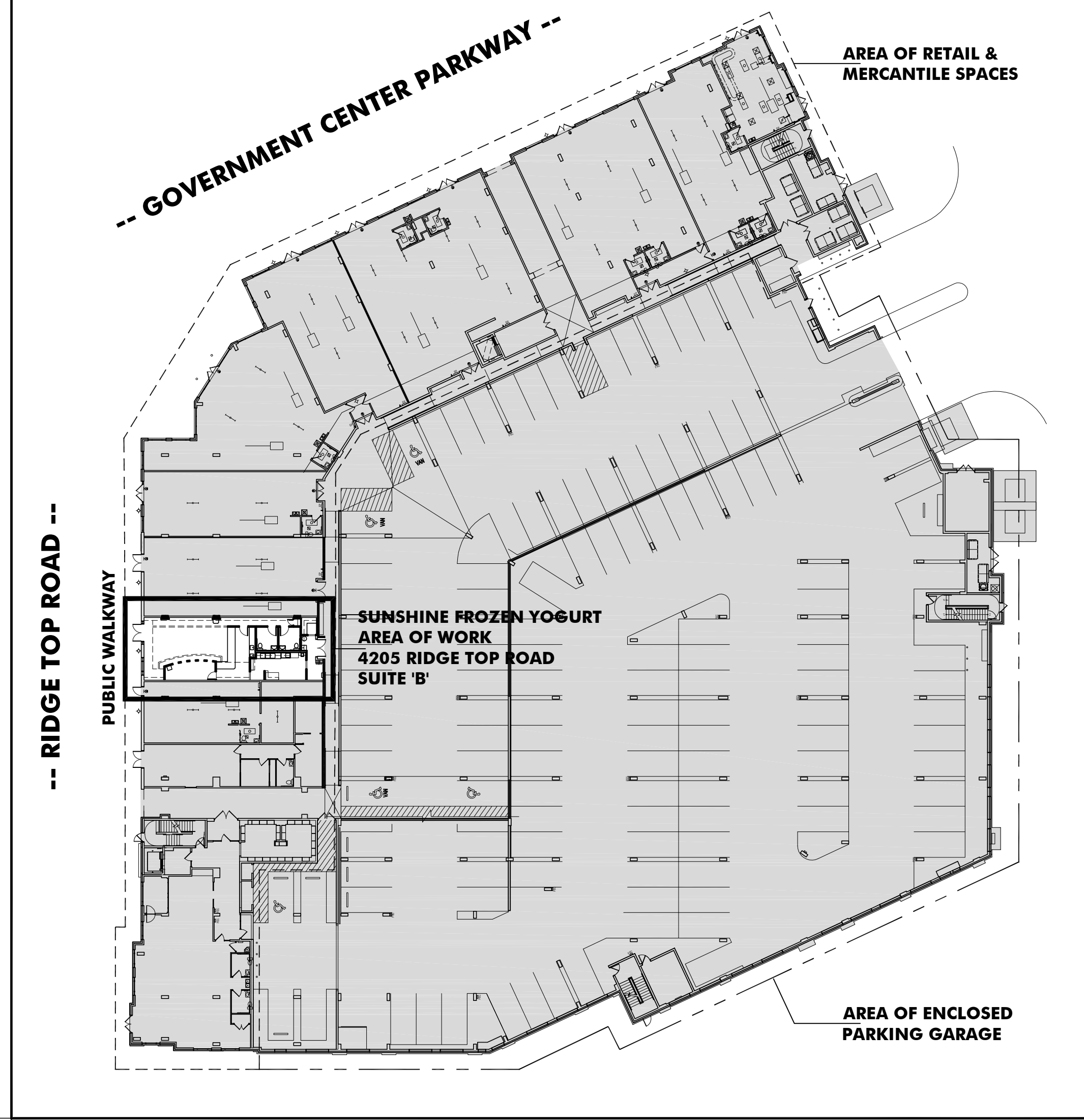


SUNSHINE FROZEN YOGURT

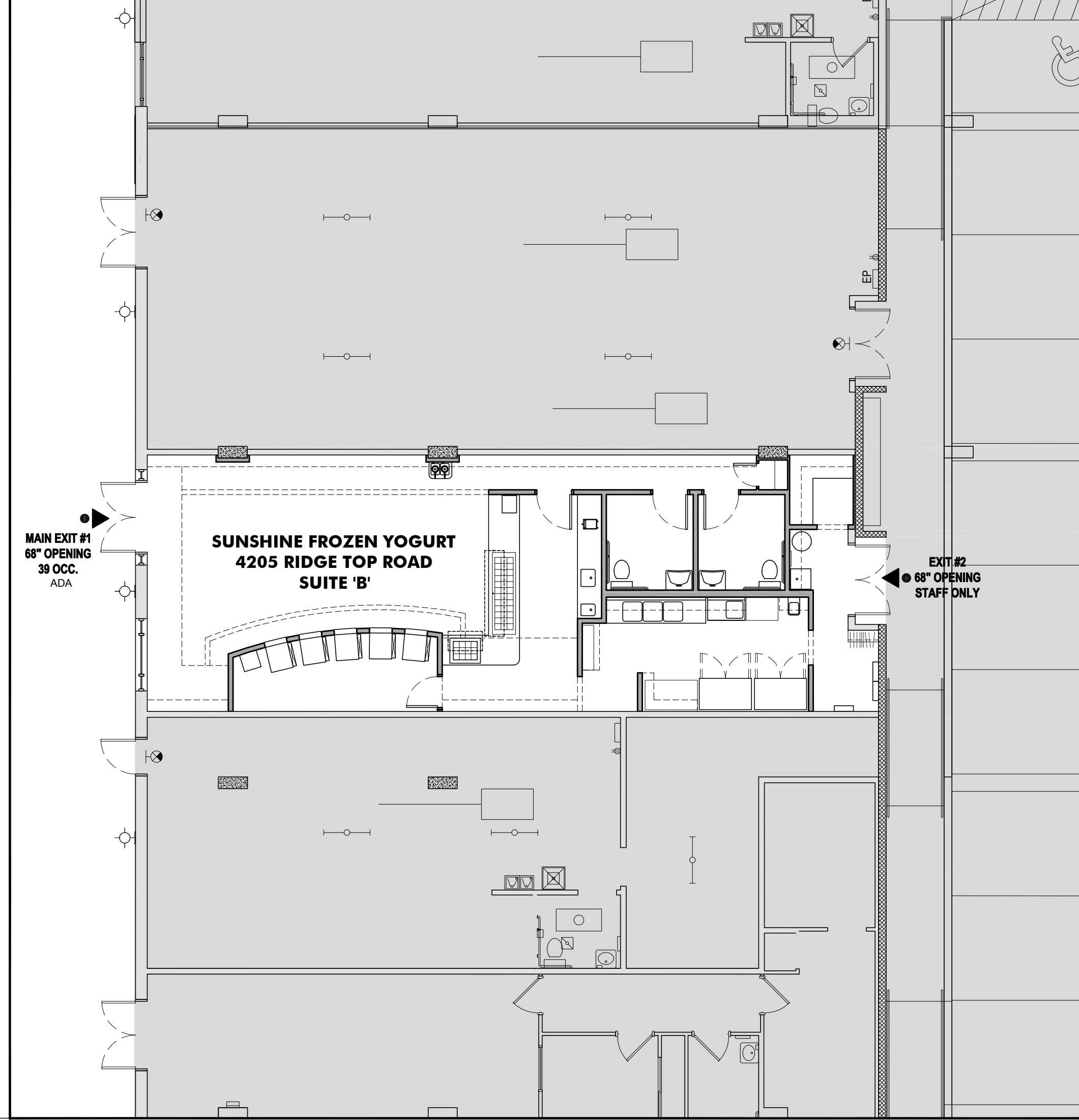
4205 RIDGE TOP ROAD
FAIRFAX, VIRGINIA 22030

COUNTY OF FAIRFAX, VIRGINIA

BUILDING KEY PLAN - FIRST FLOOR - N.T.S.



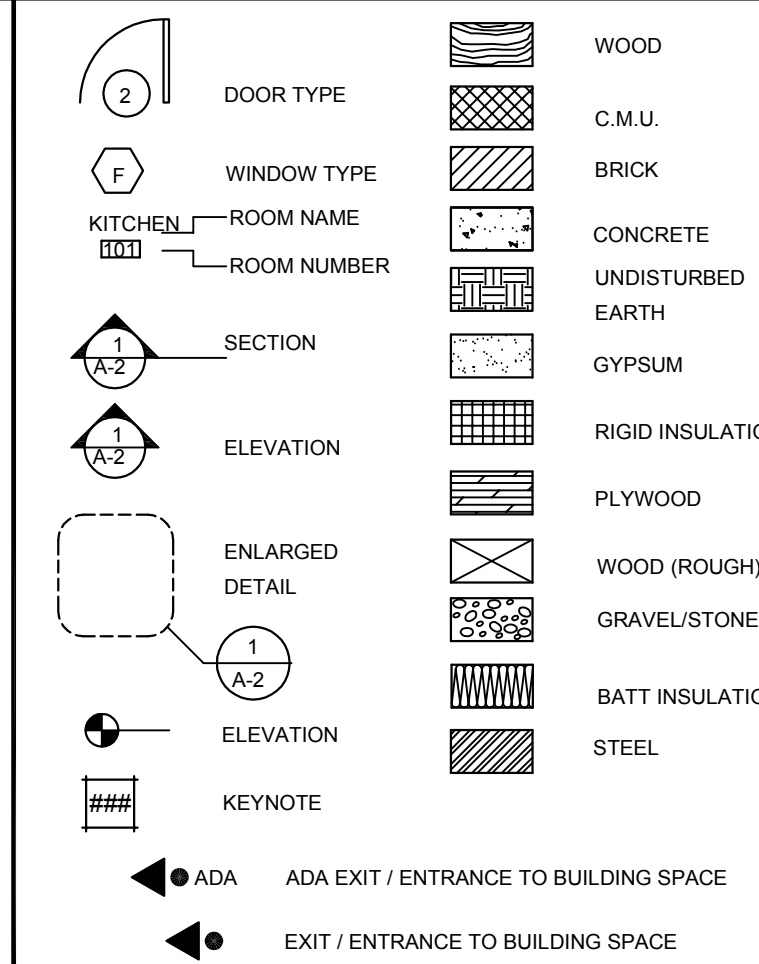
PROPOSED TENANT FLOOR PLAN - N.T.S.



ABBREVIATIONS

A/C	AIR CONDITIONER	G.	GAS	R.	RADIUS
A.C.	ALTERNATING CURRENT	GA.	GAUGE	R.	RISER
A.D.	ADDITION	GAL.	GALLON	REF.	REFLECTOR
A.F.F.	ABOVE FINISHED FLOOR	G.S.	GYPSON WALLBOARD	REFR.	REFRIGERATOR
A.H.U.	AIR HANDLING UNIT	GENL.	GENERAL	REG.	REGISTER
ALUM.	ALUMINUM	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REQD.	REQUIRED
APPROX.	APPROXIMATE	GLT.	GLASS/TEMPERED	RET.	RETURN
ARCHT.	ARCHITECT	GND.	GROUND	REV.	REVISION
AVG.	AVERAGE	GYP.	GYPSON	RF.	ROUGH
BRD.	BOARD	H.	HORIZONTAL	RSH.	RISER
B.F.F.	BELOW FINISHED FLOOR	H.B.	HORSE BIR	S.	SEWER LINE
BIT.	BITUMENOUS	HT.	HEIGHT	SAN.	SANITARY
BLDG.	BUILDING	HT.	HOLLOW METAL	SCHD.	SCHEDULE
BRDG.	BRIDGING	HORIZ.	HORIZONTAL	SEW.	SEWER
BRG.	BEARING	H.P.	HORSEPOWER	SH.	SHOWER
BSMT.	BASEMENT	HTG.	HEATING	SHT.	SHEET
B.T.U.	BRITISH THERMAL UNIT	HTR.	HEATER	SPEC.	SPECIFICATIONS
B.U.R.	BUILT-UP ROOFING	H.W.	HOT WATER	SQ.	SQUARE
C.	COURSE(S)	I.D.	INSIDE DIAMETER	S.S.	STAINLESS STEEL
CABT.	CABINET	IN.	INCH	STD.	STANDARD
C.A.G.	CURB AND GUTTER	INCL.	INCLUDING	STD.	STORAGE
C.E.M.	CEMENT(IOUS)	INDUL.	INSULATION	STL.	STEEL
CER.	CERAMIC	INT.	INTERIOR	STRCT.	STRUCTURAL
C.F.M.	CUBIC FEET PER MINUTE	JAN.	JANITOR	STY.	STORY
CIRCUIT	CIRCUIT	JST.	JOINT	SUP.	SUPPLY
C.L.	CENTER LINE	JO.	JOINT	SUSP.	SUSPENDED
CL.	CALCULUS	KIT.	KITCHEN	SYM.	SYMBOL
CLK.	CLOCK	KT.	KITCHEN	SYS.	SYSTEM
CLQ.	CLOSET	LAM.	LAMINATE	T.	TILE
C.L.R.	CLEAR	LAV.	LAVATORY	T.	THERMOSTAT
C.M.U.	CONCRETE MASONRY UNIT	LB.	POUND	T&G.	TONGUE AND GROOVE
C.O.	CLEANOUT	LT.	LIGHTING	TAN.	TANGENT
COL.	COLUMN	LTG.	LIGHTING	TBD.	TO BE DETERMINED
COM.	COMMON	MAX.	MAXIMUM	TECH.	TECHNICAL
CONC.	CONCRETE	MECH.	MECHANICAL	TEMP.	TEMPERATURE
CONN.	CONNECTION	MEM.	MEMBRANE	THK.	THICKNESS
CONSTR.	CONSTRUCTION	MET.	METAL	TOPO.	TOPOGRAPHICAL
CORR.	CORRIDOR	MEZZ.	MEZZANINE	TR.	TREAD
C.T.	CERAMIC TILE	MFR.	MANUFACTURER	TR.	TYPICAL
C.W.	COLD WATER	MFR.	MANUFACTURER	UNFIN.	UNFINISHED
D.B.L.	DOUBLE	MIN.	MINIMUM	UNDR.	UNDERGROUND
D.C.	DIRECT CURRENT	M.O.	MASONRY OPENING	UND.	UNDERSIDE
DEG.	DEGREE	N.	NORTH	V.	VOLTS
DET.	DETAIL	N.C.	NOT IN CONTRACT	VAC.	VACUUM
DIA.	DIAMETER	NOM.	NOMINAL	VAP.	VAPOR
DIAG.	DIAGONAL	ON	ON CENTER	VAR.	VARIABLE
DIFF.	DIFFUSER	OP.	OPPOSITE	V.B.	VAPOR BARRIER
DIM.	DIMENSION	OPV.	OVERHEAD	VCT.	VINYL COMPOSITION TILE
DISC.	DISCONNECT	O.P.D.	OVERHEAD DOOR	VENT.	VENTILATION
DIST.	DISTANCE	P.B.	PUSH BUTTON	VERT.	VERTICAL
DN.	DOWN	PH.	PHASE	VERIFY	VERIFY IN FIELD
DOOR	DOOR	PL.	PROPERTY LINE	V.F.	VOLUME
DOWNSP.	DOWNSPROUT	PLAS.	PLASTIC LAMINATE	VOL.	VOLUME
D.O.S.	DOORSTOP	PLYWD.	PLYWOOD	V.T.	VENT THRU ROOF
D.W.	DRAIN	PREFAB.	PREFABRICATED	V.T.R.	VENT THRU ROOF
DWSH.	DISHWASHER	PROJ.	PROJECT	V.W.C.	VERT. WALL COVERING
DWG.	DRAWING	PROJ.	PROJECT	W.	WASTE LINE
EA.	EACH	PROPD.	PROPOSED	WI.	WITH
ELEV.	ELEVATION (HEIGHT)	P.S.I.	POUNDS PER SQUARE INCH	WO.	WOOD
EMER.	EMERGENCY	PTD.	PAINTED	W.C.	WATER CLOSET
ENGR.	ENGINEER	Q.T.	QUARTY TILE	WD.	WOOD
EQUIP.	EQUIPMENT	QTY.	QUANTITY	WH.	WATER HEATER
EXP.	EXPANSION			W.P.	WATERPROOF PLUG
EXT.	EXTERIOR			WST.	WELDED WIRE MESH
F.D.	FLOOR DRAIN			W.W.F.	WELDED WIRE FABRIC
FIN.	FINISH			YD.	YARD
FL.	FLOOR				
FLUOR.	FLUORESCENT				
F.P.M.	FEET PER MINUTE				
FT.	FOOT				

SYMBOLS AND MATERIALS



ALLOWANCES

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE CONTRACT BY ALLOWANCE. THE CONTRACTOR SHALL INCLUDE THE AMOUNTS INDICATED AS SPECIFIED WITHIN THE DRAWINGS. UNLESS OTHERWISE PROVIDED:

THE ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF ALL MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES, LESS APPLICABLE TRADE DISCOUNTS.

THE CONTRACTORS COST FOR UNLOADING, HANDLING LABOR, INSTALLATION, OVERHEAD, PROFIT, AND OTHER EXPENSES SHALL BE INCLUDED IN THE BASE BID, NOT BY THE ALLOWANCES.

WHENEVER COSTS ARE GREATER THAN OR LESS THAN THE ALLOWANCE PROVIDED, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER. ACTUAL COSTS WILL BE USED TO DETERMINE THE DIFFERENCE IN ALLOWANCE AND COST.

THE FOLLOWING ALLOWANCES SHOULD BE INCLUDED ON THE BASE BID:

NO. 1 -

GENERAL NOTES

1. EXIST WALLS SURFACES AFFECTED BY NEW WORK SHALL BE REFINISHED TO NEAREST CORNER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W ALL APPLICABLE CODES.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING / CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF WORK.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL SURFACES DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED, PATCHED, OR REFINISHED TO MATCH ADJACENT MATERIALS.

DRAWING STANDARDS

1. ALL DIMENSIONS ARE TO FINISHED WALL U.N.O.
2. CONTRACTOR TO COORDINATE ALL ELECTRICAL, PLUMBING AND HVAC ROUTINGS THROUGH CONCEALED SPACES. CONTRACTOR SHALL COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. DRAWINGS PROVIDE SCHEMATIC ARRANGEMENTS ONLY.
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT TO VERIFY WALL PLACEMENT IN CRITICAL AREAS WHEN CHALK LINE LAYOUT HAS BEEN COMPLETED BY THE CONTRACTOR.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE CLEARANCES WITH ALL OTHER TRADES.
5. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6. T.B.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.
7. V.I.E. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT DESIGNER IF DISCREPANCY EXISTS.
8. D.I.F. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
9. A DIMENSION LABELED "CLR" INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
10. A DIMENSION LABELED "MIN" INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.

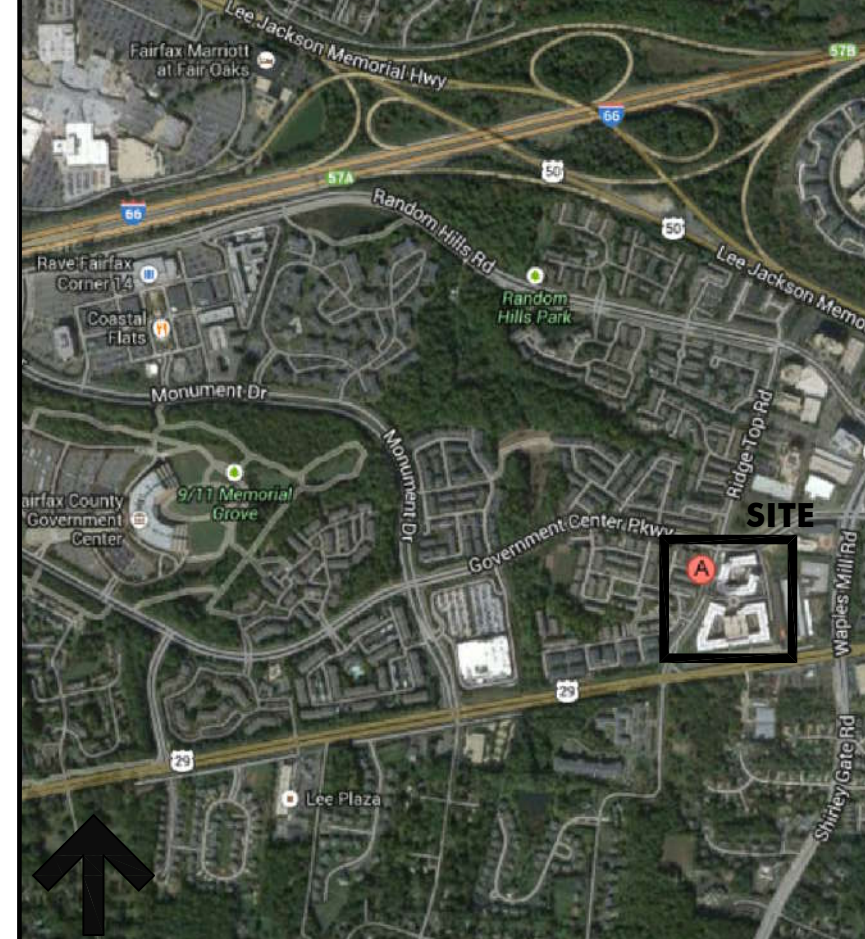
ITEMS SUPPLIED BY OWNER

- THE FOLLOWING ITEMS SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
1. SPECIALTY LIGHTING
 2. EQUIPMENT AS INDICATED

HEALTH DEPARTMENT NOTES

1. YOGURT SHOP TO PROVIDE PRE-PACKAGED YOGURT AND CONDIMENT PRODUCT.
2. NO ITEMS ARE TO BE MADE OR PREPARED ON SITE.
3. ALL FOOD ITEMS ARE DELIVERED PRE-PACKAGE.
4. ITEMS TO BE REMOVED FROM PACKAGING AND TRANSFERRED TO SELF-SERVE CONTAINERS.
5. ALL WALLS IN PREPARATION AREA, RESTROOMS, AND YOGURT ROOM, TO BE CLEANABLE SURFACE. SEMI-GLOSS PAINT AND OR CERAMIC TILE. CEILING TO BE CLEANABLE SURFACE.

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
C - 0.0	COVER SHEET
A - 0.1	GENERAL NOTES & SPECIFICATIONS
A - 0.2	GENERAL SPECIFICATIONS
A - 0.3	PARTITION WALL TYPES
A - 0.4	ROOM SCHEDULE MATERIAL SCHEDULE DOOR SCHEDULE HARDWARE SCHEDULE DOOR ELEVATIONS DOOR DETAILS
A - 0.5	EQUIPMENT SCHEDULE PLUMBING SCHEDULE CABINET SCHEDULE CABINET TYPES
D - 1.1	FIRST FLOOR DEMOLITION PLAN
A - 1.1	SLAB NEW WORK PLAN
A - 1.2	PARTITION NEW WORK PLAN ENLARGED RESTROOM PLAN RESTROOM ELEVATIONS ADA DETAILS
A - 1.3	EGRESS PLAN FURNITURE PLAN
A - 2.1	REFLECTIVE NEW WORK CEILING PLAN
A - 3.1	NEW WORK BUILDING SECTIONS
A - 3.2	NEW WORK BUILDING SECTIONS
A - 4.1	FINISH PLAN
A - 4.2	INTERIOR ELEVATIONS
A - 4.3	MILLWORK
MECHANICAL	
M - 0.1	GENERAL NOTES AND SCHEDULE
M - 0.2	MECHANICAL LOAD CALCULATIONS
M - 0.3	MECHANICAL SCHEDULES, DETAILS.
M - 1.1	FLOOR PLAN AND MECHANICAL SECTIONS
ELECTRICAL	
E - 0.1	RISER DIAGRAM PANEL SCHEDULES DEMAND LOADS GENERAL NOTES
E - 1.1	NEW WORK POWER & DATA PLAN
E - 1.2	NEW WORK LIGHTING PLAN
PLUMBING	
P - 1.1	NEW WORK SANITARY PLAN AND RISER DIAGRAM
P - 1.2	NEW WORK PLUMBING PLAN AND RISER DIAGRAM

OWNER

Sunshine Swirls, LLC
Project location:
4205 Ridge Top Road
Suite 'B'
Fairfax, Virginia 22030

Mailing Address:
13905 Springstone Drive
Clifton, Virginia 20124
703.815.8198

BUILDING OWNER-LANDLORD

Ridgewood II, LLP
Mr. Tim Connelly
White / Peterman, Properties, INC.
1000 East 80th Place
Suite 700 North
Merrillville, Indiana 46410
219.680.4282

ARCHITECT

Mr. Richard Edward Hostetley Jr.
Commonwealth of Virginia Lic. No. 013719
RICH-HOSTETLEY NCARB Architect
3787 Farmview Road
Stanley, Virginia, 20851
202.730.5222
rich@rh-architect.com
NOTE: PERMIT SET IS VOID UNTIL STAMPED AND SIGNED BY:
RICHARD E. HOSTETLEY JR. ARCHITECT

CONTRACTOR

TO BE DETERMINED

DESIGN CRITERIA

SCOPE OF WORK
TENANT BUILD-OUT OF NEW FROZEN YOGURT SHOP, LOCATED IN EXISTING MIXED USE RETAIL / BUSINESS / RESIDENTIAL BUILDING, GRADE LEVEL.

BUILDING CODE
2009 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (U.S.B.C.)
2009 INTERNATIONAL BUILDING CODE (I.B.C.)
2009 VIRGINIA CONSTRUCTION CODE (V.C.C.)
2009 VIRGINIA PLUMBING CODE (V.P.C.)
2008 THE NATIONAL ELECTRICAL CODE
2009 VIRGINIA FIRE PREVENTION CODE (V.F.P.C.)
2003 AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 117.1
2010 GUIDANCE ON A.D.A. STANDARDS FOR ACCESSIBLE DESIGN

USE GROUP

BUSINESS (B)

CONSTRUCTION TYPE

1B NONCOMBUSTIBLE / PROTECTED (EXISTING & NEW CONSTRUCTION)

SQUARE FOOTAGE

1390 SF - TENANT INTERIOR SPACE - NO CHANGE
TOTAL BUILDING FIRST FLOOR APPROXIMATELY - 20,000 SF (NO CHANGE)

OCCUPANT LOAD PER I.B.C. TABLE 1004.1.
BUSINESS (B): 51 SF / 100 = 5 OCC.
ASSEMBLY (A-2) RESTAURANT SEATING: 500 SF / 15 (TABLES & CHAIRS) = 33 OCC.
KITCHEN (K): 327 SF / 200 = 1 OCC.

TOTAL OCCUPANT LOAD 39

MEANS OF EGRESS PER I.B.C. SECTION 1015.1.
1 EXIT REQUIRED, 2 PROVIDED

EGRESS WIDTH REQUIREMENTS
0.20' X OCCUPANT LOAD = REQUIRED EXIT WIDTH TOTAL
0.20 X 39 = 7.8' EXIT WIDTH REQUIRED

MAIN EXIT #1 = 68' - EXIT #2 = 68' -
TOTAL EXIT WIDTH PROVIDED = 136'
(NOTE: MAIN EXIT #1 FOR CUSTOMER USE; EXIT #2 FOR STAFF USE ONLY)

EXIT TRAVEL DISTANCE PER I.B.C. SECTION 1016.1

MAXIMUM LENGTH OF EXIT TRAVEL FOR ASSEMBLY (A-2) USE
NOT EXCEEDING 250' (WITH SPRINKLER SYSTEM)

COMMON PATH OF TRAVEL DISTANCE PER I.B.C. SECTION 1028.8

MAXIMUM LENGTH OF COMMON TRAVEL FOR ASSEMBLY (A-2) USE
NOT EXCEEDING 30' (WITH SPRINKLER SYSTEM)

EXCEPTION: 75' WHERE AREA SERVING LESS THAN 50 OCCUPANTS.

BUILDING MATERIALS AND CONSTRUCTION METHODS

ALL BUILDING MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE, I.B.C., COUNTY, AND OSHA REQUIREMENTS.

FIRE SUPPRESSION

BUILDING IS EQUIPPED WITH A FIRE SUPPRESSION SYSTEM.
BUILDING / FACILITY IS FULLY SPRINKLERED.

ACCESSIBILITY

BUILDING IS DESIGNED FOR USE BY THE PHYSICALLY HANDICAPPED.

JURISDICTION

ZONING DEPARTMENT: COUNTY OF FAIRFAX, VIRGINIA
BUILDING DEPARTMENT: COUNTY OF FAIRFAX, VIRGINIA
HEALTH DEPARTMENT: COUNTY OF FAIRFAX, VIRGINIA

NEW CONSTRUCTION NOTE

INTERIOR DEMOLITION AND NEW CONSTRUCTION DOES NOT INTERFERE WITH THE STRUCTURAL INTEGRITY OF EXISTING BUILDING STRUCTURE.

PLUMBING ANALYSIS PER I.B.C. TABLE 2902.1

ASSEMBLY WATER CLOSETS
1 TOILET REQUIRED PER 75 OCCUPANTS (A-2 RESTAURANT)
OCCUPANT LOAD = 39
75/39 = 2 TOILET REQUIRED - 2 NEW PROVIDED

WOMEN RESTROOM

1 NEW ADA COMPLIANT TOILET

MEN RESTROOM

1 NEW ADA COMPLIANT TOILET

LAVATORIES:

1 REQUIRED PER 75 OCCUPANTS
OCCUPANT LOAD = 39
75/39 = 2 LAVATORIES REQUIRED - 2 NEW PROVIDED

WOMEN RESTROOM

1 NEW ADA COMPLIANT LAVATORY

MEN RESTROOM

1 NEW ADA COMPLIANT LAVATORY

SERVICE SINK:

1 REQUIRED - 1 PROVIDED

FIRE SPRINKLER MONITORING COMPANY

VIRGINIA FIRE AND SECURITY
804.580.3402

WALL AND CEILING FINISHES (803.9 IBC)

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84, AND, CHAPTER 10 OF THE 2009 NFPA LIFE SAFETY CODE 101.

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPMENT 0-450

INTERIOR WALL AND CEILING FINISH RATING (PER TBL. 803.9 IBC)

SPRINKLERED	
USE GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS
A-1 AND A-2	A
A-3, A-4, A-5	B
B, E, N, R, 1	B
R-4	B
F	C
R-2	C
R-3	C
S	C
NONSPRINKLERED	
USE GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS
A-1 AND A-2	A
A-3, A-4, A-5	A
B, E, N, R, 1	A
R-4	B
F	B
R-2	B
R-3	B
S	B



SUNSHINE FROZEN YOGURT
4205 RIDGE TOP ROAD
COUNTY OF FAIRFAX, VIRGINIA

COVER SHEET

DATE	DESCRIPTION
03.03.14	PROJECT BACKGROUND
03.03.14	PROJECT REVIEW
03.03.14	REVISIONS
03.03.14	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION



0.0

[illegible]

IBC SECTION REFERENCE NOTATIONS

603.1 Allowable materials. Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3:

1. *Fire-retardant-treated wood* shall be permitted in:
 - 1.1. Nonbearing partitions where the required *fire-resistance rating* is 2 hours or less.
 - 1.2. Nonbearing exterior walls where no fire rating is required.
 - 1.3. Roof construction, including girders, trusses, framing and decking.

Exception: In buildings of Type IA construction exceeding two stories above grade plane, fire-retardant-treated wood is not permitted in roof construction when the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

2. Thermal and acoustical insulation, other than foam plastics, having a *flame spread index* of not more than 25.

Exceptions:

1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a *flame spread index* of not more than 100.

2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a *flame spread index* of

3. Foam plastics in accordance with Chapter 26.

4. Roof coverings that have an A, B or C classification.

5. *Interior floor finish* and floor covering materials installed in accordance with Section 804.

6. Millwork such as doors, door frames, window sashes and frames.

7. *Interior wall and ceiling finishes* installed in accordance with Sections 801 and 803.

8. *Trim installed in accordance with Section 806.*

- grade, show windows, nailing or furring strips and wooden bulkheads below show windows, including

0. Finish flooring installed in accordance with Section

1. Partitions dividing portions of stores, offices or similar

- places occupied by one tenant only and that do not establish a corridor serving an occupant load of 30 or

- more shall be permitted to be constructed of *fire-retardant-treated wood*, 1-hour fire-resistance-rated construction or of wood panels or similar light construction

- up to 6 feet (1829 mm) in height.

- Sections 410.3 and 410.4, respectively.

- similar projections and bay or oriel windows in accordance with Chapter 14.

4. Blocking such as for handrails, millwork, cabinets and window and door frames.

5. Light-transmitting plastics as permitted by Chapter 26.

0. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.

7. Exterior plastic veneer installed in accordance with Section 2605.2.

8. Nailing or furring strips as permitted by Section 803.4.

9. Heavy timber as permitted by Note c to Table 601 and Sections 602.4.7 and 1406.3.

0. Aggregates, component materials and admixtures as permitted by Section 703.2.2.

1. Sprayed fire-resistant materials and intumescent and mastic fire-resistant coatings, determined on the basis

- of fire-resistance tests in accordance with Section 703.2 and installed in accordance with Sections 1704.12 and 1704.13, respectively.

2. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 713.

3. **Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 714.**

4. **Materials allowed in the concealed spaces of buildings of Types I and II construction in accordance with Sec-**

5. Materials exposed within plenums complying with

- 03.1.1 Ducts.** The use of nonmetallic ducts shall be per-

- mitted when installed in accordance with the limitations of the *International Mechanical Code*.

- 3.5.1.2 Piping.** The use of combustible piping materials shall be permitted when installed in accordance with the limitations of the *International Mechanical Code* and the

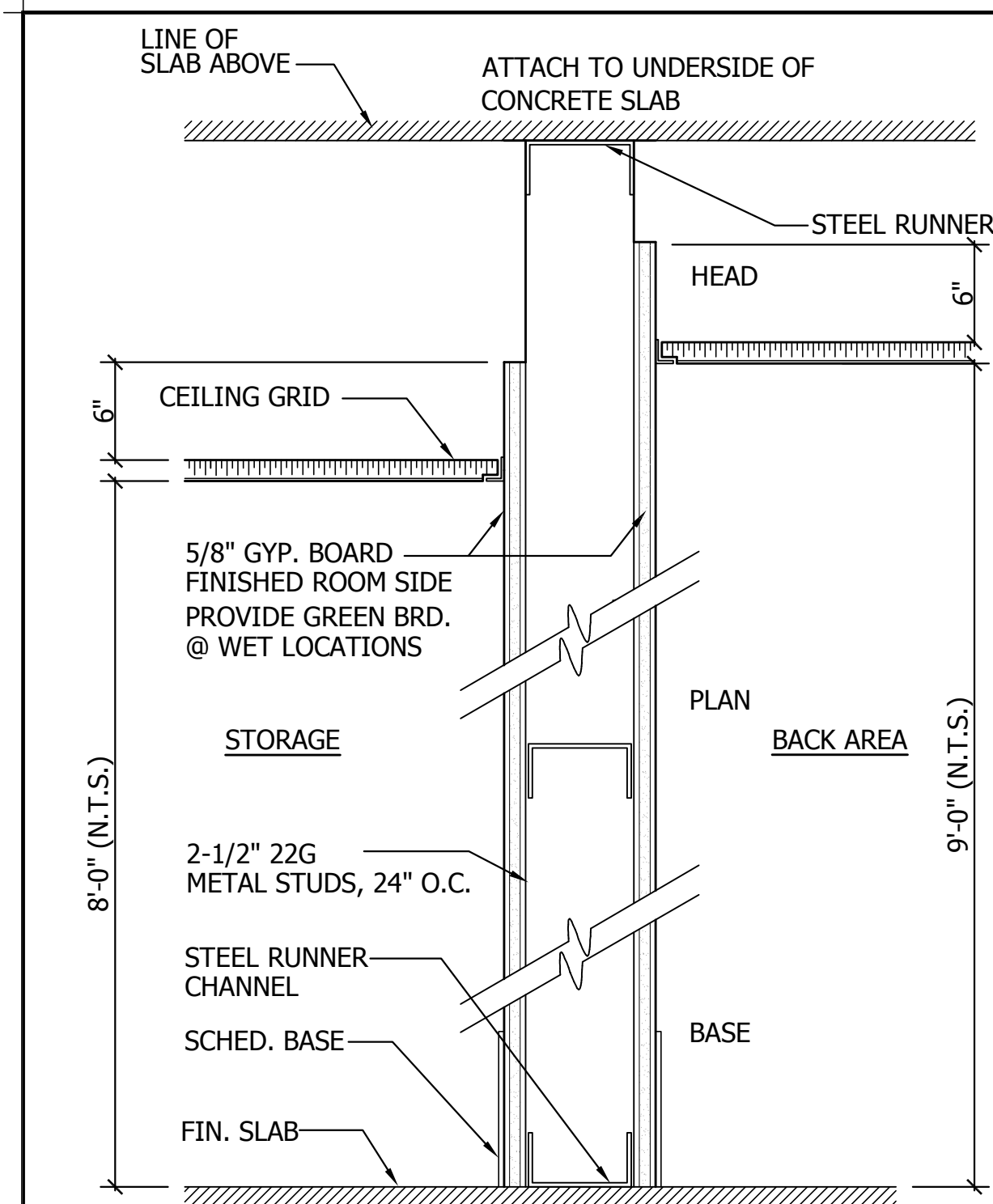
- 03.1.3 Electrical.** The use of electrical wiring methods

- with combustible insulation, tubing, raceways and related components shall be permitted when installed in accordance with the limitations of this code.

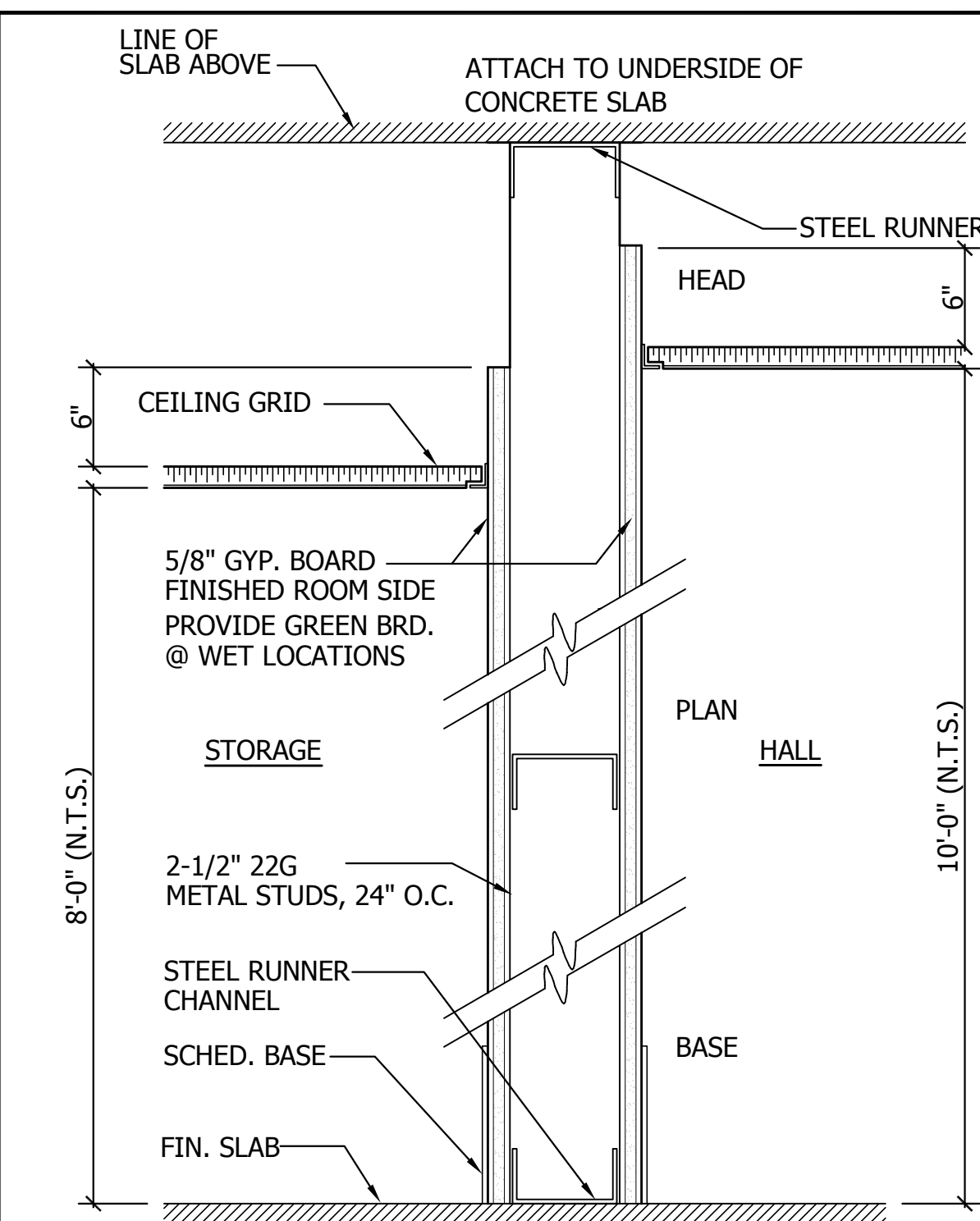
SUNSHINE FROZEN YOGURT
 4206 COMPTON
 4209 RIDGETOPE AVE. #A, VA. 22030
 COUNTY OF FARMEX, VIRGINIA

RICHHOSTELLEY
 3787 FARMVIEW ROAD, STATE VIRGINIA 22881 • 302.730.6222 • WWW.RH-ARCHITECT.COM

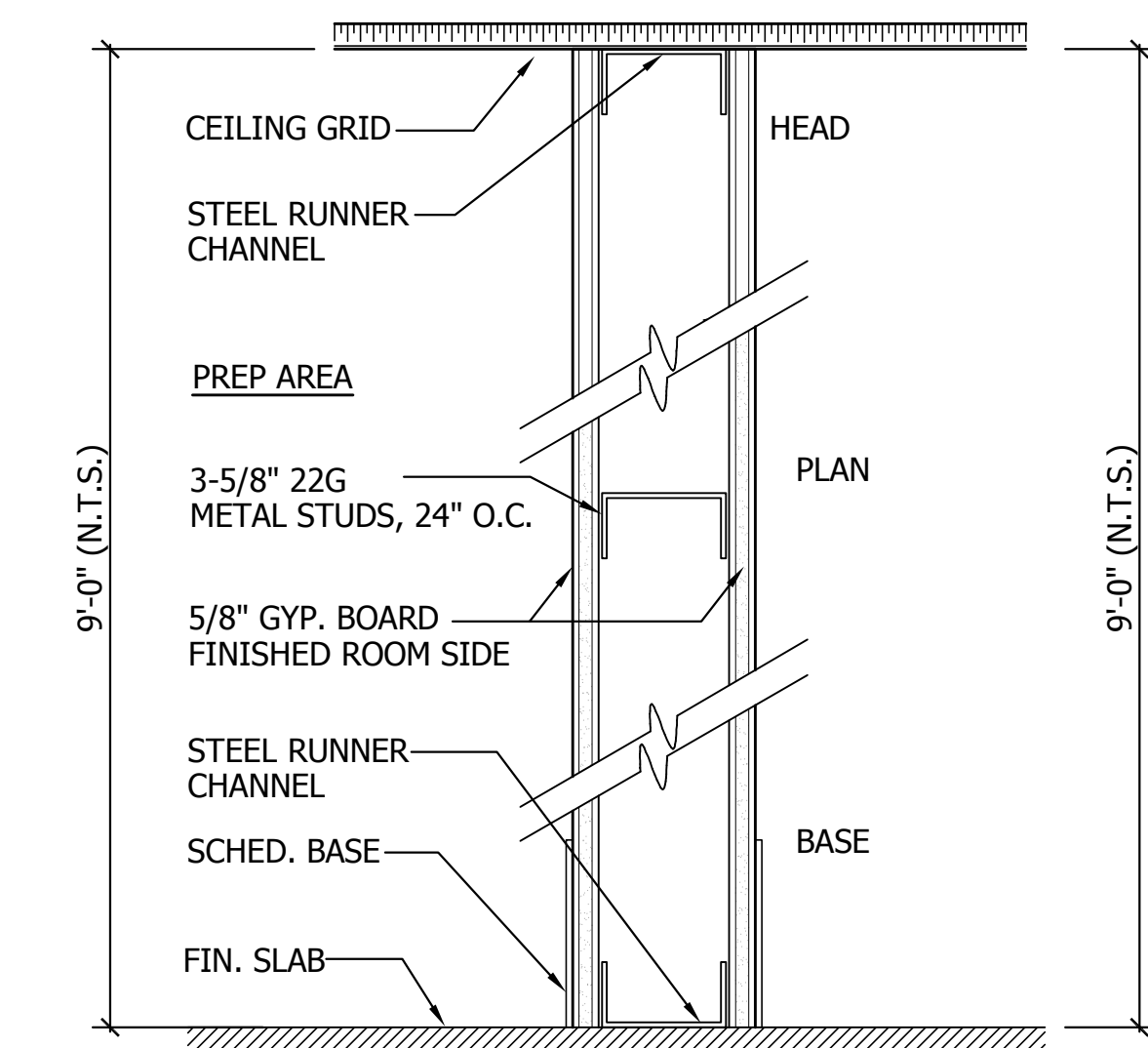
ISSUE DATE	
DATE	DESCRIPTION
09.21.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
11.27.2013	PEER REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION
REVISION DATE	
MARK DATE	DESCRIPTION
1 12.20.13	PEER REVIEW COMMENTS



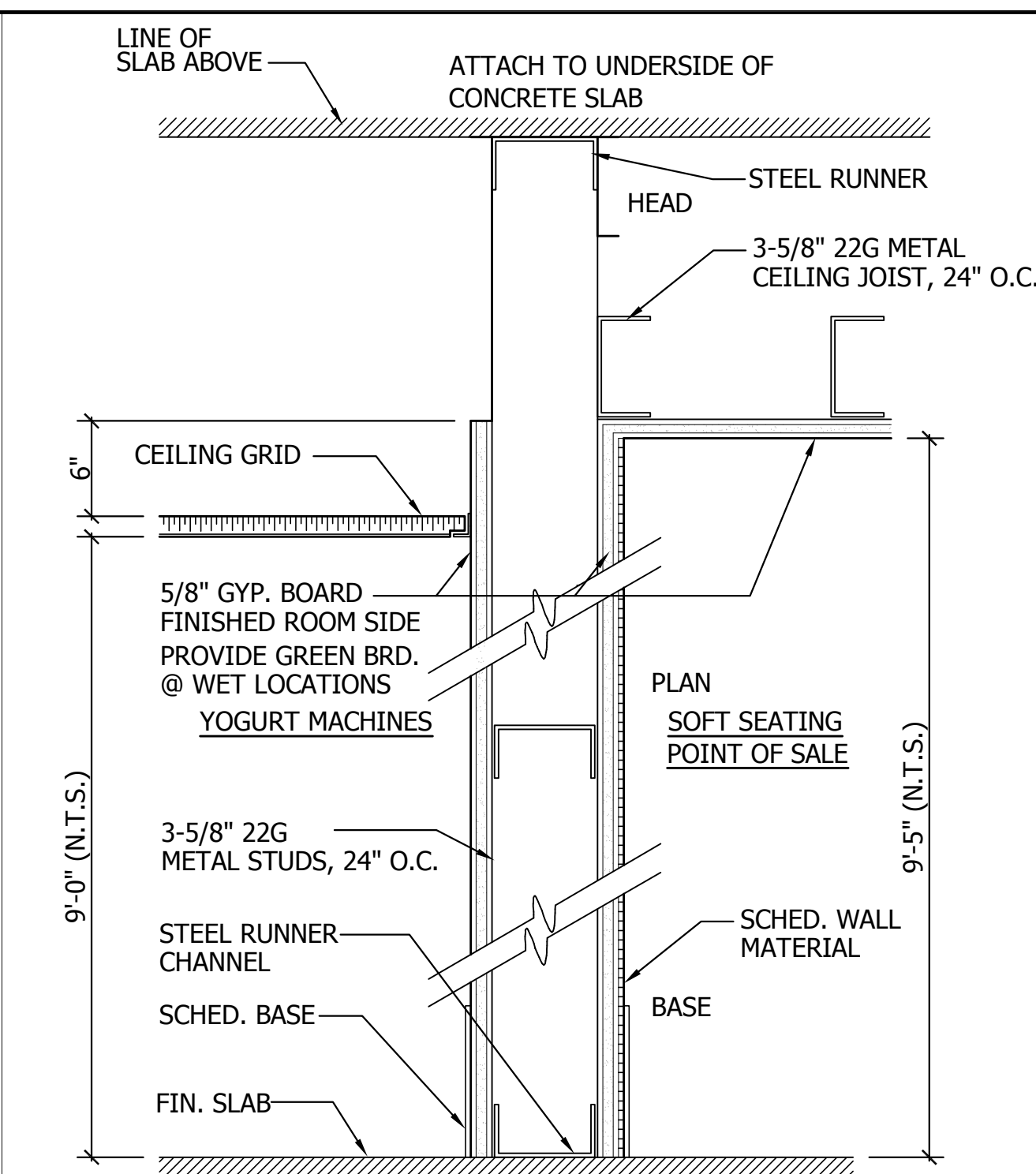
[C2] 2-1/2" INTERIOR METAL STUD WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE.



