

SCOPE OF WORK & GENERAL NOTES

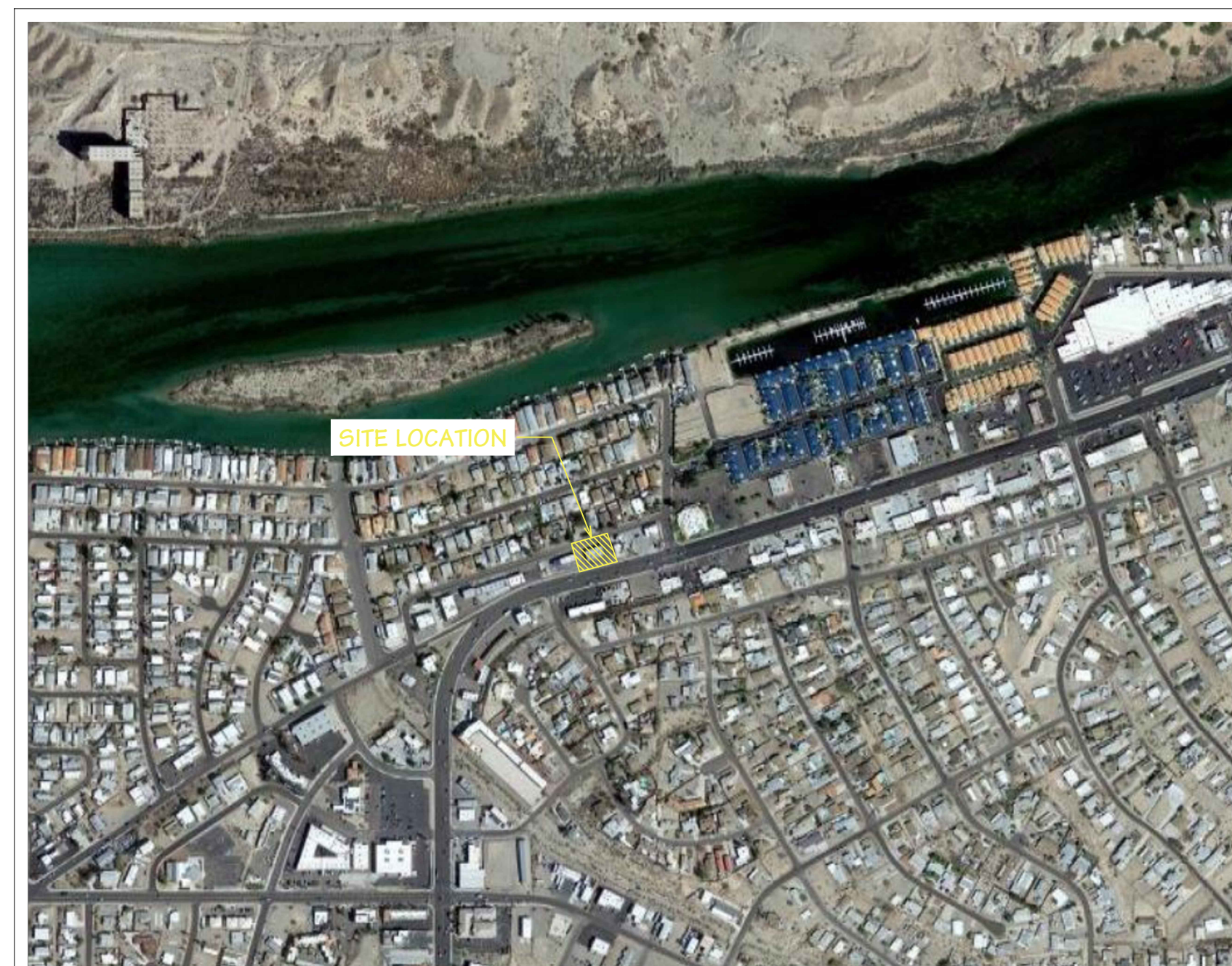
1. GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO OWNER'S REQUIREMENTS, INCLUDING TENANT'S EXECUTED LEASE AND CONSTRUCTION EXHIBITS. OWNER APPROVED TENANT CONSTRUCTION DRAWINGS MUST REMAIN ON-SITE DURING CONSTRUCTION.
3. PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL OWNER'S EXISTING SYSTEMS WITHIN THE SPACE.
4. G.C. SHALL SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE OWNER & L.L.
5. THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE OWNER.
6. CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE OWNER, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
7. PRIOR TO START OF CONSTRUCTION, G.C. SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH OWNER'S ON-SITE REPRESENTATIVE AND SUPPLY ALL REQUIRED PRE-CONSTRUCTION DOCUMENTS. (COPY OF BUILDING PERMIT, CERTIFICATE OF INSURANCE, CONTRACTOR'S LICENSE, CONSTRUCTION SCHEDULE AND SUBCONTRACTOR LIST).
8. SUSPEND ALL STRUCTURAL ITEMS, WALLS AND WALL FURREDOWNS, FROM TOP CHORD OF EXISTING ROOF BAR JOIST OR OVER PANEL POINTS AT BOTTOM CHORDS. DO NOT SUSPEND ANY ITEMS FROM CEILING GRID OR METAL ROOF DECK.
9. SLAB: EXISTING PERIMETER SLAB TO REMAIN.
10. ANY NEW WORK IS BY OWNER'S G.C.
11. NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILINGS.
12. THE SUBSTRATE FOR TOPS ON ALL CABINETWORK SHALL BE A WATER RESISTANT PRODUCT.
13. G.C. SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND TO THE ARCHITECT FOR REVIEWS AND APPROVALS PRIOR TO FABRICATION OF ALL CABINETWORK AND SIGNAGE. SUBMIT SIGNAGE SHOP DRAWINGS TO THE OWNER PRIOR TO THE FABRICATION OF SIGNAGE.
14. G.C. SHALL PROVIDE TO OWNER A MINIMUM ONE-YEAR WARRANTY, NAMING OWNER AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
15. PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE OWNER THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
16. G.C. SHALL PROVIDE TO THE OWNER AS-BUILT DRAWINGS FOR THE PLUMBING SYSTEM INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
17. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE EXECUTED PARTIAL LIEN RELEASES FROM THEIR COMPANY AND FROM THEIR SUBCONTRACTORS PRIOR TO EACH DRAW REQUEST BEING FUNDED AS WELL AS FULL AND FINAL LIEN RELEASES FROM THEIR COMPANY AND THEIR SUBCONTRACTORS WITHIN FIVE BUSINESS DAYS OF FINAL PAYMENT.
18. G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE OWNER UPON COMPLETION OF THE WORK.
19. PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PRINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
20. ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
21. G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT ENAMEL UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
22. AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF BLUELINES MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
23. PROVIDE MINIMUM OF ONE, (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF 1) IFC, 2018 EDITION, 2) THE LOCAL FIRE DEPARTMENT, AND 3) THE OWNER'S INSURANCE COMPANY.
24. GENERAL CONTRACTOR TO INSURE ANY WORK DONE THAT MAY BE DISRUPTIVE TO NEIGHBORING BUSINESSES TO BE PROPERLY COORDINATED WITH NEIGHBORING BUSINESSES.
25. DURING THE CONSTRUCTION PROCESS, PLEASE COORDINATE WITH NEIGHBORING BUSINESSES TO PREVENT DISTURBANCES TO THEIR BUSINESS DUE TO EXCESSIVE NOISE OR SMELL.
26. ANY QUESTIONS SHALL BE DIRECTED TO PROJECT ARCHITECT OF RECORD THROUGH R.F.I. PROCESS.



Store No: AZ-2169
 1391 Mohave Valley Hwy (HWY 95)
 Bullhead City, AZ 86442



LOCATION MAP
 SCALE: N.T.S



VICINITY MAP
 SCALE: N.T.S

PROJECT DIRECTORY

DICKY'S BARBECUE RESTAURANTS, INC.
 4514 COLE AVENUE, SUITE 1015,
 DALLAS, TX 75205
 TEL: 409-410-1176
 OWNER:

KIM FERGUSON
 DICKY'S BBQ
 1931 MOHAVE VALLEY HWY
 BULLHEAD CITY, AZ 86442
 TEL: 213-792-0205
 EMAIL: KIMBERLY@4LIFECENTER.COM
 PROJECT ARCHITECT:

BLUESTONE PARTNERS, LLC
 DRAKE HITCHCOCK
 4708 N. FM 1417
 SHERMAN, TX 75092
 TEL: 903-813-1415
 WWW.BLUESTONEBUILD.COM
 BUILDING DEPARTMENT:

BULL HEAD CITY BUILDING DIVISION
 2355 TRANE RD., BULLHEAD CITY, AZ 86442
 WWW.BULLHEADCITY.COM
 SARITTI "BILLY" CHOONİYOM
 (DIRECTOR OF DEVELOPMENT SERVICES)
 PHONE: 928-763-0124
 EMAIL: SCHOONIYOM@BULLHEADCITYAZ.GOV

PROJECT DATA

ADOPTED CODES IN EFFECT FOR BULLHEAD CITY, AZ:

- CODE REFERENCE
- 2012 INTERNATIONAL BUILDING CODE (IBC)
 - 2012 INTERNATIONAL PLUMBING CODE (IPC)
 - 2012 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2020 NATIONAL ELECTRIC CODE (NEC)
 - 2012 INTERNATIONAL FIRE CODE (IFC)
 - 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

TENANT

PRIMARY OCCUPANCY: A-2
 GROSS FLOOR AREA: 1,898 S.F.
 CONSTRUCTION TYPE: V-A
 SPRINKLERED: NO
 FIRE ALARM: VIF (TBD)
 1-HOUR PROTECTED: YES
 NUMBER OF STORIES: 1

Sheet List Table

Sheet Number	Sheet Title
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A-101	Plan - Floor Demo
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E 2.0	Lighting Plan
E 3.0	Electrical Plans And Riser
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E 5.0	Electrical Details
M 1.0	Mechanical Plan
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M 6.0	MEP Roof Plan
P 1.0	Plumbing Supply Plan
P 2.0	Plumbing Waste Plan
P 3.0	Plumbing Details
P 4.0	Plumbing Specs



BLUESTONE
 PARTNERS, LLC

4708 N. FM. 1417
 Sherman, Texas 75092
 903.813.1415
 www.bluestonebuild.com

Drake R. Hitchcock, Architect
 TX Registration # 21450

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

Dickey's BBQ
 1931 Mohave Valley Hwy
 Bullhead City, AZ 86442
DRAFT SET

REVISIONS

No. DATE NOTE

No.	DATE	NOTE

Drawn by: E.I.M.

Checked by: ---

Project No: ---

Date: May 02, 2022

Cover Sheet

Sheet:

G-001

1.0 GENERAL DEFINITIONS

1.1 "PROVIDE" AND "FURNISH" SHALL MEAN TO PURCHASE AND LOCATE AN ITEM ON THE JOBSITE.

1.2 "INSTALL" SHALL MEAN TO PHYSICALLY INSTALL THE ITEM, AND TO CONNECT ALL REQUIRED SERVICES TO MAKE THAT ITEM FULLY FUNCTIONAL.

1.3 A.F.F. SHALL MEAN "ABOVE FINISHED FLOOR".

1.4 UNLESS SPECIFICALLY NOTED OTHERWISE, ALL ITEMS SHALL BE FURNISHED AND INSTALLED BY THE G.C.

1.5 "T.G.C." SHALL MEAN THE TENANT GENERAL CONTRACTOR.

1.6 THE TERM "OWNER" OR "FRANCHISEE" SHALL BE SYNONYMOUS.

2.0 INSURANCE

PER CONTRACTUAL AGREEMENT BETWEEN OWNER & GENERAL CONTRACTOR.

3.0 PROGRESS PAYMENTS

PER CONTRACTUAL AGREEMENT BETWEEN OWNER & GENERAL CONTRACTOR.

4.0 SUBCONTRACTOR APPROVAL

THE OWNER RETAINS THE RIGHT TO REJECT THE USE OF ANY SUBCONTRACTOR FOR ANY REASON. THE T.G.C. SHALL EMPLOY SUBCONTRACTORS WHO ARE LICENSED IN THE STATE WHERE THE JOB IS LOCATED. THE T.G.C. SHALL ASSUME FULL RESPONSIBILITY TO INSURE THE VALIDITY OF ANY LICENSING INFORMATION AND INSURANCE COVERAGE INFORMATION GIVEN BY HIS SUBCONTRACTORS PRIOR TO THE AWARD OF THE CONTRACT. THE T.G.C. SHALL SUBMIT TO THE OWNER, PRIOR TO RECEIVING FINAL RETAINAGE, A LIST OF THE SUBCONTRACTORS WHO WERE EMPLOYED ON THE PROJECT. LIST SHALL INCLUDE COMPANY NAME, STATE LICENSE NUMBER, ADDRESS, PHONE NUMBER AND COPY OF SUBCONTRACTOR'S INSURANCE CERTIFICATE NAMING ALL AS AN ADDITIONAL INSURED.

5.0 COORDINATE OF TRADES

IT WILL BE THE T.G.C.'S RESPONSIBILITY TO COORDINATE THE ACTIVITIES OF ALL CONSTRUCTION TEAM MEMBERS. THE TEAM INCLUDES, BUT IS NOT LIMITED TO, ALL SUBCONTRACTORS, SPECIALTY CONTRACTORS, EQUIPMENT SUPPLIERS, SERVICE PROVIDERS, LOCAL CODE ENFORCEMENT OFFICIALS, AND JOB VALIDATION INSPECTORS. THE T.G.C. SHALL PUBLISH WITHIN FORTY-EIGHT (48) HOURS OF THE CONTRACT BEING SIGNED, A JOB CONTACT LIST AND CONSTRUCTION SCHEDULE FOR THE PROJECT; THE COPY OF THE CONTACT LIST AND CONSTRUCTION SCHEDULE SHALL BE FAXED TO ALL OF THE CONSTRUCTION TEAM MEMBERS.

6.0 PROJECT COMPLETION AND VALIDATION

THE PROJECT SHALL BE COMPLETED WHEN THE FOLLOWING VALIDATION PROCESSES, JOBSITE CONDITIONS AND PAPERWORK ARE COMPLETED AND APPROVED BY OWNER AND/OR OWNER REPRESENTATIVE.

6.1 DEFICIENCIES: ANY DEFICIENCIES NOTED BY THE INSPECTOR (S) SHALL BE CORRECTED BY THE RESPONSIBLE PARTY IN A TIMELY FASHION. THE T.G.C. HAS FULL RESPONSIBILITY FOR COORDINATING ALL CORRECTIVE ACTION REQUIRED ON THE PROJECT. WHEN CORRECTIVE ACTION IS COMPLETED, THE T.G.C. IS TO RECEIVE WRITTEN NOTIFICATION FROM EACH SUBCONTRACTOR THAT THEIR PORTION OF THE PUNCH LIST IS COMPLETE. THE T.G.C. SHALL COORDINATE AND PAY FOR ANY NEEDED OR REQUIRED RE-INSPECTION (S).

6.2 PUNCH LIST: OWNER AND/OR OWNER REPRESENTATIVE (S) AGREES TO ISSUE ONE (1) CONSOLIDATED AND FINAL PUNCH LIST TO THE T.G.C. PUNCH LIST ITEMS MUST BE CORRECTED WITHIN TEN (10) DAYS OF THE DATE THE PUNCH LIST WAS WRITTEN. OWNER WILL WALK THROUGH THE STORE WITH THE T.G.C. AFTER THE PUNCH LIST HAS BEEN COMPLETED AND SIGN OFF ON EACH PUNCH LIST ITEM INDICATING THAT ALL HAVE BEEN CORRECTED. FINAL RETAINAGE WILL BE RELEASED ONCE THE OWNER HAS SIGNED OFF ON ALL PUNCH LIST ITEMS AGREEING THAT THEY HAVE BEEN COMPLETED.

6.3 LOCAL CODE ENFORCEMENT INSPECTION: THE T.G.C. SHALL PROVIDE A COPY OF ALL INSPECTION REPORTS COMPLETED BY LOCAL CODE ENFORCEMENT OFFICIALS UPON COMPLETION OF THE PROJECT.

6.4 AS-BUILT DRAWINGS: THE T.G.C. SHALL PROVIDE ONE (1) SET OF "AS-BUILT DRAWINGS" OF MECHANICAL AND ELECTRICAL SYSTEMS TO THE OWNER UPON COMPLETION OF THE PROJECT.

7.0 GUARANTEE

THE T.G.C. SHALL PROVIDE A WRITTEN GUARANTEE, EXTENDING FOR ONE (1) YEAR BEYOND DATE OF CERTIFICATE OF OCCUPANCY, WARRANTING THE PROJECT AGAINST DEFECTS IN MATERIALS AND REPAIR AND REPLACEMENTS. ALL GUARANTEES OR WARRANTIES SHALL INSURE TO THE BENEFIT OF THE OWNER.

8.0 PERMITS & LICENSES

THE T.G.C. SHALL SECURE AND PAY FOR ALL GOVERNMENT FEES, LICENSES, AND PERMITS. CONTACT THE OWNER FOR OBTAINING ALL NECESSARY PERMITS, SPECIFICATIONS, STAMPS AND SIGNATURES FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

9.0 UTILITIES

9.1 THE T.G.C. SHALL PAY FOR ALL TEMPORARY SERVICE AND UTILITIES FOR THE PROJECT.

9.2 THE T.G.C. SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS, WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL PROTECT THEM FROM DAMAGE. THE T.G.C. SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF OTHER UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.

10.0 EXISTING CONDITIONS

THE T.G.C. ACCEPTS PREMISES AS FOUND. THE OWNER AND LANDLORD ASSUMES NO RESPONSIBILITY OF THE CONDITION OF THE BUILDING OR LIABILITY FOR LOCATION OF EXISTING UTILITIES, ROOF STRUCTURE, OR ELEVATION AT THE TIME OF BIDDING OR THEREAFTER. THE T.G.C. ACCEPTS PREMISE AS FOUND.

11.0 PROJECT SAFETY

THE T.G.C. IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF THEIR EMPLOYEES AND SUBCONTRACTOR'S EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, IN THE BUILDING, AND ITS VICINITY.

12.0 BUILDING AND ACCESSIBILITY CODES

ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES BEING ADOPTED BY THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. THE T.G.C. SHALL BE SOLELY RESPONSIBLE TO IDENTIFY ALL APPLICABLE CODES FOR EACH SUB-TRADE AS WELL AS LOCAL AND NATIONAL ACCESSIBILITY CODES AND PERFORMING ALL WORK ACCORDINGLY.

13.0 PLAN DIMENSIONS

DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. THE T.G.C. SHALL VERIFY ALL EXISTING DIMENSIONS, SHOULD THERE BE DISCREPANCIES, THE T.G.C. SHALL NOTIFY THE OWNER AND SHALL BASE BIDDING/PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED.

14.0 PLAN REVIEW

THE T.G.C. SHALL REVIEW THE PLANS AND SPECIFICATIONS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEMS, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE OWNER FOR REVISION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE T.G.C. TO BE INELIGIBLE FOR REQUESTING EXTRAS RELATING TO SUCH MATTERS.

15.0 ENGINEERED SHOP DRAWINGS

THE T.G.C. SHALL ENSURE THAT APPLICABLE SUBCONTRACTORS SUBMIT ENGINEERED SHOP DRAWINGS TO THE OWNER'S ARCHITECT FOR APPROVAL OF ALL ASSEMBLIES, TO OBTAIN BUILDING PERMITS, IF REQUIRED, AND LICENSES, OR FOR SUBSTITUTIONS.

16.0 CHANGE ORDERS

THE T.G.C. MUST SUBMIT ALL CHANGE ORDERS IN WRITING TO THE OWNER. THE T.G.C. MUST HAVE THE OWNER'S SIGNATURE BEFORE PROCEEDING WITH THE WORK SHOULD THE T.G.C. PROCEED WITH THE WORK PRIOR TO OBTAINING THE OWNER'S SIGNATURE ON THE CHANGE ORDER. THE T.G.C. WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CHANGE ORDER.

17.0 TENANT'S GENERAL CONTRACTOR RESPONSIBILITIES

THE T.G.C.'S RESPONSIBILITIES TO INSTALL AND FURNISH MATERIAL/EQUIPMENT ARE LISTED FOR CLARIFICATION AND DO NOT RELIEVE THE T.G.C. OF THE RESPONSIBILITY TO COORDINATE THE MATERIAL/EQUIPMENT DELIVERY OF ALL SUBCONTRACTORS. ALL MATERIAL/EQUIPMENT ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S AND/OR MANUFACTURER'S WRITTEN RECOMMENDATION.

18.0 PRODUCT SUBSTITUTIONS

THE T.G.C. SHALL RECEIVE APPROVAL FROM OWNER OR ARCHITECT FOR ANY SUBSTITUTIONS TO ANY PRODUCT, TECHNIQUE, MATERIAL OR EQUIPMENT PRIOR TO THE IMPLEMENTATION OF THE SUBSTITUTION. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.

19.0 LANDLORD REQUIREMENTS

19.1 ATTACHMENT OF BUILDING SYSTEMS TO SLAB: THE METHOD OF ATTACHMENT OF TENANT WORK TO THE BASE BUILDING STRUCTURE WILL BE IN ACCORDANCE WITH STANDARDS REQUIRED BY THE LANDLORD. THE T.G.C. WILL CONSULT THE LANDLORD ON THOSE MATTERS PRIOR TO ATTACHMENT OF SYSTEMS.

19.2 PLACEMENT OF EQUIPMENT ON ROOF: THE T.G.C. SHALL RESTRICT THE LOCATION OF ALL MECHANICAL EQUIPMENT ON THE ROOF TO MEET LOCAL CODE AND LANDLORD REQUIREMENTS. ANY CHANGES RELATED TO THE MOVING OF EQUIPMENT BECAUSE OF CODE VIOLATIONS OR IF PLACEMENT DOES NOT MEET MANUFACTURER'S REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE T.G.C.

19.3 ROOFING WORK: IT IS THE RESPONSIBILITY OF THE T.G.C. TO DETERMINE IF THE ROOF IS A BONDED ROOF. IF THE ROOF IS BONDED, THE T.G.C. SHALL BE RESPONSIBLE FOR COORDINATING ALL ROOFING WORK WITH LANDLORD'S DESIGNATED ROOFING CONTRACTOR. ANY ROOFING COSTS ASSOCIATED WITH THE PROJECT SHALL BE INCLUDED IN THE T.G.C.'S BID. THE ROOFING CONTRACTOR SHALL WARRANT ALL WORK PER THEIR STANDARD TERM AND CONDITIONS TO THE LANDLORD. THE ROOFING CONTRACTOR SHALL WARRANT ALL ROOF WORK TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE CERTIFICATE OF OCCUPANCY DATE. ANY WARRANTY PROBLEMS ASSOCIATED WITH THE ROOF SHALL BE COORDINATED THROUGH THE T.G.C.

20.0 WEATHER PROTECTION

THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A WEATHERPROOF CONDITION AT ALL TIMES, ANY WEATHER DURING TO THE PROJECT WORK, BUILDING, CONSTRUCTION MATERIALS OR EQUIPMENT FROM WEATHER DURING THE CONSTRUCTION PROCESS SHALL BE THE SOLE RESPONSIBILITY OF THE T.G.C.

21.0 COORDINATION OF MATERIAL/EQUIPMENT DELIVERY

PER CONTRACTUAL AGREEMENT BETWEEN OWNER AND GENERAL CONTRACTOR.

22.0 RECEIPT OF MATERIAL/EQUIPMENT

IT IS THE T.G.C.'S RESPONSIBILITY TO RECEIVE AND SIGN FOR ALL MATERIAL/EQUIPMENT FOR THE PROJECT AND TO OBTAIN RECEIPT AND SIGNATURE FROM THE SUPPLIER. SHIPMENTS THAT ARE REFUSED FOR ANY REASON OTHER THAN DAMAGE, WHICH OCCURRED TO THE MATERIAL/EQUIPMENT DURING SHIPPING (CONTACT OWNER IMMEDIATELY IF DAMAGE HAS OCCURRED). THE T.G.C. SHALL BE HELD ACCOUNTABLE TO CONFIRM THE ITEMS ON THE BILL OF LADING WHERE PRESENT IN THE SHIPMENT. ANY DISCREPANCIES SHALL BE NOTED AT THE TIME OF RECEIPT. ANY HEAVY EQUIPMENT RENTAL (I.E. FORKLIFFS, CRANES, ECT) REQUIRED TO OFF-LOAD AN INCOMING TRUCK AND PLACE EQUIPMENT IN THE SECURED STORAGE AREA SHALL BE THE RESPONSIBILITY OF THE T.G.C. THE T.G.C. SHALL PAY FOR ANY CHARGES INCURRED BECAUSE SHIPMENTS ARE REFUSED.

23.0 EQUIPMENT STORAGE

THE T.G.C. SHALL PROVIDE A STORAGE AREA THAT IS SECURED FROM THEFT, VANDALISM AND WEATHER DURING THE CONSTRUCTION PROCESS FOR ALL SUPPLIES AND EQUIPMENT. AT THE T.G.C.'S DISCRETION, THE T.G.C. MAY ELECT TO HAVE THE EQUIPMENT STORED AT THE TRUCKER'S FREIGHT TERMINAL OR OFF SITE AT THE T.G.C.'S OWN FACILITY. ANY CHARGES INCURRED RELATED TO THE STORAGE AND REDELIVERY OF THE EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE T.G.C. UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.

24.0 DAMAGED MATERIALS/EQUIPMENT

24.1 DAMAGED UPON DELIVERY: UPON DELIVERY OF MATERIALS/EQUIPMENT, IT IS THE RESPONSIBILITY OF THE T.G.C. TO THOROUGHLY INSPECT ALL MATERIALS/EQUIPMENT PRIOR TO ACCEPTING DELIVERY. SHOULD THE T.G.C. FIND ANY DAMAGE TO THE MATERIALS/EQUIPMENT CAUSED DURING SHIPMENT, THE T.G.C. SHALL CONTACT OWNER IMMEDIATELY, UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE THIS RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.

24.2 DAMAGE DURING THE CONSTRUCTION PROCESS: SHOULD ANY MATERIALS/EQUIPMENT BECOME DAMAGED DURING THE CONSTRUCTION PROCESS, THE T.G.C. SHALL CONTACT OWNER IMMEDIATELY TO RECEIVE DIRECTION AS TO THE CORRECT REPAIR PROCESS. THE T.G.C. IS NOT TO PROCEED WITH REPAIRS TO MATERIALS/EQUIPMENT DAMAGED DURING THE CONSTRUCTION PROCESS WITHOUT FIRST SPEAKING WITH THE OWNER. FREIGHT DAMAGE FOUND TWO OR MORE DAYS AFTER DELIVERY WILL BE DEEMED DAMAGE DURING CONSTRUCTION. THE T.G.C. WILL BE RESPONSIBLE FOR ALL REPAIR COSTS FOR ITEMS DAMAGED DURING CONSTRUCTION. UNDER NO CIRCUMSTANCES SHALL THE T.G.C. SURROGATE THIS RESPONSIBILITY TO ANY SUBCONTRACTOR AND/OR TEAM MEMBER.

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THE T.G.C. SHALL SECURE AND PAY FOR ALL GOVERNMENT FEES, LICENSES, AND PERMITS. CONTACT THE OWNER FOR OBTAINING ALL NECESSARY PERMITS, SPECIFICATIONS, STAMPS AND SIGNATURES FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.

29.0 UTILITIES

29.1 THE T.G.C. SHALL PAY FOR ALL TEMPORARY SERVICE AND UTILITIES FOR THE PROJECT.

29.2 THE T.G.C. SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS, WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL PROTECT THEM FROM DAMAGE. THE T.G.C. SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF OTHER UTILITIES OR OTHER PROPERTY DAMAGE BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.

30.0 EXISTING CONDITIONS

THE T.G.C. ACCEPTS PREMISES AS FOUND. THE OWNER AND LANDLORD ASSUMES NO RESPONSIBILITY OF THE CONDITION OF THE BUILDING OR LIABILITY FOR LOCATION OF EXISTING UTILITIES, ROOF STRUCTURE, OR ELEVATION AT THE TIME OF BIDDING OR THEREAFTER. THE T.G.C. ACCEPTS PREMISE AS FOUND.

31.0 PROJECT SAFETY

THE T.G.C. IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF THEIR EMPLOYEES AND SUBCONTRACTOR'S EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, IN THE BUILDING, AND ITS VICINITY.

32.0 BUILDING AND ACCESSIBILITY CODES

ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES BEING ADOPTED BY THE BUILDING AUTHORITY HAVING JURISDICTION OVER THIS PROJECT. THE T.G.C. SHALL BE SOLELY RESPONSIBLE TO IDENTIFY ALL APPLICABLE CODES FOR EACH SUB-TRADE AS WELL AS LOCAL AND NATIONAL ACCESSIBILITY CODES AND PERFORMING ALL WORK ACCORDINGLY.

33.0 PLAN DIMENSIONS

DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. THE T.G.C. SHALL VERIFY ALL EXISTING DIMENSIONS, SHOULD THERE BE DISCREPANCIES, THE T.G.C. SHALL NOTIFY THE OWNER AND SHALL BASE BIDDING/PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED.

34.0 PLAN REVIEW

THE T.G.C. SHALL REVIEW THE PLANS AND SPECIFICATIONS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEMS, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE OWNER FOR REVISION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE T.G.C. TO BE INELIGIBLE FOR REQUESTING EXTRAS RELATING TO SUCH MATTERS.

35.0 ENGINEERED SHOP DRAWINGS

THE T.G.C. SHALL ENSURE THAT APPLICABLE SUBCONTRACTORS SUBMIT ENGINEERED SHOP DRAWINGS TO THE OWNER'S ARCHITECT FOR APPROVAL OF ALL ASSEMBLIES, TO OBTAIN BUILDING PERMITS, IF REQUIRED, AND LICENSES, OR FOR SUBSTITUTIONS.

36.0 CHANGE ORDERS

THE T.G.C. MUST SUBMIT ALL CHANGE ORDERS IN WRITING TO THE OWNER. THE T.G.C. MUST HAVE THE OWNER'S SIGNATURE BEFORE PROCEEDING WITH THE WORK SHOULD THE T.G.C. PROCEED WITH THE WORK PRIOR TO OBTAINING THE OWNER'S SIGNATURE ON THE CHANGE ORDER. THE T.G.C. WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CHANGE ORDER.

37.0 TENANT'S GENERAL CONTRACTOR RESPONSIBILITIES

THE T.G.C.'S RESPONSIBILITIES TO INSTALL AND FURNISH MATERIAL/EQUIPMENT ARE LISTED FOR CLARIFICATION AND DO NOT RELIEVE THE T.G.C. OF THE RESPONSIBILITY TO COORDINATE THE MATERIAL/EQUIPMENT DELIVERY OF ALL SUBCONTRACTORS. ALL MATERIAL/EQUIPMENT ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S AND/OR MANUFACTURER'S WRITTEN RECOMMENDATION.

38.0 PRODUCT SUBSTITUTIONS

THE T.G.C. SHALL RECEIVE APPROVAL FROM OWNER OR ARCHITECT FOR ANY SUBSTITUTIONS TO ANY PRODUCT, TECHNIQUE, MATERIAL OR EQUIPMENT PRIOR TO THE IMPLEMENTATION OF THE SUBSTITUTION. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.

39.0 LANDLORD REQUIREMENTS

PRODUCT DESIGNATIONS:

WHEN REFERENCE IS MADE TO TRADE NAMES OR TO THE NAMES OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE OR IDENTIFY THE QUALITY OF MATERIAL OR EQUIPMENT TO BE FURNISHED AND ARE INTENDED TO RESTRICT THE USE OF EQUAL MATERIAL OR EQUIPMENT EXCEPT WHERE SPECIFICALLY STATED OTHERWISE. IF THE CONTRACTOR WISHED TO USE MATERIALS AND EQUIPMENT OTHER THAN THOSE MENTIONED IN THE SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT IN WRITING AND INCLUDING ADEQUATE INFORMATION REGARDING THE SUBSTITUTION, TO THE OWNER AND/OR ARCHITECT FOR CONSIDERATION.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR:

BEFORE ORDERING ANY MATERIALS OR ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MEASUREMENTS AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS AND THOSE INDICATED ON THE DRAWINGS AND DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. THIS APPLIES TO ALL ASPECTS OF THE WORK INCLUDING, BUT NOT LIMITED TO, EQUIPMENT OR MATERIALS FURNISHED BY OWNER OR CONTRACTOR.

PERMIT FEES AND NOTICES:

UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE REMOVAL, RELOCATION AND INSTALLATION OF ELECTRICAL UTILITY POLES AND LINES AND FOR WATER, NATURAL GAS AND SEWER "TAP FEES" REQUIRED BY THE UTILITY COMPANIES AND OWNERS OF UTILITIES.

SUBCONTRACTOR RELATIONS:

THE CONTRACTOR SHALL INCLUDE IN HIS SUBCONTRACTS THE FOLLOWING CLAUSE: "BY EXECUTING THE CONTRACT BETWEEN THE GENERAL CONTRACTOR AND THE SUBCONTRACTOR EACH SUBCONTRACTOR REPRESENTS THAT HE HAS MORE THAN AN INFERENTIAL KNOWLEDGE OF PREVAILING CODES IN HIS SPECIAL FIELD THAN DO GENERALIST. THE SUBCONTRACTOR AGREES TO REPORT TO THE GENERAL CONTRACTOR AS EARLY IN THE PROJECT AS POSSIBLE (PRIOR TO SIGNING THE CONTRACTOR/SUBCONTRACTOR CONTRACT IF KNOWN AT THE TIME BUT IN ANY EVENT AS SOON AS KNOWN) ANY WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, OR ANY OF THE OTHER CONTRACT DOCUMENTS WHICH VIOLATES ANY CODE AFFECTING OR CONTROLLING THE SUBCONTRACTOR'S SPECIALTY." THE CONTRACTOR SHALL IN TURN IMMEDIATELY CONVEY THIS INFORMATION TO THE ARCHITECT.

DIVISION 1 - GENERAL REQUIREMENTS

FORMAT AND CONTENT

SECTION 0100

THE SPECIFICATIONS HAVE BEEN PREPARED FOR MULTIPLE PROJECTS AND MAY CONTAIN REFERENCES TO ITEMS NOT INCLUDED IN THIS SPECIFIC PROJECT. VERIFY ITEMS USED IN THIS SPECIFIC PROJECT BY REFERENCING THE DRAWINGS. THE SPECIFICATIONS MAY MAKE REFERENCE TO THESE ITEMS BY STATING "AS REQUIRED PER DRAWINGS", "IN ANY" OR SIMILAR LANGUAGE. THE DRAWINGS ARE SCHEMATIC IN NATURE AND THE CONTRACTOR SHALL NOT RELY ON SCALING DRAWINGS TO DETERMINE CRITICAL DISTANCES.

WHERE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE INCOMPLETE, AMBIGUOUS OR CONTAIN CONFLICTING INSTRUCTIONS, DO NOT PROCEED UNTIL RECEIVING CLARIFICATION FROM THE ARCHITECT IN WRITING.

ONTRACTOR'S USE OF SITE AND PREMISE

SECTION 0104

LIMITED USE OF THE SITE: VERIFY WITH THE OWNER OR LANDLORD FOR ESTABLISHED USE LIMITS AND RESTRICTIONS OF THE SITE.

DO NOT COMMENCE WORK WHICH SPECIFICALLY AFFECTS THE OPERATION OF ANY OTHER TENANT WITHOUT FIRST COORDINATING AND MAKING SATISFACTORY ARRANGEMENTS FOR SUCH WORK THROUGH THE OWNER OR LANDLORD.

OWNER - FURNISHED ITEMS

SECTION 0105

CERTAIN CONSTRUCTION AND EQUIPMENT ITEMS INDICATED IN THE DRAWINGS AND SPECIFICATIONS MAY BE FURNISHED BY THE OWNER. SUCH ITEMS ARE DESIGNATED ON THE DRAWINGS IN THE "EQUIPMENT SCHEDULE" OR ELSEWHERE AS SUPPLIED BY OWNER OR VENDOR.

UNLESS SPECIFICALLY OTHERWISE INDICATED, OWNER WILL DELIVER SUCH ITEMS TO THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR RECEIVING, UNLOADING, INVENTORYING, WAREHOUSING, PROTECTING, INSURING, ASSEMBLING AND INSTALLING THEM IN THE SAME MANNER AS IF PURCHASED DIRECTLY BY THE CONTRACTOR.

WORK BY OTHERS

SECTION 0107

CERTAIN ITEMS INDICATED IN THE DRAWINGS AND SPECIFICATIONS MAY BE FURNISHED AND INSTALLED BY ENTITIES OTHER THAN THE CONTRACTOR AND ARE EXCLUDED FROM THE CONTRACT TO BUILD. SUCH ITEMS (IF ANY) ARE INDICATE IN THE "EQUIPMENT SCHEDULE" OR ELSEWHERE ON THE DRAWINGS. CONTRACTOR SHALL INDICATE SEPARATELY IN THE BIDDING COST FOR ITEMS DESIGNATED IN "EQUIPMENT SCHEDULE" TO BE FURNISHED BY OWNER OR "OTHERS".

TEMPORARY FACILITIES

SECTION 0100

THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PAYING FOR ALL UTILITIES INCLUDING PHONE AND SANITATION SERVICE NECESSARY TO CONSTRUCT THE PROJECT.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SECURITY OF ALL CONSTRUCTION AND ALL BUILDING MATERIALS AND EQUIPMENT AND SHALL FURNISH AT HIS EXPENSE ON-SITE STORAGE EQUIVALENT TO AN 8' FOOT BY 4' FOOT BY 40 FOOT LOCKABLE, WEATHER TIGHT TRAILER THROUGHOUT THE CONSTRUCTION UNLESS OTHERWISE INDICATED.

MATERIALS AND WORKMANSHIP

SECTION 01600

ENTITIES PERFORMING WORK SHALL BE SKILLED AND KNOWLEDGEABLE IN METHODS AND CRAFTSMANSHIP REQUIRED TO PRODUCE REQUIRED QUALITY LEVELS. REMOVE AND REPLACE WORK, WHICH DOES NOT COMPLY, WITH WORKMANSHIP STANDARDS SPECIFIED AND AS RECOGNIZED IN THE CONSTRUCTION INDUSTRY FOR APPLICATIONS INTENDED.

INSTALLER OF EACH MAJOR UNIT OF WORK SHALL INSPECT SUBSTRATA TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

HANDLE, STORE, INSTALL, MAINTAIN AND OTHERWISE USE PRODUCTS IN COMPLIANCE WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS AND IN A MANNER TO ENSURE BEST POSSIBLE RESULTS.

PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY, TRUE TO LINE AND LEVEL AND WITHIN RECOGNIZED INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSION, CONTRACTION AND OTHER NORMAL BUILDING MOVEMENTS.

PROTECT AND MAINTAIN WORK TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT TIME OF COMPLETION. PERMANENTLY ISOLATE EACH UNIT OF WORK FROM ON-COMPATIBLE WORK TO PREVENT DETERIORATION.

PART ONE - GENERAL

1.01 SCOPE: FURNISH AND INSTALL STEEL STUDS, OTHER STEEL FRAMING MEMBERS, BRACING, FASTENERS AND OTHER RELATED ACCESSORIES IN LOCATIONS RELATED HEREIN AND SHOWN ON THE DRAWINGS.

PART TWO - PRODUCTS

2.01 STEEL STUD FRAMING:

A. MATERIALS: COLD FORMED STEEL FRAMING AS MANUFACTURED BY U.S.G. USING HOT DIPPED GALVANIZED STEEL WITH MINIMUM G-90 COATING WHICH CONFORMS TO ASTM SPECIFICATION A-446 AND A-525, LATEST EDITION. CONFIRM STUD GA. MEETS MANUFACTURER'S POSTED LENGTHS AND SPANS FOR SPECIFIC USE ON PROJECT. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PRODUCT SHALL BE: MIN:

1. EQUAL TO U.S.G. S.J STEEL STUDS, 3 1/2", 26 GAUGE, SPACED @" ON CENTERS. 2 1/2" & 6" STUDS AS NOTED.

2. RUNNER CHANNELS AT TOP AND BOTTOM OF STUDS SHALL BE OF SAME SIZE AND GAUGE AS STUDS.

B. MISCELLANEOUS COMPONENTS: PROVIDE ALL NECESSARY COMPONENT PARTS AND FASTENERS REQUIRED. FINISH TO HOT DIPPED GALVANIZED AS SPECIFIED FOR STUDS OR STAINLESS STEEL.

2.02 ISOLATION JOINTS: WHERE ALLUMINIUM OR OTHER DISSIMILAR MATERIALS COME IN CONTACT WITH STEEL FRAMING, FURNISH AND INSTALL PLASTIC ISOLATION BLOCKS (SHIMS) OR BUILDING FELT BETWEEN DISSIMILAR MATERIALS.

PART THREE - EXECUTION

3.01 INSTALLATION: INSTALL STEEL FRAMING TRUE TO LINE, LEVEL AND PLUMB, IN ACCORDANCE WITH THE DRAWINGS, AND APPROVED SHOP DRAWINGS AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.02 FIELD PAINTING: TOUCH UP GALVANIZED COATINGS DAMAGED DURING HANDLING AND INSTALLATION WITH GALVANIZING REPAIR PAINT.

DIVISION 4 - MASONRY (NOT USED)

DIVISION 5 - METALS

STEEL STUD FRAMING

SECTION 05400

NO SUBSTITUTIONS FOR PRODUCTS WILL BE ALLOWED UNLESS SPECIFICALLY INDICATED BY THE ARCHITECT. SUBSTITUTION FOR PRODUCTS AND EQUIPMENT MAY BE CONSIDERED WHEN A PRODUCT BECOMES UNAVAILABLE THROUGH NO FAULT OF THE CONTRACTOR OR AS FOLLOWS:

1. AN "OR" OWNER APPROVED SUBSTITUTION" CLAUSE OR SIMILAR LANGUAGE IN THE CONTRACT DOCUMENTS.

2. WHEN THE PRODUCT CANNOT BE PROVIDED IN TIME TO KEEP THE PROJECT ON SCHEDULE, THROUGH NO FAULT OF THE CONTRACTOR.

3. WHEN THE PRODUCT DOES NOT MEET THE APPROVAL OF THE GOVERNING AUTHORITIES.

4. WHEN THE OWNER IS OFFERED SUBSTANTIAL ADVANTAGE IN TERMS OF THE COST, TIME OR QUALITY.

WHENEVER A PRODUCT IS SPECIFIED BY USING A PROPRIETARY NAME OR THE NAME OF A PARTICULAR MANUFACTURER OR VENDOR, THE SPECIFIC ITEM MENTIONED SHALL BE UNDERSTOOD AS ESTABLISHING TYPE, FUNCTION, DIMENSION, APPEARANCE AND QUALITY DESIRED. REQUEST FOR SUBSTITUTING OTHER MANUFACTURER'S PRODUCTS MAY BE ACCEPTED PROVIDED SUFFICIENT INFORMATION IS SUBMITTED TO ALLOW THE OWNER TO DETERMINE SUITABILITY OF THE PROPOSED SUBSTITUTION(S) AND AS FOLLOWS:

SUBSTITUTIONS

SECTION 01630

CONFLICTS, DISCREPANCIES OR INCONSISTENCIES:

IN THE EVENT OF CONFLICTS, DISCREPANCIES OR INCONSISTENCIES AMONG CONTRACT DOCUMENTS, INTERPRETATIONS WILL BE MADE BY THE ARCHITECT BASED ON THE FOLLOWING: IN ORDER OF PRIORITY, WITH ITEM "1" BEING OF FIRST, OR HIGHEST PRIORITY.

