

REFLECTED CEILING PLAN CONSTRUCTION NOTES

200 CEILING & DRYWALL WORK (GENERAL CONTRACTOR)  
Lay-in ceiling system.  
Provide and install a 2x4 lay-in ceiling grid and tile system as specified in the finishes schedule.  
The entire perimeter of the ceiling grid must be sealed with a color-matched silicone caulk where it meets the wall.

201 GYPSUM BOARD CEILINGS & SOFFITS:  
Provide and install 5/8" type "X" gypsum board on all ceilings and soffits indicated on the reflected ceiling plan (RCP).  
Sections and elevations.  
Finish all gypsum board to a level 5 finish or as specified.  
Prime and paint all installed gypsum board per the paint schedule and RCP.  
Provided and install access panels in drywall ceilings.

202 SIGNAGE COORDINATION:  
The general contractor shall coordinate directly with the owner and the sign vendor to facilitate the installation of the new storefront sign.  
Important: All signage is to be supplied and installed by the owner's vendor. The sign manufacturer is responsible for a separate submission and approval process for all signage. The GC's duty is to provide access, coordinate scheduling, and ensure proper structural support is in place for the sign vendor's requirements.

203 MECHANICAL DIFFUSERS AND DUCTWORK, REFER TO MECHANICAL DRAWING M-1 FOR THE FULL EXTENT OF MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) WORK. ALL MEP TRADES MUST COORDINATE ROUTING WITH THE CEILING PLAN.

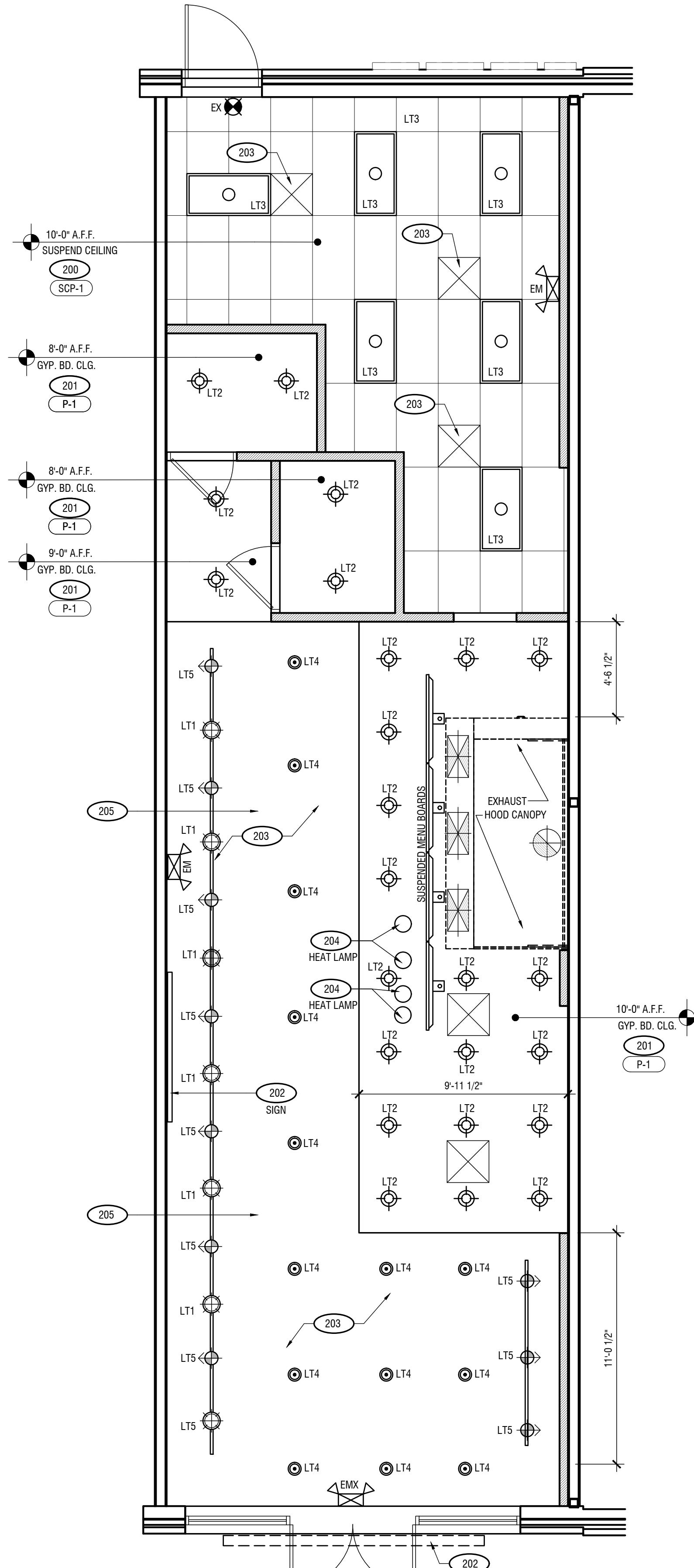
204 HEAT LAMP INSTALLATION:  
The general contractor shall provide, coordinate with the owner for placement, and install a wall- or ceiling-suspended heat lamp.  
The final location must be coordinated and verified against the equipment plan before rough-in.

205 EXPOSED STRUCTURE AREAS:  
In areas designated on plans as "OPEN TO STRUCTURE ABOVE" or "NO CEILING".  
All exposed mechanical ductwork, the bottom of the roof deck, and all exposed conduits and pipes must be cleaned and painted per finish P-2.

FIRE PROTECTION SYSTEM COORDINATION									
• SPRINKLER AND FIRE ALARM MODIFICATIONS									
THE GENERAL CONTRACTOR SHALL CONTACT THE LANDLORD'S DESIGNATED SPRINKLER AND/OR FIRE ALARM CONTRACTOR FOR ALL ADDITIONS AND REVISIONS TO THE EXISTING SYSTEMS. ALL ASSOCIATED COSTS SHALL BE BORNE BY THE GENERAL CONTRACTOR.									
• DOCUMENTATION AND PERMITTING									
THE SPRINKLER CONTRACTOR SHALL PREPARE AND SUBMIT ALL NECESSARY DOCUMENTATION FOR CONSTRUCTION AND PERMITTING UNDER SEPARATE COVER TO THE ARCHITECT, LANDLORD, AND GOVERNING AUTHORITIES. NO MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM SHALL PROCEED WITHOUT PRIOR WRITTEN APPROVAL.									
• SCHEDULING AND COORDINATION									
COORDINATE THE MODIFICATION SCHEDULE WITH THE LANDLORD'S FIELD REPRESENTATIVE TO ENSURE TIMELY EXECUTION AND MINIMAL DISRUPTION.									
• SYSTEM ACTIVATION									
THE FIRE PROTECTION SYSTEM MUST BE FULLY CHARGED AND OPERATIONAL PRIOR TO THE GENERAL CONTRACTOR'S DEPARTURE FROM THE SITE.									
• FINAL LAYOUT									
FINAL SPRINKLER LAYOUT SHALL BE DETERMINED BY THE SUBCONTRACTOR'S APPROVED SHOP DRAWINGS.									

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	MANUFAC.	CATALOG	LAMP	MTG.	VOLT	REMARKS	LAMPS/FRT.	TOTAL WATT
LT1		17" DECORATIVE PENDANT	MILLENIUM LIGHTING	RLM SINGLE LIGHT 17" WIDE PENDANT	MED5-E26 3500 K	PENDANT TRACK	120	MOUNT AT 6'-9" A.F.F.	1	5
LT2		RECESSED DOWN LIGHT	JUNO	IC22LED G4 14LM 3500K 90CRI 120 ZT 24 WWH TRIM	20.3 WATT LED	RECESSED	120	10%-100% DIMMING	1	17.4
LT3		2X4 FLAT PANEL TROFFER	MAXLITE	MLFP24EP4050	LED (40W) 5000 LUMEN	RECESSED	120	PROVIDE ALL RECD. HARDWARE 0-10V DIMMING 10%-100% DIMMING	1	40
LT4		FLOOD PENDANT LIGHT	RED DOT / HUBBELL	S500EG / 141903	13PAR30/LED/40/3500K/120 S4370 S9431LED	PENDANT	120	PROVIDE JB @ STRUCTURE AND SUSPEND FIXTURE WITH 1 1/2" RIGID CONDUIT. CONFIRM MOUNTING HEIGHT WITH OWNER.	1	13
LT5		TRACK MOUNTED SPOT LIGHT	BRUCK	OX15 CYLINDER FIXTURE 35040 13LM 35K 90 120 ELV BK PBK	CREE XLAMP® CXA1512	TRACK		10%-100% DIMMING	1	13
EX		EXIT LIGHT	ATLITE	PNLRU	FURNISHED W/UNIT	UNIVERSAL	120	90 MINUTE BATT. BACKUP POWER	N/A	5
EM		EMERGENCY LIGHT	LITHONIA LIGHTING	ELM6-LED-W-LP03VS	FURNISHED W/UNIT	UNIVERSAL	120	90 MINUTE BATT. BACKUP POWER	N/A	5
EMX		EMERGENCY / EXIT LIGHT COMBO	LITHONIA LIGHTING	LHQM-LED-R-HO-SD	FURNISHED W/UNIT	UNIVERSAL	120	90 MINUTE BATT. BACKUP POWER	N/A	5



REFLECTED CLG. PLAN

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

SHEET NUMBER

A1.1



REFLECTED CEILING PLAN SCHEDULES AND NOTES

DAVID HIATT  
ARCHITECT

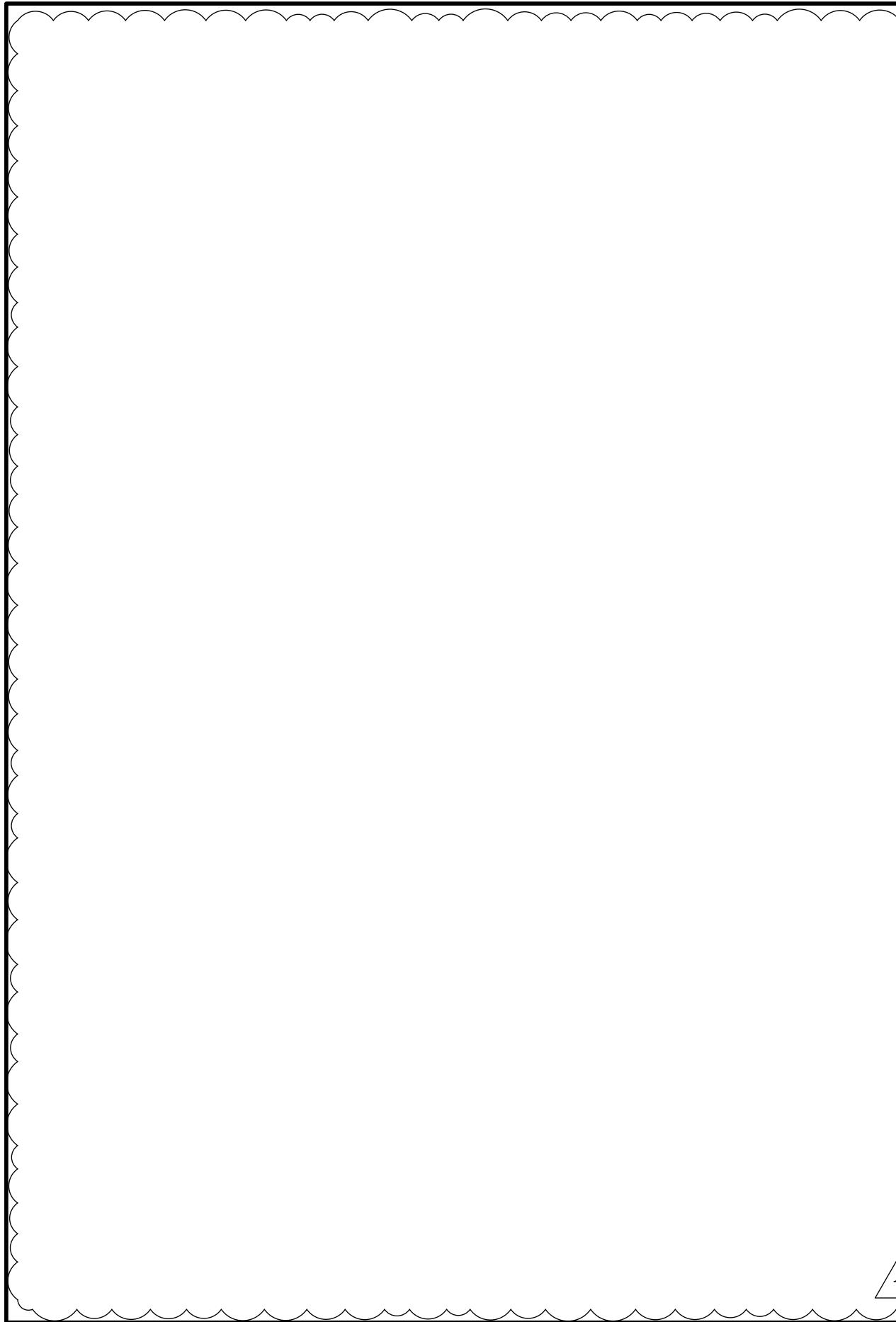
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TEL. 813.333.2717



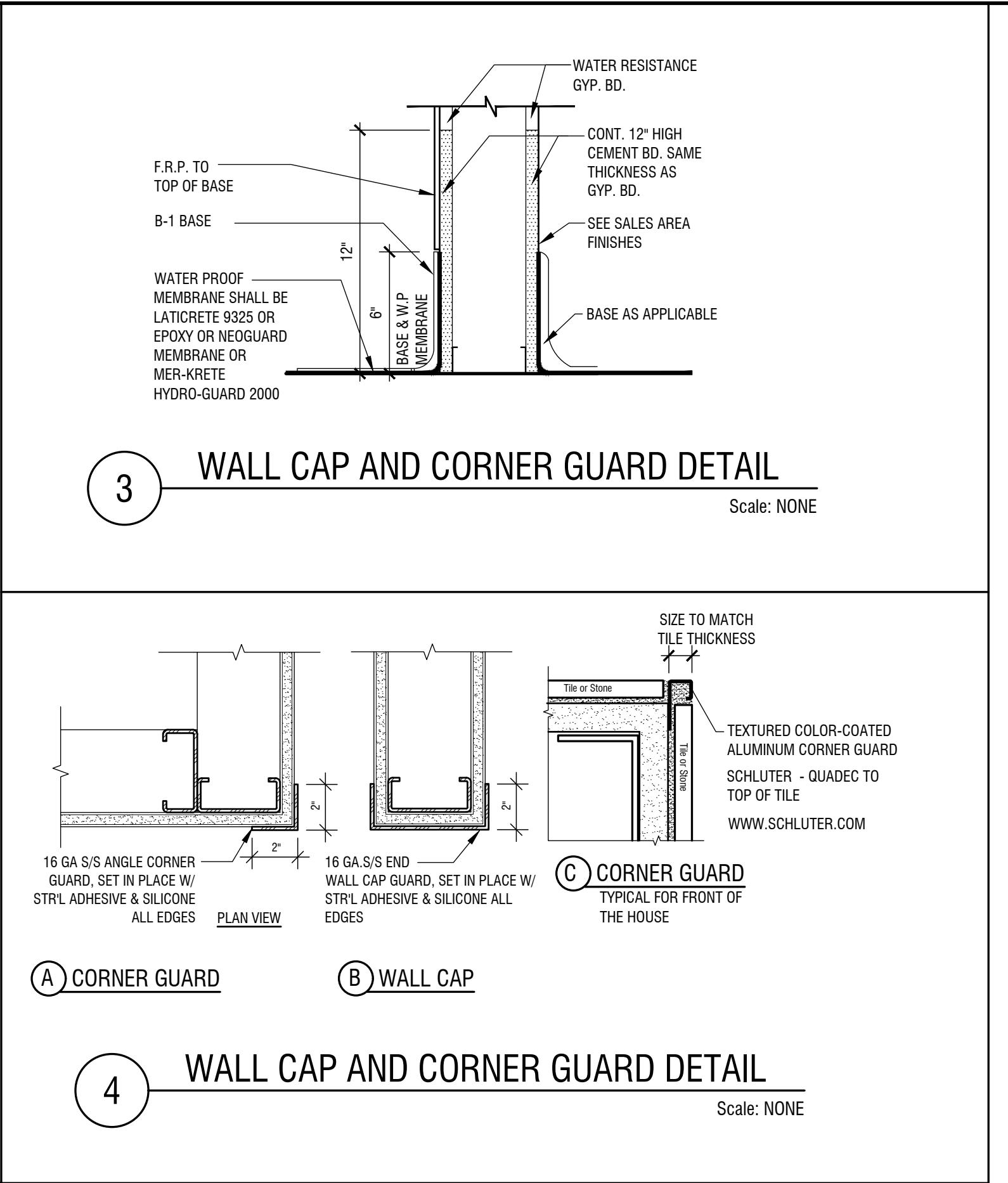
FINISH SCHEDULE AND DETAILS

SHEET NUMBER

A1.2



2 INTERIOR PARTITION DETAIL



**FINISH SCHEDULE:**

\* ALL COVE BASES IN KITCHEN, WALK-IN COOLER/FREEZER, AND JANITOR'S AREAS SHALL HAVE A MINIMUM OF 3/8" RADIUS COVE.

