

FOOD CODE REQUIREMENTS:

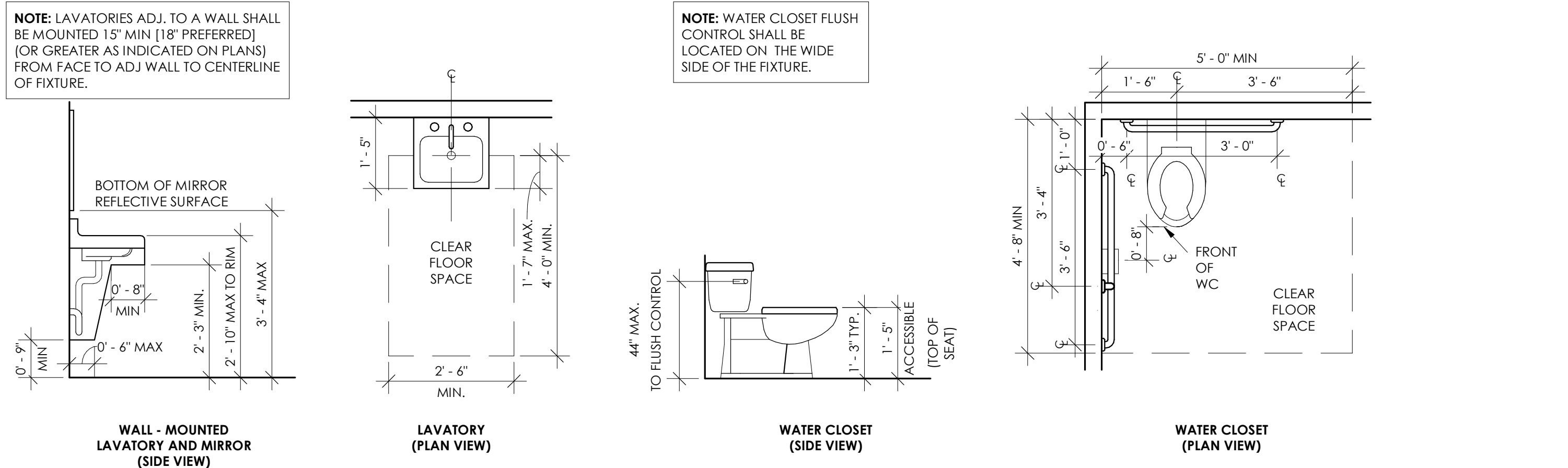
1. **PLUMBING**
- A. EQUIPMENT UTENSILS AND/OR FOOD PREPARATION SINKS SHALL DISCHARGE THROUGH AN INDIRECT WASTE PIPE BY MEANS OF AN AIR GAP TO A PROPERLY LOCATED FLOOR SINK.
- B. WASTE LINES FROM THE STORAGE SECTION OF ICEMAKERS AND DISPENSERS MUST BE ROUTED SEPARATELY FROM DUMP, OVERFLOW, AND/OR CONDENSER LINES. ALL LINES ARE REQUIRED TO BE INDIRECTLY WASTED INTO AN APPROVED RECEPTOR AND MAINTAIN A PROPER AIR GAP.
- C. THE PLUMBING CODE REQUIRES ALL SINKS THAT MAY CONTAIN GREASE-ADEN WASTE (INCLUDING KITCHEN HAND SINKS, MOP SINKS, 3- AND 4-VAT SINKS, AND FOOD PREPARATION SINKS) TO BE ROUTED THROUGH A GREASE TRAP. CONTACT YOUR CITY PLUMBING INSPECTOR TO VERIFY THIS REQUIREMENT PRIOR TO SUBSURFACE PIPE INSTALLATION.
- D. INSTALL AN ASSE 1012, 1022 OR EQUIVALENT BACKFLOW PREVENTER (BFP) ON WATERLINE TO CARBONATOR, NO COPPER OR BRASS DOWNSTREAM OF THE BFP.
- E. LOCATE FLOOR DRAINS OR FLOOR SINKS FOR EASY ACCESS FOR MAINTENANCE AND CLEANING TO COMPLY WITH THE FOLLOWING STANDARDS:
- 1. ALL FLOOR SINKS TO RECEIVE INDIRECT WASTE FROM EQUIPMENT ON LESS THAN 6 INCH LEGS ARE REQUIRED TO BE LOCATED WITH A MINIMUM OF 50% EXPOSURE. WHEN THERE IS AN EASILY ACCESSIBLE WALL SPACE AT THE SIDE OF THE UNIT THEN IT IS RECOMMENDED THAT THE RECEPTOR BE LOCATED THERE WITH 100% EXPOSURE. THIS LOCATION WOULD PERMIT BETTER ACCESS TO MAINTAIN SANITATION UNDER THE EQUIPMENT. A PROPER AIR GAP IS REQUIRED.
 - 2. DRAIN LINES TO FLOOR SINKS SHALL NOT RUN ACROSS THE FLOOR AND MUST BE PROPERLY AIR GAPPED ABOVE THE DRAIN.
- F. FLOOR DRAINS LOCATED IN WALK-IN COOLERS SHALL BE EQUIPPED WITH APPROVED BACKWATER VALVES AND ALL DRAIN LINES RUNNING TO FLOOR DRAINS SHALL BE LOCATED TO AVOID TRIPPING HAZARDS.

2. **EQUIPMENT**
- A. SPACE COOKING EQUIPMENT A MINIMUM OF SIX INCHES APART OR EQUIP AT LEAST EVERY OTHER FIXTURE WITH CASTORS AND FLEX CONNECTIONS.
- B. SERVICE SINK AND STORAGE
- 1. PROVIDE WALL MOUNTED RACKS/HANGERS FOR MOP AND BROOM STORAGE.
 - 2. IF THREADED FAUCET IS PRESENT ON MOP SINK OR OTHER FIXTURE TO WHICH A HOSE MAY BE ATTACHED, A BACKFLOW PREVENTER IS REQUIRED TO BE INSTALLED.
- C. PROVIDE ADEQUATE DRYING RACKS FOR SANITIZED EQUIPMENT.
- D. WARE WASHING MACHINES SHALL BE EQUIPPED WITH AN ALARM THAT INDICATES AUDIBLY OR VISIBLY:
- 1. WHEN MORE DETERGENT NEEDS TO BE ADDED, AND
 - 2. WHEN MORE CHEMICAL SANITIZER NEEDS TO BE ADDED.

- E. REFRIGERATION AND FREEZER UNITS MUST BE PLACED ON CASTERS OR ON LEGS AT LEAST 6 INCHES ABOVE THE FLOOR TO AID IN CLEANING.
- F. WALK-IN COOLERS AND FREEZERS LOCATED IN PROCESSING AREAS SHALL BE COMPLETELY ENCLOSED TO THE CEILING TO PREVENT A FLAT, DUST-COLLECTING SURFACE AND BE SEALED TO THE WALL AND FLOOR WHEN APPLICABLE.
3. **LIGHTING**
- A. THE LIGHT INTENSITY SHALL BE AT LEAST 200 LUX (20 FOOT CANDLES):
- 1. AT A SURFACE WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE SUCH AS BUFFETS AND SALAD BARS OR WHERE FRESH PRODUCE OR PACKAGED FOODS ARE SOLD OR OFFERED FOR CONSUMPTION.
 - 2. INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS.
 - 3. AT A DISTANCE OF 75CM (30 INCHES) ABOVE THE FLOOR IN AREAS USED FOR HAND WASHING, WARE WASHING, EQUIPMENT AND UTENSIL STORAGE, AND IN TOILET ROOMS ON THE FIXTURE SURFACES.

