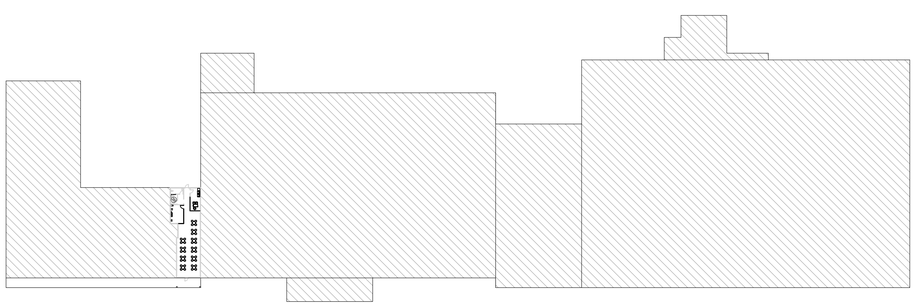
GENERAL REQUIREMENTS

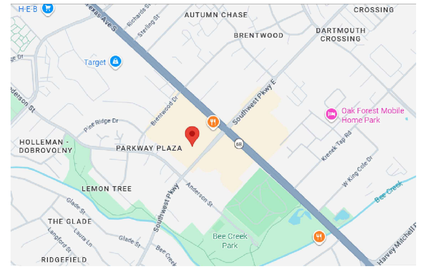
1. CONTRACTOR SHALL REVIEW DRAWINGS AND VERIFY EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION.
2. OBTAIN ALL PERMITS AND INSPECTIONS FROM THE CITY OF COLLEGE STATION AHJ.
3. WORK LIMITED TO INTERIOR RENOVATION ONLY.
4. NO STRUCTURAL MODIFICATIONS PERMITTED UNLESS APPROVED BY LICENSED STRUCTURAL ENGINEER.
5. CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AND UTILITIES PRIOR TO CONSTRUCTION.
6. MAINTAIN INTEGRITY OF EXISTING FIRE-RATED ASSEMBLIES.
7. PROVIDE FIRE-STOPPING AT PENETRATIONS PER IBC CHAPTER 7.
8. MAINTAIN REQUIRED MEANS OF EGRESS AT ALL TIMES DURING CONSTRUCTION.
9. ALL MATERIALS SHALL BE NEW AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
10. COORDINATE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

SHEET INDEX



KEY PLAN *SCALE: 1/64" = 1'-0"*

VICINITY MAP



PROJECT DESCRIPTION

INTERIOR REMODELING AND RENOVATION OF AN EXISTING COMMERCIAL TENANT SUITE LOCATED AT 2414 TEXAS AVE, UNIT B, COLLEGE STATION, TEXAS. SCOPE INCLUDES CONSTRUCTION OF NEW NON-LOAD-BEARING INTERIOR PARTITIONS TO INCREASE OFFICE AREAS, CREATION OF A COMMERCIAL KITCHEN PREPARATION AREA (SINK-BASED USE ONLY), PLUMBING MODIFICATIONS INCLUDING COMMERCIAL SINK INSTALLATIONS AND GREASE INTERCEPTOR SYSTEM, ELECTRICAL AND LIGHTING MODIFICATIONS, AND HVAC ADJUSTMENTS.

NO MODIFICATION TO BUILDING FOOTPRINT, STRUCTURAL FRAMING, OCCUPANCY CLASSIFICATION, OR EXTERIOR ENVELOPE IS INCLUDED IN THIS SCOPE OF WORK.

PROPERTY INFORMATION

APN :
ADDRESS:
PROPERTY TYPE:
ZONING:
MUNICIPALITY NAME:
OCCUPANCY RATING:

[redacted]

BUILDING DESCRIPTION

AREA:
STORIES:
LOT AREA:
YEAR BUILT:

[redacted]

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE CITY OF COLLEGE STATION AND TEXAS DEPARTMENT OF LICENSING & REGULATION (TDLR) ADOPTED CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)
- ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- NFPA 101 LIFE SAFETY CODE (REFERENCED STANDARD)
- CITY OF COLLEGE STATION AMENDMENTS AND LOCAL ORDINANCES

DEMOLITION & CONSTRUCTION SAFETY

1. PROVIDE DUST CONTROL AND DEBRIS CONTAINMENT.
2. PROTECT EXISTING FINISHES AND ACTIVE BUILDING SYSTEMS.
3. MAINTAIN FIRE ALARM AND SPRINKLER SYSTEMS OPERATIONAL.
4. REMOVE DEMOLITION MATERIALS PER LOCAL REGULATIONS.
5. PROVIDE TEMPORARY PROTECTION WHERE ADJACENT SPACES REMAIN OCCUPIED.

ACCESSIBILITY REQUIREMENTS

1. RENOVATED AREAS SHALL COMPLY WITH ICC A117.1-2017 AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. MAINTAIN ACCESSIBLE ROUTE TO ALL ALTERED SPACES.
3. ACCESSIBLE CLEARANCES REQUIRED AT OFFICES, KITCHEN, CORRIDORS, AND RESTROOMS.
4. DOOR HARDWARE SHALL BE ADA COMPLIANT LEVER TYPE.
5. CONTROLS AND RECEPTACLES INSTALLED WITHIN ACCESSIBILITY REACH RANGES.
6. ACCESSIBLE SINK CLEARANCES PROVIDED WHERE REQUIRED.

STAMP

PROJECT FOR

2414 TEXAS AVE UNIT B
COLLEGE STATION TX 77840

REMODELING & RENOVATION OF COMMERCIAL UNIT

NO.	REVISION

DRAWING NO.:

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DRAWN BY:

SHEET:

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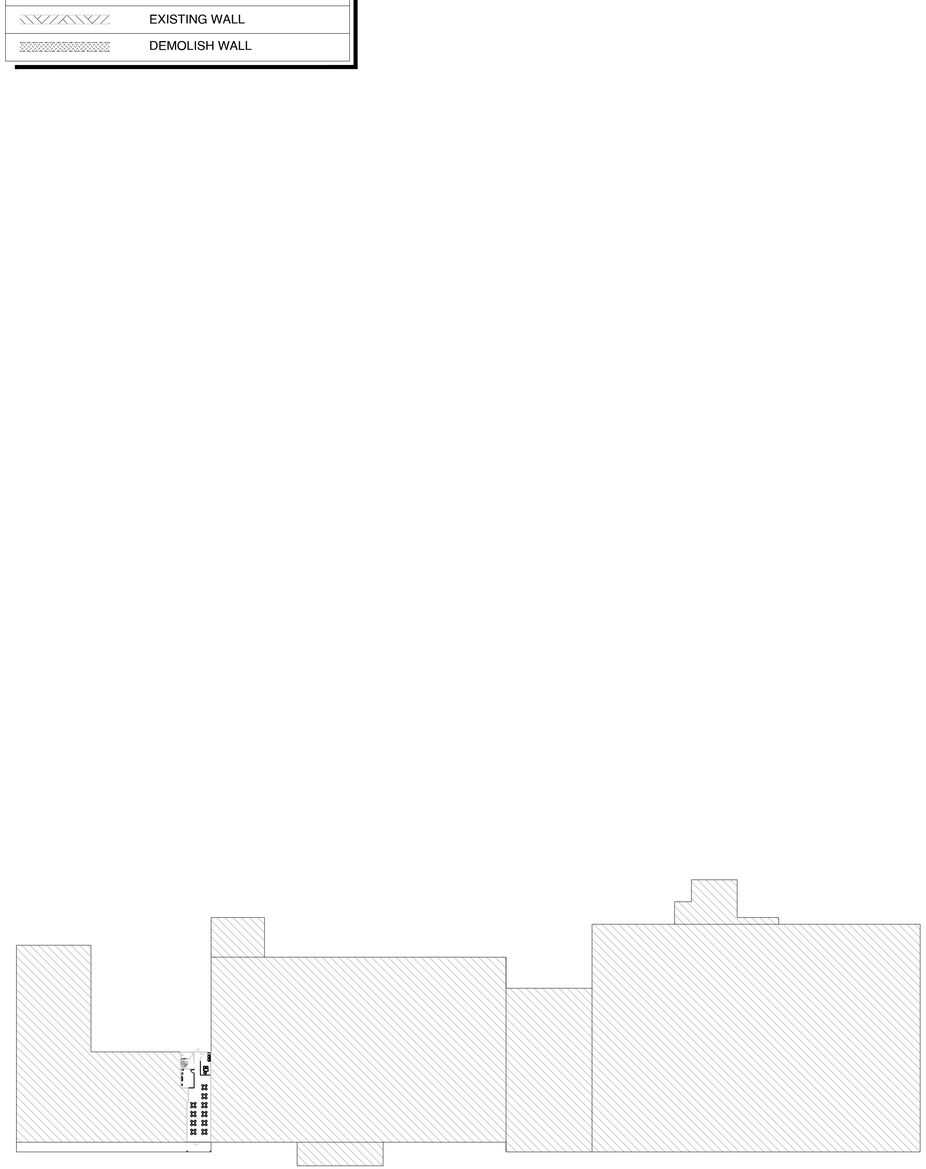
DEMOLITION PLAN NOTES