MARK	MATERIAL	MANUFACTURER	DESCRIPTION	LOCATION/REMARKS
(SCP-1)	CEILING TILE	USG INTERIORS 1.800.950.3839	USG CLEAN ROOM CLIMAPLUS, VINYL CLAD GYPSUM ROCK GRID 24"x48" CHICAGO METALLIC SERIES 830 ALUMINUM WITH #41 WHITE FINISH. (CLASS A, FLAME SPREAD=<20, SMOKE DEVELOPED=5)	KITCHEN CEILING
(GB-1)	GYPSUM BOARD	USG INTERIORS 1.800.950.3839	5/8" TYPE 'X', SMOOTH FINISH, PAINTED PER REFLECTED CEILING PLAN	SALES AREA / DINING CEILINGS
(T-1)	CERAMIC TILE	DALTILE	MODEL: RESTORE 3 IN. X 12 IN. CERAMIC BRIGHT WHITE SUBWAY TILE SIZE: 3X12 GROUT: MAPEI GREY #9	ON SALES AREA WALLS INSTALL NEW WHERE REQUIRED.
(T-2)	CERAMIC TILE	ADESSI HOME DEPOT	MODEL: SUNDANCE NIGHT PORCELAIN TILE SIZE: 15X30, CUT TO 6 X 30 FOR SALES COUNTER BASE GROUT: Charcoal #5047	SALES COUNTER BASE
(B-1) ★	QUARRY COVED TILE	DALTILE	COVED QUARRY TILE, INSTALL NEW TO MATCH EXISTING WHERE REQUIRED. SIZE: 6X6 GROUT: TO MATCH TILE COLOR, 3/16" JOINT	KITCHEN AND SERVICE AREA BASE
(B-2)	COVED VINYL BASE	HOME DEPOT	DARK GRAY VINYL 4 IN. WIDE X 120 FT. LENGTH ROLL VINYL WALL BASE	
(BR-1)	BRICK WALL PANELING	HOME DEPOT HDF KINGSTON BRICK PANEL OR LOWES MDF BRICK PANEL	MODEL# KINGSTONSTORE INTERNET #311316427 SKU #1001100052 SIZE: 48" X 96" PANEL WALL PANELING MUST BE PAINTED EGG SHELL WHITE WITH THE HR DECOR	DINING ROOM WALLS
(QT-1)	QUARRY FLOOR TILE	DAL-TILE	STYLE SELECTIONS 48-IN X 96-IN EMBOSSED WHITE MDF WALL PANEL FAUX BRICK	
(WD-1)	REFINISHED ACOUSTIC SLAT WOOD WALL PANELS	THE WOOD VENEER HUB USA 302-216-6177	NATURAL OAK ACOUSTIC SLAT WOOD WALL PANELS	SALES COUNTER AND DINING WALLS
(SSM1)	SOLID SURFACE MATERIAL	MSI QUARTZ www.msisurfaces.com	CALACATTA IDA	SALES COUNTER COUNTERTOP AND LOW WALL CAP.
(PL-1)	PLASTIC LAMINATE	WILSONART 1.800.433.3222	COLOR:DESIGNER WHITE D354 (CLASS A, FLAME SPREAD=<30, SMOKE DEVELOPED=15) FINISH: MATTE	INTERIOR OF CABINETS
(PL-2)	PLASTIC LAMINATE	WILSONART 1.800.433.3222	COLOR: TO MATCH WD-1 (CLASS A, FLAME SPREAD=<30, SMOKE DEVELOPED=15) FINISH: MATTE	CABINET DOORS
(P-1)	PAINT	BEHER	WHITE SATIN	SALES CEILING
(P-2)	PAINT	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE SATIN	WALLS, CLG. AND EXPOSED DUCTWORK
(MT-1)	CORRUGATED METAL	HOME DEPOT	12-FT-CORRUGATED-GALVANIZED-STEEL-29-GAUGE-ROOF-PANEL PAINT BLACK SEMI GLOSS	BEVERAGE COUNTER WALL
(RRP)	FIBERGLASS REINFORCED POLYESTER PANELS EXISTING	MARLITE 1.216.343.6621	P-100 WHITE. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE TOP AND VERTICAL MOLDING AS REQUIRED. CAULK ALL EDGES FOR WATER TIGHT SEAL. (CLASS C, FLAME SPREAD=<200, SMOKE DEVELOPED=450)	KITCHEN WALLS

## EQUIPMENT SCHEDULE

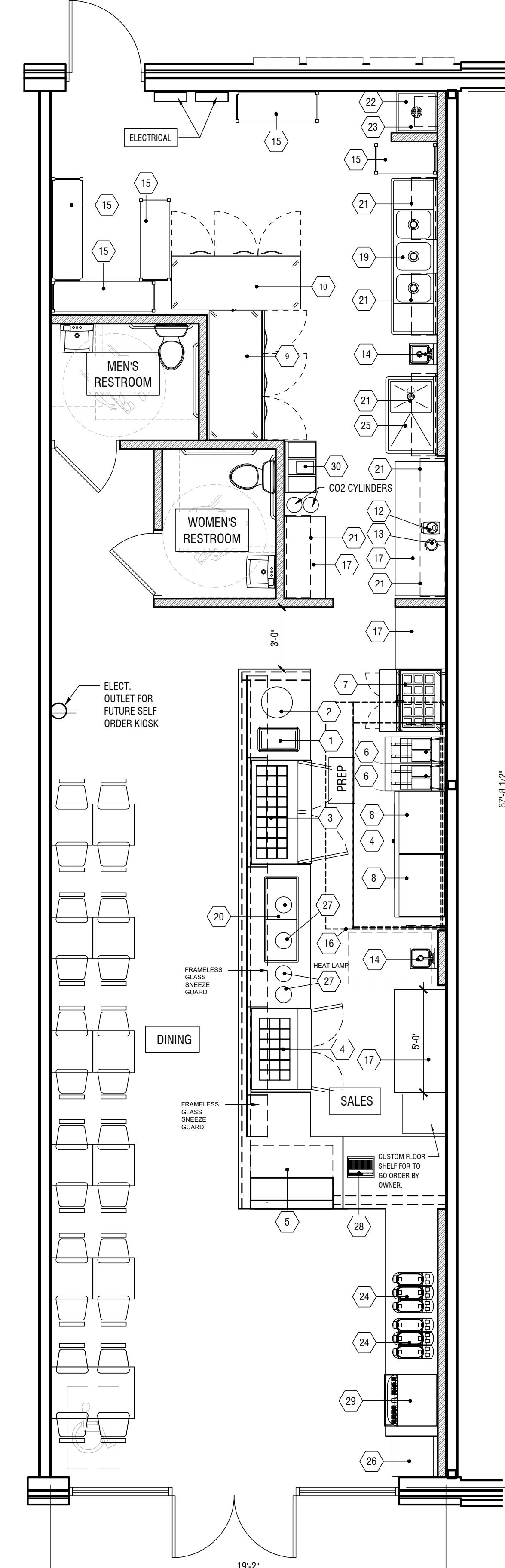
REF	DESCRIPTION	QTY	SIZE	MANUFACTURER	MODEL #	PLUMBING	ELECTRICAL	REMARKS	NSF	UL
1	HOT FOOD WELL	1	20'X12"	WYOTT	BM-30 UL-120-EE		120V/60/750W 6.3 AMP	DROP IN	Y	Y
2	ELECTRIC CREPE MAKER	1	16' ROUND	WARING	WSC160X		120V/60/1800W	COUNTERTOP	Y	Y
3	2 DR MEGATOP	1	60-1/5'L x 34'D x 46-3/5'H	BEVERAGE-AIR	SPE60HC-24M		115V/60/4.6 AMP	NEMA5-15P	Y	Y
4	2 DR MEGATOP	1	48" L x 38-3/8" D x 49" H	BEVERAGE-AIR	SPE48HC-18M		115V/60/2 AMP	NEMA5-15P	Y	Y
5	AIR CURTAIN DISPLAYCASE	1	47.25'L x 32.38'D x 32.75'H	STRUCTURE	OASIS CO43R		115V/60/ 12 AMP	NEMA5-15P	Y	Y
6	GAS DEEP FRYER	2	15.62' W X 34.29' D X 44.22' H	FRYMASTER	#MJ35		110,000 BTUH GAS		Y	Y
7	2DR REFRIGERATED PREP TABLE	1	36' L x 38-3/8" D x 49" H	BEVERAGE-AIR	SPE36HC-15M		115V/60/4.5AMP		Y	Y
8	GAS GRIDDE	2	36' W x 31 1/2' D x 15 1/4' H	VULCAN	MSA36-101		115V/60/1.5AMP	81,000 BTUH GAS	Y	Y
9	REACH-IN REFRIGERATOR	1	75'L x 33'D x 84'H	BEVERAGE-AIR	RB72HC-1S		115V / 60 / 6.2 AMP	NEMA5-20P	Y	Y
10	REACH-IN FREEZER	1	75'L x 33'D x 84'H	BEVERAGE-AIR	HBF72HC-5		115V / 60 / 14 AMP	NEMA5-20P	Y	Y
12	FOOD PROCESSOR	1	19' H x 9' W x 14'D	WARING	SFP16S		120V/60/8AMP	NEMA5-15P	Y	Y
13	BLENDER	1	17' H X 8' W X 11" D	WARING	MX1000CTXP		120V/60/3.5AMP	NEMA5-15P	Y	Y
14	HAND SINK W/ SPLASH GUARDS	2	17' W X 18" D X 13 1/2" H	REGENCY	600HS17SP	1/2"CW-1/2"HW2'S.		EPOXYCOATED	Y	
15	4 TIER WIRE SHELVING W/ CASTERS	5	PER PLAN	SPG INTERNATIONAL						
16	EXHAUST HOOD CANOPY	1	54" D X 24" H.	CAPTIVEAIRE					Y	
17	SS WORK TABLE WITH UNDER SHELF	4	SEE PLAN FOR WIDTH 30' D X 34' H	ATOSA	SSTW-30----		SEE PLAN FOR LENGTH		Y	
19	3 COMPARTMENT SINK	1	L X 23 1/2' D X 48 3/4" H	REGENCY	600S3181818X	1/2"CW-1/2"HW		DIRECT TO F.S.	Y	
20	DROP IN HEATED SHELF	1	49.625' W. x 19.625' D x 2.2' H	HATCO	HBGB-4818		115V / 60 / 7.1 AMP	NEMA5-15P	Y	
21	WALL MOUNTED WIRE SHELF	7	REFER TO PLAN FOR SIZES	METRO				SUPER-ERECTA-METROSEAL-3	Y	
22	MOP SINK W/FAUCET	1	25' W X 21' D X 16 7/8" H	REGENCY	600SM162012	1/2"CW-1/2"HW			Y	
23	WATER HEATER	2	REFER TO PLUMBING DRAWING					VENTED	Y	
24	BEVERAGE DISPENSER	2	27.25' X 25.75" X 16"	GRINDMASTER	CECILWARE D35-3		115V/60/8.5AMP	NEMA5-15P	Y	Y
25	1 COMPARTMENT SINK / RIGHT DRAIN BD	1	44' L X 28' D X 45' H	REGENCY	600S1172324GRHT	1/2"CW-1/2"HW		DIRECT TO F.S.	Y	Y
26	GARBAGE / TREY HOLDER	1								
27	HEAT LAMP	1	11" DIA. 10' SHADE LENGTH	HANSON	400-RET-B		115V/60/ 250 WATT		Y	Y
28	CASH REGISTER	1		COORDINATE W/OWNER			115V/60/1			
29	SODA DISPENSER WITH ICE MACHINE HEAD	1	COORDINATE WITH COKE CO.				115V/60/1			
30	BAG-N-BOX	1	COORDINATE WITH COKE CO.				115V/60/1			

## EQUIPMENT NOTES

- ALL EQUIPMENT AND SIGNAGE SHALL BE PURCHASED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
- FOOD SERVICE AND BEVERAGE DISPENSING EQUIPMENT SHALL COMPLY W/ NSF REQUIREMENTS AND REQUIREMENTS OF LOCAL HEALTH OFFICIALS HAVING JURISDICTION.
- INSTALLATION AND CONNECTION OF ALL FOOD SERVICE EQUIPMENT IS TO BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE INDICATED.
- SHELVING UNITS SHALL BE ASSEMBLED AND SET IN PLACE BY THE GENERAL CONTRACTOR.
- FOOD SERVICE EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION IS TO BE FURNISHED W/ CORD AND PLUG UNLESS OTHERWISE INDICATED.
- VERIFY THE ELECTRICAL AND MECHANICAL REQUIREMENTS OF FOOD SERVICE EQUIPMENT PRIOR TO INSTALLATION.
- SINKS SHALL BE PROVIDED W/ DRAIN TAILPIECES AND FITTINGS. THE GENERAL CONTRACTOR SHALL PROVIDE SHUT-OFF VALVES, SUPPLIES AND TRAPS NECESSARY TO CONNECT SUCH SINKS.
- PROVIDE A SHUT-OFF VALVE AT HOT AND/OR COLD WATER SERVICE TO EACH PIECE OF EQUIPMENT REQUIRING WATER CONNECTION(S).
- PROVIDE A BACKFLOW PREVENTER AT EACH PIECE OF EQUIPMENT REQUIRING WATER CONNECTIONS. (NOT INCLUDING SINKS)

### EQUIPMENT NOTES

- THE GENERAL CONTRACTOR (GC) SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO RECEIVE AND OFFLOAD EQUIPMENT AND DELIVERIES ON BEHALF OF THE OWNER.
- UPON DELIVERY, ALL EQUIPMENT MUST BE VISUALLY INSPECTED FOR DAMAGE PRIOR TO REMOVAL FROM THE DELIVERY TRUCK.
- ANY DAMAGED OR MISSING ITEMS MUST BE:
- DOCUMENTED AND PHOTOGRAPHED IMMEDIATELY
- NOTED ON THE SHIPMENT RECEIPT BEFORE THE TRANSPORT REPRESENTATIVE LEAVES THE SITE.
- REPORTED TO THE OWNER THE SAME DAY
- ALL EQUIPMENT AND DELIVERIES MUST BE TRANSPORTED AND STORED IN A DESIGNATED AREA OR STORAGE LOCATION APPROVED BY THE OWNER.
- THE GC IS RESPONSIBLE FOR UNCRATING AND PLACING ALL EQUIPMENT AS DIRECTED.
- ALL DEBRIS RESULTING FROM UNCRATING OR PLACEMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE GC.
- AT ALL TIMES, EQUIPMENT AND ITEMS MUST BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND PERSONNEL TO PREVENT DAMAGE OR INTERFERENCE.



EQUIPMENT PLAN

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

**HUMMUS REPUBLIC**  
FRESH HUMMUS

800 N MAYFAIR RD, SUITE B-1

DATE: 10-31-25  
JOB NO: 2567

REVISIONS

DAVID HIATT  
ARCHITECT

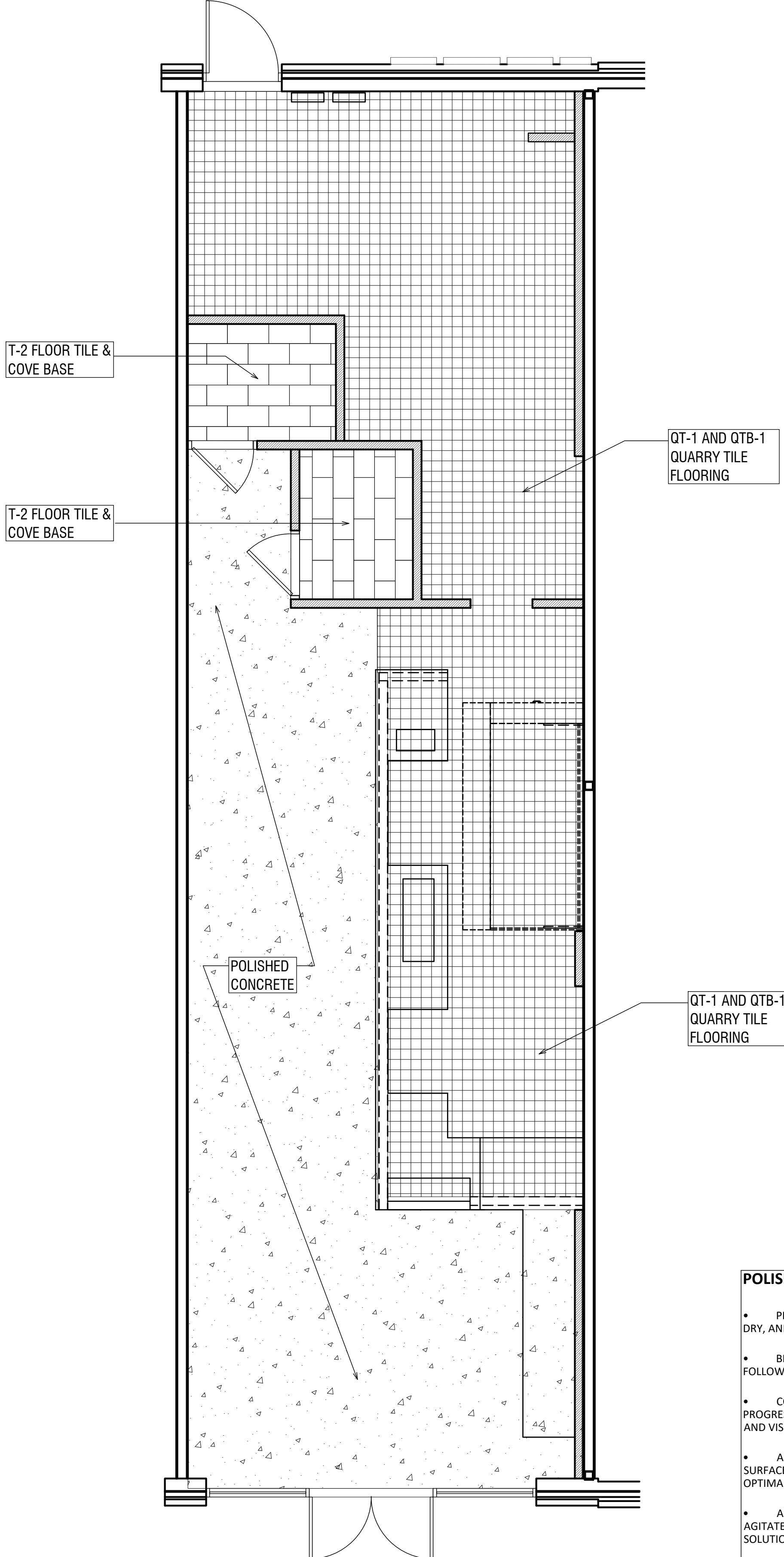
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TEL. 813.333.2717



EQUIPMENT PLAN AND SCHEDULE

SHEET NUMBER

A2.0



FLOOR FINISH PLAN

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

A. GENERAL CONTRACTOR TO PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES  
B. GENERAL CONTRACTOR TO PROVIDE TACTILE EXIT SIGNAGE, PER CODE  
C. APPROVED FIRE EXTINGUISHERS SHALL BE LOCATED WITHIN 75 FT OF ANY INTERIOR LOCATION. FINAL LOCATION SHALL BE VERIFIED PER FIRE MARSHAL

FLAME SPREAD RATING:  
FLAME SPREAD RATING FOR ALL PROPOSED INTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODE.

