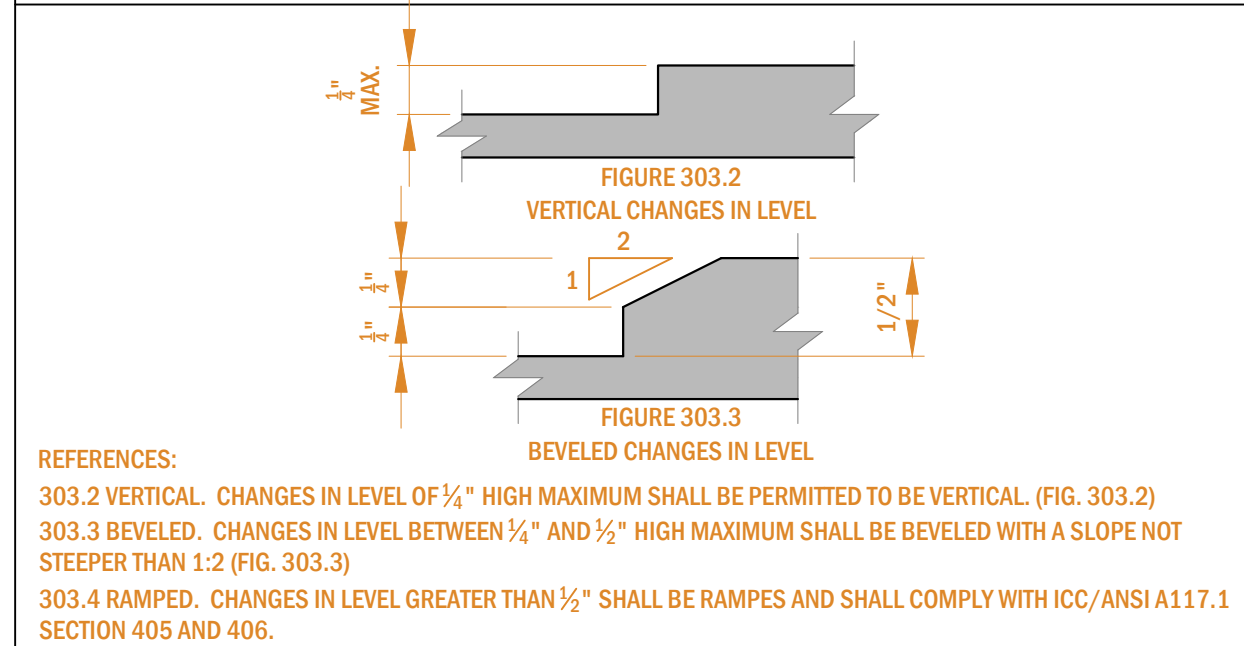
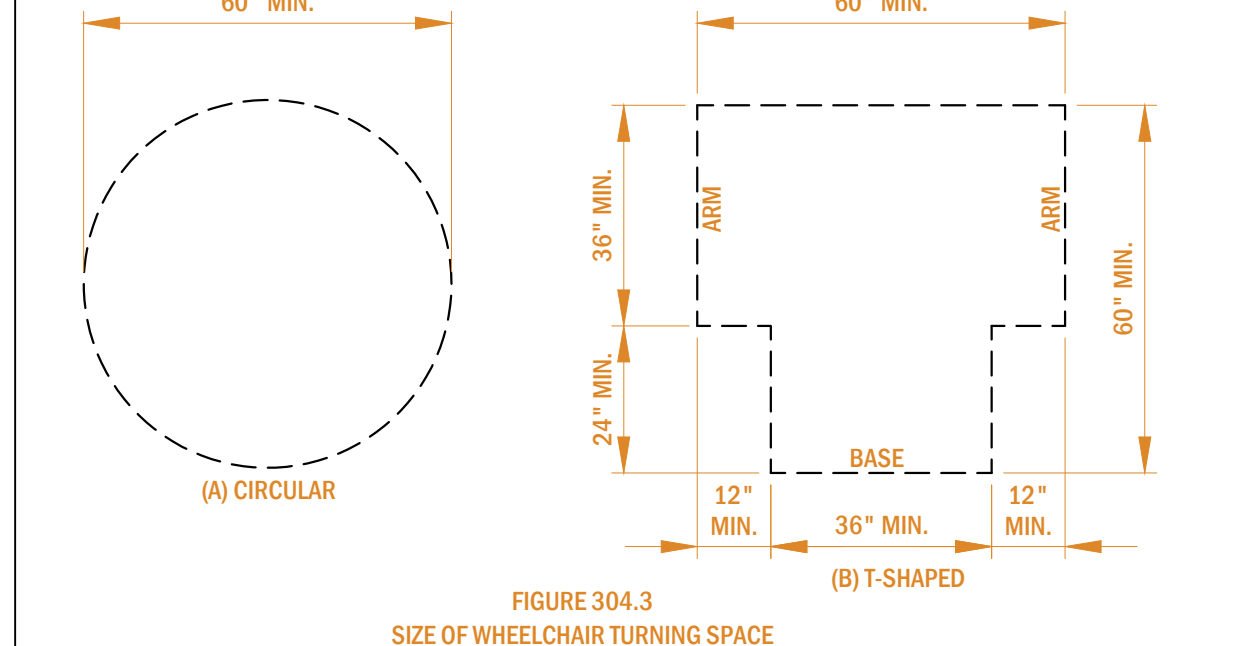


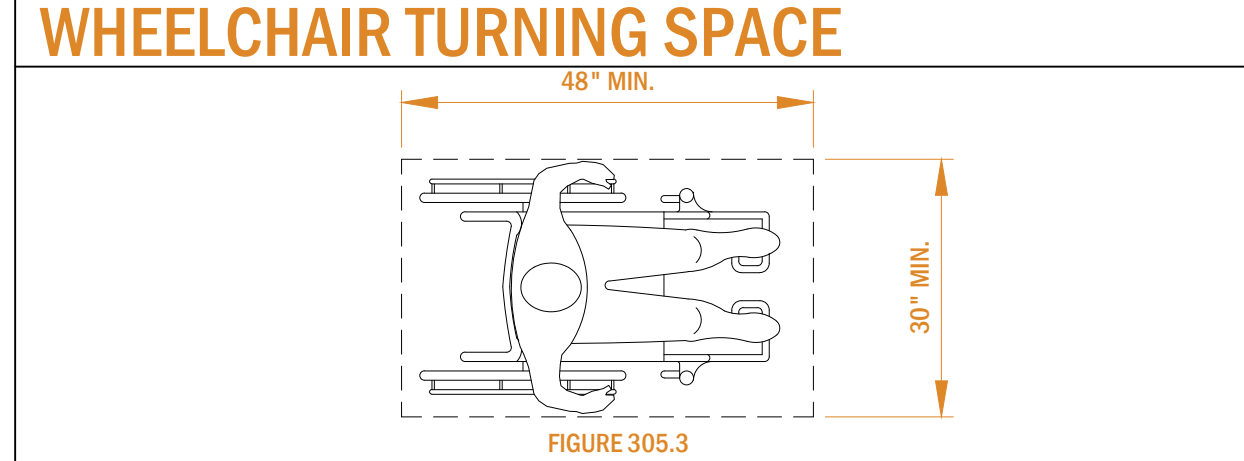