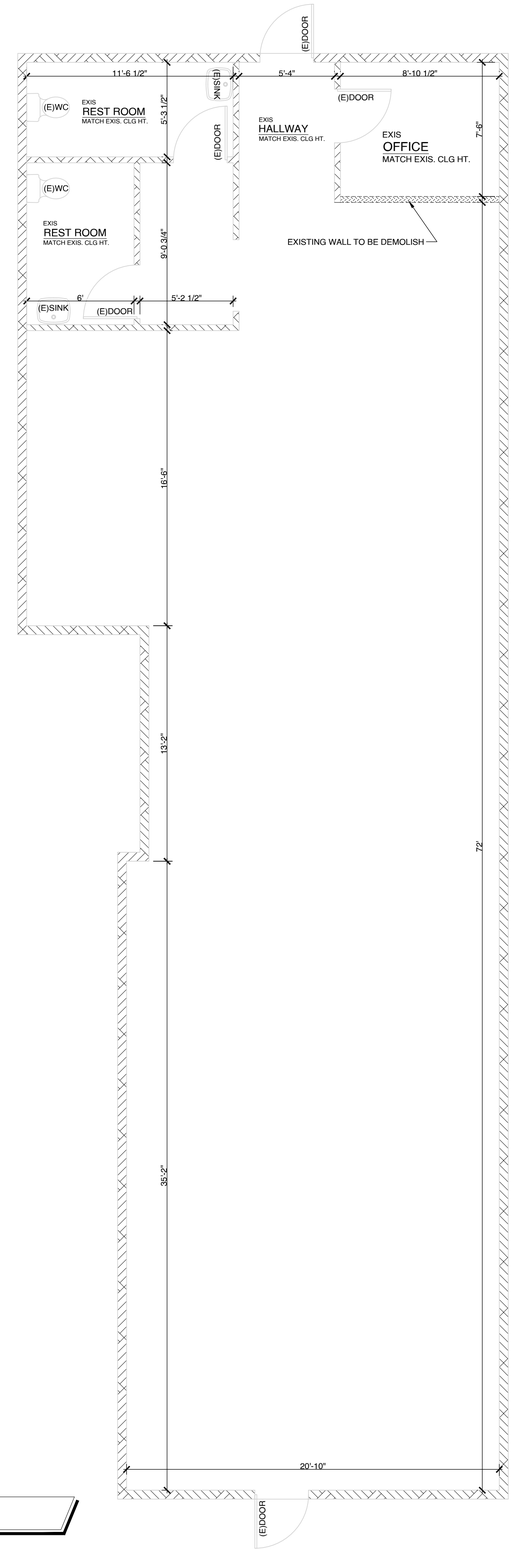
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXIS CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FILED VERIFICATION BY THE CONTRACTOR, OWNER, DESIGNER.
2. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISC. EQ AS REQ TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQ. DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED REPLACED TO MATCH EXISTING.
4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT, SALVAGE ALL MECHANICAL, ELECTRICAL AND MISC. WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED AREA OR AREA DESIGNATED BY THE OWNER FOR OWNER RETAINED ITEMS.
6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN AND CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS. OCCUPIED AREAS ADJ TO THE PROJECT WORK AREAS SHALL BE KEPT CLEAN AT ALL TIMES DURING WORK.

WALL LEGEND

	NEW INTERIOR WALL (2"x4")
	EXISTING WALL
	DEMOLISH WALL



KEY PLAN SCALE: 1/64" = 1'-0"



DEMO / EXISTING

FLOOR PLAN

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

STAMP

PROJECT FOR

2414 TEXAS AVE UNIT B COLLEGE STATION TX 77840

REMODELING & RENOVATION OF COMMERCIAL UNIT

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ARCHITECTURAL NOTES

1. INTERIOR PARTITIONS

NEW WALLS SHALL BE NON-LOAD-BEARING METAL STUD FRAMING.

TYPICAL PARTITION:

3-5/8" METAL STUDS @ 16" O.C.

5/8" GYPSUM BOARD EACH SIDE.

MOISTURE-RESISTANT GYPSUM BOARD AT KITCHEN AND PLUMBING AREAS.

PROVIDE SOUND BATT INSULATION AT OFFICES AND PLUMBING WALLS.

2. FIRE-RATED ASSEMBLIES

MAINTAIN EXISTING RATED CORRIDORS AND SEPARATIONS.

NEW RATED WALLS (IF SHOWN) PER UL ASSEMBLIES.

SEAL PENETRATIONS USING LISTED FIRE-STOP SYSTEMS.

MAINTAIN CEILING FIRE RATINGS WHERE APPLICABLE.

3. DOORS & HARDWARE

PROVIDE DOOR AND HARDWARE SCHEDULES.

EGRESS DOORS SHALL COMPLY WITH IBC CHAPTER 10.

PANIC HARDWARE PROVIDED WHERE OCCUPANT LOAD REQUIRES.

DOORS SHALL MEET ACCESSIBILITY MANEUVERING CLEARANCES.

4. INTERIOR FINISHES

FINISHES SHALL COMPLY WITH IBC CHAPTER 8 FLAME SPREAD REQUIREMENTS.

FLOOR FINISHES IN KITCHEN AND SINK AREAS SHALL BE MOISTURE-RESISTANT AND SLIP-RESISTANT.

WALL FINISHES NEAR SINKS SHALL BE CLEANABLE AND NON-ABSORBENT.

5. CEILING SYSTEM

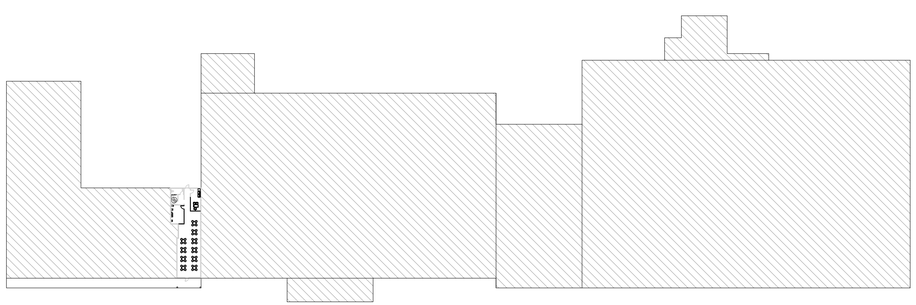
SUSPENDED CEILINGS INSTALLED PER ASTM C635 & C636.

CEILING LAYOUT COORDINATED WITH LIGHTING, HVAC DIFFUSERS, AND FIRE PROTECTION DEVICES.

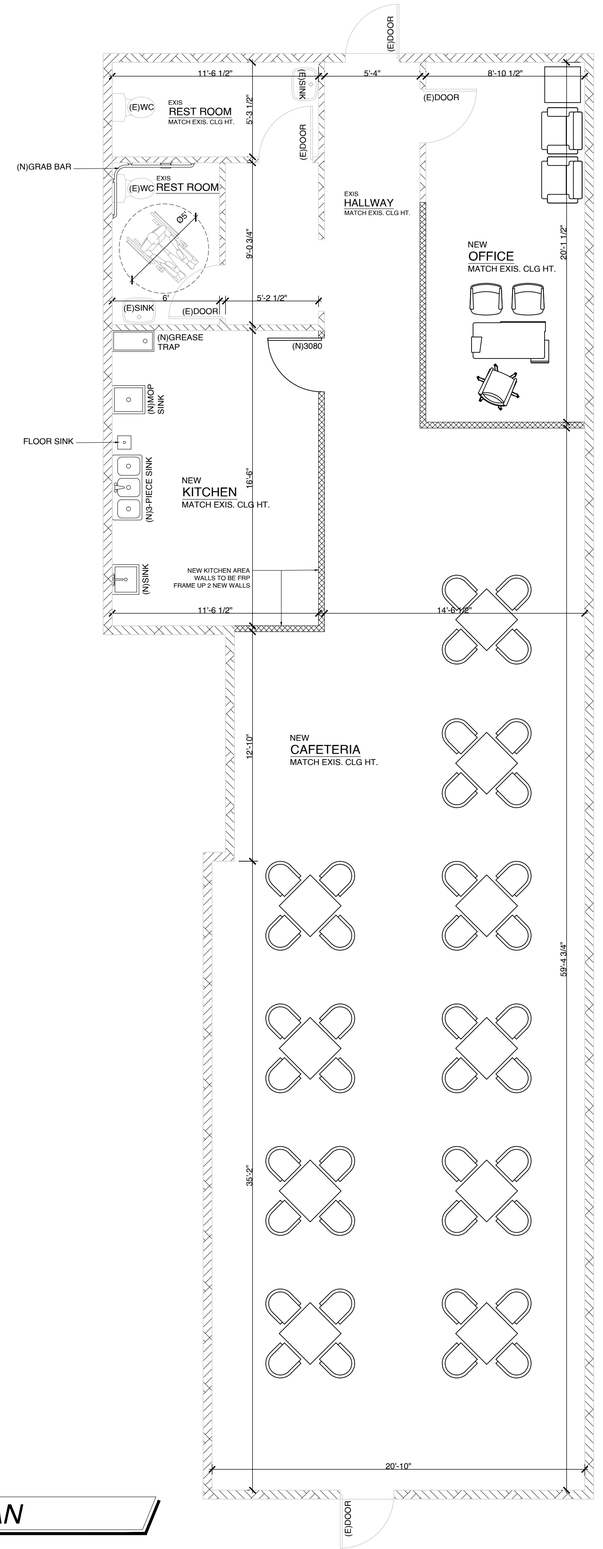
MAINTAIN ACCESS PANELS FOR VALVES AND EQUIPMENT.