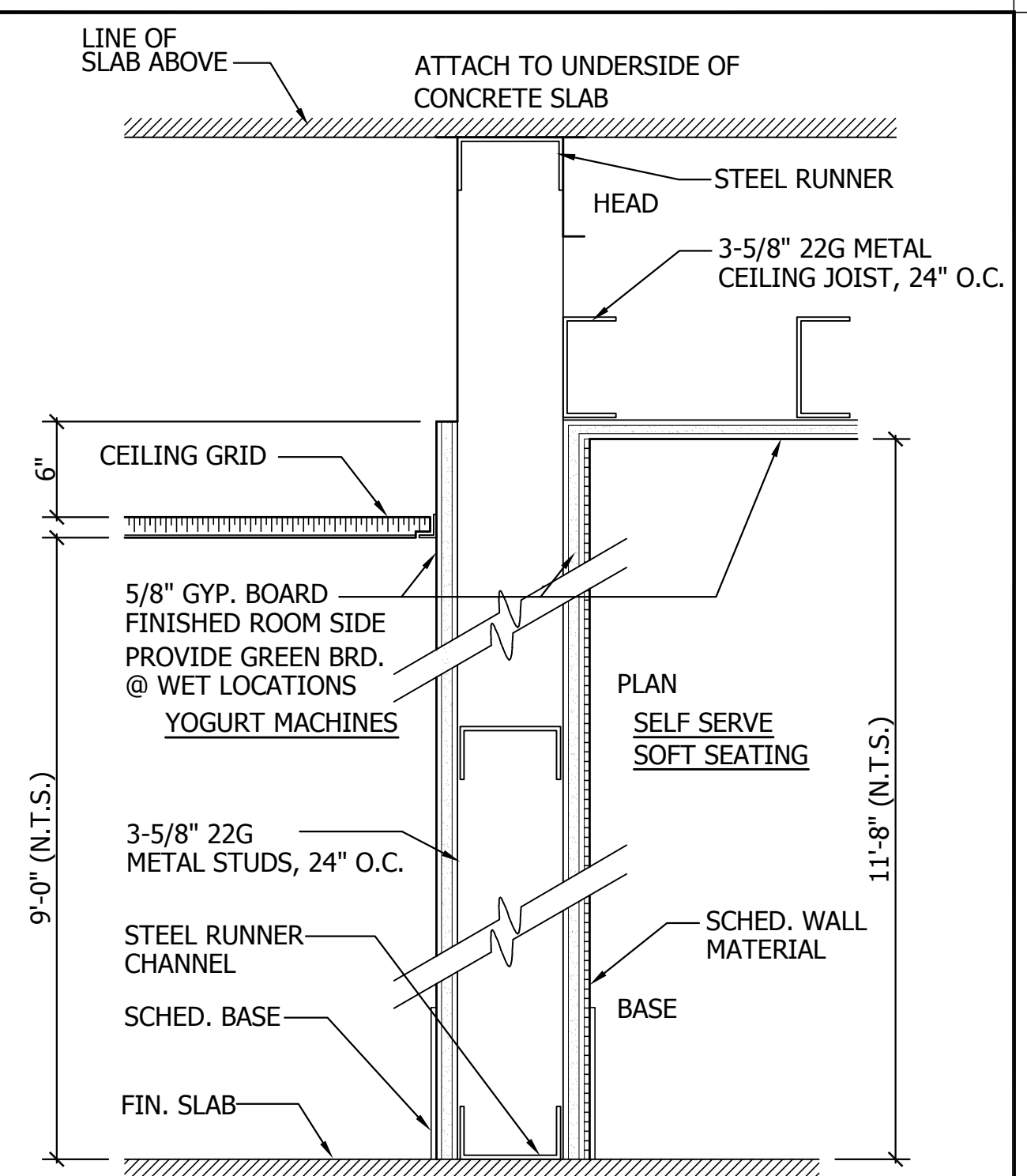
[C1] 2-1/2" INTERIOR METAL STUD WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE.



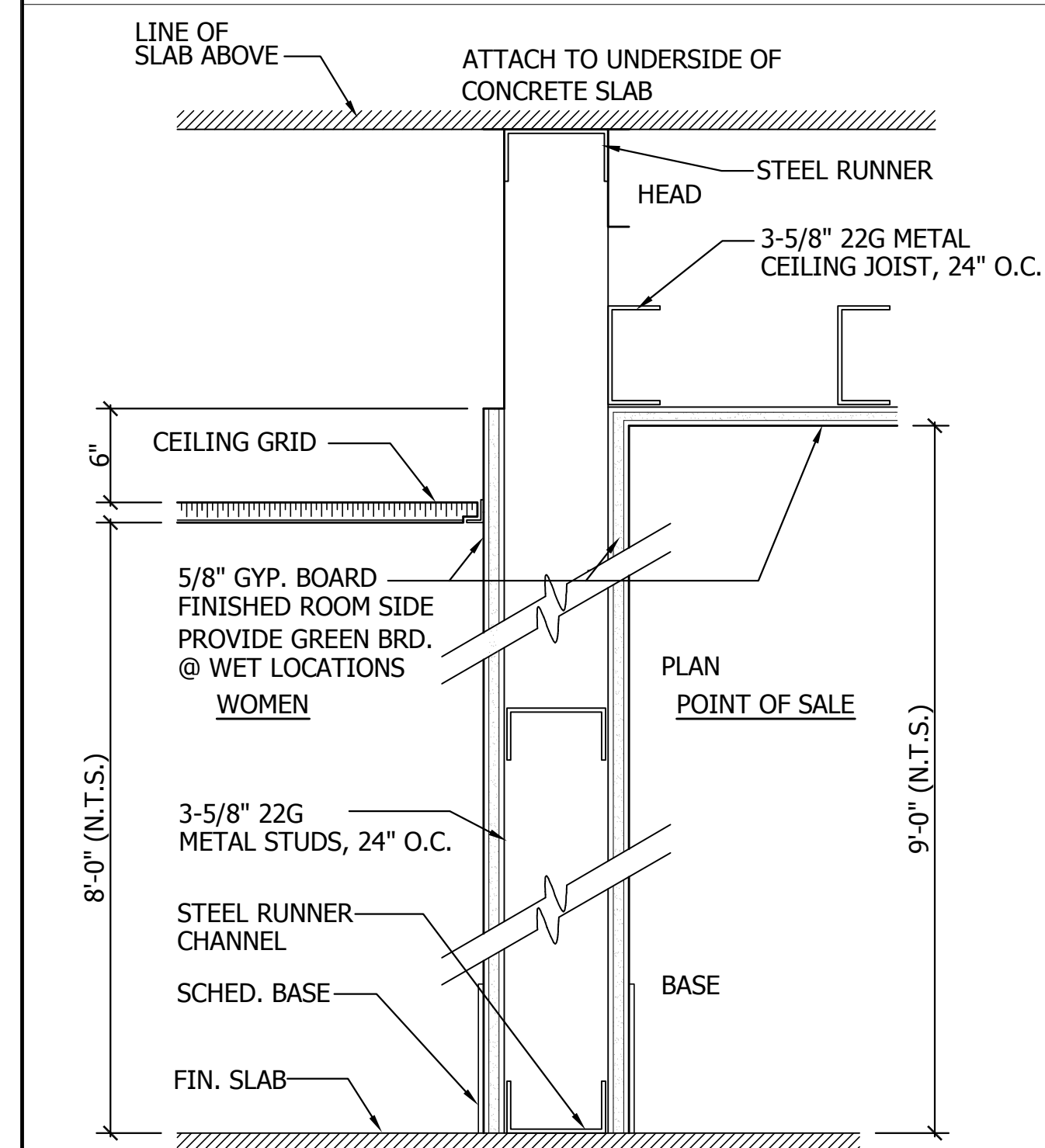
[B12] 3-5/8" INTERIOR METAL STUD WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE.



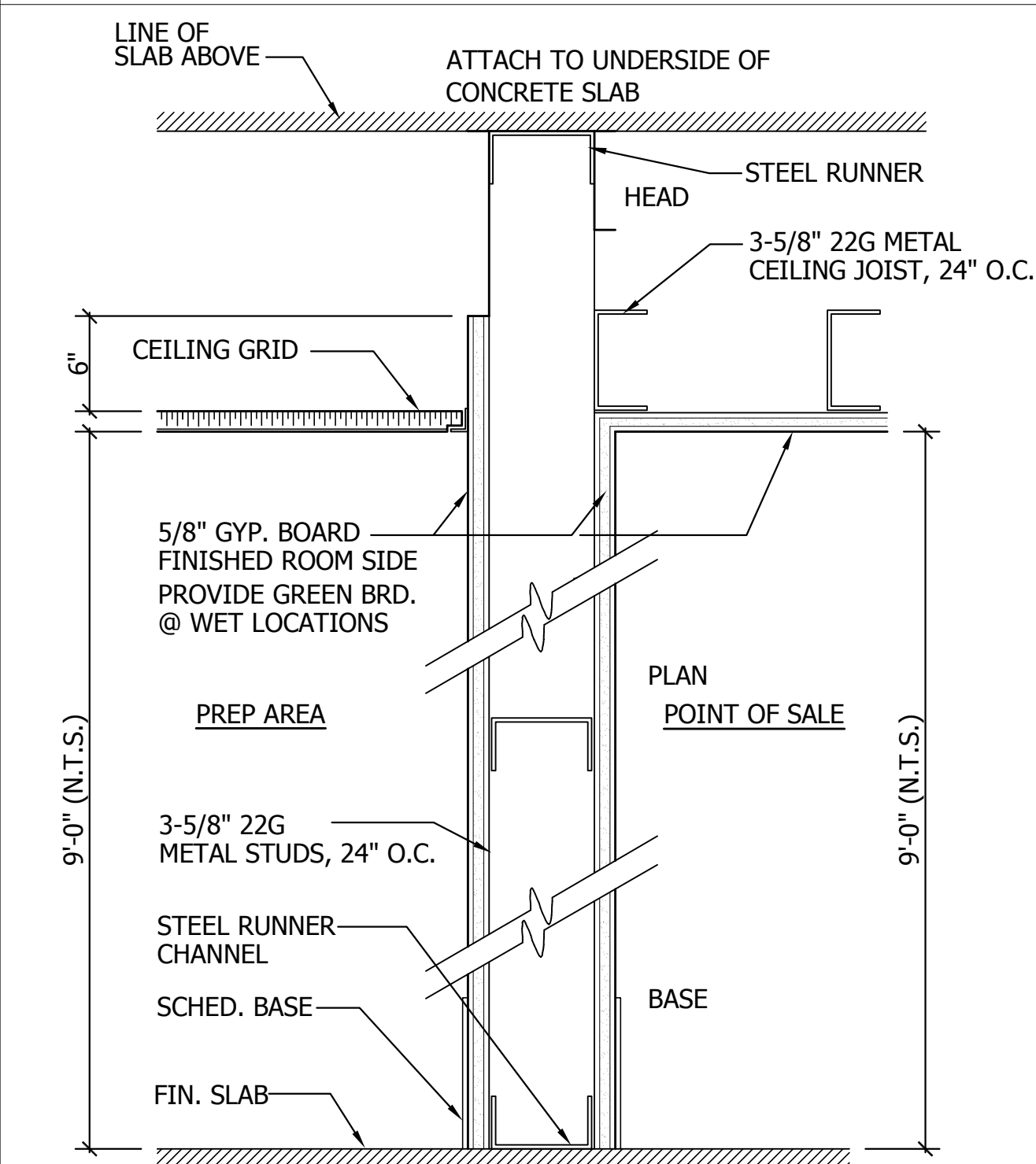
[B13] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



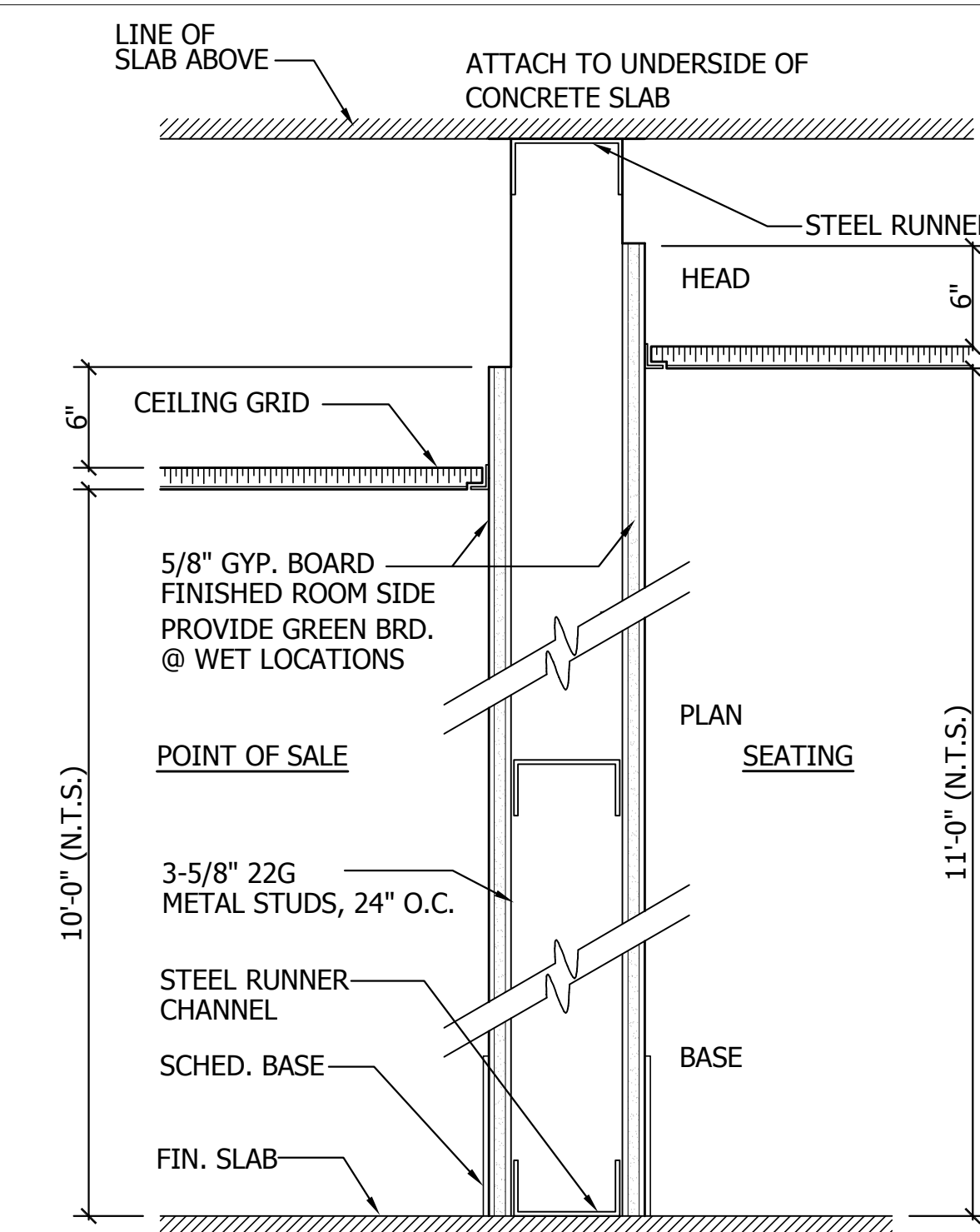
[B10] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



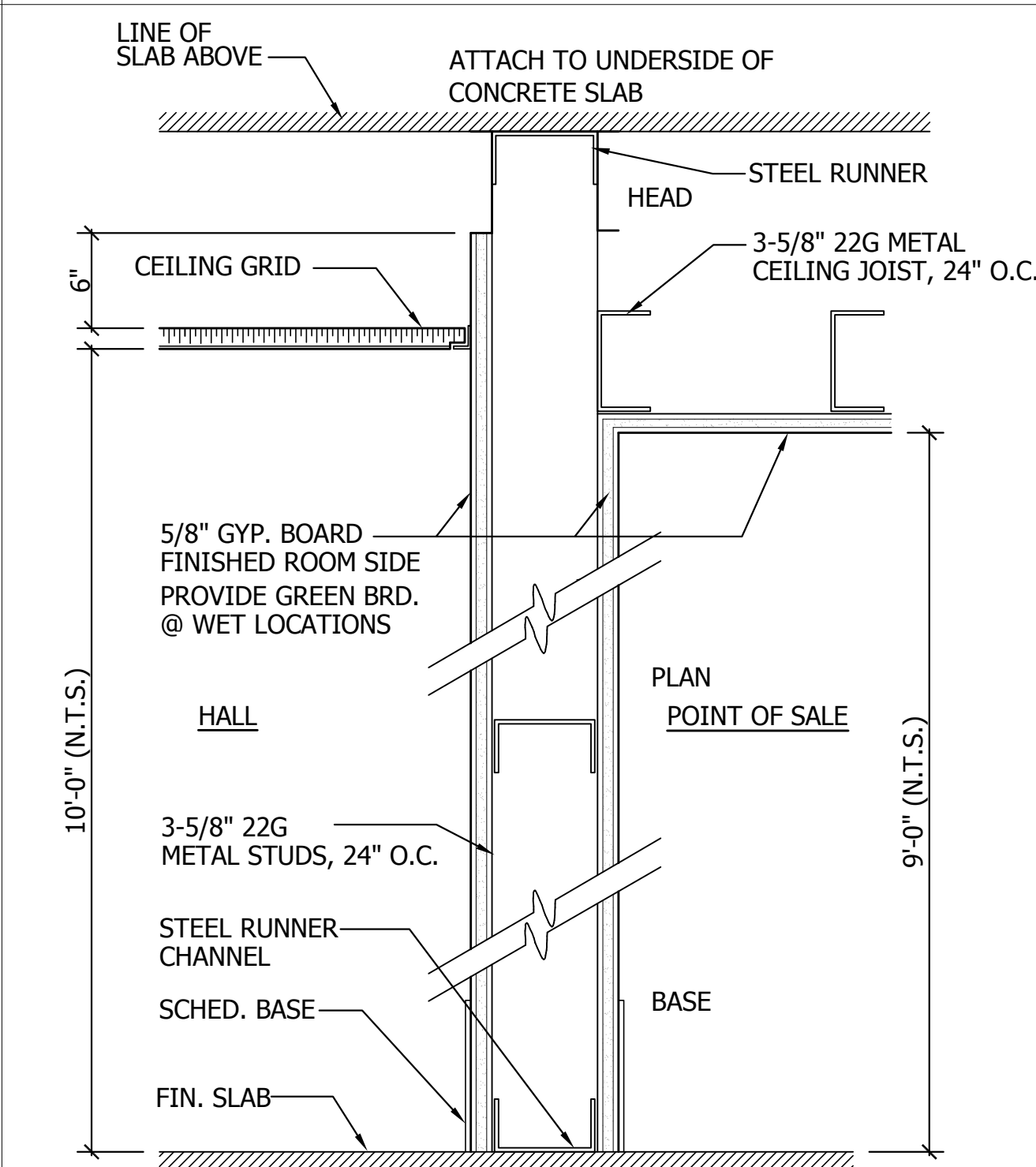
[B8] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



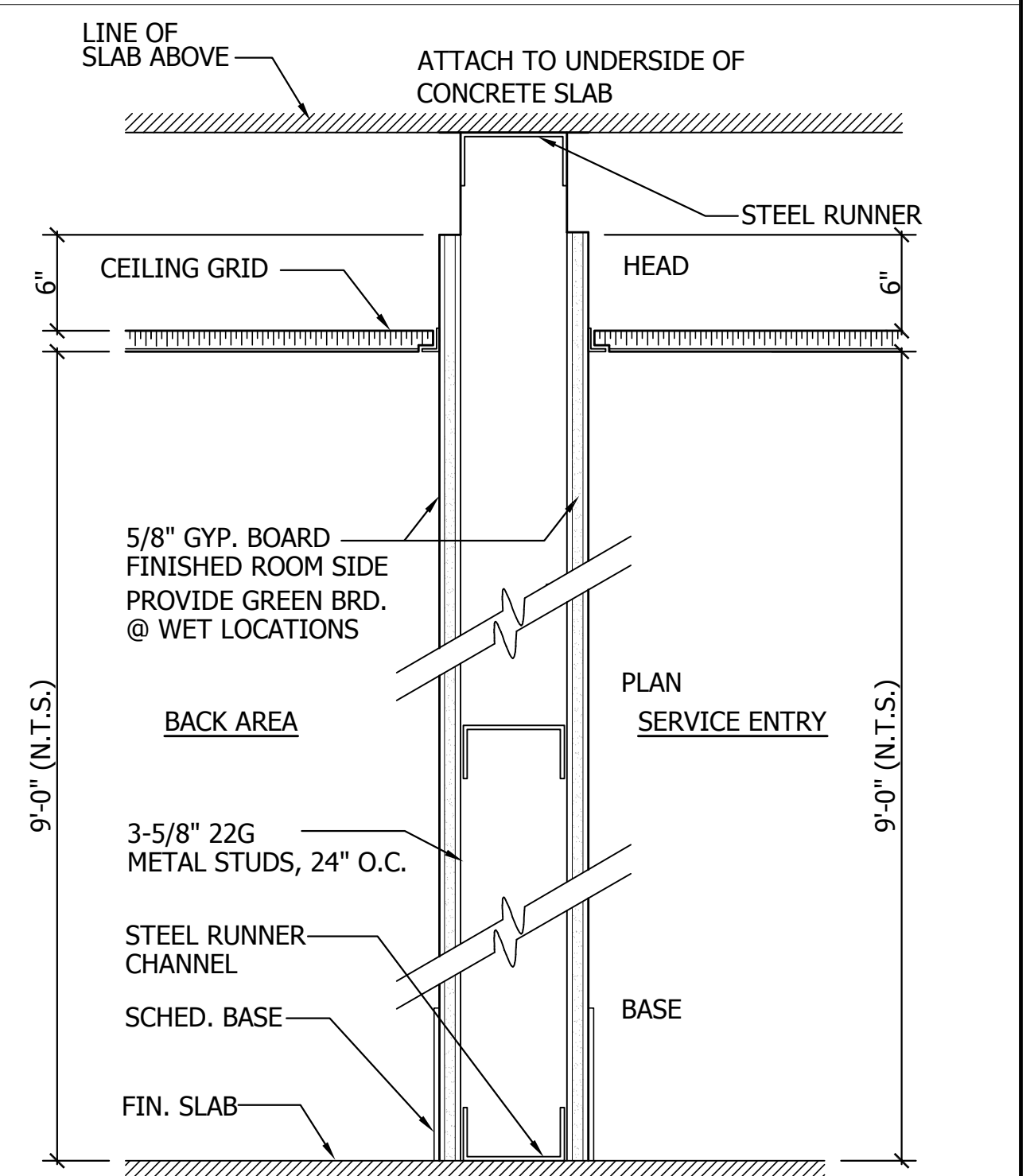
[B8] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



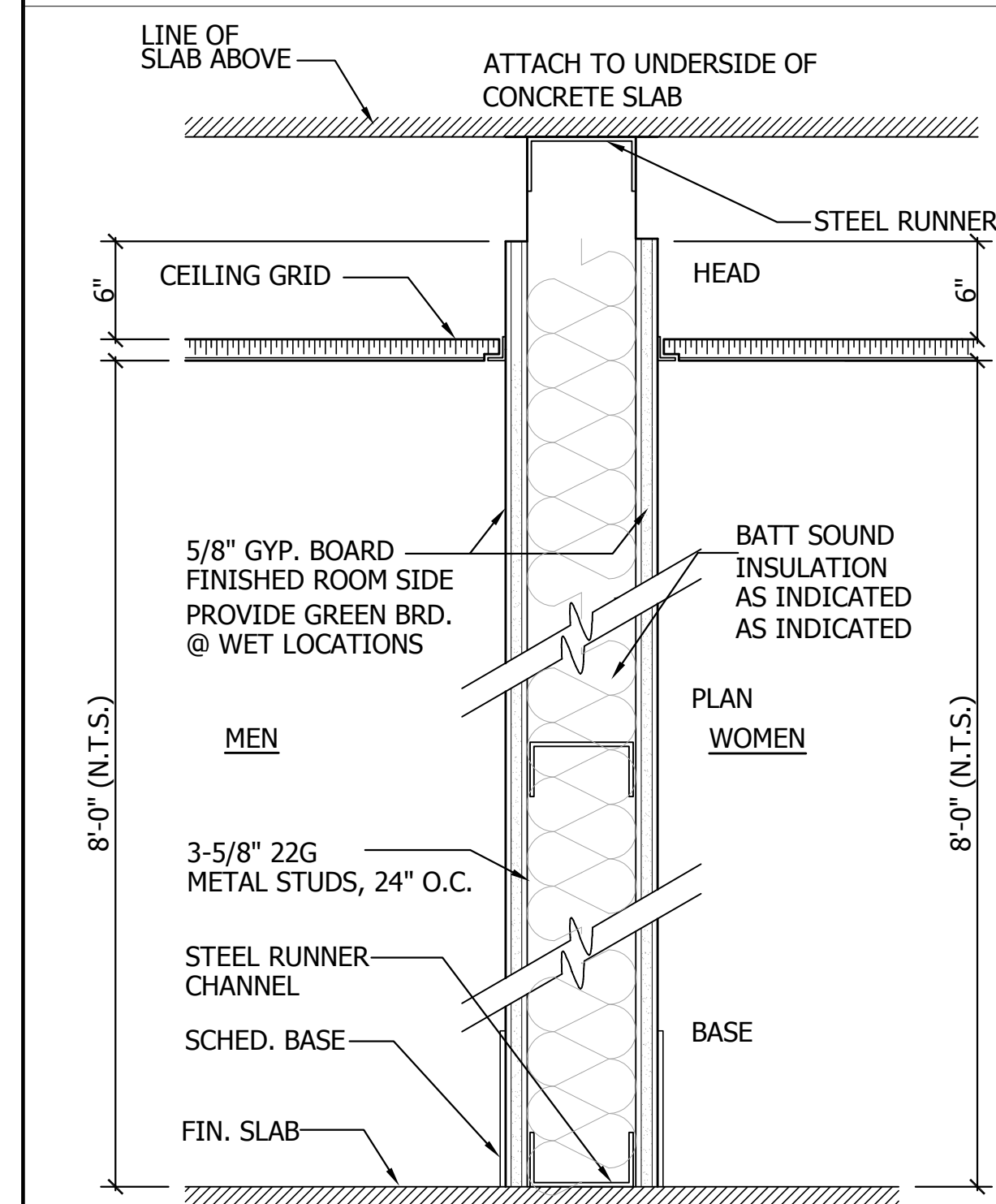
[B7] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



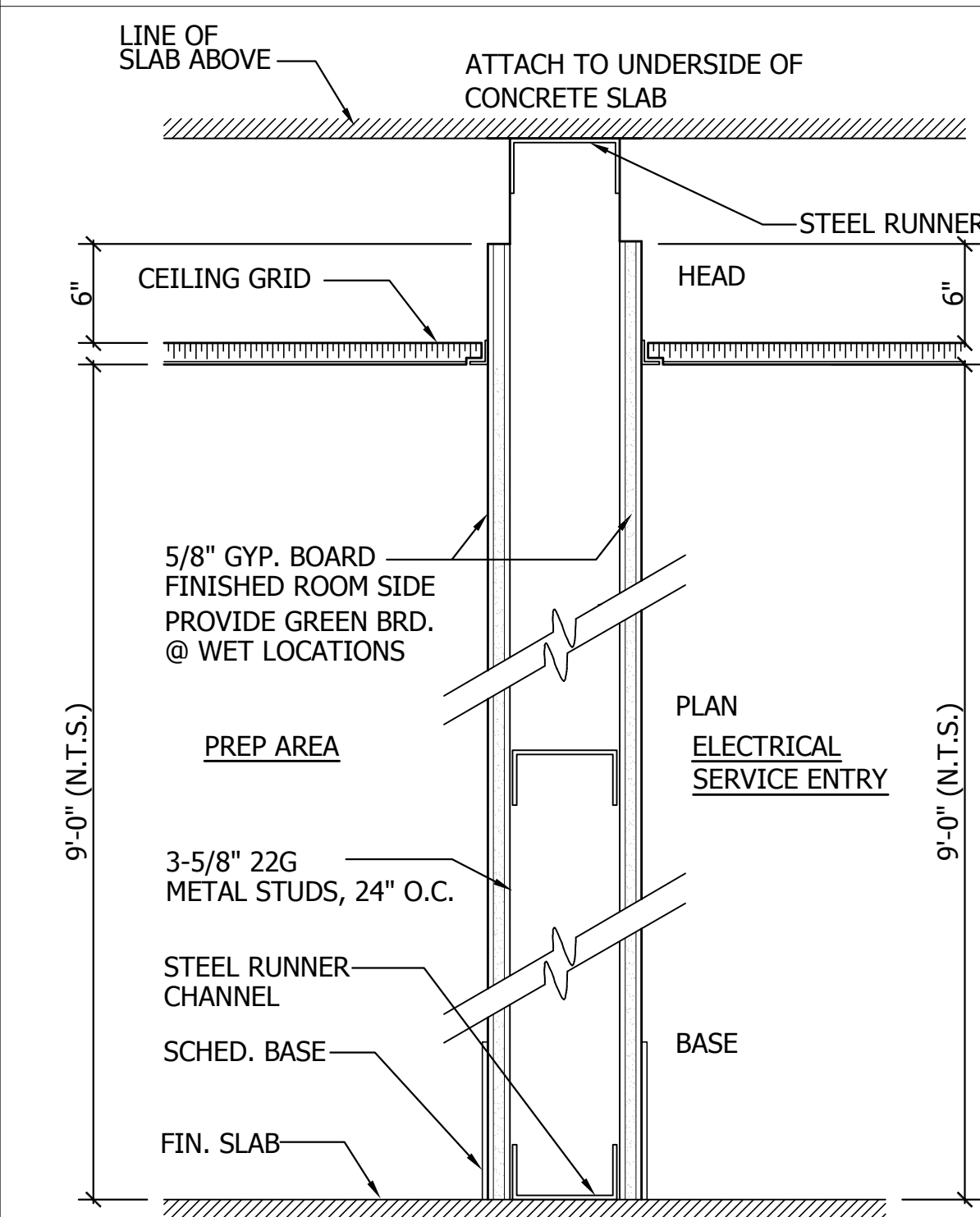
[B6] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



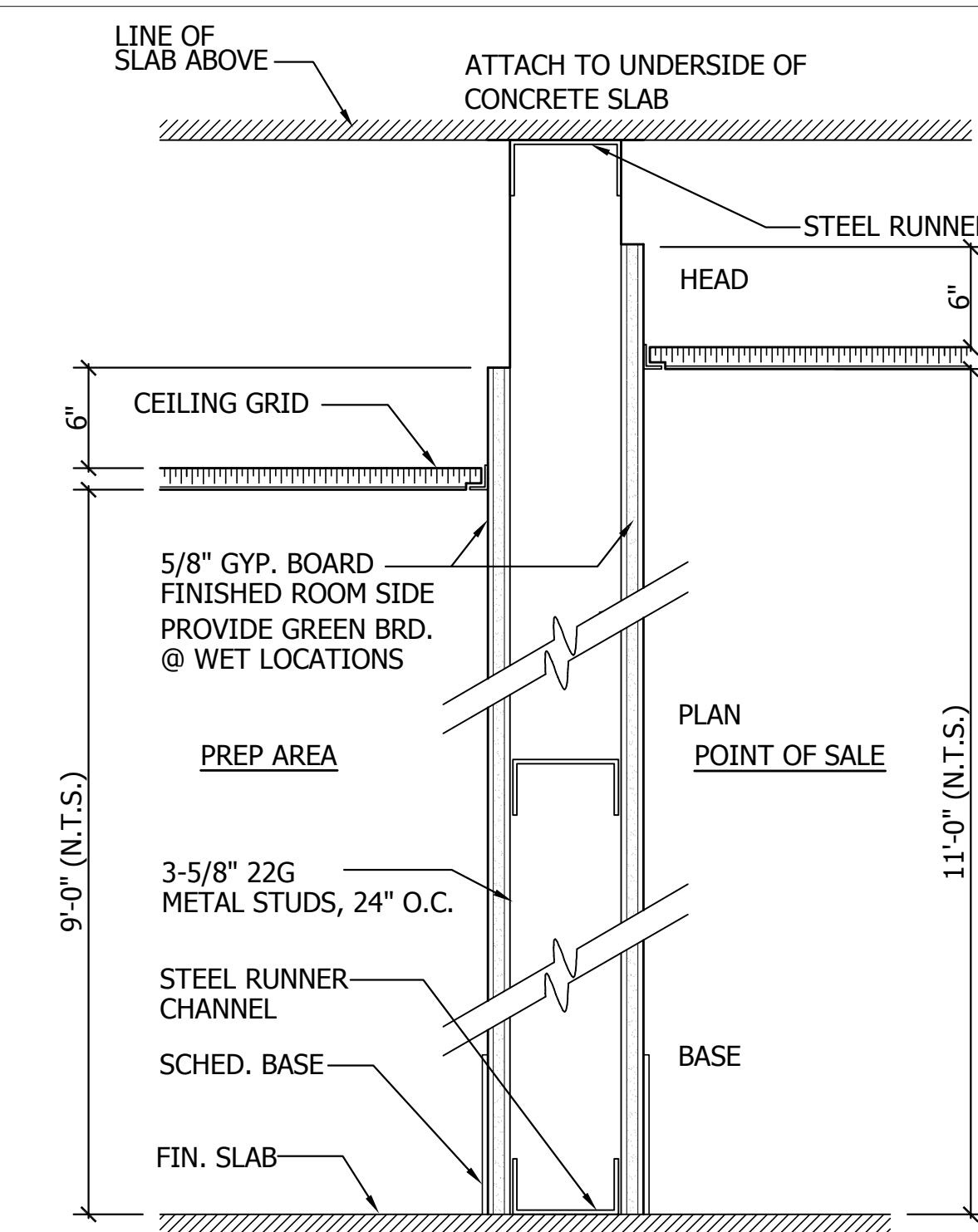
[B5] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



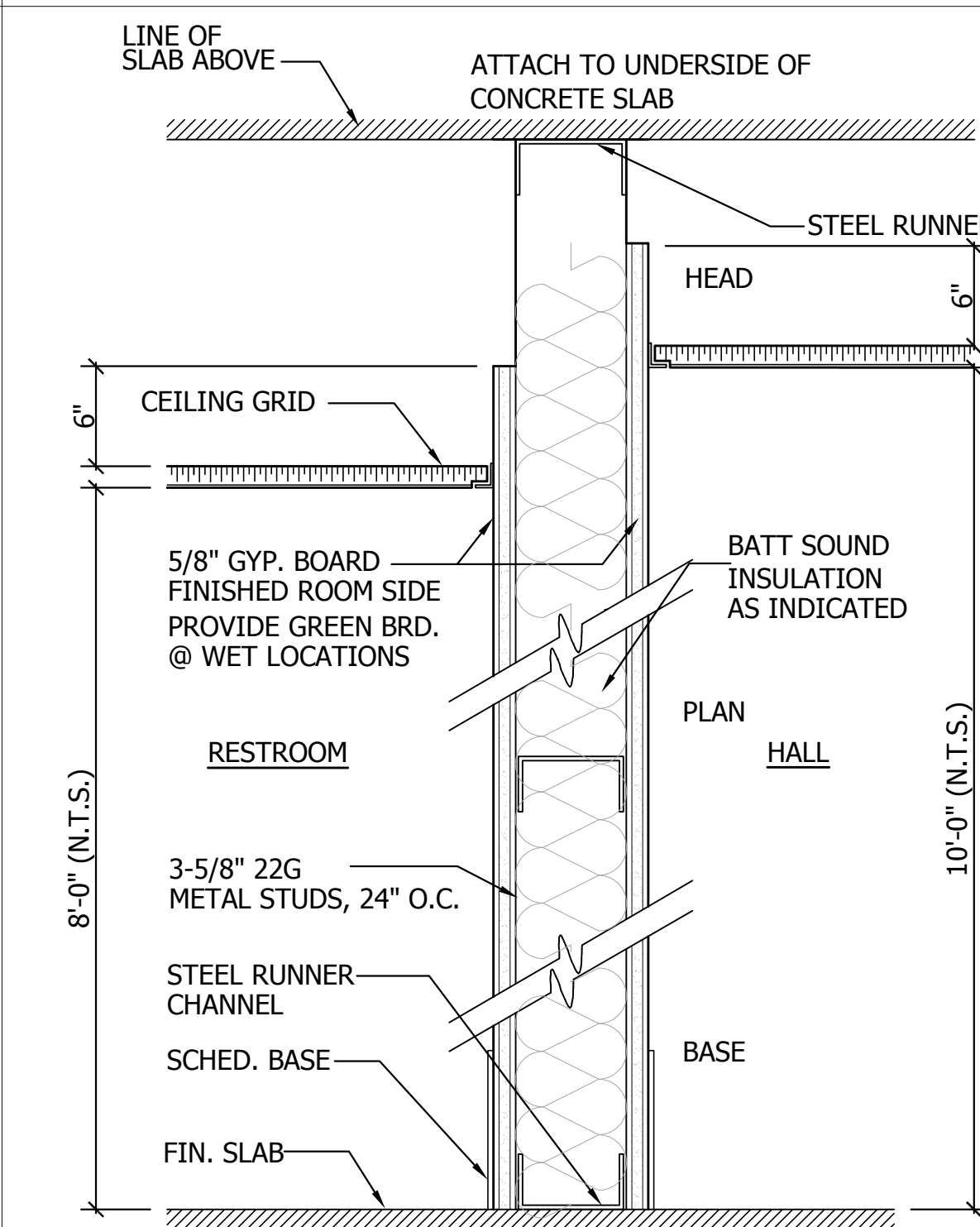
[B4] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



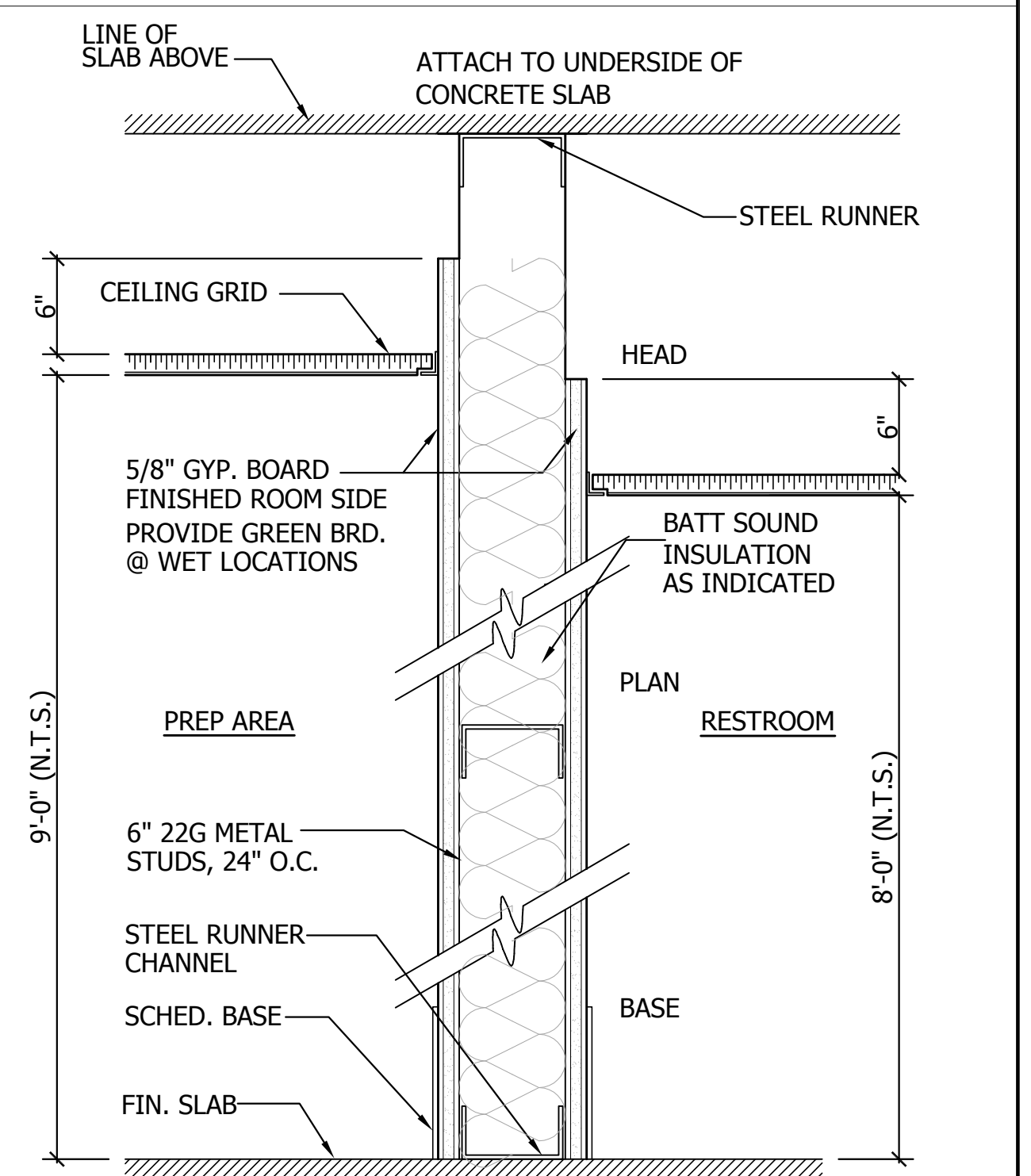
[B3] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



[B2] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



[B1] 3-5/8" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



[A1] 6" INTERIOR METAL STUD PLUMBING WALL @ 24" O.C., WITH 5/8" PTD. GYP. BRD. FINISHED ROOM SIDE, PROVIDE GREEN (CONC.) BRD. @ ALL WET LOCATIONS. PROVIDE F.R.P. WALL TREATMENT AS REQUIRED.



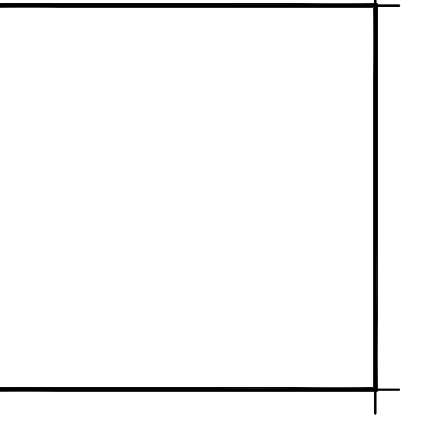
SUNSHINE FROZEN YOGURT
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RICH HOSTELEY
ARCHITECT
1917 FARMVIEW ROAD, SUITE 100
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PARTITION WALL TYPES

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DATE	DESCRIPTION
08.14.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
11.27.2013	PER REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION



[illegible][illegible]

A. SOLID CORE DOOR

B. SOLID CORE DOOR

VARIES

7'-0"

1 - HOLLOW METAL DOOR FRAME

DOOR NOTE:
1. CONTRACTOR TO VERIFY ALL DOOR TYPES, SIZES, LOCATIONS, AND HARDWARE REQUIREMENTS PRIOR TO ORDERING AND INSTALLING

[illegible][illegible]

					3A DOOR HEAD DETAIL SCALE: 3" = 1'-0"
					2A DOOR JAMB DETAIL SCALE: 3" = 1'-0"
					1B DOOR SILL DETAIL SCALE: 3" = 1'-0"
					1A DOOR SILL DETAIL SCALE: 3" = 1'-0"



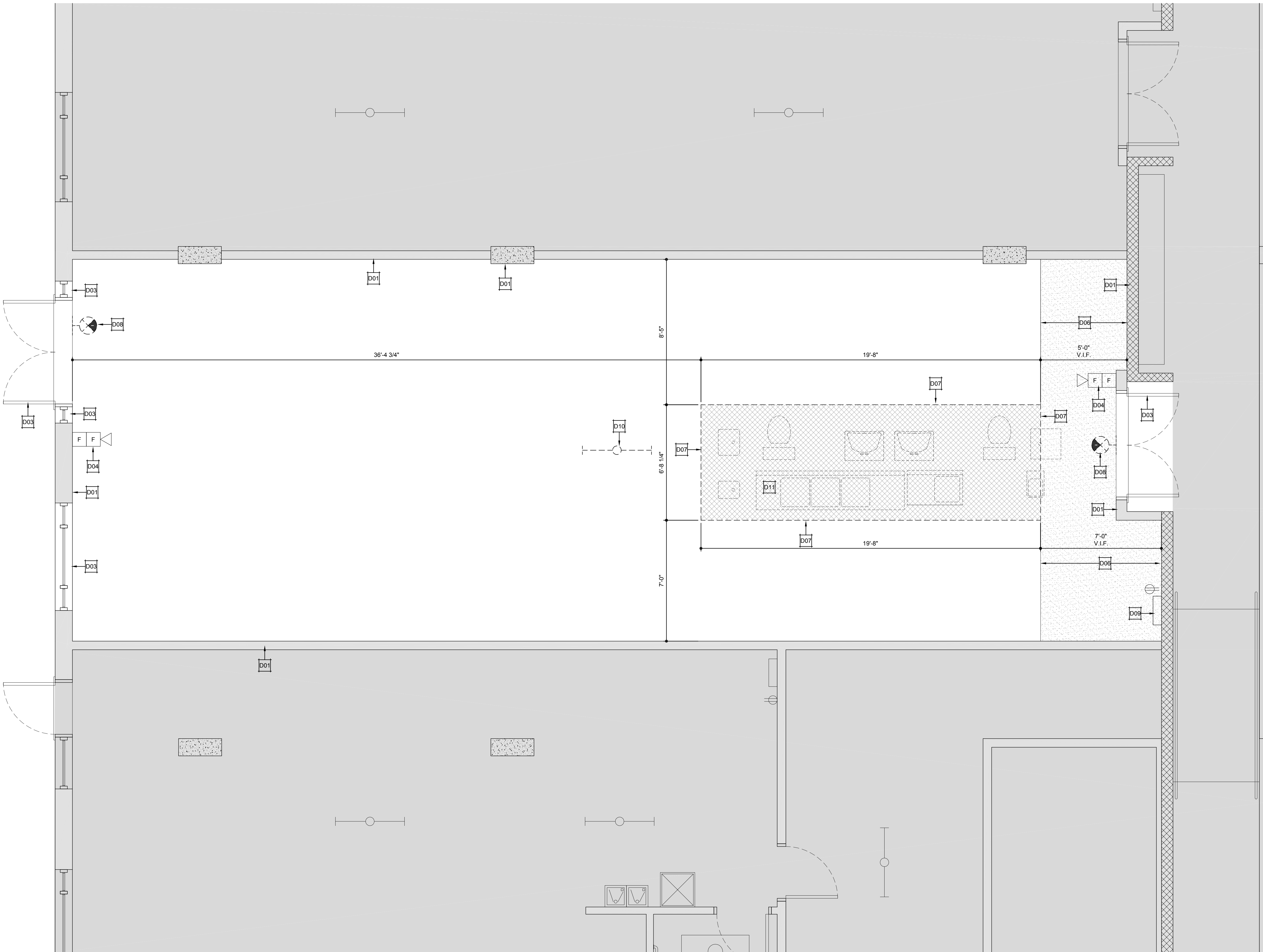
SUNSHINE FROZEN YOGURT
4205 CORNER

4209 RIDGETOP ROAD, FAIRFAX, VA 22030
COUNTY OF FAIRFAX, VIRGINIA

RICHHOSTELLEY
NORRIS ARCHITECT
1005 COLUMBIAN ROAD, SUITE 200, WASHINGTON, DC 20004-4400 • 202.770.4000 • RICH@RICHHOSTELLEY.COM

[illegible]The logo for Sunshine Frozen Yogurt is located in the bottom right corner. It features the word "SUNSHINE" in a large, orange, sans-serif font, with the "S" and "N" partially cut off by the left and right edges of the page. Below "SUNSHINE" is the phrase "FROZEN YOGURT" in a smaller, orange, sans-serif font. The entire logo is set against a white background.