INTERIOR FINISH NOTES:  
1. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASS C WITH FLAME SPREAD RATING LESS THAN 200 AND SMOKE DEVELOPED LESS THAN 450.  
2. FLOOR COVERINGS INT HE EXIT PATH OF ALL COMMON AREAS SHALL MEET CLASS A REQUIREMENTS

FURNISHING NOTES:  
1. HEIGHT OF COUNTERS SHALL BE 28" MINIMUM - 34" MAXIMUM AFF.  
2. MANEUVERING CLEARANCE SHALL BE 30" X 52"  
3. KNEE CLEARANCE SHALL BE 27" HIGH, 17" DEEP, AND 30" WIDE

GENERAL NOTES, WHEN APPLICABLE:  
1. 67" DIAMETER CLEARANCE FOR WHEELCHAIR ACCESSIBILITY  
2. FIRE EXTINGUISHER PLACED PER FIRE INSPECTOR'S REQUIREMENTS

**FIRE EXTINGUISHER NOTES**

◆ CLASS ABC FIRE EXTINGUISHER: EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE. THE TOP OF THE EXTINGUISHER SHALL NOT BE MORE THAN 5 FT. ABOVE THE FLOOR AND THE BOTTOM OF THE EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES ABOVE THE FLOOR. EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH CLASSIFICATION, RATING, AND DISTRIBUTION REQUIREMENTS OF NFPA 10. [NFPA 1: 13.6.1.2]

◆ CLASS K FIRE EXTINGUISHER:  
CLASS K FIRE EXTINGUISHERS SHALL BE PROVIDED FOR HAZARDS WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA. [NFPA 10:4.3.2]

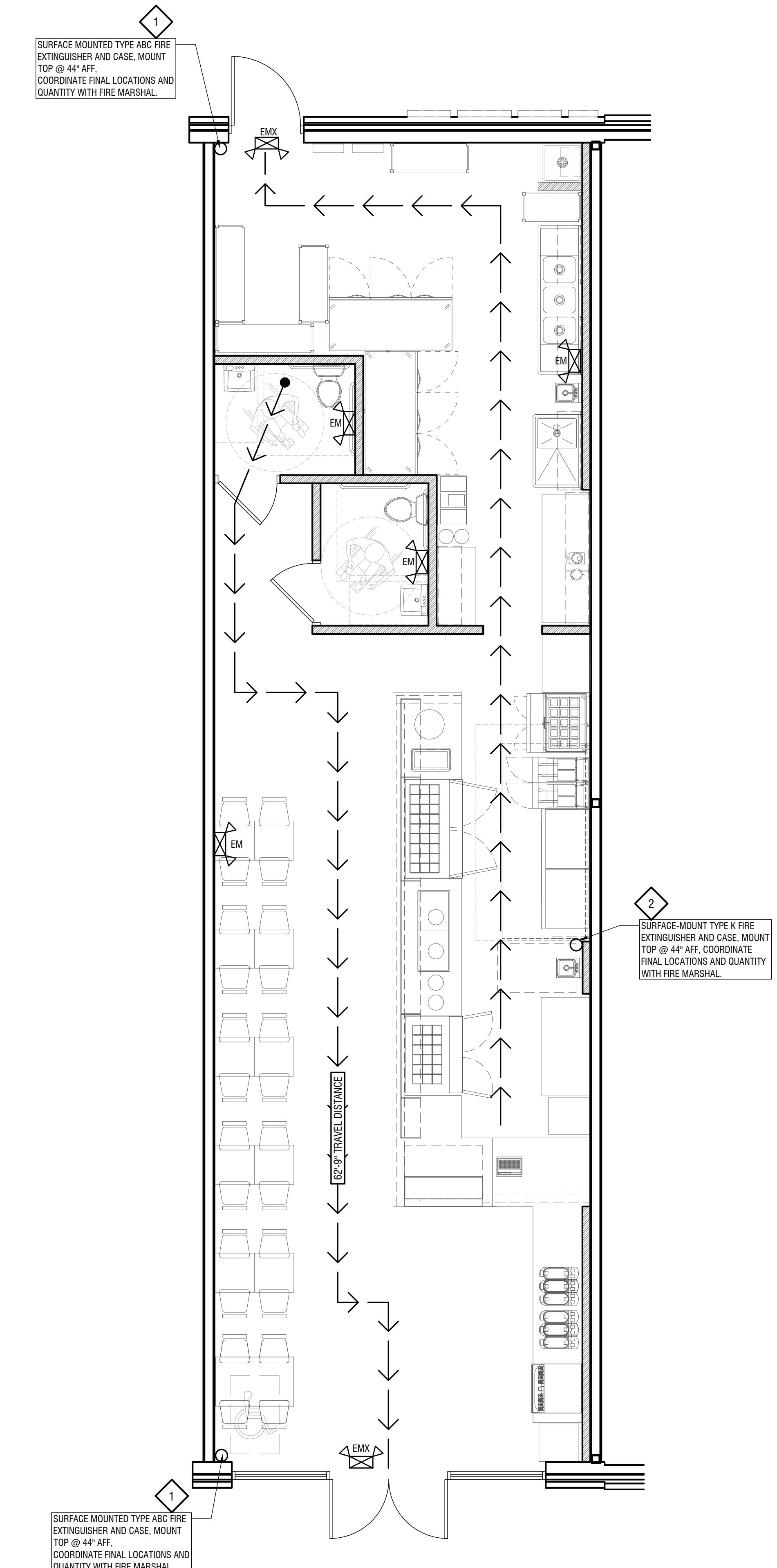
1. G.C. TO PROVIDE MIN. OF 1 FIRE EXTINGUISHER. G.C. TO VERIFY AND COORDINATE LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL.  
2. PER IFC, THE MINIMUM IS A 2A:10BC EXTINGUISHER WITHIN 75' OF TRAVEL DISTANCE OF ALL AREAS.  
3. NFPA INSPECTION TAGS SHALL BE ATTACHED TO ALL FIRE EXTINGUISHERS.

**LEGEND**

	EXIT LIGHT FIXTURE WITH 90 MINUTE BATTERY BACKUP
	EMERGENCY / EXIT COMBO LIGHT FIXTURE WITH 90 MINUTE BATTERY BACKUP
	EMERGENCY LIGHT FIXTURE WITH 90 MINUTE BATTERY BACKUP
	FIRE EXTINGUISHER

**POLISHING AND HARDENING APPLICATION OF CONCRETE**

- PRIOR TO POLISHING, ENSURE THE CONCRETE SURFACE IS CLEAN, REASONABLY DRY, AND FREE OF GREASE, OILS, AND ALL CONTAMINANTS.
- BEGIN BY PROFILING THE SURFACE USING A FLOOR GRINDER WITH 100-GRT, FOLLOWED BY 200-GRT ABRASIVES.
- CONTINUE MECHANICAL GRINDING USING METAL BOND DIAMOND TOOLS, PROGRESSING FROM 200-GRT TO 800-GRT TO ACHIEVE THE DESIRED SMOOTHNESS AND VISUAL FINISH.
- AFTER POLISHING, APPLY H&C LITHIUM PROTECTIVE FINISH TO ENHANCE SURFACE HARDNESS AND GLOSS. THIS TREATMENT OPENS THE SURFACE AND ALLOWS OPTIMAL PENETRATION.
- APPLY THE SOLUTION LIBERALLY, COVERING 400 TO 500 SQUARE FEET AT A TIME. AGITATE THE SURFACE FOR APPROXIMATELY 15 TO 20 MINUTES, ENSURING THE SOLUTION DOES NOT DRY DURING PENETRATION.
- ONCE PENETRATION IS COMPLETE, REMOVE EXCESS SOLUTION USING WATER AND A FLOOR SCRUBBER.
- FINISH BY PLACING PROTECTION BOARDS OVER THE TREATED SURFACE TO PREVENT DAMAGE DURING SUBSEQUENT CONSTRUCTION ACTIVITIES.



LIFE SAFETY PLAN

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

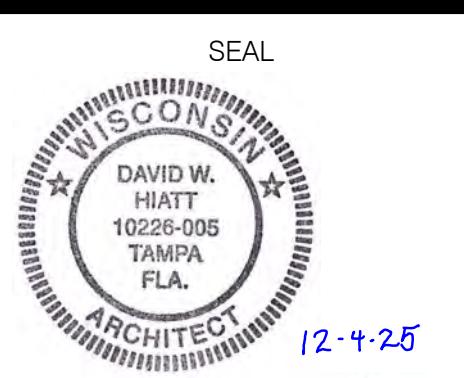
SURFACE MOUNTED TYPE ABC FIRE EXTINGUISHER AND CASE, MOUNT TOP @ 44" AFF, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHAL.

1  
SURFACE MOUNTED TYPE ABC FIRE EXTINGUISHER AND CASE, MOUNT TOP @ 44" AFF, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHAL.

2  
SURFACE MOUNT TYPE K FIRE EXTINGUISHER AND CASE, MOUNT TOP @ 44" AFF, COORDINATE FINAL LOCATIONS AND QUANTITY WITH FIRE MARSHAL.

DAVID HIATT  
ARCHITECT

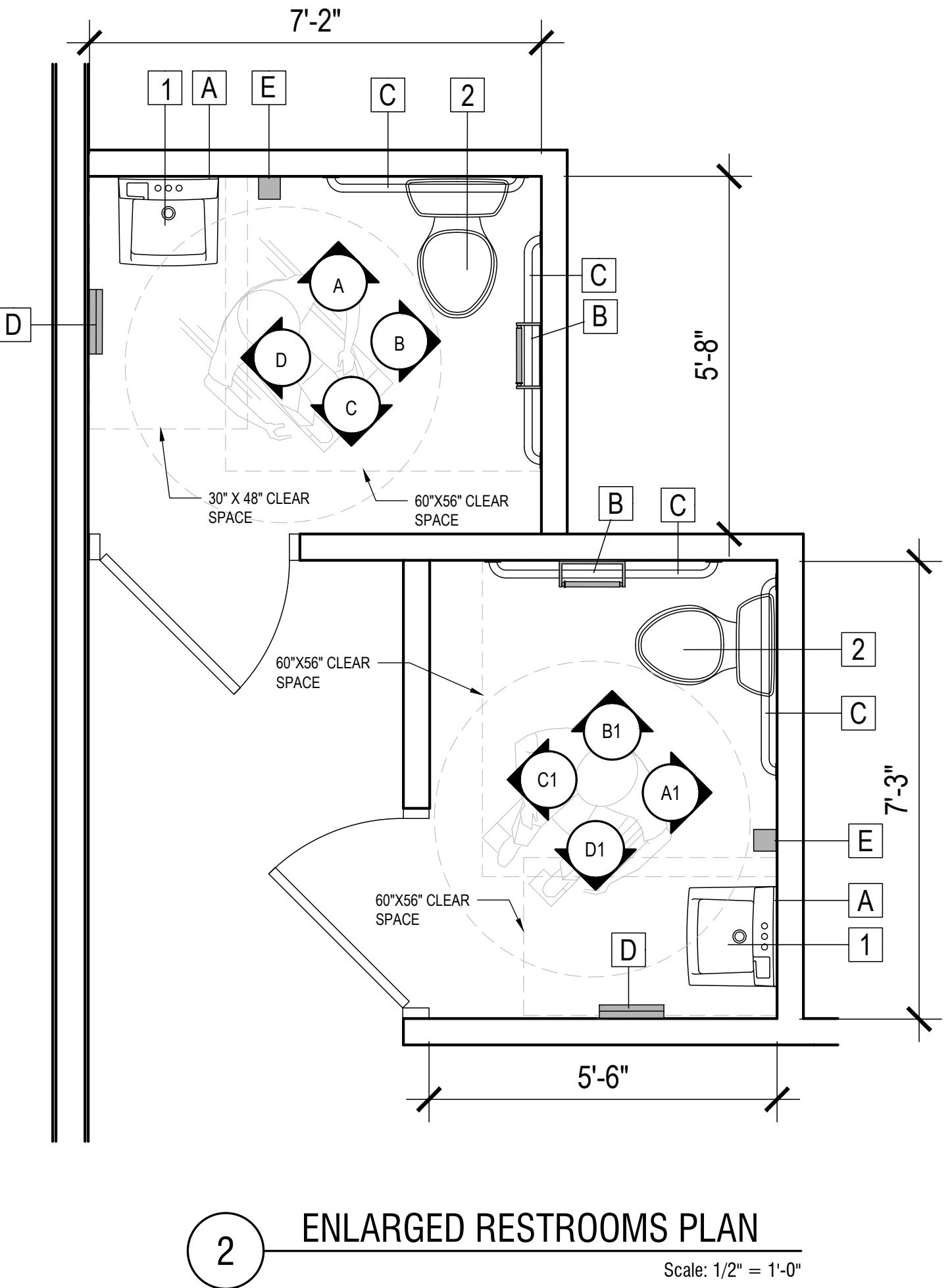
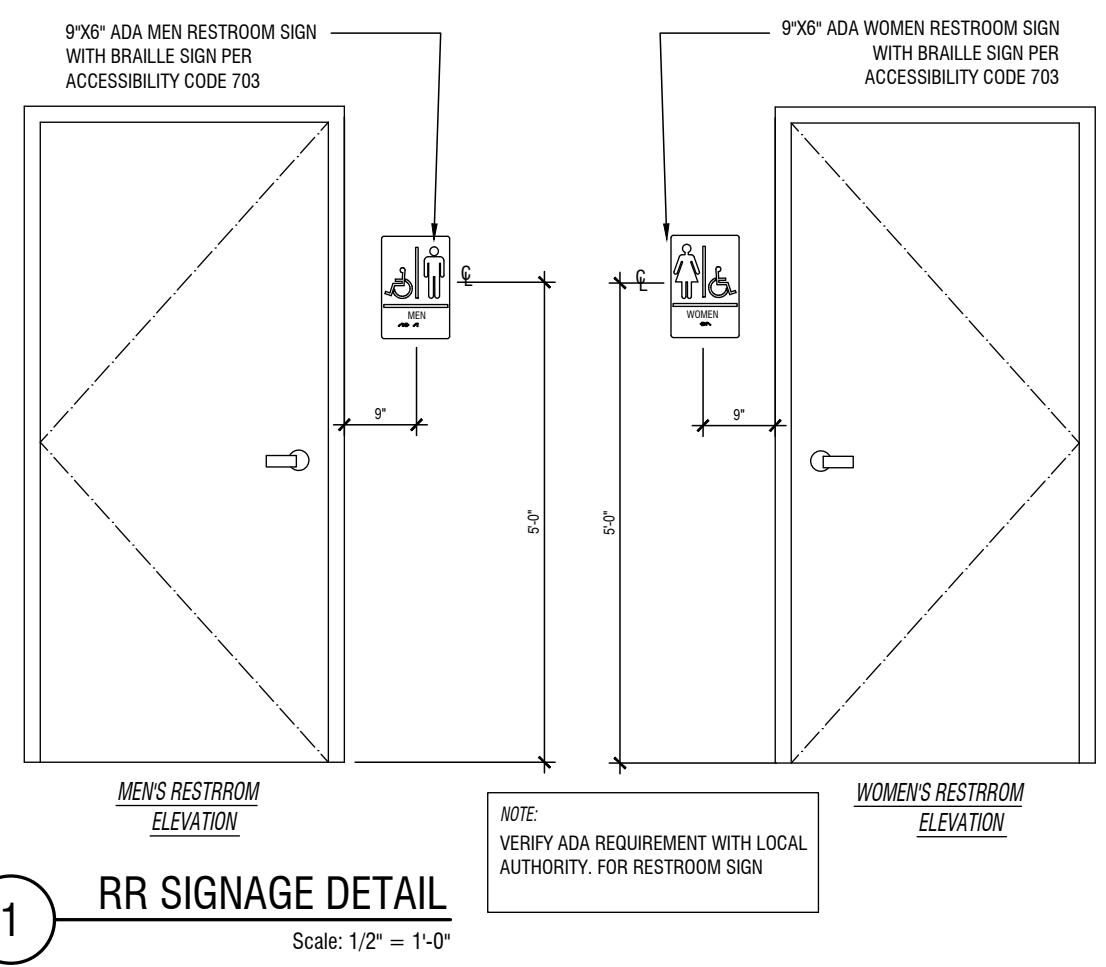
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SARASOTA, FL 34236  
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RESTROOM ELARGED PLAN  
AND ELEVATIONS

