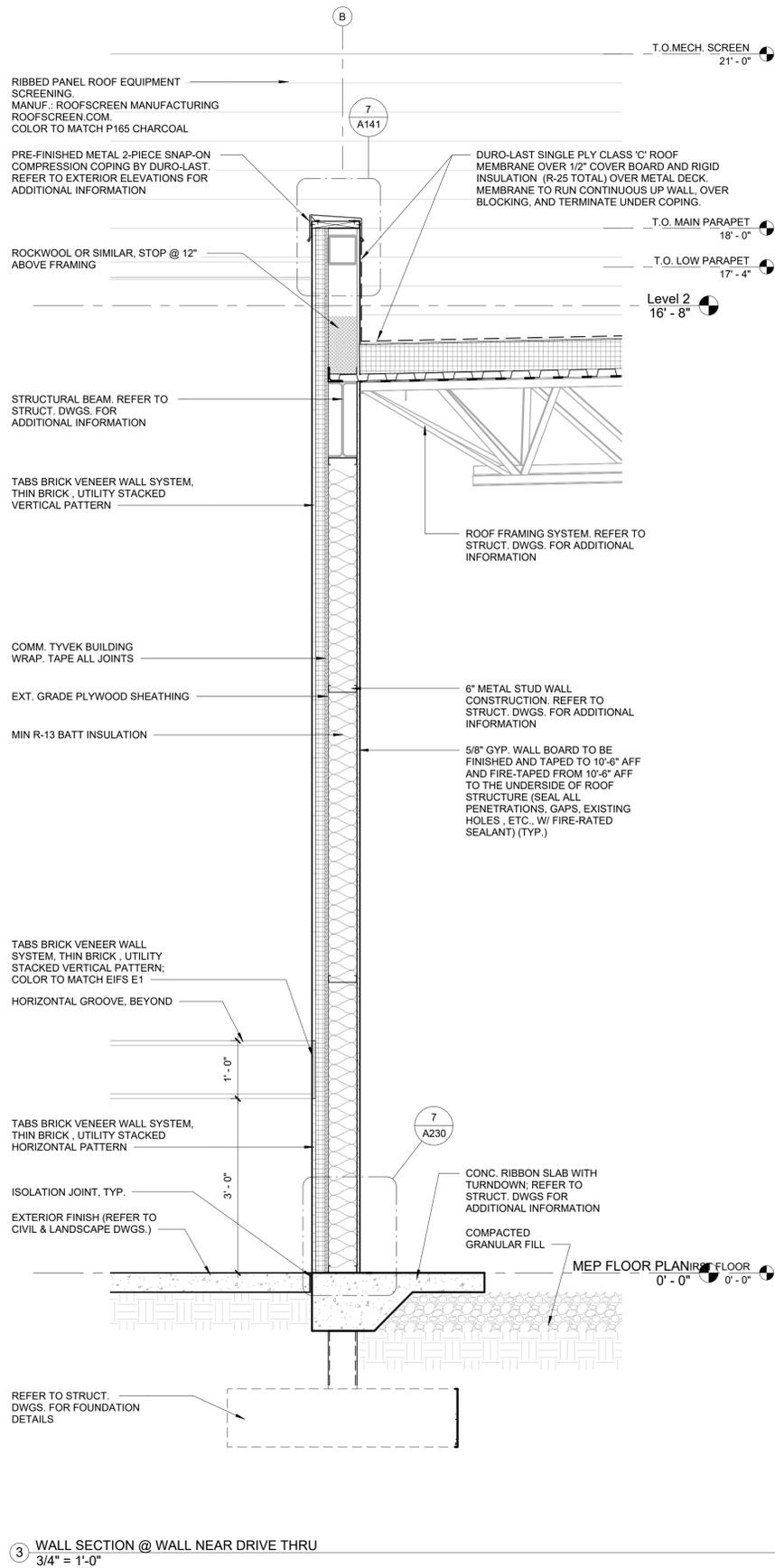
JOB #	230072
DATE	03/27/2024
DRAWN BY:	GT/AH/AA
CHECKED BY:	HG/DM/KM

**SHEET TITLE**

WALL SECTIONS

**SHEET NUMBER**

A301



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

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Holly Grimes, AIA, LEED AP, NCARB  
FL License # AR96391

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0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK

JOB #	230072
DATE	03/27/2024
DRAWN BY:	G1/AH/AA
CHECKED BY:	HG/DM/KM

SHEET TITLE  
**WALL SECTIONS**  
SHEET NUMBER  
**A302**



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

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FL License # AR96391

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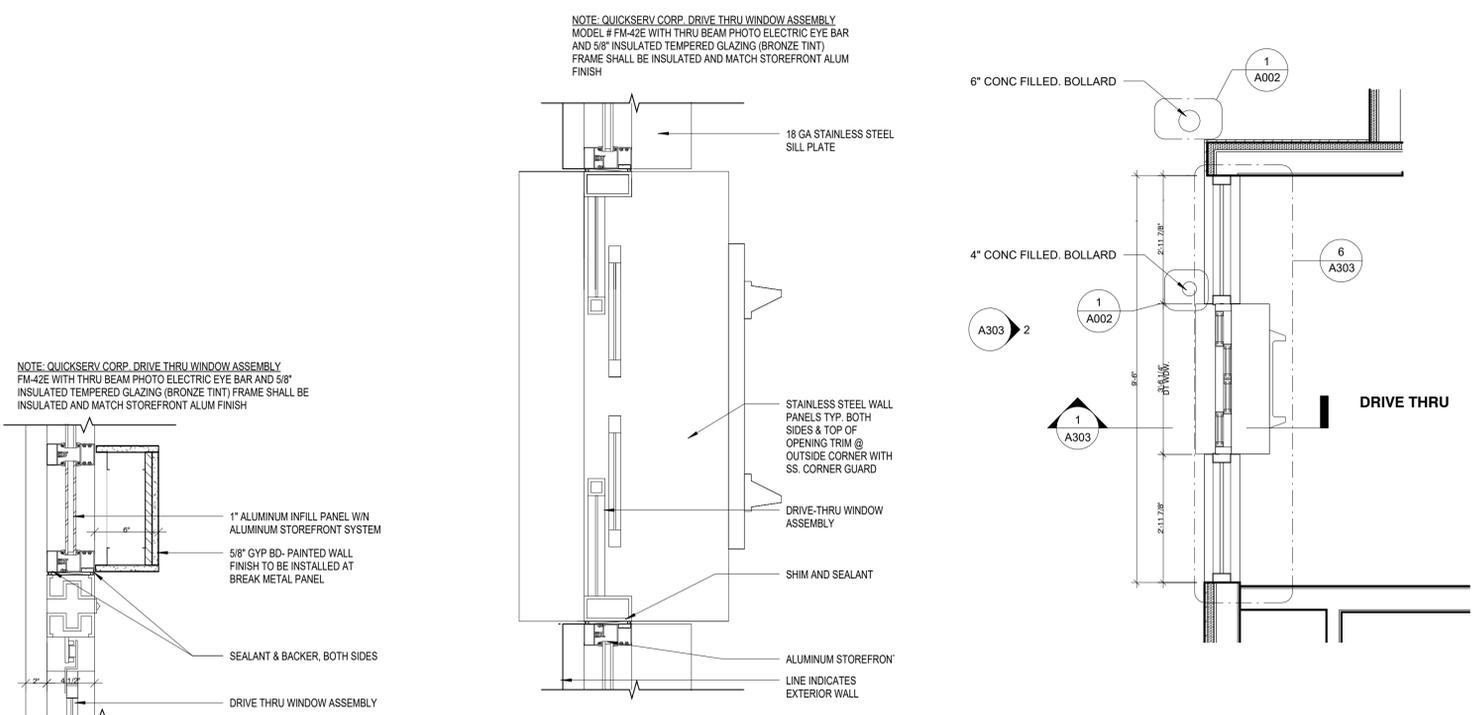
PROJECT INFORMATION BLOCK