A
0.5



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

PLAN KEYNOTES

- D01** EXISTING CONSTRUCTION, TO REMAIN.
D02 LOCATION OF EXISTING ELECTRICAL PANEL, TO REMAIN.
D03 EXISTING DOOR / WINDOW UNIT, TO REMAIN.
D04 EXISTING FIRE ALARM PULL-STATION AND AUDIO ALARM, TO REMAIN.
D05 NOT USED
D06 AREA OF EXISTING GRAVEL (NO CONCRETE SLAB) TO REMAIN.
D07 AREA OF EXISTING CONCRETE SLAB, TO BE REMOVED. SAW-CUT CONCRETE.
D08 EXISTING EMERGENCY SIGNAGE / LIGHTING, TO BE REMOVED. SEE RCP A-2.1 AND LIGHTING PLAN E-1.2 FOR NEW LOCATIONS / DETAILS. PUL ALL WIRES BACK TO PANEL.
D09 EXISTING 400 AMP, 42 SLOT, POWER PLAN, TO REMAIN.
D10 EXISTING OVER-HEAD LIGHTING, TO BE REMOVED. RETURN TO LANDLORD STOCK. PULL ALL WIRES BACK TO PANEL.
D11 FUTURE PLUMBING FIXTURES. SEE NEW WORK PLANS FOR DETAILS.

DEMOLITION NOTES

- ALL ITEMS LISTED TO BE SAVED SHALL BE STORED ON SITE AS DIRECTED BY OWNER. SEE LIST OF ITEMS ON THIS SHEET. CONTRACTOR SHALL CLEAN AND CHECK ALL EXISTING COMPONENTS AND SYSTEMS TO BE REUSE IN THE NEW WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN CONDITION. CONTRACTOR SHALL REINSTALL ONLY THOSE ELEMENTS WHICH ARE REASONABLE SUITABLE FOR INCORPORATION INTO THE NEW WORK.
- CONTRACTOR SHALL EXERCISE CARE IN THE REMOVAL AND STORAGE OF ALL MATERIAL TO BE REMOVED AND SAVED FOR REUSE. CONTRACTOR SHALL ALSO USE CARE IN ALL WORK AREAS WHICH INVOLVE PORTIONS OF THE EXISTING CONSTRUCTION TO REMAIN.
- CONTRACTOR SHALL PERFORM SELECTIVE DEMOLITION OF EXISTING MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR EXTENT OF WORK.
- ALL ELECTRICAL WIRING AND PLUMBING WHICH IS ABANDONED SHALL BE REMOVED BACK TO ITS SOURCE IF IT WILL NOT BE INCORPORATED INTO THE NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF PROVIDING TEMPORARY BRACING FOR STRUCTURAL MEMBERS AS REQUIRED DURING DEMOLITION. THE DEMOLITION WORK SHALL BE CARRIED OUT IN A MANNER THAT THE EXISTING STRUCTURE SHALL NOT BECOME UNSAFE.
- CONTRACTOR TO KEEP JOB SITE FREE AND CLEAR OF DEBRIS AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE ON A REGULAR BASIS. JOB SITE SHALL BE BROOM SWEEP DAILY.
- CONTRACTOR TO PROVIDE TEMPORARY DUST BARRIERS, RODENT PEST PROTECTION, AND SECURITY MEASURES, CONTRACTOR TO PROTECT EXISTING FINISHES NOT AFFECTED BY DEMOLITION.
- SCOPE OF DEMOLITION SHALL INCLUDE WORK REASONABLY INFERRED BUT NOT SPECIFICALLY SHOWN.
- THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL OF ALL ITEMS AT THIS SITE.

LEGEND

- ITEMS ABOVE, OR EQUIPMENT
--- EXISTING WALL TO REMAIN
--- EXISTING WALL TO BE DEMOLISHED
--- ITEMS TO BE DEMOLISHED
--- AREA OF EXISTING CONCRETE SLAB TO BE DEMOLISHED
--- AREA OF EXISTING EXPOSED GRAVEL BASE, TO REMAIN
- KEYNOTE
X/XX IMAGE VIEW



SUNSHINE FROZEN YOGURT
4205 CORNER
4209 RIDGETOWN AVENUE
COUNTY OF FAIRFAX, VIRGINIA

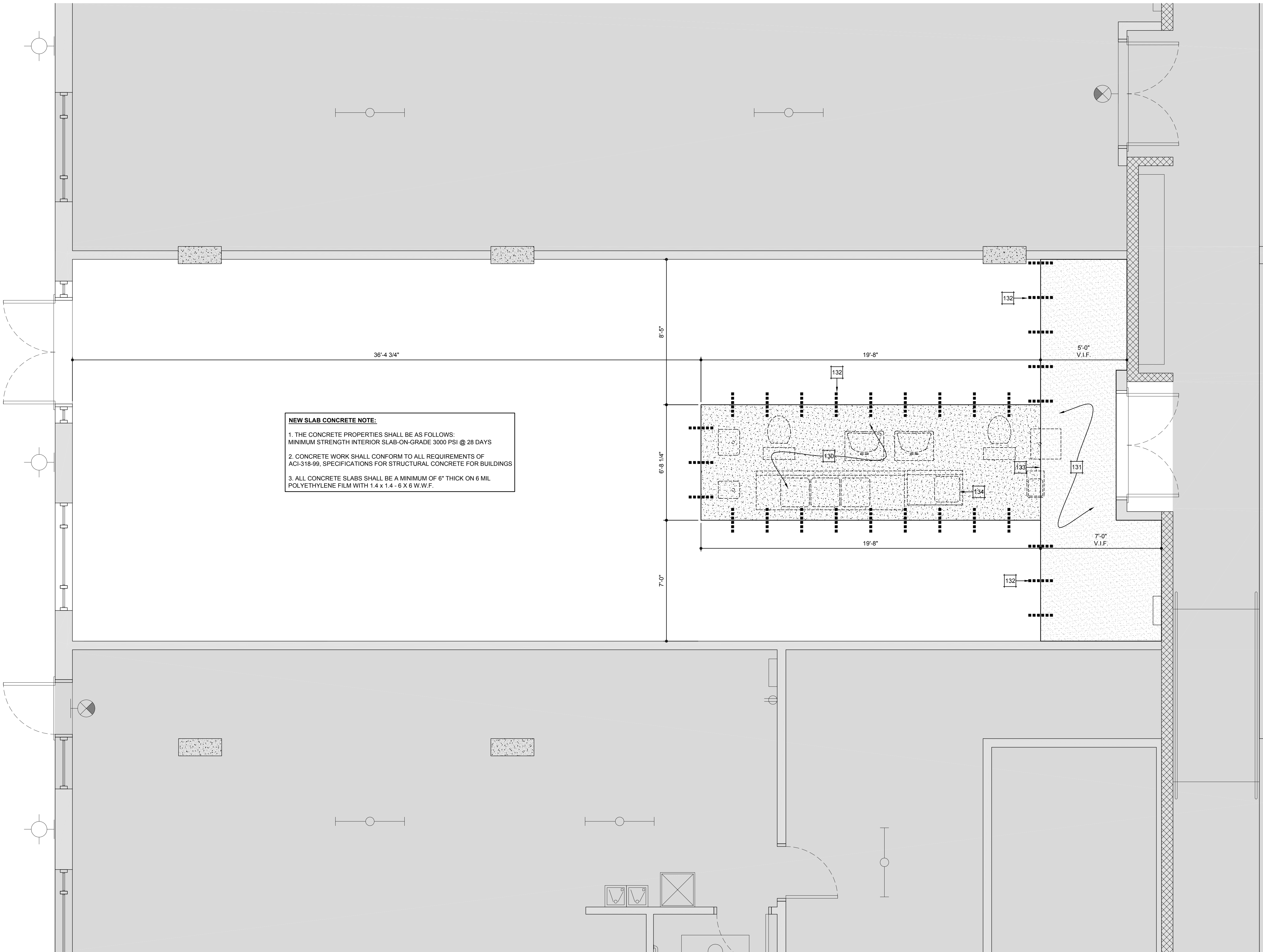
SUITE DEMOLITION PLAN

DATE	DESCRIPTION
08.01.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
11.27.2013	PROJECT REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION

REVISION DATE	DESCRIPTION



**D
1.1**



1 SUITE CONCRETE SLAB PLAN
SCALE: 3/8" = 1'-0"

PLAN KEYNOTES

- 101 EXISTING CONSTRUCTION, TO REMAIN.
- 102 EMPLOYEE COAT-RACK AND LOCKERS.
- 103 DROPPED BULKHEAD ABOVE. SEE DRAWING A-2.1 FOR DETAILS.
- 104 SEE MILLWORK DRAWINGS FOR ALL COUNTER-TOPS, BAR-TOPS, EQUIPMENT, MILLWORK, LAYOUTS.
- 105 NEW PHONE / DATA PANEL, PER SERVICE PROVIDER.
- 106 PROVIDE 3-5/8" METAL STUD FURRING, WITH 3/4" PTD. GYP. BRD.
- 107 PROVIDE F.R.P. (TILE) GYVE BASE IN ALL FOOD PREPARATION, FOOD STORAGE AND FOOD PREP / SERVICE AREAS.
- 108 ALL DOORS TO THE OUTSIDE WILL BE SELF-CLOSING AND RODENT PROOF.
- 109 NEW SUB-POWER PANEL, SEE ELECTRICAL POWER / DATA PLAN.
- 110 MOP / BROOM STORAGE RACK.
- 111 SEE EQUIPMENT / PLUMBING SCHEDULES, SHEET A-0.3 FOR DETAILS.
- 112 EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- 113 RESTROOM DOOR TO HAVE CLOSER.
- 114 ALL FLOOR-MOUNTED EQUIPMENT WILL BE PLACED ON NSF APPROVED 6" LEGS, OR EQUIVALENT, AND PROPERLY SPACED FROM ADJACENT EQUIPMENT OR WALLS, OR PLACED ON NSF APPROVED CASTERS, OR EQUIVALENT, OR PROPERLY SEALED TO ADJACENT SURFACES.
- 115 ALL COUNTER-MOUNTED FOOD SERVICE EQUIPMENT WEIGHING IN EXCESS OF 80 POUNDS WILL BE MOUNTED ON NSF APPROVED 4" LEGS.
- 116 ALL ANNUAL OPENINGS IN CONSTRUCTION WILL BE SEALED / CAULKED TO WITHIN 1/2".
- 117 ALL PAINTING WILL BE WITH LEAD-FREE, NON-METALLIC, EASILY CLEANABLE PAINT.
- 118 ALL OVERHEAD PLUMBING IN FOOD SERVICE FACILITIES MUST COMPLY WITH COMAR 10.15.03, SECTION 18H(11)(b).
- 119 ALL PIPING, CONDUIT, BX, CABLE, AND SIMILAR CONSTRUCTION WILL BE EITHER LOCATED INSIDE A WALL OR INSTALLED WITH A MIN. 3/4" SPACE FROM THE WALL OR SEALED TO THE WALL.
- 120 ADA REQUIRED CLEARANCE.
- 121 REQUIRED PANEL CLEARANCE.
- 122 SERVICE TABLE / RACK N.I.C. TO BE SUPPLIED AND INSTALLED BY OWNER.
- 123 TOILET TISSUE HOLDER.
- 124 MANUFACTURER: BORICK
MANF. NUMBER: B-867
- 125 PAPER TOWEL DISPENSER.
- 126 MANUFACTURER: BORICK
MANF. NUMBER: B-72974
- 127 PAPER MIRROR.
- 128 MANUFACTURER: BORICK
MANF. NUMBER: B-165
- 129 PAPER SOAP DISPENSER.
- 130 MANUFACTURER: BORICK
MANF. NUMBER: B-2012
- 131 GRAB BAR.
- 132 MANUFACTURER: ANY
SIZE: 36"
- 133 GRAB BAR.
- 134 MANUFACTURER: ANY
SIZE: 42"
- 135 GRAB BAR.
- 136 MANUFACTURER: ANY
SIZE: 18"
- 137 NEW REINFORCED CONCRETE SLAB W/ 6X8 1.4x1.4 WWM. OVER EXISTING
- 138 WASHED GRAVEL. PROVIDE GRAVEL BASE AS REQUIRED BY DEMO WORK, TO MAINTAIN BUILDING STANDARD OF 6". VERIFY IN FIELD.
- 139 NEW REINFORCED CONCRETE SLAB W/ 6X8 1.4x1.4 WWM. OVER EXISTING
- 140 WASHED GRAVEL. PROVIDE GRAVEL BASE AS REQUIRED, TO MAINTAIN BUILDING STANDARD OF 6". VERIFY IN FIELD.
- 141 DOWEL NEW SLAB TO EXISTING SLAB WITH 12" LONG #5 BARS @24" O.C. - IMBED INTO EXISTING AND NEW SLAB MIN 6".
- 142 SAW-CUT, NEW SLAB, 1" DEEP FOR NEW CONTROL JOINT.
- 143 LOCATION OF NEW PLUMBING FIXTURES, SEE NEW WORK AND PLUMBING PLANS.
- 144 PROVIDE 2-1/2" METAL STUD FURRING, WITH 3/4" PTD. GYP. BRD.
- 145 CUP STAINLESS STEEL YOGURT CUP DISPENSER.
- 146 MANUF. CARLSLE
MANUF. ID: 38884G
- 147 BUILD IN TRASH CAN. SEE MILLWORK / INTERIOR ELEVATION DETAILS.
- 148 PROVIDE 3/4" TEMPERED GLASS SNEEZE GUARD. V.I.F. SIZING, COORDINATE WITH SNEEZE GUARD POST SIZING.
- 149 HEALTH DEPARTMENT NOTE.
- 150 NO FOOD / UTENSILS / FOOD CONTAINER STORAGE, THIS AREA.
- 151 PROVIDE F.R.T. 3/4" PLYWOOD MOUNTED BOARD AS REQUIRED BY NEW WORK SUB-PANEL / DATA PANEL.
- 152 EXISTING FULL HOT, 3-5/8" METAL STUD DEMISING WALL, WITH 5/8" GYP. BRD. BOTH SIDES, FROM EXISTING FLOOR SLAB TO UNDERSIDE OF EXISTING CONCRETE SLAB ABOVE.
- 153 SEE SHEET A-0.3 FOR IRC 603.2 ALLOWED USE OF COMBUSTIBLE MATERIALS.
- 154 YOGURT MACHINE (SELF SERVICE AREA) CONTROLS ARE ADA COMPLIANT.
- 155 SEE DETAIL 2D FOR ADA OBSTRUCTED HIGH REACH DETAIL.
- 156 PROVIDE SHELF FOR UTENSILS.
- 157 PROVIDE EQUIPMENT DRYING SHELF, ABOVE 3 COMPARTMENT SINK.
- 158 PROVIDE SHELVING FOR DRY STORAGE.
- 159 PROVIDE SHELF FOR POISONOUS AND TOXIC MATERIALS.

WALL TYPE SCHEDULE

6" METAL STUD WALL

A1 6" INTERIOR METAL STUD WALL @ 24" O.C.

3-5/8" METAL STUD WALL

- | | |
|-----|---------------------------------------|
| B1 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B2 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B3 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B4 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B5 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B6 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B7 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B8 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B9 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B10 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B11 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |
| B12 | 3-5/8" INTERIOR METAL STUD WALL @ 24" |

2-1/2" METAL STUD WALL

- | | |
|----|---------------------------------------|
| C1 | 2-1/2" INTERIOR METAL STUD WALL @ 24" |
| C2 | 2-1/2" INTERIOR METAL STUD WALL @ 24" |

SEE SHEET A-0.3 FOR PARTITION WALL TYPE DETAILS

GENERAL PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING, ORDERING, IF MATERIAL, EQUIPMENT, DEMOLITION, AND CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF WORK.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE - U.N.D.

LEGEND

- | | | | |
|--|--|--|---|
| | AREA OF NEW REINFORCED CONCRETE SLAB. SEE KEYNOTE FOR DETAILS. | | AREA OF NEW REINFORCED CONCRETE SLAB OVER EXISTING EXPOSED GRAVEL BASE. SEE KEYNOTES FOR DETAILS. |
| | KEYNOTE | | |

SUNSHINE FROZEN YOGURT
4205 CORNER
4209 RIDGETOWN, VA 22030
COUNTY OF FAIRFAX, VIRGINIA

**SUITE
CONCRETE SLAB PLAN**

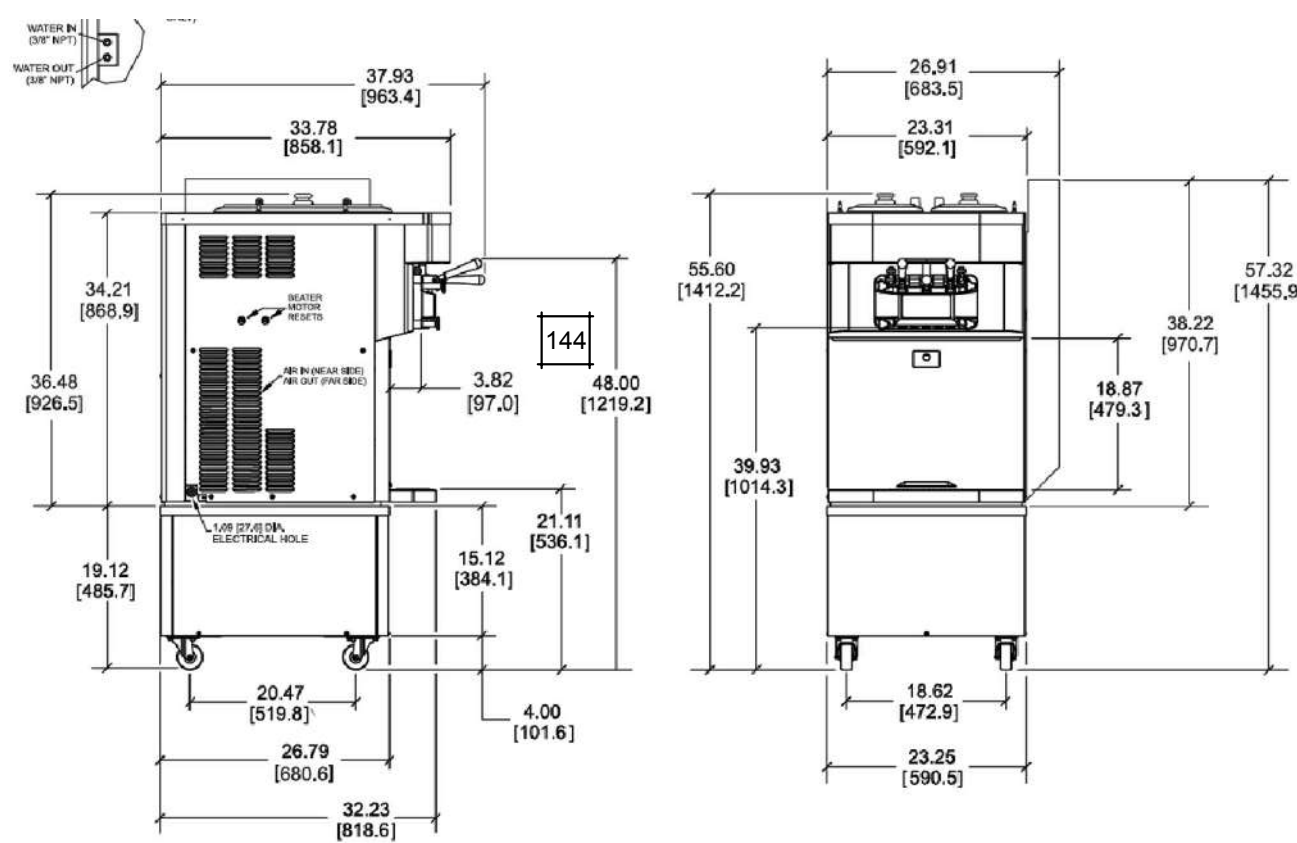
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DATE	DESCRIPTION
08.11.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
12.27.2013	PER REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION

REVISION DATE	DESCRIPTION
1 12.26.13	PEER REVIEW COMMENTS

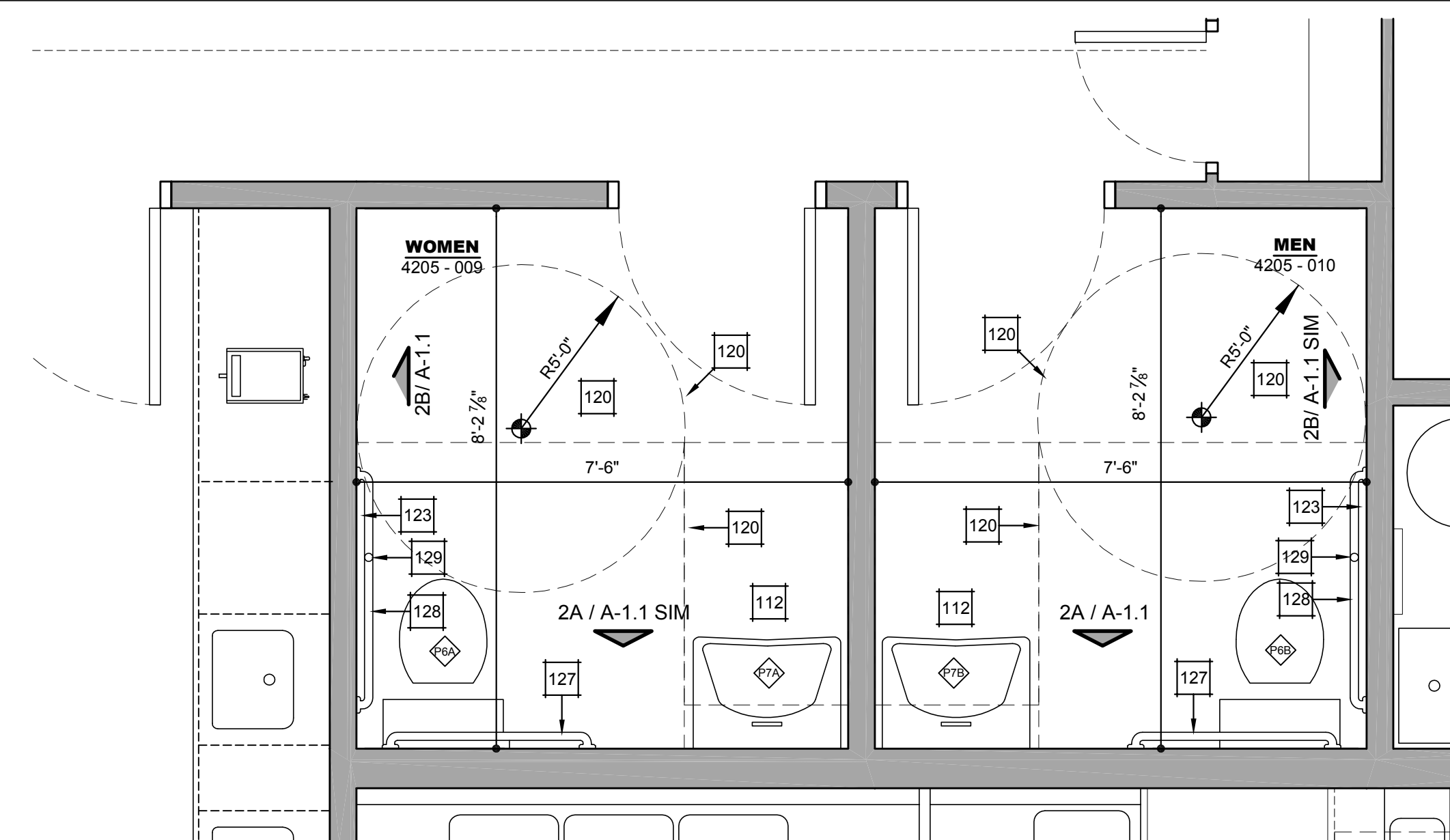
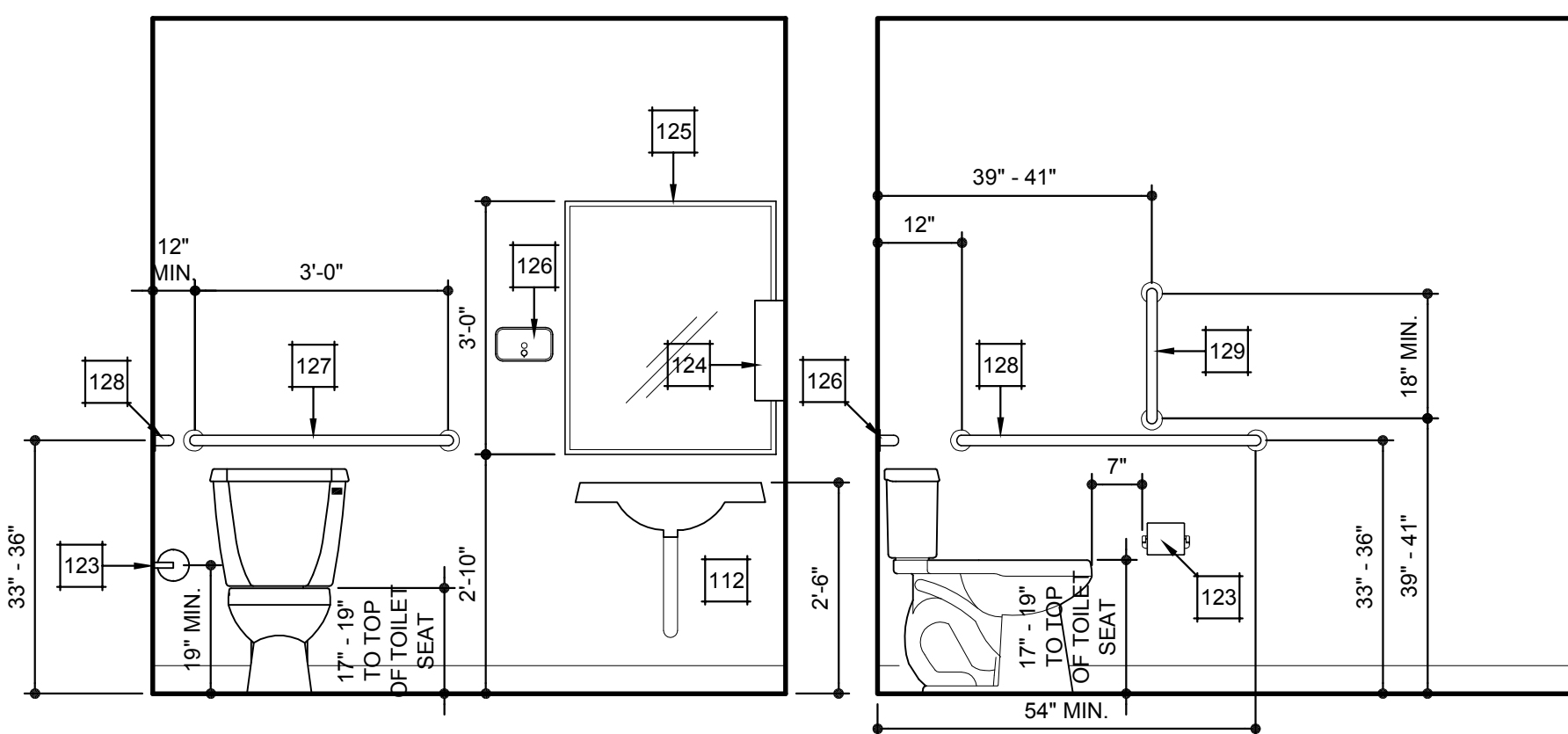
**SUNSHINE
FROZEN YOGURT**

**A
1.1**

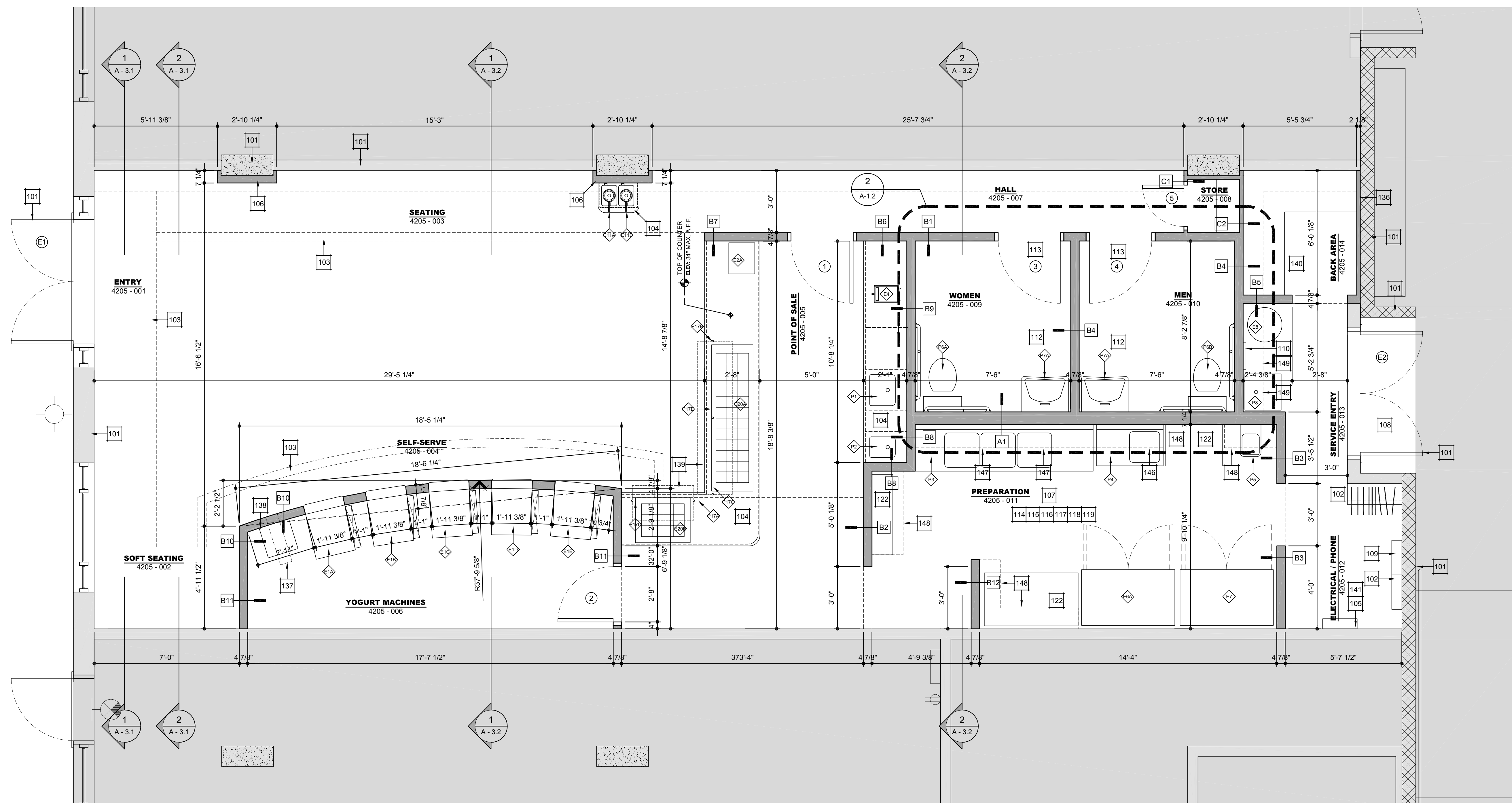


YOGURT MACHINE - ELEVATIONS - CONTROL COMPLIANCE

SCALE: N.T.S.



2 SCALE: 1/2" = 1'-0"



1 SCALE: 3/8" = 1' 0"

PLAN KNOTES

101. FINISH CONSTRUCTION TO REMAIN.
102. EMPLOYED COUNTER-BAED AND LOCKERS.
103. DROPPED BULKHEAD ABOVE. SEE DRAWING A-2.1 FOR DETAILS.
104. SEE MILLWORK DRAWINGS FOR ALL COUNTER-TOPS, BAR-TOPS, EQUIPMENT, AND MILLWORK LAYOUT.
105. NEW PHONE, DATA PLAN, PER SERVICE PROVIDER.
106. PROVIDE 3/8" METAL STUD FURRING, WITH 1/2" PTD. GP. BRD.
107. PROVIDE 1/8" (TILE) COVE BASE IN 1/2" PTD. PARTING, FOOD STORAGE AND FOOD PREP / SERVICE AREAS.
108. ALL GLAZING TO THE OUTSIDE WILL BE SELF-CLOSING AND RODENT PROOF.
109. NEW SUB-POWER PANEL, SEE ELECTRICAL POWER, DATA PLAN.
110. MOP / BROOM STORAGE LOCK.
111. SEE EQUIPMENT / PLUMBING SCHEDULES, SHEET A-3.0 FOR DETAILS.
112. EXPOSED PIPES AND SURFACES: HOT WATER AND DRAIN PIPES UNDER LAUNCHERS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT CONTACTS. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAUNCHERS.
113. RESTROOM DOOR TO HAVE CLOSER.
114. ALL FLOOR-MOUNTED EQUIPMENT WILL BE PLACED ON NSF APPROVED 6" LEGS, OR EQUIVALENT, AND PROPERLY SPACED FROM ADJACENT WALLS OR WALLS OR PLACED ON NSF APPROVED CASTERS, OR EQUIVALENT, OR PROPERLY SEALED TO ADJACENT SURFACES.
115. ALL COUNTER MOUNTED FOOD SERVICE EQUIPMENT BEING SEACHED IN EXCESS OF 60" MUST BE MOUNTED ON NSF APPROVED LEGS.
116. ALL ANNULAR OPENINGS IN CONSTRUCTION WILL BE WELDED / CAULKED TO WITHIN 3/16".
117. ALL PAINTING WILL BE WITH LEAD-FREE, NON-MEALING, EASILY CLEANABLE PAINT.
118. ALL OVERHEAD PLUMBING IN FOOD SERVICE FACILITIES MUST COMPLY WITH COMAR 16.15.03, SECTION 18H111D.
119. ALL PIPING, CONDUM, CBX CABLE, AND SIMILAR CONSTRUCTION WILL BE EITHER LOCATED INSIDE A WALL OR INSTALLED WITH A MIN. 3/4" SPACE FROM THE WALL AND SEAL TO THE WALL.
120. AREA REQUIRED CLEARANCE.
121. REQUIRED PANEL CLEARANCE.
122. SERVICE TABLE / RACK N.C., TO BE SUPPLIED AND INSTALLED BY OWNER.
123. TOILET TISSUE DISPENSER
124. MANUFACTURER: BORKER
MANF. NUMBER: B-667
125. PAPER TOWEL DISPENSER
126. MANUFACTURER: BORKER
MANF. NUMBER: B-72974
127. PAPER TOWEL
128. MANUFACTURER: BORKER
MANF. NUMBER: B-105
129. PAPER SOAP DISPENSER
130. MANUFACTURER: BORKER
MANF. NUMBER: B-2012
131. GRAB BAR
132. MANUFACTURER ANY
SIZE: 36"
133. GRAB BAR
134. MANUFACTURER ANY
SIZE: 42"
135. GRAB BAR
136. MANUFACTURER ANY
SIZE: 18"
137. NEW RE-INFORCED CONCRETE SLAB W/ 6X6 14x4 4 WMM, OVER EXISTING WASHED GRAVEL. PROVIDE GRAVEL BASE AS REQUIRED BY DEMO WORK.
138. NEW PLUMBING, PLUMBING BOARD OF 6" V-VERIF IN FIELD.
139. NEW RE-INFORCED CONCRETE SLAB W/ 6X6 14x4 4 WMM, OVER EXISTING WASHED GRAVEL. PROVIDE GRAVEL BASE AS REQUIRED BY DEMO WORK.
140. BUILDING STANDARD OF 6" V-VERIF IN FIELD.
141. DOWEL NEW SLAB TO EXISTING SLAB WITH 12" LONG 6B BARS @24" O.C. - NEW SLAB OVER EXISTING AND NEW SLAB MIN.
142. SAW-CUT, LOCATION SLAB, 1" DEEP FOR NEW CONTROL JOINT.
143. NEW PLUMBING, PLUMBING BOARD OF 6" V-VERIF IN FIELD.
144. NEW PLUMBING, PLUMBING BOARD OF 6" V-VERIF IN FIELD.
145. PROVIDE 1/2" METAL STUD FURRING WITH 1/2" PTD. GP. BRD.
146. 4 CUP STAINLESS STEEL YOGURT CUP DISPENSER;
147. MANUF. CARSLER
MANUF. ID: 38862
148. BUILD-IN TRASH CAN. SEE MILLWORK / INTERIOR ELEVATION DETAILS.
149. PROVIDE 1/4" TEMPERED GLASS SNEEZE GUARD, V.I.F. SIZING, COORDINATE WITH SNEEZE GUARD POST SIZING.
150. HEALTH DEPARTMENT NOTE
NO FOOD / UTENSILS / FOOD CONTAINER STORAGE, THIS AREA.
151. PROVIDE 1/8" (TILE) COVE BASE IN 1/2" PTD. PARTING, FOOD STORAGE AND FOOD PREP / SERVICE AREAS.
152. EXISTING FULL HGT. 3/8" METAL STUD DEMISING WALL, WITH 5/8" GP. BRD. BOTH SIDES.
153. PROVIDE EXISTING FLOOR SLAB TO UNDERSIDE OF EXISTING COUNTER / SLAB ABOVE.
154. SEE SHEET A-2.0 FOR BC 603.2 ALLOWED USE OF COMBUSTIBLE MATERIALS.
155. YOGURT MACHINE (SELF SERVICE AREA) CONTROLS ARE ADA COMPLIANT.
156. SEE DETAIL 20.0 FOR ADA RESTRICTED HIGH REACH DETAIL.
157. PROVIDE SHELVE FOR UTENSILS.
158. PROVIDE EQUIPMENT DRYING SHELVE, ABOVE 3 COMPARTMENT SINK.
159. PROVIDE SHELVE FOR DRY STORAGE.
160. PROVIDE SHELVE FOR POISONOUS AND TOXIC MATERIALS.

WALL TYPE SCHEDULE	
--------------------	--

6" METAL STUD WALL	
A1	6" INTERIOR METAL STUD WALL @ 24" O.C.
3.5/8" METAL STUD WALL	
B1	3.5/8" INTERIOR METAL STUD WALL @ 24"
B2	3.5/8" INTERIOR METAL STUD WALL @ 24"
B3	3.5/8" INTERIOR METAL STUD WALL @ 24"
B4	3.5/8" INTERIOR METAL STUD WALL @ 24"
B5	3.5/8" INTERIOR METAL STUD WALL @ 24"
B6	3.5/8" INTERIOR METAL STUD WALL @ 24"
B7	3.5/8" INTERIOR METAL STUD WALL @ 24"
B8	3.5/8" INTERIOR METAL STUD WALL @ 24"
B9	3.5/8" INTERIOR METAL STUD WALL @ 24"
B10	3.5/8" INTERIOR METAL STUD WALL @ 24"
B11	3.5/8" INTERIOR METAL STUD WALL @ 24"
B12	3.5/8" INTERIOR METAL STUD WALL @ 24"
2-1/2" METAL STUD WALL	
C1	2-1/2" INTERIOR METAL STUD WALL @ 24"
C2	2-1/2" INTERIOR METAL STUD WALL @ 24"

GENERAL PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL MATERIALS, METHODS, AND WORKMANSHIP ARE IN ACCORDANCE WITH THE SCOPE OF WORK IN ITS ENTIRETY, AND TO POINT OUT ANY INCONSISTENCIES PRIOR TO BEGINNING OF WORK IN ITS EQUIPMENT, DEMOLITION, AND CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR VERIFICATION OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE NOTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE - U.O.A.
5. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.
6. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. VERIFY LOCATION IN FIELD WITH CONSOLE AND/OR FIRE MANUAL, PLAN REVIEWER.
7. DOOR SHALL BE LOCATED 4' FROM PERPENDICULAR WALL, PLACED ON HINGED SIDE U.O.A.
8. PROVIDED SLOOT FLOOR IN WALLS FOR CABINETS, TOILET ROOM ACCESSORIES, HANDRAILS, ETC. SHALL BE 1/2" DEEP.
9. ALL FLOOR MATERIALS CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTLINE OF DOOR IN CLOSED POSITION. PROVIDE SLOUTLER EDGE TRIM WHEN ABUTTING TILE WITH DISSIMILAR MATERIALS.
10. ALL FLOOR ELEVATIONS ARE MEASURE TO TOP OF FLOOR SLAB / BRACEIT, UNLESS OTHERWISE NOTED.
11. ALL GYW PARTIAL H.T. WALLS SHALL HAVE PITTON KEEN SHEET K940-80 EQ. OR EQ. AT 90° OF C.C. EXCEPT AT LOCATIONS WITHIN 4' OF A CORNER OR ABUTTING WALL.
12. ALL CLOSITS TO HAVE 1/4" ALUM. ROD OR 3/8" AFF. WITH 12" WIDE WHITE MELANINE SHEL. W/ 1/4" ROUNDED CORNERS.
13. PROVIDE GRANT CONCRETE SLAB BENEATH FLOOR TILE AT ALL CULLS AND CONTROL JOINTS IN EXISTING - NEW CONCRETE SLABS. SHALL TO EXTEND MIN. ONE FULL CURE BEYOND GRANT JOINT ON EACH SIDE.

LEGEND

-----	ITEMS ABOVE, OR EQUIPMENT	###	WALL TYPE
=====	EX'G WALL TO REMAIN	←###	KEYNOTE
=====	NEW WALL TYPES	##	DOOR NUMBER
		⬡	EQUIPMENT NUMBER
		⬢	PLUMBING NUMBER
		⬢	ELEVATION
		X / XX	RESTROOM ACCESSORY

GENERAL PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING, ORDERING OF MATERIAL, EQUIPMENT, DEMOLITION, AND CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF WORK.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS AND DISCREPANCIES BETWEEN EXISTING CONDITION AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

36" CLEAR EGRESS PATH



SUNSHINE FROZEN YOGURT

4205 CORNER
4205 W. STANLEY AVE., SUITE 200
COUNTY OF FAIRFAX, VIRGINIA

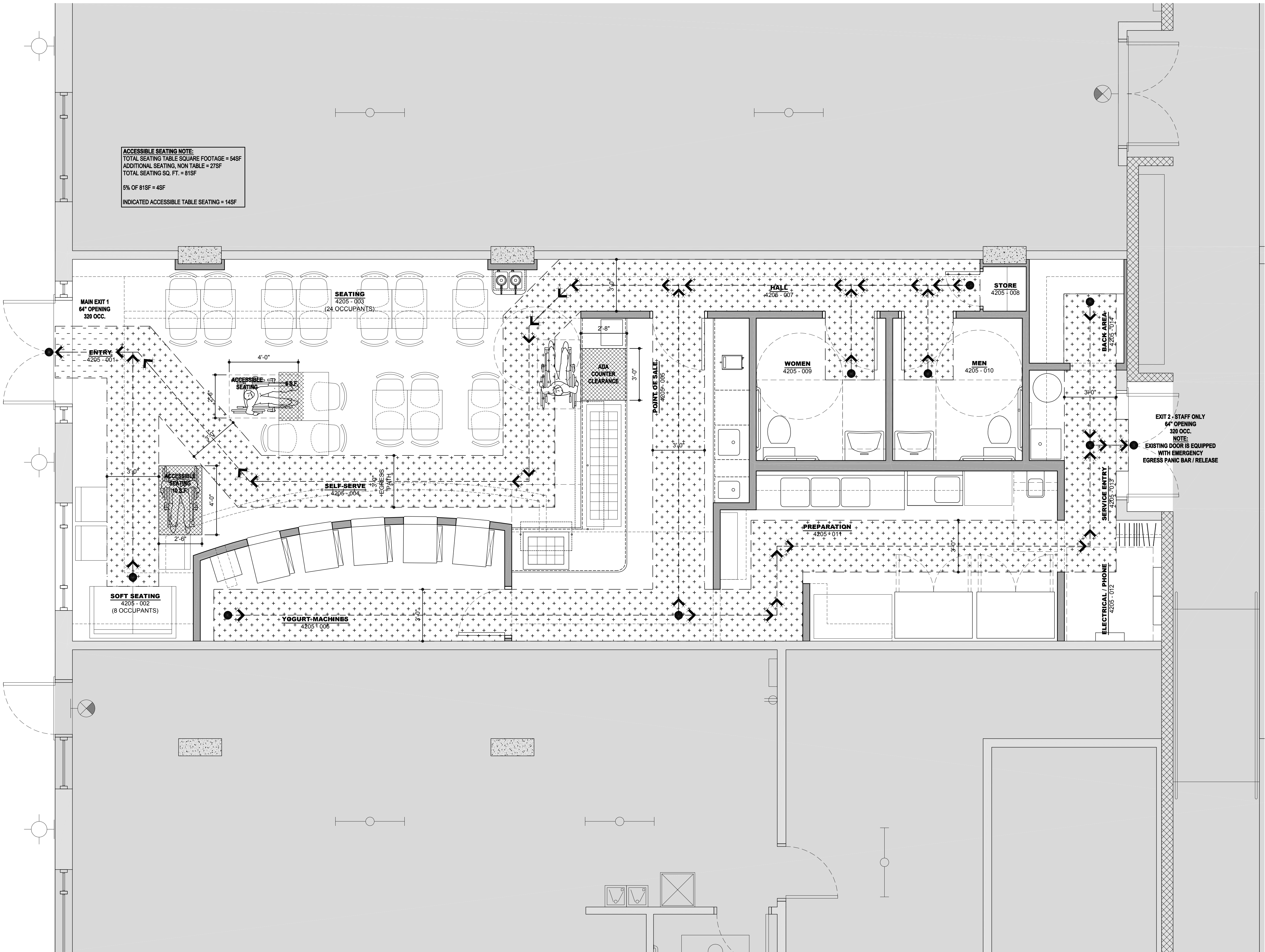
RICH HOSTELEY
NORTH ARCHITECT

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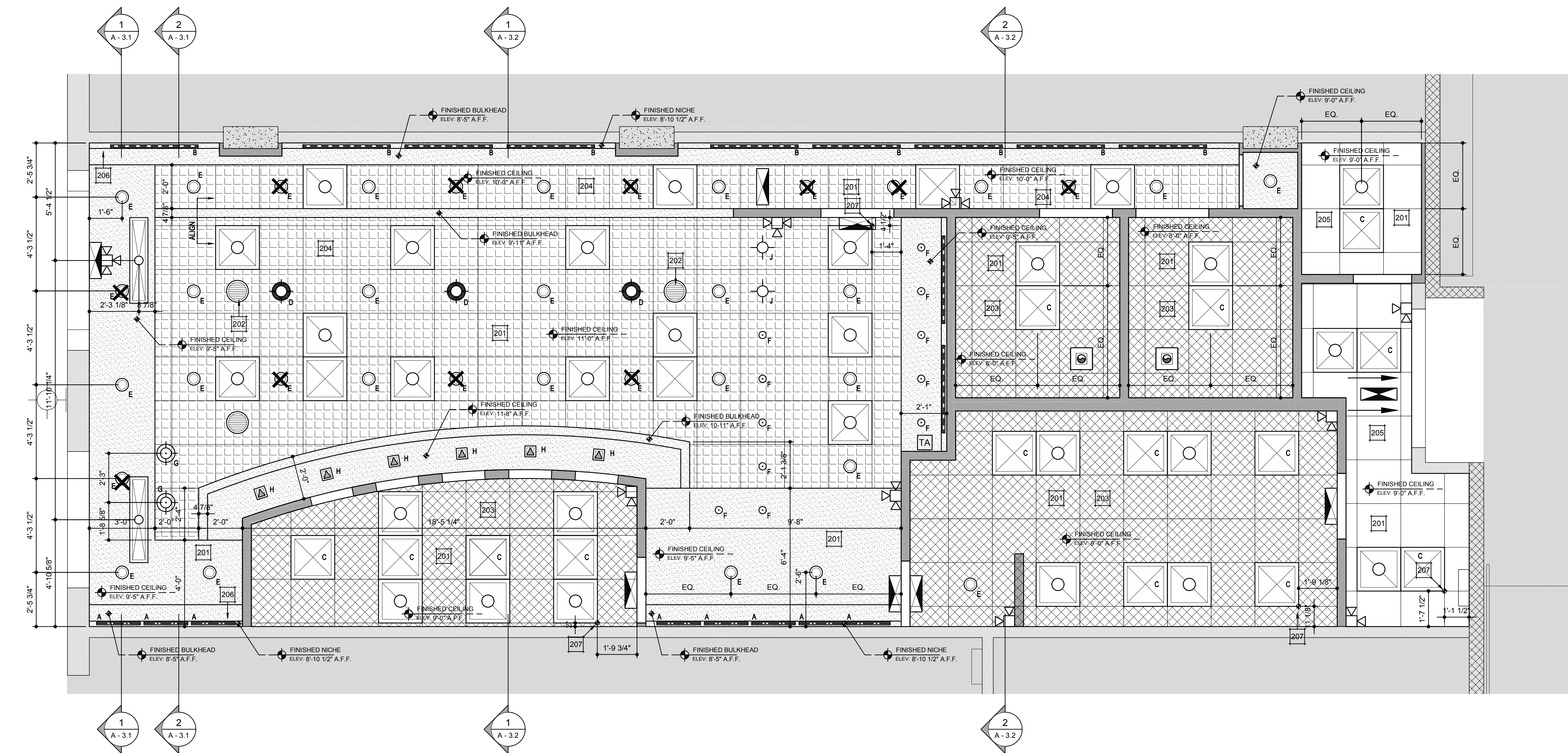
SUITE
EGRESS / SEATING PLAN

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DATE	DESCRIPTION
08.01.2013	PROPOSED BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
12.27.2013	PROJECT IN HOUSE REVIEW
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION
REVISION DATE	DESCRIPTION
1 12.26.13	PEER REVIEW COMMENTS



1 SUITE EGRESS / SEATING PLAN
SCALE: 3/8" = 1'-0"



1 SUITE - REFLECTIVE CEILING PLAN
SCALE: 3/8" = 1'-0"

PLAN KEYNOTES

- 201 SPRINKLER NOTE: CONTRACTOR TO SUBMIT NEW SPRINKLER HEAD LAYOUT
LOCATIONS, DESIGN / SUPPLIED BY SPRINKLER CONTRACTOR, TO
ARCHITECT FOR REVIEW / COMMENTS / APPROVAL.
- 202 LAYIN CEILING SPEAKER:
MANUF. POLK AUDIO
NOTE: NEW SPEAKER CONNECTED TO OWNER SUPPLIED AUDIO / SOUND
SYSTEM.
- 203 IN-LAY CEILING TILE:
MANUF. ARMSTRONG
MANUF. ID: 1937 - CLEAN ROOM OPTIMA TILE
SUSPENSION SYSTEM: PRELUDE 1/4"
NOTE: CLEANABLE SURFACE TILE, BEVELED REGULAR.
- 204 CEILING TILE:
MANUF. ARMSTRONG
MANUF. ID: 580 - CIRRIUS K4C4
SUSPENSION SYSTEM: PRELUDE 1/4"
NOTE: CONCEALED.
- 205 IN-LAY CEILING TILE:
MANUF. ARMSTRONG
MANUF. ID: 574 - SQUARE INLAY
SUSPENSION SYSTEM: PRELUDE 1/4"
NOTE: EXPOSE SYSTEM.
- 206 CONTRACTOR TO INSTALL TELEVISION / MOUNT, PROVIDED BY OWNER.
PROVED SOLID F.T. BLOCKING FOR MOUNTING SYSTEM.
- 207 CEILING GRID START POINT.