A. WHERE NOT CLARIFIED BY THE AGREEMENT OR ADDENDA TO THE DRAWINGS AND SPECIFICATIONS, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED AS REQUIRED BY EITHER THE DRAWINGS OR SPECIFICATIONS IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.

B. AS BETWEEN DIMENSIONS SHOWN ON THE DRAWINGS AND SCALED MEASUREMENTS, THE DIMENSIONS SHALL GOVERN.

C. AS BETWEEN LARGE-SCALE DRAWINGS AND SMALL-SCALE DRAWINGS, THE LARGER SCALE SHALL GOVERN.

D. MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MOST CURRENT PRINTED OR PUBLISHED SPECIFICATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER OF THE MATERIAL OR EQUIPMENT, EXCEPT WHERE SUCH DOCUMENTS CONFLICT WITH THE ARCHITECT'S INTERPRETATION OR SUPPLIER'S REQUIREMENTS OR (2) THE ARCHITECT'S SPECIFICATIONS.

PRODUCT APPROVAL: IF A QUALIFIED BIDDER PROPOSES TO FURNISH MATERIALS, PRODUCTS OR EQUIPMENT NOT SPECIFIED, BIDDER MUST RECEIVE PRIOR WRITTEN APPROVAL THRU AN ADDENDUM ISSUED BY THE OWNER OR ARCHITECT AND SHALL SUBMIT MANUFACTURER'S NAME AND CATALOG INFORMATION NO LATER THAN SEVEN (7) WORKING DAYS PRIOR.

FINAL CLEANING

SECTION 0170

EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION. THOROUGHLY CLEAN THE PROJECT INCLUDING (BUT NOT NECESSARILY LIMITED TO) THE FOLLOWING:

A. REMOVE LABELS, WHICH ARE NOT REQUIRED AS PERMANENT LABELS.

B. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS, WINDOW AND DOOR GLASS, TO A POLISHED CONDITION, REMOVING SUBSTANCES, WHICH ARE NOTICEABLE AS VISION-OBSCURING MATERIALS.

C. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD SURFACE FINISHES, TO A DIRT-FREE CONDITION, FREE OF DUST, STAINS, FILMS AND SIMILAR NOTICEABLE DISTRACTING SUBSTANCES. EXCEPT OTHERWISE INDICATED, AVOID DISTURBANCE OF NATURAL WEATHERING OF EXTERIOR SURFACES. RESTORE REFLECTIVE SURFACES TO ORIGINAL REFLECTIVE CONDITION.

D. WIPE SURFACES OR MECHANICAL AND ELECTRICAL EQUIPMENT CLEAN. REMOVE EXCESS LUBRICATION AND OTHER SUBSTANCES.

E. REMOVE DEBRIS AND SURFACE DUST FROM LIMITED-ACCESS SPACES INCLUDING PLENUMS, SHAFTS, TRENCHES, MANHOLES, ATTICS AND SIMILAR SPACES.

F. THOROUGHLY CLEAN CONCRETE FLOORS.

G. VACUUM CLEAN CARPETED SURFACES AND SIMILAR SOFT SURFACES.

H. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION, FREE OF STAINS INCLUDING THOSE RESULTING FROM WATER EXPOSURE.

I. CLEAN FOOD SERVICE EQUIPMENT TO A CONDITION OF SANITATION READY AND ACCEPTABLE FOR INTENDED FOOD SERVICE USE.

J. CLEAN LIGHT FIXTURES AND LAMPS/LIGHT BULBS, WHICH HAVE BURNED HALF THEIR RATED LIFE OR MORE.

K. CLEAN PROJECT SITE (YARD AND GROUNDS), INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS TO A BROOM-CLEAN CONDITION. REMOVE STAINS, PETROCHEMICAL SPILLS AND OTHER FOREIGN DEPOSITS. RARE GROUNDS WHICH ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH, EVEN-TEXTURED SURFACE.

L. CLEAN FILTERS OF OPERATING AIR HANDLING EQUIPMENT.

M. PROPERLY CLEAN AND SANITIZE FOOD CONTACT SURFACES BEFORE SERVICE USAGES.

N. CLEAN DEBRIS FROM ROOF, GUTTERS, DOWNSPOUTS AND DRAINAGE SYSTEMS.

O. REMOVE WASTE AND SURPLUS MATERIAL, RUBBISH AND CONSTRUCTION FACILITIES FROM THE SITE.

WARRANTY

SECTION 01740

CONTRACTOR SHALL WARRANT TO THE OWNER THAT ON RECEIPT OF NOTICE FROM HIM, WITHIN A PERIOD OF ONE YEAR (OR SUCH OTHER PERIOD OF TIME AS MAY BE NOTED FOR SPECIFIC ITEMS) FOLLOWING DATE SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL, AT HIS COST, PROMPTLY CORRECT ANY DEFECTS IN MATERIALS AND WORKMANSHIP THAT HAVE APPEARED IN THE WORK SO THAT THEY MEET THE CONDITIONS ORIGINALLY REQUIRED BY THE CONTRACT DOCUMENTS.

PREPARE DUPLICATE COPIES OF ALL WARRANTIES. EXECUTE AND ASSEMBLE DOCUMENTS FROM SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS.

RETAIN ALL DOCUMENTS IN THE OPERATION AND MAINTENANCE INSTRUCTIONS MANUAL NOTED IN SECTION 01730 AT THE JOB SITE UPON COMPLETION OF THE WORK.

CONTRACT CLOSEOUT

SECTION 01780

1.01 FINAL WORK: AT COMPLETION OF THE WORK, LEAVE THE BUILDING COMPLETELY CLEAN AND IN CONDITION SATISFACTORY TO THE OWNER. CLEAN AND POLISH ALL GLASS AND MIRRORS. LEAVE FLOORS, HARDWARE, PLUMBING FIXTURES AND LIGHTING FIXTURES CLEAN AND DUST FREE, ETC. THIS IS NOT AN INDICATION OF WORK TO BE DONE, BUT IS MERELY AN INDICATION OF WHAT WILL BE CONSIDERED "SATISFACTORY".

1.02 BONDS, GUARANTEES AND WARRANTIES:

A. THROUGHOUT THE SPECIFICATIONS VARIOUS SURETY BONDS, GUARANTEES AND WARRANTIES ARE REQUIRED. THE CONTRACTOR SHALL SECURE AND PRESENT THESE BONDS AND GUARANTEES TO THE OWNER.

B. THE CONTRACTOR SHALL PRESENT THE OWNER WITH ALL OPERATING MANUALS, MANUALS, PARTS LIST, ETC., COVERING ALL MECHANICAL EQUIPMENT OR OTHER OPERATING DEVICES IN THE WORK.

C. THE CONTRACTOR SHALL PRESENT THE OWNER WITH ALL SPECIAL TOOLS REQUIRED FOR ROUTINE MAINTENANCE OF EQUIPMENT, ETC.

1.03 RECORD DRAWINGS: THE CONTRACTOR SHALL PRESENT THE OWNER WITH A COPY OF RECORD DRAWINGS.

DIVISION 2 - SITE WORK (NOT USED)

DIVISION 3 - CONCRETE

CONCRETE FLOOR STRUCTURE ON GRADE - SECT. 03050

03010 NEW FLOOR STRUCTURE SHALL BE CONCRETE, PORTLAND CEMENT, ASTM C-80, TYPE 1, AND APPLICABLE SECTIONS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" OF THE AMERICAN CONCRETE INSTITUTE ACI-318-LATEST EDITION PRE-INCLUDED AS A PART OF THIS SPECIFICATION. WORKING STRESS FOR ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS. REINFORCING MESH SHALL BE FIBERMESH FIBER, BY FIBERMESH COMPANY (423) 892-7245 CONFORMING TO ASTM C-39, C-78, C-498. SLAB UNDER CERAMIC TILE SHALL HAVE FLATNESS/LEVELNESS OF 1/8" PER 10 LINEAR FEET.

EXISTING FLOOR STRUCTURE SHALL BE PREPARED TO RECEIVE CARPET BY REPAIRING DEPRESSIONS, CRACKS, JOINTS AND HOLES WITH 03 200 LATEX BASE FLOOR STONE, WITH ALL FLOOR TILE REPLACED, AND EXISTING FLOOR TILES FIRMLY BONDED TO THE FLOOR, WHICH SHALL BE DRY AND FREE OF DIRT AND WAX. CRACKS IN EXISTING CONCRETE FLOOR TO RECEIVE CERAMIC FLOOR TILE, TO BE EPOXY PATCHED PRIOR TO TILE SETTING. IF EXISTING FLOOR STRUCTURE IS OTHER THAN CONCRETE, SUBMIT FOR TENANTS' APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. AOL EXISTING SLABS SHALL BE CORRECTED TO ACHIEVE FLATNESS/LEVELNESS.

03 030 UNDER FLOOR CONDUIT, ELECTRICAL AND TELEPHONE OUTLETS TO REGISTER COUNTER LOCATION BY ELECTRICAL CONTRACTOR. REFER TO FLOOR PLAN AND ELECTRICAL DRAWINGS FOR APPROPRIATE LOCATION.

03 040 PROVIDE A SELF-LEVELING CEMENTITIOUS UNDERLAYMENT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS THAT SHALL BE ARDEX IIB BY ARDEX INC. (412) 264-4240. INSTALLATION SHALL UTILIZE MANUFACTURER APPROVED MIXING TOOLS, EQUIPMENT, AND METHODS. UNDERLAYMENT SHALL BE INSTALLED AT APPROXIMATELY 4.00 PSI AS PER ASTM C1094M. INSTALLATION AND EXECUTION SHALL UTILIZE ARDEX SKIMCOAT/FLASHSPAC AS PROJECT CONDITIONS WARRANT AND MANUFACTURER'S INSTALLATION DIRECTIONS REQUIRE.

METAL ANCHORS OF SHAPES AND SIZES INDICATED ON JAMBS NEAR TOP AND BOTTOM OF EACH FRAME, AND AT INTERMEDIATE POINTS NOT OVER 24" ON CENTER. PROVIDE TEMPORARY STEEL SPREADERS FASTENED ACROSS BOTTOM OF FRAMES. WHERE CONSTRUCTION WILL PERMIT CONCEALMENT, LEAVE SPREADERS IN PLACE AFTER INSTALLATION; OTHERWISE, REMOVE SPREADERS AFTER FRAMES ARE SET AND ANCHORED.

2.02 HOLLOW METAL DOORS: METAL FRAMES BY RDL SUPPLY, WITH METAL FRAME VIEW PANEL AS SHOWN ON THE DRAWINGS. PREPARE FOR HARDWARE SPECIFIED IN SECTION 08700. PROVIDE TOP CAP FOR WEATHER PROTECTION.

2.03 SHOP PAINTING: CLEAN AND CHEMICALLY TREAT (PHOSPHATES) METAL SURFACES TO ASSURE MAXIMUM PAINT ADHERENCE; FOLLOW WITH A DIP OR SPRAY COAT OR RUST-INHIBITIVE METALLIC OXIDE, ZINC CHROMATE, OR SYNTHETIC RESIN PRIMER ON ALL EXPOSED SURFACES. FINISH SURFACES SHALL BE SMOOTH AND FREE FROM IRREGULARITIES AND ROUGH SPOTS. EACH COAT OF PAINT SHALL BE SEPARATELY BAKED OR OVEN DRIED.

FLUSH WOOD DOORS
SECTION 08250

PART ONE - GENERAL

1.01 SCOPE: PROVIDE SOLID FLUSH DOORS, COMPLETE IN PLACE WITH FINISH HARDWARE INSTALLED, WHERE SHOWN ON THE DRAWINGS, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

- 1.02 QUALITY ASSURANCE:
- A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
 - B. IN ADDITION TO COMPLY WITH PERTINENT CODES AND REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTIONAL AGENCIES HAVING JURISDICTION, COMPLY WITH:
 1. "MANUAL OF MILLWORK" OF THE WOODWORK INSTITUTE OF CALIFORNIA, FOR THE GRADE OR GRADES SPECIFIED; OR
 2. "ARCHITECTURAL WOODWORK QUALITY STANDARD®" OF THE ARCHITECTURAL WOODWORK INSTITUTE FOR THE GRADE OR GRADES SPECIFIED.
 3. CERTIFICATION AND STAMPS WILL NOT BE REQUIRED.

1.03 DELIVERY, STORAGE AND HANDLING:

- A. DELIVERY:
 1. DELIVER DOORS TO SITE AFTER BUILDING HAS REACHED AVERAGE PREVAILING HUMIDITY OF ITS LOCALITY.
 2. DELIVER DOORS IN MANUFACTURER'S NAME, BRAND NAME, SIZE, THICKNESS, AND IDENTIFYING SYMBOL ON THE COVERING.
 3. SEAL ALL FOUR EDGES OF THE UNFINISHED DOORS WHEN DELIVERED TO THE JOB SITE.
- B. STORAGE:
 1. STACK DOOR FLAT ON 2 X 4 LUMBER, LAID 12" FROM ENDS AND ACROSS CENTER.
 2. UNDER BOTTOM DOOR AND OVER TOP OF STACK, PROVIDE PLYWOOD OR CORRUGATED CARDBOARD TO PROTECT DOOR SURFACES.
 3. STORE DOORS IN AREA WHERE THERE WILL BE NO GREAT VARIATIONS IN HEAT, DRYNESS, AND HUMIDITY.

PART TWO - PRODUCTS

- A. PROVIDE SOLID FLUSH WOOD DOORS OF THE TYPES, DESIGNS, AND THICKNESS SHOWN ON THE DRAWINGS, LABELED OR NON-LABELED AS INDICATED AND REQUIRED, AND IN SOLID CORE OR HOLLOW CORE SHOWN ON THE DRAWINGS. APPROVED MFG'RS: HALEY BROTHERS, MARSHFIELD, VT INDUSTRIES, MOHAWK, CRAFTMASTER.
- B. GRADE: EXCEPT AS MAY BE SHOWN OTHERWISE ON THE DRAWINGS, FABRICATE THE WORK OF THIS SECTION TO "CUSTOM GRADE" STANDARDS OF THE REFERENCED ORGANIZATIONS.
- C. FOR HOLLOW CORE DOORS, PROVIDE CORE CONSTRUCTION AS NEEDED TO ACCOMMODATE FINISH HARDWARE SPECIES:
 1. WHERE PAINT GRADE OR OPAQUE FINISH ARE CALLED FOR ON THE DRAWINGS, PROVIDE BIRCH OR MAPLE FACES FOR OPAQUE FINISH.
 2. FOR ALL OTHER FLUSH WOOD DOORS, PROVIDE ROTARY CUT WHITE BIRCH FACES FOR TRANSPARENT FINISH.
- C. DO NOT DRAG DOORS ACROSS ONE ANOTHER; LIFT DOORS AND CARRY THEM INTO POSITION.

PART THREE - EXECUTION

- 3.01 SURFACE CONDITIONS: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE CORRECTED.
- 3.02 INSTALLATION:
- A. FITTING AND MATCHING:
 1. UNLESS DOORS ARE COMPLETELY FITTED AND MACHINED AT THE MILL, FIT THEM FOR WIDTH BY PLANING AND FIT THEM FOR HEIGHT BY SAWING.
 - a. BOTTOM: 1/8" CLEARANCE MAXIMUM.
 - b. TOP: 1/8" CLEARANCE MINIMUM. LOCK EDGE AND HINGE EDGE: BEVEL 1/8" IN 2" MAXIMUM
 - c. LOCK EDGE AND HINGE EDGE: BEVEL 1/8" IN 2" MAXIMUM.
 2. MACHINE DOORS FOR HARDWARE IN ACCORDANCE WITH RECOMMENDATIONS OF THE HARDWARE MANUFACTURERS, AS THOSE RECOMMENDATIONS HAVE BEEN APPROVED BY THE ARCHITECT.
 - B. RECEIVE AND RETAIN CUSTODY OF FINISH HARDWARE FURNISHED FOR THE WORK OF THIS SECTION EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT. INSTALL ALL SUCH FINISH HARDWARE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ITS MANUFACTURER.
 - C. REPLACE OR RE-HANG DOORS WHICH ARE HINGE BOUND AND DO NOT SWING OR OPERATE FREELY.

ALUMINUM FRAMING (IF REQUIRED PER DRAWINGS)
SECTION 08400

PART ONE - GENERAL

1.01 SCOPE: THE WORK OF THIS SECTION INCLUDES ALUMINUM STOREFRONT MATERIAL AND WINDOW ASSEMBLIES.

PART TWO - PRODUCTS

2.01 WINDOW FRAMING: DESIGN IS BASED ON USE OF U.S. ALUMINUM SERIES 400 FRAMING, AS INDICATED ON THE DRAWINGS. FINISH SHALL BE MFGR. STD. CLEAR ANODIZED, UNLESS NOTED OTHER. IN GENERAL, MATCH EXISTING STOREFRONT SYSTEM & FINISH. EQUAL BY KAWNEER.

2.02 ALUMINUM SPECIALTIES:

- A. COLUMN COVERS AND AT SILLS OF WINDOWS, .00" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.
- B. DRIP STRIP AT WINDOW HEADS, .032" ANODIZED ALUMINUM, FINISH TO MATCH FRAMING.

2.03 CAULKING: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

2.04 FASTENERS: USE ONLY HARD ALUMINUM ALLOY OR NON-MAGNETIC STAINLESS STEEL SCREWS AND BOLTS.

PART THREE - EXECUTION

3.01 GENERAL: CAREFULLY ERECT ALL WORK PLUM, TRUE, SQUARE IN OPENINGS AND SECURELY ANCHOR IN PLACE. PROTECT ALUMINUM SURFACES FROM CONTACT WITH STEEL OR MASONRY WITH TWO COATS OF ZINC CHROMATE PAINT.

3.02 FRAMING INSTALLATION: INSTALL WINDOW FRAMING AS INDICATED ON THE DRAWINGS. SET ON POLYSULFIDE CAULKING BEAD, AND SECURELY ATTACH TO WOOD SUB-FRAME.

FINISH HARDWARE
SECTION 08700

1.01 WORK INCLUDED: INSTALLATION OF FINISH HARDWARE IS COVERED UNDER SECTION 08200. FURNISH ALL FINISH HARDWARE AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK.

1.02 PRODUCT HANDLING: INDIVIDUALLY PACKAGE EACH UNIT OF FINISH HARDWARE COMPLETE WITH PROPER FASTENINGS AND AFFURTENANCES, CLEARLY IDENTIFIED.

1.03 GUARANTEE: ANY HARDWARE, WHICH PROVES TO BE DEFECTIVE OR FAULTY WITHIN A PERIOD OF ONE YEAR, SHALL BE REPLACED AT NO COST TO THE OWNER.

PART TWO - PRODUCTS

2.01 GENERAL:

- A. FURNISH HARDWARE IN ACCORDANCE WITH HARDWARE SCHEDULE. FURNISH EACH KIND OF HARDWARE FROM ONLY ONE MANUFACTURER.
- B. FINISHES OF ALL HARDWARE SHALL MATCH THE FINISH OF THE LOCKSETS, UNLESS OTHERWISE SCHEDULED.
- C. FURNISH NON-REMOVABLE PINS AT OUT SWINGING EXTERIOR DOORS.
- D. CLOSERS: SIZE THE CLOSERS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FURNISH SIX BOLTS FOR CLOSERS TO BE MOUNTED IN PARTICLE BOARD OF MINIMUM CORE DOORS.
- E. DOOR SILENCERS: FURNISH THREE SILENCERS FOR EACH STEEL DOOR FRAME.
- F. HAND OF DOOR: THE DRAWINGS SHOW THE SWING OF EACH DOOR LEAF. FURNISH EACH ITEM OF HARDWARE FOR PROPER INSTALLATION AND OPERATION OF THE DOOR SWING AS SHOWN.
- G. FASTENERS: FURNISH ALL NECESSARY SCREWS, BOLTS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE ACCORDING TO THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER. ALL FASTENINGS SHALL HARMONIZE WITH THE HARDWARE AS TO MATERIAL AND FINISH.

2.02 KEYING: KEY LOCKS IN DOORS INDIVIDUALLY. FURNISH 2 KEYS PER LOCK.

DIVISION 9 - FINISHES

GYPSUM DRYWALL
SECTION 09250

PART ONE - GENERAL

1.01 SCOPE: THIS SECTION INCLUDES MATERIALS, INSTALLATION AND FINISHING OF JOINTS FOR GYPSUM DRYWALL WALLS AND CEILING.

1.02 MATERIAL HANDLING: DELIVER ALL MATERIALS IN ORIGINAL UNOPENED PACKAGES AND STORE IN AN ENCLOSED SHELTER PROVIDING PROTECTION FROM DAMAGE AND EXPOSURE TO THE ELEMENTS. REMOVE DAMAGED OR DETERIORATED MATERIALS FROM THE PREMISES.

1.03 JOB CONDITIONS: IN COLD WEATHER AND DURING GYPSUM PANEL APPLICATION AND JOINT FINISHING, MAINTAIN TEMPERATURES WITHIN THE BUILDING WITHIN THE RANGE OF 50 F. TO 70 F. PROVIDE ADEQUATE VENTILATION TO REMOVE EXCESS MOISTURE.

1.04 RELATED WORK: WOOD FRAMING IS INCLUDED IN SECTION 06100. STEEL STUD FRAMING IS INCLUDED IN SECTION 05400.

PART TWO - PRODUCTS

2.01 GYPSUM BOARD: TAPERED EDGE, THICKNESS AS INDICATED ON DRAWINGS, BY GOLD BOND OR EQUAL. USE REGULAR 5/8" BOARD SUBSTRATE FOR ALL WET WALL LOCATIONS. INSTALL 5/8" DUROCK CEMENT BOARD BY USE, AT DEMISING WALLS LOWER 12" - SEE PLAN DETAILS.

2.02 FASTENERS: FOR ATTACHMENT OF GYPSUM BOARD PANELS TO WOOD FRAMING AND STEEL STUD FRAMING, USE BUGLE HEAD DRYWALL SCREWS EQUAL TO GOLD BOND, OF SPACING PER MANUFACTURER'S RECOMMENDATIONS.

1.03 PRODUCT HANDLING: DELIVER PACKAGED MATERIALS AND STORE IN ORIGINAL CONTAINERS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE.

1.04 JOB CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS AND PROTECT WORK DURING AND AFTER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PART TWO - PRODUCTS

2.01 TILE PRODUCTS: AS SPECIFIED IN THE DRAWINGS
2.02 GROUT: AS SPECIFIED ON THE DRAWINGS

PART THREE - EXECUTION

- 3.01 TILE INSTALLATION STANDARDS:
- A. COMPLY WITH APPLICABLE REQUIREMENTS OF THE FOLLOWING AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS.
 1. A108.4 FOR TILE INSTALLED WITH ORGANIC ADHESIVE.
 2. A108.5 FOR TILE INSTALLED WITH DRY-SET PORTLAND CEMENT MORTAR OR LATEX PORTLAND CEMENT MORTAR.
 3. A108.6 FOR TILE INSTALLED WITH EPOXY ADHESIVE.
 - B. MIX WITH MANUFACTURER'S INSTRUCTION FOR MIXING AND INSTALLATION OF PROPRIETARY MATERIALS.
- 3.02 INSTALLATION:
- A. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES, TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS.
 - B. ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH OR BUILT-IN ITEMS FOR STRAIGHT ALIGNED SURFACES.
 - C. QUARRY TILE USING THE FOLLOWING SETTING BEDS AS SHOWN OR SCHEDULED.
 1. QUARRY TILE FLOORS: DRY-SET PORTLAND CEMENT MORTAR OR LATEX-PORTLAND CEMENT MORTAR OVER CONCRETE.
 2. GLAZED WALL TILE: ORGANIC ADHESIVE.
 3. QUARRY TILE FLOORS IN COOLER/FREEZER: SET WITH EPOXY ADHESIVE.
 - D. UNLESS OTHERWISE SHOWN, LAY TILE IN GRID PATTERN. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS AND TRIM AREA SAME SIZE. LAYOUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE. ADJUST TO MINIMIZE TILE CUTTING. PROVIDE UNIFORM JOINT WIDTHS, UNLESS OTHERWISE SHOWN.
 - E. INSTALL EXPANSION JOINTS MAXIMUM 16' - O.C., IN EACH DIRECTION.

3.03 CLEANING AND PROTECTION:

- A. UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER.
- B. LEAVE FINISHED INSTALLATION CLEAN AND FREE OF CRACKED, CHIPPED, BROKEN, UN-BONDED OR OTHERWISE DEFECTIVE TILE WORK.
- C. PROHIBIT FOOT AND WHEEL TRAFFIC FROM USING TILE FLOORS FOR AT LEAST THREE (3) DAYS AFTER GROUTING IS COMPLETED.
- D. COVER ALL TILE FLOORS WITH "KRAFT PAPER" IN ALL AREAS AND DO NOT REMOVE THE PAPER UNTIL FINAL CLEAN UP AT COMPLETION OF CONSTRUCTION.

LAY-IN CEILING
SECTION 09500

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT, AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL LAY-IN CEILING MATERIALS AND SUSPENSION SYSTEMS.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

1.03 JOB CONDITIONS: NO WORK IS TO BE STARTED UNTIL ALL EXTERIOR OPENINGS ARE CLOSED IN. ALL WET WORK SHALL BE COMPLETED AND DRIED BEFORE WORK IS STARTED.

PART TWO - MATERIALS

2.01 CEILING PANELS: COLOR, TYPE, PATTERN, SIZE, ETC., AS SCHEDULED AND SHOWN ON THE DRAWINGS. EXPOSED GRID SUSPENSION SYSTEM. CHICAGO METALLIC NO 200 SERIES SNAP GRID SYSTEM WITH WALL ANGLES, NO. 1409. LO-GLOSS WHITE BAKED ENAMEL PAINT FINISH. EQUAL BY ARMSTRONG, PRELU

PART THREE - EXECUTION

3.01 INSTALLATION: IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTION, SUSPEND MAIN TEES IN PLACE AT EVERY INTERSECTION WITH MAIN RUNNERS, AND WALL ANGLES WITH ENDS OF TEES RESTING ON BOTTOM FLANGE. SECURE WALL ANGLES TO SUBSTRATE WITH EXTRA ANGERS IF REQUIRED. SUSPEND SURFACE MOUNTED FIXTURES FROM BUILDING STRUCTURE AND FULL TIGHTLY AGAINST CEILING. COORDINATE WITH THE ELECTRICAL CONTRACTOR REGARDING SUSPENSION OF ELECTRICAL CEILING FIXTURES FROM THE CEILING SUSPENSION.

3.02 CLEAN-UP: AT COMPLETION OF THE WORK, REMOVE ALL SCAFFOLDING, CONTAINERS AND OTHER RUBBISH FROM THIS PORTION OF THE WORK SITE. LEAVE ALL TILE SUPPORTING MEMBERS FIRMLY AND SECURELY ANCHORED, FREE OF FINGER MARKS OR SMUDGES AND IN PERFECT CONDITION.

DIVISION 10 - SPECIALTIES

CORNER GUARDS (IF REQUIRED PER DRAWINGS)
SECTION 10260

1.01 SCOPE: FURNISH LABOR, EQ

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL. DE 1/8"

PART TWO - MATERIALS

2.01 CORNER GUARDS:
A. APPROXIMATE SIZE SHALL BE 2" X 2" FULL HEIGHT. COLOR SHALL BE WHITE OR CLEAR TO MATCH ADJACENT WALL FINISHES. VERIFY COLOR WITH CONSTRUCTION MANAGER.

B. PROVIDE RUBBER OR VINYL CORNER GUARDS BY ONE OF THE FOLLOWING MANUFACTURERS OR OWNER APPROVED SUBSTITUTIONS:

1. JOHNSONITE MIDDLEFIELD, OHIO (216-543-8916)
 2. KOPPE FOSTORIA, OHIO (419436-8646)
 3. RC MUSSON RUBBER CO. - AKRON, OHIO (216773-7691)
 4. MECKER PRODUCTS COMPANY, INC. - ORLANDO, FLORIDA (407878-2900)
- C. PROVIDE STAINLESS STEEL CORNER GUARDS (IF REQUIRED PER DRAWINGS) BY ONE MANUFACTURER'S ALIKE AND AS FOLLOWS: PROVIDE APPROXIMATELY 2" X 2" BY FULL WALL HEIGHT STAINLESS STEEL CORNER GUARDS AT LOCATIONS AS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING MANUFACTURERS OR OWNER APPROVED SUBSTITUTIONS:
1. K.J. MILLER CORPORATION, ELKHARD, IN (800-34-7584)
 2. PAWLING CORPORATION, PAWLING, NY (914-865-1005)
 3. AMERICAN FLOOR PRODUCTS CO., INC. ROCKVILLE, MD (800-342-0424)
 4. MCKINNEY-PARKER DIVISION, SCRANTON, PA (717-349-7551) OR (415-282-7800)

PART THREE - EXECUTION

3.01 GENERAL: INSTALL CORNER GUARDS WHERE NOTED ON THE DRAWINGS AND PER MANUFACTURER'S WRITTEN INSTRUCTION.

PEST CONTROL
SECTION 10290

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE APPLICATION OF INSECTICIDE.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 PEST CONTROL PRODUCT: PERMA - DUST PT240 BORIC - ACID - BASED INSECTICIDE BY WHITMIRE RESEARCH LABORATORIES INC., ST. LOUIS, MO (314-225-5715), OR OWNER APPROVED SUBSTITUTION.

PART THREE - EXECUTION

3.01 GENERAL: APPLY AT THE RATE OF 150 SQUARE FEET PER 20 OZ. AEROSOL CAN TO FLAT SIDES OF STUDS OF PERIMETER WALLS, INSIDE OF PERIMETER WALL SHEATHING TOP SIDE OF GYPSUM BOARD CEILING MATERIALS AND ALL OTHER AREAS (IF ANY) INDICATED ON THE DRAWINGS. APPLY JUST PRIOR TO COVERING OR ENCLOSING. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TILE BACKER BOARD
SECTION 10310

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF CEMENTIOUS TILE BACKER BOARD.

1.02 SUBMITTALS: COMPLY WITH SECTION 10750. SUBMIT SAMPLES FOR APPROVAL.

PART TWO - MATERIALS

2.01 CEMENTIOUS TILE BACKER BOARD: DUROCK CEMENT BOARD - 5/8" THICK - UNITED STATES GYPSUM COMPANY, P.O. BOX 8068278, CHICAGO, IL 60680-4124.

PART THREE - EXECUTION

3.01 GENERAL: APPLY IN LOCATIONS AS DIRECTED IN SECTIONS AND DETAILS. USE POSITIVE ATTACHMENT OF BUGLE HEAD DRYWALL SCREWS.

EXTERIOR SIGNAGE
SECTION 10430

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL EXTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 EXTERIOR SIGNAGE:
- A. OWNER SHALL SUPPLY ALL EXTERIOR SIGNAGE. CONTRACTOR SHALL INSTALL EXTERIOR SIGNAGE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - B. CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR EXTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

INTERIOR SIGNAGE (IF REQUIRED PER DRAWINGS)
SECTION 10440

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL INTERIOR SIGNAGE.

PART TWO - MATERIALS

- 2.01 INTERIOR SIGNAGE:
- A. OWNER SHALL SUPPLY ALL INTERIOR SIGNAGE, CONTRACTOR SHALL INSTALL INTERIOR SIGNAGE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - B. CONTRACTOR SHALL SUPPLY AND INSTALL ALL REQUIRED BLOCKING IN WALLS AS REQUIRED.
 - C. CONTRACTOR SHALL COORDINATE ELECTRICAL INSTALLATION AND FINAL ELECTRICAL CONNECTIONS FOR INTERIOR SIGNAGE UNLESS OTHERWISE INDICATED.

FIRE EXTINGUISHERS
SECTION 10520

PART ONE - GENERAL

1.01 SCOPE: FURNISH LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE INSTALLATION OF ALL FIRE EXTINGUISHERS.

PART TWO - MATERIALS

- 2.01 FIRE EXTINGUISHERS: FIRE EXTINGUISHERS SHALL BE MULTIPURPOSE DRY CHEMICAL TYPE RATE 4-A, 60-BC, 10LB. NORMAL CAPACITY, IN ENAMELED STEEL CONTAINER, FOR CLASS A, CLASS B AND CLASS C FIRES. PROVIDE MANUFACTURER'S STANDARD BRACKET FOR EXTINGUISHER UL AND FM LISTED UNIT AS MANUFACTURED BY ONE OF THE FOLLOWING:
1. J.L. INDUSTRIES
 2. LARSEN'S MANUFACTURING COMPANY
 3. MUCKLE MANUFACTURING DIVISION OF TECHNICO, INC.
 4. PROFILE INTERNATIONAL, INC.
 5. BADGER

PART THREE - EXECUTION

3.01 GENERAL: CONTRACTOR SHALL INSTALL FIRE EXTINGUISHERS AS INDICATED ON THE DRAWINGS OR IF NOT INDICATED ON THE DRAWINGS, AS DIRECTED BY THE LOCAL FIRE MARSHAL TO COMPLY WITH APPLICABLE GOVERNING REGULATIONS.

TOILET ACCESSORIES
SECTION 10900

PART ONE - GENERAL

1.01 SCOPE: THE WORK IN THIS SECTION INCLUDES ACCESSORIES IN TOILETS.

PART TWO - MATERIALS

2.01 ACCESSORIES: PROVIDE TOILET ACCESSORIES TO MEET AMERICANS WITH DISABILITIES ACT

PART THREE - EXECUTION

3.01 INSTALLATION: ERECT ITEMS IN A RIGID SUBSTANTIAL MANNER, IN CORRECT POSITIONS, AND LEVEL & PLUM. FULLY TRIM IN WHERE REQUIRED. INSTALL TOILET ACCESSORIES PER ADAAG GUIDELINES.

DIVISION 11 - EQUIPMENT

FOOD SERVICE EQUIPMENT

SECTION 11400 ACCESSIBILITY GUIDELINES (ADAAG) AS SHOWN ON THE DRAWINGS AND OR OWNER APPROVED

PART ONE - GENERAL

1.01 SCOPE:

- A. WHERE FIXED FOOD SERVICE EQUIPMENT ABUTS OTHER EQUIPMENT OR CONSTRUCTION, SEAL RESULTING JOINT TO MAKE IT SANITARY FOR CLEANING PURPOSES. PROVIDE BACKER ROD WHERE REQUIRED. USE ONLY RTV ADHESIVE/SEALANT APPROVED BY NSF FOR USE IN FOOD ZONES. PRODUCTS MEETING THIS REQUIREMENT INCLUDE THE FOLLOWING:
 1. SILASTIC 752 DOW CORNING CORPORATION, MIDLAND, MI (917-496-6000)
 2. SILITE DEVCON CORPORATION, DANVERS, MA (977-777-1100)
 3. RTV100 SERIES: GENERAL ELECTRIC COMPANY, WATERFORD, NY (518-266-2318)
- B. CLEAN AND PRIME OR SPOT PRIME SURFACES TO RECEIVE SEALANT AS REQUIRED. COLOR TO BE CLEAR OR TO MATCH ADJACENT SURFACES.
- C. ITEMS REQUIRING SEALANT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 1. MOP SINK
 2. THREE COMPARTMENT SINK
 3. PREP SINK
 4. HAND SINKS
 5. INSIDE AND OUTSIDE WALK-IN COOLER
 6. EXHAUST HOOD

DIVISION 12 - FURNISHINGS (NOT USED)

DIVISION 13 - SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14 - CONVEYING SYSTEMS - MASONRY (NOT USED)

DIVISION 15 - MECHANICAL (SEE MECHANICAL DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

SPECIAL INSTRUCTIONS - DIVISIONS AND SITE CONDITIONS

JOB LOCATION AND DIMENSIONS: BEFORE DOING ANY SUCH WORK OR ORDERING MATERIALS DEFENDANT FOR PROPER LOCATION OR SIZE OF INSTALLATION UPON COORDINATION WITH BUILDING CONDITIONS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BY TAKING LINES AND MEASUREMENTS AT THE SITE AND SHALL BE RESPONSIBLE FOR CORRECTNESS OF SAME. NO CONSIDERATION WILL BE GIVEN ANY CLAIM BASED ON DIFFERENCES BETWEEN ACTUAL LOCATIONS AND DIMENSIONS AND THOSE SHOWN ON THE DRAWINGS.

LAYING OUT OF THE WORK: BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL GRADES, LINES, VOLTAGES, MECHANICAL CHASES, PLUMBING WASTE & SUPPLY LINES, ROOF CONDITIONS, STRUCTURAL ELEMENTS, LEVELS AND DIMENSIONS AS INDICATED ON THE DRAWINGS. HE SHALL REPORT ANY ERRORS AND INCONSISTENCIES IN THEM BEFORE BEGINNING ANY WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL CONSTRUCTION LINES, LEVELS AND GRADES, AND DIMENSIONS AS INDICATED ON THE DRAWINGS AND FOR OTHERWISE FULLY & COMPLETELY LAYING OUT ALL WORK UNDER THE CONTRACT.

DRAWINGS AND SPECIFICATIONS: THE DRAWINGS ARE PRESUMABLY CORRECT BUT THE CONTRACTOR SHALL CHECK ALL FIGURES AND NOTIFY THE DESIGNER IF ANY ERRORS ARE DISCOVERED THEREIN. IF ANY DISPUTES ARISE AS TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND OR SPECIFICATIONS, SAME SHALL BE REFERRED TO THE DESIGNER, WHOSE DECISION SHALL BE FINAL ON SUCH POINTS. THE FOLLOWING PRINCIPLES SHALL GOVERN THE SETTLEMENT OF DISPUTES WHICH MAY ARISE OVER DISCREPANCIES IN THE CONTRACT DOCUMENTS:
A. AS BETWEEN LARGE SCALE DRAWINGS AND SMALL SCALE DRAWINGS, THE LARGER SCALE SHALL GOVERN.
B. AS BETWEEN SCALE OF DRAWINGS AND WRITTEN DIMENSIONS THERE ON, THE WRITTEN DIMENSIONS SHALL GOVERN.
C. AS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE REQUIREMENTS ON THE MORE STRINGENT SHALL GOVERN.
D. AS BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE CONTRACT AGREEMENT, THE REQUIREMENTS OF THE CONTRACT AGREEMENT SHALL GOVERN.

CORRELATION AND INTENT OF CONTRACT DOCUMENTS: THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND ANYTHING CALLED FOR OR SHOWN ON ANY ONE OF THE CONTRACT DOCUMENTS SHALL HAVE LIKE EFFECT AND BE AS BINDING AS IF CALLED FOR OR SHOWN ON ALL THE DOCUMENTS.



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Drake R. Hitchcock, Architect

OCCUPANCY CALCULATIONS				
AREA	CLASSIFICATION	OCCUPANT LOAD FACTOR (S.F. / OCC.)	SQ. FT.	CALCULATED OCCUPANTS
CUSTOMER DINING AREA	ASSEMBLY / UNCONCENTRATED SEATS	15	418	28
SERVICE AREA	BUSINESS	100	141	2
BAR AREA	BUSINESS	100	142	2
KITCHEN/PREP AREA	KITCHEN	200	250	2
BACKROOM	KITCHEN	200	300	2
TOTAL OCCUPANTS				36

WALL LEGEND	
INDICATOR TYPE	DESCRIPTION
	EXISTING WALLS
	EXISTING WALLS EXTERIOR
	DEMO WALLS

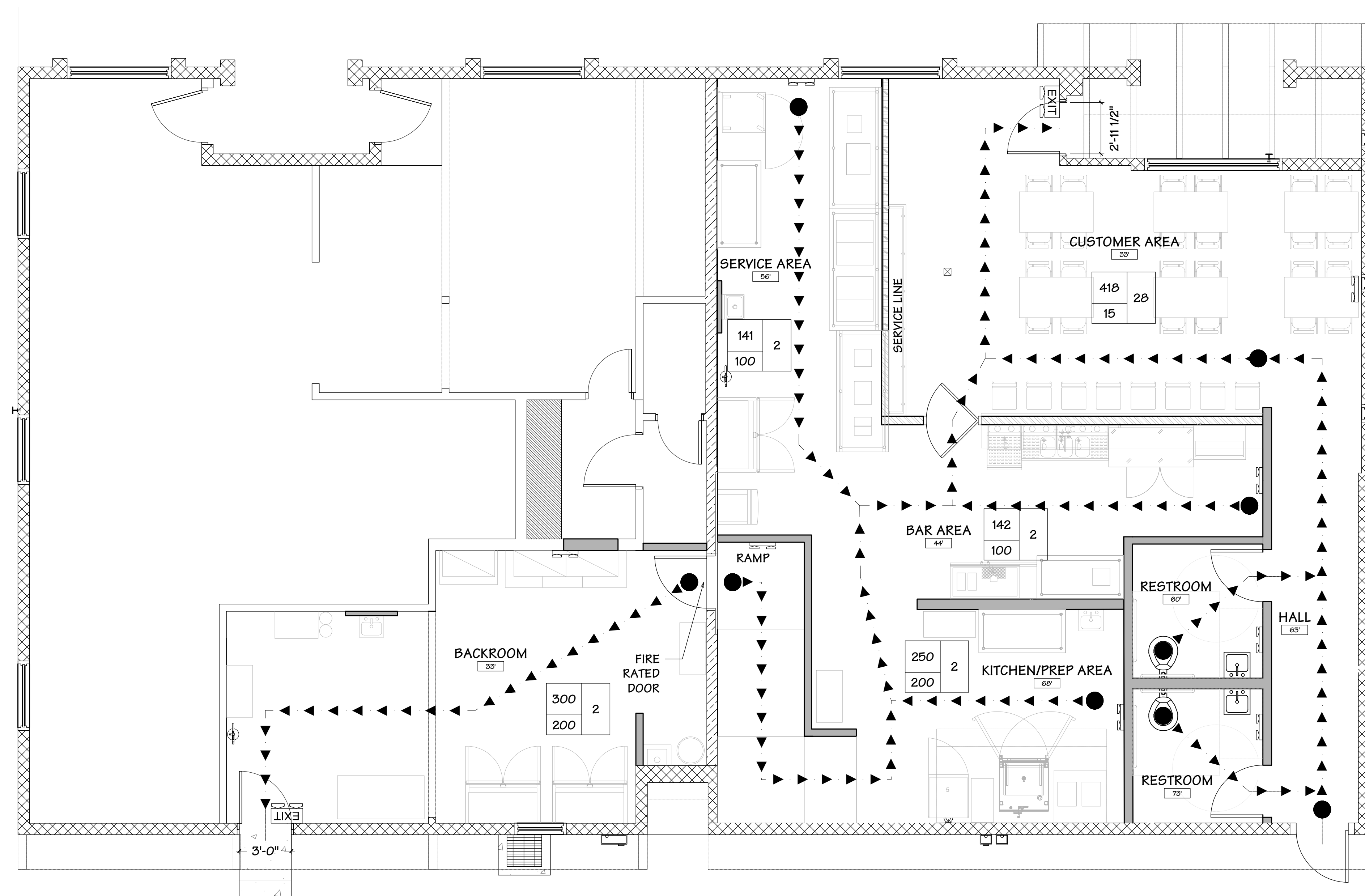
EGRESS CALCULATIONS		
EGRESS FACTORS	CALCULATION	RESULTS
OCCUPANT LOAD		36
EGRESS WIDTH PER OCCUPANT SERVED	0.2"	0.2"
EGRESS WIDTH REQUIRED	OCC. LOAD X 0.2"	7.2"
ACTUAL EGRESS WIDTH PROVIDED	35.50" + 36.00"	71.5"
MINIMUM NUMBER OF EXITS REQUIRED	IBC, SECTION 1006	2
NUMBER OF EXITS PROVIDED		2
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED	IBC, TABLE 1016.2	200'
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	IBC, TABLE 1021.2.(2)	75'

EMERGENCY / EXIT LEGEND		
SIGN	DESCRIPTION	QTY
	WALL MOUNTED BATTERY BACK-UP EMERGENCY LIGHT FIXTURE, 90 MINUTES DURATION. (SLIM UNIT)	8
	WALL MOUNTED DIRECTIONAL EXIT SIGN AND BATTERY BACKUP (90 MINUTE DURATION)	2
	FIRE EXTINGUISHER	2

EGRESS LEGEND	
TAG	DESCRIPTION
	SQUARE FOOTAGE
	OCCUPANT LOAD
	OCCUPANT LOAD FACTOR
	LONGEST DISTANCE TO THE NEAREST EXIT DOOR
	EGRESS ROUTE

LIFE SAFETY NOTES

- G.C. TO PROVIDE AND INSTALL ACCESSIBLE SIGNAGE IN ACCORDANCE WITH THE ARIZONA ACCESSIBILITY CODE.
- G.C. TO COORDINATE INSTALLATION REQUIREMENTS OF FIRE EXTINGUISHERS WITH LOCAL FIRE DEPARTMENT.



