MISTER PASTA SPACE #106
GOOLSBY POINTE SHOPPING CENTER
11681 BOYETTE RD
RIVERVIEW, FL 33569

CONTACT INFORMATION:

OWNER:

MISTER PASTA, LLC
11681 BOYETTE RD
RIVERVIEW, FL 33569

PERMITTING OFFICE:

HILLSBOROUTH COUNTY DEVELOPMENT SERVICES
601 E KENNEDY BLVD
TEMPLE TERRACE, FL 33617

DESIGNER:

FR CONSTRUCTION SERVICES, LLC
5005 W. LAUREL SUITE 100 #2057
TAMPA, FLORIDA 33607
TEL. (813) 538-7246 FAX. (813) 367-0926

CODE INFORMATION:

ADOPTED ENFORCED CODES:

2023 FLORIDA BUILDING CODE EIGHTH EDITION
NFPA 70 (N.E.C.) NATIONAL ELECTRIC CODE 2020 EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION (FFPC)
NFPA 101 LIFE SAFETY CODE 2021 EDITION
NFPA 1 FIRE CODE 2021 EDITION

DESIGN CRITERIA:

SEE STRUCTURAL DESIGN CRITERIA FOR PERTINENT CRITERIA AND WIND INFORMATION

PROJECT NARRATIVE:

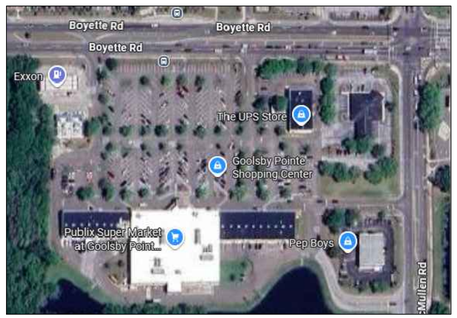
THESE PLANS REPRESENT THE INTENT TO IMPROVE THE EXISTING VACANT UNIT #106 FOR USE AS A FOOD RETAIL (TAKE OUT ONLY) FOR MISTER PASTA LLC . SEE PLANS FOR ALL REQUIRED INFORMATION FOR PERMITTING, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED.

FLOOD STATEMENT:

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X".
THIS PROPERTY WAS FOUND ON UNINCORPORATED HILLSBOROUGH COUNTY FIRM NUMBER 12057C0506J, DATED 10/6/2021.

LEGAL DESCRIPTION:

GOOLSBY POINTE PLATTED SUBDIVISION LOT 1 LESS RD R/W
PARCEL ID - U-21-30-20-5KY-0000000-00001.0



VICINITY MAP

BUILDING CODE SUMMARY		
BUILDING DATA	PROPOSED	REQUIREMENT
OCCUPANCY CLASSIFICATION	Group M – Mercantile	N/A
CONSTRUCTION TYPE	III-B	N/A
GROSS FLOOR AREA (sf)	1,400 SF (tenant suite)	12,000 SF
NUMBER OF STORIES	1	3 MAX
# OF MEANS OF EGRESS	2	OL ≤49 → 1 exit required OL ≥50 → 2 exits required
BUILDING HEIGHT	20'-0"	75'-0" MAX
FIRE SPRINKLER	YES, EXISTING	NONE
FIRE ALARM	YES, EXISTING	NONE

SHEET INDEX:

			LATEST REVISION	
SHEET	DESCRIPTION	ISSUE DATE	NO	DATE
COVER PAGES				
C0.1	COVER SHEET	02.21.2025		
C1.1	OVERALL SITE PLAN	02.21.2025		
ARCHITECTURAL DRAWINGS				
A1.1	FIRST LEVEL FLOOR PLAN AND REFLECTED CEILING PLAN	02.21.2025		
A2.1	ARCHITECTURAL DETAILS	02.21.2025		
L1.1	LIFE SAFETY PLAN	02.21.2025		
ELECTRICAL DRAWINGS				
E1.1	ELECTRICAL LAYOUT	02.21.2025		
PLUMBING DRAWINGS				
P1.1	PLUMBING LAYOUT	02.21.2025		
P2.1	PLUMBING RISER & SCHEDULES	02.21.2025		

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BUILDING THE FUTURE
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TAMPA, FL. 33607
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FX.(813) 367-0926
WWW.FRCONSTRUCTIONSERVICE.COM CGC1522224 / CCC1338626

LICENSED PROFESSIONAL ENGINEER
TERRY A. JOHNSON
062-056249
OF ILLINOIS

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE STRUCTURAL ELEMENTS AND SYSTEMS FOR THIS STRUCTURE HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023. ALL OTHER ELEMENTS, SYSTEMS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE BUILDER.

NO.	ISSUE	DATE
-	PERMIT SET	08.07.2025
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PROJECT INFORMATION:
TENANT IMPROVEMENT
@ 11681 BOYETTE RD
RIVERVIEW, FL 33569

JOB NO. FR25-0001
DRAWN FJR
DESIGN FJR
CHECK

COVER SHEET

C0.1

FOR REVIEW AND PERMIT. NOT FOR CONSTRUCTION UNTIL APPROVED BY THE OWNER AND THE BUILDING OFFICIAL. THEN MUST BE MARKED "APPROVED FOR CONSTRUCTION" BY THE ENGINEER.



SITE PLAN

SCALE: N.T.S.

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OF ILLINOIS

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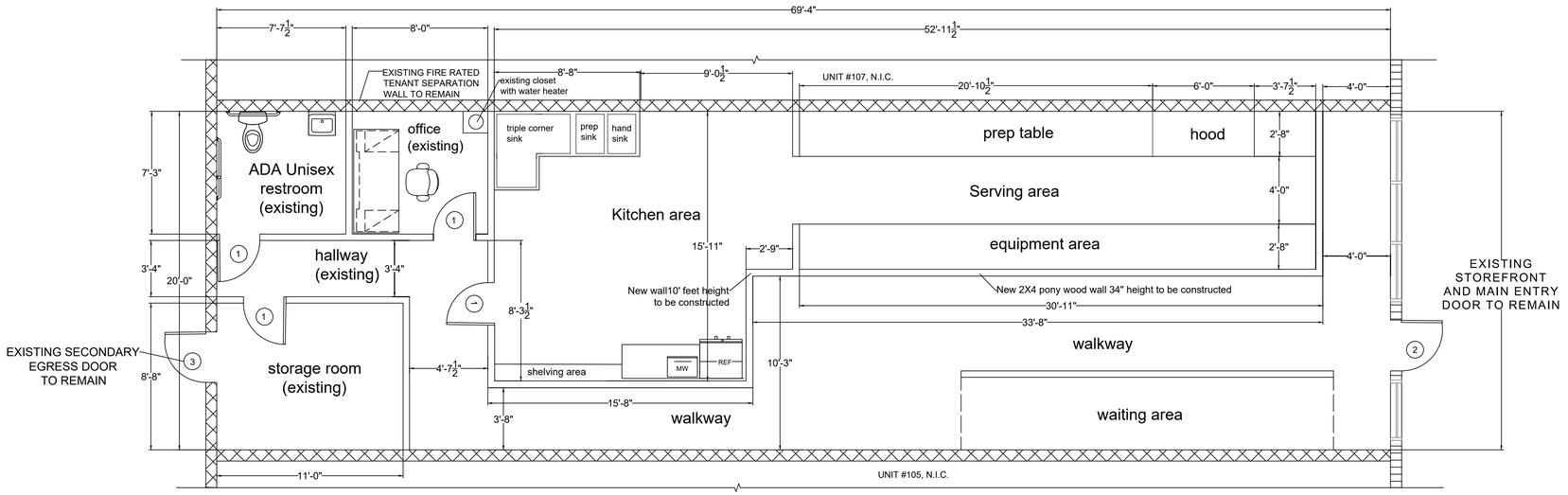
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SITE PLAN

