

SITE NUMBER:	08452
BUILDING TYPE:	E2000
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	REFRESH
OWNER:	STARBOARD
BASE VERSION:	2021 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	2021 SPRING

INTERIOR OPTIONS				EXTERIOR OPTIONS			
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
<input checked="" type="checkbox"/> NEW STATIC MENU BOARD	<input checked="" type="checkbox"/> NEW CEILING TILES	<input checked="" type="checkbox"/> MUSIC W/ CEILING MOUNTED SPEAKERS	<input type="checkbox"/> FREESTANDING FIREPLACE	<input checked="" type="checkbox"/> NEW BUILDING SIGNAGE	<input type="checkbox"/> ACM BLADE WALL		
<input checked="" type="checkbox"/> NEW STATIC QUEUING BOARD	<input type="checkbox"/> NEW CEILING GRID	<input checked="" type="checkbox"/> SEPARATE ORDER/PAY FROM PICK-UP	<input type="checkbox"/> ACCESSIBLE BAR SEATING	<input type="checkbox"/> REMOVE DIRECTIONALS			
<input checked="" type="checkbox"/> NEW STATIC RHR	<input type="checkbox"/> NEW PENDANT LIGHTS	<input type="checkbox"/> REPLACE WINDOW SILLS W/ SOLID SURFACE		<input type="checkbox"/> LANDSCAPING			
<input type="checkbox"/> SELF SERVE DRINK - ONE FREESTYLE	<input type="checkbox"/> REPLACE SERVICE COUNTER BACK WALL FINISHES	<input type="checkbox"/> REPLACE RESTROOM FINISHES & FIXTURES		<input checked="" type="checkbox"/> RED FLAG BLADE			
<input checked="" type="checkbox"/> CONDIMENT STAND	<input checked="" type="checkbox"/> ARTPACK	<input type="checkbox"/> ONE FREESTYLE IN DT		<input checked="" type="checkbox"/> NEW CORRUGATED PANELS			
<input checked="" type="checkbox"/> NEW DRINK STAND (SMALL, PLUMBED)	<input checked="" type="checkbox"/> WIFI SERVICE	<input type="checkbox"/> (1) - 55" TV		<input checked="" type="checkbox"/> PAINT (E) WALL SCNCES			
<input type="checkbox"/> NEW DRINK STAND (LARGE, PLUMBED)	<input checked="" type="checkbox"/> ALL WOOD LOOK PORCELAIN PLANK TILE			<input type="checkbox"/> PAINT (E) STOREFRONT			

GENERAL NOTES	ABBREVIATIONS	DESCRIPTIVE SUMMARY OF WORK	SHEET INDEX	PROJECT TEAM DIRECTORY
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- DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
- INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE.
- COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
- MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT.
- CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE TO REVIEW SPECIFIC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO FOLLOW THE WENDY'S COMPANY RULES AND REGULATIONS.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- EXISTING WORK: WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND RETURN OF PROPER CREDIT, EXISTING WORK WHICH FITS THE SCHEME MAY BE RE-USED.
- DEMOLITION: REMOVE INTERIOR PARTITIONS, CASEWORK, STOREFRONTS, CEILING, FINISHED FLOORING AND OTHER ITEMS NOT USED IN NEW SCHEME. REMOVE UTILITIES, ELECTRICAL, PLUMBING, PIPING AS REQUIRED BACK TO EXISTING CONSTRUCTION AND TERMINATE AND/OR CAP AS REQUIRED BY LOCAL AUTHORITIES.
- SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.
- DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
- 'TYP.' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FT. TRAVEL DISTANCE TO ALL POSITIONS OF RESTAURANT OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. PROVIDE CLASS K FIRE EXTINGUISHER WITHIN 20 FT. OF COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT.
- EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
- PRIOR TO COMMENCEMENT OF WORK, AS REQUIRED BY GOVERNING JURISDICTION, OBTAIN A COPY OF THE BUILDING CONSTRUCTION PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AND A COPY OF THE SET OF CONSTRUCTION DOCUMENTS SIGNED AND SEALED BY A LICENSED DESIGN PROFESSIONAL FOR ALL DISCIPLINES AS REQUIRED AND USED TO OBTAIN THE BUILDING PERMIT.
- IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF SYSTEM(S) MUST COMPLY TO LOCAL, STATE, AND NATIONAL CODES.
- EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF PROJECT.
- COORDINATE SALVAGE AND REUSE OF EXISTING FIXTURES AND EQUIPMENT WITH OWNER'S REPRESENTATIVE.