F7 PLAN - EGRESS
Scale: 1/4" = 1'-0"



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These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

Dickey's BBQ
1931 Mohave Valley Hwy
Bullhead City, AZ 86442
DRAFT SET

REVISIONS		
No.	DATE	NOTE

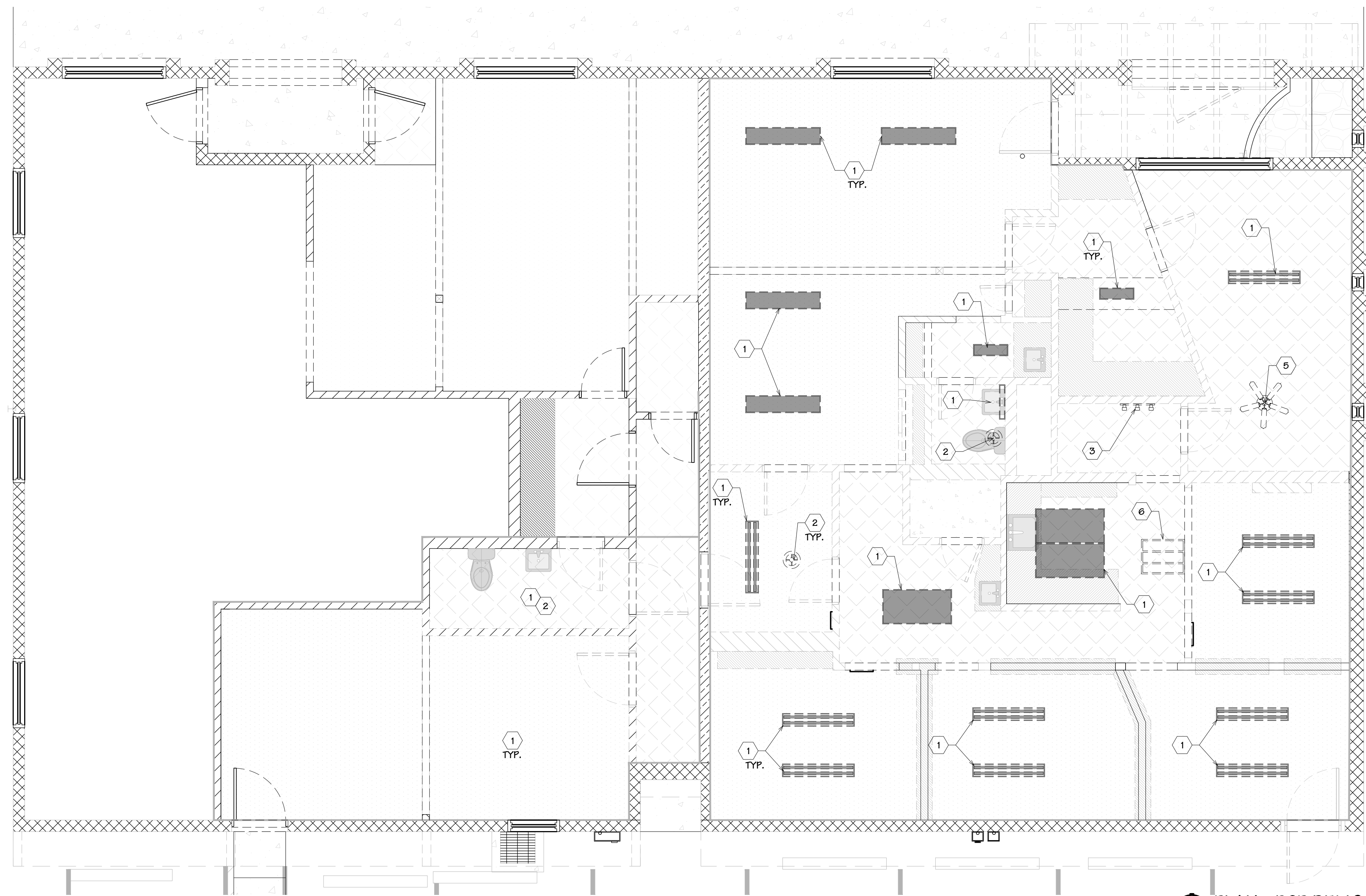
Drawn by: ----
Checked by: ----
Project No: ----
Date: May 02, 2022

Plan - Egress Life & Safety

Sheet:
A-000

KEY NOTES	
1	EXISTING SURFACE MOUNTED LIGHT FIXTURES TO BE REMOVED
2	EXISTING EXTRACTOR FAN TO BE REMOVED
3	EXISTING TRACK LIGHT TO BE REMOVED
4	EXISTING RESTROOM FIXTURE TO BE REMOVED
5	EXISTING CEILING FAN TO BE REMOVED
6	EXISTING HVAC ELEMENTS TO BE REMOVED
7	

RCP DEMO LEGEND	
SYMBOL	DESCRIPTION
	DEMO EXISTING 2X4 LIGHT FIXTURE
	DEMO EXISTING 4X1 FIXTURE
	DEMO EXISTING DUAL FLUORESCENT TUBE LIGHT FIXTURE
	DEMO EXISTING 2 FT FIXTURE
	DEMO EXISTING EXTRACTOR FAN
	DEMO EXISTING 2 FT RESTROOM FIXTURE
	DEMO EXISTING TRACK LIGHT
	DEMO EXISTING CEILING FAN



F7 PLAN - RCP DEMO
Scale: 1/4" = 1'-0"



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Dickey's BBQ
1931 Mohave Valley Hwy
Bullhead City, AZ 86442
DRAFT SET

REVISIONS
No. DATE NOTE

No.	DATE	NOTE

Drawn by: _____
Checked by: _____
Project No: _____
Date: May 02, 2022

Plan - RCP Demo

Sheet:
A-102

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS FROM PROPOSED 1 HOUR DEMISING WALL AND EXTERIOR WALLS TAKEN AT FACE
- GYPSUM BOARD TO CENTER OF NEW FRAMING. ALL OTHER DIMENSIONS TO CENTER OF FRAMING.
- ALL NEW FLOOR, WALL, OR ROOF PENETRATIONS TO BE PATCHED. NEW ROOF PENETRATIONS TO BE COORDINATED WITH BUILDING OWNER. ROOF PENETRATIONS TO BE PATCHED BY LANDLORD ROOF
- ROOF INSTALLER TO MAINTAIN EXISTING WARRANTIES. GC TO COORDINATE WITH LANDLORD.
- ALL LOCATIONS SHOWN TO HAVE WALL CABINETS OR WALL HUNG SHELVING TO HAVE FIRE RETARDANT PLYWOOD BACKING.
- ANY PENETRATIONS IN EXISTING FIRE RATED PARTITIONS TO BE FIRE SEALED PER U.L. DESIGN ASSEMBLY.
- R.T.U. ROOF FRAMING IS EXISTING.
- WHEN SAW CUTTING THE EXISTING CONCRETE FOR BELOW-SLAB UTILITIES, OR IN-FILLING A LEAVE-OUT, THE SLAB IS TO BE PATCHED ACCORDINGLY: #5 REBAR TO BE DOWELLED INTO FACE OF EXISTING SLAB WITH EPOXY AT 1'-0" O.C., MAX. SPACING. DOWEL TO HAVE 12" MIN. EMBEDMENT INTO EXISTING SLAB AND 12" MIN. EXTENSION INTO NEW IN-FILL SLAB. WELDED WIRE MESH TO BE INSTALLED THROUGHOUT SLAB POUR AREA. TRENCH/LEAVE-OUT TO BE FILLED WITH GRAVEL FLUSH WITH EXISTING. INSTALL VAPOR BARRIER AND 3000 PSI CONCRETE POURED FLUSH WITH EXISTING SLAB.
- ALL ABOVE CEILING UTILITIES TO BE INSTALLED TIGHT TO STRUCTURE. PROVIDE CLEAR ACCESS TO ALL VALVES AND CONTROL BOXES PER CODE MINIMUM REQUIREMENTS.
- ALL WOOD AND PLYWOOD BLOCKING TO BE FIRE RETARDANT TREATED.
- ANY DIFFERENCES BETWEEN THE EXISTING CONDITIONS AS THEY ARE SHOWN IN THESE DRAWINGS AND THE EXISTING CONDITIONS THAT ARE ENCOUNTERED ON-SITE ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- QUARRY TILE AT KITCHEN TO BE SLOPED TO INTERIOR DRAINS, TYP.
- BASE OF ALL WET WALLS ON KITCHEN SIDE ARE TO BE WATERPROOFED.
- LOCATION OF NEW DOOR TO BE COORDINATED WITH LANDLORD.

NOTE:
SEE SHEET A-001 FOR FINISH SCHEDULES.

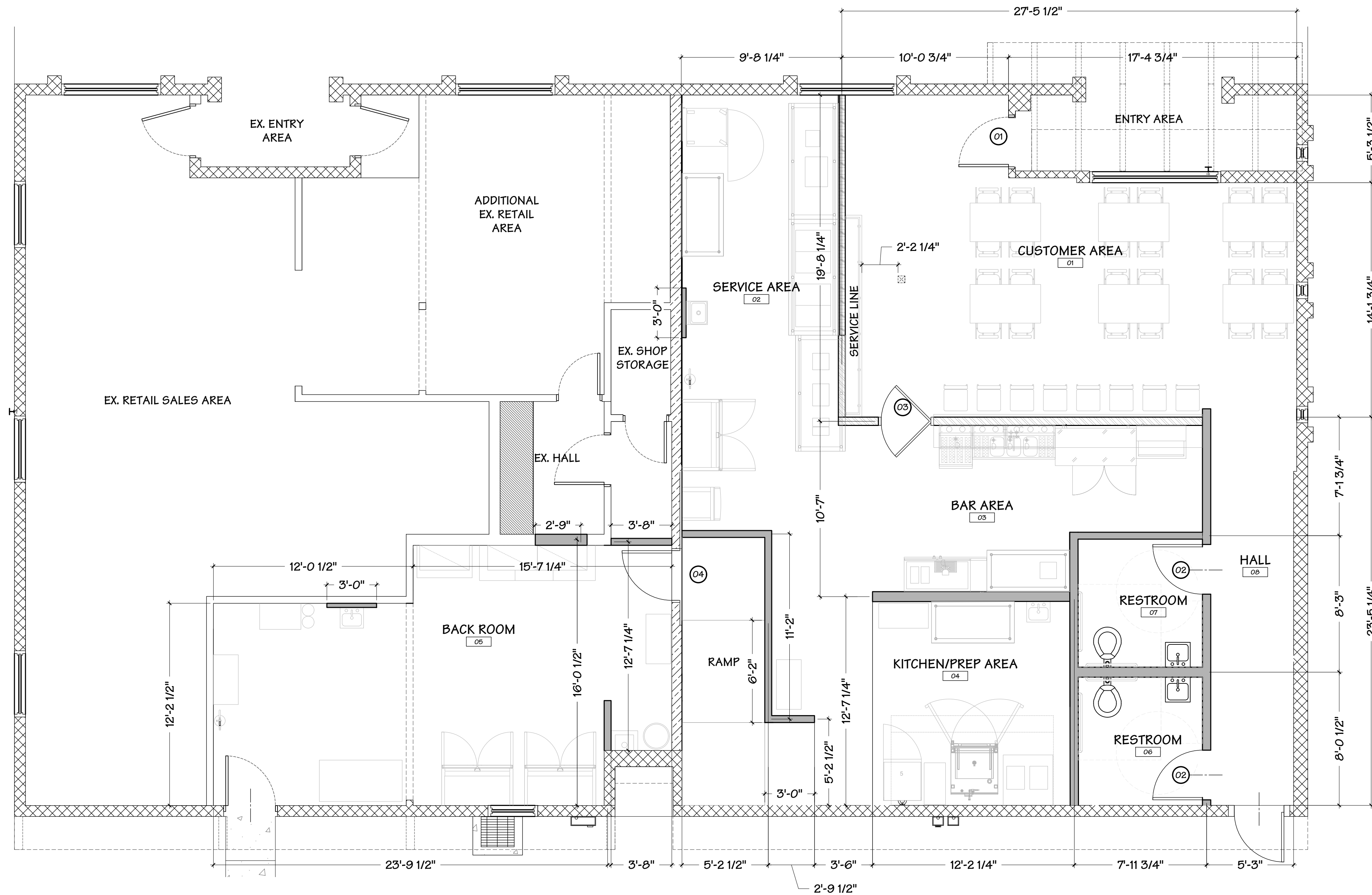
TAG LEGEND:
00 ROOM NUMBER

INDICATOR TYPE	DESCRIPTION
[Symbol]	EXISTING WALLS, TO REMAIN
[Symbol]	EXISTING EXTERIOR WALLS, TO REMAIN
[Symbol]	EXISTING DEMISING WALL
[Symbol]	NEW EXTERIOR WALL, MATCH EXISTING FRAMING, EXT & INT FINISH
[Symbol]	NEW WALL, 4" STUD, EXTEND TO PLATE HEIGHT
[Symbol]	NEW PLUMBING WALL "PM", 6" STUD, EXTEND TO PLATE HEIGHT
[Symbol]	NEW SHORT WALL, 4" STUD
[Symbol]	NEW SHORT WALL, WOOD SNEEZE GUARD

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ERECTING WALLS AND STARTING CONSTRUCTION. RESOLVE ANY QUESTIONS, ERRORS, OR DISCREPANCIES WITH ARCHITECT.

BUILDING AREA	
GROSS RESTAURANT AREA	1,686.36 SQ. FT.
GROSS EXISTING SHOP AREA	1,753.65 SQ. FT.

ROOM AREA		
TAG	ROOM	SQ. FT.
01	CUSTOMER AREA	436.21
02	SERVICE AREA	189.03
03	BAR AREA	266.49
04	KITCHEN/PREP AREA	306.62
05	BACKROOM	378.79
06	MEN'S RESTROOM	58.07
07	WOMEN'S RESTROOM	58.03
08	HALL	117.17
TOTAL AREA:		1,810.41



F7 PLAN - FLOOR NEW
Scale: 1/4" = 1'-0"



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www.bluestonebuild.com

Drake R. Hitchcock, Architect
TX Registration # 21450

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Dickey's BBQ
1931 Mohave Valley Hwy
Bullhead City, AZ 86442
DRAFT SET


REVISIONS		
No.	DATE	NOTE



Drawn by: EIM
Checked by: ---
Project No: ---
Date: May 02, 2022

Plan - Floor New

Sheet:
A-111

EQUIPMENT SCHEDULE: 				
TAG	ITEM DESCRIPTION	MANUF.	MODEL	QTY.
1	COMBI OVEN, ELECTRIC	UNOX	XAVC-10F9-EPRM	1
2	MOBILE HEATED CABINET	CAMBRO	UPCH400110	1
5	WORKTOP FREEZER	ATOSA	MGF8405GR	2
6	FLOOR FRYER	IMPERIAL	IF6-40-E	1
8	INDUCTION RANGE, COUNTERTOP	GLOBE	GIR18	2
9	WORK TABLE 60", STAINLESS STEEL	JOHN BOOS	ST6R15-G5K	3
12	MOP SINK	TBD	TBD	1
20	HAND SINK	JOHN BOOS	PBHS-14	3
21	ONE COMPARTMENT SINK	JOHN BOOS	1B-1D	1
22	WALL MOUNTED WIRE SHELVEING	WINCO	VC-1836	3
24	WORK TABLE 84"	JOHN BOOS	ST6-2484G9K	3
25	THREE COMPARTMENT SINK	JOHN BOOS	E358-2D	1
31	REACH IN FREEZER	TURBO AIR	M3F47-2-N	1
32	REACH IN COOLER	TURBO AIR	M3R47-2-N	1
36	WIRE SHELVEING	WINCO	VC-1836	4
50	TOASTER CONTRACT GRILL, CONVEYOR TYPE	APW WYOTT	M-95-2	1
53	COLD FOOD WELL UNIT	WELLS	RCF-200	1
55	HOT FOOD WELL UNIT	WELLS	MOD-200TDM	1
60	PRICE COMPUTING SCALE	GLOBE	GLS30	1
72	BEVERAGE DISPENSER	TBD	TBD	1
73	NUGGET ICE MAKER	ICE-O-MATIC	GMO450	1
75	CO2	TBD	TBD	1
76	TEA BREWER	TBD	TBD	1
77	TEA DISPENSER	TBD	TBD	3
78	POS STATION	TBD	TBD	2
80	WATER HEATER	TBD	TBD	1
81	BAG N BOX SODA SYSTEM	TBD	TBD	1
82	FIRE EXTINGUISHER	TBD	TBD	2
83	DESK	TBD	TBD	1
84	CUSTOM 36" X 36" WORK TABLE	JOHN BOOS	CUSTOM	1
B01	UNDER BAR 3 COMP. SINK	KROWNE	KR19-53C	1
B04	GLASS RACK	KROWNE	KR19-1C	1
B05	BACK BAR CABINET	TURBO AIR	TBB-25GD-N	1
B11	DRAFT BEER COOLER	TURBO AIR	TBD-32DD-N	1
B12	GLASS FROSTER	TURBO AIR	TBC-245D	1

FURNITURE LEGEND: 		
NO.	QTY.	DESCRIPTION
3	24	DINNING CHAIR
6	6	DINNING TABLE
9	1	BAR TABLE TOP
12	8	HIGH BAR CHAIR

SYMBOL LEGEND	
	EQUIPMENT TAG
	FURNITURE TAG

SEATING/EQUIPMENT PLAN KEY NOTES

NOTE 1: SHELVEING TO BE SUPPORTED BY 3/8" ALL THREAD ANCHORED TO SLOTTED UNISTRUT FRAMING ABOVE EXPOSED ALL THREAD IN KITCHEN TO RECEIVE METRO SHELVEING POLE COVERS, UNISTRUT FRAMING TO BE ATTACHED TO EXISTING STRUCTURE. REF. DETAILS ON A-501

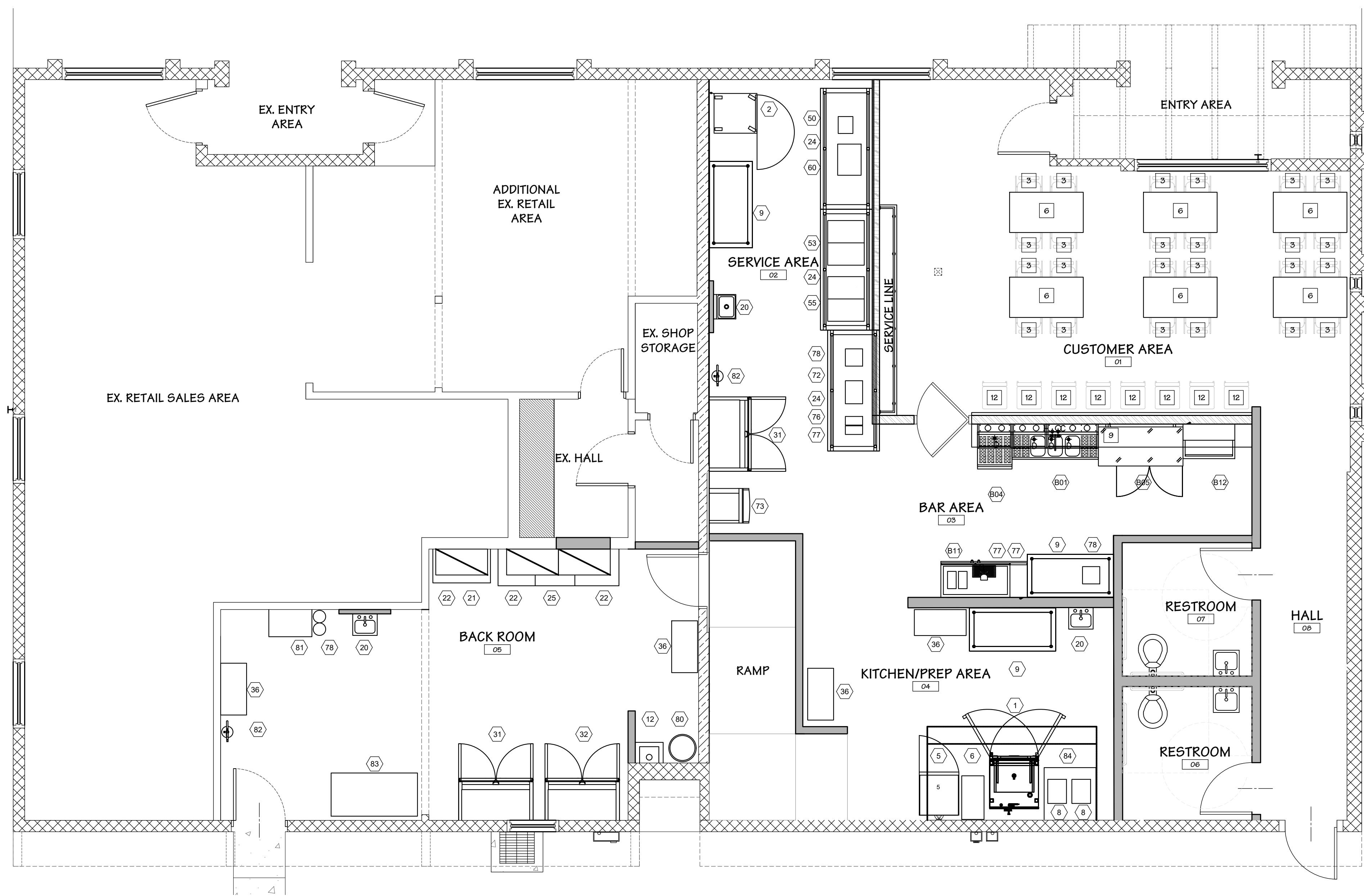
NOTE 2: PROVIDE IN-WALL 2X6 WOOD BLOCKING, CENTERED AT 12" BELOW CEILING. BLOCKING TO BE 12' WIDE, CENTERED ON ADJACENT POS COUNTER.

GENERAL NOTES

1. WATER HEATER NOT SHOWN ON PLANS. WOULD NEED TO BE ABOVE CEILING OR TANKLESS.

2. CO2 TANK TO BE OUT THE BACK DOOR WITH 30" CLEARANCE.

3. WALL BACKING OR BACKER BOARD NEEDED THROUGHOUT WALLS WHERE SHELVEING IS SHOWN.



F7 PLAN - EQUIPMENT
Scale: 1/4" = 1'-0"



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No.	DATE	NOTE

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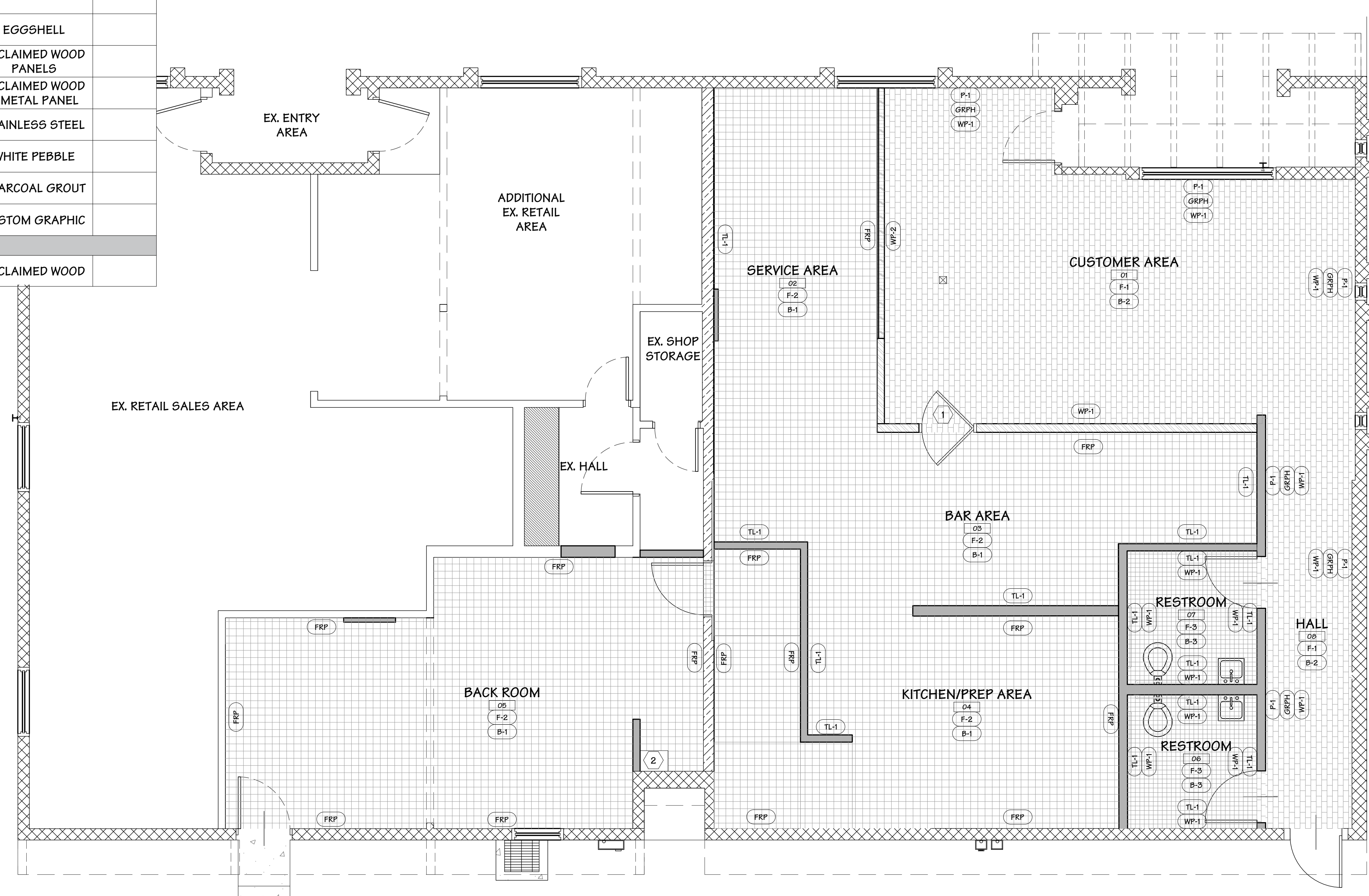
PLAN - EQUIPMENT

Sheet:
A-113

FINISHES LEGEND						
TAG	MANUF.	DESCRIPTION	LOCATION	COLOR	FINISH	REMARKS
FLOOR						
F-1	MOWHAK GROUP	6" X 48" TILE PLANK RESILIENT FLOORING	CUSTOMER AREA	MESQUITE WOOD	RECLAIMED WOOD PANELS	
F-2	DALTILE PAVERS	6" QUARRY TILE	KITCHEN, SERVICE & BAR AREA	RED	SURETHREAD / SMOOTH	
F-3	DALTILE	3" TILE	RESTROOMS	WHITE	CHARCOAL GROUT	
BASE						
B-1	DALTILE PAVERS	6" QUARRY TILE COVERED BASE	KITCHEN AREA	RED	SMOOTH	
B-2	STANFORD SONOMA	2"X6" WOOD BASE	CUSTOMER AREA	BLACK WOOD	BLACK WOOD	
B-3	ROPPE PINNACLE	RUBBER COVE BASE	RESTROOMS	BLACK	BLACK OPAQUE	
CEILING						
C-1	USG	GYP. BD. 2X2 NON-PERFORATED	CUSTOMER AREA	BLACK	EGGSHELL	
C-2	USG	VINYL CLAD, GYP. BD. 2X4 NON-PERFORATED	KITCHEN, SERVICE & BAR AREA	WHITE	EGGSHELL	
C-3	USG	GYP. BD. 2X2 NON-PERFORATED	RESTROOMS	BLACK	EGGSHELL	
WAINSCOT & WALLS						
P-1	SHERMAN WILLIAMS	SW6285 TRICORN BLACK	CUSTOMER AREA, INTERIOR DOORS & FRAMES	BLACK	SEMI-GLOSS	
P-2	BEHR PREMIUM	ULTRA PURE WHITE #2450	KITCHEN SIDE DOORS & FRAMES	WHITE	EGGSHELL	
WP-1	STANFORD SONOMA	RECLAIMED WOOD SLATS	CUSTOMER AREA	WOOD	RECLAIMED WOOD PANELS	
WP-2	STANFORD SONOMA	ROLLED METAL PANEL & DECORATIVE TRIM	SERVICE LINE	WOOD	RECLAIMED WOOD & METAL PANEL	
WP-3	HALIFAX	STAINLESS STEEL PANEL	SMOKER	SS	STAINLESS STEEL	
FRP	MARLITE	4'X10' FIBERGLASS REINFORCED PANEL	B.O.H. WALLS	WHITE	WHITE PEBBLE	
TL-1	DALTILE	4.25" X 12.75" SUBWAY TILE	SERVICE AREA & BAR AREA	WHITE	CHARCOAL GROUT	
GRPH	OWNER PROVIDED GRAPHIC	GRAPHIC WALLPAPER	CUSTOMER AREA	GRAPHIC	CUSTOM GRAPHIC	
MISC.						
C-1	STANFORD SONOMA	WOOD TOP	SHORT WALL	WOOD	RECLAIMED WOOD	

X	KEY NOTES
1	TRANSITION STRIP, REFER TO DETAIL
2	MOP SINK
3	

FLOOR FINISHES LEGEND	
	6" X 48" TILE PLANK RESILIENT FLOORING (F-1)
	6" QUARRY TILE FLOORING (F-2)
	3" TILE FLOORING (F-3)



F7 PLAN - FINISH
Scale: 3/16" = 1'-0"



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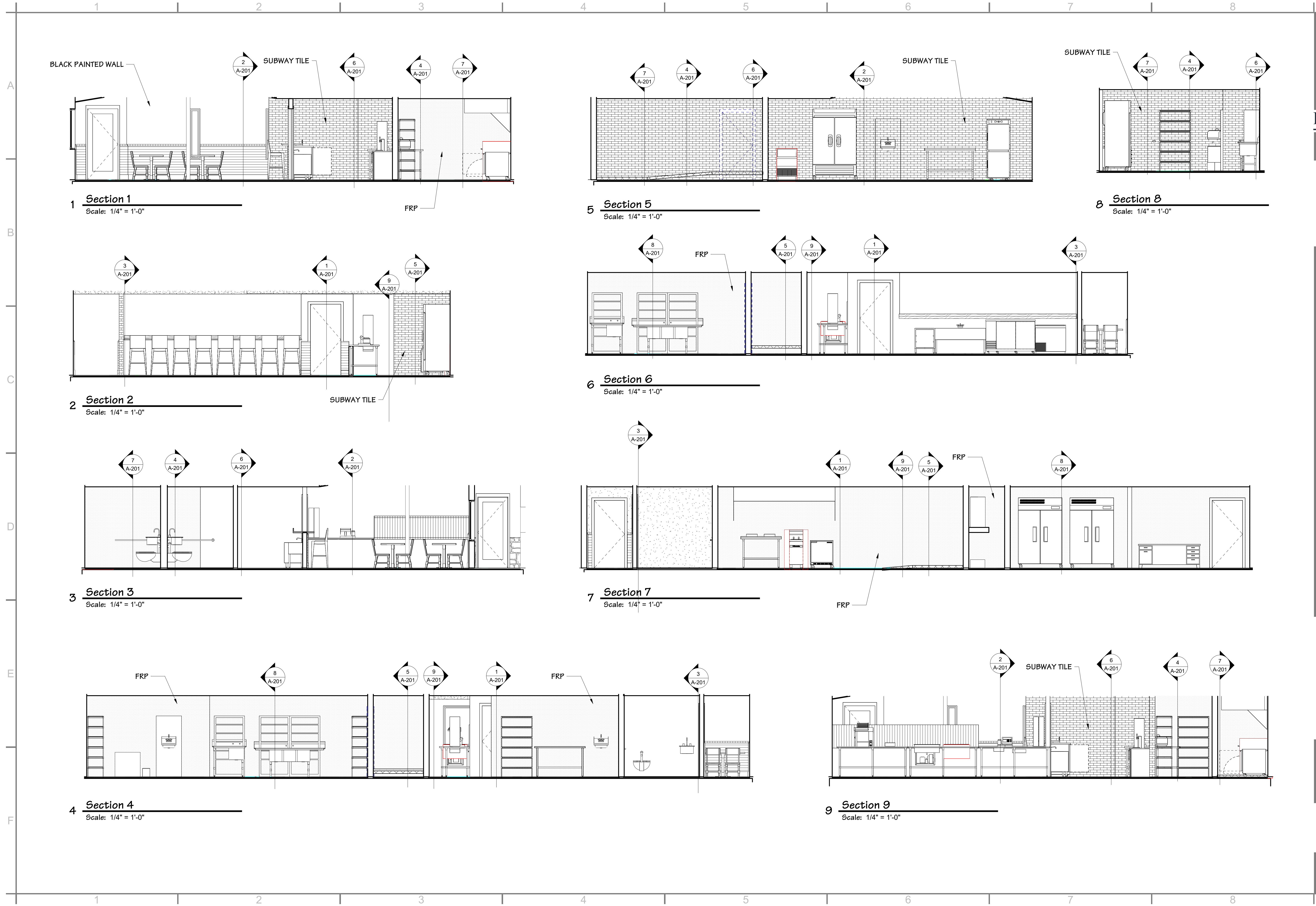
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Plan - Finishes

Sheet:
A-114



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DICKEY'S BBQ #2169
BULLHEAD CITY, AZ
DRAFT SET

REVISIONS		
No.	DATE	NOTE

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Date: 05.02.22

Interior Elevations

Sheet:
A-201

1 2 3 4 5 6 7 8

A

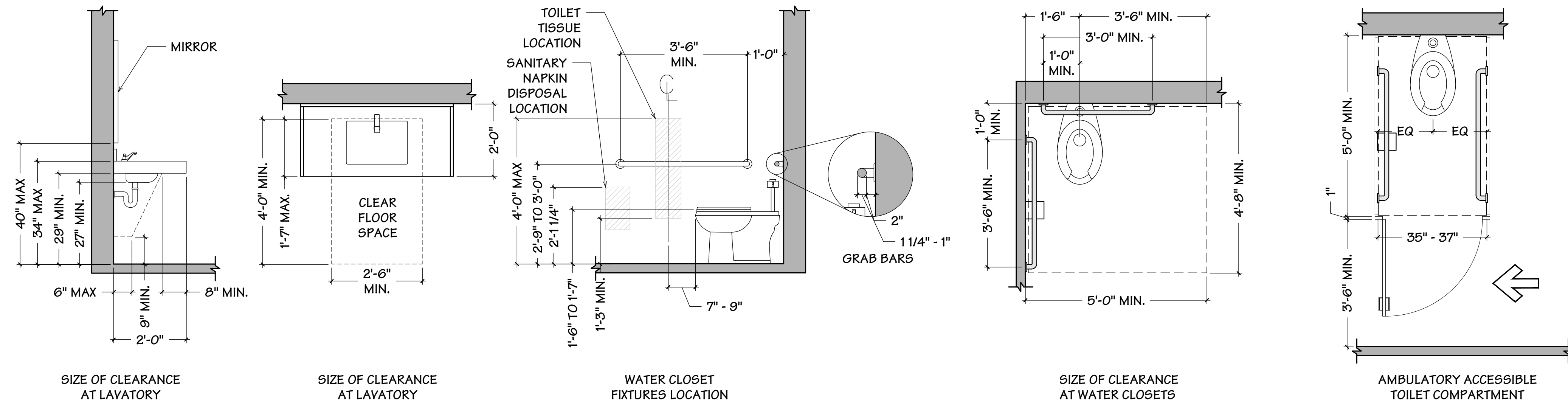
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C

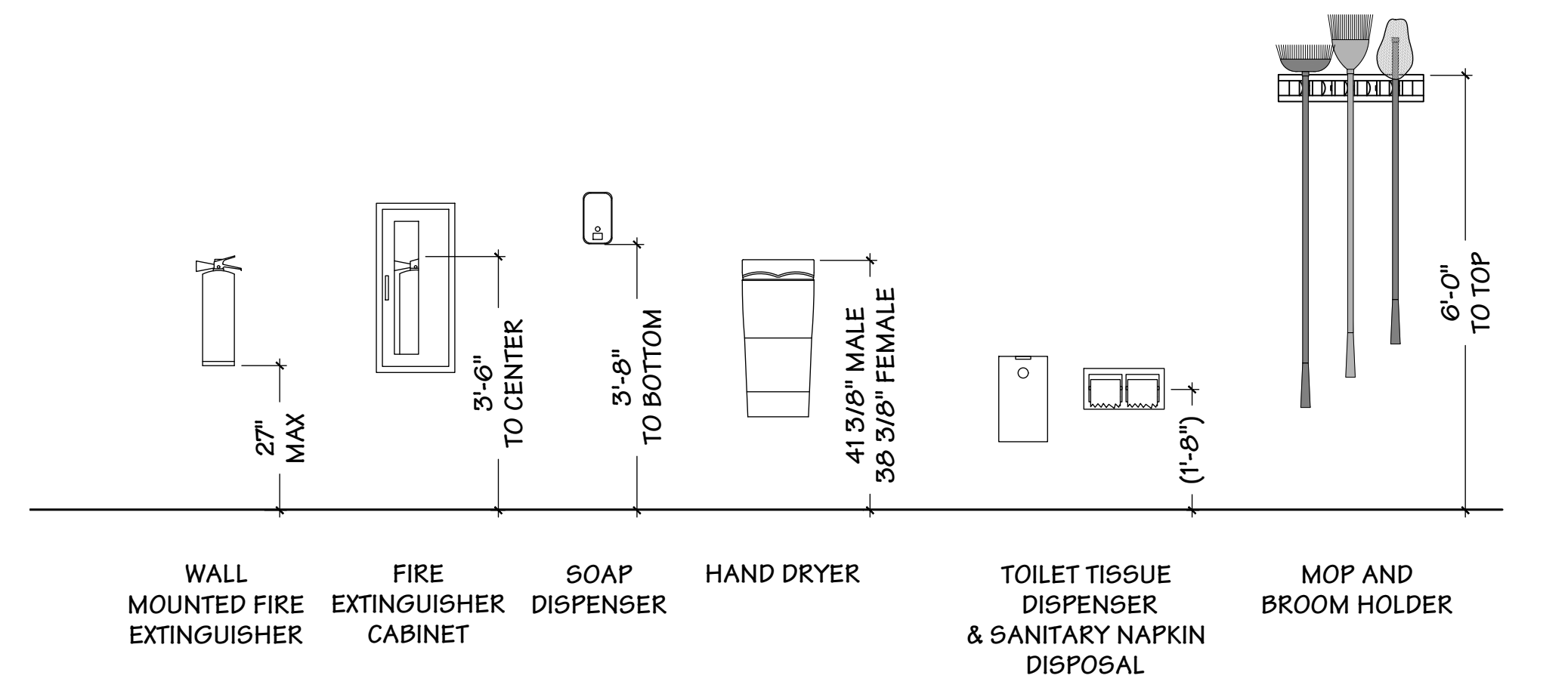
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E

