



City of University Park, Texas
Community Development Department Application
Phone 214-987-5411

Please check the appropriate box (1) below to indicate the type of action you are requesting:

- | | | |
|--|--|--|
| ☐ Amending Plat | ☐ Specific Use Permit | ☐ Planned Development - Development Plan |
| ☐ Replat | ☐ Zoning Change Request | ☐ Planned Development - Concept Plan |
| ☐ Final Plat | ☐ Special Sign District | ☒ Planned Development - Detailed Site Plan |

PLEASE NOTE: **A land use statement is required for all zoning change requests, development plan/concept plan/detailed site plan reviews, and specific use permits. PLEASE COMPLETE PAGE 2 FOR THESE ITEMS**

SITE INFORMATION

Address (Location): 6101 Hillcrest Ave Dallas, TX 75205

Submittal Date: 8/19/2025

Is there a previous project associated with this address/location? ☒ YES ☐ NO

If yes, what type of Project: Planned Development - 22

Existing Zoning: PD-22

Proposed Zoning: _____

Lots: _____

Existing Use: Hotel and ancillary uses

Proposed Use: _____

Legal Description of Subject Property (attach separate sheet if necessary) _____

APPLICANT INFORMATION

Applicant Name: GDTX Owner, LLC

Company _____

Address 133 N. Jefferson St #4

City Chicago

State IL

Zip 60604

Phone 312.267.4187

Fax _____

Email holiff@ajcpt.com

Cell _____

Property Owner (If different from applicant): _____

Address _____

City _____

State _____

Zip _____

Phone _____

Fax _____

Email _____

Cell _____

Key Contact: Corby Ferrell

Phone 972.673.4061

Fax 972.673.4075

Email cferrell@benchmarkbank.com

Cell 214.914.7858

Signature of Property Owner (Sign and Print or Type Name)

SIGNATURE

Print or Type Name: Don Weprin

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal at office on this 19th day of August 2025.

Notary Public

(For Plat Applications Only)

I waive the statutory time limits in accordance with Section 212.009 of the Texas Local Government Code.

Signature: _____

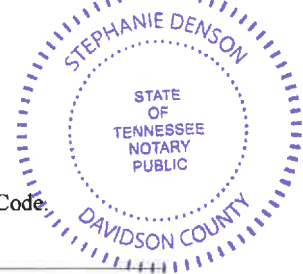
Date: _____

Office Use Only:

Total Paid: _____

Payment Method: _____

Accepted By: _____



LAND USE STATEMENT: FOR ALL ZONING CHANGE REQUESTS, DEVELOPMENT PLAN/CONCEPT PLAN/DETAILED SITE PLAN REVIEWS AND SPECIFIC USE PERMITS. PLEASE PROVIDE SPECIFIC DETAILS OF THE PROPOSED PROJECT.

APPLICANT: GDTX Owner, LLC

ADDRESS: 6101 Hillcrest Ave Dallas TX 75205

Purpose of Amendment

This amendment ensures the PD explicitly allows for a commercial solid-fuel smokehouse operation with advanced smoke abatement technology, mitigating environmental impact while enabling traditional wood-fired cooking within University Park's urban setting.

Proposed Amendment – Smokehouse with Integrated Smoke Zapper System

The proposed amendment seeks to allow the construction of a dedicated smokehouse structure at 6101 Hillcrest Avenue to support the Los Charros restaurant operation. The smokehouse will be equipped with a **Smoki® Model 300 Smoke Zapper**, mounted on a roof support platform above the enclosed smoker area, designed to capture and convert smoke emissions from the wood-fired rotisserie smoker into clean steam and water vapor.

System Description & Emission Control

- **Primary Cooking Appliance:** M&M Model #1000 rotisserie smoker, solid fuel-fired, installed within a code-compliant, fire-rated enclosure.
- **Capture & Exhaust:** A Type 1 exhaust hood with a high-capture shroud will collect smoke and particulates at the point of smoker opening.
- **Smoke Zapper Technology:** The captured smoke inside the rotisserie unit will be ducted via a 12" diameter exhaust air riser to the roof-mounted Smoke Zapper unit, which uses a water-based filtration and scrubbing process to condense particulates and hydrocarbons, discharging clean steam to the atmosphere and routing condensate to a grease trap via a 1½" drain line.
- **Odor & Particulate Reduction:** The Smoki system achieves significant reductions in visible smoke, odor, and particulate matter, ensuring compliance with local nuisance ordinances and aligning with environmental best practices for urban smokehouse operations.

Installation & Code Compliance

- **Structural:** Roof support platform, roof curbs, and all penetrations will be installed per architect and MEP specifications, meeting the 2021 IBC, IMC, and NFPA 96 requirements.
- **Fire Safety:** Integrated Ansul R-102 wet chemical fire suppression system, automatic gas shutoff valve, and exhaust fan interlocks per UL 300 and NFPA 96 standards.
- **Plumbing & Electrical:** Smoke Zapper supplied with cold water feed (½") and connected drain (1½") to existing grease trap. Electrical control (115V-60-1PH-14.6 AMP) will be provided via dedicated circuit with rooftop disconnect.
- **Noise & Visual Impact:** Unit will be fully enclosed within an architecturally compatible screened enclosure, using standing seam metal roofing and brick finishes matching the existing building.

ORDINANCE NO. 18-006

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 22 ("PD-22") BY REZONING FROM GENERAL RETAIL TO PD-22 A PORTION OF LOT 3 AND ALL OF LOTS 4, 5, AND 6, BLOCK D, UNIVERSITY ANNEX NO. 2, AND ADDING THEM TO THE PROPERTY CURRENTLY IN PD-22, DESCRIBED AS LOTS 1 AND 2 AND A PORTION OF LOT 3 OF BLOCK D, UNIVERSITY ANNEX NO. 2, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6101 AND 6117 HILLCREST, UNIVERSITY PARK, TEXAS, ALL MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING AN AMENDED DETAILED SITE PLAN FOR THE COMBINED LOTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are amended to rezone from General Retail, and add the property described as a portion of Lot 3 and all of Lots 4, 5, and 6, Block D, University Annex No. 2, to the property currently in Planned Development District 22 (PD-22), described as Lots 1, 2, and a portion of Lot 3 of Block D, University Annex No. 2, an addition to the City of University Park, Dallas County, Texas, and more commonly known as 6101 and 6117 Hillcrest, University Park, Texas, all of which property is more particularly described by metes and bounds in Exhibit "A" (page 1 of 4) attached hereto and made part hereof for all purposes, the same as if copied in full herein.

SECTION 2. PD-22 is further amended by approval of the Detailed Site Plan (“site plan”) depicting the improvements for PD-22, attached hereto as Exhibit “A” (pages 1-4 collectively). That the site plan contains the data required by Section 17-101 of the Comprehensive Zoning Ordinance to constitute a Detailed Site Plan.

SECTION 3. This Planned Development District is amended and the amended Detailed Site Plan is approved, subject to the following special conditions:

(a) The property will be developed only in conformance with the requirements of this ordinance and the approved site plan;

(b) The property will be landscaped in accordance with the approved landscape plan for the Hotel Lumen, included in the site plan;

(c) An all-weather structure, with a canopy of white fabric, covering an area of 1,120 square feet is approved for the fourth-floor roof to partially cover an existing 1,700 square feet reception area. The structure holding the canopy may not exceed ten feet (10’) in height above the roof, which will increase the overall building height in that location only from forty feet (40’) to fifty feet (50’), provided the canopy structure may not exceed the height of the adjacent elevator penthouse or the existing roof screening devices to the south;

(c) The hotel operation will furnish eighty (80) off-street parking spaces in PD-22 as shown on the site plan;

(d) As part of the signage for PD-22, an approximately six feet (6’) tall, chrome plated, cowboy statue may be located on a three-feet (3’) base on the top of the hotel building facing Hillcrest Avenue, as shown on the site plan;

(d) That as shown on the site plan, the property will be used only for a hotel or motel, currently known as the Hotel Lumen, and the boundaries of this PD-22 will encompass the entire hotel operation, provided that all uses allowed in the General Retail district are also permitted uses in PD-22 if shown on an approved Detailed Site Plan.

SECTION 4. All ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance as amended hereby, are hereby repealed.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held

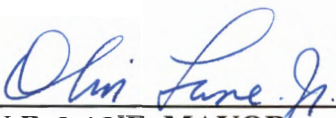
to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance or the Comprehensive Zoning Ordinance, or any part or provision thereof, other than the part decided to be invalid, illegal or unconstitutional.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University Park, Texas, and upon conviction in the municipal court of the City of University Park, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such violation is continued shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

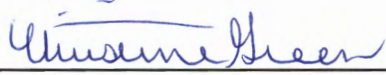
DULY PASSED by the City Council of the City of University Park, Texas, on the 6th day of February 2018.

APPROVED:



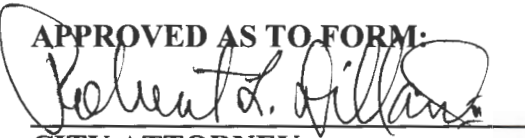
OLIN B. LANE, MAYOR

ATTEST:



CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY
(RLD/1-17-18/93589)

EXHIBIT "A"

TONING LEGAL DESCRIPTION - GR:

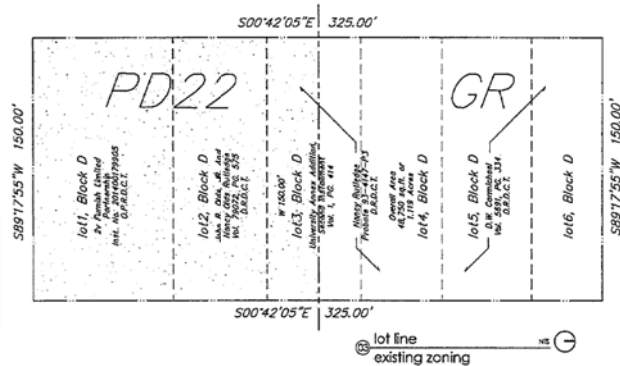
BEING that certain 25,123 square foot (5.27 acre) tract of land situated in the John Seaboard Jurvey, ASTRICH No. 1361, City of University Park, Dallas County, Texas, and being of Lots 4, 5 and 6, and a portion of Lot 3, Block C, University Annex Addition, Second Increment, on addition to the City of University Park, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 414, Map Records, Dallas County, Texas, and being a portion of that certain half of land to Henry H. Kedge, by Article Deed Recorded in 73-41 of 42, and being all of that certain half of land to O.W. Carmichael, by said Article Deed recorded in Volume 5471, Page 334, said Deed Records, and being more particularly described as follows:

MEETING of an "X" cut found in concrete for the northwest corner of said Lot A, same being the intersection of the south right-of-way line of Granado Avenue (a 50' public right-of-way) with the west line of a 16' lot (see plat Vol. 1, Pg. 414);

THENCE North 70 deg. 00 min. 30 sec. East (Due East), along the common line of said Lot A, and the south right-of-way line of said Granado Avenue, a distance of 130.00 feet to a point for the northeast corner of said Lot A, same being the intersection of the south right-of-way line of said Granado Avenue with the west right-of-way line of 16000' Boulevard (a 100' public right-of-way);

BRIDGE South 60 deg. 00 min. 00 sec., West (Due South), along the common line of said Lot 3, and extended Lots 4, 5, 6, and the West right-of-way line of said Indiana Boulevard, a distance of 147.50 feet to a point for the south-east corner of the herein described tract.

THENCE North 00 deg. 00 min. , 00 sec. East (Due North), along the common line of said Lot 2, and closed said Lots 4, 5 and 6, and the east line of said 16 foot alley, a distance of 147.50 feet to the POB of BEGINNING and containing 25,125 square feet or 0.57 acres of computed land, more or less.



HOTEL LUMEN LEGAL DESCRIPTION - PG22:

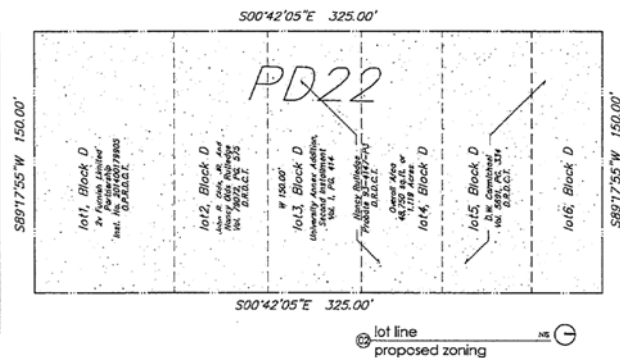
[illegible]

THENCE North 10 deg. 30 min. 00 sec. East (Due East), along the common line of said Lot 4, and the south right-of-way line of Broadway Avenue, a distance of 150.00 feet to a point for the southeast corner of said Lot 4, some being the intersection of the south right-of-way line of said Broadway Avenue with the west right-of-way line of Hillcrest Boulevard to 100' public right-of-way;

THENCE South 50 deg. 00 min. 00 sec. West (Due South), along the common line of said Lot 4, and adjacent Lots 5, 3, 2, 1 and 2, and the west right-of-way line of said Hillcrest Boulevard, a distance of 425.00 feet to a point for the southeast corner of said Lot 1 from which an "X" can be found in concrete base North 68 deg. 34 min. 23 sec. East, 0.85 feet, said point being the intersection of the west right-of-way line of Hillcrest Boulevard with

The north-south-way line of **Stadley Avenue** is at 307 public right-of-way! **Stadley Avenue** 90 deg. 00 min. 00 sec. West (Due West), along the common line of said Lot 1, and the north-right-4-way line of said **Stadley Avenue**, a distance of 150.00 feet to a point for the southwest corner of said Lot 1, some being the intersection of the north-right-4-way line of said **Stadley Avenue** and the north-right-4-way line of said Lot 1.

Stadley Avenue 90 deg. 00 min. 00 sec. East (Due North), along the common line of said Lot 1, and abutting **Lots 2, 3, 4, 5 and 6**, and the east line of said 16 foot alley, a distance of 123.00 feet to the **POINT OF BEGINNING** and containing 68,550 square feet or 1.111 acres of commuted land, more or less.

PROJECT DATA: location plan NS (1)

PROJECT DATA: (21) location plan
LOTS 1-6, BLOCK D
UNIVERSITY ANNEX NO. 2 ADDITION
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- Allowable uses include all those allowed in General Retail (GR) zoning district
- Maximum Height of structure is 50'
- Required parking spaces total 80 (93 rooms)
- Primarily Valet Parking
- No rooftop live bands using amplified music or voice
- No rooftop activities or events after 10:00pm

HOTEL LUXEM			
USE	PARKING RATIO	FLOOR AREA/ROOMS	PARKING REQUIREMENT
Hotel	1 per room	93 Rooms	93
Restaurant / Patio	1 per 100 GSF	4,483 SF	45
Recognition	1 per 3 seats*	1,700 SF* (64 seats, 120 sqm/zone)	60
Mech./Business Center		726 SF	N/A
TOTAL			178
TOTAL PROVIDED ON SITE			80

*Capacity: 64 seats or 120 unseated

	PARKING ALLOCATION
On Site	Parking Provided
Standard	54
Compact	12
Tandem	14
TOTAL	80

*16 Public parking spaces adjacent to site in Einkley Ave

*16 Public parking spaces adjacent to site in Binkley Ave

SITE DATA		
Site Area		1,119 acres
Hotel Rooms		93
Restaurant Floor Area		4,481 SF
Building Height (from grade to top of reception canopy)		50 FT
Portion	Area	Coverage
Total roof	21,391 SF	100%
Roof deck for assembly occupancy	1,760 SF	8%
Covered deck for assembly occupancy	1,120 SF	4% (4.4 calculated)

Maximum occupant load on roof deck (1700 SF) using:

No chairs or tables	56'	340	120 per PD
Chairs only	Yal	340	120 per PD
Tables and chairs	154'	115	64 per PD
Occupant loads from IRC, Limit per Development Standards in PD - 120 persons			
Total Site Area			48,750 SF
Total Building Floor Area			87,413 SF
F.A./A ₁ (Floor Area Ratio)			1.79

PROJECT LEAD
OWNER
FUND/LEADER
SOCIETY/ORGANIZATION, POLICY, OR OTHER

DEWITT DAVIS
Course Studio
1941 Leslie St.
Dallas, Texas 75207
214.351.4387 • davisstudio.com

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Hotel Lumen
8101 Hirsch Avenue,
Dallas, TX 75225

PROJECT NUMBER
15001
REVIEWS

EDINE DATE
01.04.2018

SCOPE PLAN

D01

02 site plan
current conditions

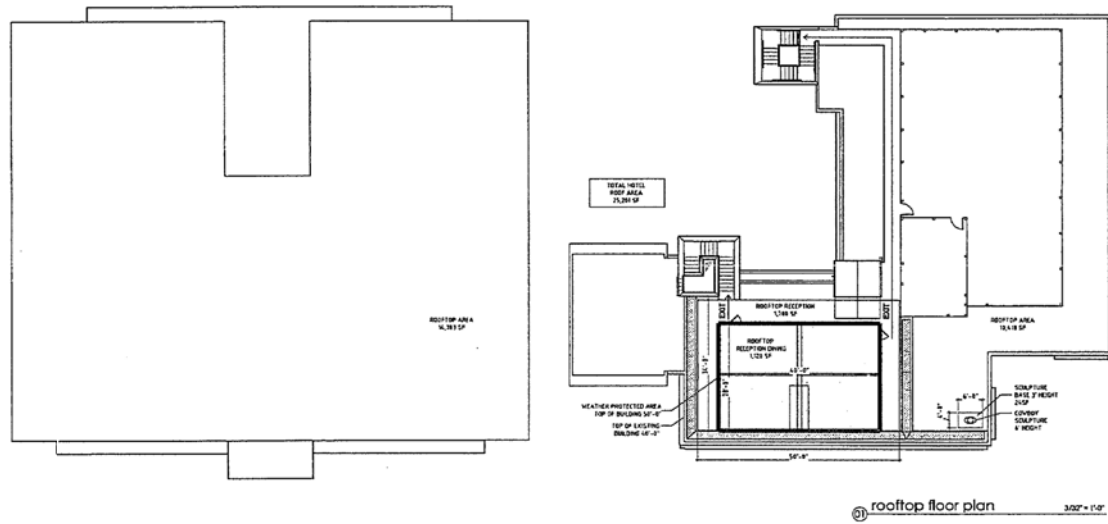
SITE PLAN
D02

SITE DATA			
Site Area		1.119 acres	
Hotel Rooms		93	
Restaurant Floor Area		4,483 SF	
Building Height (from grade to top of reception canopy)		50 FT	
Parison	Area	Coverage	
Total roof	25,201 SF	100%	
Roof deck for assembly occupancy	1,700 SF	6%	
General deck for assembly occupancy	1,120 SF	4%	(4.4 calculated)
Maximum occupant load on roof deck (1700 SF) using:			
No chairs or tables	Sat.	340	120 per PD
Chairs only	Tot.	240	120 per PD
Tables and chairs	Tot.	113	94 per PD
Occupant loads from IBC, Limit per Development Standards in PD - 120 persons			
Total Site Area		48,750 SF	
Total Building Floor Area		87,423 SF	
F.A.R. (Floor Area Ratio)		1.79	

PROJECT DATA:
 LOTS 1-4, BLOCK D
 UNIVERSITY ANNEX NO. 2 ADDITION
 CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

ROOF AREA:
 TOTAL ROOF AREA - 25,201 SF
 TOTAL COVERED - 1,120 SF
 ROOFTOP COVERED % OF TOTAL ROOF - 4.4%

- GENERAL NOTES:
- Allowable uses include all those allowed in General Retail (GR) zoning district
 - Maximum Height of structure is 50'
 - Required parking spaces total 80 (93 rooms)
 - No rooftop live bands using amplified music or voice
 - No rooftop activities or events after 1000pm



PROJECT TEAM
 OWNER
 Architect
 4300 West Loop West, Suite 1100
 Dallas, TX 75240
 DESIGN TEAM
 General Contractor
 10000 West Loop West
 Dallas, Texas 75240
 214.467.1000 - ext. 1000

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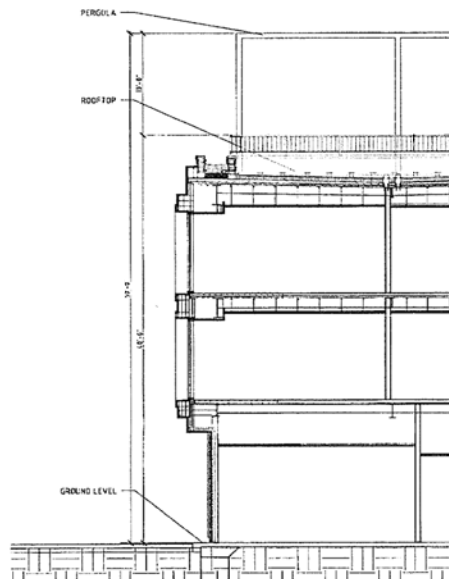
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 www.coevalstudio.com
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Hotel Lumen
 5101 West Loop Avenue,
 Dallas, TX 75205

PROJECT NUMBER
 15001
 REVISIONS

ISSUE DATE
 01.04.2015

ROOF AREA
 D03

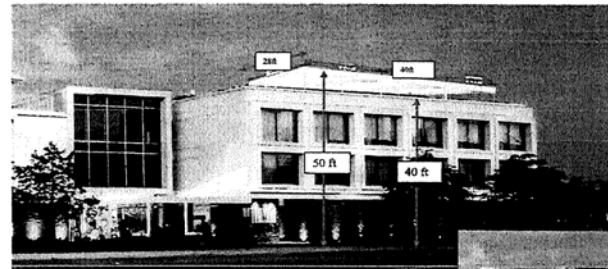


building/rooftop section 1/8" = 1'-0"

SITE DATA		
Site Area	3.119 acres	
Hotel Rooms	93	
Restaurant Floor Area	4,481 SF	
Building Height (from grade to top of reception canopy)	50 FT	
Portion	Area	Coverage
Total roof	25,201 SF	100%
Roof deck for assembly occupancy	1,700 SF	8%
Covered deck for assembly occupancy	1,120 SF	4% (4.4 calculated)
Maximum occupant load on roof deck (1760 SF) using:		
No chairs or tables	Sq. Ft.	349
Chairs only	Sq. Ft.	242
Tables and chairs	Sq. Ft.	113
Occupant loads from IBC Limit per Development Standards in PD - 120 persons		
Total Site Area	48,750 SF	
Total Building Floor Area	87,413 SF	
F.A.R. (Floor Area Ratio)	1.79	

PROJECT DATA:
LOTS 1-6, BLOCK D
UNIVERSITY ANNEX NO. 2 ADDITION
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

- GENERAL ROOFTOP NOTES:
- A. No rooftop live bands using amplified music or voice
 - B. No rooftop activities or events after 10:00pm
 - C. Weather Protected Area to be:
 - D. See Covering Specs for additional information.
 - E. Side coverings on Rooftop area to be Vinyl drop down or foldable glass panels.
 - F. Flame resistant product, Reg # F-73101
(The product must meet fire-resistance requirements of California International Code Book 10, Sec 1027 for interior and exterior use)



Type: BIG PERGOLA	HOTEL LUMEN Revised 12/6/15	
Fabric: Ferrari 602	For: South West Shade Solutions	
Framing: White	Architect:	
Posts:		
VIEW: SIDE VIEW	SCALE: None	

PROJECT TEAM
OWNER
ARCHITECT
1501 Hill Street, Dallas, TX 75205
214.521.1000

DESIGN TEAM
Consulting
1501 Hill Street
Dallas, Texas 75205
214.521.1000

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Hotel Lumen
1501 Hill Street, Dallas, TX 75205

PROJECT NUMBER
15001
REVISED

DATE
01.04.2016

ROOFTOP AREA

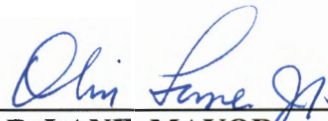
D04

ORDINANCE NO. 18-006

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT NO. 22 ("PD-22") BY REZONING FROM GENERAL RETAIL TO PD-22 A PORTION OF LOT 3 AND ALL OF LOTS 4, 5, AND 6, BLOCK D, UNIVERSITY ANNEX NO. 2, AND ADDING THEM TO THE PROPERTY CURRENTLY IN PD-22, DESCRIBED AS LOTS 1 AND 2 AND A PORTION OF LOT 3 OF BLOCK D, UNIVERSITY ANNEX NO. 2, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 6101 AND 6117 HILLCREST, UNIVERSITY PARK, TEXAS, ALL MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED; APPROVING AN AMENDED DETAILED SITE PLAN FOR THE COMBINED LOTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

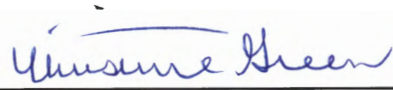
DULY PASSED by the City Council of the City of University Park, Texas, on the 6th day of February 2018.

APPROVED:



OLIN B. LANE, MAYOR

ATTEST:



CHRISTINE GREEN, CITY SECRETARY

GENERAL NOTES

- ALL WOOD BLOCKING, FRAMING, AND SUBSTRATES TO BE FIRE RETARDANT TREATED.
- INTERIOR FINISHES & INSULATION MATERIALS SHALL MEET APPLICABLE FIRE CODES.

