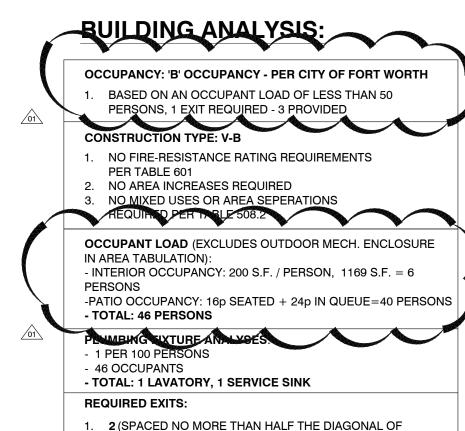
# 6A|WALK-IN COOLER 107 SF 6B WALK-IN FREEZER LIFE SAFET PLAN 3 16" 1-0"

#### **LIFE SAFETY PLAN KEY:**

MAXIMUM PATH OF TRAVEL LENGTH - 52'

#### PROJECT DESCRIPTION:

NEW CONSTRUCTION OF A 1-STORY STAND ALONE FROZEN CUSTARD STORE W/ WALK UP SERVICE (NO DINE IN). THE BUILDING IS TO BE A SLAB ON GRADE WITH WOOD FRAME CONSTRUCTION.



THE BUILDING)

**NUMBER OF STORIES: 1** 

2. MAX. TRAVEL DISTANCI 200 FEET

SPRINKLERED: NON-SPRINKLERED

1. SPRINKLERS NOT REQUIRED PER 2012 IBC

#### **ADOPTED CODES:**

-----

	NG CODES: ITERNATIONAL BUILDING CODE
2009 IN	TERNATIONAL BUILDING CODE
PLUME	BING CODE:
2009 IN	ITERNATIONAL PLUMBING CODE
MECH	ANICAL CODE:
2009 IN	ITERNATIONAL MECHANICAL CODE
ELECT	RIC CODE:
2014 N	ATIONAL ELECTRIC CODE
ENERG	SY CODE:
2009 IN	ITERNATIONAL ENERGY CONSERVATION CODE
FIRE P	REVENTION:
2009 IN	ITERNATIONAL FIRE CODE
ADA:	
CURRE	NT

#### SOLIABE ET INFORMATION:

1	FRONT OF OUSE	5 SF
2	ACK OF OUSE	452 SF
3	VESTI ULE	36 SF
4	RESTROOM	44 SF
5	OFFICE	38 SF
r	d 5	1168 S
GF	ROSS S.F.:	

# ANDY'S FROZEN CUSTARD - FORT WORTH, TEXAS

5100 NORTH TARRANT PARKWAY, FORT WORTH, TX 76244

OWNER REVIEW SET | SEPT. 12, 2016

#### **LOCATION PLAN (NTS):**







916 Bryan Ave., STE. 104 / Fort Worth, TX 76104 ph1: 817.602.9129 / ph2: 817.602.9263

CONTACTS:

Matt Green, AIA matt@urbanbobcat.com Kris Calvert, AIA kris@urbanbobcat.com

**STRUCTURAL ENGINEER:** 

**Dunaway & Associates, Inc.** 

550 Bailey Ave. Ste. 400 Fort Worth, TX 76107 PH: (817) 335-1121

CONTACT:

Brian Bowden, PE BBowden@dunaway-assoc.com

**SIGNAGE:** 

Pinnacle Sign Group

P: 417-869-6468 / F: 417-869-1545

CONTACT:

Joe Myler joem@psgsign.com Troy Kukes troyk@psgsign.com LIGHTING:

Liteworks, Lighting Supply Co. P: 417-459-7607

CONTACT:

Lenny Clark lennyclark@totalhighspeed.com

**EXTERIOR CLADDING (BLADE WALL)** 

P: 770.805.9466 6465 E. Johns Crossing, STE 250 Johns Creek, GA 30097 **CONTACT:** Matt Stephenson mstephenson@nichiha.com

INTERIOR FINISHES (WALL TILE):

6323 Airport Frwy Ste B & C, Haltom City, TX 76117 phone: (682) 647-1100

**Nichiha Fiber Cement** 



**Andy's Frozen Custard** 338 N. Boonville Ave. | Springfield MO 65806 P: 417.881.3500 (x112) | F: 417.881.3571

CONTACTS: Andy Kuntz

andy@eatandys.com aaron.king@eatandys.com Aaron King

**MECH / ELEC / PLUMB ENGINEER:** 

Jordan & Skala Engineers, Inc. 1 855 N D P r S 320 D

CONTACT:

P: 469-385-1616

Bill Schulte, PE bschulte@jordanskala.com

KITCHEN EQUIPMENT:

**Concept Services** 

P: 512-343-3100 / F: 512-343-3195

CONTACT: Seth Mierl smierl@conceptserv.com

MUSIC:

**Audio Acoustics, Inc.** P: 417.869-0770 / F: 417-869-6568

CONTACT:

Joe @ CSI

Jim Kinkade jkinkade@aaius.com

LOOP TIMER (DRIVE-THRU):

CSI of Oklahoma, Inc, P: 918-266-1785 8455 E 590 Rd, Catoosa, OK 74015 CONTACT:

joe.csi@sbcglobal.net

**CIVIL ENGINEER:** 

#### **Dunaway & Associates, Inc.**

550 Bailey Ave. Ste. 400 Fort Worth, TX 76107 PH: (817) 335-1121

CONTACT:

POS SYSTEM:

Retail Data Systems P: 402-597-6477

CONTACT: Mark Hawkins mhawkins@rdspos.com

**SECURITY:** 

**Smith Hamilton** P: 800.881.8720

> CONTACT: info@smithhamiltoninc.com

**COCA-COLA (DRINK DISPENSER)** 

**Coca-Cola Vending** P: (800) 241-2653 3400 Fossil Creek Blvd Fort Worth, TX 76137

#### **SHEET INDEX**

GENERA	AL:
A000	COVER SHEET
A001	NOTES
A101	ARCHITECTURAL SITE PLAN
CIVIL:	
C0.0	CIVIL COVER PAGE
C1.0	FINAL PLAT
C1.1	FINAL PLAT
C2.0	GENERAL NOTES
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE & PAVING PLAN
C5.0	GRADING PLAN
C6.0	DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0-8.4	LANDSCAPE AND IRRIGATION PLANS
C9.0	SITE DETAILS
C9.1	STORM DRAIN DETAILS

C9.2-9.3 UTILITY DETAILS STRUCTURAL: **GENERAL NOTES** TYPICAL FOUNDATION DETAILS TYPICAL FRAMING DETAILS ISOMETRIC VIEW FOUNDATION PLAN FRAMING PLAN FOUNDATION DETAILS

FOUNDATION DETAILS FRAMING DETAILS S4.1 FRAMING DETAILS

ARCHITECTURAL: A201 DIMENSIONED PLAN A202 FFE AND FINISH PLAN A203 REFLECTED CEILING PLAN

A204 ROOF PLAN A301 ELEVATIONS A401 SECTIONS A501 WALL SECTIONS/ DETAILS

A502 WALL SECTIONS/ DETAILS A503 WALL SECTIONS/ DETAILS

A504 WALL SECTIONS/ DETAILS A505 WALL SECTIONS/ DETAILS A506 MECHANICAL SCREEN DETAILS A507 DUMPSTER ENCLOSURE DETAILS A508 EXTERIOR BLADE

A601 INTERIOR ELEVATIONS A602 INTERIOR ELEVATIONS A701 SCHEDULES AND DETALS

A702 STOREFRONT DETAILS AND ELEVATIONS MECHANICAL, PLUMBING, AND ELECTRICAL:

NOTES & SCHEDULES - HVAC **DETAILS - HVAC** FLOOR PLANS & DETAILS - HVAC NOTES, LEGEND, AND INDEX

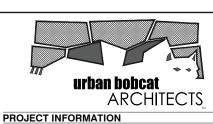
SPECIFICATIONS DETAILS & RISERS - PLUMBING FLOOR PLAN, WASTE VENTS FLOOR PLAN, WATER AND GAS

PLUMBING SITE PLAN SPECIFICATIONS - ELECTRICAL NOTES AND DETAILS - ELECTRICAL RISER AND SCHEDULES - ELECTRICAL

FLOOR PLAN - LIGHTING FLOOR PLAN - POWER SITE PLAN - ELECTRICAL E302 SITE PLAN - PHOTOMETRIC

KITCHEN:

KITCHEN EQUIPMENT, LAYOUT, & SCHEDULE KITCHEN ELECTRICAL & SCHEDULE KITCHEN PLUMBING & SCHEDULE SPECIAL CONDITIONS & WALL BACKING K-4 **ELEVATIONS** 



**ANDY'S FROZEN CUSTARD FORT WORTH** 

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

**CIVIL ENGINEER:** DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE



SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

alidity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provisio of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision o and other data, or from prevent building ope

other ordinances of this jurisdiction

All approvals are subject to site inspections by a building DATE 01/31/2017 Janie Grantham

**BUILDING OFFICIAL** 

REVISION SCHEDULE NO. DATE 01 10/31/16 REV 1 - CITY COMMENTS

architect disclaims any responsibility for the existing building structu existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natu and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possessio of this information confers no right in or license to disclose to others the

subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2016 Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



SHEET COVER SHEET

#### **GENERAL NOTES:**

rr Arrr

For definitions of proper nouns used in these general notes (i.e. Owner, Architect, 21 W " r d " " r r r r r d Contractor, Work, etc.), refer to AIA Document A201-2007 General Conditions of the based upon the review and approval by the Owner's Representative. No material drr OrS Arrr rrr 1 Ardrrd d d d T State of Texas Regulations r rd Fr Udrrr NFr Pr ARr d 22 Ardrdrrrdrr dr Fdr SdM rd r r d r d dr r d Crr rd rrrr r Ar T Crr INTERNATIONAL BUILDING CODE (IBC)- 2009 r r drd Crr 2 Crrr r d d d r S r r rrrdr r d r d r r T r r rrr dr r rr d d drr Trr r rd drr d d d r r rd r dr"AFF" d d d r d r 18" rr rr r Arr err dr r Ar Errr 4 Crrrdrd rrdr C d Dr r A r d r r r d d 25 UrdCrrrd-rmr rrrdd dr S C d d r rr r rdrrd rd d 26 Crrrrdr d d Orr d r d T C r D drrr d r r Crr ddrd rdr dd r rd rr WrN r ddr dS d dr dr rd rd r r rrdr Srrr rr ddr rrrrd dr d d d r r rr 28 A r d r O r d d dr dr d d Ar dr d d d r 2 Crrr r rr drr dr dr rrd r T C r rrd r CrD dd d C r D site for review by the Owner, the Owner's Representative, the Architect, or inspectors. dr rrnd 31 T C rr rdd Crr dr Wr dr drrr drd d d rrd r d rrd d d r rd rC r r d Srrrrr r r Prr r dd Drd ddrr Crrrdrd nd rrr r rr d rddd Crr d l r r d rrdr d d rdrr drdrr r r Ar rd r d r r d d N d rdr r Wrrrd Dr Trrd Drrrddr Arrd 34 Trrr r Crrdrd Wrldrd d Trr r r r rrT r r dr d drd rr rd rrr r rrd dr r d 35 T C r r r r dr dr rr Sd mrrdr rrddrr rdR r r d r rr drdCrr rdrdr drr r d r N r rd r r 11 Trrdr E r rr d d r d d r r r rrrdrr r dC r D r drdd l dd dr dr drdrrAdrrd d rrrr dr rr dr rdr r r r r d d rrd r rrdrrdrr d d dr d d rd r drrdrrr 12 T r r d rN dC r D rrrddrr r d 13 Trr rrdd r dr N ddr Crrr r d r r r rd dr rdrrdCrr d FI dd r rd d d r d r r rd r Crr r d dr r rrdd dr r rrd d r d r dr rd r r d d r r d d Crr OrrOrRr r d r rdd drrr - rrdr dr drrrdrr d ddd dr r d d N d r r d dr r r r d d rr r r rd rddr r d r r r rr d d d d d r d r rrdr r d rr dd r N r r rd r d rd Ard rr r rdr r 36 TOrrrr dr r Crrr 1 Arr rdr rr d dT dr d-d r r rdd 3 T C r r R rrr dr rrr d rd rd rr TCrr rr A I d r drd r dr rd r Ur rr r r rd r dr r d Srrd rr d d 18 T d rd rr r d r r r r d r r rrdr rr rr rd rdd r d rrr rrr rrr dr r D D r r d rd r d Arr r rddrd d dr T Arr d d r d d rr r r EM rr rrr d rdr rTd ddr Crrr rd r d d d d ddr rrdd rd d C r r r rrr r drdrr d rr

#### **ABBREVIATIONS:**

STANDARD ABBREVIATION NOTE:

Standard and common industry acceptable abbreviations have been used throughout these documents. Should there be any misunderstanding on any abbreviation contact the architect /

engineer for clarifications. PL Property Line **TEXT SYMBOLS** PLAM Plastic Laminate FL Floor FLASH Flashing PLAS Plaster Angle FOC Face of Concrete PLBG Plumbing FOF Face of Finish PLYWD Plywood @ At FOS Face of Stud PLNG Panelling Centerline Channel FS Floor Sink PNL Panel FR (FRM) Frame Diameter or Round POL Polished # Number or Pound FT Foot or Feet PR Pair FTG Footing PSF Per Square Foot FURR Furring Perpendicular or Structural PSI Per Square Inch FV Field VerifyG PREFAB Prefabricated Plus or Minus GA Gauge PSS Photostrobe Sync Place Square Foot (feet) GALV Galvanized PT Point Times GB Grab Bar PTD Painted GC General Contractor ACOUST Acoustical GEN General QTY Quantity GFRC Glass Fiber Reinforced Concrete R AD Area Drain ADH Adhesive GL Glass R Riser or Radius ADJ Adjustable GPM Gallons per minute RA Return Air AFF Above Finished Floor RCP Reflected Ceiling Plan GR Guardrail AHU Air Handling Unit (Re: Mech.) GWB Gypsum Board RD Roof Drain ALUM Aluminum GYPGypsum Board RE Reference **ALT Alternative** RECP Receptacle HB Hose Bibb AP Access Panel REF Refrigerator APPROX Approximate HC Hollow Core REFL Reflected HCP Handicapped REINF Reinforced APPD Approved HD Head ARCH Architectural REQ'D Required ASPH Asphalt HDW Hardware RFG Roofing HDWD Hardwood A/V Audio/Visual REV Revision HDWR Hardware RM Room HEWC Handicap Electric Water Cooler RO Rough Opening **BEY Beyond** BD Board RTU Roof Top Unit (Re: Mech) HLAV Handicap Lavatory BK Brick HM Hollow Metal BLDG Building HORIZ Horizontal S South BLDK Blocking HR Handrail SAN Sanitary HT Height BM Beam SC Solid Core BO By Others HYD Hydrant SCHED Schedule BOTBottom (of) SECT Section SF (SQ FT) Square Foot (Feet) BRG Bearing IC Intercom BSMT Basement ID Inside Diameter/Dimension SH Shower BTWN Between IN Inch SHT Sheet BRKT Bracket INDIV Individual SIM Similar INFO Information SMLS Seamless C CB Chalk Board INSUL Insulation SP Spacing INT Interior CC Center to Center SPEC Specification CG Corner Guard SPHD Sprinkler Head CI Cast Iron JAN Janitor SPKR Speaker CIP Cast-In-Place JST Joist SPLKR Sprinkler CJ Control Joint JT Joint SQ Square CLGCeiling SS Stainless Steel CLOCloset KIT Kitchen STD Standard CMU Concrete Masonry Unit KO Knockout STL Steel CO Cleanout STO Storage STRUCT Structure/Structural L Long/Length COLColumn COMB Combination LAM Laminate SUSP Suspended CONC Concrete LAV Lavatory SY (SQYD) Square Yard(s) LGTH Length CONN Connection SYM Symmetrical CONSTR Construction LKR Locker SYS System CONT Continuous LT Light (Lighting) CONTR Contractor LWC Light Weight Concrete T&B Top and Bottom CORR Corridor CSK Countersunk T&G Tongue and Groove **CTR Cente** MAS BLK Masonry Block TEMP Tempered DBL Double MATL Material TOC Top of Concrete DCMU Decorative Concrete Masonry Unit MAX Maximum TOD Top of Deck DEPT Department MECH Mechanical TOM Top of Masonry TOP Top of Parapet DF Drinking Fountain MFG Manufacturing MFR / MANUF Manufacturer TERM Terminate DIA Diameter DIAG Diagonal MH Manhole TOS Top of Slab or Top of Steel **DIM Dimension** TOW Top of Wall MI Mirror DN Down MIN Minimum TRANS Transformer MISC Miscellaneous TS Tube Steel DR Door DS Down Spout MO Masonry Opening TV Television DTL Detail MTD Mounted TYP Typical MTG HT Mounting Height DWG(S) Drawing(s) MTLMetal U Urinal E East MULL Mullion UNO Unless Noted Otherwise EA Each US Utility Shelf EJ Expansion Joint N North N/A Not Applicable VB (VPRBR) Vapor Barrier EL Elevation ELEC Electrical NIC Not in Contract VENT Ventillation ELEV Elevator NO Number VERT Vertical NOM Nominal ENG Electronic News Gathering VEST Vestibule EOS Edge of Slab NPS National Pipe Standard VTR Vent Thu Roof EQ Equal NTS Not To Scale VCT Vinyl Composite Tile VWC Vinyl Wall Covering EQUIP Equipment EWC Electric Water Cooler OA Overall W W West or Wide or Width EXHExhaust OC On Center OD Outside Diameter/Dimension EXP Expansion WC Water Closet EXIST Existing OFF Office W/ With EXT Exterior OH Opposite Hand W/I Within OPNG Opening W/O Without FA Fire Alarm OPP Opposite WD Wood FD Floor Drain ORD Overflow Roof Drain WDW Window **FNDFoundation** OTS Open to Structure WF Wide Flange FE Fire Extinguisher OH Overhead WGT Weight FEC Fire Extinguisher Cabinet OZ Ounce WH Wall Hydrant FF Finished Floor WP Waterproof FH Fire House PA Public Address WT Structural T Section FFE Furnishing, Fixtures and Equipment WWF / WWM Weided Wire Fabric

PAR Parallel PART Partition PC Precast Concrete PCPPortland Cement Plaster PERP Perpendicular

X by (i.e. 2x4)

**ELEVATION LEVEL** 

**BUILING SECTION** 

**ENLARGED DETAIL** 

FHCFire Hose cabinet

FVC Fire Valve Cabinet

101

Room name

150 SF

A101

**SYMBOLS LEGEND:** 

WINDOW TAG

DOOR TAG

**ROOM NAME** 

EXTERIOR ELEVATION

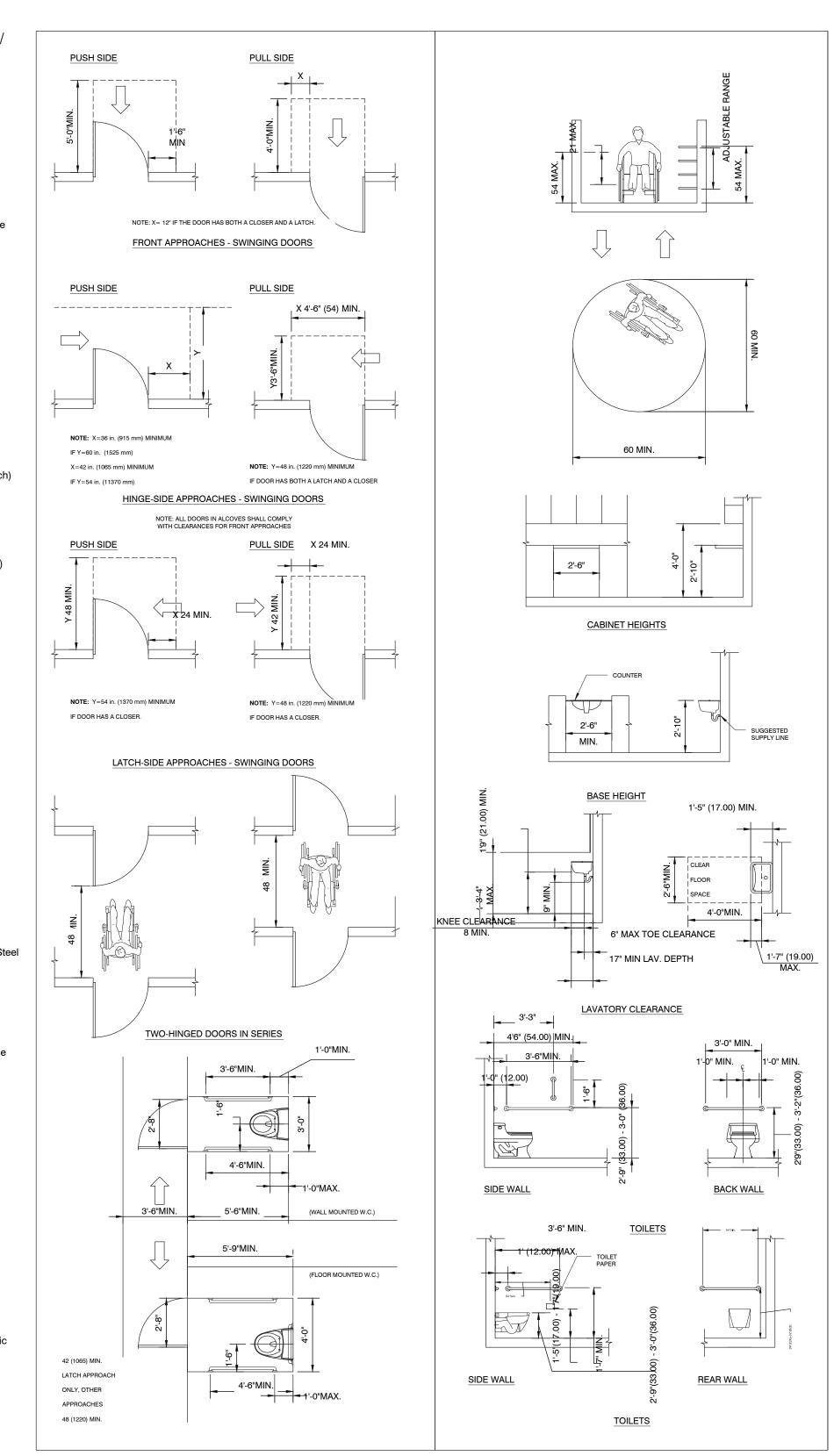
NORTH ARROW

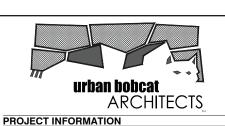
**FIXTFixture** 

FIN Finish

drrdr

#### **ACCESSIBILITY DIAGRAMS:**





ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

ISSUE

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

> SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

REVISION SCHEDULE NO. DATE ISSUE

architect disclaims any responsibility for the existing building structure drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natur and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the All rights reserved. Copyright © 2016

Architect: MATT GREEN, AIA Drawn Bv: MTG Project Number: 16-104.02 TX License Number: 22792

09/12/2016

NOTES

A001

Name levation

1 A201

A101

----(0)



GENERAL CONTRACTOR (GC) TO COORDINATE CONSTRUCTION PHASING AND PLACEMENT OF ALL SITE-RELATED SIGNAGE AND MONUMENTS WITH PINNACLE SIGN COMPANY.

COORDINATE SITE DETAILS INDICATED ON THIS SHEET, A101, WITH ALL CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT INDICATED HERE AND NOTIFY ARCHITECT OF AND DISCREPENCIES.

#### NORTH ELEVATION:

- 1. TOTAL S.F.: 506
- 2. TOTAL SIGNAGE S.F. = 10.25

#### **EAST ELEVATION:**

- 1. TOTAL S.F.: 419 2. TOTAL SIGNAGE S.F. = 48
- 3. (4) SIGNS TOTAL = (3) 24" x 36" POSTER SIGNS + (1) 72" x 36"

#### **SOUTH ELEVATION:**

- 1. TOTAL S.F.: 446
- 2. TOTAL SIGNAGE S.F. = 0 3. (3) WALL SIGNS PERMITTED WITH A MAX. AREA OF 10% OF WALL: 44.6 S.F.

#### WEST ELEVATION:

- 1. TOTAL S.F.: 419
- POSTER SIGNS + (1) 72" x 36" IDENTITY SIGN
- 4. FASCIA NEON S.F. = 7.5

#### **VEHICLE DATA:**

TOTAL PARKING: 35 [33+2 ADA] TOTAL CARS IN QUEUE: 12

#### SITE PLAN KEYED NOTES:

- CUSTARD MONUMENT SIGN
- 6. OUTDOOR PATIO BELOW ROOF
- 7. ACCESSIBLE CURB RAMP WITH
- DETECTABLE WARNING
- 9. (3) DEDICATED SHORT-TERM BICYCLE PARKING SPACES
- BICYCLE PARKING SPACES
- 11. 24" x 36" POSTER SIGN

#### **SIGNAGE DATA:**

- 3. FASCIA NEON S.F. = 10.25
- 4. (3) WALL SIGNS PERMITTED WITH A MAX. AREA OF 10% OF WALL: 50.6 S.F.

- IDENTITY SIGN
- 4. FASCIA NEON S.F. = 7.5

- 2. TOTAL SIGNAGE S.F. = 48
- 3. (4) SIGNS TOTAL = (3) 24" x 36"

- PROPOSED NEW ANDY'S FROZEN
- 2. DRIVE THRU CLEARANCE INDICATION BAR
- MENU BOARD 4. PROPOSED FLAG POLE.
- ANDY'S DIRECTIONAL SIGNAGE.
- CANOPY.
- 8. REFUSE AND RECYLING **ENCLOSURE**
- 10. (3) DEDICATED LONG-TERM

- 12. 72" x 36" IDENTITY SIGN
  13. LIGHT POLE, TYP. PER MEP.
- OF PATIO TYP. 15. EXT. SITE BENCHES

# ARCHITECTS

PROJECT INFORMATION **ANDY'S FROZEN CUSTARD -**

**FORT WORTH** 

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

#### **PERMIT REVIEW SET**

ISSUE

#### **SEPTEMBER 12, 2016**

#### ARCHITECT

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA

#### CIVIL ENGINEER:

WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

#### DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

- FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE
- M.E.P. ENGINEER: Jordan & Skala Engineers, Inc.
- 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287
- PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

#### FORT WORTH DEVELOPMENT DEPARTMENT

#### APPROVED SUBJECT TO THE PROVISIONS OF SECTION

#### 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.
The issuance of a permit based upon plans, specifications and

other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

10/31/16

REVISION SCHEDULE NO. DATE ISSUE

REV 1 - CITY COMMENTS

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only.

Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession

Architect: MATT GREEN, AIA

of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2016

Drawn By: MTG



09/12/2016

ARCHITECTURAL SITE PLAN

A101

# T CT FFRT RT T P ans or the Construction o

T MPR M NT

To er e

ND FR NC T RD

T 4R B C

DR NT P R T DD T N



## **OWNER:**

ANDY'S FROZEN CUSTARD
ADDRESS: 338 N. BOONVILLE AVE.
SPRINGFIELD MO 65806
PHONE: 417.881.3500 (X112)
FAX: 417.881.3571
CONTACT: AARON KING
EMAIL: aaron.king@eatandys.com

#### **ENGINEER:**

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PHONE: (817) 335-1121
CONTACT: CHRIS BIGGERS, P.E.
EMAIL: cbiggers@dunaway-assoc.com







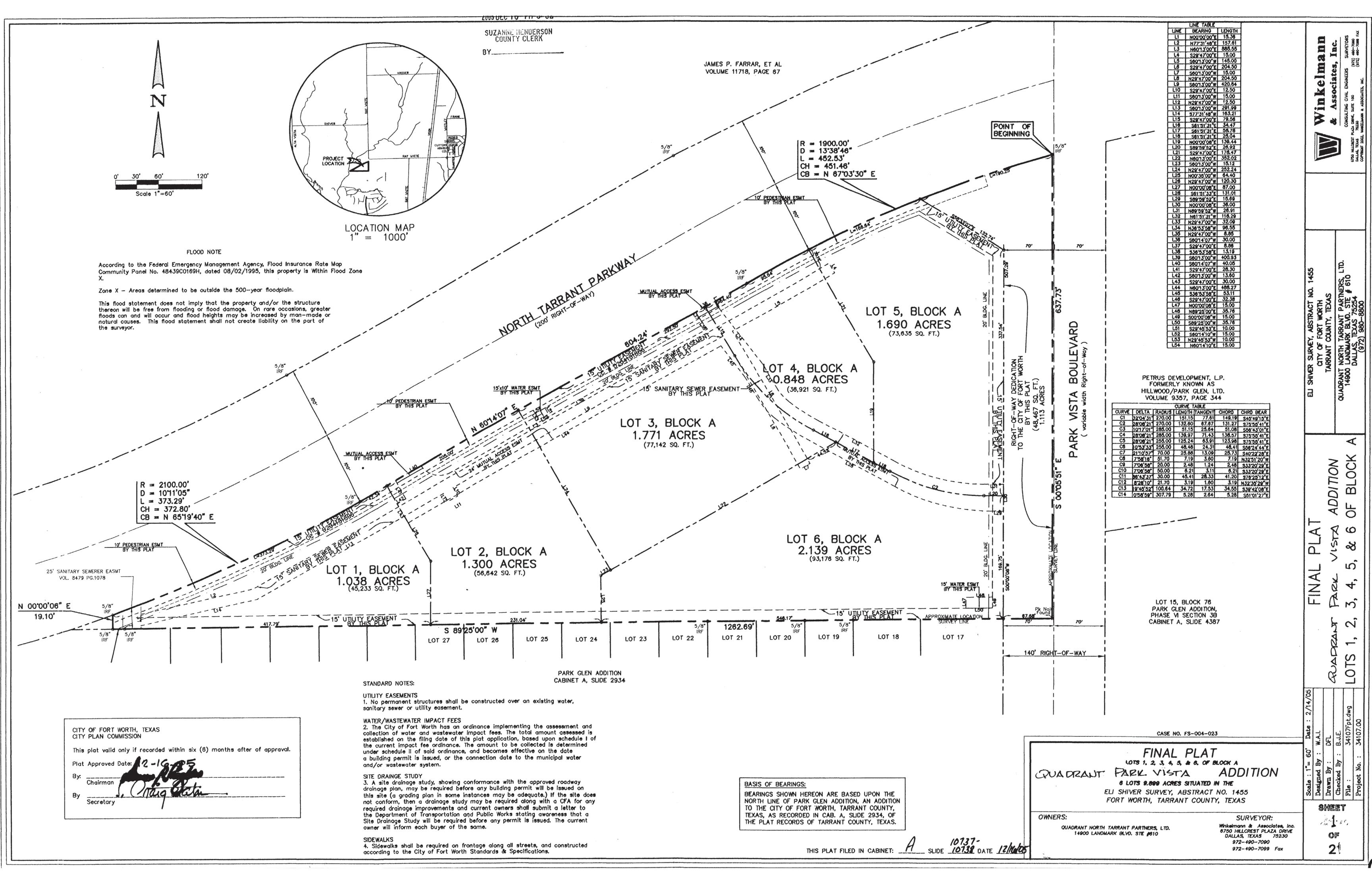
DA JOB NO. B002812.001

PT MB R 016



	SHEET HADEA
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	FINAL PLAT
C1.1	FINAL PLAT
C2.0	GENERAL NOTES
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	SITE & PAVING PLAN
C5.0	GRADING PLAN
C6.0	DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN
C8.1	LANDSCAPE NOTES & DETAILS
C8.2	IRRIGATION PLAN
C8.3	IRRIGATION NOTES & DETAILS
C8.4	IRRIGATION DETAILS
C9.0	SITE DETAILS
C9.1	STORM DRAIN DETAILS
C9.2	UTILITY DETAILS
C9.3	UTILITY DETAILS





STATE OF TEXAS COUNTY OF TARRANT

WHERE AS Quadrant North Tarrant Partners, LTD., are the owners of a tract of lond in situated in the Eli Shiver Survey, Abstract No. 1455, and being all of a tract of land recorded in a deed to Quadrant North Tarrant Partners, LTD., Volume 14118, Page 298, of Deed Records of Tarrant County, Texas (DRTCT) and being more particularly

BEGINNING at a 5/8 inch iron rod found for corner at the intersection of the westerly right of way line of Park Vista Boulevard, (variable right of way) and the southwesterly right of way line of North Tarrant Parkway, (200 feet right of way);

THENCE along the westerly right of way line of said Park Vista Boulevard, South 00 degrees 05 minutes 51 seconds East a distance of 637.73 feet to a P—K Nail found for corner, said Nail bearing North 89 degrees 25 minutes 00 seconds East a distance of 67.68 feet from the northeasterly corner of Lot 17, Block 102 of the Park Glen Addition, an addition to the City of Fort Worth recorded in Cabinet A, Slide 2934 of Plat Records of Tarront County, Texas

THENCE along the northerly line of said Park Glen Addition, South 89 degrees 25 minutes 00 seconds West a distance of 1262.69 feet to a 5/8 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 13 seconds West a distance of 17.60 feet to a 5/8 inch iron rod found for

THENCE North 00 degrees 00 minutes 06 seconds East a distance of 19.10 feet to a 5/8 inch iron rod found in the southerly right of way line of said North Tarrant Parkway said from the beginning of a non-tongent curve to the left having a radius 2,100.00 feet, a chord bearing North 65 degrees 19 minutes 40 seconds East, and a chord length of 372.80 feet;

THENCE along the southerly right of way line of said North Tarrant Parkway as follows:

Along said non-tangent curve to the left through a central angle of 10 degrees 11 minutes 05 seconds and an arc length of 373.29 feet to a 5/8 inch iron rod found for corner;

North 60 degrees 14 minutes 07 seconds East a distance of 604.24 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 1,900.00 feet, a chord bearing of North 67 degrees 03 minutes 30 seconds East, and a chord length of 451.46 feet;

Along said curve to the right through a central angle of 13 degrees 38 minutes 46 seconds and are length of 452.53 feet to the POINT OF BEGINNING.

CONTAINING with in these metes and bounds 9.899 acres or 431,216 square feet of land more or less. BASIS OF BEARINGS: Basis cited herein ore based on a deed to Quadrant North Tarrant Partners, LTD., recorded in Volume 14118, Page 298 of DRTCT.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Quadrant North Tarrant Partners, LTD., being the owners of the above described parcel do hereby adopt the hereon map as recorded as correctly representing a plot of Lots 1, 2, 3, 4, 5 & 6 Block A of the Quadrant — Park Vista Addition, an addition to the City of Fort Worth, Texas and does dedicate to the public use forever the streets and easements as shown Thereon.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_\_\_ 18th day of \_\_\_\_\_\_ JULY \_\_\_\_\_\_ 2005.

QUADRANT NORTH TARRANT PARTNERS LTD.,

Position: MANAGER

STATE OF TEXAS SELLAN

BEFORE ME, the undersigned authority, on this day personally appeared DONALD L. SILVERMAN, known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDERLY HAND AND SEAL OF OFFICE on this the \_\_\_

Public in and for the State of Texas My Commission Expires:

UTILITY EASEMENT

Any public utility, including the City of Forth Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Fort Worth, shall have the right at all times of ingress and agress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Notwithstanding the foregoing, Quadrant North Tarrant Partners. LTD., with respect to <u>Utility. Water. and Sanitary Sewer</u> reserves for Itself, it's successors and assigns the right to use the surface of all such easement for installing landscoping and irrigation systems, for the parking systems, for the parking of vehicle, (except that parking shall not be authorized in any designated fire lanes) for the passage of pedestrian and vehicular traffic, and to construct and maintain paving on the surface of such easements for the purpose of such reserve uses. Any public utility shall have the right to ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinary performed by that

PUBLIC OPEN SPACE EASEMENT

No structure, object, or plant of ony type exceeding 24" in height above top of curb, including, but, not limited to building, fences, walls, signs, trees, shrubs, cars, trucks, ect., (except on (1) single pole sign with said pole not to exceed 12" in diameter and with every portion of said sign allowing a minimum height clearance between it and the ground of 11"), my hereafter be placed or reconstructed in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and property replatted.

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is eatablished on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

#### SITE DRAINAGE STUDY

A site drainage study which will show conformance with the approved roadway drainage plan may be required before any buildind permit will be issued on this site ( a site grading plan in some cases may be adequate to show conformance ). If the site does not conform, then a drainage study may be required alone with a CFA for any required drainage improvements.

#### SIDEWALKS

Sidewalks are required on both sides of dedicated public streets, in conformance with current city policy.

Leonard J. Lueker I, S.J. EEMI, do hereby county that this subdivision plat was prepared from an actual survey made the ground under my direction and supervision, that lot corners angle points and soints of curvature shall be properly monumented, and the survey made of this property in October, 2002.

REGISTERED TEXAS REGI WINKELMAN & A SOCIATES, INC 6750 HILL REST LAZA DRIVE, STE 100 (972) 49 -709

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lucker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN LINDER MY HAND AND SEAL OF OFFICE on this the



FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011 be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction All approvals are subject to site inspections by a building

DATE <u>01/31/2017</u>

kelmann sociates, Inc.

in

R SURVEY, ABSTRACT NO.
CITY OF FORT WORTH
ARRANT COUNTY, TEXAS
IT N. TARRANT PARTNERS
I LANDWARK BLYD. STE #
DALLAS, TEXAS 75254
(972) 980-8800

20

 $\approx$  m

Janie Granthar **BUILDING OFFICIAL** 

RECORD DRAWING



9/22-05

LOTS

SHEET

CASE NO. FS-004-023

FINAL PLAT LOTS 1, 2, 3, 4, 5, & 8, OF BLOCK A QUADRANT- PARK VISTA ADDITION

8 LOTS 9.899 ACRES SITUATED IN THE ELI SHIVER SURVEY, ABSTRACT NO. 1455 FORT WORTH, TARRANT COUNTY, TEXAS

QUADRANT NORTH TARRANT PARTNERS, LTD. 14900 LANDMARK BLVD. STE #810 DALLAS, TEXAS 75254 (972) 980-8800

SURVEYOR: Winkelmann & Associates, Inc. 6750 HILLCREST PLAZA DRIVE DALLAS, TEXAS 75230 972-490-7090 972-490-7099 Fax

THIS PLAT FILED IN CABINET: A SLIDE 10738 DATE 12/14/05

FLEMANE: C2 PLOTTED BY: PLOTTED ON: PLOTTED AT: PLOTTED WITH

#### GENERAL NOTES:

- 1. DIMENSIONS AND COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO AND THROUGHOUT CONSTRUCTION.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PHASE SURVEYING INCLUDING LOCATING AND VERIFYING PROJECT BENCHMARKS.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORDS. THE CONTRACTOR SHALL PROVIDE CLEAN AND ACCURATE FULL—SIZE RECORD DRAWINGS WHICH CLEARLY DESCRIBE ANY DEVIATIONS FROM THE PLANS.
- 5. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING, IN ORDER OF PRECEDENCE, (1) DETAILS SHOWN IN THESE PLANS AND SPECIFICATIONS, (2) CITY STANDARD DETAILS AND SPECIFICATIONS, (3) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), (4) TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAY, STREETS AND BRIDGES."
- 6. IN AREAS WHICH ARE TO REMAIN UNDISTURBED, THE CONTRACTOR SHALL PRESERVE, PROTECT AND/OR RESTORE ALL AREAS DISTURBED BY THE CONSTRUCTION TO ORIGINAL CONDITION OR BETTER AT THE EXPENSE OF THE CONTRACTOR.
- 7. IN THE EVENT THAT EXISTING PRIVATE UTILITY SERVICES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC. MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
- 8. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY.
- 9. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION. ALL DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT EXPENSE OF THE CONTRACTOR.
- 10. THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS, AND IF DISTURBED, THEY SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR.
- 11. IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK
  IN THE SAME AREA SIMULTANEOUSLY WITH THIS PROJECT,
  THE CONTRACTOR SHALL COORDINATE HIS PROPOSED
  CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- 12. ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING UNSUITABLE SPOIL MATERIAL, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY REMOVED & DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT.
- 13. THE CONTRACTOR SHALL MAKE A FINAL CLEAN—UP OF ALL PARTS OF THE WORK AND PREPARE THE SITE IN AN ORDERLY MANNER OF APPEARANCE BEFORE ACCEPTANCE BY THE DEVELOPER OR HIS REPRESENTATIVE.
- THE DEVELOPER OR HIS REPRESENTATIVE.

  14. HAUL ROADS, ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO

THE APPROVAL OF THE ENGINEER. CITY AND/OR OWNER.

- 15. PROFESSIONAL SERVICE INDUSTRIES (PSI) HAS MADE AN INVESTIGATION OF SUBSURFACE SOIL CONDITIONS OF THE PROJECT SITE IN THEIR REPORT, PROJECT NO. 03421228, DATED SEPTEMBER 2, 2016, AND IS REFERENCED IN THE CONSTRUCTION DOCUMENTS AS "GEOTECHNICAL REPORT".
- 16. IF LIVESTOCK ARE PRESENT DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AND OWNER REPRESENTATIVES TO PROVIDE TEMPORARY FENCING DURING CONSTRUCTION TO PROTECT LIVESTOCK FROM INJURY.
- 7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PRESERVE AND PROTECT ANY EXISTING IRRIGATION SYSTEM. ALL IRRIGATION LINES SHALL BE ADJUSTED BY A LICENSED IRRIGATION CONTRACTOR AS REQUIRED TO ACCOMMODATE CONSTRUCTION. ANY DAMAGE TO THE IRRIGATION SYSTEM SHALL BE REPAIRED BY A LICENSED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM SHALL BE TESTED BY THE CONTRACTOR AND SHALL BE FULLY OPERATIONAL PRIOR TO ANY FINAL HYDROMULCHING OR SODDING.
- 18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY THE CITY AND STATE IN WHICH THE PROJECT IS LOCATED.
- 19. CONTRACTOR SHALL PREPARE, FURNISH, MAINTAIN, AND REMOVE ALL TRAFFIC CONTROL DEVICES THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL BE IN CONFORMANCE WITH THE TEXAS MUTCD, LATEST EDITION AS CURRENTLY AMENDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL AND SEQUENCING PLAN AND COORDINATING ROAD AND DRIVEWAY CLOSURES WITH THE OWNER AND AUTHORITIES HAVING JURISDICTION.

#### EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON—SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
- 3. PRIOR TO COMMENCING ANY CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
- THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY (IN COMPLIANCE WITH ALL MUNICIPAL REGULATIONS) TO DETERMINE THE LOCATION(S) OF PROJECT INGRESS/EGRESS POINTS. HOWEVER ALL ENTRANCES AT ALL TIMES SHALL BE PREPARED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS (SEE EROSION CONTROL DETAILS) AND CONTINUOUSLY MAINTAINED UNTIL FINAL PAVING IS ESTABLISHED.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF EROSION CONTROL DEVICES.
- 6. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
- 7. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR TCEQ STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT HIS EXPENSE.
- 8. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED/SODDED WITHIN SEVEN DAYS IN ACCORDANCE WITH THE PLANS.
- 9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE LANDSCAPE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDROSEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED/SODDED AREAS AS NECESSARY UNTIL 70% VEGETATION IS ESTABLISHED IN ACCORDANCE WITH THE PLANS.
- 11. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.

#### DEMOLITION NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING OF EXISTING STRUCTURES, UTILITIES, PAVEMENT, TREES, ETC., WITHIN CONSTRUCTION LIMITS AS SHOWN ON PLANS, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AT CONTRACTOR'S EXPENSE. AREAS WHERE MATERIAL HAS BEEN REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT BACK UP TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL IN ACCORDANCE WITH GEOTECHNICAL REPORT.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
- 5. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- 6. CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- ALL FENCES REMOVED TO FACILITATE CONSTRUCTION SHALL
  BE REPLACED AT THE EXISTING OR PROPOSED LOCATION AS
  DIRECTED BY THE OWNER'S PROJECT REPRESENTATIVE.

#### SITE PLAN NOTES:

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- 2. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE. ALL CURB RADII SHALL BE 2'MINIMUM UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND FOR DETAILED DIMENSIONING OF ENTRANCE FEATURES.
   CONTRACTOR SHALL REFER TO ARCHITECTURAL AND
- STRUCTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, TRUCK DOCKS, ENTRANCE LOCATIONS, DOWNSPOUTS AND FOUNDATION DIMENSIONS.

#### PAVING NOTES

- . THE CONTRACTOR SHALL PROVIDE A FULL DEPTH SAW—CUT AND SMOOTH TRANSITION AT CONNECTIONS TO EXISTING PAVEMENT AND CURB.
- 2. THE CONTRACTOR SHALL BACKFILL ALL CURBS WITHIN 48 TO 72 HOURS OF PLACEMENT.
- 3. ALL SIDEWALKS, ACCESSIBLE PATHS, AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.
- 4. THE CONTRACTOR SHALL NOT STAND, PARK, DRIVE ON, OR IN ANY WAY DISTURB OR DAMAGE STEEL REINFORCING FOR SITE WORK. ALL REINFORCING SHALL BE INSTALLED WITH CHAIRS PER THE PLANS AND SPECIFICATIONS.
- 5. SUBGRADE SHALL BE MAINTAINED TO WITHIN THE SPECIFIED REQUIREMENTS OF MOISTURE AND DENSITY UNTIL PAVING IS PLACED. PRIOR TO PLACING PAVEMENT, THE CONTRACTOR SHALL RE—TEST THE AREAS SELECTED BY THE CONSTRUCTION MATERIALS TESTING LAB PERSONNEL AT THE CONTRACTOR'S EXPENSE OR IF REQUESTED BY THE OWNER, ARCHITECT OR ENGINEER, AND IF THE SUBGRADE HAS BEEN PLACED AND ACCEPTED FOR LONGER THAN TEN (10) DAYS AND NO PAVEMENT HAS BEEN CONSTRUCTED.
- 6. PAVING CONTRACTOR TO VERIFY AND COORDINATE THE INSTALLATION OF ALL SLEEVES UNDER PAVEMENT FOR THE IRRIGATION SYSTEM, IRRIGATION CONTROLS, ELECTRICAL, EXTERIOR SITE LIGHTING AND SIGNAGE, ETC. PRIOR TO THE PLACEMENT OF PAVING.
- 7. ALL EXPANSION JOINTS SHALL BE CONSTRUCTED OF REDWOOD.
- 8. REFERENCE SITE PLAN FOR PAVING DIMENSIONS AND LAYOUT.
- 9. CONNECTION OF THE PROPOSED SIDEWALK TO EXISTING PAVING, SIDEWALK, BUILDING, AND WHEELCHAIR RAMPS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE CONSTRUCTION OF THE SIDEWALK.
- 10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- 11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
- 12. CONTRACTOR SHALL AVOID CONSTRUCTING IRREGULAR SHAPED PANELS. AN IRREGULAR SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE, WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1, OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.

#### **GRADING NOTES:**

- 1. THE AREA TO BE GRADED SHOULD BE STRIPPED OF VEGETATION, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIALS.
- 2. ALL DISTURBED AREAS NOT UNDER BUILDING PAD OR FUTURE PAVEMENT SHALL RECEIVE SIX (6) INCHES OF TOPSOIL.
- 3. CONSTRUCTION SHALL BE BASED ON SPOT GRADES SHOWN ON THE GRADING PLAN. CONTOURS ARE A VISUAL REPRESENTATION OF FINISHED GRADE ONLY AND ARE NOT INTENDED TO BE USED TO SET GRADE.
- 4. SLOPES ON SITE SHALL NOT EXCEED A 4:1 SLOPE, UNLESS NOTED OTHERWISE.
- 5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.6. ANY COSTS ASSOCIATED WITH DEWATERING THE SITE SHALL
- BE DONE AT THE EXPENSE OF THE CONTRACTOR.

  7. THE CONTRACTOR IS RESPONSIBLE FOR MASS GRADING THE SITE WITHIN +/- 0.10 FEET OF THE FINISHED GRADE FOR THE PROPOSED BUILDING PAD AND UNDER PROPOSED/FUTURE PAVEMENT.
- 8. MEDIANS AND LANDSCAPE ISLANDS SHALL BE GRADED TO DRAIN OVER CURB TO PREVENT PONDING WATER, UNLESS NOTED OTHERWISE.
- 9. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AND CONSTRUCT SMOOTH TRANSITIONS AT CONNECTIONS TO EXISTING PAVEMENT AND CURB.

#### STORM DRAIN NOTES:

- . ALL PIPE ENTERING STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL STORM STRUCTURES (MANHOLES, INLETS, ETC.) TO FINAL GRADE PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASS.
- 3. ALL STORM SEWER MANHOLES COVERS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE H-20 TRAFFIC RATED RING AND COVER LABELED "STORM SEWER" OR AS REQUIRED BY GOVERNING AUTHORITY. STORM DRAIN MANHOLES IN UNPAVED AREAS SHALL BE SIX (6) INCHES ABOVE FINISH GRADE.
- 4. ALL STORM DRAIN PIPE SHALL BE RCP ASTM C-76, CLASS III, WALL TYPE 'B' UNLESS NOTED OTHERWISE.
- 5. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITY OR STRUCTURE.

#### UTILITY NOTES:

- 1. THE CONTRACTOR SHALL INSTALL WATER AND SEWER LINES SO AS TO AVOID CONFLICTS WITH OTHER UTILITIES. WATER AND SANITARY SEWER SEPARATIONS SHALL BE MAINTAINED PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR CITY REGULATIONS (WHICHEVER IS MORE STRINGENT).
- 2. THE CONTRACTOR SHALL INSTALL ALL GRAVITY LINES (SANITARY SEWER, STORM SEWER AND FRENCH DRAINS)
  BEFORE INSTALLATION OF WATER LINES AND APPURTENANCES.
- 3. IF GROUNDWATER IS ENCOUNTERED WHEN LAYING UTILITY LINES, 3/4" WASHED ROCK MUST BE PLACED 6" BELOW AND 6" ABOVE THE UTILITY LINE.
- 4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE APPLICABLE CITY'S PUBLIC WORKS DEPARTMENT, BUILDING INSPECTIONS AND SHALL COORDINATE WITH CITY PRIOR TO CONNECTING TO EXISTING PUBLIC UTILITIES.
- 5. THE CONTRACTOR SHALL COORDINATE INSPECTION AND TESTING ON ALL UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.
- 6. ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE APPLICABLE CITY'S FIRE DEPARTMENT.
- 7. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL VALVE BOXES, HYDRANTS, SEWER CLEAN OUTS AND MANHOLE RIMS TO FINAL GRADE.
- 8. CONTRACTOR TO COORDINATE FINAL LOCATION OF ELECTRIC, TELEPHONE, AND GAS SERVICE WITH EACH RESPECTIVE UTILITY COMPANY, AND SHALL INCLUDE ALL ASSOCIATED COSTS IN BID.
- 9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ON—SITE POWER POLES AS REQUIRED TO COMPLETE THE WORK.
- 10. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL REFERENCE MEP PLANS FOR ACTUAL BUILDING SERVICE STUB—OUT LOCATIONS.
- 11. IN THE EVENT THAT EXISTING UTILITIES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC., MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
- 12. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE AND UNDERGROUND TELEPHONE CABLE.
- 13. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE RESPECTIVE UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- 14. ALL WATER LINES 4" DIAMETER AND LARGER SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 MINIMUM CLASS 150 PVC, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STANDARD SPECIFICATIONS. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS. WATER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE PVC, CLASS 150, DR-18, AWWA C900.
- 15. CORPORATION STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- 16. WATER AND SANITARY SEWER LINES SHALL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISINFECTION, CHLORINATION AND FLUSHING REQUIREMENTS. THIS SHALL INCLUDE PROVIDING TEMPORARY ISOLATION VALVES, PLUGS, INJECTION PORTS, FLUSHING VALVES, TOOLS AND EQUIPMENT NECESSARY TO COMPLETE THE TASK. THE CONTRACTOR SHALL CONTACT THE WATER UTILITY 48 HOURS PRIOR TO FLUSHING OF WATER LINES.
- 18. ALL WATER LINE FITTINGS ARE TO BE DUCTILE IRON MECHANICAL JOINTS.
- 19. HORIZONTAL BLOCKING HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARDS AND MUST BE IN ACCORDANCE WITH APPLICABLE CITY'S DETAILS. CONCRETE BLOCKING SHALL BE PLACED AT ALL VALVES, BENDS, TEES AND PLUGS. DO NOT COVER BELLS OR FLANGES WITH CONCRETE. ANY EXISTING THRUST BLOCKS OR RESTRAINTS SHALL BE REMOVED BY THE UTILITY CONTRACTOR TO ALLOW HIS WORK TO PROCEED. THE REPLACEMENT, WHERE REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 20. TOP OF WATER LINES (DOMESTIC AND FIRE) SHALL BE INSTALLED WITH A MINIMUM COVER OF 42 INCHES, UNLESS NOTED OTHERWISE. IN THE EVENT THAT MINIMUM COVER CANNOT BE ACHIEVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- 21. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAIN PIPING, THE CONTRACTOR SHALL ADJUST THE WATER LINE DOWNWARDS IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED.
- 22. CONTRACTOR SHALL CONDUCT A PRESSURE TEST ON ALL FIRE PROTECTION LINES TO THE SATISFACTION OF THE APPLICABLE CITY'S FIRE MARSHAL.
- 23. ALL VALVES AT THE END OF A LINE SHALL BE PLUGGED AND BLOCKED.
- 24. FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH CURRENTLY PUBLISHED CITY DESIGN STANDARDS.

WARNING TO CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

#### <u>CRITIC</u>

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

#### UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES.
TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH
THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT
THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE
RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

#### CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB—CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

#### PROJECT BENCHMARKS

BM#1 — Square cut on the north corner of a concrete curb inlet, northeast curb line of Quadrant Way,  $\pm 16.8$  feet northeast of the northwest property corner and  $\pm 49.5$  feet southeast of the centerline of North Tarrant Parkway. ELEVATION — 660.66 feet

BM#2 — Square cut on top of a concrete light pole base, ±29.6 feet southeast of the southwest property corner and ±17.6 feet southwest of the centerline of Quadrant Way.

ELEVATION — 677.18 feet



#### UTILITY NOTES (CONTINUED):

- 25. FIRE HYDRANT ASSEMBLY BID ITEMS WILL INCHAPPED IN THE HYDRANT, THE PIPE EXTENSION FROM THE NECESSARY FITTINGS INCLUDING THE 6" GABOX. ALL VALVES AND FIRE HYDRANTS SHALL SPECIFICATIONS.
- 26. UPON COMPLETION OF SANITARY SEWER LINE CONSTRUCTION, THE CONTRACTOR SHALL HAVE THE LINES TESTED, INCLUDING MANDREL TEST, AIR TEST, AND A T.V. INSPECTION AT NO ADDITIONAL COST TO THE OWNER.
- 27. CONTRACTOR SHALL FOLLOW BUILDING INSPECTION RULES REGARDING THE MATERIALS AND INSTALLATION OF THE PRIVATE WATER AND SANITARY SEWER LINES.
- 28. SANITARY SEWER PIPE MATERIALS TO BE USED ON THIS PROJECT, UNLESS NOTED OTHERWISE, ARE SDR-35 PVC, USE SDR-26 WHERE DEPTHS EXCEED 12' OR WHERE SEWER PIPE IS LESS THAN 10' HORIZONTALLY FROM WATER PIPE. ALL SANITARY SEWER PIPE AND FITTINGS SHALL CONFORM TO ASTM D3034. REFER TO CITY SPECIFICATIONS FOR UTILITY CROSSING REQUIREMENTS.
- 29. TRENCH BACKFILL COMPACTION SHALL BE TESTED AT THE RATE OF ONE (1) TEST PER 100 LINEAR FEET PER 12 INCH LIFT (LOOSE). TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER TEST LOCATION OF PREVIOUS LIFT.
- 30. WHERE CONNECTING DISTANCE BETWEEN MANHOLES EXCEEDS 100 FEET, A MINIMUM OF TWO (2) TESTS PER LIFT, AS OUTLINED IN NOTE #30, SHALL BE REQUIRED.
- 31. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES INCURRED IN THE INSTALLATION OF UTILITIES.
- 32. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOOTINGS FOR UTILITY SERVICE ENTRIES.
- 33. CONTRACTOR SHALL VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. ANY DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RECONCILIATION.
- 34. CONTRACTOR SHALL USE OSHA APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE OSHA CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.

# ENERAL NO

EN CUSTARD

ANDY'S FROZEN CUSTA LOT 4R, BLOCK A QUADRANT PARK VISTA ADDITI FORT WORTH, TEXAS

CHRISTOPHER M. BIGGERS

100189

//CENSE

JOB NO.

B002812.001

DESIGNED BY:

CMB

DRAWN BY:

COB

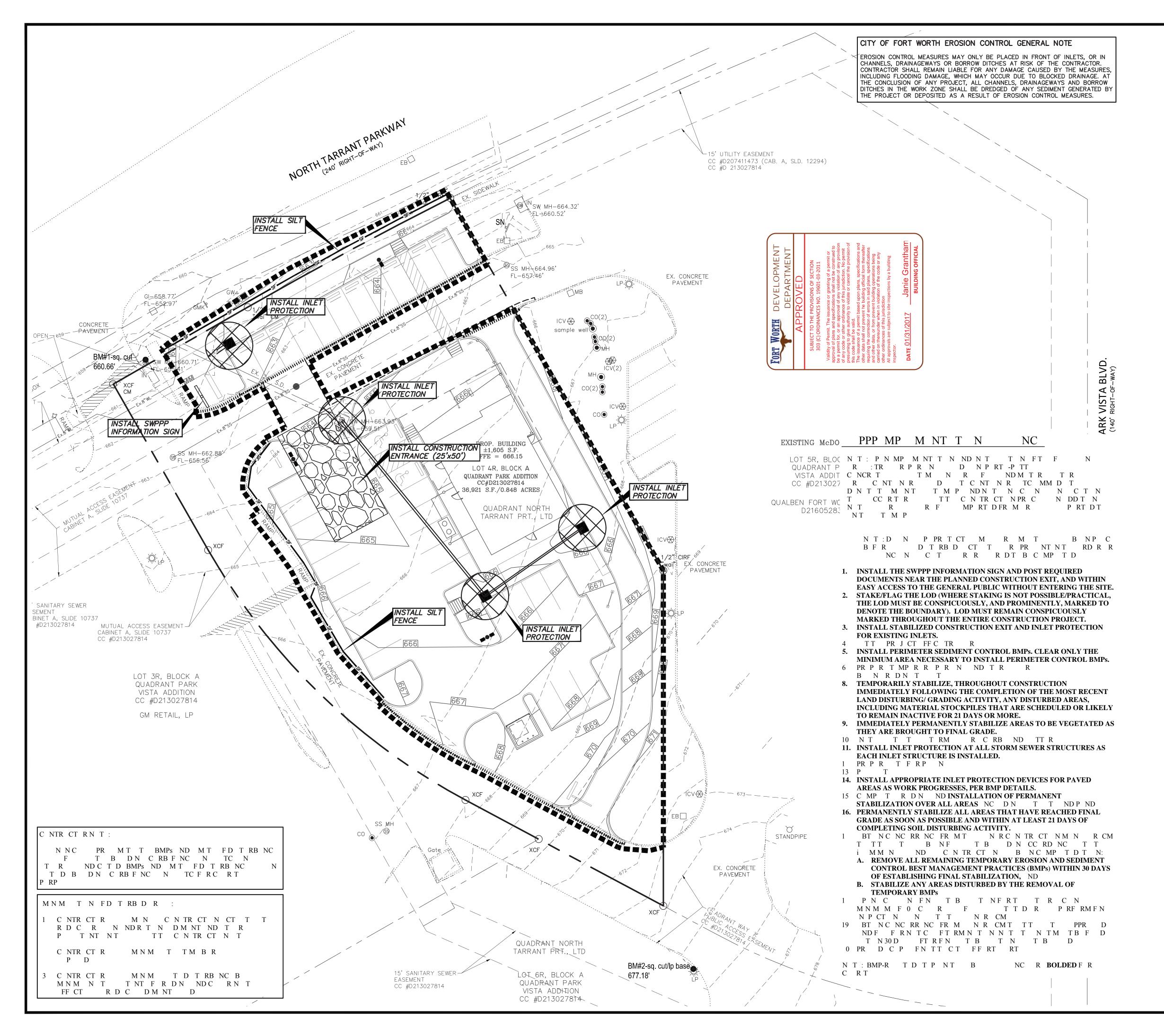
SHEET:

CHECKED BY:

C2.0

SEPTEMBER 26, 2016

CMB



WARNING TO CONTRACTOR:

CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48
HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P.
IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR
DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

#### <u>CRITICA</u>

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

#### UTILITY RELOCATION NOTE:

IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES. TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

#### CONTRACTOR ADVISORY:

THE CONTRACTOR, AND HIS AGENTS (SUB—CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

#### PROJECT BENCHMARKS:

BM#1 — Square cut on the north corner of a concrete curb inlet, northeast curb line of Quadrant Way,  $\pm 16.8$  feet northeast of the northwest property corner and  $\pm 49.5$  feet southeast of the centerline of North Tarrant Parkway. ELEVATION — 660.66 feet

BM#2 — Square cut on top of a concrete light pole base,  $\pm 29.6$  feet southeast of the southwest property corner and  $\pm 17.6$  feet southwest of the centerline of Quadrant Way. ELEVATION — 677.18 feet

# LEGEND

#### SITE FEATURES

BOUNDARY LINE/ RIGHT OF WAY LINE
PROPOSED LIMITS OF DISTURBANCE
EXISTING CONTOUR ELEVATIONS
EXISTING CONTOUR ELEVATIONS
EXISTING STORM DRAIN
PROPOSED STORM DRAIN

SLOPE ARROW

# O EROSION DETAILS

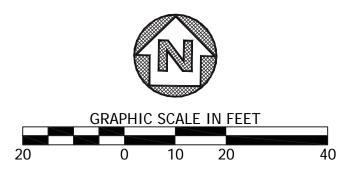
SF) SILT

SS) SWPPP INFORMATION SIGN

CE) CONSTRUCTION EXIT

WWW) WEIGHTED WATTLE OR EROSION EEL

	ACREAGE SUMMARY (IN ACRES)		
1	PROPERTY AREA	0.85 A0	
2	PERMITTED AREA WITHIN PROPERTY	0.67AC	
3	PERMITTED AREA OUTSIDE OF PROPERTY	0.01 A	
4	TOTAL PERMITTED PROJECT AREA (MUST MATCH NOI)	0.68 A	
5	IMPERVIOUS AREA BEFORE PROJECT	0.22 A	
6	IMPERVIOUS AREA AT COMPLETION	0.65 A	
7	PERVIOUS AREA AT COMPLETION	0.20 A	





AND

JOB NO.	B002812.001
DESIGNED E	BY: CMB
DRAWN BY:	СОВ
CHECKED B	Y: CMB
DATE:	SEPTEMBER 26, 2016

SHEET:

- WIDTH PER DESIGN

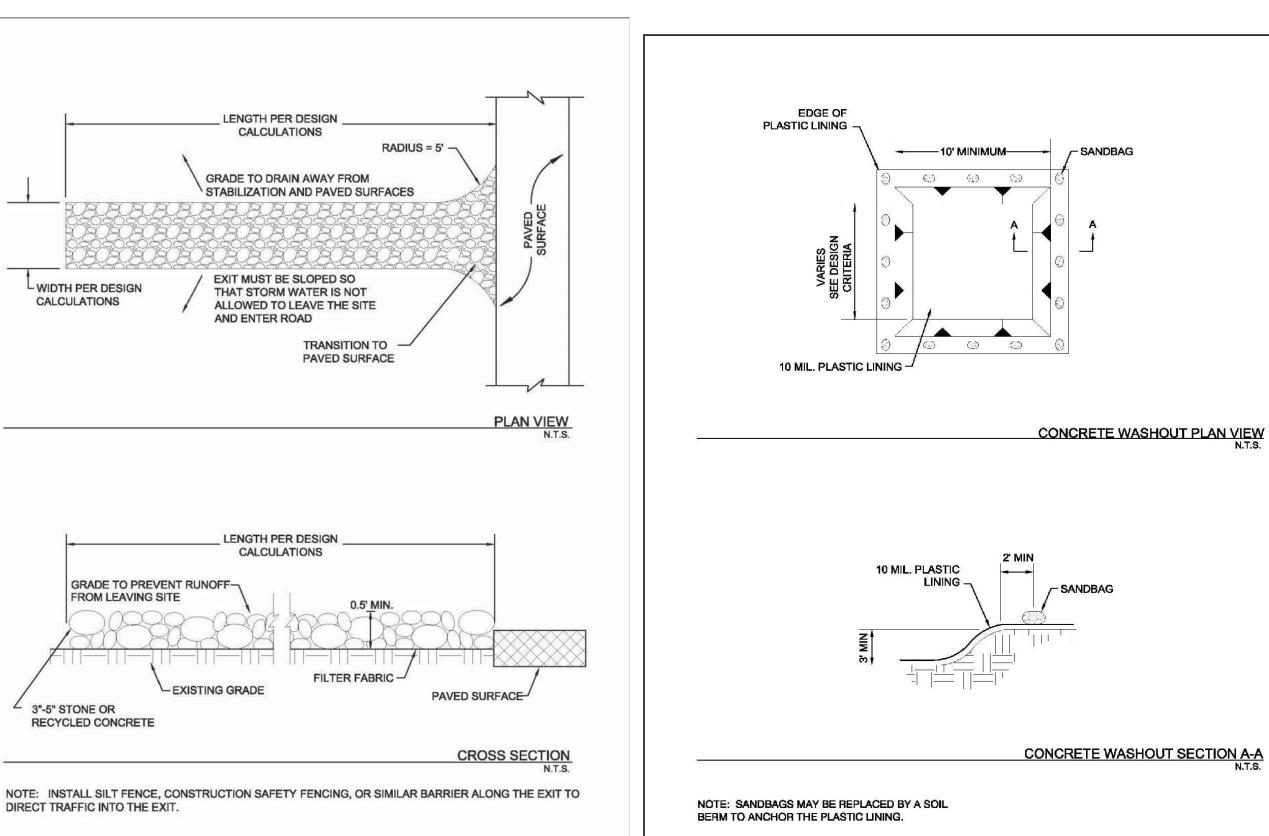
CALCULATIONS

3"-5" STONE OR

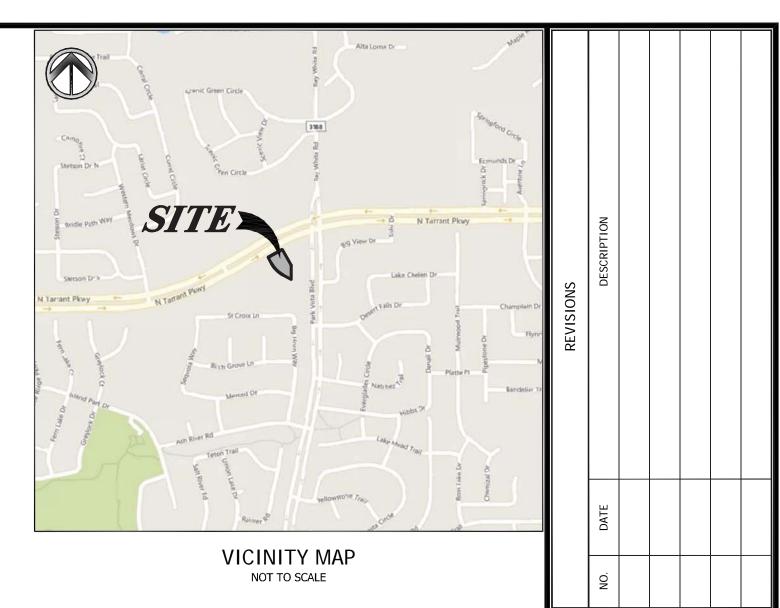
Figure 3.29 Schematics of Stabilized Construction Exit

Figure 4.1 Schematics of Concrete Washout Containment

CC-190



CC-151 Concrete Waste Management



1. REFER TO THE SWPPP FOR ALL BMP CALCULATIONS.

#### INLET PROTECTION MAINTENANCE NOTES:

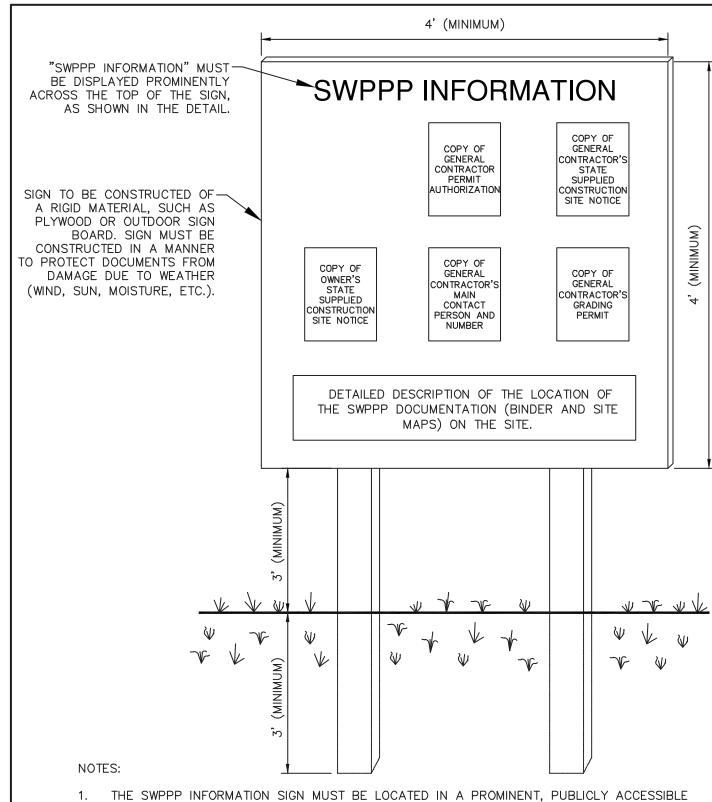
- 1. CHECK INLET PROTECTION REGULARLY AND AFTER EACH STORM EVENT
- FOR BLOCKAGE OF INLET. 2. REMOVE SEDIMENT BEFORE IT REACHES HALF THE DESIGN HEIGHT OR VOLUME OF THE INLET PROTECTION, MORE FREQUENTLY FOR CURB INLETS.
- REMOVE AND REPLACE DAMAGED MATERIALS. 4. CLEAN OR REPLACE FILTER STONE AND ORGANIC FILTER TUBES WHEN CLOGGED BY SEDIMENT.

#### SILT FENCE MAINTENANCE NOTES:

- INSPECT SILT FENCE REGULARLY. REPAIR UNDERCUTTING, SAGS AND OTHER SILT FENCE FAILURES.
- REMOVE SEDIMENT BEFORE IT REACHES HALF THE HEIGHT OF THE FENCE. REPAIR OR REPLACE DAMAGED OR CLOGGED FILTER FABRIC.

#### CONSTRUCTION EXIT MAINTENANCE NOTES:

- INSPECT REGULARLY.
- REPLACE ROCK WHEN SEDIMENT IN THE VOID AREA BETWEEN THE ROCKS IS VISIBLE ON THE SURFACE. PERIODICALLY RE-GRADE AND TOP DRESS WITH ADDITIONAL STONE TO



THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES

THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE

ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.

CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED

AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN. SWPPP INFORMATION SIGN

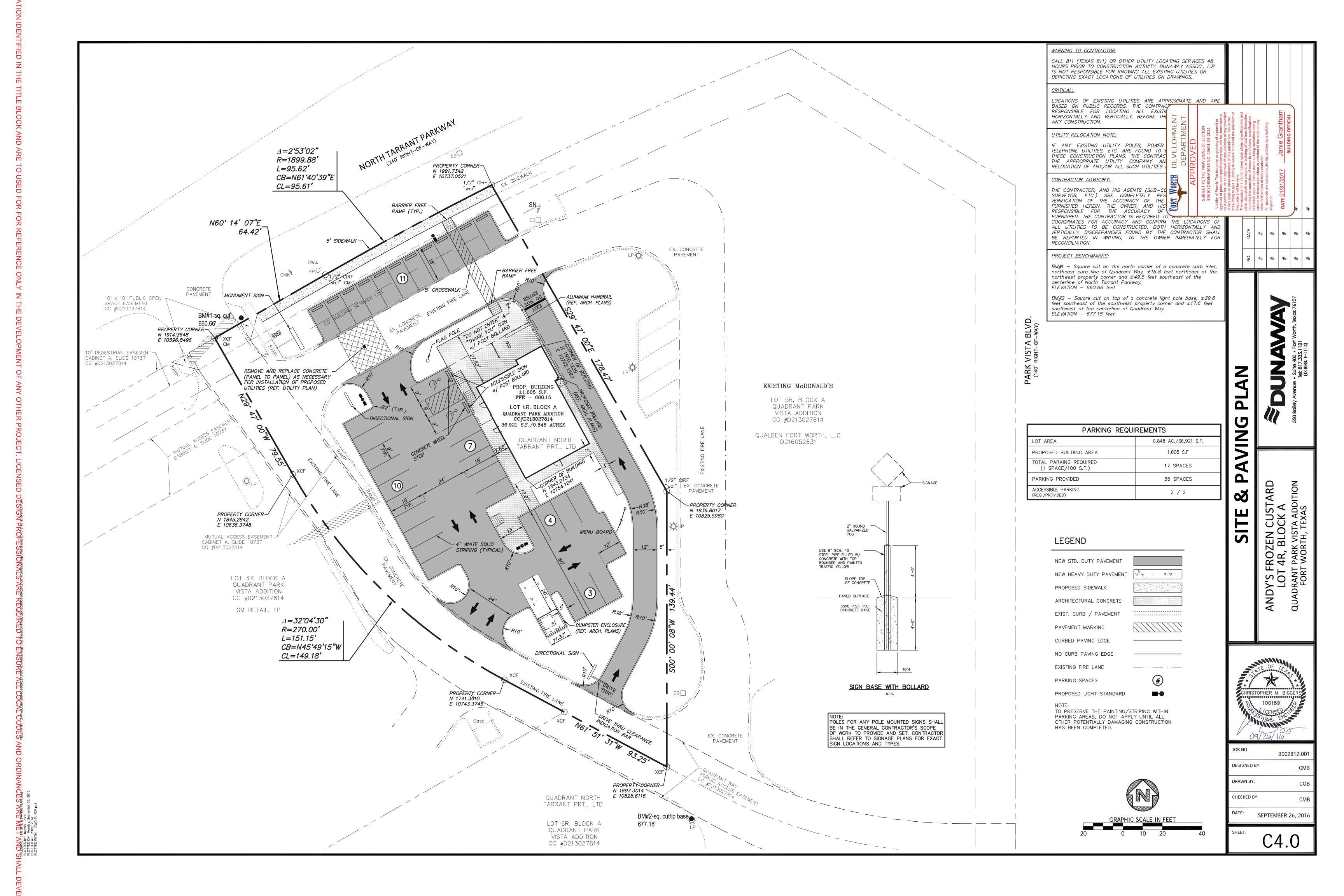


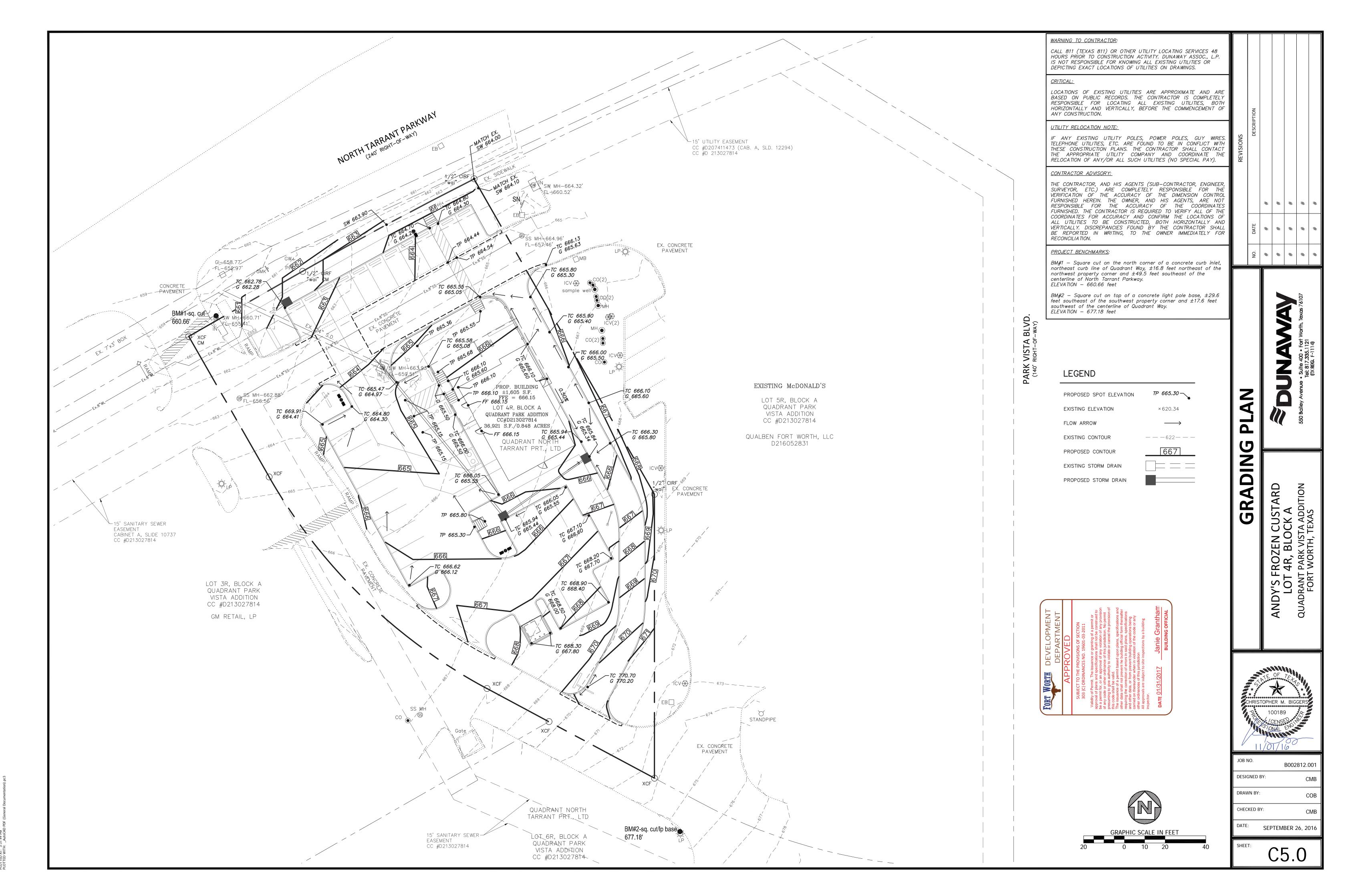
DESIGNED BY: CMB DRAWN BY: COB

SEPTEMBER 26, 2016

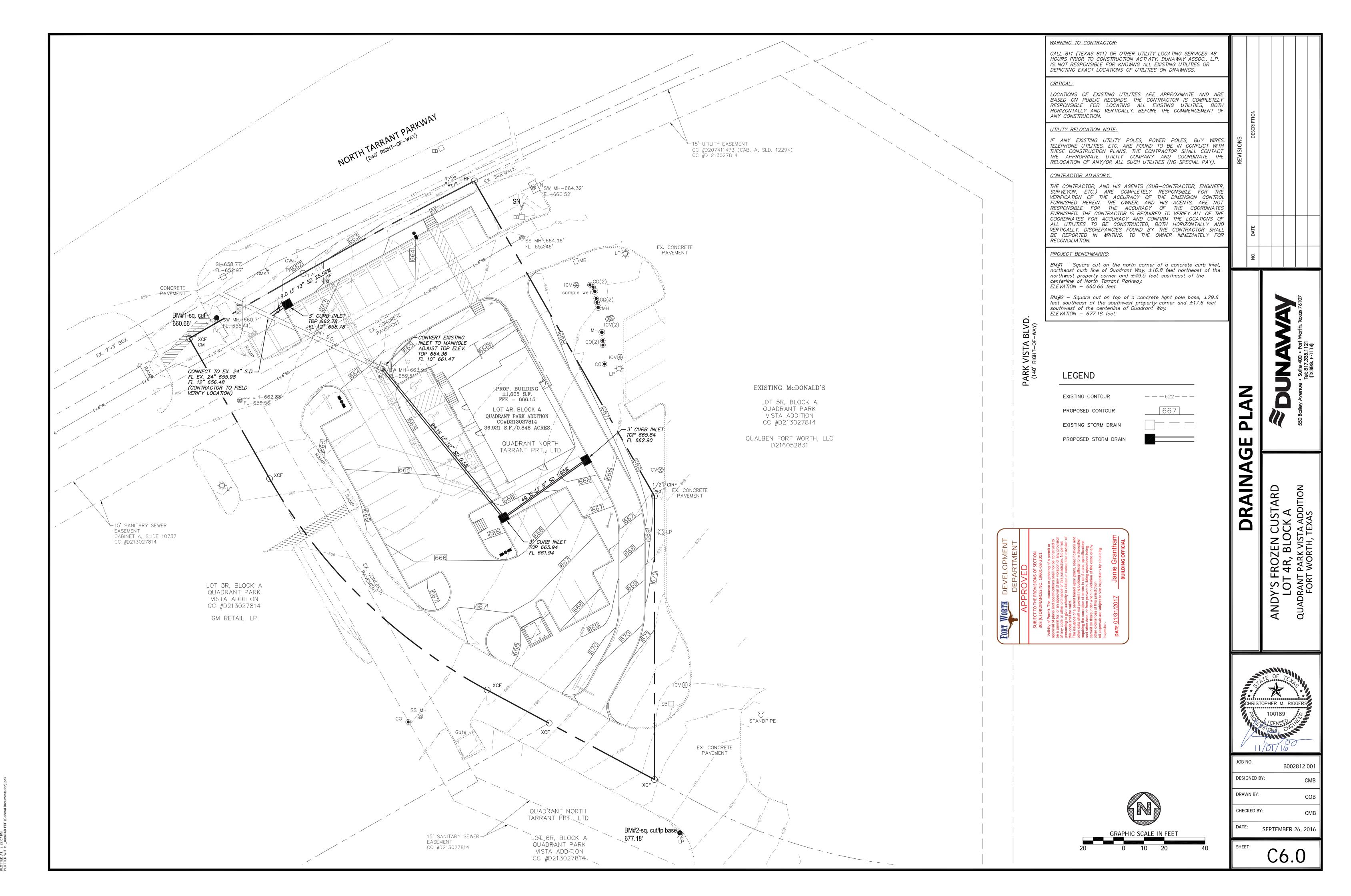
CHECKED BY:

MAINTAIN EFFICIENCY.