JOB #	230072
DATE	03/27/2024
DRAWN BY:	G1/AH/AA
CHECKED BY:	HG/DM/KM

SHEET TITLE  
**DRIVE THRU SECTIONS  
& DETAILS**

SHEET NUMBER

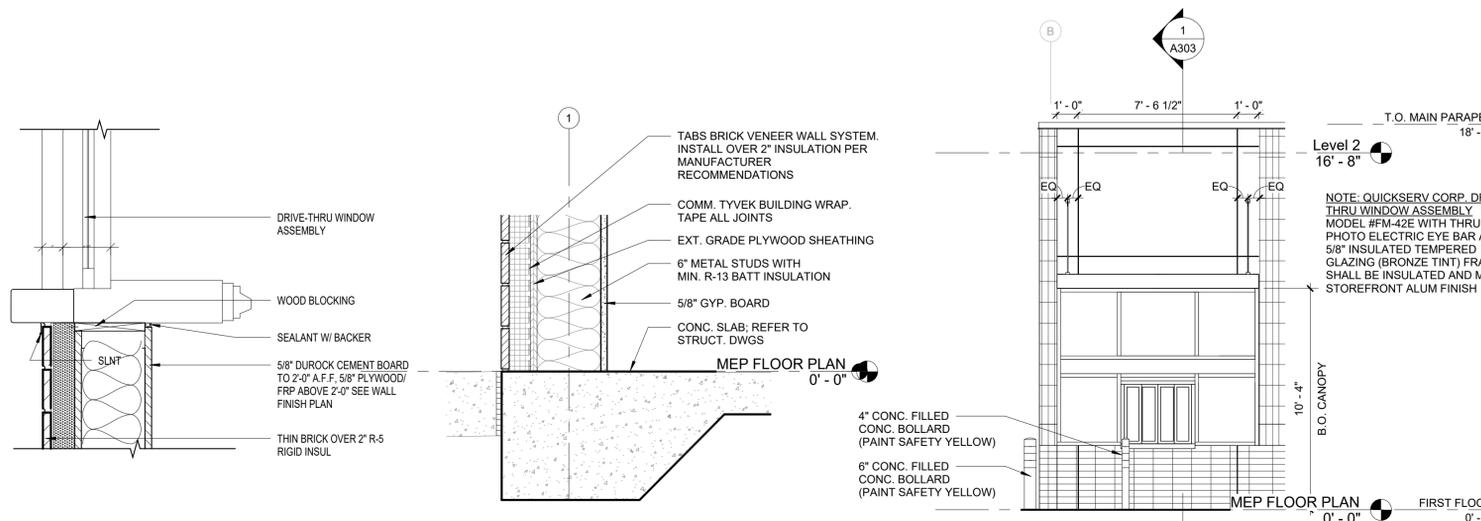
**A303**



7 DRIVE THRU WINDOW HEAD DETAIL 1 1/2" = 1'-0"

6 DRIVE THRU WINDOW JAMB DETAIL 1 1/2" = 1'-0"

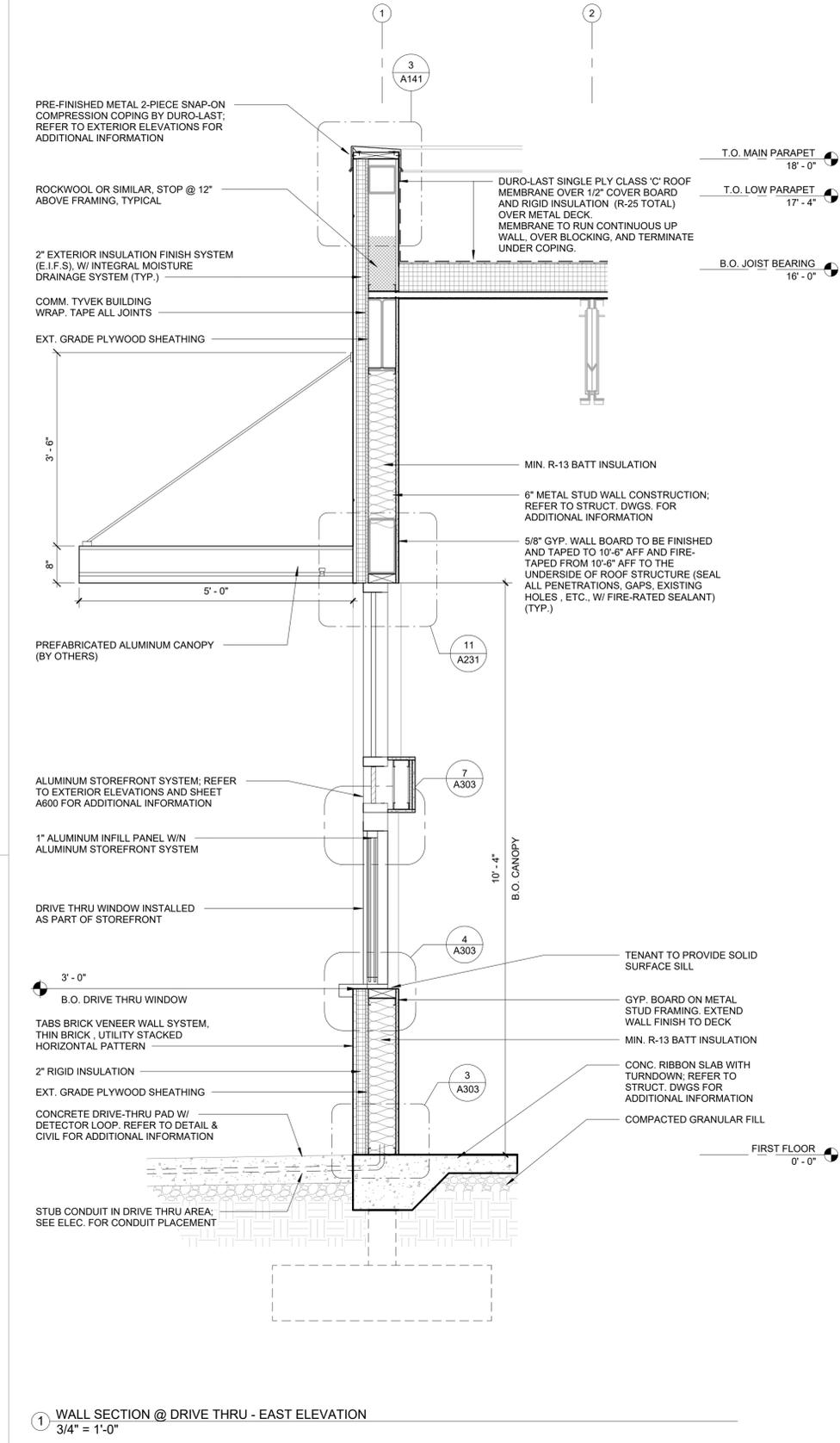
5 FLOOR PLAN - ENLARGED DRIVE THRU PLAN 1/2" = 1'-0"



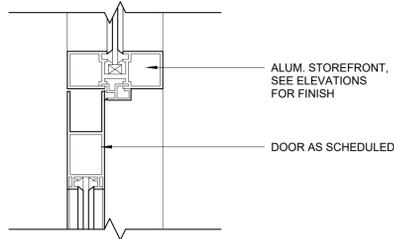
4 DRIVE THRU WINDOW SILL DETAIL 1 1/2" = 1'-0"