SHEET NUMBER

A3.1



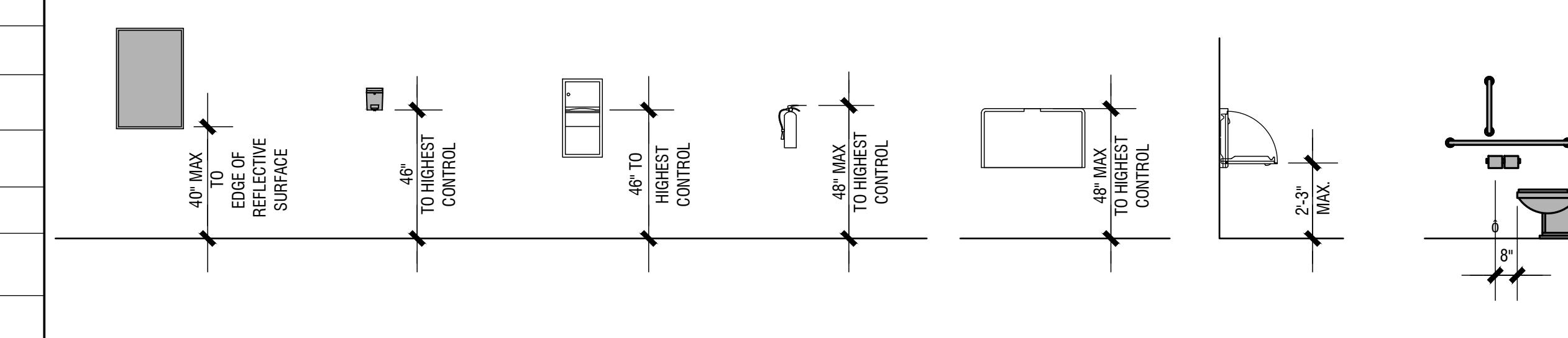
#### RESTROOM ACCESSORY SCHEDULE

G.C. TO PROVIDE AND INSTALL ALL RESTROOM FIXTURES AND ACCESSORIES.

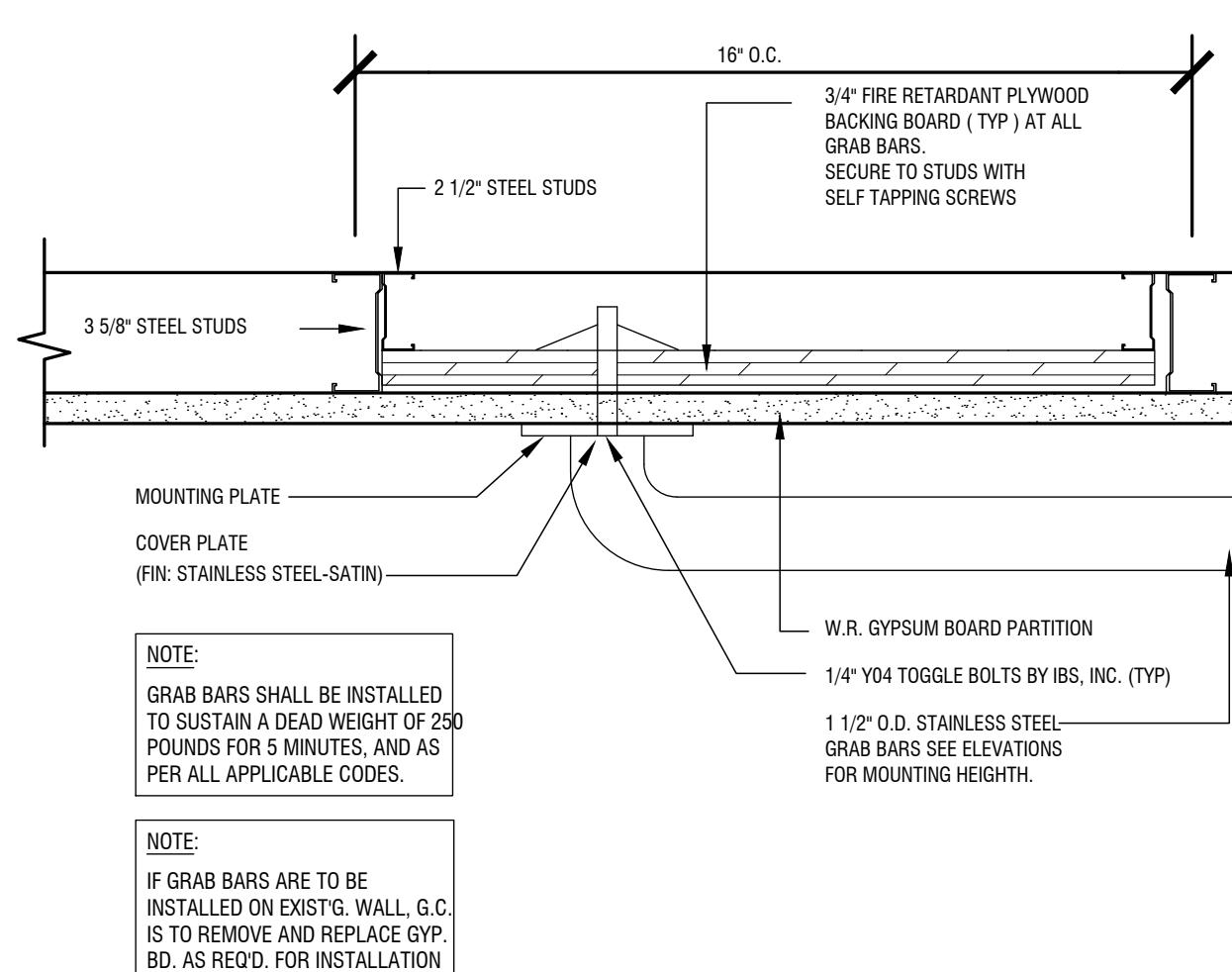
TOILET ACCESSORIES TO BE "BOBRICK" OR APPROVED EQUAL.

MARK	DESCRIPTION
TOILET ACCESSORIES TO BE "BOBRICK" OR APPROVED EQUAL.	
A	24" X 36" WALL MOUNTED MIRROR, HANDICAP COMPLIANT
B	GRAB BARS, 1-1/2" O.D. MAX., 1-1/4" O.D. MIN., HANDICAP COMPLIANT
C	TOILET PAPER DISPENSER, SURFACE MOUNTED, HANDICAP COMPLIANT
D	ELECTRIC HAND DRYER, SURFACE MOUNTED, HANDICAP COMPLIANT
E	LIQUID SOAP DISPENSER, SURFACE MOUNTED, HANDICAP COMPLIANT
1	LAVATORY, PER OWNER SELECTION MOUNTED PER ADA CODE, THE HIGHEST PART OF THE FRONT RIM TO BE 34" MAX. A.F.F.
2	WATER CLOSET, TO EQUAL "AMERICAN STANDARD" 3043.001. FLOOR MOUNTED, INSTALL FLUSH VALVE ON OPEN (ACCESS) SIDE

#### ACCESSORY MOUNTING LOCATIONS

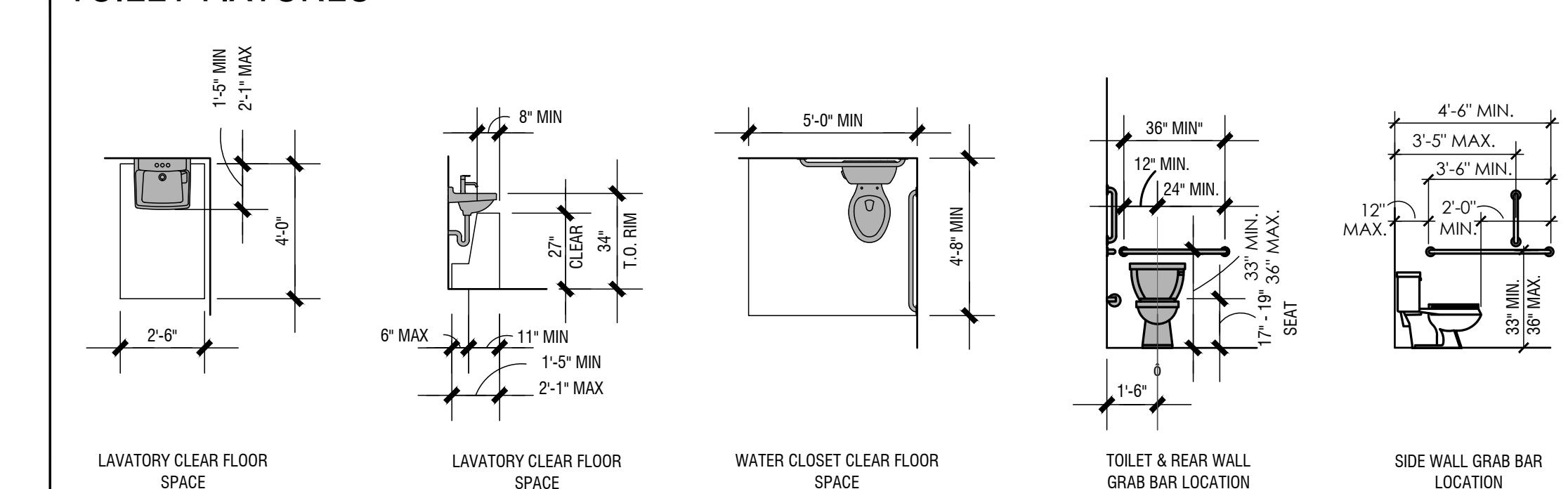


#### TOILET FIXTURES



#### GRAB BAR SUPPORT DETAIL

SCALE: none



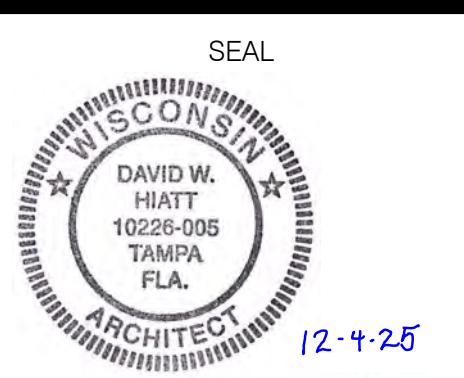
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860 N MAYFAIR RD, SUITE B-1  
WAUWATOSA, WI 53226

REVISIONS

DAVID HIATT  
ARCHITECT

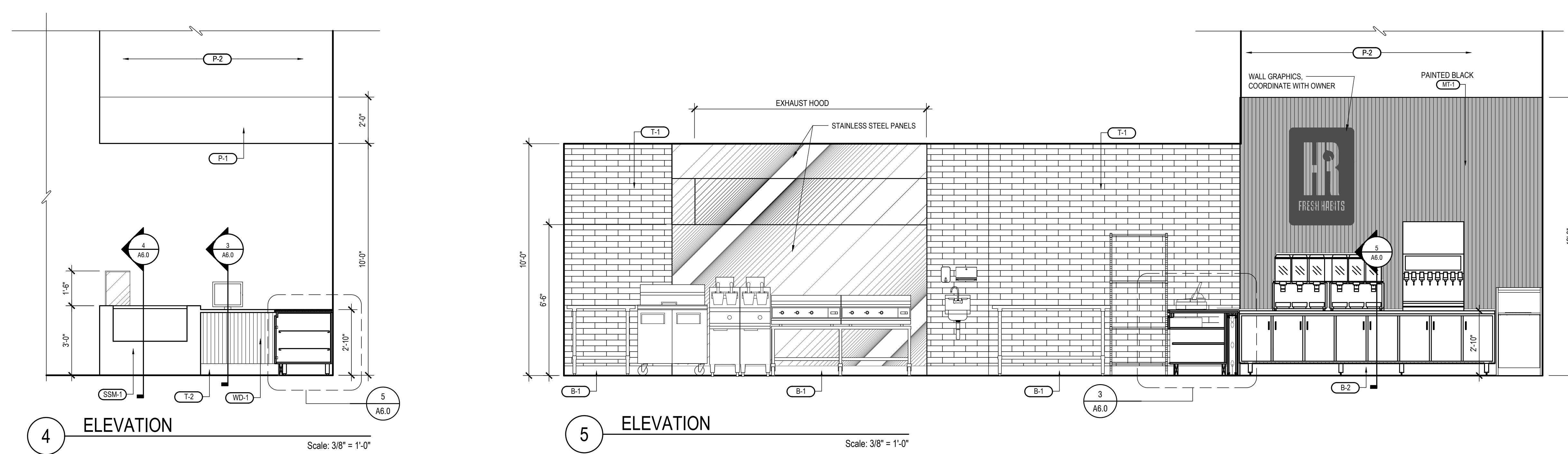
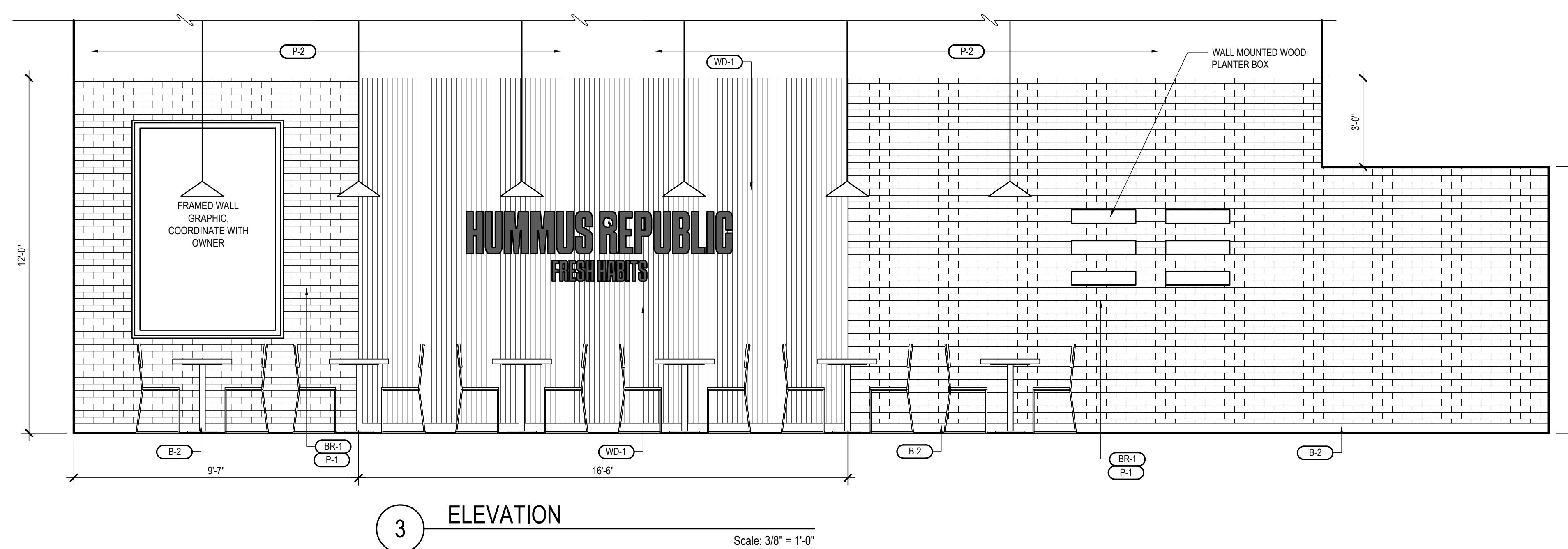
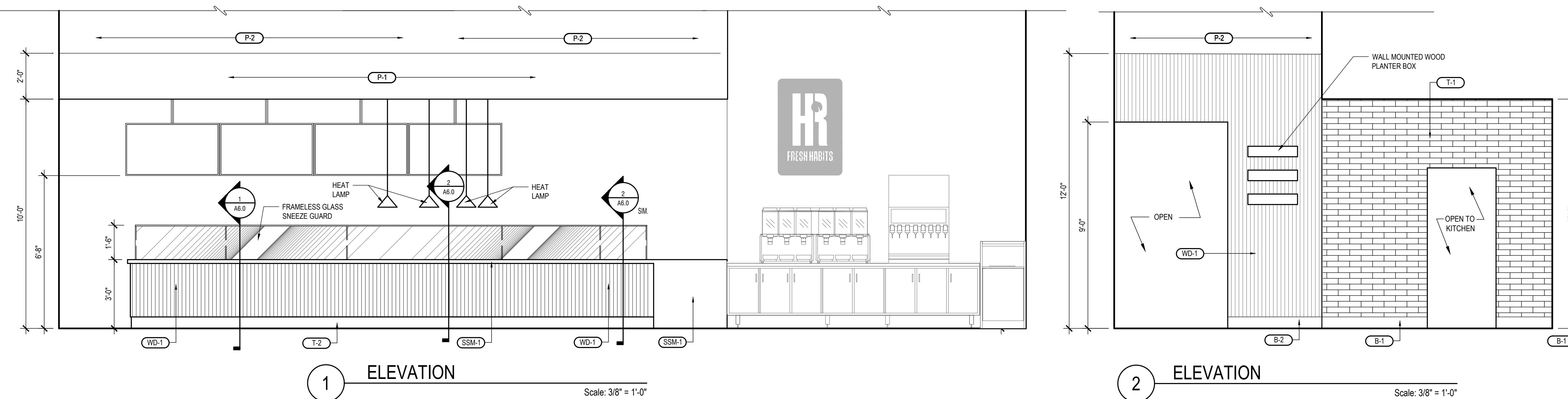
902 GOODRICH AVENUE  
SARASOTA, FL 34236  
TEL. 813.333.2717