**CONSTRUCTION / PRODUCT WARRANTIES**  
 THESE CONSTRUCTION DOCUMENTS NOTE SPECIFIC PRODUCTS, DETAILS AND SPECIFICATIONS THAT WILL PROVIDE CONSTRUCTION / PRODUCT WARRANTIES FOR THE FOLLOWING AREAS OF CONSTRUCTION:

**ROOFING (DURO-LAST)**  
 INTERIOR TILE (LATICRETE)  
 EIFS (STO-CORP)  
 ALTERING THESE DOCUMENTS MAY ALTER THE WARRANTY GUIDELINES. DURO-LAST AND LATICRETE WILL BE REQUIRED TO APPROVE THE DRAWINGS TO MAINTAIN THE WARRANTIES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTACTING, DURO-LAST AND LATICRETE FOR ON-SITE INSTALLATION INSPECTIONS OF EACH OF THE AREAS OF WORK.

FRANCHISEES HAVE THE OPTION OF NOT FOLLOWING WENDY'S CORPORATE WARRANTY RECOMMENDATIONS OUTLINED IN THESE DOCUMENTS.

ACM	ALUMINUM COMPOSITE PANEL	INSUL.	INSULATION	I.D.	INSIDE DIAMETER
ACT	ACOUSTICAL CEILING TILE	JT.	JOINT	JT.	JOINT
ADJ.	ADJUSTABLE	KED	KITCHEN EQUIPMENT DISTRIBUTOR	KED	KITCHEN EQUIPMENT DISTRIBUTOR
A.F.F.	ABOVE FINISH FLOOR	LAM	LAMINATE	LAM	LAMINATE
A.H.J.	AUTHORITY HAVING JURISDICTION	LB(S)	POUND(S)	LB(S)	POUND(S)
ALUM.	ALUMINUM	MAX.	MAXIMUM	MAX.	MAXIMUM
A.O.R.	ARCHITECT OF RECORD	MECH.	MECHANICAL	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER	MFR.	MANUFACTURER
BD.	BOARD	MGR.	MANAGER	MGR.	MANAGER
BLDG.	BUILDING	MIN.	MINIMUM	MIN.	MINIMUM
BLKG.	BLOCKING	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS
BM.	BEAM	MTL.	METAL	MTL.	METAL
BOT.	BOTTOM	N.	NORTH	N.	NORTH
CAB.	CABINET	N.I.C.	NOT IN CONTRACT	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	N.T.S.	NOT TO SCALE	N.T.S.	NOT TO SCALE
CLS.	CEILING	(N)	NEW	(N)	NEW
CLKG.	CAULKING	NO.	NUMBER	NO.	NUMBER
CLR.	CLEAR	NOM.	NOMINAL	NOM.	NOMINAL
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE	P.LAM.	PLASTIC LAMINATE
COORD.	COORDINATE	PL.	PLASTER	PL.	PLASTER
DBL.	DOUBLE	PLAS.	PLASTER	PLAS.	PLASTER
DET.	DETAIL	PLYWD.	PLYWOOD	PLYWD.	PLYWOOD
DIA.	DIAMETER	PR.	PAIR	PR.	PAIR
DIM.	DIMENSION	PT.	POINT	PT.	POINT
DND	DO NOT DISTURB	P.T.	PRESSURE-TREATED	P.T.	PRESSURE-TREATED
DR.	DOOR	P.U.W.	PULL UP WINDOW	P.U.W.	PULL UP WINDOW
DS.	DOWNSPOUT	RAD.	RADIUS	RAD.	RADIUS
DWG.	DRAWING	REF.	REFERENCE	REF.	REFERENCE
(E)	EXISTING	REG.	REGISTER	REG.	REGISTER
EACH	EACH	REQ'D.	REQUIRED	REQ'D.	REQUIRED
ELEV.	ELEVATION	RM.	ROOM	RM.	ROOM
ELEC.	ELECTRICAL	S.	SOUTH	S.	SOUTH
EMER.	EMERGENCY	S.C.	SOLID CORE	S.C.	SOLID CORE
EQ.	EQUAL	S.F.	SQUARE FOOT	S.F.	SQUARE FOOT
F/MAS	FACE OF MASONRY	S.S.	STAINLESS STEEL	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	SCHED.	SCHEDULE	SCHED.	SCHEDULE
F.D.N.	FOUNDATION	SHT.	SHEET	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SHTG.	SHEATHING	SHTG.	SHEATHING
F.O.	FACE OF FINISH	SIM.	SIMILAR	SIM.	SIMILAR
F.O.F.	FACE OF FINISH	S.O.W.	SCOPE OF WORK	S.O.W.	SCOPE OF WORK
F.O.S.	FACE OF STUDS	SPEC.	SPECIFICATION	SPEC.	SPECIFICATION
F/F	FINISH TO FINISH	SQ.	SQUARE	SQ.	SQUARE
F.R.	FIRE RETARDANT	STD.	STANDARD	STD.	STANDARD
FIN.	FINISH	STL.	STEEL	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE	STOR.	STORAGE
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED	SUSP.	SUSPENDED
FT.	FOOT, FEET	T.C.	TIME CLOCK	T.C.	TIME CLOCK
F.V.	FIELD VERIFY	T.O.	TOP OF	T.O.	TOP OF
G.B.	GRAB BAR	TEL.	TELEPHONE	TEL.	TELEPHONE
G.C.	GENERAL CONTRACTOR	THK.	THICK	THK.	THICK
GA.	GAUGE	TYP.	TYPICAL	TYP.	TYPICAL
GL.	GLASS	U.N.O.	UNLESS NOTED OTHERWISE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	VERT.	VERTICAL	VERT.	VERTICAL
H.	HIGH	V.I.F.	VERIFY IN FIELD	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	W.	WEST	W.	WEST
H.M.	HOLLOW METAL	W.I.B.	WALK IN BOX	W.I.B.	WALK IN BOX
HC.	HANDICAPPED	W/	WITH	W/	WITH
HDWD.	HARDWOOD	W/C	WATER CLOSET	W/C	WATER CLOSET
HORIZ.	HORIZONTAL	W/O	WITHOUT	W/O	WITHOUT
HGT.	HEIGHT	W/R	WATER RESISTANT	W/R	WATER RESISTANT
H.T.	HANGER-TIGHT UNIT	WD.	WOOD	WD.	WOOD
HVAC	HEATING, VENTILATION, AIR CONDITIONING				