3 BASE DETAIL @ DRIVE THRU 1 1/2" = 1'-0"

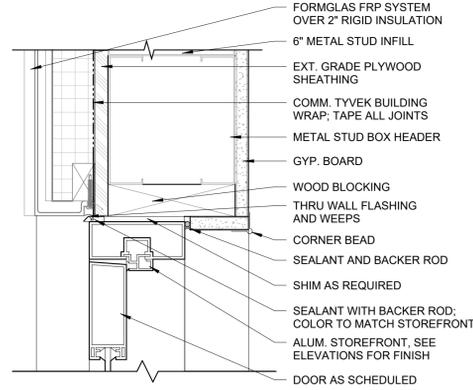
2 EAST ELEVATION @ DRIVE THRU 1/4" = 1'-0"



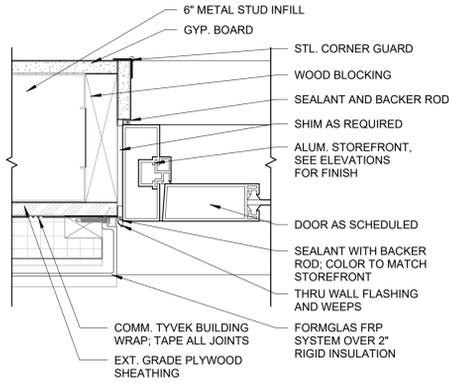
1 WALL SECTION @ DRIVE THRU - EAST ELEVATION 3/4" = 1'-0"



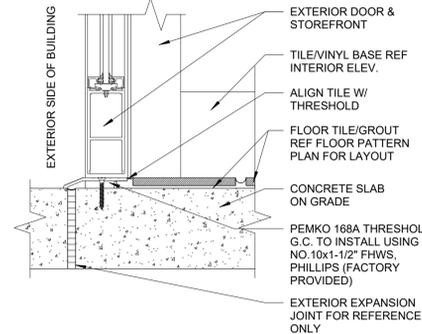
12 STOREFRONT DOOR HEAD DETAIL  
3" = 1'-0"



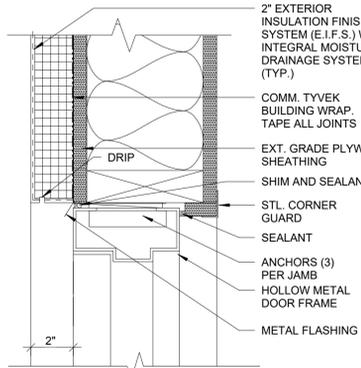
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3" = 1'-0"



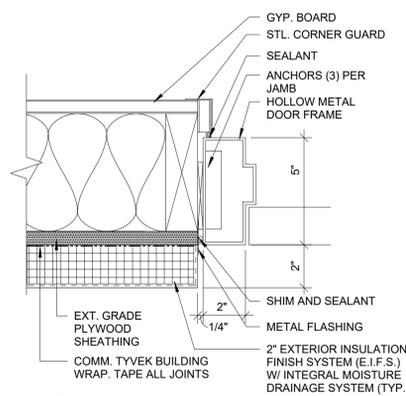
10 STOREFRONT DOOR JAMB DETAIL  
3" = 1'-0"



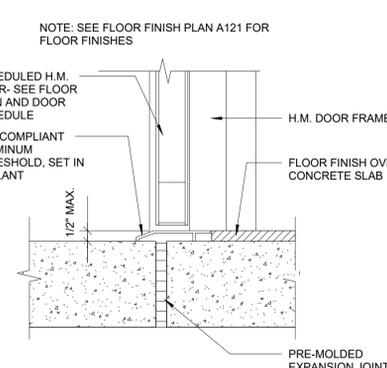
9 STOREFRONT DOOR SILL  
3" = 1'-0"



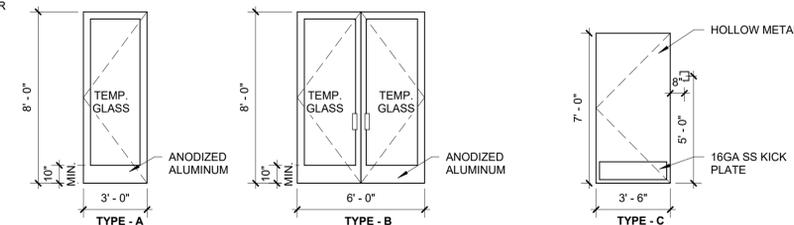
8 SERVICE DOOR HEAD  
3" = 1'-0"



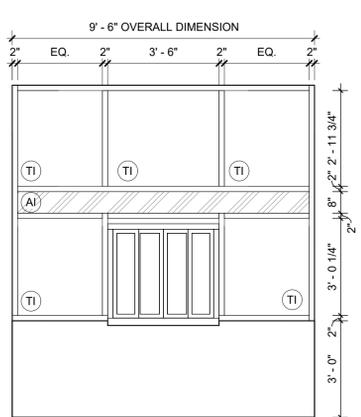
7 SERVICE DOOR JAMB  
3" = 1'-0"



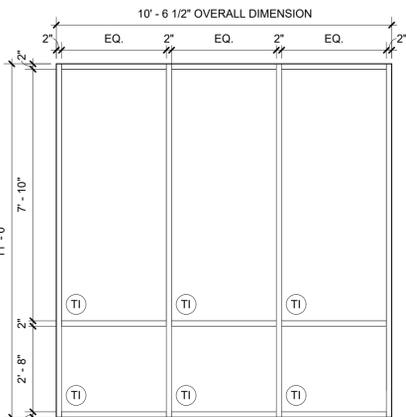
6 SERVICE DOOR SILL  
3" = 1'-0"



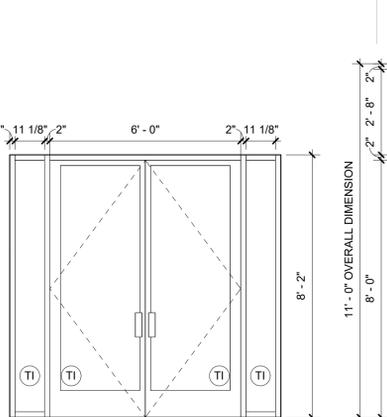
5 DOOR TYPES  
1/4" = 1'-0"



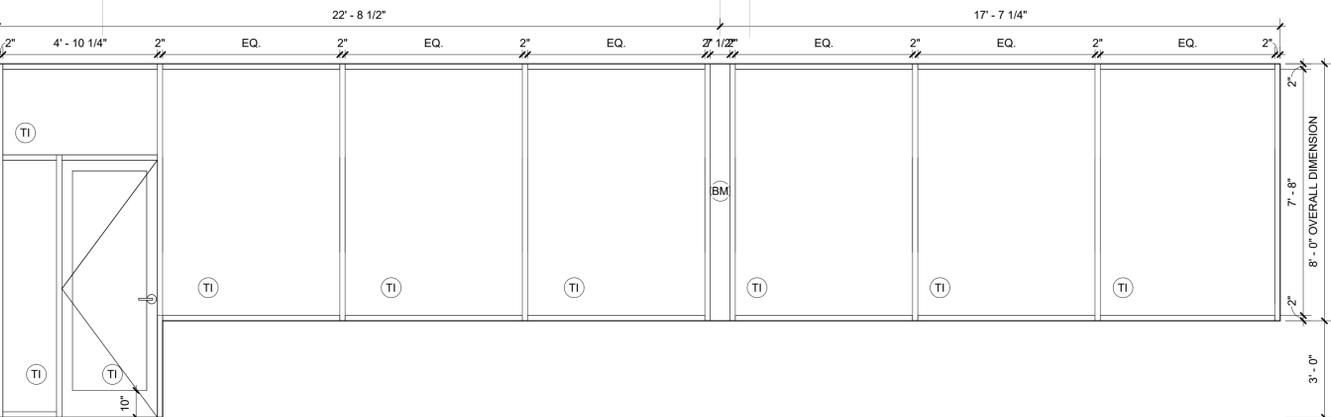
4 STOREFRONT D  
3/8" = 1'-0"