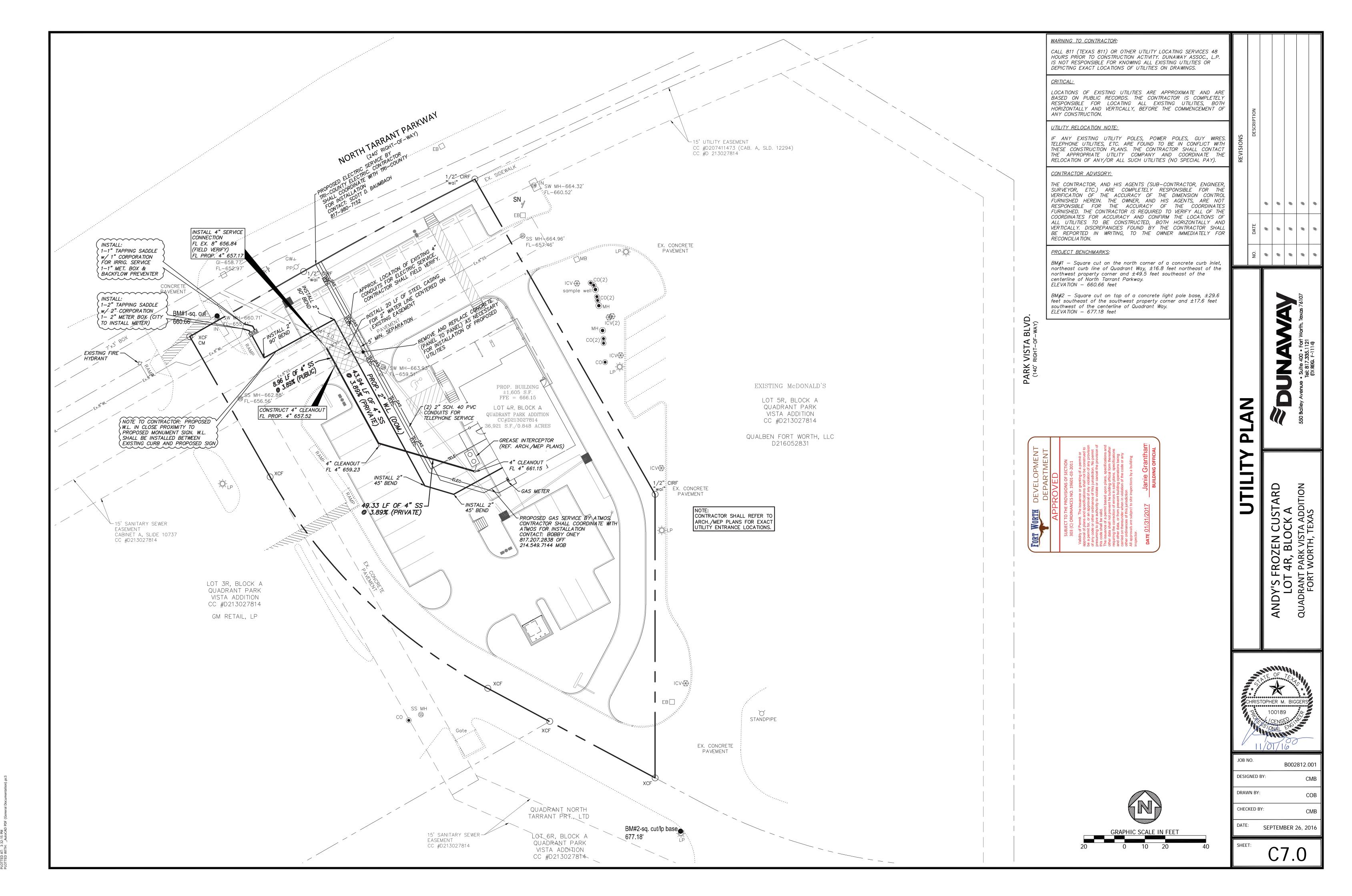




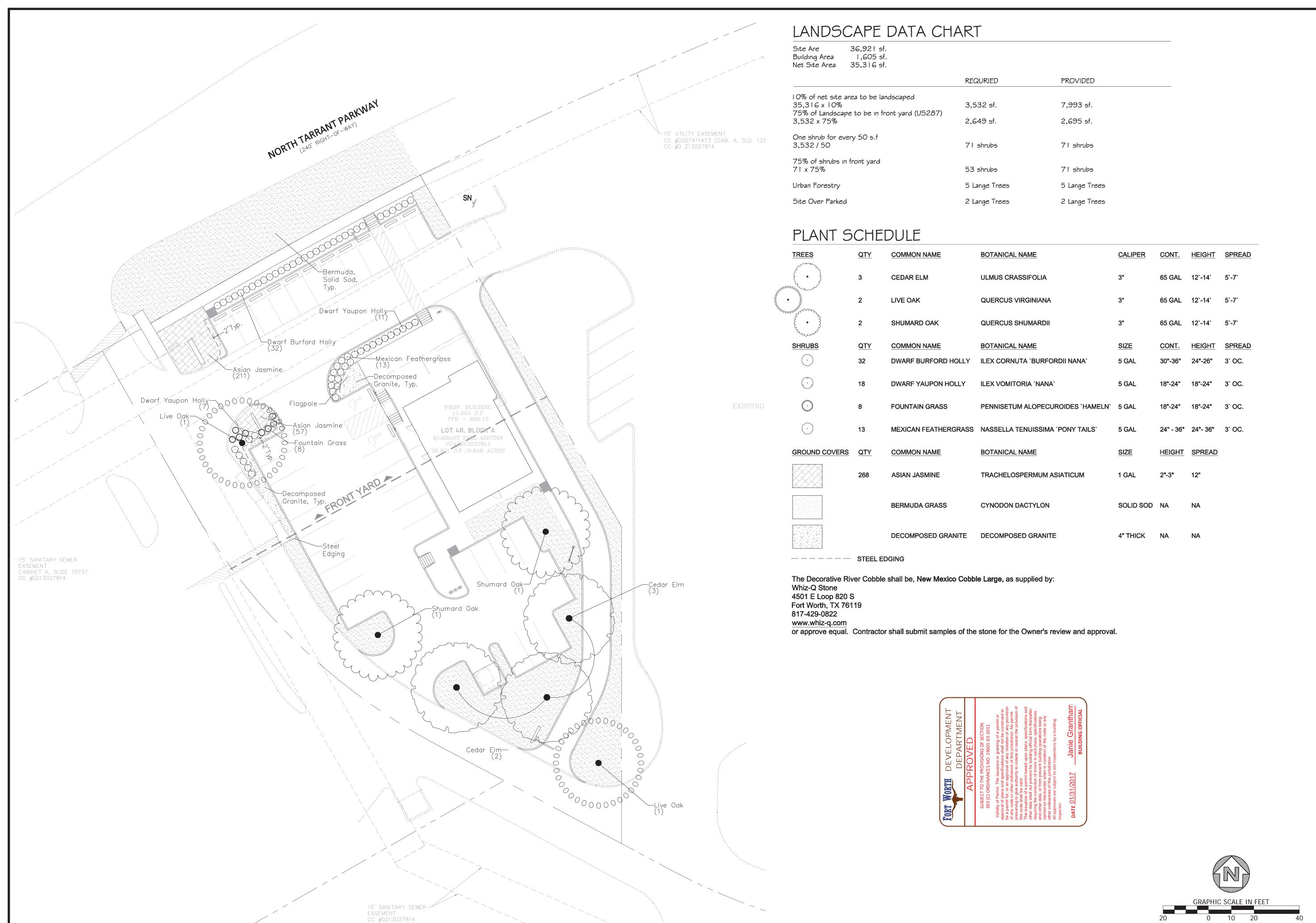
OCAL CODES AND ORDINANCES ARE MET AND SHALL



AND ORDINANCES ARE MET AND S



ES AND ORDINANCES ARE MET AND SHA



REVISIONS

DESCRIPTION

#

#

# # # # 201

Sy Avenue • Suite 400 • Fort Worth, Texa

AN

4

ANDY'S FROZEN CUSTARD LOT 4R, BLOCK A QUADRANT PARK VISTA ADDITION

ANDSCAPE P. O. A. TECT P. O. TECT P. O. A. TECT P. O. A. TECT P. O. A. TECT P. O. TE

JOB NO.	B002812.001
DESIGNED	BY: LPO
DRAWN BY	JMM
CHECKED E	Y: LPO
DATE:	SEPTEMBER 26, 2016

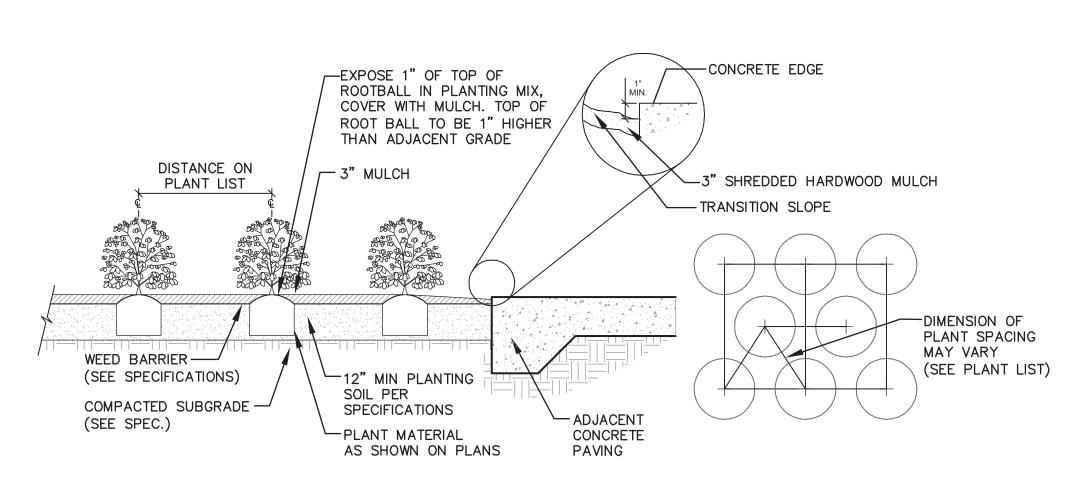
C8.0

### PLANTING NOTES

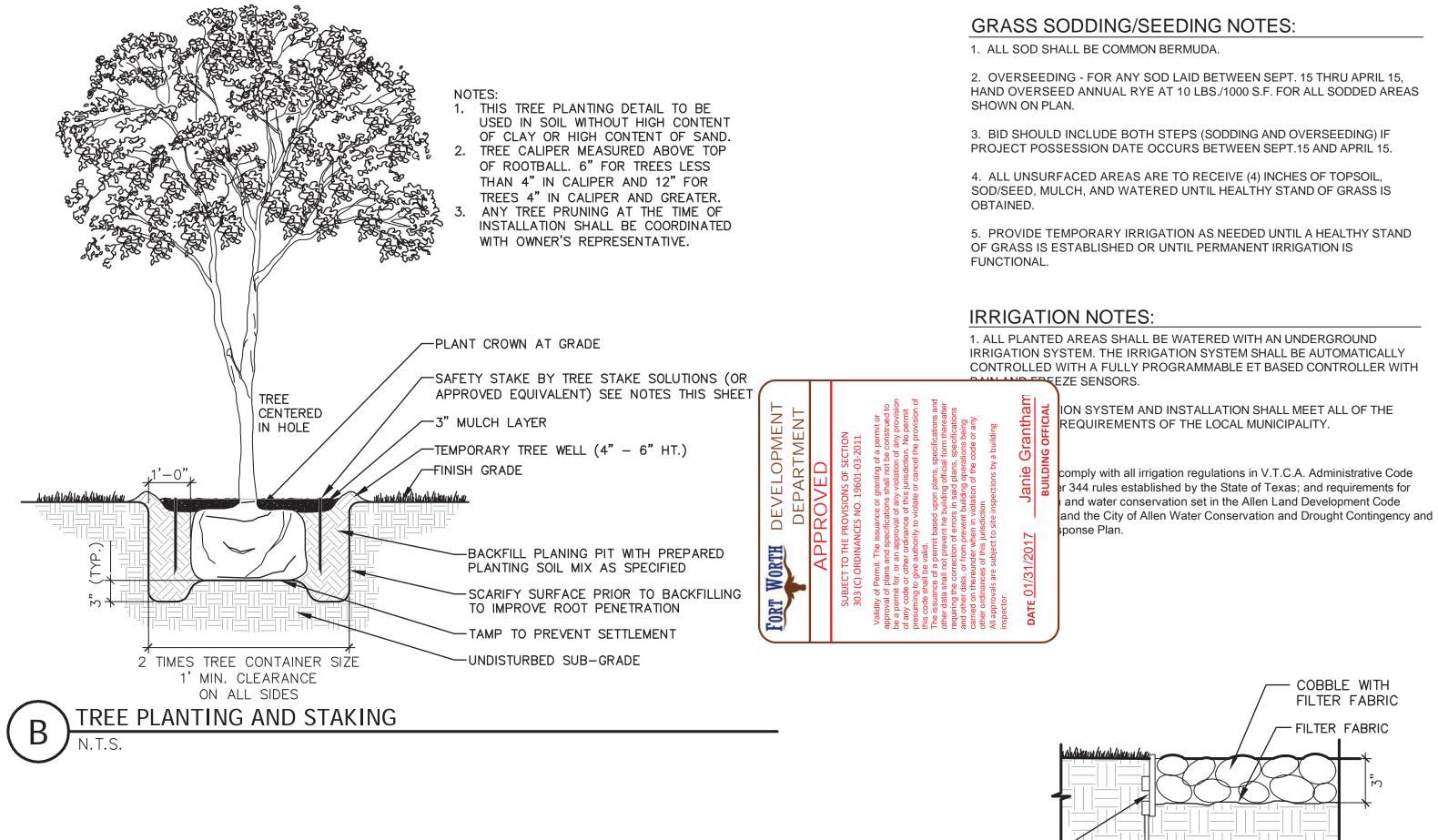
- 1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- 2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- 3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- 5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- 6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS
- SPECIFIED.
- 7. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
- 8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL NULLITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO THE NULLITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- 9. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, EDGING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC. OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- 12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- 13. THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO
- INSTALLATION. 14. AFTER BEING DUG AT HE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO
- INSTALLATION. 15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUAINTLY, AND SIZE. THE REPLACEMENT MATERIAL SHALL MEET ALL PLANT LIST
- 16. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- 19. THE CONTRACTOR I S CAUTIONED THAT LOCAL CITY STANDARDS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
- 20. ALL SHRUB, GROUND COVER AND SEASONAL COLOR AND ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- 21. STEEL EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
- TURF to SHRUB TURF to GROUNDCOVER

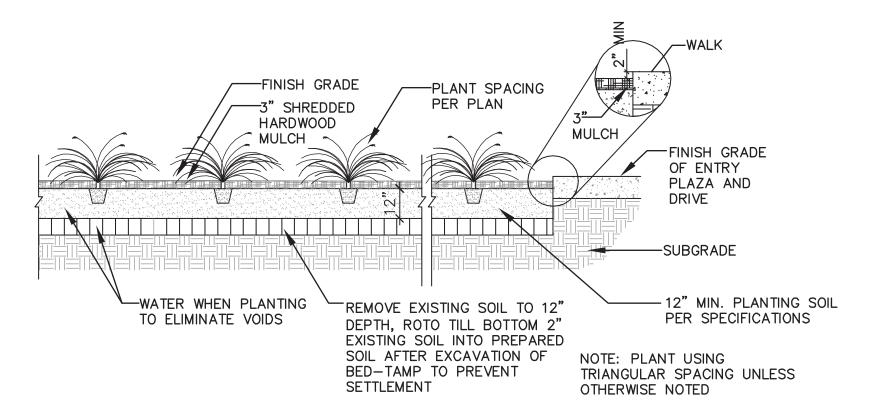
SPECIFICATIONS.

- GROUNDCOVER to SHRUB
- GROUNDCOVER to SEASONAL GROUNDCOVER to GROUNDCOVER
- PLANT MATERIAL TO DECOMPOSED GRANITE OR COBBLE
- 22. IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT OWNER'S REPRESENTATIVE FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES.
- 23. PLANT MATERIALS
  - "ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC.
  - (214)239-4777 OR APPROVED EQUAL.
  - PLANT 100% PEAT MOSS. PLANT ALL OTHER PLANTINGS IN PLANTING SOIL.
- -MYCORRHIZAL SUPPLEMENT: 'DIEHARD-TRANSPLANT," BY HORTICULTURAL ALLIANCE, INC.
- (800)628-6377, WWW.HORTICULTURALALLIANCE.COM. APPLY TO ALL PLANTINGS DURING THE PLANTING OPERATION AT THE RATES SPECIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL CALCULATE THE REQUIRED AMOUNT OF "DIEHARD TRANSPLANT," FOR THE PROJECT USING THE MANUFACTURER'S SPREADSHEET AND SUBMIT THE SPREADSHEET WITH THE PROJECT SUBMITTALS. THE CONTRACTOR SHALL SUBMIT RECEIPTS OF
- THE ACTUAL PURCHASE OF THE "DIEHARD TRANSPLANT," MATERIAL AT TIME OF PROJECT PURCHASE. "FINE CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS, INC.
- (214)239-4777 OR APPROVED EQUAL.

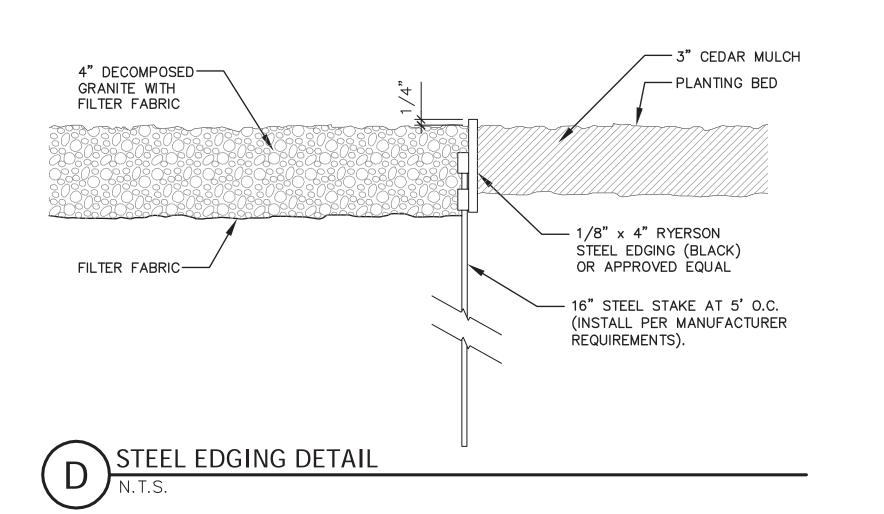


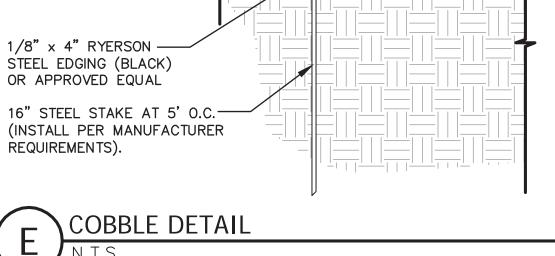












65 BG-NS

#4 RE-BAR

ROOTBALL ANCHOR RINGS 18" & 21" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO

ACCOMMODATE 30" ROOTBALL

6" U BRACKET (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

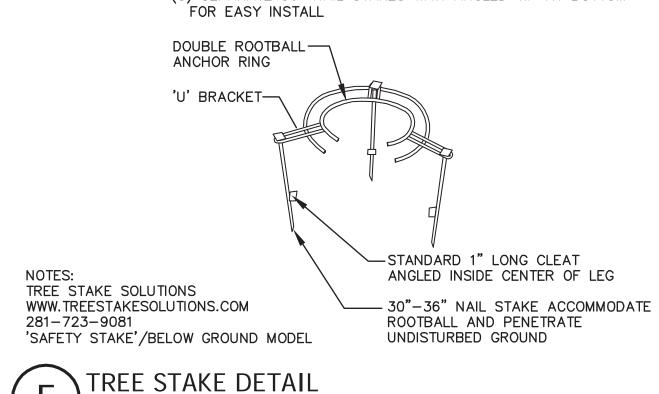
100 BG-NS

#4 RE-BAR

21" & 24" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO

ACCOMMODATE 36" ROOTBALL

6" U BRACKET (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM





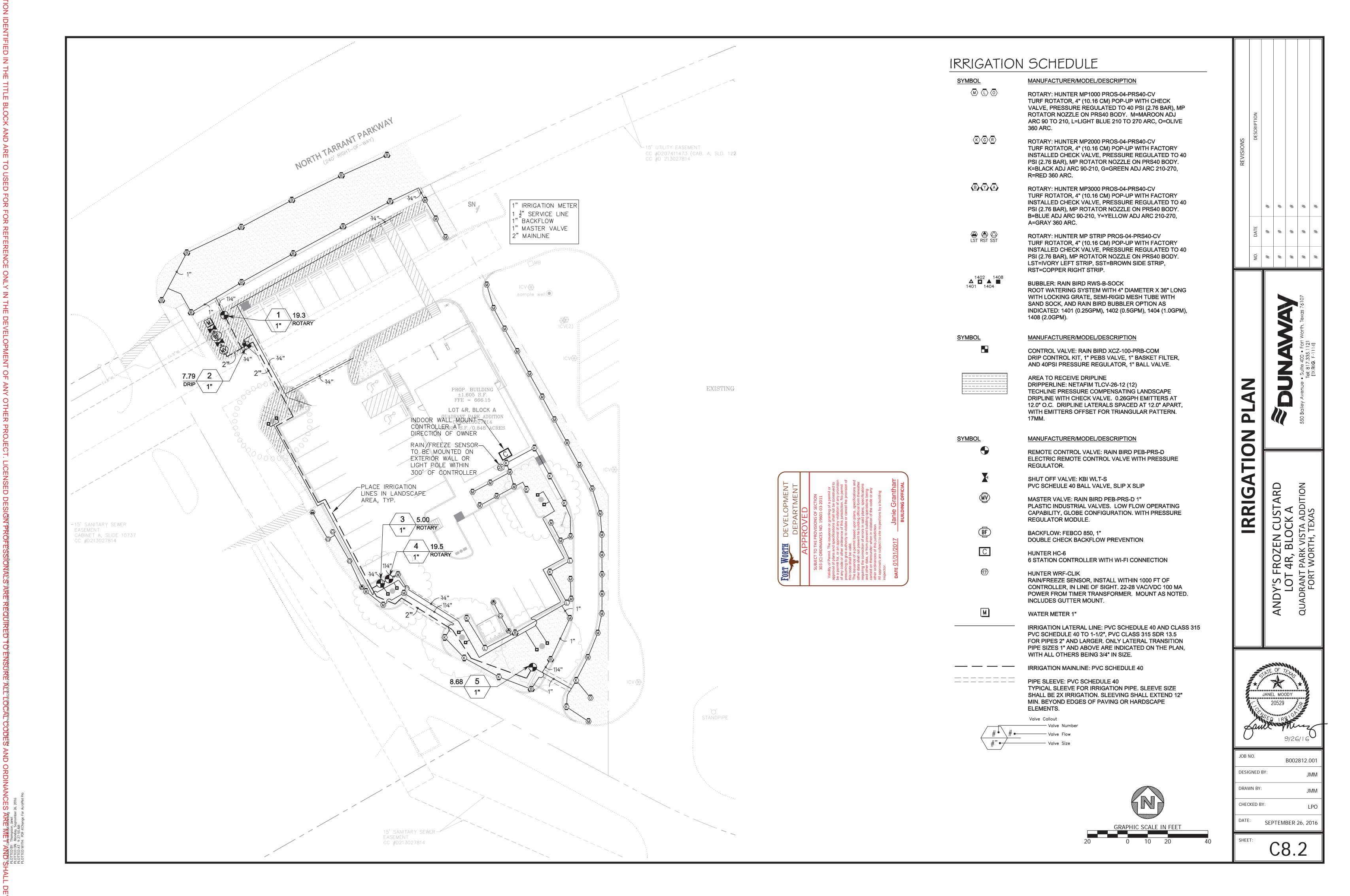
AND

CUSTARD OCK A

JOB NO. B002812.001 DESIGNED BY: DRAWN BY: JMM CHECKED BY:

SEPTEMBER 26, 2016

SHEET:



2. VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.

3. COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.

4. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURER'S CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE

5. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.

6. WORK MUST BE GUARANTEED FOR TWO YEARS.

7. IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES

8. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.

9. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.

10. MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.

11. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.

13. PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<75>> PSI. IF THE STATIC PRESSURE IS LESS THAN <<75>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.

14. ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.

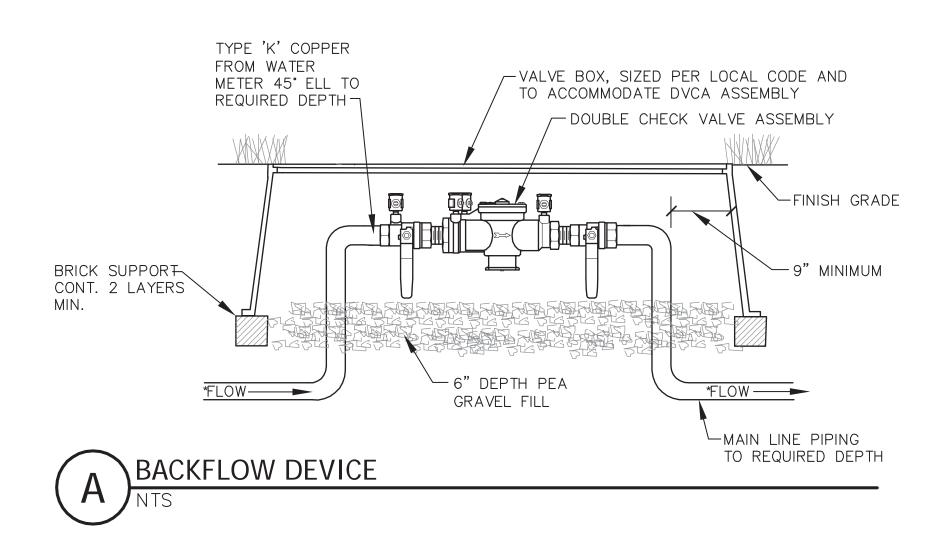
15. THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.

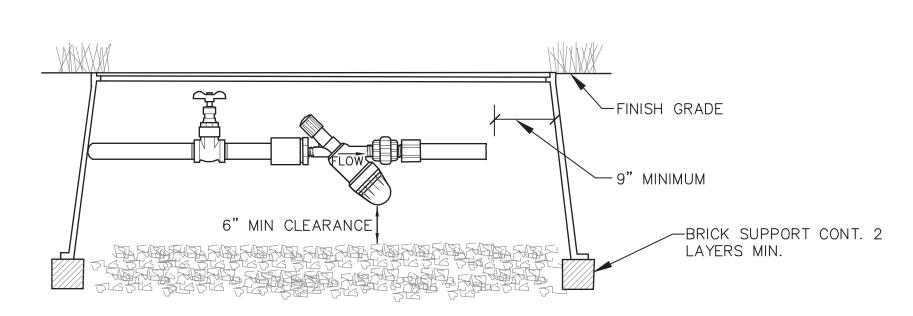
16. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.

17. ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.

18. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.

19. ALL WIRING SHALL BE RATED FOR DIRECT BURIAL.





'-STRAINER

#### DRIP NOTES

- 1. AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.
- 2. FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.
- 3. THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.
- 4. IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.

#### **INSPECTION NOTES**

- 1. HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.
- 2. HEADS SHALL NOT SPRAY ON WALLS OR FENCES.

TWO STAINLESS

STEEL CLAMPS

6" DEEP LAYER-

THREE PVC

SCH 80 ELLS

ONE PER BOX

LOOPED WIRES

WASHED PEA GRAVEL 1/2" X 36" REBAR — 📙

REMOTE CONTROL VALVE -

20 X 14 JUMBO PLASTIC —

M 45 DOWN AS REQ. TO LATERAL

LINE PIPE

OUTLET PIPE SAME SIZE AS VALVE,-

6X2X16 CONC. BLOCK CAPS, —

ONE EA. CORNER (4 TOTAL)

24" MIN. TO FIRST FITTING

6" DEPTH WASHED

PEA GRAVEL FILL

FILTER FABRIC

VALVE BOX AND COVER

WATER PROOF WIRE -

CONNECTORS ON 18"

3. HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.

4. NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES, NO SWIMMING POOL USE OR FOUNTAINS.

5. CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPATLITY.

6. FOR FINAL INSPECTION.



DUICK COUPLING VALVE IN BOX

-12" RECTANGULAR VALVE BOX.

QUICK COUPLING VALVE AS SPECIFIED

PVD SCH 80 NIPPLE, LENGTH AS REQ

3" PVC SCHEDULE 80 NIPPLE

AT TRUF

-PVC 90 ELBOW

SCHEDULE 40 RISER

- MAIN LINE WITH

PVC TEE

SET VALVE 2-3"
BELOW TOP OF BOX

LECTRIC REMOTE CONTROL VALVE / MASTER VALVE

AT SHRUBS

-SET BOX FLUSH TO GRADE

-SET BOX 2" ABOVE GRADE

KBI BTU 'V' THREADED

WITH SCH 80 NIPPLES

TRUE UNION BALL VALVE

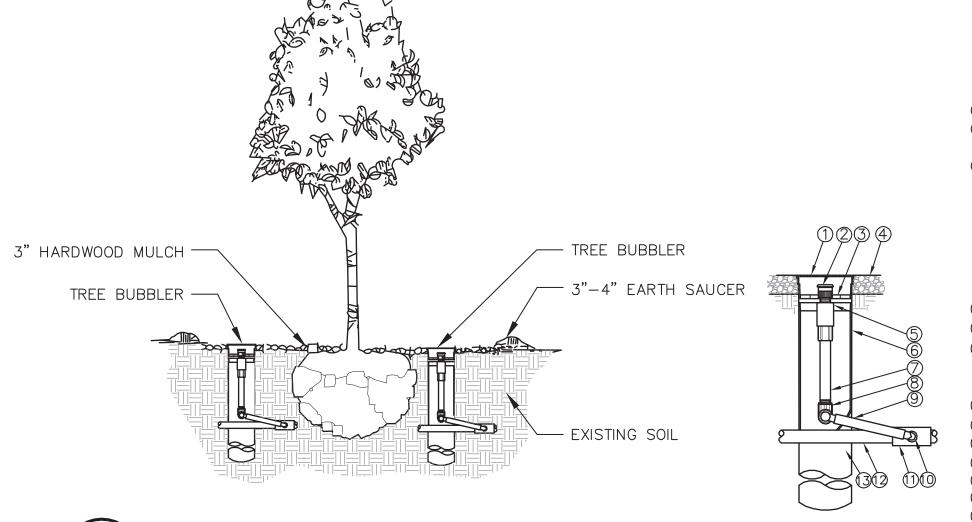
BALL VALVE WITH SCHEDULE 80 NIPPLES

- KBI BTU 'V' THREADED TRUE UNION

BRICKS AS NEEDED

FLUSH IN LAWN AREAS

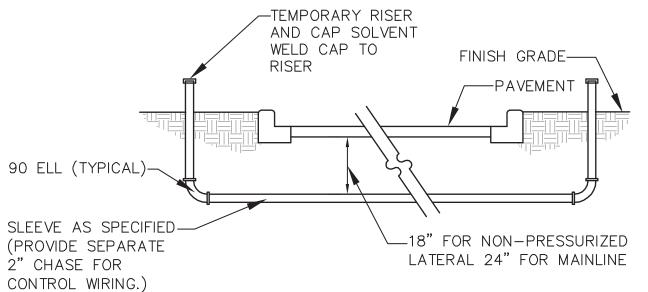
- FINISHED GRADE



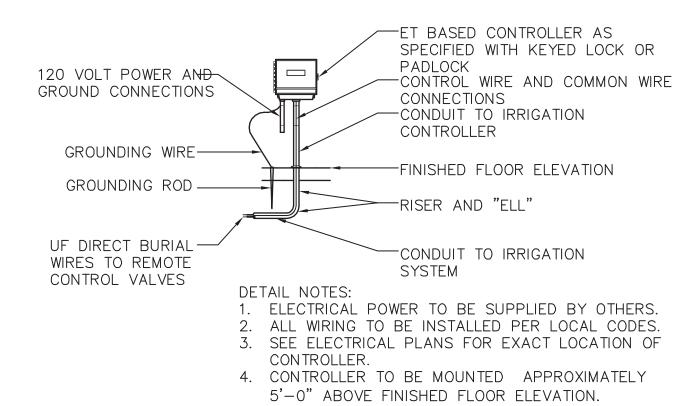
① 4-INCH GRATE (INCLUDED) 2 BUBBLER: RAIN BIRD 1401 0.25 GPM(INCLUDED) ③ ROOT WATERING SYSTEM: RAIN BIRD RWS-BCG (INCLUDES 1401 0.25 GPM BUBBLER WITH RISER, CHECK VALVE, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER) (4) FINISH GRADE - TOP OF MULCH 5 CHECK VALVE (INCLUDED) (6) RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED) 3) (INCLUDED) 12-INCH SWING MALE NPT INLET (INCLUDED) PVC SCH 40 TEE OR EL (2) LATERAL PIPE 4-INCH BASKET (3) WEAVE CANISTER (INCLUDED)

TURF POP UP HEAD -POLY RISER PVC ELL -OR WALK FLEXIBLE PVC, - LATERAL LINE 12" MIN LENGTH





# SLEEVE INSTALLATION DETAIL



WALL MOUNT CONTROLLER



CUSTARD OCK A

FROZEN ( T 4R, BLO

QUA

RRI

JOB NO. DESIGNED BY: DRAWN BY: CHECKED BY:

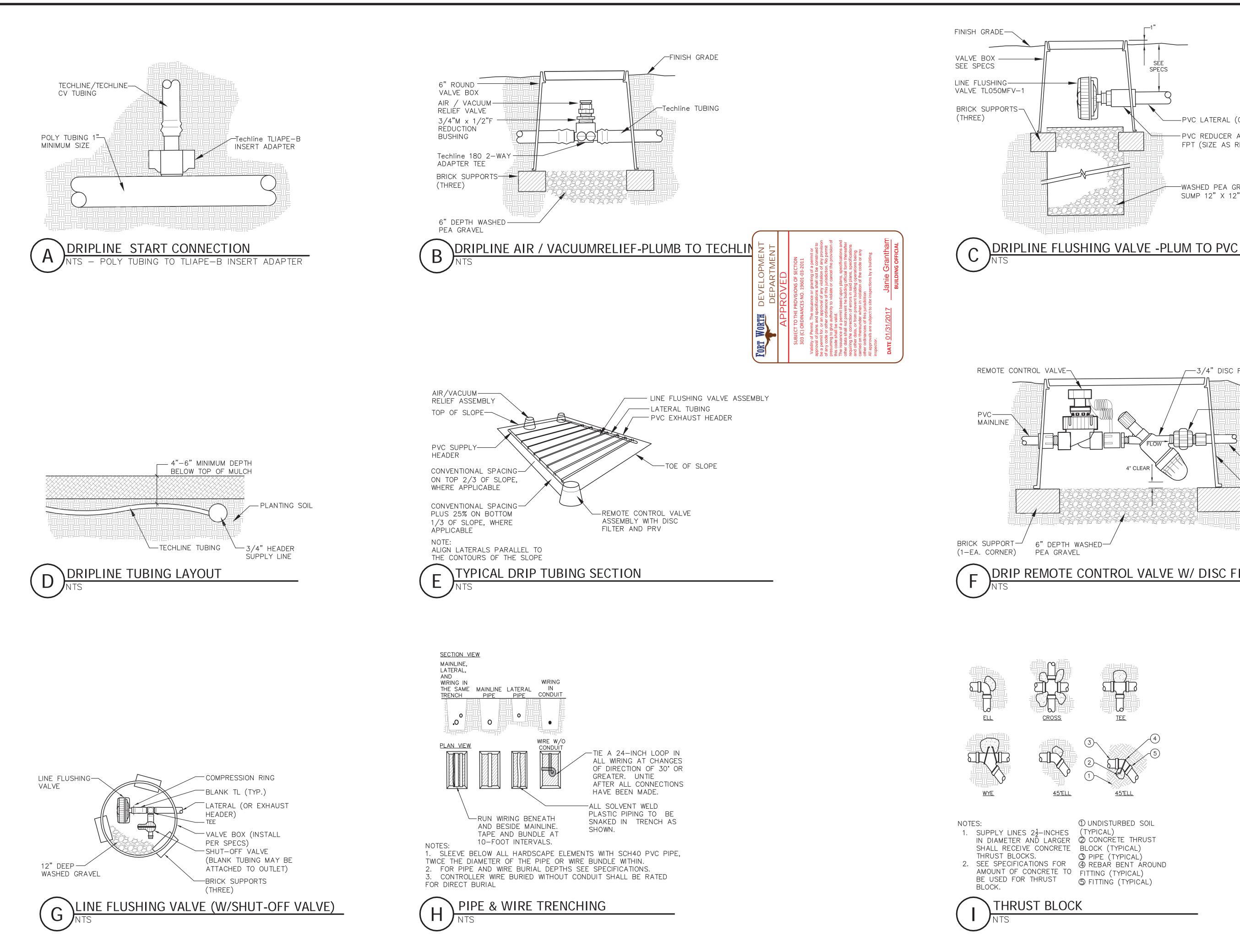
SEPTEMBER 26, 2016

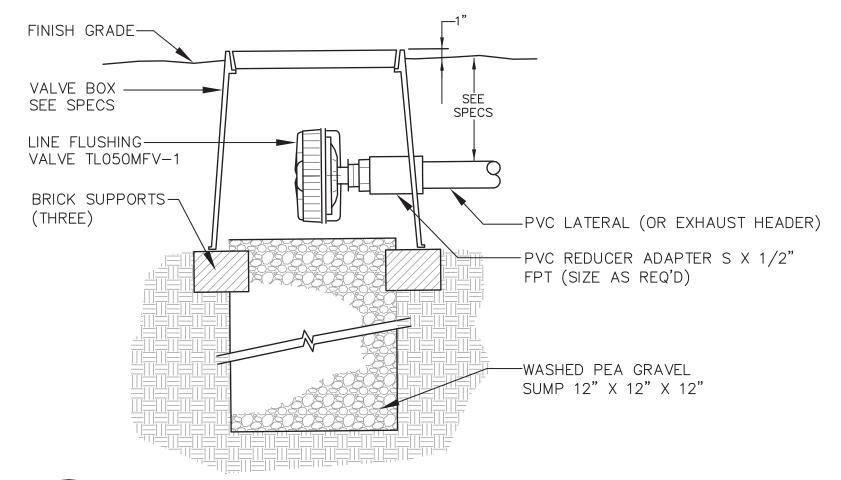
C8.3

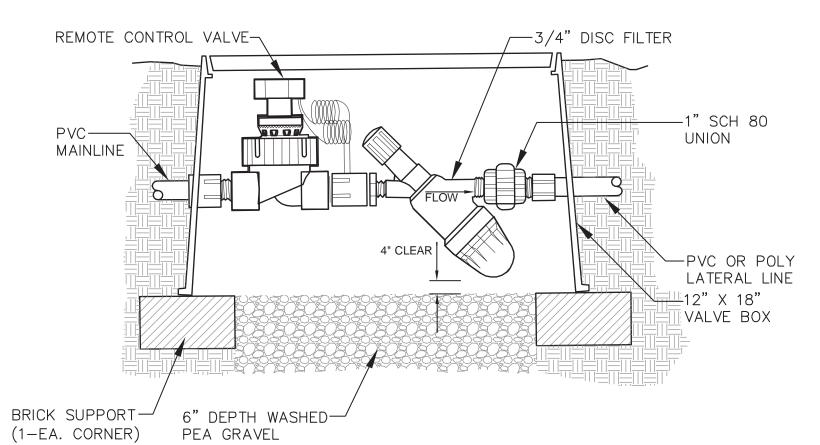
WATERING SYSTEM - TREE BUBBLER

AND

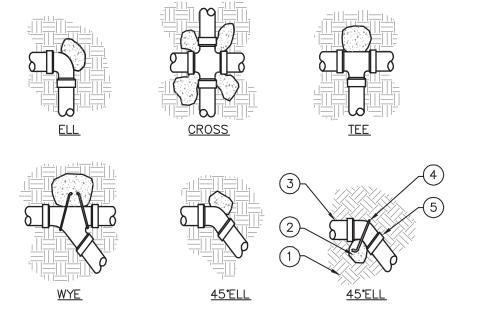
B002812.001 JMM











① UNDISTURBED SOIL 1. SUPPLY LINES  $2\frac{1}{2}$ -INCHES (TYPICAL) IN DIAMETER AND LARGER ② CONCRETE THRUST SHALL RECEIVE CONCRETE BLOCK (TYPICAL)
THRUST BLOCKS. ③ PIPE (TYPICAL) 2. SEE SPECIFICATIONS FOR @ REBAR BENT ÁROUND AMOUNT OF CONCRETE TO FITTING (TYPICAL) BE USED FOR THRUST 5 FITTING (TYPICAL)

THRUST BLOCK

DET,
ON
GAT
IRRI

AIL

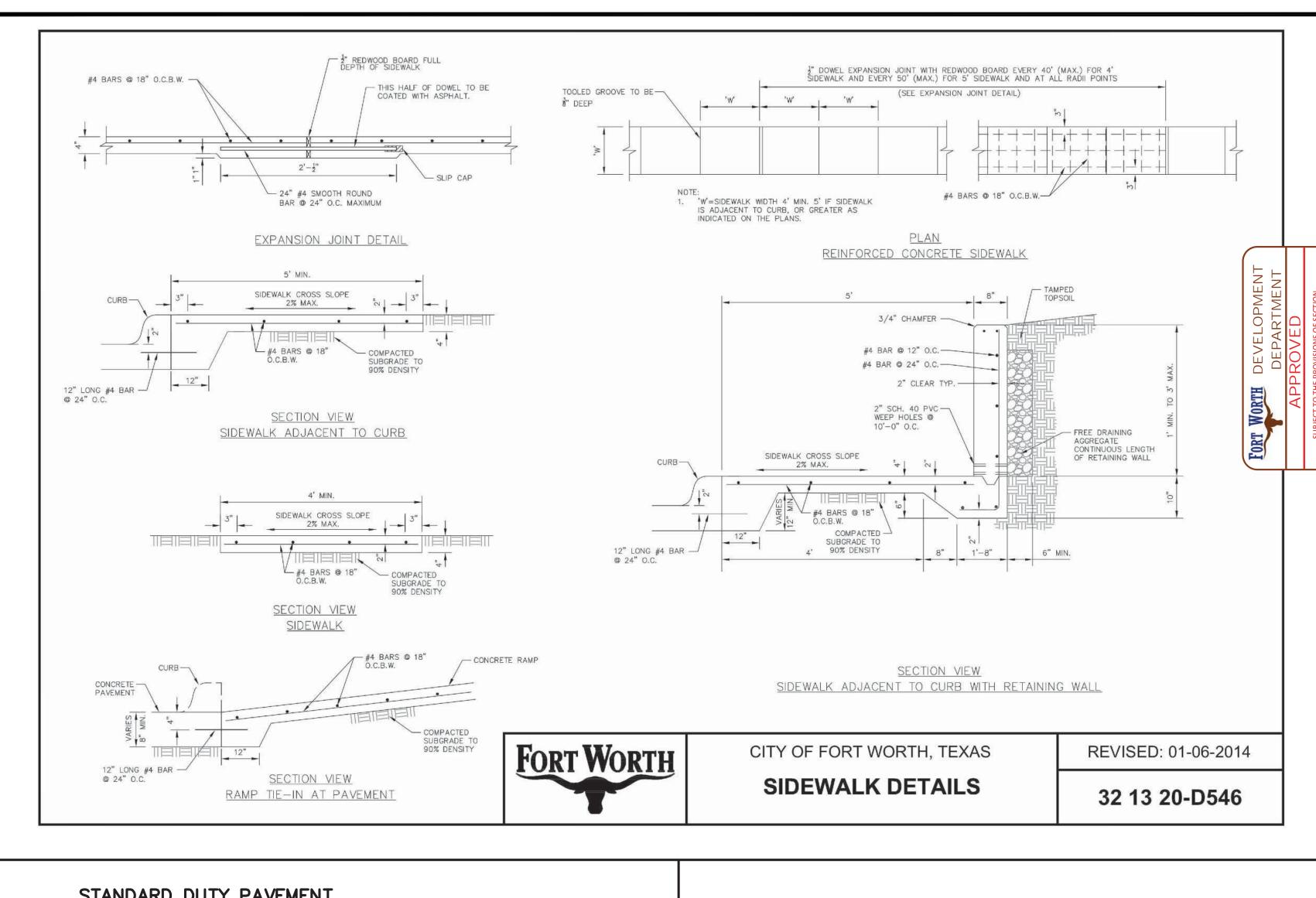
ANDY'S FROZEN CUSTARD
LOT 4R, BLOCK A
QUADRANT PARK VISTA ADDITION
FORT WORTH, TEXAS

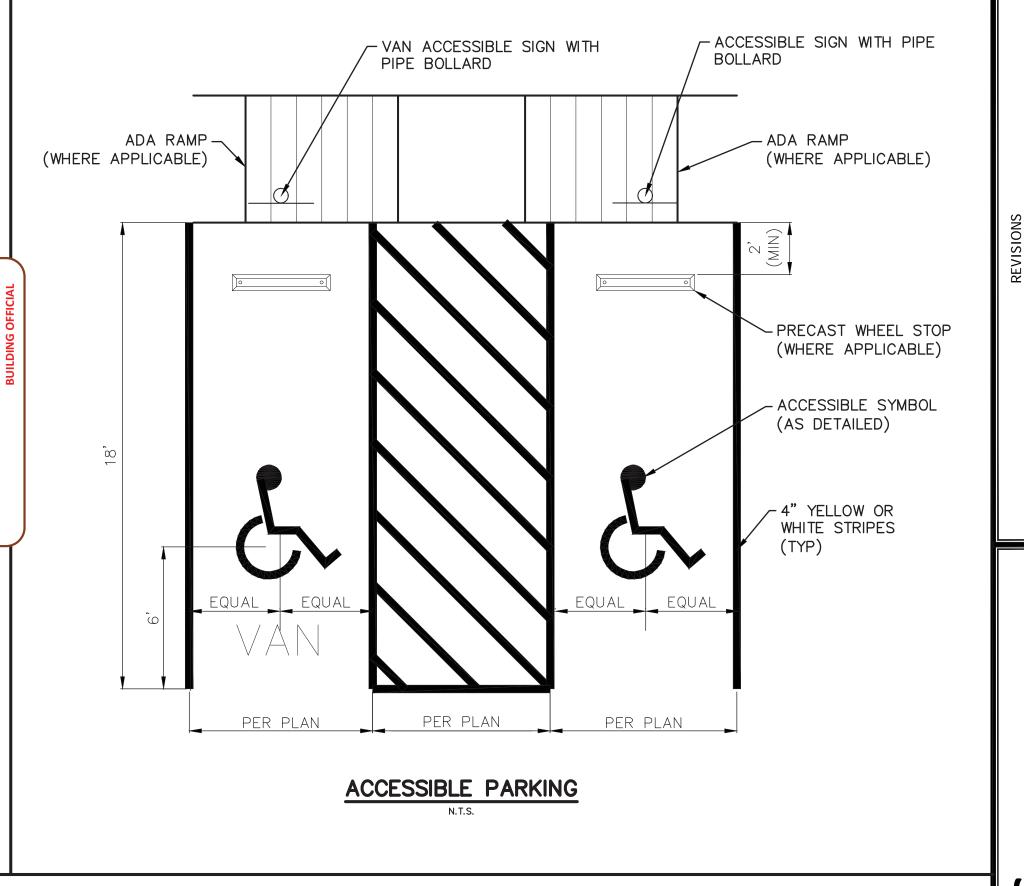
JANEL MOODY 20529

JOB NO.	B002812.001
DESIGNED BY:	JMM
DRAWN BY:	JMM
CHECKED BY:	I PO

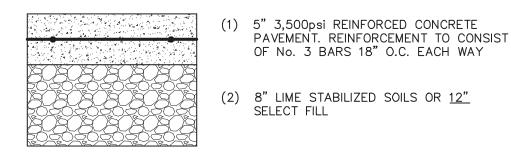
SEPTEMBER 26, 2016

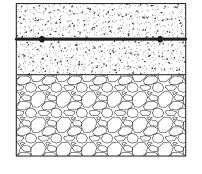
C8.4









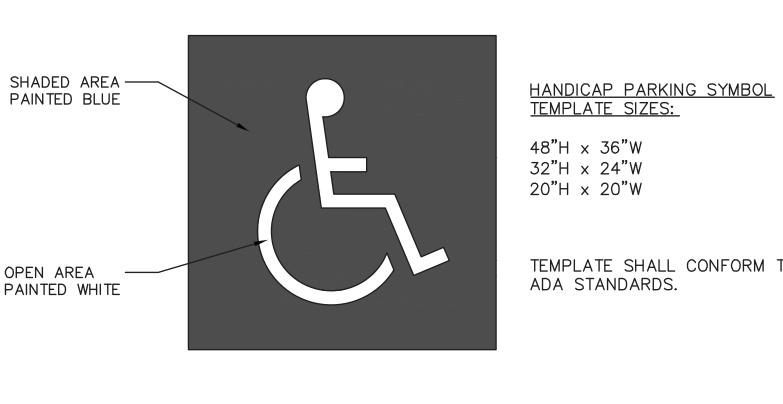


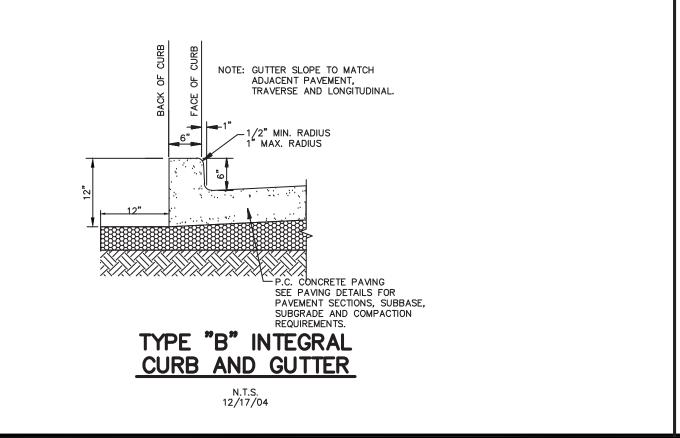
- (2) 8" LIME STABILIZED SOILS OR 12"
- 1. PORTLAND CEMENT CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 3,500 LBS PER SQ INCH (PSI) AT 28 DAYS FOR ALL CONCRETE AREAS. CONCRETE SHALL BE DESIGNED WITH 5 ± 1 PERCENT ENTRAINED AIR. 2. LIME STABILIZED SOILS: STABILIZATION SHALL EXTEND 1 FOOT BEYOND THE PERIMETER OF THE PAVEMENT. SOILS SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT REFERENCED BELOW. SOILS SHALL BE COMPACTED TO MINIMUM 95 PERCENT ASTM D698 MAXIMUM DRY

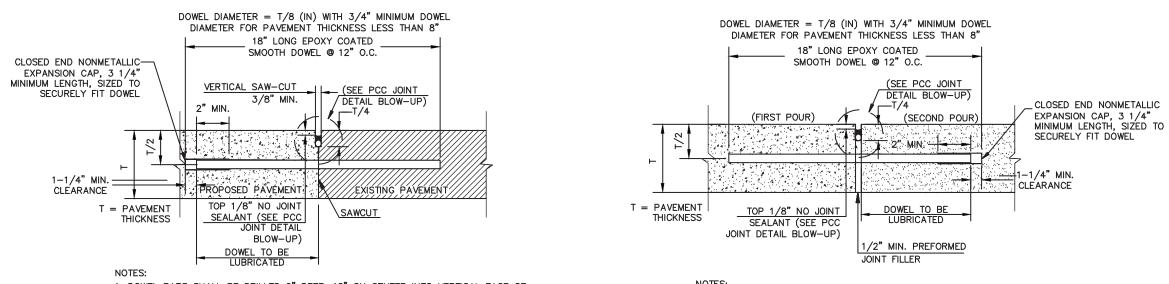
THE PAVING SECTION DETAILS ARE BASED ON THE RECOMMENDATIONS OF A GEOTECHNICAL PERFORMED BY: PROFFESIONAL SERVICE INDUSTRIES, INC (PSI) PROJECT NO. 03421228

PAVING SECTION DETAILS

DATE: 09-02-2016

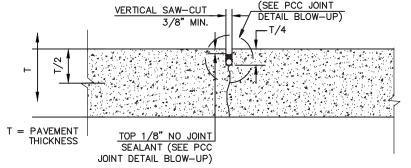




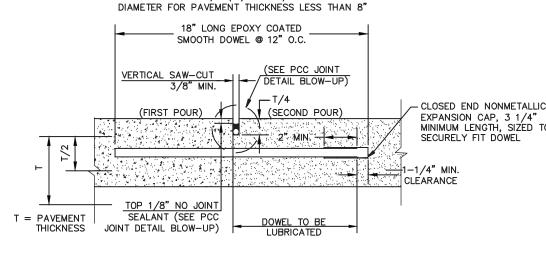


1. DOWEL BARS SHALL BE DRILLED 9" DEEP, 12" ON CENTER INTO VERTICAL FACE OF EXISTING PAVEMENT BY USE OF A MECHANICAL RIG; CLEAN HOLES THOROUGHLY. 2. DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE. 3. COMPLETELY FILL HOLE WITH EPOXY GROUT AND INSERT DOWEL WITH EXPANSION CAPS SHOWN IN DETAIL; INSTALL EXPANSION CAPS ON THE FREE END OF THE DOWELS. 4. DOWELS SHALL BE ALIGNED PERPENDICULAR TO THE JOINT.

5. DRILLING, CLEANING, AND GROUTING SHALL BE PERFORMED PER THE EPOXY MANUFACTURER'S REQUIREMENTS FOR THIS SPECIFIC APPLICATION.



1. REFERENCE SPECIFICATIONS FOR JOINT SPACING.



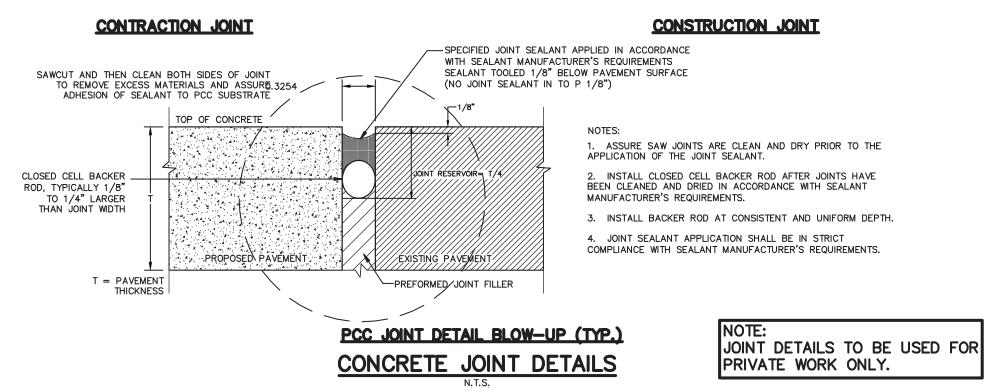
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE, DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

TRANSVERSE EXPANSION JOINT

DOWEL DIAMETER = T/8 (IN) WITH 3/4" MINIMUM DOWEL

2. REFERENCE SPECIFICATION FOR JOINT SPACING.

1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE, DRILLING BY HAND OR PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.



HRISTOPHER M. BIGGERS 100189

CUSTARD OCK A

ANDY'S LOT

ROZEN (4R, BLO)

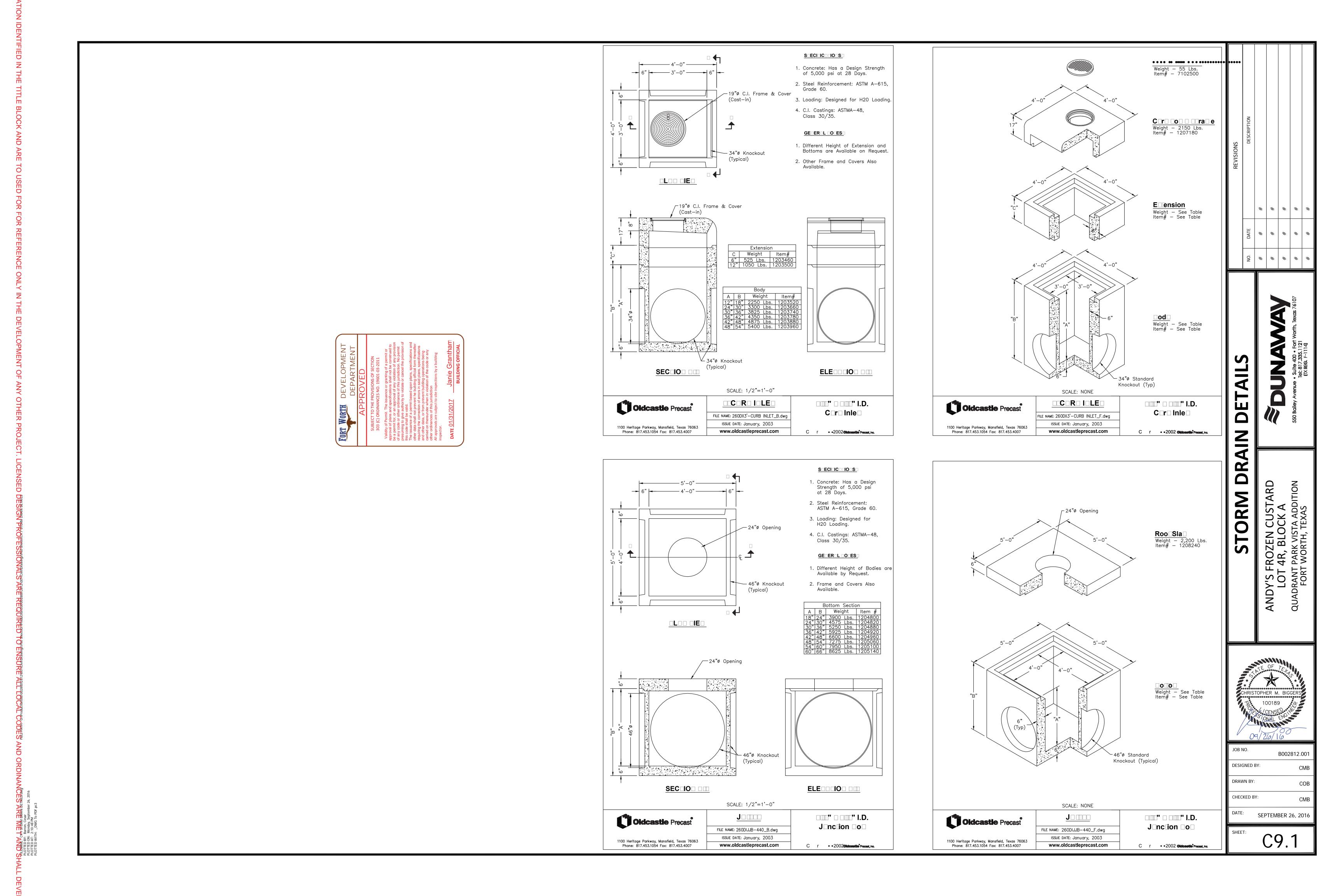
JOB NO. B002812.001 DESIGNED BY: CMB DRAWN BY: COB CHECKED BY:

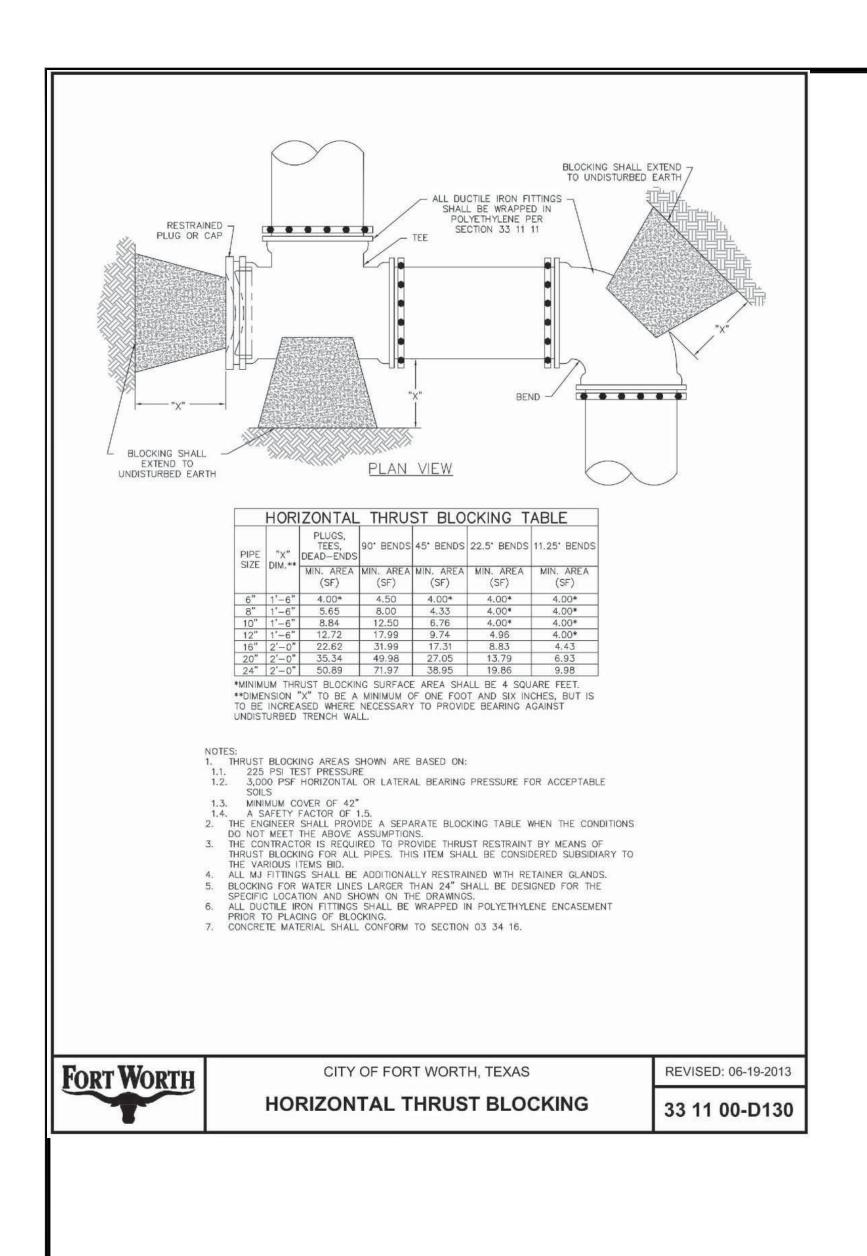
SHEET:

SEPTEMBER 26, 2016

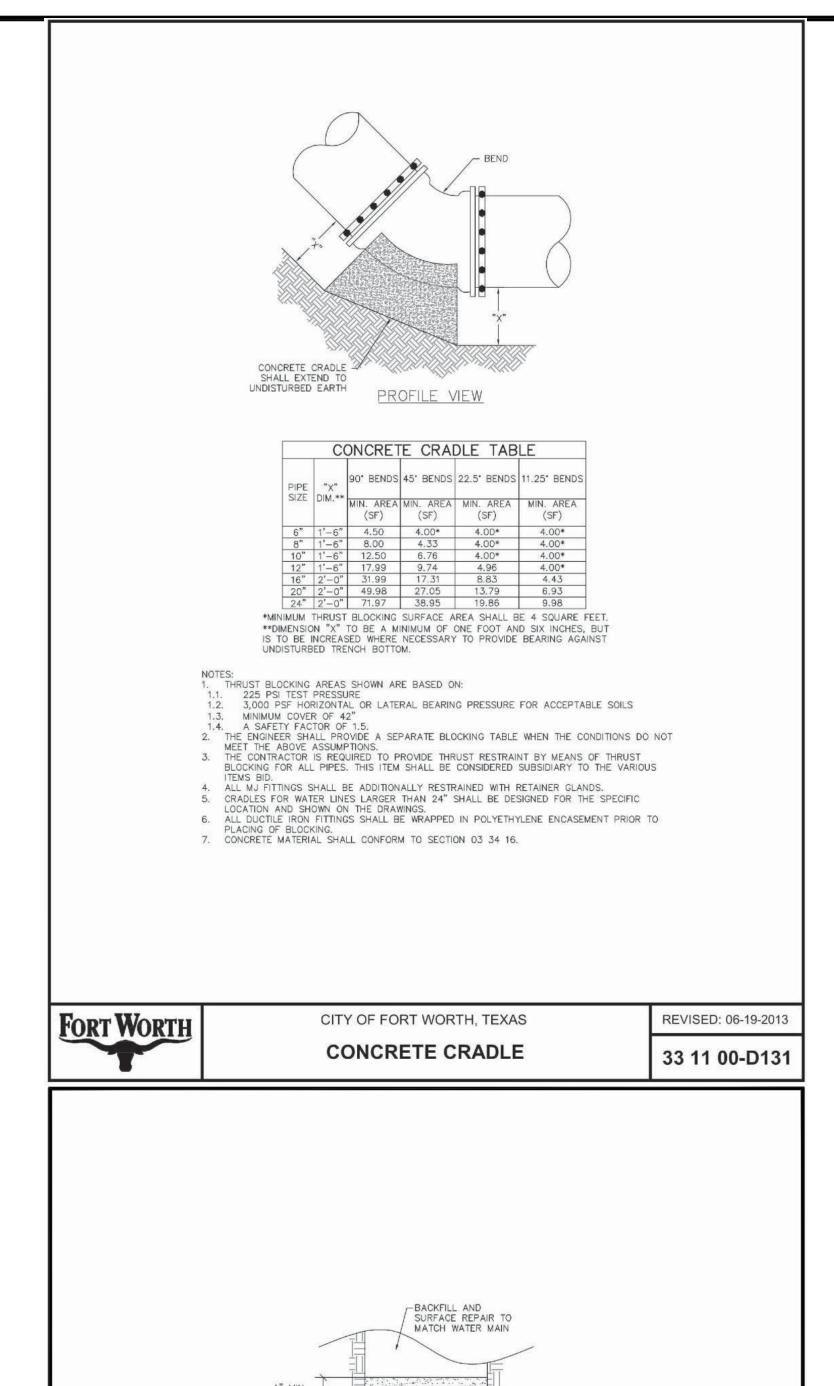
6. FOR EPOXY GROUT, THE HOLE DIAMETER SHALL BE NOT MORE THAN 1/8" LARGER THAN THE DOWEL DIAMETER OR AS DIRECTED BY THE EPOXY MANUFACTURER. TEMPLATE SHALL CONFORM TO OPEN AREA 6. FOR CEMENT-BASED GROUT, THE HOLE DIAMETER SHALL BE ATLEAST 1/4" LARGER AND PAINTED WHITE HEAVY DUTY PAVEMENT NOT MORE THAN 3/8" LARGER THAN THE DOWEL DIAMETER OR AS DIRECTED BY THE EPOXY MANUFACTURER. **BUTT JOINT** (1) 7" 3,500psi REINFORCED CONCRETE VERTICAL SAW-CUT

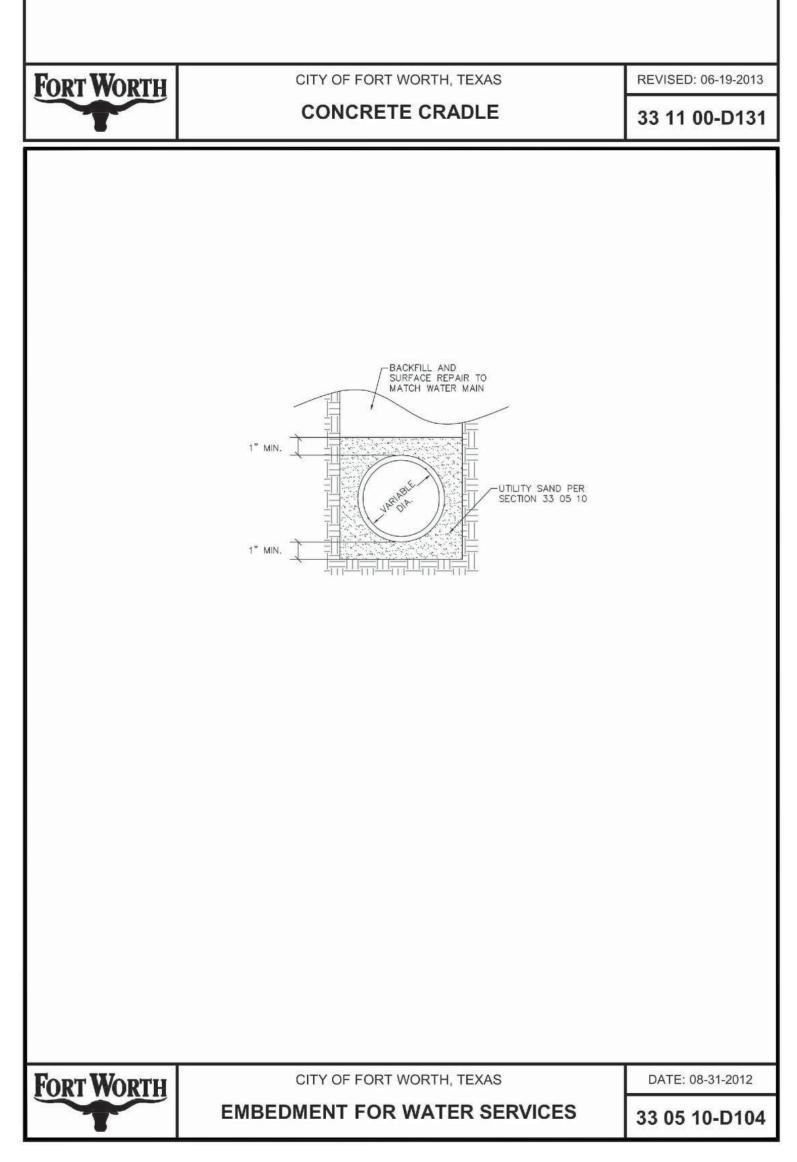
3/8" MIN. | SEE PCC JOINT
DETAIL BLOW-UP) PAVÉMENT. REINFORCEMENT TO CONSIST OF No. 4 BARS 18" O.C. EACH WAY INTERNATIONAL ACCESSIBLE SYMBOL