SYMBOLS LEGEND	
(x-x)	NEW GRID LINE
(f)	DOOR MARK
(#)	WINDOW MARK
(X)	KEY NOTE
(XXX)	EQUIPMENT NOTE
(4/5)	ELEVATION REFERENCE SHEET NUMBER
(C/7C)	SECTION DETAIL REFERENCE SHEET NUMBER
NAME 101A	ROOM NAME ROOM NUMBER
(9)	DETAIL REFERENCE SHEET NUMBER
11' (6A) 12'	ELEVATION NUMBER & DIRECTION SHEET NUMBER
10	
11'-9"	ELEVATION HEIGHT TARGET LOCATION IN SPACE
T.O. PARAPET	
CEILING FLOOR WALL BASE	FINISH CODE (SEE SCHEDULE)
(A)	REVISION SYMBOL
(B)	REVISION CLOUD

THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO REPLACE EXISTING PRE-FABRICATED FASCIA AND INTERIOR FINISHES FOR A PROPOSED REFRESH OF AN EXISTING RESTAURANT FOR THE "OWNER". THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. ALL ELECTRICAL SYSTEMS AND PLUMBING ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

STORE TYPE:	E2000 REFRESH
LOCATION:	648 BARNES BLVD. ROCKLEDGE, FL 32955
BUILDING LEVEL:	1 OF 1
APPLICABLE CODES:	2020 FLORIDA BUILDING CODE (BUILDING)
7TH EDITION	2020 FLORIDA BUILDING CODE (EXISTING BUILDING)
	2020 FLORIDA BUILDING CODE (PLUMBING)
	2020 FLORIDA BUILDING CODE (MECHANICAL)
	2020 FLORIDA BUILDING CODE (ENERGY CONSERVATION)
	2020 FLORIDA FIRE PREVENTION CODE (7th EDITION)
	2020 FLORIDA BUILDING CODE (FUEL GAS)
	2020 FLORIDA BUILDING CODE (ACCESSIBILITY)
	2009 ADA STANDARDS/ANSI A117.1.23