3 STOREFRONT C  
3/8" = 1'-0"



2 STOREFRONT B  
3/8" = 1'-0"



1 STOREFRONT A  
3/8" = 1'-0"

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

GROUP 1 - (DOUBLE ENTRY W/ LOCK) - MATCH STOREFRONT FINISH		
1 EACH	CONTINUOUS GEAR HINGE, CONCEALED 780-224HD	HAGER
1 EACH	VON DUPRIN 98/99 SERIES EXIT DEVICE' BLACK FINISH	ALLEGION
1 EACH	DOOR PULL   LAKE 2   1-1/2" SOLID ROUND IPE WOOD GRIP @ 60" LENGTH W/ MATTE BLACK BRACKET	FIRST IMPRESSIONS INTERNATIONAL
1 EACH	CYLINDER (VERIFY CAM & FINISH MAT'L)   MAY REQUIRE 718C CYLINDER TRIM	FALCON
1 EACH	CLOSER, HEAVY DUTY, 4041 (4040 SERIES); BLACK FINISH	LCN
1 EACH	THRESHOLD, HEAVY DUTY, 1715	PEMKO
1 EACH	WEATHERSTRIP 315SSR	PEMKO
1 EACH	STOP - AS REQUIRED, WALL-WS407CCV, FLOOR-FS436 OR FS438	IVES
1 EACH	SWEEP 3452CNB NYLON BRUSH SEAL	PEMKO

GROUP 1A - (ENTRY W/O UT LOCK) - MATCH STOREFRONT FINISH		
1 EACH	CONTINUOUS GEAR HINGE, CONCEALED 780-224HD	HAGER
1 EACH	PULL 12L	FIRST IMPRESSIONS INTERNATIONAL
1 EACH	CLOSER, HEAVY DUTY, 4041 (4040 SERIES); BLACK FINISH	LCN
1 EACH	THRESHOLD, HEAVY DUTY, 1715	PEMKO
1 EACH	WEATHERSTRIP 315SSR	PEMKO
1 EACH	STOP - AS REQUIRED, WALL-WS407CCV, FLOOR-FS436 OR FS438	IVES
1 EACH	PUSH PLATE   3" W x 24" H SATIN BRASS FINISH	FIRST IMPRESSIONS INTERNATIONAL

GROUP 1B - (SINGLE ENTRY W/ LOCK) - MATCH STOREFRONT FINISH		
1 EACH	CONTINUOUS GEAR HINGE, CONCEALED 780-224HD	HAGER
1 EACH	EXIT DEVICE 25-R (PANIC BAR)	FALCON
1 EACH	PULL 12L	HAGER
1 EACH	CYLINDER (VERIFY CAM & FINISH MAT'L)	FALCON
1 EACH	CLOSER, HEAVY DUTY, 4041 (4040 SERIES)	LCN
1 EACH	THRESHOLD, HEAVY DUTY, 1715	PEMKO
1 EACH	WEATHERSTRIP 315SSR	PEMKO
1 EACH	STOP - AS REQUIRED, WALL-WS407CCV, FLOOR-FS436 OR FS438	IVES
1 EACH	SWEEP 307AV (OR EQUAL); COMPATIBLE W/ DOOR SPEC.	PEMKO

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-350DFK (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 NOTES:**

- PROVIDE EYE VIEWER INSTEAD OF SECURITY WINDOW.
- ALL PANIC BARS AND PUSH BARS TO BE MOUNTED ON DOORS BETWEEN 30" AND 40" ABOVE FINISHED FLOOR.
- 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 FIELD VERIFY REQUIRED WIDTH
- AI 1" ALUMINUM INFILL PANEL WITHIN ALUMINUM STOREFRONT SYSTEM

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



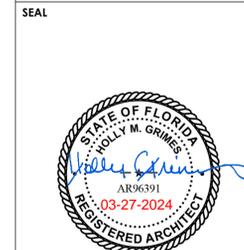
100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



**PANERA SHELL AT BEACHWALK**  
O BEACHWALK SHORE DRIVE  
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Architect of Record:  
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**PROJECT INFORMATION BLOCK**

