

SITE NUMBER:	00495
BUILDING TYPE:	3076
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 checked="" type="checkbox"/> FREESTANDING FIREPLACE	<input checked="" type="checkbox"/> NEW BUILDING SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> NEW STATIC QUEUING BOARD	<input type="checkbox"/> NEW CEILING GRID	<input type="checkbox"/> SEPARATE ORDER/PAY FROM PICK-UP	<input type="checkbox"/> ACCESSIBLE BAR SEATING	<input type="checkbox"/> REMOVE DIRECTIONALS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> SELF SERVE DRINK - ONE FREESTYLE	<input type="checkbox"/> REPLACE SERVICE COUNTER BACK WALL FINISHES	<input checked="" type="checkbox"/> REPLACE RESTROOM FINISHES & FIXTURES		<input checked="" type="checkbox"/> RED FLAG BLADE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> CONDIMENT STAND	<input type="checkbox"/> ARTPACK	<input type="checkbox"/> ONE FREESTYLE IN DT		<input checked="" type="checkbox"/> NEW CORRUGATED PANELS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> NEW DRINK STAND (LARGE, PLUMBED)	<input checked="" type="checkbox"/> ALL WOOD LOOK PORCELAIN PLANK TILE			<input type="checkbox"/> PAINT (E) STOREFRONT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL NOTES		ABBREVIATIONS		DESCRIPTIVE SUMMARY OF WORK		SHEET INDEX		PROJECT TEAM DIRECTORY																																																																																																																																																																																																																
<p>1. DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.</p> <p>2. 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.</p> <p>3. 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.</p> <p>4. INTERIOR DIMENSIONS ARE TO THE FACE OF NEW STUD, UNLESS NOTED OTHERWISE.</p> <p>5. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.</p> <p>6. 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.</p> <p>7. 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.</p> <p>8. 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.</p> <p>9. 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.</p> <p>10. 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.</p> <p>11. 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.</p> <p>12. SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.</p> <p>13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.</p> <p>14. 'TYP.' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.</p> <p>15. 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.</p> <p>16. 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.</p> <p>17. 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.</p> <p>18. 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.</p> <p>19. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF PROJECT.</p> <p>20. COORDINATE SALVAGE AND REUSE OF EXISTING FIXTURES AND EQUIPMENT WITH OWNER'S REPRESENTATIVE.</p>		<p><b>Q</b> CENTERLINE <b>ACM</b> ALUMINUM COMPOSITE PANEL <b>ACT</b> ACOUSTICAL CEILING TILE <b>ADJ.</b> ADJUSTABLE <b>A.F.F.</b> ABOVE FINISH FLOOR <b>A.H.J.</b> AUTHORITY HAVING JURISDICTION <b>ALUM.</b> ALUMINUM <b>A.O.R.</b> ARCHITECT OF RECORD <b>ARCH.</b> ARCHITECTURAL <b>BD.</b> BOARD <b>BLDG.</b> BUILDING <b>BLKG.</b> BLOCKING <b>BM.</b> BEAM <b>BOT.</b> BOTTOM <b>CAB.</b> CABINET <b>CER.</b> CERAMIC <b>CLS.</b> CEILING <b>CLKG.</b> CAULKING <b>CLR.</b> CLEAR <b>C.M.U.</b> CONCRETE MASONRY UNIT <b>COL.</b> COLUMN <b>CONC.</b> CONCRETE <b>CONT.</b> CONTINUOUS <b>COORD.</b> COORDINATE <b>DBL.</b> DOUBLE <b>DET.</b> DETAIL <b>DIA.</b> DIAMETER <b>DIM.</b> DIMENSION <b>DND</b> DO NOT DISTURB <b>DR.</b> DOOR <b>DS.</b> DOWNSPOUT <b>DWG.</b> DRAWING <b>(E)</b> EXISTING <b>EA.</b> EACH <b>ELEV.</b> ELEVATION <b>ELEC.</b> ELECTRICAL <b>EMER.</b> EMERGENCY <b>EQ.</b> EQUAL <b>F/MAS</b> FACE OF MASONRY <b>F.D.</b> FLOOR DRAIN <b>F.D.N.</b> FOUNDATION <b>F.E.</b> FIRE EXTINGUISHER <b>F.O.</b> FACE OF <b>F.O.F.</b> FACE OF FINISH <b>F.O.S.</b> FACE OF STUDS <b>F/F</b> FINISH TO FINISH <b>F.R.</b> FIRE RETARDANT <b>FIN.</b> FINISH <b>FL.</b> FLOOR <b>FLUOR.</b> FLUORESCENT <b>FT.</b> FOOT, FEET <b>F.V.</b> FIELD VERIFY <b>G.B.</b> GRAB BAR <b>G.C.</b> GENERAL CONTRACTOR <b>GA.</b> GAUGE <b>GL.</b> GLASS <b>GYP.</b> GYPSUM <b>H.