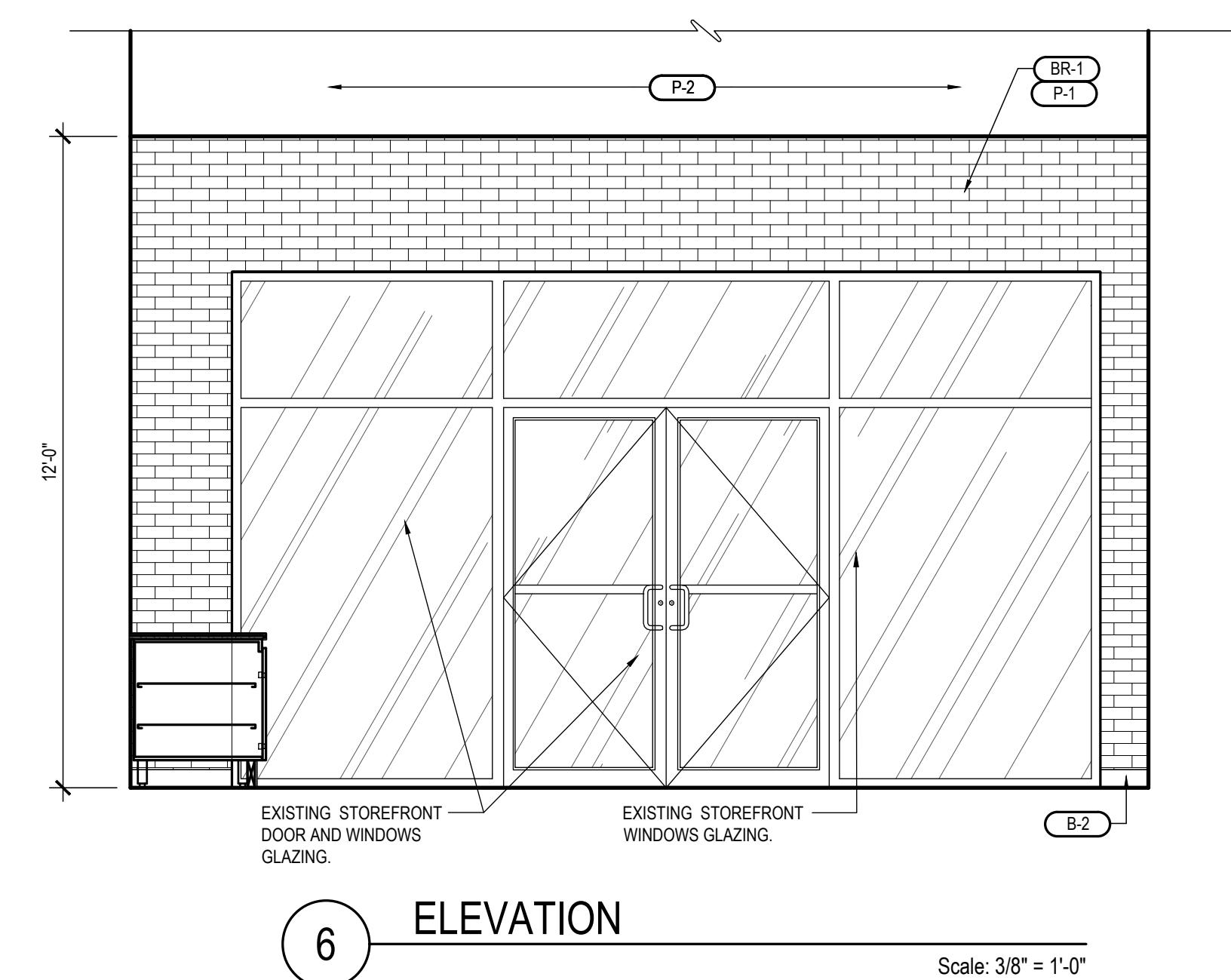
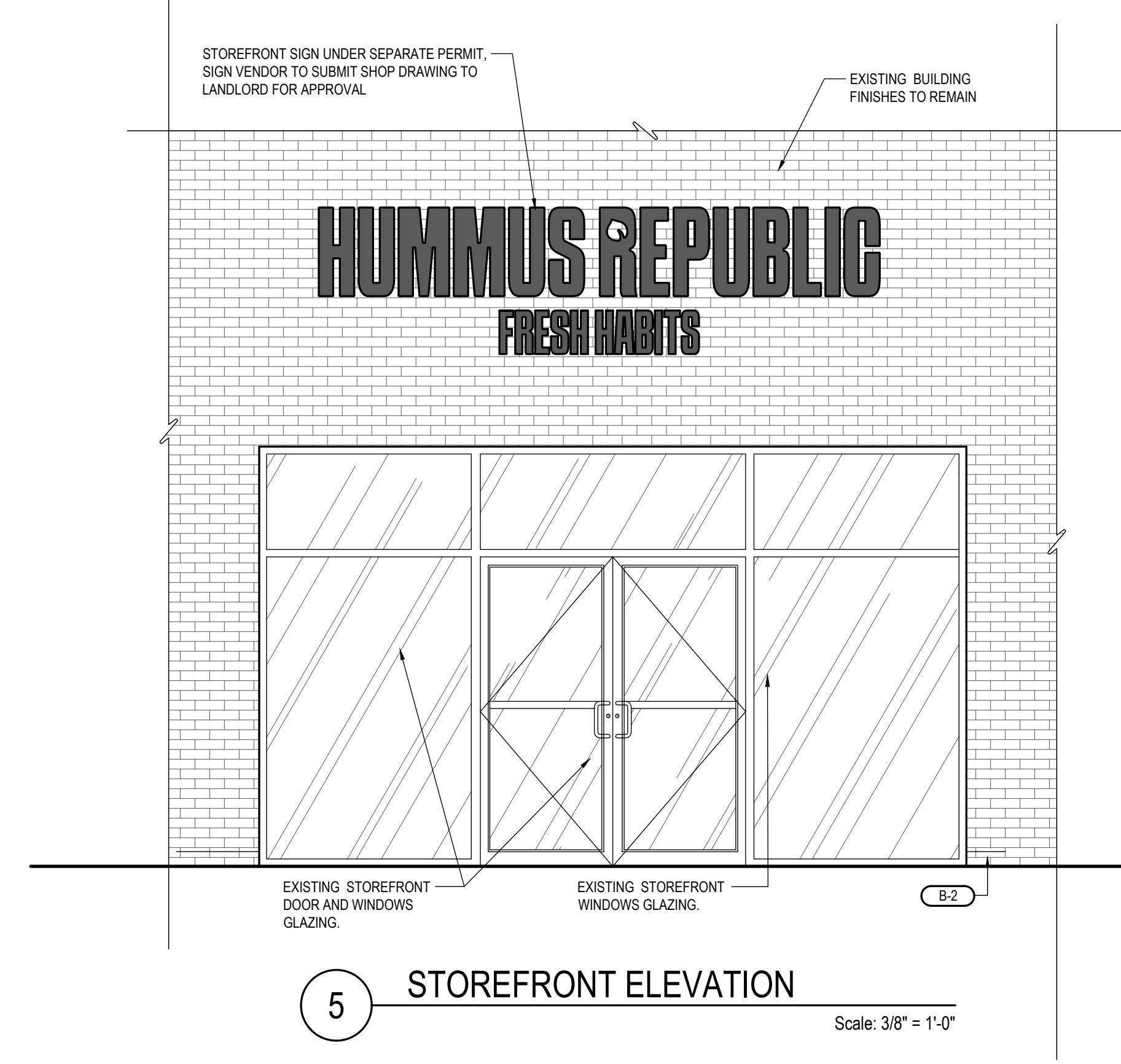
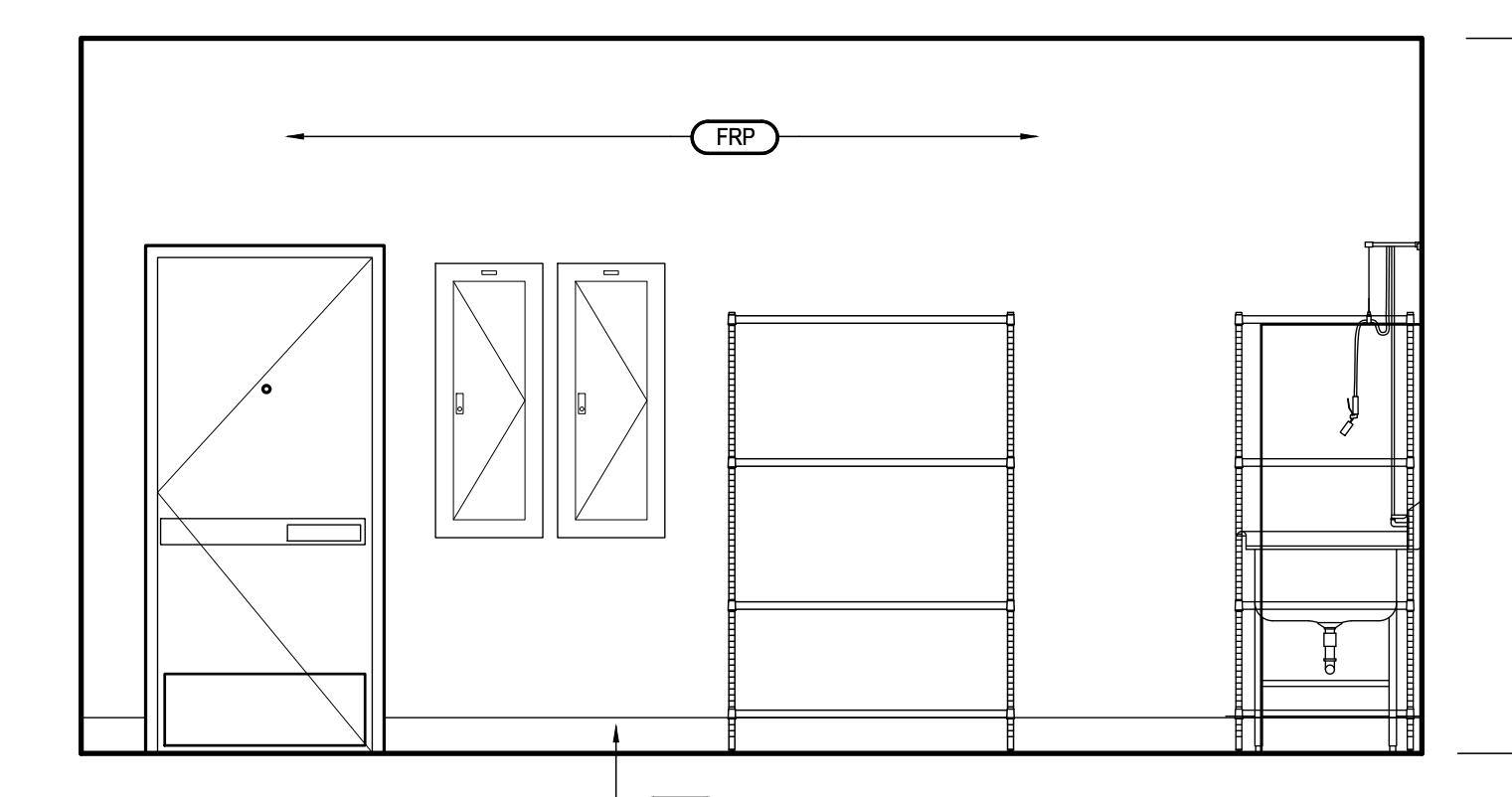
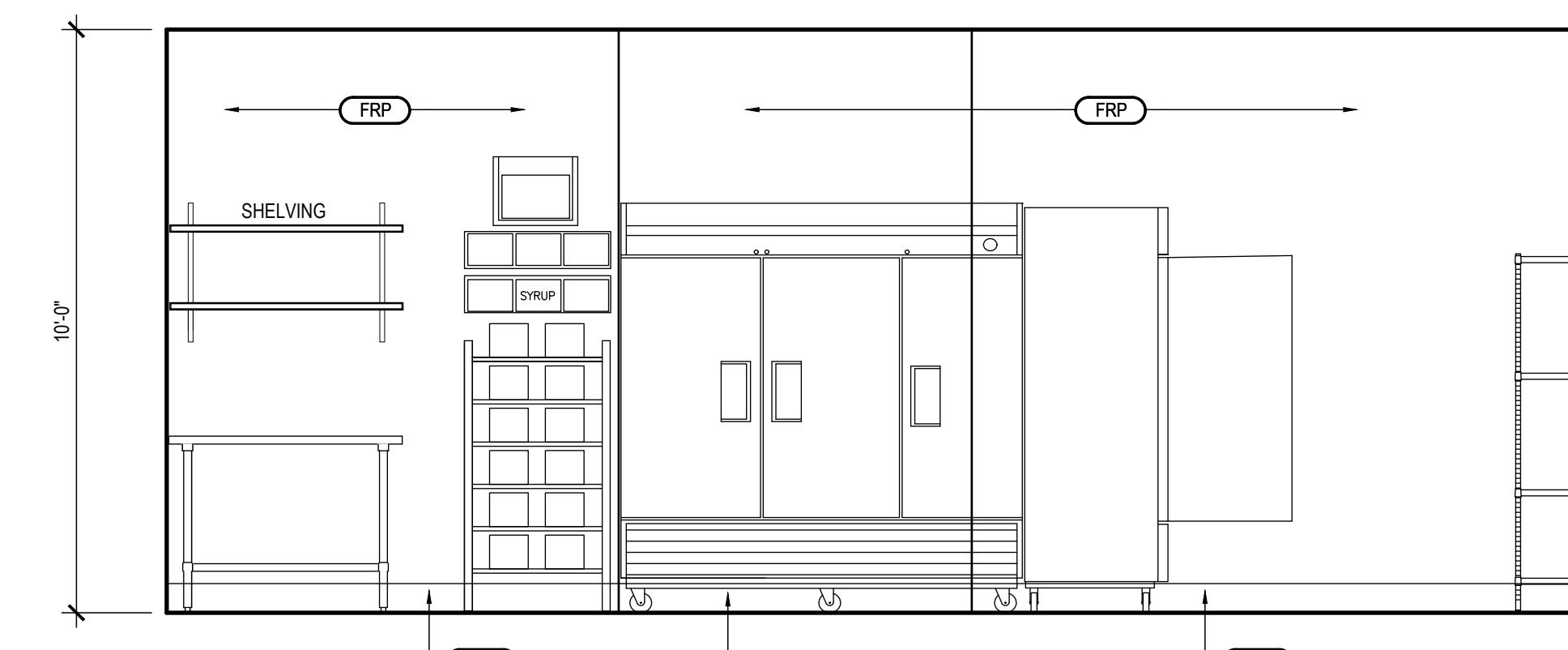
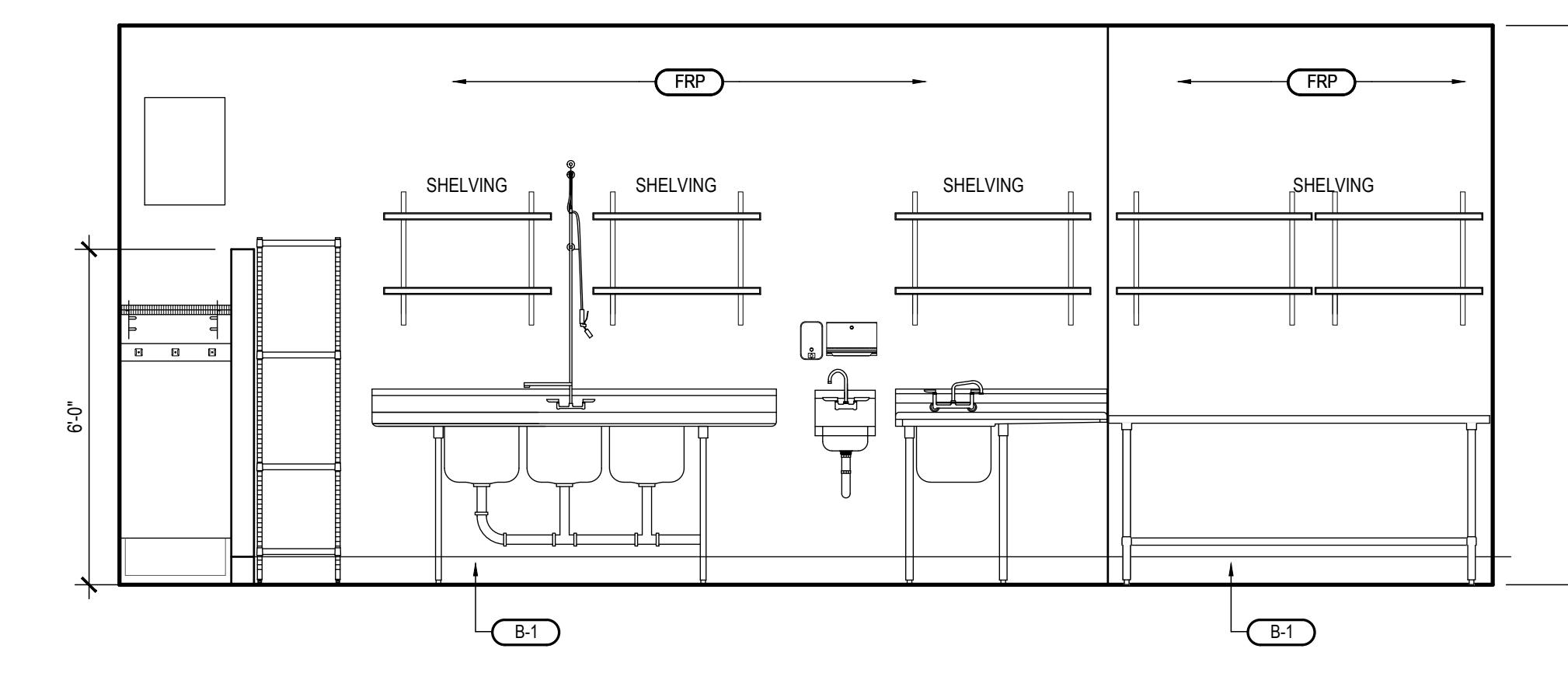
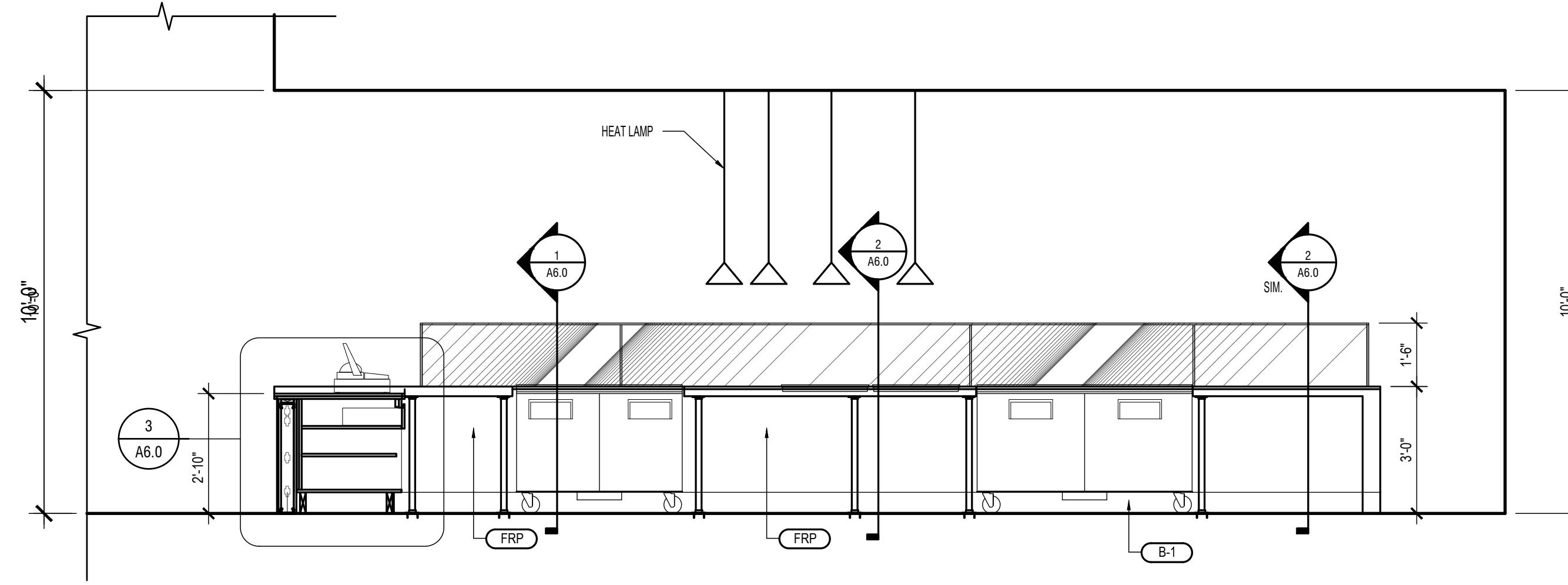
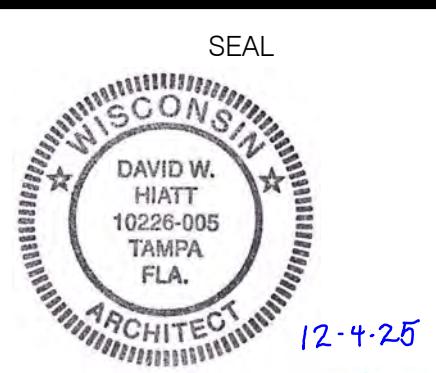