F

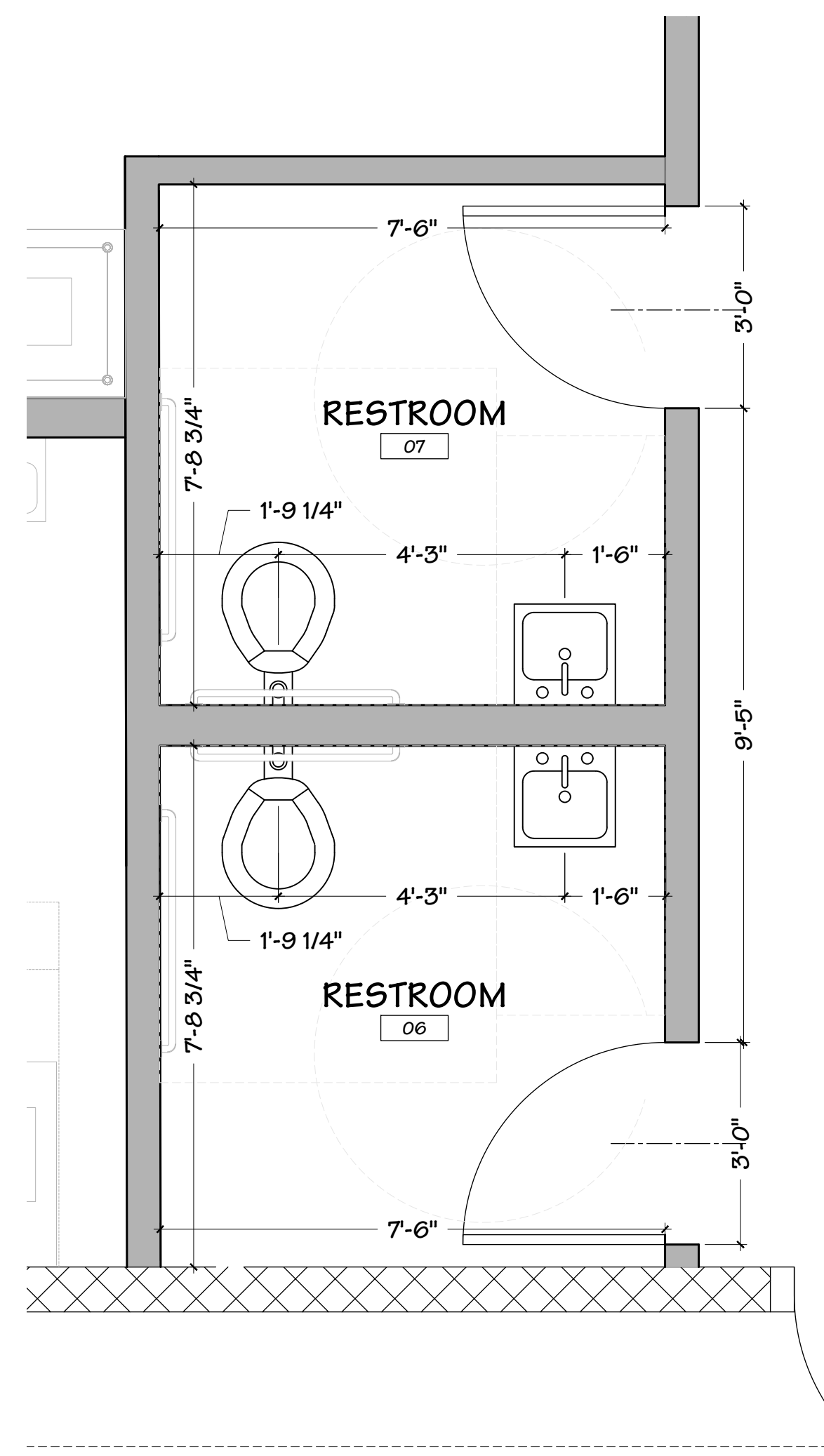


B7 ADA TYPICAL FIXTURE LAYOUT
 Scale: 1/2" = 1'-0"



D3 TYPICAL MOUNTING HEIGHT
 Scale: 1/2" = 1'-0"

LEGEND	
INDICATOR TYPE	DESCRIPTION
[Line style]	EXISTING WALLS, TO REMAIN
[Line style]	NEW WALL, 4" STUD, EXTEND TO PLATE HEIGHT
[Line style]	NEW PLUMBING WALL "P", 6" STUD, EXTEND TO PLATE HEIGHT



F7 PLAN - ENLARGED RR
 Scale: 1/2" = 1'-0"



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DRAFT SET

REVISIONS		
No.	DATE	NOTE

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 Project No: _____
 Date: May 02, 2022

Plan - Enlarged RR

Sheet:
A-401

1 2 3 4 5 6 7 8



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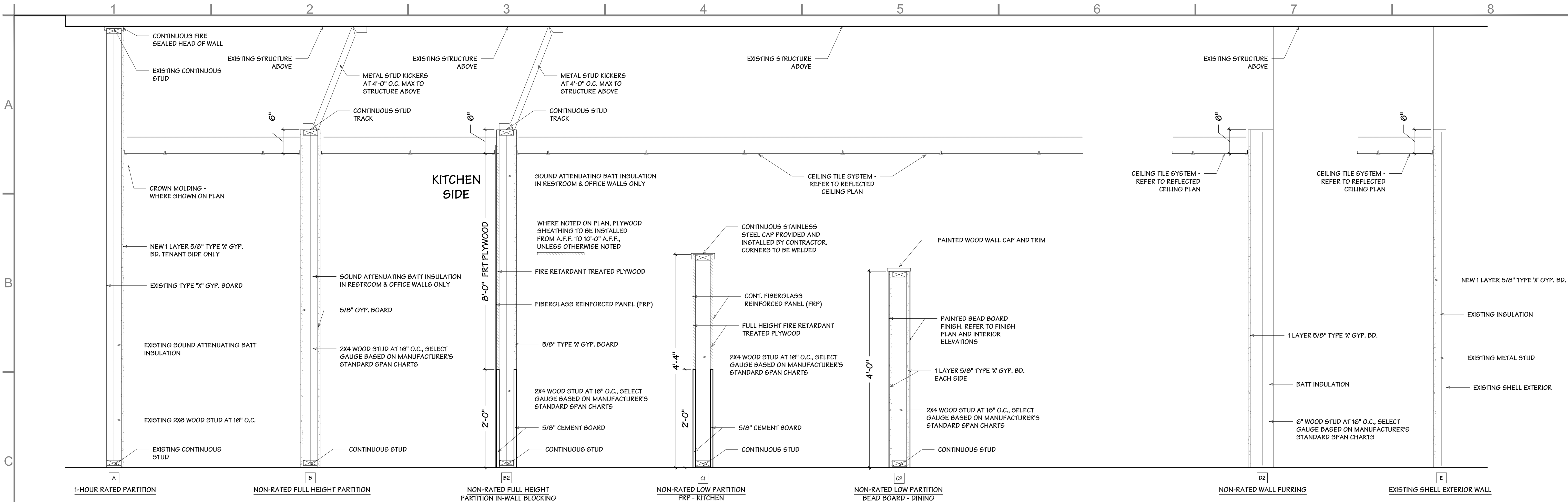
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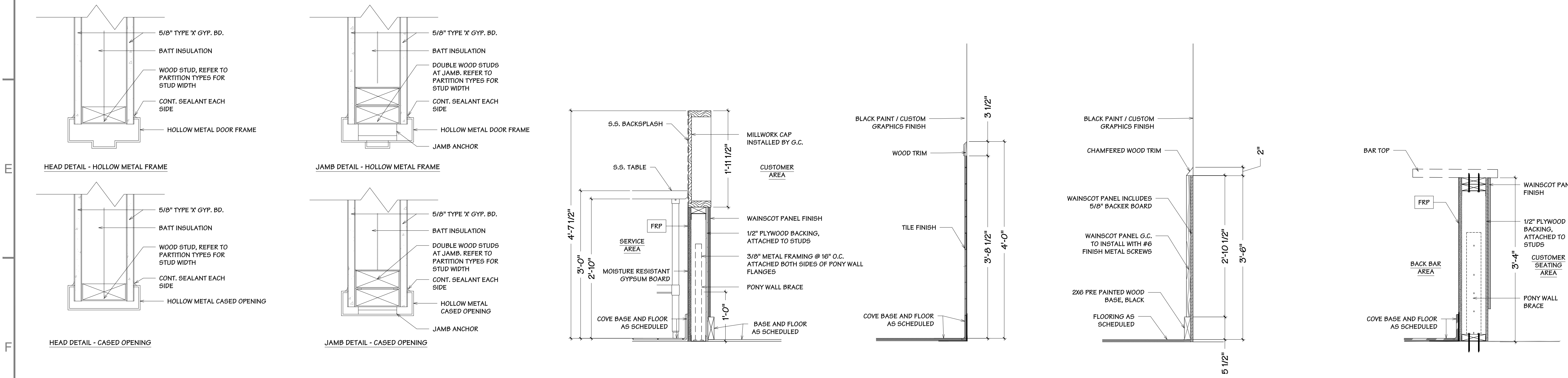


- A2 TYPE 'A2' PARTITION WITH FRP AND IN WALL FIRE RETARDANT BLOCKING
- BP TYPE 'BP' PARTITION WITH 6" METAL STUDS FOR PLUMBING
- BH TYPE 'BH' PARTITION WITHOUT SOUND ATTENUATING BATT INSULATION
- B2P TYPE 'B2P' PARTITION WITH 6" METAL STUDS FOR PLUMBING
- B2H TYPE 'B2H' PARTITION WITHOUT SOUND ATTENUATING BATT INSULATION
- CIP TYPE 'CIP' PARTITION WITH 6" METAL STUDS FOR PLUMBING
- DIP TYPE 'DIP' FURRING WITH 3-5/8" METAL STUDS
- D2P TYPE 'D2P' FURRING WITH 6" METAL STUDS FOR PLUMBING

PARTITION TYPE GENERAL NOTES

- FLOOR TO CEILING FIRE RETARDANT TREATED PLYWOOD AT ALL KITCHEN SIDE WALLS.
- SOUND ATTENUATING BATT INSULATION TO BE INSTALLED IN RESTROOM AND OFFICE WALLS ONLY.

D7 DTL - PARTITION TYPES
Scale: 1" = 1'-0"



F2 DTL - TYPICAL OPENINGS
Scale: 3" = 1'-0"

D7 DTL - LOW WALL W/ MILLWORK CAP
Scale: 1" = 1'-0"

D7 DTL - WAINSCOT @ RR
Scale: 1" = 1'-0"

D7 DTL - WAINSCOT
Scale: 1" = 1'-0"

D7 DTL - BAR WALL
Scale: 1" = 1'-0"

REVISIONS

No.	DATE	NOTE

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 Date: **May 02, 2022**

Details

Sheet:
A-501

ROOM FINISH SPECIFICATIONS

1. ALL DRYWALL WALLS TO RECEIVE ORANGE PEEL FINISH.
2. ALL FINISHES TO BE INSTALLED COMPLETE W/ REQUIRED TRIM & ACCESSORIES PER ITEMS MANUFACTURER'S INSTRUCTIONS.
3. CEILING SHALL BE WASHABLE, HARD SURFACE VINYL FACED 24"x48" LAY-IN ACOUSTICAL PANELS TO MATCH EXISTING.
4. DRYWALL CEILING IN RESTROOM.
5. ALL DOORS, FRAMES AND WOOD TRIM - SEE DOOR SCHEDULE FOR DETAILS

NOTE:

ALL NEW MATERIALS TO BE DONATED:
LUMBER
FLOORING
FIRE ALARM

DOOR SCHEDULE

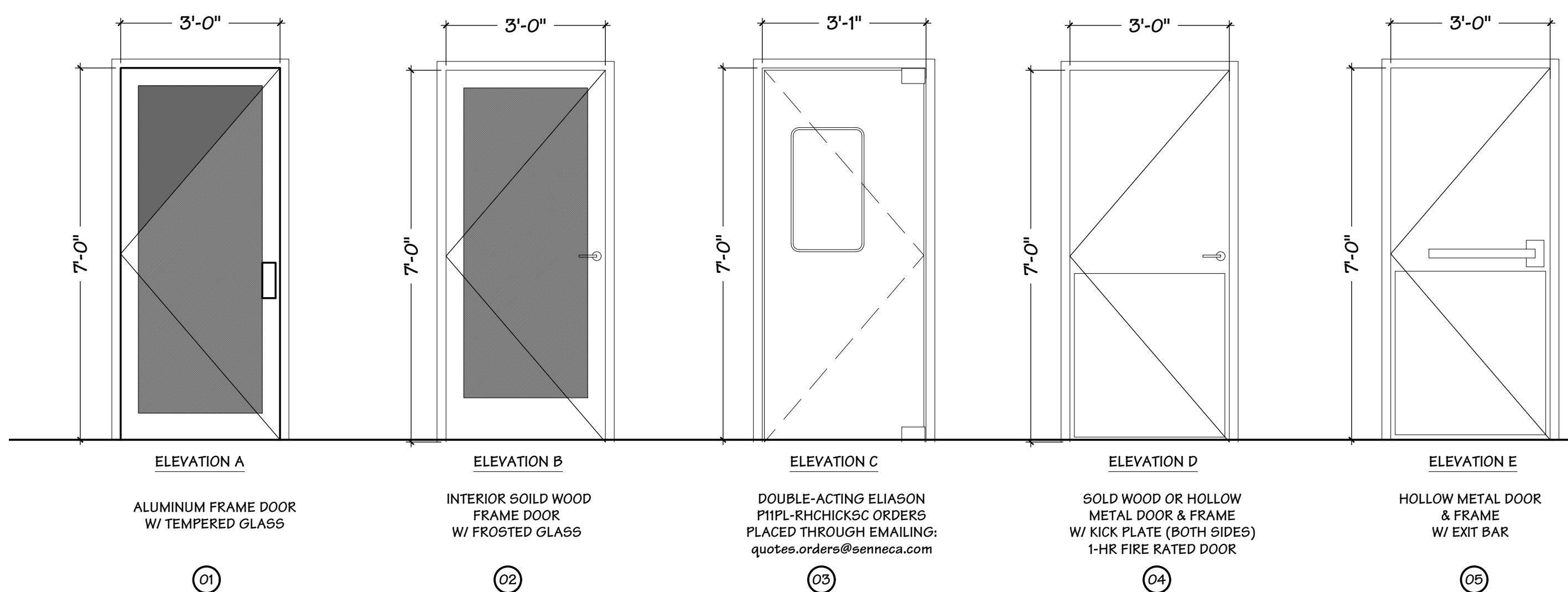
1 - DOOR TYPE "A"				
MARK: STANDARD DOOR	SIZE: 3'-0" X 7'-0", F	CORE: WOOD	FRAME: HOLLOW METAL	CORE THICKNESS: 1 3/4"
HARDWARE SPECIFICATION				
CURRIES	1	FRAME	"C" SERIES 5 5/8"	16 G.A. KNOCKDOWN
	1	DOOR	SOLID PARTICLE BOARD CORE	1 3/4" FLUSH
HAGER	3	HINGES	BB1279 4 1/2" X 4 1/2"	26D
SCHLAGE	1	PRIVACY SETHINGES	AL405XSATURNX2 3/4" X 4 7/8"	26D
NORTAN	1	CLOSER	B501BF	ALUMINUM
HAGER	1	STOP	WALL - 236W OR FLOOR - 241F	26
2 - DOOR TYPE "B"				
MARK: KITCHEN DOOR	SIZE: 3'-0" X 7'-0", F	CORE: WOOD	FRAME: HOLLOW METAL	CORE THICKNESS: 1 3/4"
HARDWARE SPECIFICATION				
CURRIES	1	FRAME	"C" SERIES 5 5/8"	16 G.A. KNOCKDOWN
	1	DOOR	SOLID PARTICLE BOARD CORE	1 3/4" FLUSH
HAGER	3	HINGES	BB1279 4 1/2" X 4 1/2"	26D
SCHLAGE	1	LOCKSET	AL53PDxSATURNx 2 3/4"x4 7/8"	26D
NORTAN	1	CLOSER	B501BF	ALUMINUM
HAGER	1	STOP	WALL - 236W OR FLOOR - 241F	26
3 - DOOR TYPE "C"				
MARK: DUTCH DOOR	SIZE: 3'-0" X 7'-0", F	CORE: WOOD	FRAME: WOOD	CORE THICKNESS: 1 3/4"
HARDWARE SPECIFICATION				
SCHLAGE	1	PRIVACY SETHINGES	AL405XSATURNX2 3/4" X 4 7/8"	26D
HAGER	4	HINGES	BB1279 4 1/2" X 4 1/2"	26D
NORTAN	1	CLOSER	B501BF	ALUMINUM
HAGER	1	STOP	WALL - 236W OR FLOOR - 241F	26
4 - DOOR TYPE "D", PAIR				
MARK: EXTERIOR DOOR	SIZE: 3'-0" X 7'-0", FG	CORE: GLASS/ALUMINUM	FRAME: ALUMINUM	CORE THICKNESS: 1 3/4"
HARDWARE SPECIFICATION				
SCHLAGE	1	MORTISE CYLINDER 20-001	1 1/4"xCYL. RING	FINISH TO MATCH ALUMINUM DOORS
	AS REQUIRED	HINGES/PIVOTS		
	AS REQUIRED	CLOSERS		
	AS REQUIRED	PUSH/PULL		
	AS REQUIRED	THRESHOLD		
	1	PR FLUSH BOLT		
	1	MORTISE T-TURN	CYLINDER LOCKSET	ON ACTIVE LEAF

5 - DOOR TYPE "E"

MARK: REAR DOOR	SIZE: 4'-0" X 7'-0", F	CORE: HOLLOW METAL	FRAME: HOLLOW METAL	CORE THICKNESS: 1 3/4"
HARDWARE SPECIFICATION				
CURRIES	1	FRAME	"M" SERIES 5 3/4"	16 G.A. KNOCKDOWN
CURRIES	1	DOOR	7075 SERIES FLUSH	20 G.A. W / TOP CAP
HAGER	3	HINGES	BB1297 NRP 4 1/2" X 4 1/2"	26D
MONARCH	1	EXIT DEVICE	19-R-L-CONTROL X DANE X 560	MAL/32D
SCHLAGE	1	MORTISE CYLINDER	20-001 1 1/2" "C" SECTION	26D
NORTAN	1	CLOSER	CLP8501BF	ALUMINUM
HAGER	1	DOOR SWEEP	7565AV 48"	ALUMINUM
HAGER	1	THRESHOLD	4125L 48"	ALUMINUM
HAGER	1	WEATHER STRIP	6	CHARCOAL
HAGER	1	RAINDRIP	B105A 40"	ALUMINUM
PRECISION	1	LOCK GUARD	1627NL	PRIME PAINT

NOTE:
ALL HARDWARE TO MEET LOCAL AND A.D.A. CODES. ALL HARDWARE TO BE LEVER TYPE ON ALL DOORS. ALL EXIT DOORS TO BE INTERIOR LATCH TYPE THAT OPEN WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE. PROVIDE TWO CHANGE KEYS PER LOCK/CYL. AND 3 MASTER KEYS.

REF: F2 ON THIS SHEET FOR HEAD AND JAMB DETAILS



* NOTE: NO DOOR IN KITCHEN/WET AREA SHALL BE WOOD DUE TO MOISTURE RETENTION

F7 DTL - DOOR TYPES
Scale: 1/2" = 1'-0"



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REVISIONS		
No.	DATE	NOTE

Drawn by: _____
Checked by: _____
Project No: _____
Date: **May 02, 2022**

Schedule - Finish & Door

Sheet:
A-601

ELECTRICAL EQUIPMENT SCHEDULE

TAG	ITEM DESCRIPTION	QTY.	VOLTAGE	AMPS	WATTS	PH
1	COMBI OVEN, ELECTRIC	1	208	118	28600	1
2	MOBILE HEATED CABINET	1	120	18.3	2192	1
4	ELECT. FLOOR FRYER	1	208	58.3	14000	1
5	UNDER COUNTER FREEZER	1	115	1.8		1
8	INDUCTION RANGE, COUNTERTOP	2	120	15	1800	1
31	REACH IN FREEZER	2	115	8.6		1
32	REACH IN COOLER	1	115	2.8		1
50	TOASTER CONTRACT GRILL, CONVEYOR TYPE	1	208	13.8	2780	1
53	COLD FOOD WELL UNIT	1	115	5		1
55	HOT FOOD WELL UNIT	1	208		1240	1
60	PRICE COMPUTING SCALE	1	115	0.1		1
73	NUGGET ICE MAKER	1	115	12.9		1
76	TEA BREWER	2	110	15		1
78	POS STATION	3	110	5		1
80	ELECTRIC WATER HEATER	1	208	45.8	15000	1
B05	BACK BAR CABINET	1	115	2		1
B11	DRAFT BEER COOLER	1	110	5		1
B12	GLASS FROSTER	1	115	5.3		1

* THE FOOD SERVICE SCHEDULE PROVIDED HERE IS PRELIMINARY. DUE TO EQUIPMENT AVAILABILITY ISSUES, THE G.C./E.C. SHALL VERIFY EXACT EQUIPMENT PACKAGE AS DELIVERED TO THE JOB SITE AND ADJUST BREAKER/WIRE/PLUG/ETC. TO MATCH EQUIPMENT NAMEPLATE DATA.

GENERAL NOTES

- DUPLEX AND DOUBLE DUPLEX RECEPTACLES FOR P.O.S. SYSTEM (ISOLATED GROUND RECEPTACLES) SHALL NOT SHARE CONDUIT WITH ANY NORMAL POWER DEVICES. ISOLATED GROUND RECEPTACLES SHALL BE ORANGE IN COLOR AND PROVIDED WITH AN ADDITIONAL GROUNDING CONDUCTOR BACK TO ELECTRICAL SERVICE POINT. ISOLATED GROUND CONDUCTOR SHALL NOT BE COMBINED, EACH SHALL BE ROUTED BACK TO ELECTRICAL SERVICE POINT.
- DUPLEX AND DOUBLE DUPLEX RECEPTACLES IN THE PUBLIC AREAS SHALL BE "WHITE" IN COLOR, BACK OF HOUSE SHALL BE "WHITE" AND ON THE COOKLINE SHALL BE STAINLESS STEEL. COORDINATE FINAL COLORS WITH ARCHITECT AND OWNER.
- ALL ELECTRICAL EQUIPMENT UNDER HOODS SHALL BE SHUNT TRIPPED THROUGH FIRE SUPPRESSION SYSTEM. REF KITCHEN DRAWINGS.
- WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE POWER TO REFRIGERATION CONDENSERS ON ROOF.
- WHERE APPLICABLE, ALL CONDUIT PASSING THROUGH THE WALLS, CEILINGS OR FLOORS OF THE WALK-IN UNIT SHALL BE SEALED PER NEC ARTICLE 300.7.
- WHERE APPLICABLE, CONTRACTOR SHALL WIRE LIGHTS, DOOR HEAT STRIP AND HEAT TAPE AT CONDENSATION LINES AT WALK-IN COOLER AND FREEZER.
- PER NEC ARTICLE 210.8(B)(2), ALL 120 VOLT 15 AND 20 AMP DUPLEX RECEPTACLES INSTALLED IN THE KITCHEN SHALL HAVE GFCI PROTECTION FOR PERSONNEL. PROVIDE A GFCI TYPE RECEPTACLE IN A READILY ACCESSIBLE LOCATION, OTHERWISE PROVIDE A GFI BREAKER IN THE PANELBOARD.
- FURR OUT WALLS AS NEEDED TO RUN POWER / DATA / PLUMBING LINES. MAINTAIN CRITICAL HOLD DIMENSIONS PER ARCHITECT. COORDINATE WITH ARCHITECT.
- PROVIDE HEAT TRACE ON ALL PLUMBING LINES SUBJECT TO FREEZING CONDITIONS.

BULLHEAD CITY, AZ NOTE:

G.C. SHALL FIELD VERIFY ALL CONDITIONS. THE ENGINEER WAS NOT CONTRACTED TO VISIT THE JOB SITE TO CONFIRM EXISTING CONDITIONS. NOTIFY ENGINEER IF FIELD CONDITIONS WERE DIFFERENT THAN INDICATED HEREIN.

BULLHEAD CITY, AZ NOTE:

THIS BUILDING APPEARS TO HAVE ORIGINALLY BEEN A RESIDENTIAL STYLE BUILDING. PREVIOUSLY CONVERTED TO AN OFFICE USE IT WILL NOW BE CONVERTED TO A RESTAURANT. THE G.C. SHALL ADJUST THE INSTALLATION OF EQUIPMENT AS NEEDED TO ACCOUNT FOR PECULIARITIES ASSOCIATE WITH THIS TYPE OF BUILDING CONVERSION PROJECT.

BULLHEAD CITY, AZ NOTE:

G.C. SHALL ASSUME THAT THE SPACE IS BEING TURNED OVER IN AS-IS CONDITION, AND THAT ALL WORK REQUIRED FOR A COMPLETE AND FUNCTIONAL RESTAURANT SHALL BE BY THE G.C. THE G.C. SHALL VISIT THE JOB SITE TO CONFIRM ALL EXISTING CONDITIONS PRIOR TO BID.

BULLHEAD CITY, AZ NOTE:

THIS IS AN ELECTRIC-ONLY JOB SITE. NO GAS IS AVAILABLE. ANY REFERENCE TO GAS PIPING, GAS INSTALLATION, ETC SHOULD BE IGNORED. IF ANY GAS-FIRED EQUIPMENT IS FOUND TO BE SPECIFIED, NOTIFY ARCHITECT FOR ALTERNATE (ELECTRIC) SPECIFICATION.

REFER TO SHEET MEP2.0 FOR POWER FOR ROOF MOUNTED EQUIPMENT.

BULLHEAD CITY, AZ NOTE:

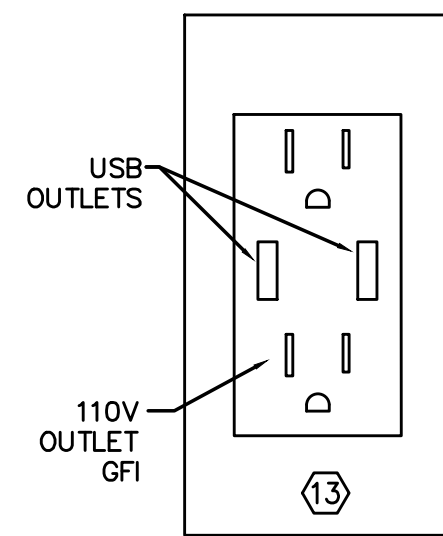
ALL EQUIPMENT FOR THIS JOB SITE SHALL BE ORDERED AT SINGLE PHASE. THREE PHASE POWER IS NOT AVAILABLE AT THIS JOB SITE.

POWER KEYED NOTES 'O'

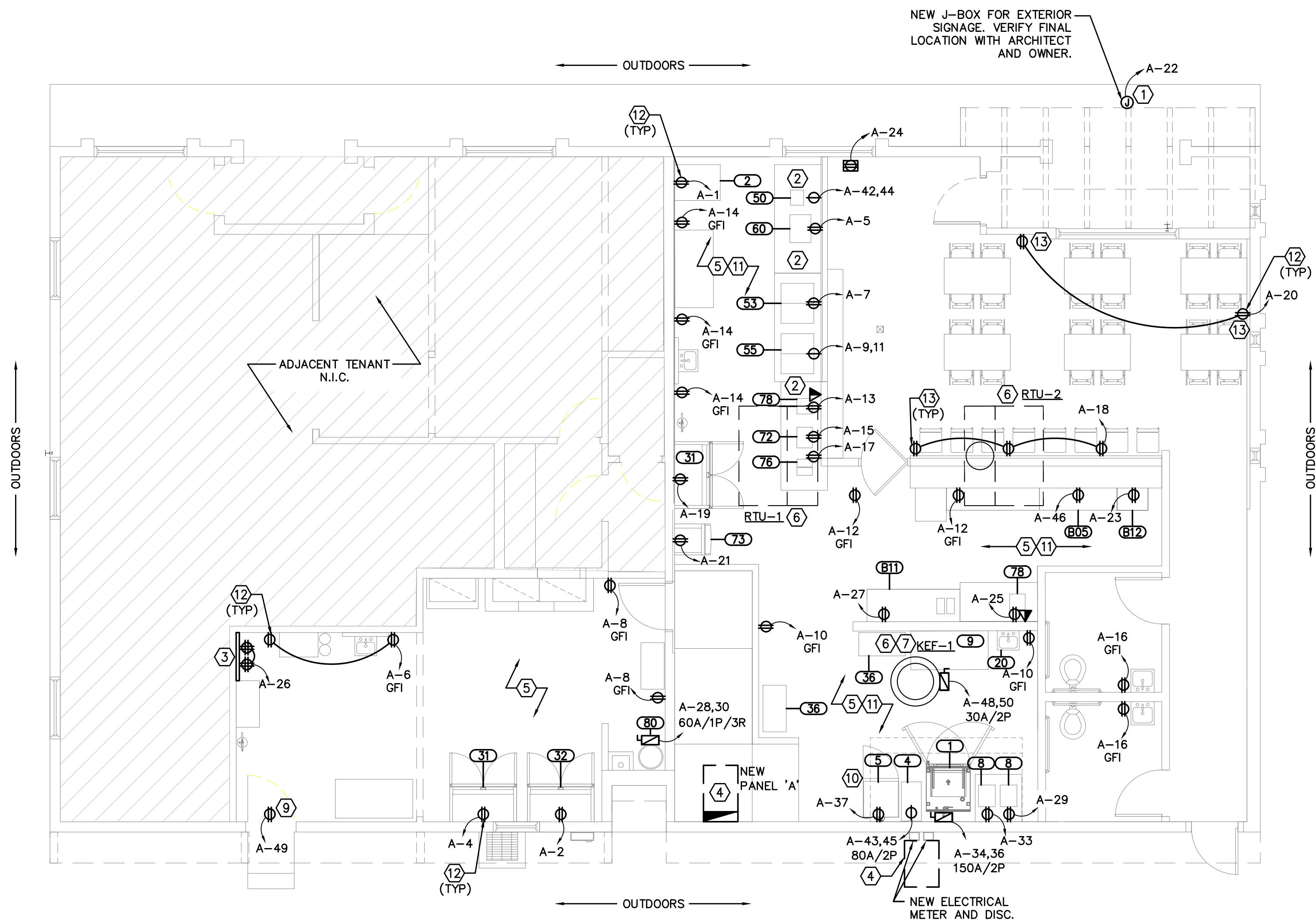
- VERIFY NEW BUILDING SIGNAGE HAS NEC COMPLIANT MEANS OF DISCONNECT. PROVIDE AS NECESSARY. COORDINATE EXACT QUANTITIES AND LOCATIONS OF SIGNAGE WITH OWNER. CONTRACTOR MAY REUSE EXISTING J-BOXES FOR SIGNAGE WHERE POSSIBLE.
- WHERE A FULL HEIGHT WALL IS NOT AVAILABLE, ROUTE CONDUITS FOR POWER AND DATA LOW WITHIN MILLWORK. PROVIDE CAT-5 CABLE FOR P.O.S. EQUIPMENT.
- 24"x24"x3/4" PLYWOOD SHELF AT HEIGHT INDICATED PER PLANS WITH DUPLEX RECEPTACLE. FOR TELEPHONE SYSTEM. ELECTRICAL CONTRACTOR TO PROVIDE TELEPHONE CONDUIT FROM LANDLORD'S DEMARC. CONTRACTOR TO VERIFY. CONTRACTOR MAY REUSE EXISTING CIRCUIT FOR TELEPHONE BOARD WHERE POSSIBLE.
- NEW PANEL 'A', WILL BE SURFACE MOUNTED. NEW 600A, 120/240V, 1φ, 3 WIRE ELECTRICAL SERVICE. REFER TO SHEET E3.0 FOR ADDITIONAL INFORMATION. MAINTAIN 36" CLEAR SERVICE SPACE IN FRONT OF ELECTRICAL PANELS, PER NEC.
- ALL 15A AND 20A 120V OUTLETS IN KITCHEN AND PREP AREA AND ALL OUTLETS WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK TO BE GFCI PROTECTED, PER NEC 210.8(B).
- CONTRACTOR SHALL INTERLOCK KEF-1 AND RTU(S) (FANS) TO RUN TOGETHER.
- KEF-1 SHALL BE ROOF-MOUNTED TYPE. REFER TO M1.0, MEP2.0 FOR ADDITIONAL INFORMATION.
- NOT USED.
- PROVIDE FLY FAN/FLY LIGHT (TRAP) AT REAR DOOR AREA AS REQUIRED BY A.H.J. IF A.H.J. ALLOWS A FLY TRAP, USE PRODUCT EQUAL TO FLY-LIGHTS MINI 18/14, 18W, OUTLET AT +114" AFF.
- PROVIDE SHUNT TRIP BREAKERS FOR ALL ELECTRICAL EQUIPMENT LOCATED UNDER TYPE 1 KITCHEN HOODS. SHUNT TRIP BREAKERS SHALL BE ACTIVATED BY ANSUL SYSTEM SERVING HOOD.
- ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL BE GFCI WITH RESETS IN AN ACCESSIBLE LOCATION. IF PLACED IN AN INACCESSIBLE LOCATION, CONTRACTOR SHALL PROVIDE A GFCI CIRCUIT BREAKER IN THE PANELBOARD. CONTRACTOR SHALL PROVIDE ALL CONTACTORS AND RELAYS TO INTERCONNECT THE GFCI CIRCUIT BREAKER WITH THE HOOD SYSTEM TO SHUNT POWER FROM ALL RECEPTACLES LOCATED UNDER THE HOODS.
- FURROUT EXTERIOR/DEMISING WALL AS NECESSARY FOR POWER CONNECTION.
- PROVIDE USB/OUTLET COMBO FOR BAR, AT +36" A.F.F. LEVITON T5632 W/ ONE 110V PLUG. 3.6A MAX DRAW PER PLUG, TWO USE PORTS, SEE DETAIL 3, THIS SHEET
- NEW SERVICE ENTRY AND METERING EQUIPMENT, PER LOCAL UTILITY STANDARDS. MAINTAIN 36" CLEAR...

POWER LEGEND

MARK	DESCRIPTION
⊖	DUPLEX OUTLET AT 18" A.F.F. (U.N.O.)
⊖	DEDICATED DUPLEX OUTLET AT 18" A.F.F. (U.N.O.)
⊖	QUAD OUTLET AT 18" A.F.F. (U.N.O.)
⊖	J-BOX IN CEILING
⊖	SPECIAL PURPOSE HARDWIRE CONNECTION AS REQ. BY EQUIPMENT SPECIFICATIONS
⊖	ELECTRICAL DISCONNECT
▶	PHONE/DATA



2 | USB/OUTLET COMBO
SCALE: NOT TO SCALE

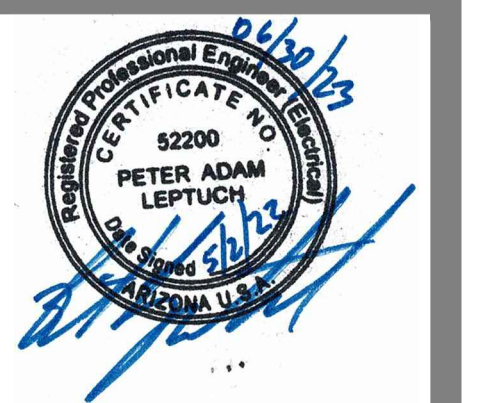


1 | POWER PLAN
SCALE: 3/16"=1'-0"

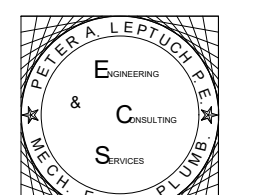


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PERMIT SET



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(940) 808-0615

REVISIONS

No.	DATE	NOTE
1		

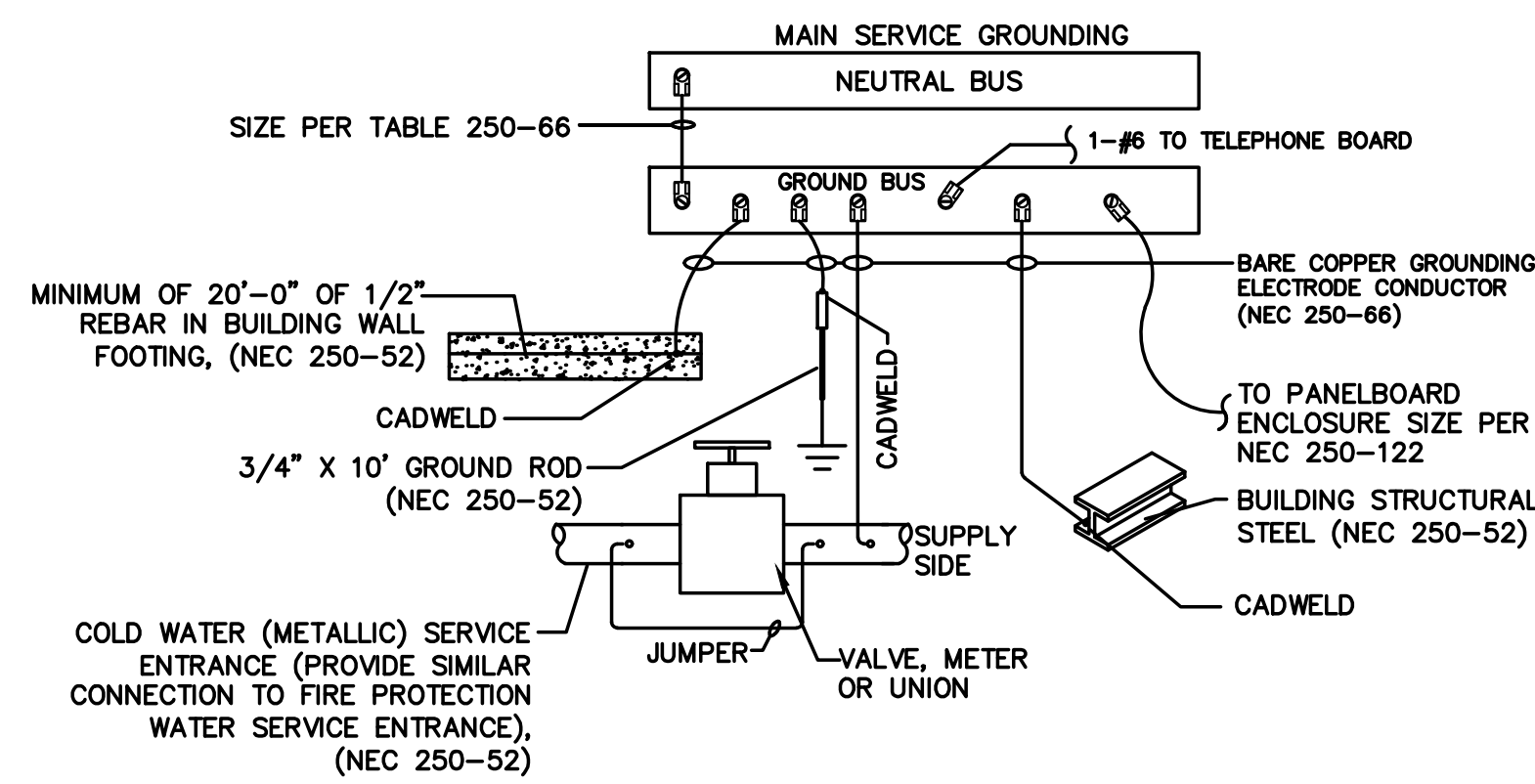
Drawn by: Staff
Checked by: ----
Project No: ----
Date: Feb. 23, 2022

POWER PLAN

Sheet: **E1.0**

DETAIL NOTES:
1. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250-50 OF THE NATIONAL ELECTRICAL CODE.

2. ALL GROUNDING CABLES SHALL BE #3/0 UNLESS OTHERWISE SPECIFIED.



3 | GROUNDING ELECTRODE SYSTEM DETAIL
SCALE: NOT TO SCALE

HOMERUNS AND BRANCH WIRING FOR 20 AMP CIRCUITS SHALL BE AS FOLLOWS:

LENGTH	CIRCUIT WIRE SIZE	HOMERUN WIRE SIZE
1FT TO 50FT	NO.12 AWG	NO.12 AWG
51FT TO 75FT	NO.12 AWG	NO.10 AWG
76FT TO 120FT	NO.10 AWG	NO.8 AWG
121FT TO 190FT	NO.10 AWG	NO.6 AWG
191FT TO 300FT	NO.10 AWG	NO.4 AWG

ALL PANELBOARDS AND OTHER ELECTRICAL EQUIPMENT LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED WITH ARC-FLASH HAZARD WARNING LABEL FOR QUALIFIED PERSONS TO HAVE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) PER NFPA 70E.

ALL CONDUIT AND FITTING TO BE LISTED FOR EACH SPECIFIC INSTALLATION. ALL CONDUCTORS SHALL BE COPPER THHN, WHERE LOCATED ABOVE GROUND INDOORS AND COPPER TYPE THWN WHERE LOCATED UNDERGROUND OR OUTSIDE.

BASELINE SPEC FOR 84-POLE PANEL

SCHNEIDER ELECTRIC, NQ PANELBOARD
DIMENSIONS: 5-3/4" DEPTH, 80" TALL, 20" WIDE.
INTERIOR: NO_484-L4-C
BACK BOX (CAN): MH80
COVER: NOMB4LA
ADAPTER KIT FOR MCB: NOMB4LA
MAIN BREAKER: LHP36400MB (65 KAIC)
LAP36400MB (42 KAIC)
WHERE DRAWINGS ALLOW, A 54 OR 72 POLE OPTION OF THIS PANEL MAY BE USED.