- B. SHIELDED, COATED OR OTHERWISE SHATTER-RESISTANT BULBS NEED TO BE USED IN AREAS WHERE THERE IS EXPOSED FOOD, CLEAN EQUIPMENT, UTENSILS, LINENS, OR UNWRAPPED SINGLE SERVICES AND SINGLE USE ARTICLES.
- C. THE LIGHT INTENSITY SHALL BE AT LEAST 540 LUX (50 FOOT CANDLES) AT ALL SURFACES WHERE EMPLOYEES WORK WITH FOOD OR WHERE THEY WORK WITH UTENSIL OR EQUIPMENT WHERE EMPLOYEE SAFETY IS A FACTOR. LOCATE FIXTURES OVER EQUIPMENT FOR MORE EFFECTIVE ILLUMINATION. NOTE: THIS REQUIREMENT INCLUDES GRILLS, COOK TOPS, AND COOK SURFACES. STANDARD LIGHTING INTENSITY DESIGNED INTO MOST EXHAUST FOODS OVER COOKING SURFACES MAY NEED TO BE INCREASED.
4. **MECHANICAL**
- A. POWERED VENTILATION IN RESTROOMS MUST BE VENTED TO OUTSIDE ATMOSPHERE
- B. CONDENSATE LINES IN WALK-IN REFRIGERATION AND FREEZER UNITS MUST BE EASILY REMOVABLE AT EVAPORATOR PAN FOR CLEANING, IT IS RECOMMENDED THAT A DETACHABLE UNION BE INSTALLED ON THE CONDENSATE LINE AT OR NEAR THE EVAPORATOR PAN. SECURE WASTE LINE TO WALL WITH SPACING-TYPE BRACKETS AND PROVIDE AIR GAP ABOVE THE FLOOR DRAIN.

5. **FINISH**
- A. WALLS AND CEILINGS IN KITCHENS, SERVICE AREAS, FOOD PREPARATION, AND WARE-WASH AREAR ARE REQUIRED TO BE SMOOTH, LIGHT COLORED (HAVING A LIGHT REFLECTANCE VALUE (LVR) OF 50% OR GREATER) AND EASILY CLEANABLE.
- B. BAR AND RESTROOM CEILINGS ARE REQUIRED TO BE SMOOTH AND EASILY CLEANABLE.
- C. BAR WALLS BEHIND WARE-WASHING AREA, HAND SINKS, AND ALL OTHER NEEDED OPERATIONAL EQUIPMENT ARE REQUIRED TO BE SMOOTH, LIGHT COLORED (HAVING A LIGHT REFLECTANCE VALUE (LVR) OF 50% OR GREATER) AND EASILY CLEANABLE.
- D. WALL COLORS IN EMPLOYEE RESTROOMS ARE STRONGLY RECOMMENDED TO BE LIGHT IN COLOR (HAVING A LIGHT REFLECTANCE VALUE (LVR) OF 50% OR GREATER) FOR EASIER CLEANABILITY. IF A COLOR HAVING AN LRV VALUE OF LESS THAN 50% IS SELECTED, ENSURE THAT 200 FOOT CANDLE LUMINOSITY REQUIREMENT IS MET ON ALL FIXTURES. WALLS AND CEILINGS IN EMPLOYEE RESTROOMS MUST BE SMOOTH AND EASILY CLEANABLE.
- E. TOILET ROOMS LOCATED ON THE PREMISES SHALL BE COMPLETELY ENCLOSED AND PROVIDED WITH A TIGHT-FITTING AND SELF-CLOSING DOOR.
- F. TOILET ROOMS SHALL NOT OPEN DIRECTLY INTO ANY KITCHEN FOOD PREPARATION AREA.



OCCUPANCY LOAD - FRONT OF HOUSE		
OCCUPANCY	AREA	OCCUPANCY LOAD
ASSEMBLY - UNCONCENTRATED T&C 1:15 NET SF	1009 SF	68
CIRCULATION/TARE	154 SF	0
ACCESSORY USE - STORAGE & MECH. 1:300 GROSS SF	15 SF	1
ACCESSORY USE - COMMERCIAL KITCHEN (BAR) 1:200 GROSS SF	120 SF	1
1,298 SF		TOTAL: 68
		(LIMITED TO 49)

OCCUPANCY LOAD - BACK OF HOUSE		
OCCUPANCY	AREA	OCCUPANCY LOAD
ACCESSORY USE - COMMERCIAL KITCHEN 1:200 GROSS SF	1001 SF	5
ACCESSORY USE - STORAGE & MECH. 1:300 GROSS SF	80 SF	1
CIRCULATION/TARE	151 SF	0
1,232 SF		TOTAL: 6

FIXTURE REQUIREMENT I.B.C. - TABLE 2902.1	WATER CLOSETS 1:40	LAVATORIES 1:75	SERVICE SINK
55 OCCUPANTS			
REQUIRED	2 TOTAL (1 MALE/1 FEMALE)	2 TOTAL (1 MALE/1 FEMALE)	1
PROVIDED	2 TOTAL (1 MALE/1 FEMALE)	2 TOTAL (1 MALE/1 FEMALE)	1

EGRESS	OCCUPANCY	WIDTH
USE GROUP A-2 (SPRINKLERED) - I.B.C.		
.2 INCHES / OCCUPANT (IBC 1005.1)	55	11" REQUIRED / 2 EXITS PROVIDED 2 - 32" CLEAR = 64" CLEAR

FINISHES:	
SC	STAINED OR SEALED CONCRETE
RB	RUBBER BASE
PT-1	PAINT COLOR - BRIGHT WHITE
FT	FLOOR TILE
WT	WALL TILE
TB	TILE BASE
FRP	FIBERGLASS REINFORCED PLASTIC - BRIGHT WHITE
TIN	EXISTING TIN, PATCH AND REPAIR AS NECESSARY
2X4 GRID	EXISTING SUSPENDED CEILING TILE - "KITCHEN ZONE" WASHABLE TILE AT KITCHENS & PRODUCTION AREA
FINISHES NOTES:	
1. WALLS AND CEILINGS IN KITCHEN, BAR, SERVICE AREAS AND RESTROOMS ARE REQUIRED TO BE SMOOTH, LIGHT COLORED (HAVING A LIGHT REFLECTANCE VALUE (LRV) OF 50% OR GREATER), AND EASILY CLEANABLE.	
2. USE W.R. GYP BD AT ALL WET LOCATIONS, RESTROOMS, AND KITCHEN WALLS.	

ROOM FINISH SCHEDULE					
#	NAME	FLOOR	BASE	WALL	CEILING
101	SEATING	SC	RB	EXISTING BRICK	EXISTING TIN
102	BAR	EPOXY	RB	FRP	GYP, PT-1
103	CLOSET	EXISTING	RB	BRICK/GYP, PT-1	GYP x2, PT-1
104	MEN	FT	TB	WT/GYP, PT-1	GYP, PT-1
105	WOMEN	FT	TB	WT/GYP, PT-1	GYP, PT-1
106	CORRIDOR	SC	RB	GYP, PT-1	GYP, PT-1
107	MEETING	SC	RB	BRICK/GYP, PT-1	GYP, PT-1
108	PRODUCTION	EPOXY	RB	BRICK/GYP, PT-1	2x4 GRID
109	KITCHEN	EPOXY	RB	EXISTING FRP	2x4 GRID
110	8x6 WALK IN	EPOXY	FACTORY	FACTORY	FACTORY
111	MECH.	EPOXY	RB	EXISTING GYP, PT-1	EXISTING GYP, PT-1
112	JANITOR	EPOXY	RB	EXISTING GYP, PT-1	EXISTING GYP, PT-1
113	DELIVERY	SC	RB	EXISTING GYP, PT-1	2x4 GRID
114	STORAGE	SC	RB	EXISTING GYP, PT-1	EXISTING GYP, PT-1