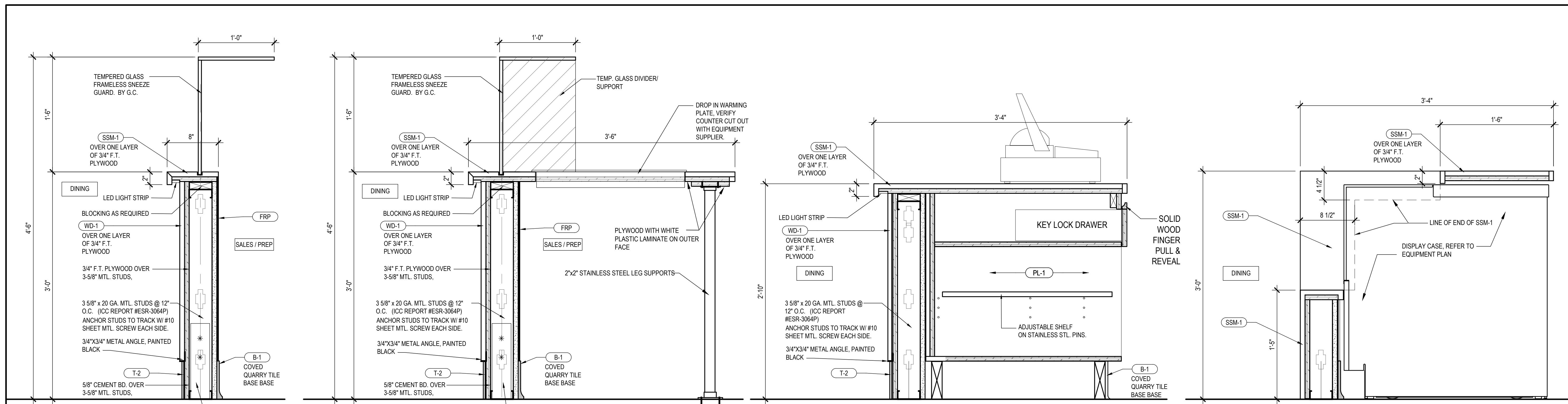
INTERIOR ELEVATIONS

SHEET NUMBER

A4.0

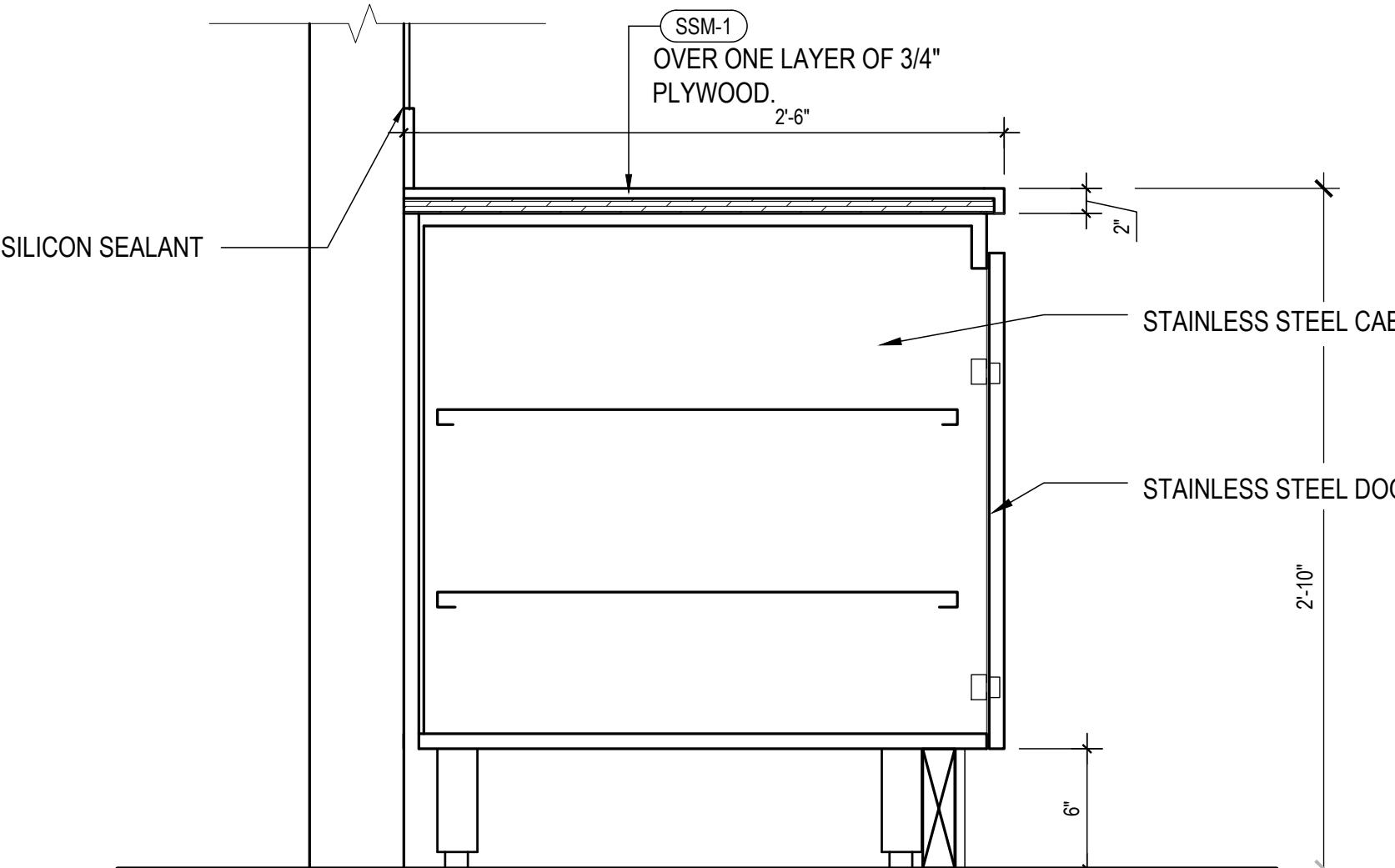






1 LOW WALL SECTION DETAIL

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



2 SECTION AT HOT WELLS

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



3 SECTION AT POS

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



4 SECTION AT DISPLAY CASE

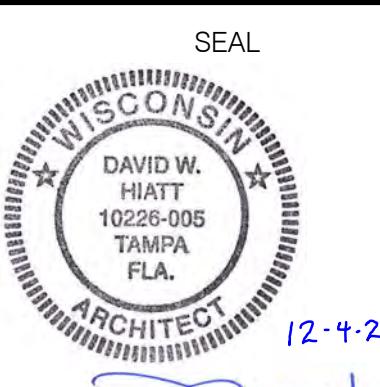
Scale: 1-1/2" = 1'-0"



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COUNTER SECTIONS

SHEET NUMBER

A6.0

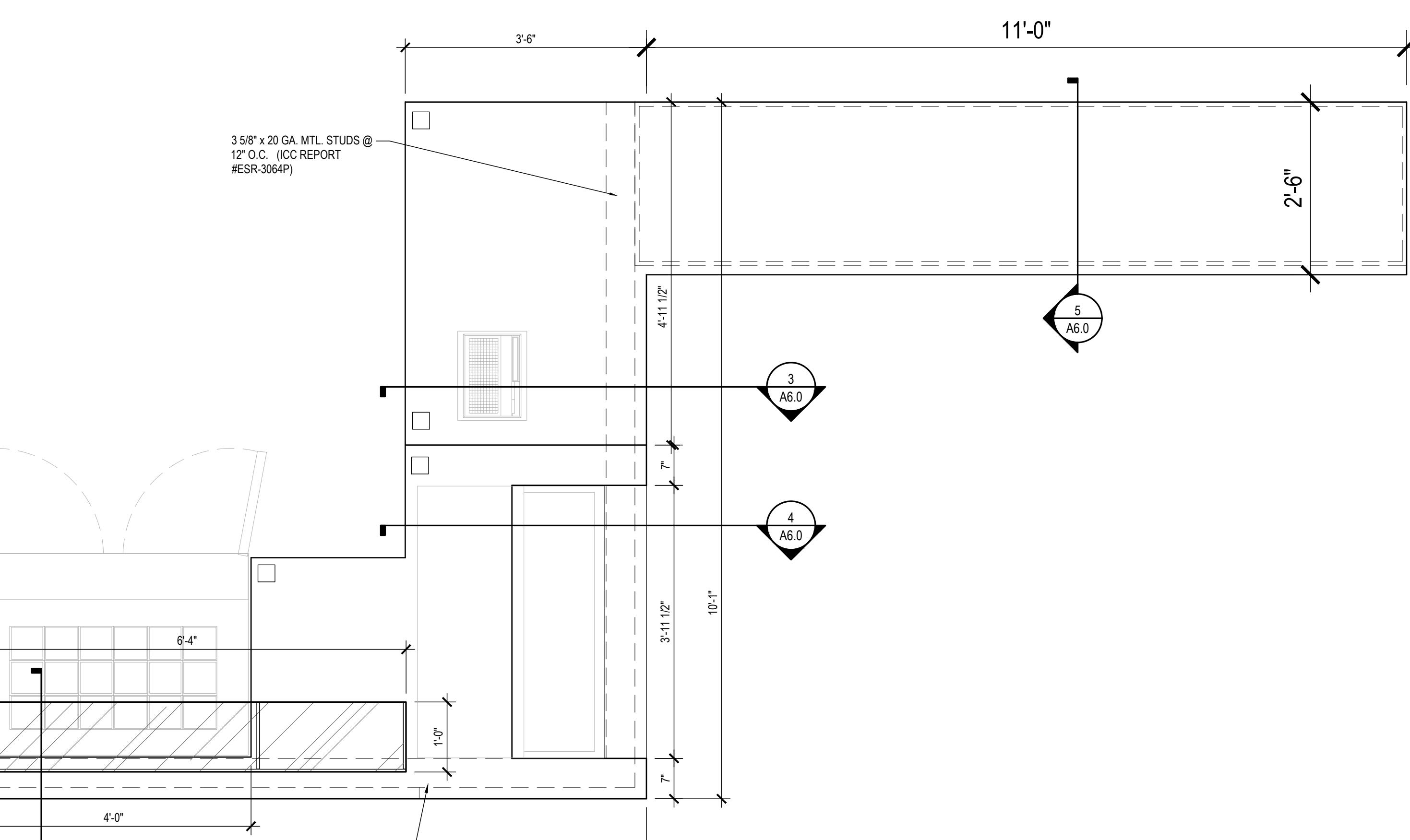
5 SECTION AT BEVERAGE COUNTER

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



5 SALES COUNTER ENLARGED PLAN

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



## GENERAL NOTES

1. CHECK DIMENSIONS AND CONDITIONS IN THE FIELD  
ALL DIMENSIONS AND CONDITIONS OF THIS JOB SHALL BE FIELD CHECKED BY GENERAL CONTRACTOR WHO WILL BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. COSTS DUE TO A FAILURE OF REPORTING THESE DISCREPANCIES WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. ERRORS AND OMISSIONS  
ANY DISCREPANCIES OR OMISSIONS ON THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK. FAILURE BY THE CONTRACTOR TO IDENTIFY DISCREPANCIES OR OMISSIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
3. NOTES  
ALL NOTES ON ANY PORTION OF THESE DOCUMENTS APPLY TO ENTIRE DOCUMENT WHETHER OR NOT THEY ARE REPEATED IN OTHER AREAS.
4. WORK, MATERIALS AND CONSTRUCTION METHODS  
ALL WORK, MATERIALS AND CONSTRUCTION METHODS SHALL CONFIRM WITH ALL GOVERNING AUTHORITIES HAVING JURISDICTION.
5. APPROVAL BY GOVERNING AUTHORITIES  
APPROVAL OF THESE DRAWINGS BY GOVERNING AUTHORITIES DOES NOT RELEASE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
6. INSTALLATION BY GENERAL CONTRACTOR  
ALL MATERIALS AND EQUIPMENT ITEMS SUPPLIED BY THE OWNER/TENANT ARE TO BE INSTALLED BY GENERAL CONTRACTOR UNLESS INDICATED OTHERWISE.
7. MATERIALS  
ALL MATERIALS SHALL BE NEW AND FIRST CLASS. ALL WORK AND EQUIPMENT ITEMS SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. EXCEPT FOR MANUFACTURE'S WARRANTY WHICH MAY BE LONGER.
8. COMBUSTIBLE MATERIALS  
NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE CEILING.
9. FIRE EXTINGUISHERS  
CAPACITY AND RATING AS REQUIRED BY N.F.P.A. PAMPHLET #10 AND LOCAL AUTHORITIES. LOCATE PER LOCAL AUTHORITIES AND N.F.P.A. 10.
10. FIRE WALLS  
ALL FIRE-WALL PENETRATIONS TO BE INSTALLED PER U.L. NUMBERS  