ZONING CLASSIFICATION	-
OCCUPANCY CLASSIFICATION	A-2 (RESTAURANT) WITH NO MIXED USE OCCUPANCIES
EXISTING CONSTRUCTION TYPE:	VB
AREA / HEIGHT LIMITATIONS:	ALLOWED: ONE STORY, 40' HIGH, MAXIMUM 6,000 SQ.FT. PROVIDED: ONE STORY, 15'-4" HIGH, 3,009 SQ.FT.
BUILDING SUMMARY:	EXISTING: 2,927 SQ.FT.
	THE SQUARE FOOTAGE REMAINS UNCHANGED

FLOOR	USE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS	NUMBER OF SEATS
1 OF 1:	DINING (UNCONCENTRATED)	1107 SQ.FT.	1:15	74	73
1 OF 1:	DINING (STANDING)	52 SQ.FT.	1:5	8	-
1 OF 1:	KITCHEN	1,079 SQ.FT.	1:200	6	-
1 OF 1:	RESTROOMS	127 SQ.FT.	-	-	-
1 OF 1:	UNOCCUPIED AREAS*	562 SQ.FT.	-	-	-
TOTAL NUMBER OF OCCUPANTS:				88	-

\* UNOCCUPIED AREAS INCLUDE: FREEZER/COOLER, WALLS, CLOSET, HALLWAY, AND VESTIBULE  
 \*\* BOOTH (FIXED SEATING CALCULATIONS BASED ON LENGTH OF BOOTHS: 1 PER 24" OF BOOTH LENGTH.)