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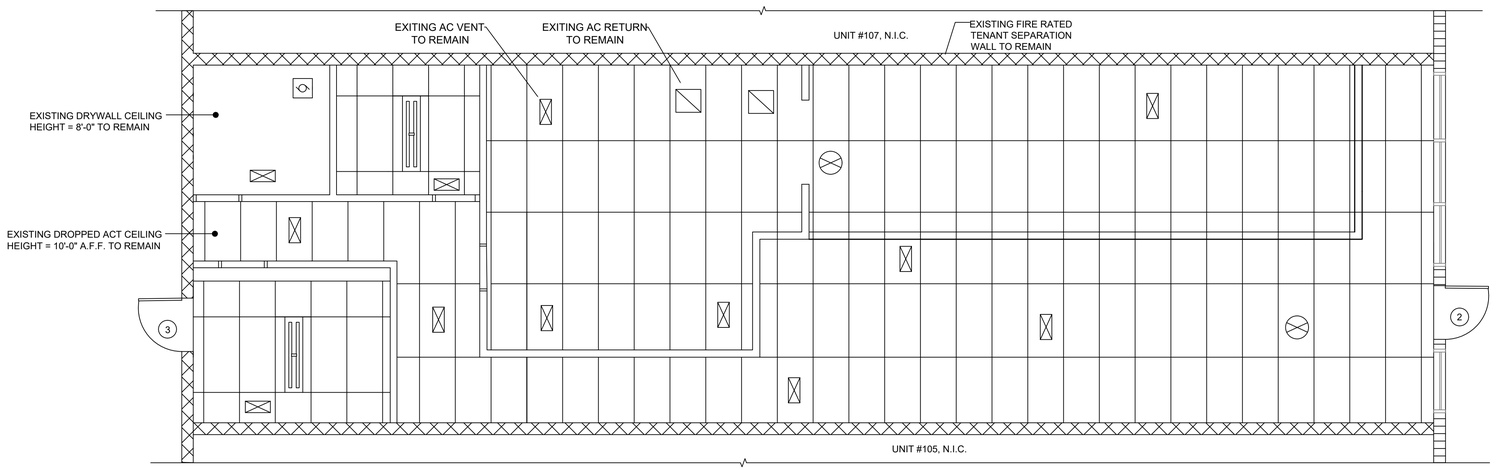
NOTE:
TENANT SPACE IS CURRENTLY VACANT AND WAS PREVIOUSLY BUILT OUT AS A BEAUTY SALON.

SPACE #106 ENLARGED FLOOR PLAN

SCALE: 1/4"=1'-0

INTERIOR FINISH MATRIX SCHEDULE			
GROUP	INTERIOR WALL AND CEILING FINISH		
	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES	STORAGE AND RESTROOM
M	B	C	C
PROVIDE CLASS "B" INTERIOR FINISHES THROUGHOUT; CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.		

DOOR SCHEDULE									
NO.	DESCRIPTION	WIDTH	HEIGHT	GLAZING	CLOSER	THOLD	IMPACT RATED (Y/N)	HARDWARE	NOTES
1	HOLLOW CORE SWINGING DOOR & FRAME	3'-0"	7'-0"	N/A	NO	NO	N	HANDLE LEVER W/ PRIVACY LOCK	
2	STOREFRONT SWINGING ENTRY DOOR	3'-0"	7'-0"	FULL LITE	YES	YES	N	PULL HANDLE - EXTERIOR, PUSH BAR INTERIOR WITH DEADBOLT	EXISTING EGRESS DOOR. DOOR SHALL REMAIN UNLOCKED DURING HOURS OF BUSINESS OPERATION
3	SOLID CORE SWINGING EXIT DOOR	3'-0"	7'-0"	N/A	YES	YES	N	PULL HANDLE - EXTERIOR, PUSH BAR INTERIOR WITH DEADBOLT	EXISTING EGRESS DOOR
NOTE: DOOR SIZES ARE NOMINAL. VERIFY ROUGH OPENING SIZE WITH MANUFACTURER SPECS. G.C. TO COORDINATE WITH OWNER FINAL PRODUCT SELECTIONS PRIOR TO ROUGH OPENING FRAMING.									



NOTES:
EXISTING SPRINKLER HEADS THROUGHOUT UNIT NOT SHOWN. SPRINKLERS ARE TO REMAIN UNCHANGED DURING THIS BUILD-OUT.

REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0

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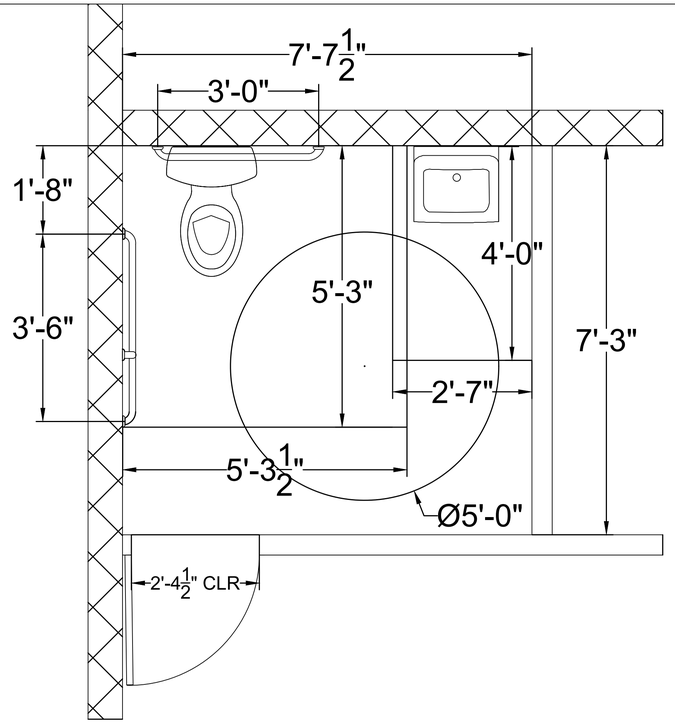
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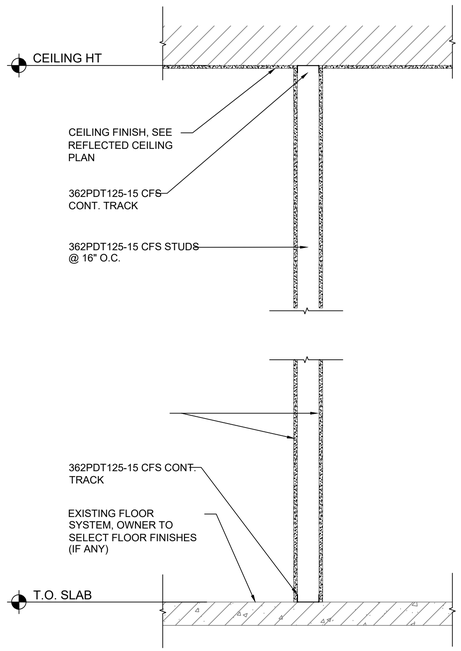
ARCHITECTURAL FLOOR PLAN(S)

A1.1



1 A2.1 ADA RESTROOM

SCALE: 3/4" = 1'-0"