WL 1001	WL 2002
WL 1002	WL 2003
WL 1003	WL 2004
WL 5001	WL 2005
WL 5002	
11. MISCELLANEOUS  
PRIOR TO INSTALLING SHELVING IN REFRIGERATOR, T.G.C. TO WASH DOWN (SPONGE) INTERIOR THREE (3) TIMES WITH A SOLUTION OF 50% VINEGAR AND 50% WATER. SET REFRIGERATOR TO OPERATE AT 34 – 38 RANGE.
12. SOME SPECIFIED ITEMS (SUCH AS FLUORESCENT FIXTURES IN SALES COUNTER, WALL STANDARDS, SHELVING BRACKETS, CERAMIC TILE, ETC.) MAY REQUIRE LONG DELIVERY.
13. UNLESS OTHERWISE NOTED, ALL WORK TO BE THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR.
14. ONE SET OF LANDLORD APPROVED DRAWINGS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
15. BUILDING CODES ARE SUBJECT TO CHANGE & SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITIES BEFORE START OF WORK. ALL WORK MUST CONFORM TO THE APPLICABLE LOCAL AND NATIONAL CODES.
16. ALL MATERIALS TO MEET FLAME SPREAD RATINGS REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
17. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES AT ALL TIMES.
18. ALL WORK BY THE TENANT'S CONTRACTOR(S) SHALL BE COMPLETED USING NEW MATERIALS.
19. MAKE GOOD ANY DAMAGE TO LANDLORD'S OR OTHER TENANT'S WORK CAUSED DURING CONSTRUCTION.
20. REMOVE ALL GARBAGE AND DEBRIS TO THE APPROVED CONTAINERS, DAILY.
21. TENANT'S GENERAL CONTRACTOR SHALL OBTAIN COPY OF "TENANT/LANDLORD RESPONSIBILITIES" SECTION OF THE LEASE, AND CONFORM AS REQUIRED.
22. ALL WORK TO BE SCHEDULED THROUGH THE TENANT COORDINATOR SO THAT IT DOES NOT INTERFERE WITH MALL OPERATIONS.
23. ALL ELECTRICAL, MECHANICAL & PLUMBING – FLOOR & CEILING ROUGH-IN TO BE LOCATED & TAGGED ON THIS LAYOUT. ALL VERTICAL DIMENSIONS OR SPECIAL LOCATE NOTES I.E. (ABOVE CEILING) TO BE NOTED ON EQUIPMENT SCHEDULE & ROUGH-IN SPECS. ON THIS DRAWING.
24. SUBCONTRACTORS MUST EXAMINE EACH INSTALLATION AREA FOR CONDITIONS INTERFERING WITH PROPER, TIMELY, OR ACCEPTABLE COMPLETION OF THE WORK & SHALL NOTIFY THE GENERAL CONTRACTOR OF UNACCEPTABLE CONDITION REQUIRING ATTENTION BEFORE FINISH MATERIAL INSTALLATION.
25. DO NOT BEGIN FINISH MATERIAL INSTALLATION BEFORE UNACCEPTABLE CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE GENERAL CONTRACTOR & ARCHITECT FOR THAT PORTION OF THE WORK.
26. PERFORMANCE OF THIS WORK BY THE INSTALLER INDICATES ACCEPTANCE OF ALL SUBSTRATE CONDITIONS & ASSUMPTION OF RESPONSIBILITY FOR COMPLIANCE WITH MATERIAL INSTALLATION QUALITY STANDARDS.
27. CARRY OUT DEMOLITION WITHIN THE PREMISES TO A BROOM SWEPT CONDITION, OF ANY EXISTING EQUIPMENT, CEILING AND PARTITIONS NOT REQUIRED BY THE TENANT, INCLUDING THE REMOVAL AND CAPPING OF WATER AND GAS LINES, AND THE REMOVAL OF CIRCUIT WIRING BACK TO THE BREAKER PANEL.
28. SUPPLY AND INSTALL CONSTRUCTION BARRICADE TO THE PREMISES, THREE FEET BEYOND LEASE LINE. REMOVE AT CONCLUSION OF CONSTRUCTION.
29. SUPPLY TEMPORARY FACILITIES OF A MINIMUM 100 AMP HYDRO SERVICE, READILY ACCESSIBLE WATER SUPPLY, AND GARBAGE DISPOSAL TO THE TENANT'S G.C. FOR THE DURATION OF THE CONSTRUCTION PERIOD.
30. ALLOW ACCESS BY TENANT'S G.C. TO LOADING FACILITIES AND/OR FREIGHT ELEVATOR IF APPLICABLE, DURING REGULAR MALL HOURS.
31. ALL HORIZONTAL EQUIPMENT DRAINS TO BE KEPT A MINIMUM OF 6" A.F.F. TO FACILITATE MOPPING.

# ARCHITECTURAL SPECIFICATIONS

DEFINITIONS	3.0.	GENERAL WORK
THE WORD ARCHITECT MEANS LICENSED ARCHITECT.	3.0.1.	CO-ORDINATE ALL SECTIONS OF THE WORK. ANY WORK REQUIRED BY CONTRACT DOCUMENTS OR REASONABLY NECESSARY TO COMPLETE THE WORK BUT NOT INCLUDED IN ANY SPECIFIC SECTION OF THE SPECIFICATIONS IS HEREBY INCLUDED IN THIS SECTION.
THE WORD OWNER MEANS: SEE SHEET C-1 FOR OWNER INFORMATION	3.0.2.	PRODUCTS SPECIFIED IN CERTAIN SECTIONS OF THE SPECIFICATIONS, E.G. SPECIALITIES, EQUIPMENT, ETC., MAY OR MAY NOT REQUIRE INSTALLATION BY THE SUPPLIER. ALLOCATE THE INSTALLATION OF ITEMS NOT INSTALLED BY THE SUPPLIER.
THE WORD LANDLORD SEE SHEET C-1 FOR LANDLORD INFORMATION	3.1.	SETTING OUT
THE WORD CONTRACTOR MEANS LICENSED CONTRACTOR AWARDED CONTRACT FOR THIS PROJECT BY OWNER.	3.1.1.	LAY OUT PARTITIONS, DOORS AND BUILT-IN MILLWORK OR METALWORK. NOTIFY THE ARCHITECT OR PROJECT MANAGER SHOULD ANY PROBLEM ARISE BECAUSE OF SITE CONDITIONS OR OTHER CAUSES. OBTAIN ARCHITECT'S OR PROJECT MANAGER'S APPROVAL FOR ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
WORK INCLUDED	3.2.	PREPARATION OF SURFACES
UNLESS SPECIFIED OTHERWISE, THE FOLLOWING INSTRUCTIONS APPLY TO ALL SECTIONS OF WORK, WHETHER OR NOT THE PROJECT WAS AWARDED BY TENDER PROCESS.	3.2.1.	WHERE CONCRETE FLOORS, WHICH ARE TO RECEIVE ADHERED FLOOR FINISHES, ARE CONTAMINATED WITH GREASE OR OIL, OBTAIN AND FOLLOW FLOORING MANUFACTURER'S INSTRUCTIONS PRIOR TO INSTALLING FLOORING.
THE CONTRACTOR SHALL PERFORM THE WORK AS SHOWN IN THE DRAWINGS, SCHEDULES, SPECIFICATIONS AND ADDENDA ISSUED HEREWITH.	3.3.	FLOOR SURFACES
IN THE EVENT OF CONFUSING INFORMATION, THE CONTRACTOR US TO IMMEDIATELY CONTACT THE ARCHITECT FOR CLARIFICATION.	3.3.1.	PROTECT TROWELLED CONCRETE FLOORS ADEQUATELY, AND FINISHED FLOORING FROM DAMAGE. TAKE SPECIAL MEASURES WHEN MOVING HEAVY EQUIPMENT OR LOADS ON THEM.
CO-ORDINATE WITH SEPARATE CONTRACTORS.	3.3.2.	KEEP FLOORS AS DRY AS POSSIBLE. KEEP FLOORS FREE FROM OILS, GREASE, OR OTHER MATERIALS LIKELY TO DAMAGE, DISCOLOUR OR AFFECT THE BOND OF APPLIED FINISHES.
FOR A LIST OF WORK INCLUDED UNDER SEPARATE CONTRACTS, SEE ATTACHED.	3.4.	SOUND ATTENUATING PARTITIONS
FOR A LIST OF EXISTING OR NEW ITEMS PROVIDED BY THE OWNER, SEE ATTACHED.	3.4.1.	AVOID "SHORT CIRCUITING" SOUND ATTENUATING PARTITIONS BY THE CAREFUL LOCATION AND TREATMENT OF DUCTS, GRILLES, DIFFUSERS, ELECTRICAL OUTLETS AND BOXES, ETC. WHERE ELECTRICAL BOXES ARE BACK TO BACK, LOCATE THEM AT LEAST 10" APART AND USE FLEXIBLE CONNECTIONS IF INTER-CONNECTED.
GENERAL INSTRUCTIONS	3.5.	DEFLECTION
CONFORM TO THE LATEST EDITION OF THE BUILDING CODE HAVING JURISDICTION WHERE THE WORK IS TO BE PERFORMED, AND TO THE LATEST VERSION OF ADA (AMERICANS WITH DISABILITIES ACT).	3.5.1.	MAKE ALLOWANCE AT WALL AND PARTITION HEADS FOR DEFLECTION OF THE STRUCTURES ABOVE. IF NO OTHER INSTRUCTIONS ARE GIVEN, ALLOW DEFLECTION OF STRUCTURAL MEMBERS IN THE ORDER OF SPAN/180 BECAUSE OF LIVE LOAD ONLY. WHERE PARTITIONS ABUT THE UNDERSIDE OF THE FLOOR, THE CLEARANCE SHALL BE BASED ON THE SPAN OF THE MEMBERS SUPPORTING THE FLOOR. USE METHODS WHICH MAINTAIN THE INTEGRITY OF THE WALL OR PARTITION AS A SOUND BARRIER IN MAKING SUCH ALLOWANCES.
OBTAİN ALL PERMITS, CERTIFICATES AND AUTHORIZATIONS REQUIRED BY AUTHORITIES.	3.6.	SCAFFOLDING
CONSERVE AS MUCH AS POSSIBLE OVERHEAD SPACE BY INSTALLING AND ARRANGING DUCTS, PIPING, TUBING, CONDUIT, EQUIPMENT AND FIXTURES IN AN ORDERLY MANNER AND TO PROVIDE MINIMUM INTERFERENCE. RUN PIPE, DUCTS, TUBING AND CONDUIT SQUARE WITH BUILDING GRID, VERTICALLY AND HORIZONTALLY UNLESS OTHERWISE NOTED. CONCEAL PIPES, DUCTS, TUBING AND CONDUIT IN PUBLIC AREAS.	3.6.1.	CONSTRUCT AND MAINTAIN SCAFFOLDING IN A RIGID, SECURE AND SAFE MANNER. REMOVE SCAFFOLDING PROMPTLY WHEN NO LONGER REQUIRED. ERECT SCAFFOLDING INDEPENDENT OF PARTITIONS AND COLUMNS. USE SCAFFOLDING SO AS TO INTERFERE AS LITTLE AS POSSIBLE WITH OTHER CONTRACTORS AND SUBCONTRACTORS. WHEN NOT IN USE MOVE SCAFFOLDING AS NECESSARY TO PERMIT OTHER WORK.
THE USE OF SCOPE, RELATED WORK OR SIMILAR ARTICLES IN THE SPECIFICATIONS SHALL NOT RELEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO ASSIGN THE VARIOUS PARTS OF THE WORK TO THE APPROPRIATE SUBCONTRACTORS, AND FORCES, AND SHALL NOT IMPOSE UPON THE ARCHITECT OR THE OWNER THE DUTY TO ARBITRATE DISPUTES BETWEEN THE CONTRACTOR AND SUBCONTRACTORS, NOR SHALL IT RELIEVE THE SUBCONTRACTORS FROM THEIR RESPONSIBILITY FOR CAREFULLY EXAMINING ALL THE SPECIFICATIONS AND DRAWINGS, AND CO-ORDINATING THEIR WORK WITH EACH OTHER AND THE GENERAL CONTRACTOR.	3.7.	GLASS WORK
CO-OPERATION	3.7.1.	GLASS CUTTING ON SITE IS PROHIBITED EXCEPT WITH PROJECT MANAGER'S PERMISSION AFTER REVIEWING THE CONTRACTOR'S PROPOSED METHODS.
CO-OPERATE AND CO-ORDINATE WITH OTHE CONTRACTORS AND SUBCONTRACTORS REQUIRED FOR SATISFACTORY AND EXPEDITIOUS COMPLETION OF THE WORK. TAKE SITE DIMENSIONS RELATIVE TO THE WORK. FABRICATE AND ERECT WORK TO SUIT SITE DIMENSIONS AND CONDITIONS. PROVIDE FORMS, TEMPLATES, ANCHORS, SLEEVES, INSERTS AND ACCESSORIES REQUIRED TO BE FIXED TO OR INSERTED IN THE WORK AND SET IN PLACE, OR INSTRUCT RELATED SUBCONTRACTORS AS TO THEIR LOCATION, GIVING REQUIRED SUPERVISION. PAY COST OF EXTRA WORK CAUSED BY AND MAKE UP TIME LOST AS RESULT OF FAILURE TO PROVIDE NECESSARY CO-OPERATION, INFORMATION OR ITEMS TO BE FIXED OR BUILT-IN WITHIN ADEQUATE TIME.	3.8.	OPENINGS
THE OWNER OR THE ARCHITECT AND THEIR EMPLOYEES OR AGENTS SHALL HAVE THE RIGHT TO ENTER THE PREMISES AND INSPECT THE SITE, MATERIALS AND WORKMANSHIP AT ANY TIME.	3.8.1.	WHETHER NOTED IN THE DOCUMENTATION OR NOT, THE CONTRACTOR(S) SHALL MAINTAIN ACCESS TO BASE BUILDING SYSTEMS AS REQUIRED.
DIMENSIONS	3.9.	PROTECTION AND MAKING GOOD
REPORT ALL DISCREPANCIES TO THE ARCHITECT OR PROJECT MANAGER. WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION, AGREE UPON THEM AMONG THE TRADES CONCERNED.	3.9.1.	PROECT ALL WORK AND EXISTING ADJACENT PUBLIC AND PRIVATE PROPERTY, AND WORK OF THERE SECTIONS FROBM DAMAGE WHILE PERFORMING WORK. PROVIDE HOARDING WHEN REQUIRED BY LANDLORD, OWNER OR THE CODES.
THE LOCATION OF PLUMBING, HEATING, ELECTRICAL FIXTURES AND OUTLETS, DUCTS, CONDUIT AND PIPE SHOWN OR SPECIFIED BUT NOT DIMENSIONED ARE APPROXIMATE.	3.9.2.	DAMAGED WORK SHALL BE MADE GOOD WHEREVER POSSIBLE BY THOSE PERFORMING THE ORIGINAL WORK, BUT AT THE EXPENSE OF THOSE CAUSING THE DAMAGE.
NOMINAL PARTITION AND COLUMN THICKNESSES ARE SHOWN ON THE DRAWINGS. DETERMINE ACTUAL SIZES ON SITE.	3.9.3.	ATTACH AND FASTEN FITTINGS AND FIXTURES IN SAFE, STURDY AND SECURE MANNER SO THAT THEY CANNOT WORK LOOSE, FALL OR SHIFT FROM POSITION DURING OCCUPANCY OF BUILDING, AS A RESULT OF VIBRATION OR OTHER CAUSES OF NORMAL USE.
VERIFY DIMENSIONS FOR SHOP FABRICATED PORTIONS OF THE WORK ON SITE BEFORE DOING SHOP DRAWINGS AND FABRICATIONS.	3.9.4.	PROTECT FINISHES AGAINST HEAT, SLAG AND WELD SPLATTERS BY ERECTING STURDY PLYWOOD OR OTHER HEAVY SHIELD DURING SUCH WORK.
DRAWINGS ON SITE	3.10.	CLEANING AND COMPLETION
KEEP ON COPY OF ALL DOCUMENTATION ON SITE AT ALL TIMES, COMPLETE WITH LANDLORD AND LOCAL AUTHORITIES APPROVAL.	3.10.1.	PROMPTLY REMOVE FROM FINISHED SURFACES ALL PRODUCTS WHICH COULD HARDEN OR SET OR BECOME DIFFICULT TO REMOVE. CLEAN FINISHED SURFACES UPON COMPLETION OF WORK OF YOUR SECTIONS OR WHEN REQUIRED BY GENERAL CONTRACTORS.
EXAMINATION OF SITE AND DOCUMENTATION	3.10.2.	DAILY, OR MORE OFTEN IF REQUIRED, REMOVE OILY RAGS AND WASTE AND OTHER COMBUSTIBLE DEBRIS FROM PREMISES, AND FROM SITE AT LEAST ONCE A WEEK.
BEFORE ANY CONSTRUCTION OR FABRICATION BEGINS, EXAMINE THE SITE AND DETERMINE THE EXTENT AND NATURE OF ALL CONDITIONS AFFECTING THE PERFORMANCE OF THE WORK, INCLUDING THE LOCATION OF ALL CONCEALED SERVICES WHICH MAY HAVE TO BE PROTECTED, REMOVED OR RELOCATED.	3.10.3.	IMMEDIATELY PRIOR TO OCCUPANCY BY OWNER, CLEAN, DUST, AND REMOVE ALL STAINS, SMUDGES, TAPE, PENCIL MARKS, ETC., FROM ALL FINISHED SURFACES, EXPOSED FIXTURES, HARDWARE AND EQUIPMENT. CLEAN BOTH SIDES OF WINDOWS OR OTHER GLAZING. TURN WORK OVER IN NEW CONDITION.
BEFORE ANY CONSTRUCTION OR FABRICATION BEGINS, EXAMINE CAREFULLY ALL SPECIFICATIONS, SCHEDULES, DRAWINGS AND OTHER DOCUMENTATION. BY ACCEPTING THIS WORK, IT IS ASSUMED THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THESE DOCUMENTS.	3.11.	ALTERATIONS AND REPAIRS
EACH TRADE SHALL EXAMINE THE WORK UPON WHICH THEIR WORK DEPENDS. APPLICATION OF WORK OR ANY PART OF IT SHALL BE DEEMED ACCEPTANCE OF THAT WORK UPON WHICH THE CONTRACTORS' WORK OR THAT PART OF IT WHICH HAS BEEN APPLIED DEPENDS.	3.11.1.	CUT, PATCH AND MAKE GOOD TO LEAVE WORK IN A FINISHED CONDITION WHERE NEW WORK ABUTS EXISTING AND WHERE EXISTING WORK IS ALTERED.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF THE GENERAL CONTRACT WORK AND INDICATE GENERAL AND APPROXIMATE LOCATIONS, ARRANGEMENTS, AND SIZE OF FIXTURES, EQUIPMENT, DUCTS, PIPING, CONDUIT, AND OUTLETS. OBTAIN MORE ACCURATE INFORMATION FROM STUDY AND CO-ORDINATION OF DRAWINGS, AND SHOP DRAWINGS, INCLUDING ARCHITECTURAL, MECHANICAL AND ELECTRICAL, AND BECOME FAMILIAR WITH CONDITIONS AND SPACE AFFECTING THESE MATTERS BEFORE BEGINNING OR PROCEEDING WITH THE WORK. WHERE JOB CONDITIONS REQUIRE REASONABLE CHANGES IN INDICATED LOCATION AND ARRANGEMENTS, MAKE AT NO EXTRA COST TO OWNER. CO-ORDINATE ALL WORK WITH RESPECTIVE TRADE CONTRACTORS.	3.11.2.	REGARDLESS OF WHICH SECTION OF THE SPECIFICATIONS ANY PORTION OF THE CUTTING, PATCHING WORK MAY FALL UNDER, EMPLOY PERSONS QUALIFIED IN THE WORK BEING CUT AND PATCHED TO DO SUCH WORK IN ORDER THAT IT BE DONE CORRECTLY AND SKILLFULLY.
SHOP DRAWINGS AND SUBMITTAL	3.11.3.	WHERE EXISTING ITEMS ARE DESIGNATED FOR RELCATION OR REMOVAL, DO ALL REQUIRED CONSTRUCTION, ALTERATION AND MAKING GOOD TO SUCH ITEMS. MAKE GOOD BOTH NEW AND EXISTING DAMAGE. REMOVE FROM SITE ALL ITEMS NOT REQUIRED TO BE TURNED OVER TO LANDLORD NOR TO BE RELOCATED OR REUSED. CAP ALL EXISTING SERVICES REQUIRED TO BE SEVERED.
WHERE SHOP DRAWINGS ARE REQUESTED, THE CONTRACTOR SHALL SUBMIT ONE SEPIA AND THREE WHITEPRINTS TO THE ARCHITECT OR PROJECT MANAGER FOR APPROVAL. COPIES OF THE FINAL SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND TO BE KEPT ON SITE FOR REFERENCE.	3.12.	WATER REMOVAL
SITE MEETINGS	3.12.1.	PROVIDE VACUUM WATER REMOVER ON THE FLOOR NEAR THE WORK FOR IMMEDIATE REMOVAL OF SPILLED OR LEAKED WATER BEFORE IT CAN PENETRATE TO THE SPACE BELOW THE FLOOR.
HOLD SITE MEETINGS AS REQUIRED THROUGH THE DURATION OF THE WORK.	3.13.	TEMPORARY FACILITIES
REVIEW APPROVED PROGRESS SCHEDULE FOR QUICK AND EFFICIENT COMPLETION OF THE WORK, ACCORDING TO CONTRACT REQUIREMENTS, WITH SUPPLIERS OF PRODUCTS AND SUBCONTRACTORS.	3.13.1.	PROVIDE A TELEPHONE ON SITE FOR GENERAL USE DURING CONSTRUCTION. LONG DISTANCE CHARGES ARE TO BE PAID TO THE GENERAL CONTRACTOR BY PERSON(S) MAKING THE CALL(S).
KEEP THE ARCHITECT INFORMED OF PROGRESS, DELAYS AND POTENTIAL DELAYS DURING ALL STAGES OF THE WORK.	3.13.2.	PERMIT USE OF TEMPORARY FACILITIES BY OTHER CONTRACTORS.
TRADEMARKS AND LABELS	3.13.3.	PROVIDE TEMPORARY ELECTRICAL SERVICE FOR LIGHTING AND THE OPERATION OF PUMPS, MOTORS AND OTHER POWER TOOLS DURING CONSTRUCTION.
TRADEMARKS AND LABELS SHALL NOT BE VISIBLE IN THE FINISHED WORK EXCEPT FOR UL LABELS AND/OR OTHER SIMILAR AUTHORITIES, AND EXCEPT WHERE NECESSARY TO IDENTIFY ELECTRICAL AND MECHANICAL EQUIPMENT, FOR MAINTENANCE AND REPLACEMENT, AND EXCEPT WHERE SPECIFIED.	3.13.4.	PROVIDE TEMPORARY HEATING, MAINTAINED AT LEAST AT 13 C DURING CONSTRUCTION.
OTHER THAN EXCEPTIONS IN PREVIOUS PARAGRAPH, RELOCATE TRADEMARKS AND LABELS TO CONCEALED OR INCONSPICUOUS SURFACES, OR REMOVE BY GRINDING IF NECESSARY OR PAINT OUT TO MATCH WHERE ADJOINING SURFACE IS PAINTED.	3.13.5.	PROVIDE AND MAINTAIN, IN COMPLIANCE WITH LOCAL BY-LAWS AND LABOR AGREEMENTS, SANITARY TEMPORARY TOILETS AND WASHBASINS FOR USE OF ALL WORKERS ON THE SITE.
EXTENDED WARRANTIES	3.14.	FIRE PROTECTION
THE FOLLOWING IS A LIST OF EXTENDED WARRANTIES THAT EXTEND BEYOND THE TWELVE MONTHS AS REQUIRED UNDER THE GENERAL CONDITIONS OF THE CONTRACT.	3.14.1.	TAKE NECESSARY PRECAUTIONS TO ELIMINATE FIRE HAZARDS AND TO PREVENT DAMAGE TO WORK, MATERIALS, EQUIPMENT AND OTHER PROPERTY, BOTH PUBLIC AND PRIVATE.
THIS LIST IS FOR CONVENIENCE ONLY AND MAY BE INCOMPLETE. ANY WARRANTIES IN THE SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS OR WARRANTIES FOR PRODUCT SUPPLIED FOR THE WORK BUT NOT NOTED, ARE APPLICABLE AND IN FORCE WHETHER LISTED HERE OR NOT.	3.14.2.	STORE AND LOCATE PRODUCTS AND EQUIPMENT PACKED IN COMBUSTIBLE CONTAINERS IN ORDERLY AND ACCESSIBLE AMNER. UNTIL PERMANENT FIRE PROTECTION AND EQUIPMENT IS AVAILABLE, PLACE APPROVED TYPES OF FIRE FIGHTING EQUIPMENT IN VICINITY.
DESCRIPTION EXTENSION OF WARRANTY	3.15.	SECURITY
CARPENTRY AND MILLWORK 1 YEAR	3.15.1.	PERMISSION OF THE LANDLORD MUST BE OBTAINED TO WORK AT TIMES OTHER.
FINISH HARDWARE 1 YEAR		
WARRANTY, OPERATING AND MAINTENANCE DOCUMENTATION		
ALL WARRANTIES ARE TO BE DELIVERED TO THE CLIENT UPON SUBSTANTIAL COMPLETION OF THE WORK. INCLUDE IN THIS COMPIILATION ALL MAINTENANCE INSTRUCTIONS FOR FLOOR, WALL AND CEILING SURFACE AND OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT. ALSO INCLUDE ALL FIRE RATING CERTIFICATES OF COMPLIANCE ON CONSTRUCTION MATERIALS.		