AMPACITY REQD CALCS

LOAD (KVA)	PHASE	LOAD (KVA)	PHASE
LIGHTING 2.74	KVA X 125 % = 3.4 KVA		
RECEPTACLE TOTAL 4.86	KVA X 100 % = 4.86 KVA		
MOTORS TOTAL 0.00	KVA X 100 % = 0.00 KVA		
A/C 50.00	KVA X 100 % = 50.00 KVA		
HEATING 0.00	KVA X 100 % = 0.00 KVA		
INTERLOCKED LOADS	KVA X 100 % = 0.00 KVA		
KITCHEN 63.94	KVA X 65 % = 41.6 KVA		
MISCELLANEOUS 17.00	KVA X 100 % = 17.0 KVA		
TOTAL	= 116.8 KVA		

PANELBOARD SCHEDULE - 'A'

CTK #	TRIP POLE	DESCRIPTION	LOAD (KVA)						LOAD (KVA)						TRIP #	CTK #			
			LTG	REC	MTR	A/C	HTG	KIT	LTG	REC	MTR	A/C	HTG	KIT					
1	20/1	MOBILE HTD CABINET (2)				2.2									0.3	REACH IN COOLER (32)	20/1	2	
3	20/1	SPARE													0.7	REACH IN FREEZER (31)	20/1	4	
5	20/1	COMPUTING SCALE (60)				0.2				0.4					BACKROOM CONV.	20/1	6		
7	20/1	COLD FOOD WELL UNIT (53)				0.6				0.4					BACKROOM CONV.	20/1	8		
9	20/2	HOT FOOD WELL UNIT (55)				0.6				0.4					KITCHEN PREP CONV.	20/1	10		
11	-	-				0.6				0.4					BAR CONV.	20/1	12		
13	20/1	POS STATION (78)			0.4					0.5					SERVICE AREA CONV.	20/1	14		
15	20/1	BEVERAGE DISPENSER (72)				1.6				0.4					RR RECEIPT	20/1	16		
17	20/1	TEA BREWER (76)				1.8				0.5					SALES AREA RECEIPT	20/1	18		
19	20/1	REACH IN FREEZER (31)				1.0				0.4					SALES AREA RECEIPT	20/1	20		
21	20/1	NUGGET ICE MAKER (73)				1.8				1.0					SIGN	20/1	22		
23	20/1	GLASS FROSTER (B12)				0.6				0.2					SHOW WINDOW	20/1	24		
25	20/1	POS STATION (78)			0.2					0.7					TELCO RECEIPT/PHONE BD.	20/1	26		
27	20/1	DRAFT BEER COOLER (B11)				0.3				7.5					WATER HEATER (80)	80/2	28		
29	20/1	INDUCTION RANGE (8)				1.8				7.5					-	-	30		
31	-	SHUNT TRIP													SPARE	20/1	32		
33	20/1	INDUCTION RANGE (8)				1.8				14.3					OVEN (1)	150/2	34		
35	-	SHUNT TRIP													-	-	36		
37	20/1	WORKTOP FREEZER (5)				0.2				14.3					SHUNT TRIP	-	38		
39	-	SHUNT TRIP													SPARE	20/1	40		
41	-	SPACE								1.4					BUN GRILLE TOASTER (50)	20/2	42		
43	80/2	FRYER				7.0				1.4					-	-	44		
45	-	-				7.0				0.3					BACK BAR CABINET (B05)	20/1	46		
47	20/1	SPARE								1.1					KEF-1	20/2	48		
49	20/1	INSECT CONTROL				1.0				1.1					-	-	50		
51	20/1	RR LIGHTING			0.7					12.2					RTU-1 (DOAS)	110/2	52		
53	20/1	BOH LIGHTING			0.2					12.2					-	-	54		
55	20/1	KITCHEN LIGHTING			0.3					7.8					RTU-2	70/2	56		
57	20/1	SERVICE AREA LIGHTING			0.3					7.8					-	-	58		
59	20/1	DINING LIGHTING			0.3					5.0					DUCT HEATER	60/2	60		
61	20/1	TRACK LIGHT			0.1					5.0					-	-	62		
63	20/1	HOOD LIGHTS			1.0										SPARE	20/1	64		
65	20/1	TIME CLOCK			0.2										SPARE	20/1	66		
67	20/1	SPARE													SPARE	20/1	68		
69	20/1	SPARE													SPARE	20/1	70		
71	20/1	SPARE													SPARE	20/1	72		
73	20/1	SPARE													SPARE	20/1	74		
75	20/1	SPARE													SPARE	20/1	76		
77	20/1	SPARE													SPARE	20/1	78		
79	20/1	SPARE													SPARE	20/1	80		
81	20/1	SPARE													SPARE	20/1	82		
83	20/1	SPARE													SPARE	20/1	84		
LIGHTING (KVA):			2.7	2.7	0.7	0.0	0.0	0.0	29.1	1.0	0.0	4.1	0.0	50.0	0.0	34.8	16.0	CONNECTED LOAD (KVA):	138.5
RECEPTACLES (KVA):			4.9															DEMAND LOAD (KVA):	116.2
MOTORS (KVA):			0.0						PHASE A	73.0	608.4							CONNECTED LOAD (AMPS):	577.2
A/C (KVA):			50.0						PHASE C	57.1	476.2							DEMAND LOAD (AMPS):	484.0
HEATING (KVA):			0.0															AMPCITY REQUIRED:	486.9
KITCHEN (KVA):			63.9																
MISCELLANEOUS (KVA):			17.0																

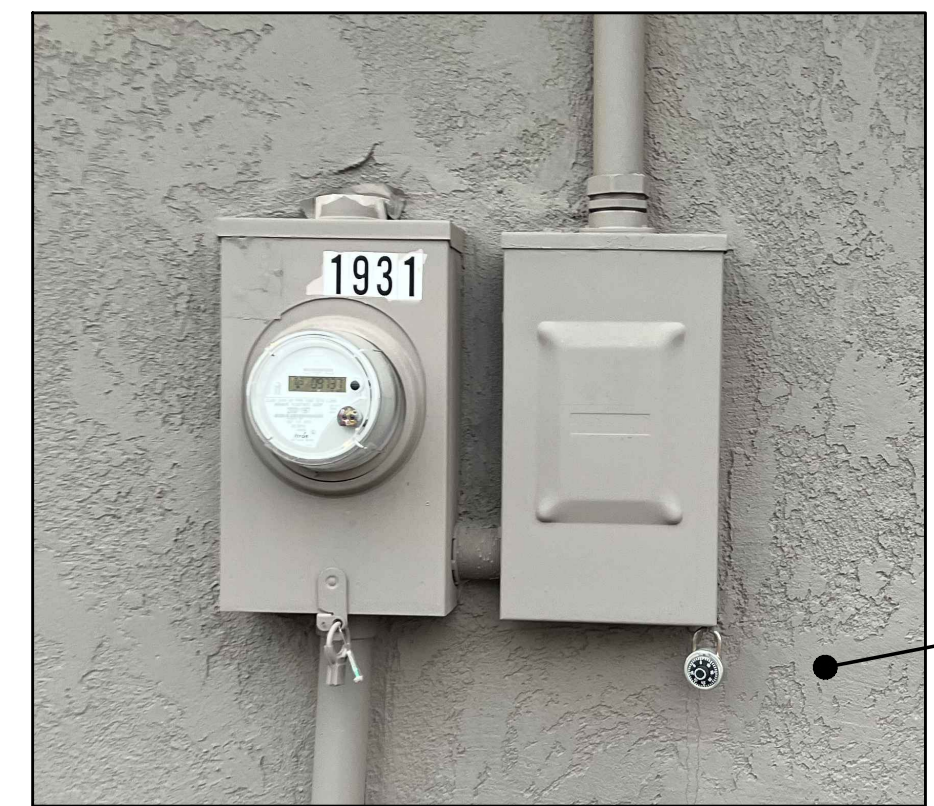
*BALANCE ALL PANELS TO WITHIN 10%.
**COORDINATE BREAKER SIZES OF KITCHEN EQUIPMENT AND HVAC SYSTEMS WITH NAMEPLATES OF EQUIPMENT AS DELIVERED TO THE JOBSITE.
***ELECTRICAL LOAD FOR OVEN AND FRYER WAS ESTIMATED AT TIME OF DESIGN. PRODUCT DATA SHEETS WERE NOT AVAILABLE. CONTRACTOR SHALL CONFIRM FROM NAMEPLATE OF EQUIPMENT AS DELIVERED TO JOB SITE AND ADJUST POWER AS NECESSARY.

2 | ELECTRICAL PANELS
SCALE: NOT TO SCALE

ELECTRICAL RISER NOTES:

- PROVIDE A DISCONNECT AND OVERCURRENT PROTECTION MEANS FOR THE ELECTRICAL SERVICE, PROVIDE GFI MAIN BREAKER WHERE REQUIRED BY A.H.J. BASE BID SHALL BE FOR COPPER FEEDERS.
- PROVIDE FEEDER FOR TENANT SERVICE. VERIFY LOCATION OF UTILITY XFMR. IN FIELD.
- E.C. SHALL VERIFY LENGTH OF FEEDERS PRIOR TO (AND INCLUDE PRICING IN) BID
- ALL PANELS AND SUB-PANELS SHALL HAVE LOCKS. ALL PANELS SHALL BE SQUARE D / EATON / CUTLER-HAMMER & SUB-PANELS AND PANELS 600A OR LESS SHALL FIT INTO A 6" STUD WALL WITH LOCKING FLUSH MOUNT COVERS.
- G.C. SHALL CONFIRM VOLTAGE AVAILABLE ON SITE PRIOR TO ORDERING ANY NEW HVAC EQUIPMENT OR ELECTRICAL GEAR. NOTIFY ENGINEER IF VOLTAGE IS DIFFERENT THAN AS SHOWN.
- HVAC BREAKER SIZES SHALL BE CONFIRMED WITH UNITS AND/OR EQUIPMENT THAT ARRIVE ON SITE. BREAKER SIZES AND WIRE SIZES SHALL BE ADJUSTED AS NECESSARY.
- PROVIDE LOCK-ON BREAKERS FOR ALL NL/EM AND SECURITY/PHONE CIRCUITS, REFRIGERATION EQUIPMENT, DUCT DETECTORS, AND TIME CLOCK OR OTHER EQUIPMENT REQUIRED TO HAVE POWER 24/7 WITHOUT INTERRUPTION.
- ON 480V JOBS, AS NEEDED, PROVIDE SECONDARY DISCONNECT (FUSED) WITHIN 10' OF THE STEP DOWN TRANSFORMER WHERE SECONDARY CONDUCTOR DISTANCE IS >25' OR AS REQUIRED ELSEWHERE BY THE TAP RULE.
- ELECTRICAL PANELS SHALL BE SERIES RATED WITH COORDINATED BREAKERS. WHERE POSSIBLE, ORDER ALL PANELS FROM ONE MANUFACTURER FOR A COMPLETE COORDINATED PACKAGE.
- PROVIDE ANCILLARY POWER AS NEEDED FOR ITEMS SUCH AS FLUSH SENSORS, DUCT DETECTORS, CAMERA/MUSIC SYSTEMS, ETC.
- ALL ELECTRICAL CIRCUITS UNDER TYPE 1 HOODS SHALL BE EQUIPPED WITH SHUNT TRIP BREAKERS FOR AUTOMATIC SHUTDOWN OF COOKING ENERGY SOURCE UPON RECEIPT OF A SIGNAL FROM THE HOOD CONTROLLER. (WHERE APPLICABLE)
- AREA SMOKE DETECTORS AND DUCT SMOKE DETECTORS SHALL BE INSTALLED AND CIRCUITED TO AVAILABLE CIRCUIT ON PANEL.
- VERIFY FAULT DUTY (SCCR) OF EX. PANEL, SUB-PANEL TO MATCH OR SHALL HAVE SERIES RATED BREAKER FROM SAME MANUFACTURER AS MAIN PANEL.
- ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE FAULT WITH UTILITY CO. PRIOR TO ORDERING GEAR AND ENERGIZING SERVICE AND SHALL LABEL GEAR WITH SCCR RATING AND AVAILABLE FAULT AT EACH PIECE OF EQUIPMENT AND DATE CALCULATIONS WERE MADE.
- DISCONNECTS SHALL BE RATED FOR VOLTAGE OF EQUIPMENT SERVED. DISCONNECTS SHALL BE RATED AT VOLTAGE OF EQUIPMENT SERVED. CONFIRM VOLTAGE AVAILABLE ON SITE PRIOR TO ORDERING EQUIPMENT.
- ALL WIRING IS COPPER, SIZED FOR 75° C THWN.
- FEEDER CONDUIT SHALL BE RIGID METALLIC CONDUIT, OR PVC SUITABLE (RATED) FOR ELECTRICAL USE.
- PROVIDE ARCLASH HAZARD WARNING LABELS ON ALL GEAR AS REQUIRED BY N.E.C.
- WHERE CONTRACTORS ARE ADDING SUB-PANELS TO A PROJECT, THE SUB-PANELS SHALL BE SCCR RATED AT 10 KAIC AND SAME MANUFACTURER AS THE EXISTING PANEL(S) AND SHALL BE FEED FROM A SERIES RATED BREAKER. OTHERWISE SUB-PANELS SHALL BE FULLY RATED WITH SAME SCCR AS ORIGINATING PANEL.
- ALL HVAC AND REFRIGERATION EQUIPMENT SHALL HAVE HACR TYPE BREAKERS.
- ALL 20A/1P AND 15A/1P KITCHEN, GARAGE AND OUTDOOR OUTLETS TO BE GFI PROTECTED.
- ALL WIRING, INSULATION, ETC. IN AN ENCLOSED PLENUM SPACE SHALL BE PLENUM RATED.
- PROVIDE SINGLE-POINT CONNECTION FOR HVAC UNITS WHERE POSSIBLE. OTHERWISE ADD AN 18-SPACE SUB-PANEL FOR EXTRA BREAKER SPACES.

*DISCONNECTS SHALL BE PROVIDED WHERE REQUIRED BY CODE AND ORDERED AT THE VOLTAGE OF THE EQUIPMENT SERVED.

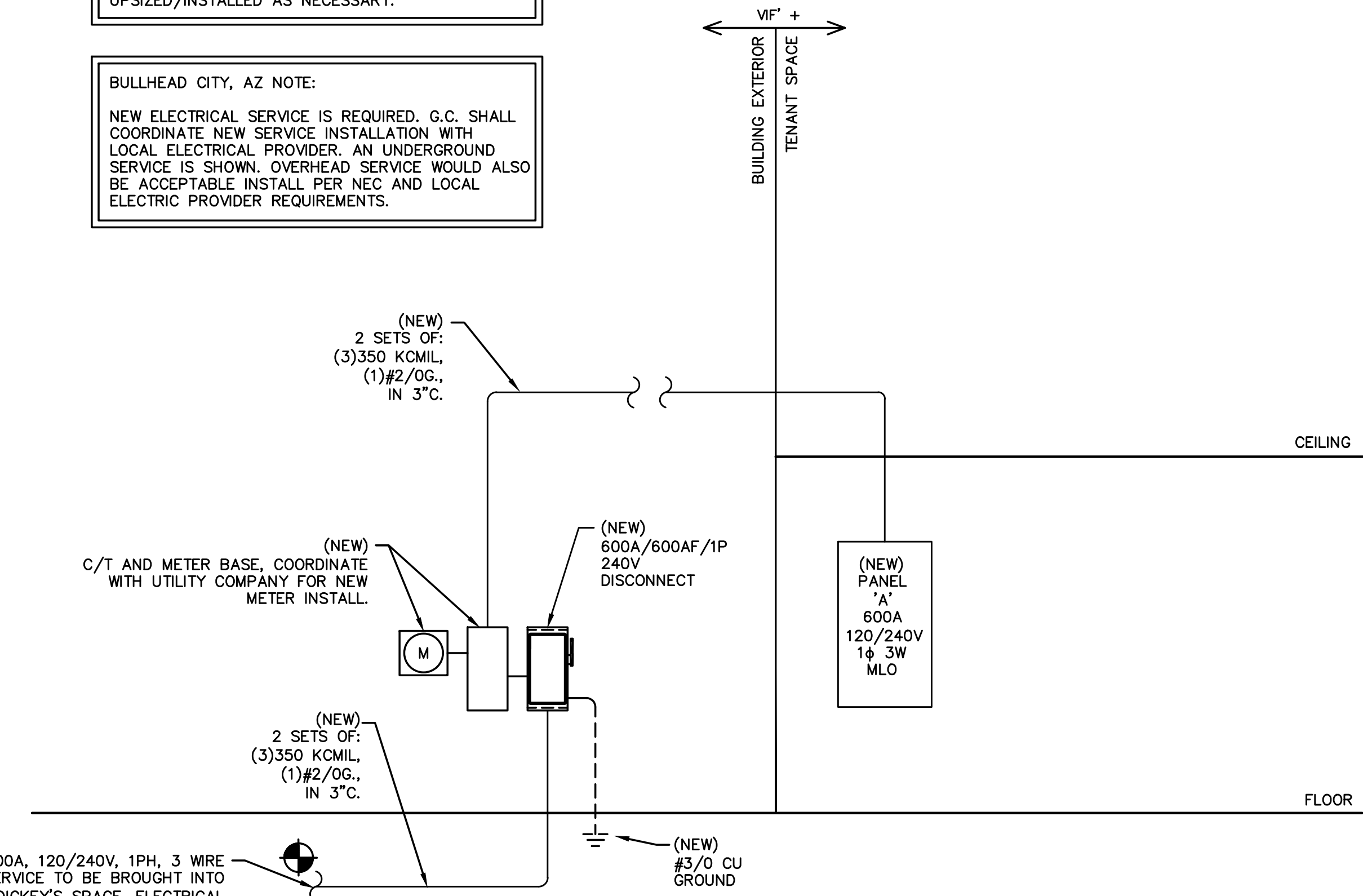


EXISTING 1-PHASE SERVICE TO BE UPGRADED TO 1-PHASE, 600A.



BULLHEAD CITY, AZ NOTE:
THIS SITE WAS ORIGINALLY DESIGNED FOR 3-PHASE POWER. THE SET HAS BEE MODIFIED FOR 1-PHASE POWER. ANY LEFTOVER NOTES, DESCRIPTIONS, LABELS, ETC. INDICATING 3-PHASE POWER SHOULD BE UNDERSTOOD TO MEAN 1-PHASE AND UPSIZED/INSTALLED AS NECESSARY.

BULLHEAD CITY, AZ NOTE:
NEW ELECTRICAL SERVICE IS REQUIRED. G.C. SHALL COORDINATE NEW SERVICE INSTALLATION WITH LOCAL ELECTRICAL PROVIDER. AN UNDERGROUND SERVICE IS SHOWN. OVERHEAD SERVICE WOULD ALSO BE ACCEPTABLE INSTALL PER NEC AND LOCAL ELECTRIC PROVIDER REQUIREMENTS.

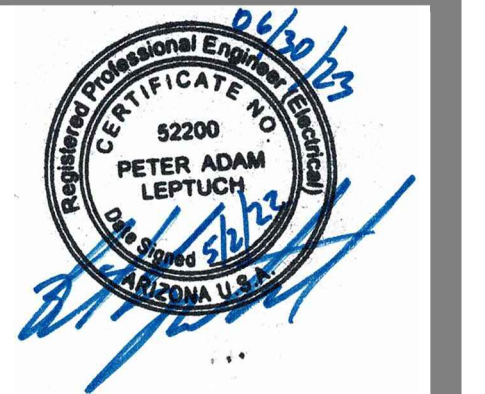


1 | ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE

4 | PHOTOS OF EXISTING CONDITIONS
SCALE: NOT TO SCALE



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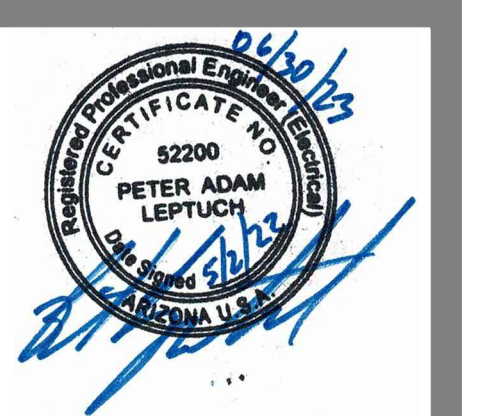
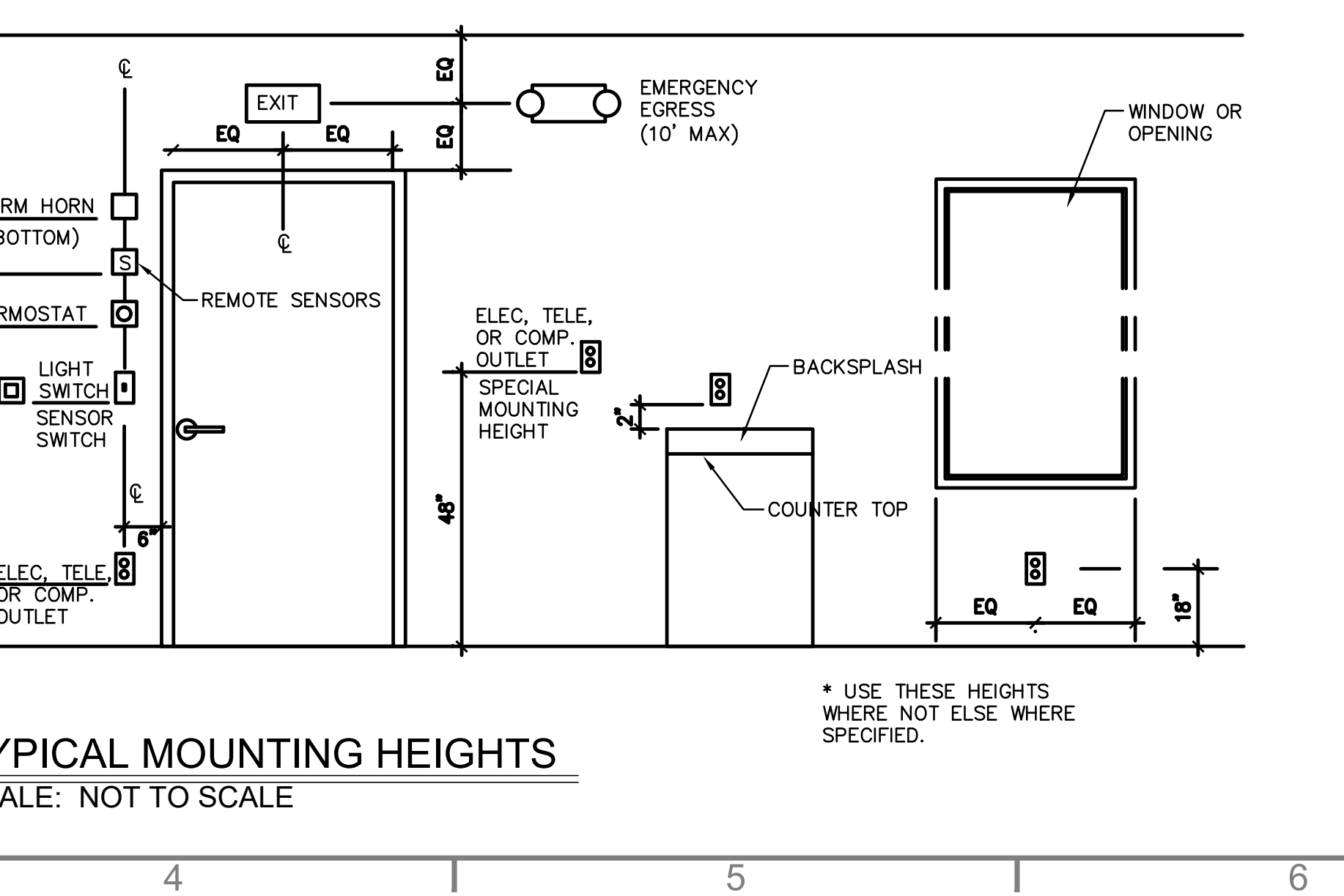
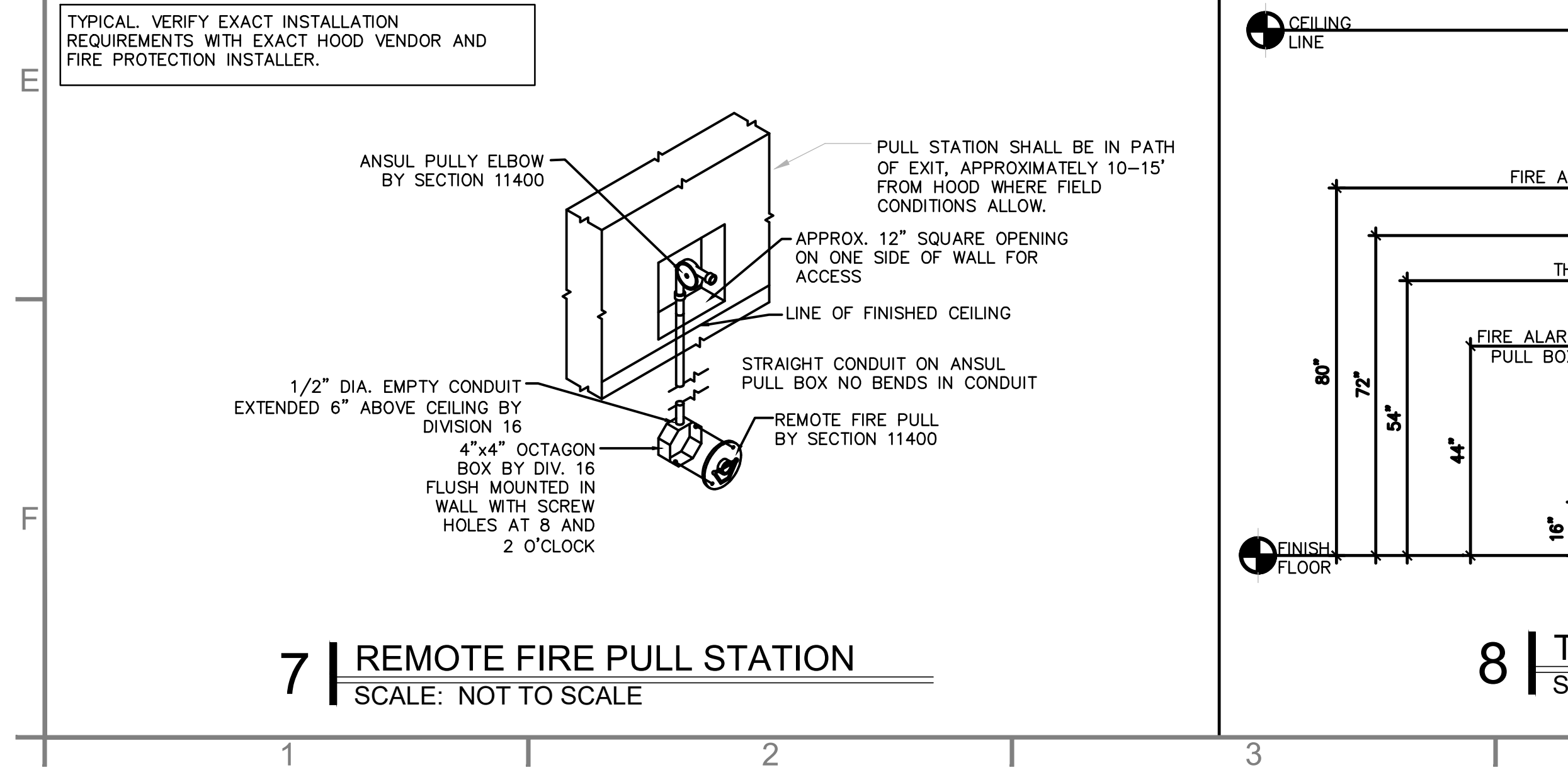
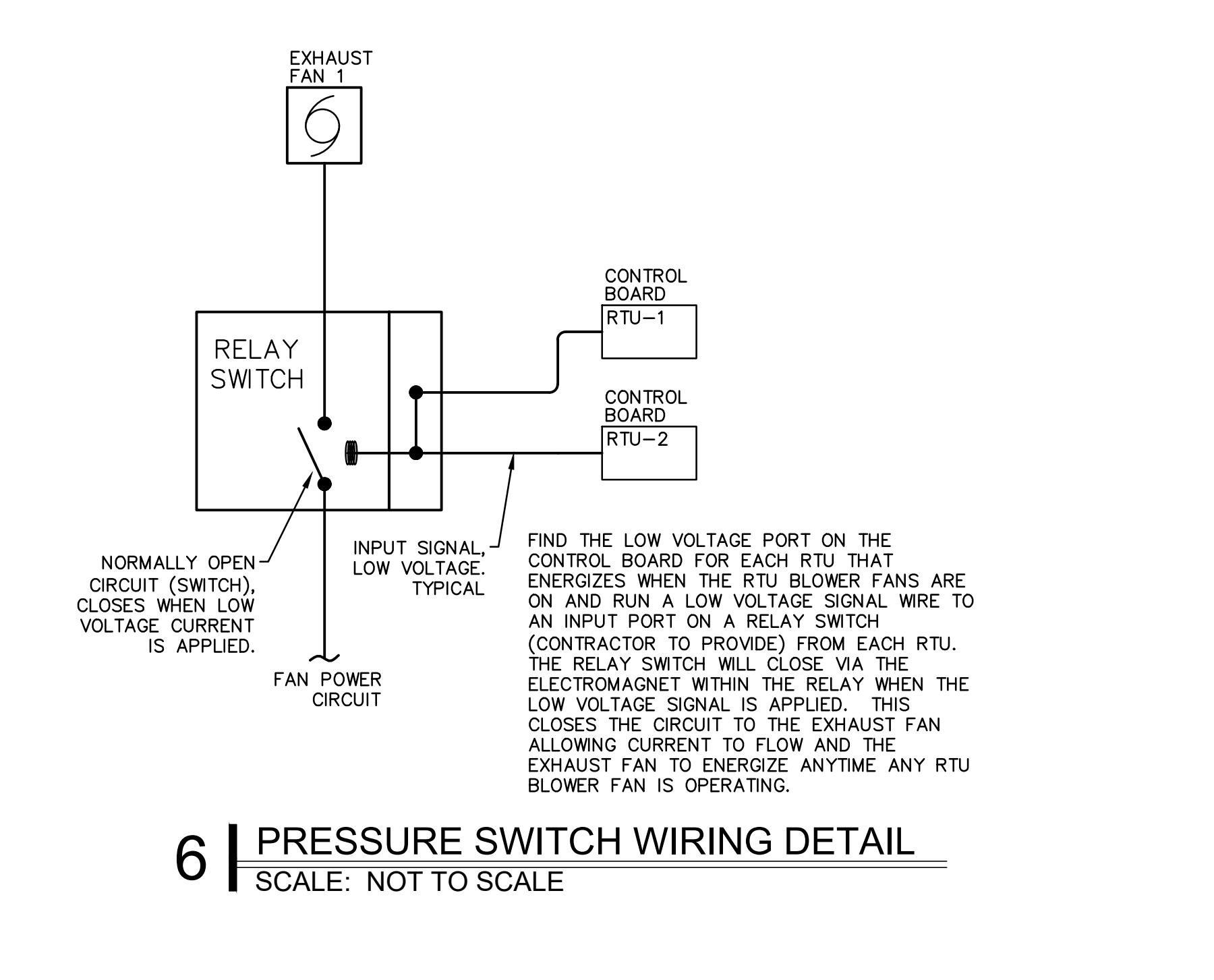
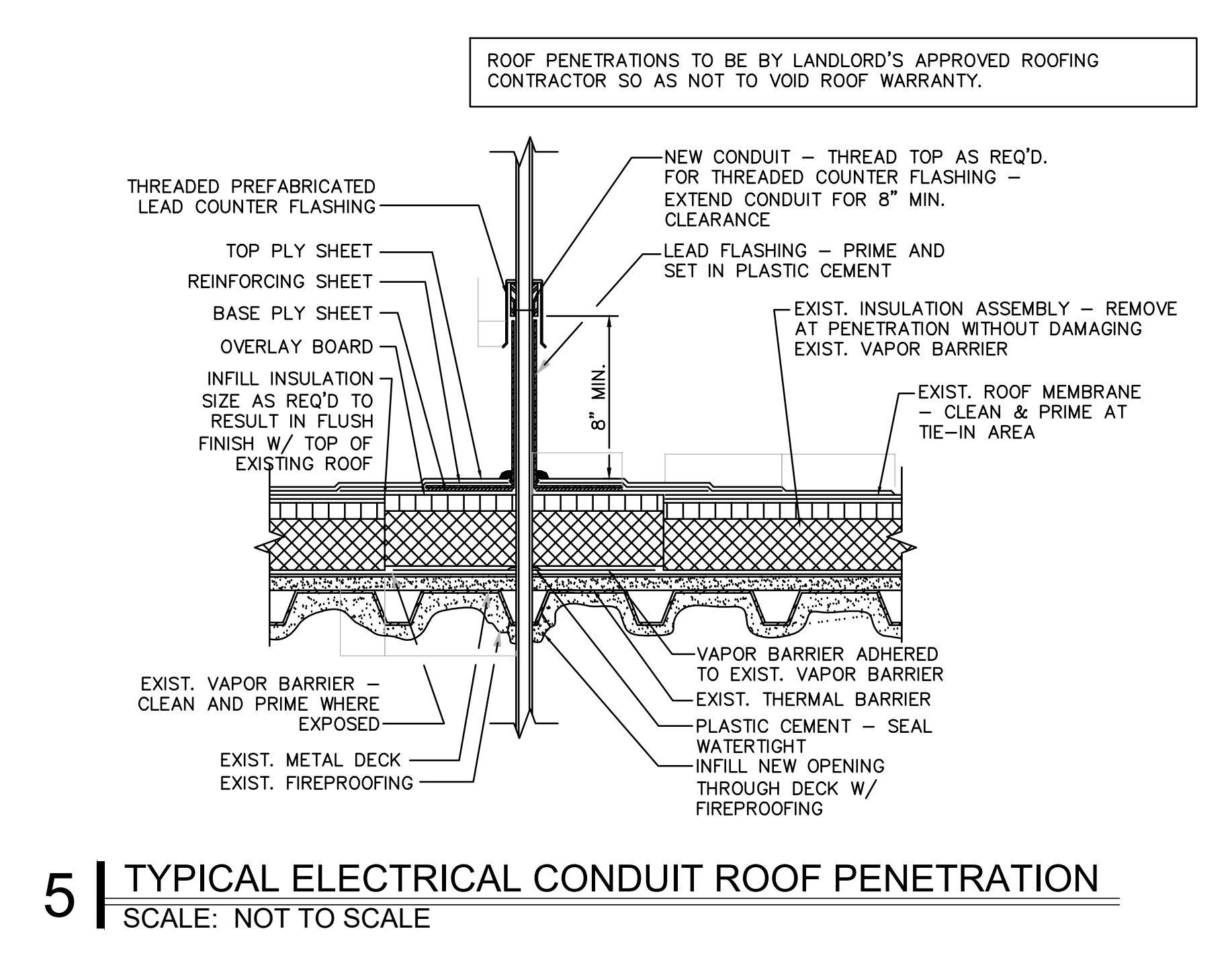
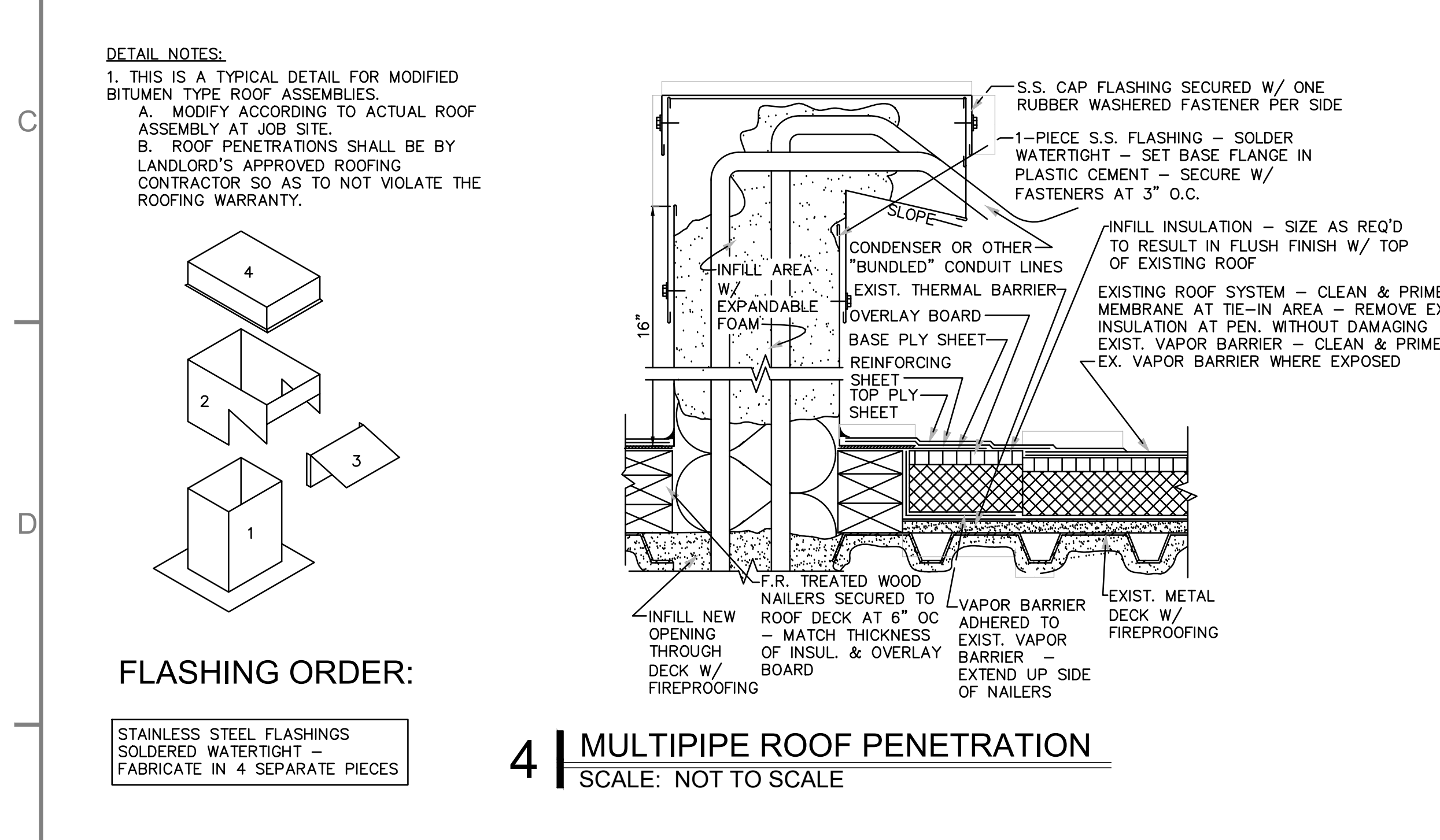
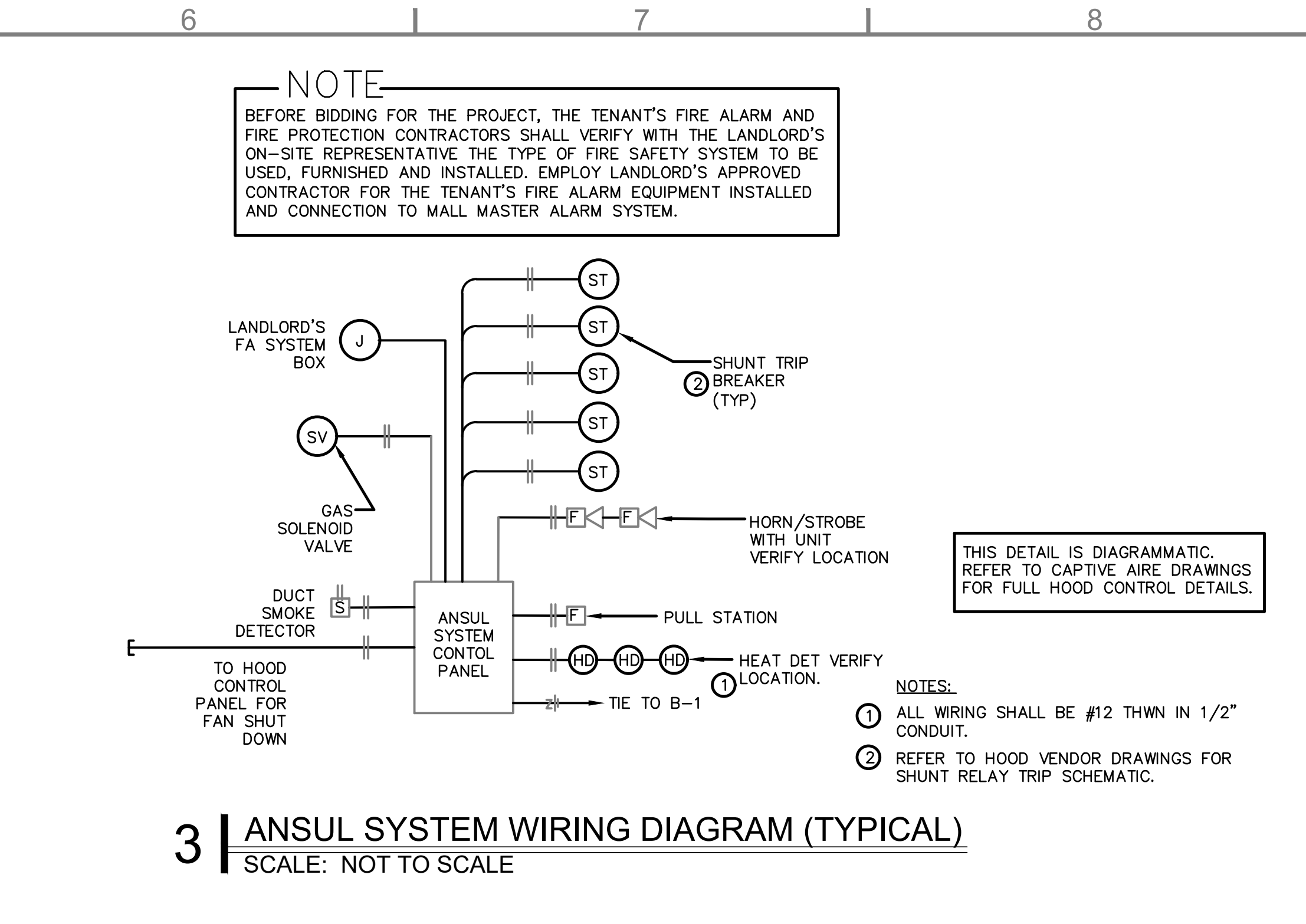
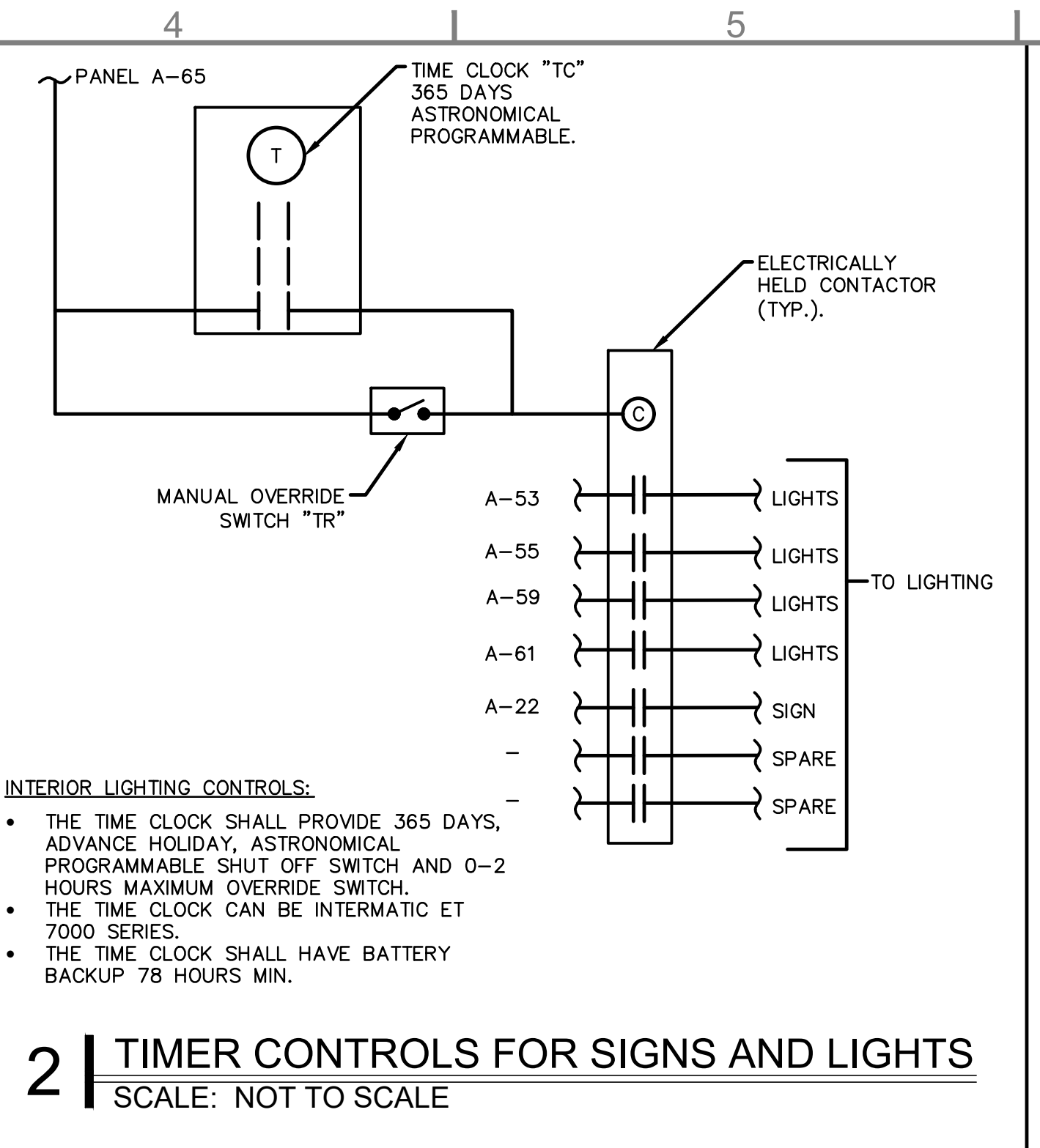
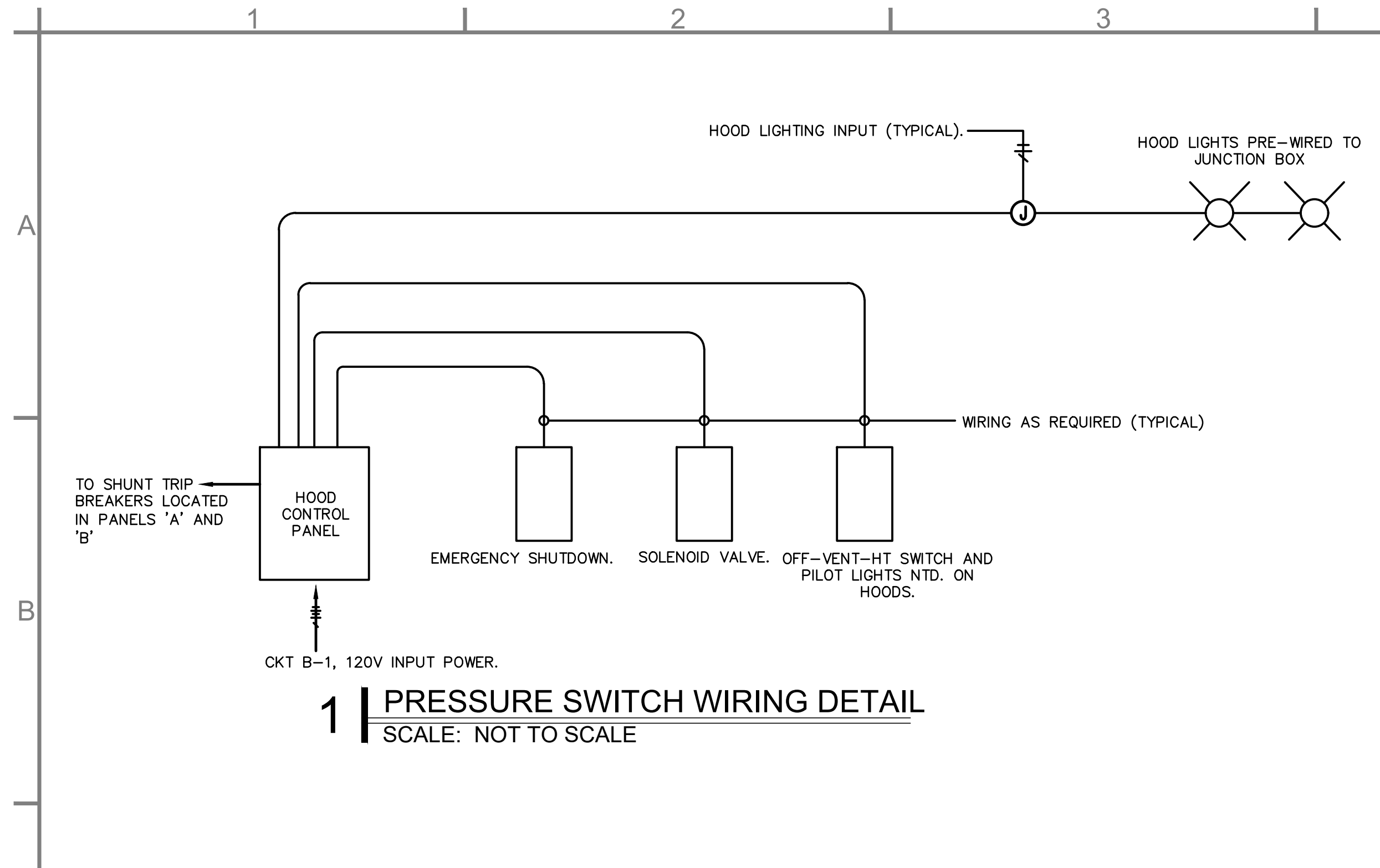
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ELECTRICAL PANELS AND RISER

Sheet: **E3.0**



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ELECT. DETAILS

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FOR QUESTIONS, CALL THE
Dallas/Ft. Worth Mechanical
REGION 137
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PATENT NUMBERS
EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

HOOD INFORMATION - JOB#5444222

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)				HOOD CONSTRUCTION	HOOD CONFIG				
										WIDTH	LENG	HEIGHT	DIA		CFM	VEL	SP	END TO END	ROW
1	Hood-1	6612 SND-2	CAPTIVEAIRE	9' 9"	600 DEG	I	HEAVY	236	2300			4'	14'	2300	2152	-1.450"	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)				LIGHT(S)				UTILITY CABINET(S)				FIRE SYSTEM PIPING	HOOD HANGING WEIGHT	
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM TYPE	SIZE			ELECTRICAL MODEL #
1	Hood-1	CAPTRATE SOLID FILTER	7	16"	16"	85% SEE FILTER SPEC	3	L55 SERIES E26	NO	RIGHT	12"x27"x24"	TANK FS	4.0		YES	650 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1	Hood-1	FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT. BACKSPLASH 68.00" HIGH X 129.00" LONG 430 SS VERTICAL. RIGHT QUARTER END PANEL 27" TOP WIDTH, 0" BOTTOM WIDTH, 27" HIGH 430 SS. LEFT VERTICAL END PANEL 27" TOP WIDTH, 21" BOTTOM WIDTH, 68" HIGH INSULATED 430 SS.