GENERAL PLAN NOTES

- 1 SEE SHEET E-0.1 FOR GENERAL NOTES AND SPECIFICATIONS.
- 2 CEILING HEIGHT IS 8'-0" ABOVE FINISHED FLOOR, U.O.N.
- 3 ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING
DRAWINGS OR BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS,
SHALL BE BROUGHT TO THE ATTENTION OF RHA FOR RESOLUTION.
- 4 ALL LIGHT FIXTURE TYPES ARE NOTED ON REFLECTED CEILING PLAN.
SPECIFICATIONS AND CIRCUITING ARE NOTED ON ENGINEERING
DOCUMENTS.
- 5 ALL ROOMS SHALL BE SWITCHED INDIVIDUALLY U.O.N.
- 6 ALL MULTIPLE SWITCH LOCATIONS SHALL BE GANGED AND INSTALLED WITH
A SINGLE FACEPLATE.
- 7 ALL V.V. BOXES AND ALL ITEMS REQUIRING ACCESS SHALL BE RELOCATED
OUT OF AREAS RECEIVING GYPSUM BOARD CEILING U.O. NOTIFY RHA OF
ANY CONFLICT WITH THIS INTENTION PRIOR TO PROCEEDING WITH
INSTALLATION.
- 8 CAULK JOINT EDGE MOLD OF CEILING GRID AND PARTITION WHERE
REQUIRED.
- 9 ALL EQUIPMENT, MATERIALS, CABLE, CONDUIT, LIGHT FIXTURES,
MECHANICAL FIXTURES, ETC. MUST BE INDEPENDENTLY SUPPORTED FROM
THE STRUCTURE.
- 10 REFER TO ENGINEERING DRAWINGS FOR LOCATION OF ALL PLENUM
MOUNTED EQUIPMENT. G.C. TO VERIFY AND COORDINATE ALL EQUIPMENT
INDICATED ON ARCHITECTURAL AND ENGINEERING DRAWINGS. LIGHT
FIXTURE LOCATIONS SHALL TAKE PRECEDENCE. ALL CONFLICTS MUST BE
BROUGHT TO THE ATTENTION OF RHA FOR RESOLUTION.
- 11 RHA SHALL BE NOTIFIED OF ALL BASE BUILDING ITEMS RELATING TO THE
CEILING (FIRE HORNS, STROBES, SPEAKERS, SMOKE DETECTORS, EXIT
SIGNAGE, ETC.) FOR EXACT LOCATIONS BEFORE PROCEEDING WITH
INSTALLATION.
- 12 EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED BASED ON
NEW PARTITION LAYOUT. SHOP DRAWINGS SHOWING EXACT LOCATIONS OF
ALL SPRINKLER HEADS SHALL BE PREPARED AND SUBMITTED TO RHA FOR
REVIEW BEFORE PROCEEDING WITH CEILING CONSTRUCTION.
- 13 LIGHT FIXTURE DIMENSIONS ARE FROM FINISH FACE OF PARTITIONS TO
CENTERLINE OF FIXTURE LOCATED IN ACCORDANCE WITH ARCHITECTURAL
DRAWINGS. GROUPED FIXTURES SHALL BE ALIGNED PARALLEL TO
ADJACENT WALL SURFACES. DISCREPANCIES SHALL BE RESOLVED WITH
RHA PRIOR TO INSTALLATION.
- 14 G.C. SHALL FURNISH AND INSTALL NEW CEILING TILES AND GRID
THROUGHOUT. SEE FINISH SCHEDULE FOR MATERIAL INFORMATION.
- 15 ALL CEILING REGISTERS, VENTS, DIFFUSERS, SPEAKERS ETC. SHALL MATCH
THE COLOR OF ADJACENT CEILING.
- 16 COORDINATE WITH OWNER LOCATION OF LIGHTING SWITCH / DIMMER
CONTROLS, THERMOSTAT CONTROLS, AND RECEPTACLES.
- 17 TYPICAL DROP BULKHEAD - BOTTOM - 8'-0" A.F.F., U.O.N.

LEGEND

KEYNOTE	EQUIPMENT NUMBER
RESTROOM EXHAUST FAN	2 HEAD FLOOD LIGHT
ILLUMINATED EXIT SIGN WITH DIRECTIONAL LIGHTING FIXTURE WITH DIMMER	EMERGENCY LIGHTING
GYP. BRD. CEILING / LID W/ 3.5" METAL CEILING JOIST @ 16" O.C.	LINEAR SUPPLY AIR DIFFUSER
2' X 2' ACT GRID, WITH CLEANABLE SURFACE CEILING TILE. SEE KEYNOTE 203 FOR DETAILS.	2' X 2' ACT GRID, WITH TILE. SEE KEYNOTE 203 FOR DETAILS.
2' X 4' ACT GRID, WITH TILE. SEE KEYNOTE 204 FOR DETAILS.	SUPPLY AIR DIFFUSER
2' STRIP SINGLE TUBE FLUORESCENT LIGHTING FIXTURE 'A'	RETURN AIR GRILL
4' STRIP SINGLE TUBE FLUORESCENT LIGHTING FIXTURE 'B'	
LIGHTING FIXTURE 'C' 2'X2' FLUORESCENT	LIGHTING FIXTURE 'D' PENDENT LIGHT
LIGHTING FIXTURE 'E' RECESSED LIGHT	LIGHTING FIXTURE 'F' DOWN LIGHT
LIGHTING FIXTURE 'G' PENDENT LIGHT	LIGHTING FIXTURE 'H' SPOT LIGHT
LIGHTING FIXTURE 'J' PENDENT LIGHT	AUDIO SPEAKER

SUNSHINE FROZEN YOGURT
4205 CORNER
4209 RIDGE ROAD, SUITE 200
COUNTY OF FAIRFAX, VIRGINIA

SUITE
REFLECTIVE CEILING PLAN

DATE	DESCRIPTION
08.11.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
12.17.2013	PROJECT IN HOUSE REVIEW
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION

REVISION DATE	DESCRIPTION
1 12.26.13	PEER REVIEW COMMENTS

SUNSHINE
FROZEN YOGURT

A
2.1

PLAN KEYNOTES

- 301 EXISTING CONSTRUCTION, TO REMAIN.
302 DUCT, SEE MEP ENGINEERING DRAWINGS FOR DETAILS.
303 SEE FLOOR PLANS FOR WALL / PARTITION TYPES.
304 4" SOUND BATT INSULATION, PROVIDE 6" AT 6" METAL STUD WALL LOCATIONS.
305 EXISTING 12" THICK, RE-INFORCED CONCRETE SLAB OVER 6" GRAVEL, TO REMAIN.
306 SEE RCP FOR CEILING DETAILS.
307 EQUIPMENT / SYSTEM TO BE ATTACHED TO EXISTING CONCRETE SLAB / STRUCTURE ABOVE. SEE MEP ENGINEERING DRAWINGS FOR DETAILS.
308 LIGHTING FIXTURE, REFER TO LIGHTING PLAN E-1.2 FOR DETAILS.
309 PROVIDE 3-5/8" METAL CEILING JOIST @ 16" O.C. WITH 1/2" PTD. GYP. BRD.
310 PROVIDE 3-5/8" METAL BULKHEAD FRAMING @ 24" O.C. WITH 1/2" PTD. GYP. BRD. FINISHED ROOM LOCATIONS. ATTACH / ANCHOR FRAMING TO CONCRETE SLAB ABOVE.
311 PROVIDE FIRE INSULATION, AT CONCRETE SLAB ABOVE, TO MATCH EXISTING AS REQUIRED BY NEW WORK.
312 NEW IN-FILL CONCRETE SLAB. SEE SLAB PLAN A-1.1 FOR DETAILS.
313 EXISTING STORE-FRONT, TO REMAIN.

SUNSHINE FROZEN YOGURT

4205 CORNER
4209 WISSETT ROAD
COUNTY OF FAIRFAX, VIRGINIA

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SUITE
BUILDING SECTIONS

DATE	DESCRIPTION
08.11.2013	PROPOSED BACKGROUND
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12.27.2013	PERMIT REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
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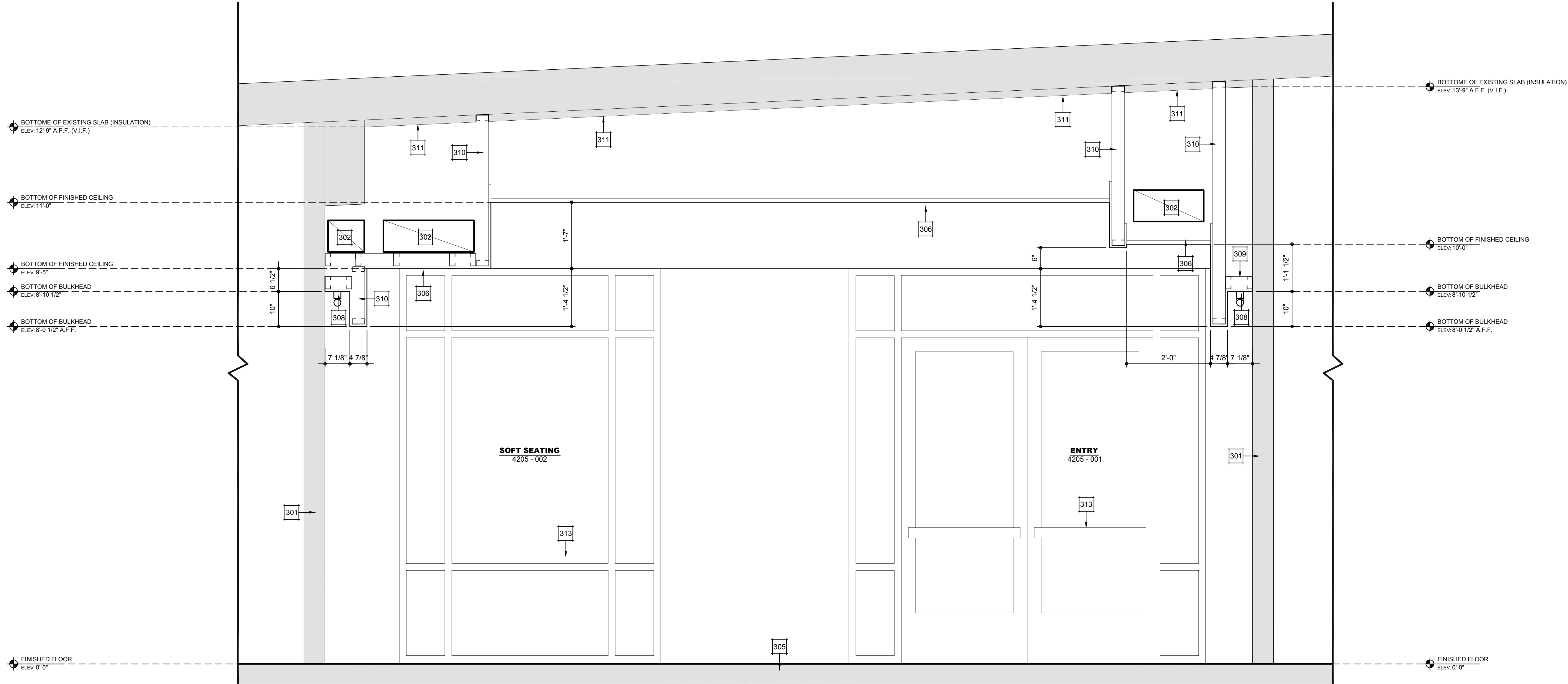


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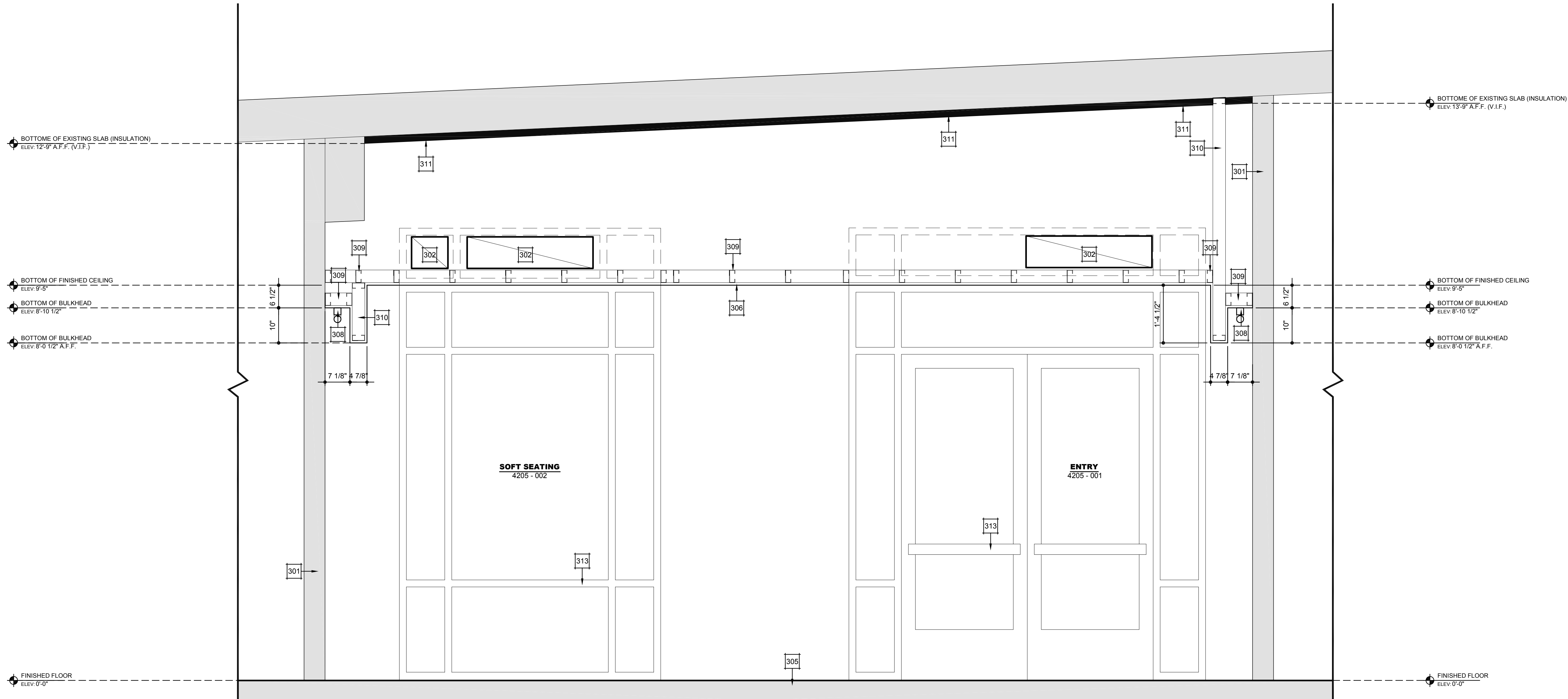
LEGEND

- SOUND BATT INSULATION, 4" TYPICAL, PROVIDE 6" AS INDICATED BY STUD WALL LOCATIONS. KEYNOTE

2 BUILDING SECTION
SCALE: 3/4" = 1'-0"



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



PLAN KEYNOTES

- 301 EXISTING CONSTRUCTION, TO REMAIN.
302 DUCT, SEE MEP ENGINEERING DRAWINGS FOR DETAILS
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SUNSHINE FROZEN YOGURT
4205 CORNER
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SUITE
BUILDING SECTIONS

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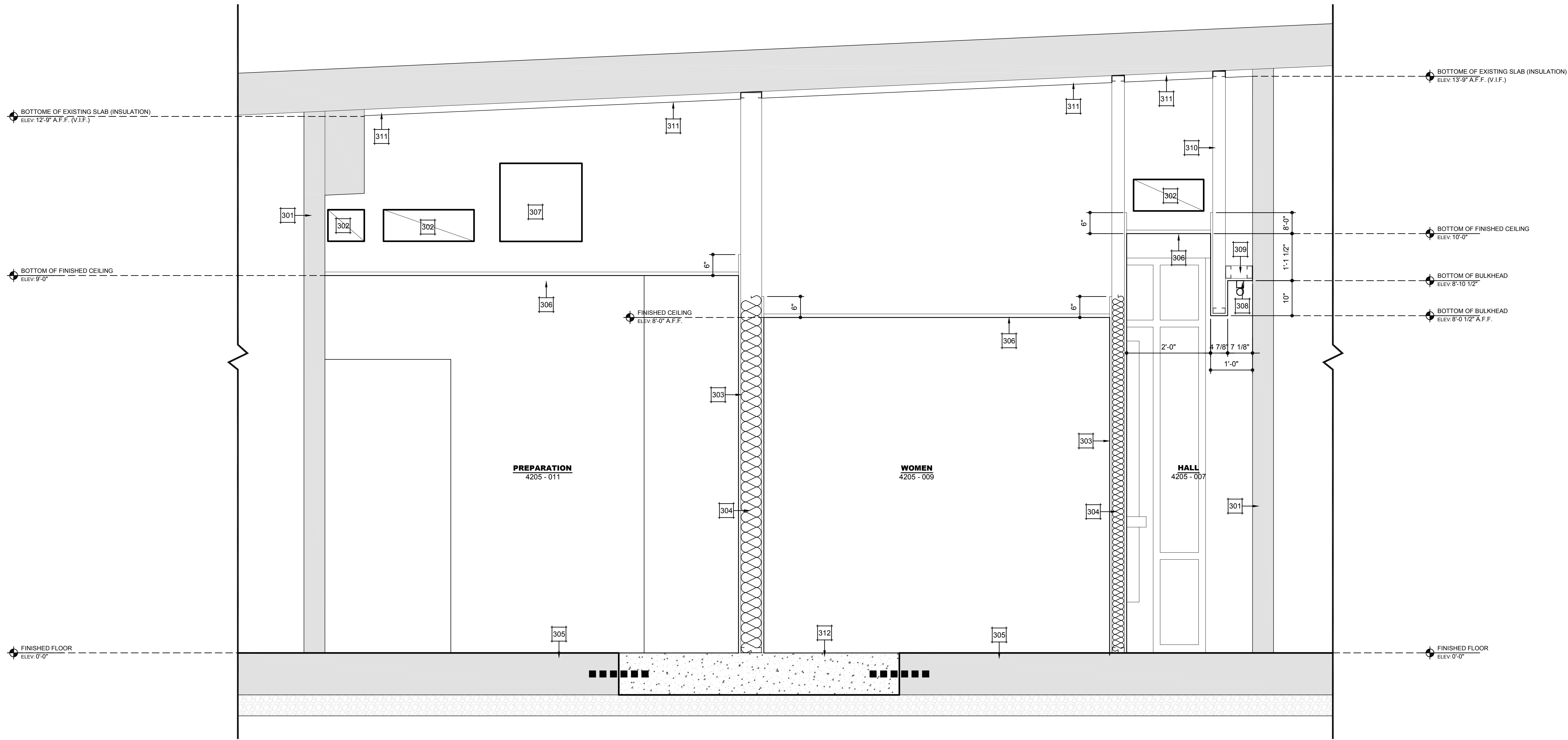
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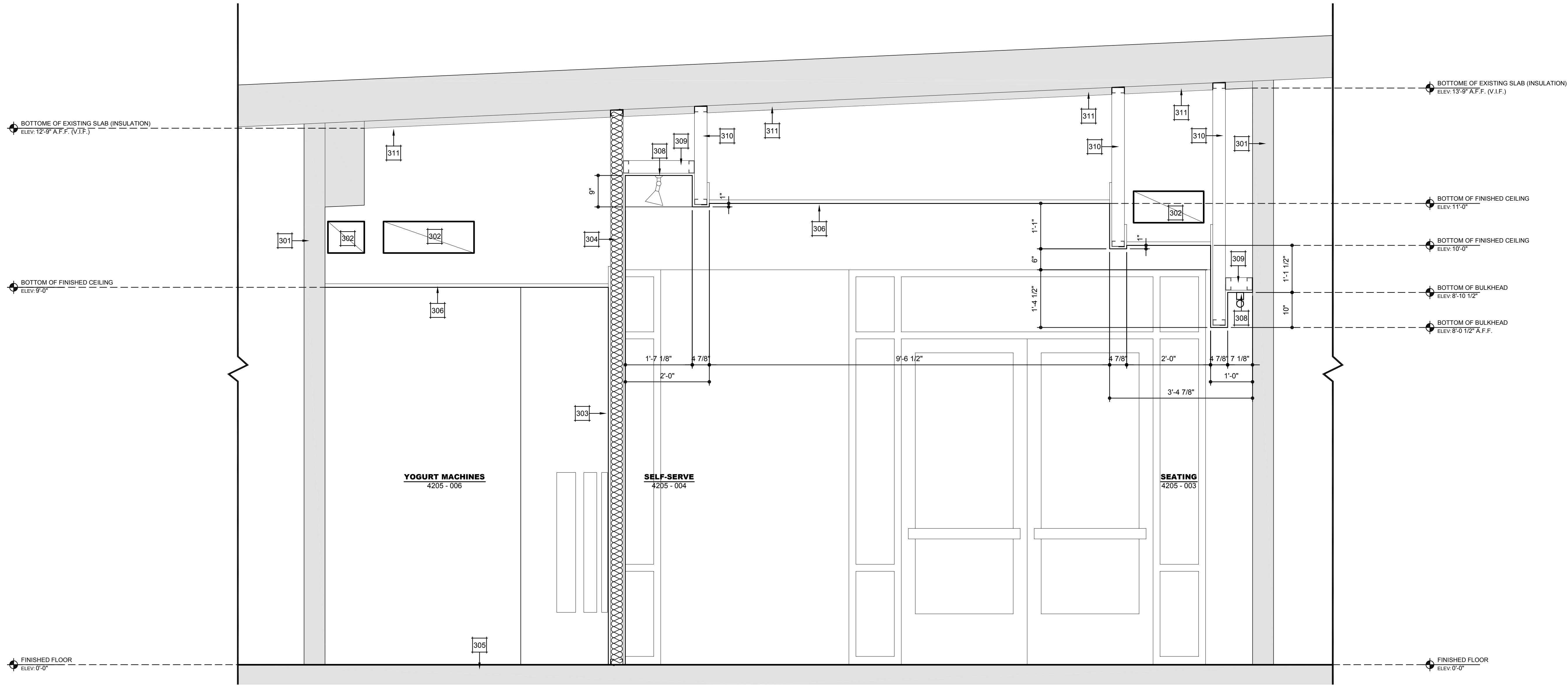


LEGEND

- SOUND BATT INSULATION, 4" TYPICAL, PROVIDE 6" AS INDICATED BY STUD WALL LOCATIONS. KEYNOTE



2 BUILDING SECTION
SCALE: 3/4" = 1'-0"

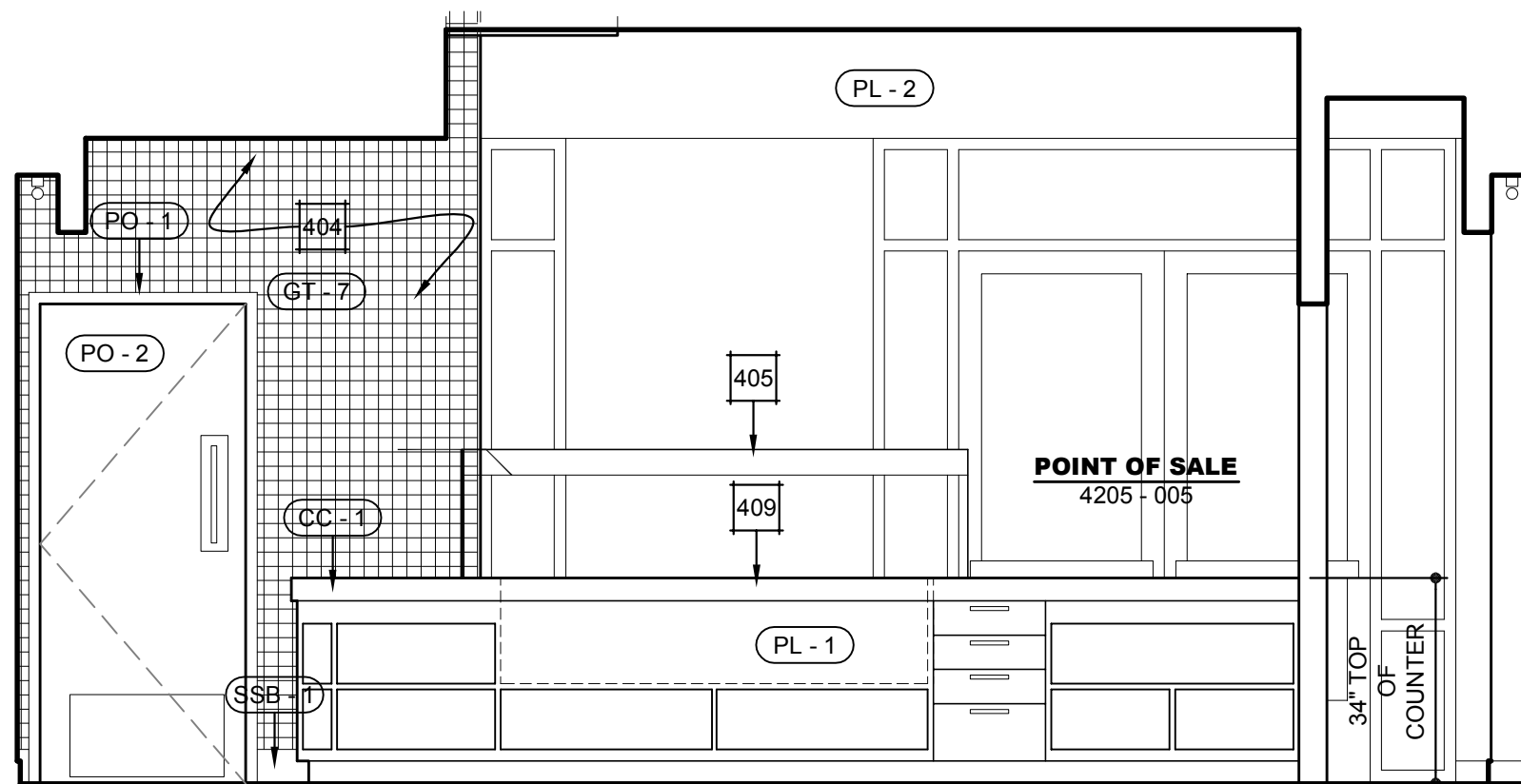


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SCALE: 3/4" = 1'-0"

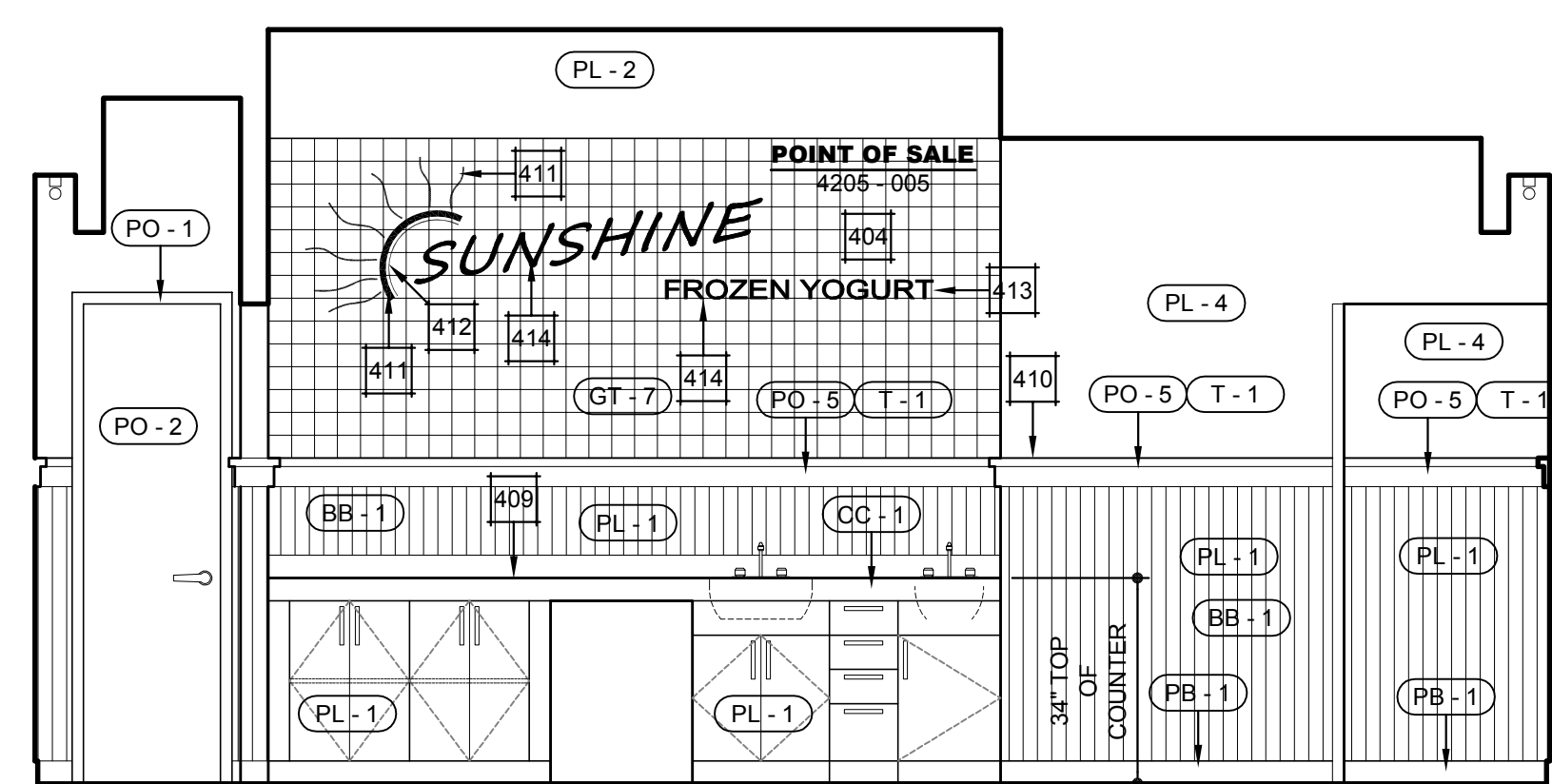


KEYNOTE

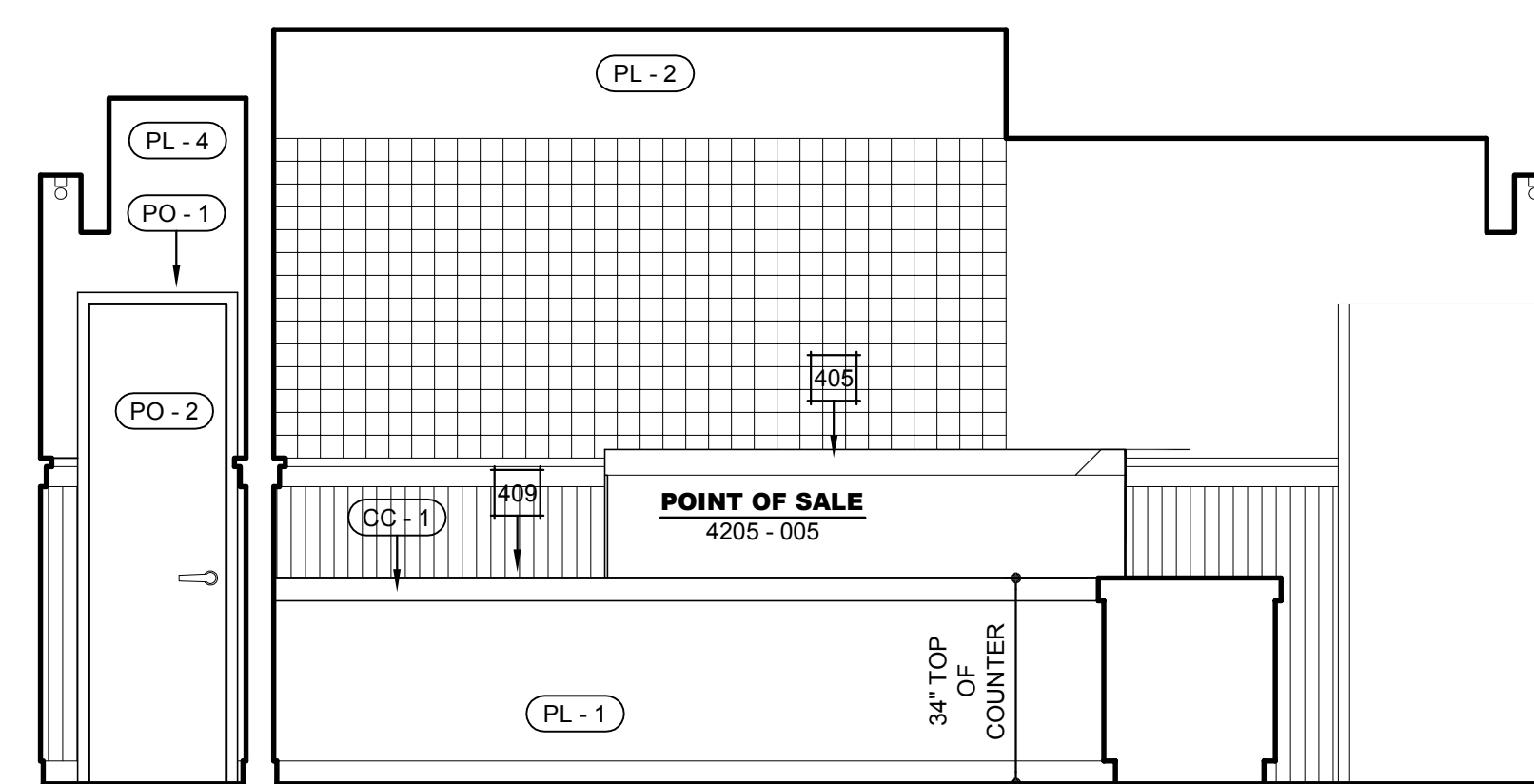
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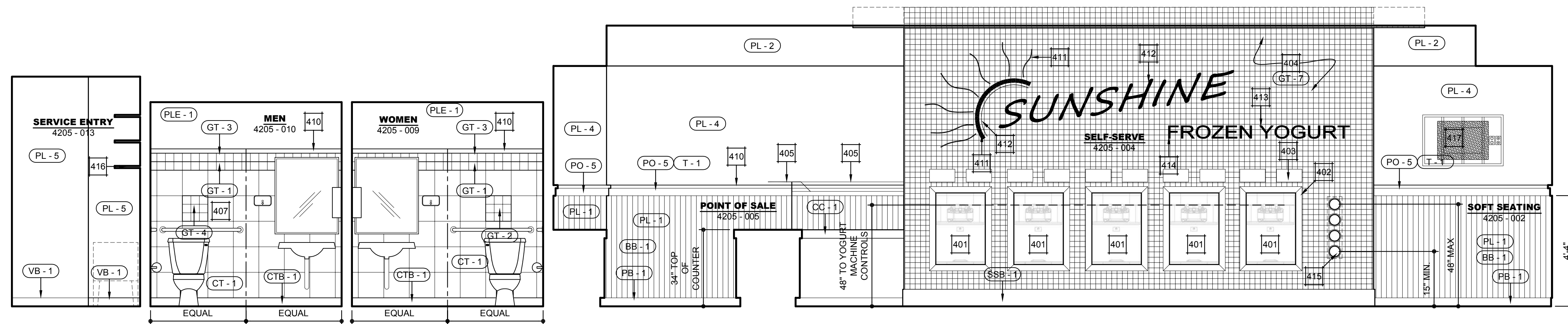
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SCALE: 3/8" = 1'-0"



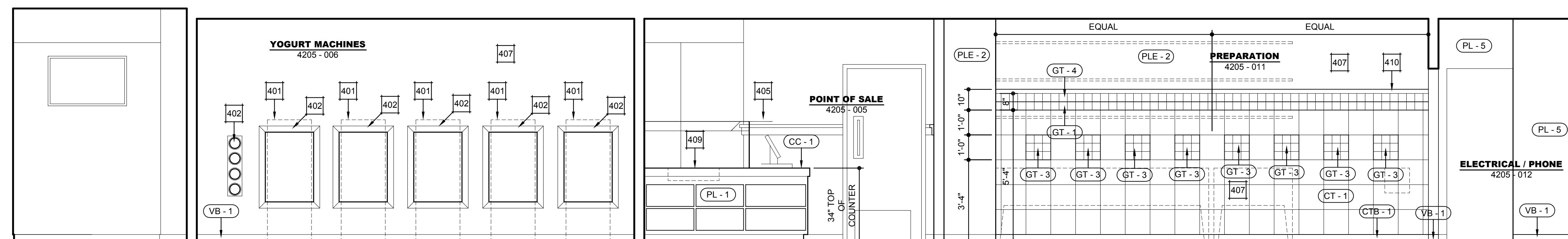
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SCALE: 3/8" = 1'-0"



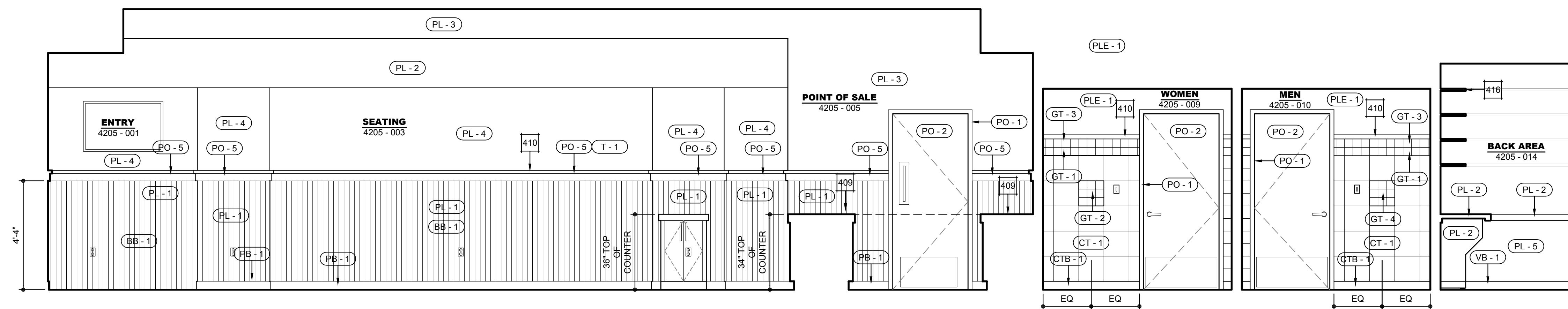
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SCALE: 3/8" = 1'-0"



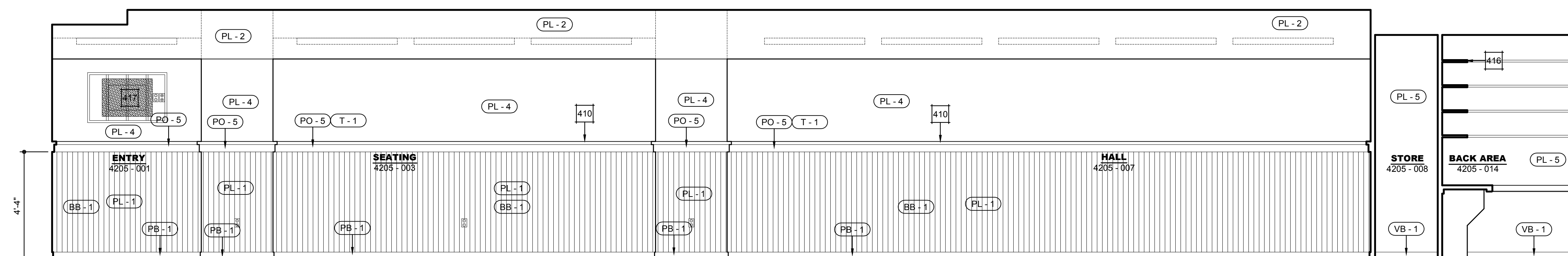
4 INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



2 INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



1 INTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

PLAN KEYNOTES

- 401 YOGURT MACHINE, TYP.
- 402 2" STAINLESS STEEL SURROUND, PROVIDE MITERED CORNERS, AT END WALL CONDITION - FULL HEIGHT, TYP.
- 403 YOGURT SIGNAGE, TYP. CONTRACTOR TO COORDINATE WITH OWNER SIZE, TYPE.
- 404 4" GLASS TILE FINISH.
- 405 PASS-OVER SNEEZE GUARD, SEE SPECS FOR DETAILS.
- 406 PROVIDE FOR SIMULATED WOOD, VINYL COMPOSITE TILE FLOORING, THROUGH-OUT THIS AREA.
- 407 PROVIDE FOR CLEANABLE WALL SURFACE THIS AREA. CERAMIC TILE AND OR SEMI-GLOSS PAINT, THROUGH-OUT THIS AREA.
- 408 VINYL COMPOSITE TILE FLOORING, THROUGH-OUT THIS AREA.
- 409 CORIAN OR EQUAL, CLEANABLE (ANTI BACTERIAL) COUNTER-TOP.
- 410 PROVIDE 1/2" x 2" ALUMINUM EDGE TRIM.
- 411 ORANGE NEON TUBE SIGNAGE
- 412 YELLOW NEON TUBE SIGNAGE
- 413 PINK NEON TUBE SIGNAGE
- 414 GREEN NEON TUBE SIGNAGE
- 4 CUP DISPENSER
MANUF: CARLISLE
- 415 MANUF. ID: 3884G
TYPE: SQUARE CABINET 25" x 7"
FINISH: STAINLESS STEEL
- 416 OPEN METAL SHELVING.
- 417 PROVIDE 3/4" F.R.T. PLYWOOD FOR T.V. MOUNTING HARDWARE. COORDINATE WITH OWNER MANUF. AND TYPE. PROVIDE N.WALL / STUD F.R.T. BLOCKING.
- 418 2" Ø STAINLESS STEEL GROMMET. COORDINATE LOCATION WITH OWNER.
- 419 ALUMINUM PULLS. CONTRACTOR TO SUBMIT CUTSHEET FOR REVIEW.
- 420 STAINLESS STEEL LOUVRE.
- 421 COORDINATE ALL EQUIPMENT SIZES AND LOCATIONS PRIOR INSTALLATION.
- 422 PROVIDE PEGS AND PRE-DRILLED HOLES TO ADJUST SHELF.
- 423 PROVIDE 2" Ø PASS THROUGH. COORDINATE LOCATION WITH OWNER.
- 424 PROVIDE STAINLESS STEEL CONCEALED HINGES.
- 425 PROVIDE 12" x 8" OPENING TO BACK. COORDINATE LOCATION WITH OUTLET.
- 426 ALL CABINET CONSTRUCTION TO BE 3/4" PLYWOOD WITH LAMINATE, TYP.
- DOOR SIGNAGE: MEN
COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: SYMBOL TO INCLUDE MALE FIGURE / ADA WHEELCHAIR, BRAILLE.
- DOOR SIGNAGE: WOMEN
COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: SYMBOL TO INCLUDE MALE FIGURE / ADA WHEELCHAIR, BRAILLE.
- DOOR SIGNAGE: EMPLOYEES ONLY
COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: BRAILLE
- DOOR SIGNAGE: YOGURT ROOM
COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: BRAILLE
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COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: SIGN TO READ, "ALL EMPLOYEES TO WASH HANDS PRIOR TO RETURNING TO WORK", OR EQUAL, BRAILLE.