</b> HIGH <b>H.C.</b> HOLLOW CORE <b>H.M.</b> HOLLOW METAL <b>HC.</b> HANDICAPPED <b>HDWD.</b> HARDWOOD <b>HORIZ.</b> HORIZONTAL <b>HGT.</b> HEIGHT <b>H.T.</b> HANGER-TIGHT UNIT <b>HVAC</b> HEATING, VENTILATION, AIR CONDITIONING</p>		<p><b>I.D.</b> INSIDE DIAMETER <b>INSUL.</b> INSULATION <b>JT.</b> JOINT <b>KED</b> KITCHEN EQUIPMENT DISTRIBUTOR <b>LAM</b> LAMINATE <b>LB(S).</b> POUND(S) <b>MAX.</b> MAXIMUM <b>MECH.</b> MECHANICAL <b>MFR.</b> MANUFACTURER <b>MGR.</b> MANAGER <b>MIN.</b> MINIMUM <b>MISC</b> MISCELLANEOUS <b>MTL.</b> METAL <b>N.</b> NORTH <b>N.I.C.</b> NOT IN CONTRACT <b>N.I.S.</b> NOT TO SCALE <b>(N)</b> NEW <b>NO.</b> NUMBER <b>NOM.</b> NOMINAL <b>O.D.</b> OUTSIDE DIAMETER <b>OPNG.</b> OPENING <b>OPP.</b> OPPOSITE <b>P.LAM.</b> PLASTIC LAMINATE <b>PL.</b> PLATE <b>PLAS.</b> PLASTER <b>PLYWD.</b> PLYWOOD <b>PR.</b> PAIR <b>PT.</b> POINT <b>P.T.</b> PRESSURE-TREATED <b>P.U.W.</b> PULL UP WINDOW <b>RAD.</b> RADIUS <b>REF.</b> REFERENCE <b>REG.</b> REGISTER <b>REQ'D.</b> REQUIRED <b>RM.</b> ROOM <b>S.</b> SOUTH <b>S.C.</b> SOLID CORE <b>S.F.</b> SQUARE FOOT <b>S.S.</b> STAINLESS STEEL <b>SCHED.</b> SCHEDULE <b>SHT.</b> SHEET <b>SHTHG.</b> SHEATHING <b>SIM</b> SIMILAR <b>S.O.W.</b> SCOPE OF WORK <b>SPEC.</b> SPECIFICATION <b>SQ.</b> SQUARE <b>STD.</b> STANDARD <b>STL.</b> STEEL <b>STOR.</b> STORAGE <b>SUSP.</b> SUSPENDED <b>T.C.</b> TIME CLOCK <b>T.O.</b> TOP OF <b>TEL.</b> TELEPHONE <b>THK.</b> THICK <b>TYP.</b> TYPICAL <b>U.N.O.</b> UNLESS NOTED OTHERWISE <b>VERT.</b> VERTICAL <b>V.I.F.</b> VERIFY IN FIELD <b>W.</b> WEST <b>W.I.B.</b> WALK IN BOX <b>W/</b> WITH <b>W/O</b> WITHOUT <b>W/R</b> WATER RESISTANT <b>WD.</b> WOOD</p>		<p>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". 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<b>CODE DATA AND SQUARE FOOTAGE</b>		<b>STORE TYPE:</b> 3076 REFRESH		<b>LOCATION:</b> 1501 HILLSBOROUGH AVE. TAMPA, FL 33610		<b>BUILDING LEVEL:</b> 1 OF 1		<b>APPLICABLE CODES:</b> 2020 FLORIDA BUILDING CODE (BUILDING) 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																																																																																																																																																																																																																
<b>ZONING CLASSIFICATION:</b> -		<b>OCCUPANCY CLASSIFICATION:</b> A-2 (RESTAURANT) WITH NO MIXED USE OCCUPANCIES		<b>EXISTING CONSTRUCTION TYPE:</b> VB		<b>AREA / HEIGHT LIMITATIONS:</b> ALLOWED: ONE STORY, 40' HIGH, MAXIMUM 6,000 SQ.FT. PROVIDED: ONE STORY, 15'-4" HIGH, 3,009 SQ.FT.		<b>BUILDING SUMMARY:</b> EXISTING: 2,345 SQ.FT. THE SQUARE FOOTAGE REMAINS UNCHANGED																																																																																																																																																																																																																
<b>FLOOR</b>		<b>USE</b>	<b>SQUARE FOOTAGE</b>	<b>OCCUPANT LOAD FACTOR</b>	<b>NUMBER OF OCCUPANTS</b>	<b>NUMBER OF SEATS</b>																																																																																																																																																																																																																		
1 OF 1:	DINING (UNCONCENTRATED)	827 SQ.FT.	1:15	56	55																																																																																																																																																																																																																			
1 OF 1:	DINING (STANDING)	52 SQ.FT.	1:5	8	-																																																																																																																																																																																																																			
1 OF 1:	KITCHEN	755 SQ.FT.	1:200	4	-																																																																																																																																																																																																																			
1 OF 1:	RESTROOMS	110 SQ.FT.	-	-	-																																																																																																																																																																																																																			