SPECIFICATION: CAPTRATE® GREASE-STOP® SOLID FILTER

THE CAPTRATE GREASE-STOP SOLID FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-Baffle DESIGN IN CONJUNCTION WITH A SLOTTED REAR Baffle DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

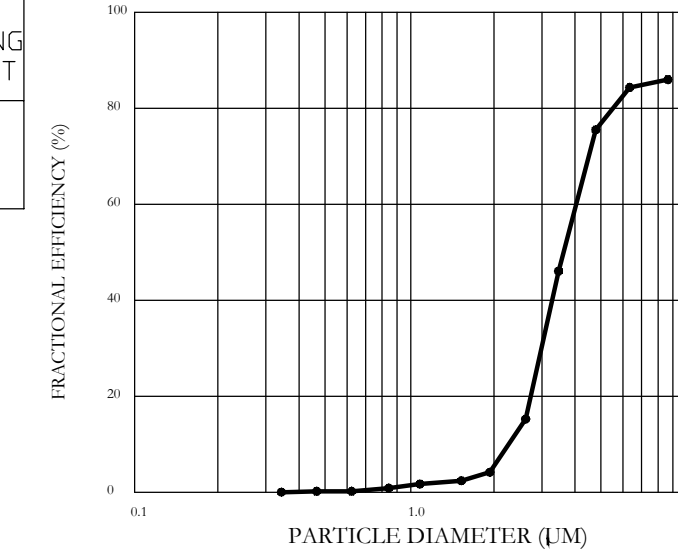
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

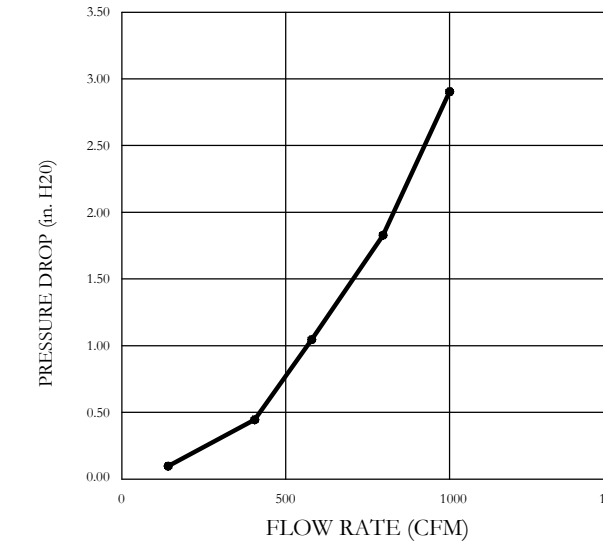
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLID WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

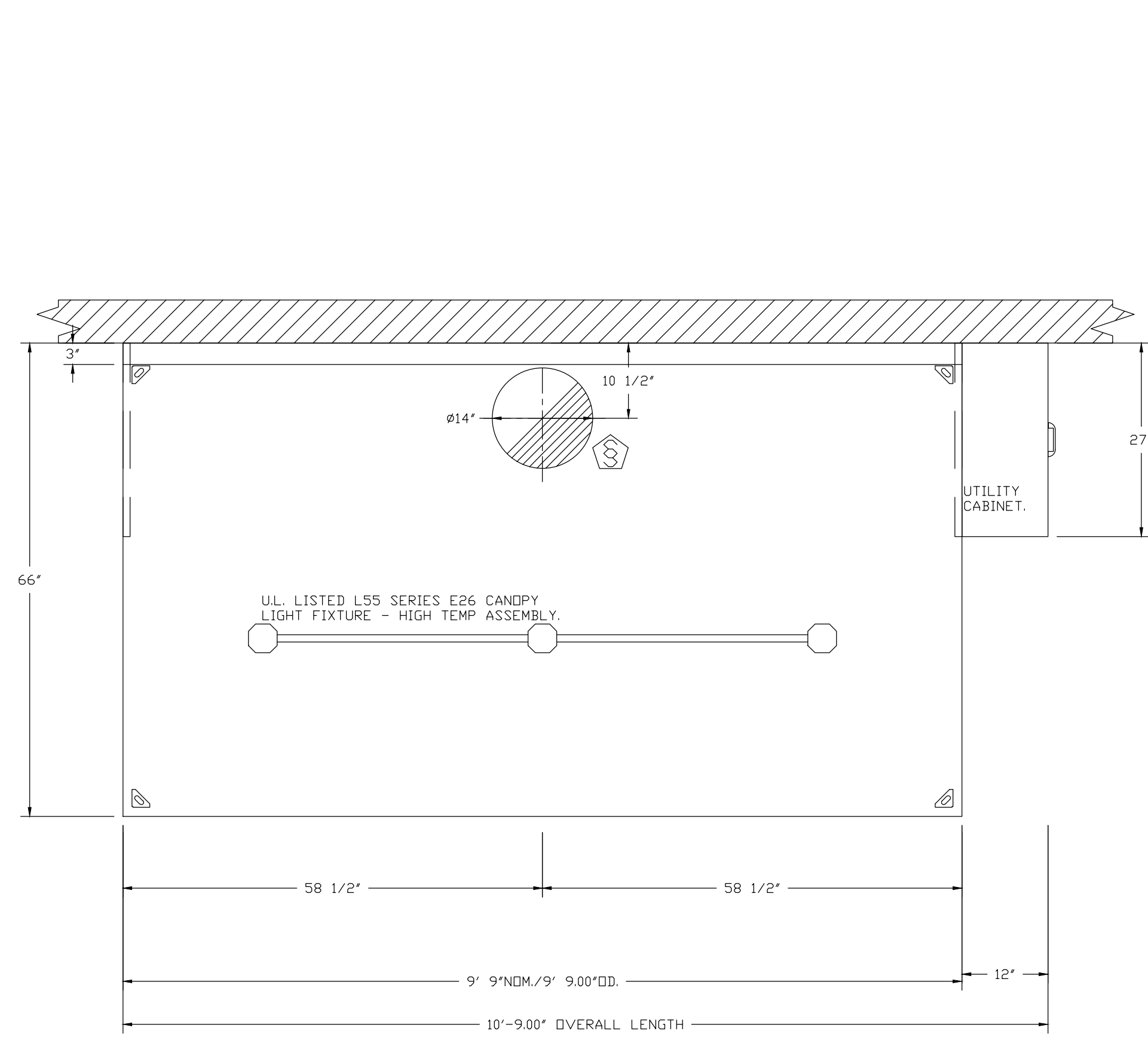
EFFICIENCY VS. PARTICLE DIAMETER



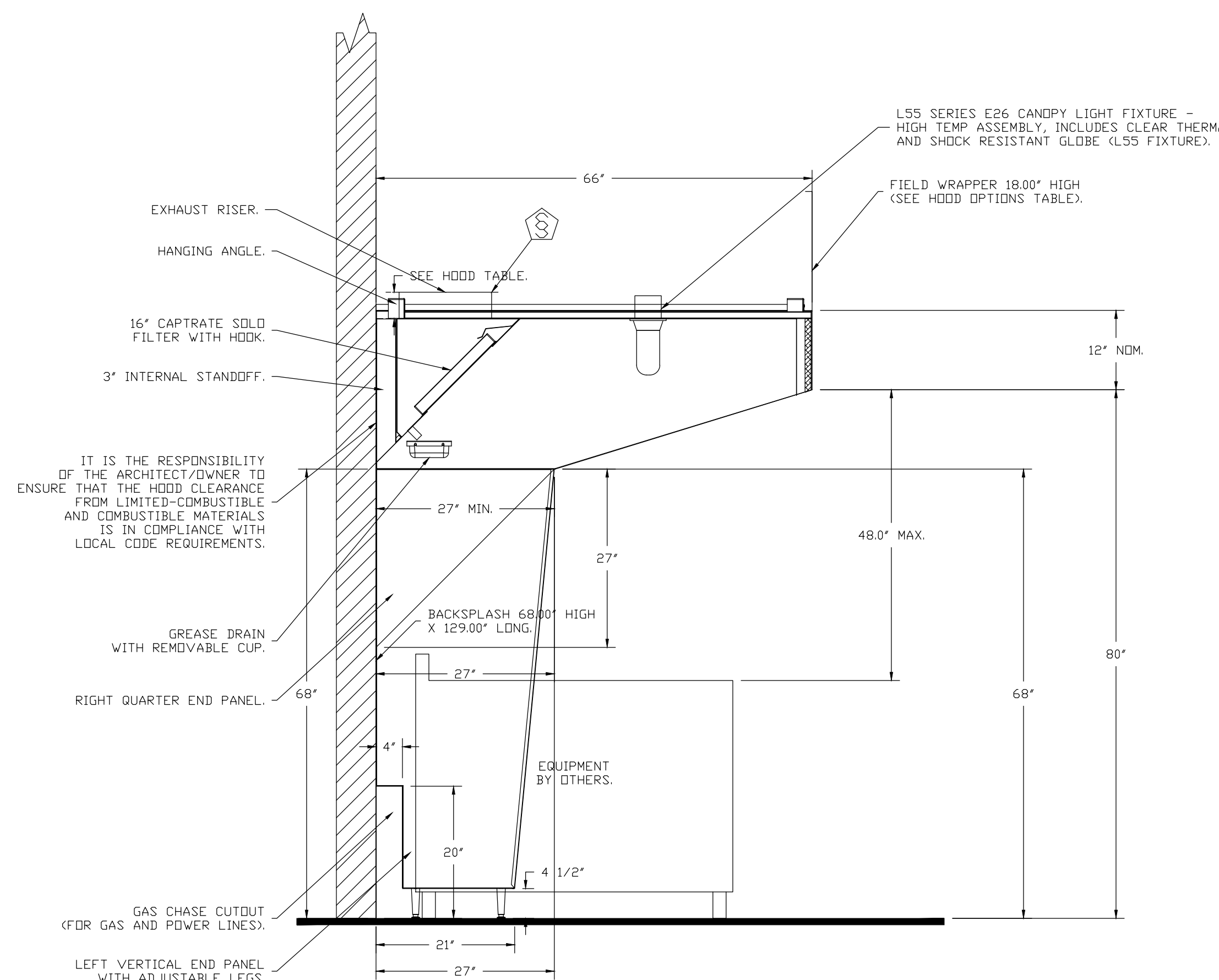
PRESSURE DROP VS. FLOW RATE



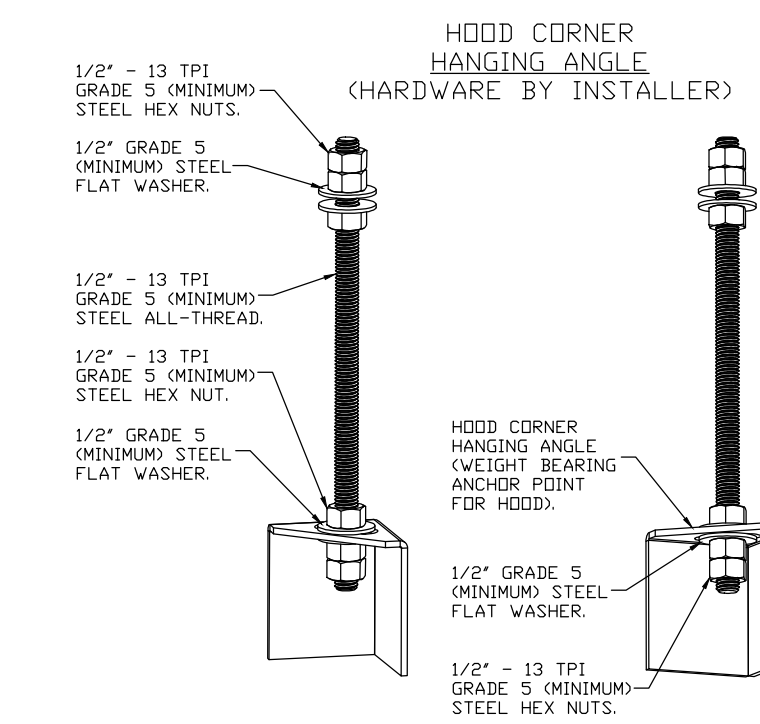
CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96.
NSF STANDARD #2.
UL STANDARD #1046.
INT. MECH. CODE (IMC).
ULC-S649.



PLAN VIEW - HOOD #1 (Hood-1)
9' 9.00" LONG 6612SND-2

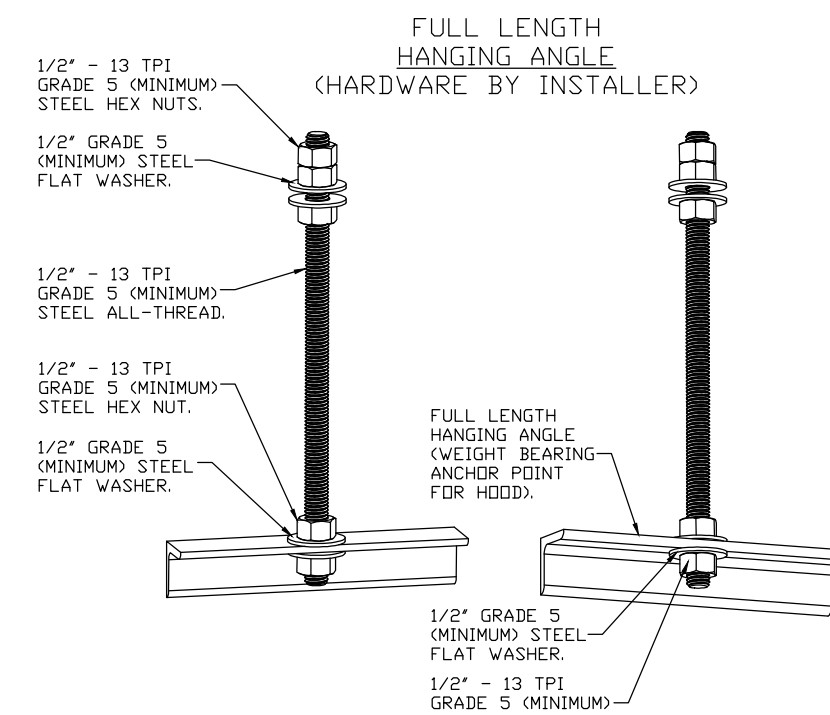


SECTION VIEW - MODEL 6612SND-2
HOOD - #1 (Hood-1)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

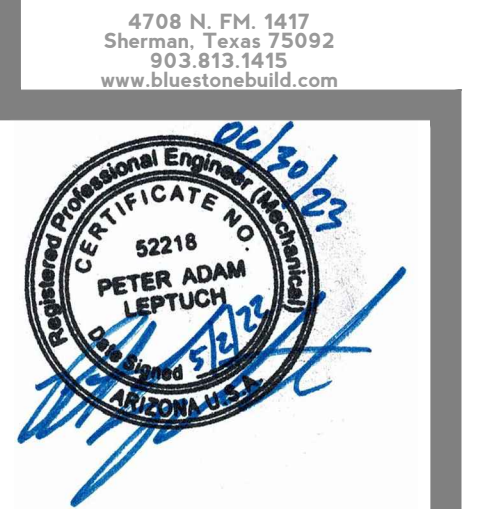
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CAPTIVE AIR EQUIPMENT

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EXHAUST FAN INFORMATION - JOB#5444222

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SDNES
1	KEF-1	1	DUI80HFA	CAPTIVEAIRE	2300	1.500	1211	DDP_PREMIUM	3.000	1.1980	1	208	9.5	531 FPM	188	16

DOAS/RTU FAN SCHEDULE - JOB#5444222

FAN UNIT NO	TAG	QTY	DOAS/RTU MODEL #	MANUFACTURER	BLOWER	RETURN AIR CFM	MAX OUTSIDE AIR CFM	TOTAL CFM	WEIGHT (LBS)	ESP	ELECTRICAL INFORMATION				COOLING INFORMATION				REHEAT INFORMATION			HEAT PUMP INFORMATION			NOTES									
											HP	Ø	VOLT	MCA	MOC	DB	WB	DB	WB	DP	TOTAL	SENS.	IEER	ISMRE		DB	WB	DESIRE	MAX	MOISTURE REMOVAL RATE	ENTERING TEMP	MAX TEMP RISE	DISCHARGE TEMP	CDP
2	RTU-1 (KITCHEN)	1	CASRTU3-15-12.5T-DOAS	CAPTIVEAIRE	15P-3	0	2100	2100	2317	0.750	1.50	1	208	101.8A	110A	108.0°F	66.0°F	42.0°F	38.8°F	34.9°F	137.5 MBH	137.5 MBH	21.3	4.1	70.0°F	58.0°F	66 MBH	101 MBH	0 LBS/HR	40.0°F	26.0°F	66.0°F	3.4	1,2,3,4,5,6,7,8,9,10,11,12,13,14

NOTES:

- INVERTER SCROLL COMPRESSOR WITH INTEGRATED OIL SENSOR. DIGITAL OR STAGED SCROLL NOT AN APPROVED EQUAL
- DIRECT DRIVE PLENUM BLOWER. BELT DRIVEN BLOWERS ARE NOT ACCEPTABLE
- INTEGRATED MONITORING VIA CELLULAR CONNECTION BY MANUFACTURER
- REFRIGERATION PRESSURE MONITORING ON HIGH AND LOW PRESSURE SIDE OF SYSTEM INCLUDED THROUGH DIGITAL INTERFACE
- EC MOTOR CONDENSING FANS
- ELECTRONIC EXPANSION VALVE. TXV NOT ACCEPTABLE
- SUCTION LINE ACCUMULATOR
- FACTORY COMMISSIONING WITH 5 YEAR PARTS WARRANTY
- AVERAGING INTAKE, EVAP AND DISCHARGE TEMPERATURE SENSORS (DISCHARGE SENSOR TO BE FACTORY MOUNTED WITHIN UNIT)
- 2" EXTERIOR DUAL-WALL CONSTRUCTION W/ R-13 INSULATION-MINIMUM 20GA EXTERIOR W/ 14GA BASE
- SUPPLY CFM MONITORING INTEGRAL TO UNIT WITH CFM MEASUREMENT INCLUDED THROUGH DIGITAL INTERFACE
- FULLY MODULATING HOT GAS REHEAT
- HAIL GUARD FOR CONDENSING COIL
- DOWN DISCHARGE/NO RETURN

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF-1	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
		1	RTU TOTAL CFM MONITORING
		1	SINGLE POINT ELECTRICAL CONNECTION FOR RTU. 750VA TRANSFORMER USED. IF A NON-DCV PREWIRE CONTROLS THIS UNIT, THE #28, #47, "MA", OR "EP" PREWIRE OPTION MUST BE SELECTED. DOES NOT PROVIDE SUPPLY STARTER IN PREWIRE
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED
		1	RTU3 DOWN DISCHARGE
		1	2" MERV 13 FILTERS FOR RTU1 (QTY. 4)
		1	2" MERV 8 FILTERS FOR RTU1 (QTY. 4)
		1	OVERHEAT STAT
2	RTU-1 (KITCHEN)	1	VFD FACTORY MOUNTED AND WIRED IN RTU COMMERCIAL CONTROL VESTIBULE
		1	REMOTE TEMPERATURE AND HUMIDITY SPACE SENSOR
		1	VAV PACKAGE W/ MANUAL/DDC CONTROL (571 VFD INCLUDED)
		1	CLOGGED FILTER SWITCH - NOTIFICATION ON HMI
		1	RTU3 CONVENIENCE OUTLET (GFCI), 15 AMP - REQUIRES SEPARATE 120V CONNECTION. INCLUDES RECEPTACLE, COVER AND J-BOX
		1	RTU3 HAIL GUARD
		1	12.5 TON MODULATING COOLING OPTION WITH HEAT PUMP, 208/230V - 1 PHASE. R410A REFRIGERANT, VARIABLE SPEED COMPRESSOR, ECM CONDENSING FANS
		1	VFD LAYERS FOR SINGLE PHASE
		1	12.5 TON MODULATING REHEAT OPTION WITH HEAT PUMP - SPACE DEWPOINT CONTROL
		1	RTU FIXED 100% DA INTAKE CONTROL
		1	RTU3 NO RETURN - 100% DA
		1	COMMERCIAL SMOKE DETECTOR/ALARM INTERLOCK - ALARM SUPPLIED BY OTHERS
		1	5 YEAR ENTIRE UNIT PARTS WARRANTY, 10 YEAR ENTIRE UNIT PARTS WARRANTY WITH REMOTE MONITORING AND CAPTIVEAIRE SERVICE CONTRACT

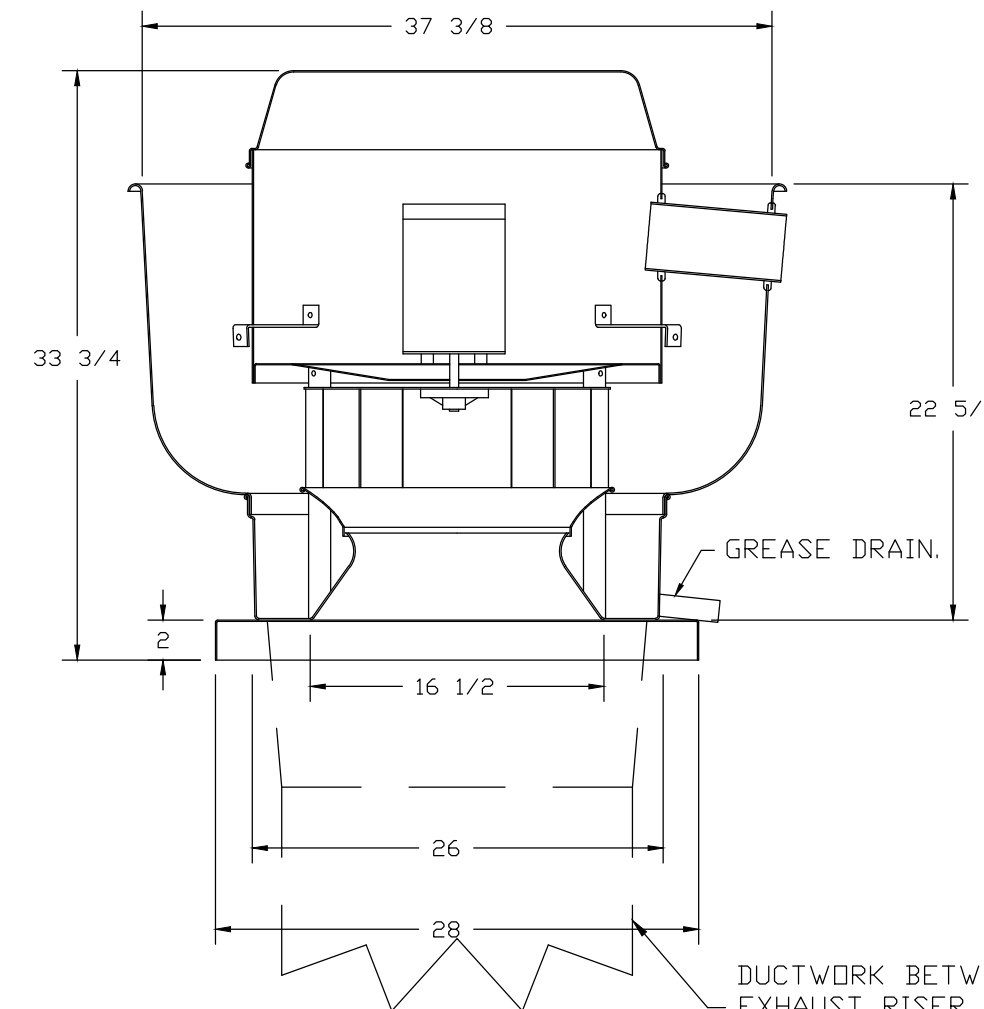
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST				SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT	
1	KEF-1	YES							

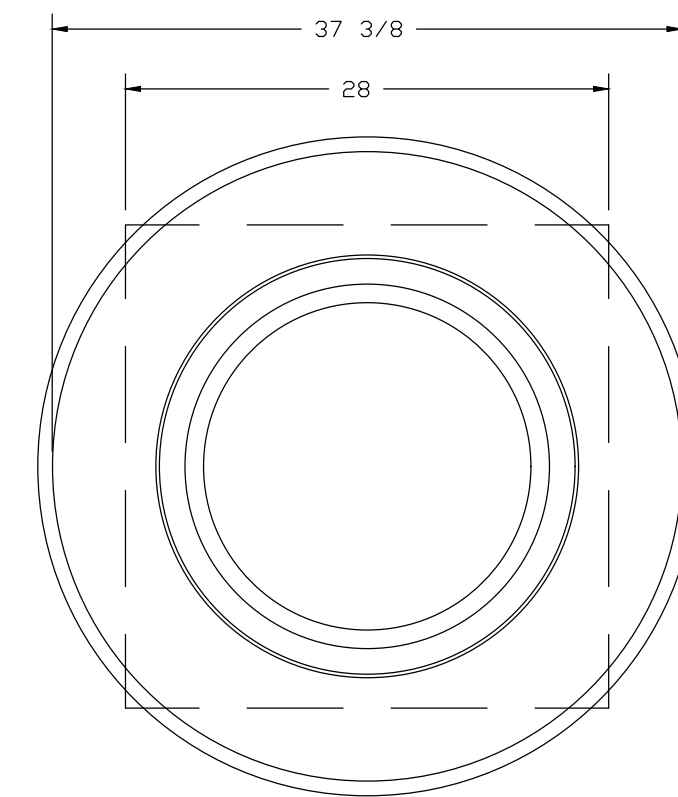
CURB ASSEMBLIES

NO	QTY	FAN TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF-1	38 LBS	CURB	26.500"W X 26.500"L X 24.000"H ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	RTU-1 (KITCHEN)	102 LBS	CURB	59.500"W X 91.000"L X 18.000"H ALONG WIDTH, RIGHT INSULATED.

FAN #1 DUI80HFA - EXHAUST FAN (KEF-1)



DUCTWORK BETWEEN EXHAUST RISER ON HOOD AND FAN (BY OTHERS).



TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

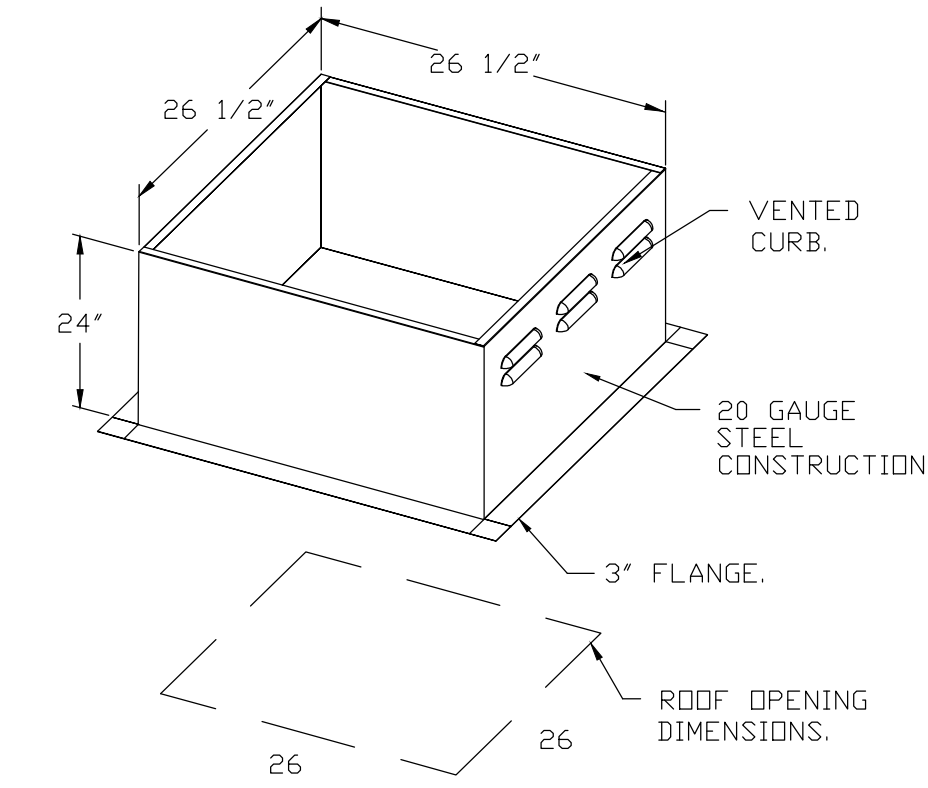
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

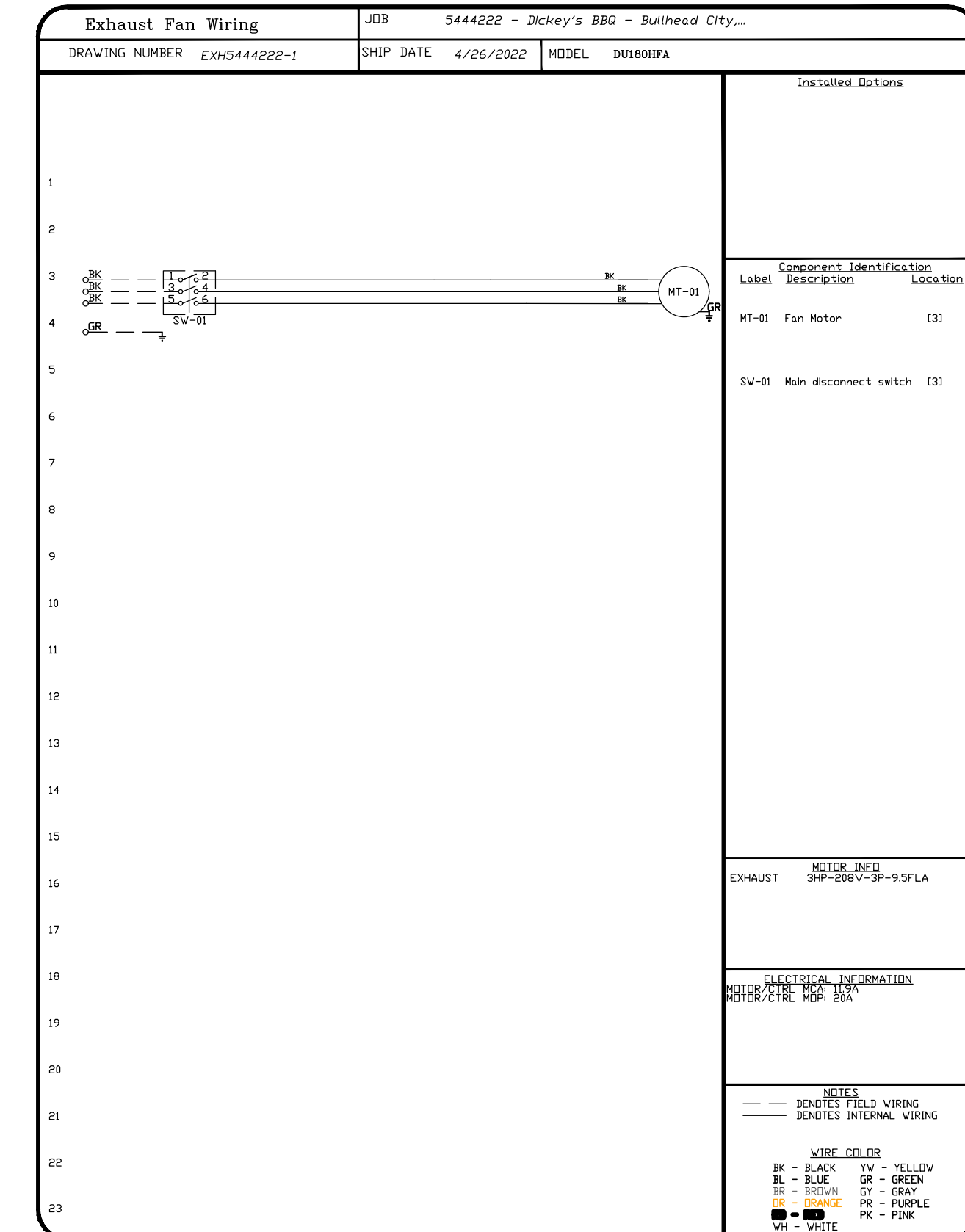
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX
FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS.
2 YEAR PARTS WARRANTY.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.
SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.