WALL LEGEND

	NEW INTERIOR WALL (2"x4")
	EXISTING WALL
	DEMOLISH WALL



KEY PLAN SCALE: 1/64" = 1'-0"



PROPOSED
FLOOR PLAN
SCALE : 1/4" = 1'-0"

STAMP

PROJECT FOR

2414 TEXAS AVE UNIT B
COLLEGE STATION TX 77840

REMODELING & RENOVATION OF
COMMERCIAL UNIT

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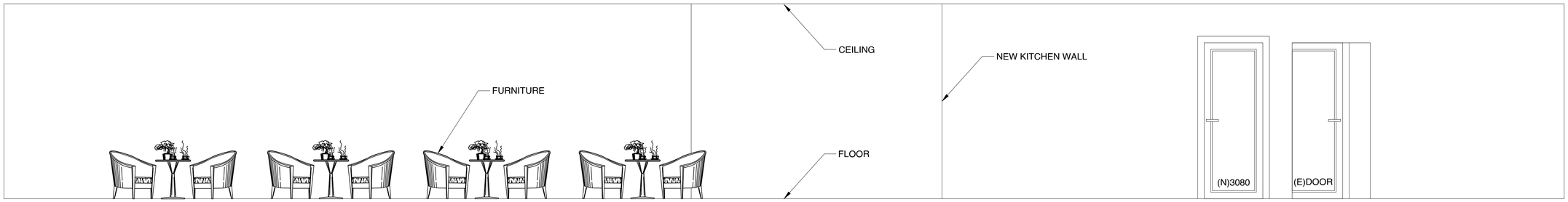

PROPOSED

INTERIOR ELEVATION

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

STAMP

PROJECT FOR

2414 TEXAS AVE UNIT B
COLLEGE STATION TX 77840

REMODELING & RENOVATION OF
COMMERCIAL UNIT

NO.	REVISION

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LIFE SAFETY NOTES

1. **MEANS OF EGRESS**

   MEANS OF EGRESS SHALL COMPLY WITH IBC CHAPTER 10.

   EXIT PATHS SHALL REMAIN UNOBSTRUCTED.

   PROVIDE EXIT SIGNAGE VISIBLE FROM ALL OCCUPIED AREAS.

2. **EMERGENCY SYSTEMS**

   EXIT SIGNS ILLUMINATED AND BATTERY BACKED.

   EMERGENCY LIGHTING MINIMUM 90-MINUTE BACKUP DURATION.

   MODIFY FIRE ALARM DEVICES AS REQUIRED BY LAYOUT CHANGES.

   MAINTAIN SPRINKLER COVERAGE THROUGHOUT RENOVATED SPACE.

3. **SECURITY / LIFE SAFETY**

   CCTV MONITORING AT ENTRANCES AND CIRCULATION AREAS.

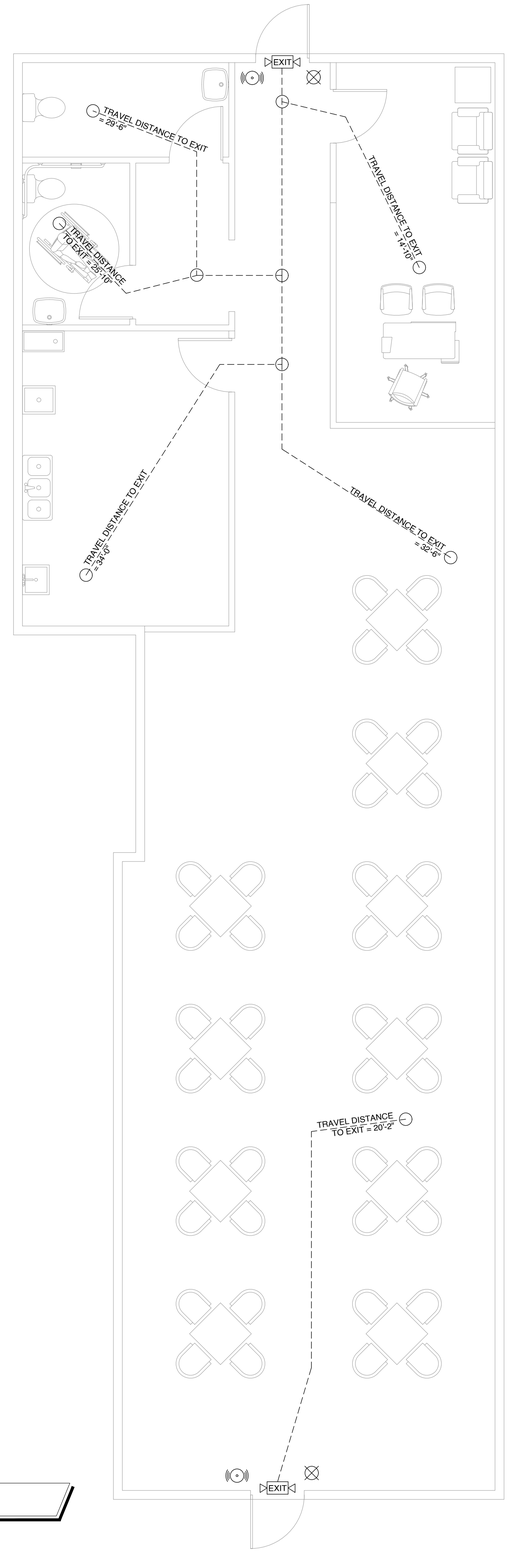
   INTRUSION ALARM MONITORING ENTRY DOORS.

   EMERGENCY LIGHTING ALONG EXIT PATHWAYS.

   INSTALL SYSTEMS PER NFPA AND AHJ REQUIREMENTS.

FIRE PROTECTION NOTES

1. MAINTAIN EXISTING FIRE SPRINKLER COVERAGE THROUGHOUT RENOVATED AREA.
2. RELOCATE SPRINKLER HEADS AS REQUIRED DUE TO NEW PARTITIONS.
3. MAINTAIN REQUIRED SPACING AND OBSTRUCTION CLEARANCES.
4. FIRE ALARM DEVICES RELOCATED AS REQUIRED.
5. WORK PERFORMED BY LICENSED FIRE PROTECTION CONTRACTOR.
6. SYSTEMS TESTED AND APPROVED PRIOR TO FINAL INSPECTION.



PROPOSED

LIFE SAFETY PLAN

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

LEGEND

- CCTV CAMERA
- EXIT — EMERGENCY EXIT
- PANIC BUTTON
- INTRUSION ALARM
- MOTION SENSOR LIGHT
- EMERGENCY LIGHT
- PATH OF TRAVEL

NOTE:
PANIC BUTTON LOCATIONS TO BE DETERMINED BY OWNER/ TENANT BASED ON FINAL FUFNITURE AND EQUIPMENT LAYOUT. TO BE INSTALLED AT STRATEGIC, CONCEALED, AND ACCESSIBLE LOCATIONS IN COORDINATION WITH SECURITY PROVIDER.