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

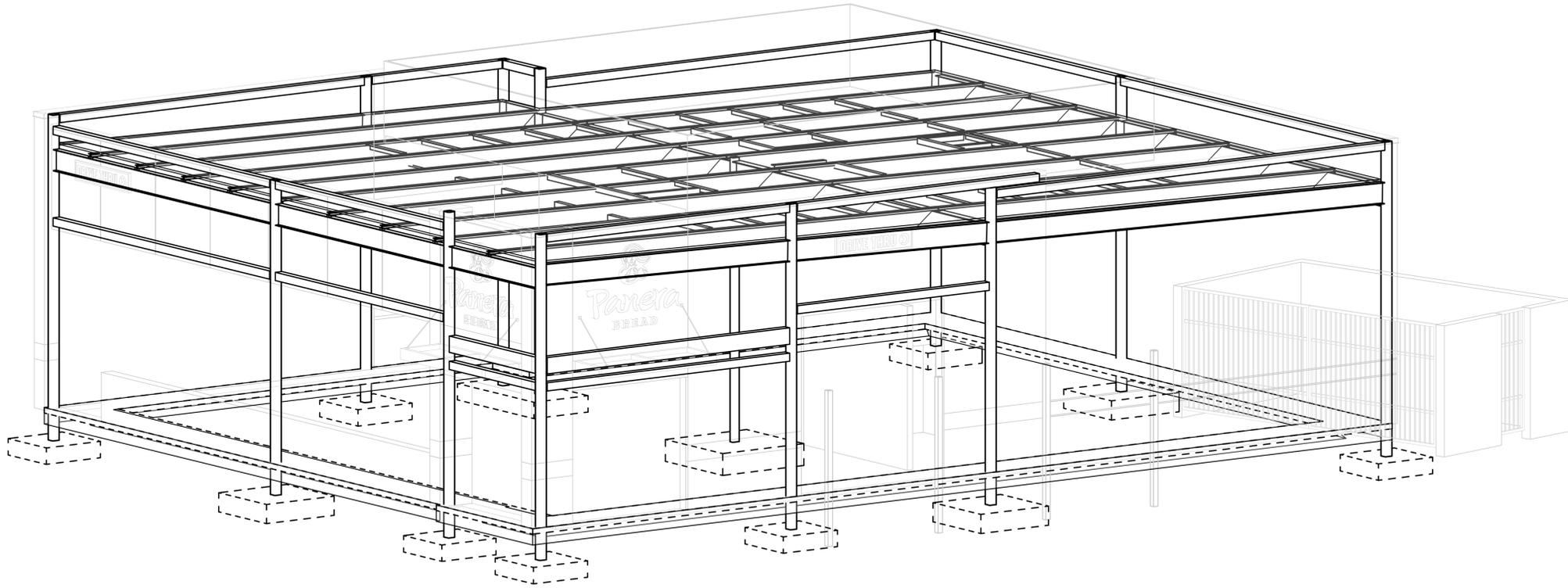
**SHEET TITLE**

STOREFRONT & DOOR SCHEDULE & DETAILS

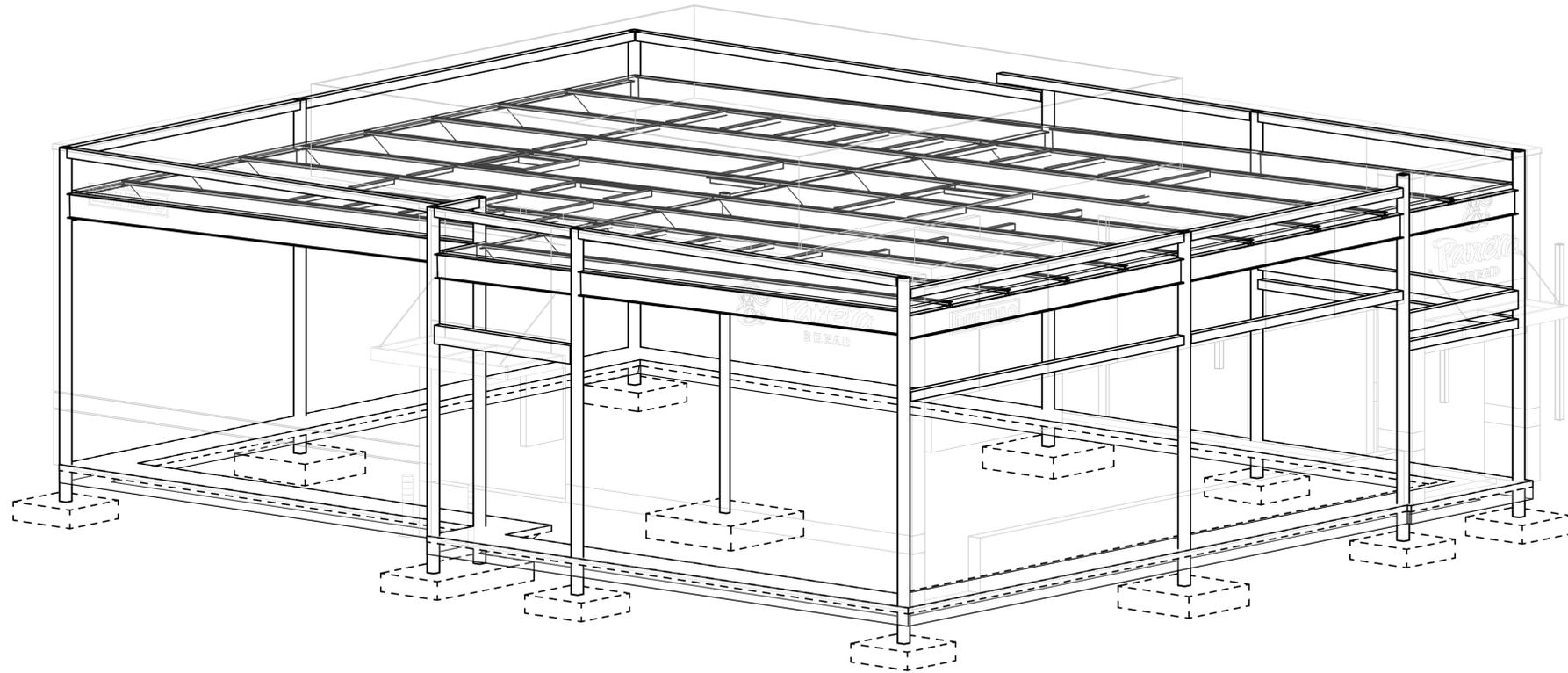
**SHEET NUMBER**

A600





1 3D ISOMETRIC  
SCALE:



2 3D ISOMETRIC  
SCALE:



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

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03.28.2024

ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK

JOB #	230072
DATE	03/15/24
DRAWN BY:	CLW
CHECKED BY:	JML

SHEET TITLE

3D ISOMETRICS

SHEET NUMBER

S002





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

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03.28.2024

ISSUE	DATE	DESCRIPTION
0	03/27/2024	PERMIT SET

PROJECT INFORMATION BLOCK	
JOB #	230072
DATE	02/29/24
DRAWN BY:	CLW
CHECKED BY:	JML

SHEET TITLE

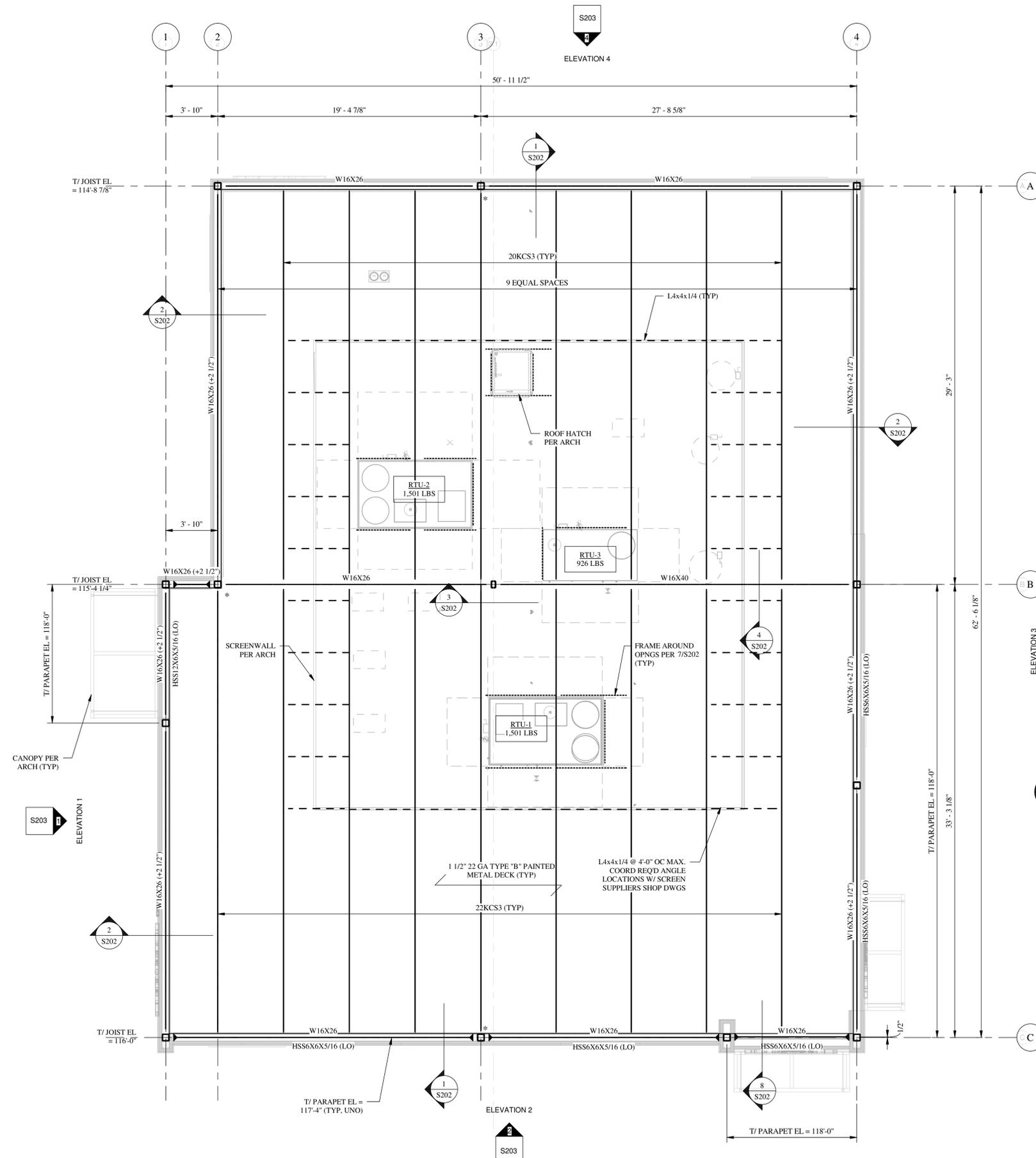
ROOF FRAMING PLAN

SHEET NUMBER

S112



**LOWE STRUCTURES, INC.**  
11651 Central Pkwy., Suite 106  
Jacksonville, FL 32224  
(904) 992-0377  
FL Cert of Auth: 28261  
EOR: J. Matthew Lowe FL PE: 59027



**1 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/BEAM EL SHALL BE -2 1/2" FROM T/JOIST 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.