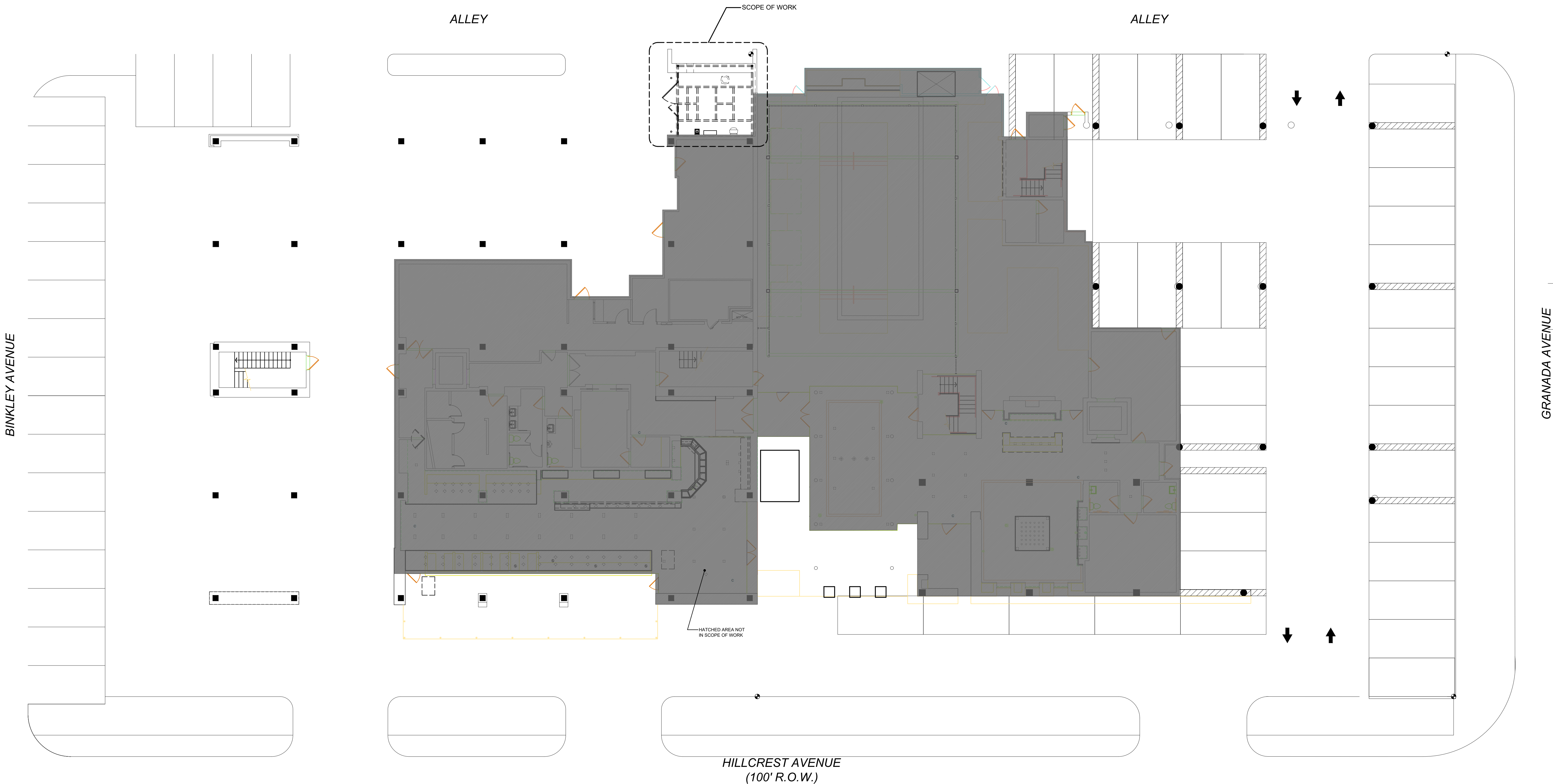
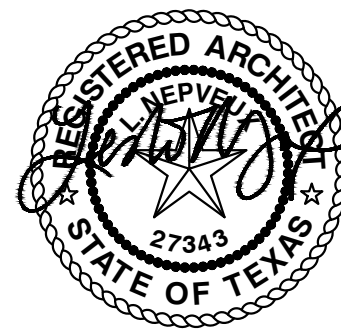
SITE PLAN NOTES

- SITE PAVING, PARKING, DRIVES, CURBS, SIDEWALKS, ETC. ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- SITE WORK SHOWN IS FOR REFERENCE ONLY. DRAWINGS MAY NOT REFLECT THE ACTUAL FIELD CONDITIONS.

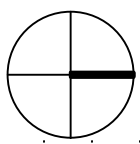
VEUXDEUX DESIGN 2025

These documents have been prepared specifically for ADDRESS ONLY. They are not to be used on another project or in other locations without the approval of the Architect.

VEUX
DEUX
DESIGN

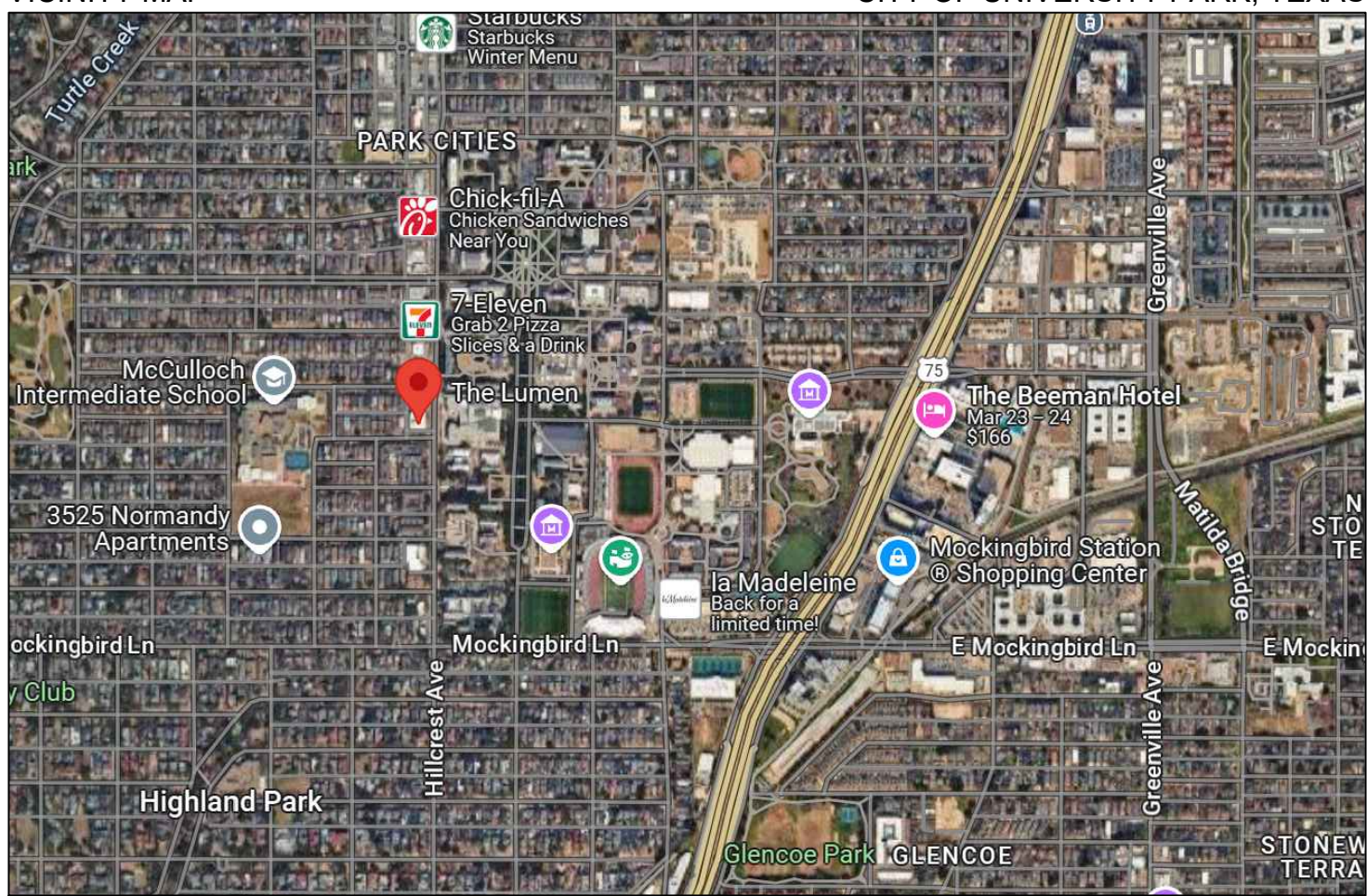


SITE PLAN 01
SCALE: 3/32" = 1'-0"



SMOKER SHELTER AT THE GRADUATE HOTEL

VICINITY MAP CITY OF UNIVERSITY PARK, TEXAS



PROPERTY ADDRESS

6101 HILLCREST AVENUE
DALLAS, TEXAS 75205

OWNER

GDTX OWNER LLC & OLDS HOLDINGS LLC
CONTACT: HAILEY OLIFF
312.622.2480

ARCHITECT

VEUXDEUX DESIGN
CONTACT: LESLIE NEPVEUX
602.758.9795

MEP ENGINEER

PROFICIENT
CONTACT: PRATIK PATEL
214.885.5299

PROJECT INFORMATION

TDLR REGISTRATION: TABS# 2025009785

OCCUPANCY CLASSIFICATION:
ASSEMBLY GROUP A (A-3)

TYPE OF CONSTRUCTION:
SOUTH TOWER - TYPE IIIB WITH AUTO SPRINKLER

BUILDING HEIGHT = 55'-0"
STORIES = 4

ZONING SUMMARY

APPLICABLE ZONING ORDINANCE:
CITY OF UNIVERSITY PARK, TEXAS

ZONING DISTRICT:
PD-22 / GR-1

ADOPTED CONSTRUCTION CODES

2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FUEL & GAS CODE
2015 GREEN CONSTRUCTION CODE

SHEET INDEX

ARCHITECTURAL

A1.00 COVER/SITE PLAN
A1.01 DEMO PLAN, FLOOR PLAN, ROOF PLAN
A2.00 SECTIONS & ELEVATIONS

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QF-1 EQUIPMENT LAYOUT & ELEVATIONS
QF-2 EQUIPMENT ELECTRICAL & PLUMBING REQS
H-1 HOOD FRONT
FS-1 FIRE SYSTEM INFORMATION
KEF-1 FAN INFORMATION
CONTROLS EQUIPMENT CONTROLS

STRUCTURAL

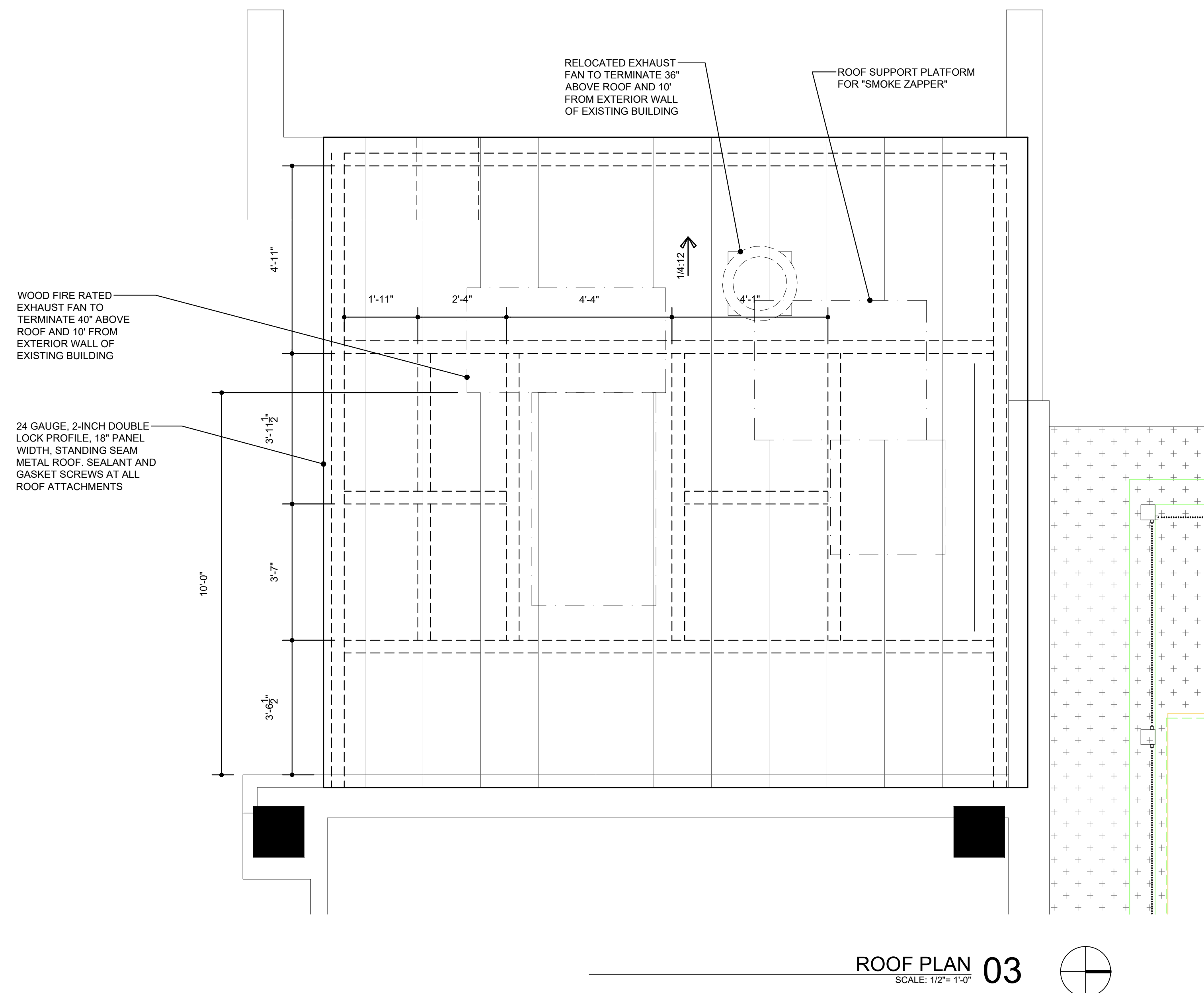
HIL-S-1 GENERAL NOTES
HIL-S-2 FRAMING PLAN AND DETAILS

MEP

M1.00 MECHANICAL FLOOR PLAN
E1.00 ELECTRICAL SMOKER FLOOR PLAN
P0.01 GENERAL PLUMBING NOTES
P1.01 SMOKER PLUMBING PLAN

TOTAL PROJECT AREA	
	TOTAL
NON-A/C UNENCLOSED COVERED AREAS	357
TOTALS	357

SMOKER SHELTER AT GRADUATE HOTEL DALLAS
LOS CHARROS AT GRADUATE HOTEL DALLAS
VEUXDEUX # 140
8-25-25 - PERMIT SET
COVER
SITE PLAN
A1.00



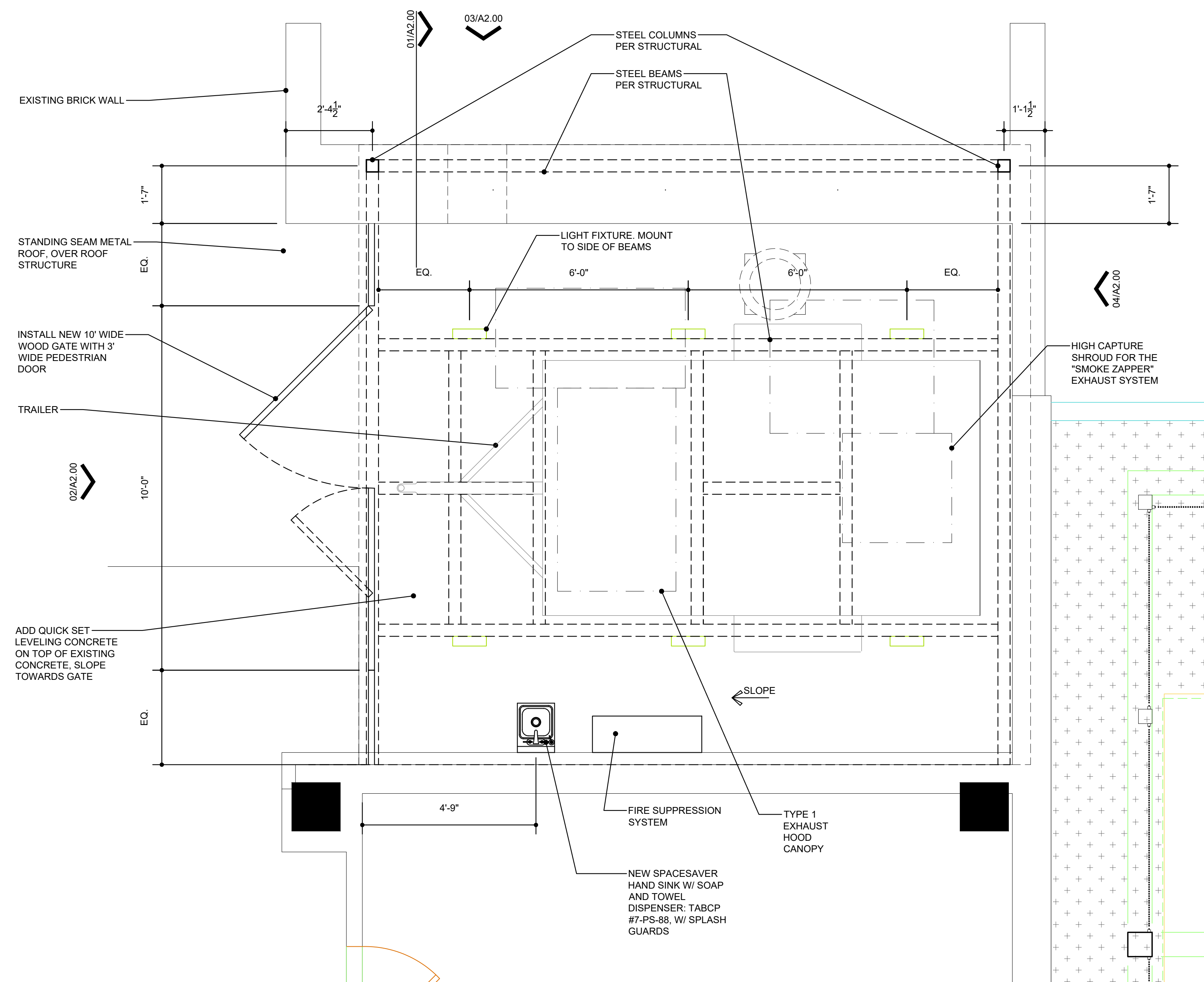
DEMOLITION LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

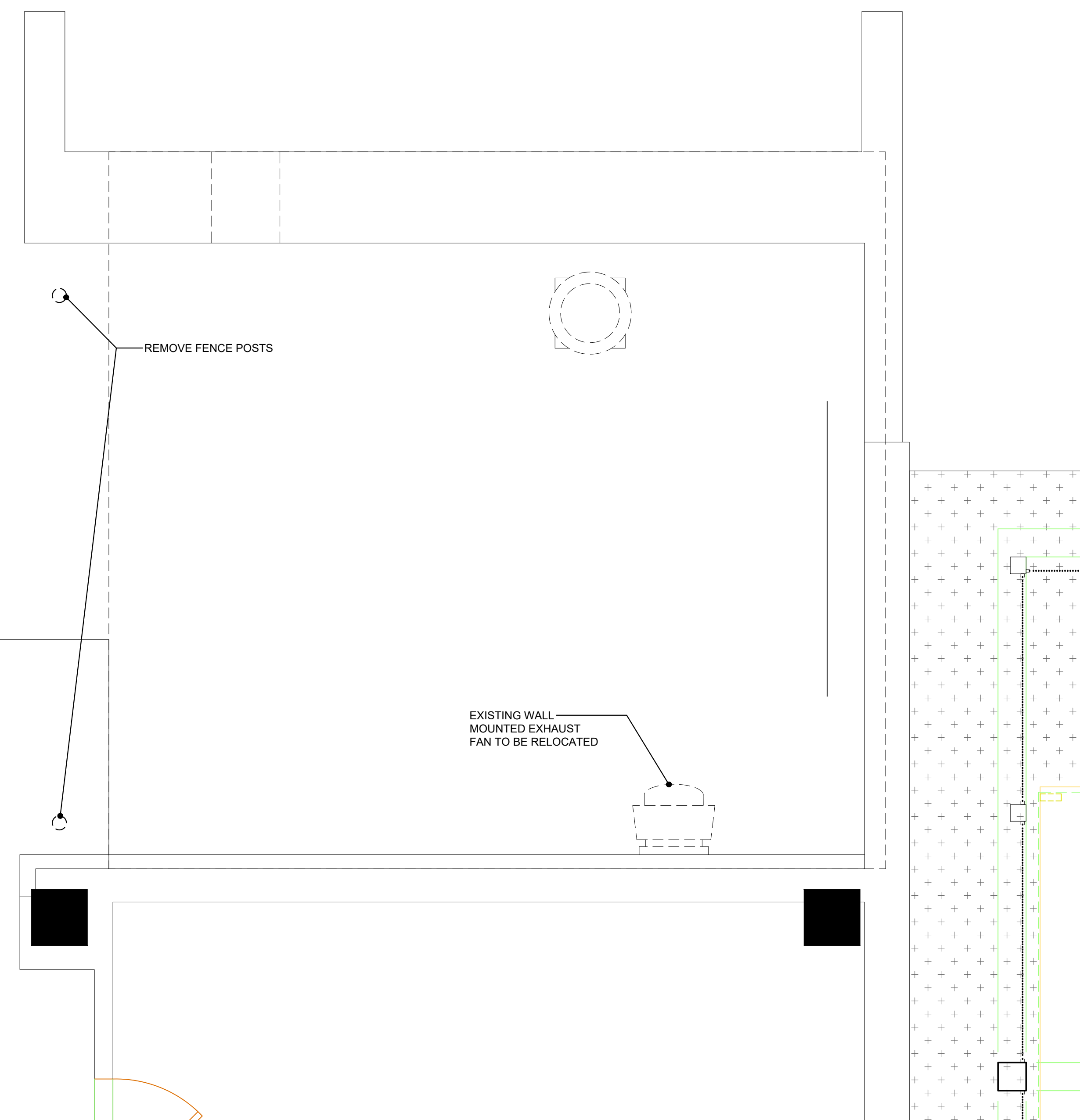
EXISTING CONSTRUCTION TO REMAIN

- DEMOLITION NOTES**
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. DRAWINGS MAY NOT REFLECT ACTUAL FIELD DIMENSIONS. NOTIFY ARCHITECT FOR DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS.
 - MATERIALS NOTED FOR DEMOLITION SHALL BE DISPOSED OF PROPERLY.
 - FOR MATERIALS NOTED FOR REMOVAL, REMOVE AND PREPARE SURFACE FOR NEW FINISH, REMOVE ALL GLUE, TACKS, SCREWS, SETTING BEDS, ETC.
 - SEE MEP AND KITCHEN DRAWINGS FOR DEMOLITION OF UTILITIES AND EQUIPMENT.
 - REPLACE OR REPAIR EXISTING FINISHES THAT ARE DAMAGED DURING CONSTRUCTION.
 - WHERE REQUIRED, CUTTING AND PATCHING OF EXISTING MATERIALS AND FINISHES SHALL BE WITH IDENTICAL MATERIALS AND FINISHES, BLENDED TO FLUSH, SMOOTH AND OTHERWISE INDISTINGUISHABLE FROM ADJACENT SURFACES.
 - VERIFY THAT CONSTRUCTION OF EXISTING WALLS WITHIN THE AREA OF RENOVATION MEETS THE FIRE PROTECTION RATINGS DESIGNATED ON THE LIFE SAFETY PLANS. MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO BRING THE EXISTING WALLS, DOORS, DUCTS, ETC. UP TO THE PROPER FIRE PROTECTION RATING. DOORS AND/OR FRAMES TO HAVE THE PROPER LABELING.
 - WORK TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW WORK.
 - EXISTING MECHANICAL, PLUMBING, AND/OR ELECTRICAL FIXTURES AND/OR EQUIPMENT TO BE REMOVED FROM THE BUILDING, SHALL BE DISCONNECTED AT THE SOURCE.
 - DIMENSIONS ARE FROM FACE OF EXISTING FINISH, U.N.O.
 - UTILITIES OR EQUIPMENT NOT USED SHALL BE REMOVED TO THE POINT OF ORIGIN AND THE SPACE BROUGHT BACK TO ORIGINAL CONDITION.