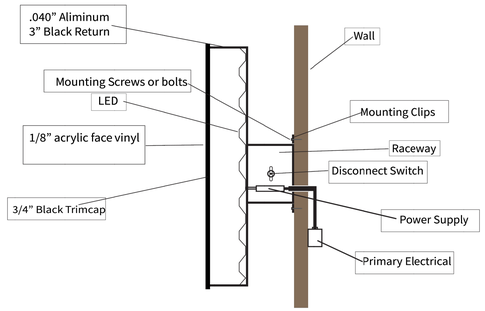
2 A2.1 TYP. PARTITION WALL

SCALE: 3/4" = 1'-0"

11681 Boyette Rd,
Riverview, FL 33569



All work complies with
NEC 2017 & NEC 600

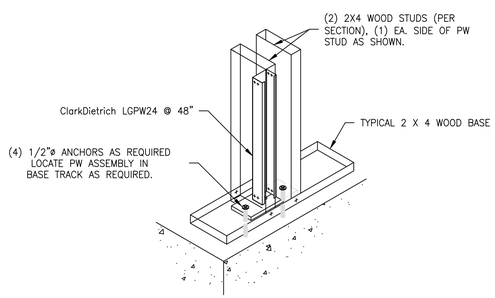


TYPICAL REMOTE MOUNTED LETTERS

20ft

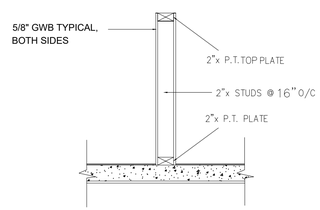
5 A2.1 EXTERIOR WALL SIGN DETAIL

SCALE: N.T.S



3 A2.1 PONY WALL CONNECTION

SCALE: N.T.S



4 A2.1 TYP. PONY WALL

SCALE: 3/4" = 1'-0"

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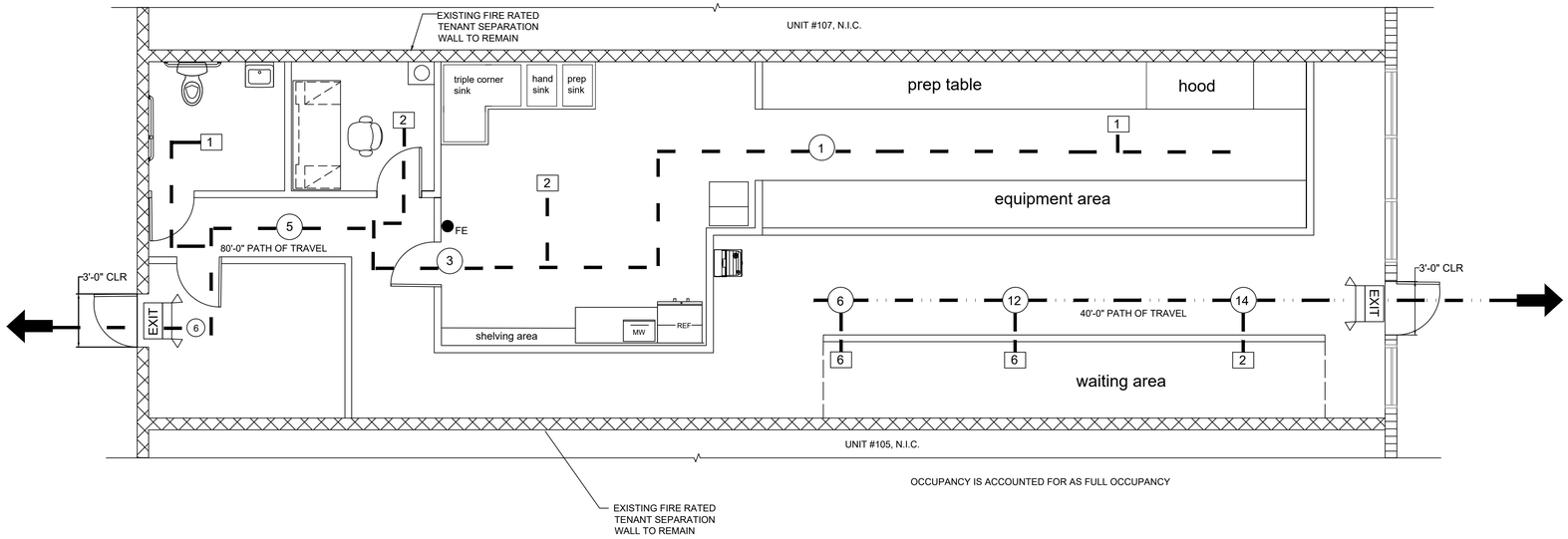
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ARCHITECTURAL DETAILS

A2.1



LIFE SAFETY PLAN

SCALE: 1/4"=1'-0

LIFE SAFETY PLAN LEGEND

EXIT	DOOR EXIT SIGN - ILLUMINATED WALL MOUNTED SIGNAGE W/ BATTERY BACKUP CIRCUITED IN W/ LOCAL AREA LIGHTING	##	COMBINING OF OCCUPANCIES CONVERGING INTO ONE PATH OF TRAVEL
	DUAL LED HEAD EMERGENCY LIGHTING W/ BATTERY BACKUP CIRCUITED IN W/ LOCAL AREA LIGHTING	##	ROOM OCCUPANCY LOAD IN DIRECTION OF TRAVEL
FE	5 LBS. 2-A; 10-B; C FIRE EXTINGUISHER		
			INDICATES PRIMARY PATH OF TRAVEL
			INDICATES COMMON PATH OF TRAVEL

SECTION 1005.1: EGRESS WIDTH PER OCCUPANT SERVED

OCCUPANCY	stairs	OTHER EGRESS COMPONENTS	
M - MERCATILE	0.3	.2	

TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	W/O SPRINKLERS	W/ SPRINKLERS	
M - MERCANTILE	200 FEET	250 FEET	

TABLE 403.1: MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY: M- BUSINESS							
UNISEX		REQUIRED	PROVIDED				
W.C.	1/25	1	1				
LAVATORIES	1/40	1	1				
SERVICE SINK		1	3				
DRINKING FOUNTAIN		1	1				

1. SEPARATE FACILITIES NOT REQUIRED PER 2023 FBC, 8TH EDITION, PLUMBING, SECTION 403.2 - EXCEPTION 4.

NFPA 101 - TABLE 7.3.1.2: OCCUPANT LOAD FACTOR

OCCUPANCY: M - MERCANTILE		TOTAL EGRESS REQUIRED: 20 OCC. x 0.2 = 4" PRIMARY EGRESS PROVIDED: 36"		
MARK	OCCUPANT TYPE	AREA	RATING	OCCUPANCY
	Waiting / Sales (public)	400 sf	30 sf/person	14
	Kitchen / Prep (commercial)	600 sf	200 sf/person	3
	Office / Storage (business use)	400 sf	150 sf/person	3
TOTAL OCCUPANCY		1,400 SQ. FT.		20 OCC.