STAMP

PROJECT FOR

2414 TEXAS AVE UNIT B
COLLEGE STATION TX 77840

REMODELING & RENOVATION OF COMMERCIAL UNIT

NO.	REVISION

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ACCESSIBLE AND USABLE BUILDINGS & FACILITIES - ICC ANSI A117.1

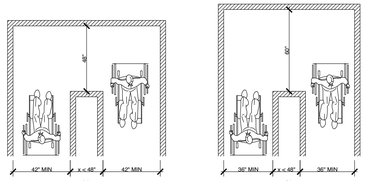


FIG. 403.5.1
CLEAR WIDTH AT 180° TURN

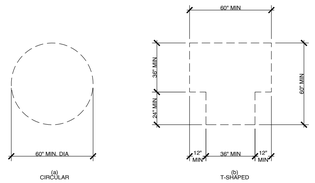


FIG. 304.3
SIZE OF TURNING SPACE

TURNING SPACE | SCALE NOT TO SCALE | 21

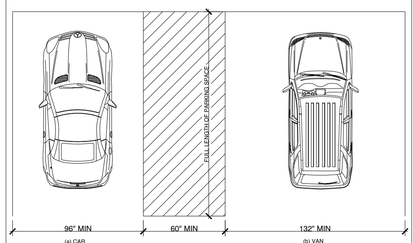


FIG. 502.2
VEHICLE PARKING SPACE SIZE

ACCESSIBLE PARKING | SCALE NOT TO SCALE | 12

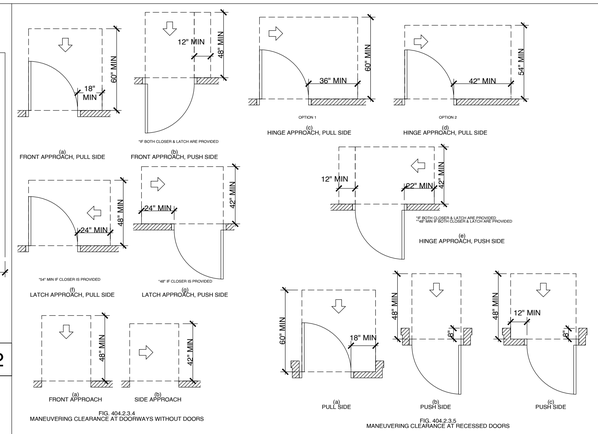
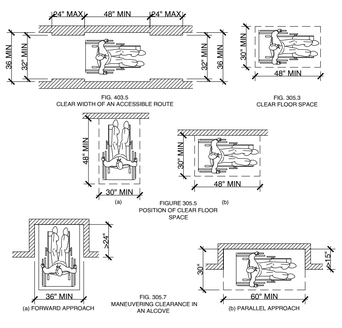


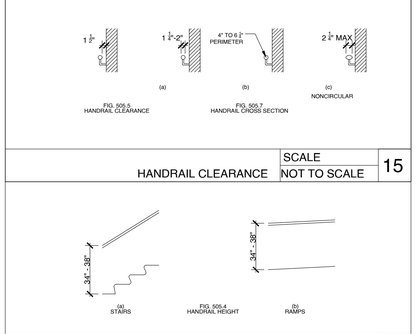
FIG. 404.2.3.4
MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS

FIG. 404.2.3.5
MANEUVERING CLEARANCE AT RECESSED DOORS

DOOR CLEARANCES | SCALE NOT TO SCALE | 8



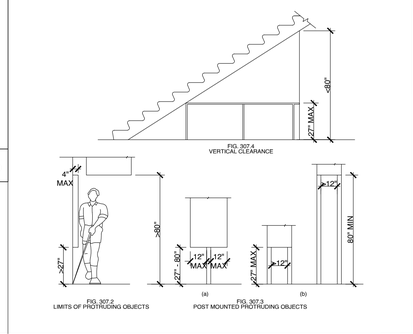
MINIMUM CLEAR FLOOR SPACE | SCALE NOT TO SCALE | 20



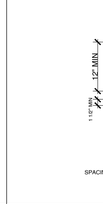
HANDRAIL CLEARANCE | SCALE NOT TO SCALE | 15

FIG. 505.4
HANDRAIL HEIGHT

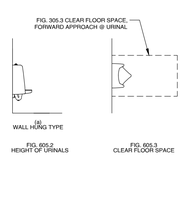
HANDRAILS | SCALE NOT TO SCALE | 14



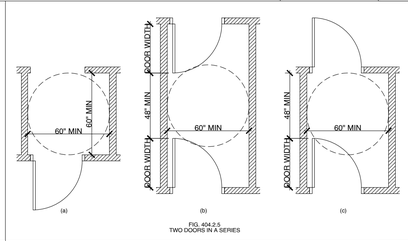
PROTRUDING OBJECTS | SCALE NOT TO SCALE | 11



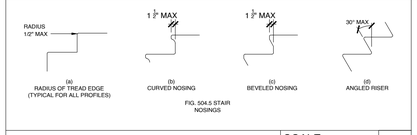
GRAB BAR SPACING | SCALE NTS | 7



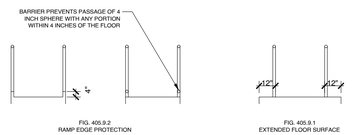
URINAL HEIGHT & CLEARANCE | SCALE NTS | 6

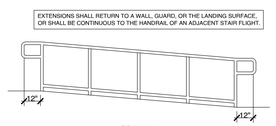


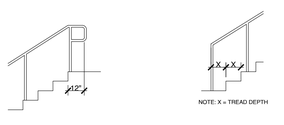
DOORS IN A SERIES | SCALE NOT TO SCALE | 2



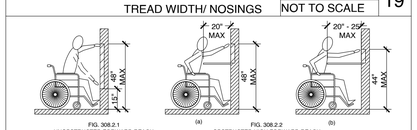
TREAD WIDTH/ NOSINGS | SCALE NOT TO SCALE | 19



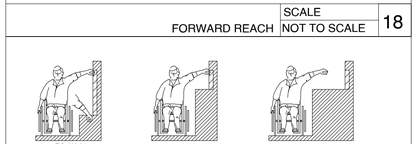




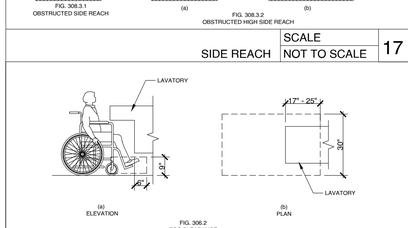
HANDRAILS | SCALE NOT TO SCALE | 13



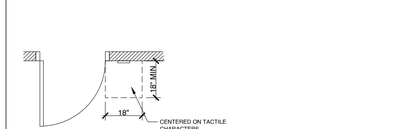
FORWARD REACH | SCALE NOT TO SCALE | 18



SIDE REACH | SCALE NOT TO SCALE | 17

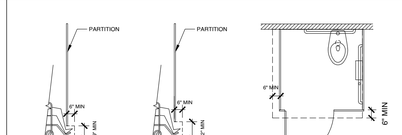


LAVATORY KNEE & TOE CLEARANCES | SCALE NOT TO SCALE | 16

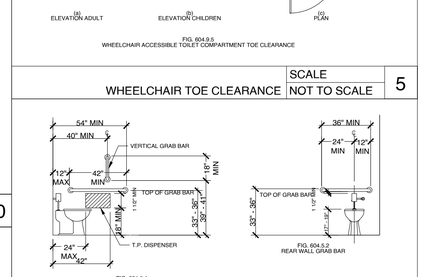


TACTILE SIGNS | SCALE NOT TO SCALE | 10

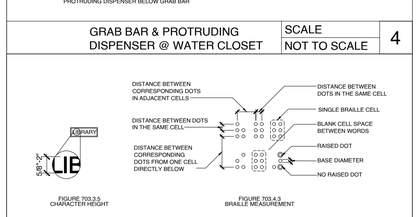
INTERNATIONAL ACCESSIBILITY SYMBOL | SCALE NOT TO SCALE | 9



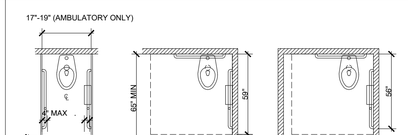
WHEELCHAIR TOE CLEARANCE | SCALE NOT TO SCALE | 5

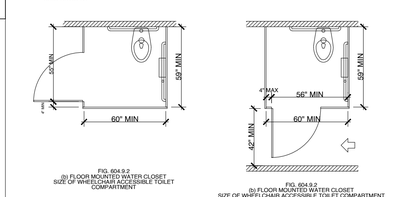


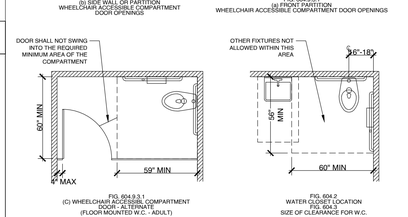
GRAB BAR & PROTRUDING DISPENSER @ WATER CLOSET | SCALE NOT TO SCALE | 4



HEIGHT OF RAISED CHARACTERS | SCALE NOT TO SCALE | 3







WATER CLOSET & TOILET COMPARTMENT | SCALE NOT TO SCALE | 1

PROJECT FOR

2414 TEXAS AVE UNIT B
COLLEGE STATION TX 77840

REMODELING & RENOVATION OF
COMMERCIAL UNIT

STAMP

NO.	REVISION

DRAWING NO.:

DATE:

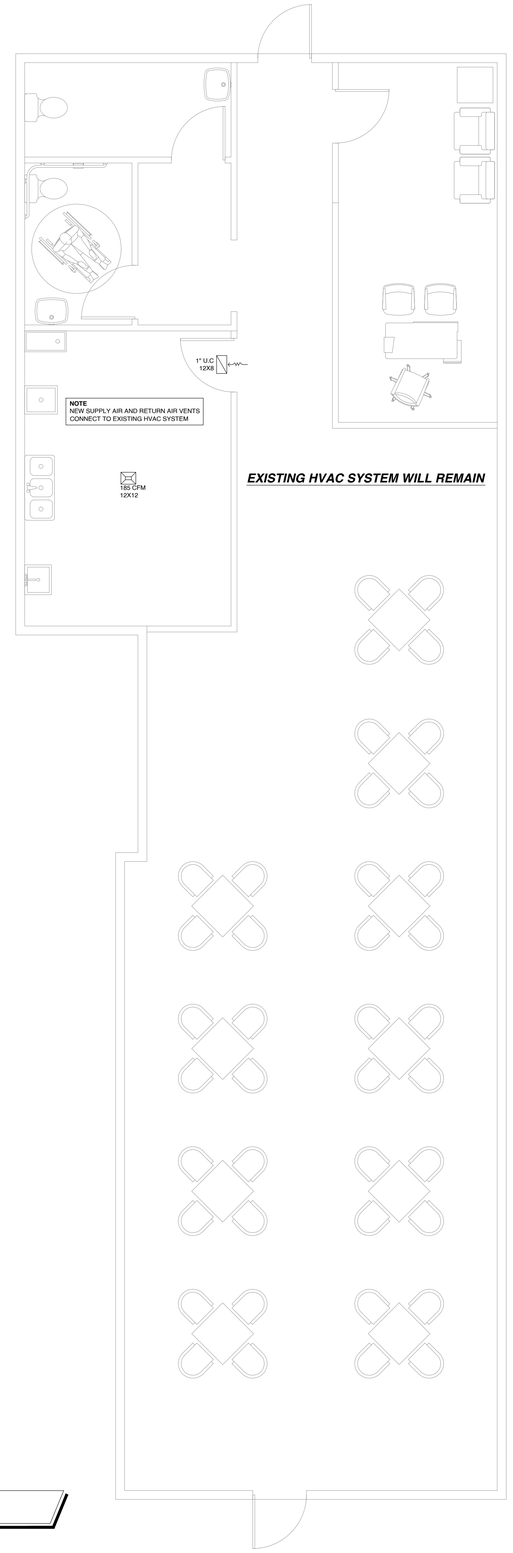
DRAWN BY:

SHEET:

A4.0

MECHANICAL NOTES

1. EXISTING HVAC SYSTEM SHALL BE MODIFIED TO SERVE NEW LAYOUT.
2. PROVIDE VENTILATION PER IMC CHAPTER 4.
3. PROVIDE RETURN AIR PATHWAYS FOR ENCLOSED OFFICES.
4. PROVIDE EXHAUST VENTILATION AT KITCHEN SINK AREA.
5. RESTROOMS SHALL MAINTAIN REQUIRED EXHAUST AIRFLOW.
6. DUCTWORK SEALED PER SMACNA STANDARDS.
7. MAINTAIN REQUIRED CLEARANCES AROUND EQUIPMENT.
8. BALANCE AIR DISTRIBUTION AFTER CONSTRUCTION.



PROPOSED

HVAC PLAN

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

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PROJECT FOR

2414 TEXAS AVE UNIT B COLLEGE STATION TX 77840

REMODELING & RENOVATION OF COMMERCIAL UNIT

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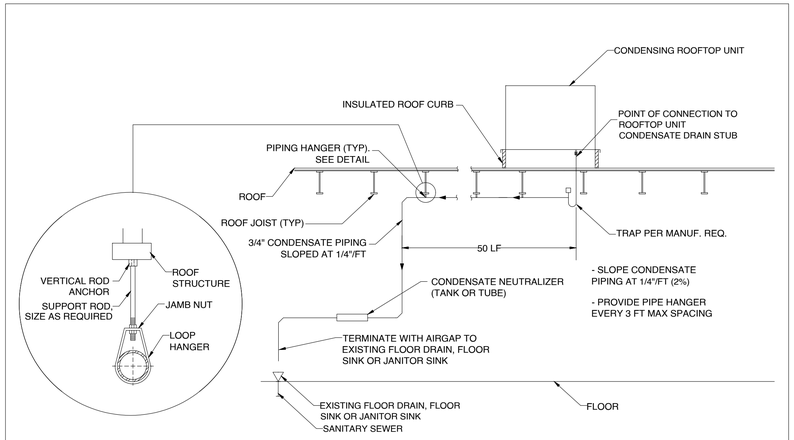
H.V.A.C. DESIGN REQUIREMENTS		YES	NO
1.	DUCT SMOKE DETECTOR.		●
2.	FIRE DAMPER(S).		●
3.	SMOKE DAMPER(S).		●
4.	FIRE RATED ENCLOSURE.		●
5.	FIRE RATED ROOF CEILING ASSEMBLY.		●
6.	FIRE STOPPING.		●
7.	SMOKE CONTROL.		●

EXAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	--
MODEL:	--
CFM:	100
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.

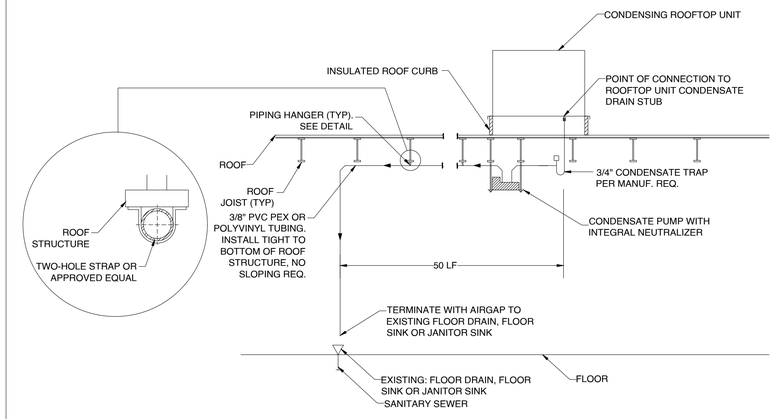
NOTE:
USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
	THERMOSTAST.
	DUCTWORK.
F.D.	FLEXIBLE DUCT.
	SUPPLY AIR DIFFUSER.
	RETURN AIR / TRANSFER GRILLE.
	MANUAL VOLUME DAMPER.
A	DENOTES AIR DISTRI. DEVICE.
	DISTRIBUTION BOX.
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED



GRAVITY DRAINAGE METHOD

NOT TO SCALE



PUMPED DRAINAGE METHOD

NOT TO SCALE

	Best Practice	Good Practice
Piping material	Use PVC piping sloped at 2% (1/4-inch per foot).	Use PVC or PEX piping with support sloped at 1% (1/8-inch per foot).
Piping support	Use commercial-grade piping hangers such as clevis or swivel loop hangers.	Use perforated metal strap hangers.
Neutralization	Provide neutralization of condensate prior to disposal into approved drain.	Neutralization is recommended.
Overflow/bypass	Provide a bypass of the neutralizer in case of overflow.	Bypass is recommended.
Discharge	Terminate piping into approved sewage floor drain with air gap.	

	Best Practice	Good Practice
Pump location	Locate condensate pump directly below the C-RTU equipment.	Locate pump as close to the C-RTU equipment as possible.
Piping	All piping between C-RTU and pump must slope downward (use rigid copper or PVC to avoid high spots with commercial grade pipe hangers).	Use sloped PVC or supported PEX piping from the C-RTU equipment to the inlet of the condensate pump.
Neutralization	Either 1) use combination pump/neutralizer, 2) neutralize before the pump inlet, or 3) ensure pump is rated for acidic condensate liquid.	
Overflow alarm	If the pump is located below the C-RTU equipment, provide a drain pan and overflow alarm.	
Piping material	Use PEX or polyvinyl tubing from the pump discharge to an approved disposal location. (Note: To avoid corrosion, plastic fittings are preferred over brass).	
Piping support	Support flexible piping with commercial quality supports such as Unistrut and pipe clamps.	Support flexible piping with pipe clamps attached to the structure or strap hangers.