1 OF 1:	UNOCCUPIED AREAS*	601 SQ.FT.	-	-	-																																																																																																																																																																																																																			
<b>TOTAL NUMBER OF OCCUPANTS:</b>				68																																																																																																																																																																																																																				
* 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).																																																																																																																																																																																																																								
<b>EGRESS CALCULATION:</b>		<b>TOTAL OCCUPANTS</b>	<b>INCH PER OCCUPANT</b>	<b>EGRESS WIDTH REQUIRED:</b>	<b>EGRESS WIDTH PROVIDED:</b>																																																																																																																																																																																																																			
		68	0.20"	14"	96" TOTAL																																																																																																																																																																																																																			
<b>TOTAL EXITS REQUIRED:</b>		2		<b>TOTAL EXITS PROVIDED:</b>		3																																																																																																																																																																																																																		
				<b>EGRESS WIDTH PROVIDED PER EXIT:</b>		32"																																																																																																																																																																																																																		
THE LOSS OF ONE REQUIRED MEANS OF EGRESS SHALL NOT REDUCE THE EGRESS CAPACITY TO LESS THAN 50% OF REQUIRED.																																																																																																																																																																																																																								
<b>FIRE RESISTIVE REQUIREMENTS:</b>		EXTERIOR BEARING WALL .....(0 HOUR)		ROOF CONSTRUCTION .....(0 HOUR)		CEILING.....(0 HOUR)																																																																																																																																																																																																																		
<b>FIRE SPRINKLERS:</b>		NO		<b>FIRE ALARM:</b>		NO SYSTEM REQUIRED																																																																																																																																																																																																																		
<b>MAX. TRAVEL DISTANCE:</b>		200'-0"		<b>RESTROOM REQUIREMENTS:</b>		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																																																																																																																																																																																																																		
<b>SPECIAL INSPECTIONS:</b>		KITCHEN HOODS TYPE 1		HOOD SUPPRESSION ANSUL SYSTEM																																																																																																																																																																																																																				

SYMBOLS LEGEND		SITE MAP		VICINITY MAP	
	NEW GRID LINE		DETAIL REFERENCE SHEET NUMBER		
	DOOR MARK		ELEVATION NUMBER & DIRECTION SHEET NUMBER		
	WINDOW MARK		ELEVATION HEIGHT TARGET LOCATION IN SPACE	PROJECT SITE N.T.S.	
	KEY NOTE		FINISH CODE (SEE SCHEDULE)		
	EQUIPMENT NOTE		REVISION SYMBOL		
	ELEVATION REFERENCE SHEET NUMBER		REVISION CLOUD		
	SECTION DETAIL REFERENCE SHEET NUMBER				
	ROOM NAME				
	ROOM NUMBER				

**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.

Linear Architecture LLC  
Philip Kemery,  
Architect  
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#00495 (STARBOARD #504)  
1501 HILLSBOROUGH AVE.  
TAMPA, FL 33610

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/05/2021  
PROJECT NUMBER: 21-120  
DRAWN BY:  
CHECKED BY:

SHEET NAME: COVER SHEET  
SHEET NUMBER: G1.1