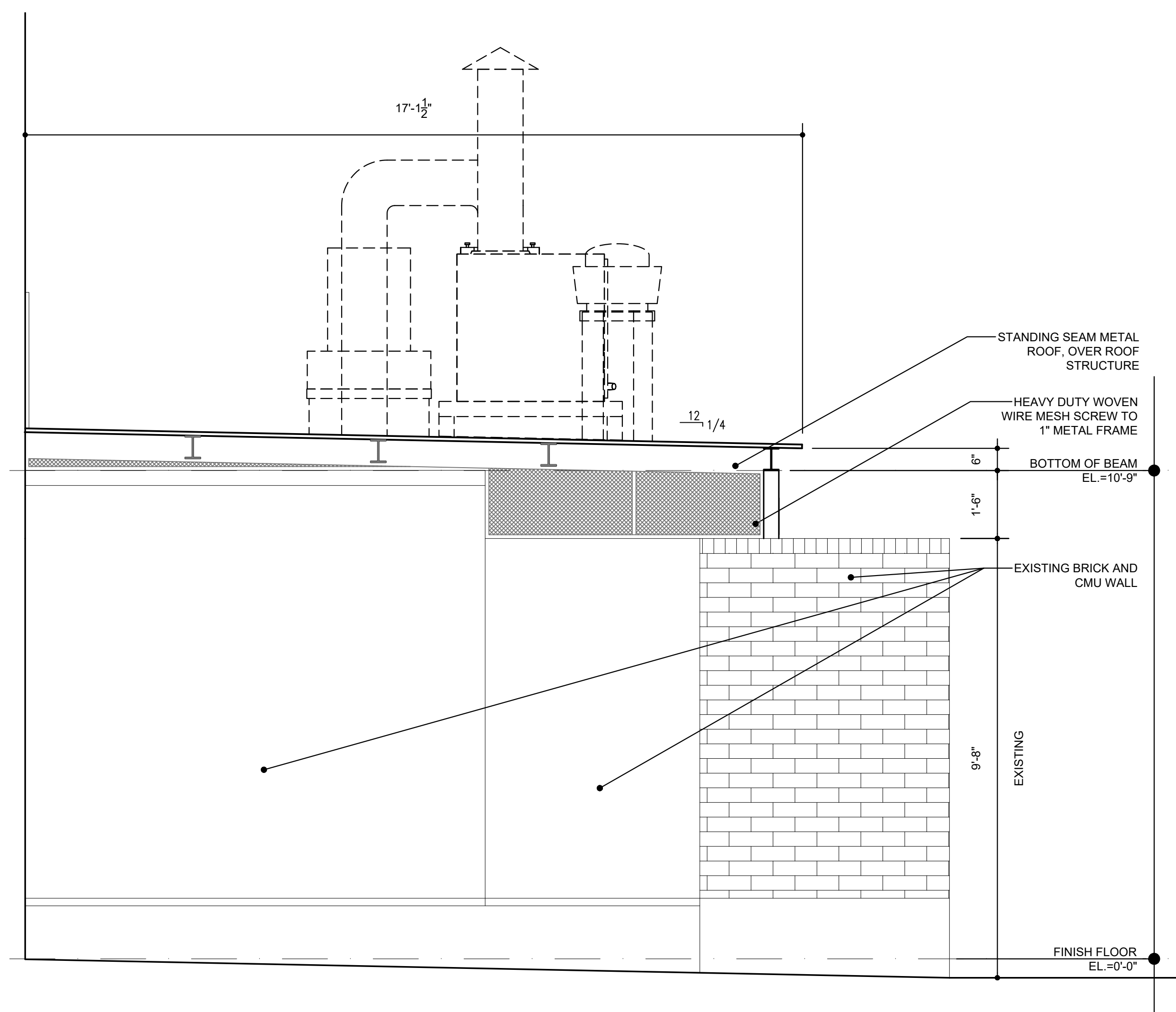
- FLOOR PLAN NOTES**
- ARCHITECTURAL DRAWINGS SHOULD BE USED WITH AND IN CONJUNCTION MEP AND KITCHEN DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE DRAWINGS. NOTIFY ARCHITECT FOR DISCREPANCIES.
 - SITE PAVING, PARKING, DRIVES, CURBS, SIDEWALKS, ETC. SHOWN ARE EXISTING TO REMAIN.
 - ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED. THE USE OF COMBUSTIBLE MATERIALS ABOVE THE CEILING IS NOT PERMITTED.
 - PROVIDE WOOD BLOCKING AS REQUIRED FOR ANCHORING ALL EQUIPMENT WHERE SHOWN.
 - CONTRACTOR IS ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION, PIPING CONDUIT, TRAYS AND DUCTWORK MAY BE MINIMAL IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK.
 - ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEALED PER UL APPROVED METHODS.
 - CONTRACTOR IS TO ENSURE THE CONTINUITY OF NEW OR EXISTING FIRE-RATED CONSTRUCTION.
 - WALL MOUNTED ITEMS SUCH AS MILLWORK, FURNITURE, SIGNAGE, EQUIPMENT, ETC SHALL BE REINFORCED WITH BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALL AND SECURITY OF THE ITEM MOUNTED.
 - DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED IN FIELD. NOTIFY ARCHITECT OF DISCREPANCY IN DIMENSIONS PRIOR TO STARTING WORK.
 - FIRE ALARM WARNING AND AUTOMATIC FIRE SPRINKLER SYSTEM SHALL REMAIN INTACT AND MEET APPLICABLE LOCAL FIRE CODE.
 - VERIFY ROOF STRUCTURE OPENING SIZES PER EQUIPMENT CUT SHEETS.



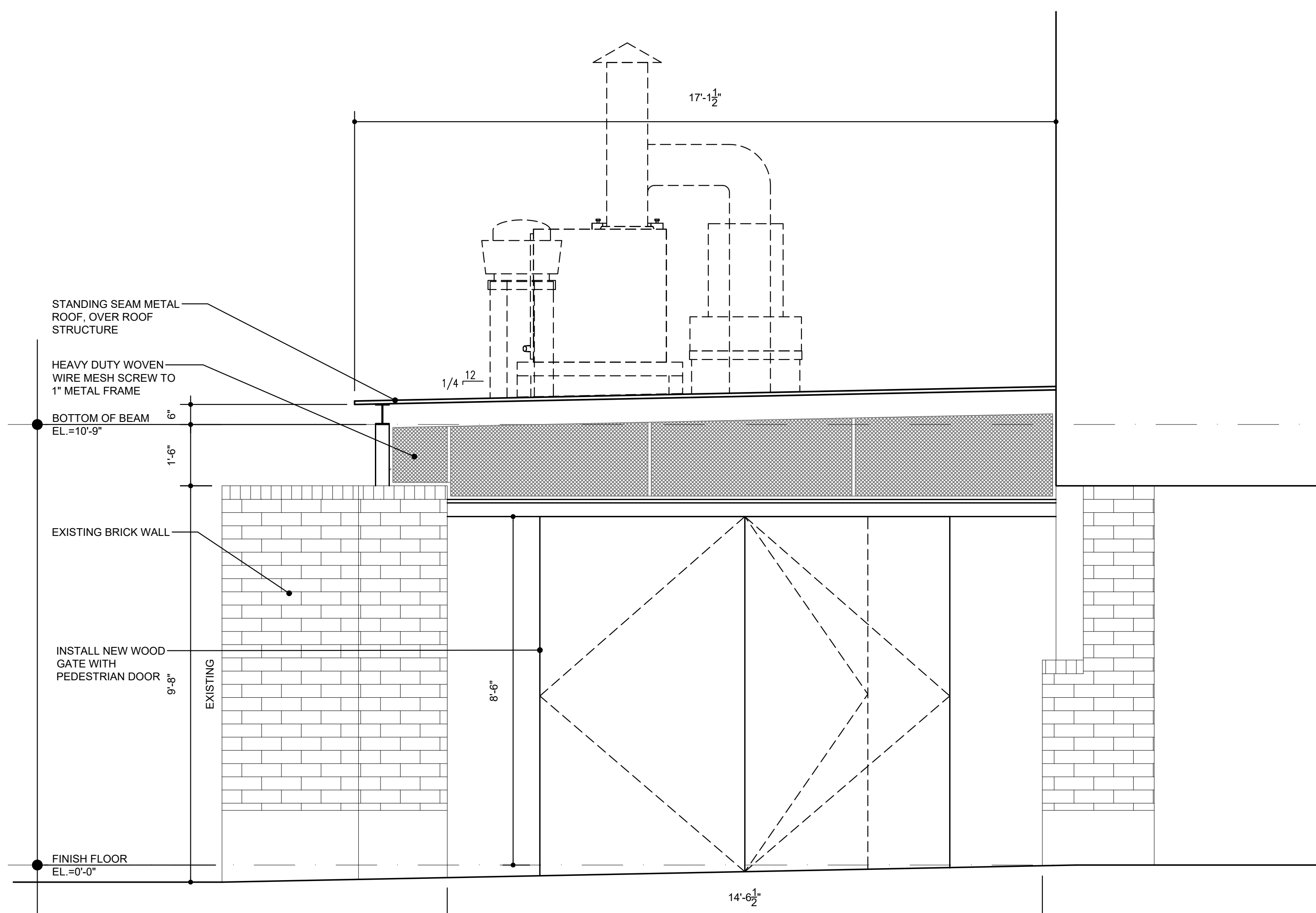
FLOOR PLAN 02
SCALE: 1/2" = 1'-0"



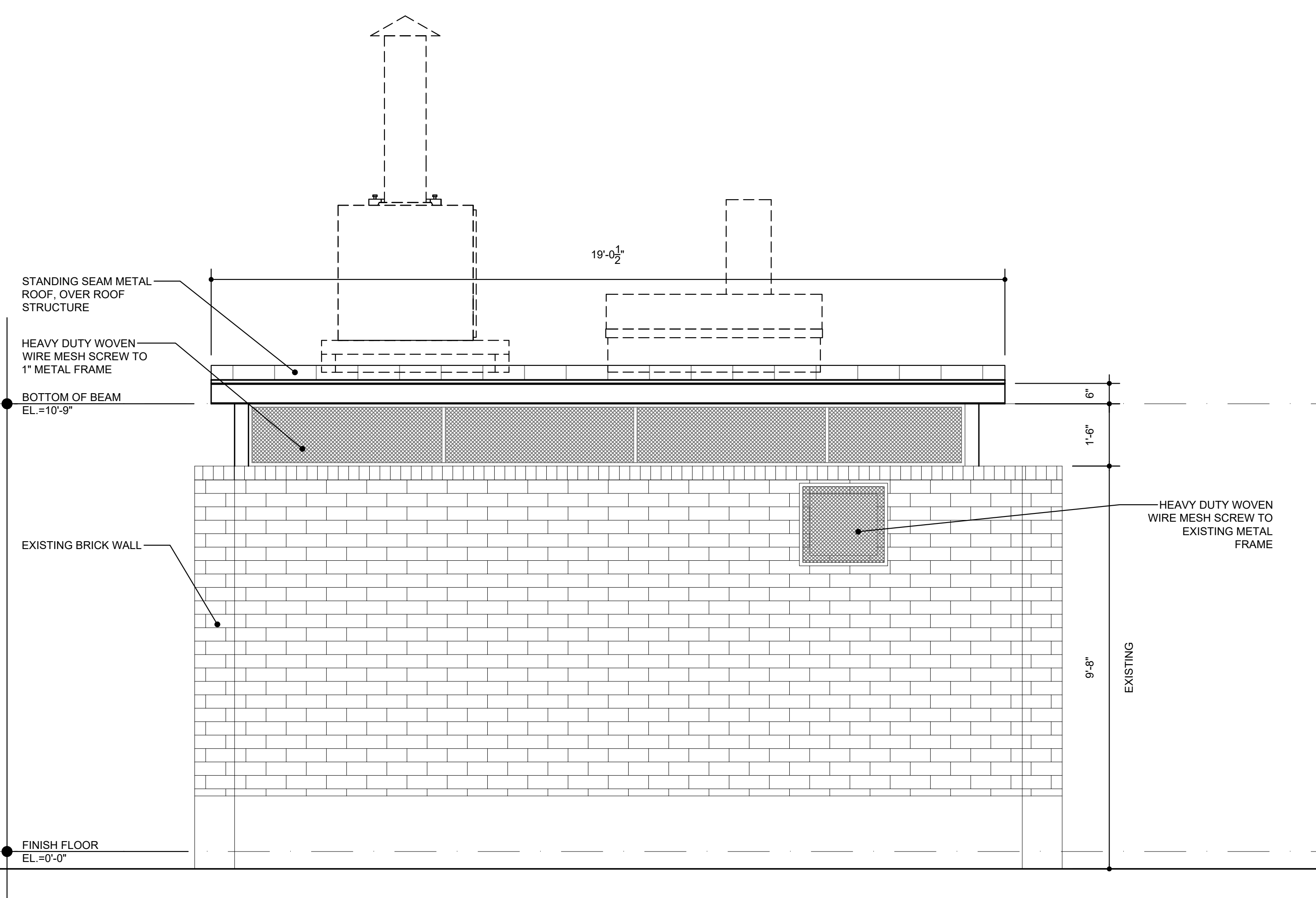
DEMO FLOOR PLAN 01
SCALE: 1/2" = 1'-0"



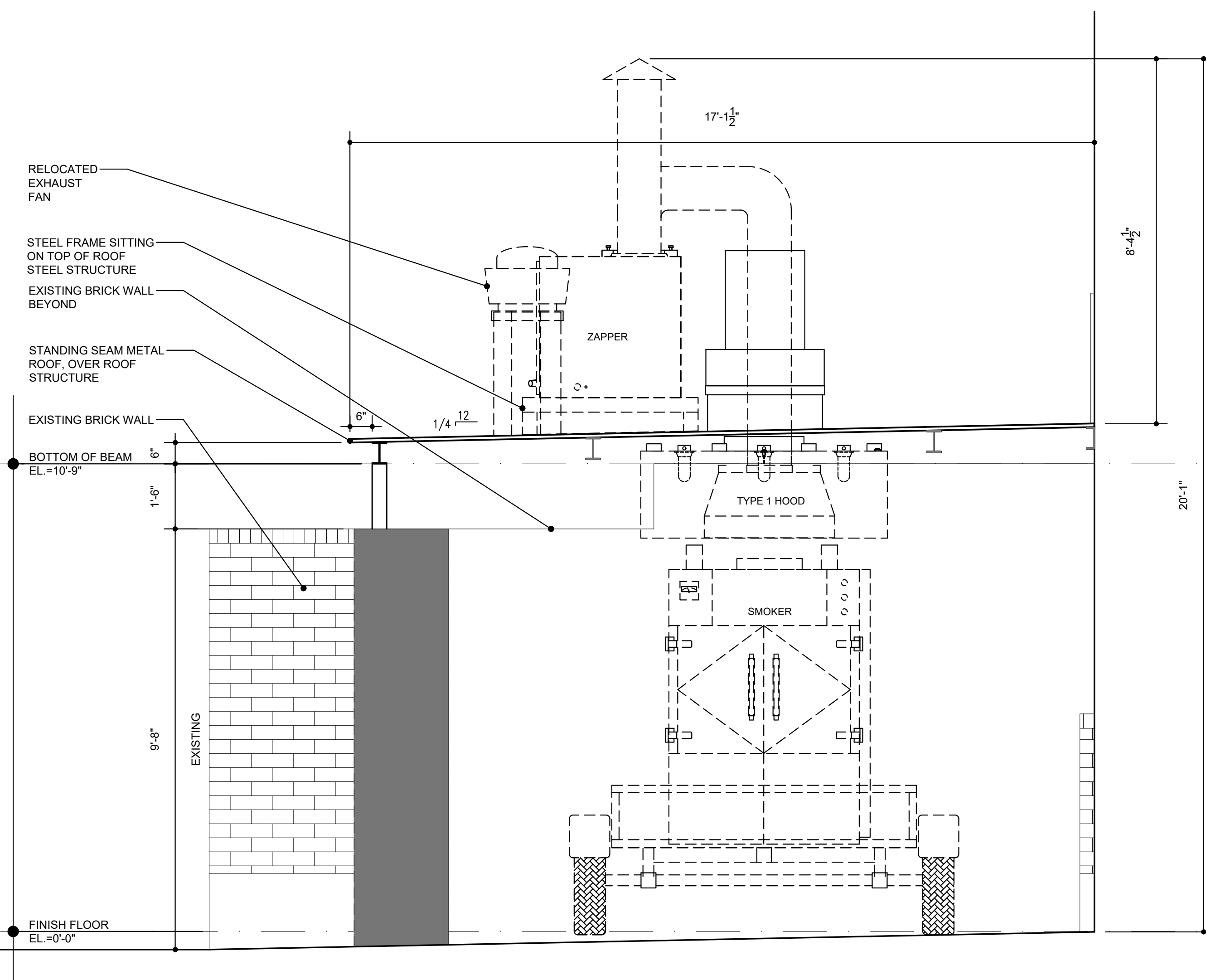
NORTH ELEVATION 04
SCALE: 1/2"= 1'-0"



SOUTH ELEVATION 03
SCALE: 1/2"= 1'-0"



WEST ELEVATION 02
SCALE: 1/2"= 1'-0"



SECTION 01
SCALE: 1/2"= 1'-0"



01. ROTISSERIE SMOKER WITH 12'-0" TRAILER-ONE(1) REQ'D, MAM #1000, PROVIDED BY OWNER, DELIVERED BY THE G.C./H.V.A.C.
02. TYPE 1 EXHAUST HOOD CANOPY-ONE(1) REQ'D, ACCUREX #XKEW-68-S, PROVIDED BY K.E.C., RECEIVED AND INSTALLED BY THE G.C./H.V.A.C.
03. EXHAUST FAN AND ROOF CURB-ONE(1) EA. REQ'D, ACCUREX #KUEF-16 WITH CURB, PROVIDED BY K.E.C., RECEIVED AND INSTALL BY THE G.C./H.V.A.C. (G.C./H.V.A.C. TO PROVIDE AND INSTALL ALL CONNECTING DUCTING AND NEEDED UTILITIES)
04. 36" WALL MOUNTED UTILITY CABINET WITH HOOD & FAN CONTROL CENTER AND EXHAUST HOOD FIRE SUPPRESSION SYSTEM - ONE(1) REQ'D, ACCUREX, PROVIDED BY K.E.C., RECEIVED AND INSTALLED BY THE G.C./H.V.A.C. FIRE SUPPRESSION SYSTEM INSTALL BY THE ACCUREX FIRE SUPPRESSION SYSTEM CONTRACTOR AS PART OF THE K.E.C. SCOPE OF WORK. (TO INCLUDE CERTIFICATION, INSPECTION REVIEW, AND START-UP).
05. 36" X 36" X 18" HIGH CAPTURE SHROUD FOR THE "SMOKE ZAPPER" EXHAUST SYSTEM, ONE(1) REQ'D, MAM OR THE G.C./H.V.A.C. CUSTOM, PROVIDED BY OWNER, RECEIVED AND INSTALLED BY THE G.C./H.V.A.C.
06. ROOF MOUNTED SMOKE ZAPPER-ONE(1) REQ'D-SMOK #300, PROVIDED BY OWNER, RECEIVED AND INSTALLED BY THE G.C./H.V.A.C. THE G.C./H.V.A.C. TO PROVIDE AND INSTALL ALL REQUIRED CONNECTING DUCTING AND NEEDED UTILITIES.
07. ROOF CURB FOR "SMOKE ZAPPER"-ONE(1) REQUIRED, PROVIDED AND INSTALLED BY THE G.C. PER ARCHITECT'S SPECIFICATIONS.
08. EXISTING WALL MOUNTED EXHAUST FAN FOR PREP. KITCHEN HOOD-ONE(1) REQ'D, TO BE RELOCATED TO ROOF AS INDICATED IN PLANS.
09. ROOF CURB FOR EXISTING FAN AND TRANSITION DUCTING-ONE(1) EA. REQUIRED, TO BE PROVIDED AND INSTALLED BY G.C./H.V.A.C. PER THE ARCHITECT AND PROJECT M.E.P. SPECIFICATIONS.
10. HAND SINK-ONE(1) REQ'D, TABCO #7-PS-88, WITH LEG SET AND SPLASH GUARDS-ONE(1) REQ'D, PROVIDED AND SET IN PLACE BY THE K.E.C., ALL FINAL PLUMBING CONNECTION AIR TO BE PROVIDED AND INSTALLED BY THE G.C./P.C.

G.C. - GENERAL CONTRACTOR	REF.C. - REFRIGERATION CONTRACTOR
H.V.A.C. - H.V.A.C. CONTRACTOR	R.S.I. - REFRIGERATED SPECIALIST INC.
E.C. - ELECTRICAL CONTRACTOR	P.C. - PLUMBING CONTRACTOR
FPSI. - FIRE PROTECTION SYSTEM INSTALLER.	T.B.D. - TO BE DETERMINED
INST. - INSTALLATION CONTRACTOR	S/S - STAINLESS STEEL
K.E.C. - KITCHEN EQUIPMENT CONTRACTOR	

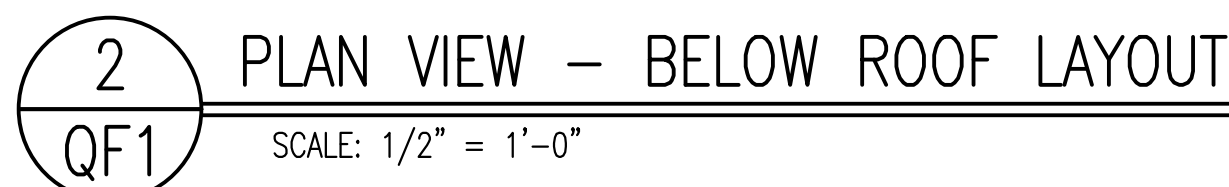
A. ITEMS #2 & #3, TYPE 1 EXHAUST HOOD CANOPY, FIRE SUPPRESSION & CONTROL SYSTEM CABINET, EXHAUST FAN AND CURB CURB ARE TO BE PROVIDED AS PART OF THE K.E.C. PACKAGE. PROJECT GENERAL CONTRACTOR IS TO REMOVE AND TO FULLY INSTALL HOOD CANOPY, FIRE SUPPRESSION & CONTROL CABINET, CURB CURB, AND EXHAUST FAN, PROVIDE AND INSTALL ALL REQUIRED DUCT WORK, FIRE WRAP AND/OR CODE REQUIRED FIRE SEPARATIONS, AND ALL REQUIRED FIELD WIRING BETWEEN HOOD CONTROLS CENTER AND FANS, HOOD CANOPY LIGHTING, AND SENSORS AS INDICATED ON HOOD MANUFACTURER'S DESIGN DRAWINGS.

B. THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM COMPONENTS, PIPING, REMOTE PULL STATION, AND SYSTEM INSTALL IS TO BE PART OF THE K.E.C. PACKAGE. GAS LINE MECHANICAL SHUT-OFF VALVE IS TO BE PROVIDED AS PART OF THE K.E.C. PACKAGE FOR INSTALL BY THE GENERAL CONTRACTOR.

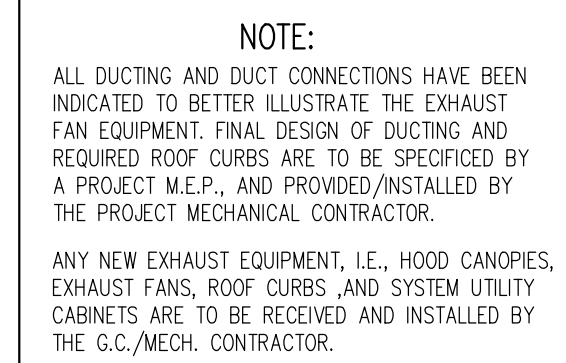
C. ELECTRICAL AND PLUMBING UTILITIES REQUIRED FOR THE EXHAUST FANS ARE TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

D. THE FIRE SUPPRESSION SYSTEM CONTRACTOR, AS PART OF THE K.E.C. SCOPE OF WORK, IS TO PROVIDE SYSTEM REMOTE PULL STATIONS, ALL NECESSARY JOB-SITE CONNECTING AND/OR CONDUIT, AND ALL REQUIRED FIELD WIRING, AND ALL REQUIRED SYSTEM TEST & MAKE READY. ATTEND FINAL CITY FIRE INSPECTION AND PROVIDE THE FIRE SUPPRESSION SYSTEM CERTIFICATION.

E. SEE ACQUIRE EXHAUST HOOD, FAN PACKAGE, FIRE SUPPRESSION SYSTEM, AND CONTROL SYSTEM DRAWINGS FOR PROJECT SPECIFIC EXHAUST AIR AND FIRE SUPPRESSION SYSTEMS DESIGN, SCHEMATICS, AND DETAILS.



NOTE:
G.C. & MECHANICAL CONTRACTOR ARE RESPONSIBLE FOR ALL NEEDED ROOF CURBS, UNLESS SPECIFIED DIFFERENTLY IN THE ITEMIZED SPECIFICATIONS. LE, ACCUREX EXHAUST FAN CURB, ALL DUCTING AND REQUIRED PENETRATIONS, AND ANY NEEDED DUCT INSULATION OR CHASEWAYS ARE SPECIFIED BY PREVAILING CODES, ALSO, ANY PUMING AND/OR ELECTRICAL REQUIREMENTS FOR FINAL CONNECTION OF EQUIPMENT AND THE LOW VOLTAGE CIRCUITS FOR THE EXHAUST HOD CONTROL AND FIRE SUPPRESSION SYSTEM. SEE PROJECT SPECIFIC ACCUREX EXHAUST HOD DESIGN DRAWINGS AND SPECIFICATIONS.



DRAWING DESCRIPTION:
SMOKER CLOSURE
EQUIPMENT LAYOUT
AND ELEVATIONS

LAYOUT APPROVAL:
Layout approved for Submittal
Document Development:
J.B.