TYPICAL REQUIRED SIGNAGE

THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
BRAILLE
BRAILLE
SIGN #1

AISLE WIDTH MUST REMAIN UNOBSTRUCTED FOR EGRESS PATH
BRAILLE
BRAILLE
SIGN #2

PROVIDE 1" HIGH LETTERS ON A CONTRASTING BACKGROUND IN ACCORDANCE WITH REQUIREMENTS OF 2023 FBC, 8TH EDITION, 1010.1.9.3

48" MAX. TO FLOOR
42" MIN. TO FLOOR

OCCUPANT LOAD # PERSONS MAX.
BRAILLE
BRAILLE
SIGN #3

SIGNAGE TO BE POSTED IN ACCORDANCE WITH REQUIREMENTS OF 2023 FBC, 8TH EDITION, 1004.3

EXIT
BRAILLE
SIGN #4

PROVIDE EXIT SIGNAGE POSTED IN ACCORDANCE WITH REQUIREMENTS OF 2023 FBC, 8TH EDITION, 1013.4

NOTE: PROVIDE TACTILE RAISED CHARACTERS AT ALL SIGNAGE IN COMPLIANCE WITH FAC 216 & 703 - SIGNS

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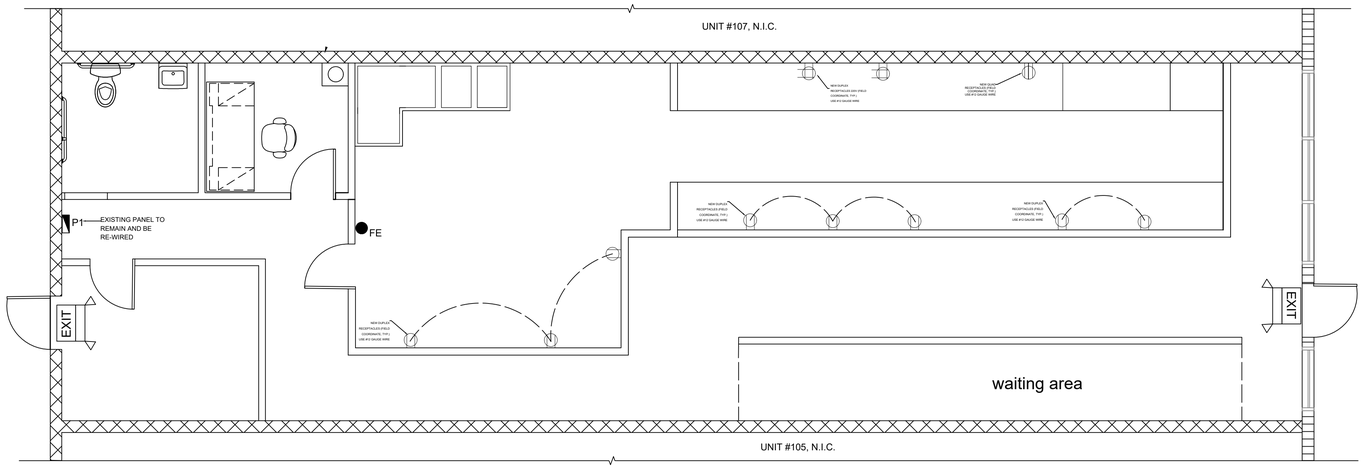
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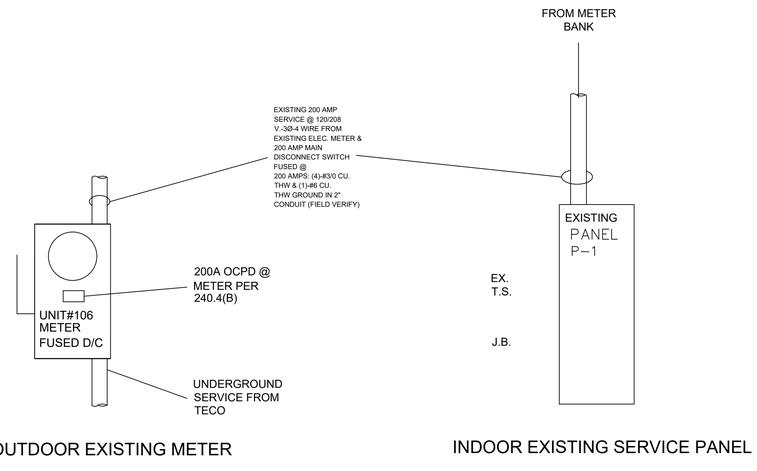
LIFE SAFETY PLAN

L1.1



PROPOSED ADDITIONAL POWER LAYOUT

SCALE: 1/4"=1'-0



OUTDOOR EXISTING METER

INDOOR EXISTING SERVICE PANEL

EXISTING ELECTRICAL SERVICE SCHEMATIC

SCALE: NTS

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT DUPLEX OUTLET
	110 VOLT QUAD OUTLET
	Q.R. G.F.I. ABOVE COUNTER
EXIT	DOOR EXIT SIGN - ILLUMINATED WALL MOUNTED SIGNAGE W/ BATTERY BACKUP
	DUAL LED HEAD EMERGENCY LIGHTING W/ BATTERY BACKUP

FIRE RATED WALL NOTE:

ALL ELECTRICAL OUTLETS PROPOSED ALONG THE EXISTING TENANT SEPARATION/ FIRE RATED WALLS SHALL BE UL LISTED METALLIC OUTLET BOXES AND INSTALLED WITH APPROVED PENETRATION FIRESTOP SYSTEM PER UL#W-L-1479 PENETRATION REQUIREMENTS.

SERVICE LOAD SUMMARY

EXISTING LOAD DESCRIPTION	**KVA**
EXISTING LIGHTING	4.97
EXISTING HVAC	38.08
EXISTING RECEPTACLE	11.34
MISC.	5.50
	SUBTOTAL = 59.89KVA

LOAD MODIFICATIONS TO EXISTING	**KVA**
EXISTING LOAD REMOVED	-3.95
LOAD ADDED	1.80
	TOTAL =-2.15KVA
AMPERES AT 208V 3PHASE	166.24AMPS