DEMOLITION NOTES

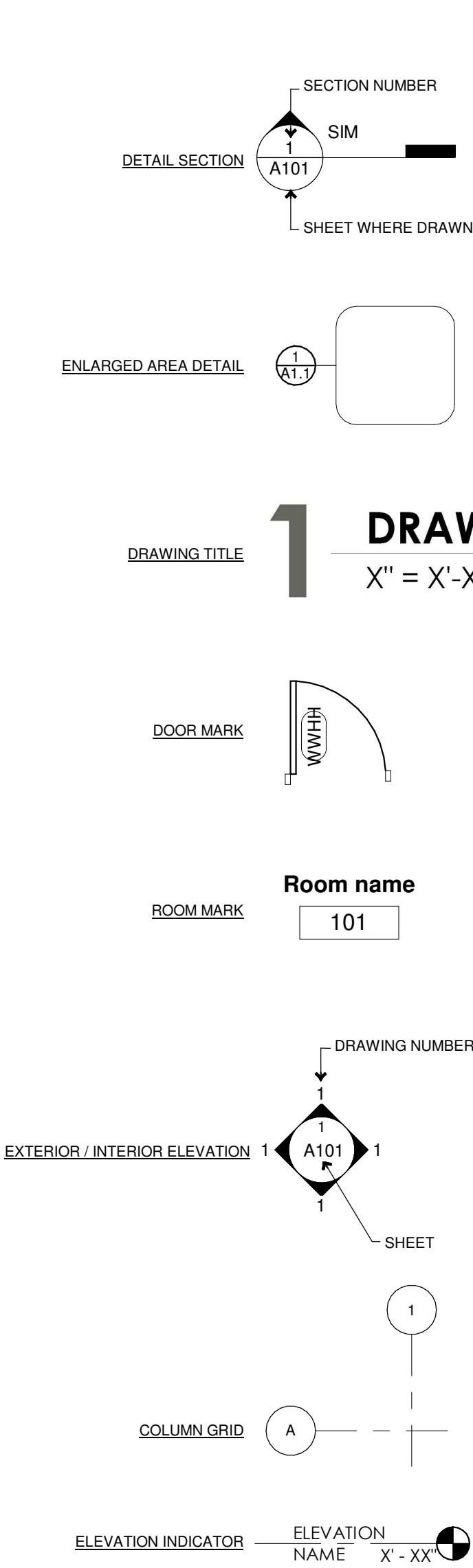
- ARCHITECTURAL**
- THE EXTENT OF SELECTIVE DEMOLITION WORK IS THAT WORK NECESSARY AND REQUIRED TO FACILITATE THE NEW CONSTRUCTION. THE DEMOLITION OF THE EXISTING STRUCTURE INCLUDES THE DEMOLITION OF EXISTING CEILINGS, INTERIOR LIGHTING, INTERIOR WALLS, MILLWORK, DOORS AND FRAMES, AND ALL OTHER ITEMS NECESSARY FOR THE COMPLETION OF THE PROJECT, AS DETAILED IN THE DRAWINGS.
 - DEMOLITION SHALL BE SUCH THAT ALL CONSTRUCTION, NEW AND EXISTING, CAN BE PERFORMED AND COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
 - OPERATION AND SAFETY LIMITATIONS: DO NOT CUT OPERATIONAL ELEMENTS AND SAFETY-RELATED COMPONENTS IN A MANNER INTENDED OR RESULTING IN A REDUCTION OF CAPACITIES TO PERFORM IN A MANNER INTENDED OR RESULTING IN A DECREASED OPERATIONAL LIFE, INCREASED MAINTENANCE OR DECREASED SAFETY.
 - LOADING: DO NOT SUPERIMPOSE LOADS AT ANY POINT UPON EXISTING STRUCTURE BEYOND DESIGN CAPACITY INCLUDING LOADS TO MATERIALS, CONSTRUCTION EQUIPMENT, DEMOLITION OPERATIONS AND SHORING AND BRACING.
 - VIBRATION: DO NOT USE MEANS, METHODS, TECHNIQUES OR PROCEDURES WHICH WOULD INDUCE VIBRATION INTO ANY ELEMENT OF THE STRUCTURE.
 - FIRE: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE ANY FIRE HAZARDS.
 - WATER: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE EXCESSIVE WATER RUN-OFF AND WATER POLLUTION.
 - AIR POLLUTION: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE UNCONTROLLED DUST, FUMES, OR OTHER DAMAGING AIR POLLUTION.
 - "EXISTING CONSTRUCTION" INDICATES INFORMATION WAS OBTAINED FROM EXISTING DRAWINGS OR OTHER INFORMATION WHICH MAY NOT REFLECT ACTUAL CONDITIONS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - PERFORM THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.
 - CONDITION OF STRUCTURE: THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITION OR PORTIONS OF THE STRUCTURE TO BE DEMOLISHED.
 - PARTIAL REMOVAL: ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES IF NOT CLAIMED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED.
 - PROTECTION: ASSURE THAT THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION IS MAINTAINED DURING THE DEMOLITION OPERATION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
 - PROVIDE TEMPORARY PROTECTION OF EXISTING CONSTRUCTION (FLOORS, ROOFS, AND WALLS) WHEN ADJOINING NEW WORK AND IN TRAFFIC AREAS.
 - PROVIDE TEMPORARY CONSTRUCTION, CONSTRUCTED OF FRAMING AND PLYWOOD, TO PROTECT EXISTING CONSTRUCTION AND SURROUNDING SURFACES FROM DAMAGE BY MOVEMENT OF MATERIALS AND PERSONNEL.
 - REPAIR, REPLACE, OR REBUILD EXISTING CONSTRUCTION AS REQUIRED OR AS DIRECTED WHICH HAS BEEN REMOVED, ALTERED OR DISRUPTED TO ALLOW FOR NEW CONSTRUCTION. EXISTING CONSTRUCTION SHALL BE CORRECTED TO MATCH ADJACENT CONSTRUCTION, NEW OR EXISTING.
 - PROVIDE TEMPORARY SHORING OF EXISTING CONSTRUCTION TO ALLOW REMOVAL OF EXISTING STRUCTURAL ELEMENTS. MAINTAIN SHORING UNTIL PERMANENT BRACING IS IN PLACE.
 - MATERIALS AND ITEMS SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE CONTRACTOR TO THE EXTENT THAT THEY CANNOT BE REUSED SHALL BE REPLACED BY THE CONTRACTOR WITH EQUAL QUALITY MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVED AND SALVAGED MATERIALS OF VALUE NOT DESIGNATED FOR REUSE, UNLESS CLAIMED AS SALVAGE BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR, AND BE LEGALLY DISPOSED OF OFF-SITE.

- MEP**
- MECHANICAL, ELECTRICAL AND PLUMBING ARE TO BE PROVIDED AS DESIGN- BUILD, COORDINATING DIRECTLY WITH OWNER. MEP CONTRACTOR'S TO PROVIDE ANY REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO START OF WORK. ANY LOCATIONS FOR THE ELEMENTS WITHIN THIS DRAWING SET ARE SCHEMATIC AND APPROXIMATE IN NATURE. VERIFY FINAL LOCATIONS, EQUIPMENT, LIGHT FIXTURE SELECTION AND SEATING LAYOUT WITH OWNER.

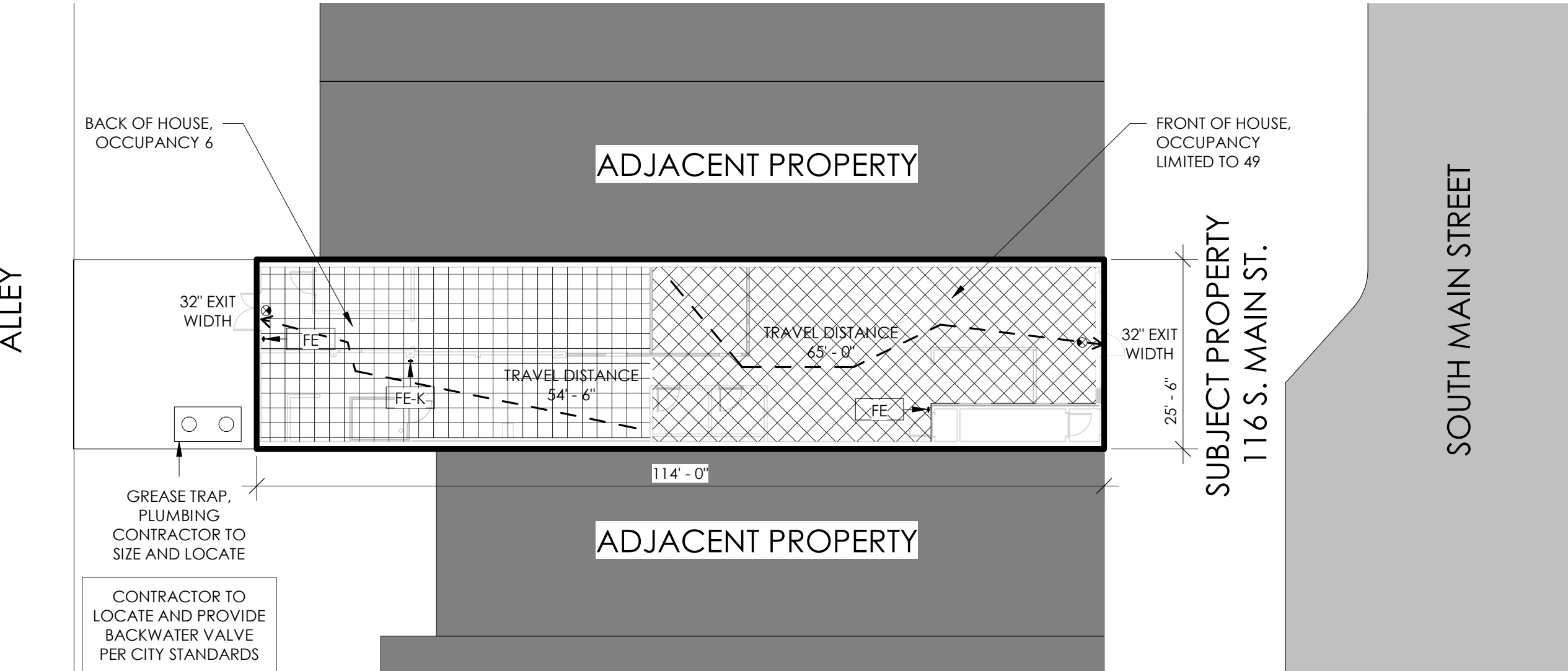
Notes:

- SCALE:** DO NOT SCALE DRAWINGS.
- CODES:** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH SAID CODES.
- DIMENSIONS:** CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, FRAMING CONDITIONS, AND SITE CONDITIONS BEFORE STARTING WORK. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- DIMENSIONS:** ALL EXTERIOR DIMENSIONS ARE TO GRID LINES, TO THE EDGE OF SLAB OR TO THE CENTERLINE OF OPENINGS. ALL INTERIOR DIMENSIONS ARE TO THE CENTERLINE OF FRAMING, TO THE CENTERLINE OF OPENINGS OR TO THE INSIDE FINISH FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- INSTALLATION:** ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- MATERIAL STORAGE:** MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE, THEFT OR ANY OTHER HARMFUL AFFECTS.
- SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING ALL PHASES OF CONSTRUCTION.
- PERMITS:** PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND A CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY SERVICE WITH ALL UTILITY AGENCIES AND SCHEDULE ON-SITE INSPECTIONS TO LOCATE ALL UTILITIES.
- CONTRACT DOCUMENTS:** THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS OR HER WRITTEN CONSENT. THESE CONTRACT DOCUMENTS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THESE CONTRACT DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT OR ANY CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE INSTALLATION OF ALL PLUMBING FIXTURES AND ACCESSORIES IN COMPLIANCE WITH LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT.
- RECYCLE BINS TO BE PROVIDED FOR WORKERS DURING CONSTRUCTION.
- MATERIALS, PAINTS, PRIMERS, FINISHES, ADHESIVES, SEALANTS, AND STAINS TO BE **LOW OR NO VOC**

ANNOTATION SYMBOLS

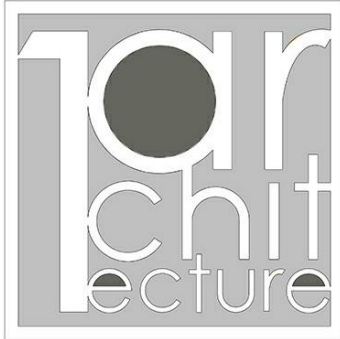


SITE PLAN NOTE:
PROPOSED REMODEL DOES NOT CHANGE USE (A-2 EXISTING)



SITE PLAN - LIFE SAFETY

1/16" = 1'-0"



1Architecture, LLC
1319 E. 6th St.
Tulsa, OK 74120
PH. 918.764.9996



GENERAL INFORMATION:
CODE: 2015 IBC
USE GROUP: ASSEMBLY (A-2)
SPRINKLER STATUS: PROPOSED
FIRE ALARM: NOT REQUIRED
CONSTRUCTION TYPE: VB



INTERIOR REMODEL DRAWINGS FOR:

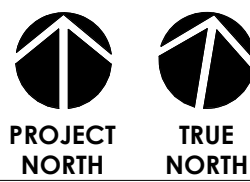
WATERS EDGE WINERY

116 S. MAIN ST.
BROKEN ARROW, OK 74012

NO.	REVISION	DATE


PROJECT NUMBER:
1808.015
ISSUE:
ISSUE 1
DATE:
08.23.18
DRAWN BY:
PC
CHECKED BY:
KH
SHEET TITLE:

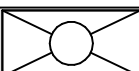
CODES INFORMATION, SITE PLAN, & SCHEDULES