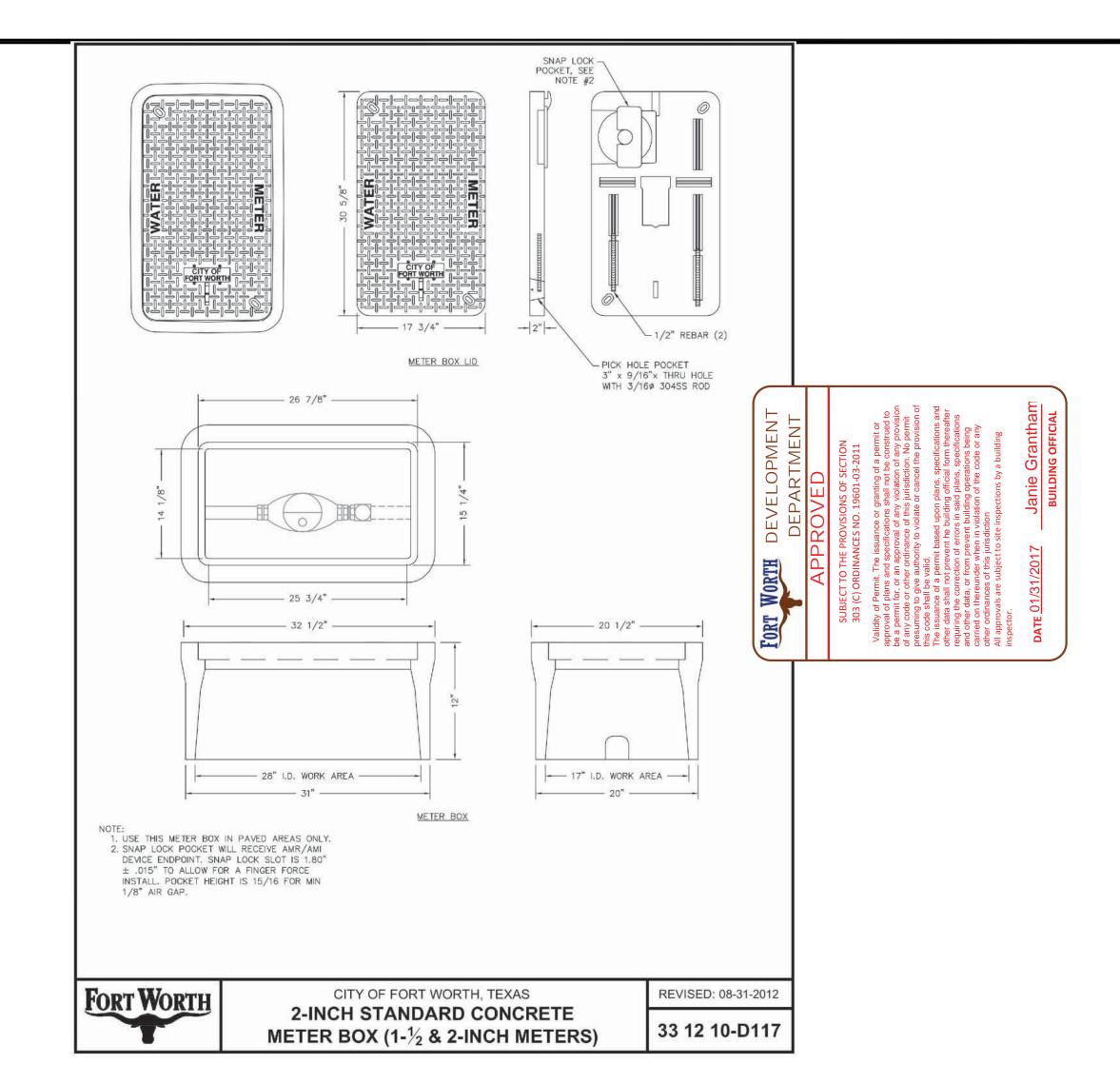


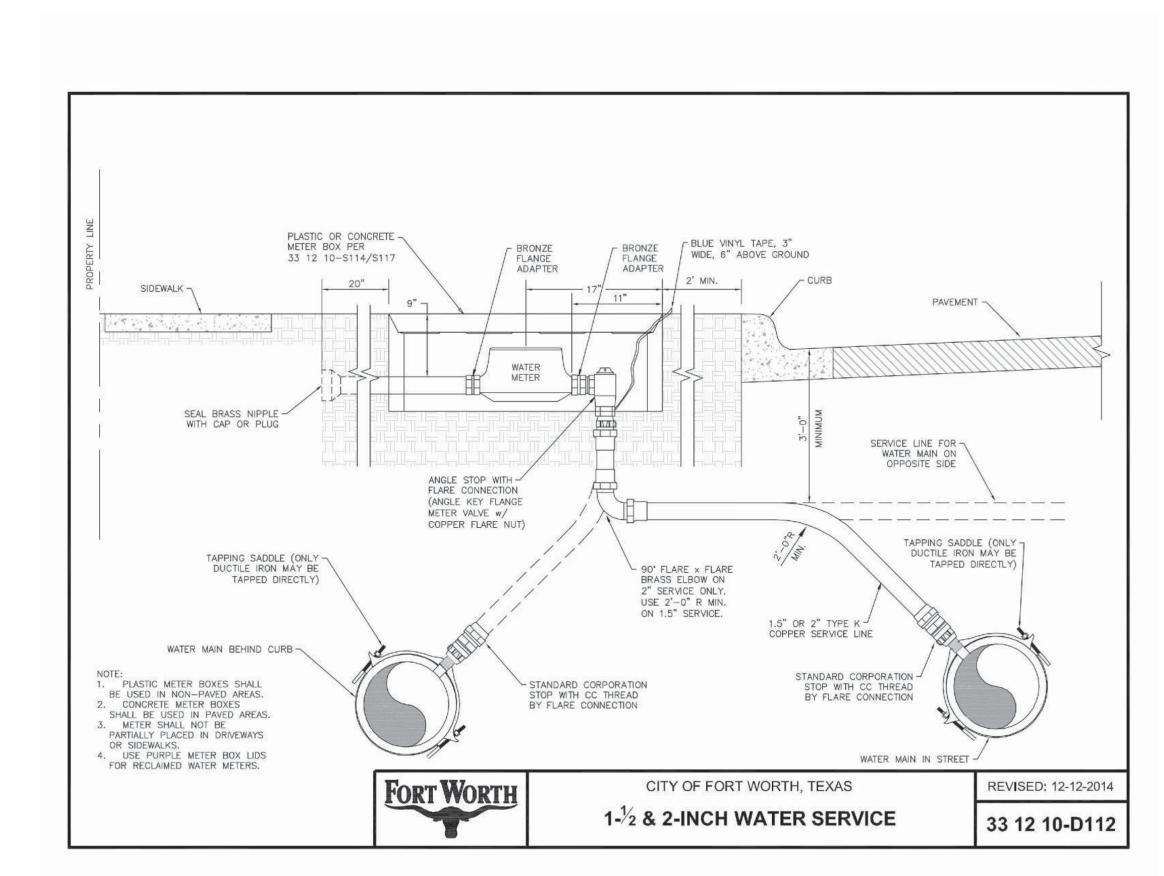


15 GANEY COLD THE SAME SET ON THE PLOTTED BY: MONTHS BY: WORKER PROTTED BY: WORKER PW PLOTTED WITH: \_DWG TO PDF. DC3





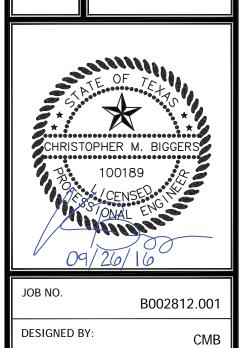






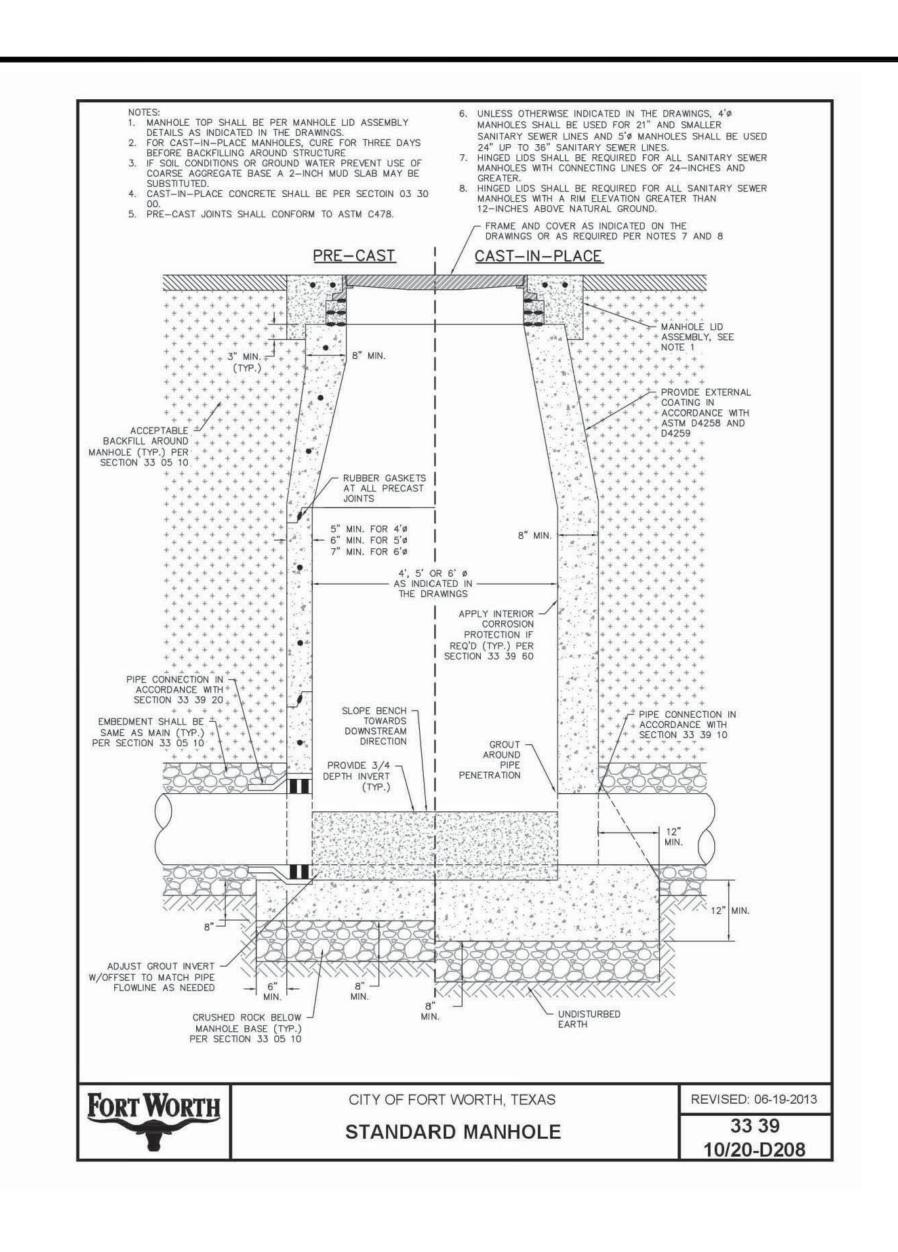
TILIT

ANDY'S FROZEN CUSTARD LOT 4R, BLOCK A QUADRANT PARK VISTA ADDITION FORT WORTH, TEXAS

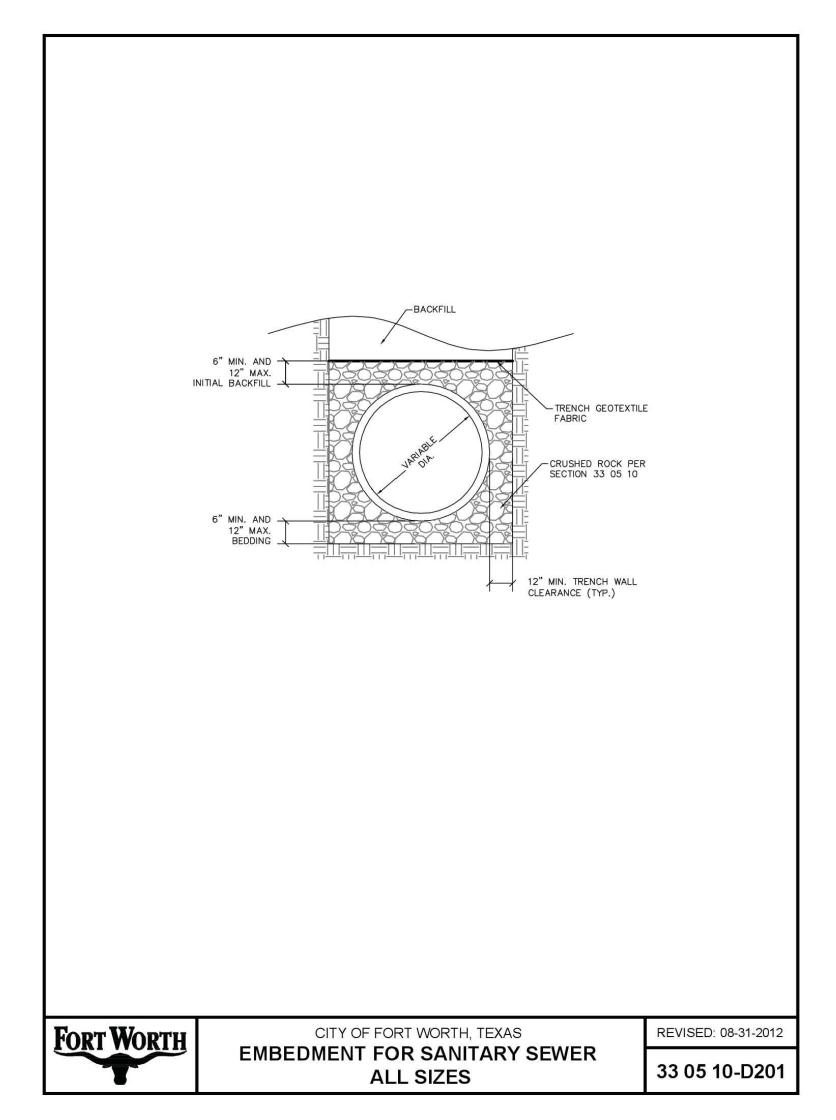


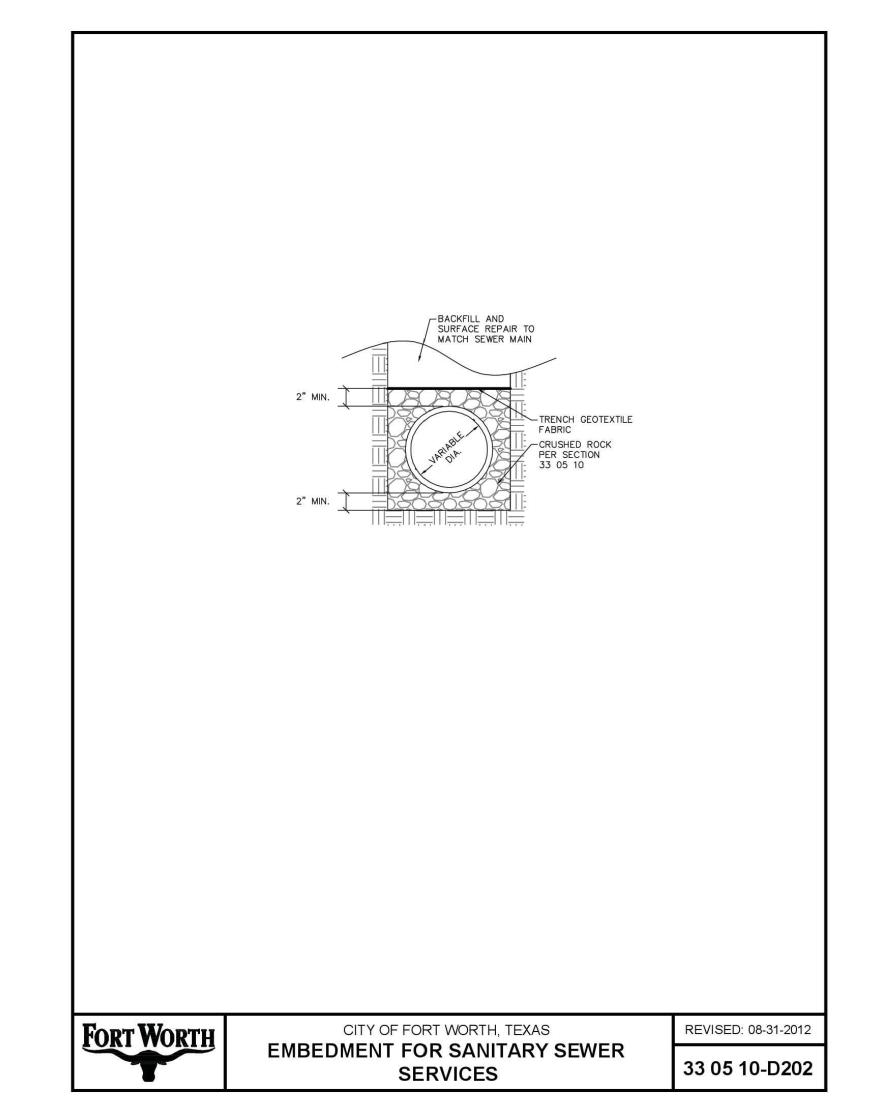
JOB NO.	B00281	2.001
DESIGNED E	3Y:	СМВ
DRAWN BY:		СОВ
CHECKED B	Y:	CMB
DATE:	SEPTEMBER 26	2016

C9.2

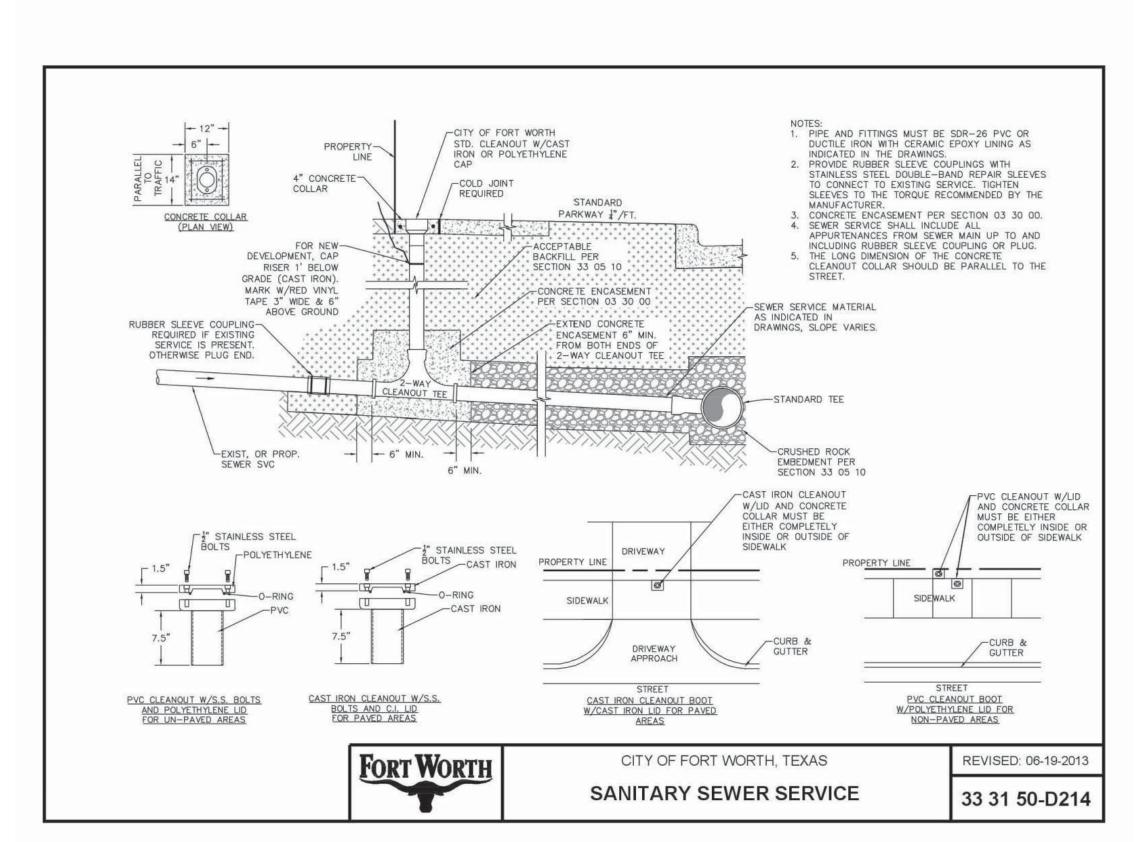


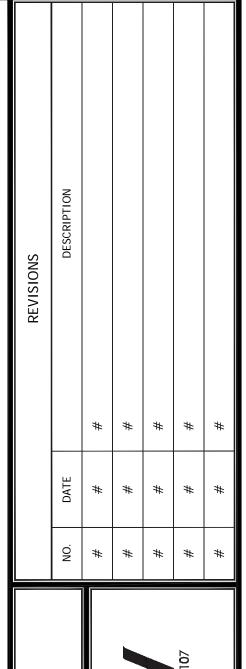
15. GANEY 5. BAMP JEAN S. ASJONAN PLOTTED BY: Barron, Cesar PLOTTED BY: Barron, Cesar PLOTTED DN: Monday, September 26, 2016 PLOTTED ATT: 4:04-08 PM PDF, pc3











AIL

UTILIT

ANDY'S FROZEN CUSTARD
LOT 4R, BLOCK A
QUADRANT PARK VISTA ADDITION
FORT WORTH, TEXAS

Secolitin. CHRISTOPHER M. BIGGERS 100189 CENSED IN JOB NO. B002812.001 DESIGNED BY: CMB DRAWN BY: COB CHECKED BY:

CMB SEPTEMBER 26, 2016

SHEET:

#### **GENERAL NOTES**

THE STRUCTURAL DRAWINGS DEPICT THE STRUCTURE IN ITS FINAL CONSTRUCTED CONFIGURATION. NEITHER CONSTRUCTION MEANS AND METHODS NOR CONSTRUCTION SAFETY ARE PART OF THE STRUCTURAL ENGINEER'S EXPERTISE OR SCOPE OF WORK. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE FULLY RESPONSIBLE FOR THE MEANS AND METHODS USED TO CONSTRUCT THE STRUCTURE AND FOR FULL COMPLIANCE WITH ALL JOB SAFETY RELATED REGULATIONS AND CONDITIONS AT THE SITE. LIMITED SITE VISITS, IF ANY, BY THE STRUCTURAL ENGINEER ARE SOLELY TO OBSERVE COMPLETED PARTS OF THE STRUCTURE. THE STRUCTURAL ENGINEER IS NEITHER QUALIFIED TO OBSERVE NOR COMMENT ON CONSTRUCTION MEANS AND METHODS AND JOB SITE SAFETY. ADDITIONAL SHORING NOT INDICATED ON THE CONTRACT DOCUMENTS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, CURBS, INSERTS, DEPRESSIONS, ETC., NOT SHOWN.

DUNAWAY SHALL BE NOTIFIED IF MECHANICAL ROOFTOP EQUIPMENT LOCATIONS AND WEIGHTS VARY FROM THE INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS.

ALL DETAILS ARE TYPICAL UNLESS NOTED OTHERWISE. DETAILS SHALL APPLY TO ALL SIMILAR AND LIKE CONDITIONS.

THE GENERAL CONTRACTOR SHALL SUBMIT ELECTRONIC SHOP DRAWINGS TO THE ENGINEER FOR REVIEW OF THE FOLLOWING ITEMS:

CONCRETE MIX DESIGNS FOR EACH CLASS OF CONCRETE INCLUDING

CONCRETE ACCESSORIES (WATER VAPOR RETARDER, REINFORCING SUPPORT CHAIRS, ETC.)

CONCRETE FORMWORK (SEALED BY A LICENSED ENGINEER) CONCRETE REINFORCING

ANCHOR BOLT AND EMBEDDED ITEMS (PLATES, ANGLES, BOLTS, ETC.) STRUCTURAL STEEL AND ERECTION DRAWINGS MISCELLANEOUS STEEL

THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.

ALL SHOP DRAWINGS MUST BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO THE SUBMITTAL TO THE ENGINEER. THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES THEIR ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEMSELVES TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS OR OMISSIONS THAT MAY OCCUR HEREON.

#### GRADE SUPPORTED SLAB:

THE CONTRACTOR IS CAUTIONED AGAINST LOADING THE SLAB ON GRADE WITH CRANES, CONCRETE TRUCKS AND ALL OTHER HEAVILY LOADED VEHICLES DURING CONSTRUCTION. THE SLAB HAS NOT BEEN DESIGNED FOR CRANE LOADS AND MAY REQUIRE AN INCREASE IN THE SLAB THICKNESS AND/OR REINFORCEMENT. IF A HEAVY VEHICLE IS TO BE UTILIZED ON THE SLAB, THE CONTRACTOR IS REQUIRED TO SUBMIT CALCULATIONS SIGNED AND SEALED BY A LICENSED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED VERIFYING THE ADEQUACY OF THE SLAB AND SUBGRADE.

THE GROUND FLOOR SLAB IS A GRADE SUPPORTED SLAB FOLLOWING THE DESIGN RECOMMENDATIONS SHOWN IN THE GEOTECHNICAL REPORT FOR A PVR OF 1". IT IS NOT STRUCTURALLY ISOLATED FROM THE SUBGRADE AND HAS NOT BEEN DESIGNED TO RESIST ANY EXTERNAL UPWARD OR DOWNWARD LOADS. IT IS INTENDED TO BE ENTIRELY SUPPORTED BY THE PREPARED SUBGRADE BELOW THE SLAB.

THE PERFORMANCE OF THE SLAB IS HIGHLY DEPENDENT ON HOW WELL THE CONTRACTOR FOLLOWS THE BUILDING PAD PREPARATION RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT AND EARTHWORK SECTION OF THE GENERAL NOTES. THE CONTRACTOR AND OWNER SHOULD CONSULT WITH THE GEOTECHNICAL ENGINEER IF THERE ARE ANY QUESTIONS CONCERNING DESIGN, CONSTRUCTION METHODS. PERFORMANCE AND RISKS INVOLVED IN THE CONSTRUCTION OF A GRADE SUPPORTED SLAB.

ERECTION OF STRUCTURAL STEEL MAY NOT BEGIN UNTIL THE FIELD STRENGTH OF THE CONCRETE FOUNDATION MEETS A MINIMUM OF 70% OF THE 28 DAY DESIGN COMPRESSIVE STRENGTH. LIKEWISE, NEITHER STRUCTURAL STEEL NOR OTHER HEAVY CONSTRUCTION LOADS SHALL BE STOCKPILED ON ANY SLAB UNTIL THE SLAB MEETS THE MINIMUM STRENGTH REQUIREMENTS.

#### DESIGN CRITERIA:

BUILDING CODE: INTERNATIONAL BUILDING CODE, 2009 EDITION

LIVE LOAD:

ROOF - 20 PSF FLAT ROOF SNOW - 5 PSF

STAIRS AND EXITS - 100 PSF + 300# CONCENTRATED LOAD AT TREAD HANDRAILS & GUARDRAILS - 200# OR 50 PLF APPLIED IN ANY DIRECTION

#### WIND LOAD:

BASIC WIND SPEED - 90 MPH (3-SECOND GUST) OCCUPANCY CATEGORY II IMPORTANCE - IW = 1.00 EXPOSURE - B INTERNAL PRESSURE COEFFICIENT, Gcpi - +/- 0.18 MEAN ROOF HEIGHT - 17'-0"

MAIN WIND FORCE RESISTING SYSTEM (MWFRS): MAXIMUM HORIZONTAL INTERIOR PRESSURE - 10 PSF MAXIMUM HORIZONTAL EXTERIOR PRESSURE - 12.8 PSF (7.8 FT FROM EACH CORNER) MAXIMUM NET UPLIFT INTERIOR ZONE - 10.7 PSF MAXIMUM NET UPLIFT EXTERIOR ZONE - 15.4 PSF (7.8 FT FROM EACH CORNER)

#### COMPONENTS AND CLADDING:

NET WIND DESIGN PRESSURES (PSF)					
	EFFECTIVE WIND AREA (SQ. FT.)				
LOCATION	10	20	50	100	500
ROOF INTERIOR ZONE	10.0 -14.6	10.0 -14.3	10.0 -13.6	10.0 -13.3	10.0 -10.0
ROOF EXTERIOR ZONE	10.0 -24.4	10.0 -22.0	10.0 -18.3	10.0 -15.8	10.0 -10.0
ROOF CORNER ZONE	10.0 -36.8	10.0 -30.6	10.0 -22.0	10.0 -15.8	10.0 -10.0
WALL INTERIOR ZONE	14.6 -15.8	14.0 -15.2	13.0 -14.3	12.3 -13.3	10.0 -10.0
WALL CORNER ZONE	14.6 -19.5	14.0 -18.3	13.0 -16.4	12.3 -15.2	10.0 -10.0
PARAPET INTERIOR ZONE	39.0	35.9	31.3	28.1	4.4
PARAPET CORNER ZONE	51.4	44.6	35.0	28.1	4.4

MEAN ROOF HEIGHT - 17'-0"

LINEAR INTERPOLATION IS ALLOWED FOR EFFECTIVE AREAS BETWEEN THOSE PROVIDED.

#### SEISMIC:

IMPORTANCE FACTOR - le = 1.00 0.2 SEC SPECTRAL ACCELERATION - Ss = 0.108g 1.0 SEC SPECTRAL ACCELERATION - S1 = 0.047g SITE CLASS - C SPECTRAL RESPONSE COEFFICIENT - Sds = 0.860g

SPECTRAL RESPONSE COEFFICIENT - Sd1 = 0.530g SEISMIC DESIGN CATEGORY - A Fx=0.01Wx=1 kip

ALLOWABLE SOIL BEARING CAPACITY IN SELECT FILL (AT 2'-0" BELOW EXISTING GRADE)

TOTAL LOAD - 2,400 PSF

#### PIPE LOADS WITH WATER:

SIZE	WEIGHT	MAX. SPACING OF HANGERS
4" DIA.	16 PLF	10'
6" DIA.	32 PLF	10'
8" DIA.	50 PLF	5'
10" DIA.	75 PLF	5'
12" DIA.	100 PLF	5'

#### PLF = POUNDS PER LINEAR FOOT

ARCHITECTURAL BARRIER ACT

GRAB BAR - 250 POUNDS ANY DIRECTION TUB OR SHOWER SEAT - 250 POUNDS ANY DIRECTION FASTENERS & MOUNTING DEVICES - 250 POUNDS ANY DIRECTION

#### SITE DRAINAGE

- GRADE THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND SLABS. WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO THE BUILDING FOUNDATIONS OR SLABS.
- DOWNSPOUTS FROM ROOF DRAINS AND GUTTERS SHALL BE COLLECTED 17. PROVIDE A MINIMUM SIX (6) INCH CLAY CAP FOR A MINIMUM OF 5'-0" AND PIPED AWAY FROM THE BUII DING. WHEN WATER IS NOT PIPED AWA` FROM THE BUILDING, DOWNSPOUTS SHALL DUMP ONTO A CAST IN PLACE 4" THICK X 3'-0" WIDE CONCRETE SWALE REINFORCED WITH #4 AT 12" ON CENTER EACH WAY AND EXTENDING 10'-0" OUT FROM THE BUILDING.
- TREES AND VEGETATION SHALL NOT BE ALLOWED WITHIN A DISTANCE EQUAL TO THREE QUARTERS THEIR ULTIMATE HEIGHT AWAY FROM THE
- IRRIGATE VEGETATION AND SOILS ADJACENT TO BUILDING (NO MORE THAN 15 MINUTES THREE TIMES A WEEK) ON AN AS NEEDED BASIS TO MAINTAIN UNIFORM SOIL MOISTURE CONDITIONS AROUND THE PERIMETER OF THE BUILDING FOLLOWING CONSTRUCTION.

#### EARTHWORK AND FOUNDATION

- FOUNDATION DETAILING SHOWN ON THE DRAWINGS IS BASED ON A FOUNDATION DESIGN SPECIFIED IN THE SOIL REPORT BY PSI, REPORT NO. 03421228, DATED SEPTEMBER 2, 2016. THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT SHALL NOT SUPERCEDE THE REQUIREMENTS SHOWN IN THE CONTRACT DOCUMENTS OR IN THE SPECIFICATIONS WHEN THE REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS ARE GREATER THAN THOSE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR IS REQUIRED TO SECURE A COPY OF THE GEOTECHNICAL REPORT FROM THE OWNER AND TO HAVE A COPY ON THE JOB SITE AT ALL TIMES FOR THEIR USE AND REFERENCE.
- SITE PREPARATION FOR THE BUILDING PAD SHALL CONSIST OF THE REMOVAL OF EXISTING PAVEMENT, VEGETATION, ORGANIC MATTER AND ANY ADDITIONAL MATERIAL AS NECESSARY TO PROVIDE THE REQUIRED AMOUNT OF FILL UNDER THE BUILDING AND EXTENDING OUT A MINIMUM OF 5'-0" BEYOND THE PERIMETER OF THE BUILDING.
- THE SUBGRADE SHALL BE PROOFROLLED WITH A HEAVY, RUBBER-TIRED VEHICLE (STATIC WEIGHT OF AT LEAST 20 TONS AND WITH TIRE PRESSURES OF AT LEAST 90 PSI). THE CONTRACTOR SHALL MAKE AT LEAST TWO COMPLETE PASSES OVER THE AREA WITH THE SECOND PASS PERPENDICULAR TO THE FIRST PASS. AREAS OF THE SUBGRADE THAT ARE OBSERVED TO BE SOFT OR WEAK SHALL BE OVEREXCAVATED AND REPLACED WITH PROPERLY COMPACTED SELECT FILL
- SUBGRADE SHALL THEN BE SCARIFIED AND MOISTURE CONDITIONED TO AN EIGHT (8) INCH DEPTH AND THEN RECOMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D698). THE MOISTURE CONTENT SHALL BE OPTIMUM +2 PERCENT OR GREATER OF THE OPTIMUM MOISTURE CONTENT. PROVIDE A MINIMUM OF FOUR (4) FIELD DENSITY TESTS ON THE SUBGRADE OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS GREATER.
- SELECT FILL MATERIAL FOR THE BUILDING PAD SHALL BE SANDY LEAN CLAY OR LEAN CLAY WITH A LIQUID LIMIT NOT GREATER THAN 35 AND PLASTICITY INDEX BETWEEN 8 AND 18. STRUCTURAL SELECT FILL PAD MATERIAL SHALL BE TESTED FOR ACCEPTABILITY AND A MOISTURE DENSITY CURVE SHALL BE ESTABLISHED.
- FOUNDATION DETAILING SHOWN ON THE DRAWINGS IS BASED ON A MINIMUM OF 1 FOOT OF SELECT FILL MATERIAL ON TOP OF 6 FEET OF MOISTURE CONDITIONED CLAY BENEATH THE FLOOR SLAB AND EXTENDING TO THE BUILDING PERIMETER. PROVIDE ADDITIONAL SELECT FILL MATERIAL AS REQUIRED TO BRING THE SLAB UP TO THE FINISH FLOOR ELEVATION SHOWN IN THE CONSTRUCTION DOCUMENTS.

- SELECT FILL SHALL BE PLACED IN EIGHT INCH LOOSE LIFTS AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D698). THE MOISTURE CONTENT SHALL BE BETWEEN OPTIMUM AND +4 PERCENT OF THE OPTIMUM MOISTURE CONTENT FOR SELECT FILL. SELECT FILL MATERIAL SHALL EXTEND A MINIMUM OF 5'-0" BEYOND THE BUILDING PERIMETER. PROVIDE A MINIMUM OF FOUR (4) FIELD DENSITY TESTS ON EACH LIFT OF SELECT FILL OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS GREATER.
- SELECT FILL MATERIAL SHALL BE TESTED DURING PLACEMENT OF EACH LIFT FOR THE ATTERBERG LIMITS IN ACCORDANCE WITH ASTM D4318-98 METHOD B "STANDARD TEST METHOD FOR LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS" TO VERIFY THAT THE SELECT FILL MATERIAL IS IN ACCORDANCE WITH THE ORIGINALLY APPROVED SELECT FILL MATERIAL. PROVIDE A MINIMUM OF ONE (1) TEST PER LIFT OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS GREATER WITH A MAXIMUM OF TEN (10)PER LIFT.
- IF THE BUILDING PAD HAS BEEN INSTALLED FOR MORE THAN TWO MONTHS PRIOR TO THE PLACEMENT OF THE VAPOR RETARDER, PROVIDE FIELD MOISTURE TESTS FOR THE FULL DEPTH OF THE PAD 96 HOURS PRIOR TO PLACEMENT OF THE WATER VAPOR RETARDER TO ENSURE THAT THE FILL MOISTURE CONTENT HAS BEEN MAINTAINED PRIOR TO CONCRETE PLACEMENT. MOISTURE CONTENTS SHALL BE TAKEN AT 12 INCH VERTICAL INTERVALS WITH A MINIMUM OF TWO TESTS PER BORING AT A RATE OF ONE (1)BORING FOR EVERY 2,500 SQUARE FEET OF PAD WITH A MAXIMUM OF TEN (10). THE MOISTURE CONTENT SHALL BE BETWEEN OPTIMUM AND +5 PERCENT OF THE OPTIMUM MOISTURE CONTENT FOR SELECT FILL MATERIAL. IF THE PAD TESTS SHOW MOISTURE CONTENTS OUT OF THE SPECIFIED RANGES, THE TOP ONE FOOT OF MATERIAL SHALL BE REWORKED. MOISTURE CONDITIONED AND RECOMPACTED TO BETWEEN 95 AND 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D698). THE MOISTURE CONTENT SHALL BE BETWEEN OPTIMUM AND +4 PERCENT OF THE OPTIMUM MOISTURE CONTENT FOR SELECT FILL
- CONTRACTOR SHALL MAINTAIN A CLEAN EXCAVATION THAT IS FREE OF WATER 100% OF THE TIME. CONTRACTOR SHALL PROVIDE PUMPS AS REQUIRED TO REMOVE ANY WATER AT ALL TIMES.
- 11. THE SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD DURING BUILDING PAD INSTALLATION AND WHEN THE BUILDING PAD AND BUILDING ARE COMPLETED.
- 12. THE BUILDING SITE MAY HAVE SOME BURIED EXISTING FOUNDATIONS AND UTILITIES. IF EXISTING FOUNDATIONS OR UTILITIES ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. SEAL ANY UTILITY LINES DISCOVERED WITH LEAN CONCRETE.
- 13. ALL FOOTINGS SHALL BE CONSOLIDATED WITH A CONCRETE VIBRATOR AS PER THE REQUIREMENTS OF ACI 318 AND ACI 308R, LATEST EDITION.
- 15. ALL BACKFILL FOR BURIED PIPES AND CONDUIT WITHIN THE BUILDING PAD AND EXTENDING OUT A MINIMUM OF 5'-0" BEYOND THE BUILDING SHALL BE BACKFILLED WITH SELECT FILL BACKFILL. DO NOT USE SAND BACKFILL. A 1'-0" WIDE BENTONITE PLUG SHALL BE PROVIDED IN ALL UTILITY TRENCHES AT THE FACE OF THE BUILDING FOUNDATION. SEE DETAIL 4/S0.1 FOR DETAIL AT PIPE BUILDING ENTRY.
- 16. PLUMBING AND UTILITY TRENCHES WITHIN THE BUILDING PAD SHALL HAVE PIPING BEDDED ON 6" MINIMUM OF DRY CEMENT STABILIZED SAND WITH 4" MINIMUM ALL AROUND. BACKFILL IN UTILITY TRENCHES SHALL CONSIST OF COMPACTED SELECT FILL. PROVIDE A 1'-0" WIDE BENTONITE PLUG FOR THE FULL DEPTH AND WIDTH OF THE UTILITY TRENCH TO A MINIMUM OF 1'-0" ABOVE THE BOTTOM OF THE FOUNDATION AT THE EXTERIOR FACE OF BUILDING FOUNDATIONS WHERE UTILITY TRENCHES ENTER THE BUILDING.
- AROUND THE PERIMETER OF THE BUILDING. THE CAP SHALL EXTEND A REQUIRED TO COVER THE LIMITS OF THE EXCAVATION AND SELECT FILL BUILDING PAD MATERIALS.
- CONDUITS SHALL NOT BE PLACED IN THE CONCRETE SLAB. CONDUITS SHALL BE PLACED IN THE SELECT FILL MATERIAL BENEATH THE VAPOR RETARDER. ALL PENETRATIONS OF THE VAPOR RETARDER SHALL BE SEALED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- PREPARED GRADE AREA UNDER ALL BUILDING SLABS AND GRADE BEAMS SHALL BE COVERED WITH A 15 MIL WATER VAPOR RETARDER MEETING THE REQUIREMENTS OF ASTM E 1745 (LATEST EDITION), CLASS A OR BETTER WITH MAXIMUM WATER PERMEANCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96. THE WATER VAPOR RETARDER SHALL BE INSTALLED, LAPPED AND TAPED WITH MANUFACTURER'S APPROVED PRODUCT IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 1643 (LATEST EDITION). PENETRATIONS SHALL BE SEALED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

#### CONCRETE

- ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT WHERE NOTED. NO. 3 BARS SHALL CONFORM TO ASTM A615, GRADE 40. DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A496, GR 70.
- CONCRETE PERTAINING TO THE FOLLOWING ITEMS SHALL HAVE SAND AND CRUSHED CARBONATE AGGREGATE CONFORMING TO ASTM C33, TYPE 1 PORTLAND CEMENT, FLY ASH CONFORMING TO ASTM C618, CLASS 'C' OR 'F' UP TO 25 PERCENT REPLACEMENT BY VOLUME AND THE FOLLOWING DESIGNATED COMPRESSIVE STRENGTH (f'c) IN 28 DAYS:

SLABS ON GRADE AND GRADE BEAMS - 3000 PSI MIN. (w/c = 0.45 MAX) ALL OTHER CONCRETE - 3000 PSI (w/c = 0.50 MAX)

CONCRETE SUPPLIER SHALL BE AWARE OF CEMENTS THAT CAN CAUSE DELAYED ETTRINGITE FORMATION IN THE CEMENT PASTE AND BE PREPARED TO SHOW THAT THE CEMENTS USED WILL NOT CAUSE THIS PROBLEM.

LIGHT WEIGHT CONCRETE (LOCATIONS SHOWN ON PLAN) SHALL HAVE SAND AND LIGHT WEIGHT AGGREGATE CONFORMING TO ASTM C330 AND SHALL HAVE A MAXIMUM DENSITY OF 120 POUNDS PER CUBIC FOOT. THE CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND AN

ALL WELDED WIRE FABRIC SHALL BE SMOOTH ROUND WIRE IN FLAT SHEETS AND CONFORM TO ASTM A185.

AVERAGE SPLITTING TENSILE STRENGTH OF 424 PSI AT 28-DAYS.

CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS; SEE SEC. 7.7 ACI 318, LATEST EDITION FOR CONDITIONS NOT NOTED.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"

CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THRU #18 BARS - 2" #5 BAR AND SMALLER - 1 1/2"

CONCRETE NOT EXPOSED TO WEATHER OF IN CONTACT WITH GROUND: #14 & #18 BAR - 1 1/2" #11 BAR AND SMALLER - 3/4"

BEAMS AND COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS - 1 1/2"

- PROVIDE CHAIR SUPPORTS (AZTEC EZ CHAIR, WHC SERIES 'B' OR EQUAL) TO ADEQUATELY SUPPORT BARS FOR PROPER CLEARANCE AS RECOMMENDED BY THE AMERICAN CONCRETE INSTITUTE AND THE CONCRETE REINFORCING STEEL INSTITUTE. SLAB ON GRADE REINFORCEMENT SHALL BE SUPPORTED AT 45-INCH MAXIMUM INTERVALS OR EVERY THIRD BAR.
- NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT WHERE THEY NORMALLY OCCUR OR WHERE NOTED. VERTICAL JOINTS SHALL ONLY OCCUR AT LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER.
- DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI PUBLICATION 315, LATEST EDITION. ALL HOOKED BARS SHOWN IN DETAILS SHALL HAVE STANDARD HOOKS UNLESS NOTED
- REINFORCING BARS SHALL NOT BE WELDED WITHOUT APPROVAL OF THE
- UNLESS OTHERWISE NOTED CONTINUOUS BOTTOM REINFORCING BARS SHALL BE SPLICED AT SUPPORTS AND CONTINUOUS TOP REINFORCING BARS SHALL BE SPLICED AT MID-SPAN.
- ALL CONTINUOUS REINFORCEMENT SHALL BE SPLICED WITH A CLASS 'A' TENSION SPLICE, UNLESS NOTED OTHERWISE. PROVIDE 1-#6x6'-0" TOP AND BOTTOM (TWO 36" LEGS WITH 90 DEGREE BEND) AT EACH FACE OF GRADE BEAMS AT CORNERS AND INTERSECTIONS, AND AT 18" ON CENTER VERTICALLY AT WALLS.
- CONDUITS ARE NOT ALLOWED IN SLABS, BEAMS, WALLS OR COLUMNS. ALL CONDUITS SHALL BE SUSPENDED FROM OR ATTACHED TO THE CONCRETE STRUCTURE.
- ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE, ACI 301, LATEST EDITION.
- 13. ALL BASE PLATES AND ANCHOR RODS SHALL BE PROTECTED WITH 3" (MIN.) OF CONCRETE. ANCHOR RODS SHALL BE FABRICATED FROM FULL BODIED STEEL RODS CONFORMING TO ASTM F1554, GRADE 36, WASHERS CONFORMING TO ASTM F436 AND NUTS CONFORMING TO ASTM A194 OR A563 AND HAVING THE SAME DIAMETER AS THE BOLT DIAMETER AND USING CUT THREADS. ROLLED THREADS ARE NOT ACCEPTABLE. BOLTS SHALL BE SET USING RIGID TEMPLATES.

#### TIMBER NOTES

- TIMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS, NATIONAL FOREST PRODUCTS ASSOCIATES LATEST EDITION AND INTERNATIONAL BUILDING CODE.
- SAWN LUMBER SHALL CONFORM TO NLGA, SPIB, WWPA AND WCLIB GRADING AGENCIES. PLYWOOD SHALL CONFORM TO APA REQUIREMENTS.
- SAWN MATERIALS FOR WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

STRUCTURAL MEMBER REQUIREMENTS					
MEMBER LOCATION	THICKNESS	SPECIES	GRADE	NOTES	
WALL STUD	2x4, 2x6, 3x4	SOUTHERN PINE	No. 2		
SILL PLATE	2x4, 2x6, 3x4, 3x6	SOUTHERN PINE	No. 2	PT	
POST/COLUMN	4x4, 4x6, 6x6, 6x8, 8x8	SOUTHERN PINE	No. 1		
FLOOR/ROOF JOIST	2x6 - 2x12	SOUTHERN PINE	No. 2		
BEAM	4x8 - 4x12 6x8 - 6x12	SOUTHERN PINE	No. 2		
INTERIOR/NON-STRL WALL	2x4, 2x6, 3x4	SOUTHERN PINE	No. 2		

- 4. ALL MATERIALS MUST BE GRADE MARKED.
- 5a. PLYWOOD ROOF DECK SHALL BE APA STRUCTURAL 1 RATED SHEATHING, EXPOSURE 1 PER SCHEDULE AND CONTIOUS OVER A MINIMUM OF TWO SPANS. ROOF DECK TO BE ATTACHED TO SUPPORTING MEMBERS USING 0.131"Øx2 1/2" OR 0.135"Øx2 1/2" RING SHANK NAILS AT 6" OC AT PANEL EDGES AND SUPPORTS AND 12" AT FIELD.
- MAINTAIN 1/8" SPACING AT ALL EDGES AN END JOINTS UNLESS INDICATED BY PANEL MANUFACTURER AND ADD ONE (1) PANEL CLIP PER SPAN.
- PLYWOOD WALL SHEATHING TO SHALL BE APA RATED SHEATHING, EXPOSURE 1 PER SCHEDULE. GROUP 5 SHEATHING NOT ALLOWED. EXTERIOR NON-SHEAR WALL PANELS SHALL BE 15/32 PERFORMANCE RATING REQUIRED AT EXTERIOR WALL STUDS SPACED AT 16" OC OR LESS AND 19/32 PERFORMANCE RATING REQUIRED AT EXTERIOR WALL STUDS SPACED AT 24" OC. NON-SHEAR WALL PANELS TO BE ATTACHED TO SUPPORTING MEMBERS WITH 0.113"Øx2" NAILS AT 6" OC AT EDGE AND 8" OC AT FIELD.
- SEE SHEAR WALL PLAN AND SCHEDULE FOR ATTACHEMENT REQUIRMENTS AT INTERIOR AND EXTERIOR SHEAR WALLS.
- 7a. STRUCTURAL WOOD LAMINATED TIMERS SHALL MEET THE STRUCTURAL REQUIREMENTS AND LAMINATING SPECIFICATIONS OF AITC 117-2004 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES" AND SHALL CONFORM TO THE FOLLOWING MINIMUM DESIGN PROPERTIES: DF 24F-V4
- LAMINATED STRUCTURAL LUMBER (LSL), PARRALLEL STRAND LUMBER (PSL), AND LAMINATED VENEER LUMBER (LVL) OTHER THAN GLULAM MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

STRUCTURAL MEMBE	MBER REQUIREMENTS - MANFACTURED			
TYPE	ORIENTATION	GRADE		
	COLUMN	1.3E		
LSL	PLANK	1.3E		
	BEAM	1.55E		
LVL	BEAM	2.0E		
PSL	COLUMN	1.8E		
I OL	BEAM	2.0E		

- BRIDGING BETWEEN JOISTS AND RAFTERS SHALL BE 1x4 WOOD OR 16 GAGE HOT-DIP GALVANIZED STEEL CROSS-BRIDGING OR 2x SOLID BRIDGING AT ALL BEARING LOCATIONS AND AT 8 FOOT MAXIMUM INTERVALS.
- BEAMS MADE UP OF MULTIPLE 2x PIECES SHALL NOT BE SPLICED EXCEPT OVER SUPPORTS. ALL MULTI PLY MEMBER BEAMS SHALL BE ATTACHED TOGETHER BY GLUEING AND NAILING WITH 0.148"Øx3" NAILS AT 6" O.C. TOP AND BOTTOM FOR EACH PLY. FLITCH BEAMS WITH STEEL PLATES SHALL BE BOLTED TOGETHER WITH 1/2" DIAMETER HOT-DIP GALVANIZED A307 THRU BOLTS AT 1'-0" O.C. STAGGERED FROM TOP TO BOTTOM.
- 10a. ALL EXTERIOR WALLS SHALL BE FRAMED WITH A MINIMUM OF 2x6 STUD GRADE STUDS. ALL INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH A MINIMUM OF 2x4 STUD SEE SCHEDULE ON PLANS FOR SPACING. ALL EXTERIOR WALLS SHALL BE "BALLOON FRAMED", I.E. TOP OF PLATE IS ALWAYS AT THE BOTTOM OF TRUSS, INCLUDING TRUSSES WITH SLOPED BOTTOM CHORDS. STUDS SHALL BE BLOCKED AT 4'-0" O.C. VERTICALLY PRIOR TO THE APPLICATION OF SHEATHING. AT NO TIME SHALL VERTICAL LOAD BE APPLIED TO STUDS WITHOUT THE SHEATHING BEING IN PLACE OR THE STUDS BEING BLOCKED AND BRACED

- 10b. SEE PLAN FOR ADDITIONAL BEARING WALL REQUIREMENTS. WALL STUD SCHEDULE ON PLAN SHALL GOVERN WHERE APPLICABLE.
- PROVIDE TRIPLE STUDS AT ALL CORNERS AND AT ALL BEAM BEARINGS THROUGH TO FOUNDATION UNLESS NOTED OTHERWISE. PROVIDE STUDS AT BEAM BEARINGS TO MATCH BEAM WIDTH WHERE BEAM WIDTH EXCEEDS 4 1/2 INCHES
- 12a. AT NON-SHEAR WALLS ANCHOR WOOD SILLS (PRESSURE TREATED) TO CONCRETE WITH 5/8"Ø x 9" LONG HOT-DIP GALVANIZED, HOOKED ANCHOR BOLTS WITH 1/4"x3"x3" WIDE GALVANIZED WASHERS. EMBEDDED 7" MINIMUM AT 48 INCHES MAX. O.C. AT CORNERS AND DOOR OPENINGS PROVIDE ONE ANCHOR BOLT AT 8 INCHES IN EACH DIRECTION FROM CORNER. PROVIDE TWO BOLTS MINIMUM PER PIECE OF SILL PLATE.
- 12b. SEE SHEAR WALL SCHEDULE FOR SILL ANCHOR REQUIRMENTS AT INTERIOR AND EXTERIOR SHEAR WALLS. ALL SILL PLATES TO BE PRESSURE TREATED.
- 13. HOLES NO GREATER THAN 1/3 THE DEPTH OF THE JOIST MAY BE CUT HORIZONTALLY THRU JOISTS AND SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST.
- 14. PLANS AND DETAILS FOR FRAMING ARE A SCHEMATIC REPRESENTATION OF THE FRAMING AT VARIOUS LOCATIONS AND CONDITIONS ON THIS PROJECT. THE CONTRACTOR SHALL NOT SCALE OR COUNT FRAMING MEMBERS SHOWN AS A SUBSTITUTE FOR SHOP DRAWINGS AND AN ACCURATE QUANTITY TAKEOFF. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING NECESSARY TO COMPLETELY FRAME THE PROJECT AND PROVIDE FOR ALL CONDITIONS SHOWN ON THE ARCHITECTURAL
- 15. JOIST AND RAFTER HANGERS, TIES, HOLDDOWNS AND OTHER PRE-ENGINEERED CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR APPROVED EQUAL. SIZE AND USAGE SHALL BE AS SHOWN ON THE DRAWINGS, SPECIFIED IN THESE NOTES AND AS RECOMMENDED BY THE MANUFACTURER. ALL CONNECTORS SHALL BE POST HOT-DIP GALVANIZED COATED AFTER FABRICATION OR STAINLESS STEEL
- INSTALL A SIMPSON "H10" OR TW0 (2)-"H2.5A" METAL TIES AT THE CONNECTION BETWEEN ALL RAFTERS OR TRUSS ENDS WHERE THEY BEAR ON A WOOD SUPPORT FOR 10'-0' IN ANY DIRECTION FROM BUILDING CORNERS. DOUBLED UP CLIPS SHALL BE INSTALLED DIAGONALLY ACROSS FROM EACH OTHER ON OPPOSITE SIDES OF THE TOP PLATE. INSTALL A SIMPSON "H2.5A" AT ALL OTHER TRUSS ENDS. METAL ANCHORS AT ROOF GIRDER TRUSS LOCATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE TABLE PROVIDED ON THE DRAWINGS. [PROVIDE GIRDER TRUSS UPLIFT TABLE] SIZE AND USAGE SHALL BE VERIFIED BY THE STRUCTURAL ENGINEER.
- INSTALL A SIMPSON "H2.5A" METAL TIE AT THE TOP AND A SIMPSON "H3" METAL TIE AT THE BOTTOM OF EXTERIOR STUD WHERE THE STUD JOINS THE TOP PLATE AND SILL PLATE, WHERE AN "H2.5A" METAL TIE IS REQUIRED AT TRUSS ENDS. INSTALL TWO (2)-"H3" METAL TIES AT THE BOTTOM OF EVERY EXTERIOR STUD WHERE THE STUD JOINS THE SILL PLATE, WHERE "H10" TIES IS REQUIRED AT TRUSS ENDS. DOUBLED UP CLIPS SHALL BE INSTALLED DIAGONALLY ACROSS FROM EACH OTHER ON OPPOSITE SIDES OF THE TOP PLATE OR BOTTOM SILL PLATE.
- 18. ALL TIMBER OUTSIDE THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED. ALL CONNECTIONS OUTSIDE THE BUILDING ENVELOPE SHALL BE COATED WITH HOT-DIP GALVANIZED BOLTS OR NAILS.

#### STRUCTURAL STEEL

- A NON-SHRINK GROUT SHALL BE USED UNDER ALL STEEL COLUMN BASE PLATES. GROUT SHALL CONFORM TO ASTM C1090 AND THE CORPS OF ENGINEERS SPECIFICATION CRD-C-621 GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI. 100 PERCENT OF VOID UNDER ALL BASE PLATES IS TO BE GROUTED. ALL BASE PLATES WITH A DIMENSION GREATER THAN 24" SHALL HAVE TWO 1" DIAMETER GROUT HOLES. IF THE SPACE UNDER A COLUMN BASE PLATE IS LESS THAN 1/4", A PRESSURE INJECTION SYSTEM SHALL BE USED
- ALL STRUCTURAL STEEL DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO ALLOWABLE STRENGTH DESIGN (ASD) ACCORDING TO THE LATEST EDITION AISC
- ALL WELDING SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE MANUAL OF STEEL CONSTRUCTION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE AMERICAN WELDING SOCIETY ANSI/AWS D1.1 STRUCTURAL WELDING CODE-STEEL. WELDING OF REINFORCING BARS SHALL COMPLY TO THE AMERICAN WELDING SOCIETY AWS D1.4. SHORT CIRCUIT TRANSFER FOR THE GAS METAL ARC WELDING PROCESS IS NOT PERMITTED.
- 4. ELECTRODES FOR ALL FIELD AND SHOP WELDING SHALL BE CLASS E70XX.
- ALL STRUCTURAL STEEL ROLLED SHAPES SHALL CONFORM TO ASTM A992. AND ALL ANGLES. BARS, CHANNELS AND PLATES SHALL CONFORM TO ASTM A36. ALL SQUARE AND RECTANGULAR HSS (Fy 46 KSI) AND ROUND HSS (Fy 42KSI) SHALL CONFORM TO ASTM A500 GRADE B. ROUND PIPES (FV 36KSI) SHALL CONFORM TO ASTM A53 GR B. ALL COLD-FORMED GIRTS AND PURLINS SHALL CONFORM TO ASTM A570M GR. 55.
- ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO STANDARDS OF THE AISC, DOUBLE CONNECTIONS THROUGH COLUMN WEBS, BEAMS THAT FRAME OVER THE TOP OF COLUMNS, AND BEAM TO BEAM CONNECTIONS SHALL HAVE A BEAM ERECTION SEAT OR A STAGGERED CONNECTION WITH AT LEAST ONE INSTALLED BOLT REMAINING IN PLACE TO SUPPORT THE FIRST BEAM WHILE THE SECOND BEAM IS BEING ERECTED.
- CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL BE SELECTED FROM THE TABLES IN PART 10 OF THE LATEST EDITION OF THE MANUAL OF STEEL CONSTRUCTION OF THE AISC. TABLE 10—1 MAY BE USED FOR ALL-BOLTED DOUBLE ANGLE CONNECTIONS. TABLE 10-2 MAY BE USED FOR WELDED/BOLTED DOUBLE ANGLE CONNECTIONS. TABLE 10-3 MAY BE USED FOR ALL-WELDED DOUBLE ANGLE CONNECTIONS. BEAM REACTIONS USED SHALL BE ONE-HALF THE TOTAL ALLOWABLE UNIFORM LOAD GIVEN IN TABLE 3-6 THROUGH 3-9 IN PART 3 OF THE MANUAL OF STEEL CONSTRUCTION OF THE AISC. CONNECTIONS FOR COMPOSITE BEAMS SHALL HAVE THE STANDARD AISC CAPACITY INCREASED BY 35 PERCENT
- ALL MISCELLANEOUS WELDS (FIELD OR SHOP) SHALL BE MINIMUM SIZE FILLET ALL AROUND IN ACCORDANCE WITH AISC. WELDING OF CONTINUOUS MEMBERS SHALL BE A MINIMUM OF 2 INCHES OF 3/16 INCH FILLET STITCH WELDS AT 12 INCHES O.C., STAGGERED EACH SIDE, UNLESS NOTED OTHERWISE. COLUMN BASE PLATES, CAP PLATES AND STIFFENER PLATES SHALL BE WELDED ALL AROUND.
- PROVIDE ALL NECESSARY HOLES IN MISCELLANEOUS STRUCTURAL STEEL MEMBERS FOR ATTACHMENT OF NON-STRUCTURAL ITEMS (IE: WINDOW HEAD ANCHORS, CAST STONE ATTACHMENT, ETC), SEE ARCHITECTURAL DRAWINGS FOR REQUIREMENTS.
- SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- ALL CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL CONFORM TO ASTM A325 EXCEPT WHERE NOTED OTHERWISE. MINIMUM SIZE SHALL BE 3/4 INCH DIAMETER UNLESS NOTED OTHERWISE. BOLTS SHALL BE TWIST OFF TYPE TENSION CONTROLLED BOLTS CONFORMING TO ASTM F1852 WITH HARDENED WASHERS UNDER THE NUT. HEX HEAD NUTS SHALL CONFORM TO ASTM A563 AND WASHERS SHALL CONFORM TO ASTM F436.
- ALL STEEL LINTEL ANGLES ARE DESIGNED TO FULLY SUPPORT THE MASONRY VENEER WITH SOME NORMAL DEFLECTION DURING INSTALLATION. MASONRY SHALL BE INSTALLED WITHOUT SHORING THE SUPPORT ANGLE DURING CONSTRUCTION. SHORING THE MASONRY DURING CONSTRUCTION CAN RESULT IN HORIZONTAL BED JOINT CRACKING WHEN THE SHORES ARE REMOVED.
- 13. ALL STRUCTURAL STEEL WHICH IS OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT DIPPED GALVANIZED. ZINC COATING SHALL MEET THE REQUIREMENTS OF ASTM 123-73, WITH A MINIMUM COATING CLASS OF GR60 UNLESS SPECIFIED OTHERWISE BY ARCHITECT AND SHALL BE APPLIED AFTER FABRICATION. ALL FIELD WELDS SHALL BE GROUND SMOOTH AND TOUCHED UP WITH A ZINC RICH PAINT.
- 14. THE GENERAL CONTRACTOR AND SUBCONTRACTOR'S SHALL COMPLY TO OSHA 29 CFR 1926 SUBPART R, SAFETY STANDARDS FOR STEEL ERECTION.

urban bobcat ARCHITECTS

PROJECT INFORMATION ANDY'S FROZEN CUSTARD -FORT WORTH 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

urban bobcat Architects, PC

916 BRYAN AV #104, FORT WORTH, TX 76104 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TX 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

**DUNAWAY ASSOCIATES L.P.** 550 BAILEY AVENUE STE. 400 FORT WORTH, TX 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

STRUCTURAL ENGINEER:

M.E.P. ENGINEER: Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

alidity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provisior of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of e issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being arried on thereunder when in violation of the code or any other ordinances of this jurisdiction

**BUILDING OFFICIAL** 

All approvals are subject to site inspections by a building



REVISION SCHEDULE DATE

TX FIRM REG. NO F-1114

roject Number: 2836

GENERAL NOTES

THESE DRAWINGS ARE SPECIFIC TO THE LOCATION IDENTIFIED IN THE TITLE BLOCK AND ARE TO USED FOR FOR REFERENCE ONLY IN THE DEVELOPMENT OF ANY OTHER PROJECT. LICENSED DESIGN PROFESSIONALS ARE REQUIRED TO ENSURE ALL LOCAL CODES AND ORDINANCES ARE MET AND SHALL DEVELOP DRAWINGS SPECIFIC TO THAT LOCATION

#### STRUCTURAL TESTING AND INSPECTIONS

#### EARTHWORK TESTING

- DURING EARTHWORK OPERATIONS KEEP A COMPETENT TRAINED
   TECHNICIAN ASSIGNED TO THE PROJECT. SERVICES PROVIDED SHALL
   INCLUDE:
- A. OBSERVE STRIPPING OPERATIONS AND EVALUATE THE REQUIRED STRIPPING DEPTH DURING THESE OPERATIONS.
- B. OBSERVE PROOFROLLING OPERATIONS AFTER SITE STRIPPING.
  DETERMINE IF ANY SOFT SPOTS NEED TO BE UNDERCUT TO FIRM SOILS,
  REPLACED WITH SELECT FILL AND RECOMPACTED.
- C. VERIFY THAT THE SUBGRADE IS PREPARED PER EARTHWORK GENERAL NOTES. PROVIDE A MINIMUM OF FOUR (4) FIELD DENSITY TESTS ON THE SUBGRADE OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS
- C. VERIFY THAT THE SUBGRADE IS PREPARED AND LIME STABILIZED PER EARTHWORK GENERAL NOTES. PROVIDE A MINIMUM OF FOUR (4) FIELD DENSITY TESTS ON THE SUBGRADE OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS GREATER.VERIFY THAT THE SUBGRADE IS LIME STABILIZED WITH 6 TO 8 PERCENT BY VOLUME HYDRATED LIME IN ACCORDANCE WITH THE LIME ASSOCIATION RECOMMENDATIONS. THE OPTIMUM LIME CONTENT SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BY A LIME SERIES TEST TO DETERMINE THE REQUIRED OPTIMUM LIME CONTENT NECESSARY TO ACHIEVE A pH OF 12.4 WHILE ACHIEVING A PLASTICITY INDEX OF LESS THAN 20. VERIFY AND APPROVE THE DENSITY AND MOISTURE CONTENT OF THE LIME STABILIZED SUBGRADE PRIOR TO THE PLACEMENT OF ANY SELECT FILL MATERIAL.
- D. STRUCTURAL SELECT FILL PAD MATERIAL SHALL BE TESTED FOR ACCEPTABILITY AND A MOISTURE DENSITY CURVE SHALL BE ESTABLISHED. SELECT FILL MATERIAL SHALL MEET THE REQUIREMENTS IN THE EARCHWORK GENERAL NOTES.
- E. SELECT FILL MOISTURE CONTENT, DENSITY, AND PLACEMENT SHALL BE PER THE EARTHWORK GENERAL NOTES.
- SELECT FILL MATERIAL SHALL BE TESTED DURING PLACEMENT OF EACH LIFT FOR THE ATTERBERG LIMITS IN ACCORDANCE WITH ASTM D4318-98 METHOD B "STANDARD TEST METHOD FOR LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS" TO VERIFY THAT THE SELECT FILL MATERIAL IS IN ACCORDANCE WITH THE ORIGINALLY APPROVED SELECT FILL MATERIAL. PROVIDE A MINIMUM OF ONE (1) TEST PER LIFT OR ONE (1) FOR EVERY 2,500 SQUARE FEET WHICHEVER IS GREATER WITH A MAXIMUM OF TEN (10) PER LIFT.
- G. IF THE BUILDING PAD HAS BEEN INSTALLED FOR MORE THAN TWO MONTHS PRIOR TO THE INSTALLATION OF THE VAPOR RETARDER, PROVIDE FIELD MOISTURE TESTS FOR THE FULL DEPTH OF THE PAD 96 HOURS PRIOR TO PLACEMENT OF THE VAPOR RETARDER TO ENSURE THAT THE FILL MOISTURE CONTENT AND HAS BEEN MAINTAINED PRIOR TO CONCRETE PLACEMENT. MOISTURE CONTENTS SHALL BE TAKEN AT 12 INCH VERTICAL INTERVALS WITH A MINIMUM OF TWO TESTS PER BORING AT A RATE OF ONE (1) BORING FOR EVERY 2,500 SQUARE FEET OF PAD WITH A MAXIMUM OF TEN (10). THE MOISTURE CONTENT SHALL BE BETWEEN OPTIMUM AND +5 PERCENT OF THE OPTIMUM MOISTURE CONTENT OF THE SELECT FILL MATERIAL.
- H. OBSERVE THE EXCAVATION DAILY AND ENSURE THAT THE CONTRACTOR MAINTAINS A CLEAN EXCAVATION THAT IS FREE OF WATER 100% OF THE TIME. CONTRACTOR SHALL PROVIDE PUMPS AS REQUIRED TO REMOVE ANY WATER AT ALL TIMES.

OBSERVE GRADING OPERATIONS TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING PAD IS PROVIDED.

#### CONCRETE TESTING

- CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR REVIEW INDICATING CONFORMANCE WITH ACI 318, LATEST EDITION, CHAPTER 5, SECTION 5.3.
- 2. SLUMP TESTS, CONFORMING TO ASTM C143, SHALL BE TAKEN AT THE POINT OF DISCHARGE AT THE SAME RATE AS NOTED BELOW IN NOTE NUMBER 5.
- AIR CONTENT TESTS CONFORMING TO ASTM C173, VOLUMETRIC METHOD FOR LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE; ASTM C231 PRESSURE METHOD FOR NORMAL WEIGHT CONCRETE; SHALL BE TAKEN FOR EACH DAY'S POUR OF EACH TYPE OF AIR-ENTRAINED CONCRETE.
- 4. CONCRETE TEMPERATURE SHALL BE TESTED HOURLY WHEN AIR TEMPERATURE IS 40 DEG F (4 DEG C) AND BELOW, WHEN 80 DEG F (27 DEG C) AND ABOVE, AND EACH TIME A SET OF COMPRESSION TEST SPECIMENS IS MADE.
- 5. ONE SET OF FOUR COMPRESSION TEST SPECIMENS CONFORMING TO ASTM C31 SHALL BE MOLDED AND STORED FOR LABORATORY-CURED SPECIMENS. COMPRESSIVE STRENGTH TESTS SHALL CONFORM TO ASTM C39 AND SHALL CONSIST OF ONE SET FOR EACH DAY'S POUR EXCEEDING 5 CU. YDS. PLUS ADDITIONAL SETS FOR EACH 50 CU. YDS. MORE THAN THE FIRST 25 CU. YDS OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY. ONE SPECIMEN SHALL BE TESTED AT 7 DAYS, TWO SPECIMENS SHALL BE TESTED AT 28 DAYS, AND ONE SPECIMEN SHALL BE RETAINED FOR LATER TESTING AS REQUIRED.
- 6. VERIFY CONCRETE IS BEING CONSOLIDATED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ACI 318 AND ACI 308R. LATEST EDITION.
- VERIFY THAT POST INSTALLED ANCHORS ARE AS SPECIFIED AND THAT THE ANCHORS ARE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

#### REINFORCING STEEL INSTALLATION

- 1. A COMPETENT TRAINED TECHNICIAN SHOULD BE KEPT AT ALL TIMES DURING CAST-IN-PLACE REINFORCING PLACEMENT OPERATIONS. REINFORCING STEEL INSPECTION SHALL FOLLOW THE GUIDELINES SET FORTH IN ACI 311.4R "GUIDE FOR CONCRETE INSPECTION". INSPECTION SERVICES SHALL INCLUDE:
- A. VERIFY TYPE AND GRADE OF ALL REINFORCING STEEL.
- B. VERIFY REBAR IS FREE OF OIL, DIRT, EXCESSIVE RUST AND FROM DAMAGE DURING SHIPMENT TO SITE.
- VERIFY REINFORCING IS ADEQUATELY TIED, CHAIRED AND SUPPORTED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.

  VERIFY MINIMUM AND MAXIMUM CLEAR DISTANCES BETWEEN BARS AND
- E. VERIFY QUANTITY, SIZE AND LOCATION OF REINFORCEMENT.F. VERIFY MINIMUM CONCRETE COVER IS MAINTAINED BETWEEN REBAR AND

MINIMUM STRUCTURAL DISTANCE TO OUTSIDE OF CONCRETE.

SURFACE OF CONCRETE.

G. VERIFY SIZE, PLACEMENT, LAP LENGTHS, LOCATION OF LAPS, BEND

#### LOCATIONS, SLOPE, LENGTH, HOOKED BAR LENGTHS AND LOCATIONS.

#### STRUCTURAL STEEL TESTING

- 1. CERTIFY WELDERS FOR THE WELD TYPES IN THE PROJECT AND CONDUCT INSPECTIONS AND TESTS AS REQUIRED, AS A MINIMUM, WELDERS SHALL BE AISC CERTIFIED. RECORD TYPES AND LOCATIONS OF DEFECTS FOUND IN WORK. RECORD WORK REQUIRED AND PERFORMED TO CORRECT DEFICIENCIES.
- 2. VISUALLY INSPECT 100% OF ALL FILLET WELDS.
- 4. ALL WELDS THAT FAIL SHALL BE REWELDED AND RETESTED UNTIL THEY PASS THE TEST. TEST TWO ADDITIONAL WELDS AT THE CONTRACTOR'S EXPENSE FOR EVERY WELD FAILURE.

6. BOLTS SHALL BE VISUALLY INSPECTED WHEN TWIST-OFF SPLINES ARE USED, OTHERWISE BOLTS SHALL BE SNUG TIGHT.

#### SPECIAL INSPECTIONS

SPECIAL INSPECTION WORK AND THE FINAL LETTER OF COMPLIANCE HAVE NOT BEEN INCLUDED IN THE STRUCTURAL ENGINEER OF RECORD'S SCOPE OF SERVICES. THE OWNER IS RESPONSIBLE FOR OBTAINING THE SERVICES OF THE SPECIAL INSPECTOR AND THE TESTING LABORATORY. SPECIAL INSPECTIONS CAN BE PROVIDED BY AN INDEPENDENT SPECIAL INSPECTOR APPROVED BY THE BUILDING AUTHORITY OR BY THE ENGINEER OF RECORD. THE SPECIAL INSPECTION WORK DOES NOT INCLUDE THE TESTING LABORATORY SERVICES AS CALLED FOR ON THE DRAWINGS. ARRANGEMENTS FOR SPECIAL INSPECTIONS SHOULD BE MADE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER IF SPECIAL INSPECTIONS ARE REQUIRED ON THE APPROVED PERMIT DRAWINGS AND FOR NOTIFYING THE TESTING LABORATORY AND SPECIAL INSPECTOR IN A TIMELY MANNER PRIOR TO PROCEEDING WITH CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING INSPECTIONS WITHOUT THE TESTING LABORATORY'S OR SPECIAL INSPECTOR'S PRESENCE. THE STRUCTURAL ENGINEER WILL NOT PROVIDE A FINAL LETTER OF COMPLIANCE AFTER THE WORK IS COMPLETE UNLESS HE HAS PERFORMED THE SPECIAL INSPECTIONS.

CHAPTER 17 OF THE 2009 INTERNATIONAL BUILDING CODE IS INTERPRETED TO REQUIRE SPECIAL INSPECTION FOR THE FOLLOWING

SOILS - TABLE 1704.7 CONCRETE CONSTRUCTION - TABLE 1704.4 STRUCTURAL STEEL - TABLE 1704.3 STEEL CONSTRUCTION - TABLE 1704.3 MASONRY CONSTRUCTION - TABLE 1704.5.1 WOOD CONSTRUCTION - TABLE 1704.6

CONCRETE IN BLOCKOUT SHALL

TO SPECIFIED PROJECT SLAB -

SHALL NOT EXCEED 12"

#4 EACH SIDE

**COLUMN SIZE** 

5" COL.

8" COL.

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

COLUMN -

FOR APROVAL.

COLUMN BLOCK OUT SCHEDULE

AND BASE PLATE.

PLAN VIEW

1. GENERAL CONTRACTOR TO COORDINATE REQUIRED

SIZE OF BLOCKOUT FOR STRUCTURAL STEEL COLUMN,

2. PROVIDE 3" MINIMUM CONCRETE COVER ALL AROUND COLUMN

BASE PLATE SIZE | BLOCK OUT SIZE

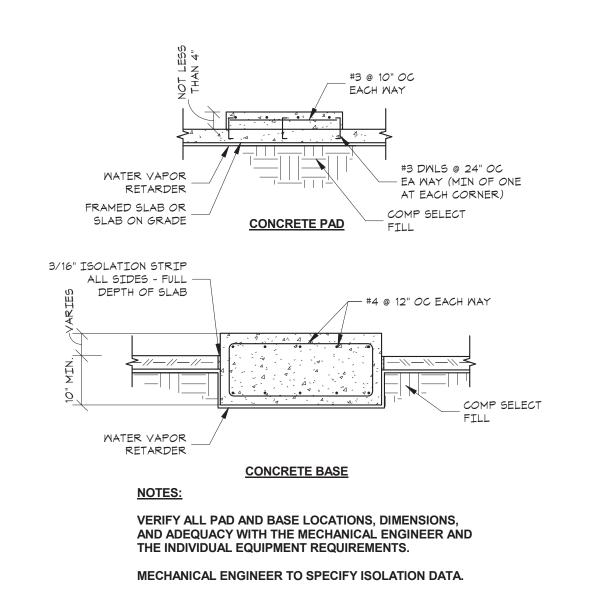
SUBMIT THE DESIRED BLOCKOUT SIZE TO ARCHITECT

11" x 11"

1'-2" x 1'-2"

BE REINFORCED TO BE EQUIVALENT

REINFORCING BUT MAXIMUM SPACING



# PAD AND BASE DETAIL SCALE: 3/4" = 1'-0"

1/4" COMPRESSIBLE

- BASE PLATE

1'-9" x 1'-9"

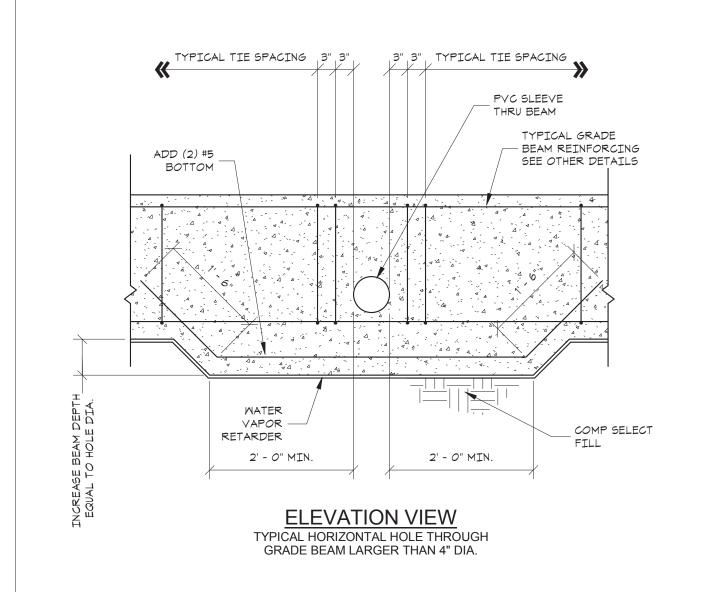
2'-2" x 2'-2"

JOINT FILLER MATERIAL

CONSTRUCTION OR

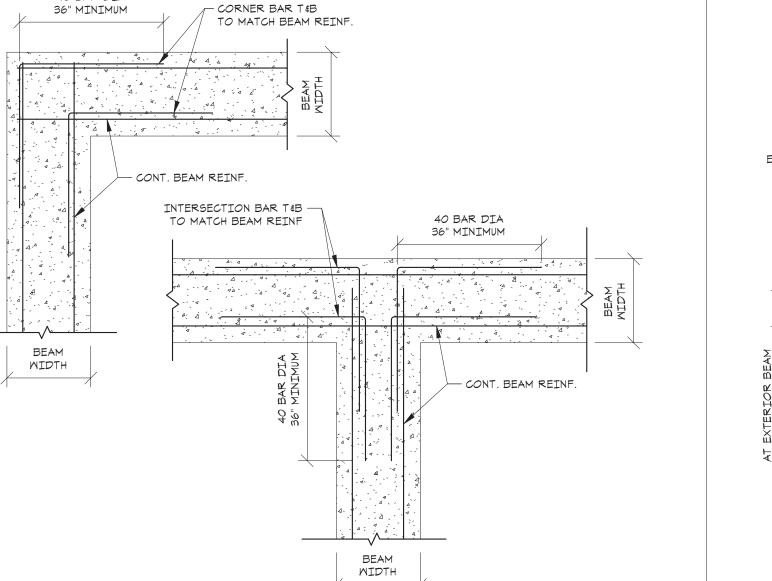
JOINT (TYPICAL)

- CONTRACTION

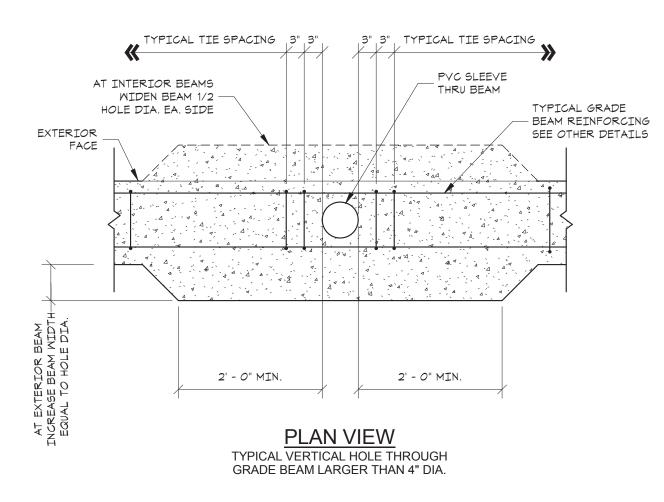


GRADE BEAM PENETRATION DETAIL

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

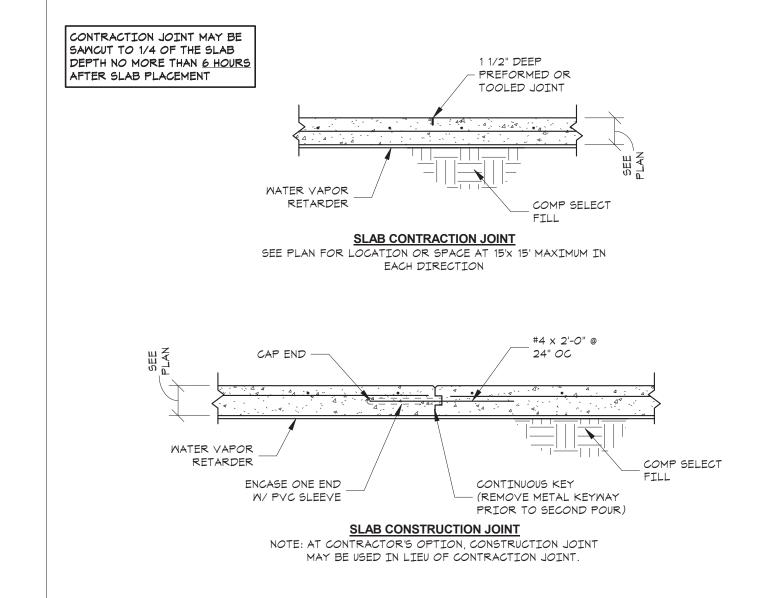


5 TYPICAL CORNER BAR DETAIL
SCALE: 3/4" = 1'-0"

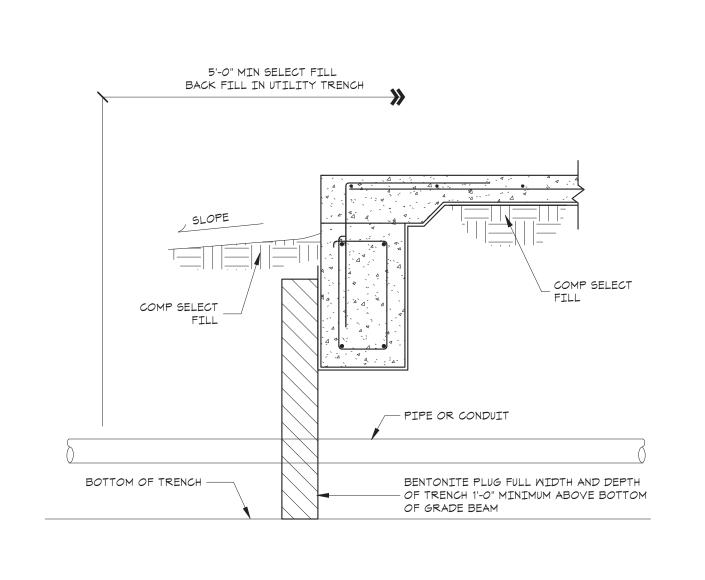


2 GRADE BEAM PENETRATION DETAIL

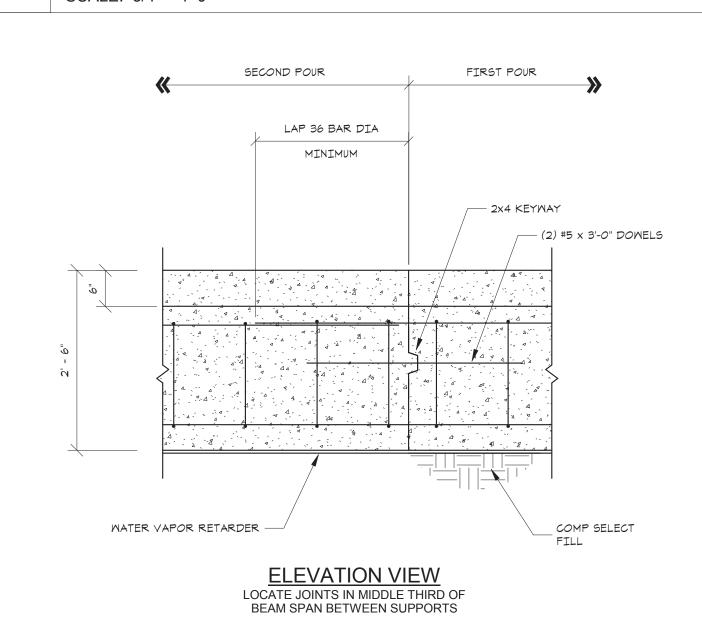
SCALE: 3/4" = 1'-0"



SLAB JOINT DETAIL
SCALE: 3/4" = 1'-0"



4 PIPE ENTRY DETAIL
SCALE: 3/4" = 1'-0"



GRADE BEAM CONSTRUCTION JOINT SCALE: 3/4" = 1'-0"

urban bobcat
ARCHITECTS
PROJECT INFORMATION

ANDY'S FROZEN CUSTARD -FORT WORTH 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

916 BRYAN AV #104, FORT WORTH, TX 76104 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400
FORT WORTH, TX 76107
PH: (817) 335-1121
CONTACT: CHRIS BIGGERS, PE

**CIVIL ENGINEER:** 

STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400
FORT WORTH, TX 76107
PH: (817) 335-1121
CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320,
DALLAS, TX 75287
PH 1: 469-385-1616

DALLAS, TX 75287
PH 1: 469-385-1616
CONTACT: BILL SCHULTE, PE
NOTES:

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

Janie Granthan
BUILDING OFFICIAL



09/12/16 TX FIRM REG. NO F-1114

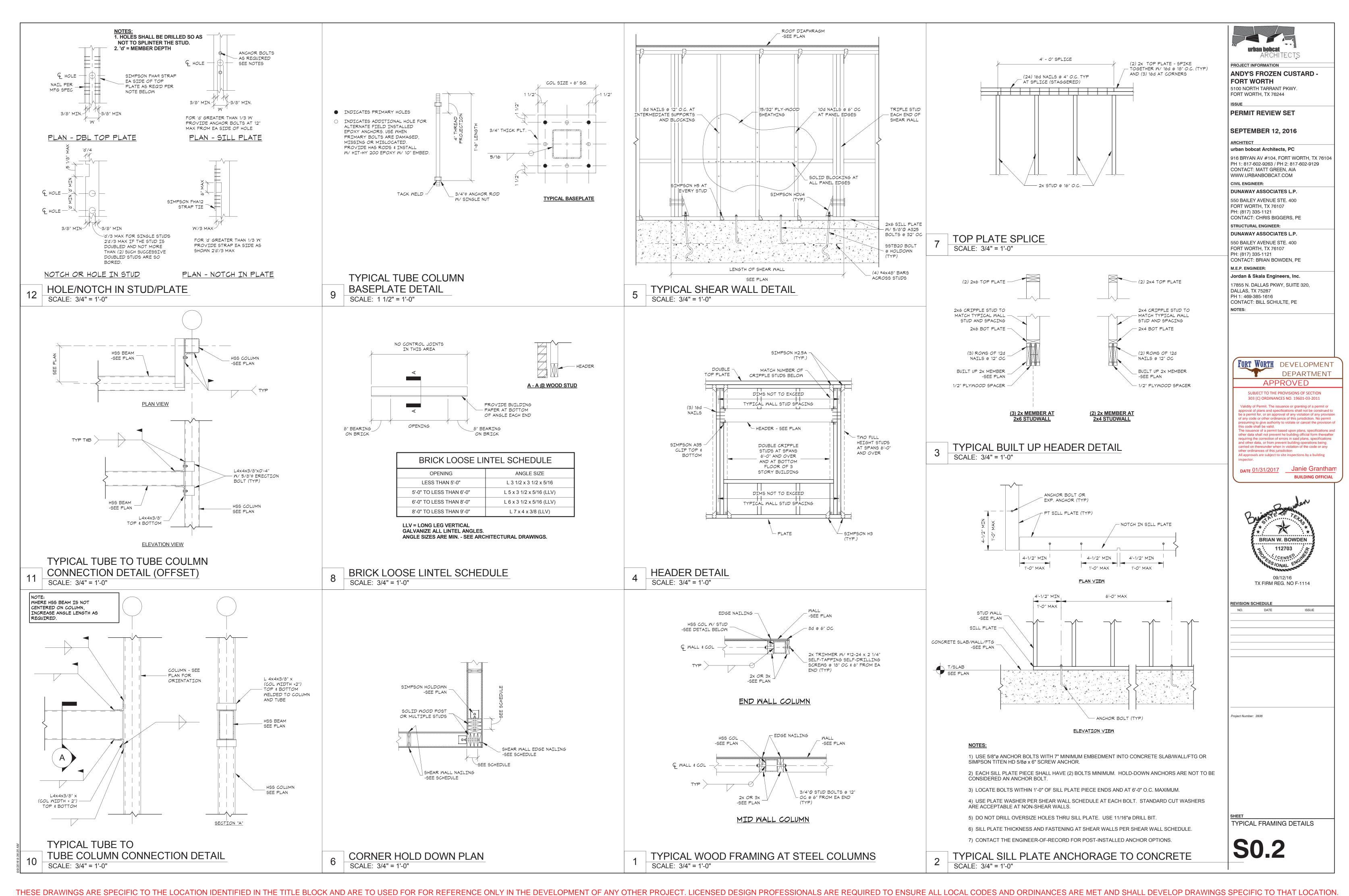
REVISION SCHEDULE

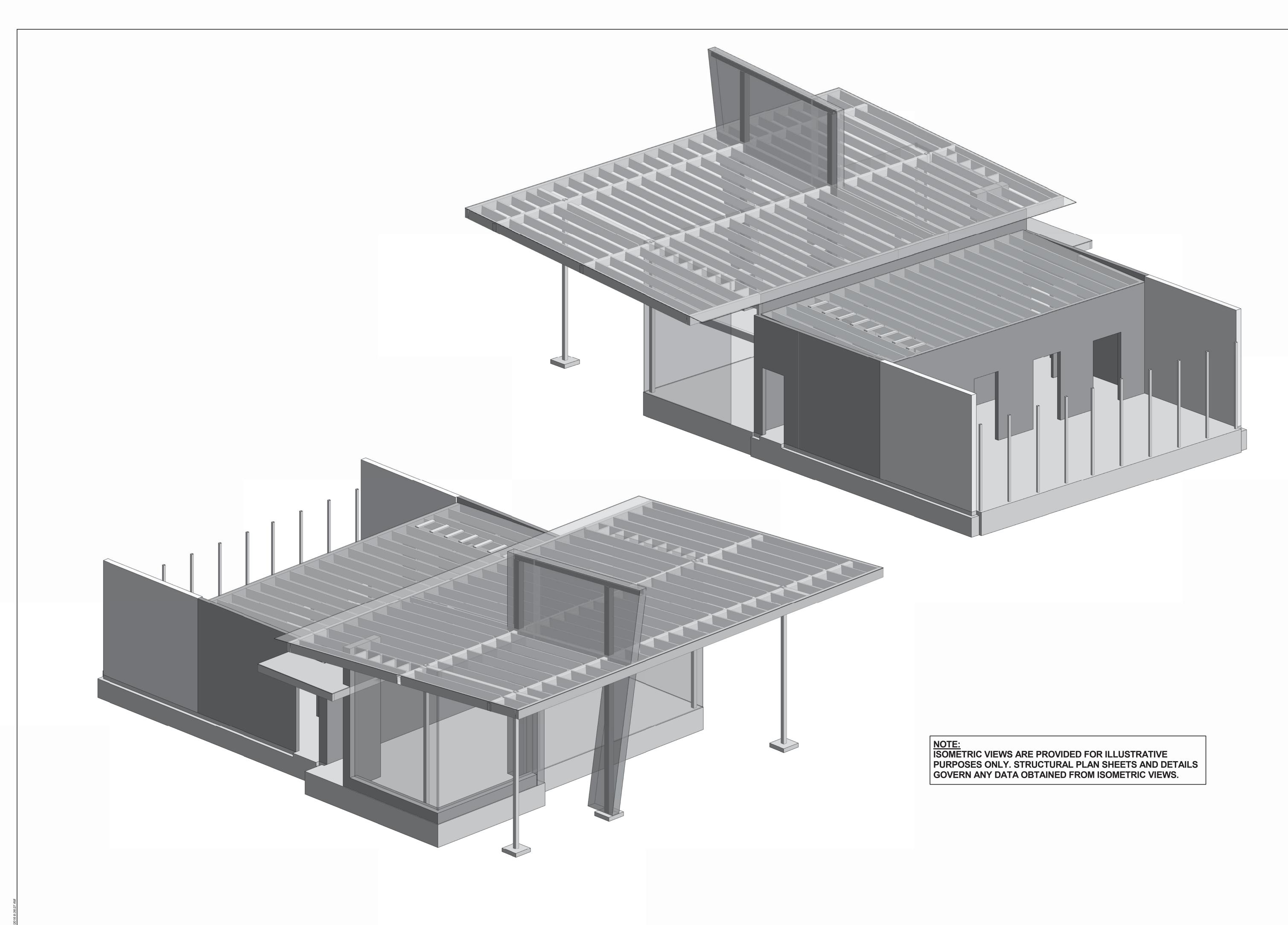
NO. DATE ISSUE

Project Number: 2836

SHEET
TYPICAL FOUNDATION
DETAILS

**S0.1** 







PROJECT INFORMATION ANDY'S FROZEN CUSTARD -FORT WORTH 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

916 BRYAN AV #104, FORT WORTH, TX 76104 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TX 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:

550 BAILEY AVENUE STE. 400 FORT WORTH, TX 76107 PH: (817) 335-1121

DUNAWAY ASSOCIATES L.P.