GENERAL ELECTRICAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2020 N.E.C. CODE AND SHALL ALSO COMPLY WITH ALL APPLICABLE RULES, REGULATIONS OF LOCAL AND STATE LAWS AND ORDINANCES.
2. THE SUBCONTRACTOR SHALL KEEP A RECORD OF THE CHANGES WHICH ARE IN CONFLICT WITH THESE DRAWINGS AND SPECIFICATIONS AT THE COMPLETION OF HIS/HER WORK HE/SHE SHALL SUBMIT "AS BUILT" PRINTS TO THE OWNER.
3. ALL SYSTEMS, EQUIPMENT, COMPONENTS, WORK, ETC. PROVIDED UNDER THIS DIVISION SHALL BE COVERED BY A ONE YEAR GUARANTEE STARTING AT THE TIME OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS IN THE WORK, SYSTEMS, EQUIPMENT, OR COMPONENTS FOUND DURING THIS YEAR SHALL BE CORRECTED AT NO CHARGE. THE GUARANTEE SHALL INCLUDE PROVIDING ALL NECESSARY CUTTING, PATCHWORK, REPAINTING, ETC. TO MAKE THE WORK COMPLETE AND NEW.
4. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER WITH TYPE "THW" OR "THHN" INSULATION AND THE MINIMUM WIRE SIZE SHALL BE #12 A.W.G. #12 A.W.G. FOR 20A CIRCUITS UNLESS NOTED OTHERWISE, OR NOT ALLOWED BY LOCAL JURISDICTION HAVING AUTHORITY.
5. ALL WORK MUST BE PERFORMED IN A NEAT WORKMANLIKE MANNER ACCORDING TO GENERALLY ACCEPTED PRINCIPALS OF FIRST CLASS WORKMANSHIP.
6. ALL PENETRATIONS THRU RATED WALLS, FLOORS AND CEILINGS SHALL BE FIRESTOPPED PER NEC 300.21. FIRE STOPPING SHALL MATCH UL RATING OF WALL, FLOOR OR CEILING PENETRATED.
7. ALL SWITCHES FOR FANS, LIGHTS, ETC. WHICH ARE SHOWN TO BE MOUNTED IN THE SAME GENERAL AREA SHALL SHARE A MULTI-GANG COVER PLATE AS REQUIRED.
8. COORDINATE RECEPTACLE NEMA TYPE AND VOLTAGE WITH EQUIPMENT.
9. PROVIDE A TYPE WRITTEN DIRECTORY FOR ALL PANELS AND LOAD CENTERS. CORRECTLY LABEL ALL CIRCUITS, SPARES, AND SPACES.
10. LABEL AND IDENTIFY ALL JUNCTION BOXES, WIREWAYS AND MAJOR SWITCHES AT THE TIME OF INSTALLATION. PROVIDE PERMANENT NAMEPLATES/LABELS AS SPECIFIED PRIOR TO FINAL INSPECTION.
11. VERIFY LOCATION OF ALL MOTORS AND EQUIPMENT BEFORE ROUGH-IN.
12. ALL CONDUITS CROSSING EXPANSION JOINTS SHALL HAVE EXPANSION TYPE FITTINGS. WIRING SHALL BE INSTALLED AT DEPTHS BELOW FINISHED GRADE (BELOW SLAB AND SUB-BASE LEVEL) AS PER NEC ARTICLE 300.50.
13. MINIMUM HOMERUN CONDUIT SIZE SHALL BE:
    - 13.1. ABOVE GRADE: ¾"
    - 13.2. BELOW GRADE: 1"
14. COMMON NEUTRAL MAY BE USED AS PERMITTED BY NEC FOR MULTIWIRE BRANCH CIRCUITS. SEPARATE NEUTRAL SHALL BE PROVIDED FOR ALL CIRCUITS CONNECTED TO GROUND FAULT CIRCUIT INTERRUPTER TYPE DEVICES, UNLESS OTHERWISE NOTED. SEPARATE NEUTRAL SHALL BE PROVIDED FOR ALL ARC FAULT CIRCUIT INTERRUPTER CIRCUITS.
15. ALL BRANCH CIRCUITS SHALL INCLUDE A GREEN INSULATED GROUND WIRE, SIZED PER NEC TABLE 150.122 OR AS SHOWN, CONNECTED TO EACH DEVICE AND OUTLET BOX ON THE CIRCUIT AND TO THE PANEL BOARD GROUND BUS. MULTIPLE WIRE BRANCH CIRCUITS WITH COMMON NEUTRAL REQUIRE ONLY ONE GROUND WIRE, UNLESS NOTED OTHERWISE.
16. IN CASES WHERE CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATION, OR BETWEEN DIFFERENT TRADES, AS WELL AS CASES OF ANY OMISSION OF INFORMATION, NOTIFY THE ARCHITECT AND PROCURE RESOLUTION OF THE CONFLICT OR OMISSION BEFORE PROCEEDING WITH THE INSTALLATION.
17. ALL 15A AND/OR 20A BRANCH RECEPTACLE CIRCUITS FOR 120V, CIRCUITS LONGER THAN 70'-0" SHALL BE MINIMUM #10 AWG, LONGER THAN 150' SHALL BE #8 AWG.
18. THE DRAWINGS INDICATE THE GENERAL ARRANGEMENT AND LOCATION OF ELECTRICAL WORK. DATA PRESENTED ON THE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITION IS REQUIRED. REVIEW ALL ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND ADJUST ALL WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN.
19. COORDINATE WITH OTHER TRADES SO THAT INSTALLATION OF ELECTRICAL OUTLETS AND EQUIPMENT WILL BE PROPERLY COORDINATED. CHECK CONDUIT, FIXTURE AND OTHER EQUIPMENT LOCATIONS WITH OTHER TRADES TO AVOID CONFLICT WITH THE PIPING DUCT WORK, STEEL PIPING, BEAM, OR OTHER OBSTRUCTIONS.
20. PROVIDE UNSWITCHED HOT WIRE TO ALL EMERGENCY/EXIT LIGHTING.
21. PROVIDE SEALING OF ALL OUTLET BOXES PER LOCAL FIRE CODE.
22. COMBUSTIBLE MATERIALS ARE NOT ALLOWED WITHIN AREAS WHERE PLENUM AIR SYSTEMS ARE BEING USED.
23. THE CONTRACTOR SHALL PROVIDE AND INSTALL WIRING AND CIRCUIT ALL EQUIPMENT, MOTORS, AND OTHER ITEMS NOT EXPLICITLY SHOWN, BUT INDICATED, IN CONTRACT DOCUMENTS OR IN SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SAID ITEMS BETWEEN ALL TRADES.
24. NO PIPING, DUCT, OR EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE INSTALLED ABOVE ANY ELECTRICAL PANELBOARD, LOAD CENTER, MOTOR CONTROL CENTER, OR SWITCHBOARD PER NEC ARTICLE 110.26 (A) (3)
25. THERE SHALL BE NO BACK TO BACK RECEPTACLE WITHIN FIRE RATED WALLS. PROVIDE A MINIMUM HORIZONTAL SPACE BETWEEN OUTLETS AT OPPOSITE SIDES OF A FIRE RATED WALL.
26. GFCI RECEPTACLE WITH IN-USE WATERPROOF COVER PLATE. IN-USE WEATHERPROOF COVER PLATE SHALL BE: "STEEL CITY "WTG100-CV-L" OR APPROVED EQUAL.
27. FIRE ALARM SYSTEM PROVIDED BY ELECTRICAL SUBCONTRACTOR PER NFPA 101, NFPA 72 AND RELEVANT LOCAL BUILDING CODES.
28. NAME PLATES FOR DISCONNECT SWITCHES SHALL BE PRINTED LABELS.
29. BELOW GRADE RACEWAY INSTALLATIONS - DIRECT BURIAL CONDUIT SHALL BE INSTALLED AT CODE REQUIRED BURIAL DEPTHS.
30. RACEWAY INSTALLATIONS WITHIN CONCRETE - CONDUIT SHALL BE RUN FOLLOWING THE MOST DIRECT ROUTE BETWEEN POINTS. CONDUIT SHALL NOT BE INSTALLED WITHIN CONCRETE WHERE THE OUTSIDE DIAMTER IS LARGER THAN ⅓ OF THE SLAB THICKNESS.
31. IN BUILDINGS WITH MULTIPLE SERVICES, PROVIDE A PLAQUE AT EACH ELECTRICAL SERVICE DENOTING THE LOCATION OF ALL OTHER SERVICES WITHIN THE BUILDING.
32. PROVIDE OCCUPANCY SENSORS TO CONTROL LIGHTING IN ALL COMMON AREA RESTROOMS, OFFICES, STORAGE ROOMS, AMENITIES, ETC.
33. CONTRACTOR SHALL PROVIDE HOMERUN FROM SWITCH BOX PER NEC 404.2C.
34. CONDUIT FILL PER CODE.
35. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE LIGHTS, HVAC REGISTERS AND SPRINKLERS. IN ADDITION, THE CONTRACTOR SHALL VERIFY CEILING TYPES PRIOR TO ORDERING FIXTURES.
36. ALL LIGHTING FIXTURES SHALL BE SUPPORTED INDEPENDENT OF THE CEILING USING #12 GALVANIZED STEEL WIRES, TWO WIRES AT OPPOSITE CORNERS OF THE FIXTURES.
37. ALL ITEMS ON THE DRAWINGS SHALL BE NEW AND BEAR U.L. LABEL, UNLESS NOTED OTHERWISE.
38. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE TRANSFORMER WITH THE LOCAL UTILITY COMPANY. FURTHER HE SHALL OBTAIN A DETAIL OF THE CONCRETE PAD FOR THE TRANSFORMER AND COORDINATE ANY METERING EQUIPMENT TO BE FURNISHED AND SHALL DO SO AT NO ADDITIONAL COST TOT HE OWNER.
39. WHERE WALLS ARE FIRE OR SMOKE RATED THE CONTRACTOR SHALL DO HIS INSTALLATION TO PREVENT VIOLATING THE RATING OF THE WALL. THIS MEANS COMPLYING WITH ALL U.L. REGULATIONS.
40. FIRE WALLS SHALL HAVE PUTTY PADS ON METALLIC BOXES UNLESS BOXES ARE RATED FOR RATING OF THE WALL
41. DO NOT SCALE DRAWINGS, LOCATION OF EQUIPMENT ARE APPROXIMATE, ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO PROVIDE PROPER WORKING CLEARANCE.
42. ALL CONDUCTORS FOR EXTERIOR LIGHTING CIRCUITS SHALL BE MINIMUM #10 AWG (UNLESS OTHERWISE NOTED), EXCEPT THE CONDUCTORS FROM THE HANDHOLE UP TO THE POLE TO THE BALLAST MAY BE #12 AWG.