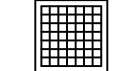
A001


PLAN LEGEND

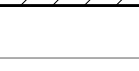
 EMERGENCY LIGHTING


 EXISTING EXIT SIGN WITH EMERGENCY LIGHTING


 2x4 GRID LIGHT


 2x2 AIR DIFFUSER


 2x2 AIR RETURN

 1x1 AIR RETURN

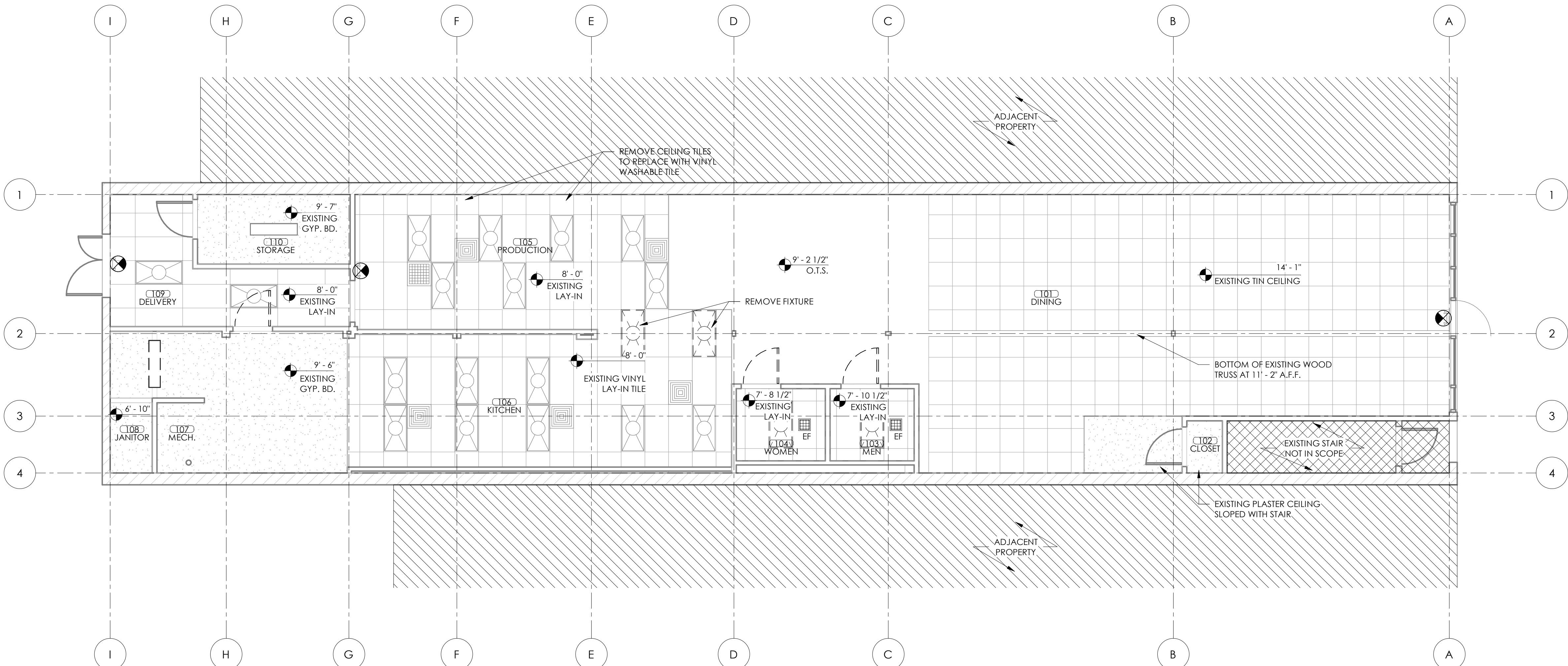
 PARTITION TO REMOVE

 EXISTING

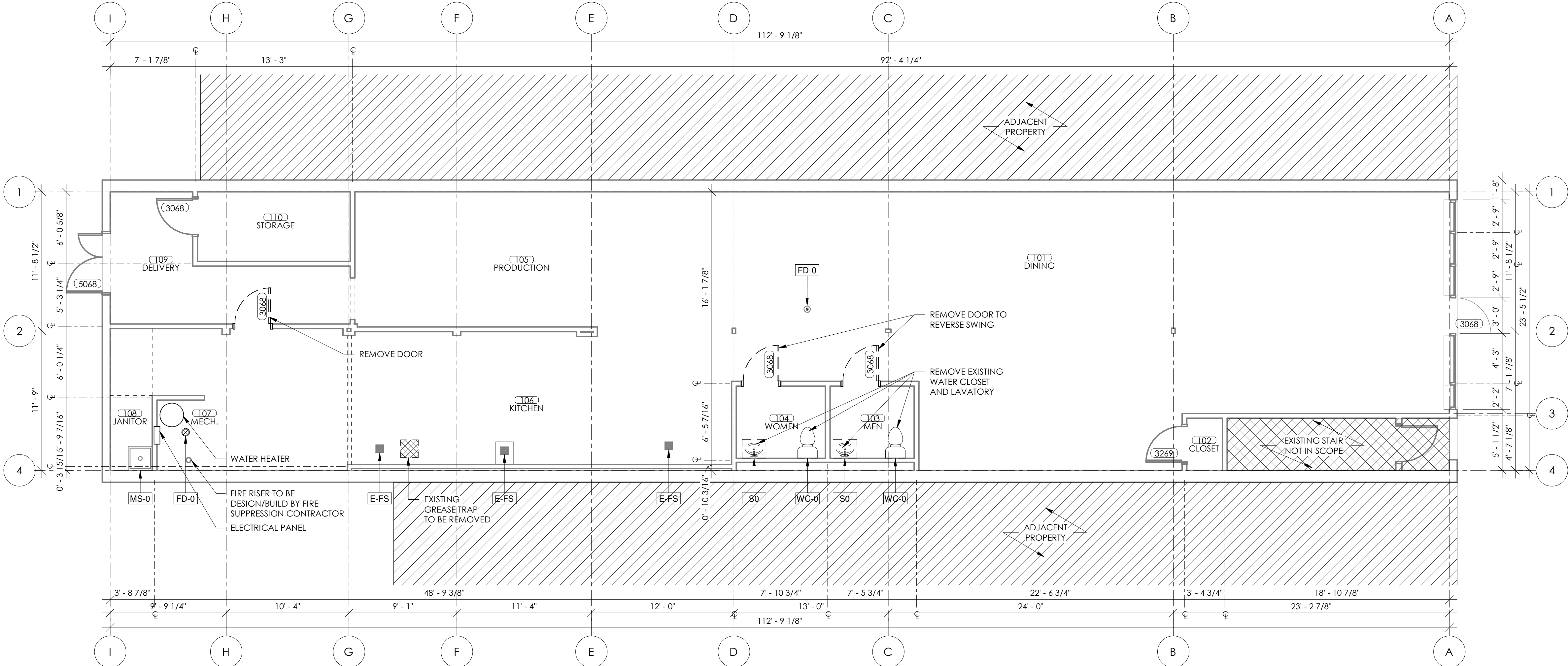
 DEMO

 E-FS EXISTING FLOOR SINK

SPECIALTY EQUIPMENT SCHEDULE DEMO			
TYPE MARK	MANUFACTURER	DESCRIPTION	NOTES
E-FS	?	FLOOR SINK	TO REMAIN
FD-0	?	FLOOR DRAIN	TO REMAIN
MS-0	?	MOP SINK	TO REMAIN



2 REFLECTED CEILING PLAN: EXISTING/DEMOLITION
3/16" = 1'-0"



1 FLOOR PLAN: EXISTING/DEMOLITION
3/16" = 1'-0"



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GENERAL INFORMATION:
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SPRINKLER STATUS: PROPOSED
FIRE ALARM: NOT REQUIRED
CONSTRUCTION TYPE: VB



INTERIOR REMODEL DRAWINGS FOR:

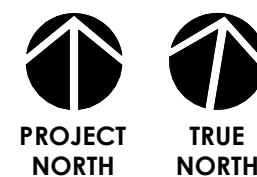
WATERS EDGE WINERY

116 S. MAIN ST.
BROKEN ARROW, OK 74012

NO.	REVISION	DATE

PROJECT NUMBER:
1808.015
ISSUE:
ISSUE 1
DATE:
08.23.18
DRAWN BY:
PC
CHECKED BY:
KH
SHEET TITLE:

EXISTING/DEMOLITION
PLANS



AD101

- NOTES:
- MECHANICAL, ELECTRICAL AND PLUMBING ARE TO BE PROVIDED AS DESIGN-BUILD COORDINATING DIRECTLY WITH OWNER. MEP CONTRACTORS TO PROVIDE ANY REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO START OF WORK. ANY LOCATIONS FOR THE ELEMENTS WITHIN THIS DRAWING SET ARE SCHEMATIC AND APPROXIMATE IN NATURE. VERIFY FINAL LOCATIONS WITH OWNER.
 - FIRE SUPPRESSION SYSTEM TO BE DESIGN-BUILD AND ADJUSTED TO NEW LAYOUT CONFIGURATION.

PLAN LEGEND

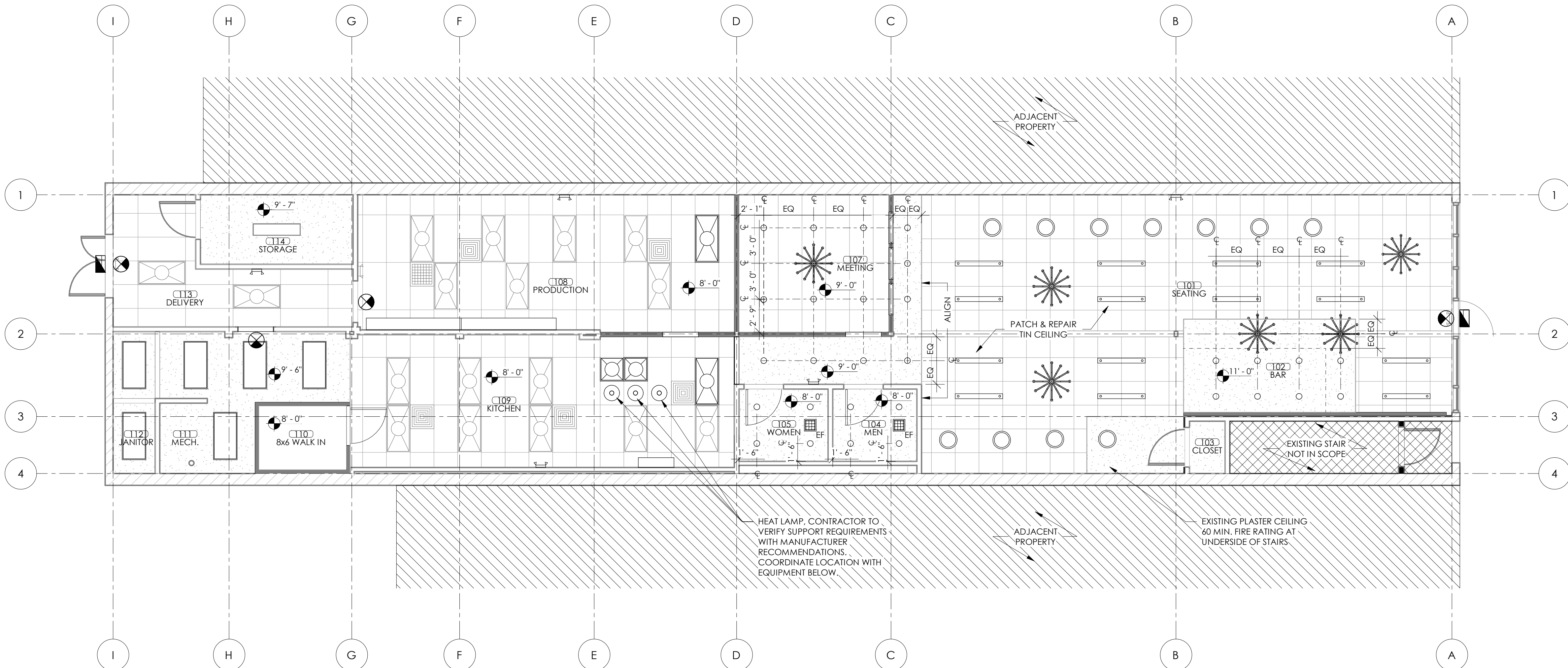
- EXTERIOR EXIT LIGHT WITH BATTERY BACKUP
- EMERGENCY LIGHTING
- EXISTING EXIT SIGN WITH EMERGENCY LIGHTING
- 6" RECESSED CAN LIGHT
- PENDANT LIGHT
- HEAT LAMP
- LINEAR PENDANT LIGHT
- SURFACE MOUNT LED LIGHT
- 2x2, 2x4 GRID LIGHT
- CHANDELIER
- 2X2 AIR DIFFUSER
- 2x2 AIR RETURN
- 1x1 AIR RETURN
- NEW PARTITION
- EXISTING
- NEW
- E-FS EXISTING FLOOR SINK
- B1 BAR EQUIPMENT
- K1 KITCHEN EQUIPMENT