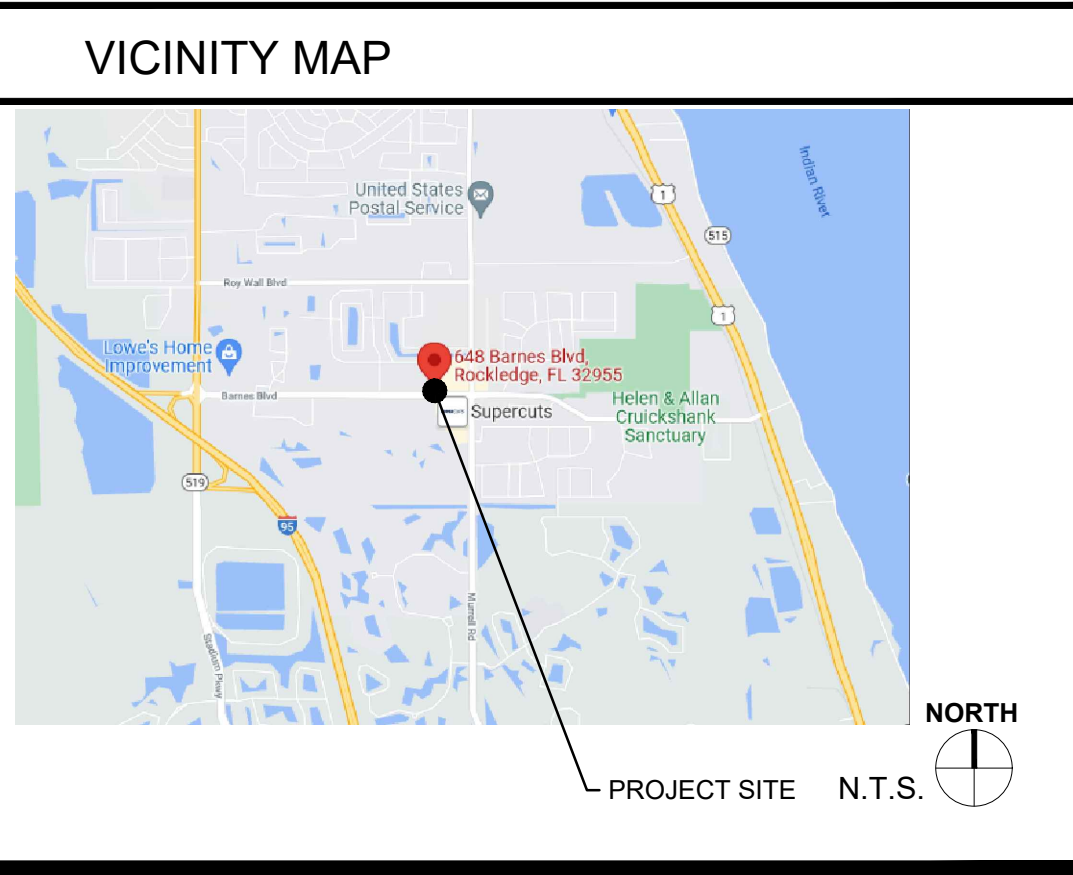
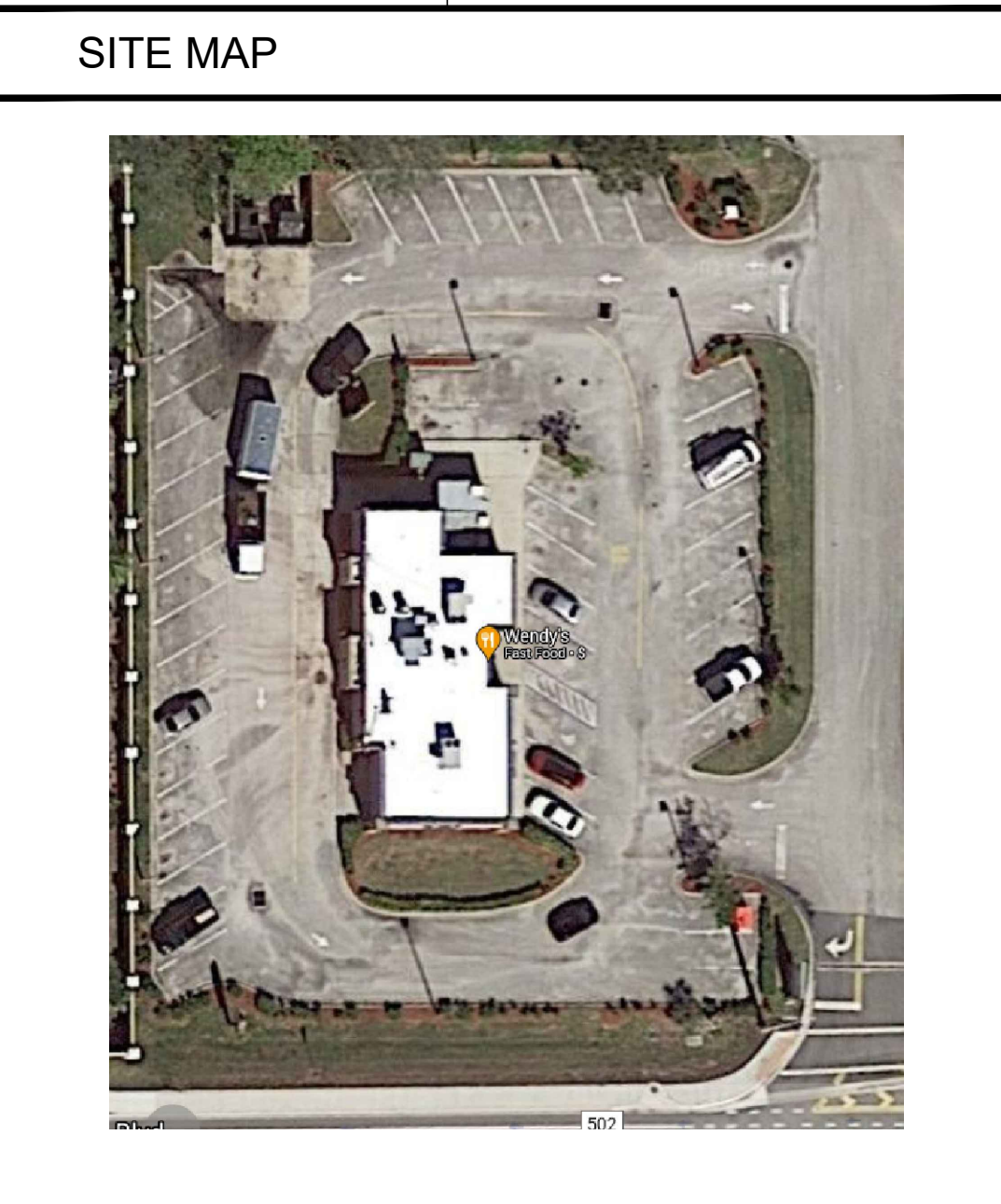
EGRESS CALCULATION:	TOTAL OCCUPANTS	INCH PER OCCUPANT	EGRESS WIDTH REQUIRED:	EGRESS WIDTH PROVIDED:
	88	0.20"	18"	96" TOTAL
TOTAL EXITS REQUIRED:	2	TOTAL EXITS PROVIDED:	3	
		EGRESS WIDTH PROVIDED PER EXIT:	32"	
THE LOSS OF ONE REQUIRED MEANS OF EGRESS SHALL NOT REDUCE THE EGRESS CAPACITY TO LESS THAN 50% OF REQUIRED.				