SUNSHINE FROZEN YOGURT
4205 CORNER
4209 WIGGINS BLVD., SUITE 200
COUNTY OF FAIRFAX, VIRGINIA

RICH HOSTELEY
ARCHITECT
1987 FARMVIEW ROAD, STANLEY VIRGINIA 22881 • 502.730.9222 • WWW.RH-ARCHITECT.COM

SUITE
INTERIOR ELEVATIONS

DATE	DESCRIPTION
08.14.2013	PROJECT IN HOUSE REVIEW
11.14.2013	PROJECT IN HOUSE REVIEW
12.17.2013	PER REVIEW COMMENTS
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION

REVISION DATE	DESCRIPTION
1 12.26.13	PEER REVIEW COMMENTS

GENERAL PLAN NOTES

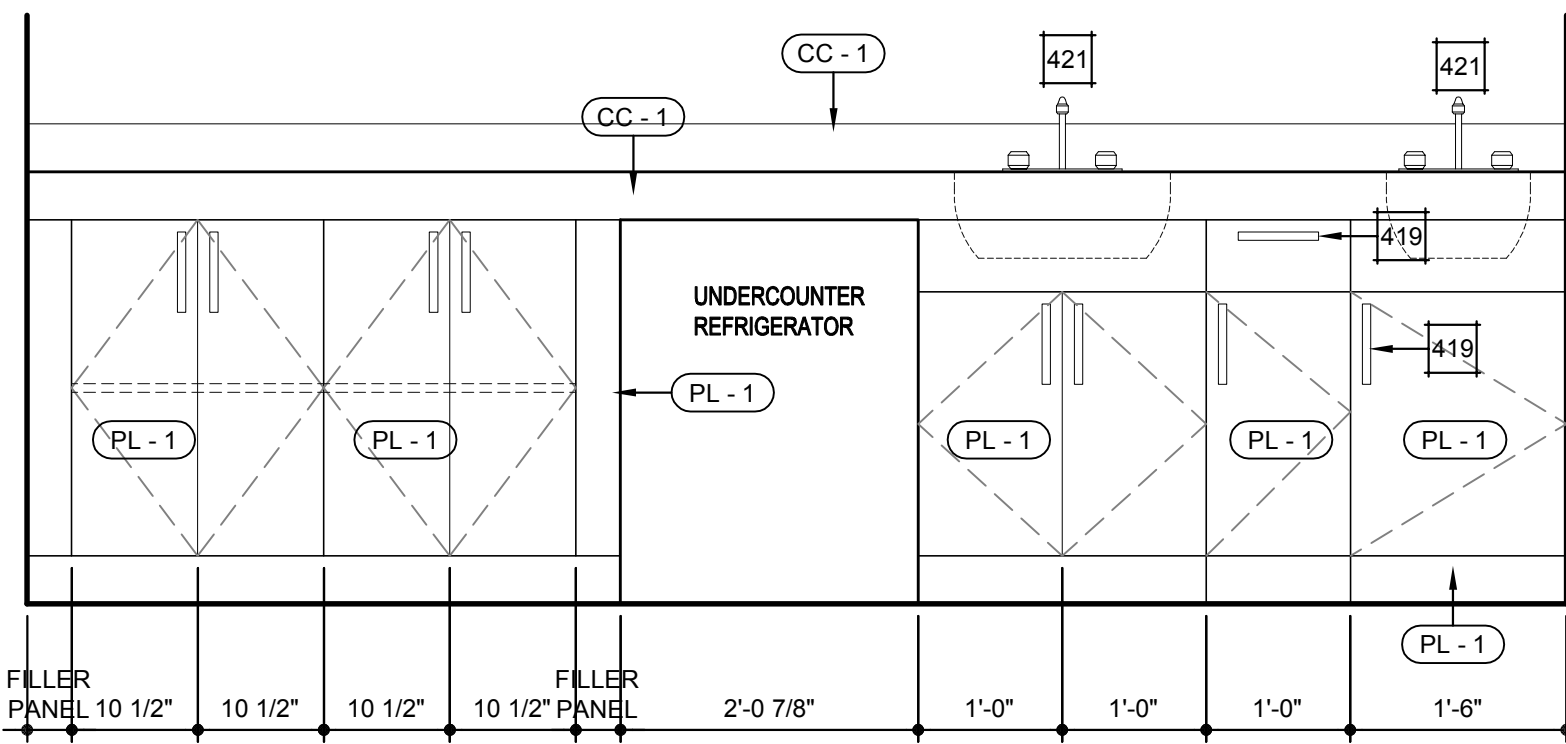
1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-CONTRACTORS VISIT THE JOB SITE, REVIEW THE PLANS AND SPECIFICATIONS, UNDERSTAND THE SCOPE OF WORK IN ITS ENTIRETY, AND POINT OUT ANY INCONSISTENCIES PRIOR TO BIDDING, ORDERING OF MATERIAL, EQUIPMENT, DEMOLITION, AND CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS PRIOR TO FABRICATION OR INSTALLATION OF WORK.
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LEGEND

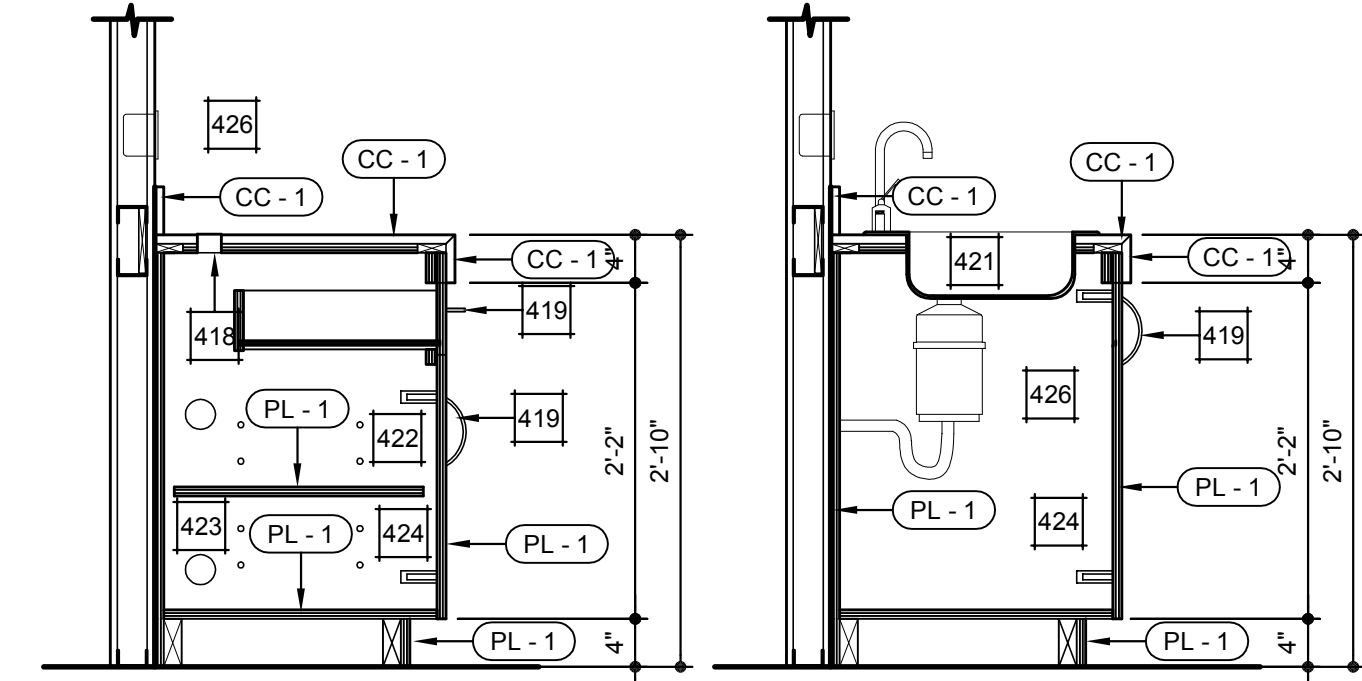
- KEYNOTE
MATERIAL ID

SUNSHINE
FROZEN YOGURT

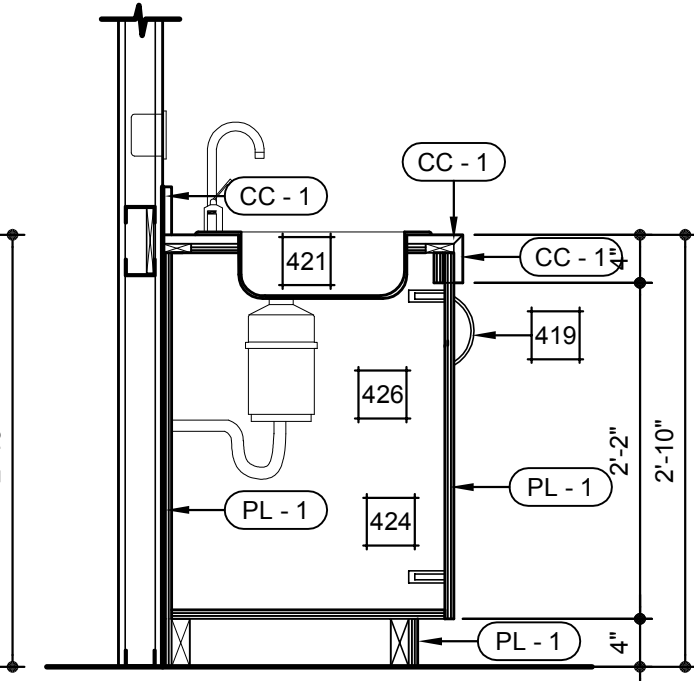
12 MILLWORK ELEVATION
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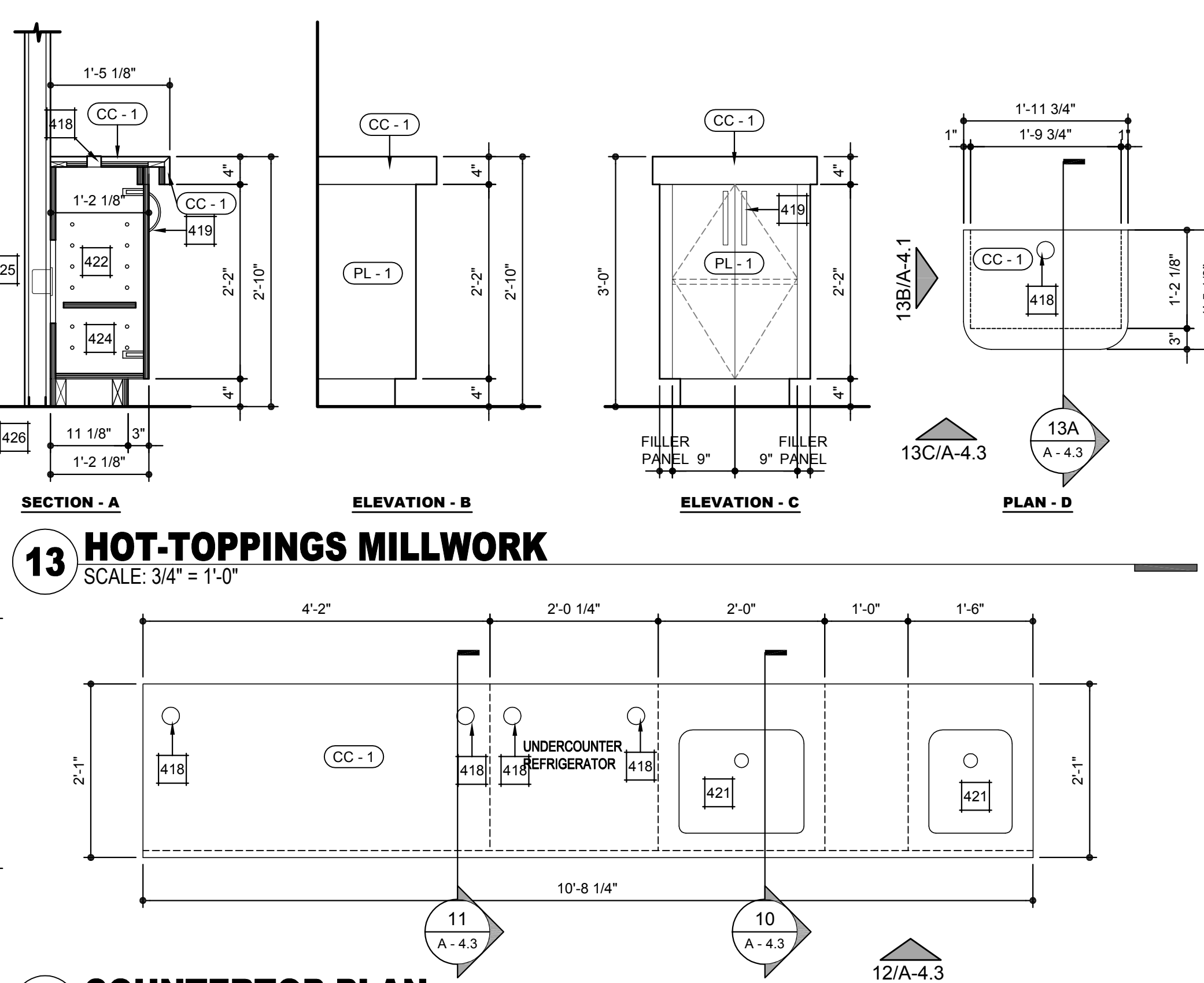
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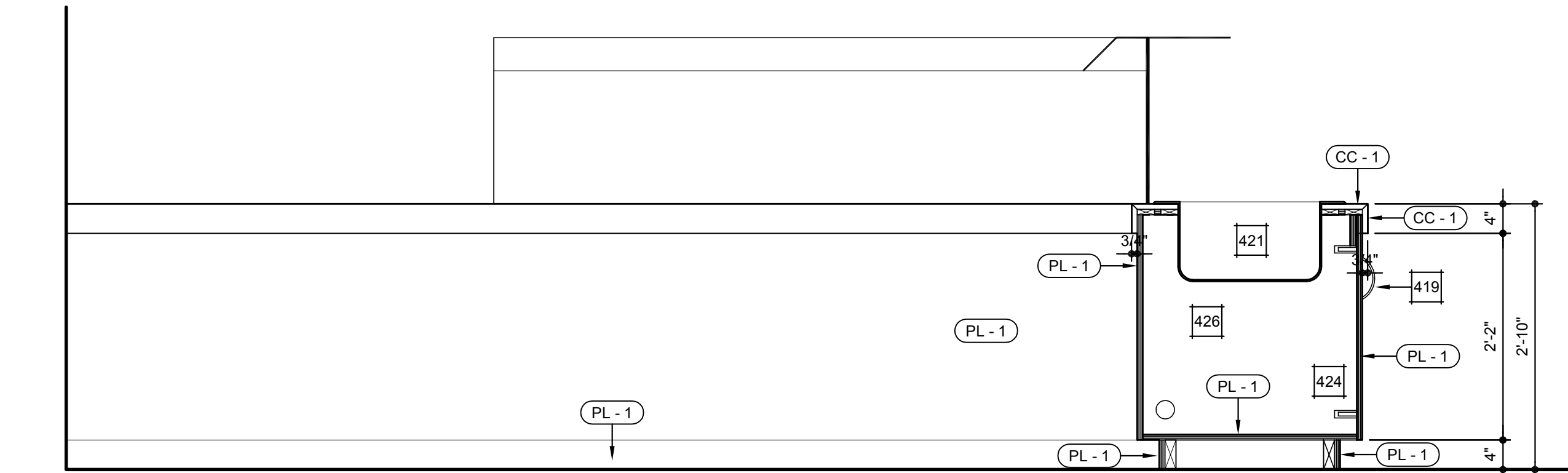
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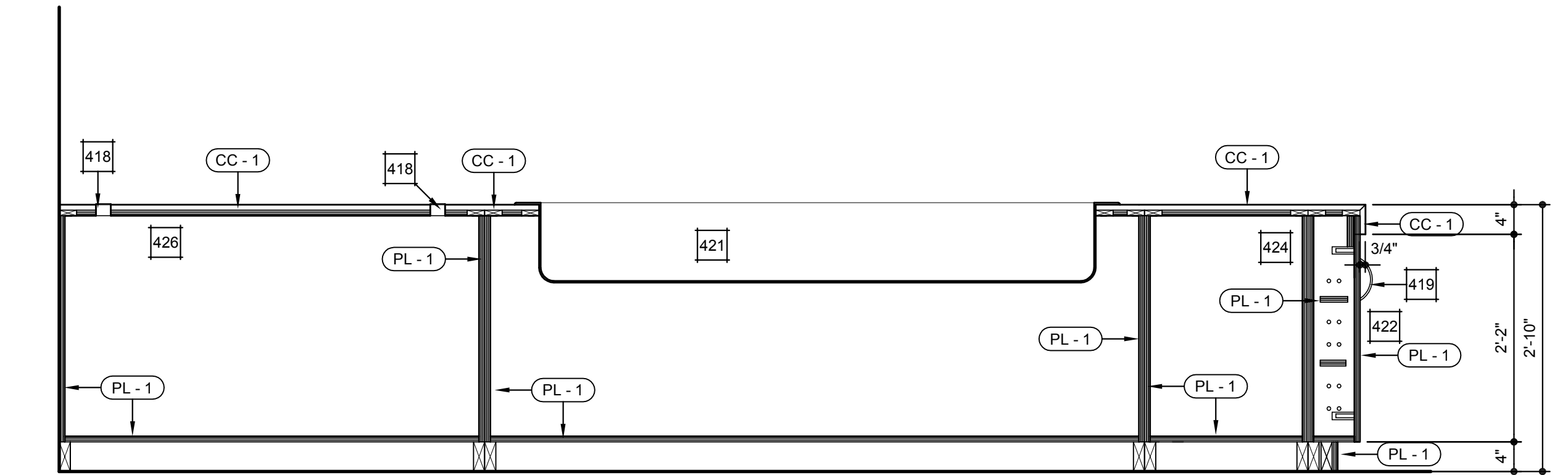
9 COUNTERTOP PLAN
SCALE: 3/4" = 1'-0"



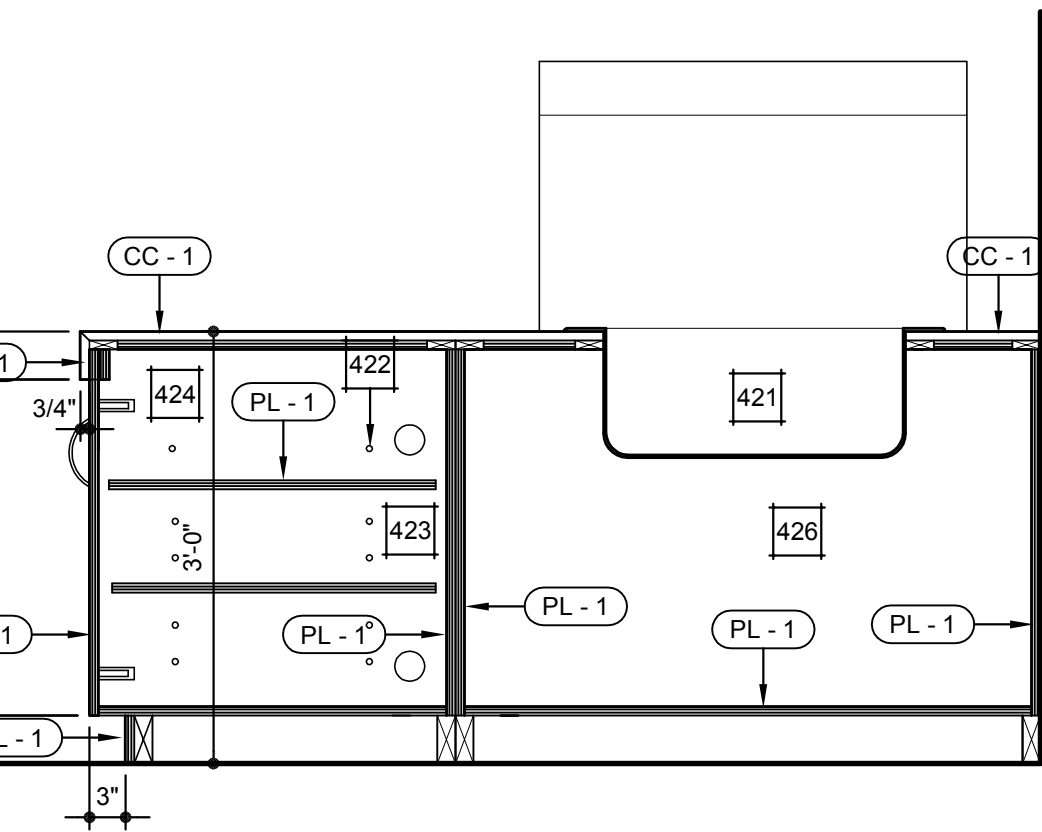
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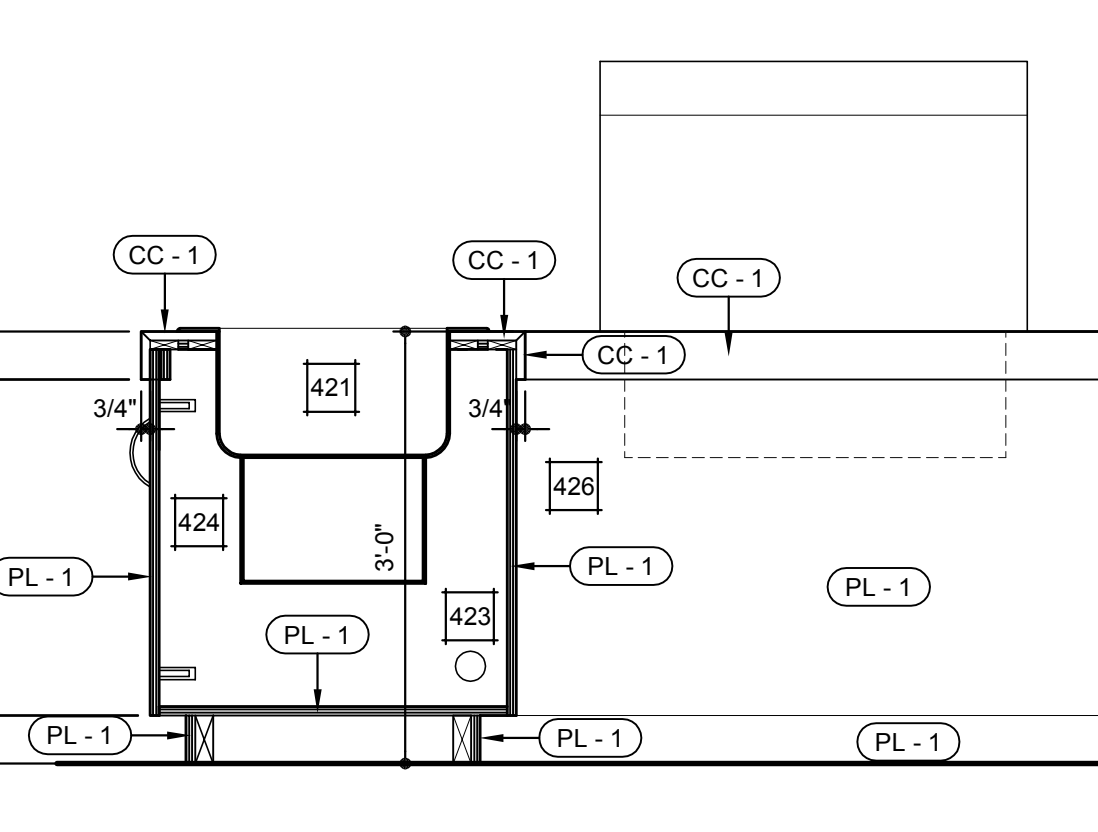
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SCALE: 3/4" = 1'-0"



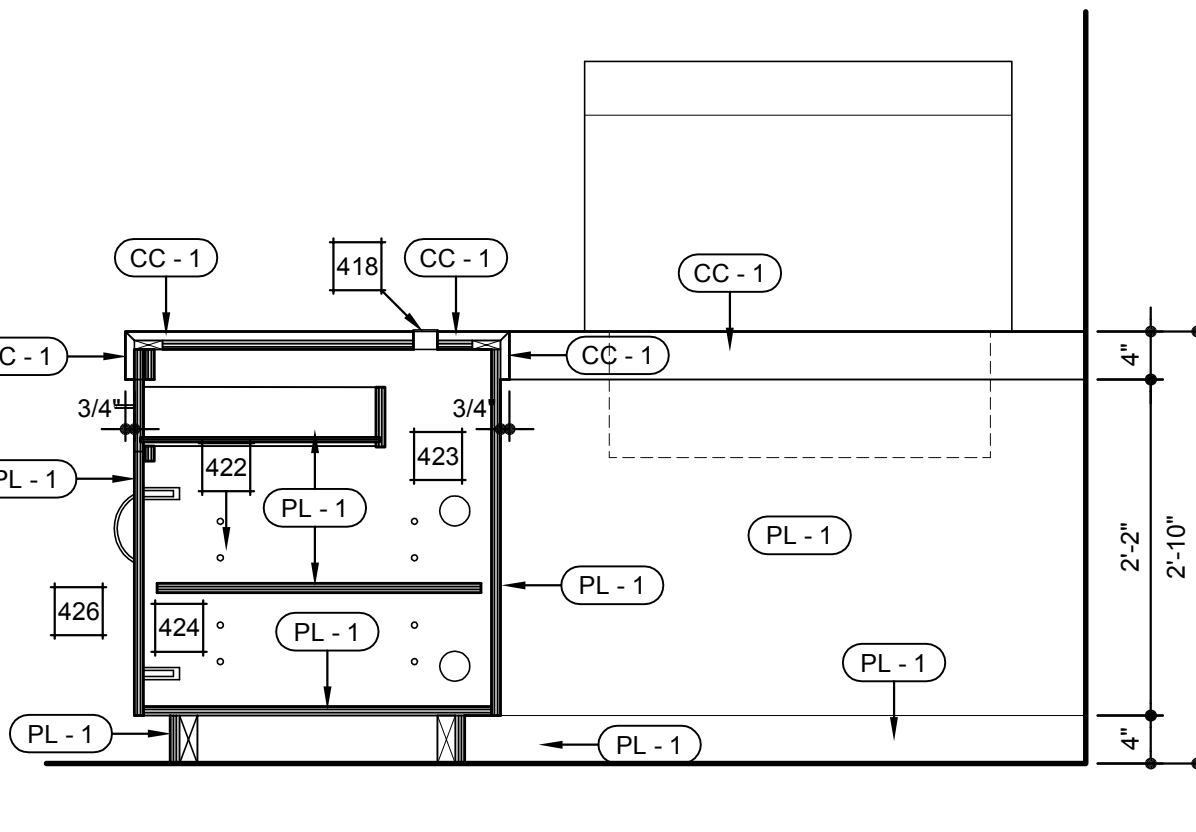
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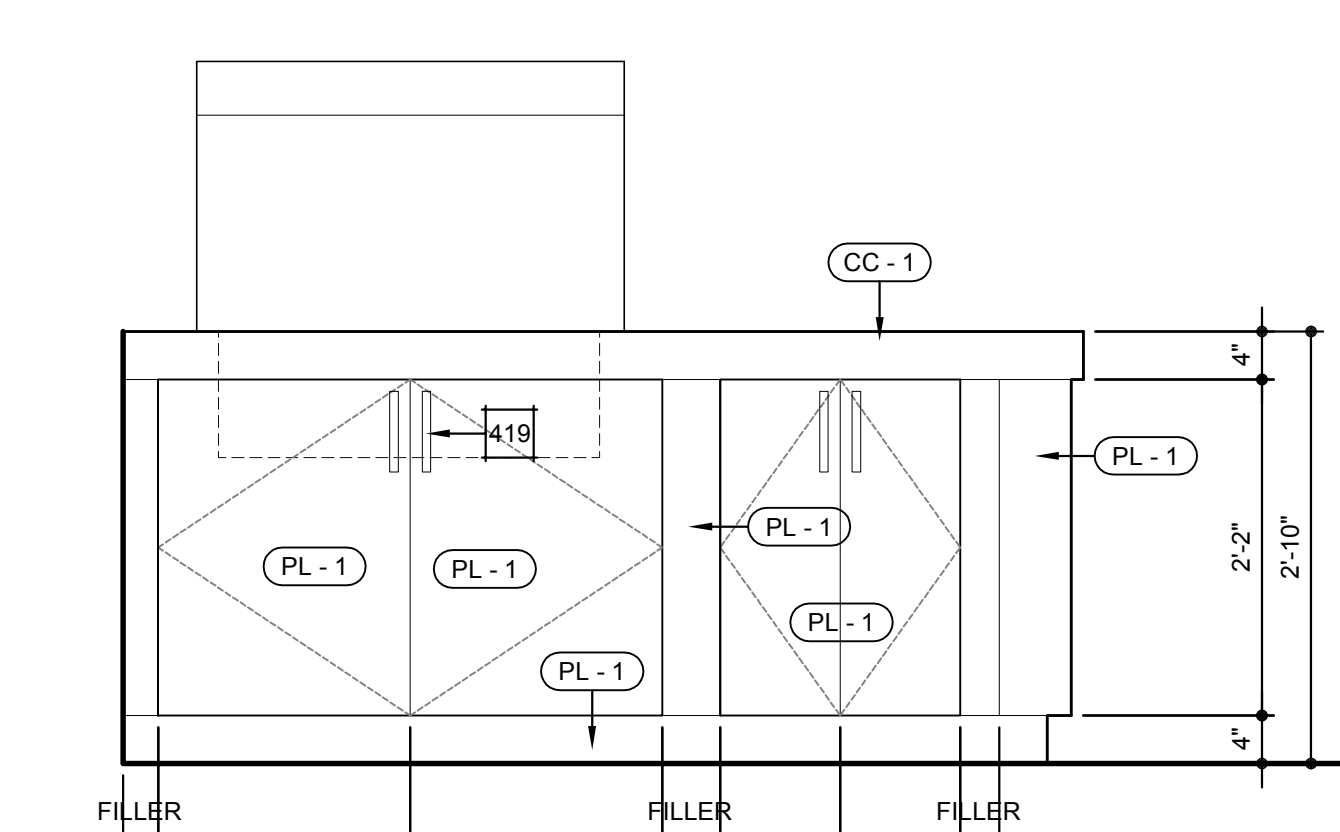
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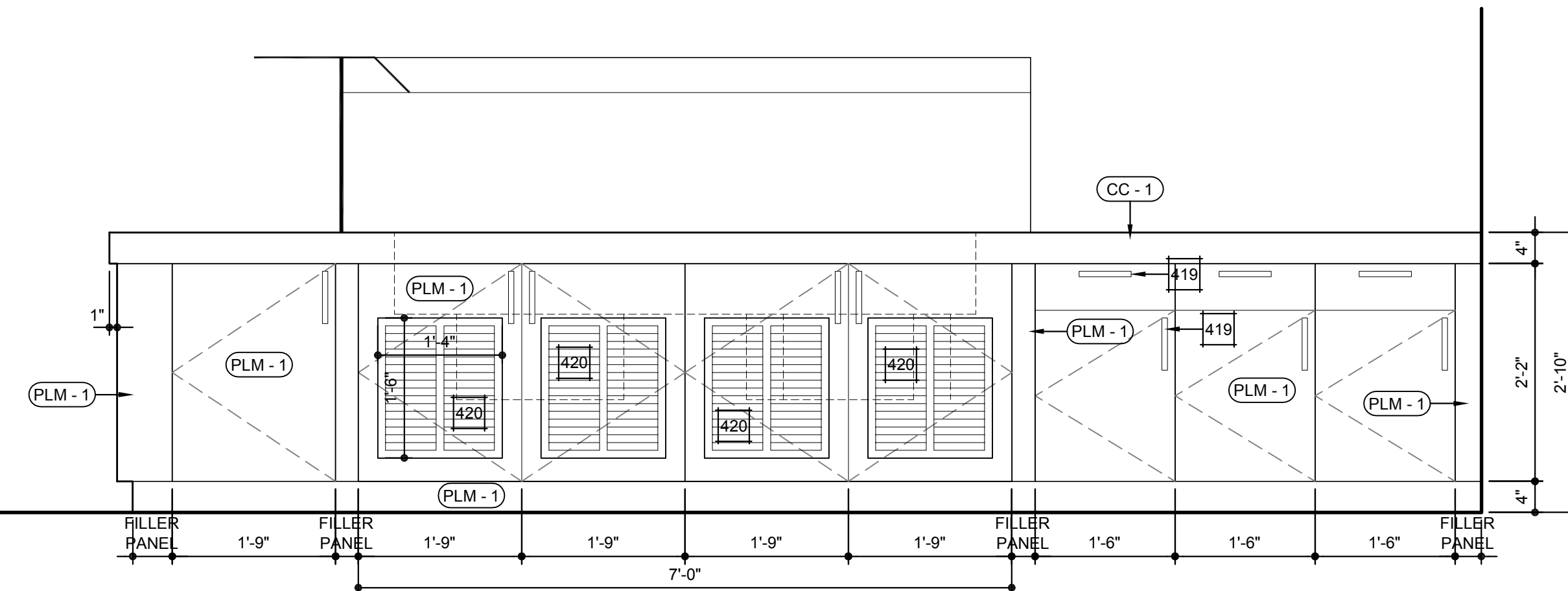
4 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



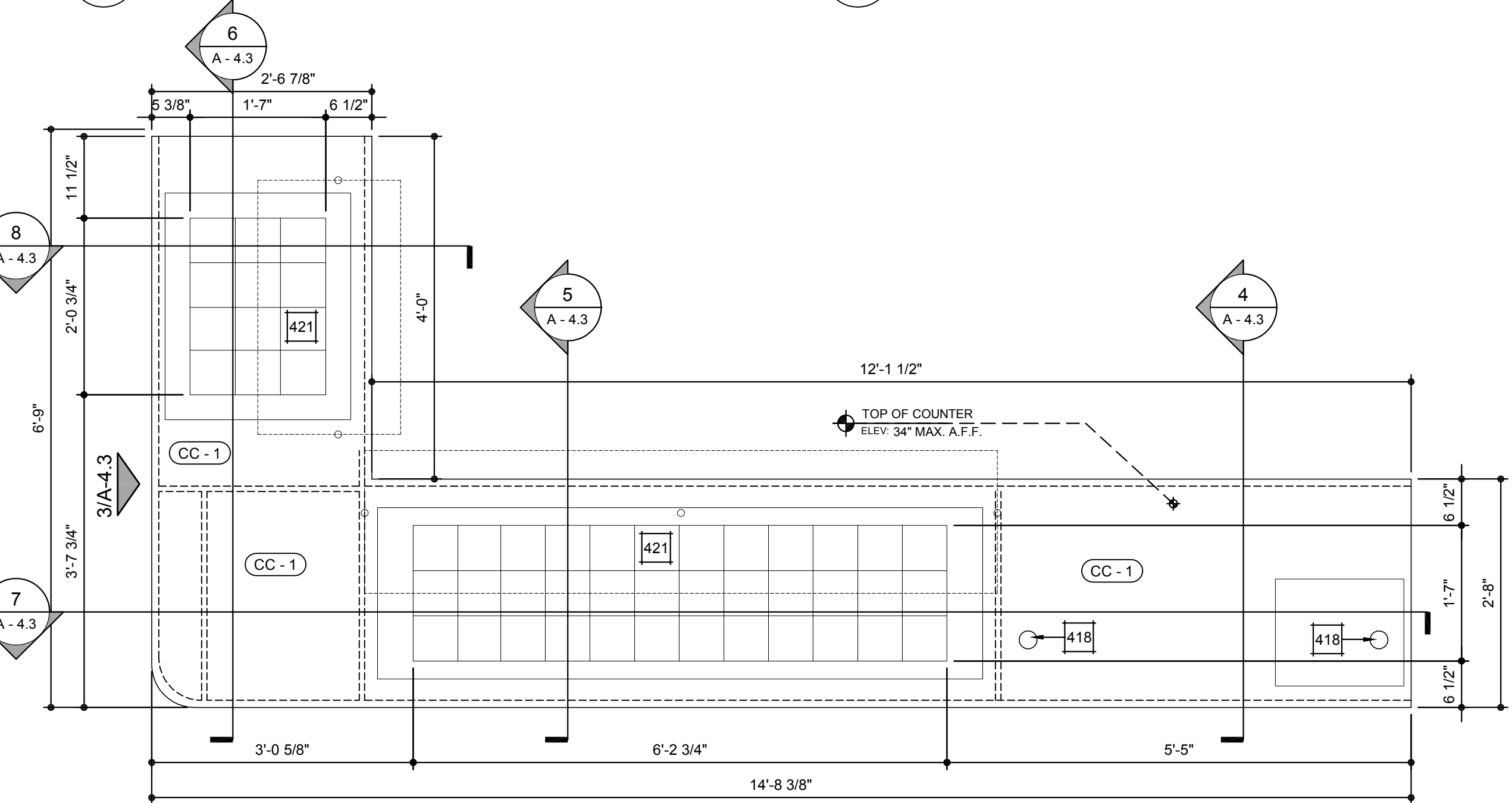
3 MILLWORK ELEVATION
SCALE: 3/4" = 1'-0"



2 MILLWORK ELEVATION
SCALE: 3/4" = 1'-0"



1 POS COUNTERTOP PLAN
SCALE: 3/4" = 1'-0"



PLAN KEYNOTES

- 401 YOGURT MACHINE, TYP.
- 2" STAINLESS STEEL SURROUND, PROVIDE MITERED CORNERS, AT END WALL CONDITION - FULL HEIGHT, TYP.
- YOGURT SIGNAGE, TYP. CONTRACTOR TO COORDINATE WITH OWNER SIZE, TYPE.
- 4" GLASS TILE FINISH.
- PASS-OVER SNEEZE GUARD, SEE SPECS FOR DETAILS.
- PROVIDE FOR SIMULATED GUARD, VINYL COMPOSITE TILE FLOORING, THROUGH-OUT THIS AREA.
- PROVIDE FOR CLEANABLE WALL SURFACE THIS AREA. CERAMIC TILE AND OR SEMI-GLOSS PAINT, THROUGH-OUT THIS AREA.
- VINYL COMPOSITE TILE FLOORING, THROUGH-OUT THIS AREA.
- CORIAN OR EQUAL, CLEANABLE (ANTI BACTERIAL) COUNTER-TOP.
- PROVIDE 1/2" x 2" ALUMINUM EDGE TRIM.
- ORANGE NEON TUBE SIGNAGE
- YELLOW NEON TUBE SIGNAGE
- PINK NEON TUBE SIGNAGE
- GREEN NEON TUBE SIGNAGE
- 4 CUP DISPENSER
MANUF: CARLSLE
TYPE: SQUARE CABINET 25" x 7"
FINISH: STAINLESS STEEL
- OPEN METAL SHELVING.
- PROVIDE 3/4" F.R.T. PLYWOOD FOR T.V. MOUNTING HARDWARE. COORDINATE WITH OWNER MANUF. AND TYPE. PROVIDE N-WALL / STUD F.R.T. BLOCKING.
- 2" Ø STAINLESS STEEL GROMMET. COORDINATE LOCATION WITH OWNER.
- ALUMINUM PULLS. CONTRACTOR TO SUBMIT CUTSHEET FOR REVIEW.
- STAINLESS STEEL LOUVRE.
- COORDINATE ALL EQUIPMENT SIZES AND LOCATIONS PRIOR INSTALLATION.
- PROVIDE PEGS AND PRE-DRILLED HOLES TO ADJUST SHELF.
- PROVIDE 2" Ø PASS THROUGH. COORDINATE LOCATION WITH OWNER.
- PROVIDE STAINLESS STEEL CONCEALED HINGES.
- PROVIDE 12" x 8" OPENING TO BACK. COORDINATE LOCATION WITH OUTLET.
- ALL CABINET CONSTRUCTION TO BE 3/4" PLYWOOD WITH LAMINATE, TYP.
- DOOR SIGNAGE: MEN
COLOR: WHITE LETTERING ON BLACK BACKGROUND
NOTES: SYMBOL TO INCLUDE MALE FIGURE / ADA WHEELCHAIR, BRAILLE.
- DOOR SIGNAGE: WOMEN
COLOR: WHITE LETTERING ON BLACK BACKGROUND
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LEGEND

- KEYNOTE
MATERIAL ID

SUNSHINE FROZEN YOGURT

SUITE
INTERIOR ELEVATIONS

DATE	DESCRIPTION
08.13.2013	ISSUE FOR CONSTRUCTION
11.14.2013	PROJECT IN HOUSE REVIEW
11.27.2013	PER REVIEW COMMENTS
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION



A
4.3

MECHANICAL SPECIFICATIONS

1. PRODUCTS AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, ETC. OF ALL AUTHORITIES HAVING JURISDICTION. WORK SHALL COMPLY WITH THE FOLLOWING CODES, STANDARDS AND ORGANIZATIONS:

- A) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS.
- B) PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
- A) 2008 NATIONAL ELECTRICAL CODE, NFPA 70
 - B) 2009 INTERNATIONAL BUILDING CODE
 - C) 2009 INTERNATIONAL FIRE CODE
 - D) 2009 INTERNATIONAL PLUMBING CODE
 - E) 2009 INTERNATIONAL MECHANICAL CODE
 - F) 2009 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 - G) USGA REGULATIONS
 - H) AMERICANS WITH DISABILITIES ACT, ADA REQUIREMENTS (FEDERAL LAW)
 - I) ICC / ANSI A117.1 / 2003 ACCESSIBLE & USEABLE BUILDINGS AND FACILITIES
 - J) 2009 INTERNATIONAL ENERGY CODE
 - K) 2009 INTERNATIONAL FUEL CODE
- C) CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS.

WHERE CONFLICTS EXIST BETWEEN CODES, STANDARDS OR THIS SPECIFICATION THE HIGHER REQUIREMENT SHALL APPLY. DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRED BY THE ABOVE AUTHORITIES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW, OBTAIN PERMITS AND PAY ALL FEES. ARRANGE FOR ALL REQUIRED INSPECTIONS AND APPROVALS. CONFIRM ALL UTILITY COMPANY REQUIREMENTS AND CONNECTION POINTS IN FIELD, PRIOR TO STARTING WORK.

2. ALL SPECIFICATIONS AND DRAWINGS, I.E., ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ARE COMPLIMENTARY AND MUST BE USED IN COMBINATION TO OBTAIN COMPLETE CONSTRUCTION INFORMATION. ANY INFORMATION CONFLICTS WITHIN THE SPECIFICATIONS AND DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. DRAWINGS ARE DIAGRAMMATIC. CONFIRM ALL DIMENSIONS BY FIELD MEASUREMENT. THE EXACT LOCATIONS FOR APPARATUS, FIXTURES, EQUIPMENT AND PIPING WHICH IS NOT COVERED BY DRAWINGS, SHALL BE OBTAINED FROM THE ARCHITECT OR HIS REPRESENTATIVE IN THE FIELD, AND THE WORK SHALL BE LAID OUT ACCORDINGLY.

3. WORK SHALL BE EXECUTED IN A GOOD WORKMANLIKE MANNER USING MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE OF DEFECTS. SYSTEMS ARE TO BE COMPLETE AND WORKABLE IN ALL RESPECTS, PLACED IN OPERATION AND PROPERLY ADJUSTED.

4. MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION AT THE END OF EACH WORKING DAY. CLEAN-UP, REMOVAL AND LEGALLY DISPOSAL OF ALL RUBBISH DAILY. CONTRACTOR SHALL PROTECT THEIR WORK AND EXISTING OR ADJACENT PROPERTY AGAINST WEATHER. TO MAINTAIN THEIR WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION REQUIRED, SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF HIS WORKERS. ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATING THE WORK UNDER THIS CONTRACT, CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT AND/OR OWNER.

6. IN CASES OF DOUBT AS TO THE WORK INTENDED, OR IN THE EVENT OF NEED FOR EXPLANATION THEREOF, THE CONTRACTOR SHALL REQUEST SUPPLEMENTARY INSTRUCTIONS FROM THE ENGINEER. NO CHANGES ARE TO BE MADE TO THE WORK OF THIS CONTRACT WITHOUT PRIOR KNOWLEDGE AND APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL HOLD THE OWNER AND ITS CONSULTANTS HARMLESS AGAINST ALL CLAIMS AND JUDGMENTS ARISING OUT OF THE CONTRACTORS PERFORMANCE OF THE WORK OF THIS CONTRACT. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK, WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT, WITHOUT WRITTEN AUTHORIZATION FROM THE APPROPRIATE AUTHORITY. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVAUDATE ANY CLAIM FOR EXTRA COMPENSATION.

7. ALL PRODUCTS SHALL COMPLY WITH 25/90 FLAME AND SMOKE HAZARD RATINGS PER ASTM E-84, NFPA 255 AND UL 723.

8. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO INSTALL THE HEATING, VENTILATION AND AIR CONDITIONING SYSTEM SO AS TO INSURE QUIET OPERATION. NO VIBRATION OR SOUND SHALL BE TRANSMITTED TO THE BUILDING, STRUCTURE OR OCCUPIED AREAS. THE DECISION OF THE ENGINEER AS TO THE QUIETNESS OF THE SYSTEM AND EQUIPMENT SHALL BE FINAL. IT SHALL BE THIS CONTRACTORS RESPONSIBILITY TO CORRECT OR REPLACE ANY NOISY SYSTEM OR EQUIPMENT AS REQUIRED.

WORK IN EXISTING BUILDINGS

1. EXISTING BUILDING IS TO REMAIN OCCUPIED AND ACCESSIBLE AT ALL TIMES. PROTECT THE BUILDING PREMISES AND ALL OCCUPANTS ON THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND SHALL MAKE ALL NECESSARY REPLACEMENTS OR REPAIRS WITHOUT ANY ADDITIONAL COST. MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, AND HEATING OR VENTILATION AS REQUIRED TO PROPERLY CONDUCT THE WORK OF THIS CONTRACT AND MAINTAIN SERVICES. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR THE ENTIRE LENGTH OF THIS CONTRACT ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.

2. CONFORM WITH THE CURRENT EDITION OF THE SMACNA IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION.

3. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION BEFORE COMMENCING WORK. CONTRACTOR SHALL COORDINATE WORK WITH EXISTING WORK AND OTHER TRADES. ALL UNUSED EQUIPMENT SERVING THIS AREA SHALL BE REMOVED AND RETURNED TO THE OWNER.

4. EXISTING EQUIPMENT TO REMAIN, BE REUSED, OR RELOCATED WITHIN OR SERVING THE SPACE, WHICH IS DAMAGED OR DOES NOT COMPLY WITH THE SPECIFICATIONS, SHALL BE RESTORED TO LIKE NEW CONDITION SUBJECT TO REVIEW BY THE ARCHITECT AND ENGINEER, OR SHALL BE REPLACED WITH NEW MATERIALS MEETING THE SPECIFICATION REQUIREMENTS.

5. SOME WORK SHOWN MAY REQUIRE PREMIUM TIME INCLUDING NOISE PRODUCING ACTIVITIES, ACCESS INTO ADJOINING SPACES & ACTIVITIES DISRUPTING MEP SERVICES. CONFIRM THE REQUIREMENTS FOR PREMIUM TIME OR SPECIAL PROCEDURES WITH THE OWNER/LANDLORD AND INCLUDE THE COST IN BID PROPOSAL. WORK RELATED TO THE EXISTING BUILDING SHALL BE COORDINATED TO MINIMIZE INTERFERENCE OR INTERRUPTION OF NORMAL BUILDING USE BY OWNER. REFER TO ARCHITECTURAL PLANS FOR ANY PHASING REQUIREMENTS. ARRANGE FOR AND OBTAIN OWNER'S PERMISSION FOR ANY SERVICE SHUTDOWNS.

6. THE CONTRACTOR, BY SUBMITTING HIS BID PROPOSAL AGREES TO ACCEPT ALL EXISTING SITE CONDITIONS NOT SPECIFICALLY EXCEPTED. ALL EXCEPTIONS SHALL BE PROVIDED IN WRITING TO THE ARCHITECT AND ENGINEER.

7. PERFORM ROUTINE SERVICE INSPECTION OF ALL EXISTING HVAC UNITS TO BE REUSED FOR THIS PROJECT. LUBRICATE BEARINGS, SERVICE CONTROL SYSTEMS, REPLACE FAN BELTS AND INSTALL NEW FILTERS IN EACH UNIT. FIELD VERIFY REFRIGERANT CHARGE AND NOTIFY OWNER IF THE CHARGE IS LESS THAN MANUFACTURER'S SPECIFICATIONS. SUBMIT SERVICE REPORT TO OWNER/TENANT INDICATING CONDITION OF UNIT AND REPORT ANY MAJOR COMPONENT FAILURES OR MALFUNCTIONS. REPORT SHALL INCLUDE COST TO SERVICE ALL ITEMS ABOVE AND BEYOND THE ITEMS LISTED ABOVE. COST SHALL INCLUDE PARTS AND LABOR. EQUIPMENT SHALL BE PLACED IN FULL OPERATION WITH CONTROLS CALIBRATED UPON COMPLETION OF PROJECT.

BASIS OF DESIGN AND SUBSTITUTIONS

1. MANUFACTURERS LISTED ARE BASIS OF DESIGN. SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER, ARCHITECT & ENGINEER. IF SUBSTITUTION IS SUBMITTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE IT AND CERTIFY THAT THE SUBSTITUTION IS EQUIVALENT IN ALL RESPECTS TO THE BASIS OF DESIGN. WHERE SUBMITTALS VARY FROM THE CONTRACT REQUIREMENTS, THE CONTRACTOR SHALL CLEARLY INDICATE ON SUBMITTAL OR ACCOMPANYING DOCUMENTS THE NATURE AND REASON FOR VARIATIONS. IF SUBSTITUTIONS ARE APPROVED, NOTIFY ALL OTHER CONTRACTORS, SUBCONTRACTORS OR TRADES AFFECTED BY SUBSTITUTION AND FULLY COORDINATE. ANY COSTS RESULTING FROM SUBSTITUTION, WHETHER BY CONTRACTOR OR OTHERS, SHALL BE RESPONSIBILITY OF AND PAID FOR BY SUBSTITUTING CONTRACTOR. APPROVED SHOP DRAWINGS DOES NOT ABSOLVE THIS CONTRACTOR FROM THIS RESPONSIBILITY.

SHOP DRAWING SUBMITTALS

1. COORDINATES, PREPARE AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR THEIR REVIEW. CONTRACTOR SHALL REVIEW AND INDICATE HIS APPROVAL OF EACH SHOP DRAWING PRIOR TO SUBMITTAL FOR REVIEW. DO NOT ORDER, START WORK OR FABRICATION UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED BY THE ENGINEER AND RETURNED TO THE CONTRACTOR. SHOP DRAWINGS TO BE SUBMITTED INCLUDE:
- DUCT MATERIALS
 - INSULATIONS
 - DIFFUSERS, GRILLES & REGISTERS
 - DAMPERS
 - CONTROLS & CONTROL SEQUENCE
 - VALVES & PIPING
 - EQUIPMENTS (FAN COIL UNITS, EXHAUST FAN, VAV BOX, ETC.)

2. INDICATE THE OPERATING CHARACTERISTICS FOR EACH REQUIRED ITEM. PROVIDE ADEQUATE DETAILS AND SCALES TO CLEARLY SHOW CONSTRUCTION. CLEARLY IDENTIFY EACH ITEM ON THE SUBMITTAL AS TO MARK, LOCATION AND USE, USING SAME IDENTIFICATION AS PROVIDED ON DESIGN DRAWINGS.