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER: Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE NOTES:

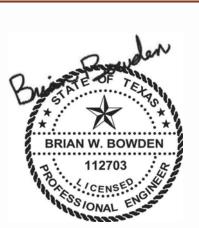
FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

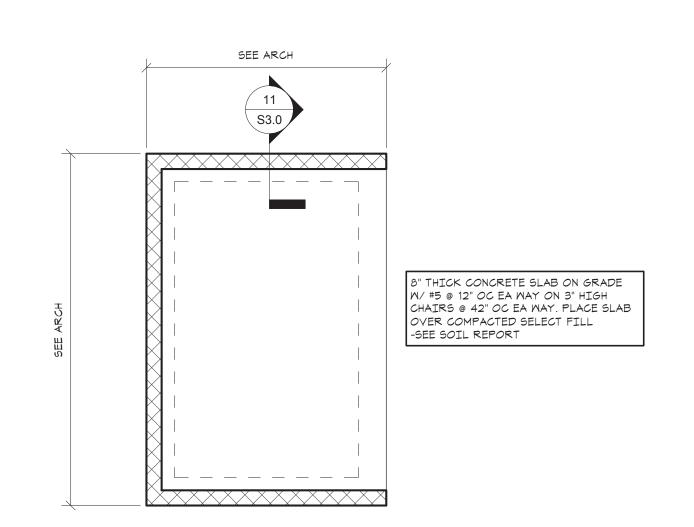


09/12/16 TX FIRM REG. NO F-1114

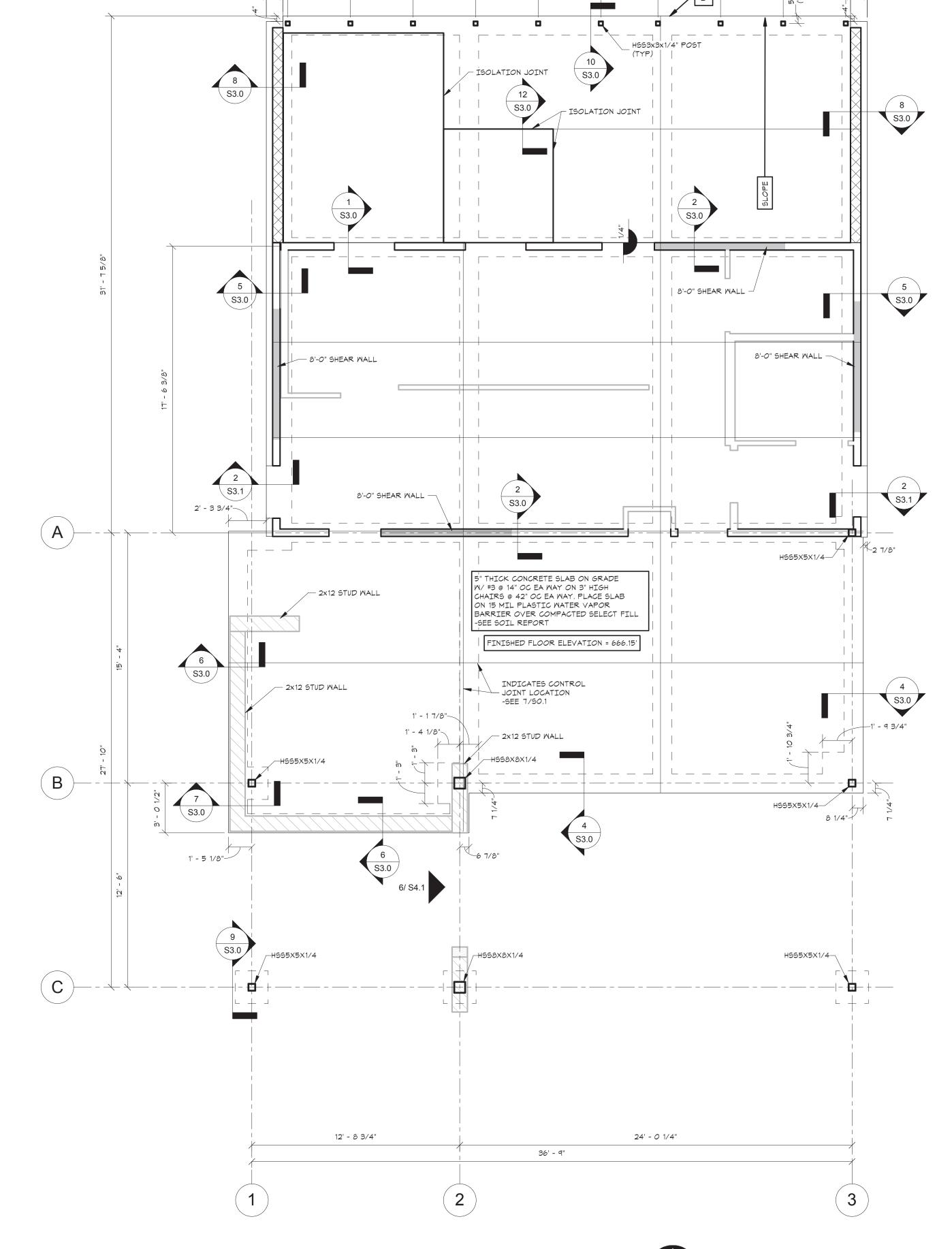
Project Number: 2836

ISOMETRIC VIEW

**S0.3** 



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



36' - 9 1/2"

3' - 10"

3' - 6"

3' - 10"

3' - 10"

3' - 10"

1' - 0 1/4"

3' - 10"

1' - 0 1/4"-

3' - 10"

3' - 10"

3' - 10"

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

urban bobcat
ARCHITECTS
PROJECT INFORMATION

ANDY'S FROZEN CUSTARD -FORT WORTH 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

CIVIL ENGINEER:

916 BRYAN AV #104, FORT WORTH, TX 76104 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TX 76107
PH: (817) 335-1121
CONTACT: CHRIS BIGGERS, PE
STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400
FORT WORTH, TX 76107
PH: (817) 335-1121
CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320,
DALLAS, TX 75287
PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE NOTES:

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

DATE 01/31/2017 Janie Grantham
BUILDING OFFICIAL



09/12/16 TX FIRM REG. NO F-1114

NO. DATE ISSUE

Project Number: 2836

SHEET FOUNDATION PLAN

**S1.0** 

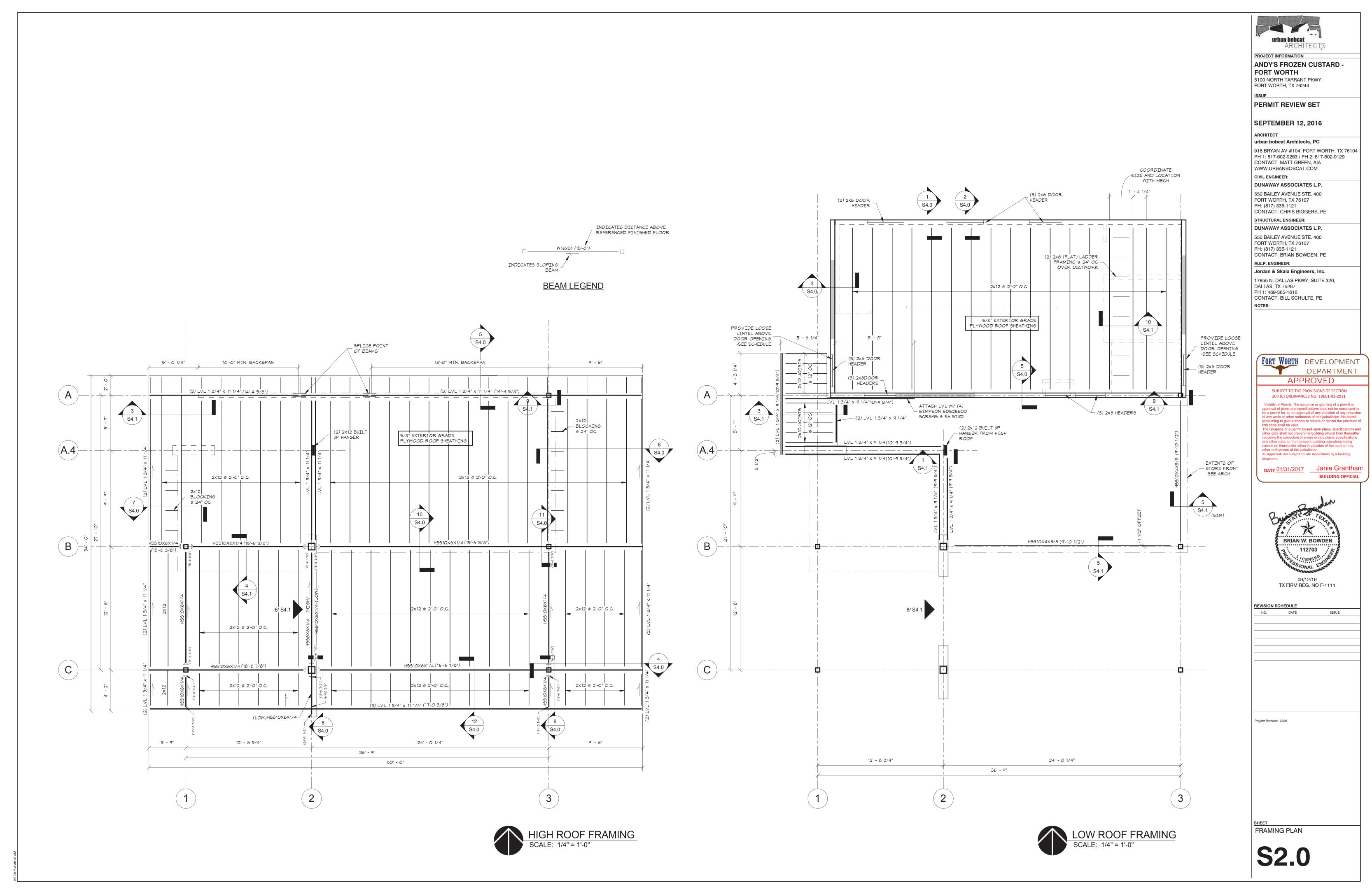
INDICATES CMU WALL

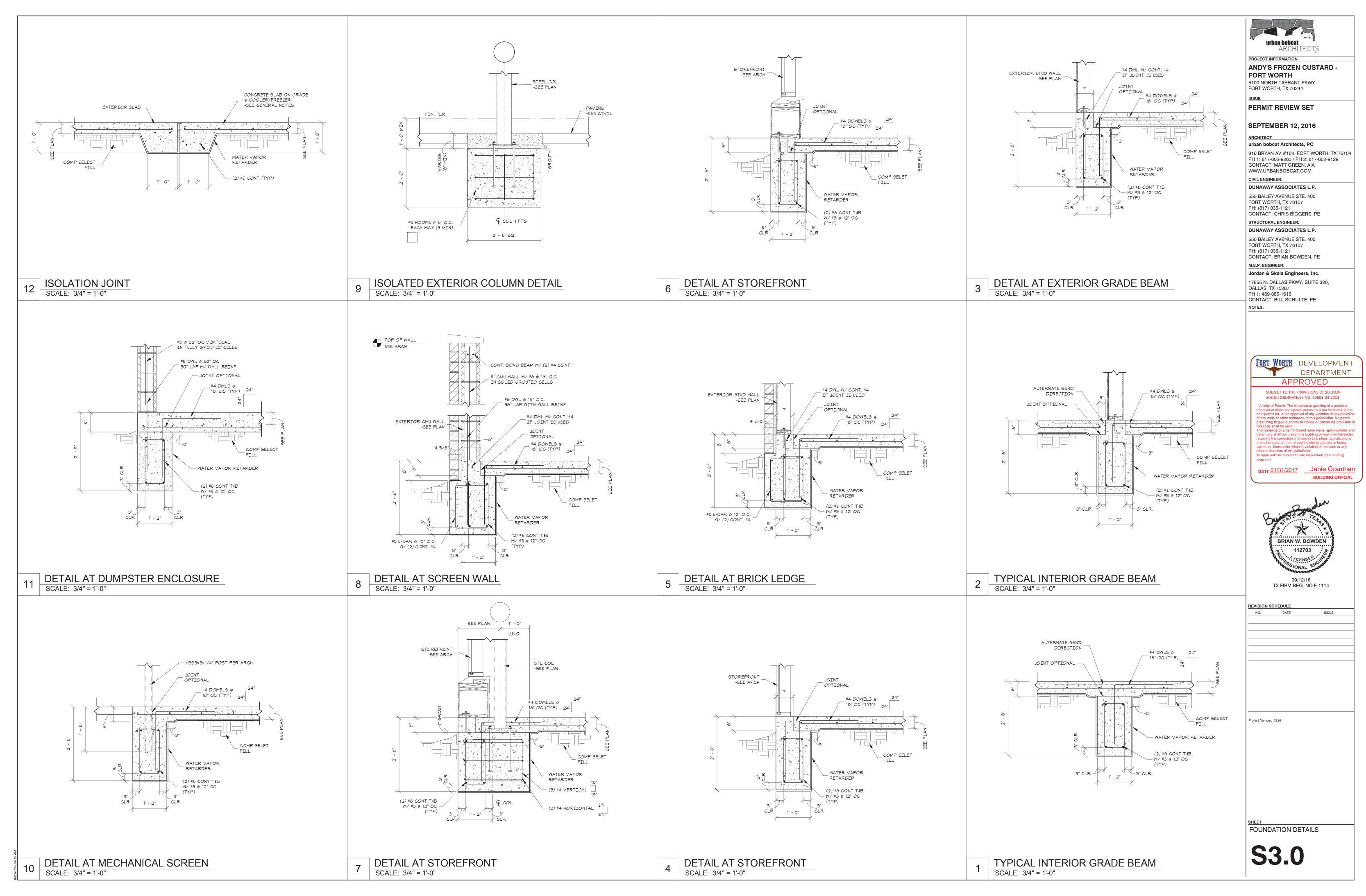
MALL LEGEND

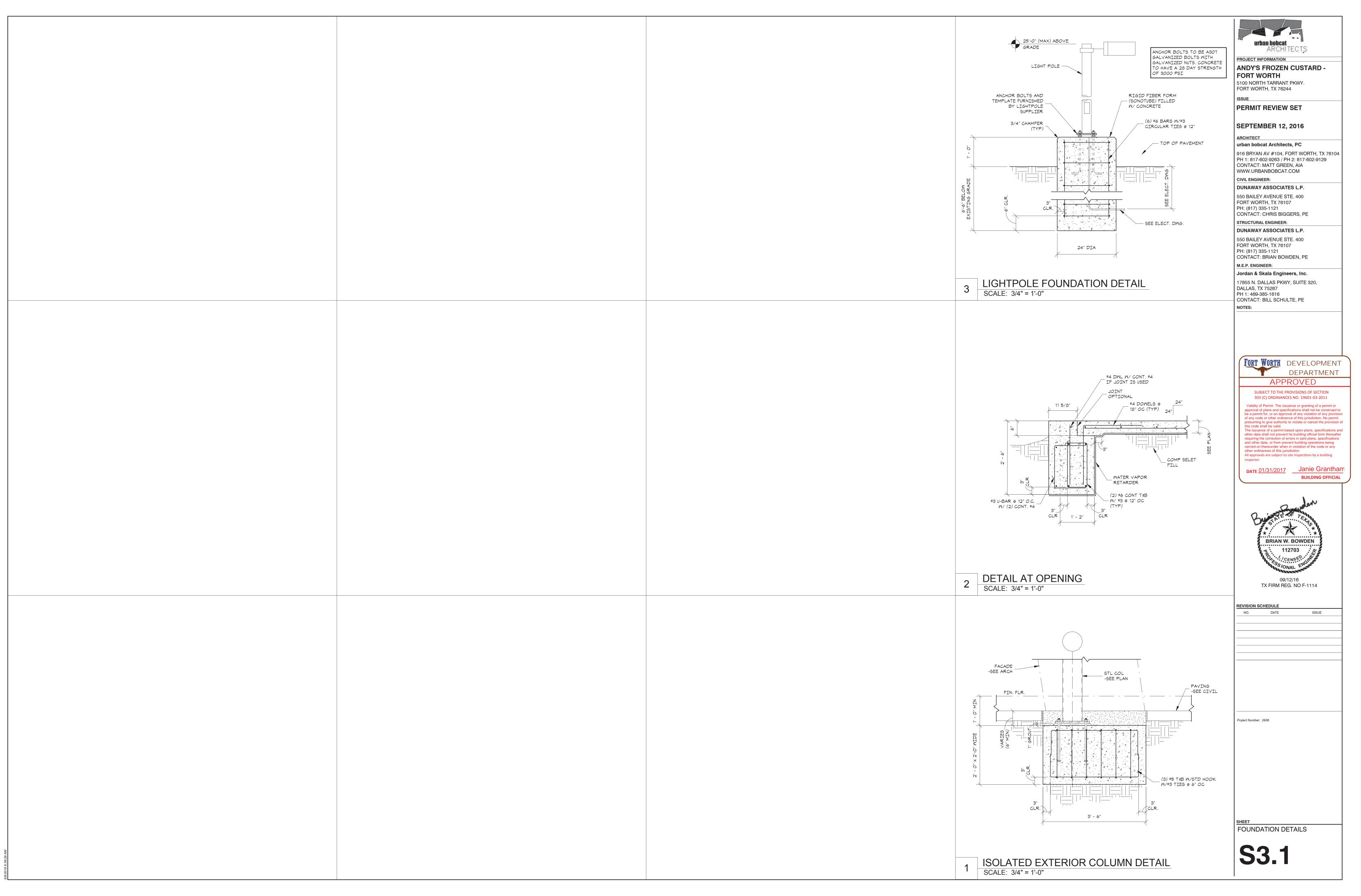
INDICATES 2x6@16" OC SHEAR WALL

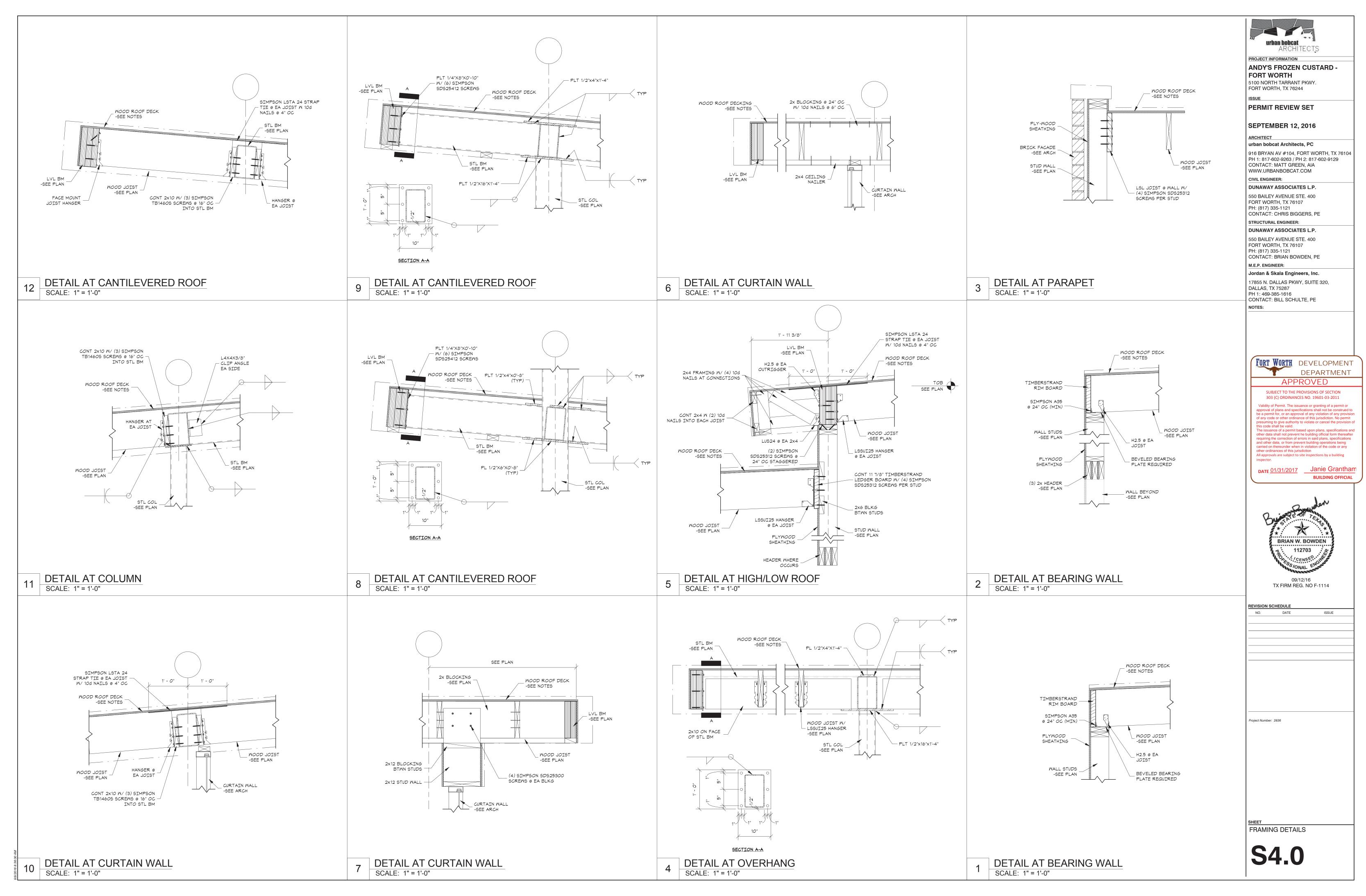
INDICATES 2x6@16" OC BEARING WALL

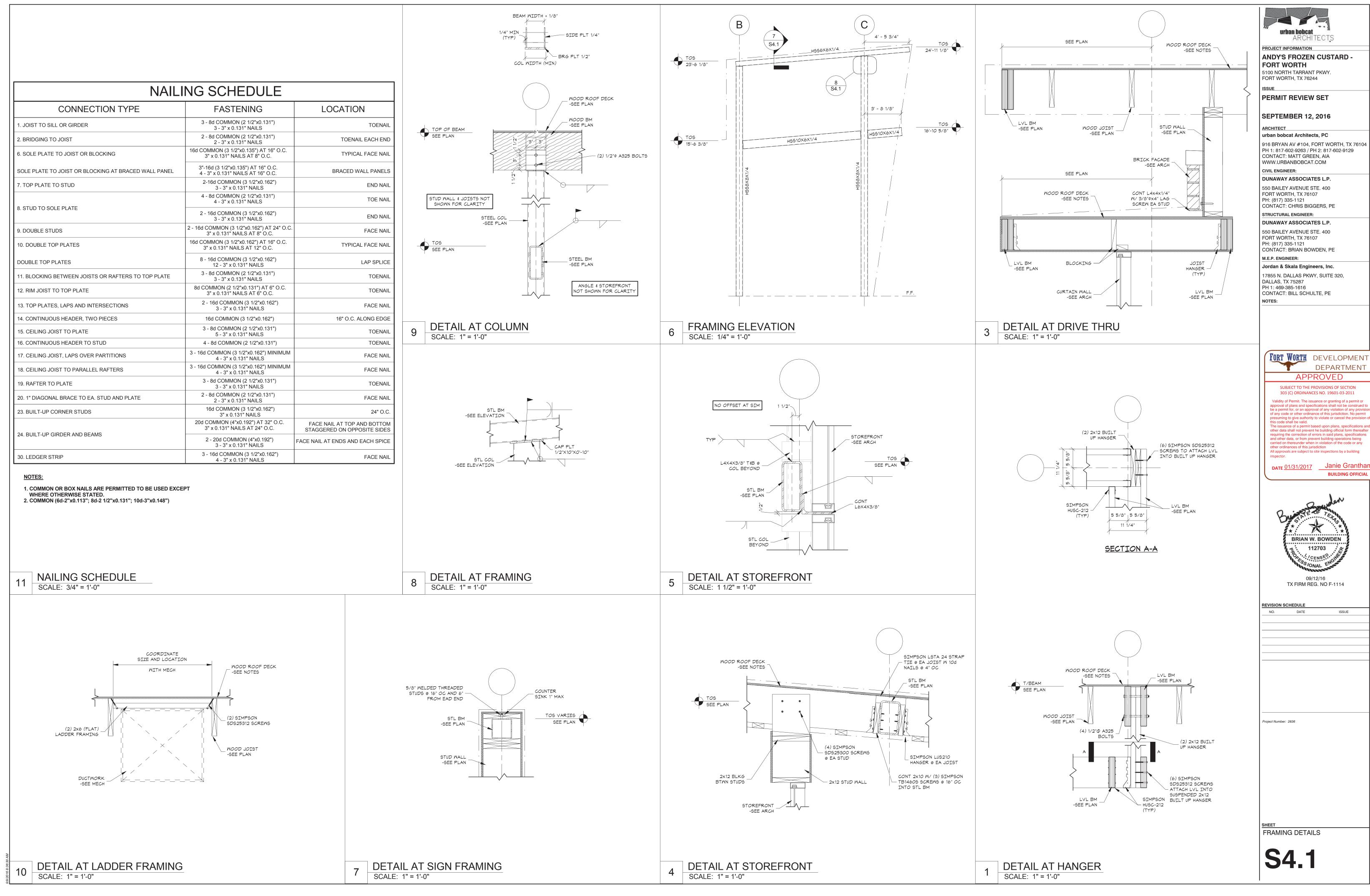
INDICATES NON-LOAD BEARING STUD WALL

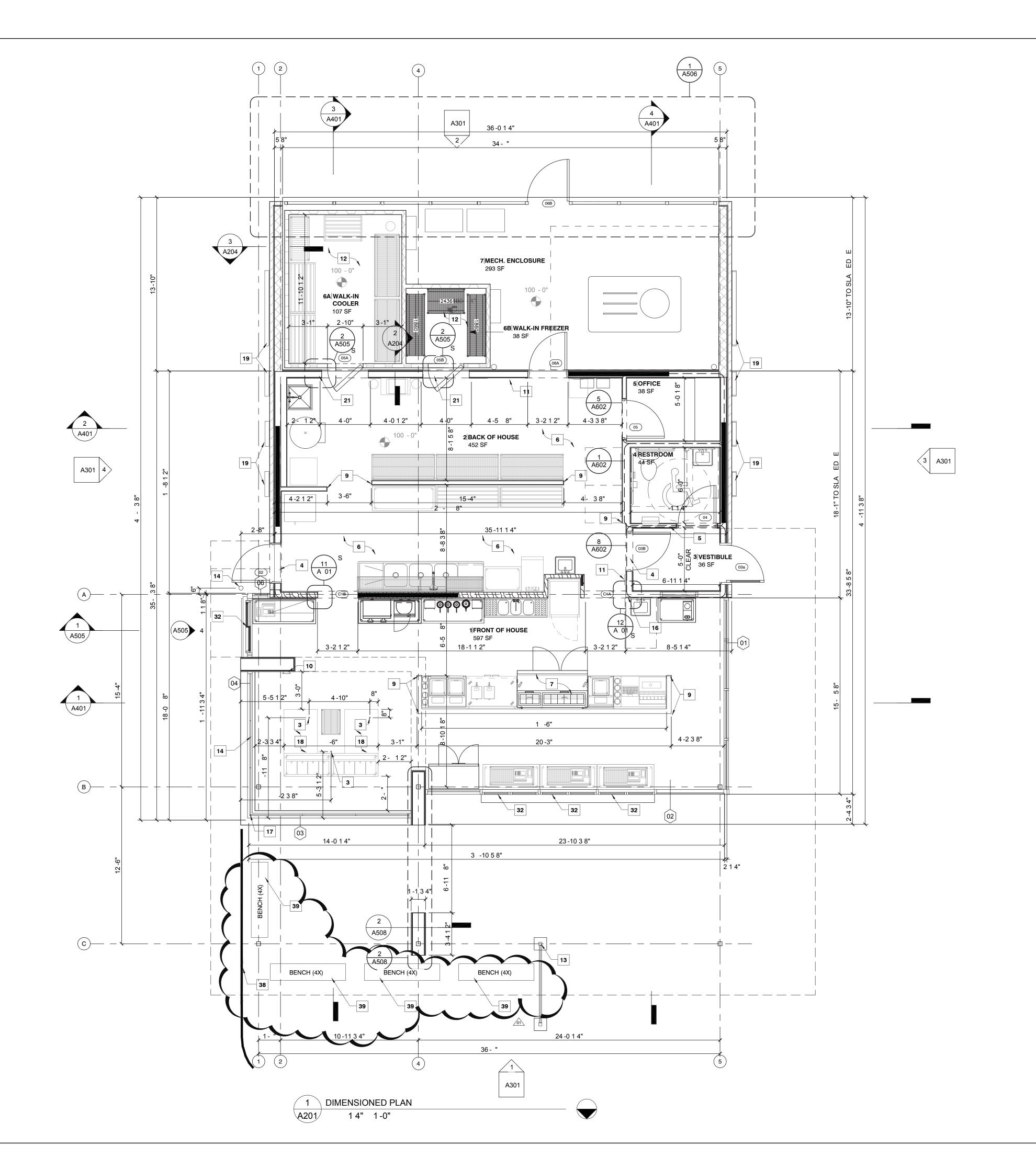












#### **KEYNOTES:**

- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - <u>NOTE</u> EXPELL WATER UNDER SIDEWALK TO CURB -NOT ONTO WALK.
- 2. WHITE VINYL FILM APPLIED TO GLAZING
- ELECTRIC STUB
   TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IBC 2006 SURFACE MOUNTED TO DOOR.
- 5. TACTILE ALUMINUM RESTROOM SIGNAGE IN COMPLIANCE WITH SECTION 1110.1 IBC 2006 SURFACE MOUNTED TO DRYWALL.
- 6. PROVIDE 3' CLEAR ACCESSIBLE EGRESS PATH.7. COORDINATE EQUIPMENT INSTALLATION AT SERVICE
- COUNTERS WITH KITCHEN EQUIPMENT VENDOR TYP.

  8. ROOF STRUCTURE WITH CLEAR ANODIZED ALUMINUM FASCIA WITH 3 CONTINUOUS BANDS OF NEON
- INSTALL STAINLESS STEEL WALL-END GUARDS, TYP.
   PROVIDE HOT AND COLD WATER HOSE BIB ON WALL
- BEHIND AND ADJACENT TO CUSTARD MACHINES.

  11. FIRE EXTINGUISHER AND CABINET SEE 4/A701
- 11. FIRE EXTINGUISHER AND CABINET SEE 4/A/01

  12. COORDINATE INSTALLTION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER
- 13. MENU BOARD TYP.
  14. STEEL PIPE BOLLARD 4" DIAMETER SCHEDULE 40 STEEL PIPE - 4' ABOVE GRADE W/ 2' CORE BELOW GRADE
- 15. 5" DIAMETER DOWNSPOUT DRAIN TO DRIVE-LANE UNDER SIDEWALK PER CIVIL PLANS16. OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH

SECTION 1004.3 IBC 2003 - SURFACE MOUNTED

- 17. CORNER TO BE BUTT-GLAZED WITH A 45 DEGREE MULLION.
- 18. CUSTARD MACHINES TO STRADDLE FLOOR SINKS
  19. ANDY'S MENU AND POSTER SIGNAGE BY OTHERS -
- VERIFY INSTALLED LOCATION W/ OWNER

  20. CASED OPENING FOR WALK-IN COOLER ACCESS

  21. MAINTAIN A MINIMUM OF 10" CLEAR ON OPERABLE

ABOVE DOOR.

- COORDINATE DETAILING W/ MFG. 22. TRASH / RECYCLING PER OWNER
- 23. ALL EXPOSED DUCTWORK TO BE PAINTED WHITE TO MATCH GWB CEILING

SIDE OF WALK-IN COOLER AND FREEZER -

- 24. ROOF CONSTRUCTION 60 MIL WHITE TPO ROOFING MECHANICALLY FASTENED ON 1" RIGID INSULATION
- OVER 2X12 PER STRUCTURAL WITH R-30 INSULATION
  25. PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL
  MOUNTED EQUIPMENT. SEE A203 FOR LOCATIONS
- MOUNTED EQUIPMENT. SEE A203 FOR LOCATIONS
  26. COLUMNS PER STRUCTURAL
  27. ANDY'S FROZEN CUSTARD NEON CONE SIGN "MADE
- FRESH EVERY HOUR" LOCATED INSIDE STORE IN FRONT OF STOREFORNT GLAZING SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
  28. ANDY'S FROZEN CUSTARD SPRECHER ROOT BEER
- NEON SIGN LOCATED INSIDE STORE IN FRONT OF STOREFORNT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION 29. SQUARE CUT ROOF EDGE
- 30. SITE WORK PER CIVIL PLANS AND SPECIFICATIONS31. PREFINISHED METAL BOX GUTTER
- 32. EASI-SERV PRODUCTS INC. SS SERIES IN-LINE SIDE SLIDER DRIVE THRU WINDOW PROVIDED
- 33. CAP AND SILL FLASHING AT TOP DATUM OF MASONRY VENEER AND FREESTANDING WALL, TYP.
- 34. FOUNDATION PER STRUCTURAL35. WALL TYPE PER PLAN

BY OWNER.

- 36. DUCTWORK LOCATION AND SIZING PER MEP
- 37. SUSPENDED POLYGAL CEILING, PER DETAIL.
  38. ANODIZED ALUMINUM HANDBAIL DRIVE-THE
- 39. ANODIZED ALUMINUM HANDRAIL DRIVE-THBLI SIDE, YP. 39. PROPOSED EXTERIOR BENCH LOCATIONS (16
  - 4. BUILDING
    SURFACES ARE 10 BE SWIDDING

DURABLE, NON-ABSORBENT, LIGHT
IN COLOR AND EASILY CLEANABLE
PER LOCAL CITY HEALTH
DEPARTMENT REGULATIONS.
REFER TO INTERIOR ELEVATIONS: FOR

ARCHITECTS

PROJECT INFORMATION

5100 NORTH TARRANT PKWY.

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

urban bobcat Architects, PC

CONTACT: MATT GREEN, AIA

DUNAWAY ASSOCIATES L.P.

FORT WORTH, TEXAS 76107

PH: (817) 335-1121

STRUCTURAL ENGINEER:

PH: (817) 335-1121

M.E.P. ENGINEER:

DALLAS, TX 75287

PH 1: 469-385-1616

550 BAILEY AVENUE STE. 400

CONTACT: CHRIS BIGGERS, PE

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400

CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

CONTACT: BILL SCHULTE, PE

**PARTITION LEGEND:** 

**NEW INTERIOR PARTITION** 

FORT WORTH DEVELOPMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011

alidity of Permit. The issuance or granting of a permit or

approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision

of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of

this code shall be valid. The issuance of a permit based upon plans, specifications and

other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications

and other data, or from prevent building operations being

All approvals are subject to site inspections by a building

other ordinances of this jurisdiction

carried on thereunder when in violation of the code or any

DEPARTMENT

2 x 6 WOOD STUDS

FORT WORTH, TEXAS 76107

WWW.URBANBOBCAT.COM

1016 FORREST DR., ARLINGTON, TX 76012

PH 1: 817-602-9263 / PH 2: 817-602-9129

**FORT WORTH** 

FORT WORTH, TX 76244

ISSUE

ARCHITECT

**CIVIL ENGINEER:** 

**ANDY'S FROZEN CUSTARD -**

5. REFER TO INTERIOR ELEVATIONS: FOR CONDITIONS WITH TILE AS FINISH WALL, PROVIDE 5/8" DURA-ROCK CONCRETE BACKER BOARD IN LIEU OF 5/8" GYP. BD.

6. BATHROOM WALLS SHOULD BE

INSUL. WITH SOUND BATT INSUL. TO
ACHIEVE AN STC RATING OF 50

7. ALL WALLS CONTAINED WITHIN OR
DIRECTLY FACING ROOM 2 - BACK
OF HOUSE TO UTILIZE FRP 1 ON 5/8"
PLYWOOD W/ 6" DURA-ROCK BASE - TYP.

 NO.
 DATE
 ISSUE

 01
 10/31/16
 REV 1 - CITY COMMENTS

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.02 TX License Number: 22792

All rights reserved. Copyright © 2016



SHEET FLOOR PLAN

**A201** 

#### **FINISH KEY:**

#	DESCRIPTION	FINISH NOTES
ACT-1	USG 2x2 CLIMA PLUS 2'x2'x1/2" - VINYL-COATED SQUARE EDGE W/ USG DX-WHITE GRID SYSTEM, COLOR: WHITE	
FL-1	POLISHED CONCRETE - 3500 PSI MIN NO AIR ENTRAINMENT GRIND 1/8" - W.R. MEADOWS "INDUROSHINE" SYSTEM OR EQUAL - APPLY TOPICAL SEALANT	
FL-2	SEALED CONCRETE - TROWEL FINISHED - APPLY TOPICAL SEALANT	
FRP-1	MARLITE STANDARD FRP - PEBBLE TEXTURE - WHITE (OR EQUAL) ON PLYWOOD (W/ 12" BASE OF DURA-ROCK CEMENT BOARD AT CONC.)	
PT-1	SHERWIN WILLIAMS (OR EQUAL) COLOR: "BRIGHT WHITE" , TO MATCH WHITE TILE COLOR, VERIFY W/ ARCHITECT	
PT-2	SHERWIN WILLIAMS (OR EQUAL) COLOR: "REAL RED" 6868, TO MATCH RED TILE COLOR, VERIFY W/ ARCHITECT	
PT-3	BENJAMIN MORE (OR EQUAL) COLOR: "TROUT GRAY" 2124-20, TO MATCH BRICK COLOR, VERIFY W/ ARCHITECT	
TL-1	WHITE TILE: DALTILE "SEMI-GLOSS" - 3"x6" - COLOR: "WHITE (1) K1*, TILE COVE BASE WHEN MEETS FLOOR	
TL-2	WHITE TILE: DALTILE "SEMI-GLOSS" - 3"x6" - COLOR: "VERMILLION (5) OD * 1"	
VB-1	JOHNSONITE (OR EQUAL) 4" TRADITIONAL COVED VINYL BASE. COLOR PALLET A: "32 PEBBLE WG"	
*	GROUT TO BE SELECTED BY ARCHITECT FROM MAPEI STANDARD COLORS, USE 1/16" GROUT JOINT, TYP.	

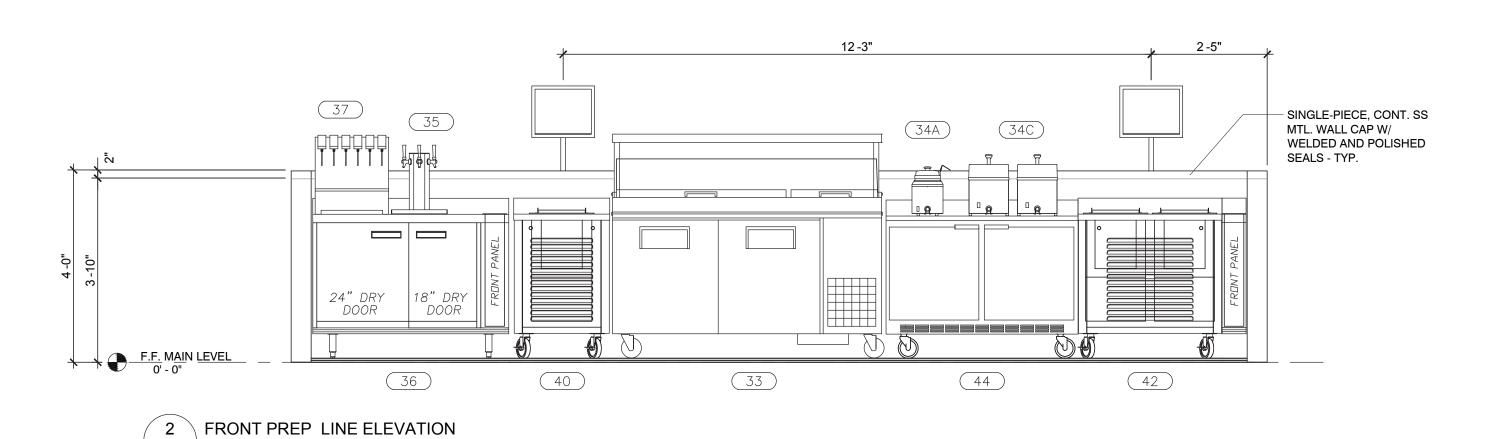
NOTE: CONTRACTOR TO SUBMIT SAMPLES OF FINISH MATERIALS FOR ARCHITECT APPROVAL PRIOR TO ORDERING

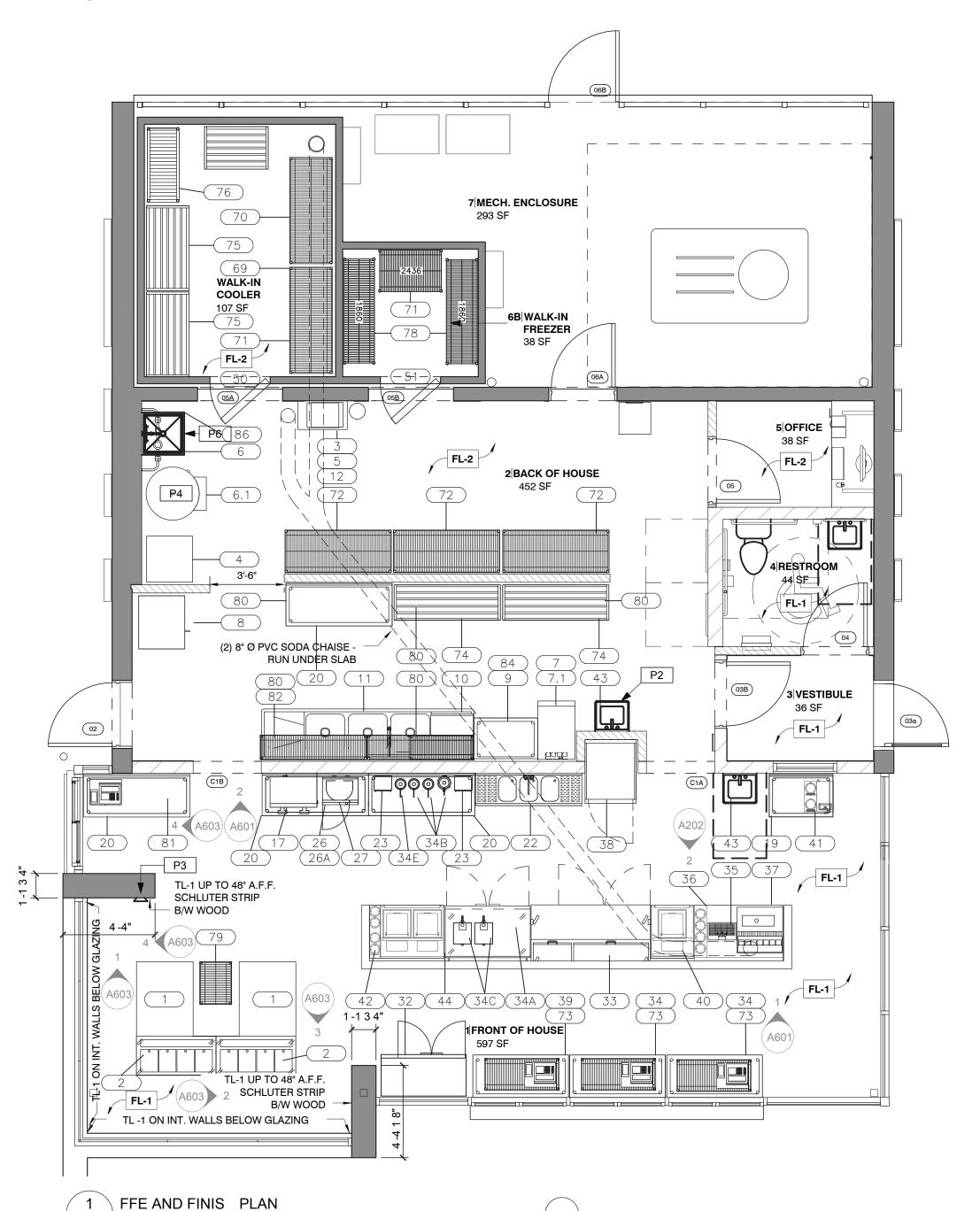
#### FINISH SCHEDULE:

				WALL FINISH					
NO.	NAME	FLOOR FINISH	BASE FINISH	N.	E.	S.	W.	CLG FINISH	COMMENTS
1	FRONT OF HOUSE	FL-1	T-1 COVE	PER INT. ELEV.	STOREFRONT	STOREFRONT	STOREFRONT	G.W.B.	
2	BACK OF HOUSE	FL-2	VB-1	FRP-1	FRP-1	FRP-1	FRP-1	ACT-1	
3	VESTIBULE	FL-1	VB-1	P-1	P-1	P-1	P-1	G.W.B.	
4	RESTROOM	FL-1	T-1 COVE	TL-1	TL-1	TL-1	TL-1	G.W.B.	
5	OFFICE	FL-2	VB-1	P-1	P-1	P-1	P-1	ACT-1	
6A	WALK-IN COOLER	FL-2							
6B	WALK-IN FREEZER	FL-2							
7	MECH. ENCLOSURE	SLAB							

#### FOURMENT COUEDING.

ITEM	QT	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
	2	CUSTARD MAC INE	OWNER	OWNER OWNER	REQUIRES 2 WATER OUTLETS
	2	ICE CREAM DIPPIN CA INET	PERLICK	DROP-IN SERIES 8000	MOUNTS INTO COUNTERTOP CASEWORK
	1	CAR ONATOR AND S ELF	OT ERS		
	1	STACKED WAS ER DR ER			ELECTRIC
	1	L COL C ILLER			
	1	MOP SINK	OT ERS		OT ERS
1	1	WATER EATER	OT ERS		
	1	ICE MAKER W IN			WATER COOLED
1	1	FILTER S STEM			COM INATION APPLICATIONS
}	1	OVEN CONVECTION ELECTRIC			W STAND CASTERS
	1	WORK TA LE - 24" 30"			CASTERS
0	1	UNDER-COUNTER WAREWAS ER			I TEMP
1	1	SINK SCULLER 3 COMP			
12	1	A -IN- O			OT ERS
	1	MILK DISPENSER			
	1	WORK TA LE 24 36			CASTERS
20	4	WORK TA LE 24 60			CASTERS
22	1	COLLAR SINK			6.6.2.0
23	2	LENDER			
26	1	MICROWAVE OVEN	PANASONIC	NE-1064	
26A	1	MICROWAVE S ELF 18 24	171171001110	142 1004	
2	1	DRINK MI ER	NIKEC		
<u>.</u> 32	1	OTTLE COOLER	NIKEG		
33	1	REFRI ERATOR			WORKTOP W RAIL
	2				OPEN ASE
34	2	WORK TA LE 24 55			OPEN ASE
34A	2	WARMER - FUD E AND S RUP			W CUSTOM LADELS
34	3	LID W PUMP FITS 10 CAN			W CUSTOM LADELS
34C	2	WARMER - FUD E AND S RUP			
34E	1	WARMER - FUD E AND S RUP			
35	1	ROOT EER TOWER			WATER SUPPL TO CENTER TAP
36	1	ENCLOSED WORK TA LE 50 31 5			
3	1	SODA DISPENSER			NIKEC - OT ERS
,	'	SODA DIGI ENGLIX			NIKEG - OT EKS
38	1	FREE ER REAC -IN			
3	1	WORK TA LE 24 55			OPEN ASE WORK TOP T TO E ADA COMPLIAN
40	1	DROP-IN FREE ER ICE CREAM			OF EIN AGE WORK FOR IT TO E ABA COMITEIAN
<del>1</del> 0 41	1	COFFEE MAKER POUROVER			
†1 12	2	DROP-IN FREE ER ICE CREAM			
+ <u>2</u> 13	-	AND SINK			
	2	WORKTOP FREE ER			
14	1				
50	1	WALK-IN COOLER			
0 2	1	REMOTE CONDENSER			
51	1	WALK-IN FREE ER			
51 2 S	1	REMOTE CONDENSER WIRE S ELVIN 4" POSTS 24 42	REEN		REEN W CASTERS
0	1	MIDE OF ELVIN ALBOOTS ST. SS.	DEEN		DEEN W GAGTESS
0	2	WIRE S ELVIN 4" POSTS 24 60	REEN		REEN W CASTERS
1	2	WIRE S ELVIN 2" POSTS 24 36	REEN		REEN W CASTERS
2	3	WIRE S ELVIN 2" POSTS 24 60	REEN		REEN W CASTERS
3	3	WIRE S ELVIN 2 "POSTS 18 42	REEN		2-TIER
4	2	DUNNA E RACK 20 60			
5	2	DUNNA E RACK 28 48			
6	2	DUNNA E RACK 28 42			
8	2	WIRE S ELVIN 18 60	REEN		
	1	WIRE S ELVIN 18 24 2 " POSTS			W CASTERS AND SOLID TOP S ELF
30	5	WIRE S ELVIN 14 60	REEN		
31	1	SS S ELVIN 14 42			
32	1	WIRE S ELVIN 14 36	REEN		
34	2	WIRE'S ELVIN 14 30	REEN		
36	4	UTILIT S ELF			



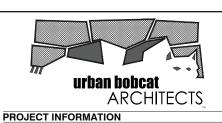


#### **FINISH NOTES:**

- 1. 1X1 CORNER GUARDS TO BE INSTALLED AT ALL OUTSIDE CORNERS. SUPPLIED AND INSTALLED BY G.C.. 2. NOT ALL FINISHES IN SCHEDULE OF FINISHES ARE NECESSARILY INCLUDED IN THIS SCOPE OF WORK. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS.
- 3. PAINT EXPOSED STRUCTURAL COLUMNS (NOT INCLUDING DECORATIVE STEEL COLUMNS), EXPOSED DUCTWORK PT-1, SEMIGLOSS. DOORS AND FRAMES 103A, 106 & 107 TO BE PAINTED PT-2. SEMIGLOSS BOTH SIDES. DOOR 104 (OFFICE) TO BE PT-1 SEMIGLOSS, DOOR AND FRAME.
- 4. PAINT SHEEN: A.CEILINGS FLAT, B. STRUCTURAL COLUMNS AND EXPOSED METAL DUCTS - ACRYLIC ENAMEL. SEMI-GLOSS. C. WALLS - SATIN (UNLESS NOTED OTHERWISE)
- 5. EXPOSED DUCTWORK TO BE SHOP PRIMED AND OR PAINTLOC
- STEEL TO BE FIELD PAINTED. 6. WALL SURFACES TO BE FINISHED WITH FRP UNLEESS
- OTHERWISE NOTED THUS. 7. PAINT EXTERIOR DOORS - EXT. SIDE PT-3 TO MATCH BRICK, SEMIGLOSS. INT SIDE PT-1 TO MATCH WALLS.

#### **GENERAL HEALTH DEPT. NOTES**

- 1. ALL ICE MACHINES TO BE HELD OFF ADJACENT BUILDING WALLS BY 6". IF A VACUUM BREAKER IS REQUIRED BY CODES IT WILL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR.
- 2. DISHWASHERS, WHERE APPLICABLE, WILL BE DESIGNED TO HAVE HIGH TEMPERATURE 180° F. FINAL RINSE AND WASH TEMPERATURES OF 140° F.
- 3. ALL REFRIGERATORS WILL BE FURNISHED WITH THERMOMETERS WHICH ARE EASILY READABLE, IN PROPER WORKING CONDITION AND ACCURATE WITHIN A RANGE OF PLUS OR MINUS 2 DEGREES.
- 4. ALL COUNTER TOP EQUIPLEMT NOT READILY MOVABLE, WEIGHING OVER 80 LBS. WILL BE PROVIDED WITH 4" LEGS WITH ADJUSTABLE FEET
- 5. ALL CHEMICAL SANITIZER KITS FOR THREE COMPARTMENT SINKS WILL BE FURNISHED BY THE CHEMICAL SUPPLIER. 6. ALL CHEMICAL INJECTION SYSTEMS MUST BE INSTALLED DOWNSTREAM FROM A VACUUM BREAKER OR AIR GAP TO PREVENT POSSIBLE BACK SIPHON OF THE CHEMICALS INTO THE WATER LINE SYSTEM.
- 7. AL CUTTING BOARDS SHALL BE OF NON WOOD CONSTRUCTION 8. ALL FOOD SERVICE AND REALTED EQUIPMENT SHALL BE INSTALLED IN CONFORMITY WITH THE N.S.F. STANDARDS AND SHALL BE N.S.F. APPROVED.
- 9. AN AISLE SPACE OF A MINUMUM OF THIRTY-SIX (36) INCHES OR MORE SHALL BE PROVIDED WITH IN ALL WORK SPACES. 10. BACK SPLASHES OF EQUIPMENT SHALL BE INSTALLED A MINIMUM OF THREE (3) INCHES FROM WALLS OR SEATED TO
- THE WALL WITH SILICONE SEALANT. 11. VACUUM BREAKERS, WHEN USED, TO BE A MINIMUM OF SIX (6) INCHES ABOVE THE FLOOD RIM WITH NO SHUT OFF DEVICES
- BEYOND THE DISCHARGE OF THE VACUUM BREAKER. 12. A MINIMUM OF 50 FOOT CANDLES OF LIGHT SHAL BE PROVIDED IN ALL FOOD PREP AND SERVING AREAS.
- 13. HAND WASHING FACILITIES ARE REQUIRED IN THE FOOD PREPARATION SERVING, AND UTENSIL WASHING AREAS AND WILL BE SHOWN ON THE FLOOR PLAN.
- 14. SNEEZE GUARD PROTECTION WHERE APPLICABLE WILL BE PROVIDED FOR EXPOSED, UNWRAPPED FOOD SHOWN AT SUCH AREA AS SALAD BARS, BUFFETS, AND CAFETERIA LINES.



ANDY'S FROZEN CUSTARD -**FORT WORTH** 

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

#### PERMIT REVIEW SET

ISSUE

#### **SEPTEMBER 12, 2016** ARCHITECT

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

**CIVIL ENGINEER:** DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

#### SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011 Validity of Permit. The issuance or granting of a permit or

approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.
The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Granthan

**BUILDING OFFICIAL** 

ISSUE

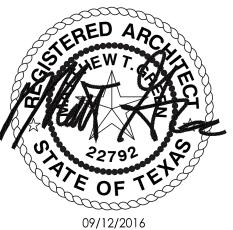
REVISION SCHEDULE

NO. DATE

his drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natur and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2016

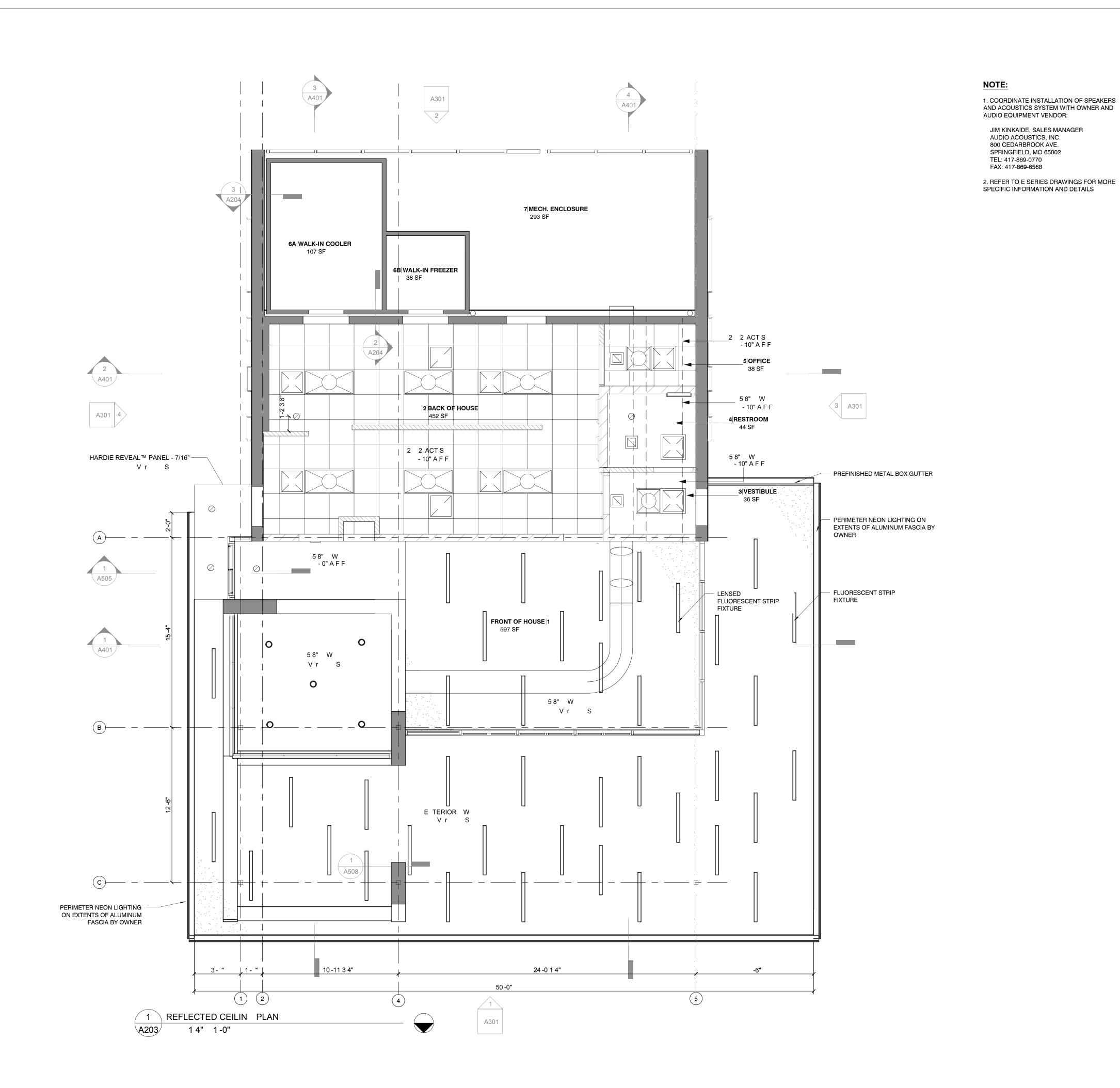
Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



FFE AND FINISH PLAN

1 4" 1 -0"

1 2" 1 -0"





ANDY'S FROZEN CUSTARD -**FORT WORTH** 

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

ISSUE **PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE NOTES:

**PARTITION LEGEND:** 

**NEW INTERIOR PARTITION** 

FORT WORTH DEVELOPMENT

DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data or from prevent building operations being and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham **BUILDING OFFICIAL** 

SURFACES ARE TO BE SMOOTH, DURABLE, NON-ABSORBENT, LIGHT IN COLOR AND EASILY CLEANABLE PER LOCAL CITY HEALTH

DEPARTMENT REGULATIONS. REFER TO INTERIOR ELEVATIONS: FOR CONDITIONS WITH TILE AS FINISH WALL, PROVIDE 5/8" DURA-ROCK CONCRETE BACKER BOARD IN LIEU OF 5/8" GYP. BD.

BATHROOM WALLS SHOULD BE INSUL. WITH SOUND BATT INSUL. TO ACHIEVE AN STC RATING OF 50 ALL WALLS CONTAINED WITHIN OR

DIRECTLY FACING ROOM 2 - BACK OF HOUSE TO UTILIZE FRP 1 ON 5/8" PLYWOOD W/ 6" DURA-ROCK BASE - TYP.

REVISION SCHEDULE NO. DATE ISSUE

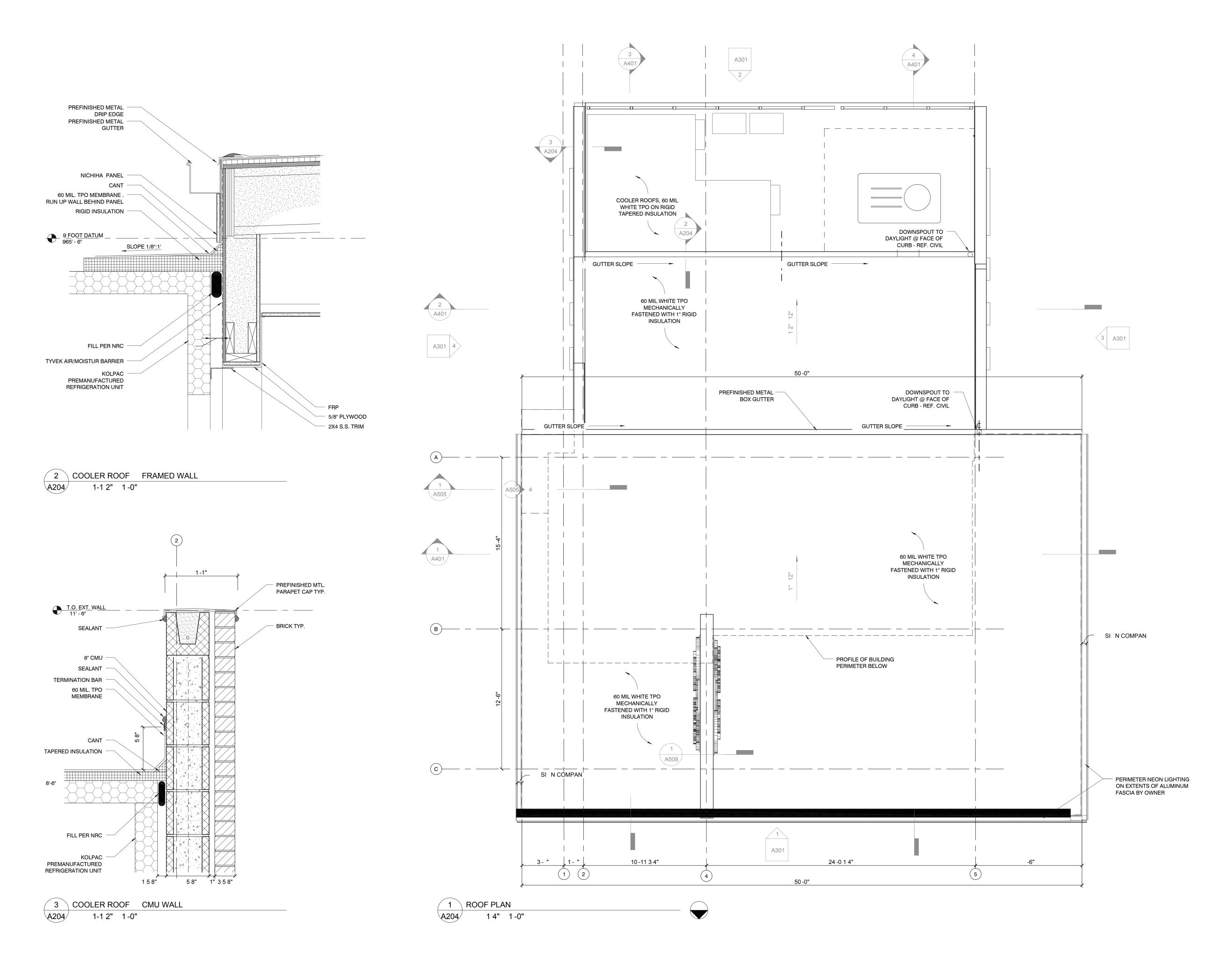
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession

of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2016 Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



REFLECTED CEILING PLAN



ARCHITECTS PROJECT INFORMATION

ANDY'S FROZEN CUSTARD -**FORT WORTH** 

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

ISSUE

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham

**BUILDING OFFICIAL** 

ISSUE

REVISION SCHEDULE

NO. DATE

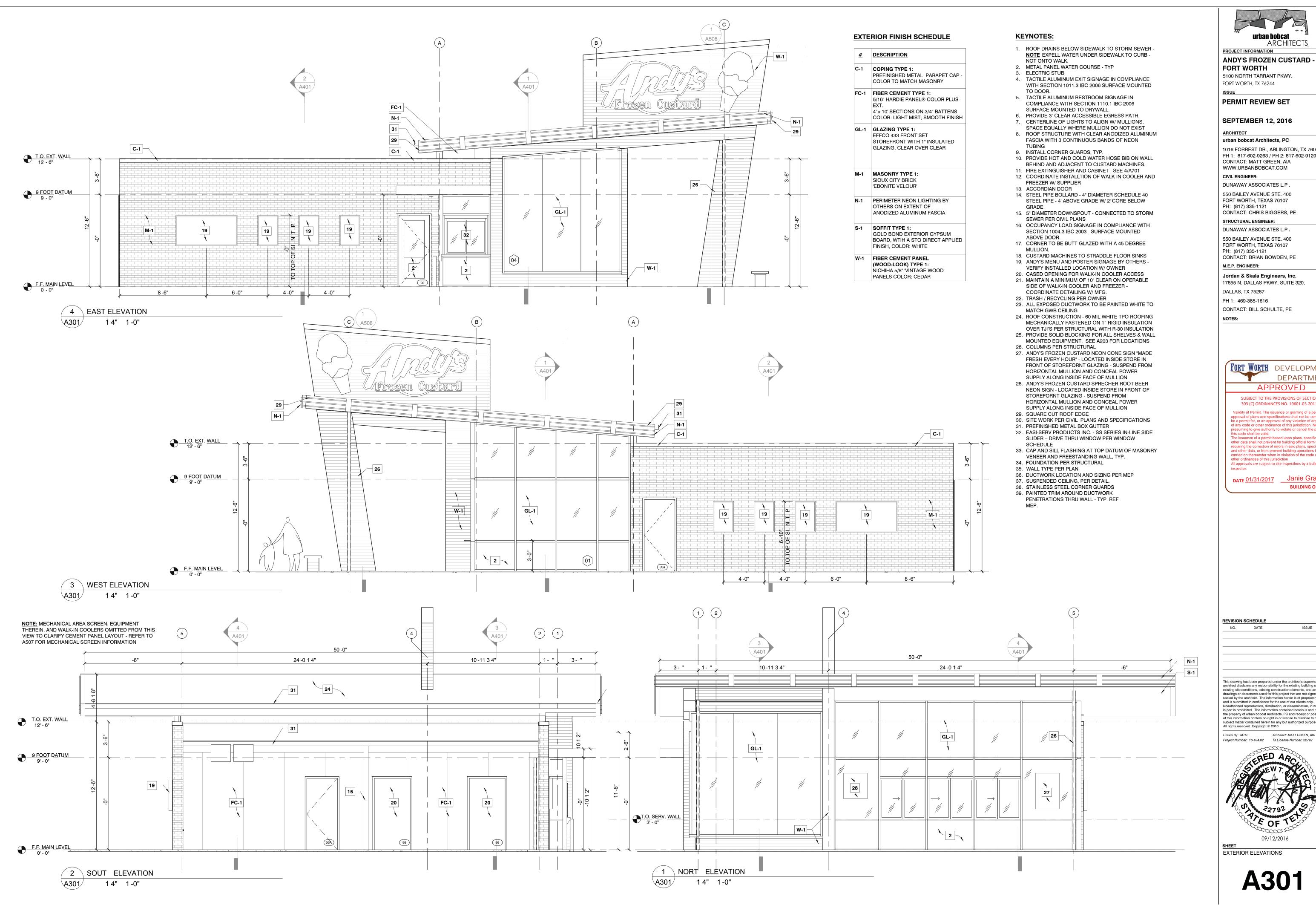
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792

All rights reserved. Copyright © 2016



SHEET ROOF PLAN



ARCHITECTS

PROJECT INFORMATION ANDY'S FROZEN CUSTARD -

FORT WORTH 5100 NORTH TARRANT PKWY.

FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P.

> 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham **BUILDING OFFICIAL** 

ISSUE

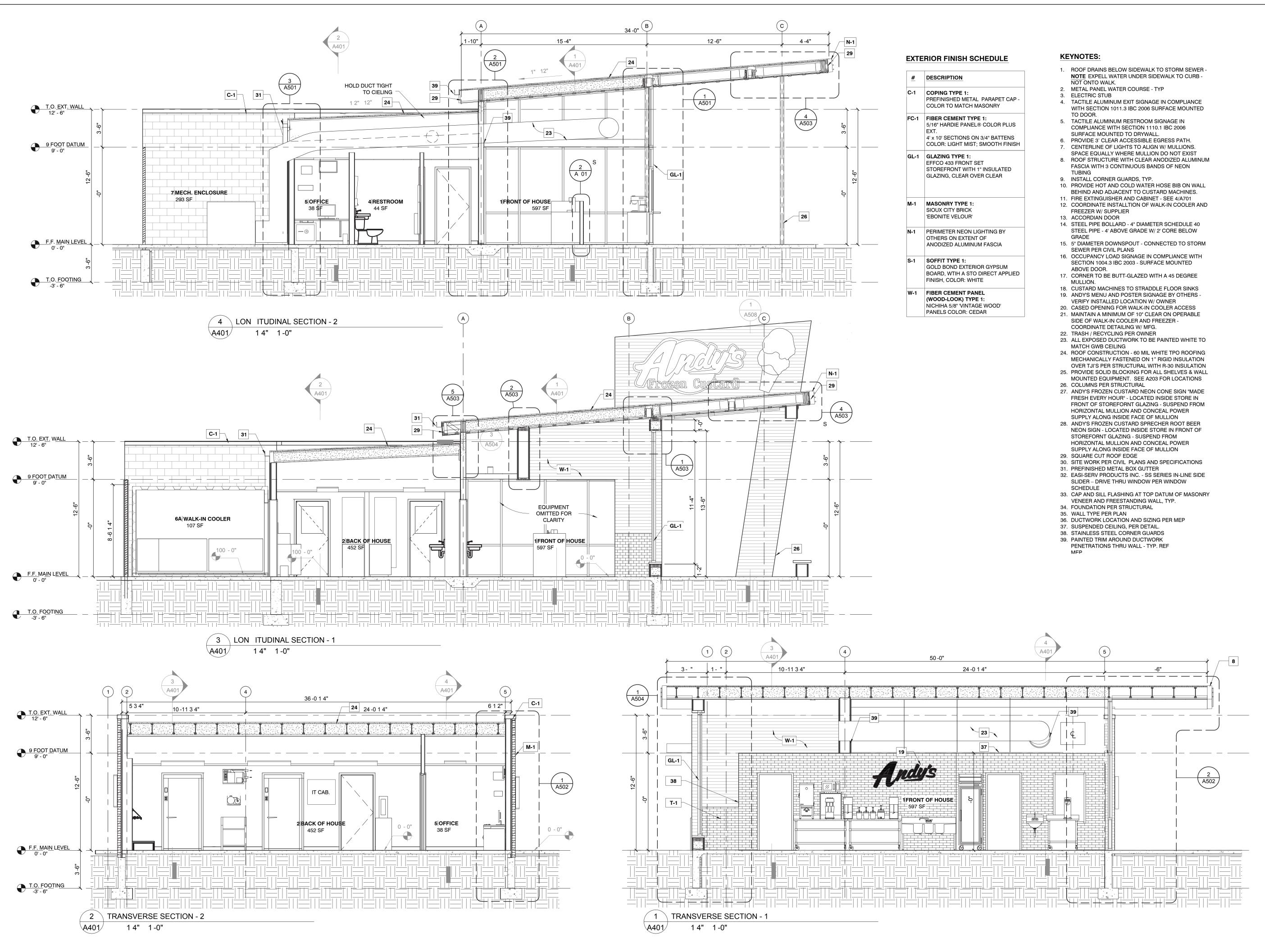
REVISION SCHEDULE

is drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natur and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession

of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016 Drawn By: MTG Architect: MATT GREEN, AIA



09/12/2016 EXTERIOR ELEVATIONS





**ANDY'S FROZEN CUSTARD -**FORT WORTH

5100 NORTH TARRANT PKWY.

FORT WORTH, TX 76244

# PERMIT REVIEW SET

ARCHITECT

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA

CIVIL ENGINEER:

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

CONTACT: CHRIS BIGGERS, PE

**SEPTEMBER 12, 2016** 

urban bobcat Architects, PC

WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P.