FIRE RESISTIVE REQUIREMENTS:	EXTERIOR BEARING WALL .....(0 HOUR)
	ROOF CONSTRUCTION .....(0 HOUR)
	CEILING.....(0 HOUR)
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO SYSTEM REQUIRED
MAX. TRAVEL DISTANCE:	200'-0"

RESTROOM REQUIREMENTS:	WATER CLOSETS: 1 REQUIRED FOR MALE, 1 REQUIRED FOR FEMALE, (2 PROVIDED)
	LAVATORIES: 1 REQUIRED FOR MALE, 1 REQUIRED FOR FEMALE
	URINALS.....1 PROVIDED
	DRINKING FOUNTAINS.....NOT REQUIRED
	PUBLIC ACCESS.....PROVIDED
	UNISEX IS PERMITTED...NO
SPECIAL INSPECTIONS:	
KITCHEN HOODS	TYPE 1
HOOD SUPPRESSION	ANSUL SYSTEM

G1.1	COVER SHEET	REVISION				
		1	2	3	4	5
G2.1	SUPPLIER'S LIST AND RESPONSIBILITY SCHEDULE					
D1.1	DEMOLITION FLOOR PLAN					
D2.1	DEMOLITION CEILING PLAN					
A1.1	FLOOR PLAN					
A1.2	REFLECTED CEILING PLAN					
A2.1	EXTERIOR ELEVATIONS					
A3.1	WALL SECTIONS & DETAILS					
A3.2	WALL SECTIONS & DETAILS					
A4.1	SECTION DETAILS					
A4.2	PLAN DETAILS & MISC. DETAILS					
A5.1	FINISH PLAN AND DETAILS					
A5.2	INTERIOR FINISH DETAILS					
A6.1	PAINT, TILE, BLDG INSULATION, & JOINT TREATMENT SCHEDULE					
A6.2	FINISH SCHEDULE					
A7.1	INTERIOR ELEVATIONS - DINING ROOM					
A7.2	INTERIOR ELEVATIONS - RESTROOMS					
EQ.1.1	EQUIPMENT PLAN & SCHEDULE					
S0.1	STRUCTURAL NOTES AND SECTIONS					
S1.1	ROOF FRAMING PLAN AND SECTIONS					
P1.1	PLUMBING PLAN & SCHEDULE					
M1.1	MECHANICAL PLAN					
E1.1	LIGHTING PLAN					
E2.1	POWER PLAN					
SP1	SPECIFICATIONS					
SP2	SPECIFICATIONS					
SP3	SPECIFICATIONS					
SP4	PLUMBING SPECIFICATIONS					
SP5	MECHANICAL SPECIFICATIONS					
SP6	ELECTRICAL SPECIFICATIONS					

<b>CLIENT</b>	STARBOARD GROUP
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**Wendy's**  
 #08452 (STARBOARD #469)  
 648 BARNES BLVD.  
 ROCKLEDGE, FL 32955

REV.	DATE	DESCRIPTION



ISSUE DATE: 01/03/2022  
 PROJECT NUMBER: 21-125  
 DRAWN BY:  
 CHECKED BY:  
 SEAL  
 SHEET NAME  
 COVER SHEET  
 SHEET NUMBER  
**G1.1**