**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 BACKFLOW 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.

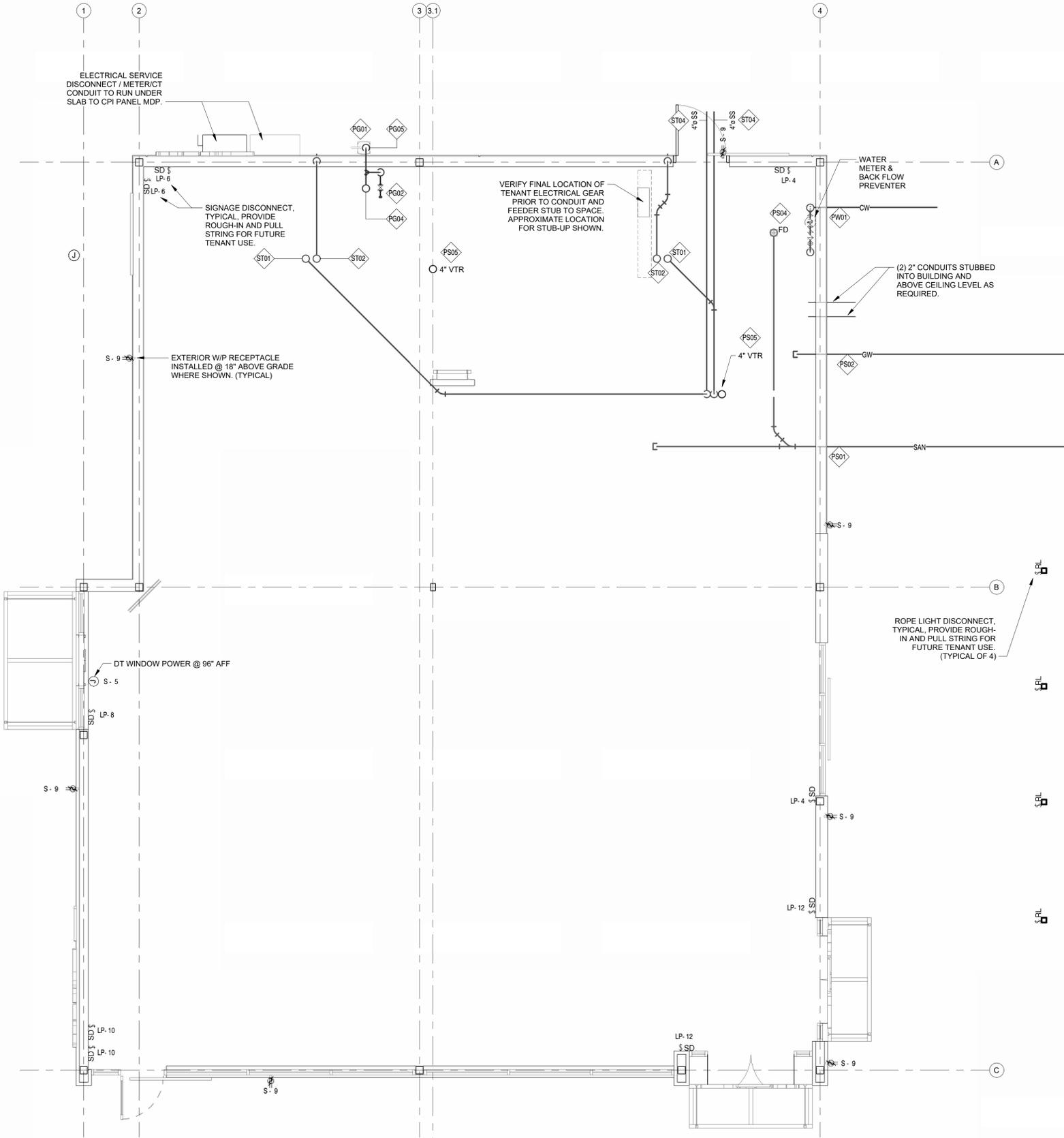
**PG# PLUMBING - NATURAL GAS KEYED NOTES**

- 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:**  
 $GPM = R \times A \times 0.0104$   
 $154 = 3300 \times 4.5 \times 0.0104$   
 (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"

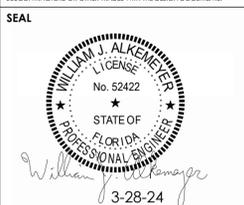


100 N Laura Street  
 Suite 801  
 Jacksonville, FL 32202  
 P: 904 - 640 - 1309  
 Lic #: AA - 0003590  
 W: www.bdgip.com



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

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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



**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

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
1	SPARE	20 A	1	0	0				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				10
11	SPARE	20 A	1			0	360			12
13	SPARE	20 A	1	0	1000				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			20 A PANEL M	22
23	SPARE	20 A	1			0	17920			24
25	SPARE	20 A	1	0	0				20 A SPARE	26
27	SPARE	20 A	1		0	0			20 A SPARE	28
29	SPARE	20 A	1			0	0		20 A SPARE	30
31	SPARE	20 A	1	0	0				20 A SPARE	32
33	SPARE	20 A	1		0	0			20 A SPARE	34
35	SPARE	20 A	1			0	0		20 A SPARE	36
37	SPARE	20 A	1	0	0				20 A SPARE	38
39	SPARE	20 A	1		0	0			20 A SPARE	40
41	SPARE	20 A	1			0	0		20 A SPARE	42
<b>Total Load:</b>				17823 VA	20216 VA	20279 VA				
<b>Total Amps:</b>				149 A	172 A	172 A				

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	<b>Total Conn. Load:</b> 58318 VA
Kitchen Equipment - Non-Dwelling Unit	1980 VA	90.00%	1782 VA	<b>Total Est. Demand:</b> 58120 VA
Power - General	3864 VA	100.00%	3864 VA	<b>Total Conn.:</b> 162 A
Receptacle	1200 VA	100.00%	1200 VA	<b>Total Est. Demand:</b> 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:

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
T3 1	SPARE	20 A	1	0	0				20 A SPARE	2 T1
T2 3	SPARE	20 A	1		0	1000			SIGNAGE DISCONNECT	4 T1
T5 5	SPARE	20 A	1			0	1000		SIGNAGE DISCONNECT	6 T1
7	SPARE	20 A	1	0	500				SIGN DISCONNECT	8 T1
9	SPARE	20 A	1		0	1000			SIGNAGE DISCONNECT	10 T1
11	SPARE	20 A	1			0	1000		SIGNAGE DISCONNECT	12 T1
13	SPARE	20 A	1	0	500				PYLON SIGN	14 T1
15	SPARE	20 A	1		0	905			POLE LIGHTING	16 T1
17	SPARE	20 A	1			0	0		20 A SPARE	18 T1
19	SPARE	20 A	1	0	0				20 A SPARE	20 T1
21	SPARE	20 A	1		0	0			20 A SPARE	22
23	SPARE	20 A	1			0	0		20 A SPARE	24
25	SPARE	20 A	1	0	0				20 A SPARE	26
27	SPARE	20 A	1		0	0			20 A SPARE	28
29	SPARE	20 A	1			0	0		20 A SPARE	30
<b>Total Load:</b>				1000 VA	2904 VA	2000 VA				
<b>Total Amps:</b>				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	<b>Total Conn. Load:</b> 5904 VA
Lighting	4500 VA	100.00%	4500 VA	<b>Total Est. Demand:</b> 5904 VA
				<b>Total Conn.:</b> 16 A
				<b>Total Est. Demand:</b> 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:

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
G 1	SPARE	20 A	1	0	0				20 A SPARE	2 G
G 3	SPARE	20 A	1		0	0			20 A SPARE	4 G
G 5	SPARE	20 A	1			0	300		FACP POWER	6
G 7	SPARE	20 A	1	0	0				20 A SPARE	8
G 9	SPARE	20 A	1		0	500			20 A MENU BOARD	10
G 11	SPARE	20 A	1			0	1000		20 A CANOPY/PREVIEW	12
G 13	SPARE	20 A	1	0	0				20 A SPARE	14
G 15	SPARE	20 A	1		0	0			20 A SPARE	16
G 17	SPARE	20 A	1			0	0		20 A SPARE	18
G 19	SPARE	20 A	1	0	0				20 A SPARE	20
G 21	SPARE	20 A	1		0	0			20 A SPARE	22 G
G 23	SPARE	20 A	1			0	0		20 A SPARE	24 G
G 25	SPARE	20 A	1	0	0				20 A SPARE	26 G
G 27	SPARE	20 A	1		0	0			20 A SPARE	28 G
G 29	SPARE	20 A	1			0	0		20 A SPARE	30 G
<b>Total Load:</b>				0 VA	500 VA	1300 VA				
<b>Total Amps:</b>				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	<b>Total Conn. Load:</b> 1800 VA
Power - General	1500 VA	100.00%	1500 VA	<b>Total Est. Demand:</b> 1800 VA
				<b>Total Conn.:</b> 5 A
				<b>Total Est. Demand:</b> 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

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
G 1	SPARE	20 A	1	0	0				20 A SPARE	2 G
G 3	SPARE	20 A	1		0	0			20 A SPARE	4
G 5	SPARE	20 A	1			0	0		20 A SPARE	6 G
G 7	SPARE	20 A	1	0	0				20 A SPARE	8
G 9	SPARE	20 A	1		0	0			20 A SPARE	10 G
G 11	SPARE	20 A	1			0	0		20 A SPARE	12
G 13	SPARE	20 A	1	0	0				20 A SPARE	14 G
G 15	SPARE	20 A	1		0	0			20 A SPARE	16
G 17	SPARE	20 A	1			0	0		20 A SPARE	18 G
G 19	SPARE	20 A	1	0	0				20 A SPARE	20
G 21	SPARE	20 A	1		0	0			20 A SPARE	22 G
G 23	SPARE	20 A	1			0	0		20 A SPARE	24
G 25	SPARE	20 A	1	0	0				20 A SPARE	26 G
G 27	SPARE	20 A	1		0	0			20 A SPARE	28 G
G 29	SPARE	20 A	1			0	0		20 A SPARE	30
G 31	SPARE	20 A	1	0	0				20 A SPARE	32 G
G 33	SPARE	20 A	1		0	0			20 A SPARE	34 G
G 35	SPARE	20 A	1			0	0		20 A SPARE	36
G 37	SPARE	20 A	1	0	0				20 A SPARE	38 G
G 39	SPARE	20 A	1		0	0			20 A SPARE	40 G
G 41	SPARE	20 A	1			0	0		20 A SPARE	42 G
<b>Total Load:</b>				0 VA	0 VA	0 VA				
<b>Total Amps:</b>				0 A	0 A	0 A				

Legend: G = GFCI Breaker

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

CKT	Schedule Circuit Notes	Trip	Poles	A	B	C	Poles	Trip	Schedule Circuit Notes	CKT
1	SPARE	20 A	1	0	0				20 A SPARE	2 G
3	SPARE	20 A	1		0	0			20 A SPARE	4
5	DT WINDOW	20 A	1			600	0		20 A SPARE	6
7	RTU CONV. POWER	20 A	1	360	0				20 A SPARE	8 G
9	EXTERIOR GFCI/WP RECEPS	20 A	1		840	0			20 A SPARE	10
11	SPARE	20 A	1			0	0		20 A SPARE	12
13	SPARE	20 A	1	0	0				20 A SPARE	14
15	SPARE	20 A	1		0	0			20 A SPARE	16
G 17	SPARE	20 A	1			0	0		20 A SPARE	18
19	SPARE	20 A	1	0	0				20 A SPARE	20
21	SPARE	20 A	1		0	0			20 A SPARE	22
23	SPARE	20 A	1			0	0		20 A SPARE	24
25	SPARE	20 A	1	0	0				20 A SPARE	26
27	SPARE	20 A	1		0	0			20 A SPARE	28
29	SPARE	20 A	1			0	0		20 A SPARE	30
<b>Total Load:</b>				360 VA	840 VA	600 VA				
<b>Total Amps:</b>				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	<b>Total Conn. Load:</b> 1800 VA
Receptacle	1200 VA	100.00%	1200 VA	<b>Total Est. Demand:</b> 1800 VA
				<b>Total Conn.:</b> 5 A
				<b>Total Est. Demand:</b> 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

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



**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**

Label	Qty	Arrangement	Description	LF	Illuminate Lumens	Illuminate Watts	Total Watts	[MANUFAC]	Mounting Height
S1	1	Single	VP-2-3201-185-4X7-50W-DUV-A- FSS/ SEMINOLE POLES #SP3730TII	0.950	25241	189.9	189.9	BEACON PRODUCTS 30	30
S3	2	Single	VP-2-3201-185-4X7-3-DUV-A-PSS- BC/ SEMINOLE POLES #SP3730TII	0.950	18426	191.4	382.8	BEACON	30
S4	1	Single	VP-2-3201-185-4X7-4W-DUV-A-FSS- BC / SEMINOLE POLES #SP3730TII	0.950	16189	191.4	191.4	BEACON	30
S5	2	Single	VP-1-1601-75-4X7-4W-DUV-A-PSS/ SEMINOLE POLES #SP1208TII	0.950	9367	72	144	BEACON	8