3. SHEETMETAL SHOP DRAWINGS SHALL BE FULLY DIMENSIONED BASED ON FIELD VERIFIED DIMENSIONS AND ARCHITECTURAL CEILING LAYOUTS. DRAWINGS SHALL BE COORDINATED WITH ALL DISCIPLINES AND SHOW DUCT ELEVATIONS. INDICATE STRUCTURAL, LIGHTING, DUCTWORK AND PIPING AT ALL CRITICAL LOCATIONS. PROVIDE RISES, DROPS AND OFFSETS AS REQUIRED. BRING AREAS OF POTENTIAL CONFLICT TO THE ENGINEER'S ATTENTION.

4. SUBMITTALS WILL BE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS AND NOT FOR DIMENSIONS OR QUANTITIES. THE SUBMITTAL REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PURCHASE OF ANY ITEM IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS OR ITS COMPLETE AND PROPER INSTALLATION.

5. COORDINATE HVAC EQUIPMENT WITH ELEVATOR EQUIPMENT INSIDE THE ELEVATOR MACHINE ROOM. SUBMIT COORDINATION DRAWING FOR EACH ELEVATOR MACHINE ROOM FOR FINAL APPROVAL PRIOR TO INSTALLATION.

RECORD DRAWINGS

1. A SET OF MEP RECORD/COORDINATION DRAWINGS SHALL BE MAINTAINED IN THE GENERAL CONTRACTORS OFFICE AT THE JOB SITE. PRINTS SHALL INDICATE ADDITIONS, DELETIONS, VARIATIONS IN LOCATION, VARIATIONS IN NUMBERING ETC. ALTERATIONS SHALL BE MARKED IN RED AND DELETIONS ALL BE MARKED IN GREEN AND SHALL BE ON THE LATEST CONTRACT DRAWING ISSUED. RECORD DRAWINGS SHALL BE KEPT CLEAN AND UNDAMAGED AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN RECORDING DEVIATIONS FROM WORKING DRAWINGS. AFTER THE PROJECT IS COMPLETED, THESE SETS OF DRAWINGS SHALL BE DELIVERED TO THE ARCHITECT IN GOOD CONDITION, AS A PERMANENT RECORD OF THE INSTALLATION AS ACTUALLY CONSTRUCTED

DUCTWORK

1. ALL NEW DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE "DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATING AND AIR CONDITIONING SYSTEMS," PUBLISHED BY THE "SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC. (SMACNA)." VOLUME DAMPERS SHALL BE PROVIDED IN ALL BRANCH TAKE OFFS, SPIN-INS AND OTHER CONNECTIONS TO SUB-BRANCHES FROM MAINS. ALL 90 DEGREE ELBOWS SHALL BE RADIUS, OR RECTANGULAR WITH TURNING VANES. DUCTWORK SHALL BE HUNG FROM THE BUILDING STRUCTURE WITH HANGER ASSEMBLIES IN ACCORDANCE WITH "SMACNA" REQUIREMENTS. CONTRACTOR SHALL USE APPROPRIATE SYSTEM FOR OUTDOOR OR INDOOR APPLICATION. WHERE FLEXIBLE DUCT OR PORTIONS OF SHEET METAL DUCT ARE SHOWN TO BE REMOVED, BUT ADJACENT SHEET METAL DUCT REMAINS, PATCH REMAINING SHEET METAL AIRTIGHT. ALL DUCT, REGARDLESS OF PRESSURE CLASS, SHALL BE SEALED PER SMACNA CLASS "A" REQUIREMENTS.

2. ALL FLEXIBLE DUCTWORK SHALL BEAR THE UL 181 LABEL (CLASS 1 AIR DUCT) AND SHALL BE FACTORY INSULATED (1-1/2, 0.8 LB., FIBERGLASS) ATCO UPC #0761 OR EQUAL. FLEXIBLE DUCTWORK SHALL COMPLY W/ NFPA 90A, AND NFPA 90B. ALL FLEXIBLE DUCTWORK CONNECTED TO DIFFUSERS SHALL NOT BE LESS THAN THE NECK SIZE OF THE DIFFUSER. MINIMUM FLEXIBLE DUCT BEND RADIUS OF CURVATURE SHALL BE 3 DUCT DIAMETERS, MAXIMUM LENGTH SHALL BE 8'-4", NO MORE THAN THE EQUIVALENT OF TWO (2) 90 DEGREE BENDS WILL BE ACCEPTABLE. FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOL. FLEXIBLE DUCTS ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS.

3. ALL NEW ROUND SHEET METAL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURES 3-1 THROUGH 3-98 AND TABLE 3-2 OF THE "SMACNA" MANUAL. SNAP LOCK LONGITUDINAL SEAMS AND DRAW BAND JOINT CONNECTIONS ARE NOT ACCEPTABLE.

4. INCLUDE ALL ACOUSTIC, AIRFOIL SHAPED PERFORATED ALUMINUM TURNING VANES, MANUAL DAMPERS, FLEXIBLE CONNECTORS, GRILLES AND DIFFUSERS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE TYPE CONSTRUCTED IN ACCORDANCE WITH "SMACNA" STANDARDS.

5. EXTERIOR DUCTWORK SHALL BE ALUMINUM CONSTRUCTION. ALUMINUM SHEETS SHALL BE ASTM B 209, ALLOY 3003, TEMPOR H14, WITH MILL FINISH. TOP SHALL BE FABRICATED TO PROVIDE A _____ PER FOOT SLOPE FROM CENTERLINE TO EDGE. RECTANGULAR DUCT REQUIREMENTS COVERED IN DUCTWORK SPECIFICATION NO. 1 SHALL APPLY.

EQUIPMENT

1. ALL PACKAGED EQUIPMENT SHALL BE INDEPENDENTLY THIRD PARTY LABELED AS A SYSTEM FOR ITS INTENDED USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) IN ACCORDANCE WITH OSHA FEDERAL REGULATIONS 29CFR1910.303 AND .399, AS WELL AS NFPA PAMPHLET NO. 70, AND THE NATIONAL ELECTRICAL CODE (NEC), ARTICLE 90.7.

2. MAKE ALL FINAL EQUIPMENT CONNECTIONS AND PROVIDE THE NECESSARY ADAPTORS, FITTINGS, VALVES, DEVICES, ETC. FOR A COMPLETE AND OPERABLE SYSTEM. PROVIDE COMPLETE WITH BASES, ISOLATORS, SUPPORTS AND OTHER REQUIRED ACCESSORIES.

3. EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S DATA AND INSTALLATION INSTRUCTIONS, INCLUDING CLEARANCES; LUBRICATE AND ADJUST AS REQUIRED. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFORM TO THESE REQUIREMENTS PRIOR TO STARTING WORK. FURNISH AND INSTALL CLEAN SET OF FILTERS PRIOR TO BALANCING.

4. THE CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING OF EQUIPMENT. COORDINATE REQUIREMENT FOR PROVISION OF MOTOR STARTERS, DISCONNECTS, CONTRACTORS, CONTROL WIRING, ETC. AS REQUIRED FOR PROPER FUNCTIONING SYSTEM WITH ELECTRICAL CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE MADE FOR LACK OF CONTRACTOR COORDINATION OF ELECTRICAL CHARACTERISTICS.

5. ALL FLOOR MOUNTED EQUIPMENT SHALL BE INSTALLED ON CONCRETE HOUSEKEEPING PADS. MINIMUM PAD THICKNESS SHALL BE 4". PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 4" ON EACH SIDE. CONCRETE PADS SHALL BE PROVIDED BY THIS CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE THIS CONTRACTOR TO COORDINATE THE SIZE AND LOCATION OF THE CONCRETE HOUSEKEEPING PADS WITH THE GENERAL CONTRACTOR.

6. ALL EQUIPMENT SHALL BE MOUNTED ON VIBRATION ISOLATORS TO PREVENT THE TRANSMISSION OF VIBRATION AND MECHANICALLY TRANSMITTED SOUND TO THE BUILDING STRUCTURE.

7. ISOLATION EQUIPMENT SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER, AND SHALL BE DESIGNED SPECIFICALLY FOR THE APPLICATION REQUIRED. THIS INCLUDES, BUT IS NOT LIMITED TO, PIPING DUCTWORK, PUMPS, COMPRESSORS. VIBRATION ISOLATORS SHALL BE RATED FOR THE WEIGHT AND SPACING REQUIRED FOR THE EQUIPMENT REQUIRED FOR ISOLATION.

8. ALL CONDENSATE DRAINS SHALL BE TRAPPED TO A DEPTH EQUAL TO 4 TIMES THE TOTAL STATIC PRESSURE OF THE SYSTEM. PROVIDE CLEANOUT. PROVIDE AUXILIARY DRAIN PANS AT ALL EQUIPMENT WHERE DAMAGE TO ANY BUILDING COMPONENT COULD OCCUR AS A RESULT OF OVERFLOW OR STOPPAGE OF THE PRIMARY SYSTEM. WATER LEVEL DETECTION SHALL BE PROVIDED IN AUXILIARY PAN TO PROVIDE SHUT DOWN OF EQUIPMENT.

PIPING SYSTEMS

1. INSTALL PIPING SYSTEMS TO PERMIT FREE MOVEMENT FOR EXPANSION. SUPPORT ALL PIPING FROM STRUCTURE WITH UL LISTED HANGERS AND SUPPORTS SUITABLE FOR THE INTENDED INSTALLATION. DESIGN, SELECTION, SPACING, AND APPLICATION OF HANGERS AND SUPPORTS SHALL COMPLY WITH ANSI B31.1 AND MSS SP-98.

2. PROVIDE INSULATION HANGER WITH PROTECTIVE SHIELDS ON SYSTEMS REQUIRING A VAPOR BARRIER. PIPING AT EACH LEVEL, HANGER SHALL BE PROVIDED AT EACH CHANGE OF DIRECTION. HANGERS AND SUPPORTS SHALL BE SPACED AT INTERVALS WHICH WILL PREVENT GAGGING AND REDUCE STRAIN ON VALVES AND SPECIALTIES. HANGERS SHALL ALLOW FOR EXPANSION AND CONTRACTION.

3. RISER CLAMPS SHALL BE INSTALLED ABOVE THE FLOOR AT EACH LEVEL. RISER CLAMPS MAY BE SUSPENDED BELOW FLOOR LEVEL, WITH HANGER RODS AND INSERTS, WHERE THE INSTALLATION OF ESCUTCHEON PLATES IS REQUIRED.

4. PROVIDE VALVES AND UNIONS WHERE NEEDED TO PERMIT DISCONNECTIONS OF EACH PIECE OF EQUIPMENT FOR REPAIRS. MAKE CONNECTIONS TO EQUIPMENT WITH SHUT-OFF VALVES ON SUPPLY AND BALANCE VALVES ON RETURNS. INSTALL UNIONS IN PIPES 2" AND SMALLER, ADJACENT TO EACH VALVE. AT FINAL CONNECTIONS EACH PIECE OF EQUIPMENT, AND ELSEWHERE AS INDICATED. UNIONS ARE NOT REQUIRED ON FLANGED DEVICES.

5. LEVER TYPE HANDLE OPERATORS SHALL BE PROVIDED ON VALVES UP TO 4". GEAR OPERATORS SHALL BE PROVIDED ON VALVES OVER 4" AND ON VALVES REQUIRING CHAIN OPERATION. VALVES USED FOR BALANCING SHALL HAVE INFINITE POSITION LEVER OR GEAR OPERATORS WITH ADJUSTABLE, OPEN POSITION "MEMORY" STOP. PROVIDE 2 EXTENSION NECKS ON ALL VALVES INSTALLED IN INSULATED LINES.

6. CONNECTIONS BETWEEN DISSIMILAR PIPING MATERIALS SHALL BE MADE WITH SUITABLE DIELECTRIC INSULATING UNIONS. ISOLATE COPPER PIPING FROM DISSIMILAR METALS, SUCH AS METAL STUDS AND VENT PIPING.

7. HYDRONIC SYSTEMS SHALL BE PRESSURE TESTED AND THOROUGHLY CLEANED WITH LOW FOAMING DETERGENT CLEANER, PRIOR TO ANY BALANCING OR CHEMICAL TREATMENT.

HVAC WATER & CONDENSATE PIPING

1. AT THE CONTRACTORS OPTION HVAC WATER & CONDENSATE PIPING SHALL BE TYPE "L" COPPER TUBING, HARD DRAWN, WITH CAST BRASS OR WROUGHT COPPER FITTINGS MADE WITH 95-5 TYPE SOLDER, OR SCHEDULE 40, WELDED BLACK STEEL (ASTM A53) WITH BLACK WROUGHT STEEL, BUTT WELDING TYPE (ASTM B16.9) FITTINGS, OR SCHEDULE 40, GROOVED BLACK STEEL (ASTM A53) WITH GROOVED FITTINGS SIMILAR TO VICTAULIC OR APPROVED EQUAL MAY BE UTILIZED.

2. PROVIDE VENTS AT HIGH POINTS AND DRAIN VALVES AT LOW POINTS. INCLUDE OFFSETS TO SUIT THE BUILDING CONSTRUCTION. INSTALL PIPING TO ALLOW CLEARANCE FOR EXPANSION AND CONTRACTION. INSTALL PIPING AT A UNIFORM SLOPE OF 1 IN 40 FEET UPWARD IN THE DIRECTION OF FLOW. MAKE REDUCTIONS IN PIPE SIZES USING ECCENTRIC REDUCER FITTING INSTALLED WITH THE LEVEL SIDE UP.

INSULATION

1. ALL RIGID SUPPLY, RETURN, AND OUTSIDE AIR DUCTWORK WITHIN THE INSULATED BUILDING ENVELOPE SHALL BE INSULATED WITH 2 THICK (3/4 TO 1 1/2LB/FT3) FIBERGLASS DUCT WRAP (MINIMUM R-5 INSTALLED). ALL RIGID SUPPLY, RETURN, EXHAUST AND OUTSIDE AIR DUCTWORK OUTSIDE THE INSULATED BUILDING ENVELOPE (CRAWL SPACE, UNINSULATED ATTIC OR SIMILAR) SHALL BE INSULATED WITH 3 THICK (3/4 TO 1 1/2LB/FT3) FIBERGLASS DUCT WRAP (MINIMUM R-8 INSTALLED).

2. FIBERGLASS DUCT WRAP SHALL HAVE FACTORY FOIL JACKET. SEAL ALL SEAMS AND JOINTS WITH PRESSURE SENSITIVE TAPE MATCHING THE FACING. CLOTH DUCT TAPE IS NOT ACCEPTABLE. WHERE RECTANGULAR DUCTS ARE 24 IN WIDTH OR GREATER, DUCT WRAP SHALL BE ADDITIONALLY SECURED TO THE BOTTOM OF THE DUCT WITH PUSH PINS AND SPEED WASHERS, SPACED ON 18" CENTERS. EXTERNAL INSULATION IS NOT REQUIRED WHERE DUCTWORK IS INTERNALLY LINED.

3. CHILLED WATER PIPING 1", AND SMALLER SHALL BE INSULATED WITH A MINIMUM 1" FIBERGLASS INSULATION. CHILLED WATER PIPING GREATER THEN 1", SHALL BE INSULATED WITH A MINIMUM 1", FIBERGLASS INSULATION.

4. HOT WATER PIPING 1", AND SMALLER SHALL BE INSULATED WITH A MINIMUM 1" FIBERGLASS INSULATION. HOT WATER PIPING GREATER THEN 1", SHALL BE INSULATED WITH A MINIMUM 2" FIBERGLASS INSULATION.

5. CONDENSER WATER PIPING SHALL BE INSULATED WITH A MINIMUM 1" FIBERGLASS INSULATION.

6. CONDENSATE PIPING SHALL BE INSULATED WITH 1 THICK FIBERGLASS INSULATION WITH STANDARD VAPOR BARRIER JACKET OR WITH 1 THICK FLEXIBLE UNICELLULAR (ARMAFLEX).

7. FIBERGLASS PIPE INSULATION SHALL BE WITH STANDARD VAPOR BARRIER JACKET AND HAVE A MAXIMUM CONDUCTIVITY OF 0.27 BTU PER HR*FT2*IN". ALL INSULATION TO BE APPLIED IN FULL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

8. INSULATE FITTINGS, JOINTS, AND VALVES WITH INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJOINING PIPE. PROVIDE REMOVABLE INSULATION SECTIONS TO COVER PARTS OF EQUIPMENT WHICH MUST BE OPENED PERIODICALLY FOR MAINTENANCE, INCLUDE METAL VESSEL COVERS, FASTENERS, FLANGES, CHILLED WATER PUMPS, FRAMES AND ACCESSORIES. FINISH WITH GLASS CLOTH OR PVC FITTING COVERS.

IDENTIFICATION

1. ALL PIPING SYSTEMS, VALVES, DAMPERS AND EQUIPMENT SHALL BE PROPERLY IDENTIFIED. ALL DAMPERS AND VALVES SHALL HAVE THEIR NORMAL (IN OPERATION) POSITION IDENTIFIED, SUCH AS "NORMALLY OPEN" OR "NORMALLY CLOSED".

2. IDENTIFICATION SHALL BE IN ACCORDANCE WITH ANSI STANDARD A13.1. PRESSURE SENSITIVE MARKERS SHALL BE MANUFACTURED BY THE BRADY CO., OR APPROVED EQUAL. MARKERS SHALL BE MANUFACTURER'S STANDARD PRODUCT.

CONTROLS

1. PROVIDE COMPLETE TEMPERATURE CONTROLS FOR ALL HVAC SYSTEMS. PROVIDE NEW CONTROL DEVICES INCLUDING DAMPER OPERATORS, TEMPERATURE SENSORS, STAGING RELAYS AND OTHER REQUIRED DEVICES TO PROVIDE A COMPLETE OPERATIONAL SYSTEM PER THE FOLLOWING OPERATING SEQUENCE. MOUNT ALL CONTROLS FURNISHED AS ACCESSORIES TO EQUIPMENT AND PROVIDE ALL CONTROL WIRING REQUIRED FOR PROPER OPERATION WHERE NOT SPECIFICALLY SHOWN ON ELECTRICAL PLANS. ALL WIRING SHALL BE IN CONDUIT PER N.E.C. AND LOCAL CODE REQUIREMENTS. STANDARD MOUNTING HEIGHT TO TOP OF THERMOSTAT IS 48" ABOVE FINISHED FLOOR OR AS INDICATED ON THE ARCHITECTURAL DRAWINGS. DO NOT INSTALL THERMOSTATS NEAR DIMMER SWITCHES. WIRING OF ALL MOTORIZED OPERATORS AND THERMOSTATS (REGARDLESS OF VOLTAGE) ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

2. PROVIDE RETURN AND SUPPLY DUCT SMOKE DETECTOR AT EACH HVAC UNIT 2000 CFM AND HIGHER TO PROVIDE IMMEDIATE SHUT DOWN OF FAN UPON ACTIVATION. DETECTOR SHALL BE MOUNTED PRIOR TO ANY BRANCH CONNECTIONS. PROVIDE LOCAL VISUAL INDICATOR AND RESET FOR EACH DETECTOR IF CENTRAL FIRE ALARM IS NOT INCLUDED IN PROJECT.

3. PROVIDE ONE YEAR SERVICE. SERVICE SHALL INCLUDE SOFTWARE UPGRADES, REPROGRAMMING, SETPOINT ADJUSTMENTS, REVISIONS TO SEQUENCE OF OPERATION (NOT REQUIRING NEW CONTROL POINTS) AND REGULAR MAINTENANCE. ANY SYSTEMS WITH LOGINS WILL BE PROVIDED WITH A MINIMUM OF 2 LOGIN GROUPS; ONE SHALL PERMIT REGULAR DAY TO DAY ACCESS TO TYPICAL SETPOINTS; THE SECOND SHALL PERMIT 100% UNRESTRICTED ACCESS TO ALL PROGRAMMING POINTS AND SEQUENCES FOR CURRENT AND FUTURE SERVICE PERSONNEL DESIGNNATED BY THE OWNER. NO ACCESS SHALL BE RESTRICTED FROM OWNER DESIGNATED SERVICE PERSONNEL OR CONTRACTORS BY INSTALLER OR SUPPLIER.

CUTTING, PATCHING AND DRILLING

1. ALL CUTTING AND PATCHING OF THE BUILDING CONSTRUCTION REQUIRED FOR THIS WORK SHALL BE BY THIS CONTRACTOR UNLESS SHOWN ON ARCHITECTURAL DRAWINGS AND CONFIRMED AS TO SIZE AND LOCATION PRIOR TO NEW CONSTRUCTION. CUTTING SHALL BE IN A NEAT AND WORKMANLIKE MANNER.

2. NEATLY SAW OUT ALL RECTANGULAR OPENINGS, SET SLEEVE THROUGH OPENING, AND FINISH PATCH OR PROVIDE TRIM FLANGE AROUND OPENING. CORE DRILL AND SLEEVE ALL ROUND OPENINGS.

3. DO NOT CORE DRILL OR CUT ANY CONCRETE SLABS OR OTHER STRUCTURAL COMPONENTS FOR ANY REASON WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE STRUCTURAL ENGINEER, ARCHITECT AND THE OWNER.

4. PATCH AND FINISH TO MATCH ADJACENT AREAS THAT HAVE BEEN CUT, DAMAGED OR MODIFIED AS A RESULT OF THE INSTALLATION OF THE MECHANICAL OR ELECTRICAL EQUIPMENT.

FIRESTOPPING/FIREDAMPERS

1. THE GENERAL CONTRACTOR SHALL BRING TO THE ATTENTION OF THE MECHANICAL CONTRACTOR ANY SLAB-TO-SLAB PARTITIONS IN ORDER TO PRESERVE RETURN AIR PATHWAYS. ALL PENETRATIONS OF SLAB-TO-SLAB PARTITIONS SHALL BE SEALED AIRTIGHT. CONTRACTOR SHALL VERIFY PARTITION RATING AND PROVIDE FIRE DAMPER AND ACCESS DOOR AS REQUIRED. INSTALL FIRE DAMPERS WITH ACCESS DOORS AT ALL FIRE RATED WALLS, PARTITIONS AND CEILINGS. DAMPERS SHALL HAVE RATING EQUIVALENT TO BARRIER. CURTAIN TYPE DAMPERS SHALL BE WI THE CURTAIN OUT OF THE AIR STREAM.

2. WHEREVER FIRE RATED PARTITIONS ARE PENETRATED FOR WIRE, DUCT, OR PIPE PASSAGE, SEAL PASSAGES WITH CODE APPROVED, LABORATORY TESTED AND LABELED SEALANT OF FIRE RESISTANCE RATING NOT LESS THAN THAT OF PENETRATED ASSEMBLY THAT WILL PREVENT PASSAGE OF FIRE AND SMOKE. ALL FIRE STOPPING SYSTEM SHALL MEET THE REQUIREMENTS OF ASTM E 814,UL 1478, AND BE FACTORY MUTUAL APPROVED. ALL FIRESTOPPING AND/OR SMOKE STOPPING MATERIAL AND INSTALLATION SHALL BE AS MANUFACTURED BY HILTI OR APPROVED EQUAL.

BALANCING, START UP AND INSTRUCTIONS

1. START UP AND PLACE ALL SYSTEMS IN OPERATION AND TAG ALL SWITCHES AND CONTROLS WITH PERMANENT LABELS. AFTER INSTALLATION, CHECK ALL EQUIPMENT, AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

2. AIR AND WATER BALANCING SHALL BE PERFORMED BY AN AABC CERTIFIED CONTRACTOR. THIS CONTRACTOR SHALL BE ACCEPTABLE UPON APPROVAL OF THE ENGINEER, ADJUST AND BALANCE THE AIR SYSTEMS BEFORE HYDRONIC, STEAM, AND REFRIGERANT SYSTEMS. TESTING AND BALANCING SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE. GRMS SHALL BE BALANCED WITHIN 10% OF DESIGN. AFTER ALL AIR SYSTEMS ARE INSTALLED, EACH SUPPLY AIR OUTLET SHALL BE AIR BALANCED TO WITHIN 10% OF THE CFM SHOWN WITH AIR PATTERNS SET AS INDICATED ON DRAWINGS (OR WITHIN 10 CFM WHEN BELOW 100 CFM). FAN RPMs AND ZONE DAMPERS SHALL BE ADJUSTED AND SHEAVES SHALL BE REPLACED AS REQUIRED TO ACHIEVE AIR BALANCE. ALL ZONES OR PORTIONS THEREOF SERVING OTHER SPACES AND WHICH MAY BE AFFECTED BY THE PROJECT SHALL BE TRAVERSED PRIOR TO CONSTRUCTION. THE FINAL AIR BALANCE SHALL RESTORE THESE AIR QUANTITIES. BEFORE AND AFTER AIR QUANTITIES SHALL BE LISTED IN THE AIR BALANCE REPORT

3. SHOULD THE AIR BALANCE REPORT INDICATE UNACCEPTABLE DUCT LEAKAGE, AS DETERMINED BY THE ENGINEER, THEN DUCT LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH AABC STANDARDS. DUCT SHALL BE RESEALED AND/OR REPAIRED AS REQUIRED TO MEET DESIGN REQUIREMENTS. ALL, OR PORTIONS OF THE SYSTEM SHALL BE REBALANCED AS REQUIRED UNTIL ALL SYSTEMS ARE WITHIN THE PERFORMANCE STANDARDS LISTED ABOVE.

4. CLEAN ALL MECHANICAL EQUIPMENT AND DUCTWORK OF ALL CONSTRUCTION DUST AT PROJECT COMPLETION. REPLACE ALL FILTERS PRIOR TO AIR BALANCING. PROVIDE ONE SPARE SET OF FILTERS FOR EACH PIECE OF EQUIPMENT TO THE OWNER.

5. PROVIDE OWNER TRAINING AND DEMONSTRATION OF ALL MECHANICAL SYSTEMS AND EQUIPMENT. INSTRUCT OWNER ON PROPER OPERATION AND PREVENTATIVE MAINTENANCE OF SYSTEM. SUBMIT OPERATING AND MAINTENANCE MANUAL ON ALL EQUIPMENT AND SYSTEMS.

6. AIR QUALITY TESTING SHALL BE PERFORMED BY AN AABC CERTIFIED CONTRACTOR. THIS CONTRACTOR SHALL BE ACCEPTABLE UPON APPROVAL OF THE ENGINEER. CONDUCT BASELINE INDOOR AIR QUALITY TESTING AFTER CONSTRUCTION ENDS AND BEFORE OCCUPANCY. TESTING PROCEDURES SHALL BE PER THE U.S. E.P.A. COMPENDIUM OF METHODS FOR THE DETERMINATION OF AIR POLLUTANTS IN INDOOR AIR AND AS DETAILED BY THE U.S.G.B.C. IN THE LEED-NC VERSION 3.0 REFERENCE GUIDE. CONTRACTOR SHALL DEMONSTRATE THAT THE CONTAMINANT MAXIMUM CONCENTRATIONS LISTED UNDER EQ CREDIT 3.2 IN THE LEED REFERENCE GUIDE ARE NOT EXCEEDED. CONTRACTOR SHALL INCLUDE ONE ADDITIONAL SAMPLING / RE-TESTING OF EACH BUILDING AREA IN HIS BID

WARRANTY

1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING ALL EXTENDED WARRANTIES.

2. REPAIRS OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING THE WARRANTY PERIOD. IN THE CASE OF REPLACEMENT OR REPAIR DUE TO FAILURE WITHIN THE WARRANTY PERIOD, THE WARRANTY ON THAT PORTION OF THE WORK SHALL BE EXTENDED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF SUCH REPLACEMENT OR REPAIR.



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SUITE MECHANICAL

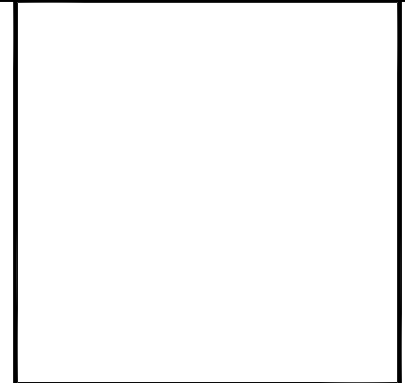
GENERAL NOTES

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ISSUE DATE	DATE	DESCRIPTION
08.14.2013	08.14.2013	PROJECT RECORDS/ISSUES
11.14.2013	11.14.2013	PROJECT IN HOUSE REVIEW
12.27.2013	12.27.2013	PERMIT REVIEW SUBMISSION
01.03.2014	01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	03.03.14	FOR CONSTRUCTION

SUNSHINE

FROZEN YOGURT



for

Sunshine Frozen Yogurt
4205 Ridge Top Road
Fairfax Va 22030



Prepared By:

JDC

Thursday, January 09, 2014

[illegible]

Air Handler #1 - GAMS Trane - Summary Loads									
Rm No	Description	Area	Htg Loss	Sen Gain	Lat Gain	Htg O.A.	Ctg O.A.		
	Room Peak Time	People	Cfm/Csqft	Ctg Cfm	S W Exh	Req Cfm	Req Cfm		
1	Yogurt Shop	700	8,219	20,383	1,733	16/P	16/P		
	6pm June	15	424	1,108	0	240	240		
		7,000	0.61	1.58	0	240	343		
Runout duct size: 6 in. dia, Diffusers: 9 CFM/runout: 123, Velocity: 626.8 f/min, Pressure drop: 0.250 in wg/100ft									
2	Yogurt Shop	658	8,219	8,156	1,733	16/P	16/P		
	6pm June	15	424	443	0	240	240		
		6,580	0.64	0.67	0	240	137		
Runout duct size: 6 in. dia, Diffusers: 4 CFM/runout: 111, Velocity: 564.3 f/min, Pressure drop: 0.203 in wg/100ft									
1	Plenum	0	0	0	0	None	None		
	7pm in December	0	0	0	0	0	0		
		0	0	0	0	0	0		
	Room Peak Totals:	1,358	16,439	28,539	3,465				
	Total Rooms:	30	948	1,551	0	480	480		
	Unique Rooms:	2	13,580	0.62	1.14	0	480	480	
Main trunk duct size: 0 in. h x 0 in. w, Velocity: 0.0 f/min, Pressure drop: 0.000 in wg/100ft									

1	Plenum	0	0	0	0	None	None
	7pm in December	0	0	0	0	0	0
		0	0	0	0	0	0
	Room Peak Totals:	1,358	16,439	28,539	3,465		
	Total Rooms: 2	30	848	1,551	0	480	480
	Unique Rooms: 2	13,580	0.62	1.14	0	480	480
	Main trunk duct size: 0 in. h x 0 in. w, Velocity: 0.0 ft/min, Pressure drop: 0.00 in.wg /100ft						

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Thursday, January 09, 2014, 06:39 PM

Master Walls						
Wall No.	CTS Type	Wall U-Fac	Absorp.	h(Outside)	Emit.	Delta R
2	15	0.061	0.60	4.00	1.00	0.00
2	2	0.076	0.45	4.00	1.00	0.00
3	2	0.038	0.90	4.00	1.00	0.00

Master Partitions			
Partition No.	Partition U-Factor	Cool T-D	Heat T-D
1	0.062	14	53

Master Shading Devices										
Shade No.	Dist Horiz Overh Projects	Dist Beyond Right W.Edge	Dist Beyond Left W.Edge	Dist Overh Above Wind	Dist Right Fin Proj	Dist R-Fin Beyond W.Edge	Ht Of Right Fin	Dist Left Fin Proj	Dist L-Fin Beyond W.Edge	Ht Of Left Fin
1	2.00	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00
2	2.00	1.00	1.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00

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Chvac - Full Commercial HVAC Loads Calculation Program
Elite Software Development
College Station, TX 77845



Elite Software Development, Inc.
Sushine Frozen Yogurt
Page 6

Air Handler #1 - GAM5 Trane - Total Load Summary

Air Handler Description:	GAM5 Trane Constant Volume - Sum of Peaks		
Supply Air Fan:	Draw-Thru with program estimated horsepower of 0.83 HP		
Fan Input:	65% motor and fan efficiency with 2.2 in. water across the fan		
Sensible Heat Ratio:	0.92	--- This system occurs 1 time(s) in the building. ---	

Air System Peak Time: 5pm in August.
Outdoor Conditions: Clg: 91° DB, 76° WB, 112.05 grains, Htg: 8° DB
Indoor Conditions: Clg: 75° DB, 50% RH, Htg: 75° DB
Summer: Ventilation controls outside air, ----- Winter: Ventilation controls outside air.

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Room Space sensible loss:	16,439	Btuh	
Infiltration sensible loss:	0	Btuh	0 CFM
Outside Air sensible loss:	34,646	Btuh	480 CFM
Supply Duct sensible loss:	1,827	Btuh	
Return Duct sensible loss:	1,827	Btuh	
Return Plenum sensible loss:	0	Btuh	
Total System sensible loss:			54,738 Btuh

Heating Supply Air: $18,265 / (.998 \times 1.08 \times 20) =$	848 CFM
Winter Vent Outside Air (56.6% of supply) =	480 CFM

Room space sensible gain:	26,015	Btuh
Infiltration sensible gain:	0	Btuh
Draw-thru fan sensible gain:	2,090	Btuh

Draw thru fan sensible gain:	2,300	Btuh
Supply duct sensible gain:	3,402	Btuh
Reserve sensible gain:	1,469	Btuh
Misc supply gain:	2	Btuh

Cooling Supply Air: $34,024 / (.998 \times 1.1 \times 20) = 1,550 \text{ CFM}$

Summer Vent Outside Air (31.0% of supply) = 480 CFM
Return duct sensible gain: 294 Btuh

Return plenum sensible gain:	0 Btuh	
Outside air sensible gain:	8,427 Btuh	480 CFM
Blow-thru fan sensible gain:	0 Btuh	

Misc return gain:	1 Btuh	
Total sensible gain on return side of coil:		8,722 Btuh
Total sensible gain on air handling system:		41,700 Btuh

Room space latent gain:	2,772 Btuh
Infiltration latent gain:	0 Btuh
Outside air latent gain:	15,224 Btuh

Outside air latent gain:	15,224	Btuh
Misc return latent gain:	1	Btuh
Misc supply latent gain:	1	Btuh
Total latent gain ex air handling system:	17,009	Btuh

Total latent gain on air handling system:	17,990	Btu/h
Total system sensible and latent gain:	59,698	Btu/h
Check Figures		

Total Air Handler Supply Air (based on a 20° TD):	1,550 CFM
Total Air Handler Vent. Air (30.96% of Supply):	480 CFM

Total Conditioned Air Space:	1,358	Sq.ft
Supply Air Per Unit Area:	1.1417	CFM/Sq.ft
Area Per Cooling Capacity:	273.0	Sq.ft/Ton

Cooling Capacity Per Area:	0.0037	Tons/Sq.ft
Heating Capacity Per Area:	40.31	Btuh/Sq.ft
Total Heating Required With Outside Air:	54,738	Btuh

Total Heating Required with Outside Air:	54,738 Btu/h
Total Cooling Required With Outside Air:	4.97 Tons

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SUITE MECHANICAL LOAD / VENT CALCULATIONS

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ISSUE DATE	
DATE	DESCRIPTION
03.21.2013	PROJECT BACKGROUNDS
11.14.2013	PROJECT IN-HOUSE REVIEW
11.27.2013	PEER REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION
REVISION DATE	
MARK/DATE	DESCRIPTION
1 12.20.13	PEER REVIEW COMMENTS

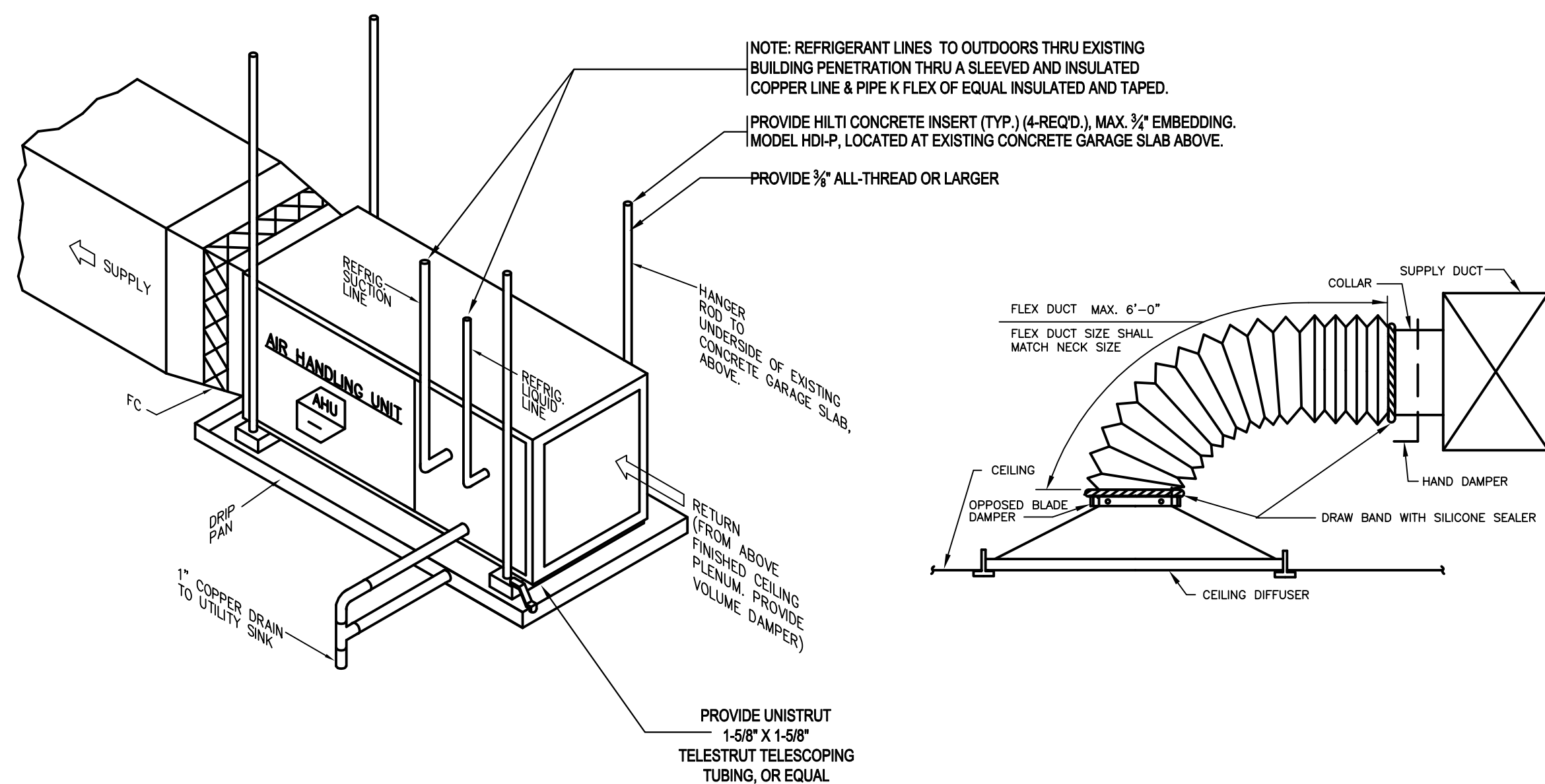
REVISION DATE		
MARK	DATE	DESCRIPTION
1	12.20.13	PEER REVIEW COMMENTS



SUNSHINE
FROZEN YOGURT

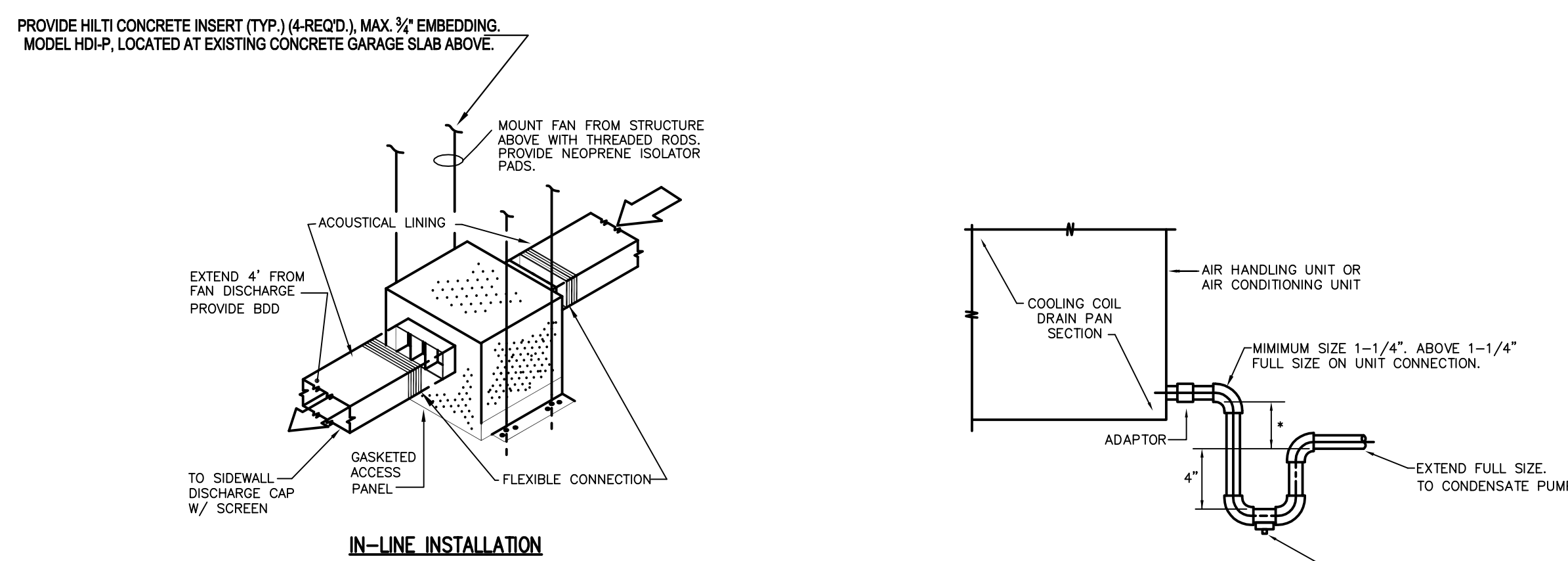
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MECHANICAL CONSTRUCTION DETAILS



5 AIR HANDLING / ELECTRIC HEATER DTL.

6 TYPICAL DIFFUSER DETAIL



3 IN-LINE CEILING EXHAUST FAN DETAIL

4 CONDENSATE DRAIN DETAIL

Important: Due to the unique design of this unit, which allows the electrical wiring to be routed within the insulation, do not screw, cut, or otherwise puncture the unit cabinet in any location other than the ones illustrated in this Installer Guide or in an approved accessory's Installer Guide.

Important: Make certain that the unit has been installed in a level position to ensure proper draining.

Important: Under no conditions should metal strapping be attached to the unit to be used as support mechanisms for carrying or suspension purposes.

STEP 1 - Support the unit from the bottom (near both ends). The service access must remain unobstructed.

Important: The unit can only be supported from the bottom unless using kit BAYHHKIT001A. Do not drill or screw supports into any area of the cabinet.

Note: Do not allow the unit to be used as strain relief

- Approved bottom support methods are rails, u-channels (Unistrut®), or other load bearing materials.

- The unit must be isolated carefully to prevent sound transmission. Field supplied vibration isolators are recommended.

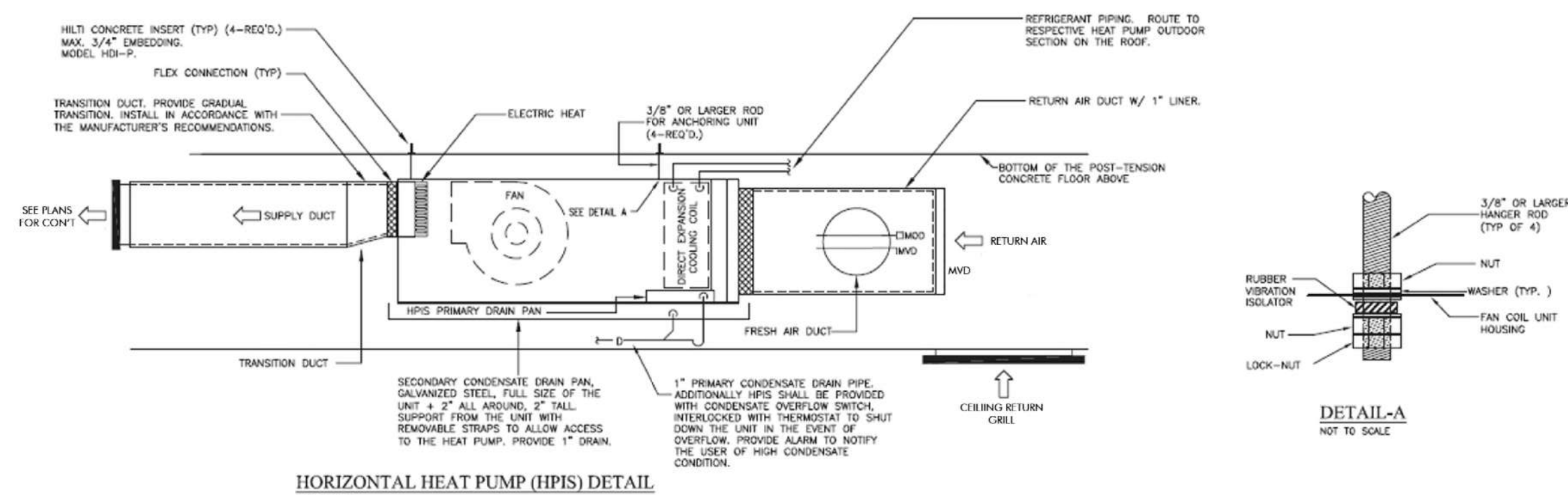
STEP 2 - Install an auxiliary drain pan under the horizontal air handler to prevent possible damage to ceilings.

- Isolate the auxiliary drain pan from the unit and from the structure.

- Connect the auxiliary drain pan to a separate drain line and terminate according to local codes.