## SCOPE OF WORK

GENERAL:

CONTRACTOR SHALL INCLUDE IN HIS COST ALL HIS EQUIPMENT AND MATERIALS INCLUDING HANDLING SHIPPING AND RECEIVING. CONTRACTOR WILL TAKE FULL RESPONSIBILITY FOR ALL ITEMS.

CONTRACTOR SHALL INCLUDE IN HIS COST ALL HANDLING AND RECEIVING OF OWNER'S EQUIPMENT AND MATERIALS.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SECURE STORAGE AS REQUIRED FOR OWNER'S EQUIPMENT AND INCLUDE COSTS IN HIS WORK.

REMOVE ALL DEBRIS MATERIALS AND EQUIPMENT FOR FINAL CLEAN UP OF THE ENTIRE STORE.

CONSTRUCT AS PER FINAL APPROVED STAMPED "CONSTRUCTION" DRAWINGS AND STAMPED "PERMIT" SET OF DRAWINGS.

IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE DRAWING BEFORE STARTING CONSTRUCTION, AND TO NOTIFY THE OWNER IN WRITING IF THERE ARE ANY ISSUES OR ERRORS WITHIN 3 DAYS.

ITEMS:

CONTRACTOR WILL BE RESPONSIBLE FOR PICK-UP OF BUILDING PERMITS.

CONTRACTOR WILL BE RESPONSIBLE FOR ELECTRICAL, PLUMBING, SPRINKLER AND ALL OTHER PERMITS REQUIRED BY ALL SUB TRADES.

CONTRACTOR TO ATTEND AND SCHEDULE ALL INSPECTIONS AND TO ENSURE ALL WORK MEETS WITH ALL LOCAL AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

CONTRACTOR TO OBTAIN ALL FINAL INSPECTIONS APPROVALS AND OBTAIN THE CERTIFICATE OF OCCUPANCY.

HEATING:

TO SUPPLY AND INSTALL ALL SURFACES FINISHES AS PER FINAL APPROVED DRAWINGS.

TO SUPPLY AND INSTALL ALL DOORS AS PER FINAL APPROVED DRAWINGS.

EQUIPMENT AND FIXTURES AND GRAPHICS:

INSTALL AND CONNECT ALL EQUIPMENT, FIXTURES AND GRAPHICS SUPPLIED BY OWNER AS PER FINAL APPROVED DRAWING.

POWER:

CONTRACTOR TO COORDINATE AND CONTRACT SIGN INSTALLATION WITH OWNER APPROVED SIGN CONTRACTOR.

CONTRACTOR WILL ENSURE ALL ELECTRICAL WORK TO BE AVAILABLE FOR THIS INSTALLATION.

DEMOLITION: IF REQUIRED

SUPPLY ALL LABOR, MATERIALS AND EQUIPMENT FOR DEMOLITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

REMOVE AND DISPOSE OF ALL DEBRIS AND GARBAGE AWAY FROM THE SITE.

FLOORING:

TO SUPPLY AND INSTALL FLOORING SYSTEM AS PER FINAL APPROVED DRAWINGS INCLUDING ALL MATERIALS AND EQUIPMENT.

TO SUPPLY AND INSTALL NEW FLOOR MEMBRANE AS PER FINAL APPROVED DRAWINGS.

PLUMBING:

SUPPLY AND INSTALL ALL PLUMBING , INCLUDING METER PLACEMENT IF APPLICABLE, AS REQUIRED PER FINAL APPROVED DRAWINGS INCLUDING ALL MATERIALS AND EQUIPMENT.

ELECTRICAL:

SUPPLY AND INSTALL ALL ELECTRICAL, INCLUDING METER IF APPLICABLE, AS REQUIRED PER FINAL APPROVED DRAWINGS INCLUDING ALL MATERIALS AND EQUIPMENT.

HVAC:

SUPPLY AND INSTALL ALL HVAC AS REQUIRED PER FINAL APPROVED DRAWINGS INCLUDING ALL MATERIALS AND EQUIPMENT.

DUCTWORK, EXHAUST SYSTEMS, ANSUL FIRE SYSTEMS AND MAKE-UP AIR:

A. SUPPLY AND INSTALL ALL DUCTWORK AND RELATED WORK (i.e. DUCT SHAFT, FIRE WRAP) TO INSTALL THE EXHAUST SYSTEMS AND MUA SYSTEMS AS PER CONTRACT DOCUMENTS AND LOCAL AUTHORITIES.

B. INSTALL EXHAUST HOODS, FANS AND MAKE-UP AIR UNIT AS SUPPLIED BY THE OWNER, INCLUDING APPLICABLE ROOF TOP CODE REQUIRED CLEARANCE TO ADJACENT TENANT INTAKE & EXHAUSTS.

C. COORDINATE ANSUL SYSTEM INSTALLATION WITH THE OWNER'S APPOINTED CONTRACTOR.

D. SCHEDULE AND ATTEND ALL HOOD AND ANSUL INSPECTIONS.

E. CONTRACTOR SHALL ENAGE A QUALIFIED INDEPENDENT TESTING COMPANY TO PERFORM SMOKE TEST OF ALL DUCTWORK, AND TO PERFORM AIR TESTING AND BALANCING OF THE AIR SYSTEM, INCLUDING EXHAUST MAKE-UP AIR AND AIR CONDITIONING SYSTEMS. CONTRACTOR SHALL PROVIDE SEPARATELY A CERTIFIED REPORT OF THE SMOKE TEST, AND A CERTIFIED REPORT OF THE AIR TESTING AND BALANCING REPORT. THE REPORTS MUST BE CERTIFIED BY A QUALIFIED INDEPENDENT PROFESSIONAL. THE CONTRACTOR SHALL SUBMIT THE TESTING REPORTS TO THE OWNER WITHIN THREE DAYS AFTER THE TESTING. THE REPORT MUST BE RECEIVED BY THE OWNER PRIOR TO DISBURSEMENT OF ANY HOLDBACK AMOUNT.

ALARM: (IF REQUIRED)

INSTALL NEW FIRE ALARM SYSTEM.

SPRINKLERS:

A. SUPPLY AND INSTALL SPRINKLERS IN ACCORDANCE WITH THE FACTORY MUTUAL REQUIREMENTS AND CONTRACT DOCUMENTS.

B. WHERE APPLICABLE, EXISTING SPRINKLER PIPING SHALL BE ADJUSTED TO SUIT NEW HEAD LOCATIONS. ALL EXISTING PIPING THAT DOES NOT MEET CODE REQUIREMENTS SHALL BE REMOVED AND REPLACED, AS REQUIRED.

C. THE SYSTEM INSTALLATION IS TO BE CARRIED OUT BY A QUALIFIED SPRINKLER COMPANY APPROVED BY LANDLORD.

D. APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, LICENSES, WORKING DOCUMENTS REVIEWS, INSPECTIONS AND EXAMINATIONS.

E. THE CONTRACTOR SHALL COORDINATE INSTALLATION WITH ALL TRADES AT SITE.

F. THE CONTRACTOR SHALL COORDINATE WITH THE MALL ADMINISTRATION FOR DRAIN TIME AND REFILL OF SPRINKLER SYSTEM AND PAY FOR ANY FEES AS REQUIRED.

## REVISIONS

902 GOODRICH AVENUE,  
SARASOTA, FL 34236



# ARCHITECTURE SPECIFICATIONS

**SHEET NUMBER**

A7.0