PH: (817) 335-1121

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER: Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of

this code shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

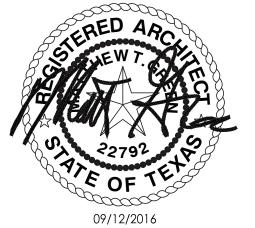
ISSUE

REVISION SCHEDULE

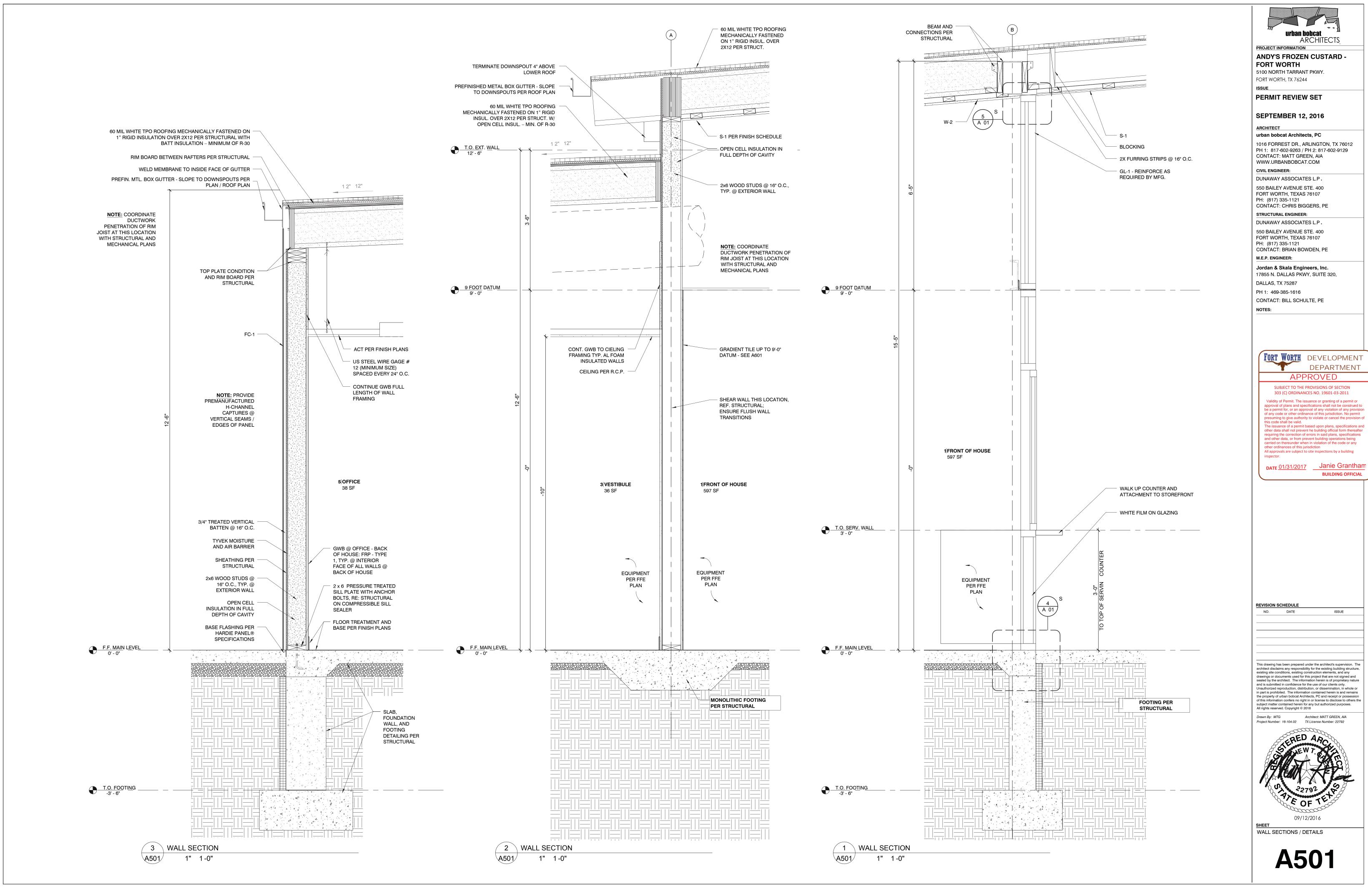
architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possessio of this information confers no right in or license to disclose to others the

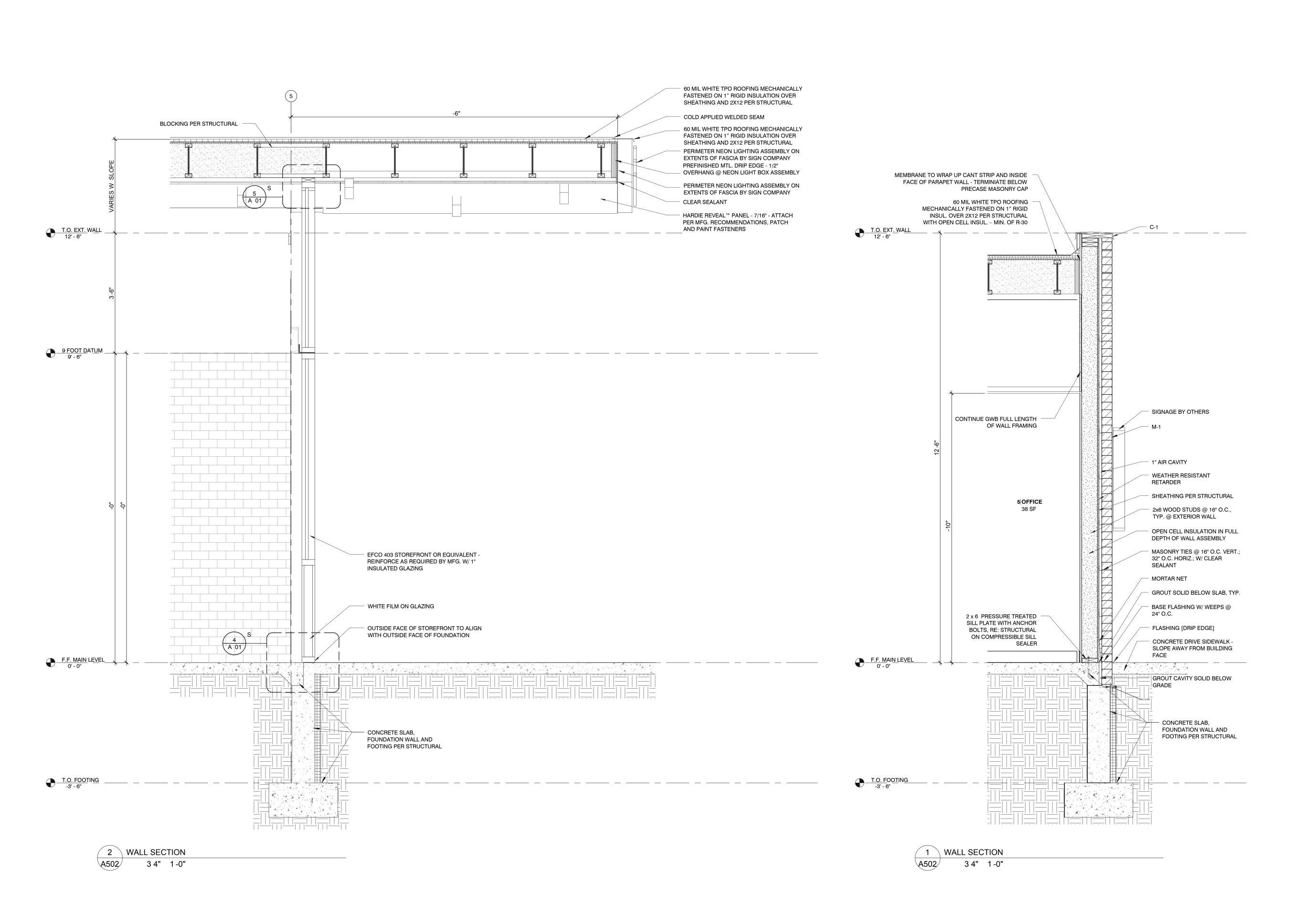
Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792

All rights reserved. Copyright © 2016



SECTIONS







ANDY'S FROZEN CUSTARD -FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER: Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

> SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

ISSUE

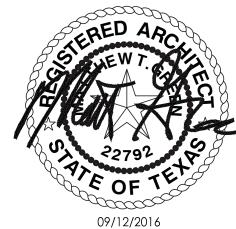
REVISION SCHEDULE

NO. DATE

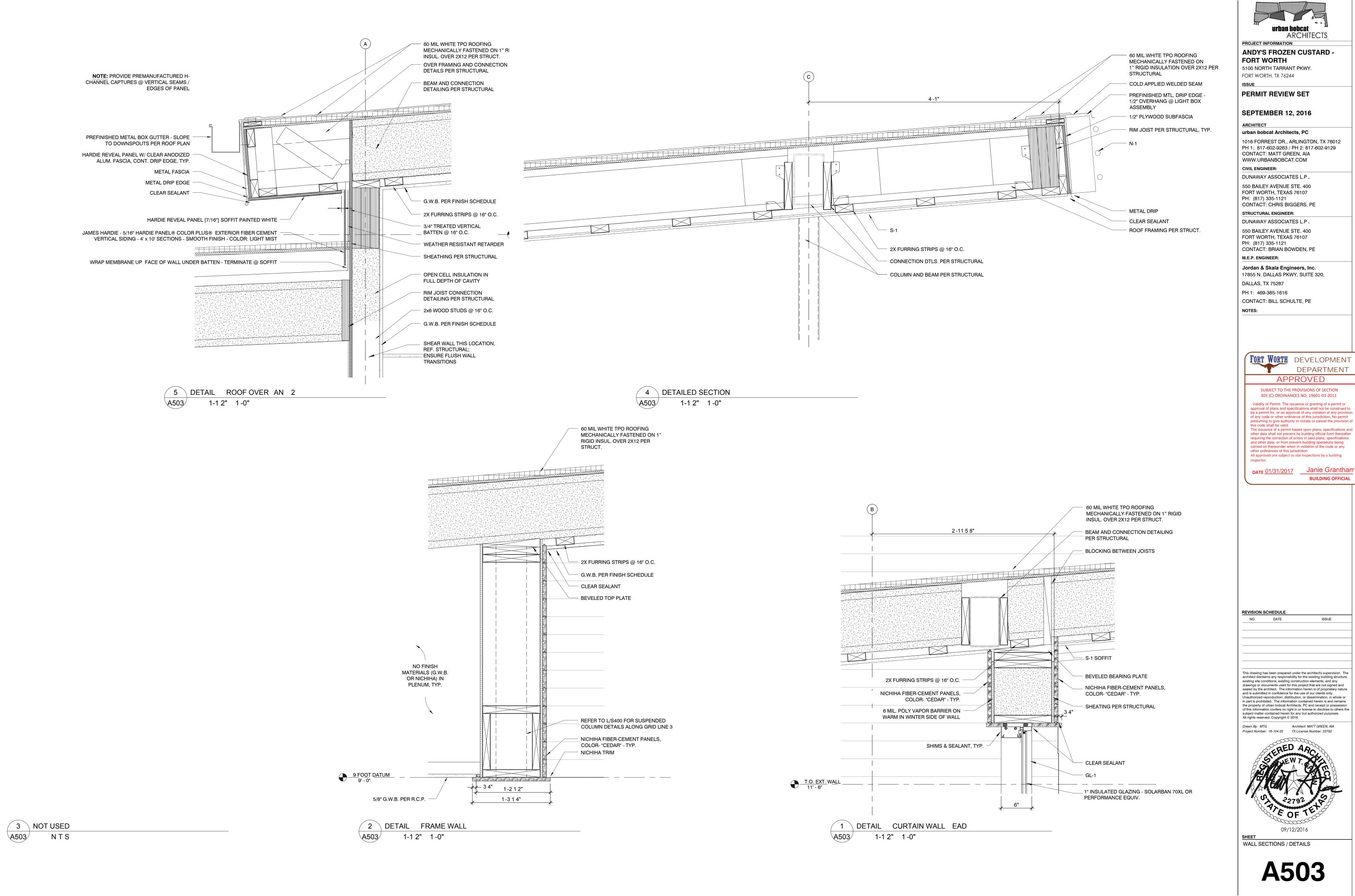
This drawing has been prepared under the architect's supervision. The

architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016

Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



WALL SECTIONS / DETAILS

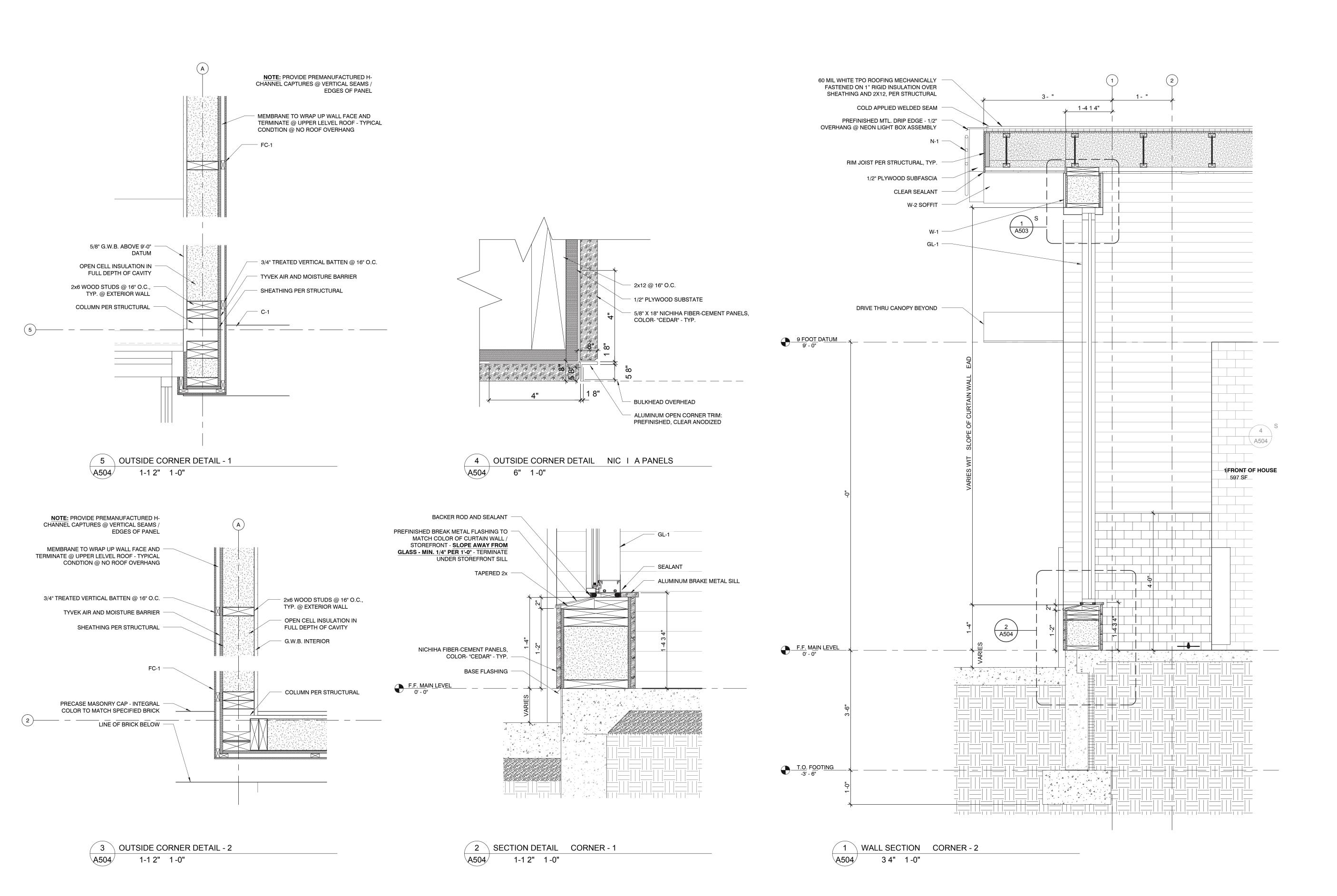


ISSUE

**BUILDING OFFICIAL** 

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natur and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession







ANDY'S FROZEN CUSTARD -FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

ARCHITECT

urban bobcat Architects, PC

**SEPTEMBER 12, 2016** 

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

DALLAS, TX 75287
PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE
NOTES:

NOTES:



SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of

presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Granthar

Janie Grantham
BUILDING OFFICIAL

ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only.

Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016

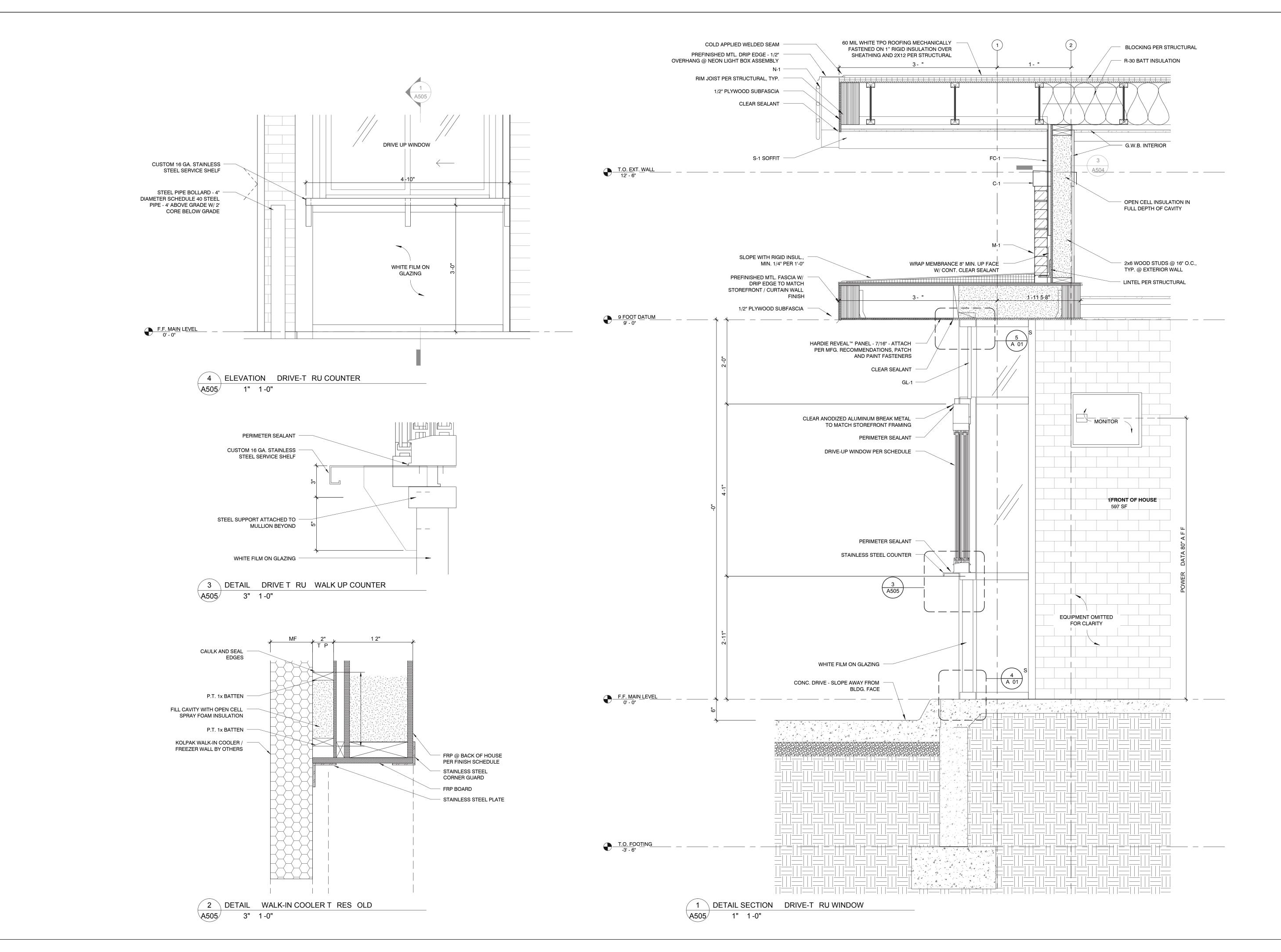
Architect: MATT GREEN, AIA

Project Number: 16-104.02 TX License Number: 22792

Drawn By: MTG



SHEET
WALL SECTIONS / DETAILS





ANDY'S FROZEN CUSTARD -

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE
STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PH: (817) 335-1121

PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

OTES:



SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Granthar

BUILDING OFFICIAL

ISSUE

REVISION SCHEDULE

NO. DATE

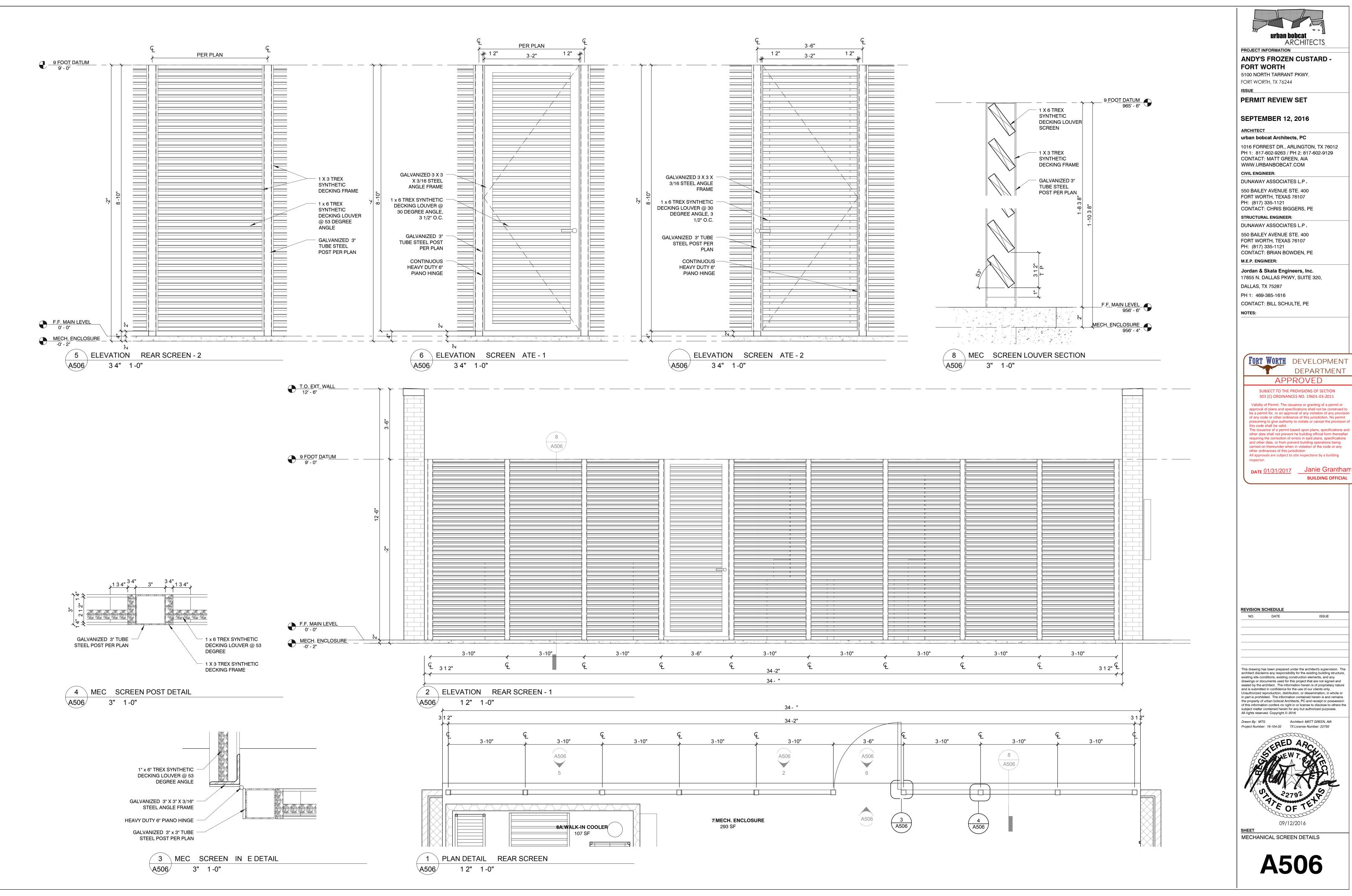
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.02 TX License Number: 22792

All rights reserved. Copyright © 2016

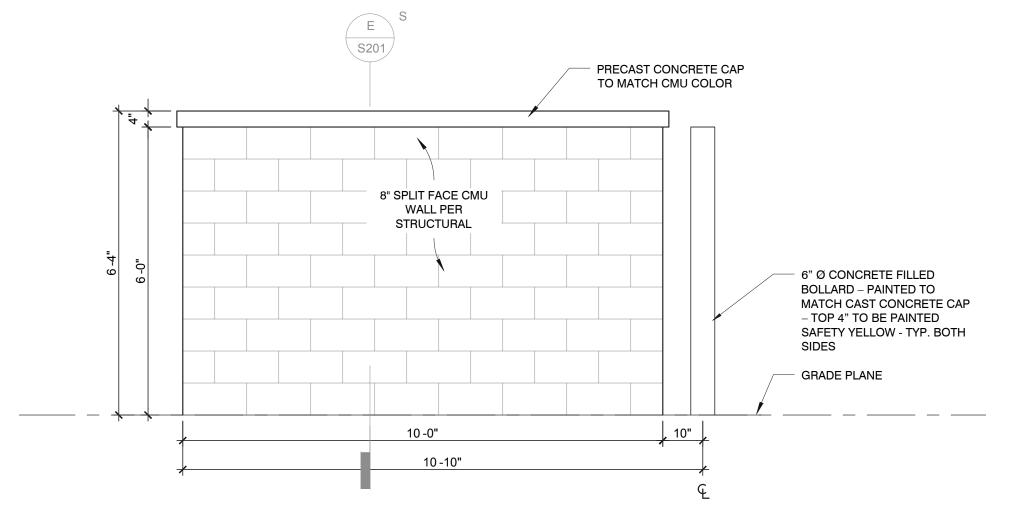


WALL SECTIONS / DETAILS

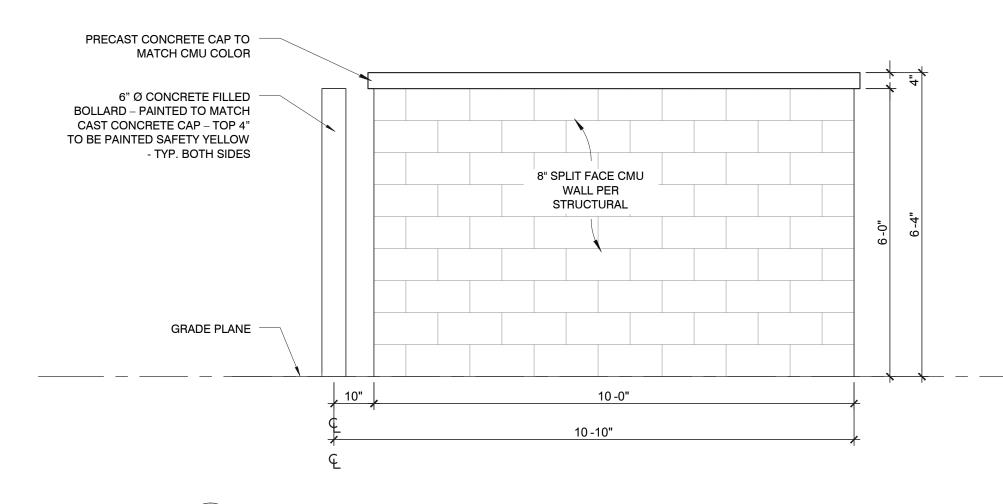


**BUILDING OFFICIAL** 

ISSUE

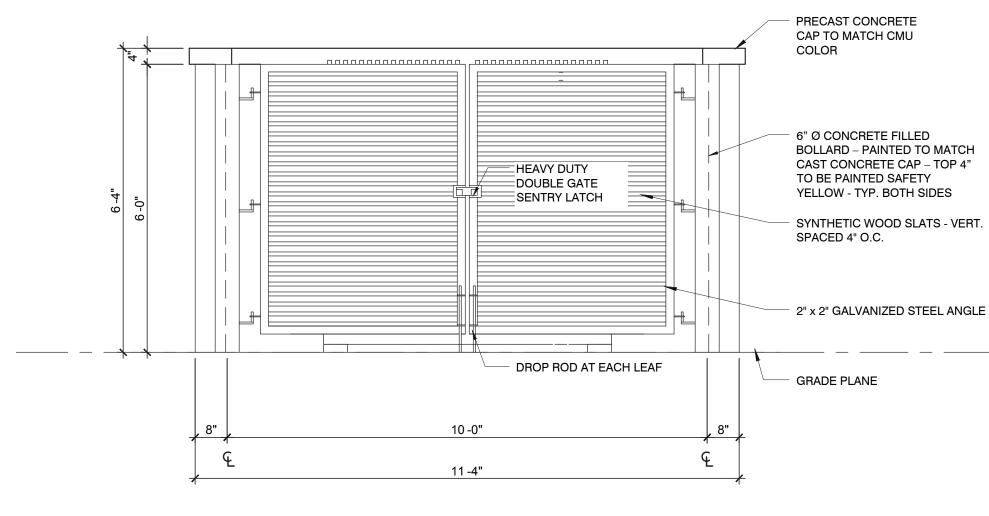




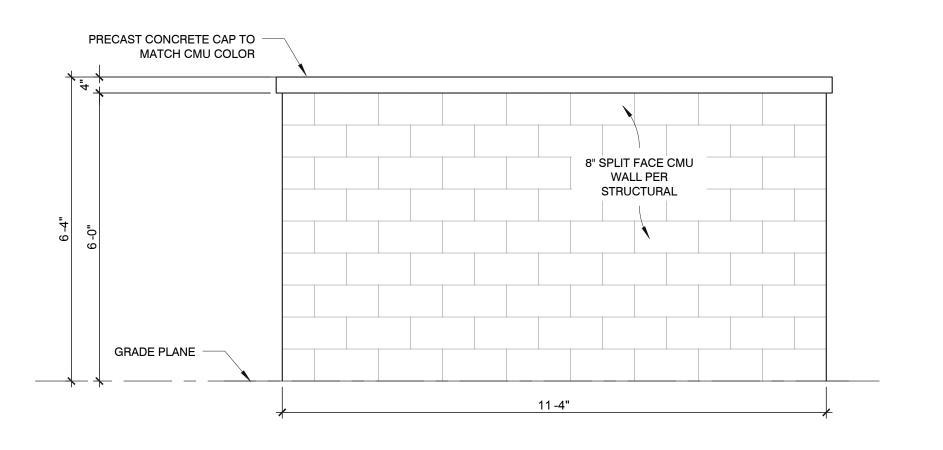


3 ELEVATION

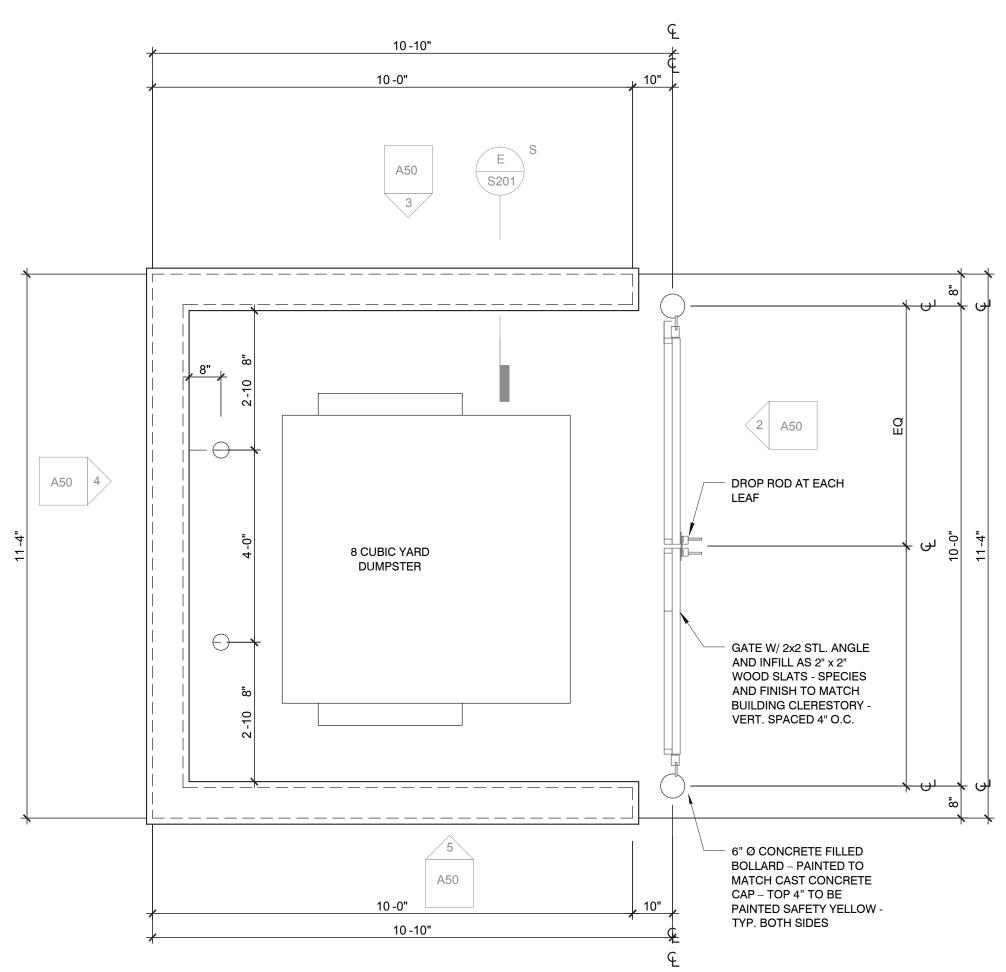
1 2" 1-0"



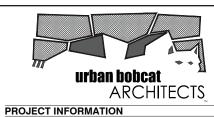








1 DUMPSTER ENCLOSURE PLAN
A50 1 2" 1-0"



ANDY'S FROZEN CUSTARD -FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

ISSUE

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107
PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:



SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

nspector.

BUILDING OFFICIAL

REVISION SCHEDULE

NO. DATE ISSUE

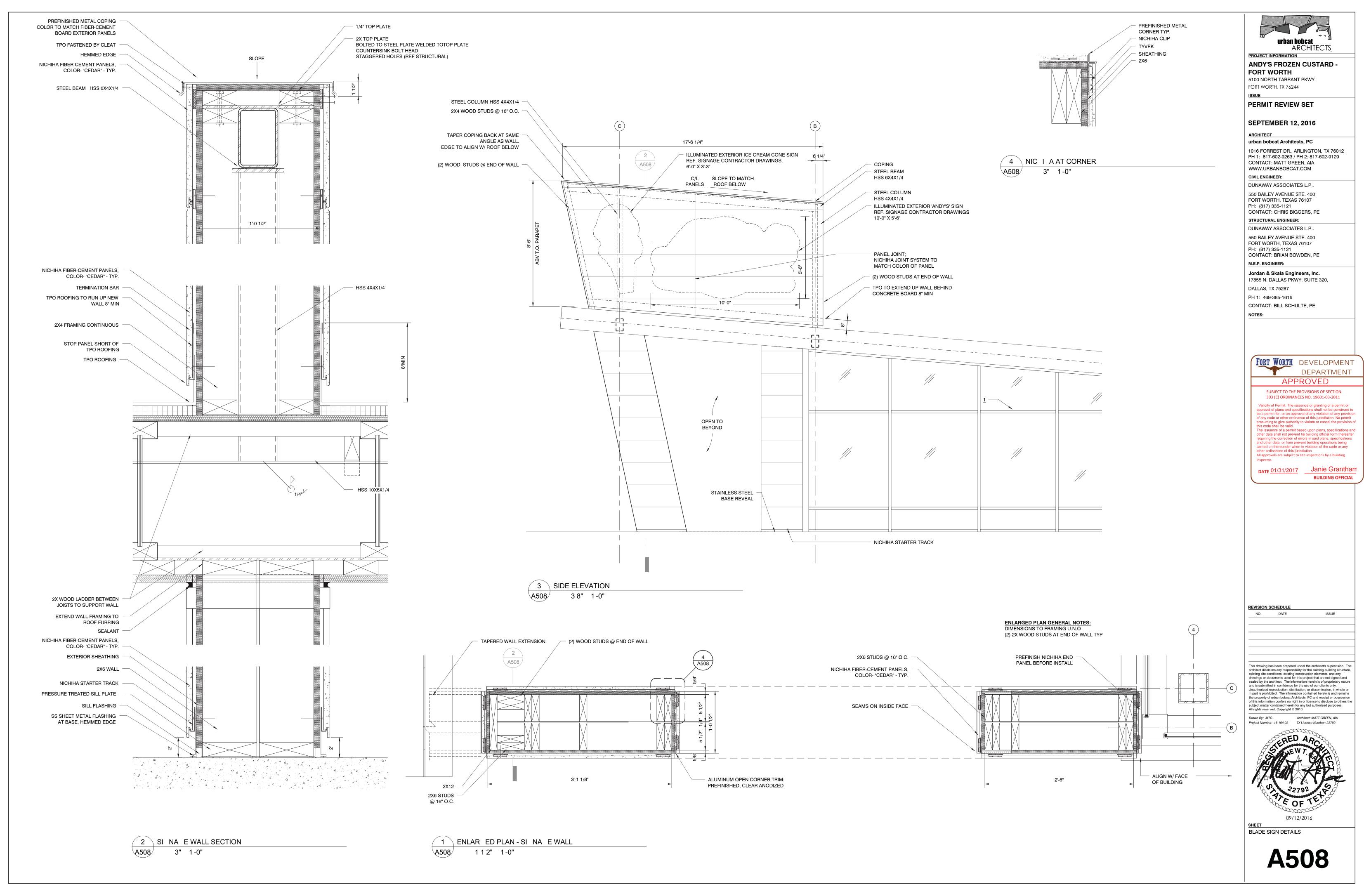
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016

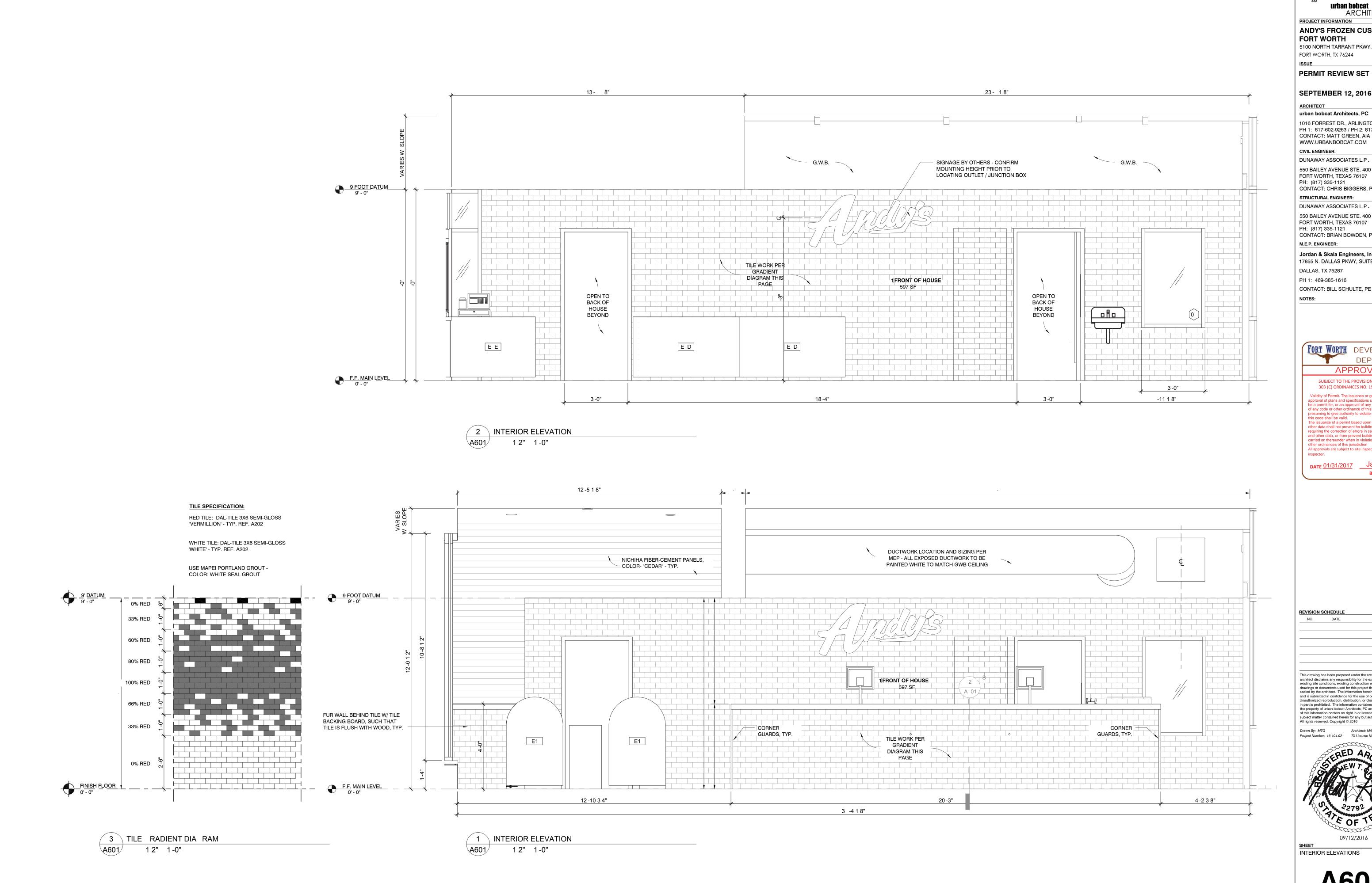
Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.02 TX License Number: 22792



09/12/2016
SHEET
DUMPSTER ENCLOSURE DETAILS

A = 0







**ANDY'S FROZEN CUSTARD -**FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

SEPTEMBER 12, 2016

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham **BUILDING OFFICIAL** 

ISSUE

REVISION SCHEDULE

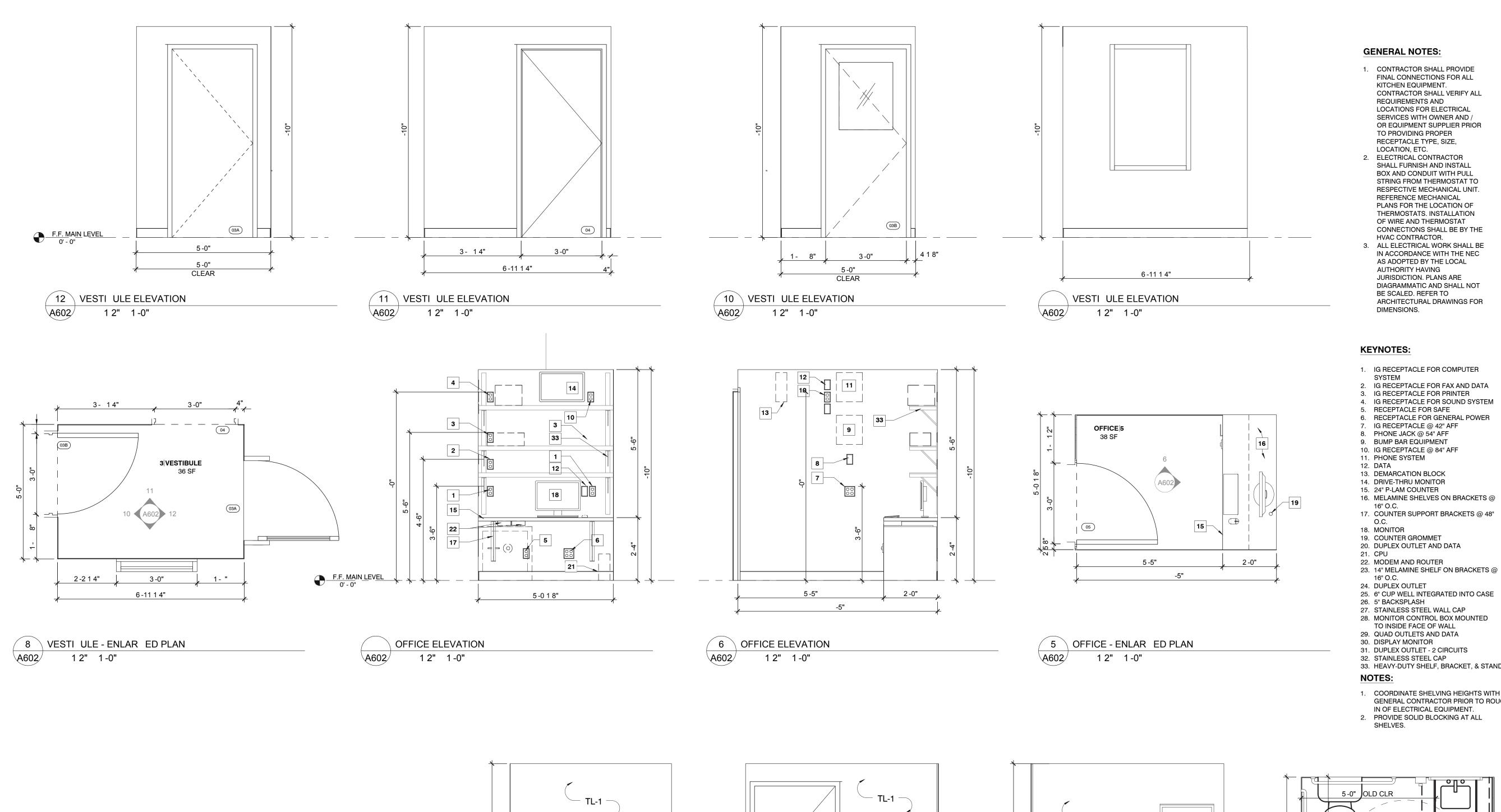
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2016

Drawn By: MTG Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



INTERIOR ELEVATIONS



- 1. CONTRACTOR SHALL PROVIDE FINAL CONNECTIONS FOR ALL KITCHEN EQUIPMENT. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS AND LOCATIONS FOR ELECTRICAL SERVICES WITH OWNER AND / OR EQUIPMENT SUPPLIER PRIOR TO PROVIDING PROPER RECEPTACLE TYPE, SIZE,
- 2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL BOX AND CONDUIT WITH PULL STRING FROM THERMOSTAT TO RESPECTIVE MECHANICAL UNIT. REFERENCE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS. INSTALLATION OF WIRE AND THERMOSTAT CONNECTIONS SHALL BE BY THE HVAC CONTRACTOR.
- 3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NEC AS ADOPTED BY THE LOCAL **AUTHORITY HAVING** JURISDICTION. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR
- 1. IG RECEPTACLE FOR COMPUTER
- 2. IG RECEPTACLE FOR FAX AND DATA
- 3. IG RECEPTACLE FOR PRINTER
- 4. IG RECEPTACLE FOR SOUND SYSTEM RECEPTACLE FOR SAFE
- 6. RECEPTACLE FOR GENERAL POWER
- 7. IG RECEPTACLE @ 42" AFF
- 8. PHONE JACK @ 54" AFF
- 10. IG RECEPTACLE @ 84" AFF

- 15. 24" P-LAM COUNTER
- 16. MELAMINE SHELVES ON BRACKETS @
- 17. COUNTER SUPPORT BRACKETS @ 48"
- 20. DUPLEX OUTLET AND DATA
- 22. MODEM AND ROUTER
- 25. 6" CUP WELL INTEGRATED INTO CASE
- 27. STAINLESS STEEL WALL CAP
- 28. MONITOR CONTROL BOX MOUNTED
- 29. QUAD OUTLETS AND DATA
- 30. DISPLAY MONITOR
- 32. STAINLESS STEEL CAP
- 33. HEAVY-DUTY SHELF, BRACKET, & STANDARD
- COORDINATE SHELVING HEIGHTS WITH

GENERAL CONTRACTOR PRIOR TO ROUGH-IN OF ELECTRICAL EQUIPMENT.

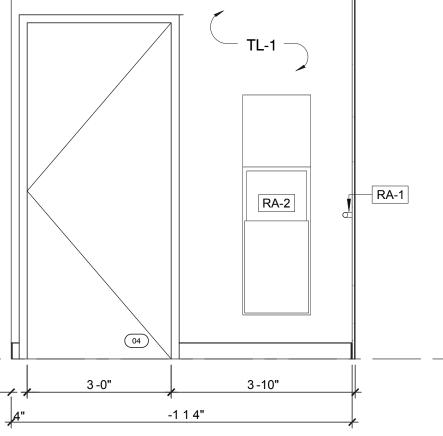


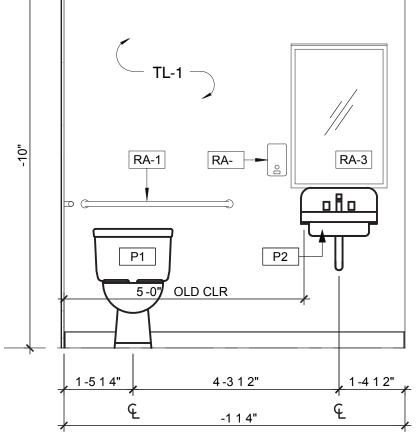
NO.	QTY.	MFG.	MODEL	DESCRIPTION	COMMENTS
RA-1	1	BOBRICK	(3): B-5806.99x18, B-5806.99x36, B-5806.99x42	ADA GRAB BARS - STRAIGHT - PEENED	REFER TO ACCESSIBILITY DIAGRAMS, A001, FOR MOUNTING LOCATIONS
RA-2	1	BOBRICK	B-3942	PAPER TOWEL DISPENSER	MOUNT 60" TO TOP OF DISPENSER
RA-3	1	BOBRICK	B-293 2436	ANGLED MIRROR	BOTTOM OF MIRROR @ 40" MAX. A.F.F.
RA-4	1	BOBRICK	B-270	SURFACE MOUNTED SANITARY NAPKIN DISPENSER	TOP OF DISPENSER @ 30" A.F.F.
RA-5	1	BOBRICK	B-2888	SURFACE MOUNTED TOILET TISSUE DISPENSER	TOP OF DISPENSER @ 28" A.F.F.
RA-6	1	BOBRICK	B-6827	SURFACE MOUNTED HAT AND COAT HOOK	TOP OF ACCESSIBLE HOOK @ 40" A.F.F.
RA-7	1	BOBRICK	B-2111	SURFACE MOUNTED SOAP DISPENSER	TOP OF DISPENSER @ 51" A.F.F.

1. REFER TO ACCESSIBLITY DIAGRAMS ON A001 FOR ALL STANDARND MOUNTING HEIGHTS AND LOCATIONS OF GRAB BARS, TISSUE DISPENSER, ETC. 2. LOCATE ACCESSIBLE UNISEX RESTROOM SIGN - AMERAPRODUCTS [EP-4405], 60" AFF TO CENTER - LOCATE

WITHIN 18" OF DOOR @ EXTERIOR. 3. LOCATE EMPLOYEE HANDWASHING SIGNAGE - SMART SIGNS - JUST BATHROOM SIGNS [S-4492] BOTTOM 4. TOILET TISSUE, NAPKIN, AND SOAP DISPENSERS ARE OWNER PROVIDED, CONTRACTOR INSTALLED.

F.F. MAIN LEVEL RESTROOM ELEVATION

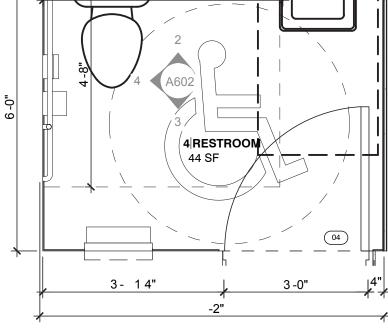




RESTROOM ELEVATION

1 2" 1 - 0"

\A602/



RESTROOM - ENLAR ED PLAN 1 2" 1 - 0"

**ARCHITECTS** PROJECT INFORMATION ANDY'S FROZEN CUSTARD -FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

ISSUE

PERMIT REVIEW SET

| SEPTEMBER 12, 2016 ARCHITECT

urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER: Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE NOTES:



SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of

this code shall be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham

**BUILDING OFFICIAL** 

REVISION SCHEDULE NO. DATE ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792

All rights reserved. Copyright © 2016

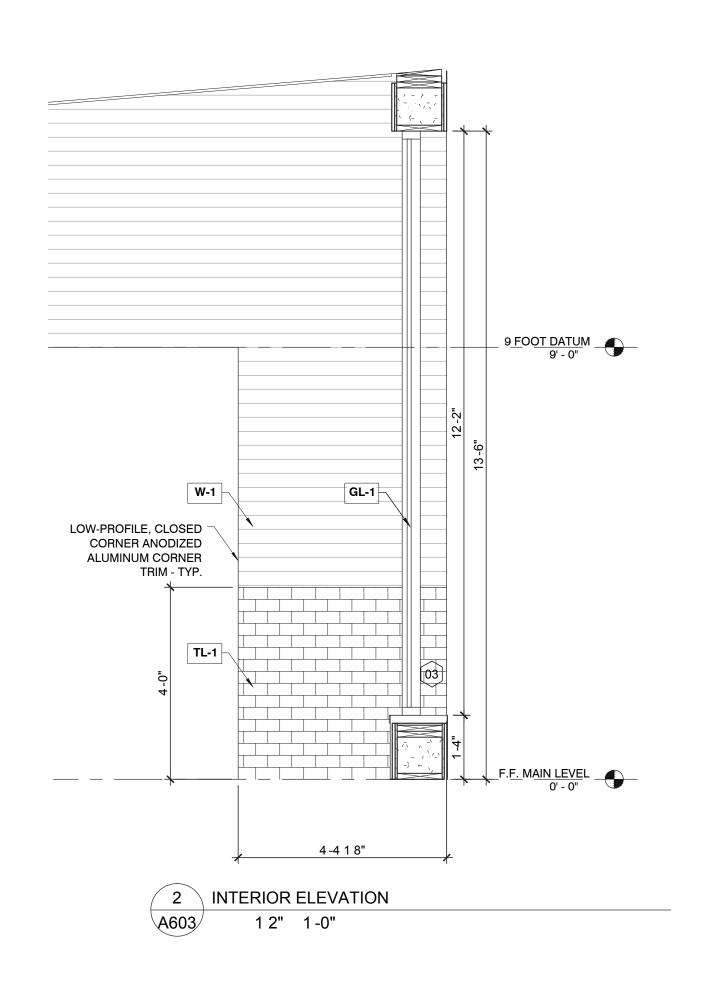


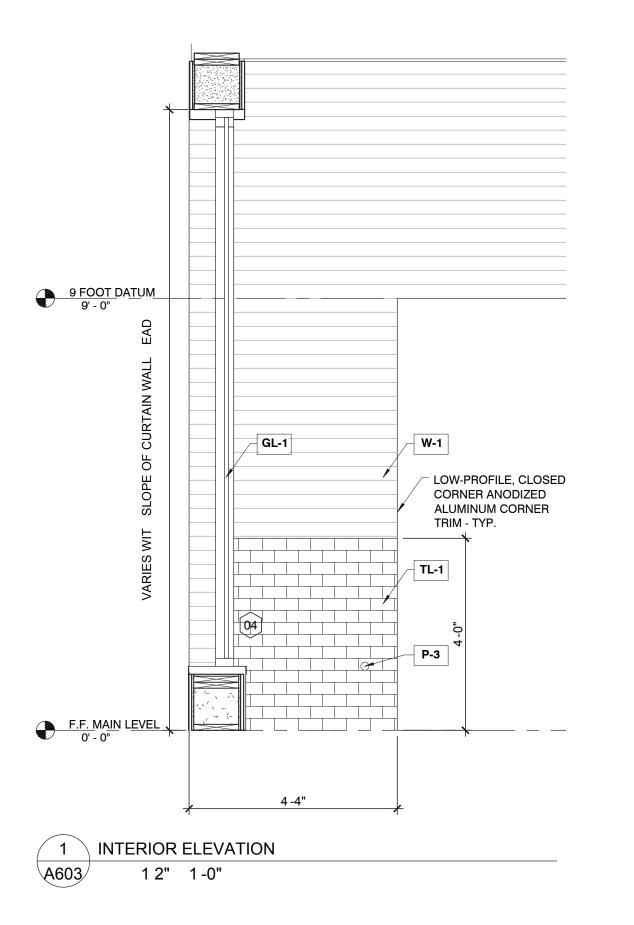
INTERIOR ELEVATIONS

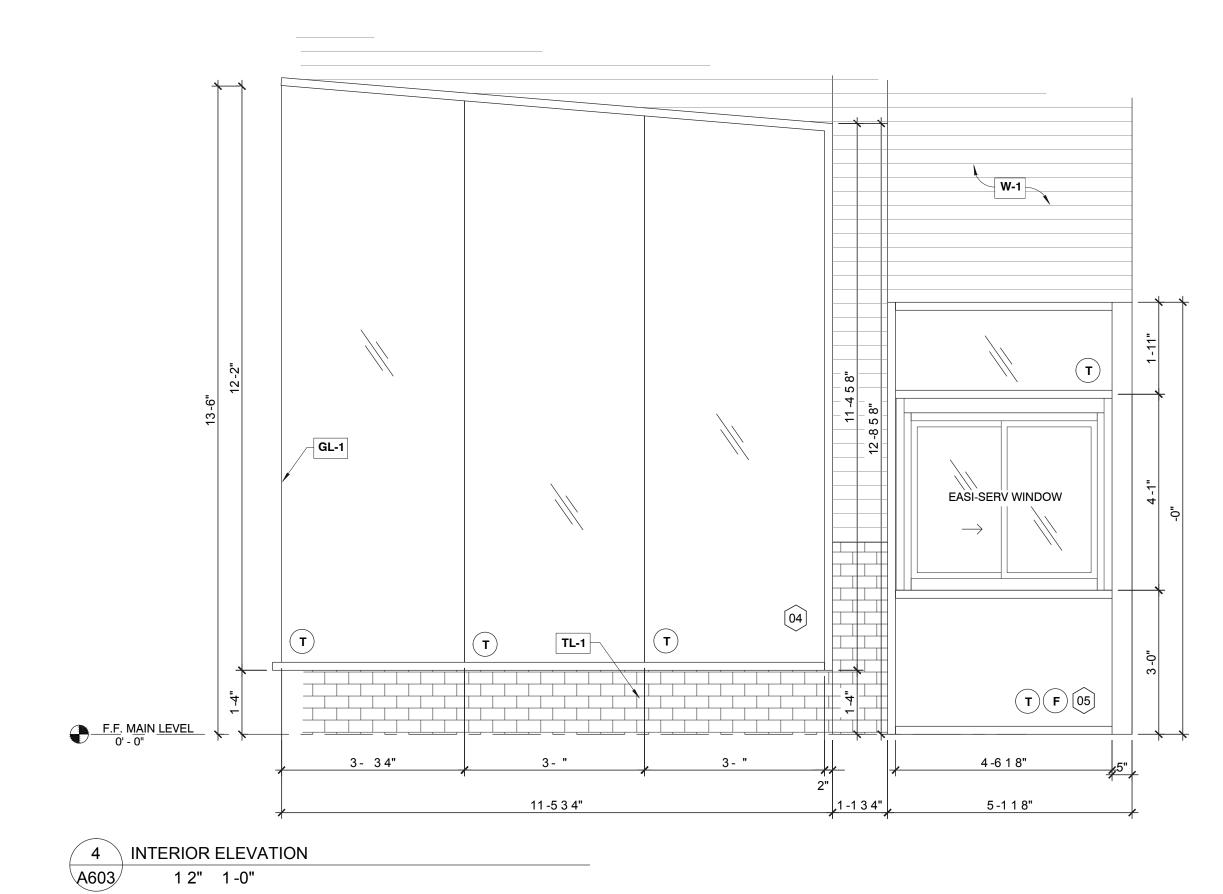
A602

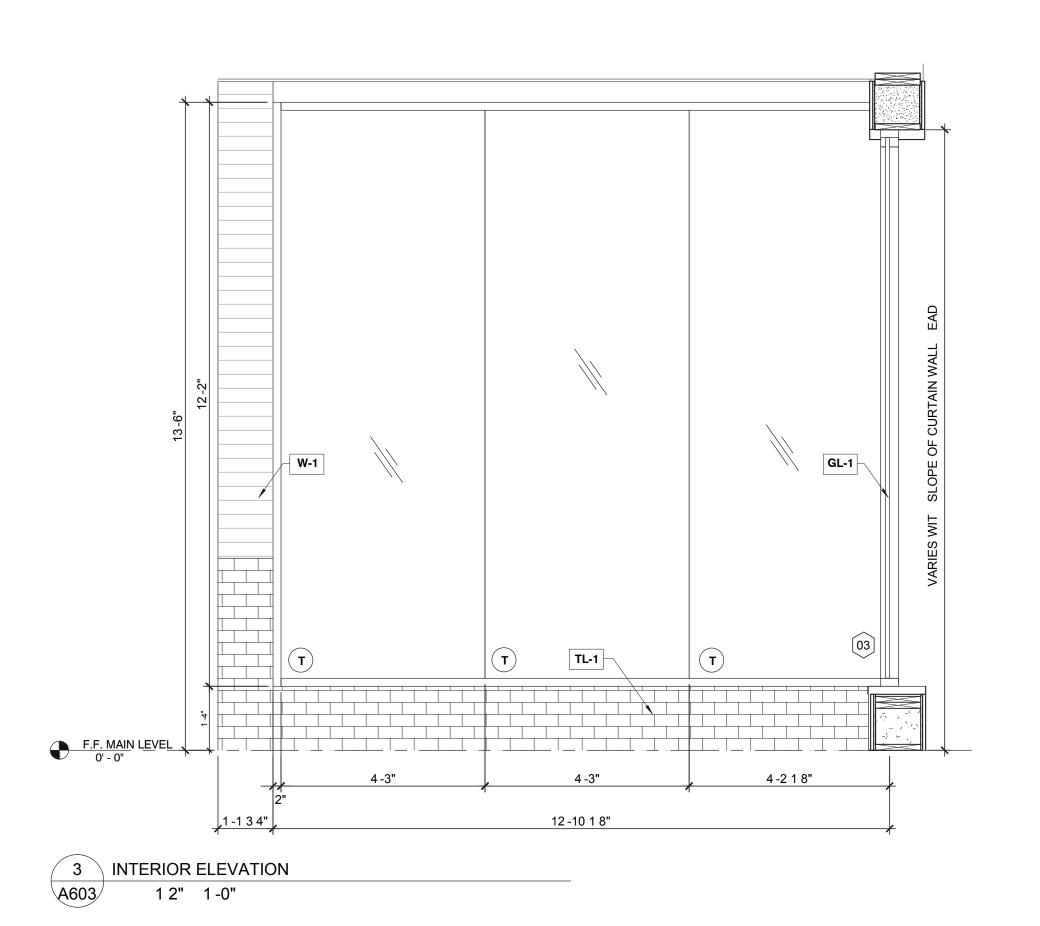
RESTROOM ELEVATION

1 2" 1 - 0"











#### **ANDY'S FROZEN CUSTARD -**FORT WORTH

5100 NORTH TARRANT PKWY.

FORT WORTH, TX 76244

# **PERMIT REVIEW SET**

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE



#### SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

F = WHITE FILM ON GLAZING

(T) = TEMPERED SAFETY GLAZING

**GLAZING LEGEND AND** 

- PROVIDE TEMPERED SAFETY GLAZING IN ACCORDANCE WITH 2012 IBC 2406.3 2. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING (DOUBLE PANE, SOLARBAN 70XL CLEAR OVER CLEAR), IN THERMALLY-IMPROVED ALUMINUM STOREFRONT
- 3. ALL INTERIOR GLAZING TO BE SINGLE PANE IN ALUMINUM
- UNLESS NOTED OTHERWISE. . CONTRACTOR TO PROVIDE SHOP DRAWINGS AND PRODUCT SAMPLES OF FINISHES FOR EACH PRODUCT TO BE INSTALLED FOR ARCHITECT TO REVIEW AND
- 5. CONTRACTOR TO VERIFY CONSTRUCTION CONDITIONS FOR ALL FRAMED OPENINGS AND DIMENSIONS PRIOR TO PURCHASING OR INSTALLING GLAZING OR FRAMES.

REVISION SCHEDULE NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only.

ISSUE

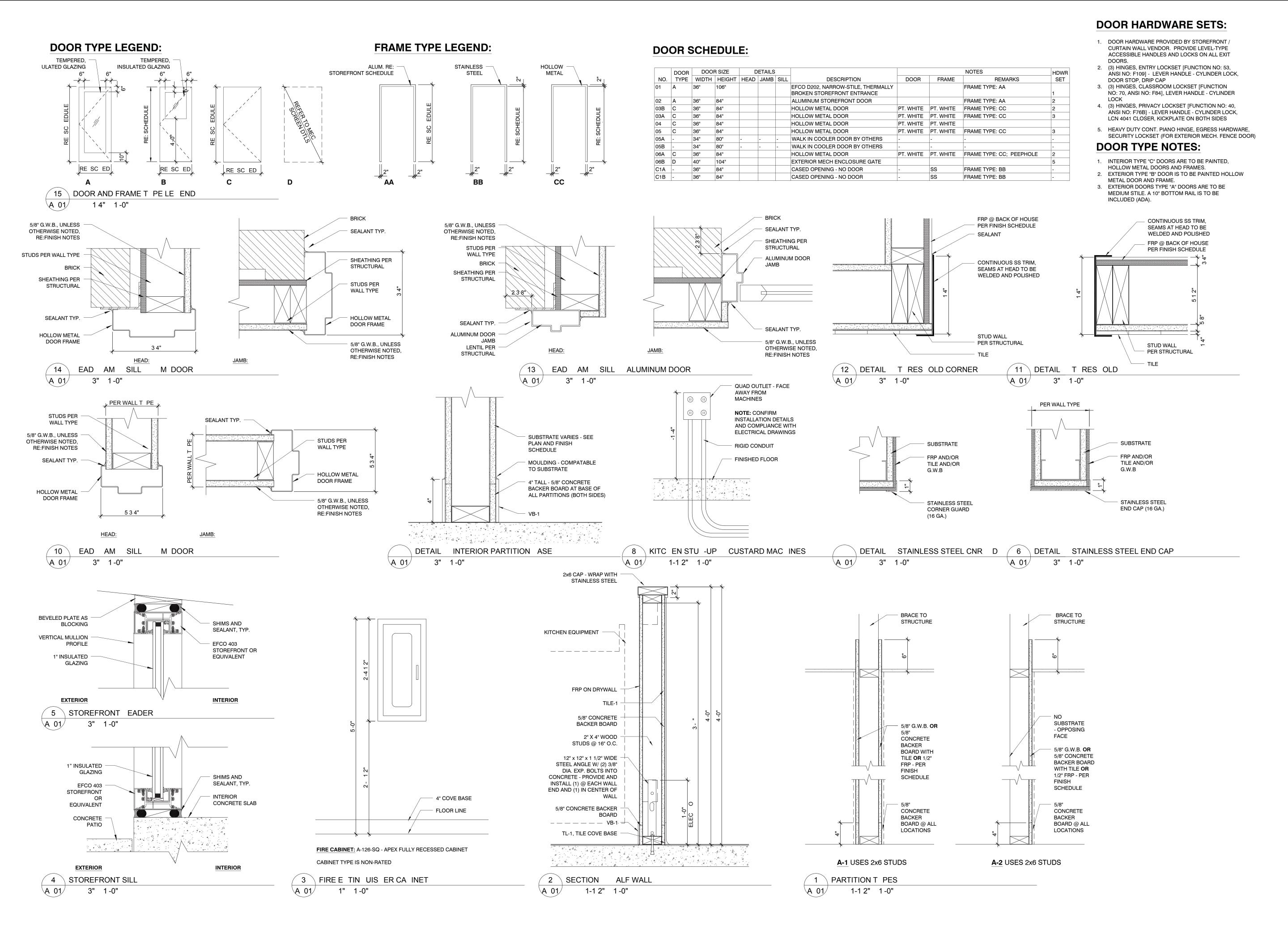
in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016

Unauthorized reproduction, distribution, or dissemination, in whole or

Architect: MATT GREEN, AIA Drawn By: MTG Project Number: 16-104.02 TX License Number: 22792



INTERIOR ELEVATIONS





ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107
PH: (817) 335-1121
CONTACT: BRIAN BOWDEN, PE
M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and

this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

DATE 01/31/2017 Janie Grantham
BUILDING OFFICIAL

REVISION SCHEDULE

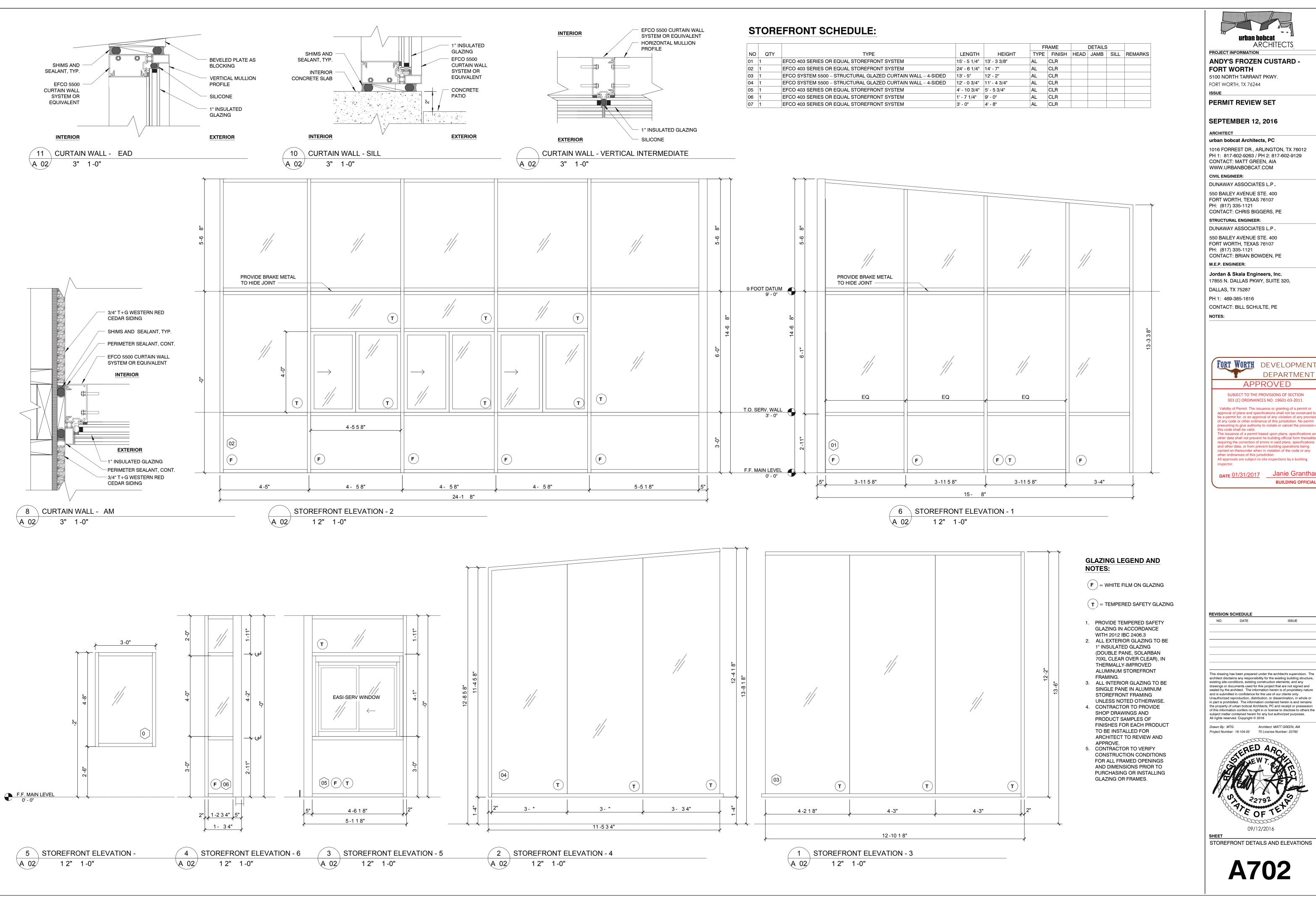
NO. DATE ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2016

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.02 TX License Number: 22792



SCHEDULES AND DETAILS



**ARCHITECTS** 

**ANDY'S FROZEN CUSTARD** 

**FORT WORTH** 5100 NORTH TARRANT PKWY.

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

CONTACT: BILL SCHULTE, PE

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of

this code shall be valid.
The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham **BUILDING OFFICIAL** 

ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

> Architect: MATT GREEN, AIA Project Number: 16-104.02 TX License Number: 22792



09/12/2016

FANS									
TAG	MODEL	DUTY	CFM	ESP (IN. WG)	MOTOR SIZE (WATTS)	RPM	DRIVE	WEIGHT (Lb)	ACCESSORIES
EF-1	GC-142	TOILET ROOM	100	0.25	55	770	DIRECT	15	1,2,3,4,5
ACCESSORII	ES:	MMDED							

1. GRAVITY BACKDRAFT DAMPER

2. PROVIDE WHITE ALUMINUM GRILLE. 3. WIRE INTO LOCAL OCCUPANCY SENSOR LIGHT SWITCH

. SPEED CONTROLLER 5. DISCONNECT SWITCH

SELECTIONS ARE BASED ON PRODUCTS BY: COOK EQUAL PRODUCTS: PENN, CARNES, GREENHECK

		LEC	GEND		
SYMBOL	DESCRIPTION	ABBREVIATIONS	SYMBOL	DESCRIPTION	ABBREVIATIONS
	CEILING DIFFUSER W/FLEX DUCT	CD		OUTSIDE AIR	OA
	CEILING RETURN GRILLE W/FLEX DUCT	RAG		RETURN AIR	RA
	SIDEWALL SUPPLY AIR GRILLE	S. REG		SUPPLY AIR	SA
	SIDEWALL RETURN AIR GRILLE	RAG		ABOVE FINISHED FLOOR	AFF
	MANUAL VOLUME DAMPER	MVD		EXTERNAL STATIC PRESSURE (IN W.C.)	ESP
	EXHAUST FAN	EF		DRY BULB	DB
T)S	THERMOSTAT / SENSOR	T-STAT		WET BULB	WB
$\Theta$	EQUIPMENT DESIGNATION			ENTERING AIR TEMPERATURE	EAT
•	CONNECT NEW TO EXISTING			LEAVING AIR TEMPERATURE	LAT
	TRANSFER GRILLE	TXR	A 200 14x6	14x6 TYPE 'A' AIR DISTRIBUTION DEVICE TAG, BALANCED TO 200 CFM	
	REFRIGERANT SUCTION/LIQUID	RS/L		BUILDING MANAGEMENT SYSTEM	BMS

		GI	RILLES	S, REGIS	TERS	& D	IFFU	SERS
TAG	SERIES	CFM	BLOW	DUTY	NECK	SIZE	DAMPER	MATERIAL/NOTES
А	OMNI	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	24X24	YES	ALUMINUM W/ INTEGRAL DAMPER
В	PAR	SEE PLANS		RETURN	SEE PLANS	24X24	NO	ALUMINUM W/ 15° BLADES
С	S300FS	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	SEE PLANS	YES	ALUMINUM W/ INTEGRAL DAMPER
D	OMNI	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	12X12	YES	ALUMINUM W/ INTEGRAL DAMPER
E	300RS	SEE PLANS	SEE PLANS	SUPPLY	SEE PLANS	SEE PLANS	YES	ALUMINUM W/ INTEGRAL DAMPER
F	350RL	SEE PLANS		RETURN	SEE PLANS	SEE PLANS	NO	ALUMINUM W/ 15° BLADES
NOTES:								

PROVIDE THE FOLLOWING FEATURES LISTED BELOW FOR THE SYSTEM TYPES IDENTIFIED FOR EACH RTU:

SYSTEM WITH HG RE-HEAT COIL, SPACE HUMIDISTAT AND CONTROLS.

CONSTANT VOLUME, VARIABLE TEMPERATURE, PROVIDE WITH 7-DAY PROGRAMMABLE AUTO CHANGEOVER

THERMOSTAT WITH FAN-ON-AUTO CONTROL AND HOT GAS RE-HEAT ADAPTIVE DEHUMIDIFICATION

REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING AND/OR SUSPENSION SYSTEM FOR FRAME TYPE REQUIREMENTS. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.

OBD: KEY/SCREWDRIVER OPPOSED BLADE VOLUME DAMPER.

SELECTIONS ARE BASED ON PRODUCTS BY TITUS.

# OUTDOOR AIR HANDLING UNITS (NATURAL GAS HEAT)

TAG	MANF.	EQUIP SERIES	AREA SERVED	SYSTEM TYPE	AIRFI	LOW (CF OUTSI MIN	JPPLY F FM) DE AIR MAX	MAX MOTOR (HP)	ESP (IN WC)	CAPA NOM TONS	TOT	N MBH) SENS	ET COC EAT DB	(°F)	EFFICIE EER/IEER	NCY SEER	MAX	MIN OUTPUT	HEAT (°F)	EFFIC	IENCY AFUE	NO. OF CONTROL STAGES	FILTERS MERV RATING	WEIGHT (LB)	ACCESSORIES
RTU-1	TRANE	YHC-102	ALL	CV	2,800	1	400	2.5	1.0	8.5	84.8	71.5	76	61	12.0/13	1,7979	120.0	96.0	60	80.0		2	11	1,035	1,2,3,4,5,6,7,8,9,10,11,12

## NOTES: (APPLIES TO ALL UNITS)

- A. SCHEDULED COOLING CAPACITY BASED ON THE FOLLOWING OUTDOOR AMBIENT TEMPERATURE: 105 °F DB
- 3. REFRIGERANT SHALL BE R-410A.
- C. ALL RTUS WITH CAPACITIIES 7.5 TONS AND HIGHER SHALL BE PROVIDED WITH MULTIPLE COMPRESSORS AND MINIMUM OF 2 INDEPENDENT REFRIGERANT CIRCUITS. ). RETURN AND OUTSIDE AIR DAMPERS SHALL BE CLASS 1 LOW-LEAKAGE TYPE.
- E. RTUS SHALL BE PROVIDED WITH 2" PLEATED DISPOSABLE FILTERS, MOTORIZED OUTSIDE AIR DAMPER, STAINLESS STEEL HEAT EXCHANGER WITH DIRECT SPARK IGNITION AND 10 YEAR WARRANTY, COMPRESSOR ANTI-RECYCLE CONTROLS, SINGLE POINT POWER CONNECTION, COOLING OPERATION DOWN TO 40°F, 14" HIGH INSULATED ROOF CURB WITH BASE SLOPED TO MATCH PITCH.

- . 7-DAY PROGRAMMABLE THERMOSTAT WITH FAN-ON-AUTO CONTROL AND AUTO HEATING/COOLING CHANGEOVER. PROVIDE MANUFACTURER STARTUP.
- B. POWERED EXHAUST
- 4. UNIT MOUNTED DISCONNECT.
- SMOKE DETECTORS. MOUNT IN RETURN AIRSTREAM.
- 6. MODULATING HOT GAS RE-HEAT ADAPTIVE DEHUMIDIFICATION SYSTEM, CONTROLS & WALL MOUNTED HUMIDISTAT.
- '. ECONOMIZER: INTEGRATED DIFFERENTIAL ENTHALPY TYPE. SIZED FOR 100% SUPPLY AIR CAPACITY. CAPABLE OF SIMULTANEOUS ECONOMIZER AND COMPRESSOR OPERATION. WITH BAROMETRIC RELIEF. UNLESS SPECIFIED WITH POWERED EXHAUST.
- GFCI 15 AMP CONVENIENCE OUTLET POWERED ON LINE SIDE OF DISCONNECT.
- ). PHASE MONITORING PROTECTION.
- 0. 2-STAGE LOW NOX GAS HEAT. . 2-STAGE COOLING AND 2 COMPRESSORS
- CONDENSER COIL HAIL GUARDS.

EQUIPMENT SELECTIONS BASED ON PRODUCTS INDICATED. SUBJECT TO COMPLIANCE WITH ALL PRODUCTS, EQUAL PRODUCTS BY: DAIKIN, CARRIER, LENNOX, JOHNSON CONTROLS.

#### HVAC GENERAL NOTES

- ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL MECHANICAL CODE, THE 2012 INTERNATIONAL BUILDING CODE, THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE, CITY OF FORT WORTH, STATE AND LOCAL AMENDMENTS, NFPA 90A, 101, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- THE LOCATIONS, ARRANGEMENT AND EXTENT OF EQUIPMENT, PIPING, SUPPORTS, DEVICES, CONDUIT, AND OTHER APPURTENANCES RELATED TO 1. THE INSTALLATION OF THE MECHANICAL AND ELECTRICAL WORK SHOWN ARE APPROXIMATE. THE DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE THE DRAWINGS, BUT REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF BUILDING COMPONENTS. SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS, SCALE, ETC., NOTIFY THE ARCHITECT IMMEDIATELY.
- MATERIALS, EQUIPMENT OR LABOR NOT INDICATED, BUT WHICH CAN BE 2. REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT OR LABOR REQUIRED TO PRODUCE A SAFE, COMPLETE AND PROPERLY OPERATING SYSTEM.
- PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE
- SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL EQUIPMENT SCHEDULED OR SPECIFIED ON THE DRAWINGS; DUCTWORK DRAWN TO 1/4" SCALE OR THE SCALE SHOWN ON THE DRAWINGS; REFRIGERANT PIPING AND CONTROL WIRING SCHEMATICS CERTIFIED BY THE AIR CONDITIONING EQUIPMENT MANUFACTURER. FAILURE TO SUBMIT REFRIGERANT PIPING DRAWINGS SHALL BE CAUSE FOR REJECTION OF THE ENTIRE SUBMITTAL. LONG LINE REFRIGERANT PIPING APPLICATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT SPLIT SYSTEM LONG-LINE APPLICATION GUIDELINE.
- 6. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO 6 MANUFACTURER'S RECOMMENDATIONS.
- 7. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
- 8. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 4-YEAR MANUFACTURER'S WARRANTY FOR A 5-YEAR TOTAL WARRANTY.
- 9. FOR EXACT LOCATION OF OUTDOOR AIR CONDITIONING UNITS, SEE ARCHITECTURAL DRAWINGS.
- 10. PORTIONS OF DUCTWORK AND PIPE INSULATION VISIBLE THROUGH AIR 7. DISTRIBUTION DEVICES IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.

THERMOSTATS SHALL BE ADA COMPLIANT.