PARTITION TYPE

MARK	CMU SIZE	STUD SIZE	STUD SPACING	GWB	FIRE RATING	STC RATING
F2.1	-	2 1/2"	16" O.C.	2 x 5/8" TYP. X	1 HR.	-
P4.0	-	3 1/2"	16" O.C.	5/8"	-	-
P4.1	-	3 1/2"	16" O.C.	2 x 5/8" TYP. X	1 HR.	-

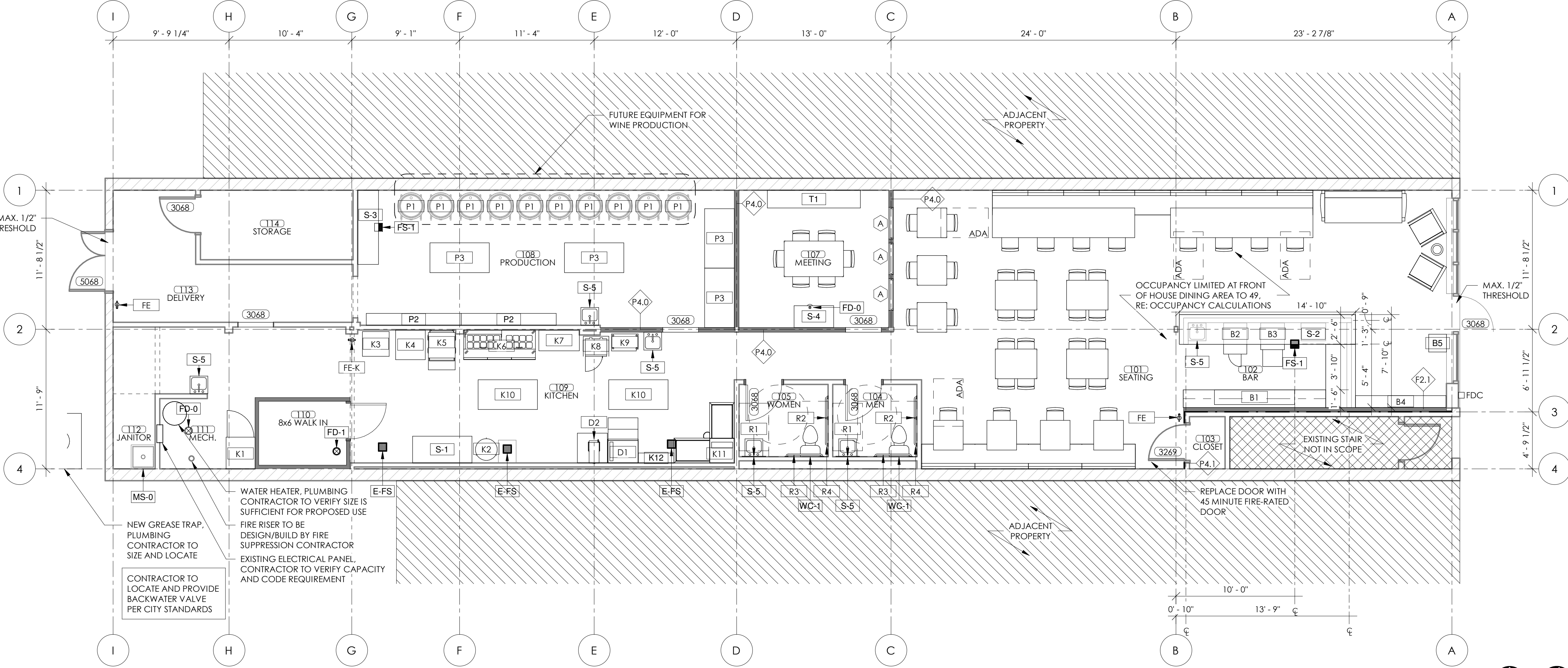
- NOTE:
- PARTITIONS TO RUN TO DECK

SPECIALTY EQUIPMENT SCHEDULE		
TYPE MARK	DESCRIPTION	NOTES
A	DIVIDED-LITE WOODEN DOOR	9' x 2' - 8", SAFETY GLAZING
B1	16 TAP DUAL ZONE BOTTLE SYSTEM	
B2	GLASS DOOR COOLER	
B3	BAR UNDERCOUNTER DISHWASHER	ROUTE TO FLOOR SINK
B4	WINE DISPLAY CASE	
B5	HOST STATION	
D1	ICE MAKER WITH BIN	ROUTE TO FLOOR SINK
D2	TEA BREWER	
FD-1	FLOOR DRAIN	
FE	FIRE EXTINGUISHER	
FE-K	FIRE EXTINGUISHER, TYPE K	
FS-1	FLOOR SINK	
K1	REACH IN FREEZER	
K2	SALAD SPINNER	
K3	AUTO FRYER, SELF CONTAINED	
K4	CONVECTION OVEN	
K5	CONVECTION OVEN	
K6	3 DOOR SANDWICH/SALAD PREP TABLE	
K7	ELECTRIC DUAL PANINI GRILL	
K8	MICROWAVE OVEN	
K9	ELECTRIC CHEESE MELTER	
K10	STAINLESS TABLE	
K11	COMMERCIAL DISHWASHER	ROUTE TO FLOOR SINK
K12	WIRE SHELVING	
P1	WINE MATURATION TANK	FUTURE EQUIPMENT FOR WINE PRODUCTION
P2	WIRE SHELVING	
P3	STAINLESS TABLE	
R1	MIRROR	
R2	18" GRAB BAR	
R3	36" GRAB BAR	
R4	42" GRAB BAR	
S-1	PREP SINK	ROUTE TO FLOOR SINK
S-2	DUMP SINK	
S-3	3-COMPARTMENT SINK	ROUTE TO FLOOR SINK
S-4	3-COMPARTMENT SINK	40x22x43 BOTTLE ROOM
S-5	HAND SINK	
T1	WOODEN TABLE	
WC-1	WATER CLOSET, ADA HEIGHT	



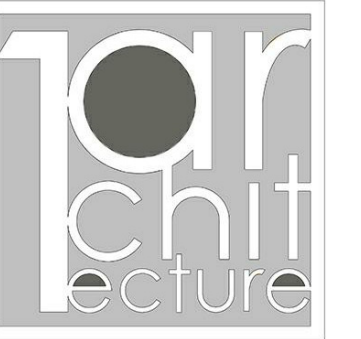
2 LEVEL 1 - REFLECTED CEILING PLAN

3/16" = 1'-0"