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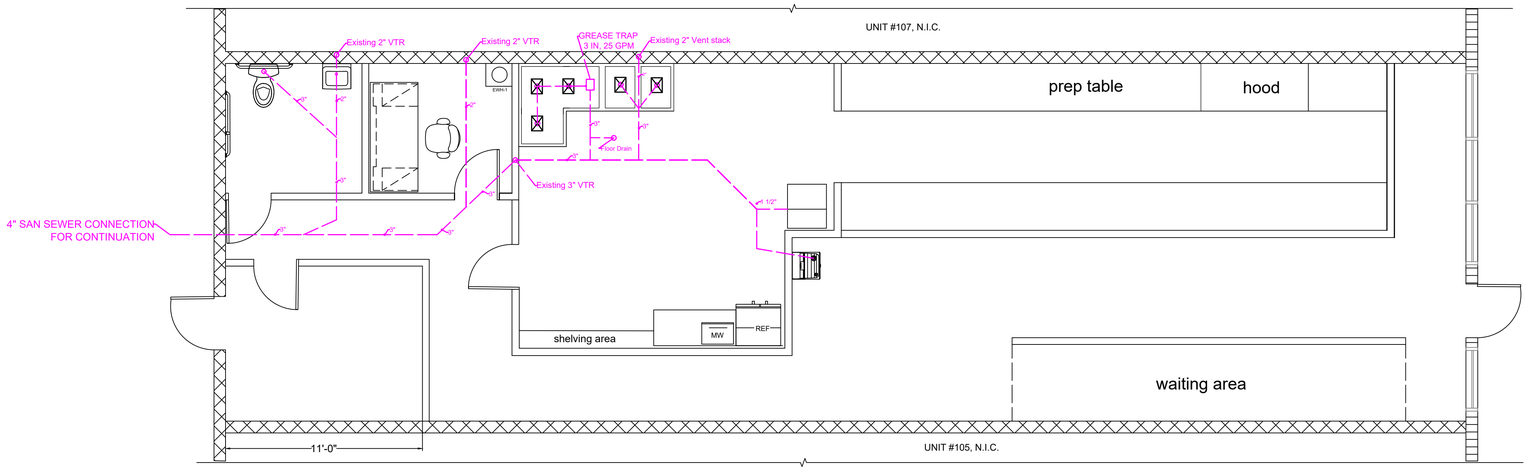
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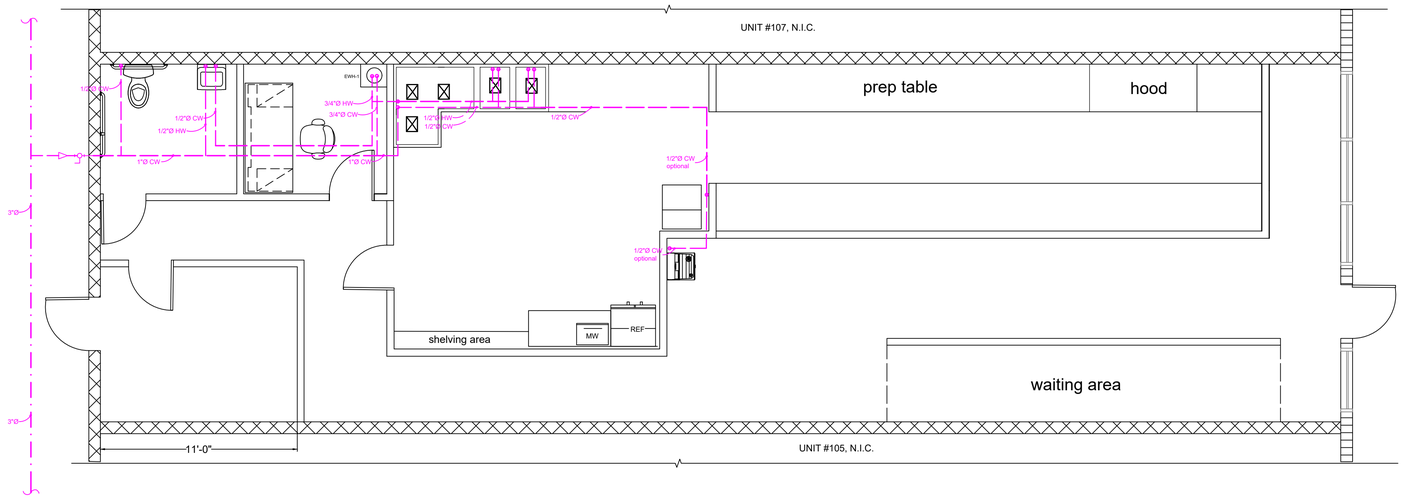
ELECTRICAL LAYOUT(S)

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PLUMBING SANITARY SEWER & VENTING PLAN

SCALE: 1/4"=1'-0



PLUMBING COLD & HOT WATER PLAN

SCALE: 1/4"=1'-0

PLUMBING GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE COMPLETE PLUMBING SYSTEMS AND DETAILED, WORK CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT, AND SERVICES REQUIRED FOR COMPLETE SYSTEMS.

2. CONDITIONS SHOWN AS EXISTING ARE BASED ON AVAILABLE DATA AND SHOULD BE INTERPRETED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD.

3. NO COMBUSTIBLE MATERIALS SHALL BE PLACED IN RETURN AIR CAVITY PLENUMS.

4. COORDINATE WORK WITH OTHER TRADES TO AVOID CONFLICTS.

5. COORDINATE FINAL LOCATIONS OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL CONTRACTOR, COORDINATE LOCATIONS OF FLOOR DRAINS IN OTHER SPACES WITH ARCHITECTURAL DRAWINGS.

6. UNLESS OTHERWISE NOTED ALL PIPING SHALL BE RUN IN CONCEALED SPACES.

7. DOMESTIC WATER PIPING SHALL BE: TYPE-L COPPER ABOVE GRADE & TYPE-K COPPER BELOW GRADE. FITTINGS & JOINTS SHALL BE SOLDERED.