HANDLER UNIT CONNECTIONS

2 TRANE AIR HANDLER UNIT CONNECTION DETAIL



1 HORIZONTAL HEAT PUMP (HPIS) DETAIL

HEAT PUMP INDOOR SECTION SCHEDULE

[illegible]

HEAT PUMP OUTDOOR SECTION SCHEDULE									
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[illegible]

FAN SCHEDULE

[illegible]

SUNSHINE FROZEN YOGURT
4205 CORNER
4209 RIDGETOP ROAD, FAIRFAX, VA 22030
COUNTY OF EMERY, VIRGINIA

RICHHOSTELLEY
MCABE ARCHITECT
3787 FARMVIEW ROAD, STANLEY VIRGINIA 22861 :: 202.730.5222 :: WWW.RH-ARCHITECT.COM

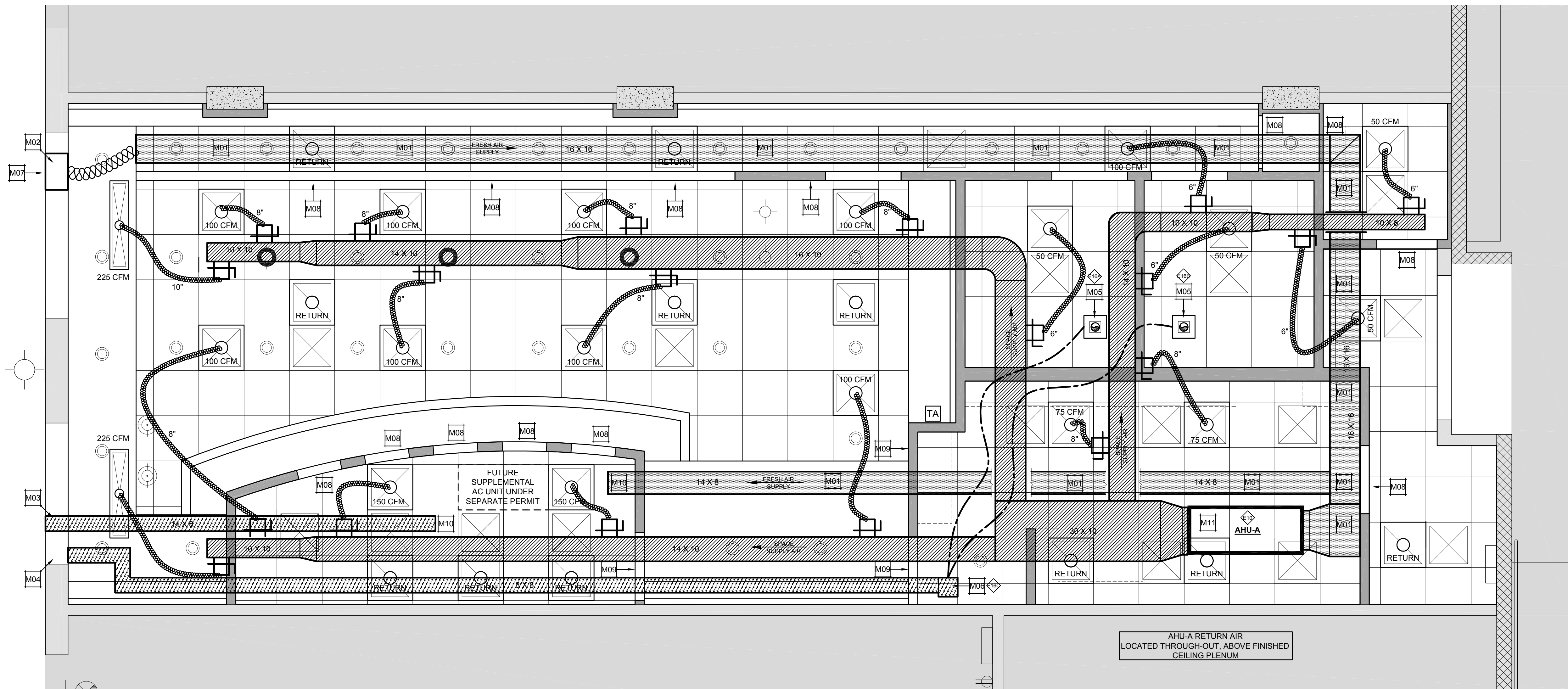
**SUITE MECHANICAL SCHEDULES
& TYP. CONSTRUCTION DETAILS**

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SUNSHINE
FROZEN YOGURT

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1 SUITE - MECHANICAL PLAN
SCALE: 3/8" = 1'-0"

- ADDITIONAL NOTES:**
- COORDINATE WITH ARCHITECTURAL DRAWINGS FOR FINAL AND EXACT LOCATION OF DIFFUSERS, LIGHTING, ETC.
 - NOTIFY ARCHITECT OF CONFLICTS PRIOR TO PURCHASE, INSTALL, OF EQUIPMENT / ITEMS.
 - PLENUM FOR LINEAR DIFFUSERS SHALL BE 10" DEEP.
 - ALL CONNECTIONS TO THE PLENUM SHALL BE 8" Ø, UNLESS OTHERWISE NOTED.
 - MECHANICAL CONTRACTOR TO V.I.F. ALL HEATING / COOLING LOADS, DUCT SIZING. NOTIFY ARCHITECT OF CONFLICTS.
 - REFRIGERANT PIPES, CONTROL WIRING & POWER WIRING FROM INDOOR TO OUTDOOR SECTIONS SHALL BE RUN IN THE EXISTING 4" PVC PIPES, WHICH WERE DESIGNED & INSTALLED UNDER THE BASE BUILDING FOR THAT PURPOSE. FIELD VERIFY EXACT LOCATION OF ALL PIPES.
 - KEEP ALL EQUIPMENT, DUCTWORK & PIPING AS HIGH AS POSSIBLE.
 - REPAIR EXISTING RIGID INSULATION @ THE DECK (ABOVE CONCRETE SLAB) THAT GETS DISTURBED BY MECHANICAL / NEW WORK.
 - PROVIDE CLEANOUTS AT CHANGE IN DIRECTIONS OF THE CONDENSATE DRAIN PIPES.
 - DUCT SMOKE DETECTORS SHALL BE PROVIDED (FURNISHED & INSTALLED) BY THE MECHANICAL CONTRACTOR & SHALL BE WIRED BY THE ELECTRICAL CONTRACTOR. PROVIDE REMOTE TEST SWITCH & RESET. SECURE TEST SWITCH TO THE UNDERSIDE OF SLAB ABOVE.
 - MAINTAIN A SEPARATION OF MINIMUM OF 10'-0" BETWEEN THE EXHAUST & FRESH AIR INTAKES.
 - CONTRACTOR TO PROVIDE AND INSTALL 3/4" ALL-THREAD METAL RODS, WITH H.L.T.I. CONCRETE HANGERS, AT FUTURE LOCATION OF SUPPLEMENTAL AC UNIT ABOVE FINISHED CEILING. PROVIDE UNISTRUT SUPPORT. REFER TO SHEET M-0.3 DETAILS 1-5 FOR TYPICAL HANGER NOTATIONS / DETAILS.

PLAN KEYNOTES

- | | |
|-----|--|
| M01 | INSULATE ENTIRE SUPPLY AIR DUCT WORK. |
| M02 | 16" x 16" LOUVER. |
| M03 | 12" x 12" EXHAUST LOUVER FOR FUTURE SUPPLEMENTAL AC UNIT. |
| M04 | 12" x 12" EXHAUST LOUVER. |
| M05 | 100 CFM BATHROOM EXHAUST FAN. |
| M06 | EXHAUST FAN UNIT. |
| M07 | FRESH AIR INTAKE. |
| M08 | PROVIDE 24" X 16" RETURN AIR GRILL ABOVE CEILING GRID, IN BULKHEAD. |
| M09 | PROVIDE 36" X 16" RETURN AIR GRILL ABOVE CEILING GRID, IN BULKHEAD. |
| M10 | PROVIDE FRESH AIR SUPPLY AND EXHAUST, FOR FUTURE YOGURT ROOM CONDITIONING / SUPPLEMENTAL AC UNIT (UNDER SEPARATE PERMIT), CAP AT END. |
| M11 | PROVIDE DRAIN PAN WITH 1" DRAIN PIPE, ROUTE CONDENSATE DRAIN PIPES THROUGH WALL CAVITIES TO JUST ABOVE THE UTILITY SINK, ELBOW OUT OF THE WALL & ELBOW DOWN TO DRIP INTO UTILITY SINK. |

GENERAL PLAN NOTES

- A. GENERAL NOTES:**
- SCHEMATIC MECHANICAL PLANS, NOTES, AND SCHEDULES, IS FOR GENERAL LAYOUT / SCHEMATIC PLANNING. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS AND OR IN THE SPECIFICATIONS. WHERE THERE IS NO MENTION OF THE RESPONSIBLE PARTY TO FURNISH, INSTALL A SPECIFIC ITEM ON THE MECHANICAL DRAWINGS, THE MECHANICAL CONTRACTOR WILL BE RESPONSIBLE.
 - WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF THE ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.
 - FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK, IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, OPPURTUNANCES AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE, AND COMPLETE INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.
 - IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF FIRST QUALITY AND COMPATIBLE WITH EXISTING SYSTEMS OR MATERIA WHERE THEY INTERFACE.
 - SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING PIPING, DUCTWORK, CONDUITS, OR OTHER OBSTRUCTION IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE AND / OR RELOCATE SAME TO THE SATISFACTION OF THE ARCHITECT AND AT NOT ADDITIONAL COST TO THE OWNER.
 - ALL SPECIFIED EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. COORDINATION AND SCHEDULING:

- COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES. CONTRACTOR SHALL COMPENSATE FOR EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION WILL NOT OCCUR.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING PERSONNEL, CODE ENFORCEMENT OFFICIALS, ARCHITECT / ENGINEER AND BUILDING OWNER.
- CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW SYSTEMS, ADD EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING EXACT FIELD DIMENSIONS OF EXISTING BUILDINGS, EXISTING CEILINGS, STRUCTURAL OBSTRUCTIONS, EXISTING BUILDING SYSTEMS TO REMAIN, EXISTING FURNITURE TO REMAIN, ETC., WHICH MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.
- NOTIFY THE OWNER, IN WRITING, AT LEAST SEVEN DAYS IN ADVANCE OF ANY REQUIRED SHUTDOWN OF ANY UTILITY. OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWN.

C. CODE, PERMITS AND INSPECTIONS:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS.
- PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - A) 2008 NATIONAL ELECTRICAL CODE, NFPA 70
 - B) 2009 INTERNATIONAL BUILDING CODE
 - C) 2009 INTERNATIONAL FIRE CODE
 - D) 2009 INTERNATIONAL PLUMBING CODE
 - E) 2009 INTERNATIONAL MECHANICAL CODE
 - F) 2009 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 - G) USMA REGULATIONS
 - H) AMERICANS WITH DISABILITIES ACT, ADA REQUIREMENTS (FEDERAL LAW)
 - I) ICC / ANSI A117.1, 2003 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
 - J) 2009 INTERNATIONAL ENERGY CODE
 - K) 2009 INTERNATIONAL FUEL CODE.
- CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS.

D. MECHANICAL GENERAL NOTES:

- ALL EQUIPMENT TO BE LOCATED IN THE RETURN AIR PLENUM SHALL BE SUITABLE FOR INSTALLATION IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- ALL EQUIPMENT (INCLUDING DUCTWORK AND PIPING) SHALL BE SECURELY SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER. EQUIPMENT SHALL NOT GENERATE NOISE GREATER THAN CATALOG RATINGS. ALL EQUIPMENT AND APPURTENANCES SHALL NOT TRANSMIT NOISE OR VIBRATION TO THE OCCUPABLE SPACES.
- DUCTWORK SHALL BE INSTALLED TIGHT TO THE UNDERSIDE OF THE SLAB / DECK UNLESS OTHERWISE NOTED.
- PROVIDE FIRE SAFING APPROVED BY THE AUTHORITY HAVING JURISDICTION, AROUND ALL PIPING AND DUCTWORK PENETRATIONS THROUGH BUILDING CONSTRUCTION TO MAINTAIN FIRE, SMOKE, AND SOUND RATINGS.
- MECHANICAL EQUIPMENT, DUCTWORK, SUPPORTS, AND MATERIALS SHALL BE RELOCATED AS NECESSARY TO ACCOMMODATE INSTALLATION OF LIGHT FIXTURES AND SPRINKLER SYSTEM PLUMBING PIPING.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS WHERE REQUIRED FOR ACCESS TO EQUIPMENT, VALVES, DAMPERS, CONTROLS, ETC. IN DUCTWORK AND / OR CONCEALED BEHIND FINISHES NOT INTENDED TO BE REMOVED; COORDINATE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- MECHANICAL CONTRACTOR SHALL PROVIDE ALL MOTOR STARTERS, DISCONNECTS ETC. AS REQUIRED BY THE MECHANICAL EQUIPMENT. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND PROVIDE FINAL CONNECTIONS, WHERE THE MECHANICAL SYSTEMS COME WITH INTEGRALS STARTERS, DISCONNECTS, ETC., THE ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTIONS.

E. SHEET-METAL DUCTWORK:

- ALL NEW DUCTWORK SHALL BE GALVANIZED SHEET METAL, UNLESS OTHERWISE INDICATED AND INSTALLED IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS, 2005 EDITION, 2" PRESSURE CLASS. AUDIBLE LEAKAGE WILL NOT BE ALLOWED.
- ALL NEW DUCTWORK DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS. DUCTWORK SIZES SHALL BE INCREASED TO ACCOMMODATE 1" INTERNAL LINING WHERE INDICATED ON PLANS.
- INSULATION: INSULATE ALL NEW SUPPLY AND OUTSIDE AIR DUCTWORK WITH 1-1/2" THICK FIBERGLASS DUCT WRAP WITH VAPOR BARRIER IN ACCORDANCE WITH MC-804. SEAL SEAMS TOGETHER W/ STAPLES AND AN APPROVED MASTIC SEALANT. THE USE OF DUCT TAPE IS NOT ACCEPTABLE.

F. FLEXIBLE DUCTWORK:

- MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL NOT EXCEED 12'-0".
- FLEXIBLE DUCT SHALL BE FACTORY GLASS FIBER INSULATED ASSEMBLY WITH VAPOR BARRIER JACKET.

LEGEND

KEYNOTE	EQUIPMENT NUMBER
RESTROOM EXHAUST FAN	DUCTWORK SIZE AS INDICATED ON PLANS
INSULATED FLEX DUCTWORK. SEE PLAN FOR SIZE.	6" Ø FLEX DUCTWORK
10" x 40" LINEAR SUPPLY AIR DIFFUSER	CRD CEILING RETURN AIR DIFFUSER
24" x 24" SUPPLY AIR DIFFUSER	CSD CEILING SUPPLY AIR DIFFUSER
SUPPLY AIR DUCT	24" x 24" PERFORATED RETURN AIR DIFFUSER, WHITE
TA THERMOSTAT CONTROL FOR AHU-A	FRESH AIR SUPPLY
	DISCONNECT SWITCH PROVIDED INTEGRAL WITH EQUIPMENT

SUNSHINE FROZEN YOGURT

4205 CORNER
4209 RIDGETOWN AV., 22030
COUNTY OF FAIRFAX, VIRGINIA

SUITE
MECHANICAL PLAN

DATE	DESCRIPTION
08.01.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
12.27.2013	PERMITS REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION



A
M-1.1

ELECTRICAL SPECIFICATION NOTES

A. GENERAL

- PRIOR TO BIDS, CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS WHICH MAY IMPACT THE WORK SHOWN ON THESE DRAWINGS. ACTUAL FIELD MEASUREMENTS SHALL PREVAIL OVER ANY SCALED MEASUREMENTS TAKEN FROM THESE DRAWINGS.
- IT IS THE DESIGN INTENT OF THESE CONTRACT DOCUMENTS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN TO TURNISH AND INSTALL COMPLETE AND READY FOR USE.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2008 NATIONAL ELECTRICAL CODE (NEC), NFPA, IRC AND LOCAL CODES.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT. ALL WORK MUST BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCES WITH EXISTING AND NEW EQUIPMENT, PIPING, DUCTS, STRUCTURAL MEMBERS, ETC. AND PRESERVE CLEARANCES ABOVE CEILING. ALL MOUNTING HEIGHTS INDICATED ARE TO THE CENTRELINE OF THE DEVICE BOX UNLESS OTHERWISE NOTED.
- PERFORM ALL MATERIALS, BRACING, HANGERS AND EQUIPMENT AS REQUIRED TO PROVIDE A COMPLETE OPERATIONAL ELECTRICAL SYSTEM. ALL MATERIAL AND EQUIPMENT INSTALLED AS PART OF THIS WORK SHALL BE NEW AND U.L. TESTED.
- PERFORM ALL CUTTING AND PATCHING OF EXISTING CEILING, WALLS AND FLOORS REQUIRED TO COMPLETE THIS WORK. WHERE ACCESS IS REQUIRED ABOVE LAY-IN CEILING, CAREFULLY REMOVE AND REINSTALL CEILING TILE. DAMAGED TILES SHALL BE REPLACED AT NO ADDITIONAL COST. PRIOR TO PERFORMING CONSTRUCTION, FURNISH SKETCHES TO THE ARCHITECT INDICATING LOCATIONS AND SIZES OF ALL OPENINGS, CHASES, CORE DRILLING, ETC. REQUIRED FOR INSTALLATION.
- VERIFY EXISTING PANELS INDICATED INCLUDING SPARE CIRCUIT BREAKERS AND SPACES. ANY MAJOR CHANGES REQUIRED TO PROVIDE THE COMPLETE SYSTEM AS DESIGNED SHALL BE DIRECTED TO THE CONSULTING ENGINEER. PROVIDE NEW TYPEWRITTEN PANEL DIRECTORIES FOR EXISTING PANELS INDICATING ALL REWIRING REQUIRED AS A RESULT OF THIS WORK. DIRECTORIES SHALL IDENTIFY DEVICE OR EQUIPMENT SERVED FOR EACH CIRCUIT USED. NO ADHESIVE BACKED PANEL BOARD SCHEDULES WILL BE ACCEPTED.
- ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE BASE BUILDING AND LANDLORD. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE BASE BUILDING REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDLORD.

- IN THE EVENT OF CONFLICT BETWEEN VARIOUS PARTS OF THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, AND GENERAL CONDITIONS THE MOST STRINGENT (MORE COSTLY) OF THE CONDITIONS SHALL APPLY FOR BIDDING PURPOSES. CONTRACTOR SHALL REQUEST CLARIFICATION OF ALL CONFLICTS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE COORDINATED WITH THE LANDLORD. ANY WORK WHICH MAY AFFECT ANY OCCUPIED SPACES AND/OR COMMON AREAS SHALL BE PERFORMED DURING NON-BUSINESS HOURS AS DESIGNATED BY LANDLORD AND COST SHALL BE INCLUDED IN THE BID PRICE.
- ALL REQUIRED POWER OUTAGES TO INCLUDE BRANCH CIRCUIT BREAKERS, PANEL BOARD MAIN CIRCUIT BREAKERS AND/OR FEEDER BREAKERS MUST BE COORDINATED AND SCHEDULED IN ADVANCE FOR APPROVAL BY LANDLORD PRIOR TO DE-ENERGIZING CIRCUITS.
- CONTRACTOR SHALL PROVIDE AS-BUILT AND RECORD DRAWINGS INDICATING ALL CHANGES IN EQUIPMENT/DEVICE/CONDUIT LOCATIONS AND SHALL BE GIVEN TO THE GENERAL CONTRACTOR FOR DELIVERY TO LANDLORD AS PART OF PROJECT CLOSEOUT.
- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
 - 2008 NATIONAL ELECTRICAL CODE, NFPA 70
 - 2009 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
 - 2009 INTERNATIONAL FIRE CODE
 - 2009 INTERNATIONAL PLUMBING CODE
 - 2009 INTERNATIONAL MECHANICAL CODE
 - VIRGINIA UNIFORM STANDARD BUILDING CODE
 - ICC/ANSI A117.1/2005 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
 - 2009 INTERNATIONAL ENERGY CODE
 - 2009 INTERNATIONAL FUEL GAS CODE
 - 2009 INTERNATIONAL EXISTING BUILDING CODE-ALTERATION LEVEL 2
 - 2009 NFPA 1 FIRE CODE & 2009 NFPA 101 LIFE SAFETY CODE
- IF CONTRACTOR'S BID EXCLUDES SOME ITEMS OF THE WORK DUE TO ANY REASON, SUCH EXCLUSIONS SHALL BE CLEARLY DEFINED IN THE BID PROPOSAL. UPON FAILURE OF THE CONTRACTOR TO INDICATE EXCLUSIONS, THE OWNER HAS THE RIGHT TO ASSUME THAT ALL ITEMS OF WORK INDICATED ON THE PROJECT PLANS, OR ADDRESSED ON THE PLANS AND SPECIFICATIONS AS A RESULT OF THIS WORK, ARE IN ANYWAY AND INCLUDED IN THE BID PROPOSAL, AND ARE CONTRACTOR'S OBLIGATION TO PROVIDE.
- CONTRACTOR SHALL FIELD VERIFY ALL CLEARANCES BEFORE ORDERING MATERIAL & EQUIPMENT.
- CONTRACTOR SHALL REPAIR ANY DAMAGES DURING CONSTRUCTION TO THE EXISTING RIGID BOARD INSULATION AT THE CONCRETE DECK.

B. MATERIAL

- CONDUIT/RACEWAYS: CONDUIT SHALL BE MINIMUM 1/2" SIZE AND SHALL BE INSTALLED CONCEALED IN ALL FINISHED AREAS. PANEL BOARD FEEDER CONDUIT SHALL BE ENT. EXPOSED. BRANCH CIRCUIT/TELEPHONE/FIRE ALARM/CONTROL CONDUITS SHALL BE ENT. ENT COUPLINGS MAY BE SET SLOPE TYPE UNLESS OTHERWISE PROHIBITED. UTILIZE MC CABLE WHEN ALLOWED BY CODES AND THE AUTHORITY HAVING JURISDICTION. USE OF MC CABLE SHALL BE LIMITED TO CONCEALED SPACES.
- CONDUCTORS: MINIMUM CONDUCTOR SIZE FOR POWER AND LIGHTING CIRCUITS SHALL BE NO. 12 AWG. FOR BOTH PHASE AND NEUTRAL CONDUCTOR, SHARED NEUTRALS WILL NOT BE ACCEPTABLE. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION 75°C AND SHALL BE COLOR CODED TO MATCH EXISTING.
- OUTLET BOXES: ALL OUTLET, DEVICE, JUNCTION AND PULL BOXES SHALL BE GALVANIZED STEEL IN DRY LOCATIONS AND CAST ALUMINUM WITH THREADED RUBS IN DAMP OR WET LOCATIONS. DEVICE BOXES SHALL BE OF SATISFA SIZE FOR THE DEVICE TO BE MOUNTED AND THE AREA IN WHICH THEY ARE INSTALLED. MINIMUM SIZE OF OUTLET BOXES SHALL BE SIZED PER N.E.C.
- DEVICES: ALL DEVICES SHALL BE COMMERCIAL GRADE:
 - SWITCHES SHALL BE RATED 120/277 VOLT, 20 AMP
 - ALL RECEPTACLES SHALL BE COMMERCIAL GRADE TYPE:
 - DUPLEX (NEMA 5-20P) - COMMERCIAL GRADE-WHITE
 - GROUND FAULT TYPE - COMMERCIAL GRADE-WHITE
 - DEVICE PLATES SHALL BE ONE PIECE TYPE, SINGLE OR MULTIPLE GANG, WHITE, METAL CONSTRUCTION.
- LIGHTING FIXTURES: PROVIDE FIXTURES, LAMPS AND BALLASTS AS INDICATED ON DRAWINGS INCLUDING ALL MOUNTING HARDWARE AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. REFER TO LIGHTING FLOOR PLANS FOR ADDITIONAL LIGHTING FUTURE REQUIREMENTS.
- SAFETY SWITCHES: ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY, HORSEPOWER RATED, QUICK-MAKE, QUICK-BREAK IN NEMA 1 (INDOOR) OR NEMA 3R (EXTERIOR) ENCLOSURE. FUSES SHALL BE CURRENT-LIMITING, DUAL-ELEMENT TYPE.
- IDENTIFICATION PLATES OF BLACK LAMINATED PLASTIC WITH 1/2 INCH WHITE LETTERS, FASTENED WITH SELF-TAPPING SCREWS, SHALL BE PROVIDED FOR NEW PANEL LAN.
- PANELBOARD: SHALL BE DEAD-FRONT SAFETY TYPE WITH CONVENTIONAL, BOLT-ON, THERMAL MAGNETIC MOULDED CASE CIRCUIT BREAKERS RATED AS INDICATED ON DRAWINGS. BUS BARS SHALL BE COPPER. PANEL SHALL BE SQUARE D, GENERAL ELECTRIC, CUTLER HAMMER, SIEMENS OR APPROVED EQUAL. PANELBOARD ENCLOSURE SHALL BE PROVIDED WITH TYPEWRITTEN CIRCUIT DIRECTORY INDICATING THE LOADS SERVED. PANELBOARDS SHALL BE FULLY RATED.

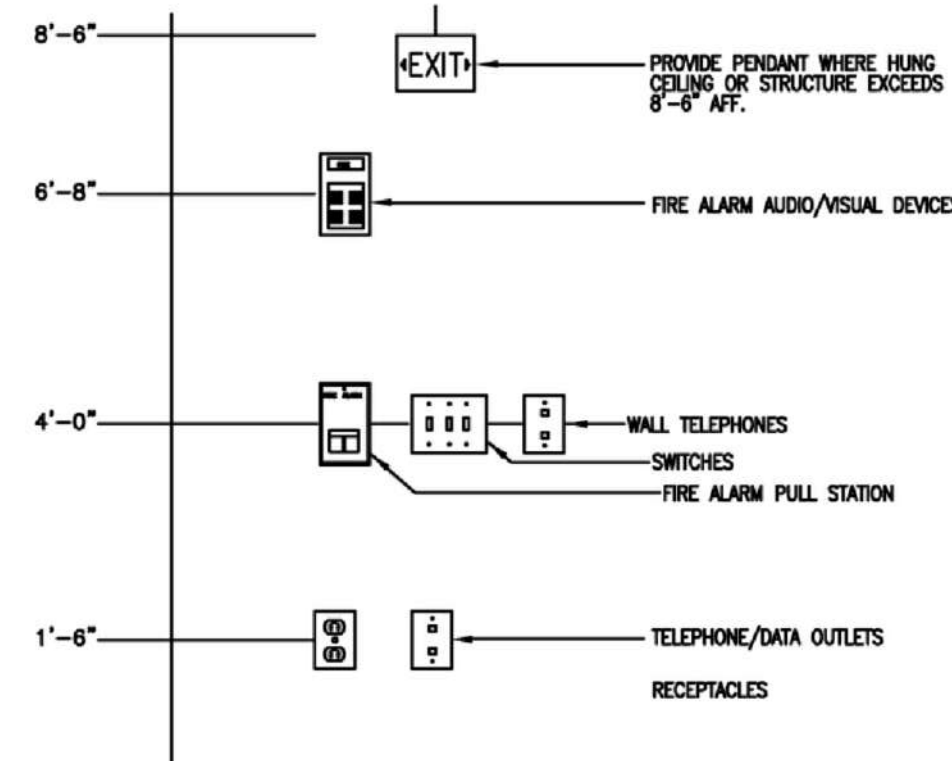
C. EXECUTION

- SECURE ALL RACEWAY SUPPORTS TO BUILDING STRUCTURE AS SPECIFIED. SUPPORT HORIZONTAL RUNS OF METALLIC RACEWAYS NOT MORE THAN TEN FEET APART. RUN EXPOSED RACEWAYS PARALLEL OR PERPENDICULAR TO THE WALLS.
- ROUTE RACEWAYS OVER WATER OR OTHER PIPING WHEN PULL ROPES ARE NOT REQUIRED. NO RACEWAY SHALL BE INSTALLED WITHIN THREE INCHES OF HOT WATER PIPING OR APPLIANCES, EXCEPT CROSSINGS, WHERE RACEWAY SHALL BE AT LEAST ONE INCH FROM PIPE COVER.
- CUT CONDUIT ENDS SQUARE AND REAM SMOOTH TO REMOVE ALL BURRS. PAINT MATE THREADS OF FIELD THREADED RACEWAYS WITH GRAPHITE BASE PIPE COMPOUND. DRAW UP TIGHT WITH RACEWAY COUPLINGS.
- SET BOXES SQUARE AND TRUE WITH BUILDING FINISH. ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF STUDDING AND FIRE-PROOFING. SECURE TO BUILDING STRUCTURE BY SATISFA MEANS.
- SUPPORT PANELS, JUNCTION AND PULL BOXES TO BUILDING STRUCTURE DIRECTLY SO THAT NO WEIGHT BEARS ON RACEWAYS.
- ALL RECEPTACLES SHALL BE INSTALLED WITH GROUND PIN ON THE BOTTOM SIDE OF DEVICE, WHERE MOUNTED VERTICALLY.
- PROVIDE APPROPRIATE U.L. REQUIRED FIRE STOP MATERIAL AND ASSEMBLY FOR ALL EXISTING AND NEW PENETRATIONS OF FIRE RATED FLOORS/WALLS/CEILING IN THE AREA OF WORK. THIS INCLUDES BOXING OUT OF EXISTING AND NEW LIGHT FIXTURES IN THE AREA OF WORK. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ASSEMBLY RATINGS.
- PROVIDE NECESSARY SUPPORT PER NEC FOR EXISTING TO REMAIN WIRING AND CONDUITS LOCATED ABOVE CEILING IN THE AREA OF WORK WHICH MAY NOT BE PRESENTLY SUPPORTED PROPERLY.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ANY CONFLICT BETWEEN MANUFACTURERS RECOMMENDATIONS AND THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK BY THE TENANT.
- UPON COMPLETION OF WORK, ALL EXISTING AND NEW LIGHTING, RECEPTACLE AND EQUIPMENT CIRCUITS AFFECTED BY THIS PROJECT SHALL BE TESTED FOR ACCEPTANCE BY OWNER. MAKE ALL NECESSARY REPAIRS TO INSURE COMPLETE SYSTEM OPERATION.

D. SUBMITTALS

- CONTRACTOR SHALL SUBMIT FOR APPROVAL, DETAILED SHOP DRAWINGS OF ALL ELECTRICAL EQUIPMENT AND MATERIAL. SHOP DRAWINGS SHALL INCLUDE EQUIPMENT CAPACITIES AND ANY RELATED INFORMATION TO ENABLE THE ENGINEER TO INSURE COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS. NO MATERIAL OR EQUIPMENT MAY BE ORDERED OR DELIVERED TO THE JOB SITE UNTIL THE CONTRACTOR HAS IN HIS POSSESSION THE APPROVED SHOP DRAWINGS FOR THE PARTICULAR MATERIAL OR EQUIPMENT.
- SHOP DRAWINGS OF ALL ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE SUBMITTED AT ONE TIME. PIECE-MEAL AND INCOMPLETE SHOP DRAWINGS WILL BE REJECTED.

TYPICAL DEVICE MOUNTING HEIGHT DETAIL



- NOTES:
- ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTRELINE OF DEVICE EXCEPT ENT DEVICES.
 - DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTRELINE WHERE POSSIBLE.
 - ALL DEVICES SHALL BE INSTALLED AT MOUNTING HEIGHTS AS INDICATED ON THIS DETAIL UNLESS OTHERWISE NOTED.
 - WHERE SWITCHES ARE SHOWN ON WINDOW SIDE, SWITCHES SHALL BE INSTALLED ON DOWN JAM UNLESS NOTED OTHERWISE BY CONTRACTING OFFICE.

BRANCH CIRCUITS SCHEDULE

120 OR 277 VOLT 1 Ø, 2W. CIRCUITS (60°C)			
20A - 2P	2 # 12 & 1 # 12 GND - 3/4"		
30A - 2P	2 # 10 & 1 # 10 GND - 3/4"		
40A - 2P	2 # 8 & 1 # 10 GND - 3/4"		
50A - 2P	2 # 6 & 1 # 10 GND - 3/4"		
60A - 2P	2 # 4 & 1 # 10 GND - 3/4"		
120 / 208 VOLT 1 Ø, 3W. CIRCUITS (60°C)			
20A - 2P	3 # 12 & 1 # 12 GND - 3/4"		
30A - 2P	3 # 10 & 1 # 10 GND - 3/4"		
40A - 2P	3 # 8 & 1 # 10 GND - 3/4"		
50A - 2P	3 # 6 & 1 # 10 GND - 3/4"		
60A - 2P	3 # 4 & 1 # 10 GND - 3/4"		
120 / 480 VOLT 3 Ø, 3W. CIRCUITS (60°C)			
20A - 3P	3 # 12 & 1 # 12 GND - 3/4"		
30A - 3P	3 # 10 & 1 # 10 GND - 3/4"		
40A - 3P	3 # 8 & 1 # 10 GND - 3/4"		
50A - 3P	3 # 6 & 1 # 10 GND - 3/4"		
60A - 3P	3 # 4 & 1 # 10 GND - 3/4"		
120 / 208 & 277 / 480 VOLT 3 Ø, 4W. CIRCUITS (60°C)			
20A - 3P	4 # 12 & 1 # 12 GND - 3/4"		
30A - 3P	4 # 10 & 1 # 10 GND - 3/4"		
40A - 3P	4 # 8 & 1 # 10 GND - 3/4"		
50A - 3P	4 # 6 & 1 # 10 GND - 1"		
60A - 3P	4 # 4 & 1 # 10 GND - 1"		

NOTE: TEMPERATURE RATINGS OF ALL CONDUCTORS 100 AMPS OR BELOW OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE 60°C PER NEC 110-1(C).

LIGHTING SCHEDULE

FIXTURE SYMBOL	FIXTURE ID / TAG	DESCRIPTION	MANUFACTURER CATALOG NUMBER	MANUFACTURER				CCT. VOLTS	REMARKS
				NO.	WATTS	TOTAL WATTS	TYPE	LAMP MODEL #	
—	A	2' STRIP SINGLE TUBE FLUORESCENT	PROGRESS LIGHTING 1 LIGHT 24" WHITE FLUORESCENT	8	17	136	T8	#P7285-30EB STORE SKU # 716707	120 STORE: THE HOME DEPOT FOR: COVE LIGHTING
—	B	4' STRIP SINGLE TUBE FLUORESCENT	LITHONIA LIGHTING 1 LIGHT 48" WHITE FLUORESCENT	11	32	352	T8	#MNS 1 32 120 RM6 STORE SKU # 491796	120 STORE: THE HOME DEPOT FOR: COVE LIGHTING
⊗	C	2X2 LAY-IN FLUORESCENT WITH ACRYLIC LENS	LITHONIA LIGHTING 2 LIGHT 24" x 24" WHITE CEILING TROFFER IN-LAY FLUORESCENT	15	31	465	U	#2SP8 0 2 U181A12 120 GDSB STORE SKU # 491796	120 STORE: THE HOME DEPOT FOR: IN-LAY CEILING
⊙	D	FEATURE PENDENT LIGHT	NUOVO LIVING CEREBRO LARGE PENDANT	3	60	180	A19	#HGVF153	120 WEB: WWW.LIGHTINGUNIVERSE.COM FOR: FEATURE PENDANT
⊙	E	COMPACT FLUORESCENT INTERIOR DOWN LIGHT	PROGRESS LIGHTING 8" PROTC COMPACT FLUORESCENT RECESSED DOWN LIGHT	34	26	1,768	QUAD-TUBE 4-PIN	#P8226-DVEB STORE SKU # 716707	120 / 277 STORE: THE HOME DEPOT FOR: DOWN LIGHTING
⊙	F	COMPACT FLUORESCENT INTERIOR DOWN LIGHT	PROGRESS LIGHTING 4" COMPACT FLUORESCENT RECESSED DOWN LIGHT	10	18	180	QUAD-TUBE 4-PIN	#P830-18CAT STORE SKU # 716707	120 STORE: THE HOME DEPOT FOR: DOWN LIGHTING
⊙	G	FEATURE PENDENT LIGHT	JUNO LED PENDANT PISTACHIO ELLIPSE	2	5	10	LED	#PKL322PSTACHIO INTERNET # 203188580	120 STORE: THE HOME DEPOT FOR: FEATURE
⊙	H	DOWNLIGHTING	PHILIPS LIGHTOLIER CALCULITE MATRIX WALL WASHER 4X4W	6	32	192	TRIPLE-TUBE 4-PIN	4X4WLCP	120 / 277 WEB: WWW.LIGHTOLIER.COM FOR: WALL WASHER
⊙	J	FEATURE PENDENT LIGHT	HAMPSTON BAY 1-LIGHT HANGING FROSTED AMBER GLASS PENDANT	2	50	100	JC TYPE T HALOGEN	#ES352BAA INTERNET # 100323275	120 STORE: THE HOME DEPOT FOR: FEATURE NOTE: LOW VOLTAGE TRANSFORMER

PANEL B SCHEDULE

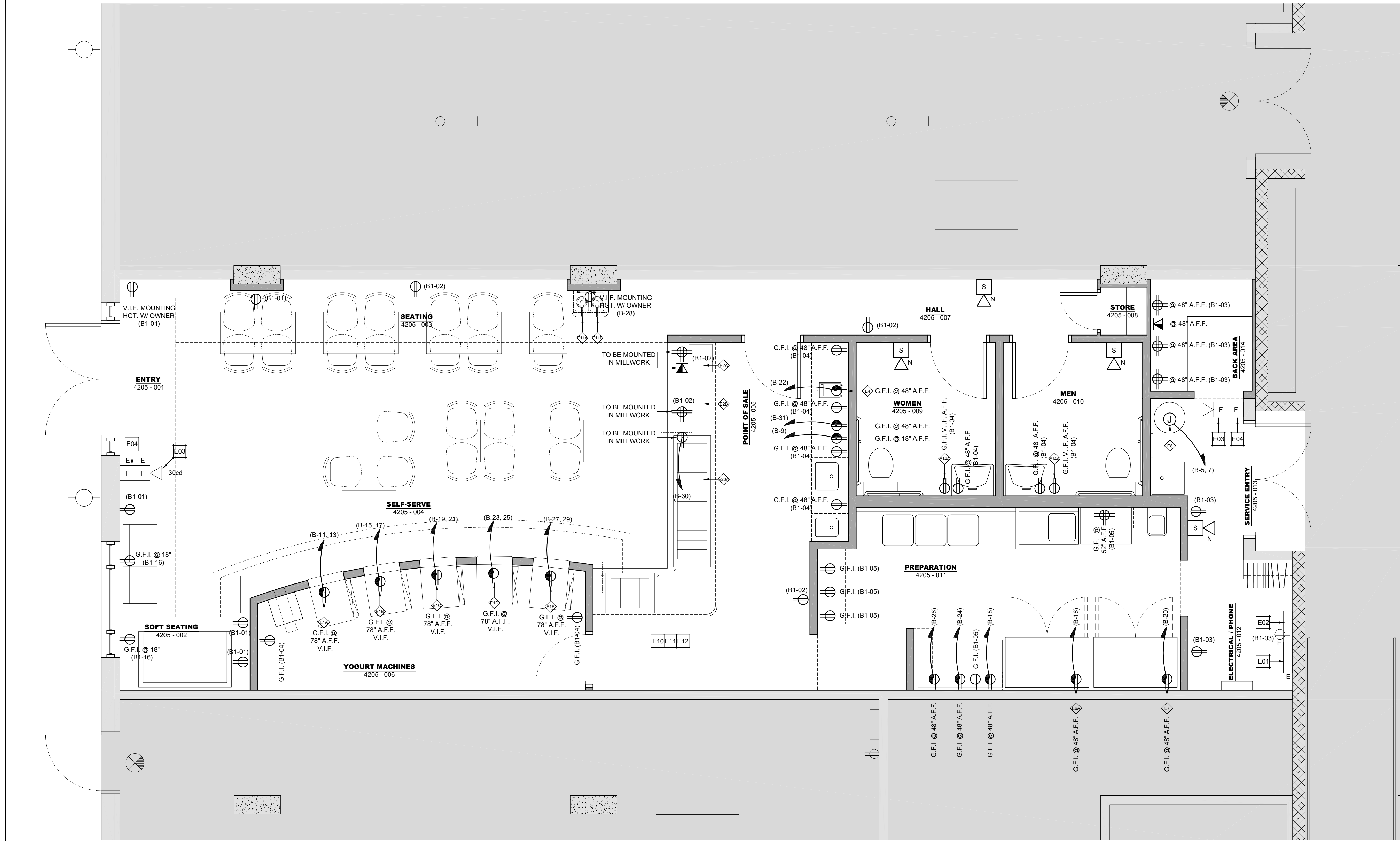
LOCATION: ELECTRICAL 4205-012 MOUNTING SURFACE: ENTRY: BOTTOM											
VOLTAGE: 120/208 3 PH 4 W BUS: 400A 1 POLES: 42 MAIN: M.L.O.											
LOAD	CIR #	PHASE	TRIP	P	P	TRIP	PHASE	CIR #	LOAD	TRIP	PHASE
SPARE	1	-	-	-	2	2	-	45	3598	-	2
WATER-HEATER (ROOM 013)	3	-	6000	-	30	-	2	45	-	3598	-
HEAT-PUMP (INDOOR SECTION)	4	-	-	-	-	-	-	-	-	-	-
EXHAUST FANS (ROOMS 009, 010)	6	-	-	6000	30	-	2	2	60	-	4389
HEAT-PUMP (INDOOR SECTION)	8	-	180	-	20	-	2	2	60	4389	-
FUTURE APPLIANCE (ROOM 005)	9	-	-	1404	20	-	1	3	40	-	2320
HEAT-PUMP (OUTDOOR SECTION)	10	-	-	-	-	-	-	-	-	-	-
YOGURT MACHINE #1 (ROOM 006)	11	-	5760	-	40	-	2	3	40	-	2320
YOGURT MACHINE #2 (ROOM 006)	13	-	5760	-	40	-	2	3	40	2320	-
REACH-IN REFRIGERATOR (ROOM 011)	14	-	-	-	-	-	-	-	-	-	-
REACH-IN REFRIGERATOR (ROOM 011)	15	-	-	5760	40	-	2	1	20	-	1200
FUTURE APPLIANCE (ROOM 011)	16	-	5760	-	40	-	2	1	20	-	1200
YOGURT MACHINE #3 (ROOM 006)	17	-	5760	-	40	-	2	1	20	1200	-
REACH-IN FREEZER (ROOM 011)	18	-	5760	-	40	-	2	1	20	1200	-
COFFEE MAKER (ROOM 005)	19	-	-	5760	40	-	2	1	20	-	1800
FUTURE APPLIANCE (ROOM 011)	20	-	-	-	-	-	-	-	-	-	-
YOGURT MACHINE #4 (ROOM 006)	21	-	5760	-	40	-	2	1	20	-	1800
FUTURE APPLIANCE (ROOM 011)	22	-	-	-	-	-	-	-	-	-	-
YOGURT MACHINE #5 (ROOM 006)	23	-	5760	-	40	-	2	1	20	-	1800
FUTURE APPLIANCE (ROOM 011)	24	-	-	-	-	-	-	-	-	-	-
HOT TOPPINGS (ROOM 003)	25	-	5760	-	40	-	2	1	20	960	-
COLD PAN (ROOM 003)	26	-	-	-	-	-	-	-	-	-	-
COLD PAN (ROOM 003)	27	-	-	5760	40	-	2	1	20	-	1800
FUTURE APPLIANCE (ROOM 005)	28	-	5760	-	40	-	2	1	20	-	1800
FUTURE APPLIANCE (ROOM 005)	29	-	5760	-	40	-	2	1	20	-	1800
SUB-PANEL B1 (ROOM 012)	30	-	-	1800	20	-	1	1	20	516	-
SUPPLEMENTAL AC - FUTURE	31	-	-	2484	100	-	3	1	40	-	1500
SPARE	32	-	4864	-	100	-	3	1	-	-	-
SPARE	33	-	-	-	-	-	-	-	-	-	-
SPARE	34	-	3910	-	100	-	3	2	-	-	-
SPARE	35	-	-	-	-	-	-	-	-	-	-
SPARE	36	-	-	-	-	-	-	-	-	-	-
SPARE	37	-	-	-	-	-	-	-	-	-	-
SPARE	38	-	-	-	-	-	-	-	-	-	-
SPARE	39	-	-	-	-	-	-	-	-	-	-
SPARE	40	-	-	-	-	-	-	-	-	-	-
SPARE	41	-	-	-	-	-	-	-	-	-	-
SPARE	42	-	-	-	-	-	-	-	-	-	-

SUBPANEL B1 SCHEDULE

LOCATION: ROOM 4205-012 MOUNTING SURFACE: ENTRY: BOTTOM											
VOLTAGE: 120/208 3 PH 4 W BUS: 100A 1 POLES: 20 MAIN: M.L.O.											
LOAD	CIR #	PHASE	TRIP	P	P	TRIP	PHASE	CIR #	LOAD	TRIP	PHASE
RECEPTACLE CONV. (ROOMS 001, 002)	1	-	1080	-	20	-	1	1	-	20	1280
RECEPTACLE CONV. (ROOMS 003, 005)	2	-	-	-	-	-	-	-	-	-	-
RECEPTACLE - GFI (ROOMS 001, 012, 013)	3	-	1440	-	20	-	1	1	-	20	1280
RECEPTACLE - GFI (ROOMS 005, 006, 008, 010)	4	-	-	-	-	-	-	-	-	-	-
FUTURE SIGNAGE (ROOMS 005, 001, 002)	5	-	-	1260	20	-	1	1	-	20	-
LIGHTING (ROOMS 009, 010, 012, 013)	6	-	-	-	-	-	-	-	-	-	-
LIGHTING (ROOMS 001, 002, 003, 007)	7	-	300	-	20	-	1	1	-	20	436
LIGHTING (ROOM 011)	8	-	-	-	-	-	-	-	-	-	-
LIGHTING (ROOM 004)	9	-	894	-	20	-	1	1	-	20	-
EMERGENCY LIGHTING (ALL ROOMS)	10	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	11	-	-	280	20	-	1	1	-	20	-
EMERGENCY LIGHTING (ALL ROOMS)	12	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	13	-	600	-	20	-	1	1	-	20	1188
EMERGENCY LIGHTING (ALL ROOMS)	14	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	15	-	-	1280	20	-	1	1	-	20	-
EMERGENCY LIGHTING (ALL ROOMS)	16	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	17	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	18	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	19	-	-	-	-	-	-	-	-	-	-
EMERGENCY LIGHTING (ALL ROOMS)	20	-	-	-	-	-	-	-	-	-	-

PANEL B DEMAND LOADS

DEMAND LOAD					CIRCUIT NUMBER					WATTS					FACTOR			
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ELECTRICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	SYM.	DESCRIPTION
	SINGLE POLE SWITCH		GARBAGE DISPOSAL		FIRE ALARM STROBE/AUDIO-VISUAL DEVICE
	3 WAY POLE SWITCH		EXISTING ITEM TO REMAIN		
	DIMMER SWITCH		EXISTING ITEM TO BE RELOCATED UNDER CABINET LIGHT, COORDINATE LENGTH TO MATCH FULL AVAILABLE LENGTH OF CABINET		
	3 WAY DIMMER SWITCH		DEDICATED CIRCUIT		
	RHEOSTAT		FLUSH FLOOR MOUNTED QUAD		
	SINGLE OUTLET RECESSED MOUNTED AT 60" A.F.F.		SURFACE MOUNTED ITEM		
	JUNCTION BOX		RUN TO PANEL / CIRCUIT		
	CABLE T.V. OUTLET		KEYNOTE		
	TEL/DATA OUTLET		EQUIPMENT NUMBER		
	SINGLE OUTLET RECESSED MOUNTED AT 60" A.F.F.		FIRE ALARM PULL STATION		
	DUPLEX OUTLET		FIRE ALARM PULL STATION, WITH COMBINATION AUDIO-VISUAL DEVICE (HORN AND STROBE)		
	GROUND-FAULT CIRCUIT INTERRUPTER				
	ARC-FAULT CIRCUIT INTERRUPTER				
	DUPLEX OUTLET-MOUNTED HORIZONTALLY				
	QUADRUPLEX OUTLET				

EQUIPMENT SCHEDULE

NO.	LOCATION (RM NO.)	ITEM	NO.	LOCATION (RM NO.)	ITEM
E-12B	SOFT SEATING (4205-002)	FLAT SCREEN TELEVISION	E-20B	POINT OF SALE (4205-005)	WET TOPPING BAR
E-13A	SEATING (4205-003)	FLAT SCREEN TELEVISION MOUNT	E-21	NOT USED	-
E-13B	SOFT SEATING (4205-002)	FLAT SCREEN TELEVISION MOUNT	E-22	NOT USED	-
E-14A	WOMEN (4205-009)	ELECTRONIC PAPER TOWEL DISPENSER	-	-	-
E-14B	MEN (4205-010)	ELECTRONIC PAPER TOWEL DISPENSER	-	-	-
E-15A	WOMEN (4205-009)	ELECTRONIC SOAP DISPENSER	-	-	-
E-15B	MEN (4205-010)	ELECTRONIC SOAP DISPENSER	-	-	-
E-16A	WOMEN (4205-009)	EXHAUST FAN	-	-	-
E-16B	MEN (4205-010)	EXHAUST FAN	-	-	-
E-16C	PREPARATION AREA (4205-011)	EXHAUST FAN	-	-	-
E-6A	PREPARATION AREA (4205-011)	REACH-IN REFRIGERATOR	-	-	-
E-17B	POINT OF SALE (4205-005)	SELF-SERVE END POST	-	-	-
E-7	PREPARATION AREA (4205-011)	REACH-IN FREEZER	-	-	-
E-8	SERVICE ENTRY (4205-013)	HOT-WATER-HEATER	-	-	-
E-9	NOT USED	-	-	-	-
E-10	ABOVE PREP. AREA (4205-011)	AHU-A (AIR HANDLING UNIT)	-	-	-
E-11A	SEATING (4205-003)	HOT TOPPING	-	-	-
E-11B	SEATING (4205-003)	HOT TOPPING	-	-	-
E-12A	SEATING (4205-003)	FLAT SCREEN TELEVISION	E-20A	POINT OF SALE (4205-005)	DRY TOPPING BAR

PLAN KEYNOTES

- EXISTING 400 AMP PANEL 'B'.
- NEW 100 AMP SUB-PANEL 'B1'.
- EXISTING FIRE ALARM MANUAL PULL STATION, WITH AUDIO & VISUAL / STROBE DEVICE WIRED TO EXISTING FIRE ALARM SYSTEM.
- EXISTING FIRE ALARM MANUAL PULL STATION.
- NEW FIRE ALARM STROBE.
- PROVIDE JUNCTION BOX FOR FUTURE SUPPLEMENTAL AC UNIT.
- HEAT PUMP INDOOR SECTION IN THE CEILING, 1.0 HP, 208V, 1 PH FAN MOTOR, TWO 7.5 KW, 208, 1 PH AUXILIARY ELECTRIC HEATERS, EACH HEATER 34.6 FLA. UNIT IS PROVIDED WITH TWO DISCONNECT SWITCHES. ONE SWITCH SERVES THE FAN MOTOR AND ONE OF THE HEATERS, 42.2 FLA, 50.9 MCA, 80 MOCP AND THE OTHER SWITCH SERVES THE SECOND HEATER, 34.6 FLA, 43.2 MCA, 45 MOCP.
- CIRCUIT BREAKER PROVIDED BY THE HEAT PUMP MANUFACTURER.
- PROVIDE ELECTRICAL OUTLET FOR NEON SIGNAGE, COORDINATE LOCATION IN FIELD WITH OWNER.
- CONTRACTOR TO V.I.F. GFI, INSTALLED IN A WATERPROOF ENCLOSURE, RECEPTACLE LOCATED AT ROOF FOR SERVICE OF EXISTING OUTDOOR CONDENSING SUITE UNIT. IF GFI RECEPTACLE IS NOT INSTALLED, CONTRACTOR TO PROVIDE GFI INSTALLED IN WATERPROOF ENCLOSURE. CIRCUITS ENTERING BUILDING FROM THE EXTERIOR SHALL BE SEALED IN COMPLIANCE WITH NEC 300.7(A).
- CONTRACTOR TO CONFIRM CIRCUITS AT THE ROOF COMPLY WITH NEC 310.15 (B) (2) (C).