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DRAWING DATE: 04/14/25

REVISIONS:

Abstract

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Abstract

Abstract

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1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

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CLIQUE:

Street:

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OF

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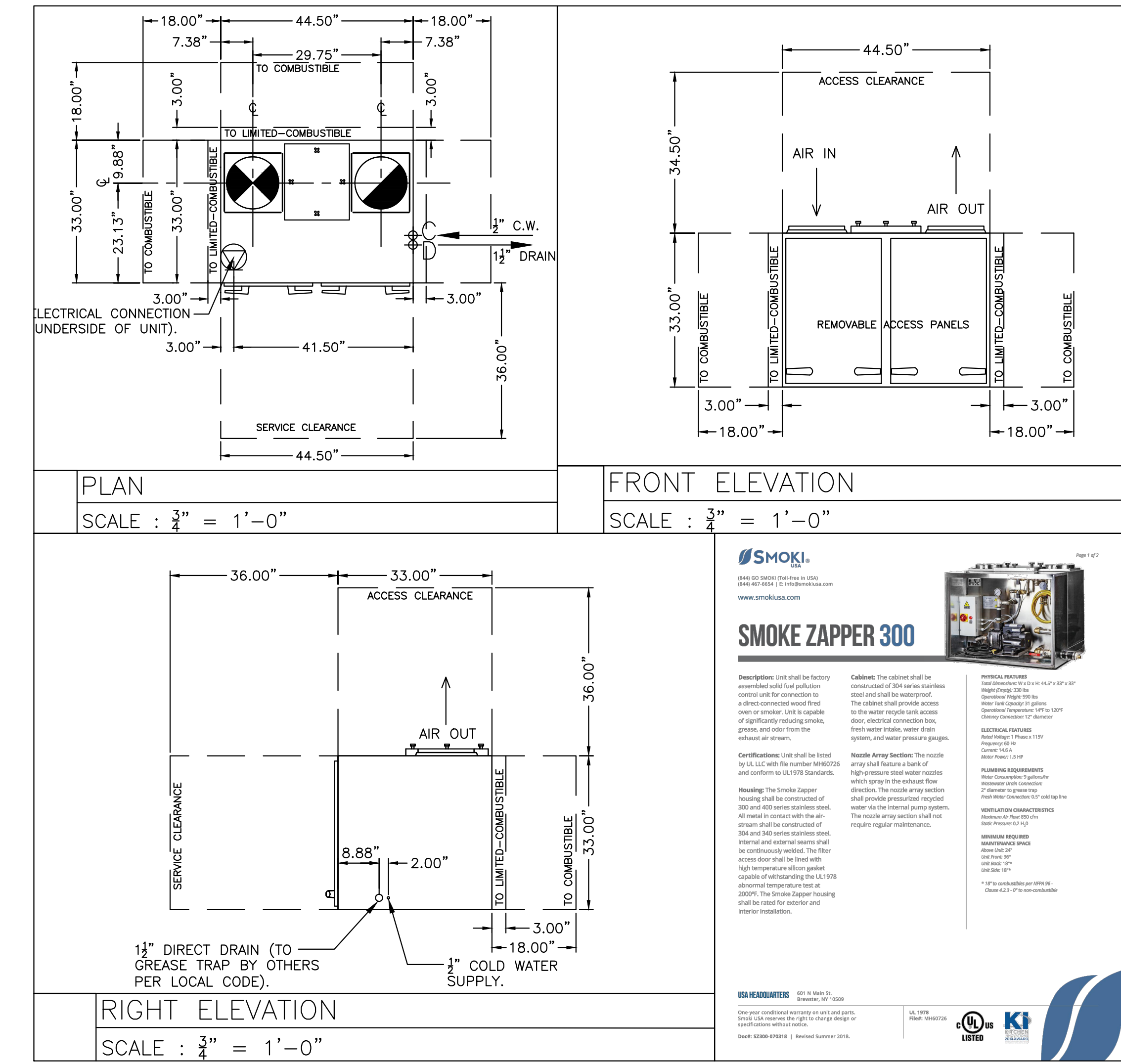
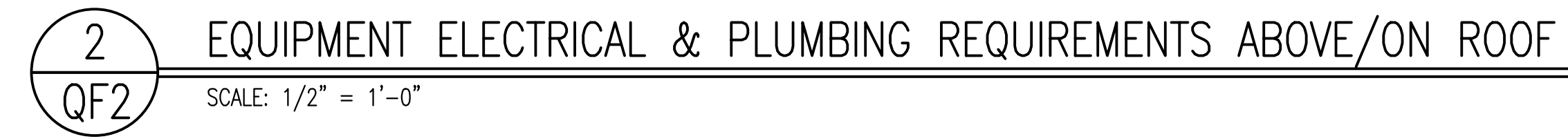
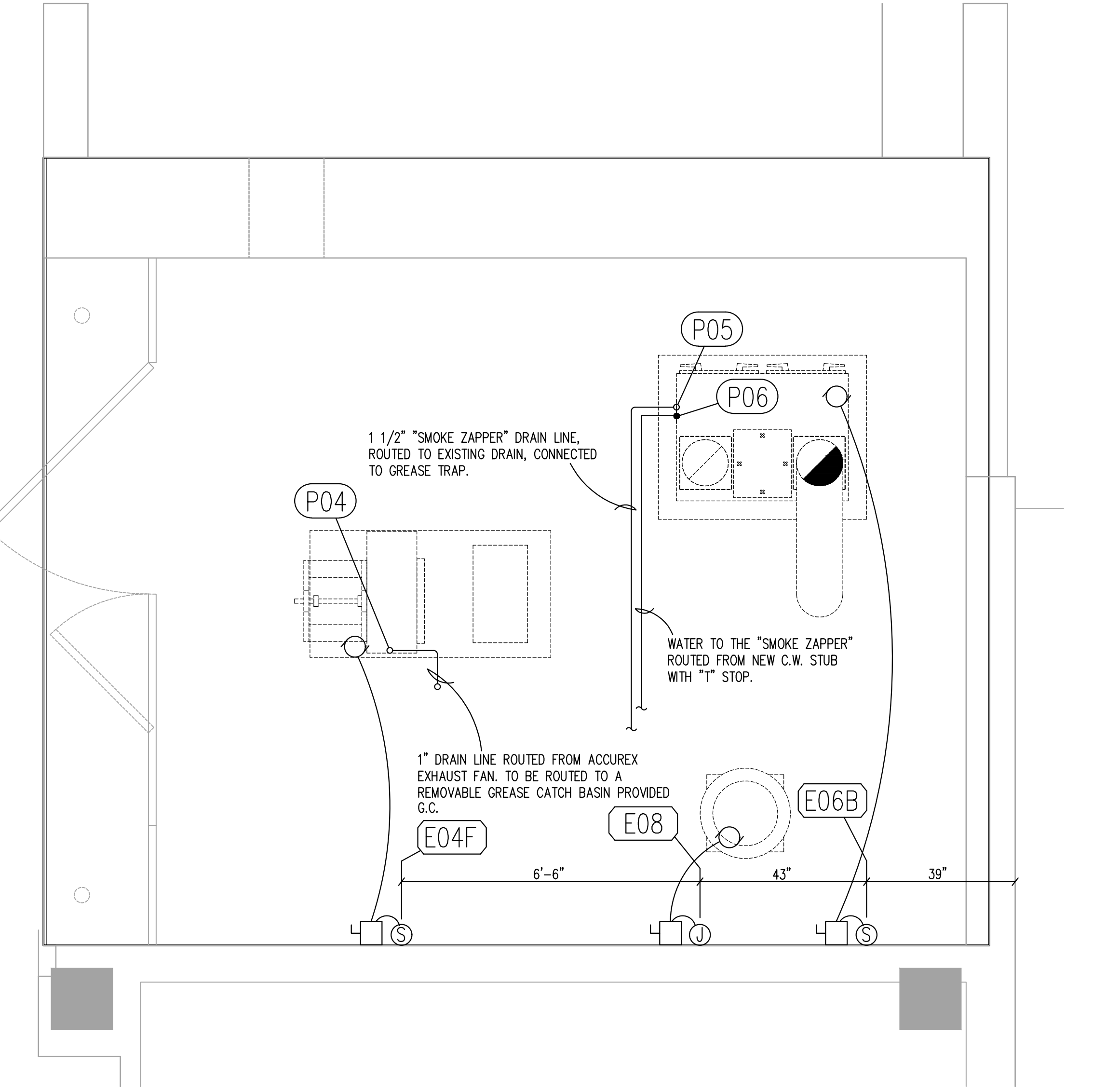
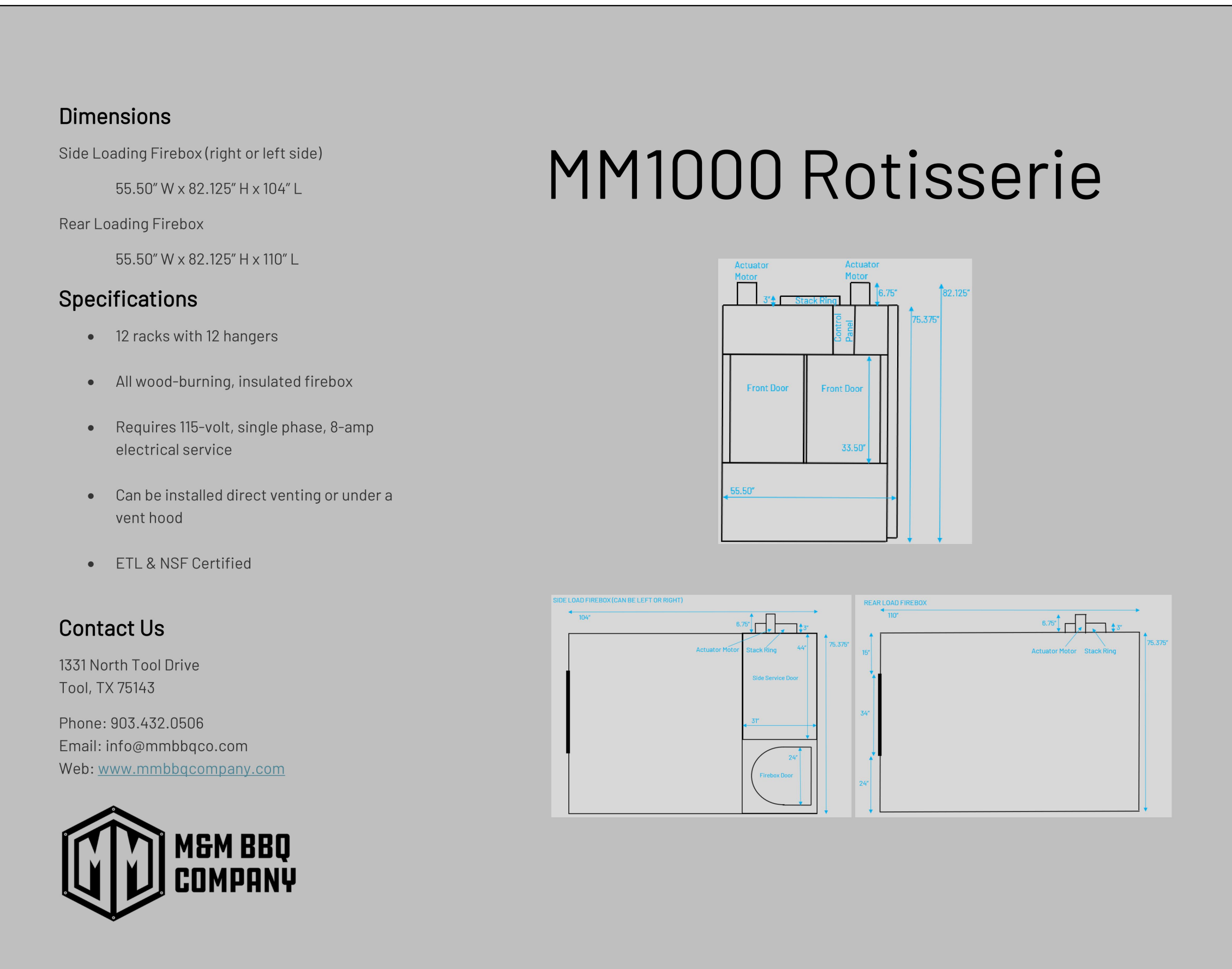
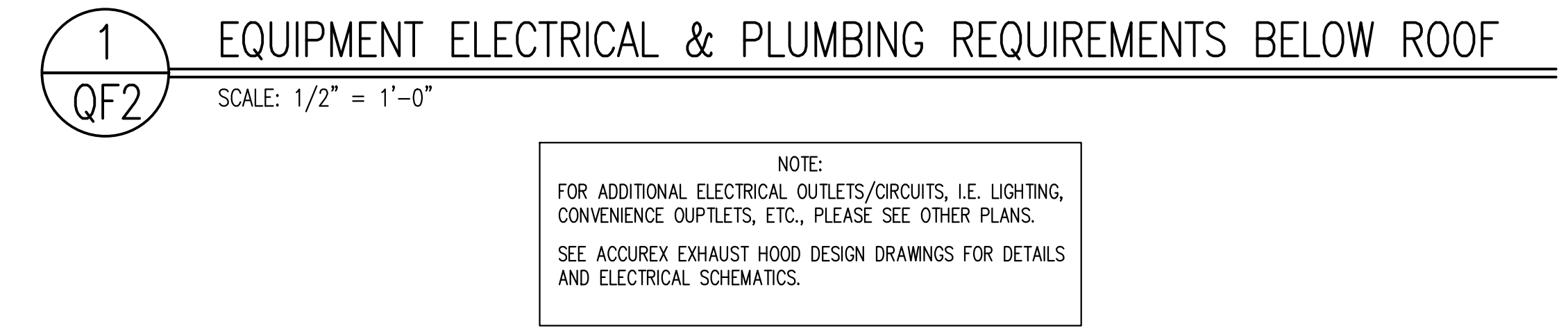
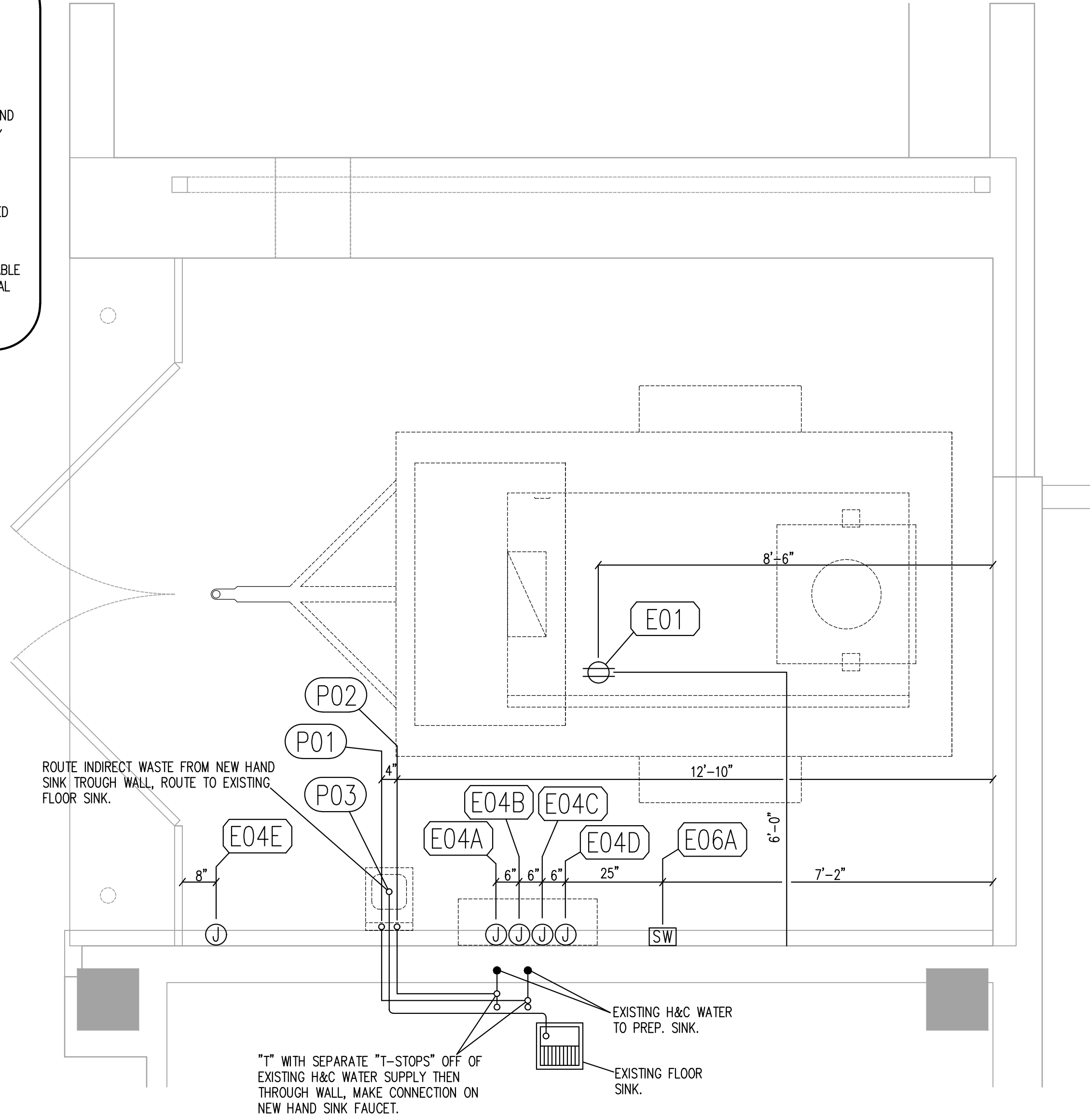
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ELECTRICAL	
SYMBOLS AND ABBREVIATIONS:	
⊕ SINGLE CONVENIENCE OUTLET (SCO)	A AMPERES
⊕ DUPLEX CONVENIENCE OUTLET (OCO)	V VOLTS
⊕ JUNCTION BOX (JB)	W WATTS
⊕ HEATING ELEMENT OR POWER	∅ PHASE
⊕ FLOOR RECEPTACLE AS NOTED	DFA DOWN FROM ABOVE
⊕ SPECIAL OUTLET AS NOTED	SU STUB UP ABOVE FINISH FLOOR
⊕ MOTOR OUTLET	HP HORSEPOWER
⊕ SOLENOID OR CONTROL CIRCUIT	KW KILOWATTS
⊕ SINGLE POWER OUTLET AS NOTED	SW SWITCH AS NOTED
⊕ CONVENIENCE OUTLET, TWO CIRCUIT, 120/208V/Ø, 3 WIRE OR AS NOTED	Sp SWITCH AND PILOT LIGHT
⊕ LIGHT INDICATION	BTf BRANCH TO FIXTURE, FURNISH AND INSTALL RECEPTACLE
⊕ CONDUIT AS NOTED	BTC BRANCH TO CONNECTION POINT AND CONNECT TO EQUIPMENT
⊕ PANELBOARD	AFF ABOVE FINISH FLOOR
⊕ DISCONNECT SWITCH	
EL ELEVATION ABOVE FINISH FLOOR	

PLUMBING/MECHANICAL	
SYMBOLS & ABBREVIATIONS	
• C.W. - COLD WATER	AFF ABOVE FINISH FLOOR
• H.W. - HOT WATER	SU STUB UP
• G - GAS SUPPLY	BTC BRANCH TO CONNECTION
• SS - STEAM SUPPLY	DFA DOWN FROM ABOVE
• CR - CONDENSATE RETURN	CFM CUBIC FEET PER MINUTE
• DD - DIRECT DRAIN	FFM FEET PER MINUTE
• HD - OPEN SITE FUNNEL DRAIN	KES KITCHEN EQUIPMENT SUPPLIER
• FD - FLOOR DRAIN	WG INCHES OF WATER GAUGE
• FFD - FLOOR DRAIN W/ FUNNEL	SP STATIC PRESSURE
• FS - FLOOR SINK	GPH GALLONS PER HOUR
• EVC - EXHAUST VENT CONNECTION	PSI POUNDS PER SQUARE INCH
• SVC - SUPPLY VENT CONNECTION	EL ELEVATION A.F.F.
• FR - DIRECT CONN. FLUE RISER	BFF BELOW FINISH FLOOR
• RPZ - RPZ OR WATER FILTER	

ELECTRICAL NOTES:	
ALL DIMENSIONS GIVEN ARE IN INCHES UP TO 4'-0" AND ARE FROM FINISHED FACE OF WALL. ELEVATIONS GIVEN ARE FROM FINISHED FLOOR UP TO CENTER LINE OF OUTLET. ALL 120 VOLT OUTLETS NOT DESIGNED WITH A SPECIFIC LOAD ARE TO BE RATED AT 20.0 AMPS.	
ELECTRICIAN TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING REQUIRED IN THE FIXTURES AS REQUIRED BY THE SPECIFICATIONS. ELECTRICIAN TO FURNISH ALL COVER PLATES AS WELL AS RECEPTACLES, (G.F.I. WHERE REQUIRED BY CODE), UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. ALL REQUIRED DISCONNECT SWITCHES REQUIRED ARE TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AT THE TIME OF EQUIPMENT INSTALL.	
ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO HOOKUP, INSTALLATION AND WIRING OF COMMERCIAL FOOD AND BEVERAGE SERVICE EQUIPMENT.	

PLUMBING	
GENERAL NOTES:	
DIMENSIONS GIVEN ARE FROM FINISHED WALL, OR COLUMN CENTER, & IN INCHES UP TO 4'-0". ELEVATIONS GIVEN ARE FROM FINISHED FLOOR TO CENTER LINE OF ROUGH-IN. ALL FLOOR DRAINS ARE TO SET 1/2" BELOW FINISHED FLOOR UNLESS OTHERWISE NOTED. DO NOT SLOPE FLOOR SO CLOSE TO DRAIN AS TO CREATE "PITS" OR "DIPS" IN FLOOR. MINIMUM RADIUS OF SLOPE TO BE 24" FROM CENTER LINE OF FLOOR DRAIN.	
PLUMBER TO CONNECT ALL WATER LINES, GAS LINES, WASTE LINES, INDIRECT WASTE LINES, ETC. TO FULLY CONNECT ALL EQUIPMENT AND RUN CONDENSATE LINES FROM REQUIRED UNITS TO DRAINS AND THESE LINES ARE TO BE NO SMALLER THAN THE CONNECTION STUB OF THE FIXTURE. PLUMBER TO PROVIDE GATE VALVES ON ALL WATER AND GAS LINES, CUT-OFFS, TRAPS, HYDROSTATIC SHOCK ELIMINATORS, PRESSURE REGULATORS, QUICK-DISCONNECT FLEX CONNECTORS, R.P.Z. VALVES AND ANY MATERIAL NECESSARY TO CONNECT ALL LINES, UNLESS OTHERWISE NOTED IN THE ITEMIZED SPECIFICATIONS. FAUCETS AND DRAIN OUT-LET FITTINGS ARE TO BE FURNISHED BY KITCHEN EQUIPMENT SUPPLIER. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO THE PROPER INSTALLATION AND HOOK-UP OF KITCHEN AND BAR EQUIPMENT.	



CRS

COMPLETE RESTAURANT SERVICES, INC.