7A. WATER PIPING SHALL BE CHLORINATED POLYVINYL CHLORIDE (CPVC), SDR 11, ASTM D-2846, RATED AT A CONTINUOUS WORKING PRESSURE OF 100 PSI AT 180°. FITTINGS SHALL BE SOLVENT WELDED WITH AN ASTM APPROVED SOLVENT SYSTEM. DO NOT BEND PIPE WITH OVER A 45° ANGLE.

7B. COPPER PIPING INSTALLED WITHIN BLOCK WALLS OR IN CONTACT WITH CONCRETE SHALL BE INSTALLED WITH 4 MIL POLYETHYLENE PIPE GUARD. BLUE FOR COLD WATER AND RED FOR HOT WATER.

8. ALL SOIL, WASTE, AND VENT PIPING SHALL BE HUBLESS CAST IRON/SCHEDULE 40 PVC.

9. GATE VALVES SHALL BE #125 BRONZE WITH UNION BONNET.

10. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE.

11. PROVIDE CHROME PLATED STOPS AND SUPPLIES AT ALL WATER CLOSETS AND LAVATORIES.

12. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES.

13. PROVIDE COMMERCIALLY MANUFACTURED CAST IRON TO PVC PIPE CONNECTORS AS REQUIRED.

14. PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED IN AN APPROVED MANNER WHICH MAINTAINS THE REQUIRED FIRE RATING OF THE ASSEMBLY.

A. WHERE HOLES ARE CIRCULAR, THE PENETRATION SHALL BE PROTECTED WITH FIRE-SEAL SMOKE AND FIRE STOP FITTINGS MANUFACTURED BY O.Z. GEDNEY LINK SEAL BY THUNDER LINE OR APPROVED EQUAL.

B. WHERE HOLES ARE RECTANGULAR, THE PENETRATION SHALL BE PROTECTED WITH DOW CORNING 3-6548, SILICONE RTV FOAM, 3M FIRE BARRIER PENETRATION SEAL SYSTEM, OR APPROVED EQUAL.

15. ALL WATER PIPING UNDERGROUND SHALL BE A MINIMUM OF 3 FEET BELOW GRADE UNLESS OTHERWISE NOTED.

16. PLUMBING CONTRACTOR SHALL ARRANGE TO PAY FOR ALL NECESSARY PERMITS, LICENSE, AND INSPECTIONS AS REQUIRED BY THE CITY.

17. THE CONTRACTOR IS REQUIRED TO VERIFY ALL DATA AND PROPOSED LOCATIONS OF WATER AND SEWER SERVICES.

18. CHROME PLATED ESCUTCHEONS AND NIPPLES ARE REQUIRED AT ALL FLOOR AND WALL PENETRATIONS.

19. ALL NEW PLUMBING EQUIPMENT, MATERIALS, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE.

22. NECESSARY REQUIRED PLUMBING ITEMS THAT ARE NOT SHOWN ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO INSTALL A COMPLETE OPERATING PLUMBING SYSTEM.

23. IF ANY DISCREPANCIES SHOULD EXIST THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BIDDING.

24. THE PLUMBING CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH ALL TRADES THAT MAY BE AFFECTED BY HIS WORK.

25. PROVIDE ALL CUTTING REQUIRED FOR THE INSTALLATION OF PLUMBING WORK. FINISH PATCHING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

26. PIPING MATERIALS SHALL MATCH EXISTING. CUT AND REPAIR EXISTING FLOOR AS REQUIRED.

27. ALL HORIZONTAL SOIL AND WASTE PIPING 2 ½" IN DIAMETER AND LESS SHALL HAVE A SLOPE OF ¼" PER ONE FOOT LENGTH OF PIPE. ALL PIPING 3" IN DIAMETER AND LARGER SHALL HAVE A SLOPE OF 1/8" PER ONE FOOT LENGTH OF PIPE.

28. FINAL WATER PIPING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

29. ALL WATER PIPING SHALL BE SUPPORTED RIGIDLY AND IN LINE FROM BUILDING STRUCTURE. OFFSET PIPING TO AVOID STRUCTURAL MEMBERS, CANTS, FLASHING, MECHANICAL AND ELECTRICAL EQUIPMENT, ETC.

30. ALL FIXTURES AND EQUIPMENT SHALL HAVE SHUT-OFF VALVES AT OR NEAR EQUIPMENT.

31. PROVIDE AND INSTALL HAMMER ARRESTORS AT FIXTURE GROUPS. INSTALL AIR CHAMBERS AT INDIVIDUAL FIXTURES.

31A. WHERE WATER PRESSURES ARE EXCESSIVE OR WHERE REQUIRED TO ELIMINATE WATER HAMMER OR WHEN DEEMED NECESSARY BY LOCAL AUTHORITIES, APPROVED ENGINEERED WATER HAMMER ARRESTOR SHALL BE PROVIDED.

32. EXTEND ALL CONDENSATE AND INDIRECT DRAINS ON ALL KITCHEN EQUIPMENT TO FLOOR DRAINS OR FLOOR SINKS.

33. INSULATE ALL HOT AND COLD WATER PIPING WITH 1" THICK HIGH DENSITY FIBERGLASS INSULATION WITH, FACTORY APPLIED VAPOR BARRIER ALL SERVICE JACKET.

35. THE CONTRACTOR SHALL CLEAN/POLISH TOPS OF ALL FLOOR DRAINS AND CLEANOUTS. CONCRETE, DIRT AND TAPE SHALL BE COMPLETELY REMOVED OR THE TOPS SHALL BE REPLACED.

36. INTENT OF THESE NOTES AND PLUMBING NOTES ON DRAWINGS IS TO CLARIFY THE SCOPE OF WORK AND ALERT CONTRACTOR OF EXISTING CONDITIONS. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE INSTALLING ANY PIPING AND PROVIDE ADDITIONAL OFFSET TO MEET FIELD CONDITIONS AND COORDINATE WITH ELECTRICAL, MECHANICAL AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.

40. FLOOR PLANS SHOW APPROXIMATE LOCATION AND LAYOUT OF EXISTING PIPING ETC. CONTRACTOR SHALL VERIFY THE LOCATION OF THE SANITARY, WATER SERVICE AND VENTING SYSTEM PRIOR TO STARTING WORK.

41. CONTRACTOR SHALL COORDINATE ALL PIPING LOCATION AND INVERT ELEVATIONS WITH FOOTINGS AND FOUNDATIONS BEFORE INSTALLING AND ADJUST AS REQUIRED.

42. AT INSTALLER'S OPTION, INSTALL CAST-COPPER-ALLOY FITTINGS WHEREVER BRANCH PIPE OF SIZE SMALLER THAN MAIN PIPE IS INDICATED; OR INSTALL WROUGHT -COPPER FITTINGS. MECHANICALLY FORMED TEE'S ARE NOT ACCEPTABLE (T-DRILL).

43. AT THE COMPLETION OF THE INSTALLATION OF THE NEW POTABLE WATER SYSTEM, THE ENTIRE SYSTEM SHALL BE DISINFECTED IN COMPLIANCE WITH SECTION 610 OF THE STANDARD PLUMBING CODE.

46. PROVIDE THERMOSTATIC MIXING VALVE TO LIMIT THE TEMPERATURE ALONG THE HOT WATER PIPING TO THE LAVS (AND OTHER HOT WATER DEVICES) PER FBC-P 607.1.1.