Calculation Summary

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

PARKING LOT

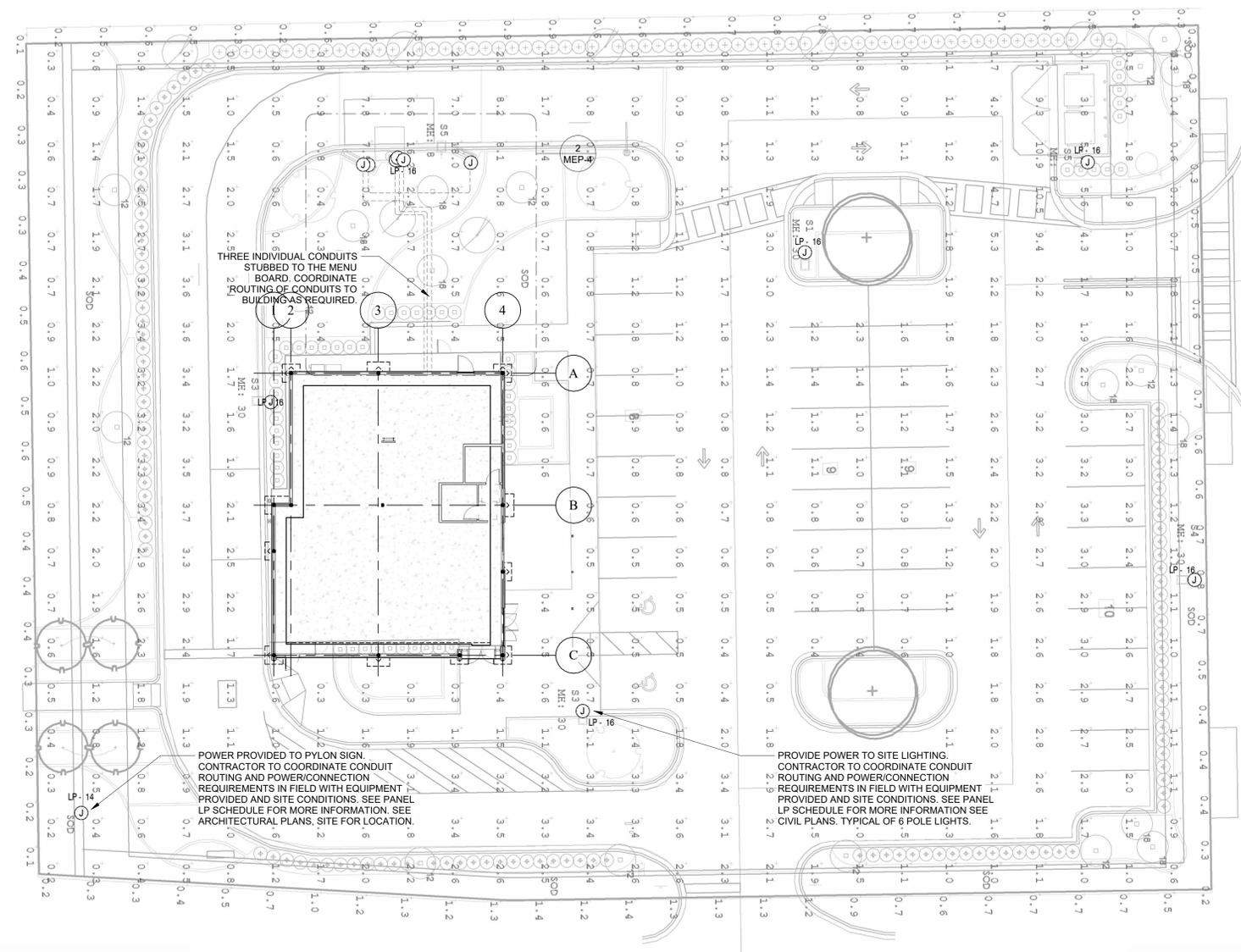
Illuminate (Fc)	Average = 2.20	Maximum = 18.0	Minimum = 0.4	Avg/Min Ratio = 5.50	Max/Min Ratio = 45.00
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MENU BOARD

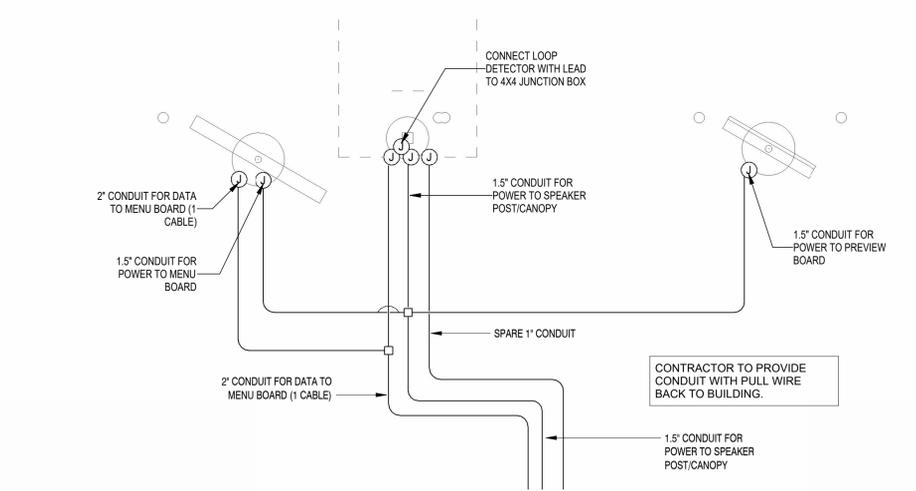
Illuminate (Fc)	Average = 10.52	Maximum = 18.0	Minimum = 6.6	Avg/Min Ratio = 1.59	Max/Min Ratio = 2.73
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TRASH

Illuminate (Fc)	Average = 7.45	Maximum = 10.9	Minimum = 3.8	Avg/Min Ratio = 1.96	Max/Min Ratio = 2.87
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**1 ELECTRICAL SITE PLAN**  
1/16" = 1'-0"



**2 ENLARGED ELECTRICAL SITE - MENU BOARD**  
1/4" = 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.

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

**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 PERFORMED 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 ONE 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 MANUFACTURER'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 A653 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 UL 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 "L" 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 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.



100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



**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

<b>PROJECT INFORMATION BLOCK</b>	
JOB #	230072
DATE:	03/27/2024
DRAWN BY:	Author
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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.

- 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.
- SEE ARCHITECTURAL GENERAL AND SPECIAL CONDITIONS. CONDITION REQUIREMENTS SHALL APPLY UNLESS OTHERWISE NOTED.
- 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.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE OF THE WORK BY OWNER.
- 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.
- 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.
- 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.
- ALL ROOF WORK, PENETRATIONS, AND REPAIRS SHALL BE TOTALLY PERFORMED BY ONLY THOSE ROOFING CONTRACTORS APPROVED BY THE OWNER AND GENERAL CONTRACTOR.
- 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.
- 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.
- 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
- MATERIALS
- 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.
- 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.
- 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.
- 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.
  - PLUMBING SPECIALTIES
  - 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.
  - 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
  - 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.
  - 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.
  - EXECUTION
  - 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.
  - 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.
  - DOMESTIC WATER PIPING  
  
HORIZONTAL PIPING SHALL BE SUPPORTED FROM STRUCTURE ABOVE AS REQUIRED BY LOCAL PLUMBING CODE, OR AT A MINIMUM AS FOLLOWS:  
  
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.
  - ALL DRAINS SHALL BE PROVIDED WITH DEEP SEAL TRAP.
  - 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.
  - IF REQUIRED, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND BACKFILL OF TRENCHES AND ANY CONCRETE SLAB REPLACEMENT.
  - 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".
  - 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.
  - TEST AND STERILIZE ALL PLUMBING PIPING INCLUDING DRAINS, WASTE VENTS AND WATER PIPING PER LOCAL CODES AND REGULATIONS.

## PLUMBING AND GAS SPECIFICATIONS

- 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
- 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.
- NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED JOINTS AND MALLEABLE IRON FITTINGS.
- PIPE SEALANT SHALL BE APPLIED TO THE MALE THREADS ONLY AND SHALL BE CHEMICALLY RESISTANT TO NATURAL GAS.
- CONTRACTOR SHALL REMOVE CUTTING AND THREADING BURRS AND SHALL ENSURE THAT THE ENTIRE PIPE IS FREE OF DEBRIS AND BLOCKAGES PRIOR TO PIPING ASSEMBLY.
- 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.
- 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.
- 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.
- 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.
- 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) AND SHALL NOT DEFLECT WHEN VALVES ARE OPENED AND CLOSED.
- 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.
- 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.
- 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.
- GAS VALVES:
- GAS COCKS 2" AND SMALLER SHALL BE 150 PSI NON-SHOCK WOG, BRONZE STRAIGHTWAY COCK, FLAT OR SQUARE HEAD WITH THREADED ENDS.
- 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.



100 N Laura Street  
Suite 801  
Jacksonville, FL 32202

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



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

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