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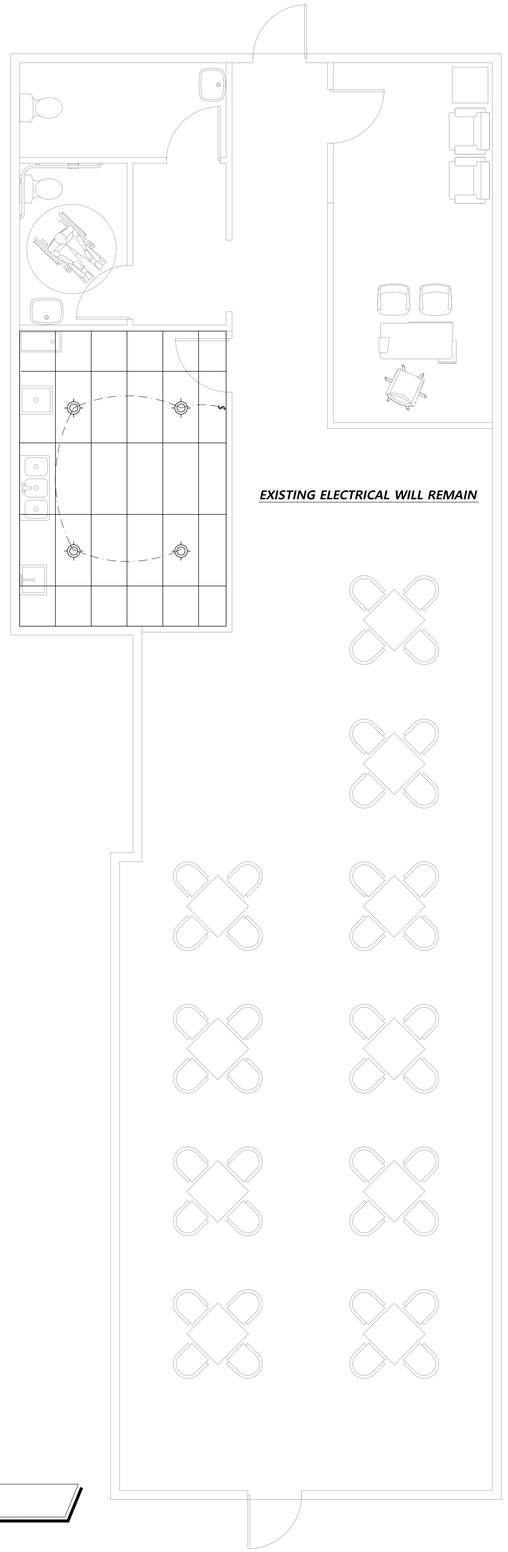
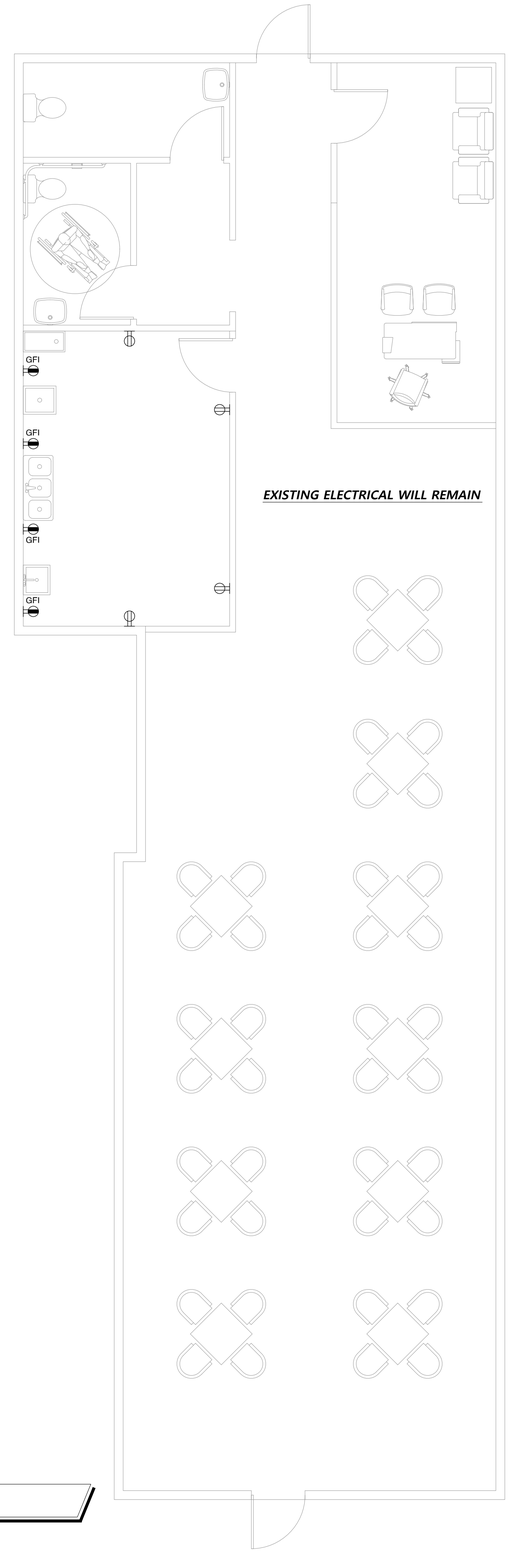
ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH NEC 2020.
2. PROVIDE PANEL SCHEDULES AND CIRCUIT IDENTIFICATION.
3. CONNECT NEW WORK TO EXISTING ELECTRICAL SERVICE.
4. COPPER CONDUCTORS REQUIRED.
5. PROVIDE GFCI PROTECTION AT SINKS AND WET AREAS.
6. AFCI PROTECTION WHERE REQUIRED BY NEC.
7. LIGHTING SHALL COMPLY WITH IECC ENERGY REQUIREMENTS.
8. PROVIDE SWITCHING CONTROLS PER ENERGY CODE.
9. EMERGENCY AND EXIT LIGHTING PER IBC CHAPTER 10.
10. ELECTRICAL PANELS SHALL BE PERMANENTLY LABELED.



PROPOSED
1 LIGHTING PLAN
SCALE : 1/4" = 1'-0"



PROPOSED
2 POWER PLAN
SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	CEILING OUTLET
	FLOOR OUTLET
GFI	GROUND FAULT OUTLET
GFI/WP	WEATHER PROOF OUTLET
	220v OUTLET
	EXAUST FAN
	EXAUST FAN / LIGHT
	RECESSED CAN LIGHT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	CEILING LIGHT
	PENDANT LIGHT
	SCONE LIGHT
	WALL LIGHT
S	SINGLE SWITCH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
SD	DIMMER SWITCH
TV	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
JB	JUNCTION BOX
	PHONE JACK
SD	SMOKE DETECTOR
SD	STROBE SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	INTERCOM
	ELECTRIC METER
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	CHIMES
	FLOOD LIGHT
	SPEAKER HARD WIRE
	CEILING FAN W/LIGHT
300	300 AMP ELEC PANEL
200	200 AMP ELEC PANEL
100	100 AMP ELEC PANEL