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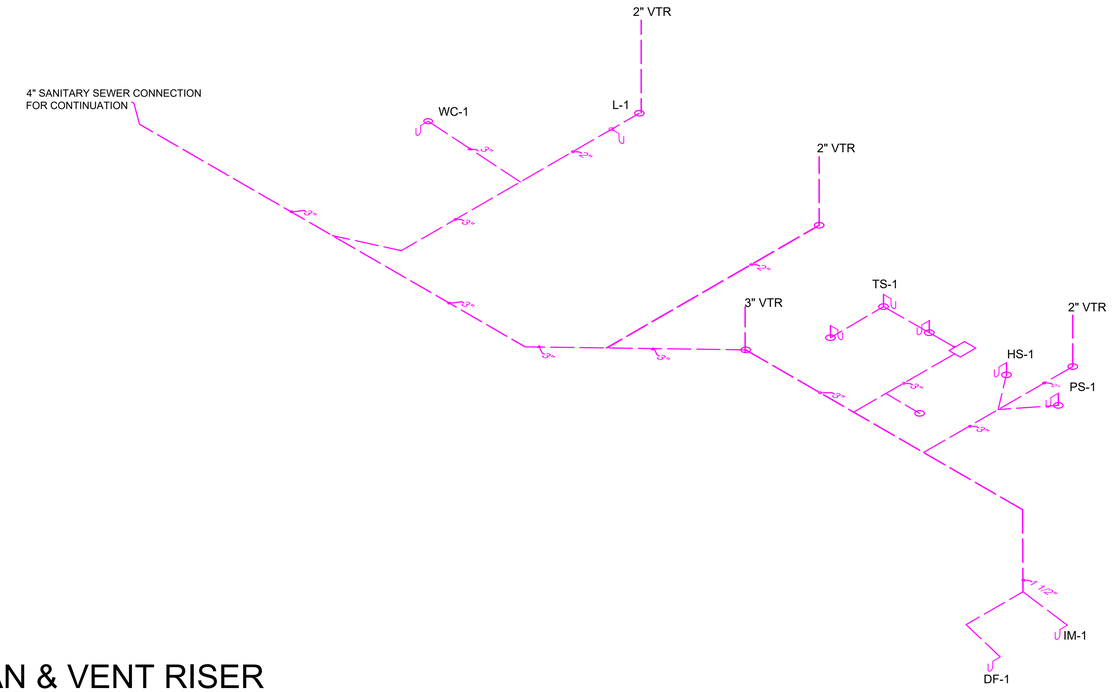
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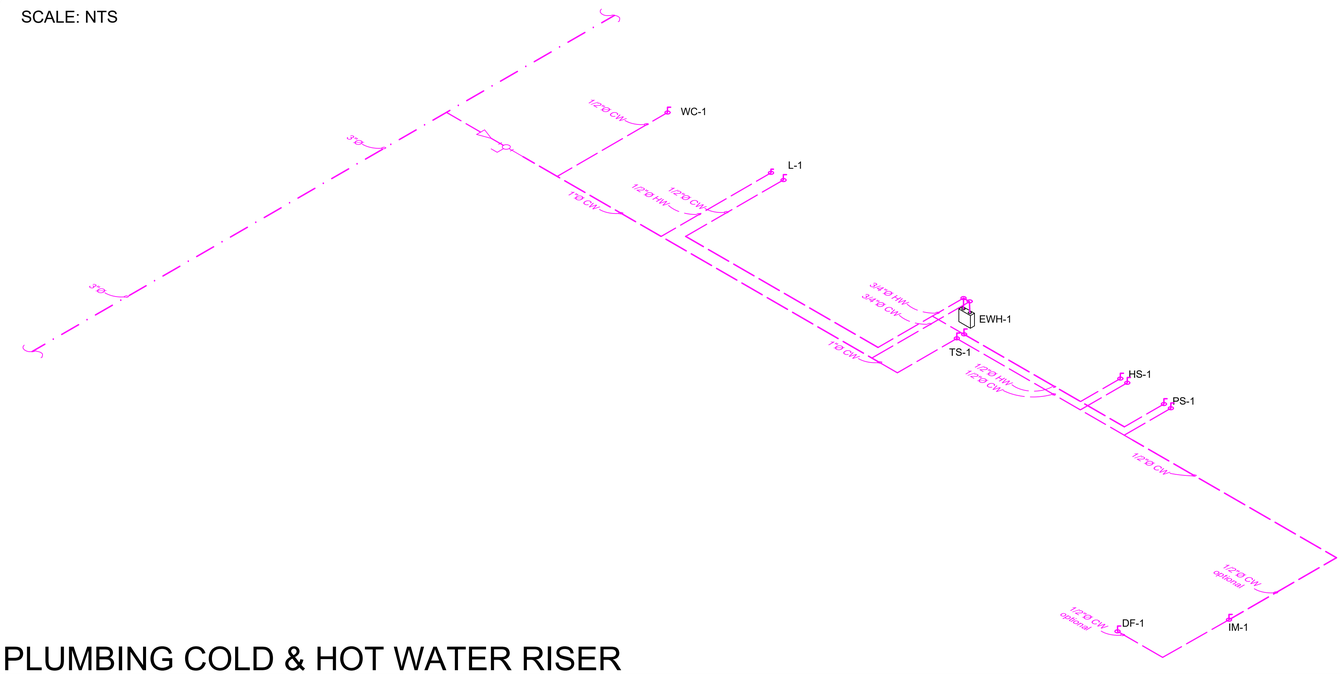
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PLUMBING FIXTURE SCHEDULE							
SYMBOL	FIXTURE	QUANTITY	DESCRIPTION (BASIS OF DESIGN)	WASTE	VENT	COLD	HOT
L-1	LAVATORY BOWL, FAUCET, AND DRAIN	1	EXISTING LAVATORY, ADA COMPLIANT	1 1/2"	2"	1/2"	1/2"
WC-1	WATER CLOSET, FLOOR MOUNTED	1	EXISTING WATER CLOSET, ADA COMPLIANT	4"	-	1/2"	-
EWH-1	ELECTRIC WATER HEATER	1	EXISTING PERFORMANCE TANKLESS ELECTRIC 36KW	-	-	3/4"	3/4"
TCS-1	TRIPLE CORNER SINK	1	REGENCY 57" 16 GAUGE STAINLESS STEEL THREE-COMPARTMENT COMMERCIAL CORNER SINK WITH 2 DRAINBOARDS - 18" X 18" X 14" BOWLS	1 1/2"	1 1/2"	1/2"	1/2"
HS-1	HAND SINK	1	REGENCY SPEC LINE 35" 14 GAUGE STAINLESS STEEL ONE COMPARTMENT COMMERCIAL SINK - 30" X 24" X 14" BOWL	1 1/2"	1 1/2"	1/2"	1/2"
PS-1	PREP SINK	1	REGENCY 71" 16-GAUGE STAINLESS STEEL ONE COMPARTMENT COMMERCIAL SINK WITH STAINLESS STEEL LEGS, CROSS BRACING, AND 2 DRAINBOARDS - 23" X 23" X 12" BOWL	1 1/2"	1 1/2"	1/2"	1/2"
DF-1	WATER COOLER	1	ELECTRIC BI LEVEL (HI/LOW) DRINKING WATER FOUNTAIN MODEL HAC8-F STANDARD COLOR	1 1/2"	1 1/2"	1/2"	-
IM-1	ICE MACHINE	1	AVANTCO ICE KMC-F-430-BA 30" AIR COOLED MODULAR FULL CUBE ICE MACHINE WITH 375 LB. BIN - 397 LB.	1 1/2"	1 1/2"	1/2"	-



PLUMBING SAN & VENT RISER

SCALE: NTS



PLUMBING COLD & HOT WATER RISER

SCALE: NTS

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