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Dickey's BBQ - Bullhead City, AZ - R3
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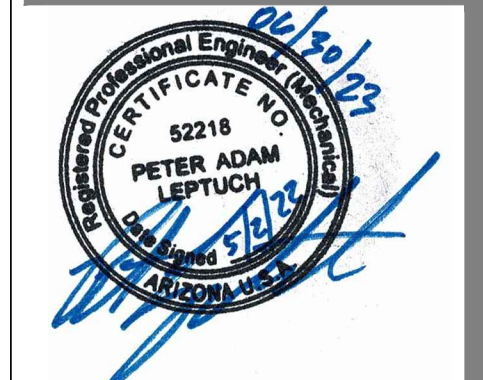
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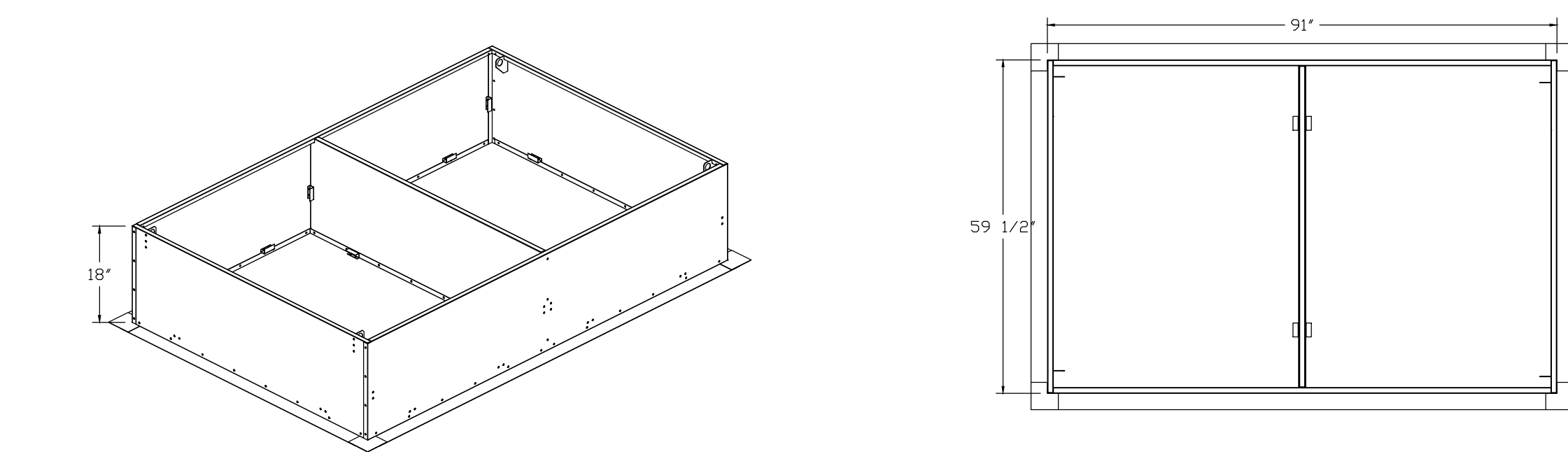
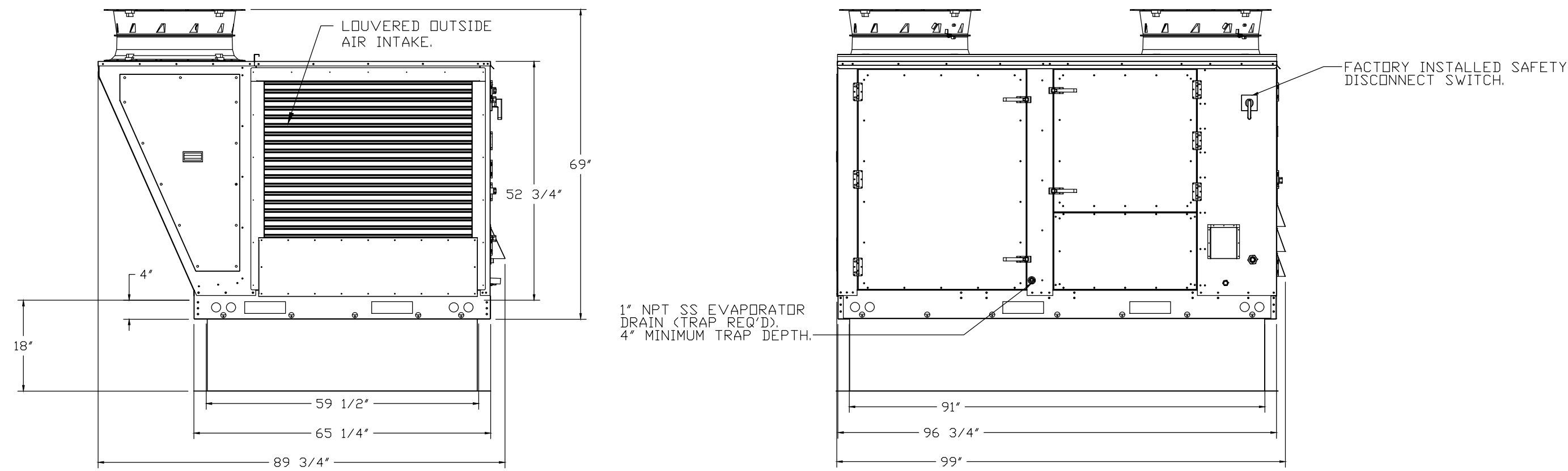
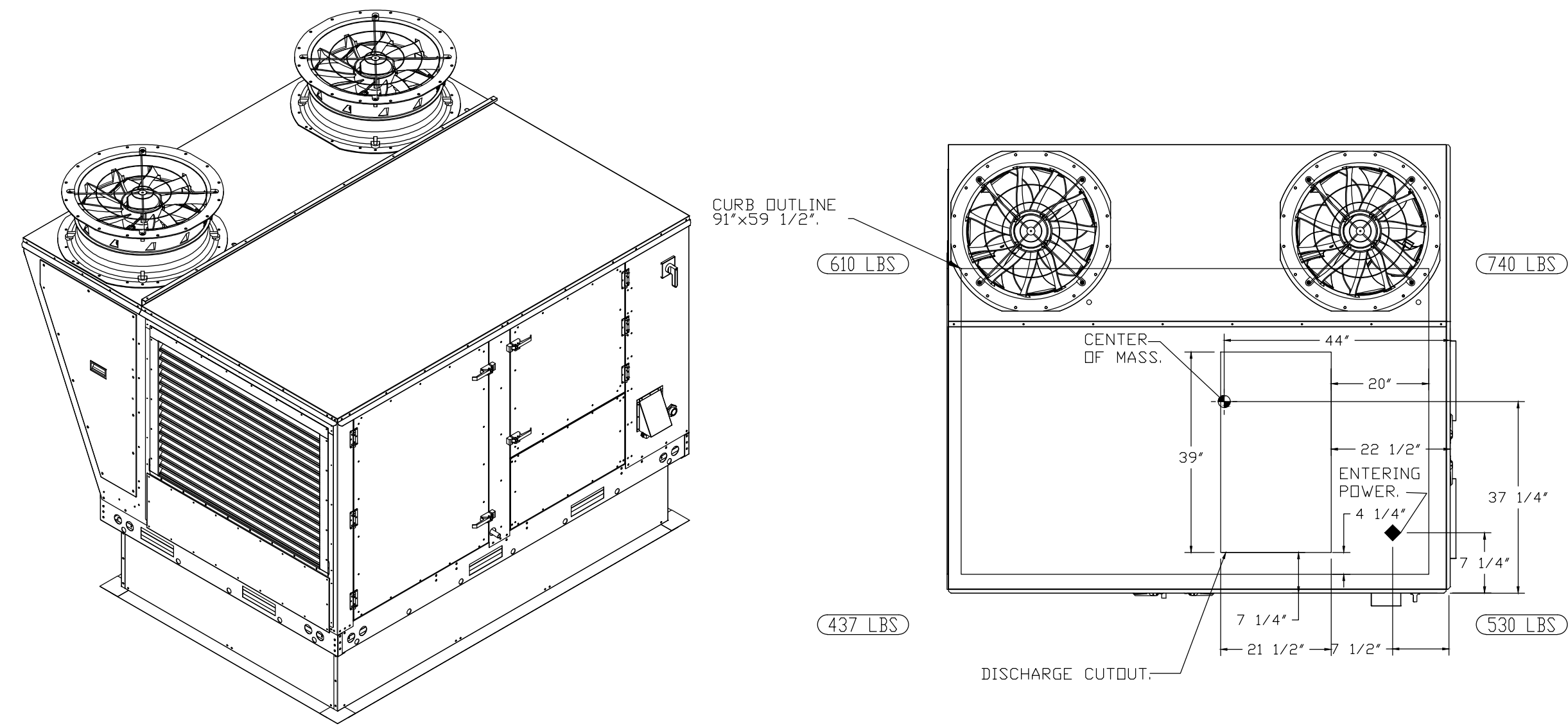
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FAN #2 CASRTU3-15-12.5T-DDAS - SUPPLY FAN (RTU-1 (KITCHEN))

NOTES:

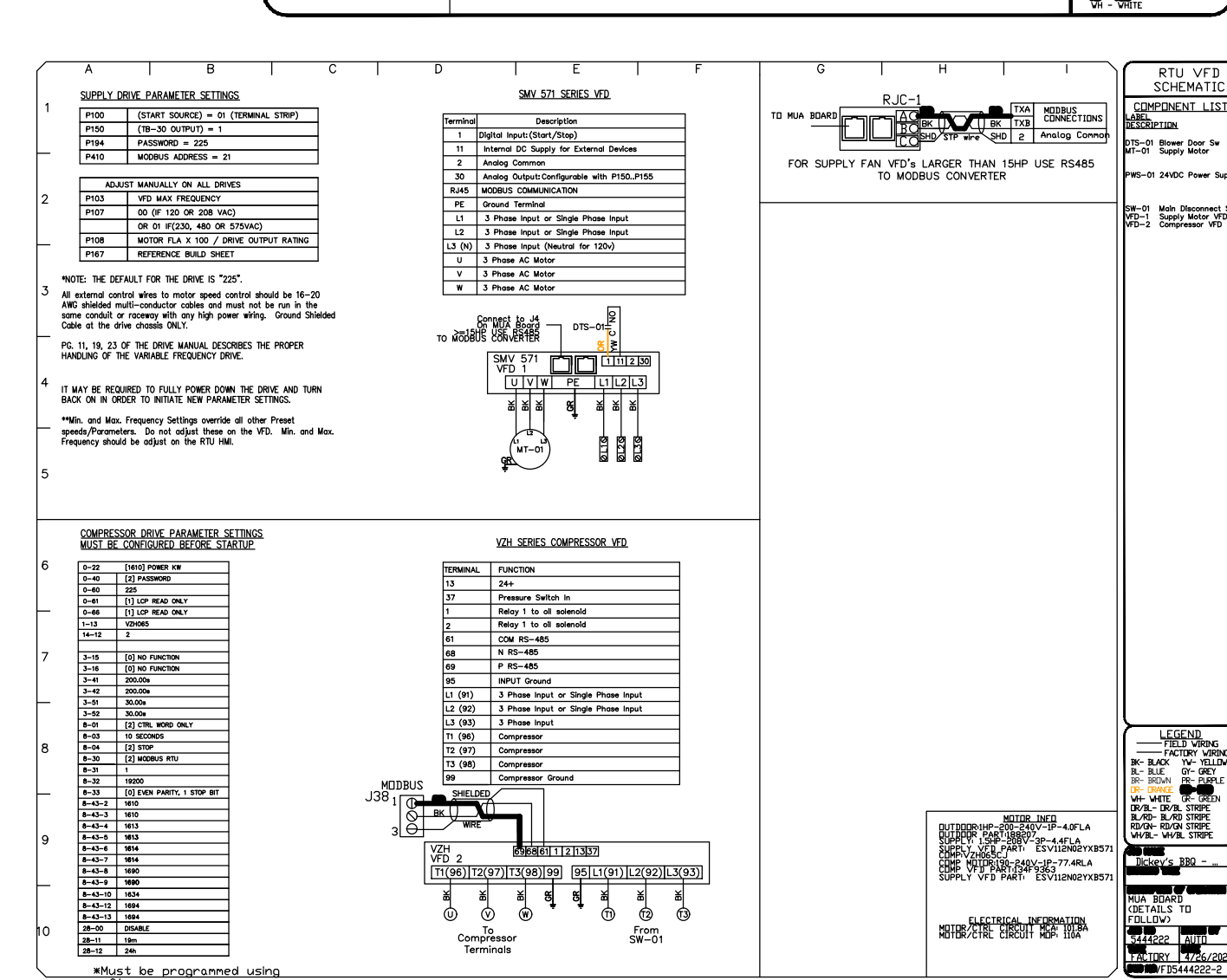
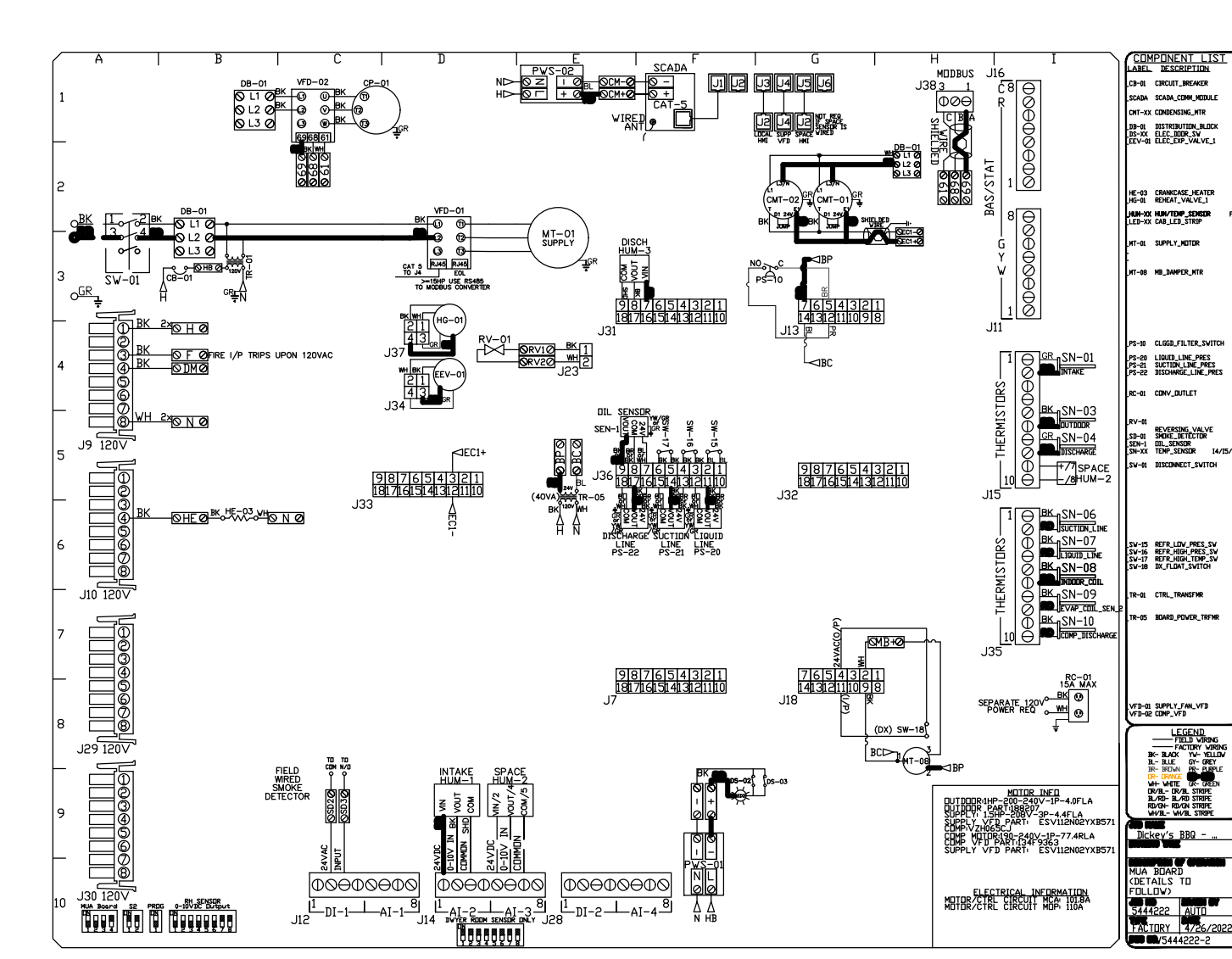
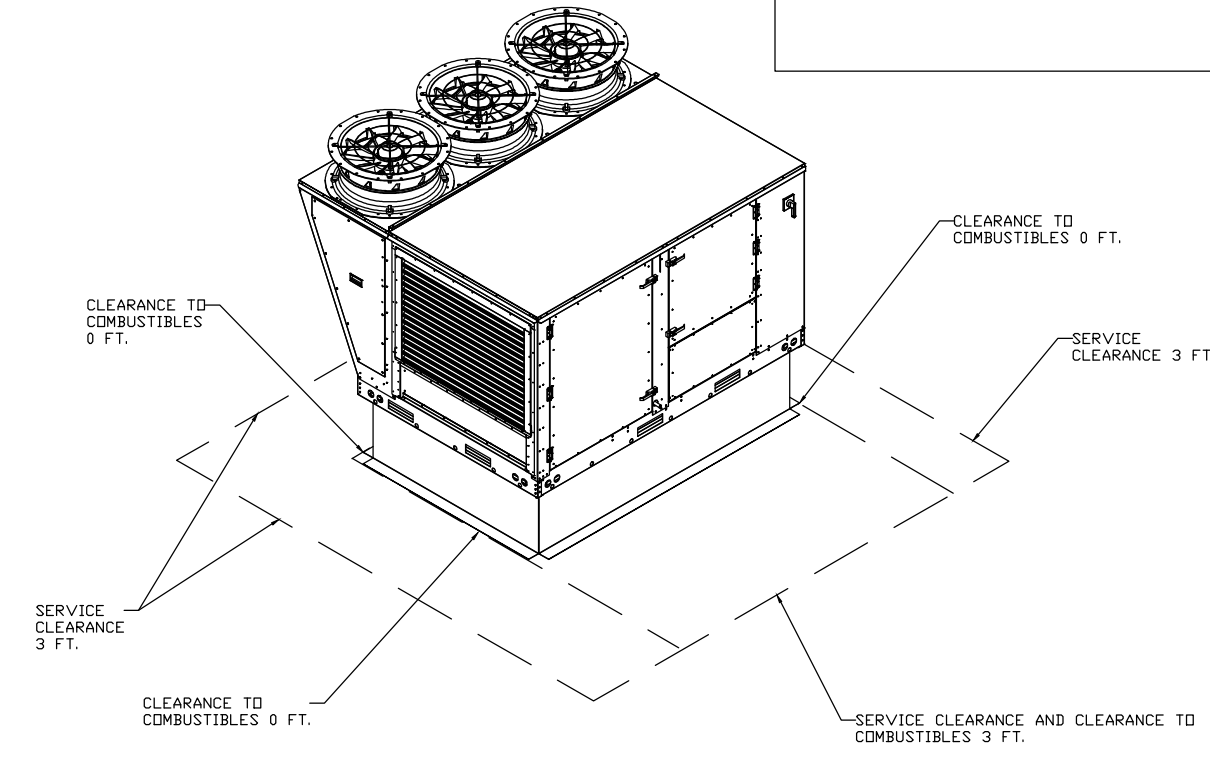
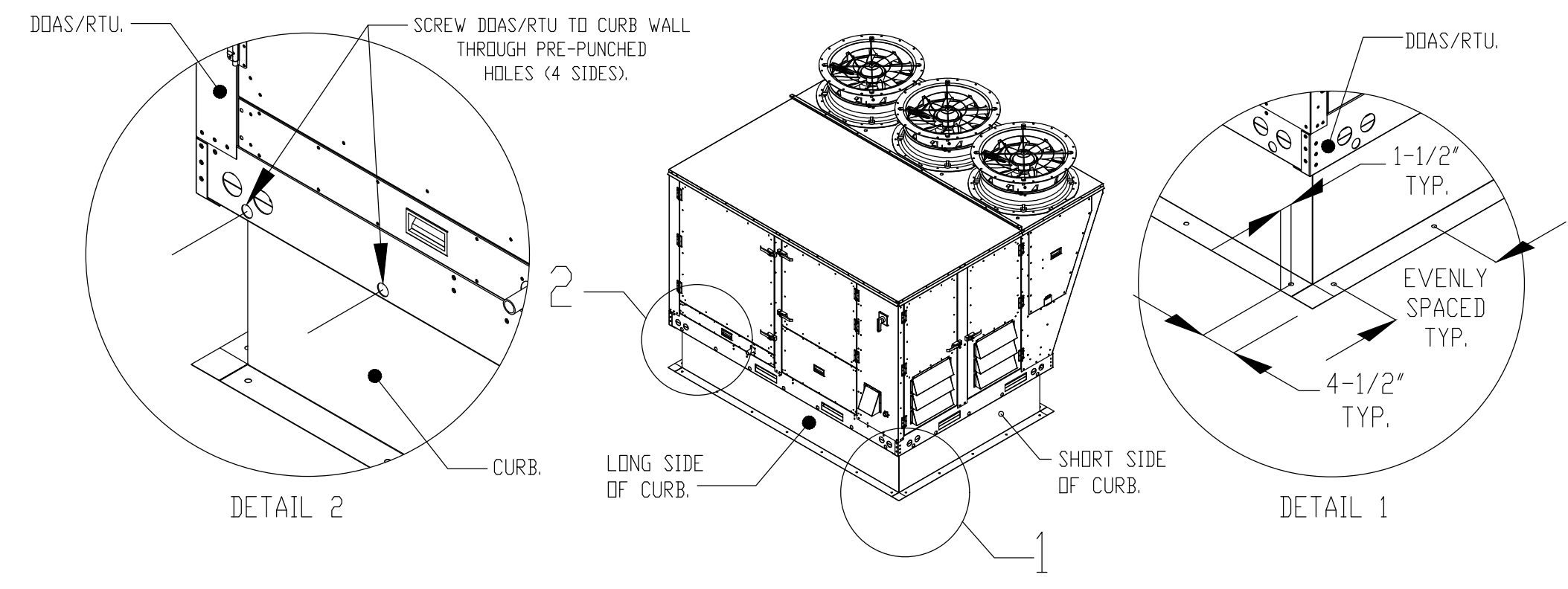
- DO NOT OBSTRUCT OUTSIDE AIR INLET, OUTSIDE AIR COIL OR OUTSIDE AIR FAN.
-  DENOTES CORNER WEIGHT.
- ROOF OPENING MUST BE 2" SMALLER THAN CURB DIMENSIONS IN BOTH DIRECTIONS.

*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.



TYPICAL DDAS/RTU ROOF MOUNTING INSTALLATION INSTRUCTIONS

- SECURE THE CURB TO THE ROOF FRAMING MEMBERS BY DRILLING 1/4" PILOT HOLES IN THE CURB FLANGES AT LOCATIONS SHOWN IN THE DIAGRAM BELOW. USING 3/8" X 2" ZINC PLATED STEEL LAG BOLTS, AND ZINC PLATED WASHERS, SCREW THROUGH THE CURB FLANGES AND INTO THE ROOF FRAMING MEMBERS. A MINIMUM OF (5) LAG BOLTS ON EACH SHORT SIDE, AND (7) LAG BOLTS ON EACH LONG SIDE IS REQUIRED.
- SECURE THE UNIT BASE TO THE SIDE WALLS OF THE CURB USING (24) 1/4"-14 X 2" SELF-DRILLING, STEEL ZINC PLATED SCREWS. PRE-PUNCHED HOLES HAVE BEEN PROVIDED FOR EACH SCREW LOCATION.



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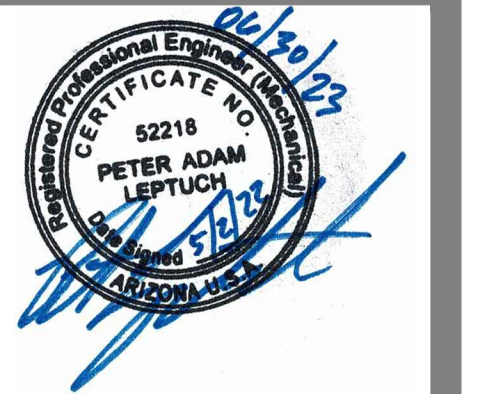
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MARK	FIXTURE	ROUGH-IN SIZE			DESCRIPTION / REMARKS
		S/W	V	CW	
WC-1	WATER CLOSET (ADA)	3"	2"	1/2"	KOHLER K-3979 OR K-3979-RA TOILET, TANK TYPE COMPLETE WITH MCGUIRE 166 SUPPLY WITH STOP AND CHURCH 295 NS WITH MCGUIRE 166 SUPPLY WITH STOP AND CHURCH 295 NSSC WHITE OPEN FRONT SEAT. MUST MEET A.D.A. REFURBISH, REUSE, OR REPLACE EXISTING IF IN TOO POOR CONDITION.
LAV-1	LAVATORY (ADA)	2"	2"	1/2"	KOHLER K-2084, WALL HUNG, MCGUIRE 165 SUPPLIES WITH STOPS, 8872 P-TRAP, 155WC STRAINER AND TAILPIECE, DELTA 561-ALPU-DST. FAUCET AND 5-210-CK MIXING VALVE. PROVIDE J.R. SMITH 0710. CARRIER AND SET WITH RIM 34" A.F.F. AND PROVIDE "TRAP WRAP". 500R AND 500HS TRAP AND SUPPLY COVERS. MUST MEET A.D.A. PROVIDE WITH TMV PER THIS SCHEDULE. REFURBISH, REUSE, OR REPLACE EXISTING IF IN TOO POOR CONDITION.
WCO	WALL CLEANOUT	LINE SIZED	-	-	ZURN #1443 SQUARE WALL CLEANOUT, DURA-COATED CAST IRON BODY, GAS AND WATER TIGHT TAPERED THREAD PLUG, AND NICKEL BRONZE SECURED SMOOTH WALL ACCESS COVER AND FRAME.
SS-1	SERVICE SINK	3"	2"	3/4"	FIAT #MSB2424 MOLDED STONE SERVICE SINK. INSTALL COMPLETE WITH #830-AA CHROME PLATED SERVICE FAUCET W/VACUUM BREAKER, INTEGRAL STOPS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT, 832-AA HOSE AND BRACKET, AND 889-CC MOP HANGER. REFURBISH, REUSE, OR EXISTING REPLACE IF IN TOO POOR CONDITION.
FD	FLOOR DRAIN	3"	1-1/2"	-	3" CAST IRON FLOOR DRAIN WITH POLISHED NICKEL BRONZE TOP. ZURN Z-415-J (SQUARE) J.R. SMITH NO 2005Y-A, JOSAM3000-S OR APPROVED EQUAL. ADJUSTABLE STRAINER WITH FLASHING CLAMP DEVICE, PROVIDE TRAP PRIMER CONNECTION PER LL REQUIREMENTS.
TMV	THERMOSTATIC MIXING VALVE	-	-	-	WATTS LFUSG-B, ASSE 1070, POINT OF USE TYPE, SET AT MAX. 110°F
ES	FLOOR SINK	3"	2"	-	OATEY PVC FLOOR SINK, 1/2 GRATE, SQUARE.
RP	RECIRC. PUMP	3"	2"	-	BELL & GOSSETT RECIRC. PUMP MODEL NBF 10S/LW PROVIDE WITH TIMER AND AQUASTAT. 120° HOT WATER, 2GPM, 4 TOTAL HEAD FT., 52W, 115V/1PH.
WH	WATER HEATER	-	-	1"	AO SMITH DRE-80-15, OR EQUAL. 80 GALLON, 15 KW, THREE 5 KW STAGES. 120/208V, 1PH. 25.50" DIAMETER, 28" DRAIN PAN. 60.25" TALL. ADJUST BREAKER WIRE SIZE AS NEEDED FOR EXACT HEATING ELEMENT SELECTED.
1	OVEN	-	-	3/4"	COMBI-OVEN, VERIFY ALL SPECIFICATIONS PRIOR TO ADDING CONNECTION.
20	HAND SINK	2"	1-1/2"	1/2"	JOHN BOOS MODEL NO. PBHS-W-1410-P-SSLR-X. PROVIDE WITH THERMOSTATIC MIXING VALVES.
21	1-COMP SINK	2"	1-1/2"	1/2"	JOHN BOOS MODEL NO.1B184-1D18L-X. FAUCET: 12-808L KROWNE SILVER SERIES FAUCET. PROVIDE WITH THERMOSTATIC MIXING VALVES.
25	3-COMP SINK	2"	1-1/2"	1/2"	JOHN BOOS MODEL NO. E358-1620-14T18 FAUCET: 17-109WL KROWNE ROYAL SERIES, PR-RINSE ASSEMBLY FAUCET. PROVIDE WITH THERMOSTATIC MIXING VALVES.
72	BEVERAGE DISPENSER	-	-	1/2"	VERIFY FINAL SPECIFICATION WITH OWNER.
73	ICE MAKER	-	-	1/2"	NUGGET ICE MAKER MODEL NO. NH0422A-1 VERIFY FINAL SPECIFICATION WITH OWNER.
76	TEA BREWER	-	-	1/2"	VERIFY FINAL SPECIFICATION WITH OWNER.
B01	UNDERBAR SINK	2"	1-1/2"	1/2"	KROWNE MODEL NO. KR19-43L - VERIFY FINAL FAUCET SPEC WITH OWNER. PROVIDE WITH THERMOSTATIC MIXING VALVES.

Storage Tank Water Heater Sizing Calculator							
Developed by the Plan Review Unit of the Environmental Health Services Section							
Facility Name:		DICKEY'S					
Address:		BULLHEAD CITY, AZ					
EQUIPMENT				GPH CALCULATED			
Enter the description, and number and size of compartments for each sink below				Gallons Per Hour (GPH)			
Description	Number of compartments	Length (inches)	Width (inches)	Depth (inches)			
Largest Sink #1	3-COMP	3	20	16	14	44	
Sink #2	1-COMP	1	18	18	14	15	
Sinks are calculated at 75% capacity						Total	59
Enter the quantity of equipment below				Gallons Per Hour (GPH)			
Hand sinks	6					30	
Mop sink	1					5	
Recovery Rate Needed (GPH):						94	

Water Heater Input (BTU or kW) Needed:	
Gas Water Heater	Electric Water Heater
82,000 BTU at 80°F rise	18 kW at 80°F rise
92,000 BTU at 90°F rise	21 kW at 90°F rise
102,000 BTU at 100°F rise	23 kW at 100°F rise

RECOVERY CALC (FOR TANK TYPE HEATER):
 8.34 LB/GALLON
 94 GPH AT 74.1°F RISE ... 94*57.7*8.34 = 45,234.5 BTUH
 45,234.5 BTUH HEATING REQUIRED.
 42,828.4 / 3412.142 = 13.25 KW REQUIRED.
 15.0 PROVIDED.

P.C. SHALL CONFIRM WITH PLUMBING INSPECTOR IF BUILDING HAS MAIN RPZBFP AND DOES NOT REQUIRE ADDITIONAL BFP IN SPACE. IF JURISDICTION REQUIRES ISOLATION BFP, THE PLUMBING CONTRACTOR SHALL OMIT THE RPZ BFP NEAR THE MOP SINK AND INSTEAD SHALL PROVIDE A POINT OF USE BFP AT REQUIRED FIXTURES AS APPLICABLE/AS REQUIRED AND ELSEWHERE AS DETERMINED BY THE PLUMBING INSPECTOR.

FIRE PROTECTION (SPRINKLER & ALARM) SYSTEMS BY OTHERS, UNDER A SEPARATE SUBMITTAL.

BULLHEAD CITY, AZ NOTE:
 THIS BUILDING APPEARS TO HAVE ORIGINALLY BEEN A RESIDENTIAL STYLE BUILDING. PREVIOUSLY CONVERTED TO AN OFFICE USE. IT WILL NOW BE CONVERTED TO A RESTAURANT. THE G.C. SHALL ADJUST THE INSTALLATION OF EQUIPMENT AS NEEDED TO ACCOUNT FOR PECULIARITIES ASSOCIATE WITH THIS TYPE OF BUILDING CONVERSION PROJECT.

PROVIDE HOT WATER AT 140°F TO ALL SINKS. HAND-WASHING SINKS SHALL BE ONLY HOT ENOUGH TO AVOID SCALDING (110°F OR AS REQUIRED BY AHJ.)

ALL FINAL PLUMBING CONNECTIONS FOR FOOD SERVICE EQUIPMENT SHALL BE BY KITCHEN EQUIPMENT CONTRACTOR.

BACKFLOW PROTECTION IS SHOWN AS CONTAINMENT (WHOLE TENANT SPACE). WHERE AHJ IS AN ISOLATION JURISDICTION, OMIT MAIN SERVICE RPZBFP AND PROVIDE POINT OF USE RPZBFP AT REQUIRED EQUIPMENT.

FOOD PREPARATION SINKS, ICE MACHINE, DRAIN TABLES, STEAM KETTLES, POTATO PEELERS, ICE CREAM DIPPER WELLS, AND SIMILAR EQUIPMENT SHALL INDIRECTLY CONNECT TO THE DRAINAGE SYSTEM BY MEANS OF AN AIRGAP.

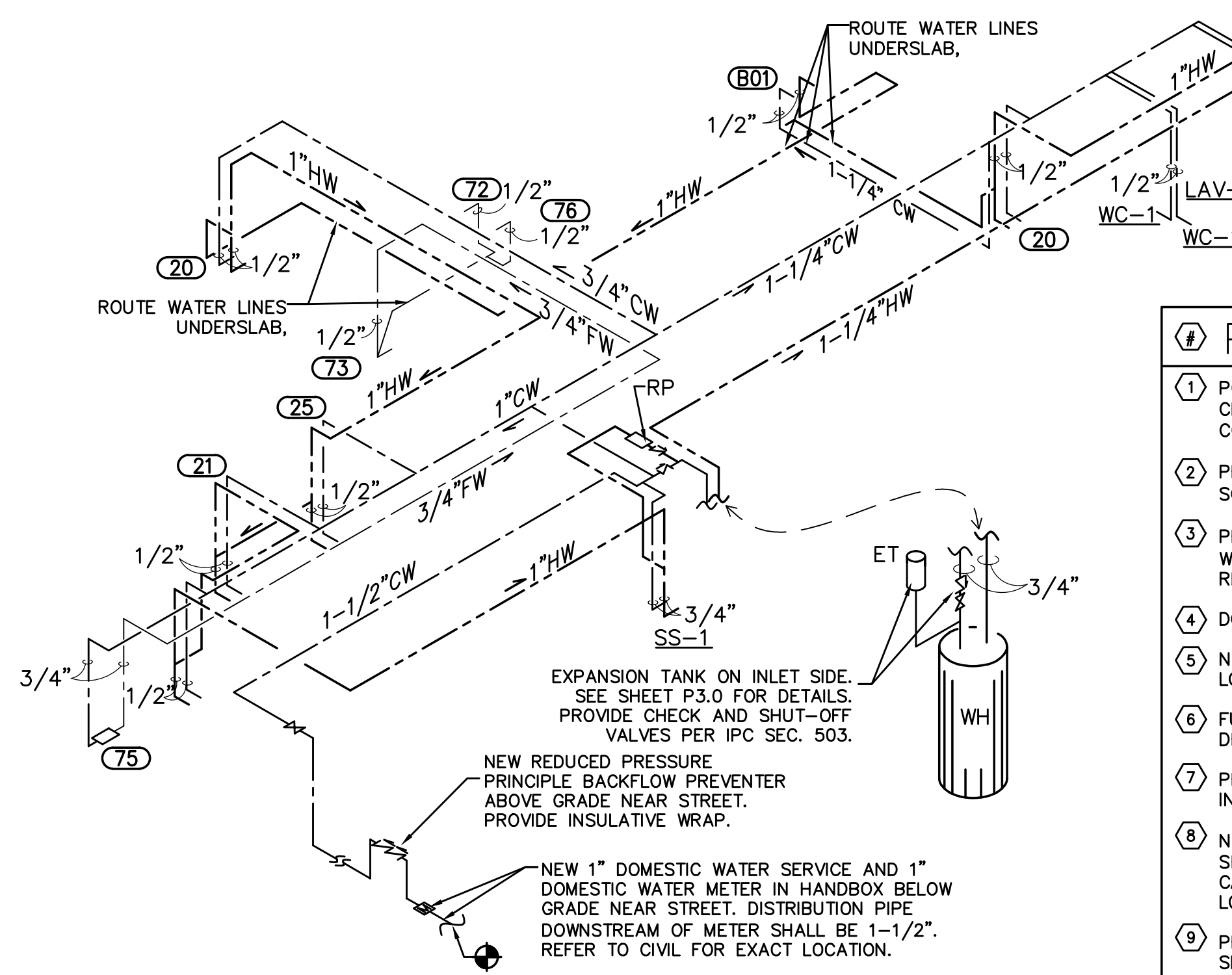
PLUMBING SYMBOLS/ABBREVIATIONS		
●	HOT WATER	FD FLOOR DRAIN
●	COLD WATER	FFD FUNNEL FLOOR DRAIN
●	DRAIN	FS FLOOR SINK
○	CONNECTION	HD HUB DRAIN
☐	FLOOR DRAIN AS NOTED	SS STEAM SUPPLY
☐	FUNNEL DRAINS NOTED	SR STEAM RETURN
☐	FLOOR SINK FULL GRATE	EL ELEVATION ABOVE FINISHED FLOOR
☐	FLOOR SINK HALF GRATE	SU STUB UP ABOVE FINISHED FLOOR
⊕	GAS CONNECTION	
⊕	GAS SUPPLY	GPH GALLONS PER HOUR
---	PIPE ROUTING	GPM GALLONS PER MINUTE
HW	HOT WATER	PSI POUNDS PER SQUARE INCH
CW	COLD WATER	BTC BRANCH TO CONNECTION POINT AND CONNECT EQUIPMENT
DR	DRAIN	
AFF	ABOVE FINISHED FLOOR	DFA DOWN FROM ABOVE
BFF	BELOW FINISHED FLOOR	

FROM 2018 IPC TABLE E201.1
 USING A MAXIMUM DEVELOPMENT LENGTH OF = 200 FEET ASSUMING A PRESSURE RANGE OF 30 TO 39 PSI
 A 1" METER AND SERVICE PIPE AND 1-1/2" DISTRIBUTION PIPE CAN HANDLE 73 WSFU.
 73 WSFU > 42 WSFU, THEREFORE A MINIMUM 1" METER AND SERVICE PIPE WITH A MINIMUM 1-1/2" DISTRIBUTION PIPE SHALL BE ADEQUATE.

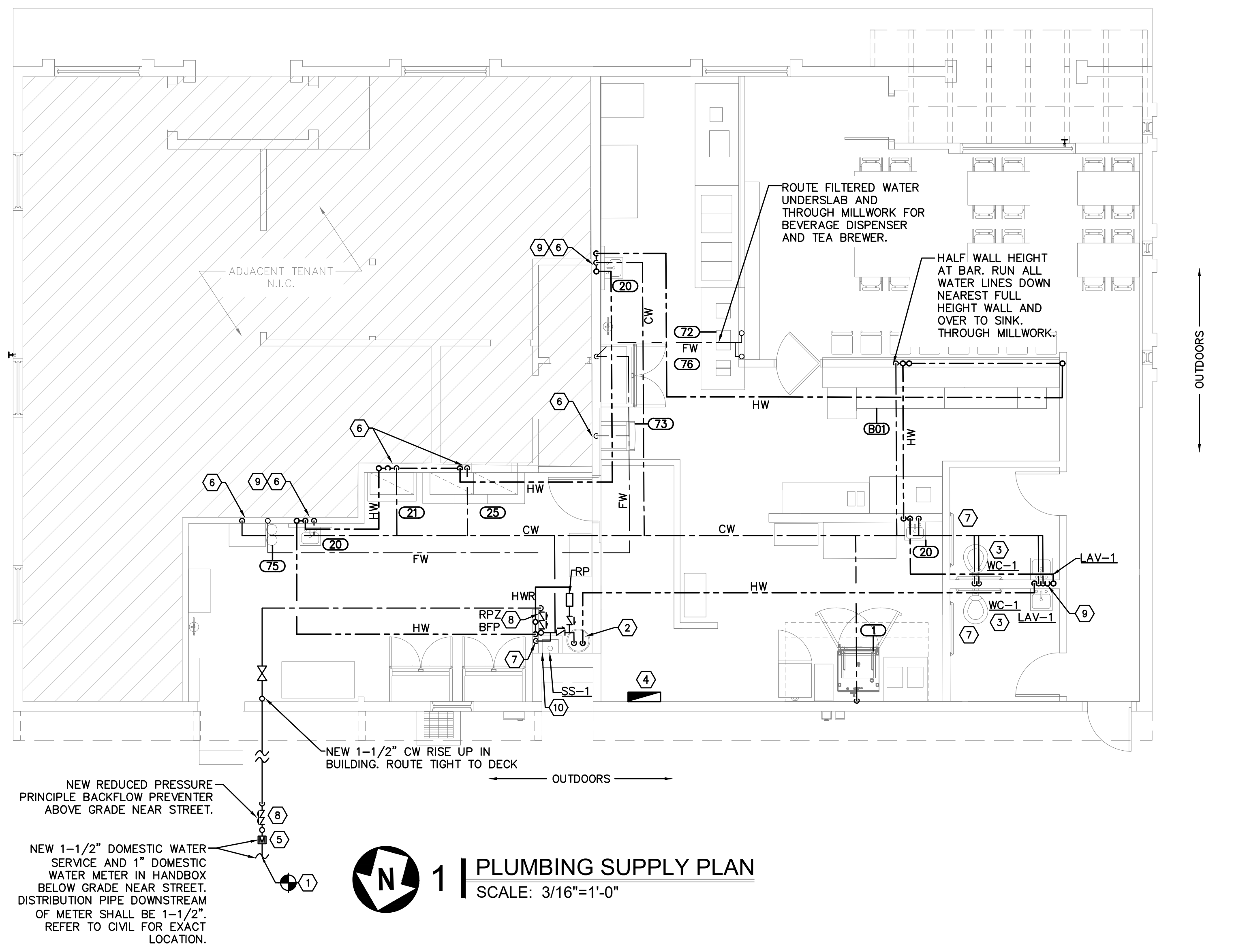
*NOTIFY ENGINEER IF WATER PRESSURE, MAXIMUM DEVELOPMENT LENGTH, AND/OR SIZE OF EXISTING WATER SERVICE AND METER DIFFERS FROM AS SHOWN ABOVE.

**PER IPC, "FOR FIXTURES NOT LISTED, LOADS SHOULD BE ASSUMED BY COMPARING THE FIXTURE TO ONE LISTED USING WATER IN SIMILAR QUANTITIES AND AT SIMILAR RATES." FOR THE PURPOSES OF THIS CALCULATION, THE ICE MAKER, TEA BREWER, OVEN AND BEVERAGE DISPENSERS WERE COUNTED UNDER "DRINKING FOUNTAIN", HAND SINKS, AND UNDERBAR SINKS WERE COUNTED UNDER "LAVATORY", THE 1-COMP AND 3-COMP WERE COUNTED UNDER "KITCHEN SINK".

BULLHEAD CITY, AZ NOTE:
 THIS IS AN ELECTRIC-ONLY JOB SITE. NO GAS IS AVAILABLE. ANY REFERENCE TO GAS PIPING, GAS INSTALLATION, ETC SHOULD BE IGNORED. IF ANY EQUIPMENT IS FOUND TO BE SPECIFIED, NOTIFY ARCHITECT FOR ALTERNATE (ELECTRIC) SPECIFICATION.

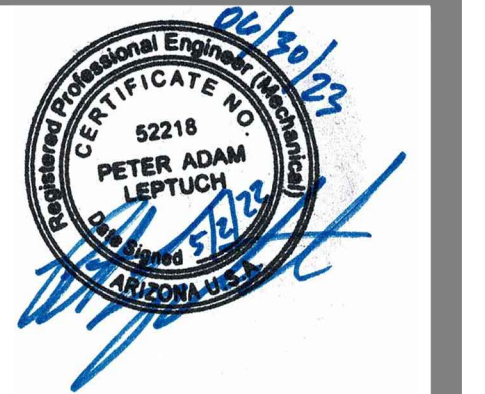


- ### PLUMBING PLAN KEY NOTES
- POINT OF CONNECTION (DIAGRAMMATIC) TO WATER MAIN IN CEILING SPACE. VERIFY POINT OF CONNECTION. FROM POINT OF CONNECTION, ROUTE 1-1/2" C.W. PIPING IN JOIST SPACE.
 - PROVIDE AND INSTALL TANK TYPE WATER HEATER, PER SCHEDULE/DETAIL 02, SHEET P3.0.
 - PROVIDE TRAP PRIMERS ON ALL HUB/FLOOR TRENCH DRAINS, WHERE REQUIRED. VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE.
 - DO NOT ROUTE WATER OR DRAIN LINES ABOVE ELECTRICAL GEAR.
 - NEW WATER SUB-METER BELOW GRADE IN HANDBOX. VERIFY LOCATION OF REMOTE READDUT, RELOCATE AS NEEDED.
 - FURROUT WALLS AS NECESSARY FOR POWER, PLUMBING, AND DRYER VENT.
 - PROVIDE W.H.A. ON ALL FAST CLOSING VALVES, AND WHERE ELSE INDICATED AND WHERE NECESSARY.
 - NEW 1-1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY. LOCATION SHOWN IS DIAGRAMMATIC, INSTALLED ABOVE GRADE. PROVIDE WIRE CAGE ENCLOSURE AND PAD. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
 - PROVIDE ASSE 1070 THERMOSTATIC MIXING VALVE ON ALL HAND SINKS AND LAVATORIES. SET TEMPERATURE PER SCHEDULE, THIS SHEET.
 - PROVIDE VACUUM BREAKER TYPE FAUCET ON MOP/SERVICE SINK FAUCET. VERIFY CHEMICAL DISPENSER REQUIREMENTS WITH OWNER'S REPRESENTATIVE.