- . MOUNT TOP OF THERMOSTATS 46" AFF UNLESS NOTED OTHERWISE. PROVIDE CLEAR LOCKING GUARD ASSEMBLIES FOR ALL PUBLIC AREA THERMOSTATS. COORDINATE THERMOSTAT LOCATIONS WITH OTHER TRADES. ALL
- 12. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.
- 13. ANY EXISTING WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED JURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR EXISTING CONDITIONS.
- . CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- 15. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILINGS AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEMS, ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.
- 16. ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH A SEMI-RIGID PLASTIC LAMINATE NAMEPLATE WITH 2" HIGH WHITE LETTERS ON A BLACK BACKGROUND SECURELY AFFIXED TO THE EQUIPMENT. THE NAMEPLATE SHALL SHOW THE EQUIPMENT TAG USED ON THESE DRAWINGS.
- 17. All MATERIALS EXPOSED WITHIN HVAC PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING INDEX OF NOT MORE THAN 50 UNLESS OTHERWISE ALLOWED BY 4.
- 18. THE FIRE SPRINKLER CONTRACTOR SHALL INSTALL AND LOCATE ALL FIRE SPRNKLER PIPING TO PREVENT PIPING FROM THE POTENTIAL OF FREEZING. THE FIRE SPRINKLER CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT 5. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE (U.L. 181 LISTED, CLASS AND COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS IF HEATING IS REQUIRED.
- 19. DUCTWORK AND PIPING SHALL NOT BE INSTALLED IN ELECTRICAL ROOMS OR TELECOMM ROOMS EXCEPT FOR DUCTWORK AND PIPING SERVING THAT SPECIFIC ROOM. DUCTWORK AND PIPING SHALL NOT BE ROUTED ABOVE ELECTRICAL EQUIPMENT PER THE NATIONAL ELECTRICAL CODE ARTICLE 110.

## TESTING, ADJUSTING AND BALANCING (COMMERCIAL PROJECTS)

1. AFTER CONSTRUCTION. THE ENTIRE HVAC SYSTEM SHALL BE TESTED, 6. ROUND AND FLEXIBLE SUPPLY AIR DUCTWORK SHALL BE CONNECTED TO ADJUSTED, AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT CERTIFIED (AABC OR NEBB) TEST AND BALANCE REPORT TO THE ARCHITECT FOR APPROVAL.

VENTILATION AIR DISTRIBUTION SYSTEMS (OUTDOOR AIR AND EXHAUST AIR) SHALL BE BALANCED TO ACHIEVE THE AIRFLOW RATES INDICATED ON THE DRAWINGS. THESE AIRFLOW RATES SHALL BE CONSIDERED MINIMUM RATES. THE MEASURED AIR BALANCE TOLERANCE FOR BOTH OUTDOOR AIR AND EXHAUST AIR RATES SHALL BE -0% TO +10%.

#### MECHANICAL/ELECTRICAL COORDINATION:

- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN. SHOP DRAWING SUBMITTALS SHALL CLEARLY STATE THAT THE ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT HAS BEEN COORDINATED WITH THE ELECTRICAL CONTRACT DOCUMENTS AND THE ELECTRICAL CONTRACTOR.
- ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND THE ELECTRICAL DRAWINGS.
- PROVIDE ALL SYSTEM CONTROLS AND ASSOCIATED CONTROL AND INTERLOCK WIRING FOR COMPLETE AND OPERABLE SYSTEMS. 120 VOLT AND HIGHER WIRING SHALL BE MC CABLE OR IN CONDUIT IN ACCORDANCE WITH LOCAL CODES AND THE MATERIALS AND INSTALLATION REQUIREMENTS OF DIVISION 26 – ELECTRICAL.
- ALL REQUIRED CONTROL WIRING (INCLUDING POWER WIRING REQUIRED FOR CONTROL PANELS, DEVICES, ETC.) NOT INDICATED ON THE ELECTRICAL DRAWINGS SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.
- UNLESS NOTED OTHERWISE, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED WITH THE EQUIPMENT IT SERVES AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOTOR STARTERS FOR HVAC EQUIPMENT SHALL BE FURNISHED WITH THE MOTOR OR APPARATUS WHICH IT OPERATES. MOTOR STARTER INSTALLATION SHALL BE BY THE DIVISION 26 CONTRACTOR.
- CLEARANCES FOR ELECTRIC DUCT HEATERS AND LOW VOLTAGE CONTROL PANELS LOCATED ABOVE CEILINGS: THE CONTRACTOR SHALL COORDINATE AND PLAN THE WORK TO ALLOW FOR A CLEAR SPACE IN FRONT OF ALL ELECTRIC DUCT HEATER CONTROL PANELS (INCLUDING, BUT NOT LIMITED TO AHUS, FCUS, VAVs, PIUs, UHs, ETC.) OF 42" X 30" WIDE (OR THE WIDTH OF THE PANEL WHICHEVER IS GREATER). THE CONTROL PANEL DOOR SHALL BE ALLOWED TO OPEN AT LEAST 90 DEGREES. EQUIPMENT WITHOUT DUCT HEATERS THAT HAVE LOW VOLTAGE CONTROL PANELS SHALL HAVE A MINIMUM CLEAR SPACE IN FRONT OF THE PANEL OF 24" X 24" WIDE (OR THE WIDTH OF THE PANEL WHICHEVER IS GREATER).
- ROUTING OF DUCTWORK SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR AND ALL OTHER TRADES DURING THE SUBMITTAL AND LAYOUT PHASE. DUCTWORK SHALL NOT BE ROUTED THROUGH THE DEDICATED ELECTRICAL SPACE ABOVE EACH LOAD CENTER.

#### **DUCT SMOKE DETECTORS:**

- ALL FANS SUPPLYING MORE THAN 2000 CFM OF AIR TO ANY SPACE SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE RETURN DUCTWORK. DUCT SMOKE DETECTORS SHALL BE INSTALLED IN THE RETURN AIR PATH OF AIR DISTRIBUTION SYSTEMS UTILIZING A COMMON SUPPLY AND/OR RETURN AIR PLENUM WITH A COMBINED DESIGN CAPACITY GREATER THAN 2000 CFM.
- 2. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE, AND CAUSE A VISIBLE AND AUDIBLE ALARM SIGNAL IN A NORMALLY OCCUPIED AREA. SMOKE DETECTOR TROUBLE CONDITIONS SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. THE SMOKE DETECTOR AND AUDIBLE/VISIBLE ALARM SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

# AIR DISTRIBUTION:

- SUPPLY, RETURN AND O.A. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS, LATEST EDITION. ALL JOINTS AND SEAMS IN ALL SHEETMETAL 1. PIPE INSULATION: DUCTWORK SHALL BE SEALED WITH DUCT SEALER.
- 2. EXTERIOR SUPPLY AND RETURN DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL WITH ALL SEAMS CAULKED AND SEALED
- EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED TO SMACNA STANDARDS AND SHALL NOT BE INSULATED UNLESS NOTED
- ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE PER SMACNA STANDARDS.
- 1 FLEXIBLE AIR DUCT) OR EQUAL. PROVIDE MINIMUM INSULATION VALUE OF R-6; R-8 WHEN LOCATED OUTSIDE THE THERMAL ENVELOPE OF THE BUILDING, OR GREATER WHERE REQUIRED BY APPLICABLE ENERGY CODE. AIR CONNECTORS ARE NOT ACCEPTABLE. FLEX DUCT DIAMETER SHALL MATCH DEVICE NECK DIAMETER. PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 8'-0" FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED.
- MAIN DUCTS WITH A CONICAL TYPE SPIN-IN FITTING WITH MANUAL VOLUME DAMPER (EXCEPT WHERE INSTALLED ABOVE INACCESSIBLE CEILINGS, THE DAMPER SHALL BE OMITTED AND PROVIDED IN THE AIR DEVICE NECK).

- TAPE, BED AND SEAL AIR TIGHT ALL PENETRATIONS FROM RETURN AI PLENUMS TO NON RETURN AIR PLENUMS THAT ARE REQUIRED DUE TO DUCTWORK, PIPING OR OTHER ITEMS.
- 8. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR

FILTER PRESSURE DROP.

- DIMENSIONS. 9. EXTERNAL STATIC PRESSURE (ESP) DOES NOT INCLUDE COIL, CASING OR
- 10. PROVIDE ALL OUTDOOR AIR INTAKES AND EXHAUST OPENINGS WITH MOTORIZED OR GRAVITY DAMPERS IN ACCORDANCE WITH THE LOCAL ENERGY CODE. DAMPERS SHALL CLOSE WHEN THE VENTILATION SYSTEM IS NOT
- OPERATING. 11. LOCATIONS OF GRILLES, REGISTERS, AND DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH LIGHTS.

CEILING GRID, ETC. AND ARCHITECTURAL REFLECTED CEILING PLAN.

- 12. WHERE BALANCING DAMPERS CANNOT BE ACCESSED FROM BELOW CEILING, PROVIDE A REMOTE OPERATED DAMPER; YOUNG REGULATOR OR
- 13. FLEXIBLE DUCT CONNECTORS SHALL BE USED TO CONNECT DUCTWORK AND PLENUMS TO FAN-ROTATING EQUIPMENT; DURODYNE EXCELON OR APPROVED EQUAL. FLEXIBLE CONNECTORS EXPOSED TO THE WEATHER SHALL BE AND OZONE RESISTANT. FABRICS, COATING AND ADHESIVES SHALL BE TESTED IN ACCORDANCE WITH UL 701 AND HAVE A FLAME SPREAD/ SMOKE DEVELOPED RATING OF 25/50.
- PROTECT DUCTS EXPOSED IN FINISHED SPACES FROM BEING DENTED, SCRATCHED, OR DAMAGED. TRIM DUCT SEALANTS FLUSH WITH METAL T CREATE A SMOOTH AND UNIFORM EXPOSED BEAD. TWO-PART TAPE SEALING SYSTEMS ARE NOT ALLOWED. REPAIR OR REPLACE DAMAGED DUCTWORK AND FINISH WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS.
- 15. EXPOSED INTERIOR DUCTWORK TO BE PAINTED SHALL HAVE ALL EXPOSED SURFACES (INCLUDING HANGER STARPS) COATED WITH A "PAINT GRIP" FINISH FOR FIELD PAINTING. AS AN OPTION, MILL PHOSPHATIZED STEEL DUCTWORK MAY BE USED. LINE OR INSULATE PER HVAC GENERAL NOTES OR SPEC SECTION 23 07 00.

## <u>INSULATION:</u>

#### DUCT INSULATION:

- a. DUCT WRAP SHALL BE UL LISTED FIBERGLASS BLANKET INSULATION WITH FOIL VAPOR BARRIER, JOHNS MANVILLE MICROLITE XG OR EQUAL PUNCTURES AND TEARS IN THE FOIL JACKET SHALL BE PATCHED WITH FOIL TAPE TO MAINTAIN THE INTEGRITY OF THE VAPOR BARRIER. INSULATE SHEET METAL DUCTWORK IN THE THICKNESSES AND DENSITIES AS LISTED BELOW:
- i. SHEET METAL SUPPLY AND OUTSIDE AIR DUCTWORK: 2" THICK, 1 LB/FT3 DENSITY, R-6 MINIMUM INSTALLED. ii. SHEET METAL RETURN DUCTWORK IN NON-AIR CONDITIONED AREAS (SUCH
- AS INTERSTITIAL SPACES AND FLOOR/CEILING ASSEMBLIES): 2" THICK, LB/FT3 DENSITY, R-6 MINIMUM INSTALLED. iii. ALL SHEET METAL DUCTWORK LOCATED OUTSIDE OF THE THERMAL ENVELOPE OF THE BUILDING (INCLUDING CRAWL SPACES AND ATTIC
- b. INDOOR EXPOSED ROUND, SPIRAL AND OVAL SUPPLY AND RETURN AIR DUCT SHALL BE LINED WITH 1" THICK ROUND DUCT LINER (MINIMUM

SPACES): 3" THICK, 34" LB/FT3 DENSITY, R-8 MINIMUM INSTALLED.

- R-4), JOHNS MANVILLE SPIRACOUSTIC PLUS OR EQUAL. d. EXTERIOR DUCTWORK SHALL BE LINED WITH 2" THICK DUCT LINER BOARD (MINIMUM R-9). CERTAINTEED CB-300 OR EQUAL. COAT THE EXTERIOR
- OF THE ENTIRÉ DUCT SURFACE WITH A RUST INHIBITIVE PAINT. PINTING THIS DIVISION. SUBMIT COLOR CHART TO THE ARCHITECT.

e. REFER TO ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS FOR

- PAINTING OF DUCTWORK, INSULATION, ETC. IN EXPOSED INTERIOR AREAS. f. REFER TO ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS FOR
- PAINTING OF DUCTWORK, INSULATION, ETC. IN EXPOSED INTERIOR AREAS.

a. INSULATE ALL CONDENSATE DRAIN PIPING WITH FIBERGLASS PIPE INSULATION WITH VAPOR BARRIER JACKET; JOHNS MANVILLE MICRO-LOK OR APPROVED EQUAL. FITTINGS, VALVES AND PIPING SPECIALITIES SHALL BE PROVIDED WITH FORMED FITTING COVERS BY PROTO PVC CORPORATION. SEE SPECIFICATIONS FOR INSULATION THICKNESSES AND ADDITIONAL INFORMATION. ALL EXPOSED INSULATED PIPING BELOW 10'-0" AFF SHALL BE PROTECTED BY A CORRUGATED ALUMINUM JACKET WITH ALUMINUM BANDS 3'-0" O.C.

## GAS FLUES (U.L. LISTED):

- . GAS FLUE MATERIAL SHALL BE AS RECOMMENDED BY THE HEATING APPLIANCE MANUFACTURER EXCEPT THAT WHERE POLYVINYL CHLORIDE (PVC) IS ALLOWABLE FOR CATEGORY II AND IV APPLIANCES PROVIDE POLYPROPYLENE (PP) GAS VENTING SYSTEM; POLYFLUE OR APPROVED EQUAL. PVC IS ACCEPTABLE FOR COMBUSTION AIR PIPING.
- 2. SIZING AND ROUTING RESTRICTIONS SHALL BE PER MANUFACTURER'S

CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND ROUTED TO THE NEAREST PLUMBING DRAIN. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC.



ROJECT INFORMATION **ANDY'S FROZEN CUSTARD FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

#### | SEPTEMBER 12, 2016

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P . 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE NOTES:



#### SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

alidity of Permit. The issuance or granting of a permit or a permit for, or an approval of any violation of any provisior any code or other ordinance of this jurisdiction. No permit resuming to give authority to violate or cancel the provision of e issuance of a permit based upon plans, specifications and ther data shall not prevent he building official form thereafter equiring the correction of errors in said plans, specifications d other data, or from prevent building operations being rried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structu existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natu and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possessio

f this information confers no right in or license to disclose to others the

subject matter contained herein for any but authorized purposes.

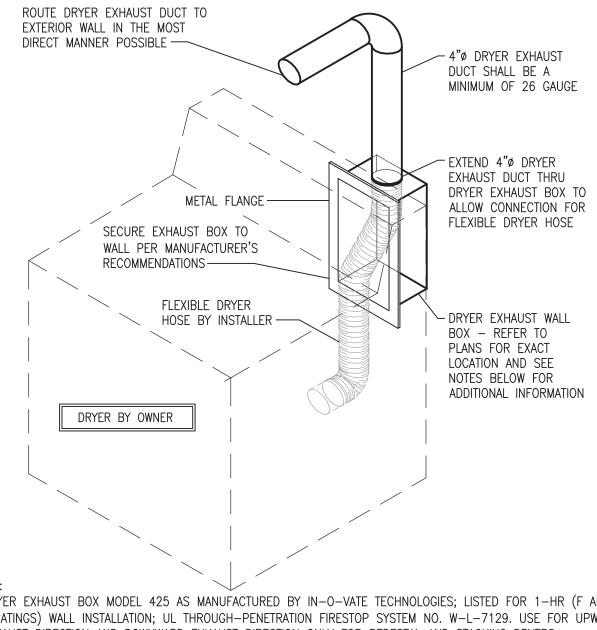
Drawn Bv: MTG Architect: MATT GREEN, AIA Proiect Number: 16-104.01 TX License Number: 22792

All rights reserved. Copyright © 2015



NOTES & SCHEDULES - HVAC

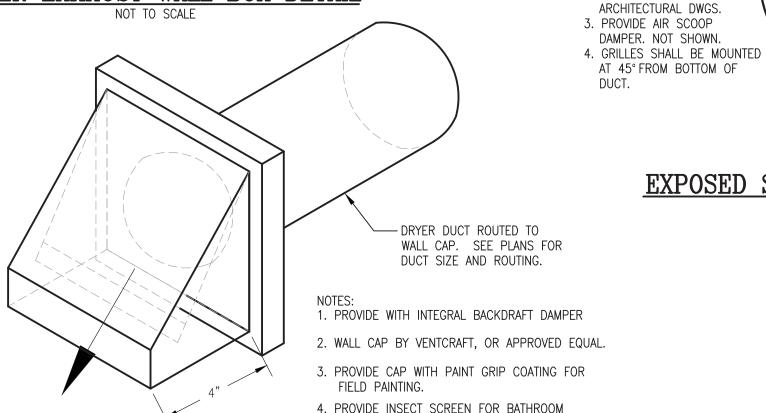
Iordan & Skala Engineers 7: (469) 385-1616 F: (469) 385-1615 Project Number - 163-0549 Texas Firm Registration # F-4990 Drawn By: DW Checked By: BS



1. DRYER EXHAUST BOX MODEL 425 AS MANUFACTURED BY IN-O-VATE TECHNOLOGIES; LISTED FOR 1-HR (F AND T RATINGS) WALL INSTALLATION; UL THROUGH-PENETRATION FIRESTOP SYSTEM NO. W-L-7129. USE FOR UPWARD EXHAUST DIRECTION AND DOWNWARD EXHAUST DIRECTION ONLY FOR PEDESTAL AND STACKING DRYERS. 2. FOR DOWNWARD EXHAUST DIRECTION USE THE MODEL 4D (EXCEPT FOR PEDESTAL AND STACKABLE DRYERS). 3. INSTALLATION REQUIRES THE SPACES BETWEEN THE SIDES OF THE BOX AND THE STUDS AND THE SPACE IMMEDIATELY ABOVE THE BOX TO BE TIGHTLY PACKED WITH GLASS FIBER BATT OR MINERAL WOOL BATT

INSULATION. REFER TO UL INSTALLATION DETAILS FOR ADDITIONAL INFORMATION. 4. INSTALL 16 GA STEEL SHIELD PLATES AT THE FINISHED FACE OF FRAMING MEMBERS WHERE THERE IS LESS THAN 1¼" BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING. SHIELD PLATES SHALL EXTEND 2" ABOVE SOLE PLATES AND 2" BELOW TOP PLATES.

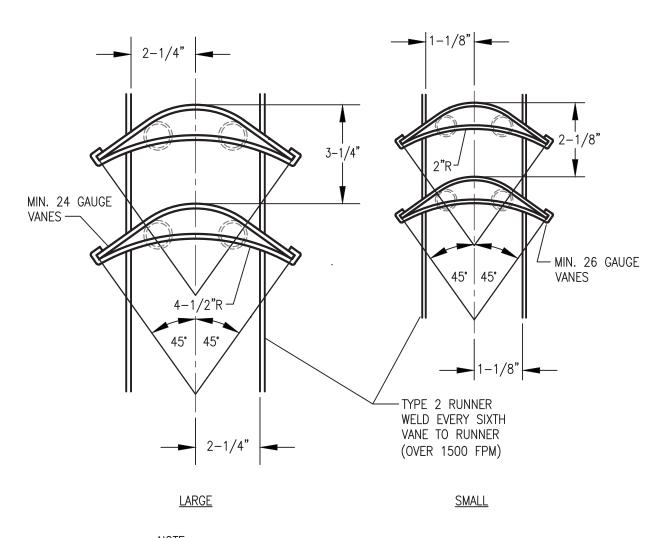
# DRYER EXHAUST WALL BOX DETAIL NOT TO SCALE



# DRYER EXHAUST WALL CAP

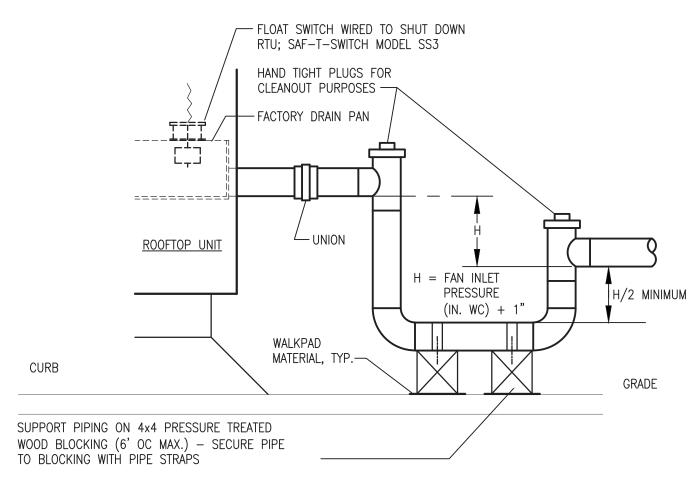
EXHAUST WALL CAP ONLY.

SCHEMATIC - NO SCALE



TURNING VANES SHALL BE CONSTRUCTED PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS (2005 EDITION FIGURE 4-3).

TURNING VANE DETAILS



DETAIL SHOWN APPLIES TO 18"ø

CONSTRUCTION STANDARDS.

1 INCH WIDE, MINIMUM 22 GAUGE

SHEET METAL HANGER STRAP AT

1. PAINT COLOR SHALL BE

2. PAINTING BY OTHERS.

COORDINATE WITH

SELECTED BY ARCHITECT.

10'-0" OC (MIN.)-

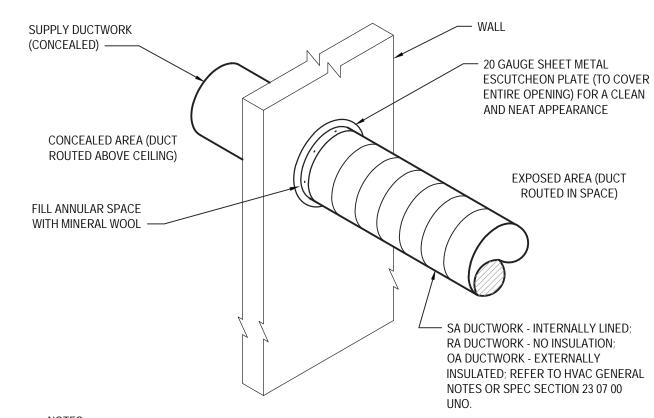
MAXIMUM DUCT SIZE. FOR LARGER

SIZES REFER TO SMACNA HVAC DUCT

1. SLOPE PIPING DOWN TOWARDS PLUMBING DRAIN AT 1/8" PER FOOT. 2. RUNNING TRAPS ARE NOT ALLOWED.

3. TEST THE FLOAT SWITCH IN THE DRAIN PAN FOR PROPER OPERATION AT LEAST ONCE A YEAR. 4. ALTERNATE PIPE SUPPORT SYSTEM - MIFAB MODEL C.

CONDENSATE DRAIN TRAP DETAIL



WHEN SPECIFIED TO BE PAINTED, ALL EXPOSED SHEETMETAL SURFACES INCLUDING HANGER STRAPS SHALL HAVE A "PAINT GRIP" FINISH FOR FIELD PAINTING. AS AN OPTION, MILL PHOSPHATIZED STEEL DUCTWORK MAY BE USED.

PAINT COLOR SHALL BE SELECTED BY ARCHITECT. PAINTING BY OTHERS. COORDINATE WITH ARCHITECTURAL DWGS.

SUSPEND FROM STRUCTURE ABOVE

MINIMUM 1/8"ø 7x19 STRANDED

— 1/8" MALLEABLE GALVANIZED STEEL

SPIRAL DUCTWORK - ALL EXPOSED

SHEETMETAL SURFACES (SA & RA) AND

HANGAR STRAPS SHALL HAVE A "PAINT

GRIP" FINISH FOR FIELD PAINTING. AS

AN OPTION, MILL PHOSPHATIZED STEEL

DUCTWORK MAY BE USED. INTERNALLY

-SUPPLY GRILLE PER

INSULATE PER HVAC GENERAL NOTES

OR SPEC SECTION 23 07 00 UNO.

SCHEDULE

WIRE ROPE CLIP

- BOLT AND NUT

--- THIMBLE

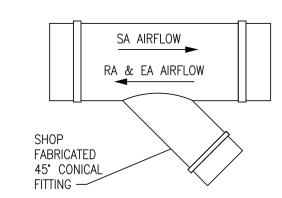
EXPOSED SPIRAL DUCT HANGER DETAIL

GALVANIZEĎ AIRCRAFT CABLE

- TURNBUCKLE

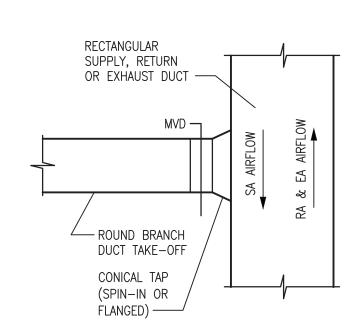
4. SECURE ESCUTCHEON TO DUCT WITH SHEETMETAL SCREWS AT 6" OC.

# SPIRAL DUCT THRU WALL DETAIL

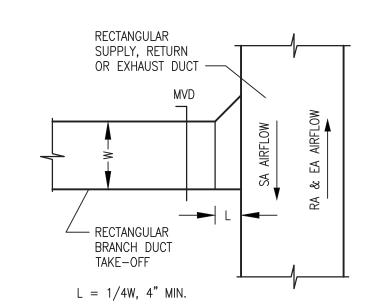


1. ACCEPTABLE ALTERNATES ARE CONICAL TAPS AND CONICAL SADDLE TAPS PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

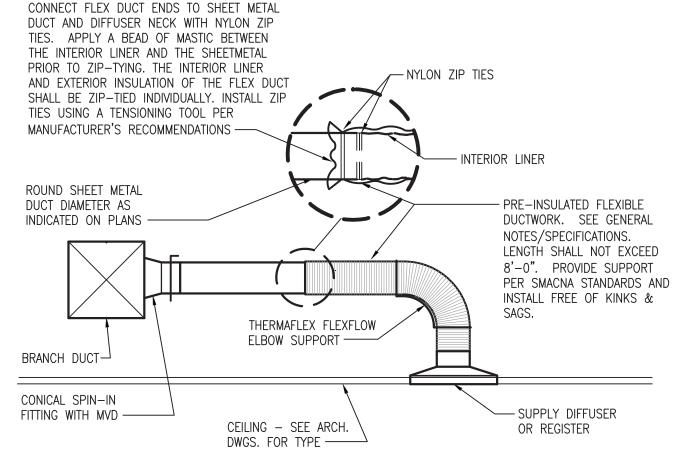
# BRANCH DUCT TAKE-OFF (ALTERNATIVE ROUND 45° BRANCH) NOT TO SCALE



# BRANCH DUCT TAKE-OFF (ROUND BRANCH ENTRY)

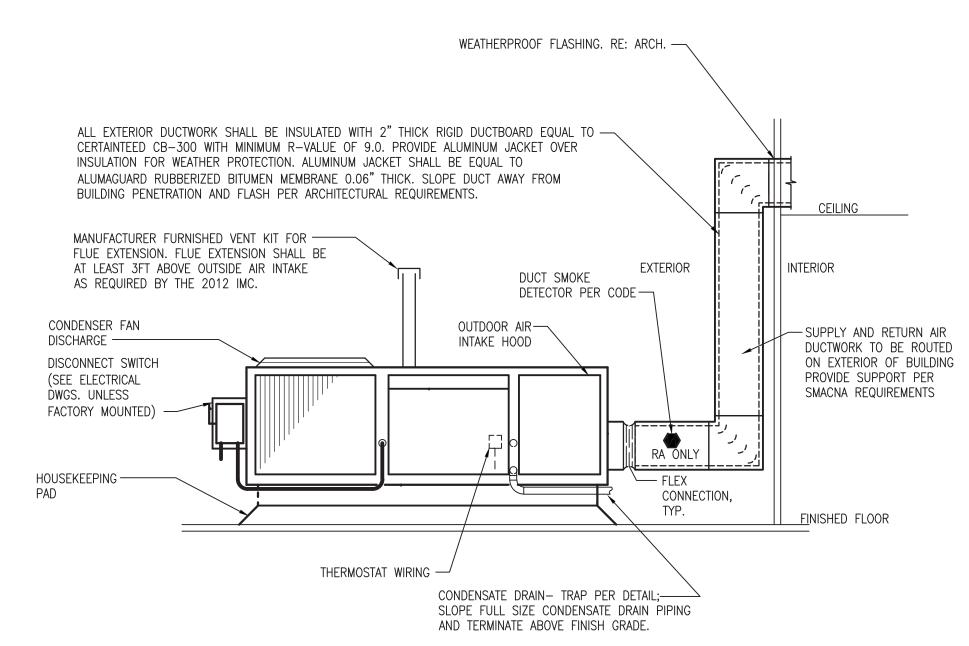


BRANCH DUCT TAKE-OFF (RECTANGULAR 45° ENTRY) NOT TO SCALE



SEAL INTERIOR LINER OF FLEX DUCT WITH MASTIC OR U.L. APPROVED PRESSURE TAPE AT CONNECTION TO METAL DUCTWORK AND DIFFUSERS.

# FLEXIBLE DUCT TAKE-OFF DETAIL

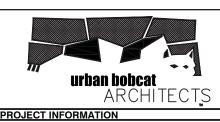


1. WHEN FACTORY MOUNTED DISCONNECT SWITCH IS SCHEDULED OR SPECIFIED, CONDUIT FROM BELOW THE ROOF SHALL BE LOCATED INSIDE THE ROOF CURB. FIELD MOUNTED DISCONNECT SWITCH, BRACKETS, AND CONDUIT SHALL BE LOCATED SUCH THAT THEY ARE CLEAR OF ALL UNIT ACCESS PANELS AND DO NOT OBSTRUCT AIRFLOW. ATTACH DISCONNECT SWITCH SUPPORT BRACKETS TO STRUCTURAL MEMBERS OF UNIT AND NOT DIRECTLY TO SHEETMETAL CASING (COORDINATE WITH ELECTRICIAN).

2. DO NOT MOUNT DISCONNECT SWITCH OVER NAMEPLATE OF UNIT (COORDINATE WITH ELECTRICIAN).

# GROUND MOUNTED AIR HANDLING UNIT DETAIL





**ANDY'S FROZEN CUSTARD FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

**CIVIL ENGINEER:** DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

> SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provisior of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of his code shall be valid. he issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any

other ordinances of this jurisdiction All approvals are subject to site inspections by a building

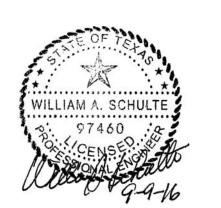
DATE 01/31/2017 Janie Granthan **BUILDING OFFICIAL** 

REVISION SCHEDULE NO. DATE ISSUE

his drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structu existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natural and is submitted in confidence for the use of our clients only. Jnauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possessio of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

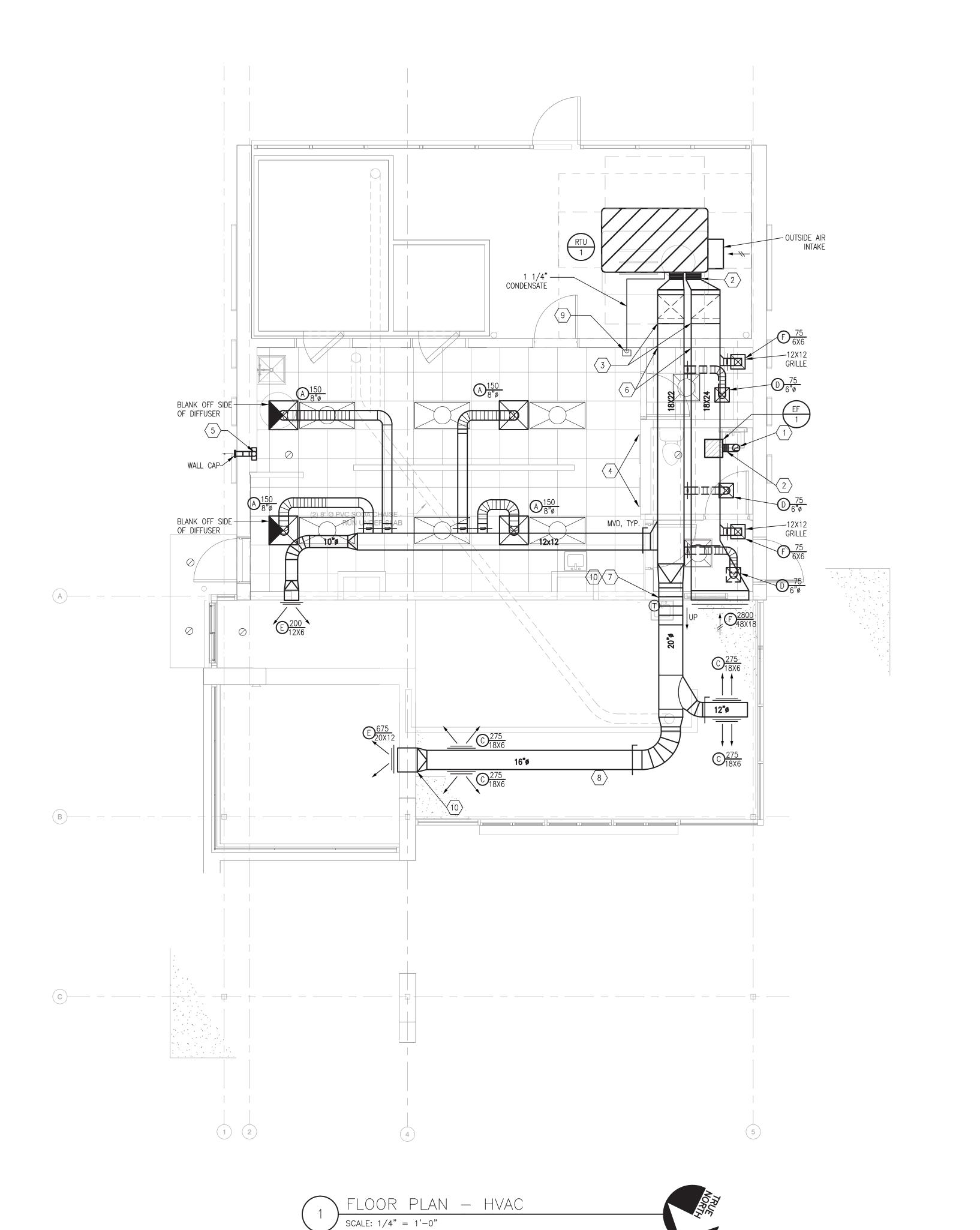
Drawn By: MTG Architect: MATT GREEN, AIA Proiect Number: 16-104.01 TX License Number: 22792

All rights reserved. Copyright © 2015



DETAILS - HVAC

M102



# GENERAL NOTES:

- 1. PROVIDE ALL OFFSETS AND TRANSITIONS IN DUCTWORK AS NEEDED TO MAINTAIN CEILING HEIGHTS AND TRANSITIONS OVER OR UNDER NEW DUCTWORK AND OTHER BUILDING SYSTEMS WHETHER SHOWN ON DRAWINGS OR NOT.
- 2. COORDINATE DUCTWORK AND EQUIPMENT WITH ALL BUILDING SYSTEMS, ETC. PRIOR TO CONSTRUCTION.
- 3. COORDINATE ALL THERMOSTAT LOCATIONS IN FIELD AND WITH OWNER PRIOR TO CONSTRUCTION. MOUNT AT LEAST 8" AWAY FROM THE EDGE OF A WALL.
- 4. COORDINATE WORK ON MECHANICAL SHEETS WITH ALL TRADES. WORK SHOWN ON THE DRAWINGS IS INTENDED TO PROVIDE THE OVERALL ENGINEERING DESIGN CONCEPT AND DOES NOT PROVIDE FOR RELOCATIONS, OFFSETS, ETC. THAT ARE REQUIRED BY THE COORDINATION OF TRADES. THESE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
- 5. THE LOCATIONS, ARRANGEMENT AND EXTENT OF EQUIPMENT, DEVICES, AND OTHER APPURTENANCES RELATED TO THE INSTALLATION OF MECHANICAL WORK SHOWN ON DRAWINGS ARE APPROXIMATE. THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY DEPICT EXACT CONDITIONS. THE LOCATION OF EQUIPMENT, DUCTWORK, ETC. IS APPROXIMATE ONLY. SCALES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL NOT SCALE DRAWINGS, BUT SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONAL DATA OF BUILDING COMPONENTS. SHOULD A CONFLICT EXIST BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING DIMENSIONS AND SCALE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE DISCREPANCY.
- 6. CONTRACTOR SHALL REPAIR AND/OR REPLACE, WITHOUT ANY COST TO THE OWNER, ANY SYSTEMS DAMAGED DUE TO HIS WORK.
- 7. ALL MECHANICAL EQUIPMENT REQUIRING ACCESS THAT IS LOCATED ABOVE GYP. BOARD OR OTHERWISE INACCESSIBLE CEILINGS SHALL BE PROVIDED WITH A CEILING ACCESS PANEL SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THESE ACCESS PANELS WITH THE GENERAL CONTRACTOR AND ARCHITECT PRIOR TO INSTALLATION.
- 8. COORDINATE ALL WALL PENETRATIONS WITH STRUCTURAL AND ARCHITECTURAL. DUCT OPENINGS THROUGH WALL SHALL BE THE SAME REQUIRED FOR THE DUCT AND INSULATION ONLY. DUCTWORK SHALL BE COORDINATED WITH STRUCTURE, LIGHTING, SPRINKLERS, ETC. PRIOR TO FABRICATION AND INSTALLATION. ADJUST DUCTWORK ROUTING AND LOCATIONS AS REQUIRED.
- 9. ALL DUCTWORK SHALL BE SEALED.

MECHANICAL EQUIPMENT.

- 10. VOLUME DAMPERS LOCATED ABOVE GYP. BOARD OR OTHERWISE INACCESSIBLE CEILINGS SHALL BE PROVIDED WITH A REMOTE DAMPER ACTUATOR IN THE CEILING.
- 11. PROVIDE BALANCE DAMPERS IN SUPPLY, RETURN, AND EXHAUST DUCTS AT ALL TAKE-OFFS TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS.
- 12. PROVIDE FILTER ELEMENT OVER RETURN AIR GRILLES TO PROTECT DUCTWORK CONTAMINATION DURING START-UP.
- 13. REFER TO ARCHITECTURAL PLANS FOR EXACT PLACEMENT OF MECHANICAL EQUIPMENT. COORDINATE
- 14. CONTRACTOR SHALL OBSERVE ALL MANUFACTURER CLEARANCE AND INSTALLATION GUIDELINES FOR
- 15. MATERIALS, EQUIPMENT OR LABOR NOT INDICATED BUT WHICH CAN BE REASONABLY INFERRED TO BE NECESSARY FOR A COMPLETE INSTALLATION SHALL BE PROVIDED. DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO INDICATE EVERY ITEM OF MATERIAL, EQUIPMENT, OR LABOR REQUIRED TO PRODUCE A COMPLETE AND PROPERLY OPERATING INSTALLATION.
- 16. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL DUCTWORK IN ORDER TO MINIMIZE DUCT TRANSITIONS, FITTINGS, AND ELBOWS AS MUCH AS POSSIBLE TO REDUCE SYSTEM STATIC PRESSURE.
- 17. ROUND AND RECTANGULAR ELBOWS SHALL BE IN STRICT CONFORMANCE OF THE GENERAL NOTES. SEGMENTED ELBOWS ARE NOT ALLOWED.
- 18. INDOOR EXPOSED ROUND, SPIRAL AND OVAL SUPPLY AND RETURN AIR DUCT SHALL BE INTERNALLY LINED WITH 1" THICK ROUND DUCT LINER (MINIMUM R-4).

# **KEYED NOTES:**

- 6" EXHAUST UP TO EXHAUST FAN MANUFACTURER APPROVED ROOF CURB AND CAP.
- 2 TRANSITION TO EQUIPMENT OPENING AND PROVIDE FLEXIBLE CONNECTION.
- SUPPLY AND RETURN DUCTS DOWN TO UNIT. DUCTS SHALL PENETRATE EXTERIOR WALL ABOVE LAY-IN CEILING. REFERENCE ARCHITECTURE.
- THIS SPACE RESERVED FOR ELECTRIC PANEL INSTALLATION. NO DUCTWORK TO BE ROUTED ABOVE THIS AREA.
- 4" DRYER EXHAUST DUCT DOWN TO WALL BOX. COORDINATE LOCATION OF WALL CAP WITH ARCHITECT PRIOR TO INSTALLATION.
- 6 DUCTWORK SHALL BE RUN AS HIGH AS POSSIBLE IN BETWEEN JOISTS ABOVE OFFICE AND
- SUPPLY AND RETURN DUCT ARE TO PENETRATE THE WALL WHERE THE BOTTOM OF DUCT IS AT 9' ABOVE FINISHED FLOOR. DUCT NEEDS TO RISE WITH CHANGE IN ROOF HEIGHTS FROM EXTERIOR WALL PENETRATION TILL BOTTOM OF DUCT HAS REACHED 9' AFF.
- 8 EXPOSED DUCTWORK TO BE PAINTED. RE: ARCH.

RESTROOM. REFERENCE STRUCTURAL.

- 9 ROUTE 1 1/4" CONDENSATE FROM RTU TO FLOOR SINK AND TERMINATE WITH 1" AIR GAP.
  PROVIDE ESCUTCHEON PLATE ON WALL PENETRATIONS. REFERENCE PLUMBING FOR EXACT FLOOR
  SINK LOCATION
- TRIM WHERE DUCTS PENETRATE DRYWALL TO FRONT OF HOUSE AND ANY OTHER EXPOSED LOCATIONS IN FRONT OF HOUSE FOR SPIRAL DUCT. SEE DETAIL.



PROJECT INFORMATION

ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT

urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012
PH 1: 817-602-9263 / PH 2: 817-602-9129
CONTACT: MATT GREEN, AIA
WWW.URBANBOBCAT.COM

CIVIL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

CONTACT: BILL SCHULTE, PE
NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications

and other data, or from prevent building operations being carried on thereunder when in violation of the code or any

All approvals are subject to site inspections by a building

spector.

other ordinances of this jurisdiction

DATE 01/31/2017 Janie Granthan
BUILDING OFFICIAL

REVISION SCHEDULE

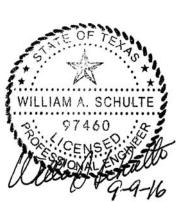
NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only.

Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015

ISSUE

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792



SHEET FLOOR PLAN - HVAC

**M201** 

| Jordan & Skala Engineers | 17855 North Dallas Parkway, Suite 320 | Dallas, TX 75287 | V: (469) 385-1616 | F: (469) 385-1615 |
| Project Number - 163-0549 | Texas Firm Registration # F-4990 | Checked By: BS

## PLUMBING FIXTURE SCHEDULE

- A. WALL HUNG LAVATORY:
- AMERICAN STANDARD 0355.012 LUCERNE 20"x18", VITREOUS CHINA LAVATORY WITH WALL HANGER SUPPORT AND FRONT OVERFLOW. PROVIDE WITH WALL HANGER AND FAUCET TYPE 2. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. PROVIDE HAND 1 LAV-GUARD INSTALLATION KIT CONFORMING TO ADA 4.19.4 FOR INSTALLATION OF P-TRAP, TAILPIECE AND ANGLE STOP VALVE ASSEMBLIES (COLOR AS SPECIFIED BY ARCHITECT).
- B. LAVATORY FAUCET:

  AMERICAN STANDARD MODEL 5400.172H HERITAGE WITH CERAMIC DISK VALVE, 2.5 GPM

  AERATOR, GRID DRAIN WITH 1 1/2" TAILPIECE, AND CHROME BLADE—TYPE HANDLES.
- C. WATER CLOSET: ADA:
- WATER CLOSET: ADA:

  GERBER MODEL DF-21-318, DUAL-FLUSH, PRESSURE ASSISTED, VITREOUS CHINA WATER
  CLOSET WITH ELONGATE BOWL, LOW CONSUMPTION PRESSURIZED DUAL-FLUSH ACTION,
  SIPHON JET, AND 17" BOWL HEIGHT. PROVIDE WITH CHURCH MODEL 9500C OPEN FRONT
  WHITE PLASTIC SEAT LESS COVER, WITH CONCEALED CHECK STAINLESS STEEL HINGES.
  PROVIDE TRIP LEVER OPPOSITE SIDE OF GRAB BARS.
- D. FLOOR MOUNT MOP BASIN:
- FIAT MSB-2424, MOLDED STONE MOP BASIN WITH 8322-AA HOSE AND HOSE BRACKET AND STAINLESS STEEL WALL GUARDS, 889-CC MOP HANGER, QDC-35N QUICK DRAIN CONNECTOR, 3" GRID DRAIN AND 830-11 FAUCET, THREAD SPOUT AND WALL BRACE. EQUIVALENT BY STERNS WILLIAMS.
- E. WALL MOUNT FAUCET:
- CHICAGO FAUCET MODEL 332-CP, SINGLE HOLE S6 CAST SWING SPOUT, 369 INDEXED LEVER HANDLE, 2.2 GPM PRESSURE COMPENSATING SOFT FLOW AERATOR, INTEGRAL WALL FLANGE. MEETS ADA, ASME A112.18.1 AND NSF 61 CODES AND STANDARDS.
- F. WASHER SUPPLY BOX:
  OATEY MODEL 38565 CENTER DRAIN WASHING MACHINE OUTLET BOX WITH HIGH IMPACT
  POLYSTYRENE, 4 SUPPORT BRACKETS, 1/4 TURN BRASS BALL VALVES AND 2" OUTLET.
- G. SINK S-1: PROVIDED BY EQUIPMENT SUPPLIER.

# PLUMBING NOTES

- 1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND ELEVATIONS OF ALL PLUMBING FIXTURES.
- 2. ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE WITH ALL LOCAL AMENDMENTS AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- 3. ALL PIPING SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR BE SUPPORTED FROM CEILING TILES.
- 4. WATER PIPING ROUTED ABOVE CEILING AND IN EXTERIOR WALLS SHALL BE ROUTED ON HEATED SIDE (UNDERSIDE) OF CEILING INSULATION AND HEATED SIDE (INSIDE) OF WALL INSULATION.
- 5. SANITARY AND DRAINAGE PIPING 2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM, PIPING 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM.
- 6. TOPS OF ALL FLOOR DRAINS AND CLEANOUTS SHALL BE SET FLUSH WITH FINISHED FLOOR.
- 7. TRAP PRIMERS ARE TO BE PROVIDED ON ALL FLOOR DRAINS AND HUB DRAINS WHICH
- 8. LOCATE ALL SECTIONAL OR MAIN CONTROL VALVES WITHIN 1'-0" FROM ACCESS PANELS, CEILING TILES, OR OTHER POINT OF ACCESS.

DO NOT RECEIVE A CONTINUOUS DISCHARGE.

- 9. PROVIDE SHOCK ABSORBERS SIZED PER PDI SPECIFICATIONS ON ALL DOMESTIC WATER LINES SERVING ICE MACHINES, PRV STATIONS AND OTHER INSTALLATIONS WITH QUICK CLOSING VALVES.
- 10. PROVIDE A BASE CLEANOUT AT THE LOWEST LEVEL OF ALL SANITARY AND WASTE STACKS.
- 11. PROVIDE MANUFACTURED EXPANSION DEVICE OR FABRICATED EXPANSION LOOP ON ALL PIPING SYSTEMS CROSSING BUILDING EXPANSION JOINTS.
- 12. ALL PLUMBING EQUIPMENT, PIPING, INSULATION, ETC. INSTALLED IN HVAC PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR SMOKE AND COMBUSTIBILITY.
- 13. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- 14. ALL PIPE PENETRATIONS OF FIRE AND/OR SMOKE RATED ASSEMBLIES SHALL BE FIRE STOPPED AS REQUIRED TO RESTORE ASSEMBLY TO ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY 3M COMPANY, CP25 CAULK, CS195 COMPOSITE PANEL, FS195 WRAP/SRINK, OR PSS 7900 SERIES SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR PARTICULAR APPLICATIONS, OR EQUIVALENT

	PUMI	P SCH	EDU	JLE			
SYMBOL	SERVICE/ LOCATION	TYPE	FLOW (GPM)	HEAD (PSI/FT)	RPM	HP	NOTES
HWRP-1	HOT WATER RECIRC. JANITOR CLOSET	INLINE ——	3	24		1/12	4

NOTES: BRONZE VOLUTE, GRUNDFOS MODEL UP26-64F OR EQUAL.

SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS.

# PLUMBING PRODUCTS/SPECIALTIES

- NOT ALL PRODUCTS LISTED USED . USAGE BASE ON SITE ADAPTION UNLESS OTHERWISE INDICATED NUMBERS ARE JAY R. SMITH. EQUAL PRODUCTS: ZURN, JOSAM, WADE AND WATTS.
- CO-EXPOSED CLEANOUT UNFINISHED AREAS
  JAY R. SMITH FIG. 4420 CAST BRONZE COUNTERSUNK PLUG WITH SLOT TO RECEIVE 1/2"
  THICK STEEL BAR STOCK.
- WCO-WALL CLEANOUT FINISHED AREAS JAY R. SMITH FIG. 4436 C.I. FERRULE FOR NO HUB OR SERVICE WEIGHT PIPE, NICKEL BRONZE ROUND FRAME AND COVER WITH SECURING SCREWS.
- FCO-CONCRETE FLOORS

  JAY R. SMITH FIG. 4220 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY
  REMOVAL, ADJUSTABLE ROUND CAST IRON TOP WITH SECURING SCREW, SPEEDI-SET OUTLET
  CONNECTION.
- FCO-TILE FLOORS

  JAY R. SMITH FIG. 4151 C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG FOR EASY REMOVAL, ADJUSTABLE ROUND NICKEL BRONZE TOP RECESSED FOR TILE WITH SECURING SCREW, SPEEDI-SET OUTLET CONNECTION.
- FCO-CARPETED FLOORS

  JAY R. SMITH FIG. 4020-Y C.I. CLEANOUT WITH GASKET SEAL THREADED PLUG, ADJUSTABLE
  ROUND NICKEL BRONZE TOP COMPLETE WITH STAINLESS STEEL CARPET MARKER WITH SECURING
  SCREW, SPEEDI-SET OUTLET CONNECTION.
- FD "G" FLOOR DRAINS—GENERAL/RESTROOMS

  JAY R. SMITH FIG. 2005—B6 SERIES C.I. FLOOR DRAIN WITH 6" DIAMETER SQUARE NICKEL

  BRONZE STRAINER, SPEEDI—SET OUTLET CONNECTION AND TRAP PRIMER CONNECTION.
- FD "M" -FLOOR DRAINS-GENERAL PURPOSE/MECHANICAL ROOM
  JAY R. SMITH FIG. 3715 SERIES CAST IRON 12" DIAMETER DRAIN WITH SEDIMENT BUCKET,
  CAST IRON GRATE WITH INTEGRAL 4" FUNNEL, SPEEDI-SET OUTLET CONNECTION.
- FS FLOOR SINK GENERAL PURPOSE/KITCHEN & BAR
  JAY R. SMITH FIG. 3161 SERIES CAST IRON 12" SQUARE DRAIN WITH SEDIMENT BUCKET,
  ACID RESISTANT COATING NICKAL BRONZE RIM AND HINGED GRATE .
- LAVATORY-WALL HUNG SUPPORT

  JAY R. SMITH #700 FOR MASONRY WALLS AND #700-M31 FOR METAL STUD WALLS.
- TP-AUTOMATIC TRAP PRIMER
  SIOUX CHIEF # 690 AUTOMATIC TRAP PRIMER WITH FACTORY MULTIPLE OUTLET DISTRIBUTION
  UNITS AS REQUIRED. PROVIDE UNION BEFORE ISOLATION VALVE. CENTERED IN ACCESS.
- WATER HAMMER ARRESTORS

  JAY R. SMITH 5000 SERIES ALL STAINLESS STEEL "HYDROTROLS". INSTALL IN AN UPRIGHT POSITION AT ALL FLUSH VALVES, WASHING MACHINE SUPPLIES, DISHWASHERS, PRV STATIONS,
- POSITION AT ALL FLUSH VALVES, WASHING MACHINE SUPPLIES, DISHWASHERS, PRV STATION AND OTHER QUICK CLOSING VALVES, SOLENOIDS AND PLUMBING FIXTURES. LOCATE AND SIZE AS INDICATED ON DRAWINGS. WHERE NOT SHOWN ON DRAWINGS, LOCATE AND SIZE IN ACCORDANCE WITH PDI STANDARD WH-201.
- WOODFORD #24P HOSE BIBB WITH WHEEL HANDLE WITH VACUUM BREAKER, ROUGH BRASS, FOR USE IN NON-PUBLIC AREAS.
- HB-HOSE BIBB LOOSE KEY
  WOODFORD #24P WITH LOOSE TEE KEY AND VACUUM BREAKER HOSE BIBB, CHROME PLATED
  FOR USE IN PUBLIC AREAS.

IM−1 - ICE MAKER SUP	PLY			
GUY GRAY MODEL BIM875	5 16 GAUGE SUPF	PLY WITH 1/2" INLET,	AND 1/4" OUTLET ANGLE VALVE	-

GAS WATER HEATER SCHEDULE									
SYMBOL	MANUFACTURER\ MODEL NO.	STORAGE CAPACITY GALLONS	GPH REC. @ 90°F RISE	OUTLET TEMPERATURE	BTU INPUT (MBH)	BTU OUTPUT (MBH)	VOLT/PH	NOTES	
GWH-1	RHEEM HE119-130	119	187	123.5°F	130	123.5	120/1	1-4	

# NOTES:

- 1. PROVIDE EXPANSION TANK SIZED PER THE WATER HEATER MANUFACTURER'S RECOMMENDATION
- 3. GATE/BALL VALVES WITH UNIONS AND DIELECTRIC FITTINGS ON WATER INLET AND OUTLET CONNECTIONS.
  4. ALL UNITS SHALL MEET ASHRAE 90-75 AND ALL LOCAL CODE REQUIREMENTS, AND SHALL BE AGA CERTIFIED.

HB-HOSE BIBB

	PLUMBING DRAWING INDEX	
SHEET NO.	TITLE	SCALE
P101	NOTES, LEGEND, INDEX	NO SCALE
P102	SPECIFICATIONS	NO SCALE
P103	DETAILS & RISERS	NO SCALE
P201	UNDERFLOOR PLAN	1/4"
P202	FLOOR PLAN	1/4"
P301	SITE PLAN	1/16"

SYMBOL	ABBREVIATION	IBING LEGEND DESCRIPTION
=	A/C	ABOVE CEILING
	AD	AREA DRAIN
	A/F	ABOVE FLOOR
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	A/P	ACCESS PANEL
	B/C	BELOW COUNTER
	B/F	BELOW FLOOR
	B/G	BELOW FLOOR  BELOW GRADE
<u> </u>	BV	HOT WATER RETURN BALANCING VALVE
—CA —	CA	COMPRESSED AIR
—CD—	-	
•	CD	CONDENSATE DRAIN
	CV	CHECK VALVE
-cwv-	CW	COLD WATER PIPING
G	CWV	COMBINATION WASTE & VENT
<u> </u>	DN ERD	PIPING TURNING DOWN  EMERGENCY ROOF DRAIN
—ERL—		
LNL	ERL	EMERGENCY RAIN LEADER
	EX	EXISTING  ELOOP, CLEANOUT
	FC0	FLOOR CLEANOUT
	FD FS	FLOOR DRAIN
—G—		FLOOR SINK  GAS PIPING - LOW PRESSURE
—G————————————————————————————————————	GW	GREASE WASTE PIPING
—GW—— —MG——	MG	GAS PIPING - MEDIUM PRESSURE
	GV	GATE/BALL VALVE
	HB/NFHB	HOSE BIBB/NON-FREEZE HOSE BIBB
<b>Y</b> //	H.C.	HANDICAPPED
(Oc-	HD	HUB DRAIN
( / /		
<del>////</del> /	HT	HEAT TRACED PIPING
	HW	HOT WATER PIPING  HOT WATER RETURN PIPING
	HWR	
——HZ——	HZ	HIGH ZONE (BOOSTED) COLD WATER
——LZ——	LZ O /U	LOW ZONE COLD WATER (STREET PRESSURE)
	0/H	OVER HEAD
•	POC	POINT OF CONNECTION NEW TO EXISTING
—PD——	PD	PUMPED DISCHARGE
$\infty$		P-TRAP
	PRV	PRESSURE REDUCING VALVE
0 0	RD	ROOF DRAIN
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
<u>-s-</u>	S,W	SOIL, WASTE PIPING (ABOVE GROUND)
-S	S,W	SOIL, WASTE PIPING (BELOW GROUND)
<u> </u>	SA	SHOCK ABSORBER
—ST —	ST	STORM DRAINAGE PIPING
,1.	TP	TRAP PRIMER
<del>  </del>		UNION
<u> </u>	UP	PIPING TURNING UP
	V	VENT PIPING
	VTR	VENT THRU ROOF
	WCO	WALL CLEANOUT
G	WH/NFWH	WALL HYDRANT/NON-FREEZE WALL HYDRANT
• <del></del>	YCO	YARD CLEANOUT
	DCO	DOUBLE CLEANOUT (TWO-WAY CLEANOUT)
TAG		EQUIPMENT DESIGNATION



PROJECT INFORMATION

ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

# ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121
CONTACT: CHRIS BIGGERS, PE
STRUCTURAL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc.

17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287
PH 1: 469-385-1616
CONTACT: BILL SCHULTE, PE
NOTES:

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

<sub>tre 01/31/2017</sub> Janie Gra

BUILDING OFFICIAL

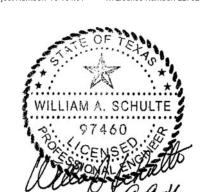
ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792



Jordan & Skala Engineers

17855 North Dallas Parkway, Suite 320
Dallas, TX 75287

Texas Firm Registration # F-4990

Checked By: JD

Project Number - 163-0549

Drawn By: DD

NOTES & SCHEDULES -PLUMBING

P101

#### SECTION 23 05 00 - GENERAL PROVISIONS

- A. REFERENCE SPECIFICATIONS UNDER BASE BUILDING SHELL SUBMITTAL FOR ANY GENERAL ITEMS. A.A. PROTECT PIPE AND EQUIPMENT OPENINGS WITH TEMPORARY PLUGS OR CAPS. KEEP OPENINGS
- B. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS.
- APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.
- D. PROVIDE: TO FURNISH AND INSTALL.
- E. CONTRACTOR IS RESPONSIBLE FOR DIMENSIONAL DIFFERENCES, WEIGHTS, ELECTRICAL REQUIREMENTS AND ANY OTHER RESULTING CHANGES, WHEN USING EQUIPMENT OTHER THAN THAT SCHEDULED ON THE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED AS A RESULT OF SUBSTITUTIONS.
- F. MECHANICAL EQUIPMENT AND SYSTEMS SHOWN ON THE DRAWINGS AS EXISTING, HAVE BEEN BASED ON EXISTING PLANS, AND MAY NOT BE INSTALLED AS ORIGINALLY SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE AND MAKE EXACT DETERMINATION OF THE EXISTENCE, LOCATION AND CONDITION OF SUCH FACILITIES PRIOR TO SUBMITTING A BID.
- G. CONSULT THE DRAWINGS AND SPECIFICATIONS OF DIVISION 26 AND OTHER TRADES FOR CORRELATING INFORMATION AND LAY OUT WORK SO THAT IT WILL COORDINATE WITH OTHER TRADES. VERIFY DIMENSIONS AND CONDITIONS (I.E., FINISHED CEILING HEIGHTS, FOOTING AND FOUNDATION ELEVATIONS, BEAM DEPTHS, ETC.) WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- H. DRAWINGS MAY NOT SHOW EVERY RISE AND OFFSET REQUIRED FOR THE WORK. INSTALL PIPING AND DUCTWORK TO ACCOMMODATE THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES, WITH ALL REQUIRED OFFSETS AND WITHOUT EXTRA COST TO THE OWNER.
- I. OBTAIN EXACT LOCATION OF CONNECTION TO EQUIPMENT, FURNISHED BY OTHERS, FROM THE PERSON FURNISHING THE EQUIPMENT.
- J. GUARANTEE AND MAINTAIN THE STABILITY OF WORK AND MATERIALS AND KEEP SAME IN PERFECT REPAIR AND CONDITION FOR THE PERIOD OF ONE (1) YEAR AFTER THE FINAL COMPLETION OF THE WORK AS EVIDENCED BY ISSUANCE OF THE FINAL CERTIFICATE BY THE ARCHITECT
- K. MAGNETIC STARTERS, DISCONNECTS, AND POWER WIRING PROVIDED BY THE ELECTRICAL CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
- CONTROL AND INTERLOCK WIRING PROVIDED BY THE MECHANICAL CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
- M. PROVIDE ONLY PRODUCTS FROM MANUFACTURER'S WITH LOCAL REPRESENTATION THAT CAN PROVIDE COMPLETE COVERAGE, PARTS AND LABOR, FOR REPLACEMENT AND SERVICE OF THEIR PRODUCTS. PROVIDE ONLY EQUIPMENT THAT WILL FIT IN THE SPACE AVAILABLE AND BE COMPLETELY SERVICEABLE. BRING ANY CONFLICTS TO THE ENGINEER'S ATTENTION PRIOR TO ORDERING THE EQUIPMENT.
- M. NO FIRE SPRINKLER OR FIRE ALARM SYSTEMS ARE TO REMAIN INACTIVE AT THE END OF THE WORK DAY. ASSURE THAT THE FIRE SPRINKLER OR FIRE ALARM SYSTEM IS OPERATIONAL AT THE END OF EACH WORK DAY. COORDINATE WITH THE OWNER.
- PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT SAME FROM DAMAGE, DIRT AND THE WEATHER.
- O. PROVIDE THE HIGHEST QUALITY WORKMANSHIP AND PERFORM ALL WORK ONLY BY SKILLED MECHANICS. INSTALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS, INSTRUCTIONS AND CURRENT STANDARDS.
- P. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION.
- Q. ALL PIPING SHALL BE RUN IN THE MOST DIRECT AND STRAIGHT MANNER POSSIBLE MAINTAINING PROPER GRADING.
- R. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT MOST PIPING AND DUCTWORK BE CONCEALED. WHERE EXPOSED, RUN AS CLOSE TO CEILING AND/OR WALL AS POSSIBLE PARALLEL WITH ADJACENT STRUCTURAL OR ARCHITECTURAL ELEMENTS.
- S. DO NOT INSTALL PIPING IN ANY SWITCHGEAR, TRANSFORMER, ELEVATOR EQUIPMENT,

TELEPHONE, OR ELECTRICAL EQUIPMENT ROOM, UNLESS IT IS A BRANCH SERVING THAT ROOM.

- T. DO NOT INSTALL PIPING ABOVE SWITCHBOARDS, PANELBOARDS, CONTROL PANELS, MOTOR CONTROL CENTERS, ETC.
- U. ARRANGE WORK TO FACILITATE MAINTENANCE. REPAIR OR REPLACEMENT OF EQUIPMENT. PROVIDE ACCESS FOR DEVICES THAT REQUIRE MAINTENANCE. FOR CONCEALED DEVICES, VERIFY THAT ACCESS PANELS ARE PROPERLY LOCATED AND LABELED.
- V. PERFORM ALL CUTTING AND PATCHING NECESSARY TO WORK, UNLESS SPECIFICALLY DELEGATED TO THE G.C.. OBTAIN SPECIAL PERMISSION FROM THE STRUCTURAL ENGINEER BEFORE CUTTING STRUCTURAL MEMBERS OR FINISHED MATERIAL. PERFORM ALL PATCHING IN SUCH A MANNER AS TO LEAVE NO VISIBLE TRACE AND RETURN THE AREA AFFECTED TO THE CONDITION OF UNDISTURBED WORK. PERFORM ALL PATCHING BY WORKERS EXPERIENCED, SKILLED, AND LICENSED FOR THE PARTICULAR TYPE OF WORK INVOLVED. INFERIOR WORK WILL NOT BE ACCEPTED.
- W. PREVENT THE SPREAD OF DUST, DEBRIS, AND OTHER MATERIAL INTO ADJACENT AREAS.
- X. REPLACE ALL CEILING TILES DAMAGED DURING INSTALLATION OF WORK, WITH NEW TILE.
- Y. REFINISH ALL MECHANICAL EQUIPMENT DAMAGED DURING SHIPPING AND/OR INSTALLATION TO ITS ORIGINAL CONDITION. REMOVE ALL RUST; PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.

- COVERED UNTIL PERMANENT CONNECTIONS ARE COMPLETE.
- BB. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO MECHANICAL EQUIPMENT, MATERIALS OR WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.
- C. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, CC. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY C. MANUFACTURER: HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT UPON COMPLETION OF THE WORK. CLEAN MECHANICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION.
  - DD. IN CASE OF DISPUTE, THE OWNER WILL REMOVE THE RUBBISH AND CHARGE THE COST TO THE CONTRACTOR.
  - EE. BEFORE START-UP, LUBRICATE, CHARGE, AND FILL SYSTEMS AS SPECIFIED AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
  - FF. CLEAN, DISINFECT, AND TEST ALL PLUMBING AND PIPING SYSTEMS.
  - GG. PERFORM TESTING, ADJUSTING AND BALANCING IN ACCORDANCE WITH THAT SECTION.
  - HH. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS.
  - PROVIDE ASSISTANCE TO TEST. ADJUSTING AND BALANCING CONTRACTOR BY MAKING ADJUSTMENTS TO SYSTEM AND SYSTEM COMPONENTS REQUIRED FOR ACHIEVING DESIGN PERFORMANCE.
  - JJ. IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED.
  - KK. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH MECHANICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL.
  - LL. INCLUDE DOCUMENTATION OF INSTRUCTIONS IN THE OPERATION AND MAINTENANCE MANUALS.
  - MM. SUBMIT COMPLETED BOUND OPERATION AND MAINTENANCE MANUALS TO OWNER INCLUDING SHOP DRAWINGS, WARRANTIES, TEST REPORTS, CERTIFICATIONS, TEST AND BALANCE REPORTS, SYSTEM VALIDATION REPORTS AND RECORD DRAWINGS.

#### SECTION 22 07 19 - PIPING INSULATION

- CONFORM TO MAXIMUM FLAME SPREAD/SMOKE DEVELOPED RATING OF 25/50 IN ACCORDANCE WITH ASTM E84, NFPA 255 AND UL 723.
- CONFORM TO ASTM STANDARDS FOR "K" VALUE, MOISTURE VAPOR TRANSMISSION, MAXIMUM MOISTURE ABSORPTION, JACKET, INSULATING CEMENT, AND ADHESIVE.
- 1. GLASS FIBER: SCHULLER-MANVILLE, CERTAINTEED, KNAUF, OWENS-CORNING.
- 2. CELLULAR FOAM: ARMSTRONG, HALSTEAD, IMCOA/NOMACO, RUBATEX, ARMAFLEX 2000.

HAS BEEN TESTED BEFORE APPLYING INSULATION MATERIALS. VERIFY THAT SURFACES ARE

- INSTALL IN ACCORDANCE WITH NAIMA NATIONAL INSULATION STANDARDS. VERIFY THAT PIPING
- E. CONTINUE INSULATION THROUGH WALLS, SLEEVES, PIPE HANGERS, AND OTHER PIPE PENETRATIONS. FINISH AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS.

CLEAN AND DRY, WITH FOREIGN MATERIAL REMOVED.

- F. BURIED PIPING: PROVIDE FACTORY FABRICATED ASSEMBLY WITH INNER ALL-PURPOSE SERVICE JACKET WITH SELF-SEALING LAP. AND ASPHALT IMPREGNATED OPEN MESH GLASS FABRIC, WITH ONE MIL THICK ALUMINUM FOIL SANDWICHED BETWEEN THREE LAYERS OF BITUMINOUS COMPOUND; OUTER SURFACE FACED WITH A POLYESTER FILM.
- G. SCHEDULE: INSULATION THICKNESS PER LOCAL CODE OR ASHRAE STANDARD 90.1-1999, WHICHEVER IS MORE STRINGENT.

#### SECTION 22 11 00 - PLUMBING PIPING

- A. SANITARY PIPING: ASTM A74 SERVICE WEIGHT.
  - 1. CAST IRON PIPE: ASTM A74 SERVICE WEIGHT, FITTINGS: CAST IRON, JOINTS: HUB-AND-SPIGOT, COMPRESSION TYPE WITH NEOPRENE GASKETS OR LEAD AND OAKUM.
- 2. CAST IRON PIPE: CISPI 301, HUBLESS, FITTINGS: CAST IRON, JOINTS: NEOPRENE GASKET AND STAINLESS STEEL CLAMP AND SHIELD ASSEMBLIES.
- 3. COPPER TUBE (ABOVE GRADE): ASTM B88 TYPE "L", HARD TEMPER ONLY. FITTINGS: CAST BRONZE, OR WROUGHT COPPER, JOINTS: SOLDER, GRADE 50B.
- 4. DEDUCTIVE ALTERNATES: SCHEDULE 40 DWV PVC PIPE, ASTM D1785. INSTALL PER ASTM D2321. FITTINGS: SCHEDULE 40 DWV PVC, SOCKET TYPE FITTINGS, ASTM D2665. JOINTS: SOLVENT JOINTS FOR PVC, ASTM D 2564. (PVC PIPING IS NOT ACCEPTABLE FOR WASTE PIPING RECEIVING DISCHARGE HIGHER THAN 130°F, CAST IRON PIPING OR NEW-AGE EPOXY SOIL PIPE SHALL BE INSTALLED FOR A DEVELOPED LENGTH OF 8 FEET FROM ALL FIXTURES RECEIVING DISCHARGE HIGHER THAN 130° F.) FOAM CORE PVC IS NOT ACCEPTABLE FOR ANY DRAINAGE SYSTEM.

#### B. WATER PIPING.

- 1. COPPER TUBING (BELOW GRADE): ASTM B88, TYPE "K" SOFT COPPER, FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE, JOINTS: BCUP SILVER BRAZE.
- 2. COPPER TUBING (ABOVE GRADE): ASTM B88, TYPE "L" HARD DRAWN, FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE, JOINTS: BCUP SILVER BRAZE.

## C. GAS PIPING.

NATURAL GAS PIPING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL WITH THREADED JOINTS. NATURAL GAS PIPING BELOW GRADE SHALL BE SCHEDULE 40 BLACK STEEL WITH FACTORY APPLIED PLASTIC COATING, WELDED JOINTS, COATED WITH BITUMASTIC AND WRAPPED WITH TAPE COATING AT ALL JOINTS. OR POLYETHYLENE PIPING WITH HEAT FUSION JOINTS AND FITTINGS.

#### SECTION 22 05 23 - VALVES + PLUMBING SPECIALTIES

#### A. MANUFACTURERS:

- 1. GATE VALVES (UP TO AND INCLUDING 2"): STOCKHAM MODEL B-105, OR EQUIVALENT BY: HAMMOND, KITZ, MILWAUKEE, NIBCO, CRANE.
- 2. BALL VALVES (UP TO AND INCLUDING 2"): APOLLO 77-100/77-200 SERIES, OR
- EQUIVALENT BY: HAMMOND, KITZ, MILWAUKEE, NIBCO, WATTS, CRANE.
- 3. BUTTERFLY VALVES: MUELLER STEAM SPECIALTIES SERIES 65/66, OR EQUIVALENT BY: CENTERLINE, CRANE, HAMMOND, KITZ, MILWAUKEE, NIBCO,
- 4. SWING CHECK VALVES (UP TO AND INCLUDING 2-1/2"): STOCKHAM MODEL B-309/B-319, OR EQUIVALENT BY: HAMMOND, KITZ, MILWAUKEE, NIBCO, CRANE.
- 5. BALL VALVES (FOR NATURAL GAS): APOLLO 80-100 SERIES, OR EQUIVALENT BY: HAMMOND, KITZ, MILWAUKEE, NIBCO, WATTS
- 6. TEMP. AND PRESS. RELIEF VALVE (UP TO 80,000 BTU INPUT): WATTS 10L MODEL M7
- 7. WATER HAMMER ARRESTOR: WATTS SERIES 15
- 8. REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER: WATTS SERIES 909
- 9. RPZ AIR GAP FITTING: WATTS 909AG
- 10. RPZ AIR GAP VENT ELBOW: WATTS 909EL (REQUIRED IN ADDITION TO 909AG IF MTD. VERTICALLY).
- 11. BACKFLOW PREVENTER: WATTS 9BD
- 12. VACUUM BREAKER: WATTS N36 3/4"
- 13. PRESSURE REDUCING VALVE: WATTS SERIES U5
- 14. ATMOSPHERIC VACUUM BREAKER: WATTS SERIES 288A

15. HOSE END VACUUM BREAKER: WATTS SERIES 8

- 16. DIELECTRIC UNION: WATTS SERIES 3000
- - a. INSTALL APPROVED POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES

17. TRAP SEAL PRIMER VALVE: JOSAM 88250, OR EQUIVALENT BY: J.R. SMITH, WADE,

WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR; ON BOILER FEED WATER LINES, JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, PREMISE ISOLATION, IRRIGATION SYSTEMS, FLUSH VALVES, INTERIOR AND EXTERIOR HOSE BIBS.

b. INSTALL WATER HAMMER ARRESTORS COMPLETE WITH ACCESSIBLE ISOLATION

AND PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.

VALVE ON HOT AND COLD WATER SUPPLY PIPING WHERE REQUIRED BY CODE

c. INSTALL AIR CHAMBERS ON HOT AND COLD WATER SUPPLY PIPING TO EACH FIXTURE OR GROUP OF FIXTURES (EACH WASHROOM). FABRICATE SAME SIZE AS SUPPLY PIPE OR 3/4-INCH MINIMUM, AND MINIMUM 18 INCHES LONG.

#### <u>SECTION 22 30 00 - PLUMBING FIXTURES AND EQUIPMENT</u>

- A. MANUFACTURERS: AS INDICATED IN THE DRAWINGS
- B. INSULATION KITS: TRUEBRO, BROCAR, PLUMBEREX SPECIALTY PRODUCTS.
- C. RECEPTORS (ROOF/FLOOR DRAINS, FLOOR SINKS, ETC.) JOSAM, J.R. SMITH, WADE, ZURN.
- D. FLOOR/WALL CLEANOUTS: JOSAM, J.R. SMITH, WADE, ZURN.
- E. PROVIDE BRACKETS, BRACES OR REINFORCING ANGLES AS REQUIRED IN ALL PARTITIONS NOT SUFFICIENT IN THEMSELVES TO SUPPORT PLUMBING FIXTURES OR OTHER WALL-HUNG EQUIPMENT.
- F. INSTALL EACH FIXTURE WITH CHROME PLATED, 17 GA. TUBING TRAP WITH CLEANOUT, EASILY REMOVABLE FOR SERVICING AND CLEANING.
- G. INSTALL COMPONENTS LEVEL, PLUMB AND SECURE.
- H. INSTALL AND SECURE FIXTURES IN PLACE WITH WALL CARRIERS AND BOLTS.
- I. SEAL FIXTURES TO WALL AND FLOOR SURFACES WITH SEALANT, COLOR TO MATCH FIXTURE.

J. MOUNT LEVER CONTROL FOR HANDICAPPED WATER CLOSETS ON WIDE SIDE OF TOILET STALL.

- K. INSULATE WASTE AND SUPPLIES FOR ALL HANDICAPPED FIXTURES.
- L. ROUGH-IN FIXTURE PIPING CONNECTIONS IN ACCORDANCE WITH MINIMUM SIZES INDICATED IN PLUMBING FIXTURE SCHEDULE ON DRAWINGS.
- M. REVIEW MILLWORK SHOP DRAWINGS. CONFIRM LOCATION AND SIZE OF FIXTURES AND OPENINGS BEFORE ROUGH-IN AND INSTALLATION.
- N. EXPOSED WATER PIPING CHROME PLATED BRASS.

#### SECTION 23 05 00 - TESTING, ADJUSTING, AND BALANCING

- A. WORK INCLUDES
- 1. TESTING, ADJUSTMENT, AND BALANCING OF ALL PLUMBING SYSTEMS.
- 2. MEASUREMENT OF FINAL OPERATING CONDITION OF PLUMBING SYSTEMS.
- B. SERVICES PROVIDED BY QUALIFIED PERSONNEL OF MECHANICAL CONTRACTOR OR INDEPENDENT QUALIFIED TESTING AND BALANCING AGENCY.
- C. PERFORM TOTAL SYSTEM BALANCE IN ACCORDANCE WITH AABC NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE OR NEBB PROCEDURAL

STANDARDS FOR TESTING, BALANCING AND ADJUSTING OF ENVIRONMENTAL SYSTEMS.

- D. VERIFY THAT SYSTEMS ARE COMPLETE AND OPERABLE BEFORE COMMENCING WORK.
- E. ADJUST WATER SYSTEMS TO PROVIDE REQUIRED OR DESIGN QUANTITIES.
- F. TEST EXISTING WATER SYSTEMS TO BE MODIFIED PRIOR TO CONSTRUCTION. RESET EXISTING BRANCHES SERVING AREAS OF NO WORK TO CONDITIONS PRIOR TO CONSTRUCTION. BALANCE BRANCHES SERVING REMODELED AREAS, TO NEW CONDITIONS.