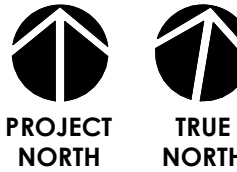
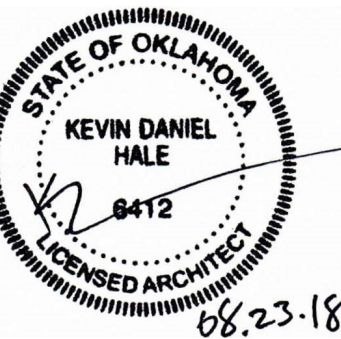


1 LEVEL 1 - ROOM FINISH PLAN

3/16" = 1'-0"



1or Architecture, LLC
1319 E. 6th St.
Tulsa, OK 74120
PH. 918.764.9996



GENERAL INFORMATION:
CODE: 2015 IBC
USE GROUP: ASSEMBLY (A-2)
SPRINKLER STATUS: PROPOSED
FIRE ALARM: NOT REQUIRED
CONSTRUCTION TYPE: VB



INTERIOR REMODEL DRAWINGS FOR:

WATERS EDGE WINERY

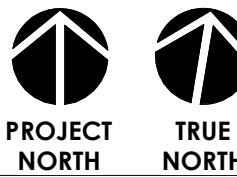
116 S. MAIN ST.
BROKEN ARROW, OK 74012

NO.	REVISION	DATE

PROJECT NUMBER:
1808.015
ISSUE:
ISSUE 1
DATE:
08.23.18
DRAWN BY:
PC
CHECKED BY:
KH
SHEET TITLE:

FLOOR PLAN /
REFLECTED CEILING
PLAN

A101

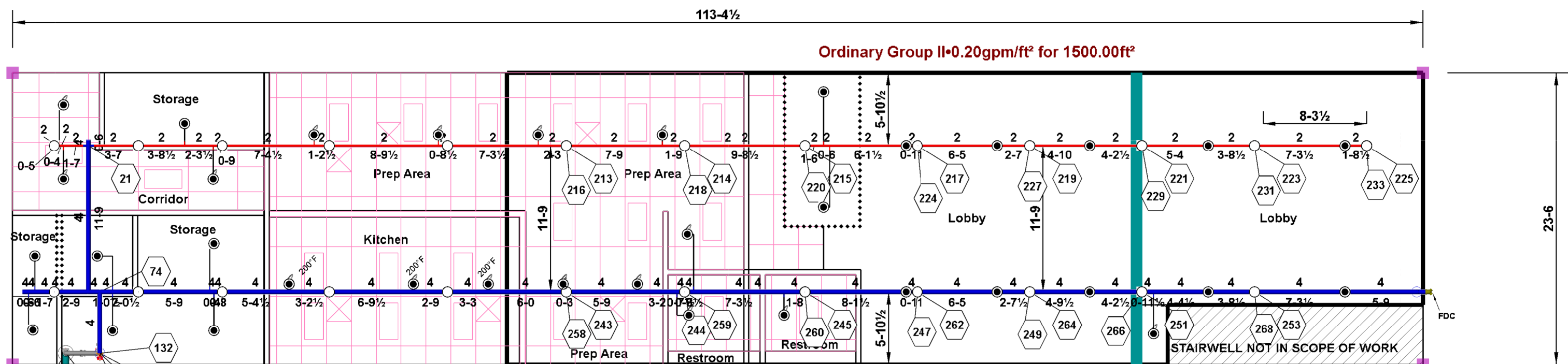


Plot Date: 04/14/16 File Name: FP-Drawing.dwg

1

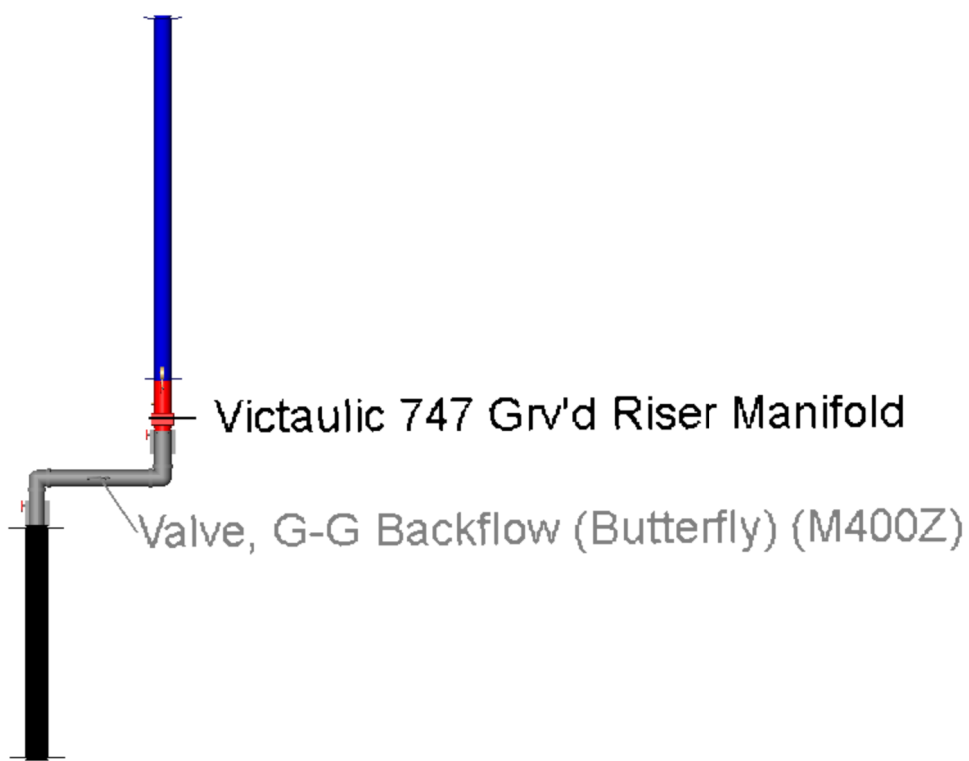
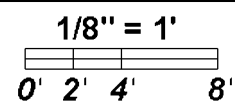
160-0

34-4



Hydraulic Information	
OCCUPANCY CLASSIFICATION	Ordinary Group II
DENSITY	0.20gpm/ft² for 1500.00ft² (Actual 1631.10ft²)
TOTAL HOSE STREAMS	250.0
DRY CAPACITY	0.0gal
TOTAL HEADS FLOWING	15
K-FACTOR	5.6
TOTAL WATER REQUIRED	657.7
TOTAL PRESSURE REQUIRED	54.6
BASE of RISER (gpm)	657.7
BASE of RISER (psi)	54.6
SAFETY MARGIN (psi)	+8.7 (13.8%)