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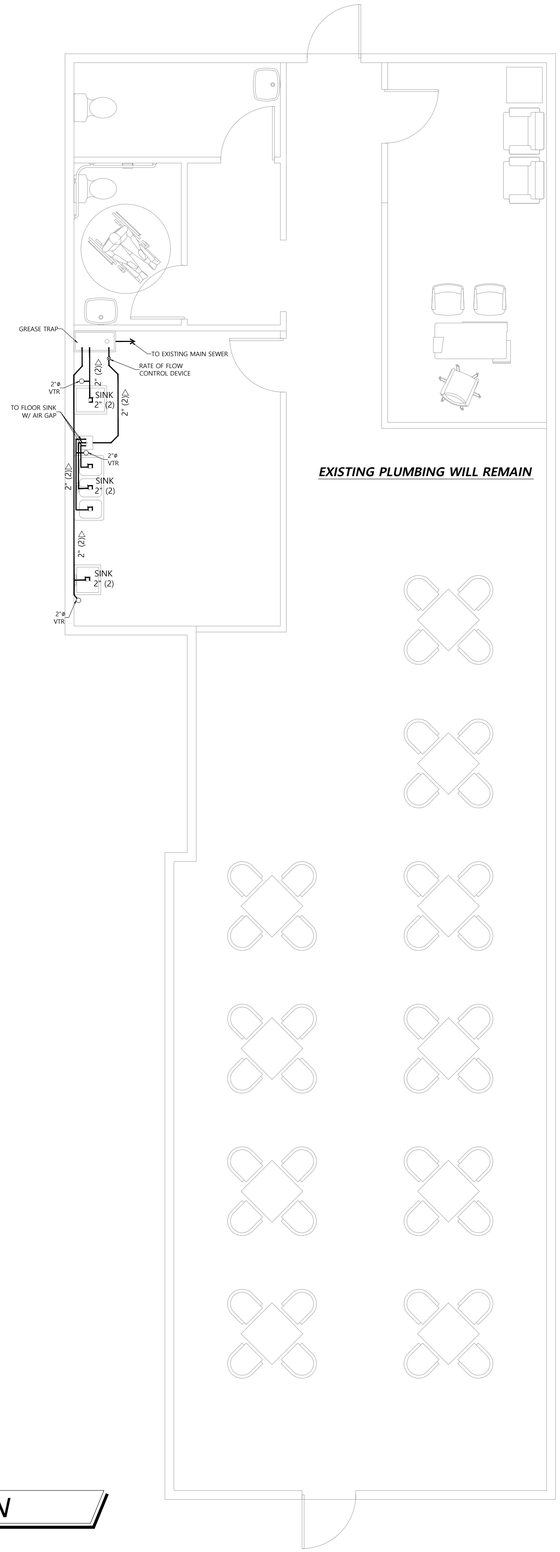
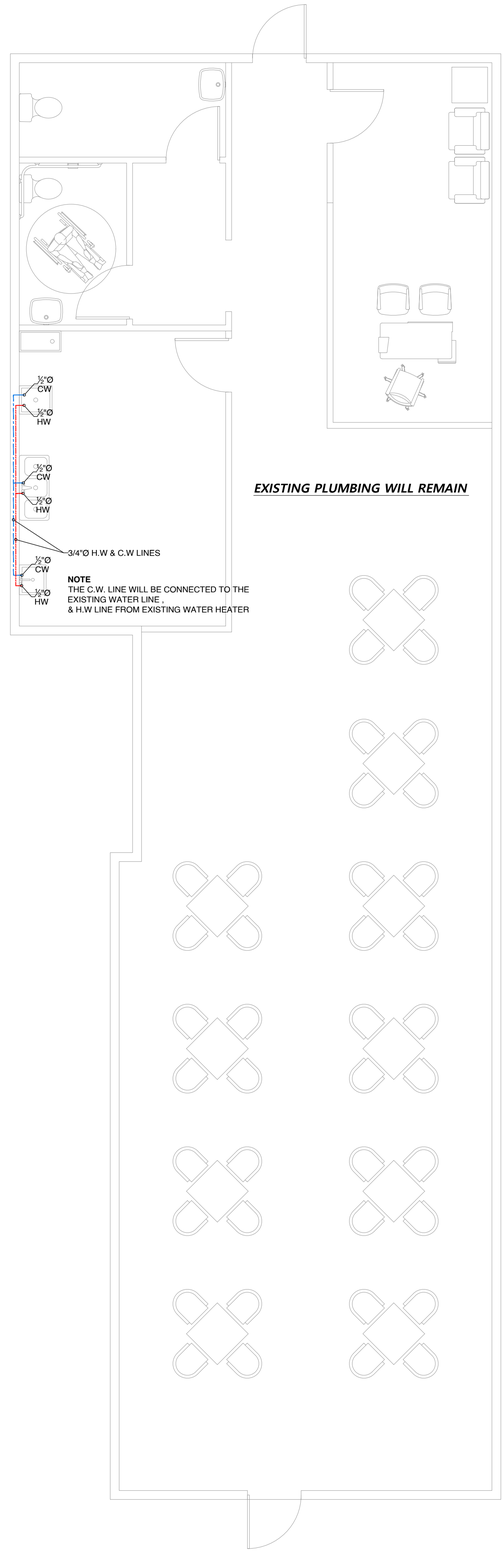


1 PROPOSED SEWER PLAN

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



1 PROPOSED WATER SUPPLY PLAN

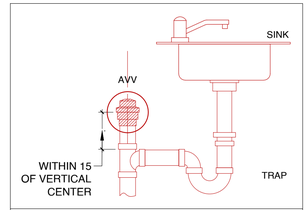
SCALE : 1/4" = 1'-0"

PLUMBING LEGEND

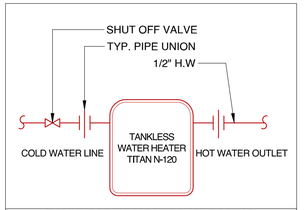
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
O.B.D.	FLOOR CLEAN-OUT.
O.B.D.	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE

1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.



AIR ADMITTANCE VALVE DETAIL



TANKLESS W. HEATER (ELECTRIC)

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE ,1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	.VACUUM BREAKER

PLUMBING NOTES

1. PLUMBING WORK SHALL COMPLY WITH IPC 2021.
2. PROVIDE COMMERCIAL SINK INSTALLATIONS AS SHOWN.
3. PROVIDE PLUMBING ELEVATIONS FOR ALL SINK ASSEMBLIES.
4. INSTALL GREASE INTERCEPTOR SIZED AND INSTALLED PER LOCAL PLUMBING AUTHORITY REQUIREMENTS.
5. GREASE WASTE PIPING SHALL DISCHARGE THROUGH INTERCEPTOR PRIOR TO SANITARY CONNECTION.
6. PROVIDE CLEANOUTS ACCESSIBLE FOR MAINTENANCE.
7. PROVIDE SHUTOFF VALVES AT EACH FIXTURE.
8. FIXTURES SHALL CONNECT TO EXISTING SANITARY AND WATER SYSTEMS.
9. PROVIDE BACKFLOW PROTECTION WHERE REQUIRED.
10. FIXTURES SHALL MEET WATER EFFICIENCY REQUIREMENTS PER IECC.

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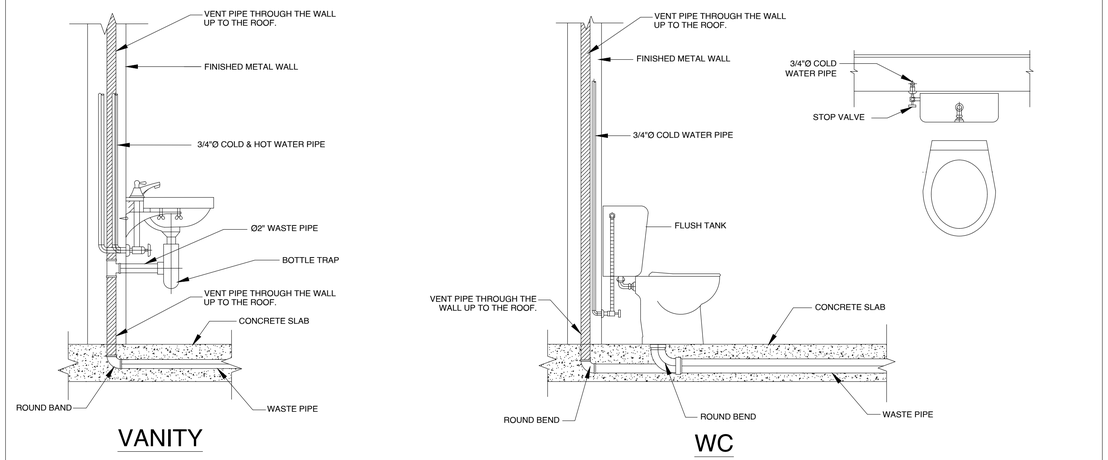
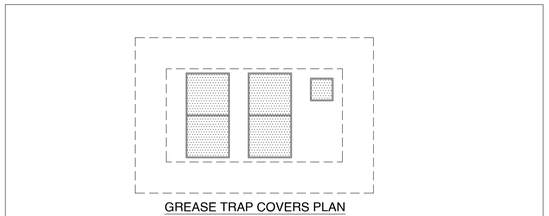
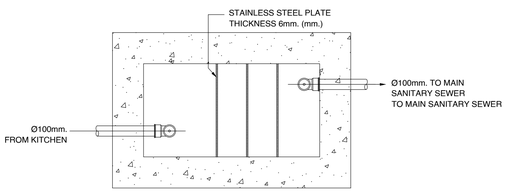
GREASE TRAP FLOW CALCULATION

FIXTURE	DIMENSIONS (IN)	TOTAL VOLUME (GAL)	EFFECTIVE VOLUME (75%)	DRAIN TIME (MM)	CALCULATED FLOW (GPM)
3-Comp Sink (3 bowls)	20 X 24 X 12 EACH	74.82	56.12	2.0	28.06
MOP SINK	24 x 24 x 8	19.95	14.96	1.0	14.96
HAND SINK	12 x 12 x 6	3.74	2.81	0.5	5.61