PROJECT INFORMATION ANDY'S FROZEN CUSTARD -FORT WORTH 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

# urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER: Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:



## SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011 alidity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of his code shall be valid. he issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications

and other data, or from prevent building operations being

carried on thereunder when in violation of the code or any

other ordinances of this jurisdiction All approvals are subject to site inspections by a building

Janie Granthar

**BUILDING OFFICIAL** 

ISSUE

REVISION SCHEDULE NO. DATE

architect disclaims any responsibility for the existing building structu existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natu and is submitted in confidence for the use of our clients only. Jnauthorized reproduction, distribution, or dissemination, in whole o in part is prohibited. The information contained herein is and remain the property of urban bobcat Architects, PC and receipt or possessic of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

his drawing has been prepared under the architect's supervision. The

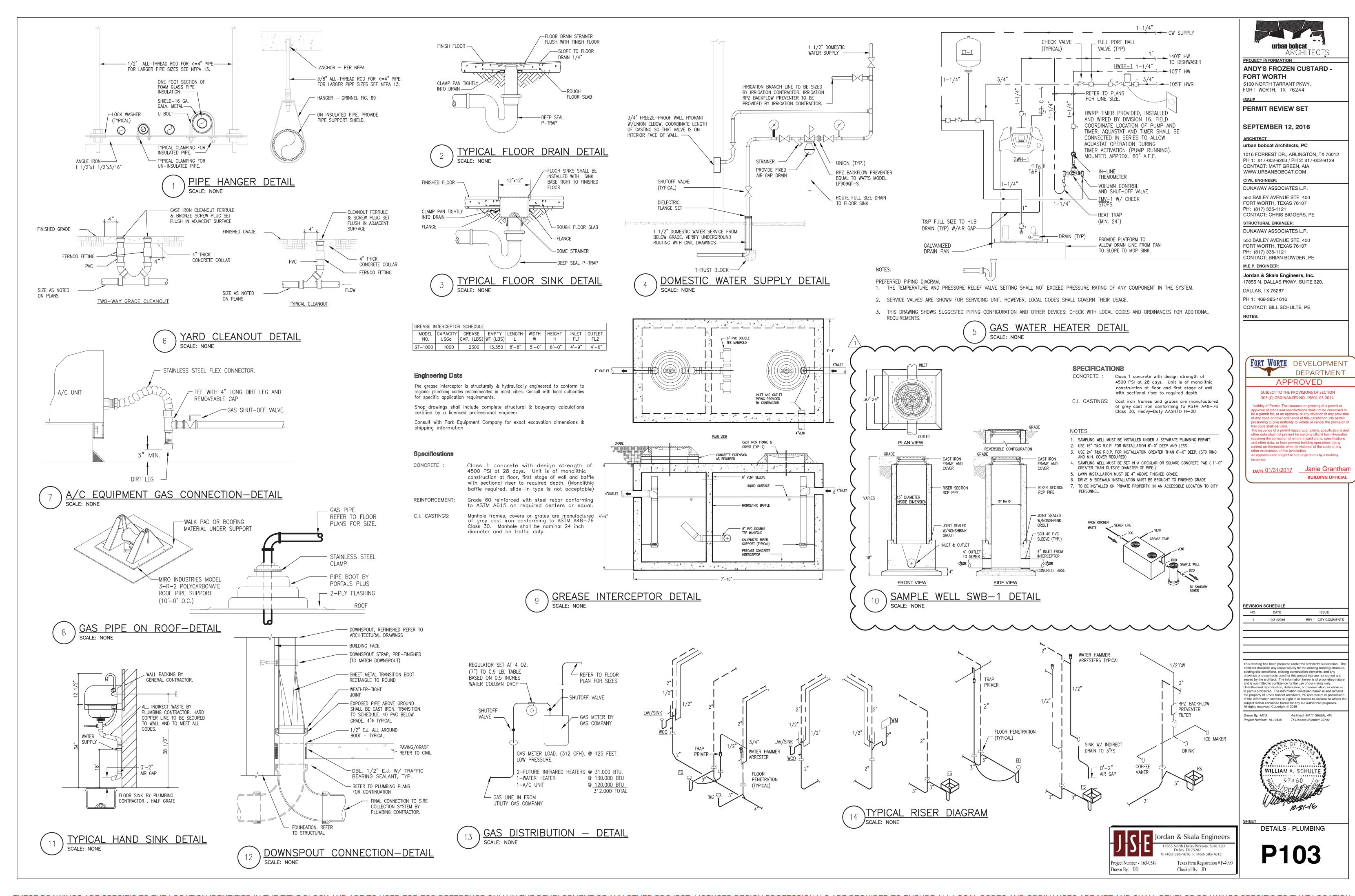
Drawn Bv: MTG Architect: MATT GREEN, AIA Project Number: 16-104.01 TX License Number: 22792

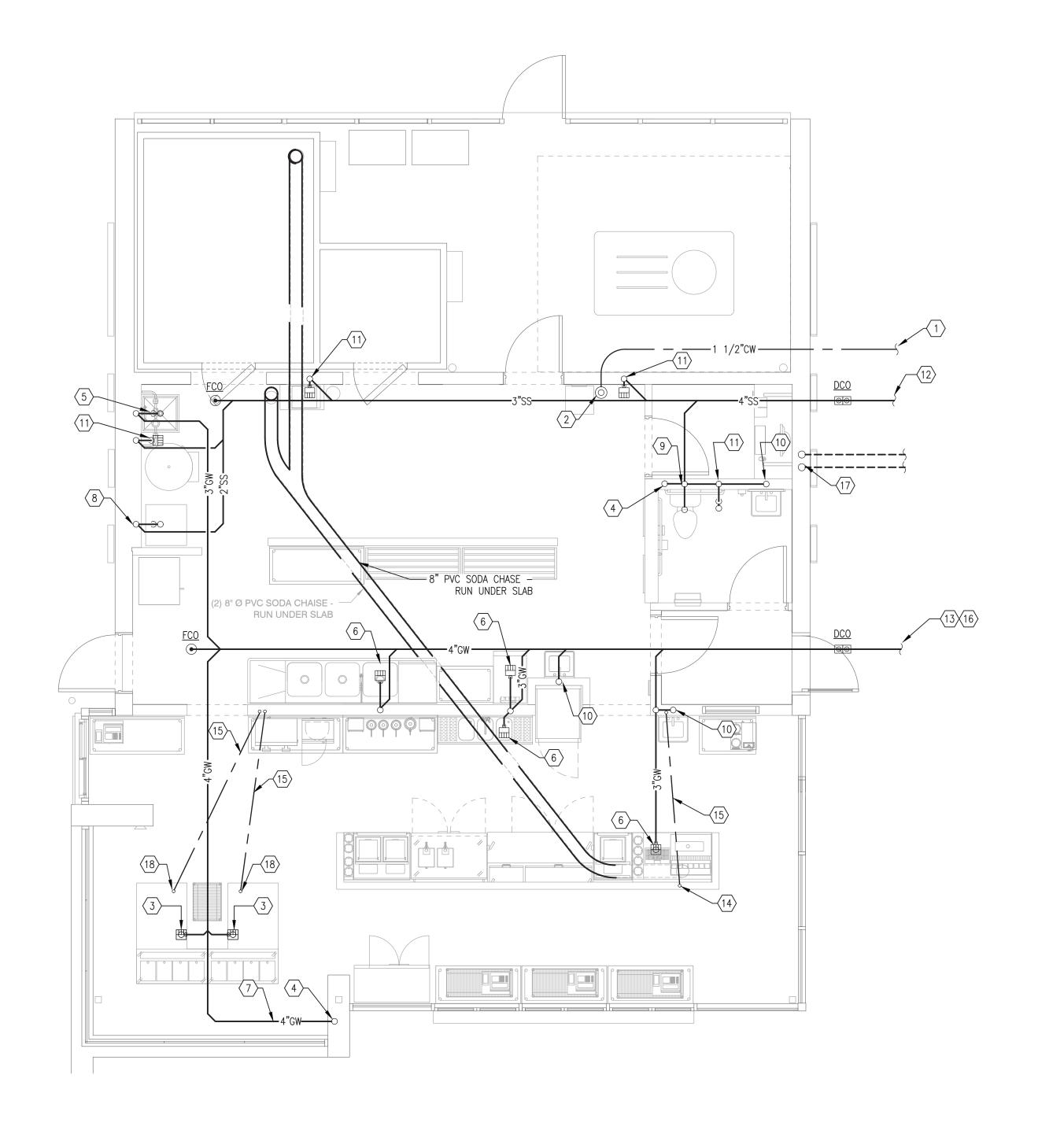
All rights reserved. Copyright © 2015



SPECIFICATIONS - PLUMBING

Jordan & Skala Engineers 5 North Dallas Parkway, Suite 320 Dallas, TX 75287 Project Number - 163-0549 Texas Firm Registration # F-4990 Drawn By: DD Checked By: JD





# GENERAL NOTES:

A. CONFIRM LOCATION, SIZE AND CAPACITY OF ALL UTILITIES PRIOR TO CONSTRUCTION.

# KEYED NOTES:

- 1 1/2" DOMESTIC WATER SUPPLY. REFER TO CIVIL DRAWINGS FOR CONTINUATION. SERVICE LINES SHALL BE INSTALLED BETWEEN 4 FEET/5 FEET BELOW GRADE PER UTILITY REQUIREMENTS.
- 2 PLUMBING CONTRACTOR SHALL LOCATE DOMESTIC WATER LINE WITH IN THE BUILDING AT APPROXIMATE LOCATION.
- 3 3" GREASE WASTE LINE UP TO FLOOR SINK.
  CENTER FLOOR SINKS ON INSIDE EDGE OF CUSTARD
  MACHINES.
- $\overline{\langle 4 \rangle}$  4" WASTE LINE UP TO WALL CLEANOUT 24"AFF.
- $\langle 5 \rangle$  3" GREASE WASTE LINE UP TO MOP SINK.
- $\overline{\left(6\right)}$  3" GREASE WASTE LINE UP TO FLOOR SINK.
- 7 4" GREASE WASTE LINE TO BE A COMBINATION WASTE & VENT SYSTEM UNDERFLOOR RUN UP TO
- $\langle 8 \rangle$  2" WASTE LINE UP TO LAUNDRY BOX.
- 9 4" SANITARY WASTE LINE UP TO WATER CLOSET.
- (10) 2" WASTE LINE UP TO LAVATORY OR HAND SINK.
- (11) 3" SANITARY SEWER LINE UP TO FLOOR DRAIN OR FLOOR SINK.
- 4" SANITARY SEWER LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- 4" GREASE WASTE LINE. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
- (14) 1/2" COLD WATER UP TO SODA DISPENSER. STUB UP 6" AFF AND PROVIDE SHUT—OFF. PROVIDE BACKFLOW PREVENTER EQUAL TO WATTS SD—2.
- (15) UNDERSLAB WATER PIPING TO BE ROUTED IN 2" PVC SLEEVE.
- (16) PROVIDE A GREASE INTERCEPTOR AT SITE. REFER TO SHEET P301 FOR LOCATION.
- 2-4" VENTS FROM GREASE INTERCEPTOR AT SITE.
  RUN VENTS UP IN BUILDING WALL AND COMBINE TO
  COMMON VENT 24" ABOVE FINISHED FLOOR.
- 18 1" COLD WATER TO CUSTARD MACHINE. PROVIDE SHUT OFF VALVE AND BACKFLOW PREVENTER EQUAL TO WATTS LF7.



PROJECT INFORMATION

ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

CONTACT: BILL SCHULTE, PE

NOTES:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

DATE 01/31/2017

Janie Granthar
BUILDING OFFICIAL

ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession

of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792

All rights reserved. Copyright © 2015



Jordan & Skala Engineers

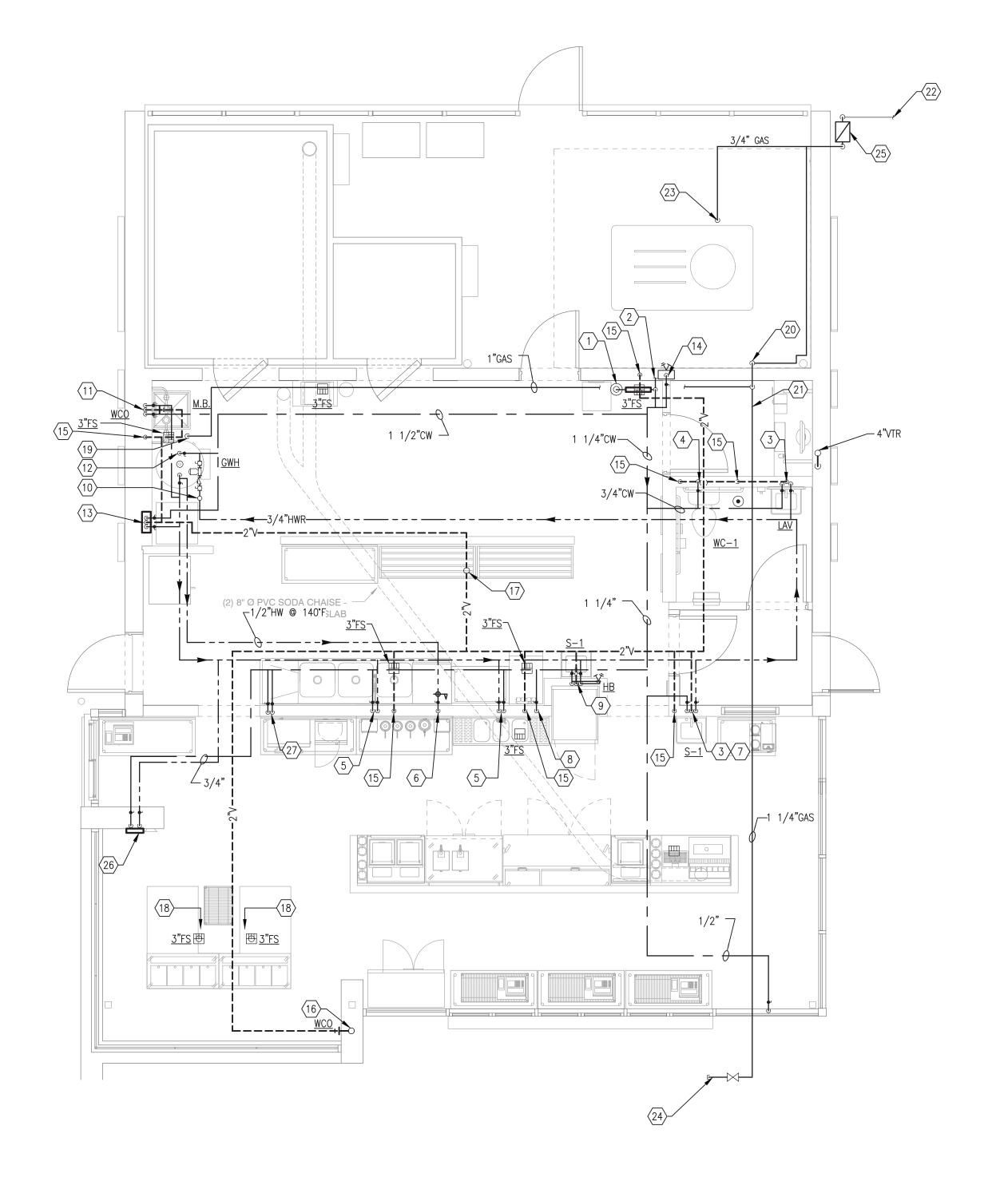
17855 North Dallas Parkway, Suite 320
Dallas, TX 75287
V: (469) 385-1616 F: (469) 385-1615

Project Number - 163-0549 Texas Firm Registration # F-4990
Drawn By: DD Checked By: JD

Sheet
UNDERFLOOR PLAN - PLUMBING

N & Skala Engineers
North Dallas Parkway, Suite 320
Dallas, TX 75287
S) 385-1616 F: (469) 385-1615
Texas Firm Registration # F-4990







- A. ALL LAVATORIES AND HAND SINKS SHALL HAVE TEMPERATURE MIXING VALVES (TMV) INSTALLED AT EACH FIXTURE. TMV SHALL BE SET AT 110°F. CONTRACTOR TO PROVIDE LEONARD MODEL TA—SB OR EQUAL.
- B. CONFIRM LOCATION, SIZE AND CAPACITY OF ALL UTILITIES PRIOR TO CONSTRUCTION.

# KEYED NOTES:

- 1 1/2" DOMESTIC WATER SUPPLY. PROVIDE BACKFLOW PREVENTER ASSEMBLY EQUAL TO WATTS 007 AND SHUTOFF VALVE AND UNION ON EACH SIDE OF BACKFLOW PREVENTER.
- PROVIDE CONNECTION TO LANDSCAPE IRRIGATION SYSTEM. VERIFY SIZE AND CONNECTION LOCATION WITH IRRIGATION CONTRACTOR PRIOR TO ROUGH—IN.
- 3 1/2" HOT/COLD WATER AND 2" VENT DOWN TO LAVATORY/SINK.
- $\langle 4 \rangle$  3/4"COLD WATER DOWN TO WATER CLOSET. 2"VENT UP.
- $\langle 5 \rangle$  3/4" HOT/COLD WATER DOWN TO SINK. 2" VENT UP.
- 6 1/2" HOT WATER @ 140°F DOWN TO DISH MACHINE PROVIDE PRESSURE REDUCING VALVE EQUAL TO WATTS 123LP TO REGULATE WATER PRESSURE DOWN TO 20 PSI, AS REQUIRED BY DISH MACHINE. REFER TO DISH MACHINE MANUFACTURER'S DATA.
- 7 1/2" COLD WATER DOWN TO BELOW GRADE TO SERVE SODA MACHINE.
- 8 1/2" COLD WATER DOWN TO ICE MACHINE WATER FILTER AND CONDENSER INLETS. PROVIDE WATTS LF7 BACKFLOW PREVENTER.
- 9 3/4" HOT/COLD WATER AND 2" VENT DOWN. TEE 1/2" HOT/COLD WATER TO SINK. TEE 3/4" HOT/COLD WATER TO HOSE BIBB. VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH—IN.
- (10) PROVIDE 1 GPM AUTO-FLOW CONTROL VALVE.
- $\langle 11 \rangle$  1/2" HOT/COLD WATER, 2" VENT DOWN TO MOP BASIN.
- 1 1/4" HOT/COLD WATER DOWN TO GAS FIRED WATER HEATER. PROVIDE SHUT—OFF VALVE AND UNION AT EACH CONNECTION.
- (13) 1/2" HOT/COLD WATER AND 2" VENT DOWN TO WASHER SUPPLY BOX.
- $\overline{\langle 14 \rangle}$  3/4" COLD WATER DOWN TO WALL HYDRANT.
- (15) 2" VENT DOWN.
- (16) 2" VENT UP TO SERVE COMBINATION WASTE/VENT BRANCH. PROVIDE WALL CLEANOUT IN VENT LINE.
- $\langle 17 \rangle$  3" VENT THROUGH ROOF.
- CUSTARD MACHINE DISCHARGE TO BE ROUTED TO FLOOR SINK BELOW, INDIRECT DRAIN, PROVIDE AIR GAP.
- 19 1" NATURAL GAS DOWN THROUGH ROOF TO SERVE WATER HEATER. PROVIDE SHUT-OFF VALVE. UNION. AND 6" DIRT LEG WITH THREADED CAP AT EQUIPMENT.
- 20) 1 1/2" GAS LINE UP ALONG EXTERIOR WALL. PAINT GAS LINE TO MATCH WALL PER ARCHITECT.
- GAS PIPING PAST THIS POINT TO BE INSTALLED ON ROOF. GAS PIPING ON ROOF TO BE PAINTED YELLOW.
- (22) GAS SERVICE BELOW GRADE. COORDINATE UNDERGROUND ROUTING WITH GAS COMPANY.
- (23) 3/4" GAS LINE TO A/C UNIT IN MECHANICAL YARD. PROVIDE SHUT—OFF VALVE. UNION, AND 6" DIRT LEG WITH THREADED
- EXTEND GAS LINE TO THIS LOCATION FOR FUTURE RADIANT HEATER AND CAP ABOVE ROOF.
- (25) GAS LOAD TO GAS METER. (312 CFH). @ 125 FEET.

  LOW PRESSURE. 2-FUTURE INFRARED HEATERS @ 31.000 BTU.

  1-WATER HEATER @ 130.000 BTU

  1-A/C UNIT @ 120.000 BTU

  312.000 TOTAL
- 26 3/4" HOT/COLD WATER LINES DOWN TO HOSE & SUPPLY BOX, PROVIDE 3/4" NPT FEMALE VALVE INLET CONNECTIONS. PROVIDE MODEL #8156 (ACORN) OR EQUAL. MOUNT 27" ABOVE FINISHED FLOOR.
- $\langle 27 \rangle$  (2) 1" COLD WATER LINES DOWN TO SERVE CUSTARD MACHINES.



PROJECT INFORMATION

ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:
DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

CONTACT: BRIAN BOWDEN M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any

other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

on. 01/31/2017 Janie Granthar

**BUILDING OFFICIAL** 

ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. Tharchitect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession

of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.

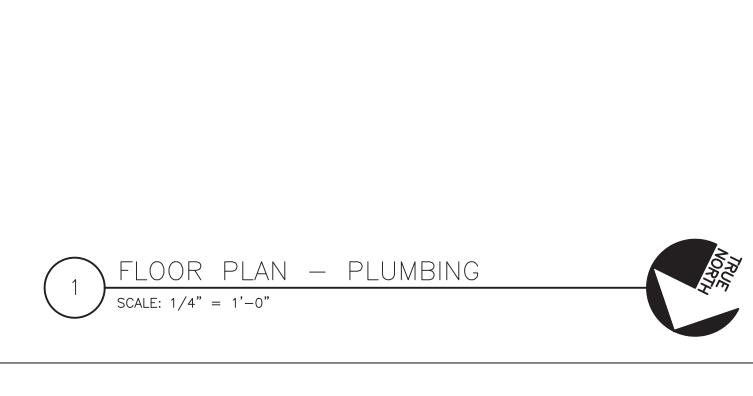
Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792

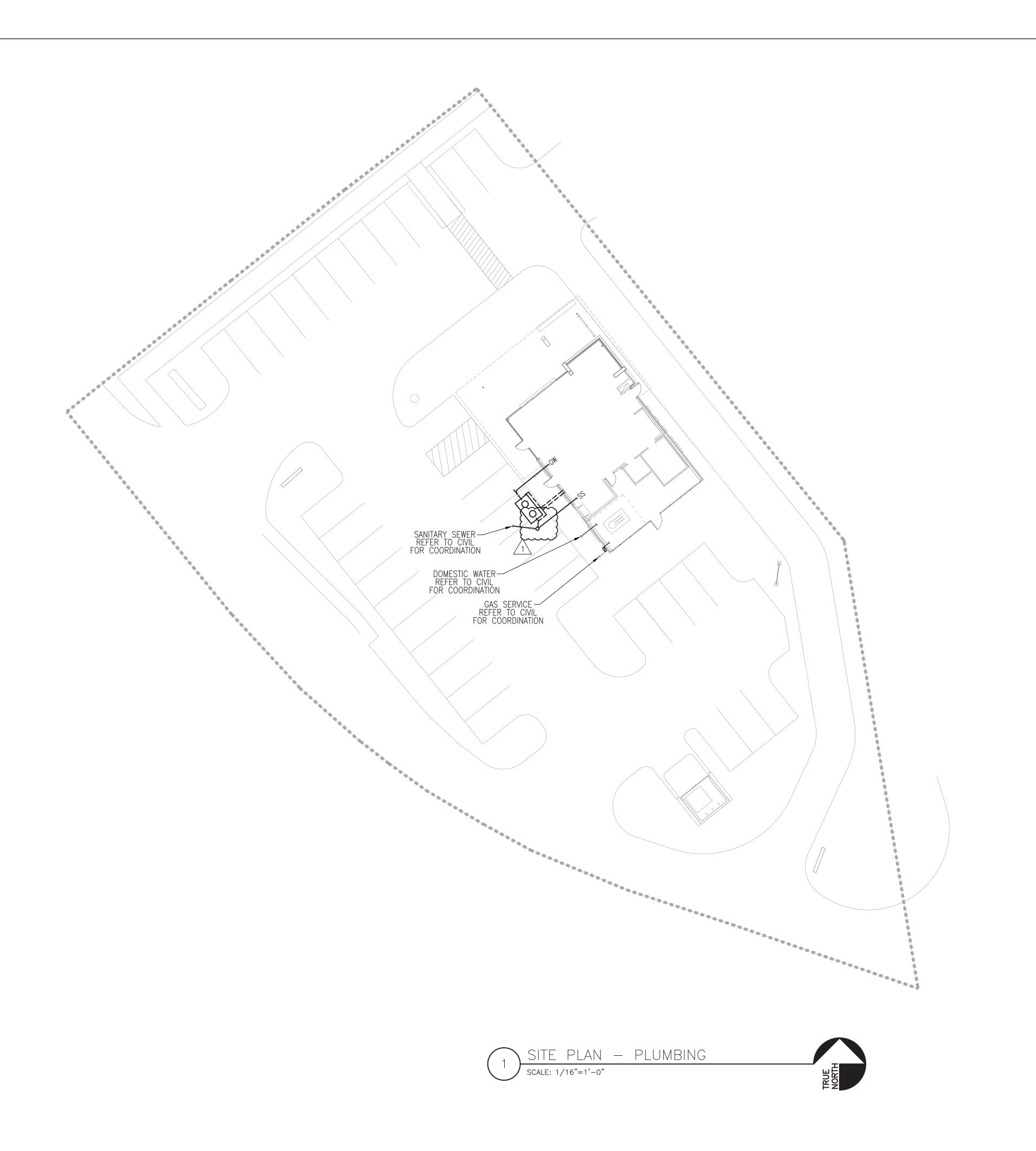
All rights reserved. Copyright © 2015



FLOOR PLAN - PLUMBING

P202







ANDY'S FROZEN CUSTARD -**FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

**CIVIL ENGINEER:** DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

**BUILDING OFFICIAL** 

NO. DATE ISSUE 1 10/31/2016 REV 1 - CITY COMMENTS

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792



SHEET
SITE PLAN - PLUMBING

**P301** 

Jordan & Skala Engineers Texas Firm Registration # F-4990 Drawn By: DD Checked By: JD

# SPECIFICATIONS

#### I. SCOF

- A. INSTALL ALL ELECTRICAL WORK COVERED BY THESE SPECIFICATIONS AND APPROVED DRAWINGS. PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, TOOLS, SUPERVISION, ETC., NECESSARY TO COMPLETE THE TOTAL ELECTRICAL JOB. ALL ITEMS NOT SPECIFICALLY MENTIONED HEREIN WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE PROVIDED.
- B. ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO CONDUCTOR SIZE, OVERCURRENT PROTECTIVE DEVICE AND DISCONNECT SWITCHES ARE BASED ON POWER REQUIREMENTS FOR EQUIPMENT SPECIFIED AS SHOWN ON THE CONTRACT DOCUMENTS. PRIOR TO INSTALLING WORK, CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS WITH EQUIPMENT OF ALL TRADES REQUIRING ELECTRICAL CONNECTIONS.
- C. FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH ACTUAL EQUIPMENT SUPPLIED.
- D. VERIFY EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING AND RACEWAY SYSTEMS PRIOR TO TRENCHING. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SERVICES (CONDUIT AND/OR WIRE), PULLBOXES, TRANSFORMER PADS, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC. AS REQUIRED. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS.

#### E. EXAMINATION OF BIDDING DOCUMENTS

- 1. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY AND MAKE WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITY, INCONSISTENCY OR ERROR THEREIN. ANY INTERPRETATION OR CORRECTION WILL BE ISSUED BY THE ARCHITECT AS AN ADDENDUM. ONLY WRITTEN INTERPRETATION OR CORRECTIONS BY ADDENDUM SHALL BE BINDING. CONTRACTOR SHALL INCLUDE IN HIS BID, LABOR, MATERIALS AND METHODS OF CONSTRUCTION FOR COMPLETE INSTALLATION. AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE IN BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE.
- 2. FAILURE TO REQUEST CLARIFICATION OF ANY INADEQUACY, OMISSION OR CONFLICT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE WORKING DRAWINGS AND SPECIFICATIONS.

#### II. <u>CODES AND FEES</u>

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ENFORCED EDITION OF THE NATIONAL ELECTRICAL CODE, N.F.P.A. 70, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL BUILDING CODES, AND ALL LOCAL AND STATE CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE BUILDING AND SAFETY CODES AND ORDINANCES, AND THE RULES AND REGULATIONS OF ANY LEGAL BODY HAVING JURISDICTION.

#### III. <u>WORKMANSHIP</u>

- A. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL EQUIPMENT. COORDINATE DEVICE LOCATIONS WITH DOOR SWINGS, CABINETS, COUNTERS, ETC., AS INDICATED ON THE ARCHITECTURAL DRAWINGS. DO NOT SCALE ELECTRICAL PLANS. OBTAIN DIMENSIONS FOR LAYOUT OF EQUIPMENT FROM ARCHITECTURAL PLANS UNLESS INDICATED ON ELECTRICAL PLANS.
- B. COORDINATE WITH ALL OTHER TRADES AND SUBCONTRACTORS PERFORMING WORK ON THIS PROJECT. MINOR OFFSETS IN LOCATIONS OF FIXTURES, DEVICES, ETC. SHALL BE MADE TO AVOID CONFLICTS WITH OTHER TRADES. SUCH MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE WORK BEING PERFORMED.
- C. MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, ARE TO THE CENTER LINE OF THE EQUIPMENT AND/OR DEVICE EXCEPT THE MOUNTING HEIGHT OF SUSPENDED LIGHT FIXTURES WHICH IS TO THE BOTTOM OF FIXTURE.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.

## IV. <u>SUBSTITUTIONS</u>

A. ALL COST INCURRED BY THE ACCEPTANCE OF SUBSTITUTIONS SHALL BE BORNE BY THE CONTRACTOR. PROOF FOR THE EQUALITY OF SUBSTITUTIONS SHALL BE BY THE CONTRACTOR.

## V. <u>U.L. LISTING</u>

A. ALL ELECTRICAL ITEMS COVERED BY THIS SPECIFICATION SHALL BE U.L. LABELED

## VI. <u>ELECTRICAL SERVICE</u>

AND LISTED FOR THEIR SPECIFIC USE.

- A. THE ELECTRICAL CONTRACTOR SHALL PAY ALL COSTS REQUIRED BY THE LOCAL UTILITY COMPANY PROVIDING SERVICES INDICATED. ELECTRICAL CONTRACTOR SHALL COORDINATE METERING, TRANSFORMER PAD, CONNECTION POINTS AND GROUNDING WITH UTILITY COMPANY.
- B. ALL SERVICE ENTRANCE EQUIPMENT INCLUDING BUT NOT LIMITED TO ANY MAIN DISCONNECT SWITCH, PANEL, OR SWITCHBOARD SHALL BE LISTED AND LABELED AS "SUITABLE FOR USE AS SERVICE ENTRANCE EQUIPMENT".

## VII. <u>WARRANTY</u>

A. WORK SHALL BE WARRANTIED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER.

## VIII. <u>SPECIFICATIONS</u>

## A. GROUNDING

- 1. THE BUILDING ELECTRICAL SYSTEMS SHALL BE SOLIDLY GROUNDED.
  ALL NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL
  SYSTEM, I.E., RACEWAYS, EQUIPMENT ENCLOSURES, FRAMES, JUNCTION
  AND OUTLET BOXES AND OTHER CONDUCTIVE ITEMS IN CLOSE
  PROXIMITY WITH ELECTRICAL CIRCUITS, SHALL BE GROUNDED TO
  PROVIDE A LOW IMPEDANCE PATH FOR POTENTIAL GROUND FAULTS.
- 2. EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS AND CABLES.
- 3. THE NEUTRAL AND GROUND BUS SHALL BE BONDED TOGETHER AT ALL SERVICE EQUIPMENT.

#### B. RACEWAYS AND CONDUITS

- 1. CONDUITS INSTALLED IN DIRECT CONTACT WITH GRADE OR WITHIN CONCRETE SLABS SHALL BE SCHEDULE 40 PVC. CONDUITS CONCEALED WITHIN WALLS AND ABOVE CEILINGS, AND EXPOSED IN INDOOR AREAS SHALL BE ELECTRICAL METALLIC TUBING (E.M.T.). COUPLINGS SHALL BE STEEL SET SCREW TYPE FOR INDOOR LOCATIONS, AND COMPRESSION TYPE FOR OUTDOOR AND WET LOCATIONS. CONDUIT SHALL BE INTERMEDIATE OR GALVANIZED RIGID STEEL IN AREAS WHERE SUBJECT TO ABUSE.
- 2. CONDUITS SHALL BE RUN PARALLEL OR AT RIGHT ANGLES TO WALLS, CEILINGS, AND STRUCTURAL MEMBERS.
- 3. LIQUID TIGHT FLEXIBLE METAL OR NON-METALLIC CONDUIT SHALL BE USED FOR OUTDOOR EXPOSED CONNECTIONS TO GROUND- OR ROOF-MOUNTED EQUIPMENT.
- 4. ALL RACEWAYS SHALL BE INSTALLED CONCEALED EXCEPT IN UNFINISHED SPACES OR WHERE INDICATED ON THE DRAWINGS.
- 5. FASTENERS AND SUPPORTS SHALL BE AS MANUFACTURED BY GEDNEY, EFCOR OR EQUAL. SUPPORTING DEVICES SHALL BE THOSE AS MANUFACTURED FOR A SPECIFIC PURPOSE. NAILS, WIRE OR PIPE STRAP SHALL NOT BE USED.
- 6. PROVIDE FLEXIBLE EXPANSION CONDUIT FITTINGS ON ALL CONDUIT CROSSING EXPANSION JOINTS. SEE ARCHITECTURAL PLANS FOR EXPANSION JOINT LOCATIONS.

#### C. CONDUCTORS

- 1. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER, 90°C, THHN/THWN INSULATION.
- 2. UNLESS NOTED OTHERWISE, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER, THHN/THWN-2 INSULATION. WHERE APPROVED, ALUMINUM CONDUCTORS SHALL BE COMPACT, AA-8000 SERIES, XHHW-2, 90°C.
- 3. WIRE NO. 8 AWG AND LARGER SHALL BE STRANDED, NO. 10 AND SMALLER SHALL BE SOLID.
- 4. ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS, NO. 8 AWG AND SMALLER, SHALL BE COLOR CODED AS FOLLOWS (WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION):

#### 120/208 VOLT SYSTEM

PHASE A — BLACK PHASE B — RED PHASE C — BLUE NEUTRAL — WHITE GROUND — GREEN

- 5. MC CABLE SHALL BE LIMITED TO BRANCH CIRCUITS CONCEALED IN WALLS AND ABOVE CEILINGS, AND MAY NOT BE RUN DIRECTLY INTO SURFACE MOUNTED EQUIPMENT. ALL CIRCUIT HOMERUNS FROM THE PANELBOARD TO THE FIRST BRANCH CIRCUIT DEVICE SHALL BE ROUTED IN CONDUIT. MC CABLE SHALL NOT BE ALLOWED FOR WIRING TO MECHANICAL EQUIPMENT.
- 6. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE C AMBIENT.

## D. OUTLET/JUNCTION BOXES

- 1. ALL OUTLET/JUNCTION BOXES SHALL BE GALVANIZED STEEL.
  THERMOPLASTIC BOXES SHALL BE ACCEPTABLE FOR USE WHERE NM
  CABLE IS APPROVED.
- 2. WALL AND CEILING OUTLET BOXES SHALL BE 4" SQUARE, WITH A DEPTH OF 2 1/2". CEILING BOXES SHALL BE 4" OCTAGONAL WHERE REQUIRED DUE TO NUMBER OF WIRES.
- WHERE BOXES ARE INSTALLED BACK—TO—BACK IN WALLS AND LOCATED LESS THAN 24" APART, MOLDABLE PUTTY PADS SHALL BE INSTALLED TO MAINTAIN THE REQUIRED FIRE RATING.

## E. PANELBOARDS

- PANELBOARDS SHALL HAVE BOLT-IN CIRCUIT BREAKERS AND ALUMINUM BUSSING. WHERE APPLICABLE, LOAD CENTERS SHALL HAVE PLUG-IN BREAKERS AND ALUMINUM BUSSING.
- 2. OVERCURRENT PROTECTIVE DEVICES SHALL BE AUTOMATIC TRIP THERMAL MAGNETIC TYPE WITH QUICK-MAKE QUICK-BREAK FOR BOTH MANUAL AND AUTOMATIC OPERATION. ALL MULTIPOLE BREAKERS SHALL BE COMMON TRIP; HANDLE TIES WILL NOT BE ACCEPTED.
- 3. SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS, DISCONNECT SWITCHES AND MOTOR CONTROL CENTERS SHALL BE MANUFACTURED BY GENERAL ELECTRIC, SIEMENS, SQUARE 'D' OR EATON/CUTLER HAMMER. BOLT FREE STANDING EQUIPMENT TO 4" HIGH EQUIPMENT HOUSEKEEPING PADS. SWITCHBOARD SECTIONS SHALL BE FULLY BUSSED.
- 4. TYPEWRITTEN DIRECTORIES AND PANELBOARD DESIGNATION PLATES SHALL BE PROVIDED BY THE CONTRACTOR FOR ALL PANELBOARDS. PANELBOARD DESIGNATIONS SHALL BE PHENOLIC—ENGRAVED. ALSO BEARING THE EQUIPMENT NAME WHERE ITS POWER SUPPLY ORIGINATES (IF PANELBOARD IS SERVED BY A FEEDER).
- 5. WIRE TERMINATION PROVISIONS FOR PANELBOARDS, CIRCUIT BREAKERS, SAFETY SWITCHES AND ALL OTHER ELECTRICAL APPARATUS SHALL BE LISTED AS SUITABLE FOR 75 DEGREE C. MINIMUM.

## F. LIGHTING FIXTURES

- 1. UNLESS INDICATED ON DRAWINGS, BALLASTS PROVIDED WITH FIXTURES SHALL BE ETL—CBM APPROVED, HIGH POWER FACTOR, WITH U.L. LABEL. ALL BALLASTS FOR RAPID START LAMPS SHALL BE PREMIUM CLASS P.
- 2. FIXTURES RECESSED IN T-BAR CEILING SHALL BE SUPPORTED INDEPENDENTLY OF CEILING SYSTEM, WITH TWO (2) NUMBER TWELVE (12) HANGER WIRES UP TO STRUCTURE. SECURE HANGER WIRES TO CORNERS OF FIXTURE. CLIP FIXTURE TO GRID ON TWO SIDES WITH FACTORY FURNISHED CLIPS. FINAL CONNECTION TO FIXTURE SHALL BE MADE WITH A FLEXIBLE U.L. APPROVED ASSEMBLY.

#### G. WIRING DEVICES

#### COMMERICAL GRADE

- 1. DUPLEX RECEPTACLES SHALL BE RATED 20 AMP, HUBBELL CR5362 OR APPROVED EQUAL.
- 2. TOGGLE SWITCHES SHALL BE 20 AMP, HUBBELL CS1221 OR APPROVED EQUAL.
- 3. DIMMER SWITCHES SHALL BE SLIDER TYPE, LUTRON VAREO SERIES.
- 4. DEVICE PLATES SHALL BE NYLON (UNLESS NOTED OTHERWISE).
- 5. COLOR OF DEVICES AND DEVICE PLATES SHALL BE AS DETERMINED BY ARCHITECT.

#### H. DISCONNECT SWITCHES

- 1. SAFETY-TYPE DISCONNECT SWITCHES SHALL BE HEAVY DUTY WITH QUICK-MAKE, QUICK-BREAK MECHANISM WITH INTERLOCKING COVER WHICH NORMALLY CANNOT BE OPENED WHEN THE SWITCH IS IN THE "ON" POSITION. SWITCH SHALL HAVE PROVISIONS FOR PAD-LOCKING IN THE OPEN OR CLOSED POSITION.
- 2. FUSIBLE DISCONNECT SWITCHES SHALL HAVE REJECTION—TYPE FUSEHOLDERS. FUSES SHALL BE NON—RENEWABLE, DUAL ELEMENT TIME—DELAY "RK1" OR RK5", OR AS SPECIFIED OTHERWISE.
- 3. ACCEPTABLE MANUFACTURERS: EATON/CUTLER HAMMER, G.E., SIEMENS OR SQUARE D.

#### I. FIRE ALARM SYSTEM

- 1. PROVIDE A COMPLETE, U.L. LISTED, [ADDRESSABLE][HARD-WIRED] FIRE ALARM SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS, AND ALL APPLICABLE CODES:
- 2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT FOR A COMPLETE FIRE ALARM SYSTEM, INCLUDING THE FOLLOWING:
- A) ENGINEERED DRAWINGS, CALCULATIONS, AND MATERIAL SUBMITTALS APPROVED BY AUTHORITY HAVING JURISDICTION.
- B) COORDINATION OF WORK IN THIS SECTION WITH ALL TRADES.
- C) COMPLETE MONITORING SERVICE CONNECTION TO TELEPHONE BACKBOARD.
- D) INSPECTIONS AND TESTS.
- E) ONE (1) YEAR WARRANTY

#### J. MISCELLANEOUS EQUIPMENT

- 1. TIME CLOCK SHALL BE ELECTRONIC TYPE WITH ASTRONOMICAL FUNCTIONS (TORK DZS 200BP OR APPROVED EQUAL).
- 2. PHOTOCELL SHALL HAVE RAINTIGHT PHOTOELECTRIC SELF—CONTAINED CONTROL FOR SWITCHING. PHOTOCELL SHALL HAVE DIE—CAST HOUSING WITH ADJUSTABLE SENSOR. (ACCEPTABLE MANUFACTURERS: TORK 2100 SERIES OR APPROVED EQUAL.)

## K. PENETRATIONS

1. ALL PENETRATIONS THROUGH RATED WALLS, FLOORS AND /OR CEILINGS SHALL BE SEALED WITH THE APPROPRIATELY RATED FIRE—SEALING MATERIAL BY 3M COMPANY, THOMAS & BETTS, METACAULK, OR APPROVED EQUAL.

# L. SUBMITTALS

1. PANELBOARDS, WIRING DEVICES, SWITCHES AND DISCONNECTS, LIGHTING FIXTURES, AND FUSE SUBMITTALS SHALL BE REQUIRED, AND ARE TO INCLUDE MANUFACTURER'S DATA, TEST REPORTS, PERFORMANCE DATA AND CERTIFICATIONS.

## M. COMMUNICATIONS CONDUIT/BOXES

- TWO (2) 4" SCHEDULE 40 PVC CONDUITS SHALL EXTEND FROM THE PUBLIC RIGHT-OF-WAY TO THE MAIN TELECOMMUNICATIONS ROOM OR ENTRANCE FACILITY.
- 2. THE NUMBER OF BENDS IN A CONDUIT SECTION RUN SHALL NOT EXCEED TWO (2) 90-DEGREE BENDS OR EQUIVALENT OF SWEEPS AND RADIUS BENDS.
- IN AREAS WITH NON-ACCESSIBLE CEILINGS, TELEPHONE CONDUITS SHALL BE CONTINUOUS FROM THE OUTLET BOX TO THE TELEPHONE EQUIPMENT BACKBOARD AND TERMINATED WITH A NYLON GROMMET.
- 4. EACH HORIZONTAL HOME—RUN CONDUIT CAN SERVE FROM ONE (1) TO THREE (3) OUTLET BOXES. FOR ONE (1) OUTLET BOX, A 3/4" CONDUIT SHALL BE USED, MINIMUM. FOR TWO (2) OUTLET BOXES, A 1" CONDUIT SHALL BE USED, MINIMUM. FOR THREE (3) OUTLET BOXES, A 1-1/4" CONDUIT SHALL BE USED, MINIMUM.
- 5. THE DIMENSIONS OF THE OUTLET BOX SHALL BE 4" X 4" SQUARE WITH A MINIMUM DEPTH OF 2-1/8". BOXES SHALL BE EQUIPPED WITH SINGLE DEVICE ADAPTERS (OR TWO-DEVICE ADAPTERS WHERE NEEDED). WHERE INSTALLED IN PLASTER, GYPSUM BOARD, TILE, ETC., ADAPTERS SHALL BE RAISED TO COMPENSATE FOR THE THICKNESS OF THE WALL FINISH.



PROJECT INFORMATION

ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

# PERMIT REVIEW SET

#### **SEPTEMBER 12, 2016**

# ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616

CONTACT: BILL SCHULTE, PE

NOTES:



SUBJECT TO THE PROVISIONS OF SECTION
303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision

of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

TE 01/31/2017 Janie Granthar

REVISION SCHEDULE

NO. DATE

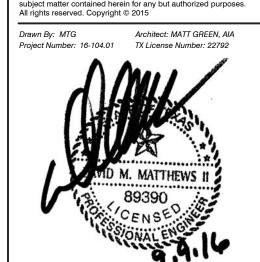
This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or

n part is prohibited. The information contained herein is and remains

of this information confers no right in or license to disclose to others th

the property of urban bobcat Architects, PC and receipt or possession

ISSUE



Jordan & Skala Engineers

17855 North Dallas Parkway, Suite 320
Dallas, TX 75287
V: (469) 385-1616 F: (469) 385-1615

Project Number - 163-0549
Drawn By: PE

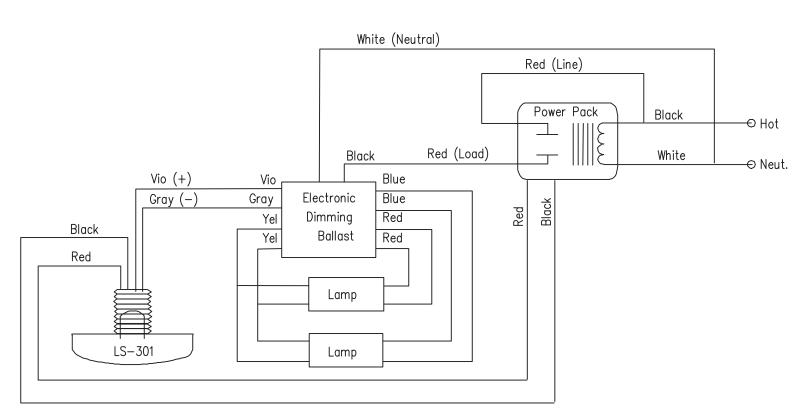
Checked By: WB

E101

SPECIFICATIONS - ELECTRICAL

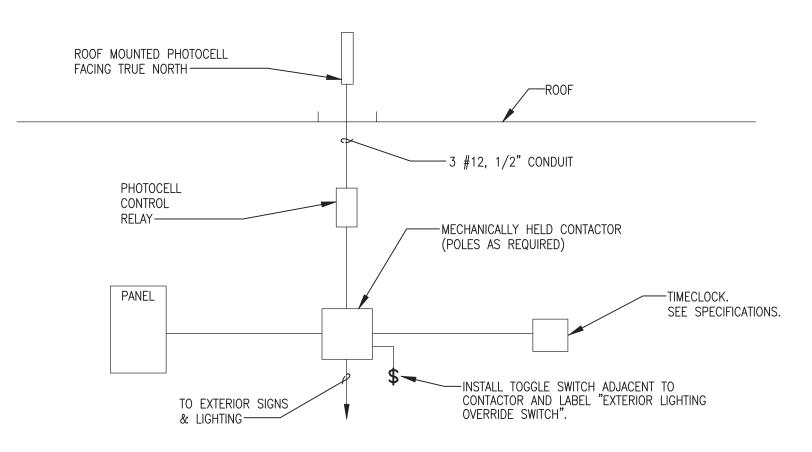
## GENERAL POWER NOTES

- 1. VERIFY THE EXACT LOCATIONS OF ALL RECEPTACLES, TELEPHONE OUTLETS, DATA OUTLETS AND SPECIAL SYSTEMS OUTLETS WITH THE ARCHITECT PRIOR TO ROUGH—IN.
- 2. VERIFY THE EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL HVAC AND PLUMBING EQUIPMENT WITH THE HVAC AND PLUMBING CONTRACTORS PRIOR TO ROUGH— IN.
- 3. ALL CONDUIT SHALL BE PROVIDED WITH A CODE SIZED GREEN GROUND WIRE. PROVIDE A SEPARATE ISOLATED CODE SIZE GROUND IN CIRCUITS IDENTIFIED AS "I.G".
- 4. SEE DETAIL #1 SHEET E4.0 FOR METHOD TO BE USED WHEN CONNECTING DIRECT WIRED EQUIPMENT.
- ALL CONDUIT PASSING THROUGH FIRE RATED WALLS OR CEILINGS SHALL BE SEALED IN ACCORDANCE WITH DETAIL #2 SHEET E3.0 AND IN ACCORDANCE WITH THE U.L. LISTING OF THE ASSEMBLY BEING USED. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE U.L. LISTED ASSEMBLY BEING USED WITH THE GENERAL CONTRACTOR PRIOR TO BID.
- 6. THE LOCATIONS OF DEVICES SHOWN ON THESE PLANS ARE DIAGRAMMATIC. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE MINIMUM WORKING CLEARANCE AROUND ALL DEVICES AND DISCONNECT SWITCHES. IF THIS CANNOT BE ACCOMPLISHED THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO ROUGH—IN.
- 7. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY THE RECEPTACLE AND LOAD INFORMATION PROVIDED IN THE ELECTRICAL EQUIPMENT SCHEDULE WITH THE OWNER/TENANT AND ARCHITECT PRIOR TO ROUGH—IN TO DETERMINE IF ANY CHANGES IN EQUIPMENT HAVE BEEN MADE SINCE THE CONTRACT DOCUMENTS WERE PREPARED.
- 8. ALL ENCLOSED MOTOR STARTERS SHALL HAVE FULL SIZED OVERLOADS, CONTROL TRANSFORMERS WITH PRIMARY AND SECONDARY FUSING, HAND-OFF-AUTO SELECTOR SWITCH, (2) NORMALLY OPEN AND (2) NORMALLY CLOSED DRY CONTACTS.
- 9. THE ELECTRICAL INSTALLATION SHALL CONFORM TO ALL LOCAL AND STATE SEISMIC REQUIREMENTS.
- 10. ALL 120VOLT SINGLE PHASE BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS. COMMON NEUTRALS ARE NOT ACCEPTABLE.
- 11. NO EXPOSED ELECTRICAL CONDUIT ANYWHERE WITHIN THE ESTABLISHMENT. ALL ELECTRICAL CONDUIT AND SERVICE MUST BE INSTALLED TO BE CONCEALED WITHIN THE FINISHED WALLS, AND PENETRATE ONLY AT THE POINT OF CONNECTION TO THE EQUIPMENT.



COORDINATE ALL LIGHTING CONTROLS WITH LENNY CLARK AT LITEWORKS: LITEWORKS LIGHTING SUPPLY 11103 WEST FARM ROAD 156 REPUBLIC, MO 65738 (417)459-7607







	LI	GHT	ING	CO	NTACTOR SC	HEDU	JLE			
CONT. NO.	LOAD DESCRIPTION	VOLT			CIRCUIT(S) CIRCUIT NUMBERS	CONTI VOLT	ROL CIRCUIT CKT. NO.	ON PHOTO/TC	OFF PHOTO/TC	
1	SIGNAGE/MENUS	120	20	12	A-5,7,30,31,33,37	120	A-22	SWITCH	SWITCH	
2	EXTERIOR LIGHTING	120	20	8	A-9,23,25,27,29	120	A-22	РНОТО	РНОТО	
3	NEON LIGHTING	120	20	6	A-11,13,15,17,19,21	120	A-22	SWITCH	SWITCH	
NOTES	NOTES: UNLESS NOTED OTHERWISE, CONTACTOR(S) SHALL BE IN A NEMA 1 ENCLOSURE.									

#### ELECTRICAL SYMBOL LEGEND SYMBOL DESCRIPTION HEIGHT 46" SINGLE POLE SINGLE THROW TOGGLE SWITCH (NOTE L-1) 46" THREE-WAY TOGGLE SWITCH/FOUR-WAY TOGGLE SWITCH (NOTE L-1) $\frac{3}{4}$ MOTOR RATED SWITCH 46" DIMMER SWITCH (NOTE L-1) 46" ₽з THREE-WAY DIMMER SWITCH (NOTE L-1) 18" DUPLEX / QUAD RECEPTACLE OUTLET (NOTE L-1) $\mathbb{P}/\overline{\oplus}/\overline{\oplus}$ | GFI DUPLEX / GFI DUPLEX ABOVE COUNTER / GFI QUAD RECEPTACLE (NOTE L-1) 18"/43" 43" DUPLEX / QUAD RECEPTACLE OUTLET ABOVE COUNTER MOUNTED (NOTE L-1) 18" SPECIAL PURPOSE RECEPTACLE OUTLET, NEMA CONFIGURATION TO MATCH PLUG. (NOTE L-1) SPLIT WIRED DUPLEX RECEPTACLE. ONE RECEPTACLE SHALL BE SWITCHED AS SHOWN ON PLANS (NOTE L-1) DUPLEX RECEPTACLE OUTLET, CEILING MOUNTED/FLOOR MOUNTED JUNCTION BOX, CEILING/WALL/FLOOR MOUNTED ARROWHEAD INDICATES HOMERUN. X-1,3,5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X CIRCUIT NUMBERS 1,3, AND 5. INDICATES CIRCUIT CONTINUATION OF CIRCUITS 3 AND 5 OF PANEL X. MARKS ACROSS RACEWAY SYMBOLS INDICATE THE NUMBER OF #12 CONDUCTORS (2 PHASE, 1 NEUTRAL) UNLESS OTHERWISE NOTED. NO MARKS INDICATES TWO #12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED BY MARKS. RACEWAY/CABLE CONCEALED IN WALL AND/OR ABOVE CEILING RACEWAY CONCEALED BELOW GRADE OR IN-SLAB RACEWAY/CABLE CONCEALED IN WALL AND/OR ABOVE CEILING — EMERGENCY CIRCUIT RACEWAY INSTALLED EXPOSED GROUNDING CONNECTION (SYSTEM AND/OR EQUIPMENT) CONDUIT TURNING UP/DOWN CONDUIT STUB. TERMINATE IN INSULATED BUSHING OR CAP IF UNDERGROUND FLUORESCENT LIGHTING FIXTURE, 2X4, 1X4, 2X2 FLUORESCENT LIGHTING FIXTURE, 2X4, 1X4, 2X2 - PROVIDING EMERGENCY ILLUMINATION LIGHTING FIXTURE — OVERHEAD/WALL MOUNTED EMERGENCY LIGHTING FIXTURE — OVERHEAD/WALL MOUNTED POLE MOUNTED LIGHT FIXTURE WITH ARM. SEE PLANS FOR NUMBER OF LUMINAIRES. EXIT SIGN, CEILING/WALL MOUNTED. PROVIDE ARROWS AS INDICATED ON DRAWINGS EMERGENCY LIGHTING FIXTURE PANELBOARD - WALL MOUNTED (RECESSED) PANELBOARD - WALL MOUNTED (SURFACE) $\langle \mathcal{O} \rangle$ MOTOR ு60/3/3R NONFUSIBLE DISCONNECT SWITCH, RATING/POLES/NEMA ENCLOSURE \_\_\_60/3/3R/40 FUSIBLE DISCONNECT SWITCH, RATING/POLES/NEMA ENCLOSURE/FUSE RATING CURRENT TRANSFORMER CABINET POWER METER AND SOCKET FIRE ALARM MANUAL STATION FIRE ALARM HORN/SPEAKER WITH VISUAL DEVICE (NOTE L-3), NUMERAL INDICATES CANDELA RATING F⊲ FIRE ALARM HORN/SPEAKER (NOTE L-3) FIRE ALARM VISUAL DEVICE (NOTE L-3), NUMERAL INDICATES CANDELA RATING SMOKE DETECTOR (CEILING/WALL MOUNTED 4" MIN. AND 12" MAX. FROM CEILING) THERMAL DETECTOR, CEILING MOUNTED FIRE ALARM CONNECTION TO SMOKE/FIRE DOOR HOLD-OPEN DEVICE DUCT MOUNTED SMOKE DETECTOR FACE / TEACE | FIRE ALARM CONTROL PANEL, SURFACE/RECESSED FAA FIRE ALARM ANNUNCIATOR PANEL, RECESSED ▼/▼/ |▼| TELEPHONE OUTLET, WALL MOUNTED/ABOVE COUNTER (NOTES L-1, L-2)/FLOOR MOUNTED 18"/43" 18"/43" $|\nabla||$ DATA OUTLET, WALL MOUNTED/ABOVE COUNTER (NOTE L-1, L-2)/FLOOR MOUNTED 18"/43" ®+/®/|™| TELEVISION OUTLET WALL MOUNTED (NOTE L-1)/CEILING MOUNTED/FLOOR MOUNTED 18" ROUGH-IN LOCATION FOR SECURITY CAMERA WALL MOUNTED/CEILING MOUNTED LEGEND NOTES

- $\mathsf{L}\mathsf{-}\mathsf{1}$  MOUNTING HEIGHTS NOTED ARE TO THE CENTER OF DEVICE ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
- L-2 STUB 3/4" CONDUIT 6" ABOVE ACCESSIBLE CEILING AND TERMINATE WITH NYLON GROMMET.
- L-3 FIRE ALARM VISUAL DEVICES SHALL BE WALL-MOUNTED 80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER. AUDIBLE ONLY DEVICES SHALL BE WALL-MOUNTED AT NOT LESS THAN 90" AFF AND NOT LESS THAN 6" BELOW CEILING.

## GENERAL LIGHTING NOTES

- 1. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS AND QUANTITIES OF LIGHT FIXTURES.
- 2. EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE CIRCUITED FROM LOCAL LIGHTING CIRCUITS. THEY SHALL NOT BE SWITCHED.
- 3. AN AVERAGE OF AT LEAST 1.0 FOOTCANDLES SHALL BE PROVIDED FOR EMERGENCY EGRESS LIGHTING. HEADS OF EMERGENCY LIGHTING UNITS ARE TO BE AIMED BY THE CONTRACTOR PER MANUFACTURER'S INSTRUCTIONS.
- 4. EXIT LIGHT POSITIONS ARE TO BE COORDINATED WITH PENDANT LIGHTS AND OTHER ARCHITECTURAL FEATURES TO MINIMIZE OBSTRUCTIONS TO CLEAR VISIBILITY.
- 5. FINAL QUANTITIES AND LOCATIONS OF EMERGENCY LIGHTS AND EXIT SIGNS ARE TO BE DETERMINED IN THE FIEL WITH THE CITY AND STATE INSPECTORS AND ARCHITECT. THE CONTRACTOR SHALL PROVIDE A UNIT PRICE IN HI
- WITH THE CITY AND STATE INSPECTORS AND ARCHITECT. THE CONTRACTOR SHALL PROVIDE A UNIT PRICE IN HIBID FOR ADDITIONAL EXIT SIGNS & EMERGENCY LIGHTS THAT MAY BE REQUIRED BY THE LOCAL JURISDICTION.
- ALL CONDUITS SHALL BE PROVIDED WITH A CODE SIZED GREEN GROUND WIRE.
- 7. PROVIDE SEPARATE NEUTRAL CONDUCTORS FOR ALL LIGHTING BRANCH CIRCUITS CONTROLLED BY LIGHTING
- ALL LIGHTING CIRCUITS ARE TO BE CONTROLLED AT THE PANELBOARD WITH BREAKERS RATED FOR SWITCHING DUTY UNLESS LOCAL SWITCHING IS SHOWN.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL RECESSED LIGHTING FIXTURES WITH ALL OTHER TRADES PRIOR TO ROUGH—IN.
- O. THE ELECTRICAL INSTALLATION SHALL CONFORM TO ALL LOCAL AND STATE SEISMIC REQUIREMENTS.
- ALL FIXTURES WITH MULTIPLE BALLASTS SHALL BE SWITCHED TO ALLOW FOR EVENLY REDUCED ILLUMINATION BY USE OF DUAL LEVEL SWITCHING. SWITCH "A" SHALL CONTROL THE OUTER LAMPS IN THE FIXTURES AND SWITCH "B" SHALL CONTROL THE INNER LAMPS IN THE FIXTURES.
- 2. ALL 120VOLT SINGLE PHASE BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRAL CONDUCTORS. COMMON NEUTRALS ARE NOT ACCEPTABLE.

# KITCHEN EQUIPMENT NOTES

- . VERIFY EXACT LOAD (kW, HORSEPOWER, AMPS), VOLTAGE, PHASE AND ROUGH—IN REQUIREMENTS OF ALL KITCHEN EQUIPMENT WITH SUPPLIER PRIOR TO START OF WORK.
- 2. VERIFY RECEPTACLE TYPES AND PROVIDE ALL REQUIRED CORDS, CAPS, DISCONNECTS AND STAINLESS STEEL COVERPLATES NECESSARY FOR A COMPLETE INSTALLATION.
- 3. PROVIDE CONDUIT SEALS AT ALL PENETRATIONS THROUGH COOLER BOXES AS REQUIRED BY ARTICLE 300-7 OF THE NATIONAL ELECTRICAL CODE.
- 4. PROVIDE ALL WIRING, RELAYS, CONTACTORS, ETC. AS REQUIRED FOR INTERLOCK OF EXHAUST SYSTEM WITH MAKE-UP (SUPPLY) AIR SYSTEM FOR OPERATION WHICH MEETS THE MECHANICAL DESIGN INTENT.
- 5. VERIFY ALL FIRE SUPPRESSION SYSTEM AND GAS VALVE REQUIREMENTS. PROVIDE EMERGENCY SHUT-OFF BUTTON AND CONTROL WIRING AS REQUIRED FOR EMERGENCY SHUT DOWN OF ALL HOOD EQUIPMENT, GAS SUPPLY VALVES, SUPPLY AIR SYSTEMS, ETC.

# GENERAL NOTES

- 1. ELECTRICAL CONTRACTOR SHALL INSTALL ALL CIRCUITS AS PER PLANS. NO DEVIATION WILL BE ACCEPTED UNLESS ACCOMPANIED BY A SEALED SKETCH FROM THE ELECTRICAL ENGINEER. ANY CIRCUITS NOT INSTALLED PER PLANS WILL BE CORRECTED BY ORIGINAL INSTALLING CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL IDENTIFY AND REMOVE ALL ABANDONED CONDUIT AND BRANCH CIRCUITS LOCATED WITHIN THE CEILING SPACE OF THE TENANT IMPROVEMENT. THE CIRCUIT BREAKER SERVING THE ABANDONED BRANCH CIRCUIT SHALL BE LABELED "SPARE" AND THE CIRCUIT BREAKER SHALL BE TURNED TO THE "OFF" POSITION. PROVIDE ENGINEER WITH UPDATED PANEL SCHEDULE UPON COMPLETION SHOWING ALL NEW "SPARE" CIRCUITS.
- 3. UPON COMPLETION OF ELECTRICAL WORK, THE PANEL SCHEDULE LOCATED WITHIN EACH PANEL SHALL BE UPDATED. CIRCUITS SHALL BE LABELED ACCORDING TO PLAN/INSTALLATION AND INCLUDE SUITE NUMBER ON ALL
- AFFECTED CIRCUITS.

  4. ALL NEW JUNCTION BOXES INSTALLED AS PART OF THIS SCOPE OF WORK SHALL BE IDENTIFIED WITH PERMANENT

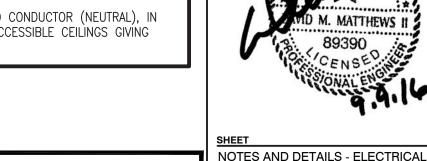
MARKER WITH THE PANEL NAME AND CIRCUIT NUMBERS ROUTED THROUGH EACH JUNCTION BOX.

- ALL EXISTING JUNCTION BOXES NOT LABELED AND LOCATED WITHIN TENANT IMPROVEMENT SPACE SHALL BE TRACED AND LABELED WITH APPROPRIATE PANEL AND CIRCUIT NUMBERS. PROVIDE ENGINEER UPDATED PANEL SCHEDULE UPON COMPLETION.
- 6. ALL ABANDONED DATA WIRING SHALL BE REMOVED FROM CEILING SPACE.
- 7. WHERE THE PLANS CALL FOR EXISTING RECEPTACLES TO BE RELOCATED, THE ELECTRICAL CONTRACTOR SHALL TRACE THESE CIRCUITS AND LABEL PANEL SCHEDULE ACCORDINGLY.
- 8. ALL PANEL SCHEDULES SHALL BE LABELED WITH APPROPRIATE SUITE NUMBER. (EXAMPLE: REPTACLES SUITE #500, WATER HEATER SUITE #500 ETC?..)
- 9. ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE AS—BUILT SET OF DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF ALL WORK. FINAL PAYMENT MAY BE WITHHELD PENDING VERIFICATION THAT AS—BUILTS WHERE ISSUED.
- 10. G1 ALL EMERGENCY CIRCUITS SERVING NIGHT/EMERGENCY LIGHTING SHALL BE MINIMUM #10 AWG CONDUCTORS FOR THE ENTIRE CIRCUIT FOR 120 VOLT CIRCUITS OVER 100 FEET, AND 277 VOLT CIRCUITS OVER 200 FEET.
- 11. G2 WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOMERUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.

. G3 REFER TO THE APPROPRIATE DRAWINGS (INCLUDING ARCHITECTURAL DRAWINGS) FOR THE EXACT LOCATION OF EQUIPMENT

- INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS WHICH REQUIRE ELECTRICAL SERVICE.

  3. G4 CAPITAL LETTER BESIDE LIGHTING SYMBOL INDICATES FIXTURE TYPE. REFER TO LIGHTING FIXTURE SCHEDULE FOR FIXTURE
- SELECTION.
- 14. G5 EQUIPMENT GROUNDING CONDUCTORS ARE TO BE INCLUDED IN ALL RACEWAYS AND CABLES.
- 15. G6 REFER TO SPRINKLER FIRE PROTECTION SHOP DRAWINGS FOR ALL FLOW AND TAMPER SWITCH LOCATIONS AND CONNECTIONS FOR THE FIRE ALARM SYSTEM.
- 16. G7 REFER TO ARCHITECTURAL DOOR SCHEDULES FOR DOORS REQUIRING FIRE ALARM SYSTEM INTERFACE AND SMOKE OPERATION.
- 17. G8 IN BUILDINGS WITH MULTIPLE SERVICES, THE CONTRACTOR SHALL PROVIDE A PLAQUE AT EACH SERVICE EQUIPMENT LOCATION DENOTING ALL OTHER SERVICES IN THE BUILDING AND THE AREA SERVED BY EACH.
- 18. G9 ANY CABLE ROUTED TO A WALL SWITCH CONTROLLING LIGHTING SHALL CONTAIN A GROUNDED CONDUCTOR (NEUTRAL), IN ADDITION TO AN EQUIPMENT GROUNDING CONDUCTOR. EXCEPTION: SWITCHES IN ROOMS WITH ACCESSIBLE CEILINGS GIVING ACCESS TO OPEN WALL CAVITIES.



Ordan & Skala Engineers

17855 North Dallas Parkway, Suite 320
Dallas, TX 75287
V: (469) 385-1616 F: (469) 385-1615

Texas Firm Registration # F-4990
Checked By: WB

Project Number - 163-0549

Drawn By: PE

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building inspector.

DATE 01/31/2017 Janie Granthan

BUILDING OFFICIAL

ISSUE

REVISION SCHEDULE

NO. DATE

PROJECT INFORMATION

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

SEPTEMBER 12, 2016

urban bobcat Architects, PC

CONTACT: MATT GREEN, AIA

WWW.URBANBOBCAT.COM

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107

CONTACT: CHRIS BIGGERS, PE

DUNAWAY ASSOCIATES L.P.

FORT WORTH, TEXAS 76107

550 BAILEY AVENUE STE. 400

CONTACT: BRIAN BOWDEN, PE

Jordan & Skala Engineers, Inc.

CONTACT: BILL SCHULTE, PE

code shall be valid.

17855 N. DALLAS PKWY, SUITE 320,

FORT WORTH DEVELOPMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011

alidity of Permit. The issuance or granting of a permit or

oproval of plans and specifications shall not be construed to e a permit for, or an approval of any violation of any provision

any code or other ordinance of this jurisdiction. No permit

uming to give authority to violate or cancel the provision of

DEPARTMENT

**CIVIL ENGINEER:** 

PH: (817) 335-1121

STRUCTURAL ENGINEER:

PH: (817) 335-1121

I.E.P. ENGINEER:

DALLAS, TX 75287

NOTES:

PH 1: 469-385-1616

1016 FORREST DR., ARLINGTON, TX 76012

PH 1: 817-602-9263 / PH 2: 817-602-9129

FORT WORTH

ANDY'S FROZEN CUSTARD

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the

subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2015

Project Number: 16-104.01 TX License Number: 22792

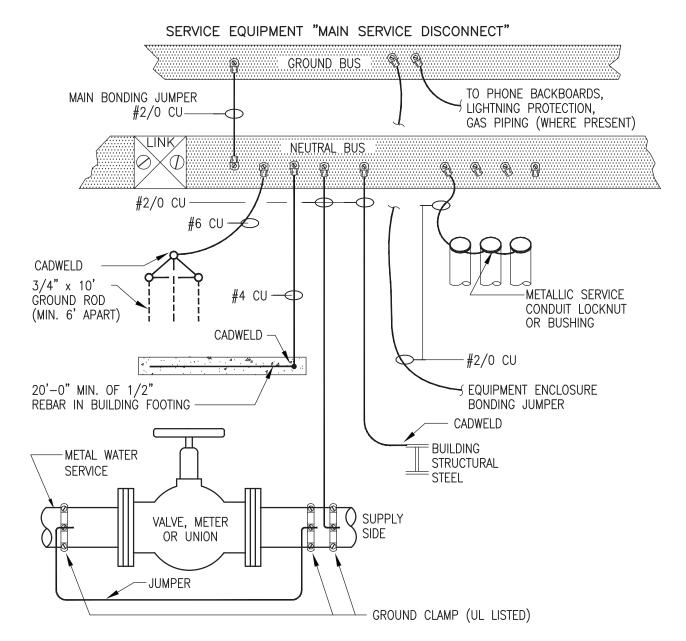
AVID M. MATTHEWS II

89390

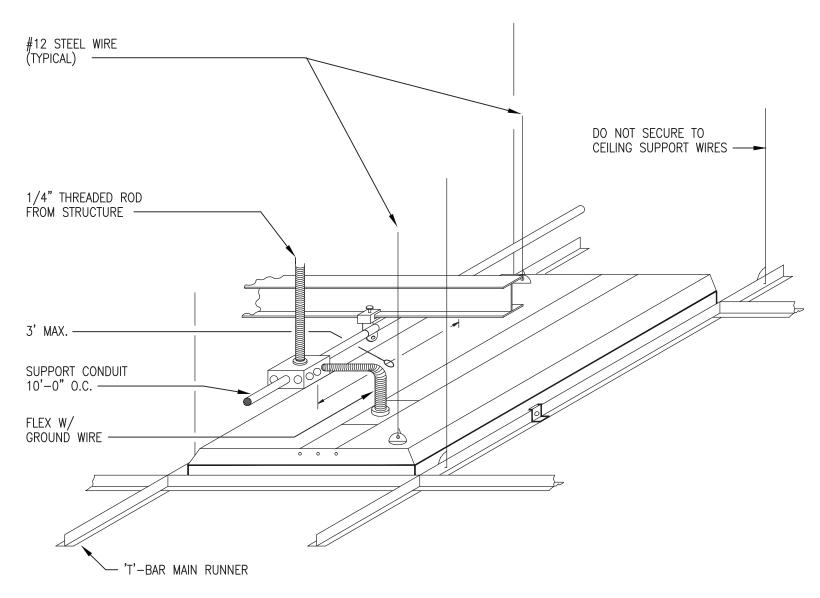
CENSE

ONALEN

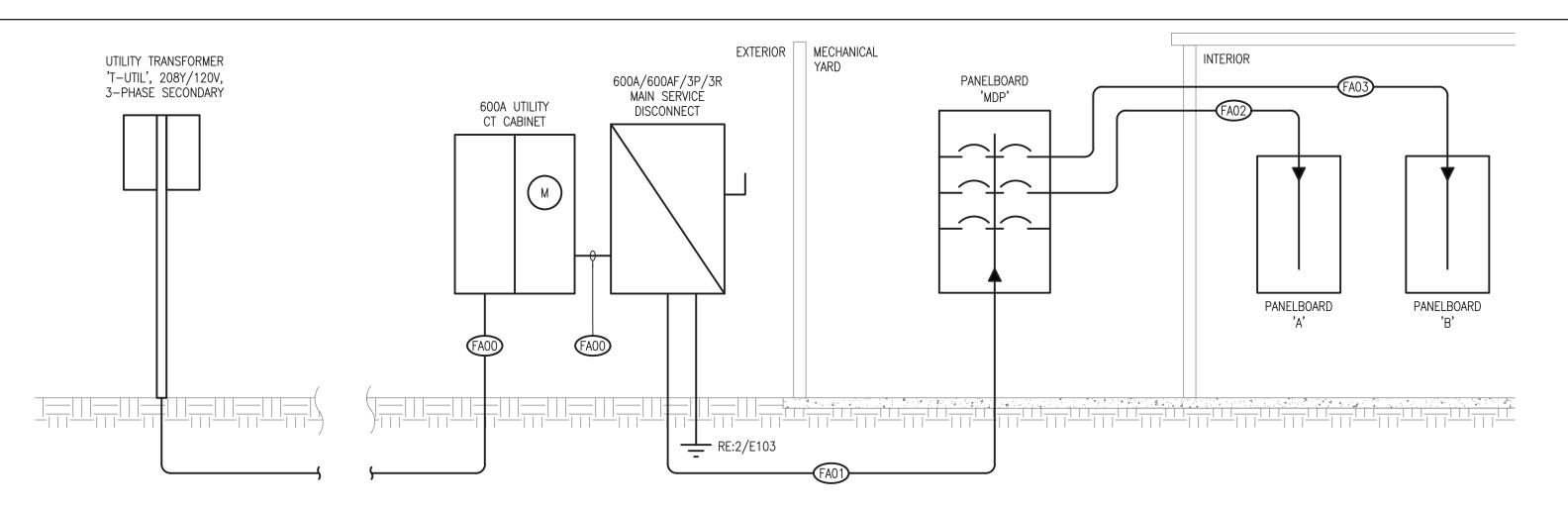
ONALEN



SERVICE GROUNDING & BONDING SCALE: NOT TO SCALE



LAY—IN FLUORESCENT FIXTURE SUPPORT



	Feeder/Service D	escription		Number of		Conductor Size		Conduit	Calculate
Designation	Equipment Served	Conductor Copper o		Number of Runs	Phase	Neutral	Equipment	Diameter	Fault Valu
Designation	Equipment Serveu	Ampacity (Amps)	Aluminum	Ruiis	Conductor	Conductor	Ground	(in)	(Amps)
F A 00	MAIN SERVICE DISCONNECT	620	AL	2 sets	3 # 500	1 # 500	-	4	19,111
F A 01	MDP	620	AL	2 sets	3 # 500	1 # 500	1 # 2/0	4	15,767
F A 02	A	410	AL	2 sets	3 # 250	1 # 250	1 # 4	3	12,960
F A 03	В	410	AL	2 sets	3 # 250	1 # 250	1 # 4	3	12,407

RISER DIAGRAM - ELECTRICAL SCALE: NOT TO SCALE

					F	PAI	NEI	_B(	AC	RD	SC	HE	EDL	JLE	E - E	3					
	MAIN:	200A MLO									208/12	20	PHAS			E: 4		MOUNTING: RECESSED AIC:	22kA		
CKT	TRIP					AD (K				PHASE				AD (K۱					TRIP	CKT	
#	POLE		LTG	REC	MTR	A/C	HTG	KIT	MISC	ABC	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	POLE	#	
1	20/1	CUSTARD MACHINE							0.6						1.8 E4A WASHER						
3	20/1	CUSTARD MACHINE							0.6								0.8	E12 BAG-IN-BOX	20/1	4	
5		SPARE																CIRCULATING PUMP "RP1"	20/1	6	
7		SPARE																GWH-1	15/1	8	
9		REC - MONITORS							0.4									E41 COFEE MAKER	20/1	10	
11		E37 SODA DISPENSER							0.8								1.5	EH-1	20/1	12	
13	20/1	E40 DROP-IN FREEZER							0.2								0.1	E50 WALK-IN COOLER LIGHTING	20/1	14	
15		E33 WORKTOP FRIDGE							1.0								0.5	E50.1 WALK-IN COOLER EVAPORATOR	20/1	16	
17	20/1	E44 UNDERCOUNTER FRIDGE							0.5								0.7	E50.2 WALK-IN COOLER CONDENSER	20/2	18	
19	20/1	E34C FUDGE SYRUP WARMER							0.7								0.7			20	
21	20/1	E42 DROP-IN FREEZER							0.4								0.1	E51 WALK-IN FREEZER LIGHTING	20/1	22	
23		E23 BLENDER							0.5								0.5	E51.1 WALK-IN FREEZER EVAPORATOR	20/1	24	
25		E32 BOTTLE COOLER							0.6								0.7	E51.2 WALK-IN FREEZER CONDENSER	20/2	26	
27	20/1	E34E FUDGE SYRUP WARMER							0.5								0.7			28	
29	20/1	E27 DRINK MIXER							1.4								1.6	E5 GLYCOL CHILLER	20/1	30	
31	20/1	E26 MICROWAVE OVEN							1.6								1.9	E2 DIPPING CABINET	20/1	32	
33		E17 MILK DISPENSER							0.2									SPARE	20/1	34	
35	20/1	E38 REACH-IN FREEZER							0.9								2.4	E4B DRYER	30/2	36	
37	20/1	E7 ICE MAKER							1.2								2.4			38	
39	40/2	E8 CONVECTION OVEN							2.8									E34A FUDGE SYRUP WARMER	20/1	40	
41									2.8								0.8	E3 CARBONATOR	20/1	42	
LIGHT	ING (KVA)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.7		0.0	0.0	0.0	0.0	0.0	0.0	20.3	CONNECTED LOAD (KVA):	3	37.9	
RECEP	TACLES (	(KVA): 0.0																DEMAND LOAD (KVA):	3	37.9	
MOTO	RS (KVA)	: 0.0						PH/	ASE A	13	106	5.2									
A/C (	(VA):	0.0						PHA	ASE B	10	84	.5						CONNECTED LOAD (AMPS):	10	05.3	
HEATI	NG (KVA)	: 0.0						PH	ASE C	15	125	5.2						DEMAND LOAD (AMPS):	10	05.3	
KITCH	EN (KVA)									KVA	AM	PS									
	LLANEOL	` '																AMPACITY REQUIRED:	10	05.3	
	_	ERS PROTECTING MULTI-WIRE BR						)-EQUI	PPED W	/ITH A	MANL	JALLY	OPERA	TED H	ANDLE	-TIE D	EVICE	TO ENSURE THAT ALL UNGROUNDED			

				HEIGHT AFF
ITEM	DESCRIPTION	CONDUCTORS	CONNECTION	(INCHES)
1	CUSTARD MACHINE	3#4, 1#8G, 1-1/4"C	J-BOX	CONDUIT STUB-UP
2	DIPPING CABINET	2#12, 1#12G, 3/4"C	5-20R	CONDUIT STUB-UP
3	CARBONATOR	2#12, 1#12G, 3/4"C	5-20R	66
4A	WASHER	2#12, 1#12G, 3/4"C	5-20R	50
4B	DRYER	2#10, 1#10G, 3/4"C	6-30R	66
5	GLYCOL CHILLER	2#12, 1#12G, 3/4"C	J-BOX	72
7	ICE MAKER	2#12, 1#12G, 3/4"C	5-20R	66
8	CONVECTION OVEN	2#8, 1#10G, 3/4"C	J-B0X	24
10	DISH MACHINE	2#6, 1#10G, 3/4"C	J-B0X	24
12	BAG-IN-BOX	2#12, 1#12G, 3/4"C	5-20R	50
17	MILK DISPENSER	2#12, 1#12G, 3/4"C	5-20R	50
23	BLENDER	2#12, 1#12G, 3/4"C	5-20R	50
26	MICROWAVE OVEN	2#12, 1#12G, 3/4"C	5-20R	60
27	DRINK MIXER	2#12, 1#12G, 3/4"C	5-20R	50
32	BOTTLE COOLER	2#12, 1#12G, 3/4"C	5-20R	24
33	WORKTOP FRIDGE	2#12, 1#12G, 3/4"C	5-20R	24
34A	FUDGE SYRUP WARMER	2#12, 1#12G, 3/4"C	5-20R	50
34C	FUDGE SYRUP WARMER	2#12, 1#12G, 3/4"C	5-20R	50
34E	FUDGE SYRUP WARMER	2#12, 1#12G, 3/4"C	5-20R	50
37	SODA DISPENSER	2#12, 1#12G, 3/4"C	5-20R	24
38	REACH-IN FREEZER	2#12, 1#12G, 3/4"C	5-20R	24
40	DROP-IN FREEZER	2#12, 1#12G, 3/4"C	5-20R	24
41	COFEE MAKER	2#12, 1#12G, 3/4"C	5-20R	24
42	DROP-IN FREEZER	2#12, 1#12G, 3/4"C	5-20R	24
44	UNDERCOUNTER FRIDGE	2#12, 1#12G, 3/4"C	5-20R	24
50	WALK-IN COOLER LIGHTING	2#12, 1#12G, 3/4"C	J-BOX	DROP FROM ABOVI
50.1	WALK-IN COOLER EVAPORATOR	2#12, 1#12G, 3/4"C	J-B0X	DROP FROM ABOVI
50.2	WALK-IN COOLER CONDENSER	2#12, 1#12G, 3/4"C	30A/2/3R DISCONNECT	DROP FROM ABOVI
51	WALK-IN FREEZER LIGHTING	2#12, 1#12G, 3/4"C	J-BOX	DROP FROM ABOVE
51.1	WALK-IN FREEZER EVAPORATOR	2#12, 1#12G, 3/4"C	J-BOX	DROP FROM ABOVI
51.2	WALK-IN FREEZER CONDENSER	2#12, 1#12G, 3/4"C	30A/2/3R DISCONNECT	DROP FROM ABOVE

CONDUCTORS ARE SIMULTANEOUSLY DISCONNECTED PER NEC 240.15.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE											
			STARTER/								
DESCRIPTION	CIRCUIT	CONDUCTORS	DISCONNECT								
RTU-1	MDP-8,10,12	3#6, 1#10G, 1"C	60/3/3R								
GWH-1	B-8	2#12, 1#12G, 3/4"C	MTR. RTD. SWITCH								
EH-1	B-12	2#12, 1#12G, 3/4"C	MTR. RTD. SWITCH								
EF-1	A-1	2#12. 1#12G. 3/4"C	N/A								

1. PROVIDE CONNECTION TO ALL MECHANICAL, PLUMBING, I.T., ETC. EQUIPMENT AS REQUIRED

FOR COMPLETE AND OPERATIONAL SYSTEMS THROUGHOUT THE PROJECT. REFER TO MECHANICAL, PLUMBING, I.T., AND ARCHITECTURAL DRAWINGS FOR EQUIPMENT REQUIRING ELECTRICAL SERVICE BUT NOT NECESSARILY SHOWN ON ELECTRICAL PLANS. 2. WHERE MECHANICAL OR PLUMBING EQUIPMENT REQUIRES ELECTRICAL SERVICE, INCLUDE LOCAL SERVICE DISCONNECT AT EACH PIECE OF EQUIPMENT IN ACCORD WITH NEC AND IN ACCORD WITH EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS; SIZED AS REQUIRED TO ACCOMMODATE LOAD REQUIREMENTS OF EQUIPMENT. WHERE TWO OR MORE ITEMS ARE CONNECTED TO THE SAME BRANCH CIRCUIT, PROVIDE FUSED DISCONNECT FOR EACH PIECE OF EQUIPMENT.

B. PRIOR TO ORDERING OR PURCHASING PANELBOARDS, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE MECHANICAL/PLUMBING CONTRACTOR. BREAKER AND BRANCH CIRCUIT SHALL MATCH NAMEPLATE DATA OF EQUIPMENT ACTUALLY FURNISHED.