2 | PLUMBING SUPPLY RISER
 SCALE: NO SCALE

1 | PLUMBING SUPPLY PLAN
 SCALE: 3/16"=1'-0"



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REVISIONS		
No.	DATE	NOTE
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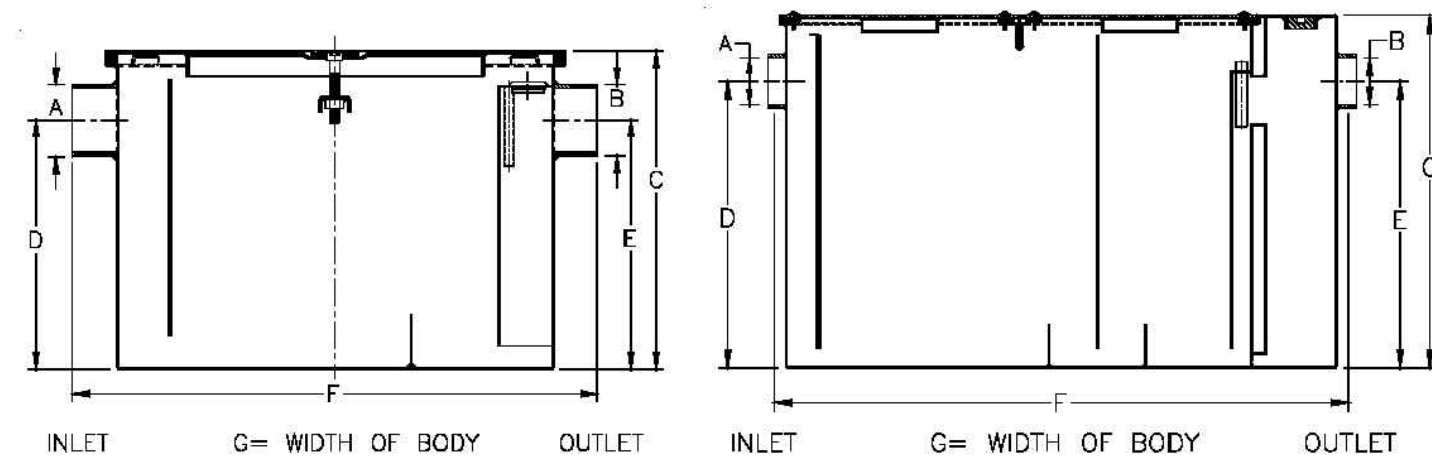
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 Checked by: ----
 Project No: ----
 Date: Feb. 23, 2022

PLUMBING SUPPLY PLAN
 Sheet: **P1.0**

ZURN GT2700 GREASE INTERCEPTOR

SPECIFICATION SHEET TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



GT2700-4 through GT2700-50 GT2700-75 & GT2700-100

Model Number	A/B Inlet/Outlet No-Hub	Flow Rate G.P.M. [L]	Capacity Grease Lbs. [kg]	Dimension in Inches			
				C	D/E	F	G
GT2700-4	2 [51]	4 [15]	8 [4]	10 [254]	7-1/4 [184]	16-3/8 [416]	9-7/8 [251]
GT2700-7	2 [51]	7 [26]	14 [6]	11-1/8 [283]	8-1/8 [206]	17-3/4 [451]	11-7/8 [302]
GT2700-10	2 [51]	10 [38]	20 [9]	11-3/4 [298]	8-1/4 [210]	19-3/4 [502]	14 [356]
GT2700-15	2 [51]	15 [57]	30 [14]	13-3/8 [340]	9-3/8 [238]	21-3/4 [552]	16-3/4 [425]
GT2700-20	3 [78]	20 [76]	40 [18]	15 [381]	11-3/4 [298]	24-5/8 [625]	17-1/4 [438]
GT2700-25	3 [78]	25 [94]	50 [23]	17 [432]	12-7/16 [316]	26-5/8 [676]	19-7/8 [505]
GT2700-35	4 [102]	35 [132]	70 [32]	18-3/4 [476]	14-3/16 [360]	28-1/2 [724]	22-1/2 [572]
GT2700-50	4 [102]	50 [189]	100 [45]	21-1/2 [546]	16 [408]	30-3/8 [772]	24-1/2 [622]
GT2700-75	4 [102]	75 [283]	150 [68]	22-3/4 [587]	18-1/2 [470]	40-1/4 [1022]	28-5/8 [727]
GT2700-100	4 [102]	100 [379]	200 [91]	27 [685]	23 [584]	44 [1118]	33-5/8 [854]

GT2700 Grease Interceptor
Recommended for removing and retaining grease from wastewater in kitchen and restaurant areas where food is prepared. Grease trap is corrosion-resistant coated fabricated steel with no-hub connections, flow diffusing baffle, integral trap, and vented inlet flow control device.

OPTIONS
-JP2700 6 [152] Extension



Rev. C Date: 2/15/2018 C.N. No. 139638 Prod. | Dwg. No. GT2700

GREASE INTERCEPTOR CALCULATION IPC 2018 / PDI-G101

FIXTURE	# OF FIXTURE	GPM per fixture	GPM	LBS. GREASE
3-COMPARTMENT: 20"x16"x14" = 4,480 cu. in. x 3 compartments = 13,440 cu. in. / 231 = 58.1 gallons * .75 = 44 gallons capacity, 44 gallons at 2-minute drain down period = 22 gpm. Drain to 3" floor sink.	1	22	22	44
1-COMPARTMENT: 18"x18"x14" = 4,536 cu. in. x 1 compartments = 4,536 cu. in. / 231 = 19.6 gallons * .75 = 15 gallons capacity, 15 gallons at 2-minute drain down period = 7.3 gpm. Drain to 3" floor sink.	1	7.3	7.3	14.6
HAND SINKS: Sink Compartment = 10"x14"x5" = 700 cu. in. / 231 = 3 gallons * .75 = 2.2 gallons capacity, 2.2 gallons at 2-minute drain down period = 1.1 gpm.	3	1.1	3.3	6.6
3" FLOOR SINK: Fixture Trap = 3", 37.5 gpm.	2	0	0	0
3" FLOOR DRAINS: Fixture Trap = 3", 37.5 gpm.	2	0	0	0
MOP SINK: Sink Compartment = 24"x24"x10" = 5760 cu. in. / 231 = 25 gallons * .75 = 18.7 gallons capacity, 18.7 gallons at 2-minute drain down period = 9.3 gpm.	1	9.3	9.3	18.6
TOTALS			41.9	83.8

PLUMBING LEGEND:

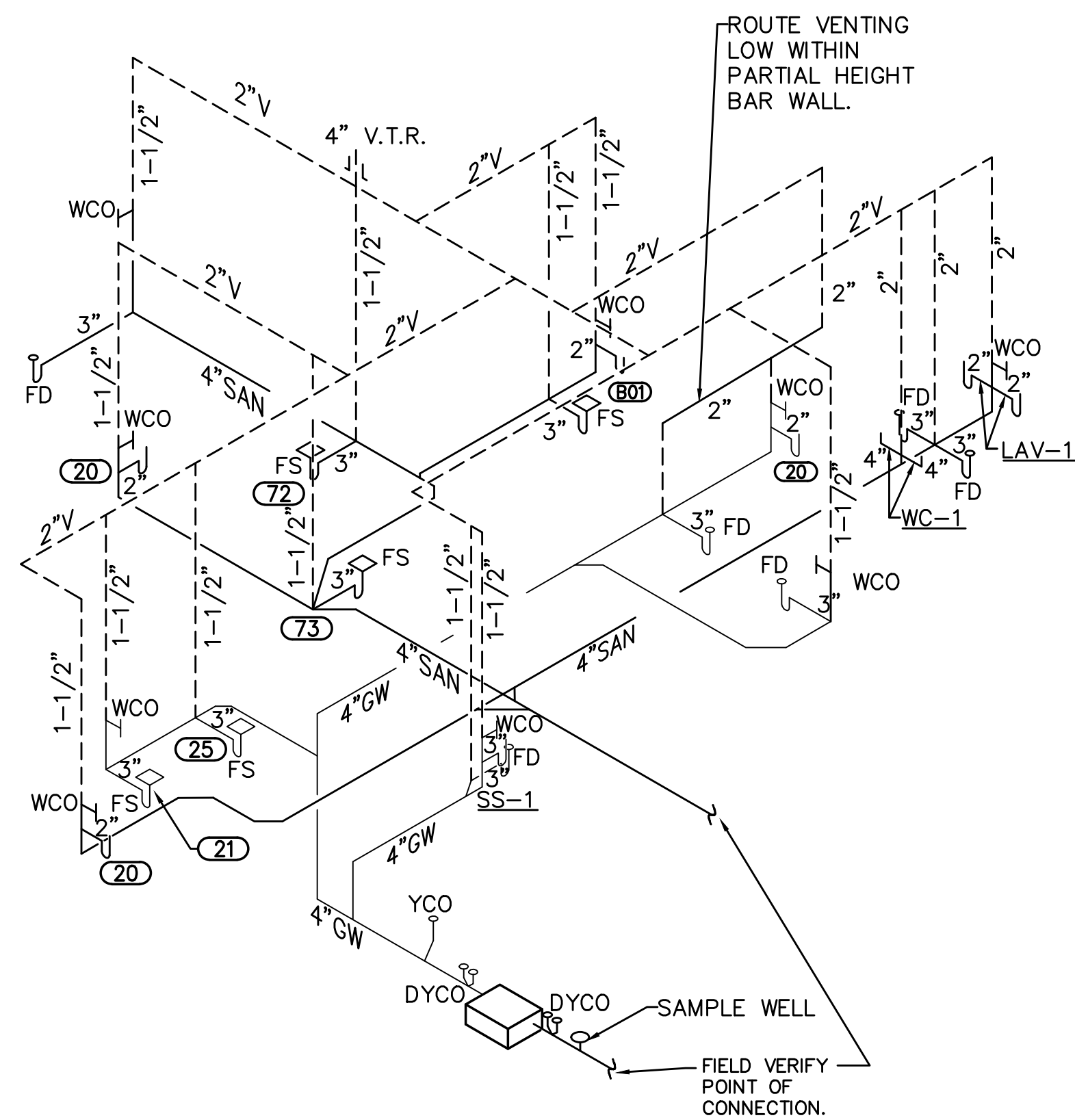
— HW —	HOT WATER SUPPLY LINE	YCO	YARD CLEAN OUT
— CW —	COLD WATER SUPPLY LINE	WCO	WALL CLEAN OUT
— X'SS —	SANITARY WASTE LINE	CO	CLEAN OUT
— 4"GW —	GREASE WASTE LINE	GCO	GRADE CLEAN OUT
— —	PIPE DROP	FCO	FLOOR CLEAN OUT
— - - -	RISER VENT (DASHED)	WH	WALL HYDRANT
— — — —	CONNECT NEW TO EXISTING LINES	HB	HOSE BIB
— — — —	TRAP PRIMER	VTR	VENT THRU ROOF
— — — —	CONTINUATION	BFP	BACK FLOW PREVENTER
— — — —	END CAP		
— — — —	BACK FLOW PREVENTER (BFP)		
— — — —	COLD WATER SUPPLY LINE		
— — — —	EXISTING PIPING AS INDICATED ON PLAN		

BULLHEAD CITY, AZ NOTE:
POINT CONNECTION WAS UNKNOWN AT TIME OF DESIGN. PLUMBING CONTRACTOR SHALL CONFIRM SANITARY SEWER LOCATION SERVING BUILDING AND ADJUST POINT OF CONNECTION AS NECESSARY.

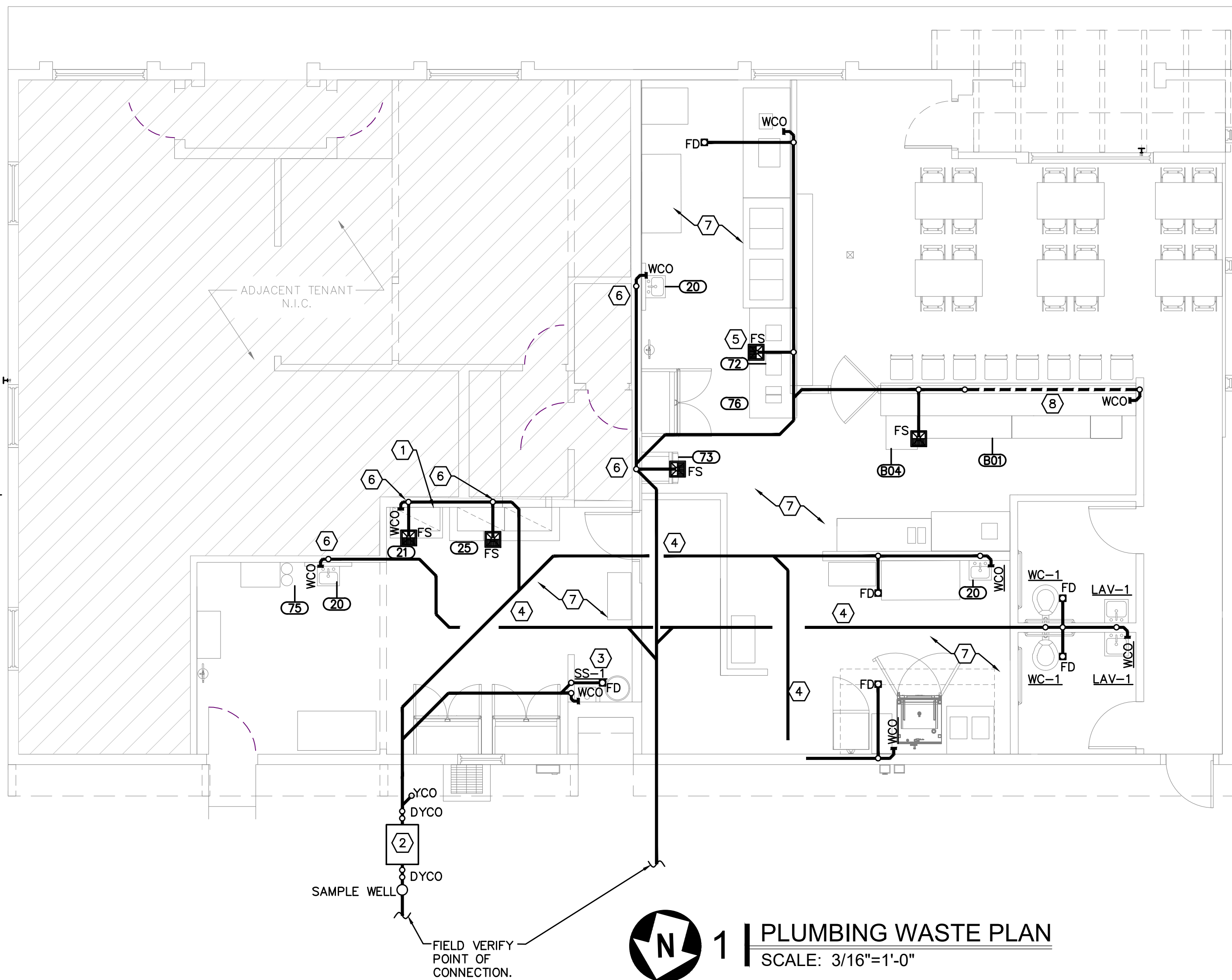
BULLHEAD CITY, AZ NOTE:
AS TIME OF DESIGN IT WAS NOT KNOWN IF SPACE HAS A SLAB OR PIER AND BEAM FOUNDATION. G.C. SHALL CONFIRM AND PLUMB CONTRACTOR SHALL ADJUST INSTALLATION AS NEEDED.

PLUMBING PLAN KEY NOTES

- TIE INTO PREVIOUS 4" TOILET LOCATION. VERIFY EXACT SIZE, INVERT, LOCATION, AND DIRECTION OF FLOW IN FIELD.
- NEW ZURN GT2700-50 GREASE TRAP. PROVIDE WITH COLLAR EXTENSION AND DIAMOND TREAD SLIP-PROOF LID FLUSH WITH GRADE. PROVIDE WITH BOLLARDS TO PREVENT VEHICLES FROM DRIVING ON TOP OF TRAP, AS NEEDED.
- NOT USED.
- PIPING UNDER FLOOR SLOPE AT 1/8" PER FOOT FOR 3" OR SMALLER LINES AND 1/4" PER FOOT FOR 4" OR LARGER LINES, EXCEPT ALL GREASE WASTE LINES SHALL SLOPE AT 1/4" PER FOOT.
- ROUTE BEVERAGE STATION (KEYTAG 72 AND 76) WASTE INDIRECTLY TO FLOOR SINK BELOW. MAINTAIN 3" AIR GAP.
- FURROUT/THICKEN WALL FOR PLUMBING, ELECTRICAL AND DRYER VENTS AS NECESSARY.
- ADJUST PLUMBING ROUTING AS NECESSARY IN FIELD TO ROUTE AROUND UNDER-FLOOR STRUCTURAL ELEMENTS. VERIFY IN FIELD.
- ROUTE VENT IN BAR KNEE WALL UP TO NEAREST FULL HEIGHT WALL.



2 | PLUMBING WASTE RISER
SCALE: NO SCALE



1 | PLUMBING WASTE PLAN
SCALE: 3/16"=1'-0"

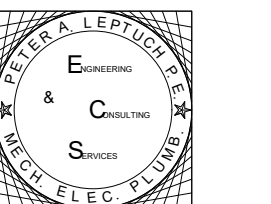


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REVISIONS

No.	DATE	NOTE
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Drawn by: _____ Staff
Checked by: _____
Project No: _____
Date: Feb. 23, 2022

PLUMBING WASTE PLAN

Sheet: **P2.0**

PLUMBING SPECIFICATIONS (ALL EQUIPMENT AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR. ANY REFERENCES IN THE MEP DOCUMENT SET TO ITEMS PROVIDED BY OTHERS SHALL BE IGNORED UNLESS THIS REFERENCE IS ON THE ARCHITECTURAL RESPONSIBILITIES SCHEDULE.)

SECTION 15-A - PLUMBING

15A-01 GENERAL:

- A. ALL PLUMBING WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE, COUNTY, CITY, LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. INCORPORATE ALL REQUIREMENTS WITH THIS WORK, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT. ADVISE ARCHITECT IF REQUIREMENTS ARE CONTRARY TO THESE PLANS. IT IS INTENDED THAT THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM.
- B. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED OR RELATED TO HIS WORK.
- C. CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING WATER SUPPLY AND DRAIN LINES AND MAKE PROPER CONNECTION THERETO, INCLUDING VENTS. CONTRACTOR SHALL VERIFY INVERTS AND NOTIFY ARCHITECT IF INVERTS ARE INSUFFICIENT FOR A GRAVITY FALL WASTE SYSTEM.
- D. UNLESS DRAWINGS EXPLICITLY CALL TO SERVICE AND REUSE SPECIFIC EXISTING EQUIPMENT, ALL MATERIALS SHALL BE NEW AND SHALL FIT THE SPACE AVAILABLE. VERIFY ALL DIMENSIONS AT THE SITE.
- E. ALL VALVES, CLEANOUTS, ETC., SHALL BE SO LOCATED AND INSTALLED TO PERMIT ACCESS FOR SERVICE WITHOUT DAMAGE TO BUILDING OR FINISHED MATERIAL.
- F. ALL PLUMBING EQUIPMENT AND WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY LANDLORD AND TENANT.
- G. CONTRACTOR SHALL WALK SITE PRIOR TO BID TO VERIFY LOCATION OF GREASE INTERCEPTOR SHOWN ON PLANS WILL WORK. (RESTAURANTS ONLY) NOTIFY ARCHITECT IF LOCATION IS NOT APPROPRIATE. IF GREASE INTERCEPTOR MUST GO IN A DRIVE AISLE, THEN A VEHICLE LOAD-RATED INTERCEPTOR WILL BE REQUIRED. GREASE INTERCEPTOR PAVEMENT CUT AND PATCH SHALL BE RECTANGULAR AND REINSTALLED TO PREVENT SETTLING. CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMPACTING AND PATCHING PAVEMENT IF SAGGING OR CRACKING IN PAVEMENT IS FOUND DURING 12-MONTHS FOLLOWING INSTALL.
- H. INSTALL LOW-FLOW FIXTURES, LOW-FLOW AERATORS, METERED FAUCETS, ETC. IF REQUIRED BY AHJ. LOW-FLOW FIXTURES SHALL BE OF SIMILAR APPEARANCE TO THOSE ON THE FIXTURE SCHEDULE.

15A-02 MATERIALS

- A. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD, KOHLER, TOTO AND CRANE ARE CONSIDERED ACCEPTABLE AS EQUALS. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. SANITARY PIPING
 - 1. WASTE, DRAIN AND VENT PIPING SHALL BE SCHEDULE 40 PVC PIPE, EXCEPT AT ROOF PENETRATION WHICH SHALL BE COPPER, FOR AT LEAST 12" ABOVE AND BELOW ROOF PENETRATION. TRANSITIONS SHALL BE COMPRESSION TYPE, SHARKBITE OR EQUAL.
 - 2. WHERE WASTE WILL BE SUBJECT TO DISCHARGE OF 120°F OR HIGHER, PIPING SHOULD BE ABS TYPE PLASTIC PIPE.
 - 3. INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES OF TENANTS IN SPACES BELOW WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.
 - 4. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC PIPE.
 - 5. INSTALL COPPER TYPE M IN LIEU OF CONDENSATE WASTE PVC IN SPACES DETERMINED BY THE MECHANICAL OR PLUMBING INSPECTOR AS PLENUMS UNLESS PLENUM RATED PVC IS AVAILABLE AND APPROVED BY INSPECTOR. VERIFY PRIOR TO INSTALL.
- C. POTABLE WATER PIPING
 - 1. BELOW GRADE: PEX PIPING.
 - 2. ALL OTHER: PEX PIPING, UNLESS NOTED ON PLANS OTHERWISE (IMMEDIATE VICINITY OF HOOD).
 - 3. DO NOT USE PEX OUTDOORS OR WHERE EXPOSED TO UV ENVIRONMENTS (SUNLIGHT).
 - 4. SOME JURISDICTIONS HAVE NOT YET APPROVED PEX TUBING. CONFIRM WITH LOCAL PLUMBING INSPECTIONS DEPARTMENT PRIOR TO BID THAT PEX AND ALL OTHER PROPOSED MATERIALS AND PRODUCTS ARE APPROVED IN SAID JURISDICTION, AND OBTAIN WRITTEN APPROVAL PRIOR TO INSTALLATION.
 - 5. INSTALL PEX PER ASTM F 1807 AND ASTM F 1960.
 - 6. PEX PIPE SHALL BE NSF RATED FOR POTABLE USE.
 - 7. MAX PEX TEMPERATURE SHALL BE 140° F, EVEN IF RATED FOR 180° F TO 200° F.
 - 8. USE SMOKE DEVELOPED RATED PEX FOR PLENUM APPLICATIONS. ONLY WHERE ALLOWED BY AHJ.
- D. PIPING OF DISSIMILAR METALS MUST BE DI-ELECTRICALLY SEPARATED.
- E. INSULATE ALL HOT WATER, COLD WATER AND CONDENSATE PIPING WITH 1" THICK (K=0.23 @ 75°F) PIPE INSULATION WITH AN ALL SERVICE JACKET TO MEET LOCAL CODES AND UL FLAME SPREAD AND SMOKE DEVELOPED RATINGS. OWENS-CORNING OR EQUAL.
 - 1. INSULATE ALL EXPOSED PIPES IN CEILING PLENUM, EXISTING WALLS AND ALL EXPOSED HOT WATER LINES AT OR ABOVE THE WATER HEATER.
- F. INSULATE THE TRAP, SANITARY AND SUPPLY PIPES UNDER LAVATORY WITH 1/2" ARMSTRONG "ARMAFLEX" PIPING INSULATION OR TRUEBRO MODEL 102W "HANDI LAV GUARD" INSULATION KIT.
- G. INSTALL AIR CHAMBER SHOCK ABSORBERS IN BOTH HOT AND COLD LINES OF PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER. J.R. SMITH 5000 SERIES ALL STAINLESS STEEL "HYDROTROLS" OR EQUAL, INSTALLED IN AN UPRIGHT POSITION.
- H. ALL BRANCH PIPING SYSTEMS SHALL HAVE ACCESSIBLE SERVICE VALVE. PROVIDE SHUT OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE. PROVIDE ACCESS DOORS WHERE NECESSARY.
- I. INSTALL ALL NECESSARY PIPE HANGERS, SADDLES AND CARRIERS TO PROPERLY SUPPORT ALL PIPING AND FIXTURES. HANGERS SHALL SUIT TYPE OF PIPING AND SEISMIC BRACING WHEN REQUIRED BY CODES.
- J. STERILIZE WATER SYSTEM IN ACCORDANCE WITH LOCAL CODES.
- K. CLEAN-OUTS AND FLOOR DRAINS SHALL BE INSTALLED PER LOCAL CODES.
- L. ESCUTCHEONS SHALL BE CHROME PLATED, SIZE AS REQUIRED AND PLACE AT ALL PIPE PENETRATIONS AT WALL, FLOORS AND CEILINGS IN FINISHED AREAS.

- M. LEAKAGE TESTS SHALL BE PER LOCAL CODES.
- N. FLASHING SHALL BE SEALED WATERTIGHT AND PERFORMED IN ACCORDANCE TO THE LANDLORD'S CRITERIA. USE LANDLORD APPROVED ROOFING CONTRACTOR WHERE REQUIRED.
- O. PROVIDE WATER METER AND REMOTE READER PER LANDLORD'S CRITERIA OR LOCAL UTILITIES REQUIREMENTS IF APPLICABLE.
- P. GAS PIPING
- S. PROVIDE MIXING VALVES (MASTER AND/OR POINT OF USE) PER LOCAL CODE REQUIREMENTS, ASSE 1069 AND ASSE 1070.

1. PROVIDE A COMPLETE GAS PIPING SYSTEM IF APPLICABLE. REFER TO PLANS TO DETERMINE IF A GAS SYSTEM IS REQUIRED.

2. GAS LINES SHALL BE BLACK STEEL SCHEDULE 40 ASTM A-120, WITH MALLEABLE THREADED FITTINGS FOR 2" AND SMALLER, AND WITH WELDED JOINTS FOR 2 1/2" AND LARGER.

3. PROVIDE A GAS COCK, DIRT LEG, UNION CONNECTION, AND REINFORCED BRAIDED FLEX CONNECTOR TO EACH PIECE OF EQUIPMENT.

4. PITCH PIPING AT A UNIFORM GRADE OF 1/4" IN 15 FEET UPWARD IN DIRECTION OF FLOOR. SUPPORT PIPING EVERY 5 FEET. SUPPORT AS REQUIRED BY LANDLORD'S CRITERIA AS DETAILED ON DRAWINGS, OR BY STANDARD INDUSTRY PRACTICE, WHICHEVER IS MORE STRINGENT.

5. GAS PIPING EXPOSED ON ROOF MUST BE PAINTED WITH RUST-INHIBITING PAINT. PAINT YELLOW IF REQUIRED BY AHJ. DO NOT RUN PIPING PARALLEL TO BUILDING EDGE WITHIN 10'-0" OF EDGE OF BUILDING UNLESS PARAPET IS 2' OR TALLER.

6. GAS PIPING INSTALLED IN RETURN AIR PLENUMS SHALL BE SLEEVED AND VENTED OR WELDED IN ACCORDANCE WITH THE LOCAL GAS COMPANY, LOCAL CODE AND APPLICABLE NFPA 54 CODES.

7. TESTING AND PURGING OF GAS PIPING SHALL BE DONE PER THE REQUIREMENTS OF THE LOCAL GAS COMPANY, LOCAL CODES AND APPLICABLE NFPA 54 CODES.

8. CONTACT AND COORDINATION GAS SERVICE AND METER REQUIREMENTS WITH THE LOCAL GAS COMPANY AND THE MALL'S OPERATIONS MANAGER PRIOR TO BID. INCLUDE INSTALLATION OF GAS METER COSTS IN BID.

9. TEST PRESSURE ON SITE AND NOTIFY ARCHITECT IF STATIC PRESSURE IS LESS THAN 45 PSI OR DYNAMIC PRESSURE AT 5 GPM FLOW IS LESS THAN 35 PSI.

10. PROVIDE BACK FLOW PROTECTION PER LOCAL CODE REQUIREMENTS.

PLUMBING GENERAL NOTES:

- 1. THE CONTRACTOR FOR THIS DIVISION OF WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS FOR ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISION OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
- 2. ALL ROOF CUTTING, PATCHING AND FLASHING REQUIRED TO INSTALL THE MECHANICAL SYSTEMS SHALL BE BY A LANDLORD APPROVED ROOFING CONTRACTOR AT THIS CONTRACTOR'S EXPENSE. COORDINATE ROOF PENETRATIONS WITH LANDLORD AND GENERAL CONTRACTOR.
- 3. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT, MATERIAL, LABOR AND SUPERVISION NECESSARY TO COMPLETE THE PLUMBING WORK IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- 4. PRIOR TO BID, FILED VERIFY EXACT SIZE, ELEVATION AND LOCATION OF EXISTING PLUMBING UTILITY CONNECTIONS. INCLUDE ALL COSTS IN BID TO EXTEND TO EXISTING BASE BUILDING CONNECTIONS.
- 5. ALL MATERIAL SHALL BE NEW AND OF COMMERCIAL GRADE, AND BEAR N.S.F. AND/OR UNDERWRITERS LABORATORIES LABELS WHERE SUCH LABELING APPLIES.
- 6. PLUMBING CONTRACTOR IS TO PROVIDE AND INSTALL FIRE-RATED PIPE SLEEVES AND SEALS ON ALL EXISTING OR NEW PIPING THAT PENETRATES FIRE-RATED PARTITIONS.
- 7. PLUMBING CONTRACTOR SHALL VISIT JOB SITE AND BE FAMILIAR WITH LANDLORD'S REQUIREMENTS. NO ALLOWANCE WILL BE MADE FOR EXTRAS DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR FAILURE TO PREDETERMINE ALL CONDITIONS IMPOSED BY THE LANDLORD OR OTHER AUTHORITIES.
- 8. PLUMBING CONTRACTOR TO FIELD VERIFY PROPER SLOPE OF EXISTING SEWER TO MAIN SEWER PRIOR TO ANY NEW PLUMBING INSTALLATION.
- 9. SANITARY PIPING 2 1/2" AND SMALLER SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT OF RUN. SANITARY PIPING 3" AND LARGER SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT OF RUN.
- 10. ALL WATER AND VENT PIPING TO BE CONCEALED IN WALL SPACE WHEN POSSIBLE.
- 11. ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH STOP VALVES TO ISOLATE EACH FIXTURE. ALL KITCHEN EQUIPMENT SHALL BE INSTALLED WITH VALVES TO ISOLATE EACH PIECE OF EQUIPMENT. ISOLATE EACH FIXTURE BY PROVIDING A CUT OFF VALVE AT THE FIXTURE AND WHERE REQUIRED BY AHJ, PROVIDE AN ISOLATION VALVE ABOVE CEILING.
- 12. FURNISH AND INSTALL WATER HAMMER ARRESTORS IN THE DOMESTIC COLD AND HOT WATER PIPING. WATER HAMMER ARRESTORS TO BE LOCATED IN AN ACCESSIBLE LOCATION. UNITS AS MANUFACTURED BY SIOUX OR PRECISION PLUMBING PRODUCTS ARE ACCEPTABLE.
- 13. FURNISH AND INSTALL TRAP PRIMERS OR TRAP GUARDS TO ALL FLOOR DRAINS AND HUB DRAINS.
- 14. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS TO KITCHEN EQUIPMENT AND MECHANICAL EQUIPMENT UNLESS NOTED OTHERWISE.
- 15. ALL DOMESTIC WATER PIPING INSTALLED IN EXTERNAL WALLS SHALL BE INSTALLED IN THE CONDITIONED SIDE OF THE INSULATION.
- 16. COORDINATE ALL PIPING WITH DUCTWORK AND LIGHTING.
- 17. ALL PIPING DROPS IN CHASES AND WALLS ARE TO BE SECURED.
- 18. ALL SUSPENDED PIPING IS TO BE INSTALLED AS HIGH AS POSSIBLE.
- 19. THE SCOPE OF THE PLUMBING WORK SHALL INCLUDE FURNISHING, INSTALLING, AND TESTING ALL PLUMBING SYSTEMS FOR A COMPLETE & FULLY OPERABLE INSTALLATION. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL CODES.
- 20. LOCATIONS OF EXISTING PLUMBING SYSTEMS, EQUIPMENT, LINES, AND DEVICES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

- 21. THE SCOPE OF THE PLUMBING WORK SHALL INCLUDE FURNISHING, INSTALLING AND TESTING ALL PLUMBING SYSTEMS FOR A COMPLETE & FULLY OPERABLE INSTALLATION, INCLUDING BUT NOT LIMITED TO:
 - A. CONCRETE CUTTING, REMOVAL, TRENCHING, BACK FILL COMPACTING AND PATCHING;
 - B. ALL PIPING AND FITTINGS;
 - C. CUTTING AND PATCHING ROOF;
 - D. WEATHERPROOF ROOF PENETRATIONS.
- 22. GAS SERVICE: COORDINATE WITH LOCAL GAS COMPANY TO INSTALL GAS METER AND PRESSURE REGULATOR AT DETERMINED METER LOCATION. VERIFY THAT CAPACITY REQUIRED TO SERVE ALL EQUIPMENT IS AVAILABLE.
 - *UPSIZE EXISTING METER AS NEEDED. PROVIDE/UPSIZE PRESSURE REGULATORS AS NEEDED.
- 23. PLUMBER TO PROVIDE SHUT OFF VALVES ON ALL WATER & GAS LINES.
- 24. PLUMBER TO PROVIDE BACK FLOW PREVENTER OR VACUUM BREAKERS ON ALL EQUIPMENT RECEIVING COLD WATER OR AS REQUIRED BY LOCAL CODE.
- 25. THE PLUMBING SUBCONTRACTOR SHALL PROVIDE FAUCETS AND DRAINS FOR MOP SINK AND RESTROOM SINKS, AND SHALL PROVIDE ALL CHROME-PLATED VALVES AND TRIMS AS NECESSARY.
- 26. THE PLUMBING SUBCONTRACTOR SHALL PROVIDE TEMPERATURE PRESSURE SAFETY RELEASE VALVES, DRAIN PANS AND EXPANSION TANKS (AMTROL OR EQUAL), SIZED PER MANUFACTURER'S TABLES, AS REQUIRED.
- 27. THE PLUMBING SUBCONTRACTOR SHALL SNAKE ALL DRAINS PRIOR TO RECEIVING FINAL RETAINAGE.
- 28. SET ALL FLOOR SINKS SO THAT TOP RIM IS 1/2" ABOVE FINISHED FLOOR, IN JURISDICTIONS THAT REQUIRE SUCH.
- 29. AT ACCESSIBLE WATER CLOSETS, FLUSH HANDLE SHALL BE LOCATED ON THE WIDE SIDE OF THE FIXTURE.
- 30. NOT USED.
- 31. PLUMBING CONTRACTOR SHALL INSTALL FLOOR AND WALL CLEANOUTS AS NECESSARY SO THAT THERE ARE NO SECTIONS OF PIPE EXCEEDING 45' BETWEEN CLEANOUT ACCESS POINTS.

TESTING REQUIREMENTS:

TESTING REQUIREMENTS: NEW POTABLE WATER SYSTEMS ARE REQUIRED TO BE DISINFECTED BY CHLORINATION.

PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH ALL TRADES AND VERIFY THAT ALL EQUIPMENT SHIPPED TO THE SITE IS COMPATIBLE WITH MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS PRIOR TO INSTALLATION OF SAID EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, IMMEDIATELY CONTACT DESIGNER BEFORE PROCEEDING.

PROVIDE LINE ITEM BID TO OFFER TYPE M COPPER AT EXPOSED WASTE PIPING UNDER 3-COMPARTMENT/PREP TYPE SINKS DRAINING TO FLOOR SINKS, FOR DURABILITY.

MEASURE OUT ON CONCRETE FLOOR LOCATIONS OF EQUIPMENT AND FLOOR SINKS/FLOOR DRAINS AND FIELD ADJUST FLOOR SINK/DRAIN LOCATIONS AS NEEDED AT NO ADDITIONAL COST TO OWNER, TO PREVENT TABLE LEGS FROM LINING UP WITH FLOOR SINKS/DRAINS.

WHERE POSSIBLE, KEEP FLOOR CLEANOUTS IN BACK-OF-HOUSE, OR BENEATH MOVABLE EQUIPMENT. MINIMIZE NUMBER OF FLOOR CLEANOUTS VISIBLE TO DINING GUESTS.

COORDINATE UNDERSLAB ROUTING WITH UNDERSLAB STRUCTURE - GRADE BEAMS, ETC. ALL SLAB CUTS SHALL BE X-RAYED AND APPROVED BY LANDLORD'S REPRESENTATIVE PRIOR TO CUT. ANY DAMAGED CAUSED BY CUTTING STRUCTURAL MEMBERS THROUGH UNAPPROVED CUTS SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE PLUMBING CONTRACTOR.

REFER TO ISOMETRIC RISER DIAGRAMS FOR ALL LINE SIZES. ALL FLOOR SINKS, FLOOR DRAINS AND HUB SINKS/FLOOR FUNNEL DRAINS SHALL BE ORDERED WITH TRAP PRIMERS.

-REFER TO PLUMBING LEGEND ON PLUMBING PLAN SHEET.
 -REFER TO GENERAL PLUMBING NOTES.
 -REFER TO FOOD SERVICE SHEETS IF AVAILABLE FOR ROUGH-IN DIMENSIONS.
 -DRAWINGS ARE SCHEMATIC.

CONDENSATE DRAIN LINES FROM COOLER COILS SHALL BE RUN TO THE NEAREST FLOOR DRAIN/SINK WITH A 1" INSULATED DRAIN LINE, AND DISCHARGED THROUGH 3" MINIMUM AIR GAP. PROVIDE CONDENSATE PUMPS AS NEEDED WHERE GRAVITY FALL PIPING IS NOT POSSIBLE.

ALL EXPOSED DRAIN PIPING FOR HAND SINKS AND RESTROOM LAVATORIES SHALL BE CHROME.

CONDENSATE DRAIN LINES FROM ROOF TOP UNITS SHALL BE COLLECTED & RUN TO ROOF DRAINS OR MOP SINK WITH 1 1/4" INSULATED DRAIN AND/OR AS INDICATED ON THE MEP ROOF PLAN.

PRIOR TO BID, T.G.C. SHALL FIELD VERIFY LOCATION OF EXISTING SEWER MAIN & REPORT FINDINGS TO DESIGNER IF OTHER THAN INDICATED HERE.

REMOVE ALL EXIST. PLBG. LINES LOCATED ABV. SLAB. CAP OR PLUG ALL EXIST. WASTE & VENT LINES LOCATED BELOW FLOOR SLAB.

ALL WATER LINES TO BE LOCATED ABOVE CEILING & INSIDE OF WALLS. PROVIDE VIBRATION ISOLATORS ON ALL LINES.

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ARCHITECT PRIOR TO THE START OF WORK.

IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY ALL EQUIPMENT ROUGH-INS WITH THE APPROPRIATE SUPPLIER AND TO DETERMINE THE MOST FEASIBLE AND ECONOMICAL LOCATION TO INSTALL THE NEW WASTE LINES BELOW THE EXISTING SLAB, BASED ON CURRENT PLUMBING CONDITIONS. MINOR MODIFICATIONS FROM WHAT ARE SHOWN ON THE PLUMBING PLAN SHEETS THAT MAINTAIN THE INTENT SHOWN ON THE DRAWING SET AND WHICH ARE CODE COMPLIANT AND APPROVED BY THE PLUMBING INSPECTOR ARE ACCEPTABLE.

CONTRACTOR TO PROVIDE AS BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.

PIPES PASSING UNDER OR THROUGH FOUNDATION WALLS SHALL BE INSTALLED THROUGH PIPE SLEEVES ONE SIZE LARGER THAN PIPE. SEAL AROUND PIPE.

GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE.

SPRINKLER SYSTEM:

THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR UNDER A SEPARATE PERMIT - THESE BUILD.

THE COMCHECK REPORT IS CONSIDERED PART OF THE MEP DOCUMENT SET. CONTRACTOR SHALL COMPLY WITH ALL ENERGY CODE REQUIREMENTS.

PLUMBING NOTES

- A. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING OR FRESH AIR INTAKE.
- B. PROVIDE TRAP PRIMERS ON ALL FIXTURES WHOSE TRAP SEALS ARE SUBJECT TO DRYING OUT.
- C. SEE RESTAURANT EQUIPMENT SCHEDULE ON THE ARCHITECTURAL PLANS FOR EQUIPMENT PROVIDED BY OTHERS. THIS CONTRACTOR SHALL CONNECT WASTE, VENT, AND WATER TO EQUIPMENT FURNISHED BY OTHERS AND THIS CONTRACTOR SHALL INSTALL FAUCETS AND MISC. FITTINGS FOR A COMPLETE INSTALLATION.
- D. CONNECT NEW DOMESTIC WATER TO EXISTING LINE. INSTALL BALL VALVE AS SHOWN AND PROVIDE REDUCED PRESSURE BFP AT WATER SERVICE CONNECTION IF REQUIRED BY AHJ.
- E. EXTEND PLUMBING VENT UP THRU ROOF TO APPROVED VENT TERMINATION. LOCATE MINIMUM OF 10 FEET FROM ANY O.A. INTAKE AT THE ROOF-TOP UNITS.
- F. ALL EXPOSED PIPING TO PLUMBING FIXTURES SHALL BE CHROME PLATED. STOPS SHALL BE PROVIDED WITH REMOVABLE TYPE HANDLES.
- G. WHERE APPLICABLE, THE PLUMBING CONTRACTOR SHALL SEE THAT THE PROPER NEW (UPGRADE) GAS SERVICE, METER AND REGULATOR (IF REQUIRED) ARE INSTALLED BY THE UTILITY CO. AND PAY FOR ANY NEW SERVICE AND ANY FEES CHARGED FOR THE INSTALLATION OF THE METER AND SERVICE LINES. GAS LINES SHALL EXTEND FROM THE METER TO ALL EQUIPMENT REQUIRING GAS.

H. GAS PIPING: SCREWED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL CONFORMING TO ASTM A53 SPECIFICATIONS FOR GAS PIPING. PROVIDE ALL WELDING OF PIPING AS REQUIRED. PAINT ALL NEW GAS PIPING SAFETY YELLOW WITH TWO COATS OF MARINE GRADE PAINT.

I. GAS PIPE SHALL BE PROVIDED WITH SUITABLE DRIP LEGS ON ALL MAINS AND RISERS AT EQUIPMENT CONNECTIONS. ALL EQUIPMENT CONNECTIONS WILL BE PROVIDED WITH AN AGA APPROVED BUTTERFLY VALVE CAP WHERE REQUIRED.

PLUMBING MATERIALS TABLE:

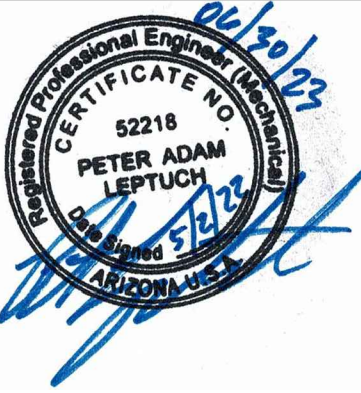
- 1. ALL HOT AND COLD WATER SUPPLY PIPING, WHERE ALLOWED BY A.H.J. AND OWNER SHALL BE CPVC OR PEX.
- 2. ROOF-TOP CONDENSATE SHALL BE TYPE "L" OR TYPE "M" COPPER ABOVE ROOF (APPROX 2'-0"), THEN PVC BELOW.
- 3. TRANSITIONS BETWEEN COPPER AND PEX/PVC PIPING SHALL BE MADE BY SHARKBITE TYPE FITTINGS, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- 4. INSULATE (1" MINIMUM, R-5) ALL EXPOSED PIPES IN CLG SPACE, EXT. WALLS & ALL EXPOSED HOT WATER LINES AT OR ABOUT THE WATER HEATER.
- 5. UNDERSLAB DRAIN PIPING SHALL BE SCHEDULE 40 PVC.
- 6. VENT PIPING SHALL BE SCHEDULE 40 PVC.
- 7. GAS PIPING SHALL BE SCHEDULE 40 METAL PIPE (BLACK STEEL).
- 8. SANITARY PIPING:
 - A) WASTE, DRAIN AND VENT PIPING SHALL BE PVC PIPE.
 - B) CONDENSATE PIPING SHALL BE PVC PIPE.

**THIS MATERIALS LIST REPRESENTS THE MINIMUM SPECIFICATIONS SET FORTH BY THE MEP ENGINEER. CONTACT LANDLORD'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION TO VERIFY IF THERE ARE ANY ADDITIONAL OR MORE STRINGENT REQUIREMENTS BEYOND THESE.

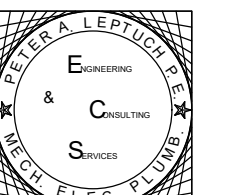


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REVISIONS		
No.	DATE	NOTE
1	--	--

Drawn by: Staff
 Checked by: ----
 Project No: ----
 Date: Feb. 23, 2022

PLUMBING SPECS

Sheet: P4.0