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Dallas, Texas 75220
214.350.1110
214.350.1131 fax

6101 HILLCREST HOTEL

Los Charros
The Graduate Hotel

6101 Hillcrest Ave., Dallas, TX 75205

PROJECT NAME & LOCATION:

DRAWING DESCRIPTION:
SMOKER CLOSURE
EQUIPMENT ELECTRICAL
AND PLUMBING
REQUIREMENTS PLANS
& MISC. SPEC. SHEETS

LAYOUT APPROVAL:
Logical approval for Submittal
Document Development:
JB

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DRAWING DATE: 04/14/25

REVISIONS:

RELEASE DATE: 01/10/25

SHEET:
QF2

FILE NUMBER:

HOOD INFORMATION																	
HOOD NO.	MARK	MODEL	HOOD DIMENSIONS (IN.)			HOOD CONSTR.	COOKING LOAD / DUTY RATING	EXHAUST						SUPPLY		HANGING WEIGHT LBS.	SECTION LOCATION
			LENGTH	WIDTH	HEIGHT			TOTAL CFM	COLLAR(S)					MUA CFM	AC CFM		
									WIDTH	LENGTH	DIA.	CFM	S.P.				
1	H-1 FRONT	XXEW-68-S	68	39	24	430 SS WHERE EXPOSED	EXTRA HEAVY	2300	10	22		2300	1.119			219	SINGLE

HOOD INFORMATION														
HOOD NO.	MARK	LIGHTING DETAILS			GREASE FILTRATION DETAILS			UTILITY CABINET(S)						
		FIXTURE TYPE BULB / LAMP INFO	QTY	FOOT CANDLES	TYPE / MODEL MATERIAL	QTY	SIZE (IN.)			LOCATION	FIRE SYSTEM		CONTROLS	
							L	H			TYPE	SIZE	MODEL	INTERFACE
1	H-1 FRONT	INCANDESCENT (GLOBE) 100W A19 (BULBS NOT INCL.)	3	42.97	X-TRACTOR (SPARK ARRESTOR INCL.) STAINLESS STEEL	3	16	20						
						1	20	20		WALL	ANSUL R102	3	XFCC	SWITCHES

HOOD OPTIONS

UL 710 LISTED W/ OUT EXHAUST FIRE DAMPER - UL #R25625

BACK INTEGRAL AIR SPACE - 3 IN WIDE

FINISHED BACK - FULL LENGTH

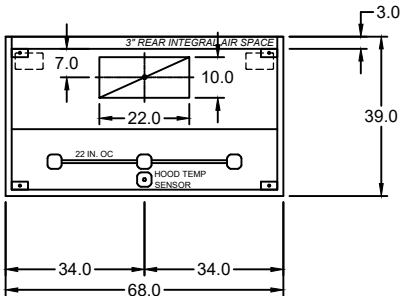
FACTORY MOUNTED EXHAUST COLLAR(S)

WALL UTILITY CABINET 24 IN HIGH 36 IN LONG 12 IN WIDE

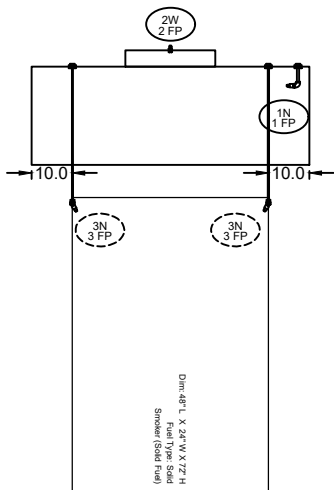
HOOD CONTAINS SOLID FUEL COOKING APPLIANCES

PERFORMANCE ENHANCING LIP (PEL) TECHNOLOGY

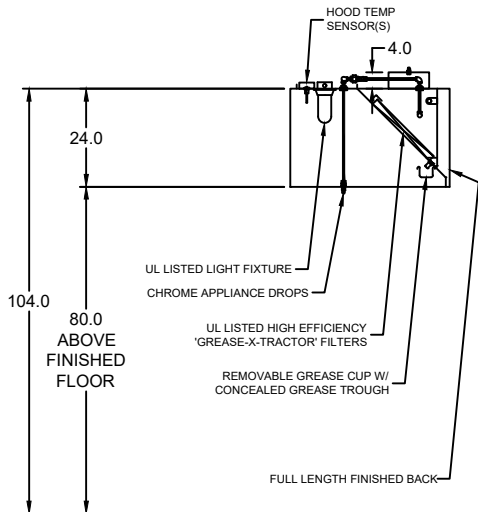
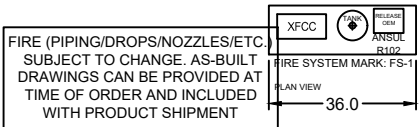
STANDING SEAM CONSTRUCTION FOR SUPERIOR STRENGTH



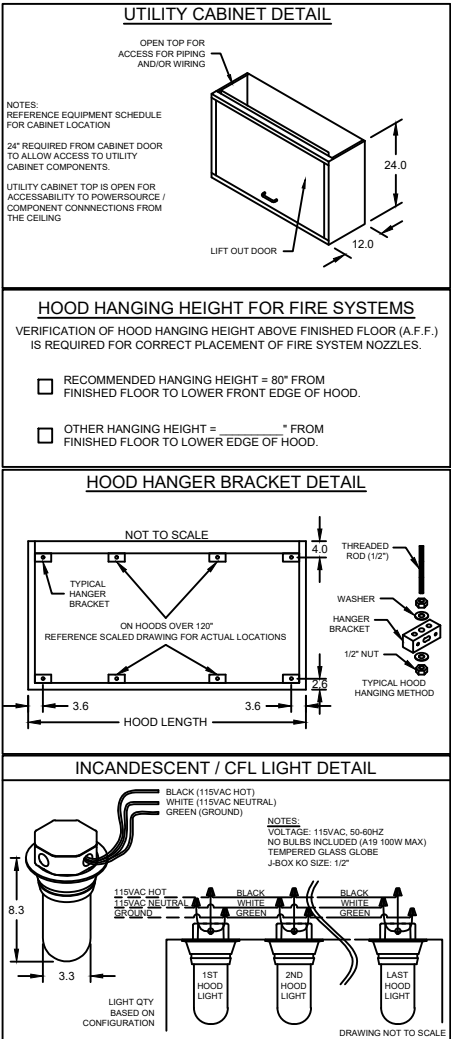
MARK: H-1 Front - SECTION 1
PLAN VIEW



MARK: H-1 Front - SECTION 1
ELEVATION VIEW



MARK: H-1 Front
SECTION VIEW



ACCUREX NORTH TX
MARK HAMILTON
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LOS CHARROS
SMOKER-UNIVERSITY PARK TX
REV 1

PROJECT
6/5/2025

MARK

H-1 FRONT

ACCUREX

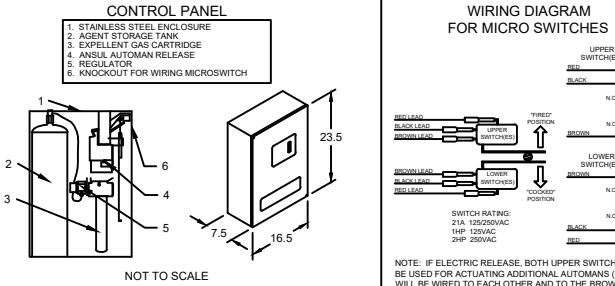
FIRE SYSTEM INFORMATION

MARK	MODEL	LOCATION	FLOW POINTS		SUPPLY LINE	DETECTION	MARK(S) PROTECTED BY FIRE SYSTEM
			HOODS	PCU			
FS-1	ANSUL R-102 WET CHEMICAL	WALL CABINET – ON H-1 FRONT	9 UTILIZED 11 AVAILABLE		CONTINUOUS	FUSIBLE LINK	H-1 FRONT SECTION 1

FIRE SYSTEM OPTIONS AND ACCESSORIES

FULL INSTALLATION (INCLUDES PRE-PIPED HOOD(S) WITH DETECTION AND FACTORY COORDINATED INSTALL)
CHROME SLEEVES FOR FACTORY PROVIDED APPLIANCES DROPS - INCLUDED
METAL BLOW-OFF CAPS - INCLUDED
GAS VALVE - INCLUDED - MECHANICAL SHUTOFF VALVE, 2", (ANSUL) - PART# 468817
HOOD SUPPRESSION TANK - INCLUDED - 3 GAL. - [(1) 3.0 TANK(S)]
REMOTE PULL STATION - STANDARD - FIELD INSTALLATION AT SINGLE POINT OF EGRESS

ANSUL R102 (WET CHEMICAL) FIRE PROTECTION SYSTEM - MODEL FSSC



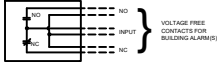
NOTES:

WET CHEMICAL FIRE PROTECTION SYSTEM TO BE ANSUL R-102. DESIGNED IN COMPLIANCE WITH UL 300 REQUIREMENTS.
-VERIFICATION OF ALL COOKING EQUIPMENT MAKE, MODEL AND LOCATION REQUIRED FOR ALL FIRE PROTECTION SYSTEMS.
-ALL FIRE SYSTEM PIPING IS STANDARDLY TO THE RIGHT END OF THE HOOD UNLESS A WALL IS LOCATED ON THE RIGHT END.
-ANSUL AUTOMAN RELEASE TO BE LOCATED WITHIN 60" OF HOOD.

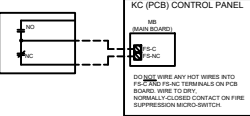
THE BASIC FIRE SYSTEM WILL INCLUDE THE FOLLOWING:
-GAS SHUT-OFF VALVE, IF REQUIRED, TO BE SUPPLIED BY MANUFACTURER (UP TO 2" DIAMETER AS STANDARD), AND INSTALLED BY A LICENSED PLUMBER.
-MICRO SWITCH TO BE SUPPLIED BY MANUFACTURER FOR CONNECTION TO, BUT NOT LIMITED TO, BUILDING ALARM SYSTEM(S), EXHAUST AND SUPPLY FANS AND ELECTRICAL POWER SHUT DOWN. FIELD WIRING AND CONNECTIONS TO BE PERFORMED BY A LICENSED ELECTRICIAN.

THE BASIC FIRE SYSTEM DOES NOT INCLUDE THE FOLLOWING:
-FULL DUMP TEST OTHER THAN WHT IS SPECIFIED PER THE INSTALLATION MANUAL, OR TO SATISFY A STATE OR LOCAL CODE. PERMIT AND TESTING FEES ARE NOT INCLUDED UNLESS NOTED UNDER THE EQUIPMENT SCHEDULE FOR THE FIRE SYSTEM.
-MORE THEN TWO TRIPS TO THE JOBSITE OR SPECIAL TRANSPORTATION, OR OVERNIGHT LODGING REQUIREMENTS IN REMOTE AREAS. NORMAL TRAVEL DISTANCE IS FIRST 50 MI. (80.5 KM) FROM OFFICE.
-SPECIAL CLASSES OR ADDITIONAL LABOR FOR ACCESS TO SECURITY SENSITIVE AREAS.
-INSTALLATION OF GAS SHUT-OFF VALVE.
-SPECIAL DRAWINGS REQUIRED TO SATISFY STATE OR LOCAL CODE. PLAN EXAMINATION FEES, PE OR FS APPROVAL STAMP.
-UNION LABOR, GOVERNMENT LABOR, OR PREVAILING WAGES REQUIRED FOR FINAL FIELD HOOK-UP.
-ANY AND ALL ELECTRICAL COMPONENTS/CONNECTIONS REQUIRED TO SHUT DOWN FANS, SHUT OFF DEVICE FOR ELECTRIC COOKING EQUIPMENT (SHUNT TRIP BREAKER), OR ACTIVATE AN ALARM SYSTEM, ETC.
-ANY DISMANTLING OR REASSEMBLY REQUIRED TO GAIN ACCESS TO THE FIRE SUPPRESSION PIPING LOCATED ON THE TOP OF THE HOOD.
-ROUGH-IN HIDDEN CONDUIT FOR REMOTE PULL STATION OR GAS VALVE (FLUSH MOUNTED PULL STATION).
-INSTALLATION OF MORE THAN (1) REMOTE PULL STATIONS OR DISTANCES GREATER THAN 20 FT (6.1M).
-PARTS OR LABOR REQUIRED TO CORRECT PIPING DUE TO COOKING EQUIPMENT CHANGES OR DEVIATION FROM PLANS, OR ANY CHARGES FOR MISSING OR ADDITIONAL PARTS OTHER THEN THOSE INDICATED ON THE FIRE SUPPRESSION DETAIL.

CONNECTION TO BUILDINGS ALARM



CONNECTION TO KC (PCB) CONTROL PANEL



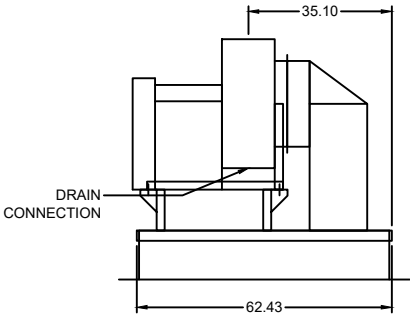
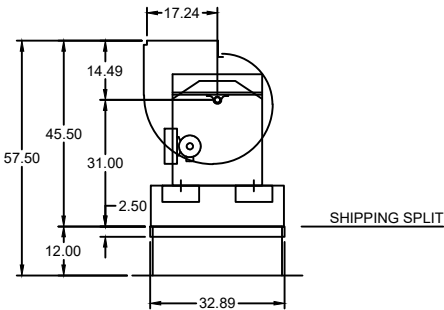
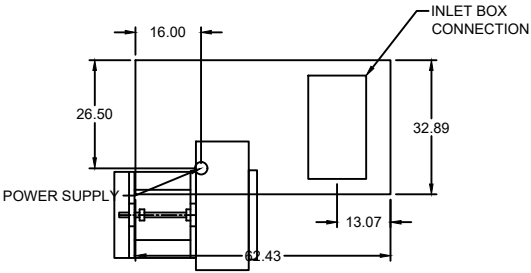
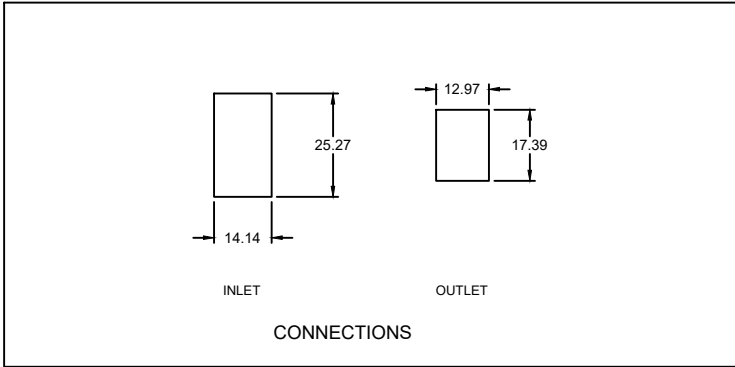
NOTES:
1 - - - - - DENOTES FIELD INSTALLATION.
2 - - - - - DENOTES FACTORY INSTALLATION.

Universal Single Width Fan

MARK INFORMATION		FAN INFORMATION										SOUND INFORMATION					MOTOR INFORMATION							
MARK	QTY	MODEL	DRIVE TYPE	VOLUME (CFM)	EXTERNAL SP (IN. WG)	TOTAL EXTERNAL SP (IN. WG)	FAN SPEED (RPM)	OUTLET VELOCITY (FT/MIN)	FEI	TOTAL WEIGHT (LB)	INLET dBA	INLET SONES	INLET SONES (SPHERICAL)	OUTLET dBA	OUTLET SONES	OPERATING POWER (HP)	MOTOR SIZE (HP)	FEP INPUT POWER (KW)	ENCLOSURE	VOLTAGE	CYCLE	PHASE	EC MOTOR	NEC FLA*
KEF-1	1	XUEF-16	Belt	2,300	1.25	1.25	1,245	1,468.45	1.54	193	63.41	12.73	0	62.93	13.63	0.75	1	0	OP	208	60	3	0	4.6

*NEC FLA - Based on table [430.250](#) or [430.248](#) of National Electrical Code 2020. Actual motor FLA may vary for sizing thermal overload, consult factory"

KEF-1 : SELECTED OPTIONS AND ACCESSORIES
Finish - Coated Coating - Permatector, Concrete Gray-RAL 7023, Mill Finish on Aluminum Components Rotation - CW Curb Cap Inlet Box w/Access door, Permatector, Duct Support Bearings - L10 Standard Life, 1000k hours at OperatingPoint Discharge Position - UB UL/cUL-762 Outdoor - Power Vent. for Restaurant Exhaust Appliances Polished Steel Shaft Access Door - Bolted Drain Connection - 1 inch threaded male Extended Lube Lines - Nylon Inlet Flange, Punched Outlet Connection, Slip Fit Weatherhood - Steel Construction Shaft Seal - Standard Grease Trap, Factory Mounted with Bracket Fasteners - Standard



PROJECT
6/5/2025

LOS CHARROS
SMOKER-UNIVERSITY PARK TX
REV 1

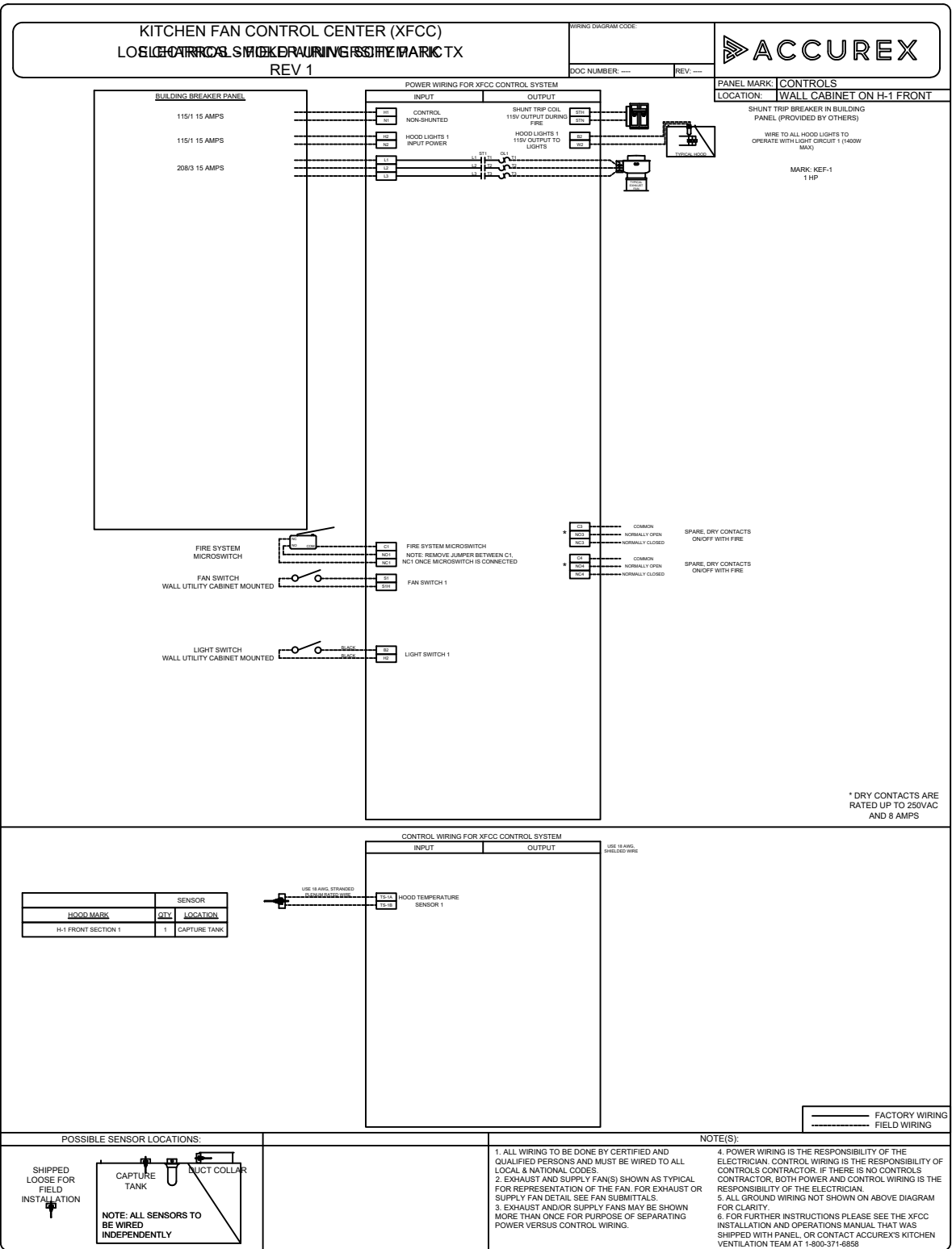
MARK

KEF-1

ACCUREX NORTH TX
MARK HAMILTON
MARK.HAMILTON@ACCUREX.COM
(214)632-7239

ACCUREX

CONTROL FEATURES
CONTROL PANEL ENCLOSURE - 18 GA 300 SERIES STAINLESS STEEL ENCLOSURE (NEMA-1) - DIMENSIONS 12 X 20 X 6
STARTERS PROVIDED IN CONTROL PANEL - QTY 1
2 POSITION LIGHT SWITCH - QTY 1
2 POSITION FAN SWITCH - QTY 1
-FACTORY MOUNTED EXHAUST TEMPERATURE SENSORS - QTY 1
TURN ON EXHAUST IN FIRE
LIGHTS OUT IN FIRE
POWER FOR SHUNT TRIP
THERMAL OVERLOADS IN CABINET



STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER PROJECT DRAWINGS BY OTHER DISCIPLINES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED BELOW.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATING TO EXISTING CONDITIONS BY MAKING FIELD SURVEYS AND MEASUREMENTS PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL COMPARE AND COORDINATE THE DRAWINGS OF ALL DISCIPLINES AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS TO THE ARCHITECT AND ENGINEER.
4. DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
5. WHERE CONFLICTS EXIST BETWEEN STRUCTURAL DOCUMENTS THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER SHALL GOVERN.
6. THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
7. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS. NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES.

SPECIAL INSPECTIONS:

1. VERIFY WITH CITY OF UNIVERSITY PARK FOR SPECIAL INSPECTION REQUIREMENTS.

CONSTRUCTION RESPONSIBILITY:

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE, AND ARE NOT INTENDED TO INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES, AND FOR JOB SAFETY.
2. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. PERIODIC SITE OBSERVATION VISITS MAY BE PROVIDED BY THE STRUCTURAL ENGINEER. THE SOLE PURPOSE OF THESE OBSERVATIONS IS TO REVIEW THE GENERAL CONFORMANCE OF THE CONSTRUCTION WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED OBSERVATIONS SHOULD NOT BE CONSTRUED AS CONTINUOUS OR EXHAUSTIVE TO VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
4. EVEN THOUGH THE ENGINEER DOES EVERYTHING IN HIS POWER TO PERFORM THE DESIGN AND ENGINEERING WORK IN ACCORDANCE WITH INDUSTRY STANDARDS AND WITH A REASONABLE DEGREE OF CARE, IT IS ALWAYS POSSIBLE TO OMIT OR OVERSEE OR SOME PORTIONS OF ALL STRUCTURAL ITEMS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT THIS HAPPENS AND DO AS NECESSARY TO MAKE SURE THE CONSTRUCTION WORK CONTINUES IN A SAFE AND PROFESSIONAL MATTER.
5. THE ENGINEER ASSUMES NO LIABILITY IN CASE HE IS NOT INFORMED OF ERROR / OMISSIONS AND / OR IS GIVEN THE OPPORTUNITY TO INSPECT ALL AREAS OF THE CONSTRUCTION WORK BEFORE THEY ARE COVERED OR FINISHED.

PRIMARY CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE:
- A. INTERNATIONAL BUILDING CODE, 2021
2. STRUCTURAL STEEL CODES:
- A. SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, (AISC 360-16).
4. STEEL DECK:
- A. NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS,
- B. SDI DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS.
5. COLD FORMED METAL FRAMING:
- A. NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS

DESIGN LOADS:

1. ROOF LIVE LOADS:
- A. UNIFORMLY DISTRIBUTED LIVE LOAD ON HORIZONTAL PROJECTION..... 20 PSF
2. SNOW LOADS:
- A. UNIFORMLY DISTRIBUTED..... 5 PSF
3. WIND LOADS:
- A. LOADS BASED ON ASCE 7-16 WIND LOAD CRITERIA.
- BUILDING CATEGORY TYPE II
- BASIC WIND SPEED, ULTIMATE 3 SECOND GUST..... 105 MPH
- WIND EXPOSURE CATEGORY..... C
- WIND TOPOGRAPHIC FACTOR, KZT..... 1.0

FOUNDATIONS AND SUPPORT WALL STRUCTURE:

1. THE FOUNDATION AND SUPPORT WALLS ARE EXISTING BY OTHERS.
2. IT IS NOT IN THE SCOPE OF THE PRESENT DOCUMENT TO VERIFY THE STRUCTURAL INTEGRITY OF THE EXISTING FOUNDATION OR SUPPORT WALL STRUCTURES. REACTIONS AT CONNECTION POINTS ARE AVAILABLE UPON REQUEST.

STRUCTURAL STEEL:

1. SEE NOTES ON PRIMARY CODES AND SPECIFICATIONS.
2. MATERIALS:
- W-SHAPES & WT-SHAPES..... ASTM A992
- S-SHAPES, M-SHAPES, MP-SHAPES..... ASTM A36
- ST-SHAPES & MT-SHAPES..... ASTM A36
- C-SHAPES & MC-SHAPES..... ASTM A36
- ANGLES & PLATES..... ASTM A36
- HSS SHAPES..... ASTM A500, GRADE B
- STEEL PIPE..... ASTM A53 (TYPE E OR S), GRADE B
- HIGH STRENGTH BOLTS..... ASTM A325
- MACHINE BOLTS..... ASTM A307
- ANCHOR RODS..... ASTM F1554, GRADE 36 TYPE S1 (UNO)
- WELDED HEADED STUDS..... ASTM A108
- DEFORMED BAR ANCHORS..... ASTM A496
- WELDING ELECTRODES..... AWS D11.1 E70 SERIES
3. WHERE SPECIFIED, NON-SHRINK, NON-METALLIC GROUT WITH A 28 DAY STRENGTH OF 5000 PSI SHALL BE USED UNDER BASE PLATES AND SHALL CONFORM TO CORPS OF ENGINEERS CRD-C621 FACTORY PREMIX GROUT. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS.
4. ENGINEER SHALL BE CONTACTED FOR APPROVAL OF ANY FIELD MODIFICATIONS OF ANCHOR BOLTS OR RODS AND COLUMN BASE PLATES (PER OSHA).
5. TEMPORARY BRACING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.
6. PROVIDE ONE SHOP COAT OF PRIMER (TT-P-636) ON ALL STEEL EXCEPT FOR ITEMS TO BE HOT DIPPED GALVANIZED OR SPRAY FIREPROOFED. DO NOT PAINT PORTIONS EMBEDDED IN CONCRETE.
7. FRAMING CONNECTIONS NOT DETAILED, OR CONNECTIONS THAT ARE MODIFIED FROM THOSE DETAILED, SHALL BE DESIGNED BY SUPPLIER FOR THE END REACTION SHOWN ON THE PLAN. IF NO REACTION IS PROVIDED, DESIGN FOR 1/2 THE BEAM MAXIMUM UNIFORM LOAD PER AISC MANUAL FOR STEEL CONSTRUCTION. SUBMIT SIGNED AND SEALED CALCULATIONS.
8. ALL WELD OPERATORS SHALL BE CURRENTLY AWS QUALIFIED.
9. SHOP CONNECTIONS SHALL BE WELDED OR HIGH STRENGTH BOLTED. USE 3/16" FILLET WELD MINIMUM.
10. FIELD CONNECTIONS SHALL BE WELDED OR HIGH STRENGTH BOLTED AS DETAILED. NO FIELD WELDING OF HOT DIPPED GALVANIZED MEMBERS WILL BE ALLOWED. USE 3/16" FILLET WELD MINIMUM.