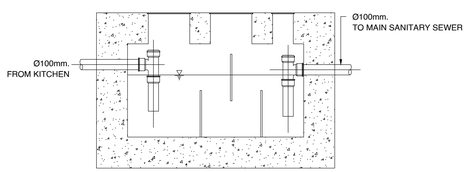


SECTIONAL DETAIL OF BATHROOM PLUMBING


GREASE TRAP COVERS PLAN

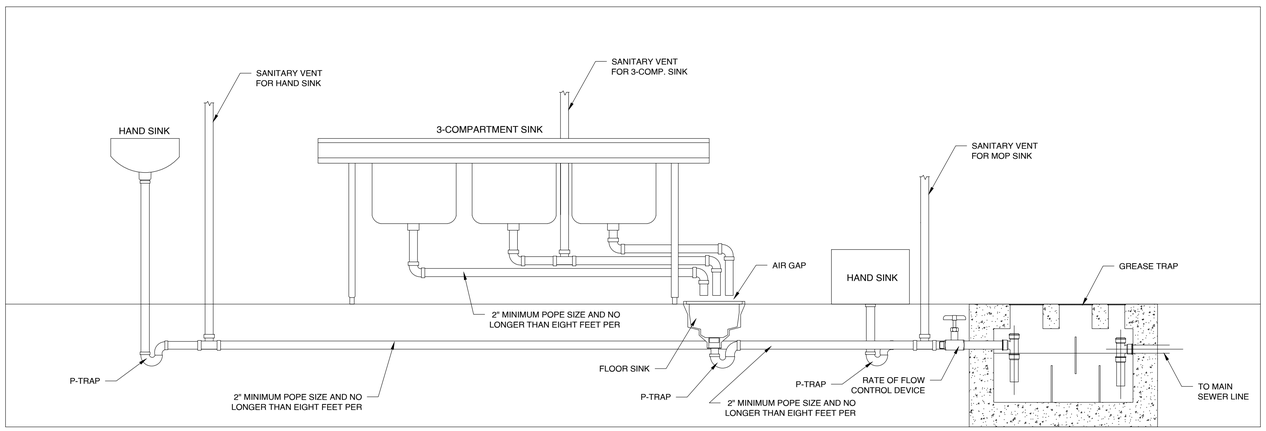


GREASE TRAP PLAN



SECTION

GREASE TRAP DETAIL



KITCHEN PLUMBING ELEVATION

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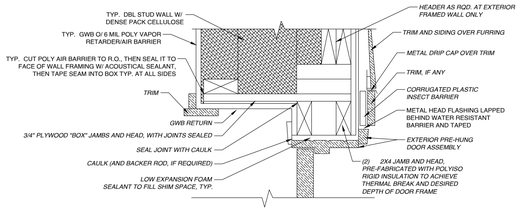
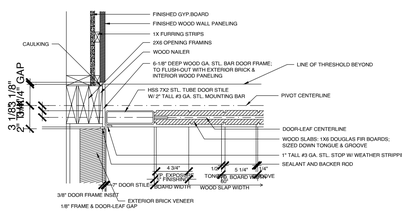
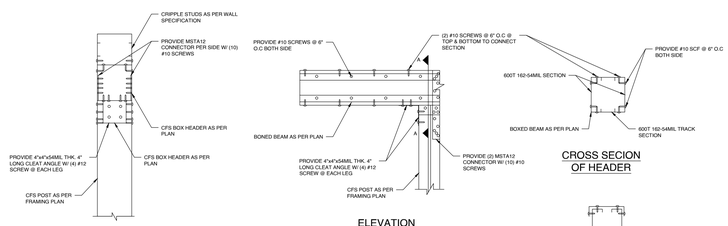


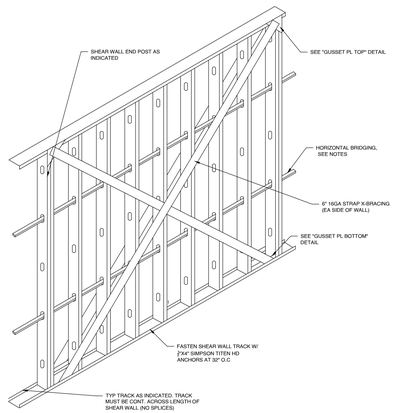
JAMB DETAIL



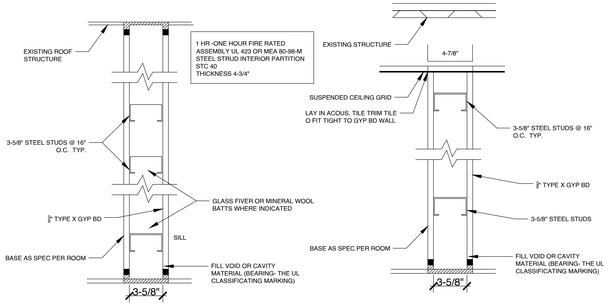
HEAD DETAIL



TYP. CFS BOXED HEADER TO CFS POST DETAIL

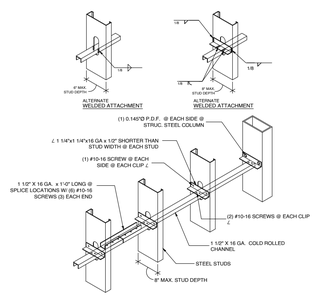


CFS-DIAGONAL STRIP SHEAR WALL DETAIL

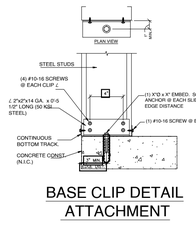


1-HR RATED WALL

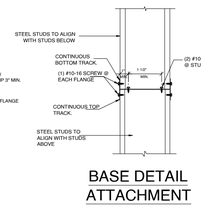
INTERIOR PARTITION WALL



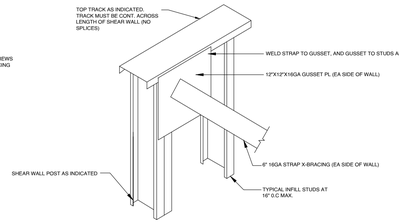
COLD ROLLED CHANNEL BRIDGING DETAIL



BASE CLIP DETAIL ATTACHMENT

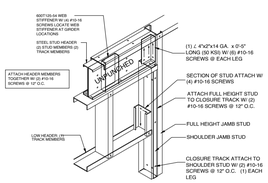


BASE DETAIL ATTACHMENT

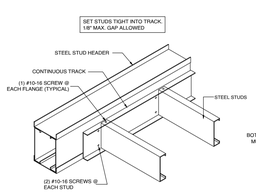


CFS-GUSSET PL TOP

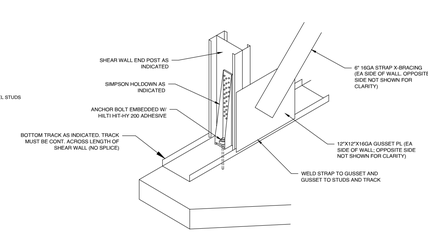
TYP. STUD CONNECTION



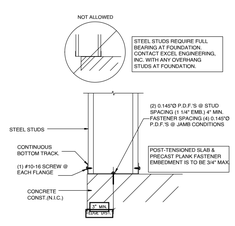
LOAD BEARING HEADER - JAMB ATTACHMENT



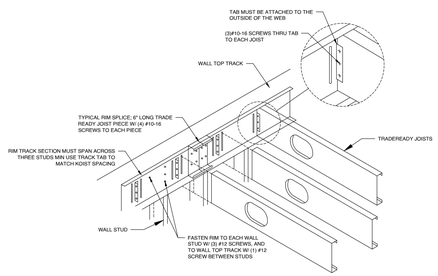
STUD TO HEADER ATTACHMENT



CFS-GUSSET PL BOTTOM



BASE DETAIL ATTACHMENT



CFS-RIM TRACK TYPICAL DETAIL

NOTE:

1. COLD-FORMED STEEL (CFS) SHEAR WALLS INCLUDING STUDS, CHORD, AND TOP AND BOTTOM TRACK DESIGN SHALL BE DELEGATED DESIGN. ALL MEMBERS SHALL BE 16GA MINIMUM.
2. STRAP BRACED WALLS SHALL BE DESIGNED IN ACCORDANCE WITH AISI S213 AND AISI S240 (CURRENT EDITIONS).
3. WHERE CHORD COMPRESSION FORCES EXCEED THE CAPACITY OF A 3 STUD PACK, USE HSS TUBE STEEL MEMBER. CHORD MEMBERS MUST ALIGN FLOOR TO FLOOR.
4. NO PENETRATIONS ARE ALLOWED IN TOP TRACK WITHIN SHEAR WALL OR WITHIN ANY WALL INLINE WITH SHEAR WALLS AND FUNCTIONING AS COLLECTORS.
5. SPLICE TOP TRACK BETWEEN CHORDS TO DEVELOP THE TENSION OR COMPRESSION CHORD FORCE, WHICHEVER IS GREATER.

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