GENERAL PLAN NOTES

- SCHEMATIC ELECTRIC PLANS, NOTES, AND FIXTURE SCHEDULE, IS FOR GENERAL LAYOUT / SCHEMATIC PLANNING. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. WHERE THERE IS NO MENTION OF THE RESPONSIBLE PARTY TO FURNISH, INSTALL, OR WIRE A SPECIFIC ITEM ON THE ELECTRICAL DRAWINGS, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE.
- OUTLETS (ELEC, TEL & DATA) TO BE MOUNTED @ 18" A.F.F. U.N.O.
- SWITCHES TO BE MOUNTED @ 52" A.F.F. TO CENTERLINE U.N.O.
- CONTRACTOR TO NOTIFY OWNER AND ARCHITECT AFTER INSTALLATION OF ALL RECESSED LIGHTS, JUNCTION, SWITCH, & OUTLET BOXES, FOR APPROVAL PRIOR TO PULLING WIRE.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. JUNCTION BOXES SHALL BE SECURELY FASTENED, SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET AND SWITCH ARRANGEMENTS, AND EQUIPMENT PRIOR TO ROUGH-IN. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, OR IN CONFLICT WITH OTHER WORK. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 11 FEET PRIOR TO ROUGH-IN, WITHOUT ANY CHANGE BY THE ELECTRICAL CONTRACTOR. CONTRACTOR TO RECEIVE APPROVAL OF BOX LOCATIONS FROM OWNER AND OR DESIGNER PRIOR TO WIRING.
- THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL ELECTRICAL CODES, AND THE UTILITY COMPANY'S REQUIREMENTS.
- ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APPROPRIATE LABEL OF UNDERWRITERS LABORATORIES, INC. OR ANOTHER LABORATORY FOR A SPECIFIC PURPOSE.
- WIRING SHALL BE ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.
- THE ELECTRICAL CONTRACTOR SHALL PAY FOR ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTION FEES, AND TAXES APPLICABLE TO THE ELECTRICAL INSTALLATION AND SHALL INCLUDE THESE COSTS IN THE BASE BID AS PART OF THIS CONTRACT.
- THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND INCLUDE ALL COST IN BASE BID.
- IN GENERAL, NOT MORE THAN (10) LIGHTING AND/OR RECEPTACLE OUTLETS SHALL BE CONNECTED TO ANY ONE LIGHTING BRANCH CIRCUIT. EXCEPTIONS MAY BE MADE IN THE CASE OF LOW-CURRENT-CONSUMING OUTLETS.
- CONDUCTOR SIZE MUST BE VERIFIED BY ELECTRICAL CONTRACTOR; GENERAL LIGHTING BRANCH CIRCUITS SHALL BE NO. 14 AWG COPPER PROTECTED BY 15-AMPERE OVER CURRENT DEVICES. SMALL APPLIANCE CIRCUITS SHALL BE NO. 12 AWG COPPER PROTECTED BY 20-AMPERE OVER CURRENT DEVICES. ALL OTHER CIRCUITS SHALL BE WIRED AND PROVIDED OVER CURRENT DEVICE AS REQUIRED BY CODE.
- LOAD BALANCING: THE ELECTRICAL CONTRACTOR SHALL CONNECT ALL LOADS, BRANCH CIRCUITS, TO BALANCE CONNECTED AND COMPUTED LOADS TO WITHIN 10% VARIATION.
- FIXTURE ALLOWANCES SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID. THESE ALLOWANCES SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL SURFACE, RECESSED, TRACK, STRIP, PENDANT, AND/OR HANGING FIXTURES, COMPLETE WITH LAMPS WHERE INDICATED ON ELECTRICAL FIXTURE SCHEDULE.
- FURNISH AND INSTALL LIGHT UNITS WHERE INDICATED ON THE PLANS COMPLETE WITH SWITCH ASSEMBLY AND LIGHTING OPERATIONS AS RECOMMENDED BY THE MANUFACTURER.
- ALL CONVENIENCE RECEPTACLES SHALL BE OF THE GROUNDING TYPE. FURNISH AND INSTALL WHERE INDICATED. GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLES TO PROVIDE GROUND-FAULT CIRCUIT PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
- FURNISH AND INSTALL 4-INCH SQUARE, 1 1/2-INCH-DEEP OUTLET BOXES WITH SINGLE-GANG RAISED PLASTER COVERS AT EACH TELEVISION OUTLET WHERE NOTED ON THE PLANS. MOUNT AT THE SAME HEIGHT AS RECEPTACLE OUTLETS. FURNISH AND INSTALL 15-ohm COAXIAL CABLE TO EACH TELEVISION OUTLET FROM A POINT IN THE WORKSHOP NEAR THE MAIN SERVICE-ENTRANCE SWITCH. ALLOW 6 FEET OF CABLE. FURNISH AND INSTALL TELEVISION PLUG-IN JACKS AT EACH LOCATION. FACE PLATES ARE TO MATCH FACE PLATES OF RECEPTACLES.
- FURNISH AND INSTALL A 3-INCH-DEEP DEEP DECK BOX WITH SUITABLE SINGLE-GANG RAISED PLASTER COVER AT EACH TELEPHONE LOCATION, AS INDICATED ON THE PLANS. FURNISH AND INSTALL SIX-CONDUCTOR, NO. 18 AWG COPPER TELEPHONE CABLE TO EACH DESIGNATED TELEPHONE LOCATION, TERMINATE IN PROPER MODULAR JACK, COMPLETE WITH FACE PLATES TO MATCH FACE PLATES OF RECEPTACLES. INSTALLATION SHALL BE ACCORDING TO ANY AND ALL APPLICABLE NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS.
- CIRCUIT IDENTIFICATION: ALL PANEL BOARDS SHALL BE FURNISHED WITH TYPED-CARD DIRECTORIES WITH PROPER DESIGNATION OF THE BRANCH-CIRCUIT FEEDER LOADS AND EQUIPMENT SERVED. THE DIRECTORIES SHALL BE LOCATED IN THE PANEL IN A HOLDER FOR CLEAR VIEWING.
- THE ELECTRICAL CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS, AND ROOFS.
- UPON COMPLETION OF THE INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE INSTALLATION, CLEAN EQUIPMENT AND DEVICES, AND REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE OWNER'S PROPERTY, LEAVING THE WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CARTONS, DEBRIS, AND RUBBISH FOR EQUIPMENT INSTALLED BY THE ELECTRICAL CONTRACTOR, INCLUDING EQUIPMENT FURNISHED BY THE OWNER OR OTHERS AND REMOVED FROM THE CANTON BY ELECTRICAL CONTRACTOR.
- CONTRACTOR TO VERIFY EXISTING ELECTRICAL SERVICE SIZE IS ADEQUATE FOR ADDITIONAL CIRCUITS ASSOCIATED WITH THIS CONSTRUCTION, AND SPARE CIRCUITS. CONTRACTOR TO UPGRADE IF NECESSARY UNDER SEPARATE CONTRACT.

SUNSHINE FROZEN YOGURT

4205 CORNER
4205 W. 100TH ST., SUITE 100
COUNTY OF FAIRFAX, VIRGINIA

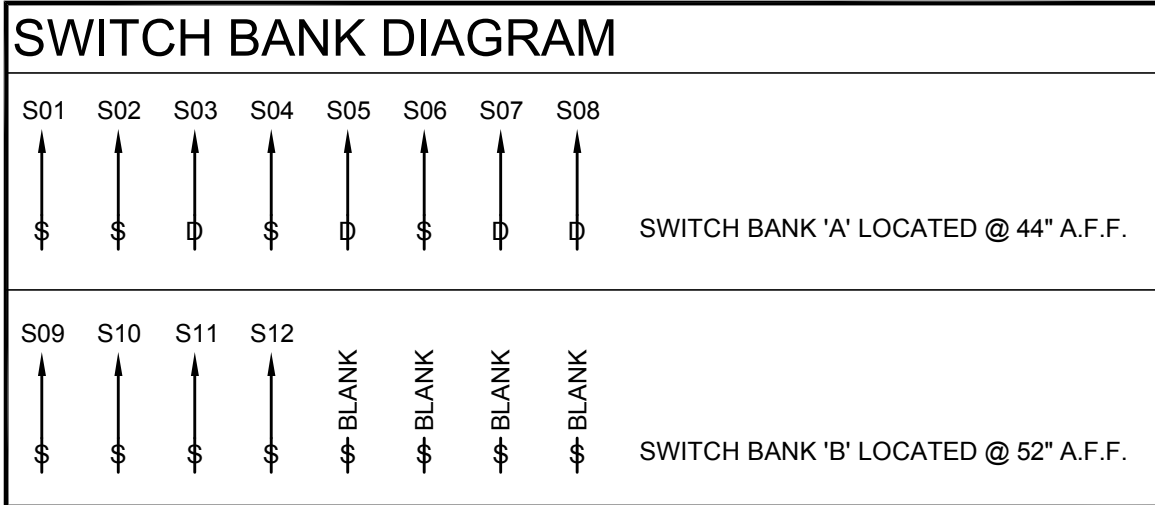
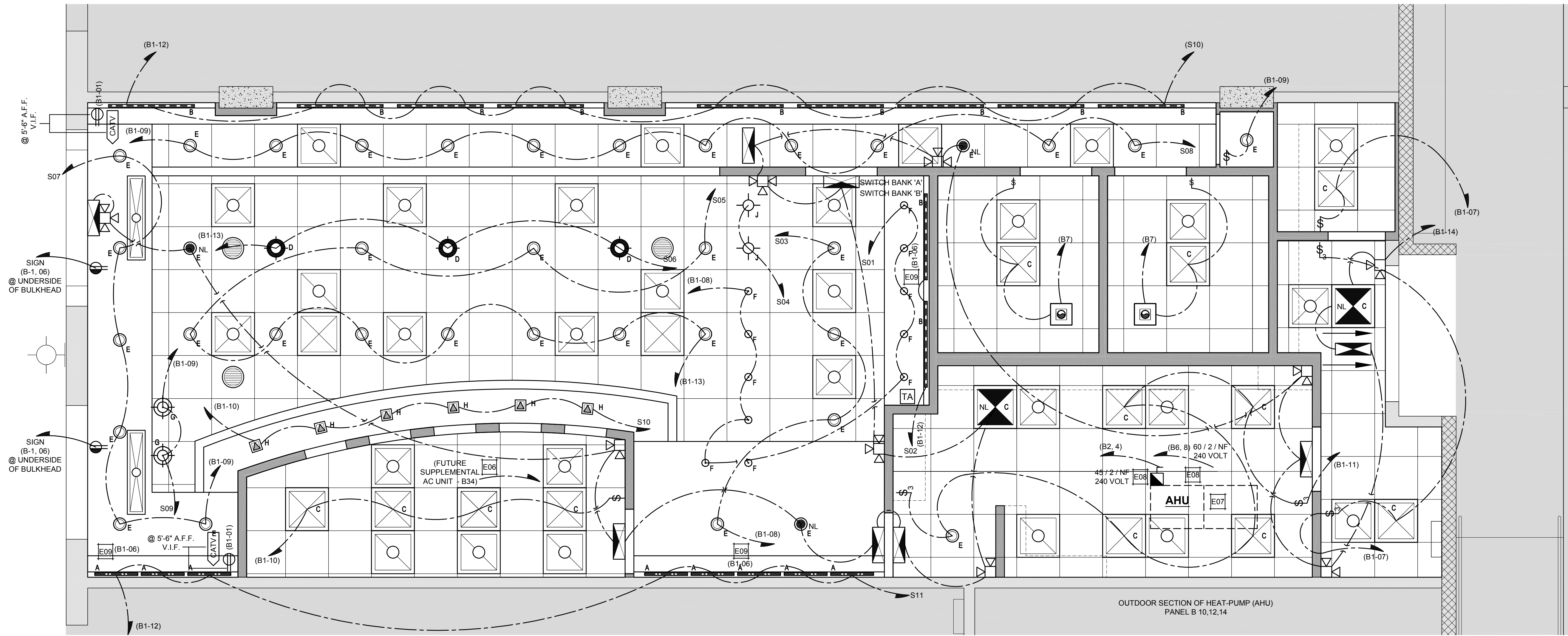
RICH HOSTELEY
NORFOLK ARCHITECT

SUITE
POWER PLAN

DATE	DESCRIPTION
08/11/2011	PROJECT BACKGROUND
11/14/2011	PROJECT REVIEW
12/27/2011	REVISION SUBMISSION
01/03/2012	PLAN REVIEW SUBMISSION
03/03/12	FOR CONSTRUCTION

SUNSHINE
FROZEN YOGURT

E
1.1



1 SUITE - LIGHTING PLAN
SCALE: 3/8" = 1'-0"

PLAN KEYNOTES

- E01 EXISTING 400 AMP PANEL 'B'
- E02 NEW 100 AMP SUB-PANEL 'B1'
- E03 EXISTING FIRE ALARM MANUAL PULL STATION, WITH AUDIO & VISUAL / STROBE DEVICE WIRED TO EXISTING FIRE ALARM SYSTEM
- E04 EXISTING FIRE ALARM MANUAL PULL STATION
- E05 NEW FIRE ALARM STROBE
- E06 PROVIDE JUNCTION BOX FOR FUTURE SUPPLEMENTAL AC UNIT
- E07 HEAT PUMP INDOOR SECTION IN THE CEILING, 1.0 HP, 208V, 1 PH, FAN MOTOR, TWO 7.5 KW, 208, 1 PH, AUXILIARY ELECTRIC HEATERS, EACH HEATER 34.6 FLA. UNIT IS PROVIDED WITH TWO DISCONNECT SWITCHES, ONE SWITCH SERVES THE FAN MOTOR AND ONE OF THE HEATERS, 42.2 FLA, 50.9 MCA, 60 MOCP AND THE OTHER SWITCH SERVES THE SECOND HEATER, 34.6 FLA, 43.2 MCA, 45 MOCP
- E08 CIRCUIT BREAKER PROVIDED BY THE HEAT PUMP MANUFACTURER
- E09 PROVIDE ELECTRICAL OUTLET FOR NEON SIGNAGE, COORDINATE LOCATION IN FIELD WITH OWNER
- E10 CONTRACTOR TO V.I.F. GFI, INSTALLED IN A WATERPROOF ENCLOSURE, RECEPTACLE LOCATED AT ROOF FOR SERVICE OF EXISTING OUTDOOR CONDENSING SUITE UNIT. IF GFI RECEPTACLE IS NOT INSTALLED, CONTRACTOR TO PROVIDE GFI INSTALLED IN WATERPROOF ENCLOSURE. CIRCUITS ENTERING BUILDING FROM THE EXTERIOR SHALL BE SEALED IN COMPLIANCE WITH NEC 300.7(A).
- E11 CONTRACTOR TO CONFIRM CIRCUITS AT THE ROOF COMPLY WITH NEC 310.15 (B) (1) (C).
- E12

GENERAL PLAN NOTES

- 1 SEE SHEET E-0.1 FOR GENERAL NOTES AND SPECIFICATIONS.
- 2 CEILING HEIGHT IS 8'-0" ABOVE FINISHED FLOOR, U.O.N.
- 3 ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS OR BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF RHA FOR RESOLUTION.
- 4 ALL LIGHT FIXTURE TYPES ARE NOTED ON REFLECTED CEILING PLAN. SPECIFICATIONS AND CIRCUITING ARE NOTED ON ENGINEERING DOCUMENTS.
- 5 ALL ROOMS SHALL BE SWITCHED INDIVIDUALLY U.O.N.
- 6 ALL MULTIPLE SWITCH LOCATIONS SHALL BE GANGED AND INSTALLED WITH A SINGLE FACEPLATE.
- 7 ALL V.A.V. BOXES AND ALL ITEMS REQUIRING ACCESS SHALL BE RELOCATED OUT OF AREAS RECEIVING GYPSUM BOARD CEILING U.O.N. NOTIFY RHA OF ANY CONFLICT WITH THIS INTENTION PRIOR TO PROCEEDING WITH INSTALLATION.
- 8 CAULK JOINT EDGE MOLD OF CEILING GRID AND PARTITION WHERE REQUIRED.
- 9 ALL EQUIPMENT, MATERIALS, CABLE, CONDUIT, LIGHT FIXTURES, MECHANICAL FIXTURES, ETC., MUST BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE.
- 10 REFER TO ENGINEERING DRAWINGS FOR LOCATION OF ALL PLENUM MOUNTED EQUIPMENT. G.C. TO VERIFY AND COORDINATE ALL EQUIPMENT INDICATED ON ARCHITECTURAL AND ENGINEERING DRAWINGS. LIGHT FIXTURE LOCATIONS SHALL TAKE PRECEDENCE. ALL CONFLICTS MUST BE BROUGHT TO THE ATTENTION OF RHA FOR RESOLUTION.
- 11 RHA SHALL BE NOTIFIED OF ALL BASE BUILDING ITEMS RELATING TO THE CEILING (FIRE, SMOKE, SPEAKERS, SMOKE DETECTORS, EXIT SIGNAGE, ETC.) FOR EXACT LOCATIONS BEFORE PROCEEDING WITH INSTALLATION.
- 12 EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED BASED ON NEW PARTITION LAYOUT. SHOP DRAWINGS SHOWING EXACT LOCATIONS OF ALL SPRINKLER HEADS SHALL BE PREPARED AND SUBMITTED TO RHA FOR REVIEW BEFORE PROCEEDING WITH CEILING CONSTRUCTION.
- 13 LIGHT FIXTURE DIMENSIONS ARE FROM FINISH FACE OF PARTITIONS TO CENTERLINE OF FIXTURE LOCATED IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. GROUPED FIXTURES SHALL BE ALIGNED PARALLEL TO ADJACENT WALL SURFACES. DISCREPANCIES SHALL BE RESOLVED WITH RHA PRIOR TO INSTALLATION.
- 14 G.C. SHALL FURNISH AND INSTALL NEW CEILING TILES AND GRID THROUGHOUT. SEE FINISH SCHEDULE FOR MATERIAL INFORMATION.
- 15 ALL CEILING REGISTERS, VENTS, DIFFUSERS, SPEAKERS ETC. SHALL MATCH THE COLOR OF ADJACENT CEILING.
- 16 COORDINATE WITH OWNER LOCATION OF LIGHTING SWITCH / DIMMER CONTROLS, THERMOSTAT CONTROLS, AND RECEPTACLES.
- 17 TYPICAL DROP BULKHEAD - BOTTOM - 8'-0" A.F.F., U.O.N.

LEGEND

KEYNOTE	EQUIPMENT NUMBER
RESTROOM EXHAUST FAN	2 HEAD FLOOD LIGHT
ILLUMINATED EXIT SIGN WITH DIRECTIONAL LIGHTING FIXTURE WITH DIMMER	EMERGENCY LIGHTING
GYP. BRD. CEILING / LID W/ 3.5" METAL CEILING JOIST @ 16" O.C.	LINEAR SUPPLY AIR DIFFUSER
2' X 2' ACT. GRID, WITH CLEANABLE SURFACE CEILING TILE. SEE KEYNOTE 205 FOR DETAILS.	2' X 2' ACT. GRID, WITH TILE. SEE KEYNOTE 205 FOR DETAILS.
2' X 4' ACT. GRID, WITH TILE. SEE KEYNOTE 204 FOR DETAILS.	SUPPLY AIR DIFFUSER
2' STRIP SINGLE TUBE FLUORESCENT LIGHTING FIXTURE 'A'	RETURN AIR GRILL
4' STRIP SINGLE TUBE FLUORESCENT LIGHTING FIXTURE 'B'	
LIGHTING FIXTURE 'C' 2'X2' FLUORESCENT	LIGHTING FIXTURE 'D' PENDENT LIGHT
LIGHTING FIXTURE 'E' RECESSED LIGHT	LIGHTING FIXTURE 'F' DOWN LIGHT
LIGHTING FIXTURE 'G' PENDENT LIGHT	LIGHTING FIXTURE 'H' SPOT LIGHT
LIGHTING FIXTURE 'I' PENDENT LIGHT	AUDIO SPEAKER
LIGHTING FIXTURE 'J' 2'X2' FLUORESCENT WITH NIGHTLIGHT	LIGHTING FIXTURE 'K' RECESSED LIGHT WITH NIGHTLIGHT
SINGLE POLE SWITCH	3 WAY DIMMER SWITCH
3 WAY POLE SWITCH	DIMMER SWITCH
JUNCTION BOX	CABLE T.V. OUTLET
ELECTRIC CONDUIT RUN	RUN TO SWITCH
RUN TO ELECTRIC PANEL / BREAKER NUMBER	

SUNSHINE FROZEN YOGURT
4205 CORNER
4209 RIDGETOWN AVENUE, VA 22030
COUNTY OF FAIRFAX, VIRGINIA

SUITE
REFLECTIVE CEILING PLAN

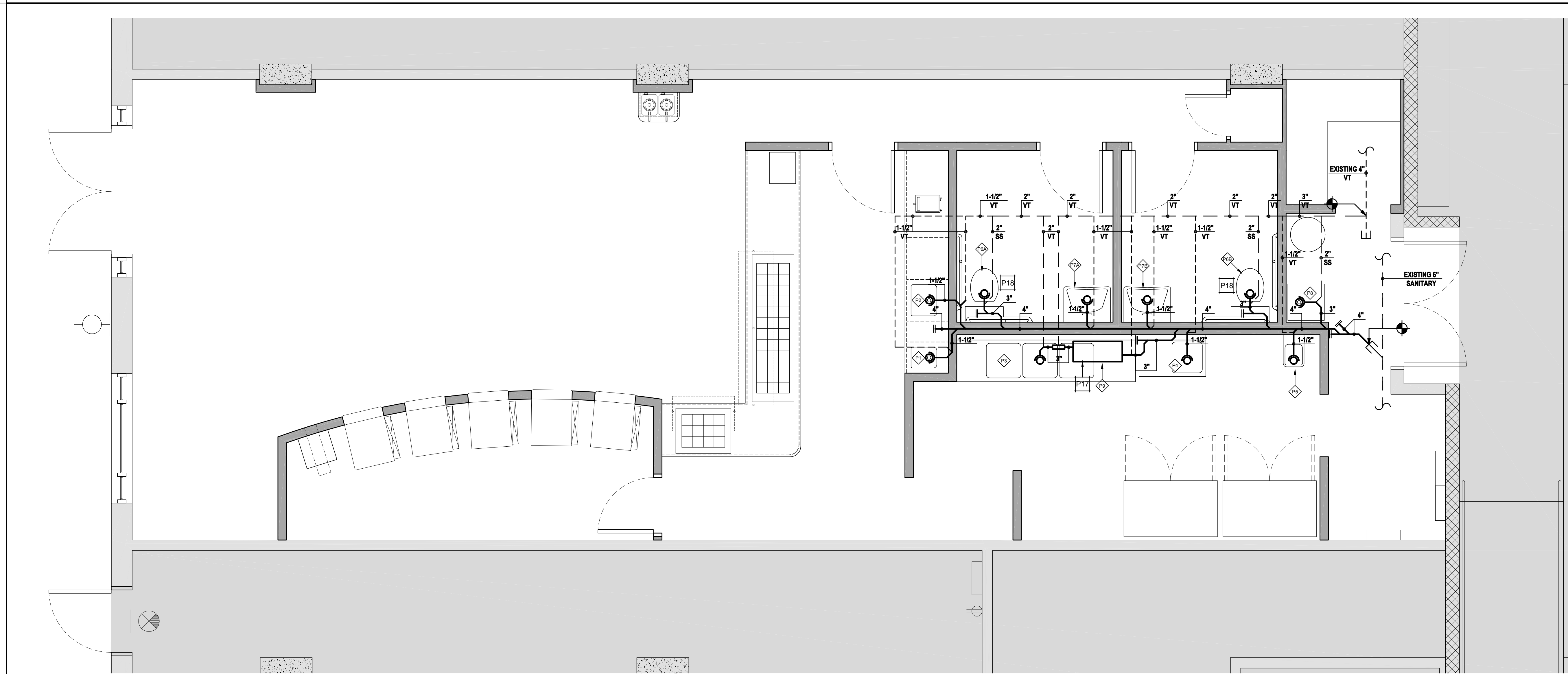
DATE	DESCRIPTION
08.11.2013	PROJECT BACKGROUND
11.14.2013	PROJECT IN HOUSE REVIEW
12.27.2013	PER REVIEW SUBMISSION
01.03.2014	PLAN REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION

REVISION DATE	DESCRIPTION
1 12.26.13	PEER REVIEW COMMENTS

SUNSHINE
FROZEN YOGURT

GREASE INTERCEPTOR NOTE:

- SERVICES PREPARATION AREA, 3 COMPARTMENT SINK
- SINK SIZE: (B) 18"W x 18" x 12"D
- 11,664 CL / 231 = 50.49 G
- 50.49 / 0.75 = 37.87 GPM FLOW RATE



PLUMBING SCHEDULE	
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SYM.	DESCRIPTION	SYM.	DESCRIPTION
E	EXISTING ITEM TO REMAIN		
CW	COLD WATER PIPING		
HW	HOT WATER PIPING		
VT	VENT PIPING		
SS	SOIL STACK		
	SANITARY / WASTE PIPING (BELOW FLOOR)		
VT	VENT		
	CONNECT TO EXISTING		
	TRAP		
	CLEAN-OUT		
ET	EXPANSION TANK		
	VACUUM BREAKER		
	BALL VALVE / GATE VALVE		
	UNION		
	TEMPERATURE & PRESSURE RELIEF VALVE		
	BACKFLOW PREVENTER		

P01	TEMPER TEMPERING VALVE - SEE WATER HEATER NOTES SHEET P-1.2
P02	ACCESSIBLE FLOW CONTROL DEVICE.
P03	LOCATE CLEAN-OUT IN WALL, PROVIDE ACCESSIBLE PANEL.
P04	R = WASH COMPARTMENT; AIR BREAK PERMITTED
P05	R = RINSE COMPARTMENT; AIR BREAK PERMITTED
P06	S = SANITIZE COMPARTMENT; 3" AIR GAP REQUIRED
P07	PS = PREP SINK; 3" AIR GAP REQUIRED
P08	EXPANSION TANK
P09	MANUF. T & B
P10	NOTE: LISTED FOR DOMESTIC WATER USE
P11	NOT USED
P12	1/2" DRAIN TO SINK W/ INDIRECT WASTE. ROUTE THRU WALL CAVITY DOWN TO THE BACK OF UTILITY SINK AND ELBOW OUT AND KEEP TIGHT TO SINK.
P13	DRAIN VALVE.
P14	P&T RELIEF.
P15	DIELECTRIC INSUL. TYP.
P16	NOT USED.
P17	CONNECT NEW 1-1/2" DOMESTIC COLD WATER PIPE TO EXISTING 1-1/2" VALVED & GAPPED CONNECTION
P18	PROVIDE NEW CAPPED CONNECTION FOR FUTURE COFFEE MAKER.
P19	PROVIDE NEW CAPPED CONNECTION FOR FUTURE COFFEE MAKER.
P20	WATER INTERCEPTOR FLOW RATE = 37.87 GPM. DESIGNED FOR 35 GPM.
P21	GRATE CLOSURE BOWLS SHALL BE THE ELONGATED TYPE WITH HINGED OPEN FRONT SLOTS.
P22	PROVIDE A FLOW PREVENTER FOR DIRECT CONNECTION OF THE FUTURE COFFEE MAKER TO THE DOMESTIC WATER SYSTEM.

3. GENERAL NOTES.

WHERE THE DRAWING PLUMBING PLANS, NOTES, AND SCHEDULES IS FOR GENERAL LAYOUT / SCHEMATIC PLANNING, THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. WHERE THE DRAWING PLUMBING PLANS, NOTES, AND SCHEDULES IS FOR SPECIFIC ITEM ON THE PLUMBING DRAWINGS, THE PLUMBING CONTRACTOR WILL BE RESPONSIBLE.

2. WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE CALLED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF THE ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

3. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK. IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS, ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, FURNISH AND INSTALL ALL SUPPLEMENTARY OR INCIDENTAL WORK NECESSARY TO COMPLETION OF THE WORK. PROVIDE A SENSORY FOR A SOUND, SECURE AND COMPLETE INSTALLATION. AT NO ADDITIONAL COST TO THE OWNER.

4. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF FIRST QUALITY AND COMPATIBLE WITH EXISTING SYSTEMS OR MATERIALS WHERE THEY INTERFERE.

5. SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING PIPING, DUCTWORK, OR CONDUIT, OR OTHER OBSTRUCTION IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE OR RECONSTRUCT TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

1) COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES CONTRACTOR SHALL
2) MAINTAIN THE EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION
WILL NOT OCCUR.

3) CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL
SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING
PERSONNEL, AND ALL OTHERS WHO MAY BE INVOLVED IN THE PROJECT. (ENGINEER AND BUILDING
OFFICIALS WILL BE AVAILABLE TO ASSIST CONTRACTOR.)

4) CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW EXISTING GAS
AND EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING A
FIELD INSTALLATION OF EXISTING BUILDINGS, EXISTING CELLS, STRUCTURAL, OBSTRUCTIONS,
AND EQUIPMENT TO BE REMOVED TO MAINTAIN EXISTING PLUMBING TO REMAIN, ETC. WHICH
MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.

4) NOTIFY THE OWNER, IN WRITING, AT LEAST SEVEN DAYS IN ADVANCE OF ANY REQUIRED
SHUTDOWN OF ANY UTILITY. OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWN.

C. CODE, PERMITS AND INSPECTIONS:

1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES,
REGULATIONS, ORDINANCES AND STANDARDS.

2) PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- A) 2008 NATIONAL ELECTRICAL CODE, NFPA 70
- B) 2009 INTERNATIONAL BUILDING CODE
- C) 2009 INTERNATIONAL MECHANICAL CODE
- D) 2009 INTERNATIONAL PLUMBING CODE
- E) 2009 INTERNATIONAL MECHANICAL CODE
- F) 2009 VIRGINIA INTERNATIONAL STATEWIDE BUILDING CODE
- G) OSMA REGULATIONS
- H) AMERICAN WITH DISABILITIES ACT, ADA REQUIREMENTS (FEDERAL LAW)
- I) ICC / ANSI A117.1 / 2009 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
- J) 2009 INTERNATIONAL ENERGY CODE
- K) 2009 INTERNATIONAL FUEL CODE

4.) CONTRACTOR SHALL SUBMIT, PAY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.

5.) ALL MATERIAL SHALL BE NEW.

2) PIPING SHALL RUN ABOVE THE CEILINGS AND CONCEALED IN THE WALLS.

4.) PIPE PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALLS SHALL BE PROVIDED WITH SLEEVES, FIRE-RATED MATERIALS AND CAULKING.

5.) CONTRACTOR SHALL MAKE ALL EQUIPMENT AND FIXTURE CONNECTIONS.

7.) REFER TO RISER DIAGRAM FOR PIPING SIZES, PIPE FITTINGS AND ACCESSORIES NOT SHOWN.

10.) SANITARY, VENT & STORM PIPING ABOVE GROUND SHALL BE SCHEDULE 40 PVC ASTM D 2665 WITH SOLVENT JOINTS.

12.) PROVIDE VALVES AND UNIONS WHEN CONNECTING PIPING TO EQUIPMENT. LOCATE VALVES FOR EASY ACCESS AND SERVICING OF EQUIPMENT.

14.) APPLY PIPE IDENTIFICATION TO ALL NEW PIPING. PIPE ID SHALL IDENTIFY THE CONTENTS (IE. COLD WATER, HOT WATER, SANITARY, GAS, VENT) AND DIRECTION OF FLOW. FLOW ARROWS SHALL OVERLAP BY WRAPPING AROUND THE PIPE ID.

16.) CONTRACTOR SHALL SUBMIT 5 COPIES OF THE SHOP DRAWINGS FOR ALL PROSED MATERIAL AND EQUIPMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. NO MATERIAL OR EQUIPMENT MAY BE ORDERED WITHOUT HAVING APPROVED SHOP DRAWINGS.

18.) ALL LABOR AND MATERIAL SHALL HAVE A WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

19.) IN THE EVENT OF CONFLICT BETWEEN THE SPECS DRAWINGS, CODE REQUIREMENTS OR ANY OTHER PART OF THE CONTRACT DOCUMENTS THE MORE STRINGENT (THE MORE COSTLY)

20.) CONTRACTOR SHALL PROVIDE CHROME PLATED P-TRAPS, SUPPLIES AND STOPS FOR THE PLUMBING FIXTURES.

21.) CONTRACTOR SHALL FIRE STOP PENETRATION OF ALL FIRE RATED ASSEMBLIES BY

23.) HORIZONTAL PIPING FOR BLDG SANITARY SEWER SHALL BE INSTALLED @ $\frac{1}{8}"$ PER FT. MIN.

25.) SHOP DRAWINGS OF ALL PLUMBING MATERIAL, EQUIPMENT & FIXTURES SHALL BE SUBMITTED AT ONE TIME. PARTIAL SUBMITTALS WILL BE REJECTED.

27.) PROVIDE CLEANOUTS IN CHANGES IN DIRECTION OF SANITARY AND STORM PIPING, AS SHOWN OR WHERE REQUIRED BY IPC OR THE AHJ.

**SUITE
SANITARY PLAN**

ISSUE DATE	
DATE	DESCRIPTION
09.21.2013	PROJECT BACKGROUNDS
11.14.2013	PROJECT IN-HOUSE REVIEW
11.27.2013	PEER REVIEW SUBMISSION
01.09.2014	FINAL REVIEW SUBMISSION
03.03.14	FOR CONSTRUCTION
REVISION DATE	
MARK DATE	DESCRIPTION
1	12.20.13 PEER REVIEW COMMENTS

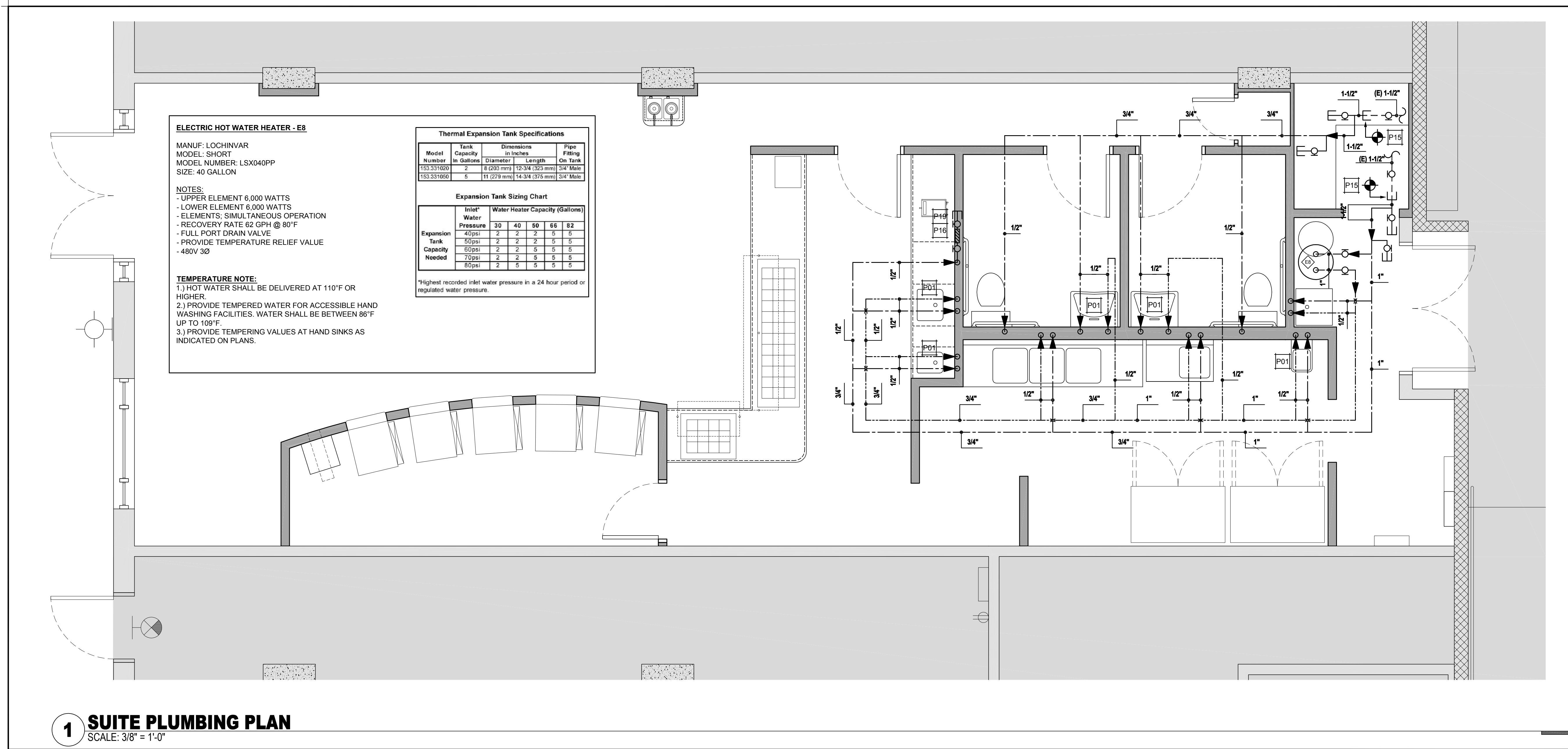


SUNSHINE
FROZEN YOGURT

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P05	R = RINSE COMPARTMENT: AIR BREAK PERMITTED
P06	R = SANITIZE COMPARTMENT: 3" AIR GAP REQUIRED
P07	PS = PREP SINK: 3" AIR GAP REQUIRED
P08	EXPANSION TANK
P09	MANUF. T & D
P10	NOTE: LISTED FOR DOMESTIC WATER USE
P11	DO NOT USED
P12	1/2" DRAIN TO SINK W/ INDIRECT WASTE: ROUTE THRU WALL CAVITY DOWN TO THE BACK OF UTILITY SINK AND ELBOW OUT AND KEEP TIGHT TO SINK.
P13	DRAIN VALVE.
P14	PST RELIEF
P15	DIELECTRIC INSUL. TYP.
P16	DO NOT USED.
P17	CONNECT NEW 1-1/2" DOMESTIC COLD WATER PIPE TO EXISTING 1-1/2" VALVED & GAPPED CONNECTION
P18	CONNECT NEW & GAPPED CONNECTION FOR FUTURE COFFEE MAKER.
P19	GREASE INTERCEPTOR FLOW RATE = 37.67 GPM. DESIGNED FOR 35 GPM. WATER CLOSURE BOWLS SHALL BE THE ELONGATED TYPE WITH HINGED OPEN FRONT SETS.
P20	PROVIDE A FLOW PREVENTER FOR DIRECT CONNECTION OF THE FUTURE COFFEE MAKER TO THE DOMESTIC WATER SYSTEM.

GENERAL NOTES:

1) SOLEMASTERS SHALL PREPARE PLANS, NOTES, AND SCHEDULES. IS FOR GENERAL LAYOUT / SCHEDULING PLANNING. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND / OR IN THE SPECIFICATIONS. WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE ENGINEERED SYSTEMS, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

2) WORK INDICATED ON THESE DRAWINGS IS DIAGRAMMATIC AND SHOULD NOT BE SOLE TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF THE WORK AND THE LOCATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

3) FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SERVICES FOR ALL WORK. IN ACCORDANCE WITH THE PLUMBING CONTRACT DOCUMENTS. AT AROUND EACH WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

4) IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO CALL FOR FINISHED WORK. TESTED AND READY TO BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

5) SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING PIPING, DUCTWORK, CONDUITS, OR OTHER OBSTRUCTION IN THE WAY OF NEW WORK, CONTRACTOR SHALL REMOVE, REARRANGE OR RELOCATE SAME TO THE SATISFACTION OF THE ARCHITECT AND NOT AT ADDITIONAL COST TO THE OWNER.

6) ALL SPECIFIED EQUIPMENT AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

B. COORDINATION AND SCHEDULING:

1) COMPLETELY COORDINATE AND SCHEDULE WORK OF ALL TRADES. CONTRACTOR SHALL COMPENSATE FOR EXISTING CONDITIONS SO THAT CONFLICTS IN SCHEDULING AND LOCATION WILL NOT OCCUR.

2) CONTRACTOR IS RESPONSIBLE FOR COMPLETE COORDINATION BETWEEN ALL SUB-CONTRACTORS, SUPPLIERS, GOVERNMENT AUTHORITIES HAVING JURISDICTION, BUILDING PERSONNEL, CODE ENFORCEMENT OFFICIALS, ARCHITECT / ENGINEER AND BUILDING OWNER.

3) CONTRACTOR SHALL REVIEW AND COORDINATE THE INSTALLATION OF NEW SYSTEMS AND EQUIPMENT. NO WORK SHALL BE PERFORMED PRIOR TO THE CONTRACTOR OBTAINING EACH FIELD DIMENSION OF EXISTING BUILDINGS. EXISTING CEILINGS, STRUCTURAL OBSTRUCTIONS, EXISTING BUILDING SYSTEMS TO REMAIN, EXISTING FURNITURE TO REMAIN, ETC. WHICH MAY AFFECT INSTALLATION OF NEW EQUIPMENT OR SYSTEMS.

4) NOTIFY THE OWNER, IN WRITING, AT LEAST SEVEN DAYS IN ADVANCE OF ANY REQUIRED SHUTDOWNS. CONTRACTOR SHALL OBTAIN OWNER'S WRITTEN APPROVAL PRIOR TO SHUTDOWNS.

C. CODE, PERMITS AND INSPECTIONS:

1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES, REGULATIONS AND STANDARDS.

2) PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- A) 2008 NATIONAL ELECTRICAL CODE, NFPA 70
- B) 2009 INTERNATIONAL MECHANICAL CODE
- C) 2009 INTERNATIONAL FIRE CODE
- D) 2009 INTERNATIONAL PLUMBING CODE
- E) 2009 INTERNATIONAL MECHANICAL CODE
- F) 2009 VIRGINIA INDUSTRIAL STATEWIDE BUILDING CODE
- G) 2009 INTERNATIONAL MECHANICAL CODE
- H) AMERICANS WITH DISABILITIES ACT, ADA REQUIREMENTS (FEDERAL LAW)
- I) IFC AND ASHRAE 111-11 / 2009 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES
- J) 2009 INTERNATIONAL MECHANICAL CODE
- K) 2009 INTERNATIONAL FUEL CODE

3) CODES AND STANDARDS LISTED ARE MINIMUM STANDARDS.

4) CONTRACTOR SHALL SUBMIT, PAY FOR AND OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.

5) ALL MATERIAL SHALL BE NEW.

D. PLUMBING GENERAL NOTES:

1) CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

2) PIPING SHALL RUN ABOVE THE CEILING AND CONCEALED IN THE WALLS.

3) PIPING SYSTEMS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE CODES AND REQUIREMENTS.

4) PIPE PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALLS SHALL BE PROVIDED WITH SLEEVES, FIRE-RATED MATERIALS AND CULKING.

5) CONTRACTOR SHALL MAKE ALL EQUIPMENT AND FUTURE CONNECTIONS.

6) SITE VERIFY EXACT LOCATION OF EXISTING PIPING, POINT OF CONNECTION TO EXISTING, SIZES AND ETC. BEFORE START OF WORK.

7) REFER TO RISER DRAWING FOR PIPING SIZES, PIPE FITTINGS AND ACCESSORIES NOT SHOWN.

8) COORDINATE ALL PIPING WITH EXISTING CONDITIONS AND WITH ALL TRADES.

9) MODIFY AS NECESSARY TO ACCOMMODATE THE NEW WORK.

10) SANITARY, VENT & STORM PIPING ABOVE GROUND SHALL BE SCHEDULE 40 A/PVC STD 2865 WITH SOLVENT Joints.

11) DOMESTIC WATER PIPING SHALL BE CPVC SCHEDULE 40, A/PVC STD 2864, SDR11, SOCKET FITTING SHALL BE ASTM F 438.

12) PROVIDE VALVES AND UNIONS WHEN CONNECTING PIPING TO EQUIPMENT. LOCATE VALVES FOR EASY ACCESS AND SERVING OF EQUIPMENT.

13) INSULATE DOMESTIC HOT AND COLD WATER PIPING WITH 1" THICK MOLDED FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET. SEAL ALL JOINTS.

14) APPLY PIPE IDENTIFICATION TO ALL NEW PIPING. PIPE ID SHALL IDENTIFY THE CONTENTS OF THE PIPE, SIZE, MATERIAL, SCHEDULE, GAS, VENT AND DIRECTION OF FLOW. FLOW ARROWS SHALL OVERLAP BY WRAPPING AROUND THE PIPE ID.

15) PRESSURE TEST ALL NEW WATER PIPES, MINIMUM OF 24 HOURS BEFORE APPLYING PIPE INSULATION. ALL TEST SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF LOCAL WATER AUTHORITY.

16) CONTRACTOR SHALL SUBMIT 2 COPIES OF THE SHOP DRAWINGS FOR ALL APPROVED MATERIAL AND EQUIPMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

17) ALL WORK SHALL BE IN COMPLIANCE WITH THE OTHER TRADES.

18) IN THE LABOR AND MATERIAL SHALL HAVE A WARRANTY FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION OF THE WORK.

19) IN THE EVENT OF CONFLICT BETWEEN THE SPECIFICATIONS, CODE REQUIREMENTS OR ANY OTHER PART OF THE CONTRACT DOCUMENTS THE MORE STRINGENT (THE MORE COSTLY) OF THE OPTIONS WILL GOVERN. CONTRACTOR SHALL SEEK RESOLUTION OF THE CONFLICT BEFORE AWARD OF CONTRACT AND STARTING WORK.

20) CONTRACTOR SHALL PROVIDE CHROME PLATED P-TRAPS, SUPPLIES AND STOPS FOR THE PLUMBING SYSTEM.

21) CONTRACTOR SHALL FIRE STOP PENETRATION OF ALL FIRE-RATED ASSEMBLIES BY PLUMBING PIPES WITH ULWARRAN/FIRESTOP LISTED FIRE-STOP IN ACCORDANCE WITH ULWARRAN/FIRESTOP SECTION 0781 OF THE ASSEMBLY. FIRE STOPPING SHALL COMPLY WITH ULWARRAN/FIRESTOP SECTION 0781 OF THE SPECIFICATIONS.

22) PROVIDE DIELECTRIC UNIONS WHEN CONNECTING DISSIMILAR MATERIAL PIPING.

23) HORIZONTAL PIPING FOR BLDG SANITARY SEWER SHALL BE INSTALLED @ 1/2" PER FT. MIN. PER FT. HORIZONTAL. PIPES 2-1/2" OR SMALLER & 1" PER FOOT FOR PIPES 3" OR LARGER.

24) PROVIDE BACK-FLOW PREVENTERS FOR THE PLUMBING EQUIPMENT WHERE SHOWN OR WHERE REQUIRED BY THE A/E.

25) SHOP DRAWINGS OF ALL PLUMBING MATERIAL, EQUIPMENT & FITURES SHALL BE SUBMITTED AT ONE TIME. PARTIAL SUBMITTALS WILL BE REJECTED.

26) ALL FLOOR DRAINS THAT DO NOT REGULARLY RECEIVE DISCHARGE FROM A SOURCE SHALL BE PROVIDED WITH A MECHANICAL TRAP PRIOR.

27) PROVIDE CLEANOUTS IN CHANGES IN DIRECTION OF SANITARY AND STORM PIPING. AS SHOWN OR WHERE REQUIRED BY P/C OR THE A/E.



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SUITE PLUMBING PLAN

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ISSUE DATE		DESCRIPTION
04.21.2013		PROJECT BACKGROUNDS
11.14.2013		PROJECT IN-HOUSE REVIEW
11.27.2013		PEER REVIEW SUBMISSION
01.03.14		PLAN REVIEW SUBMISSION
03.03.14		FOR CONSTRUCTION
REVISION DATE		DESCRIPTION
MARK		
1	12.20.13	PEER REVIEW COMMENTS
2	02.04.14	HEALTH DEP. REVIEW COMM.



SUNSHINE
FROZEN YOGURT

P 1.2