STEEL ROOF DECK:

1. ROOF ASSEMBLY SHALL BE MADE USING STANDING SEAM PER ARCHITECTURAL SPECIFICATIONS.
2. ROOF DECK SHALL BE PLACED SO AS TO COVER AT LEAST TWO SPANS. NO SINGLE SPAN CONDITIONS SHALL BE USED.
3. DECK SHALL BE FABRICATED SO THAT DECK RUNS CONTINUOUSLY OVER OPENINGS. THE OPENINGS IN THE DECK SHALL NOT BE CUT UNTIL THE OPENING IS NEEDED (PER OSHA). IF APPLICABLE
4. PROVIDE A MINIMUM END BEARING OF 2" OVER SUPPORTS. END LAPS OF SHEETS SHALL BE A MINIMUM OF TWO INCHES AND SHALL OCCUR OVER SUPPORTS.
5. DECK CONNECTIONS SHALL BE PERFORMED PER STEEL DECK MANUFACTURER'S SPECIFICATIONS
6. REFER TO DETAILS FOR PATTERN ON SCREWS FOR METAL PANELS.
7. FOLLOW ROOF PANEL MANUFACTURER'S DIRECTIONS.
8. LAP PANELS AWAY FROM PREVAILING WIND DIRECTION.
9. OVERLAP ROOF PANELS 6" MINIMUM.
10. SECURE PANELS WITHOUT WARP OR DEFLECTION.

COLD FORMED METAL FRAMING:

1. SEE NOTES ON PRIMARY CODES AND SPECIFICATIONS.
2. ALL MEMBERS SHALL BE FORMED FROM HOT-DIPPED GALVANIZED STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653 S50 GRADE 50 (FY = 50,000 PSI). GALVANIZED COATING SHALL CONFORM TO ASTM A924 WITH COATING DESIGNATION G60.
3. ALL STEEL STUDS SHALL BE BRIDGED PER MANUFACTURER'S RECOMMENDATION AND CODE SPECIFICATIONS.

ERECTION NOTE:

1. TEMPORARY BRACING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.
2. THE STRUCTURAL STABILITY OF THE RIGID FRAMES AND ASSEMBLED BAYS DEPENDS ON ALL THE MEMBERS AND WALL PANELS BEING SECURELY FASTENED PER FRAMING DETAILS BEFORE ANY TEMPORARY BRACING IS REMOVED.
3. THE CONTRACTOR SHALL HAVE EXPERTISE OR RELATE TO ANY SUBCONTRACTOR WITH EXPERTISE IN ERECTING RIGID FRAME METAL BUILDINGS.
4. REFER TO AISC MANUAL FOR BRACING REQUIREMENTS AND SPECIFICATIONS.



REV	DATE	REVISION	DRW	CHK	APP
CLIENT VEUX DEUX DESIGN					
TBPE FIRM #: 14437					
PROJECT 6101 HILLCREST AVE. SMOKER COVER					
LOCATION UNIVERSITY PARK, TX					
DRAWING TITLE: GENERAL NOTES					
Drawn Date MEX 03/14/25	Check. Date FPRE 03/14/25	App. Date FPRE 06/30/25			
Project Number 2759	SCALE AS NOTED	Dwg Sheet Size D			
Drawing No. HIL-S-1			REV		



A circle with a vertical line segment passing through its center. The line segment is labeled N above the circle.



REV	DATE	REVISION	DRW	CHK	APP
CLIENT VEUX DEUX DESIGN					
					
TBPE FIRM #: 14437					
PROJECT 6101 HILLCREST AVE. SMOKER COVER					
LOCATION UNIVERSITY PARK, TX					
DRAWING TITLE: FRAMING PLAN AND DETAILS					
Drawn	Date	Check.	Date	App.	Date
MEX	03/14/25	FPRE	03/14/25	FPRE	06/30/25
Project Number		SCALE		Dwg Sheet Size	
2759		AS NOTED		D	
Drawing No.				REV	
HIL-S-2					

LEGEND	
SYMBOLS	DESCRIPTION
$\frac{X1}{X2}$	DIFFUSER, GRILLE, REGISTER OR LOUVER TAG X1 = TYPE, X2 = CFM
	POSITIVE PRESSURE (AIR GOES OUT) DIFFUSER OR REGISTER, 4-WAY AIR PATTERN (UNLESS OTHERWISE NOTED)
	NEGATIVE PRESSURE (AIR GOES IN) GRILLE
	POSITIVE PRESSURE AIRFLOW (TYP. SUPPLY)
	NEGATIVE PRESSURE AIRFLOW (TYP. RETURN/EXHAUST)
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER (MVD)
	BACKDRAFT DAMPER (BDD)
	VERTICAL (TYP. WALL) FIRE DAMPER
	VERTICAL (TYP. WALL) COMBINATION FIRE/SMOKE DAMPER
	HORIZONTAL (TYP. FLOOR/CEILING) FIRE DAMPER
	HORIZONTAL (TYP. FLOOR/CEILING) COMBINATION FIRE/SMOKE DAMPER
	THERMOSTAT
	HUMIDISTAT
	REMOTE TEMPERATURE SENSOR
	INTERNALLY LINED DUCT
	DUCT UP
	DUCT UP
	DUCT DOWN
	SUPPLY DUCT
	EQUIPMENT TYPE
	EQUIPMENT NUMBER, WHERE A LETTER IS USED, THERE ARE MULTIPLE INSTANCES.
	CONTINUATION.

ABBREVIATIONS

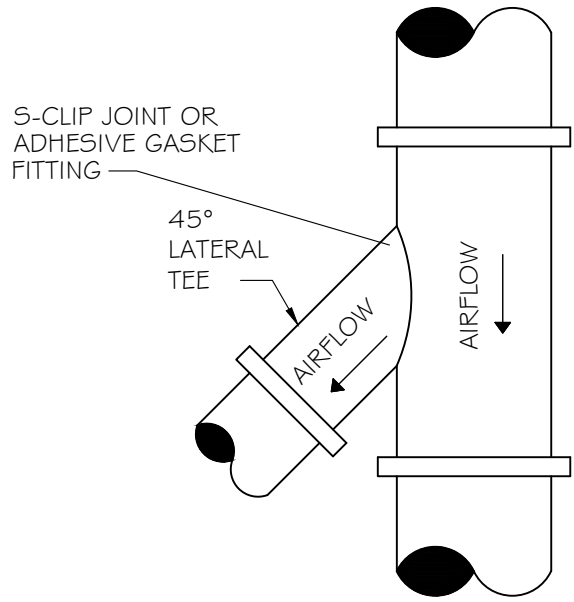
AFP	ABOVE FINISHED FLOOR	M	MOTOR
BDD	BACKDRAFT DAMPER	MA	MAKE-UP AIR
AHU	AIR HANDLING UNIT	MAU	MAKE-UP AIR UNIT
CO2	CARBON DIOXIDE	MAV	MANUAL AIR VENT
CU	CONDENSING UNIT	MBH	1,000 BTU PER HR
D	CONDENSATE DRAIN	MFCU	MINI FAN COIL UNIT
DB	DRY BULB	MHP	MINI HEAT PUMP
DH	DEHUMIDIFIER	MVD	MANUAL VOLUME DAMPER
EA	EXHAUST AIR	NC	NORMALLY CLOSED
EAT	ENTERING AIR TEMPERATURE	NO	NORMALLY OPEN
EDH	ELECTRIC DUCT HEATER	OA	OUTSIDE AIR
EF	EXHAUST FAN	OBD	OPPOSED BLADE DAMPER
ESP	EXTERNAL STATIC PRESSURE	PIU	POWER INDUCTION UNIT
EW1	ELECTRIC WALL HEATER	RA	RETURN AIR
F	DEGREES FAHRENHEIT	RH	RELIEF HOOD
FCU	FAN COIL UNIT	RTU	ROOFTOP UNIT
FD	FIRE DAMPER	SA	SUPPLY AIR
FSD	COMBINATION FIRE/SMOKE DAMPER	SP	STATIC PRESSURE
FURN	FURNACE	U.N.O	UNLESS NOTED OTHERWISE
H	HUMIDISTAT	UC	UNDER CUT DOOR
IH	INTAKE HOOD	VAV	VARIABLE AIR VOLUME
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LWT	LEAVING WATER TEMPERATURE	WL	WALL LOUVER

SPECIFICATIONS

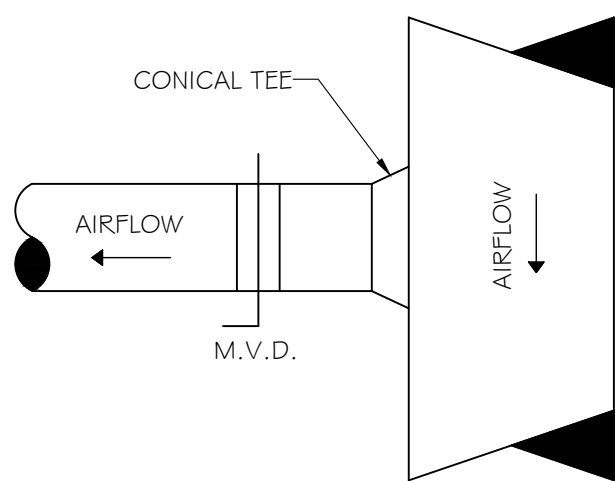
<u>APPLICABLE CODES:</u> INTERNATIONAL PLUMBING CODE (IPC), 2021 EDITION INTERNATIONAL MECHANICAL CODE (IMC), 2021 EDITION INTERNATIONAL FUEL GAS CODE (IFGC), 2021 EDITION INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2021 EDITION <u>GENERAL NOTES:</u> REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL CEILING MOUNTED EQUIPMENT. ALL DUCT DIMENSIONS INDICATED IN THESE DOCUMENTS ARE INSIDE-CLEAR DIMENSIONS. PORTIONS OF DUCTWORK OR PIPING VISIBLE THROUGH GRILLES AND REGISTERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK. PAINT BLACK BEHIND ALL GRILLES. ALL WIRING IN THE CEILING PLENUM SHALL BE PLENUM RATED CABLE. MOUNTING FRAME OF CEILING MOUNTED AIR DISTRIBUTION DEVICES SHALL BE COMPATIBLE WITH CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE. ALL FIRE SEPARATIONS MUST BE PROTECTED WHEN APPLICABLE. PROVIDE NEW FILTERS (MERV 7 OR BETTER PER OWNER) FOR ALL APPLICABLE HVAC EQUIPMENT AT THE END OF CONSTRUCTION. ALL MATERIAL IN PLENUM MUST MEET FIRE AND SMOKE SPREAD AS REQUIRED BY NFPA 90A. ALL ROOF PENETRATIONS TO BE 1/2" APART AND AT LEAST 1/2" AWAY FROM CURBS, WALLS, AND DRAIN SUMPS TO PROVIDE ROOFING CONTRACTOR WITH SUFFICIENT ACCESS FOR FLASHING EACH ROOF PENETRATION. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY ARCHITECT PRIOR TO BID SUBMISSION. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLEARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED. THE CONTRACTOR SHALL REFERENCE THE FULL SET OF CONSTRUCTION DOCUMENTS DURING PRICING AND CONSTRUCTION FOR COORDINATION BETWEEN DISCIPLINES RELATIVE TO THE MECHANICAL SCOPE. <u>EXISTING CONDITIONS:</u> CONTRACTOR SHALL VISIT THE SITE AND UNDERSTAND JOB CONDITIONS BEFORE SUBMITTING A PROPOSAL. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITY SERVICES PRIOR TO SUBMITTING HIS PROPOSAL. NO CONSIDERATION WILL BE GIVEN TO CLAIMS FOR EXTRA COST ARISING FROM CONTRACTORS FAILURE TO BE FULLY COGNIZANT OF JOB OR SITE CONDITIONS EXISTING AT TIME OF ACCEPTANCE OF BID. <u>ACTIVE SERVICES:</u> WHEN ENCOUNTERED IN WORK, PROTECT, BRACE, SUPPORT EXISTING ACTIVE SEWERS, GAS AND OTHER SERVICES REQUIRED FOR PROPER EXECUTION OF WORK. IF EXISTING ACTIVE SERVICES ARE ENCOUNTERED THAT REQUIRE RELOCATION, RELOCATE AS APPROVED. DO NOT PREVENT OR DISTURB OPERATION OF ACTIVE SERVICES THAT ARE TO REMAIN. <u>INACTIVE SERVICES:</u> WHEN ENCOUNTERED IN WORK, REMOVE, CAP OR PLUG INACTIVE SERVICES, AS INDICATED. <u>INTERRUPTION OF SERVICES:</u> WHERE WORK MAKES TEMPORARY SHUT-DOWNS OF SERVICES UNAVOIDABLE, SHUT DOWN AT NIGHT, OR AT SUCH TIMES AS APPROVED BY OWNER, WHICH WILL CAUSE LEAST INTERFERENCE WITH ESTABLISHED OPERATING ROUTINE. ARRANGE WORK TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING TIME ACTUALLY REQUIRED TO MAKE NECESSARY CONNECTION TO EXISTING WORK. WHERE EXISTING WALLS, CEILINGS, FLOORS, ETC., ARE CUT OR OTHERWISE DAMAGED DURING CONSTRUCTION, REPAIR ALL SURFACES TO THEIR ORIGINAL CONDITION. <u>GUARANTEE:</u> GUARANTEE THAT EACH PIECE OF APPARATUS SHALL BE OF THE CUSTOMARY STANDARD AND QUALITY FURNISHED BY THE DESIGNED MANUFACTURER FOR THAT CATALOG NUMBER. GUARANTEE THAT THE AIR SYSTEMS SHALL OPERATE WITHOUT AERODYNAMIC NOISE GENERATED FROM THE FAULTY INSTALLATION OF DUCT WORK OR ANY COMPONENT OF THE AIR DISTRIBUTION SYSTEM. GUARANTEE THAT ALL SYSTEMS AND COMPONENTS SHALL BE PROVIDED WITH A ONE YEAR WARRANTY FROM THE TIME OF DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL COVER ALL MATERIALS AND WORKMANSHIP. DURING THIS WARRANTY PERIOD, ALL DEFECTS IN MATERIALS AND WORKMANSHIP SHALL BE CORRECTED BY REPAIR OR REPLACEMENT WITHOUT INCURRING ADDITIONS TO THE CONTRACT. <u>TEST AND BALANCE:</u> TEST AND BALANCE (TAB) CONTRACTOR SHALL HOLD A CURRENT NATIONAL BALANCING COUNCIL (NSC) CERTIFICATION AND POSSESS ACCURATE AND CALIBRATED INSTRUMENTS. TAB WORK AND REPORTS SHALL BE PER NSC PRACTICAL STANDARDS, PROCEDURES AND FORMS. ACCEPTABLE ALTERNATIVE TAB FIRM CERTIFICATIONS/PROCEDURES: NEBB, AABC, OR TABS. PRIOR TO COMMENCEMENT OF THE TAB WORK, THE MECHANICAL SYSTEMS ARE TO BE STARTED AND FULLY FUNCTIONING. A CHECKLIST PRIOR TAB WORK IS TO BE SENT TO THE INSTALLING CONTRACTOR AND RETURNED ATTESTING TO THE READINESS OF THE SYSTEMS FOR BALANCING. <u>PREFERRED TAB FIRM:</u> P-TAB.COM <u>SOLID FUEL EXHAUST DUCTWORK:</u> SOLID FUEL EXHAUST DUCTWORK SHALL BE A FACTORY BUILT GREASE DUCT THAT IS TESTED AND LISTED BY UNDERWRITERS LABORATORIES INC. (UL) FOR THE USE WITH COMMERCIAL COOKING EQUIPMENT, AS DESCRIBED IN NFPA 96. SOLID FUEL EXHAUST DUCT SHALL BE LABELED FOR USE WITH BUILDING HEATING EQUIPMENT AND APPLIANCES, WHICH MAY PRODUCE EXHAUST GAS AT TEMPERATURES NOT EXCEEDING 1,400 DEG F UNDER CONTINUOUS OPERATING CONDITIONS, 1,800 DEG F UNDER INTERMITTENT CONDITIONS, AND 2,100 DEG F FOR 10 MINUTES WHEN BURNING GASEOUS, SOLID OR LIQUID FUELS AS DESCRIBED IN NFPA-211. <u>SOLID FUEL EXHAUST DUCTWORK SHALL CARRY THE FOLLOWING UL LISTINGS:</u> - UL-1978 GREASE DUCT. - UL-103 BUILDING HEATING APPLIANCE CHIMNEY. - ADDITIONAL UL-103 TYPE HT 2,100 DEG F BURNOUT TEST FOR SOLID FUEL. - UL-256 1,1400 DEG F CHIMNEY. - ADDITIONAL UL-103 PRESSURE TESTING FOR POSITIVE PRESSURE APPLICATIONS UP TO 90 IN WC AT 1,400 DEG F CONTINUOUS (UL-256 I TEST CONDITIONS). <u>SOLID FUEL EXHAUST DUCTWORK SHALL BE PROVIDED WITH REQUIRED FIRE RATED INSULATION TO ACHIEVE A MINIMUM 2" OR 3" CLEARANCE TO COMBUSTIBLES DEPENDING ON DIAMETER. STAINLESS STEEL ANCHOR PLATES SHALL NOT PROTRUDE MORE THAN 3" OUT FROM THE PIPE OUTER JACKET.</u> <u>SOLID FUEL EXHAUST DUCTWORK CONSTRUCTION:</u> - DUCTWORK SHALL BE EQUAL TO JEREMIAS MODEL DWKL. - DUCTWORK SHALL BE DOUBLE WALL INSULATED EXHAUST SYSTEM CONSTRUCTED OF STAINLESS STEEL INNER FLUE, FIBER INSULATION, AND STAINLESS STEEL OUTER JACKET. - INNER LINER SHALL BE 0.035" THICK 444 STAINLESS STEEL WITH CONTINUOUS SEAM WELDED. - INSULATION SHALL BE MINIMUM 1-1/2" @ PCF THERMAL CERAMICS SUPERWOOL PLUS COMPRESSED INTO 1-1/4" SPACE. - OUTER JACKET SHALL BE 0.025" THICK 304 STAINLESS STEEL WITH CONTINUOUS SEAM WELDED. - THE ENTIRE EXHAUST SYSTEM, INCLUDING ALL ACCESSORIES, SHALL BE OF STAINLESS STEEL CONSTRUCTION.

DUCTWORK DETAILS

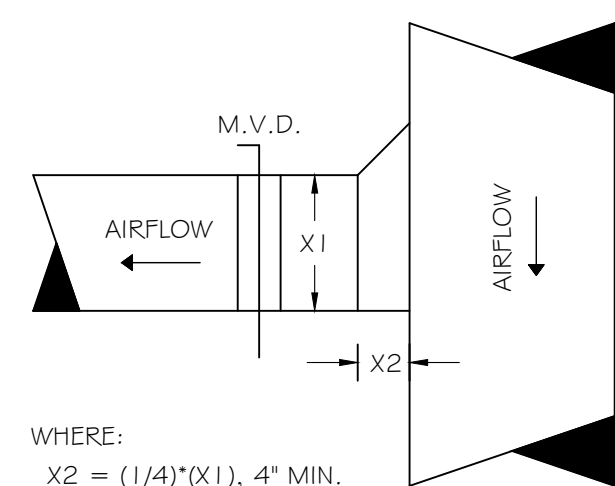
NO SCALE



ROUND - ROUND



RECTANGULAR - ROUND



WHERE:
X2 = (1/4)"(X1), 4" MIN.

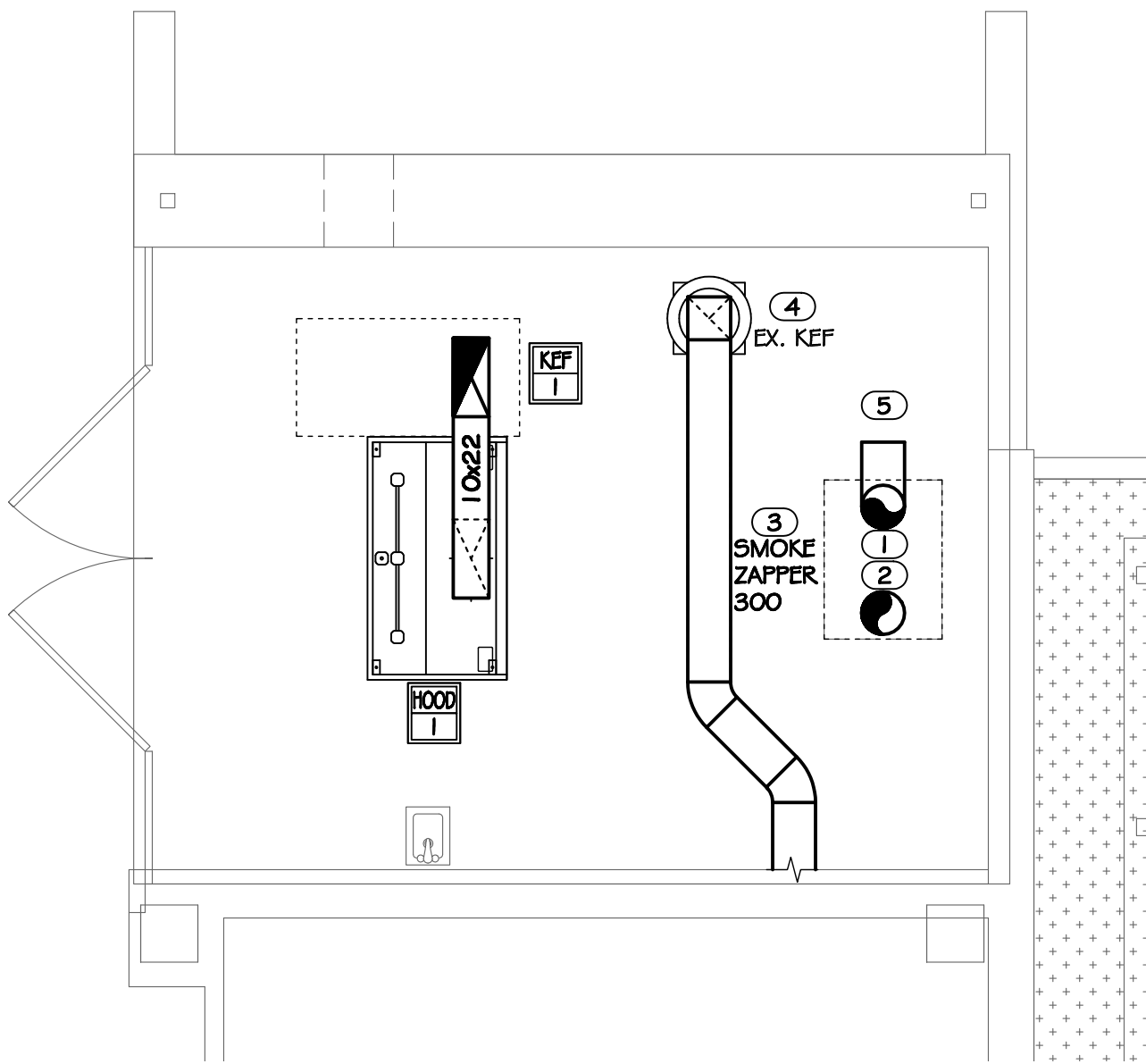
RECTANGULAR - RECTANGULAR

GENERAL NOTES

- REFER TO THE DUCTWORK DETAIL FOR ADDITIONAL INFORMATION.
- DRAWINGS ARE DIAGRAMMATIC ONLY; FINAL ROUTING OF DUCTWORK AND EQUIPMENT LOCATIONS SHALL BE DETERMINED IN THE FIELD. ADDITIONAL OFFSETS, ELBOWS, ETC. SHALL BE PROVIDED AND INSTALLED WITHOUT ADDITIONAL COST TO THE OWNER.

KEYNOTES

- INSTALL 0'-0" CLEARANCE GREASE DUCT FROM DISCHARGE OF SMOKER INTO INLET SIDE OF SMOKE ZAPPER 300 PER MANUFACTURER INSTALLATION REQUIREMENTS.
- INSTALL VENT STACK WITH SINGLE WALL GREASE DUCT WITH EXHAUST DUCT, PER MANUFACTURER INSTALLATION REQUIREMENTS.
- SUPPORT DUCTWORK PER SMOKI REQUIREMENTS.
- RELOCATE EXISTING WALL MOUNTED EXHAUST FAN TO LOCATION SHOWN. EXTEND GREASE DUCTWORK TO NEW LOCATION. PROVIDE NEW ROOF CURB FOR GREASE FAN.
- DUCT DOWNUP THROUGH ROOF SEALED WEATHER TIGHT.



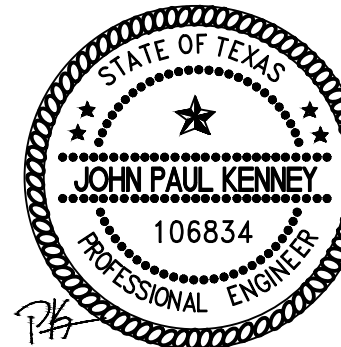
1 FLOOR PLAN
M1.00 1/4" = 1'-0"



VEUXDEUX DESIGN 2025
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locations without the approval of the Architect.