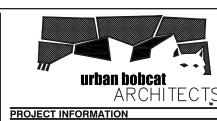
4. ALL MECHANICAL DISCONNECTS SHALL BE SEPARATE AND INDEPENDENTLY MOUNTED FROM THE MECHANICAL UNIT. 5. FOR EVERY 100 FEET INCREASE WIRE SIZE TO THE NEXT AVAILABLE AMPACITY SIZE IN NEC

TABLE 316, 60 DEGREE C

						- Λ N	<u> </u>	D(	) / [	<u> П</u>	S(	HE				<u>// \                                  </u>					
		0004 141 0				Al	N L	<u> </u>											MOUNTING BEGEGGED AND	001.8	1
OVT		600A MLO		1			AD ((/)	185				208/1	20		SE: 3	WIR	E: 4		MOUNTING: RECESSED AIG	C: 22kA	OVT
CKT	l	DECORPTION		1.70	55.0		AD (K)		1717		PHAS		DE 0		AD (KV		1717	1,1,0,0	DECORPTION	TRIP	CKT
#	POLE			LTG	REC	MTR		HTG		MISC			REC	MTR		HTG		MISC	DESCRIPTION	POLE	#
1	200/3	PANEL 'A'		6.5	1.8	0.0	0.0	0.0	0.0	1.2	╃╽	0.0	0.0	0.0	0.0	0.0	0.0		PANEL 'B'	200/3	2
3				6.0	1.3	0.0	0.0	0.0	0.0	1.4		0.0	0.0	0.0	0.0	0.0	0.0	10.1			4
5				5.8	1.1	0.0	0.0	0.0	0.0	3.3	ШЦ	0.0	0.0	0.0	0.0	0.0	0.0	15.0			6
7	100/3	E1 CUSTARD MACHINE	<u> </u>							5.6									RTU-1	50/3	8
9										5.6	Ш							5.0			10
11										5.6								5.0			12
13	100/3	E1 CUSTARD MACHINE	_							5.6									SPACE		14
15										5.6									SPACE		16
17										5.6									SPACE		18
19	50/2	E10 DISH MACHINE								3.9									SPACE		20
21										3.9	П								SPACE		22
23		SPACE									IT								SPACE		24
25		SPACE																	SPACE		26
27		SPACE									Tèl								SPACE		28
29		SPACE									IITI								SPACE		30
31		SPACE									1								SPACE		32
33		SPACE									Tèl								SPACE		34
35		SPACE									ПТ								SPACE		36
37		SPACE									<b>₩</b>  1								SPACE		38
39		SPACE									Tèl								SPACE		40
41		SPACE									Т								SPACE		42
	ING (KVA		18.3	18.3	4.1	0.0	0.0	0.0	0.0	47.5		0.0	0.0	0.0	0.0	0.0	0.0	53.1	CONNECTED LOAD (KVA):	1:	23.0
	TACLES	*	4.1	10.0		1 0.0	0.0	0.0	0.0	17.5		0.0	1 0.0	0.0	5.0	0.0	0.0	30.1	DEMAND LOAD (KVA):		23.0
	RS (KVA)		0.0						PH A	SE A	42	353	3 9						DEMINITO LOND (MIN).	- 14	-5.5
A/C(	<u> </u>		0.0	PHA								32							CONNECTED LOAD (AMPS):	2,	41.5
•	ING (KVA)		0.0	PHA															DEMAND LOAD (AMPS):		41.5
	EN (KVA)		0.0						FIIF	JOL U	KVA		1PS						DEMINIAN FOUN (MINILO).	ა,	11.0
	ELLANEOL		100.6								IVVA	HIV	II V						AMPACITY REQUIRED:	2	54.2
		• •		I RD∧N∩I	H CIDO	IIITO O	HALL	BE EIE	I D EOI	IIDDET	\ \A/IT	- A MA	MITALL	V ODE	ONTED	HVND	I E TIE	DEVIC	E TO ENSURE THAT ALL UN		71.4
NOIE		ERS PROTECTING MOLT JCTORS ARE SIMULTAN								UIFFEL	, AA.1.1	I A IVIA	NUALL	.i UFEI	VA I ED	HAND	LE-IIC	DEVIC	L TO ENSURE THAT ALL UNG	INCUINDED	
	CONDU	TOTORS ARE STRIULTAN	1LUUSL1	ויטטע	DININE	ו בט לו	TV NEC	Z4U.10													

	MAIN:	200A MLO	IG BL	IS					VOLT	AGE:	208/12	:0	PHAS	SE: 3	WIR	E: 4		NOUNTING: RECESSED AIC:	22kA	
CKT	TRIP				LO	AD (K	/A)			PHASE		•	LO	AD (KV	(A)			•	TRIP	CKT
#	POLE		LTG	REC	MTR	A/C	HTG	KIT	MISC	ABC	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	POLE	#
1	20/1	LTG - KITCHEN	0.7									0.4						RECEPTACLES	20/1	2
3	20/1	LTG - FRONT OF HOUSE	0.9														0.4	TELE/DATA	20/1	4
5	20/1	LTG - F.O.H. EXTERIOR	1.0														0.4	IRRIGATION CONTROLLER	20/1	6
7	20/1	LTG - F.O.H. EXTERIOR	1.0									0.2						REC - CONVENIENCE	20/1	8
9	20/1	LTG - PARKING	0.3									0.4						REC - MANAGER'S OFFICE	20/1	10
11	20/1	LTG - EXTERIOR FACIA	1.2									0.2						REC - MANAGER'S OFFICE	20/1	12
13	20/1	LTG - EXTERIOR FACIA	1.2									0.2						REC - MANAGER'S OFFICE	20/1	14
15	20/1	LTG - EXTERIOR FACIA	1.2									0.5						REC - MANAGER'S OFFICE	20/1	16
17	20/1	LTG - EXTERIOR FACIA	1.2									0.4						REC - MANAGER'S OFFICE	20/1	18
19	20/1	LTG - EXTERIOR FACIA	1.2									0.2						REC - MANAGER'S OFFICE	20/1	20
21	20/1	LTG - EXTERIOR FACIA	1.2														0.5	LIGHTING CONTACTOR	20/1	22
23	20/1	LTG - PYLON SIGN	1.2														1.6	SIGNAGE	20/1	24
25	20/1	LTG - PYLON SIGN	1.2									0.5						REC - POS	20/1	26
27	20/1	LTG - PYLON SIGN	1.2									0.2						REC - EXTERIOR	20/1	28
29	20/1	LTG - PYLON SIGN	1.2														1.2	EXTERIOR SIGNAGE	20/1	30
31	20/1	LTG - MENU/DIRECTION	AL 1.2									0.4						REC - GAUGES	20/1	32
33	20/1	MENU SIGNAGE	1.2														0.5	NEON LIGHT ANIMATOR BOX	20/1	34
35	20/1	DOOR CHIME							0.1									SPARE	20/1	36
37	20/1	EXTERIOR SIGNAGE							1.2									SPARE	20/1	38
39	20/1	DRIVE-THRU		0.2														SPARE	20/1	40
41	20/1	DRIVE-THRU		0.5														SPARE	20/1	42
IGHT	ING (KVA)	): 18	.3 18.3	0.7	0.0	0.0	0.0	0.0	1.3		0.0	3.4	0.0	0.0	0.0	0.0	4.5	CONNECTED LOAD (KVA):	2	8.2
RECEI	PTACLES (	(KVA): 4	1	•								•						DEMAND LOAD (KVA):	2	8.2
/IOT (	ORS (KVA)	: 0.	0					PH <i>A</i>	SE A	9	79	0						• •		
/C (	KVA):	0.	0					PH <i>A</i>	SE B	9	72	0						CONNECTED LOAD (AMPS):	7.	8.4
IEAT	ING (KVA)	: 0	0					PHA	ASE C	10	84	1						DEMAND LOAD (AMPS):	7.	8.4
	IEN (KVA)									KVA	AM	PS						, ,		
	ELLANEOL										1							AMPACITY REQUIRED:	9	1.1

Jordan & Skala Engineers Texas Firm Registration # F-4990 Drawn By: PE Checked By: WB



**ANDY'S FROZEN CUSTARD -FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

**CIVIL ENGINEER:** DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

STRUCTURAL ENGINEER: DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

> SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

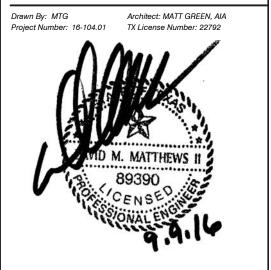
Validity of Permit. The issuance or granting of a permit or validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and attention to the provision of the provisi other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

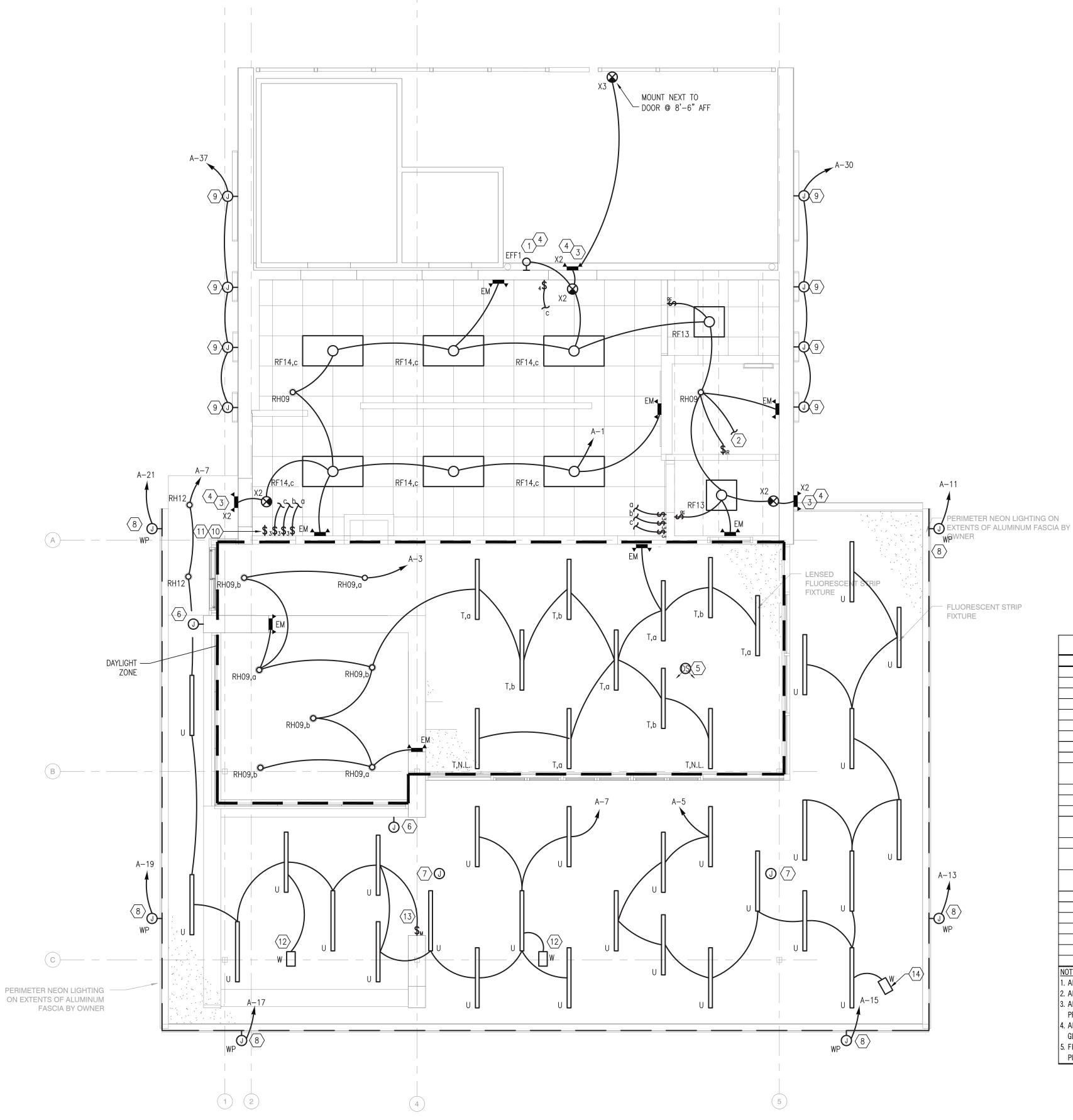
**BUILDING OFFICIAL** 

REVISION SCHEDULE NO. DATE ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structurexisting site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary natur and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015



RISER AND SCHEDULES - ELECTRICAL



# KEY NOTES:

- 1) FIXTURE SHALL BE CONTROLLED VIA INTEGRAL PHOTOCELL.
- 2 POWER TO EXHAUST FAN, CONTROLLED WITH LIGHTS VIA OCCUPANCY
- (3) REMOTE EMERGENCY EGRESS HEAD PROVIDED WITH FIXTURE TYPE 'X2'.
- 4 LIGHT FIXTURE SHALL BE MOUNTED AT 9'-6" AFF WITH J-BOX MOUNTED FLUSH IN BRICK. VERIFY EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- (5) WATTSTOPPER LS301 DIMMING PHOTOSENSOR WITH LSR-301-S WIRELESS CONTROLLER FOR DAYLIGHT CONTROLS IN COMPLIANCE WITH IECC 2012 DAYLIGHTING REQUIREMENTS. ALL FRONT-OF-HOUSE FIXTURES (EXCLUDING EMERGENCY FIXTURES) WITHIN INDICATED "DAYLIGHT ZONE" SHALL BE CONTROLLED VIA PHOTOSENSOR 0-10V DIMMING OUTPUT. PROVIDE ALL WIRING, POWER PACKS, CONTROLS, AND ALL OTHER REQUIRED APPURTENANCES FOR A COMPLETE, FUNCTIONAL DAYLIGHT CONTROL SYSTEM. REFER TO DETAIL 2/E102 FOR WIRING
- 6 PROVIDE WEATHERPROOF ROUGH-IN AND CIRCUITING FOR INTERNALLY-LIT SIGNAGE. VERIFY LOCATION WITH ARCHITECT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER.
- (7) SPACE RESERVED FOR FUTURE RADIANT HEATER. PROVIDE BACKBOX AND 1" CONDUIT WITH PULLSTRING TO PANEL 'A' FOR FUTURE ELECTRICAL CONNECTION. VERIFY FINAL LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- (8) CONTRACTOR SHALL COORDINATE WITH SIGN VENDOR DRAWINGS FOR FINAL LOCATION OF JUNCTION BOXES FOR PERIMETER NEON LIGHTING.
- (9) PROVIDE WEATHERPROOF JUNCTION BOX FLUSH WITH MASONRY FOR FUTURE SIGNS. RUN CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. PAINT COVER PLATE TO MATCH EXTERIOR, VERIFY FINISH WITH
- 10 PROVIDE CONTACTOR ON/OFF SWITCH AT INDICATED LOCATION AT INDICATED LOCATION FOR NEON LIGHTING CONTACTOR CONTROL.
- (11) PROVIDE CONTACTOR ON/OFF SWITCH AT INDICATED LOCATION AT INDICATED LOCATION FOR MENU/SIGNAGE CONTROL.
- $\langle 12 \rangle$  LED FLOOD LIGHT ON TOP OF CANOPY FOR BLADE SIGNAGE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DETAILS.
- (13) PROVIDE DISCONNECT SWITCH AT BLADE FOR INTERNALLY ILLUMINATED ANDY'S SIGN. CONNECT TO CANOPY LIGHTING CIRCUIT. DISCONNECT SHALL NOT BE VISIBLE FROM ANY APPROACH ANGLE AT GROUND LEVEL.
- (14) LED FLOOD LIGHT ON TOP OF CANOPY ORIENTED TOWARDS FLAG POLE. COORDINATE EXACT LOCATION AND ORIENTATION WITH ARCHITECT PRIOR TO ROUGH-IN. FLOOD LIGHT SHALL NOT BE VISIBLE FROM ANY APPROACH ANGLE AT GROUND LEVEL.

# GENERAL NOTES:

- 1. ALL EMERGENCY LIGHTS ( , ⊗, ← SHALL BE CONNECTED TO THE UNSWITCHED PHASE CONDUCTOR OF THE CIRCUIT SERVING THE RESPECTIVE AREA.
- 2. LIGHTS ARE TO BE PROVIDED BY LITEWORKS. COORDINATE WITH LENNY CLARK AT LITEWORKS: LITEWORKS LIGHTING SUPPLY 11103 WEST FARM ROAD 156 REPUBLIC, MO 65738 (417)459-7607

LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER CATALOG NO.	LAMPS								
CF01	OUTDOOR LINEAR	INSIGHT EX5-SMM-TA-T5HO-54W-120-SF-EPF	1-54W T5H0								
CF02	COVE LIGHTING	BIRCHWOOD ASH-T5HO-120-EB-X	1-54W T5H0								
WF08	SURFACE WRAP	PRUDENTIAL P1220-2T5-02-WA-YGW-120-SUR-REM	2-54W T5H0								
RH09	6" RECESSED LED DOWNLIGHT	MAXILUME HH6-LED-2000L-120-50K-HH6-6501	30.1W LED								
RH12	6" RECESSED LED DOWNLIGHT	ELITE RL633-RL660-40K-WH	24W LED								
RF13	2'x2' RECESSED TROFFER	ORACLE 22-OT-3-17-T8-1-HBF-A12	3-17W T8								
RF14	2'x4' RECESSED TROFFER	ORACLE 24-OT-332T8-1-HBF-A12	3-32W T8								
WW1	6" RECESSED LED DOWNLIGHT	MAXILUME HH6-LED-2000L-120-50K-HH6-6507	30.1W LED								
FF1	LED FLOODLIGHT	DAY-BRITE FSS-40W-L-U-MHP	40W LED								
		DAY-BRITE-BIS-050-M-XX-NAT-D08 WITH BLGN2									
ARM1	DECORATIVE EXTERIOR	GOOSENECK MOUNT	1-50W MH								
GM1	IN-GRADE WALL WASH	ALLSCAPE SL-23-25CW-CUS3-120-45	25W LED								
EFF1	LED FLOODLIGHT	DAY-BRITE FSS-40W-L-U-WHP-PEC-MT	40W LED								
Χ	EXIT SIGN	EVENLITE TLEDCOM-R-U-W (WXIT/EMERG COMBO)	LED								
		EVENLITE TLEDCOM-R-U-W-PRWLED2 (EXIT/EMERG									
X2	EXIT SIGN	COMBO WITH REMOTE)	LED								
Х3	EXIT SIGN	EVENLITE TWL-EM-R-1U-W	LED								
		GARDCO ECF-3-70LA-3270-NW-IS-UNV (ON 18' SQUARE									
S3A	PARKING POLE	STEEL POLE)	69.2W LED								
		GARDCO ECF-4-105LA-321A-CW-UNV (ON 18' SQUARE									
S <b>4</b>	PARKING POLE	STEEL POLE)	106.6W LED								
SF1	POLE-MOUNTED LED FLOODLIGHT	GARDCO DFL-ST-HFL-55LA-CW-UNIV	55W LED								
SF2	POLE-MOUNTED LED FLOODLIGHT	GARDCO DFL-ST-VFL-55LA-CW-UNIV	55W LED								
SF3	POLE-MOUNTED LED FLOODLIGHT	GARDCO DFL-ST-NSP-55LA-CW-UNIV	55W LED								
Т	LINEAR SURFACE-MOUNT WITH BOX LENS, DIMMING	BARTCO IPR5MS-128-VII-PRS-F-SM-WH-T5HO	1-28W T5								
U	LINEAR SURFACE-MOUNT STRIPLIGHT	COLUMBIA CN4-228-EPU	2-28W T5								
W	LED FLOODLIGHT WITH CUTOFF	RABB FFLED-26B44-BRONZE-CUTOFF	26 W LED								
EM	EMERGENCY EGRESS LIGHT	EVENLITE TCS-W-M16-LED	3.3W LED								

1. ALL LIGHTING FIXTURES MAY NOT NECESSARILY BE USED.

2. ALL FIXTURES SHALL BE UL LISTED.

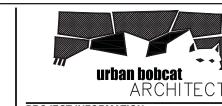
3. ALL OUTDOOR EMERGENCY FIXTURES SHALL BE DAMP AND/OR WET LOCATION LISTED (AS APPLICABLE TO INSTALLATION) AND SHALL BE PROVIDED WITH 0°F, COLD WEATHER BALLASTS (FLUORESCENT AND HID FIXTURES). . ALL EXTERIOR AND SITE/LANDSCAPE LIGHTING MUST ADHERE TO ALL LOCAL LIGHTING ORDINANCES AND REQUIREMENTS. PROVIDE SHIELDING,

GLARE CONTROL, HARDWARE OPTIONS AND ACCESSORIES AS NECESSARY TO COMPLY.

5. FINAL APPROVAL OF ALL LIGHT FIXTURES TO BE BY THE ARCHITECT AND OWNER DURING SUBMITTAL PHASE AND PRIOR TO ANY ORDERING,

PURCHASE OR INSTALLATION OF LIGHT FIXTURES.





PROJECT INFORMATION **ANDY'S FROZEN CUSTARD -FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT

urban bobcat Architects, PC 1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER: **DUNAWAY ASSOCIATES L.P.** 550 BAILEY AVENUE STE. 400

FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: BRIAN BOWDEN, PE M.E.P. ENGINEER: Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320,

DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

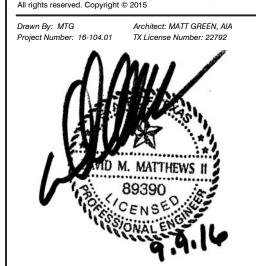
FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

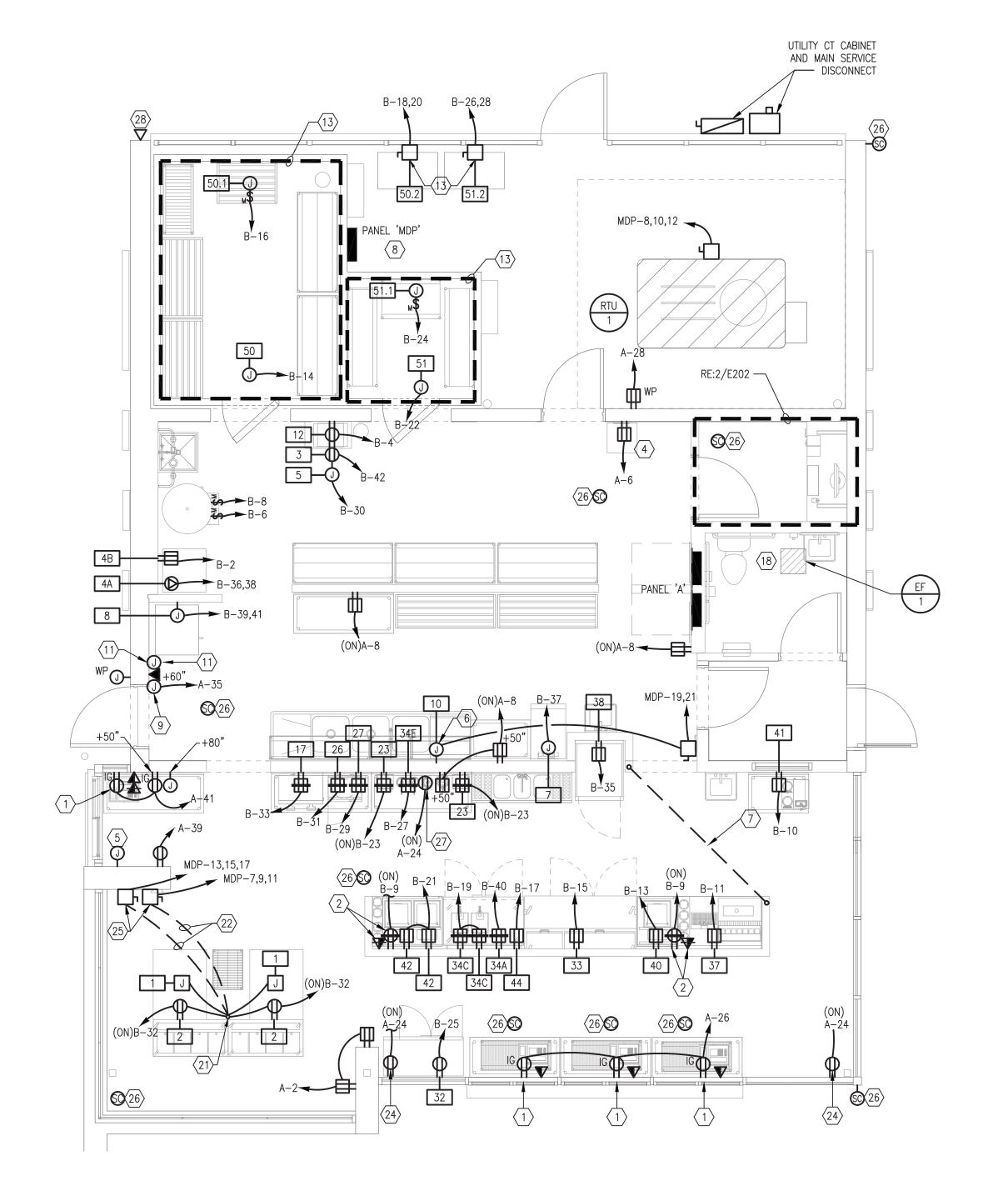
Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.
The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction
All approvals are subject to site inspections by a building

**BUILDING OFFICIAL** 

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structu existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Jnauthorized reproduction, distribution, or dissemination, in whole or the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes.



FLOOR PLAN - LIGHTING





MECHANICAL EQUIPMENT CONNECTION SCHEDULE										
			STARTER/							
DESCRIPTION	CIRCUIT	CONDUCTORS	DISCONNECT							
RTU-1	MDP-8,10,12	3#6, 1#10G, 1"C	60/3/3R							
GWH-1	B-8	2#12, 1#12G, 3/4"C	MTR. RTD. SWITCH							
EH-1	B-12	2#12, 1#12G, 3/4"C	MTR. RTD. SWITCH							
FF-1	A-1	2#12, 1#12G, 3/4"C	N/A							

1. PROVIDE CONNECTION TO ALL MECHANICAL, PLUMBING, I.T., ETC. EQUIPMENT AS REQUIRED FOR COMPLETE AND OPERATIONAL SYSTEMS THROUGHOUT THE PROJECT. REFER TO MECHANICAL, PLUMBING, I.T., AND ARCHITECTURAL DRAWINGS FOR EQUIPMENT REQUIRING ELECTRICAL SERVICE BUT NOT NECESSARILY SHOWN ON ELECTRICAL PLANS.

2. WHERE MECHANICAL OR PLUMBING EQUIPMENT REQUIRES ELECTRICAL SERVICE, INCLUDE LOCAL SERVICE DISCONNECT AT EACH PIECE OF EQUIPMENT IN ACCORD WITH NEC AND IN

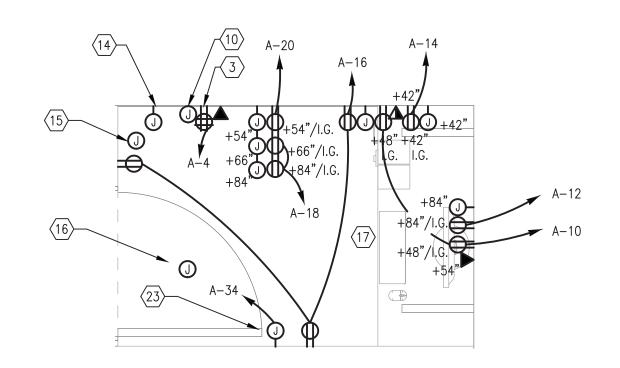
LOCAL SERVICE DISCONNECT AT EACH PIECE OF EQUIPMENT IN ACCORD WITH NEC AND IN ACCORD WITH EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS; SIZED AS REQUIRED TO ACCOMMODATE LOAD REQUIREMENTS OF EQUIPMENT. WHERE TWO OR MORE ITEMS ARE CONNECTED TO THE SAME BRANCH CIRCUIT, PROVIDE FUSED DISCONNECT FOR EACH PIECE OF EQUIPMENT.

3. PRIOR TO ORDERING OR PURCHASING PANELBOARDS, THE ELECTRICAL CONTRACTOR SHALL

COORDINATE ALL ELECTRICAL REQUIREMENTS WITH THE MECHANICAL/PLUMBING CONTRACTOR. BREAKER AND BRANCH CIRCUIT SHALL MATCH NAMEPLATE DATA OF EQUIPMENT ACTUALLY FURNISHED.

4. ALL MECHANICAL DISCONNECTS SHALL BE SEPARATE AND INDEPENDENTLY MOUNTED FROM

THE MECHANICAL UNIT.
5. FOR EVERY 100 FEET INCREASE WIRE SIZE TO THE NEXT AVAILABLE AMPACITY SIZE IN NEC
TABLE 316, 60 DEGREE C



2 ENLARGED OFFICE PLAN — POWER

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

KEY NOTES:

- RECEPTACLE FOR POS EQUIPMENT, 24" AFF. FIELD COORDINATE EXACT MOUNTING LOCATION WITH MILLWORK AND CASH REGISTER LAYOUT PRIOR TO ROUGH-IN.
- PROVIDE RECEPTACLE AND DATA CONNECTIONS FOR MAKE-TABLE MONITOR.
- PROVIDE 2" EMPTY CONDUIT STUBBED UP TIGHT TO WALL, 12" AFF, FOR TELEPHONE SERVICE. COORDINATE EXTERIOR ROUTE TO SERVICE PEDESTAL WITH UTILITY.
- PROVIDE 1" EMPTY CONDUIT WITH PULLSTRING STUBBED UP TIGHT TO WALL (12" AFF) FOR IRRIGATION SYSTEM CONTROLLER. COORDINATE BELOW GRADE ROUTING TO NEAREST PLANTING AREA WITH IRRIGATION SYSTEM CONTRACTOR.
- PROVIDE WALL MOUNTED JUNCTION BOX AT 80" AFF WITH 3/4" EMPTY CONDUIT ROUTED BELOW GRADE TO DRIVE AREA FOR DRIVE—THRU LOOP. ROUTE SECOND 3/4" EMPTY CONDUIT BELOW GRADE TO INTERIOR WALL AND THEN TO ABOVE ACCESSIBLE CEILING SPACE. VERIFY REQUIREMENTS AND JUNCTION BOX LOCATION WITH EQUIPMENT SUPPLIER
- PROVIDE FLEXIBLE WATER—TIGHT CONNECTION TO UNDERCOUNTER DISH MACHINE WITH BOOSTER HEATER. REFER TO 'KITCHEN EQUIPMENT CONNECTION SCHEDULE' FOR HEIGHT.
- PROVIDE 1-1/2" CONDUIT ROUTED UNDER SLAB FOR DATA CONNECTION TO MAKE-TABLE. VERIFY ROUTING WITH OWNER PRIOR TO ROUGH-IN.
- PROVIDE UNISTRUT MOUNTING BRACKET FOR 'MDP'. VERIFY PANEL CLEARANCES PER NEC.
- (9) PROVIDE SERVICE DOOR CHIME. (2 TONES).
- 10 PROVIDE #6 GROUND FOR CONNECTION TO TELE/DATA EQUIPMENT.
- PROVIDE ROUGH—IN AND FINAL CONNECTIONS TO SECURITY SYSTEM KEYPAD AT 60" AFF. EXTEND CONDUIT IN WALL UP TO ABOVE CEILING.
- VERIFY LOCATION AND MOUNTING HEIGHTS WITH OWNER PRIOR TO ROUGH-IN.
- CONDENSERS TO BE MOUNTED IN A RACK. VERIFY EXACT ROUGH—IN LOCATIONS AND REQUIREMENTS FOR WALK—IN COOLER/FREEZER EQUIPMENT/CONNECTIONS WITH EQUIPMENT VENDOR. E/C IS RESPONSIBLE FOR FINAL CONNECTIONS TO EQUIPMENT.
- VERIFY CIRCUITING REQUIREMENTS AND LOCATION OF SECURITY PANEL WITH OWNER PRIOR TO ROUGH—IN.
- PROVIDE BACKBOX WITH 3/4" CONDUIT ROUTED IN WALL TO ABOVE ACCESSIBLE CEILING FOR MUZAK SYSTEM VOLUME CONTROL. COORDINATE EXACT LOCATION AND ROUGH—IN REQUIREMENTS WITH MUZAK SYSTEM VENDOR PRIOR TO ROUGH—IN.
- PROVIDE 1-1/2" RIGID GALVANIZED WEATHERHEAD THROUGH ROOF ADJACENT TO MUZAK SYSTEM SATELLITE DISH MOUNTING LOCATION.

  ROUTE CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE BELOW.

  COORDINATE EXACT LOCATIONS AND ROUGH—IN WITH MUZAK SYSTEM VENDOR PRIOR TO ROUGH—IN.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS AND WIRING DEVICE LOCATIONS AND ELEVATIONS PRIOR TO ROUGH—IN.
- EXHAUST FAN TO BE POWERED VIA RESTROOM LIGHTING CIRCUIT AND CONTROLLED VIA ROOM OCCUPANCY SENSOR.
- (19) CONTRACTOR SHALL COORDINATE FINAL LOCATION OF SIGNAGE RECEPTACLES WITH ARCHITECT PRIOR TO INSTALLATION.
- 20 NOT USED.
- (21) CONDUIT STUB-UPS FOR CUSTARD MACHINES AND DIPPING CABINETS.
- PROVIDE (1) 120V CIRCUIT TO EACH CUSTARD MACHINE (2 CIRCUITS TOTAL, B-1; B-3). CIRCUITS SHALL BE ROUTED UNDERGROUND ALONG WITH CUSTARD MACHINE 208V, 3-PHASE FEEDER.
- PROVIDE POWER TO NEON LIGHT ANIMATOR BOX. VERIFY FINAL POWER REQUIREMENTS WITH MANUFACTURER SPECIFICATIONS. ALL NEON FASCIA CIRCUITS MUST BE ROUTED THROUGH ANIMATOR BOX.
- RECEPTACLE FOR INTERIOR SIGNAGE. LOCATE RECEPTACLE TIGHT TO STOREFRONT SYSTEM. VERIFY FINAL LOCATION WITH ARCHITECT PRIOR TO ROUGH—IN.
- CUSTARD MACHINE DISCONNECTS SHALL BE NEMA 4X ENCLOSURE AND MOUNTED 72" AFF.
- SECURITY CAMERA IS SHOWN DIAGRAMMATICALLY FOR ROUGH-IN LOCATION. PROVIDE J-BOX AT LOCATION WITH 3/4" CONDUIT AND PULLSTRING FROM BOX TO COMMON POINT ABOVE LAY-IN CEILING IN BACK OF HOUSE. COORDINATE EXACT LOCATIONS AND INSTALLATION WITH SECURITY CONSULTANT.
- RECEPTACLE FOR SIGN AT BACK WALL IN 'FRONT OF HOUSE'.
  COORDINATE EXACT SIGN HEIGHT AND LOCATION WITH ARCHITECT PRIOR
  TO ROUGH—IN.
- PROVIDE CAT 6 DATA RUN TO CANOPY OUTSIDE OF DRIVE—THRU WINDOW FOR WIRELESS ACCESS POINT. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH—IN.

# GENERAL NOTES:

(918)266-1785 joe.csi@sbcglobal.net

- REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE ON THIS SHEET FOR ALL ELECTRICAL INFORMATION FOR MECHANICAL AND PLUMBING EQUIPMENT.
- 2. COORDINATE SIGNAGE REQUIREMENTS WITH PINNACLE SIGN
- 3. GC RESPONSIBLE FOR PROVIDING DRIVE—THRU LOOP TIMER.
  COORDINATE LOCATION OF TIMER WITH ARCHITECT/OWNER. (NO
  ALTERNATES ALLOWED):
  CSI OF OKLAHOMA, INC
  8455 E 590 RD
  CATOOSA, OK 74015

| Jordan & Skala Engineers | 17855 North Dallas Parkway, Suite 320 Dallas, TX 75287 | V: (469) 385-1616 | F: (469) 385-1615 |
| Project Number - 163-0549 | Texas Firm Registration # F-499 | Drawn By: | Drawn By



urban bobcat
ARCHITECTS
PROJECT INFORMATION
ANDY'S FROZEN CUSTARD FORT WORTH

5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

APCHITECT

urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012
PH 1: 817-602-9263 / PH 2: 817-602-9129
CONTACT: MATT GREEN, AIA
WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: CHRIS BIGGERS, PE

CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN. PE

CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287 PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION

303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications

and other data, or from prevent building operations being

carried on thereunder when in violation of the code or any

All approvals are subject to site inspections by a building inspector.

other ordinances of this jurisdiction

DATE 01/31/2017 Janie Granthan
BUILDING OFFICIAL

ISSUE

REVISION SCHEDULE

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or

in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the

subject matter contained herein for any but authorized purposes.

All rights reserved. Copyright © 2015

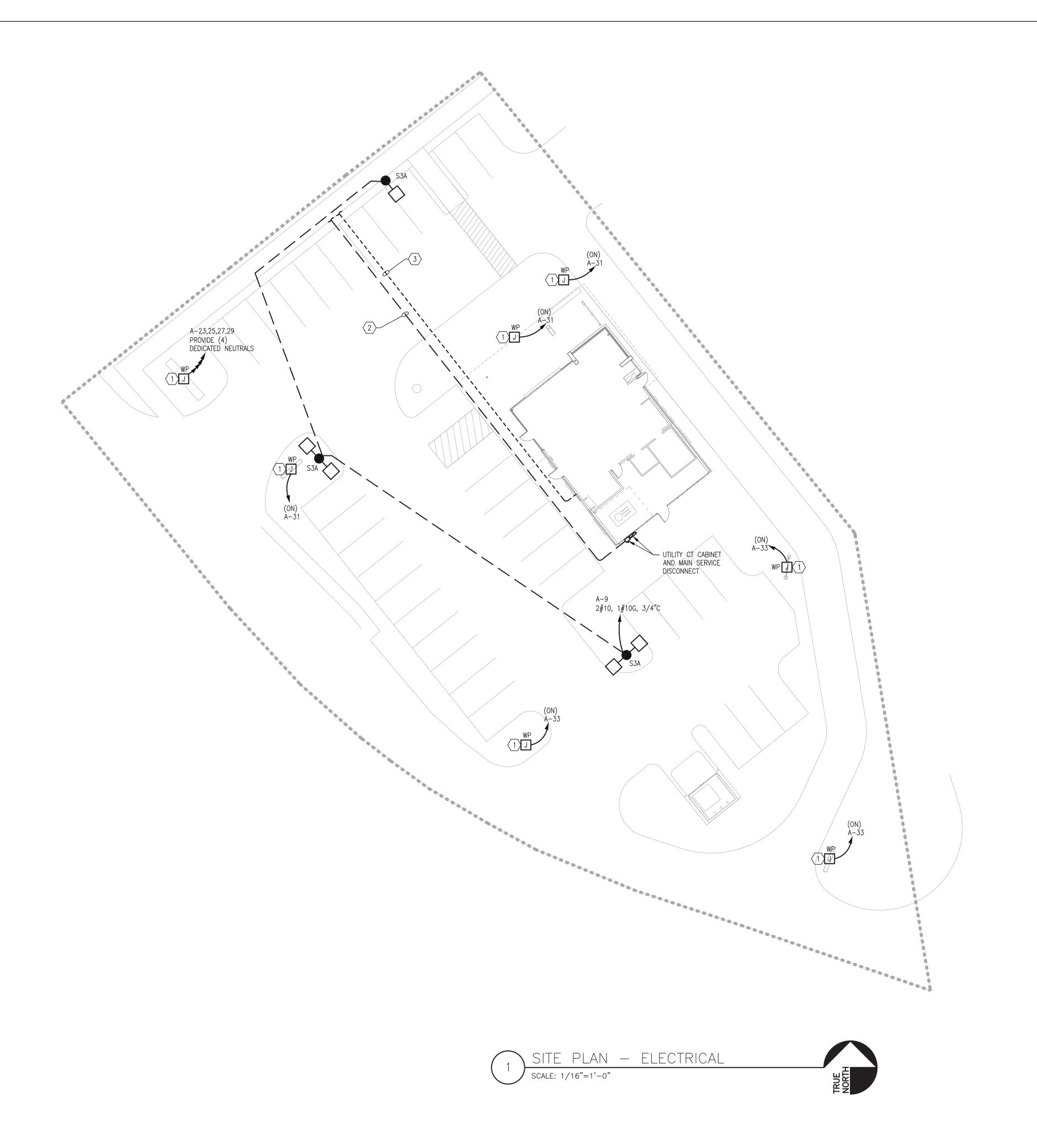
Drawn By: MTG Architect: MATT GREEN, AIA

Project Number: 16-104.01 TX License Number: 22792



FLOOR PLAN - POWER





KEY NOTES:

- 1 PROVIDE STUB-UP AND CIRCUITING FOR INTERNALLY LIT SIGNAGE. VERIFY LOCATION WITH ARCHITECT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER. PROVIDE WEATHERPROOF DISCONNECTING MEANS IF NOT INTEGRAL TO SIGNAGE.
- 2 UNDERGROUND SERVICE FEED FROM NEW UTILITY TRANSFORMER TO SERVICE DISCONNECT. REFERENCE ELECTRICAL RISER FOR FEEDER SIZE. COORDINATE EXACT LOCATION OF UNDERGROUND WITH CIVIL
- 3 PROPOSED ROUTING OF 4" UNDERGROUND CONDUIT FOR COMMUNICATIONS SERVICES. COORDINATE EXACT LOCATION WITH CIVIL.

ARCHITECTS PROJECT INFORMATION

ANDY'S FROZEN CUSTARD -**FORT WORTH** 5100 NORTH TARRANT PKWY. FORT WORTH, TX 76244

**PERMIT REVIEW SET** 

**SEPTEMBER 12, 2016** 

ARCHITECT urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER: DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P. 550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121 CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

> SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector.

**BUILDING OFFICIAL** 

NO. DATE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015

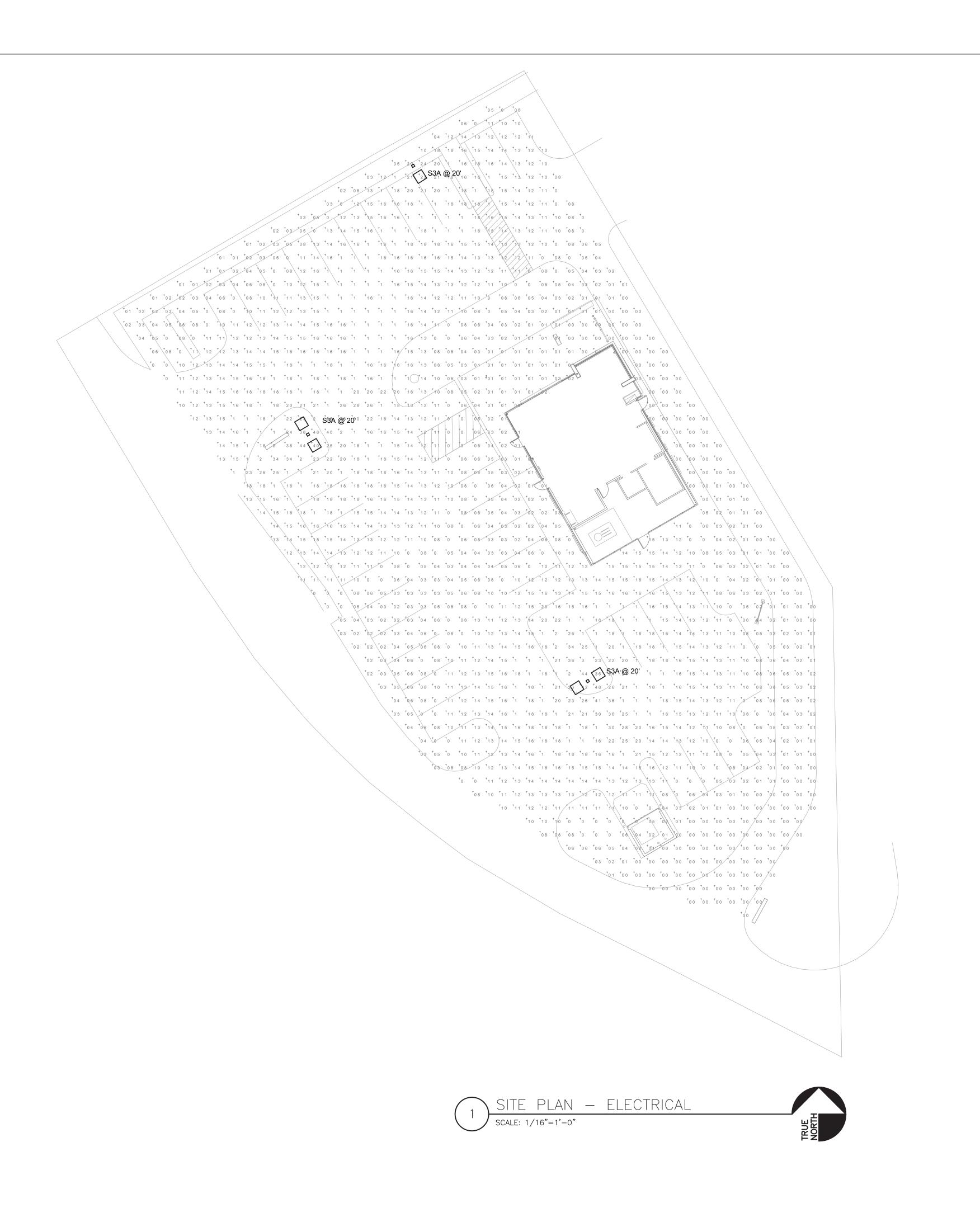
Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792



SHEET
SITE PLAN - ELECTRICAL

E301

Jordan & Skala Engineers Texas Firm Registration # F-4990 Checked By: WB





ANDY'S FROZEN CUSTARD FORT WORTH
5100 NORTH TARRANT PKWY.
FORT WORTH, TX 76244

PERMIT REVIEW SET

**SEPTEMBER 12, 2016** 

ARCHITECT
urban bobcat Architects, PC

1016 FORREST DR., ARLINGTON, TX 76012 PH 1: 817-602-9263 / PH 2: 817-602-9129 CONTACT: MATT GREEN, AIA WWW.URBANBOBCAT.COM

CIVIL ENGINEER:

DUNAWAY ASSOCIATES L.P.

550 BAILEY AVENUE STE. 400 FORT WORTH, TEXAS 76107 PH: (817) 335-1121

CONTACT: CHRIS BIGGERS, PE STRUCTURAL ENGINEER:

DUNAWAY ASSOCIATES L.P.
550 BAILEY AVENUE STE. 400
FORT WORTH, TEXAS 76107
PH: (817) 335-1121
CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:

Jordan & Skala Engineers, Inc. 17855 N. DALLAS PKWY, SUITE 320, DALLAS, TX 75287

PH 1: 469-385-1616 CONTACT: BILL SCHULTE, PE

NOTES:

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or

approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

rspector.

DATE 01/31/2017 Janie Granthan

BUILDING OFFICIAL

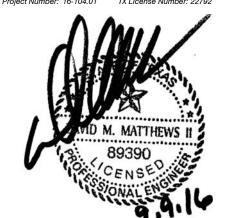
REVISION SCHEDULE

NO. DATE

ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of urban bobcat Architects, PC and receipt or possession of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2015

Drawn By: MTG Architect: MATT GREEN, AIA
Project Number: 16-104.01 TX License Number: 22792



SITE PLAN - PHOTOMETRICS

E302

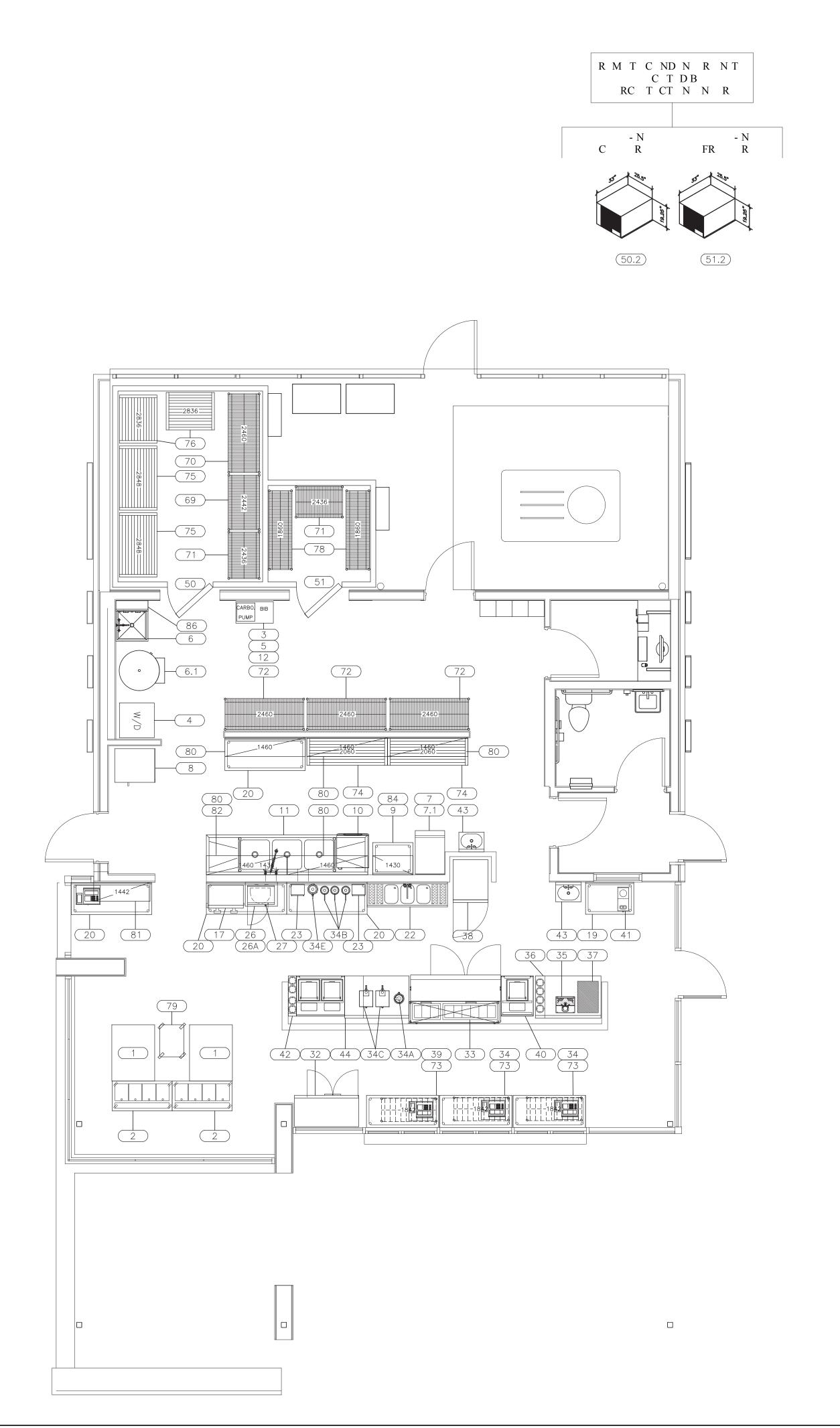
Jordan & Skala Engineers

17855 North Dallas Parkway, Suite 320
Dallas, TX 75287
V: (469) 385-1616 F: (469) 385-1615

Project Number - 163-0549
Drawn By: PE

Texas Firm Registration # F-4990
Checked By: WB

\		KITCHEN EQUIPMEI	
ITEM   NO		EQUIPMENT CATEGORY	EQUIPMENT REMARKS
1	2	CUSTARD MACHINE	BY OTHERS
2	2	ICE CREAM DIPPING CABINET	
3	1	CARBONATOR & SHELF	BY OTHERS
4	1	WASHER/DRYER - ELECTRIC	
5	1	GLYCOL CHILLER	
6	1	SINK, MOP	BY OTHERS
6.1	1	WATER HEATER	BY OTHERS
7	1	ICE MAKER W/BIN	WATER COOLED
7.1	1	FILTER SYSTEM, COMBINATION APPLICATIONS	WATER COOLED
8	1	OVEN, CONVECTION, ELECTRIC	W/STAND, CASTER
9	1	TABLE, WORK; 24 X 30	W/ CASTERS
10	1	WAREWASHER, UNDERCOUNTER, HIGH TEMP	W/ CASTERS
11	1	SINK, SCULLERY, 3 COMPARTMENTS	
12	1	BAG-IN-BOX	BY OTHERS
		· · · · · · · · · · · · · · · · · · ·	BI OTHERS
17	1	MILK DISPENSER	W /OACTEDO
19	1	TABLE, WORK; 24 X 36	W/CASTERS
20	4	TABLE, WORK; 24 X 60	W/CASTERS
22	1	COLLAR SINK	
23	2	BLENDER	
26	1	MICROWAVE OVEN	
26A	1	MICROWAVE SHELF; 18 X 24	
27	1	DRINK MIXER	NIKEC
32	1	BOTTLE COOLER	
33	1	REFRIGERATOR, WORKTOP W/RAIL	
34	2	TABLE, WORK; 24 X 55	OPEN BASE
34A	1	WARMER, FUDGE & SYRUP	
34B	3	LID W/PUMP (FITS #10 CAN)	W/CUSTOM LADELS
34C	2	WARMER, FUDGE & SYRUP	
34E	1	WARMER, FUDGE & SYRUP	
35	1	BEER TOWER	WATER SUPPLY TO CENTER TAP
36	1	ENCLOSED WORKTABLE; 50 X 31.5	
37	1	SODA DISPENSER	NIKEC - BY OTHERS
38	1	FREEZER, REACH-IN	
39	1	TABLE, WORK; 24 X 55	OPEN BASE; WORK HEIGHT TO BE ADA COMPLIAN
40	1	DROP-IN, FREEZER/ICE CREAM	
41	1	COFFEE MAKER, POUROVER	
42	2	DROP-IN, FREEZER/ICE CREAM	
43	2	HAND SINK	
44	1	WORKTOP FREEZER	
50	1	WALK-IN COOLER	
50.2	1	REMOTE CONDENSER	
51	1	WALK-IN FREEZER	
51.2	1	REMOTE CONDENSER	
69	1	SHELVING, WIRE; 74" POSTS; 24 X 42	GREEN; W/CASTERS
70	1	SHELVING, WIRE; 74" POSTS; 24 X 60	GREEN; W/CASTERS
71	2	SHELVING, WIRE; 72" POSTS; 24 X 36	GREEN; W/CASTERS
72	3	SHELVING, WIRE; 72" POSTS; 24 X 60	W/CASTERS
73	3	SHELVING, WIRE; 18 X 42	27" POSTS, 2-TIER
74	2	RACK, DUNNAGE; 20 X 60	
7 <del>4</del> 75	2	RACK, DUNNAGE; 28 X 48	
75 76		RACK, DUNNAGE; 28 X 42	
	2	•	CREN
78 70	2	SHELVING, WIRE; 18 X 60	GREEN W/CASTERS & SOUR TOR SHELE
79	1	SHELVING, WIRE; 18 X 24 (27" POSTS)	W/CASTERS & SOLID TOP SHELF
	5	SHELVING, WIRE; 14 X 60	GREEN
80			
80 81	1	SHELVING, S.S; 14 X 42	-2-2.
80 81 82 84		SHELVING, S.S; 14 X 42 SHELVING, WIRE; 14 X 36 SHELVING, WIRE; 14 X 30	GREEN GREEN



N R T D P RTM NT N T T D B C N TR CT DT M TN F NDNFP #96 T ND RD N DDT N T D R T M T C RN N C D C N PM NT ND R T T D B N T RC TR TF B CDCNNCT NDR TR NT R N DJ T B T N T ND DT T T C R C N NT 3 CMCNTB DFF DJ CNTB DN B 6" F C MBR R R R DB C D T B F RN D ND N T DB T P MBN C NTR CT R 4D R R PP C B B D N D T TEMPERATURE 180°F. FINAL RINSE AND WASH TEMPERATURES OF 140°F. 5 T T D NDT D CT B PR D D T N T M T C F R PPR N T M 6 R FR R T R B F RN D T T RM M T R C R R D B N PR P R R N C ND T N ND CC R T T N R N FP RMN D R C NT RT P PM NT N T R D M B N R 0 P ND B PR D D T 4" T DJ T B F T C M C N T R T F R T R C MP R T M N T N B FRN DBT CMC PP R 9 C M C NJ CT N T M M T B N T D D N T R M FRM CMBR RRRPTPR NTP BBC P N FT C M C NT T T R N T M 10 C TT N B RD B F N N D C N TR CT N 11 F D R C NDR T D PM NT B N T D N C NF RM T T T N F T ND RD ND B N F 1 N PCFMNMMFTRT-36 NC RMR B PR D D T N R P C 13 B C P F PM NT B N T D M N M M F TR 3 NC FRM R DTT T CN 14 C MBR R N DTB MNMMF 6 NC B TF DRM TN TFFD C B NDT D C R FT C MBR R 15 MNM M F 50 F T C ND F T B PR D D N F DPRPRTNND RNR 16 ND N F C T R R R D N T F D PR P R T N R N ND T N N R ND B N N T 1 N RDPR T CT N R PP C B B PR D D FRPDNRPPDFDNTCRDBRBFFTNDCFTRN



	KITCHEN ELECTRICAL SCHEDULE												
ITEM NO	EQUIPMENT CATEGORY	DIRECT	AMPS	ΚW	НР	VOLTS	PHASE	NEMA	ELEC (IN) ELEC REMARKS	ITEM NO			
1	CUSTARD MACHINE	X							CS VERIFY ALL	1			
2	ICE CREAM DIPPING CABINET		7.8			115	1	5-15P	CS	2			
3	CARBONATOR		7.0			120	1	5-15P	66	3			
4	WASHER/DRYER - ELECTRIC		15.0			120	1		50	4			
			30.0	4.8		120/208	1		66				
5	GLYCOL CHILLER		13.0			120	1		72	5			
7	ICE MAKER W/BIN	X	9.7			120	1		66	7			
8	OVEN, CONVECTION, ELECTRIC	X	27.0	5.6		208	1		24	8			
10	WAREWASHER, UNDERCOUNTER, HIGH TEMP	X	37.7			120/208	1		24	10			
12	BAG-IN-BOX		7.0			120	1	5-15P	50 VERIFY	12			
17	MILK DISPENSER		1.2		0.1	115	1	5-15P	50	17			
23	BLENDER		2.1			115	1	5-15P	50	23			
26	MICROWAVE OVEN		13.4	1.0		120	1	5-15P	60	26			
27	DRINK MIXER		11.4			115	1	5-15P	50 VERIFY ALL	27			
32	BOTTLE COOLER		5.0		0.25	115	1	5-15P	24	32			
33	REFRIGERATOR, WORKTOP W/RAIL		8.6		0.33	120	1	5-15P	24	33			
34A	WARMER, FUDGE & SYRUP		4.2	0.5		120	1	5-15P	50	34A			
34C	WARMER, FUDGE & SYRUP		2.9			120	1	5-15P	50	34C			
34E	WARMER, FUDGE & SYRUP		4.2	0.5		120	1	5-15P	50	34E			
37	SODA DISPENSER		7.0			115	1	5-15P	24 VERIFY	37			
38	FREEZER, REACH-IN		7.8		0.5	115	1	5-15P	24	38			
40	DROP-IN, FREEZER/ICE CREAM		1.6		0.2	115	1	5-15P	24	40			
41	COFFEE MAKER, POUROVER		13.1	1.6		120	1	5-15P	24	41			
42	DROP-IN, FREEZER/ICE CREAM		1.6		0.2	115	1	5-15P	24	42			
44	REFRIGERATOR, UNDERCOUNTER, COMPACT		4.5		0.2	115	1	5-15P	24	44			
50	WALK-IN COOLER LIGHTS	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	50			
50.1	WALK-IN COOLER COIL	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	50.1			
50.2	WALK-IN COOLER REMOTE CONDENSER	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	50.2			
51	WALK-IN FREEZER LIGHTS	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	51			
51.1	WALK-IN FREEZER COIL	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	51.1			
51.2	WALK-IN FREEZER REMOTE CONDENSER	X							DFA SEE MANUFACTURER'S DRAWINGS FOR SPECS	51.2			
CO1	CONVENIENCE OUTLET		7.0			115	1	5-15P	24	CO1			
C02	CONVENIENCE OUTLET		7.0			115	1	5-15P	50	C02			

ELECTRICAL CONNECTION SYMBOLS												
(1)	J JB JUNCTION BOX											
SR SINGLE RECEPTACLE												
DR DUPLEX RECEPTÁCLE												
$\triangleleft$	✓ DATA JACK											
↔		SWITCH										
•	CS	CONDUIT STUB-UP										
	K₩	KILOWATT										
	AFF ABOVE FINISHED FLOOR											
	DFA DROP FROM ABOVE											

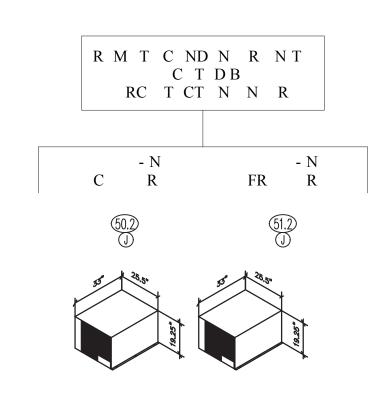
CTR C N T :

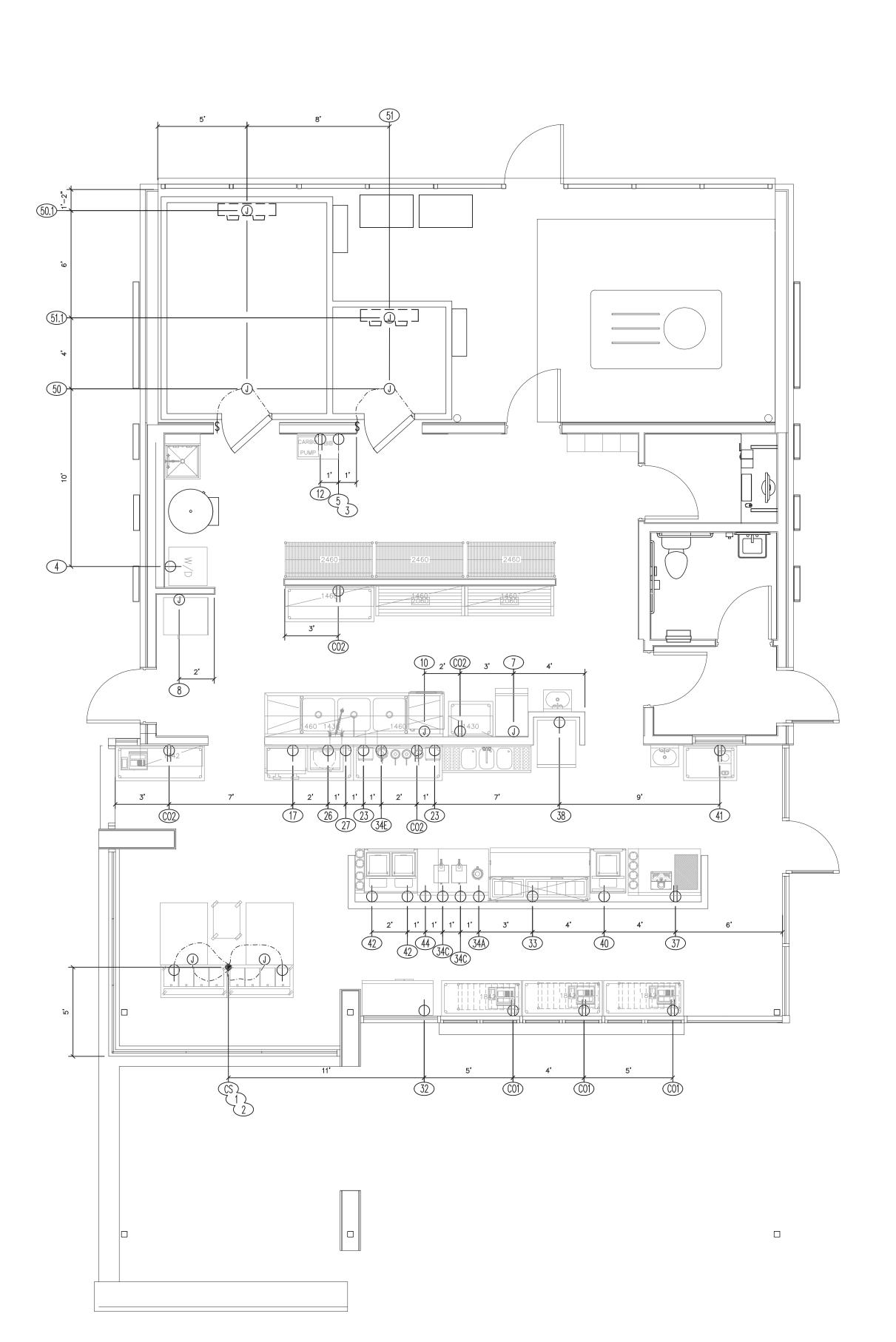
1 N T T N F CC R ND F TT N PR D D T F D R C PM NT - B CTR C C NTR CT R

C NN CT NT PM NT-B CTR C C NTR CT R

3 DM N N R T FN D

4 FFDMN N R T B TT M F T T





CTR C R - N N T

1 DMN N R NFRMFCF F R RC MN CNTRN

R C NR T T F D R C PM NT R R M NT N ND R T T T R T B T BB D-N C N N NC R C PT C TC C C T T T T P N ND C MP T R C ND T C T T R N D M N N F R C T CT R C DR N D M N N F R C N N NC T T R N T N

3 C R P N B F R:

- RN FTTN ND BRPT ND NC DN FN
C NN CT NT PM NT
- NT R RN NT T R F R PR T CT N T D P R M T
R FR R T N ND D T R NTP MP N T M
- PR N F R B-P N N F D C NN CT TC R
P B
- C RD N T N FP N B RD T PM NT C T N ND
R R M NT

- PR N F NT-TR P BR R F R C N PM NT R R D F R F R PPR N T M - 1" MPT C ND T F R C NTR C MP T R R N P R R D B N R - R - N F C N N NC T T

4 N T T N F CC R ND F TT N PR D D T F D R C PM NT - B CTR C C NTR CT R

5 PM NT T CTR C CRC TR C T D T N T DFR PR T CT N N M TB TD N N C FFR B NT-TR P BR R

- N F PNB RD T PRCPCT

6 NT-TRPBR R ND TD N - CT TDB
MCR TC NFR TMM NB - RN TMCR TC B
CTRC C NTR CT R

RNT TDN 10 NDB CTR C
C NTR CT R

C RC T T T NDM P R F N B CTR C
C NTR CT R

9 NT RC NN CT N F TTR C PR D DB P MBN C NTR CT R N FR R C DR N B CTR C C NTR CT R- TTR C T B C NN CT DT FR N C C T RM N NDB N R DD R N FR N C C ND FF D R N D FR T C C

10 T D F N T TC PR D D N D T

NT RC NN CT N R N NT-TR P BR R ND F R RM

T M T B N T D ND C NN CT D B CTR C C NTR CT R

11 R N B T NT C NTR C B N T T RM N B C ND

NT-TR P P N D F N ND B R C NTR P N D CT

C R D MP R C R R M T RM T M R B D N

M N T R B B T R P CT TR D N T B T F R T M

N T R PR D T C N C T N C T T

CTR C N



ConceptServ.co
Foodservice Equipment
Procurement & Design

SETH MIERL
NATIONAL ACCOUNTS

ERIC LEEZER



FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building

DATE 01/31/2017 Janie Grantham

**BUILDING OFFICIAL** 

Ft. WORTH

**REVISIONS** 

loes and sha

ce and the property of Concept

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

Date: Issued For:
08/09/2016 MEP COORDINATION

TC N CTR C
C D

K-2

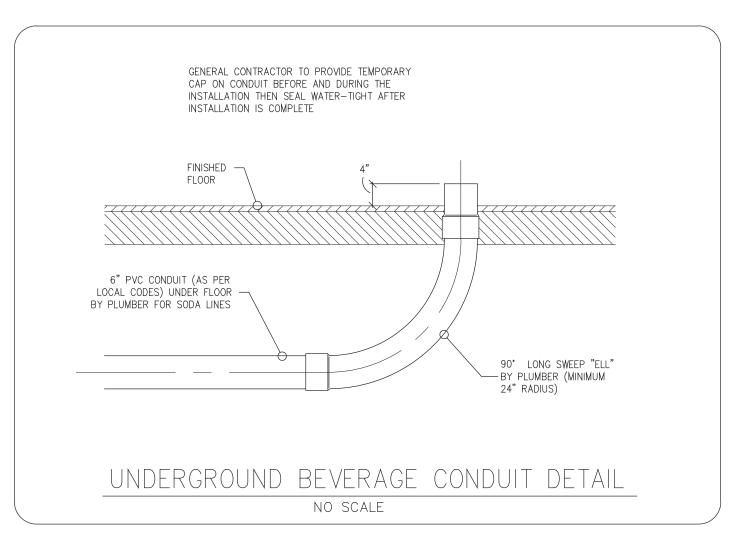
	KI <sup>-</sup>	ГСНЕ	ΞN	PLI	JME	31NC	S	CHE	EDUI	_E			
ITEM NO	1 EQUIPMENT CATEGORY	COLD WATER SIZE (IN)	COLD WATER AFF (IN)	HOT WATER SIZE (IN)	HOT WATER AFF (IN)	DIRECT DRAIN SIZE (IN)	DIRECT DRAIN AFF (IN)	INDIR DRAIN SIZE (IN)	GAS SIZE (IN)	МВТИН	GAS AFF (IN)	PLUMBING REMARKS	ITEM NO
1	CUSTARD MACHINE	1.0	CS					0.75				VERIFY ALL - DRAIN TO FS	1
		1.0	CS					0.75				VERIFY ALL - DRAIN TO FS	
3	CARBONATOR	0.5	48									VERIFY	3
4	WASHER/DRYER - ELECTRIC	0.5	36	0.5	36			1.5				REQUIRES VENT	4
6	SINK, MOP	0.5	36	0.5	36	3	-3					VERIFY	6
7	ICE MAKER W/BIN	0.5	60					0.75				DRAIN TO FS	7
7.1	FILTER SYSTEM, COMBINATION APPLICATIONS	0.75	72										7.1
10	WAREWASHER, UNDERCOUNTER, HIGH TEMP			0.5	12			0.75				DRAIN TO FS	10
11	SINK, SCULLERY, 3 COMPARTMENTS	0.5	18	0.5	18			1.5				DRAIN TO FS	11
		0.5	18	0.5	18			1.5				DRAIN TO FS	
								1.5				DRAIN TO FS	
12	BAG-IN-BOX	0.5	18										12
22	UNDERBAR SINK	0.5	18	0.5	18			1.0				DRAIN TO FS	22
								1.0				DRAIN TO FS	
								1.0				DRAIN TO FS	
35	BEER TOWER W/ SPRITZER							0.75				DRAIN TO FS	35
37	SODA DISPENSER	0.5	18					1.5				VERIFY ALL - DRAIN TO FS	37
43	HAND SINK	0.5	18	0.5	18	1.5	18						43

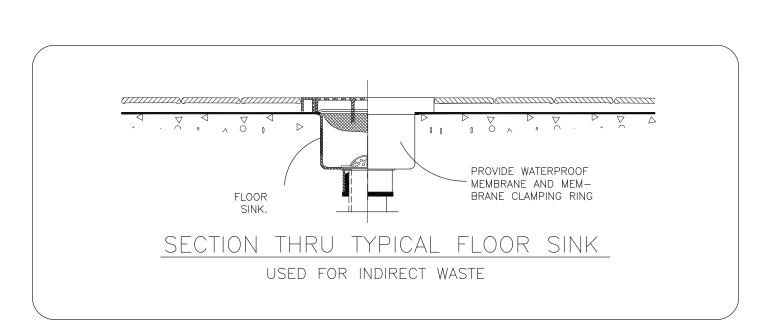
Р	LUMBING CONNECTION SYMBOLS
	12" x 12" FLOOR SINK W/ FULL GRATE
	12" x 12" FLOOR SINK W/ HALF GRATE
	FUNNEL FLOOR DRAIN — FFD
	AREA FLOOR DRAIN — AFD (TO BE VERIFIED BY ARCH./ENGINEER)
0	DIRECT DRÁIN
Θ—	WATER ROUGH IN STUB OUT OF WALL
•	WATER ROUGH IN STUB UP FROM FLOOR
<b></b>	GAS CONNECTION AND LINE
<b>&gt;</b>	ANSUL GAS SHUT OFF VALVE (PLACED BY OTHERS)
<b>(A)</b>	SODA LINE (PROVIDED & ROUTED BY OTHERS)
AFF	ABOYE FINISHED FLOOR
DFA	DROP FROM ABOVE
FS	FLOOR SINK

P MB N N T :

1 N T T N F CC R NDFTTN PR D D T
F D R C PM NT-B P MB N C NTR CT R
F N T F T R T N PR RT F N C NN CT NT
F D R C PM NT-B P MB N C NTR CT R
3 C NN CT NT PM NT-B P MB N C NTR CT R

4 N C R TR P PR R R D C N R C TC T M F N C NN CT N T PM NT T B PR D D N T D B P MB N C NTR CT R







R M T C ND N R N T

C ND N T DR NF RC ND N R

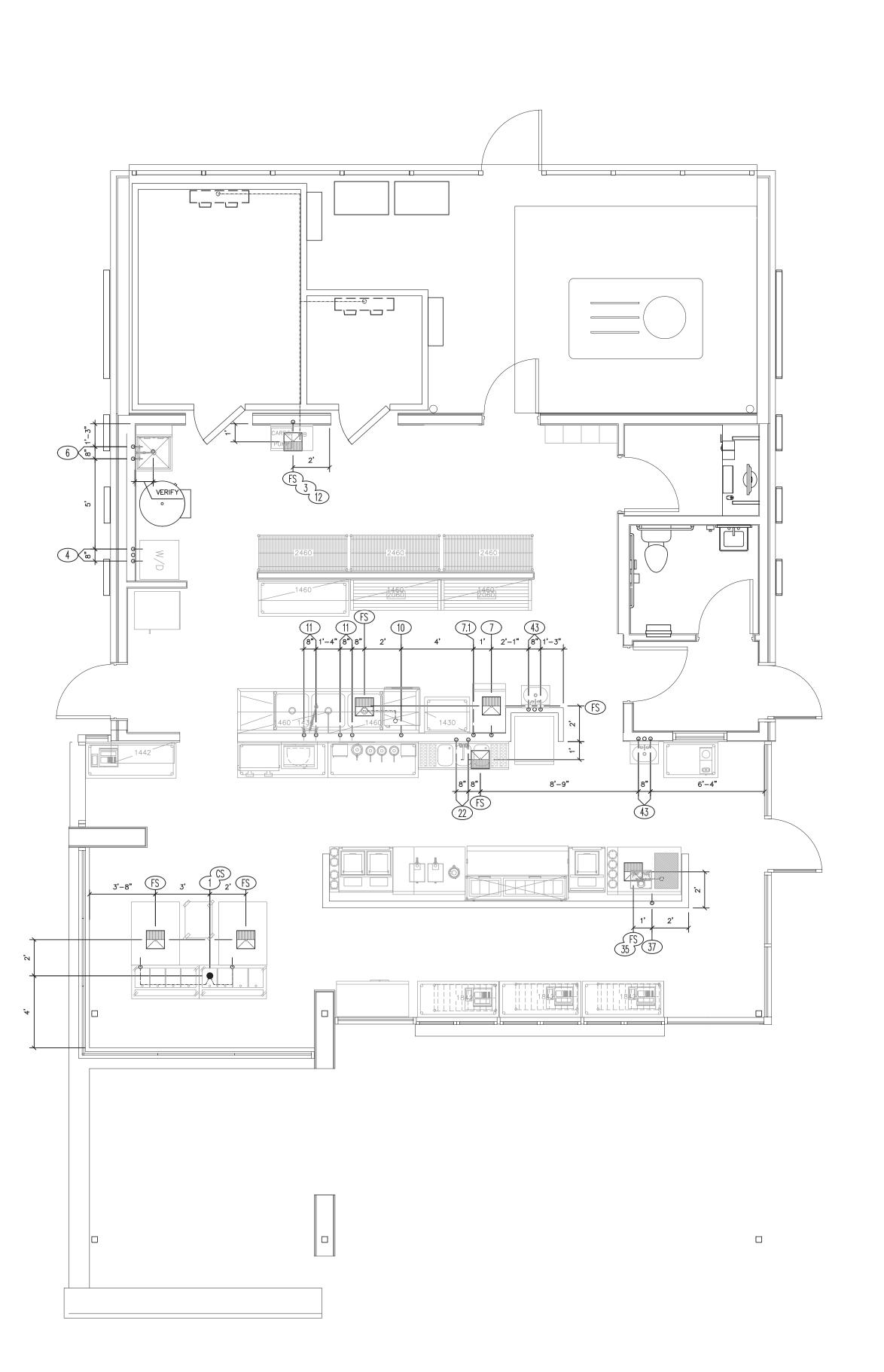
- CTNBPMBR

C T DB

RC T CT N N R

- N

FR R



 $P \quad MB \quad N \quad R \quad -N \quad N \quad T \quad :$ 

1 R C NR TTF D R C PM NTR R M NT N ND R TT R TB TBB D-N RC P MB DR N FR DD TN R R M NT R F R DR N F N N N T R DR N

N R C NTR CT R R P N B F R:

-ALL WATER, HOT WATER (140° F), WASTE, GAS, STEAM AND HVAC SERVICE

T P NC D N P P F TT N T P TR P

C N T N T N ND RD R P T ND NC D N F N

C NN CT N

- ND D N C PP C NN CT N

- NT RC NN CT N NT T R ND C NTR P N D T R NT

T M T T M ND D M C N B T R T R

- ND R CT T N FR M - N C R F R R C N C D N

36 TT N R F T T T P ND N T N N D F R R T

N C R ND 3 4" C R F

- N DD T N C M B R R R R D B C

T R T

3 C PR D: C MBR RFRDP T M
N TC N
PM NT N F C T T ND P C FTTN R N PR
ND C PT N T D M NT N ND F N C NN CT N B
T C

4 F T R PM NTC NN CT N R T B C MP T R D-N T C RP T NR -NP NT

5 C R P N B F R C R D N T N R N F C N N C T N T P R J C T N N R N D C N T R C T R F R N F D R C P M N T B T T T D F R T M N F C T R R N D M D N M B R P C F D

6 N T T N F CC R NDFTTN PR D D
T F D R C PM NT-B P MB N C NTR CT RPR D ND N T C R M C TC N R N
P N TR T N ND TT C R N T -B P MB N
C NTR CT R

F N T F T R T N PR RT F N
C NN CT NT F D R C PM NT-B P MB N
C NTR CT R

T M T C T FF T B PP D ND N T D N M N N T C N PM NT-B P MB N C NTR CT R

9 C NN CT NT PM NT-B P MB N C NTR CT R

10 N C R TR P R C PR R R D C N
R C TC T M F N C NN CT NT PM NT T
B PR D D N T D B P MB N C NTR CT R

11 NT TNF -NC RFR RDRNN-B
PCPR D1"TP-CPPR TBTTMFC CN
TT -N TNDDRNNTF RDRNPR D
P-TRPNDRPTRPDRNNTT NT
ND TB DPNTRTNT1"FF



ERIC LEEZER

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 19601-03-2011

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official form thereafter requiring the correction of errors in said plans, specifications

and other data, or from prevent building operations being carried on thereunder when in violation of the code or any

other ordinances of this jurisdiction
All approvals are subject to site inspections by a building inspector.

DATE 01/31/2017 Janie Grantham

**BUILDING OFFICIAL** 

property.	Ft. WORTH	
This drawing is an instrument of service and the property of Concept Services and shall remain their property.	RE	VISIONS
d shal		
es an		
Servic		
cept		
of Con		
property o		
the p		
e and		
servic		
it of		
strumer		
an in:		
rawing is	Scale: 1	1/4" = 1'-0"
his d	Date:	Issued For:
-	08/09/2016	MEP COORDINATION

TC NP MBN

K-3

C D

THESE DRAWINGS ARE SPECIFIC TO THE LOCATION IDENTIFIED IN THE TITLE BLOCK AND ARE TO USED FOR FOR REFERENCE ONLY IN THE DEVELOPMENT OF ANY OTHER PROJECT. LICENSED DESIGN PROFESSIONALS ARE REQUIRED TO ENSURE ALL LOCAL CODES AND ORDINANCES ARE MET AND SHALL DEVELOP DRAWINGS SPECIFIC TO THAT LOCATION.