FP-1 Roll O's Bakery



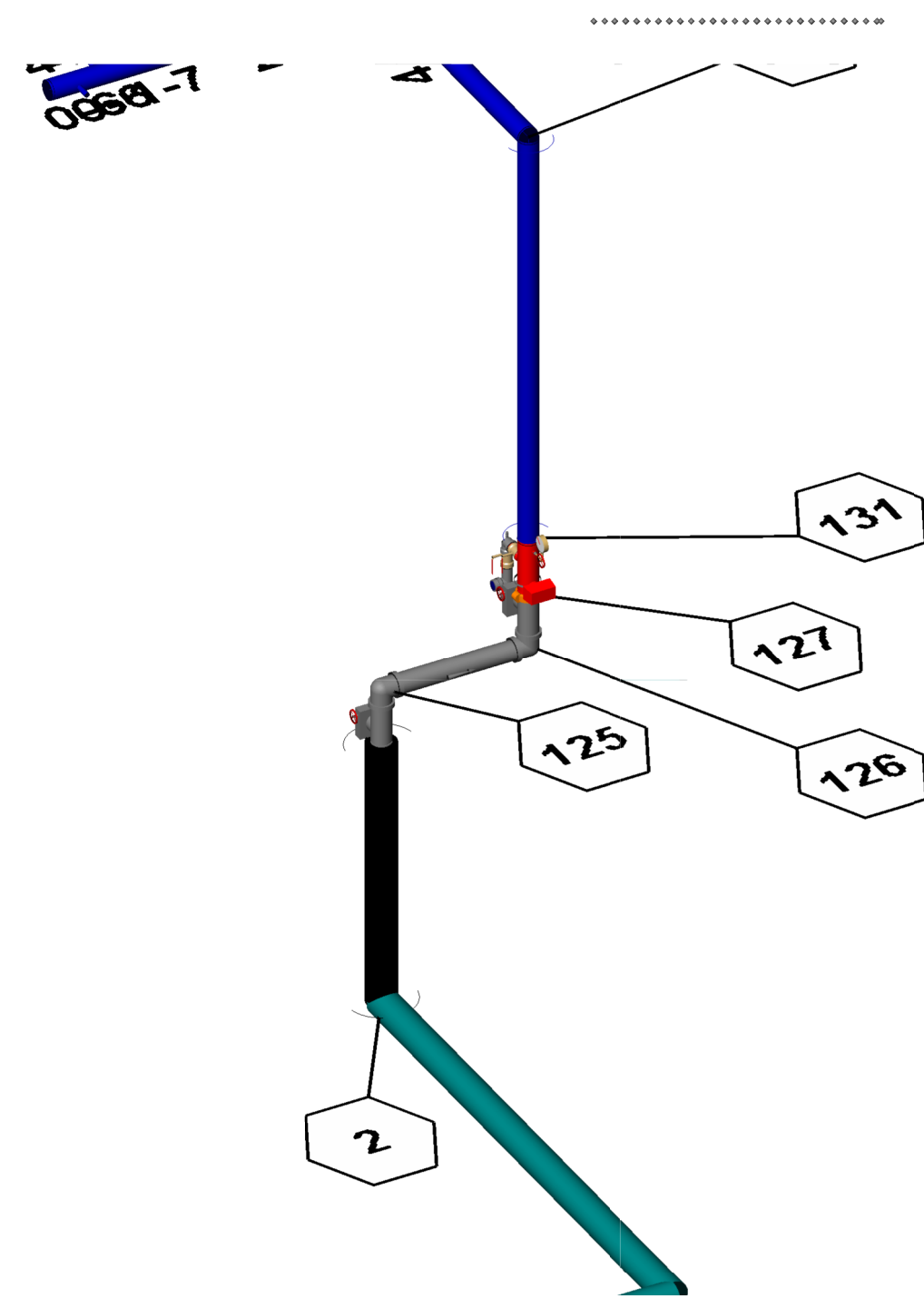
GENERAL NOTES:

- OUR SCOPE OF WORK INCLUDES THE INSTALLATION OF THE WET FIRE SPRINKLER SYSTEM. OUR POINT OF CONNECTION IS 1' AFF AT THE FIRE RISER STUB UP.
- CONTRACT EXCLUSIONS: ELECTRIC WIRING, FIRE ALARM DETECTION SYSTEMS, PAINTING OF PIPE, UNDERGROUND WORK OF ANY NATURE, FIRE PUMP, FIRE TANK AND RELATED EQUIPMENT IF REQUIRED, SEISMIC PROTECTION, FIRE EXTINGUISHERS, AND ADEQUATE HEAT OR INSULATION OF ANY KIND TO PREVENT WET PIPE SYSTEM FROM FREEZING.
- OUR CONTRACT IS WITH Ladonna R. Ross. CONTACT INFORMATION: Ladonna R. Ross - 918-251-2626
- THE FIRE SPRINKLER SYSTEM IS DESIGNED, HYDRAULICALLY CALCULATED, AND INSTALLED PER THE FOLLOWING CODES AND STANDARDS:
 - NFPA 13 2007 EDITION
 - INTERNATIONAL BUILDING CODE (I.B.C.) 2009 EDITION
- SPRINKLER SYSTEM DESIGN DENSITY & AREA OF COVERAGE:
 - [Bathrooms]
 - LIGHT HAZARD, 0.10 GPM/FSF, 225 SF PER HEAD MAX
 - [ALL OTHER AREAS]
 - ORDINARY HAZARD 2, 0.2 GPM/ 1631SF, 130 SF PER HEAD MAX
- ALL SPRINKLER PIPING TO BE:
 - 1" THREADED PIPE, SCHEDULE 40, BLACK, WITH DUCTILE IRON THREADED FITTINGS.
 - 1 1/4" - 6" GROOVED PIPE, SCHEDULE 10, BLACK, WITH WELDED OUTLETS & GROOVED FITTINGS & COUPLINGS.
 - GALVANIZED PER ABOVE WHERE PENETRATING EXTERIOR SKIN.
- ALL NEW SPRINKLER PIPING SHALL BE HYDROSTATICALLY TESTED AT 200 PSI (OR 50 PSI ABOVE SYSTEM PRESSURE, WHICHEVER IS GREATER) FOR NOT LESS THAN 2 HOURS; THIS TESTING SHALL PRECEDE CLOSING OF ANY WALLS OR CEILINGS WHERE FIRE SPRINKLER PIPING IS ROUTED.
- SPRINKLER SYSTEMS SHALL NOT BE CONNECTED TO UNDERGROUND UTILITIES PRIOR TO TESTING AND FLUSHING OF UNDERGROUND PIPING PER NFPA 24. A COMPLETED AND SIGNED CONTRACTOR'S MATERIAL AND TESTING CERTIFICATE FOR UNDERGROUND PIPING SHALL BE PROVIDED TO US PRIOR TO US CONNECTING OUR SYSTEM TO THE UNDERGROUND PIPING.
- THE FIRE SPRINKLER SYSTEM SHALL BE INSPECTED, TESTED, AND MAINTAINED BY THE PROPERTY OWNER OR THEIR DESIGNATED REPRESENTATIVE PER NFPA 25.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE SUFFICIENT HEAT, AT OR ABOVE 40 DEG F, TO PREVENT FREEZING OF THE SPRINKLER PIPING AND RELATED COMPONENTS.
- ROUGH-IN INSPECTION BY AHJ INCLUDING HYDRO, PER ABOVE IS REQUIRED BEFORE ENCLOSING PIPE ABOVE OR BEHIND FINISHING MATERIAL SUCH AS GYPSUM-BOARD WALLS OR CEILINGS.
- 200 DEGREE UPRIGHT HEADS LOCATED ABOVE THE CEILING 12" BELOW THE STRUCTURE.
- PENDENT HEADS LOCATED IN ALL CEILINGS WITHIN THE BUILDING. 200 DEGREE HEADS LOCATED IN KITCHEN AREA ONLY
- FDC LOCATED ON EAST (STREET SIDE) SIDE OF BUILDING.
- CITY TO SUPPLY 6" UNDERGROUND IN ALLEY WAY TO THE WEST OF THE BUILDING. SYSTEM WILL REQUIRE A 6" STUB UP THROUGH THE FLOOR OF THE BUILDING.

SYMBOLS

- *0-3/8" TS \downarrow - PIPE ELEVATION FROM TOP OF STEEL
- *0-3/8" FF \downarrow - PIPE ELEVATION FROM FINISHED FLOOR
- *0-3/8" BD \downarrow - PIPE ELEVATION BELOW ROOF DECK
- X - PIPE DIAMETER
- X'-X - PIPE CUT LENGTH
- 0 - HYDRAULIC NODE TAG

CEILING FEATURE



Riser Detail

Not To Scale



Superior Fire Protection
12330 E 60th Street, Suite F
Tulsa OK 74146
(918) 836-0118
OK LIC # 2010



Sprinkler Legend		Temp		Note	
Symbol	SIN	Qty	K-Factor	Type	Size
●	125	25	5.6	Upright	1/2"
●	126	3	5.6	Pendent	1/2"
●	127	25	5.6	Pendent	1/2"
Total = 53					

REVISIONS:	
1	xxxxxx/xx
2	xxxxxxxxxxxxxxxx
3	

Roll O's Bakery
116 North Main Street
Broken Arrow, OK 74012
FIRE SPRINKLER PLAN, NOTES, & DETAILS

DRAWN BY: Garrett Callahan
DATE: 10/28/2015
JOB #: 25160007
SCALE (UNO): 1/8" = 1'-0"
SHEET NO: FP1