John Kenney



LOS CHARROS AT GRADUATE HOTEL DALLAS
6101 HILLCREST AVE., DALLAS, TEXAS 75206

VEUXDEUX # 140

3.18.25 - PERMIT SET

FLOOR PLAN

M1.00

SPECIFICATIONS

GENERAL

CONTRACTOR SHALL REFER TO ALL RELATED DOCUMENTS, ARCHITECTURAL, STRUCTURAL, CIVIL AND MEP DRAWINGS, AND FULLY UNDERSTAND THE SCOPE OF WORK AND CONDITION OF CONSTRUCTION.

THE WORK UNDER THIS SPECIFICATIONS AND DRAWINGS SHALL INCLUDE ALL LABOR.

ALL INSTALLATION OF DEVICES AND CONNECTION OF CONDUCTORS SHALL BE PERFORMED BY LICENSED AND SKILLED ELECTRICIAN OR JOURNEYMAN.

ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE OWNER. IF ANY PORTION OF THE WORK IS FOUND UNSATISFACTORY BY THE OWNER, IT SHALL BE REMOVED AND REINSTALLED WITHOUT DELAY AT NO COST TO THE OWNER.

THE WORK INCLUDES, BUT NOT LIMITED TO:
THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
ROUGH-IN AND FINAL CONNECTIONS TO ALL DEVICES REQUIRING ELECTRICAL POWER, INCLUDING OWNER PROVIDED EQUIPMENT.
LIGHTING CONTROL
LIGHTING FIXTURES

EACH CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED BY THE REGULATORY AUTHORITIES. ALL FEES RELATED TO OBTAINING PERMITS AND INSPECTION SHALL BE PAID FOR BY EACH CONTRACTOR IN HIS TRADE.

ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL ELECTRICAL CODE 2017, SPECIFICATIONS, UTILITY COMPANY REQUIREMENTS AND ALL INDUSTRY STANDARDS.

ANY DIFFERENCES IN ABOVE MENTIONED REQUIREMENTS, THE MOST STERN SHALL OVERRULE ALL OTHERS.

IN ADDITION TO ABOVE MENTIONED CODES AND SPECIFICATIONS, THE FOLLOWING INDUSTRY STANDARDS SHALL BE COMPLIED IF THEY ARE MORE STRINGENT.

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THE MANUFACTURER'S PUBLISHED DIRECTIONS SHALL BE FOLLOWED IN THE DELIVERY, STORAGE, PROTECTION, INSTALLATION AND WIRING OF ALL EQUIPMENT AND MATERIAL.

THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO THE ITEMS SHOWN ON THE DRAWINGS. EXACT LOCATIONS OF THESE ITEMS SHALL BE DETERMINED BY REFERENCE TO THE GENERAL PLANS AND MEASUREMENTS AT THE BUILDING AND IN COOPERATION WITH THE OTHER SUBCONTRACTORS, AND IN ALL CASES, SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE OWNER RESERVES THE RIGHT TO MAKE ANY REASONABLE CHANGE IN THE LOCATION OF ANY PART OF THIS WORK WITHOUT ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL SEEK APPROVAL FROM THE OWNER FOR ANY CHANGES TO THE SPECIFICATIONS OR CONTRACT DOCUMENTS.

ANY EXCEPTIONS, INCONSISTENCIES AND CONFLICTS IN CONTRACT DOCUMENTS, SPECIFICATIONS AND CONTRACT DOCUMENTS BY OTHER TRADE SHALL BE BROUGHT TO ATTENTION TO THE OWNER PRIOR TO BID.

CONTRACTOR SHALL COORDINATE AND VERIFY THE WORK WITH EXISTING CONDITIONS AND THE WORK OF OTHER TRADE PRIOR TO ANY FABRICATIONS OR INSTALLATION. IF THE LAYOUT OF THE DEVICES ON DRAWINGS ARE IMPRACTICAL TO THE CONDITION IN FIELD, CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY PRIOR TO ANY FABRICATION OR INSTALLATION.

ELECTRICAL DEVICES ARE INDICATED ON DRAWINGS AT APPROXIMATE LOCATIONS. THE OWNER RESERVE THE RIGHT TO MAKE REASONABLE CHANGES IN LOCATIONS WITHOUT ADDITIONAL COSTS.

THE LINES INDICATING BRANCH CIRCUITS DO NOT REPRESENT THE ROUTING OF ELECTRICAL CONDUITS. THEY INDICATE THE LAYOUT AND CONTROL OF CIRCUITS.

PRODUCTS AND WORK

MATERIALS FURNISHED SHALL BE NEW AND BY STANDARD MANUFACTURERS AND MUST CONFORM TO THE NATIONAL BOARD OF FIRE UNDERWRITERS REQUIREMENTS AND BEAR THE UNDERWRITERS LABORATORIES' SEAL OF APPROVAL.

LISTED MANUFACTURERS, MODELS, OR CATALOGUE NUMBERS IN PART OR ALL SHALL ENTAIL TO INCLUDE THE PUBLISHED MANUFACTURERS DESCRIPTION AND SPECIFICATION.

CONTRACTOR SHALL NOT INTERPRET THAT THE LISTED MANUFACTURERS IN SPECIFICATIONS OR DRAWINGS TO EXCLUDE ALL OTHER MANUFACTURERS

CONTRACTOR SHALL MAKE CERTAIN THAT ALL EQUIPMENT FIT IN THE SPACE DESIGNATED AND DESIGNED FOR THE SURROUNDINGS IT OCCUPIES.

COMPLETE CATALOGUE ILLUSTRATION AND DESCRIPTIONS OF ALL EQUIPMENT SHALL BE SUBMITTED TO THE OWNER PRIOR TO ORDERING ANY EQUIPMENT.

ALL HORIZONTAL RUNS OF CONDUITS SHALL BE SUPPORTED BY MEANS OF APPROVED HANGER FROM THE STRUCTURAL CEILING.

COORDINATE THE WORK UNDER THIS SECTION WITH ALL OTHER TRADES.

CONDUITS AND RACEWAYS:

MANUFACTURERS: SQUARE D, B-LINE, ALLIED TUBE & CONDUIT, HOFFMAN, CARLON ELECTRICAL, WIREMOLD.

OUTDOORS EXPOSED: RIGID STEEL
OUTDOORS CONCEALED ABOVE GROUND: RIGID STEEL
OUTDOORS UNDERGROUND: TYPE EPG-40-PVC
OUTDOORS CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR DRIVEN EQUIPMENT): LPMC.
BOXES AND ENCLOSURES ABOVE GROUND: NEMA 3R UNLESS NOTED OTHERWISE ON PLANS.
INDOORS EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED NOT SUBJECT TO SEVERE PHYSICAL DAMAGE: EMT.
INDOORS EXPOSED SUBJECT TO SEVERE PHYSICAL DAMAGE: RIGID STEEL CONDUIT.
INDOORS CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: EMT.
INDOORS CONNECTION TO VIBRATING EQUIPMENT: PMC, EXCEPT USE LPMC IN DAMP OR WET LOCATIONS.
INDOORS DAMP OR WET LOCATIONS: IMC.
INDOORS LOW-VOLTAGE CABLES: EMT

CONDUCTORS:

COPPER CONDUCTORS #10 AND SMALLER:

LABELED PER UL 83, TYPE THHN/THWN, SOLID COPPER 600 VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA. METAL CLAD (TYPE MC) CABLE WHERE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 330.

COPPER CONDUCTORS #8 OR LARGER:

LABELED PER UL 83, TYPE THHN/THWN, STRANDED COPPER, 600VOLT INSULATION, UNIFORM COLOR CODED JACKET WITH JACKET DATA.

ACCEPTABLE MANUFACTURERS OF CONDUCTORS:

PIRELLIE
SOUTHWIRE
AETNA
REFUBLIC
AFC
ENCORE WIRE
KERITE

CONTRACTOR MAY USE ALUMINUM CONDUCTORS FOR #4 AWG OR LARGER IN THE PLACE OF COPPER CONDUCTORS. CONTRACTOR SHALL REFER TO NEC TABLE 310-16 FOR EQUIVALENT AMPACITY AND SHALL COMPENSATE FOR VOLTAGE DROP.

MOLDED CASE CIRCUIT BREAKER:

INCLUDE SCHEDULE OF ALL FUSES, RATINGS, TIME COORDINATION DATA, MANUFACTURER'S STANDARD DATA AND TIME-CURRENT CURVES. ALL DATA SHALL BE BASED ON TEST OF STANDARD PRODUCTS.

APPROVED MANUFACTURERS:

GENERAL ELECTRIC
CUTLER HAMMER
SQUARE D
SIEMENS

THERMAL-MAGNETIC BOLT-IN TYPE CIRCUIT BREAKERS WITH QUICK-MAKE, QUICK-BREAK CONTACTS; TRIP-FREE OPERATION WITH OVER-THE-CENTER TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

MULTI-POLE BREAKERS SHALL HAVE INTERNAL COMMON TRIP AND COMMON RESET WITH A SINGLE TOGGLE HANDLE OR NON-REMOVABLE MONOLITHIC TIE-HANDLE.

TRIP RATINGS SHALL BE MOLDED ON THE HANDLE OR FACE OF BREAKER.

BREAKER TERMINALS SHALL BE RATED TO ACCOMMODATE A MINIMUM OF 75 DEGREE C. CONDUCTORS.

BREAKER SHALL BE RATED FOR MOUNTING AND OPERATION IN ANY POSITION; SHALL ACCOMMODATE AND MATCH THE TYPE OF TERMINATIONS REQUIRED.

SINGLE POLE BREAKERS RATED 15 AND 20 AMPERES SHALL BE UL LABELED AS "SWITCHING BREAKERS" AT THE APPLIED CIRCUIT VOLTAGE.

MULTI-POLE BREAKERS RATED 100 AMPERES AND LARGER SHALL BE MOLDED CASE THERMAL-MAGNETIC BOLT-IN TYPE BREAKER WITH ADJUSTABLE INSTANTANEOUS TRIP.

LEGEND

SYMBOLS	DESCRIPTION	MOUNTING
	DUPLEX RECEPTACLE, 120V, 20A, NEMA 5-20R	18" AFF
	HOME RUN WITH WIRE TICKS. XX - PANEL DESIGNATION, # - CIRCUIT DESIGNATION. WIRE TICKS - (1) NEUTRAL , (3) HOT III & (1) GROUND •	

ABBREVIATIONS

AC	6" ABOVE COUNTER SPACE OR 42" AFF	IG	ISOLATED GROUND
AF	AMP FUSE	ISC	SHORT CIRCUIT CURRENT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AL	ALUMINUM	MTD	MOUNTED
BFC	BELOW FINISHED CEILING	N	NEUTRAL
BKR	BREAKER	NL	NIGHT LIGHT
CND	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CONV	CONNECTED OR CONNECTION	PNL	PANEL
CTB	CABLE TV TERMINAL BACKBOARD	RECPT	RECEPTACLE
CU	COPPER	TEL	TELEPHONE
DN	DOWN	TTB	TELEPHONE TERMINAL BOARD
EC	EMPTY CONDUIT	TV	TELEVISION
ELEC	ELECTRICAL	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FAA	FIRE ALARM ANNUNCIATOR PANEL	XFMR	TRANSFORMER
G OR GRND	GROUND	UG	UNDERGROUND
GFCI OR GF	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF

GENERAL NOTES

WHEN CONDUCTOR OR CONDUIT SIZE IS INDICATED FOR BRANCH CIRCUIT HOME RUN, THE CONDUCTOR AND CONDUIT SIZE INDICATED SHALL BE USED FOR THE COMPLETE CIRCUIT.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS.

REFER TO THE APPROPRIATE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT INSTALLED UNDER OTHER DIVISIONS OF THE DOCUMENTS, WHICH REQUIRE ELECTRICAL SERVICE.

REFER TO APPROPRIATE DRAWINGS AND MANUFACTURER'S INSTALLATION MANUAL TO PROVIDE ALL SUPPLEMENTARY AND CONTROL CIRCUITS TO BRING EQUIPMENT TO FULL WORKING CONDITION.

EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED IN ALL RACEWAYS.

WALL SWITCHES CONTROLLING CIRCUITS OF OPPOSITE PHASES SHALL NOT BE INSTALLED IN COMMON BOX UNLESS PERMANENT BARRIER IS PROVIDED.

ALL RACEWAY AND EQUIPMENT SUPPORTS AND HANGERS SHALL BE FULLY COORDINATED WITH STRUCTURAL DRAWINGS.

REFER TO THE ARCHITECTURAL/INTERIORS REFLECTED CEILING PLANS FOR EXACT FIXTURE PLACEMENT AND DIMENSIONS.

REFER TO THE ARCHITECTURAL/INTERIORS DOCUMENTS FOR ACTUAL DEVICE LOCATIONS AND DIMENSIONS. FIELD VERIFY LAYOUT WITH EXISTING CONDITIONS AND STRUCTURE PRIOR TO BEGINNING INSTALLATION.

SEE HVAC DRAWINGS FOR LOCATIONS OF EQUIPMENT TO BE POWERED.

COORDINATE WITH EQUIPMENT CUTSHEETS AND PROVIDE ADDITIONAL CONTROL CIRCUITS IF REQUIRED BY MANUFACTURER.

GENERAL DIAGRAMMATIC RACEWAY INTERCONNECTIONS OF EQUIPMENT, FIXTURES AND DEVICES ARE INDICATED ON FLOOR AND REFLECTED CEILING PLANS, REFER TO STRUCTURAL AND ARCHITECTURAL PLANS FOR ELEVATION CHANGES AND RACEWAY ROUTES.

EACH PENETRATION OF A FIRE RESISTANT RATED ASSEMBLY BY A PIPE, TUBE WIRE OR CONDUIT SHALL BE PROTECTED BY A THROUGH PENETRATION FIRE STOP SYSTEM THAT HAS BEEN TESTED ACCORDING TO ASTM E814 OR E199.

ELECTRIC RECEPTACLES, SWITCHES, OUTLETS, ETC. SHALL NOT BE INSTALLED BACK TO BACK ON FIRE RESISTANCE RATED WALLS. THEY SHALL BE AT LEAST 24-INCHES APART.

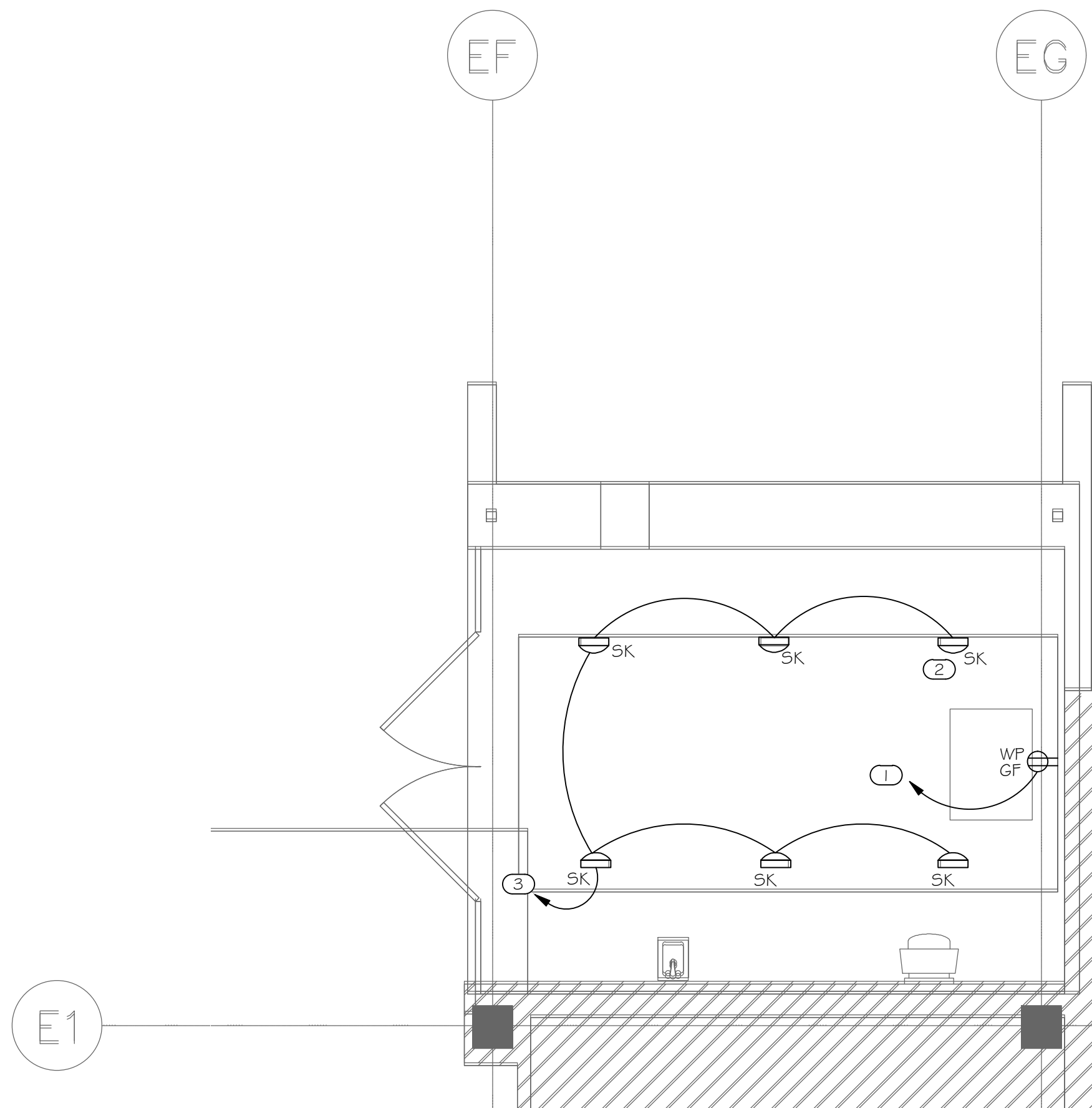
REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL CEILING MOUNTED DEVICES.

ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146.

LIGHTING TO BE CONTROLLED WITH PHOTOCELL AND TIMECLOCK.

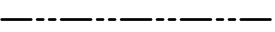
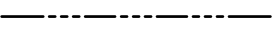
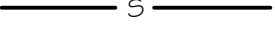
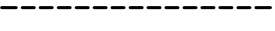
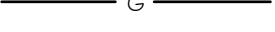
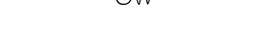
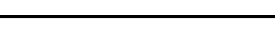
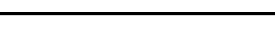
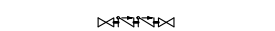
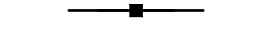
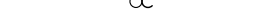
KEYNOTES

- 1 PROVIDE OUTLET FOR SMOKER VIA #10 IN 3/4" FROM THE NEAREST 208/120V PANEL WITH 20A/1P BREAKER.
- 2 LITHONIA WPX1 LED P1 30K MVOLT. COORDINATE FIXTURE AESTHETIC CHARACTERISTICS WITH THE ARCHITECT PRIOR TO PURCHASE.
- 3 CONNECT TO NEAREST 480/277V PANEL WITH #10 IN 3/4" AND 20A/1P BREAKER. COORDINATE WITH THE OWNERS REPRESENTATIVE FOR CONTROL METHOD AND SWITCH LOCATION. PROVIDE PHOTOCELL AND PROGRAMMABLE TIMECLOCK CONTROL.



1 SMOKER FLOOR PLAN
E1.00 1/4" = 1'-0"

ABBREVIATIONS			
AAV	AIR ADMITTANCE VALVE	IMB	ICE MACHINE BOX
AC	ABOVE CEILING	IE	INVERT ELEVATION
AF	ABOVE FLOOR	IWH	INSTANTANEOUS WATER HEATER
AFF, AFG	ABOVE FINISHED FLOOR/GRADE	L, LAV	LAVATORY
BF, BG	BELOW FLOOR/GRADE	MBH	1000 BTU/Hr.
BFP	BACKFLOW PREVENTER	MS	MOP SINK
CD	CONDENSATE DRAIN	MV	MIXING VALVE
CONT	CONTINUATION	OH	OVERHEAD
CW	COLD WATER	G	NATURAL GAS
DN	DOWN	PD	PUMPED DISCHARGE
ET	EXPANSION TANK	FRV	PRESSURE REDUCING VALVE
EWC	ELECTRIC WATER COOLER	RP	RECIRCULATION PUMP
ex.	EXISTING	S, SAN	SANITARY
FCO	FLOOR CLEANOUT	SH	SHOWER
FD	FLOOR DRAIN	SK	SINK
FHB	FREEZEPROOF HOSE BIBB	TP	TRAP PRIMER
FS	FLOOR SINK	TYP	TYPICAL
FRH	FREEZEPROOF ROOF HYDRANT	UR	URINAL
FWH	FREEZEPROOF WALL HYDRANT	V	VENT
GCO	GRADE CLEANOUT	VTR	VENT THROUGH ROOF
GI	GREASE INTERCEPTOR	WC	WATER CLOSET
HB	HOSE BIBB	W.C.	WATER COLUMN
HD	HUB DRAIN	WCO	WALL CLEANOUT
HW	HOT WATER	WHA	WATER HAMMER ARRESTER
HWR	HOT WATER RETURN	WMB	WASHING MACHINE BOX

LEGEND	
	COLD WATER PIPE
	HOT WATER PIPE
	HOT WATER RETURN PIPE
	SANITARY PIPE
	VENT PIPE
	NATURAL GAS PIPE
	GREASE WASTE PIPE
	FIRE SPRINKLER PIPE
	STORM PIPE
	EMERGENCY STORM PIPE
	INDIRECT WASTE PIPE
	PUMPED DISCHARGE
	FILTERED WATER PIPE
	PIPE UP / PIPE DOWN
	PIPE TEE FROM TOP / TEE FROM BOTTOM
	PIPE CAP / PIPE CONTINUATION
	DIRECTIONAL FLOW ARROW
	BALL VALVE / CHECK VALVE
	MIXING VALVE / PRESSURE REDUCING VALVE
	BACKFLOW PREVENTER ASSEMBLY
	WALL HYDRANT / HOSE BIBB
	FLOOR DRAIN / FLOOR SINK
	WATER HAMMER ARRESTOR
	GAS COCK / GAS SOLENOID VALVE
	P-TRAP
	HUB DRAIN
	TRAP PRIMER
	FLOOR CLEANOUT / GRADE CLEANOUT
	VENT THROUGH ROOF
	PIPE CLEANOUT / WALL CLEANOUT

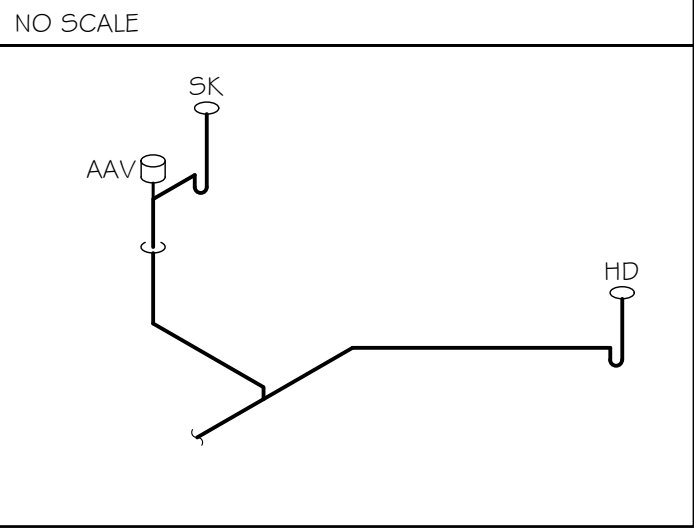
SPECIFICATIONS	
GENERAL ALL WORK SHALL COMPLY WITH ALL STATE, CITY AND LOCAL CODES, RULES AND REGULATIONS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND INSPECTIONS ASSOCIATED WITH THIS WORK, AND SHALL PAY ALL COSTS AND FEES INVOLVED. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE BEST RECOGNIZED PRACTICE IN THE FIELD CONCERNED. MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED DIRECTIONS, SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND SHALL BE FAMILIAR WITH THE SCOPE AND REQUIREMENTS OF THIS PROJECT. ANY DISCREPANCIES OR LACK OF CLARITY IN THE DOCUMENTS SHALL BE IDENTIFIED TO THE ARCHITECT OR ENGINEER PRIOR TO THE SUBMISSION OF PRICING BIDS. WITH A SUBMITTED BID, CONTRACTOR IS ACCEPTING THESE DOCUMENTS AS SUFFICIENT DEFINITION OF THE SCOPE OF WORK, AND ANY ADDITIONAL COSTS BASED ON UNCLEARITY OF CONTRACT DOCUMENTS WILL NOT BE CONSIDERED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR EQUIPMENT INSTALLATION PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS. ALL EQUIPMENT AND DEVICES SHALL BE INSTALLED SUCH THAT THEY ARE EASILY ACCESSIBLE AND SERVICEABLE. THIS EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PLUMBING FIXTURES, WATER HEATERS, EXPANSION TANKS, PUMPS, BACKFLOW PREVENTERS, VALVES, MIXING VALVES, THERMOMETERS, GAUGES, TRAP PRIMERS AND CLEANOUTS. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS (AS APPLICABLE) TO ENSURE ALL PLUMBING WORK IS COORDINATED WITH PHYSICAL CONDITIONS AND ALL OTHER TRADES. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS TO ENSURE THERE IS ADEQUATE WALL THICKNESS SUCH THAT ALL PIPING, FIXTURE CARRIERS, WALL CLEANOUTS, WALL BOXES, WALL HYDRANTS AND ACCESS PANELS WILL FIT IN THE WALL SPACE. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF WALL SPACE IS INADEQUATE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL OBTAIN EXACT WALL, FIXTURE, AND LAYOUT DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ROUGH-IN AND INSTALLATION DRAWINGS FOR ALL PLUMBING FIXTURES, KITCHEN EQUIPMENT AND OWNER FURNISHED EQUIPMENT (AS APPLICABLE), AND SHALL COORDINATE THE PLUMBING INSTALLATION PRIOR TO COMMENCING THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY VALVES, CONNECTIONS, TRAPS, ACCESS PANELS, UNIONS, ESCUTCHEONS, WATER HAMMER ARRESTORS, VACUUM BREAKERS, RELIEF VALVES, PIPE INSULATION, AND EQUIPMENT SPECIALTY DEVICES AS REQUIRED TO FACILITATE COMPLETE AND OPERATIONAL CONDITIONS WHICH ARE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THESE DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ALL POSSIBLE PHYSICAL CONDITIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT AND FIXTURES. PROVIDE NECESSARY PIPING OFFSETS TO COORDINATE WITH THE BUILDING STRUCTURE, WORK OF OTHER TRADES, AND CONNECTION TO SITE UTILITIES (AS APPLICABLE). COORDINATE THE ELECTRICAL REQUIREMENTS AND CHARACTERISTICS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO ISSUING SUBMITTALS OR PURCHASING EQUIPMENT. UNLESS NOTED OTHERWISE, ALL DRAINAGE PIPING SHALL BE SLOPED AT A MINIMUM OF 1/8" PER FOOT. 2" SANITARY PIPING AND ALL GREASE WASTE PIPING SHALL BE SLOPED AT 1/4" PER FOOT. DOMESTIC WATER PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS. ALL DOMESTIC WATER PIPING, SANITARY P-TRAPS AND GREASE WASTE PIPING SUBJECT TO FREEZING SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. CONDENSATE PIPING SUBJECT TO FREEZING WITHIN WALK-IN FREEZERS SHALL BE INSULATED AND PROVIDED WITH HEAT TRACE. PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN 1" THICK PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION. IF INSTALLED IN EXTERIOR BLOCK WALLS, INTERSTITIAL SPACES SHALL BE FILLED WITH FOAM INSULATION. IN CONCEALED LOCATIONS WHERE PIPING, OTHER THAN CAST-IRON OR GALVANIZED STEEL, IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, OR SIMILAR MEMBERS LESS THAN 1/2" FROM THE NEAREST EDGE OF MEMBER, PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES IN ACCORDANCE WITH IPC 305.6. PIPE PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS SHALL HAVE EQUIVALENTLY RATED SLEEVES AND SHALL BE SEALED AND FIRE CAULKED WITH A U.L. LISTED FIRE STOPPING SYSTEM INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTED DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION REGARDING CROSS CONNECTION CONTROL OR OBTAINING A FOOD SERVICE PERMIT (AS APPLICABLE). REPORT ANY OBSERVED DISCREPANCIES TO THE ARCHITECT OR ENGINEER PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL CONFIRM PLUMBING FIXTURE FINISHES WITH THE ARCHITECTURAL SCHEDULES & DETAILS (AS APPLICABLE). PROFICIENT ENGINEERING WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY. OR PROBLEMS WHICH ARISE FROM OTHERS FAILURE TO OBTAIN AND/OR FOLLOW PROFICIENT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC IN NATURE. SUBMITTALS FURNISH SHOP DRAWINGS FOR MANUFACTURED PRODUCTS. ALL ITEMS SHALL BE CLEARLY MARKED TO MATCH EQUIPMENT MARKS ON THE PLUMBING DRAWINGS. ALL OPTIONS MUST BE CLEARLY MARKED ON THE SUBMITTAL SHEET. A MODEL NUMBER LISTING ON A COVER SHEET IS NOT AN ACCEPTABLE SUBSTITUTE FOR MARKING THE ACTUAL SUBMITTAL SHEET. ELECTRICAL DATA FOR POWERED EQUIPMENT MUST BE INDICATED ON THE SUBMITTAL SHEET FOR THAT ITEM. SUBMITTAL REVIEW IS CONSIDERED A GENERAL ACCEPTANCE OF THE BASIC APPLICABILITY OF THE EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND/OR ALTERNATE ARRANGEMENT OF THE EQUIPMENT WITHIN A GIVEN SPACE. WHEN SUBSTITUTED EQUIPMENT IS INSTALLED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION OR ADDITIONAL COST BROUGHT ON BY THE USE OF THIS EQUIPMENT. HANGERS AND SUPPORTS HANGERS SHALL BE COMPLETE WITH RODS AND SUPPORTS PROPORTIONED TO THE SIZE OF PIPE TO BE SUPPORTED, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SIZE HANGERS FOR INSULATED PIPING TO BEAR ON OUTSIDE OF INSULATION. PROVIDE INSULATION PROTECTORS AT HANGERS BEARING ON THE OUTSIDE OF INSULATION. PROVIDE A RIGID INSERT OR RIGID INSULATION AT EACH INSULATION PROTECTOR. WHERE SEVERAL PIPES 2 1/2" AND SMALLER RUN PARALLEL AND IN THE SAME PLANE, THEY MAY BE SUPPORTED ON GANG OR MULTIPLE HANGERS. LARGER PIPING SHALL BE INDEPENDENTLY HUNG, RUN PARALLEL AND BE EQUALLY SPACED. PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH IPC SECTION 303, AND SPACING OF HANGERS SHALL NOT EXCEED THE LIMITS SET FORTH IN TABLE 303.5. PIPES SHALL BE SUPPORTED WITHIN 1'-0" OF EACH ELBOW. VERTICAL PIPE SUBJECT TO MOVEMENT SHALL BE SUPPORTED FROM THE WALL BY MEANS OF A PIPE CLAMP. SUPPORT DOMESTIC WATER PIPING IN SPACES BEHIND PLUMBING FIXTURES BY BRACKETS AND U-BOLTS SECURED TO WASTE AND VENT STACKS. SIZE U-BOLTS TO BEAR ON THE PIPING. AFTER HANGER RODS ARE INSTALLED IN FINISHED CONCRETE CEILING, FILL THE REMAINING OPENING WITH CEMENT SO THAT NO HOLE SHOWS AT THE CEILING. WHERE COPPER PIPING IS USED, NONFERROUS METAL SUPPORT(S) OR PROPER ISOLATION BETWEEN DISSIMILAR MATERIALS SHALL BE PROVIDED. PIPE HANGERS AND SUPPORTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN MANUFACTURER'S STANDARDIZATION SOCIETY STANDARD PRACTICES NO. SP-69 AND SP-58. SLEEVES AND PENETRATIONS SLEEVES SHALL BE PROVIDED WHERE PIPES PASS THROUGH WALLS, FLOORS AND ROOFS. PROVIDE STANDARD WEIGHT STEEL SLEEVES IN CONCRETE AND MASONRY CONSTRUCTION, PROVIDE 26GA GALVANIZED SHEET METAL SLEEVES IN INTERIOR DRYWALL CONSTRUCTION. SLEEVES SHALL BE THE FULL THICKNESS OF WALLS AND SHALL ALLOW FOR THE FULL THICKNESS OF PIPE INSULATION, WHERE APPLICABLE. SLEEVES MAY BE OMITTED WHEN OPENINGS ARE CORE DRILLED FOR CONCEALED VERTICAL AND HORIZONTAL PIPING. SLEEVES ARE NOT REQUIRED AT INDIVIDUAL PLUMBING FIXTURES OR IN CONCRETE FLOOR SLABS ON GRADE, UNLESS OTHERWISE NOTED. SLEEVES FOR ALL PIPING PENETRATING FIRE RATED WALLS AND FLOORS SHALL BE PROVIDED WITH 3M PIPE BARRIER NO. CP-25 PIPE PROOFING CAULKING, OR EQUAL, IN ANNULAR SPACE BETWEEN SLEEVE AND PIPING. CONTRACTOR SHALL VERIFY THE RATING OF THE WALL AND CONFIRM THE PENETRATION PROTECTION PROVIDED MEETS THAT RATING. PENETRATIONS THROUGH OUTSIDE WALLS SHALL BE WATERTIGHT. CAULK BETWEEN PLUMBING PIPE AND SLEEVE. PACK WITH FIBERGLASS AND CAULK, 1" DEEP AT EACH FACE WITH NON-HARDENING SEALANT BETWEEN PIPE AND SLEEVE. IN EXTERIOR WALLS AND BEARING PARTITIONS, WOOD STUDS ARE PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF THE WIDTH OF THE STUD. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS NOT SUPPORTING LOADS OTHER THAN THE WEIGHT OF THE PARTITION. BORED HOLES NOT GREATER THAN 40 PERCENT OF THE STUD WIDTH ARE PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE STUD WIDTH ARE PERMITTED IN NONBEARING PARTITIONS IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED THAT NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. THE EDGE OF A BORED HOLE SHALL NOT BE NEARER THAN 1/8" INCH (1.5.9 mm) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.	

SPECIFICATIONS	
WASTE AND VENT PIPING SYSTEMS AND ACCESSORIES SANITARY PIPING SHALL BE PVC SCHEDULE 40 SOLID WALL PIPE AND DWV FITTING SYSTEM. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 1.2454 PER ASTM D-1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D-1785 AND ASTM D-2665. INJECTION MOLED FITTINGS SHALL CONFORM TO ASTM D-2665. FABRICATED FITTINGS SHALL CONFORM TO ASTM F-1866. SOLVENT CEMENTS SHALL CONFORM TO ASTM D-2564. PRIMER SHALL CONFORM TO ASTM F-656. BURIED PIPE SHALL CONFORM TO ASTM D-2521. WASTE AND VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING CODES. AT A MINIMUM, WASTE PIPING SHALL BE TESTED WITH AT LEAST 10 FOOT OF WATER HEAD PRESSURE APPLIED. SANITARY STACKS TRANSITIONING TO THE HORIZONTAL SHALL BE THROUGH 45° WYE BRANCHES, COMBINATION WYE AND ONE-EIGHTH BEND BRANCHES, OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEET. ALL VENTS THROUGH ROOF SHALL BE LOCATED AT LEAST 10'-0" AWAY FROM ANY AIR INTAKE, EVAPORATIVE COOLER, OR ANY OTHER DEVICE THAT WOULD DRAW AIR FROM THE VENT. FLASH AROUND ALL PIPES PENETRATING THROUGH ROOF WITH STANDARD MANUFACTURED FLASHINGS. FLASHING SHALL BE SHEET METAL WITH RUBBER GASKETS AND SHALL EXTEND INTO ROOFING AND UP PIPE DISTANCES IN ACCORDANCE WITH THE LOCAL CODE. NO DOUBLE COMBINATION FITTINGS MAY BE UTILIZED IN THE HORIZONTAL. WHERE TWO HORIZONTAL PIPES (BACK-TO-BACK WATER CLOSETS OR TWO SANITARY BRANCHES) COMBINE IN THE VERTICAL, A DOUBLE COMBINATION WYE EIGHTH BEND FITTING SHALL BE INSTALLED. DOUBLE SANITARY TEE OR SANITARY CROSS IS NOT ACCEPTABLE. WHERE DRAWINGS REQUIRE CONNECTION TO EXISTING SANITARY SEWER PIPING IN BUILDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD DETERMINE EXACT LOCATION, DEPTH AND DIRECTION OF FLOW PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER IF THERE IS A POTENTIAL ISSUE MAINTAINING PROPER SLOPE IN CONNECTING TO EXISTING, OR IF THERE IS A MORE DIRECT CONNECTION POSSIBLE. CONTRACTOR SHALL CONFIRM THAT ANY EXISTING PIPING TO BE REUSED IS CLEAN, FREE OF DEFECTS, ADEQUATELY SLOPED 1/8"FT MINIMUM) AND THAT THERE ARE NO DIPS THAT COULD HOLD WATER. PROVIDE CAMERA SCOPING TO DOCUMENT THIS INFORMATION. CONTRACTOR SHALL ALERT ARCHITECT/ENGINEER OF ANY DEFICIENCIES. DOMESTIC WATER SYSTEMS AND ACCESSORIES THE PRIMARY SPECIFICATION FOR DOMESTIC WATER PIPING SHALL BE AS FOLLOWS: WATER PIPING ABOVE FLOOR: TYPE 1' HARD DRAWN COPPER TUBING, ASTM B88, WROUGHT SOLDER JOINTS, ANSI B1.6.2.2. WATER PIPING BELOW FLOOR: TYPE K SOFT DRAWN COPPER TUBING, WITH NO JOINTS BELOW SLAB, ASTM B88. AS AN ALTERNATE TO THE PRIMARY SPECIFICATION FOR WATER PIPING, THE FOLLOWING MAY BE USED IN WHOLE OR IN PART. THE PLUMBING CONTRACTOR SHALL LIST EACH SYSTEM AS A SEPARATE LINE ITEM AS AN ALTERNATE FOR THE OWNER'S SELECTION. USE OF ANY ALTERNATE SHALL BE AT THE SOLE DISCRETION OF THE OWNER. SERVICE PIPING BELOW GRADE: CPVC (CHLORINATED POLYVINYL CHLORIDE) SCHEDULE 40 WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. SHALL MEET ASTM D2846 AND ASTM F 441. HOT AND COLD WATER PIPING ABOVE FLOOR: CPVC (CHLORINATED POLYVINYL CHLORIDE) SCHEDULE 40 WITH SOLVENT WELD JOINTS WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION. PIPING SHALL MEET ASTM D 2848 AND SHALL BE CERTIFIED BY THE NSF INTERNATIONAL FOR USE WITH POTABLE WATER SYSTEMS. SOLVENT CEMENTS FOR CPVC PLASTIC PIPING SHALL MEET ASTM F437, ASTM F438 AND ASTM F439. WATER PIPING ABOVE FLOOR: CROSS-LINKED POLYETHYLENE (PEX) TUBING, SHALL COMPLY WITH ASTM F 876, ASTM F 877, CSA B137.5. HOT AND COLD WATER PIPING ABOVE FLOOR: CROSS-LINKED POLYETHYLENE (PEX) TUBING, SHALL COMPLY WITH ASTM F 876, ASTM F 877, CSA B137.5. ALL DOMESTIC HOT WATER PIPING SHALL HAVE A MINIMUM PRESSURE RATING OF 100PSI AT 180°F. DOMESTIC WATER PIPING SHALL BE TESTED IN ACCORDANCE WITH ALL GOVERNING CODES. PIPING SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. PIPING TO BE FLUSHED AND STERILIZED IN ACCORDANCE WITH IPC 610.1 AND ALL APPLICABLE LOCAL AND STATE HEALTH DEPARTMENT STANDARDS. BALL VALVES SHALL BE TWO-PIECE BRONZE BODY, LARGE PORT WITH SOLID, SMOOTH BORE CHROME PLATED BRASS BALL. SEATS SHALL BE REINFORCED TFE WITH TEFLON PACKING RING AND THREADED ADJUSTABLE PACKING NUT. PROVIDE STEM EXTENSION AS NEEDED TO PROVIDE HANDLE ON OUTSIDE OF PIPE INSULATION. VALVES SHALL BE AFOLLO 70 OR EQUAL. BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR EASE OF TESTING AND SERVICING. FOR BACKFLOW PREVENTERS WITH VENT CONNECTIONS, ROUTE VENT LINE TO NEAREST DRAIN AND DISCHARGE WITH AIR GAP. BACKFLOW PREVENTERS SHALL BE TESTED IN ACCORDANCE WITH IPC 312.10.2. CONTRACTOR SHALL PROVIDE CERTIFICATIONS THAT STATE DEVICES HAVE BEEN TESTED AND APPROVED. THERMOMETERS SHALL BE 9" ADJUSTABLE ANGLE, 30°-180° RANGE (THERICE BX9 OR EQUAL). PRESSURE GAUGES SHALL BE 4 1/2" DIAL SIZE, 0-160PSI (THERICE G00CB OR EQUAL). CONTRACTOR SHALL FIELD VERIFY INCOMING DOMESTIC WATER PRESSURE TO CONFIRM ADEQUATE PRESSURE TO SERVE THE DOMESTIC WATER SYSTEM. CONTRACTOR SHALL ALERT ENGINEER TO A POTENTIAL LOW PRESSURE CONDITION. WHERE PRESSURE EXCEEDS 80PSI, PROVIDE PRESSURE REGULATING VALVE (WATTS LP223) AND UPSTREAM STRAINER (WATTS LP5777). CONTRACTOR SHALL FIELD COORDINATE LOCATION OF ACCESSIBLE ISOLATION VALVES ON DOMESTIC HOT & COLD WATER SUPPLIES TO FIXTURES OR GROUPS OF FIXTURES SUCH THAT THEY MAY BE SHUT OFF FOR SERVICING. SERVICE AND HOSE BIBB VALVES SHALL BE IDENTIFIED. ALL OTHER VALVES INSTALLED IN LOCATIONS THAT ARE NOT ADJACENT TO THE FIXTURE(S) SHALL BE IDENTIFIED, INDICATING THE FIXTURE(S) SERVED. RETURN AIR PLENUMS ALL EXPOSED MATERIALS WITHIN RETURN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50, AS DETERMINED IN ACCORDANCE WITH ASTM E84UL723. COPPER AND CAST IRON PIPING IS APPROVED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL RETURN AIR PLENUM LOCATIONS WITH THE MECHANICAL CONTRACTOR. INSULATION INSULATE ALL DOMESTIC HOT WATER AND HOT WATER RECIRCULATION PIPING IN ACCORDANCE WITH IECC TABLE C403.2.1.0. PIPE UP TO 1/2": 1" THICK INSULATION. PIPE 1/2" OR LARGER: 1 1/2" THICK INSULATION INSULATE ALL HORIZONTAL COLD WATER PIPING LOCATED ABOVE CEILING, VERTICAL PIPING LOCATED IN AN EXTERIOR WALL, EXPOSED PIPING (I.E. MECH ROOMS), PIPE UP TO 1'-1/2" THICK, PIPING 1/2" AND OVER: 1" THICK INSULATION. ALL WATER AND DRAINAGE PIPING INSTALLED IN EXTERIOR WALLS SHALL BE WRAPPED IN 1" THICK PIPE INSULATION AND BE LOCATED ON THE INTERIOR SIDE OF THE BUILDING INSULATION. IF INSTALLED IN EXTERIOR BLOCK WALLS, INTERSTITIAL SPACES SHALL BE FILLED WITH FOAM INSULATION. ALL JOINTS SHALL BE SEALED WITH MATCHING VAPOR BARRIER TAPE. INSULATION SHALL HAVE A K-FACTOR (AVERAGE THERMAL CONDUCTIVITY) NOT TO EXCEED 0.27 BTU-IN/Hr x SQFT x °F. PROTECTION OF PIPING PIPING PASSING UNDER FOOTINGS OR THROUGH FOUNDATION WALLS SHALL BE PROVIDED WITH A SLEEVE TWO PIPE SIZES LARGER THAN THE PIPE. OPEN ENDS OF SLEEVES SHALL BE SEALED. PIPING PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED IN ACCORDANCE WITH IPC 305.1. ALL PIPING INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS SHALL BE PROTECTED BY STEEL SHIELD PLATES IN ACCORDANCE WITH IPC 305.6. VERTICAL STACKS IN WOOD CONSTRUCTION SHALL BE PROTECTED FROM BUILDING SETTLING WITH COMPRESSION/EXPANSION FITTINGS AND PIPE CLAMPS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (FERCO XJ SERIES OR EQUAL).	

PLUMBING FIXTURE SCHEDULE

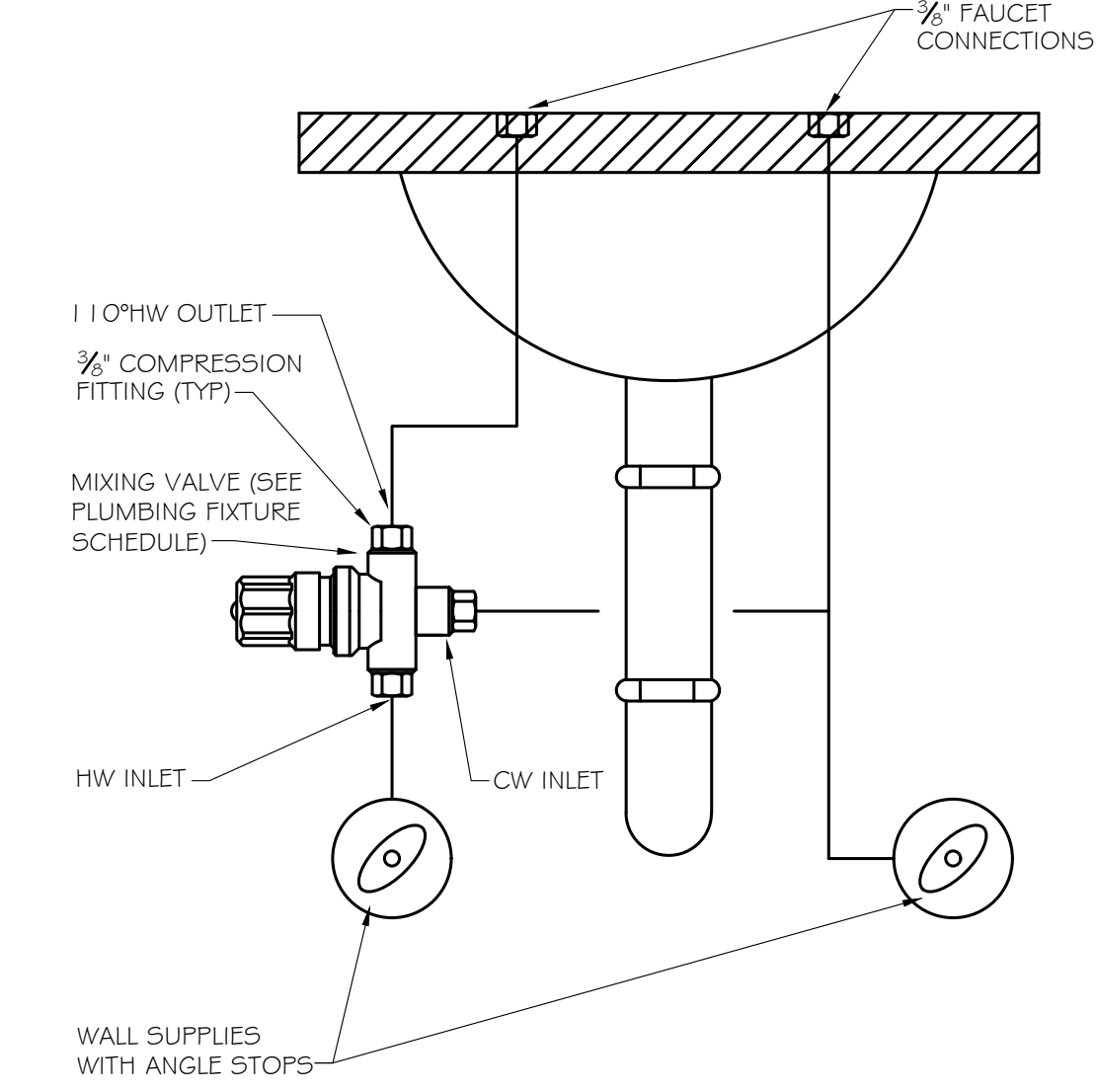
MARK	DESCRIPTION	WASTE RUNOUT	WASTE CONN.	VENT	WATER RUNOUT		WATER CONN.		SPECIFICATION
					CW	HW	CW	HW	
AAV-1	AIR ADMITTANCE VALVE	---	---	see plan	---	---	---	---	STUDOR "MINI VENT", MODEL 20301 OR "MAXI VENT", MODEL 20302, IN ACCORDANCE WITH SIZE ON PLANS. INSTALL AT LEAST 4" ABOVE THE HORIZONTAL BRANCH DRAIN.
BFP-1	BACKFLOW PREVENTER (DEVERAGE EQUIPMENT)	---	---	---	1/2"	---	3/8"	---	BACKFLOW PREVENTER WITH DUAL CHECK VALVES, ATMOSPHERIC VENT AND INTEGRAL STRAINER, LEAD FREE. FOR 3/8" EQUIPMENT CONNECTIONS, PROVIDE WATTS SD-3 (ASSE 1022). FOR 1/2" OR GREATER CONNECTION, PROVIDE WATTS LP009-QT (ASSE 1013).
MV-1	MIXING VALVE (POINT OF USE)	---	---	---	1/2"	1/2"	3/8"	3/8"	POINT-OF-USE THERMOSTATIC MIXING VALVE (LEONARD #170-LP) WITH INTEGRAL INLET CHECK VALVES, TEMPERATURE ADJUSTMENT KNOB WITH LOCK SCREW, LEAD FREE, ASSE STANDARD 1070. MINIMUM FLOW 0.25 GPM, 5 PSI DROP @ 1.7 GPM.
FHB-1	FREEZEPROOF HOSE BIBB	---	---	---	3/4"	---	3/4"	---	WOODFORD MODEL 25 FREEZELESS HOSE BIBB WITH 3/4" HOSE CONNECTION AND WHEEL HANDLE. WITH INTEGRAL, AUTOMATIC DRAINING, ASSE 1011 ANTI-SIPHON VACUUM BREAKER.
PRIOR TO SUBMITTAL OR PURCHASE, THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE SPECIFICATIONS WITH ARCHITECT/OWNER.									

WASTE/VENT ISOMETRIC



POINT OF USE MIXING VALVE

NO SCALE



INDIRECT WASTE DETAIL

NO SCALE