## FLOOR OR GROUND SURFACES



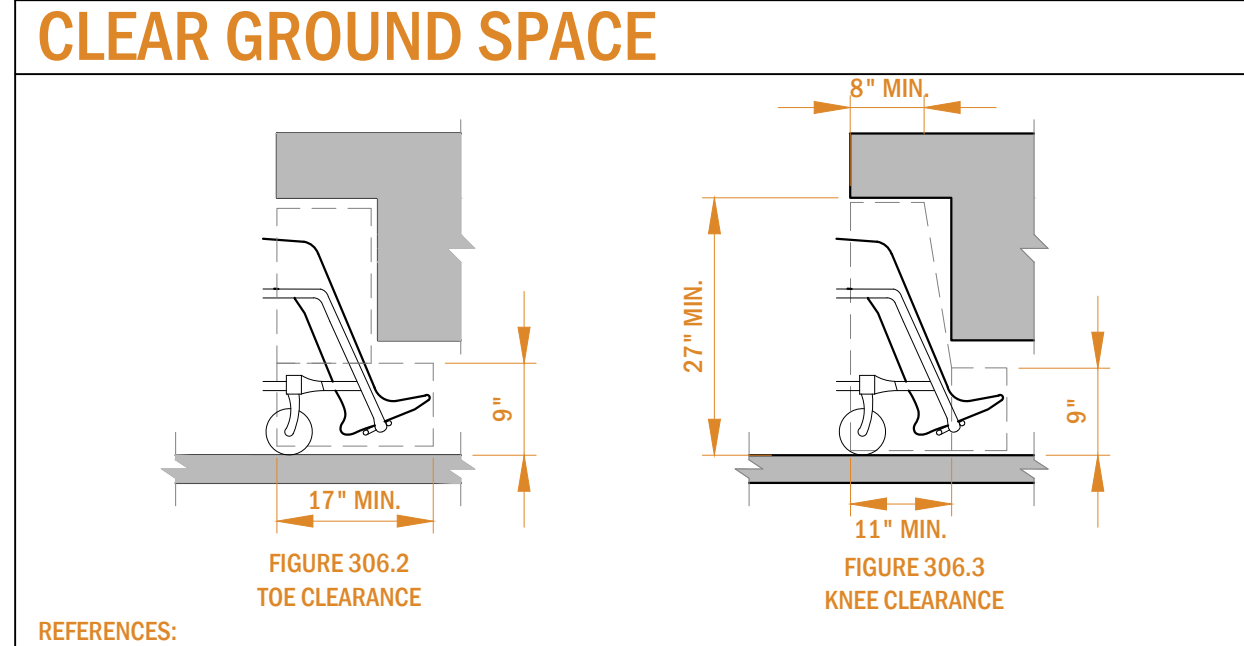
## CHANGES IN LEVEL



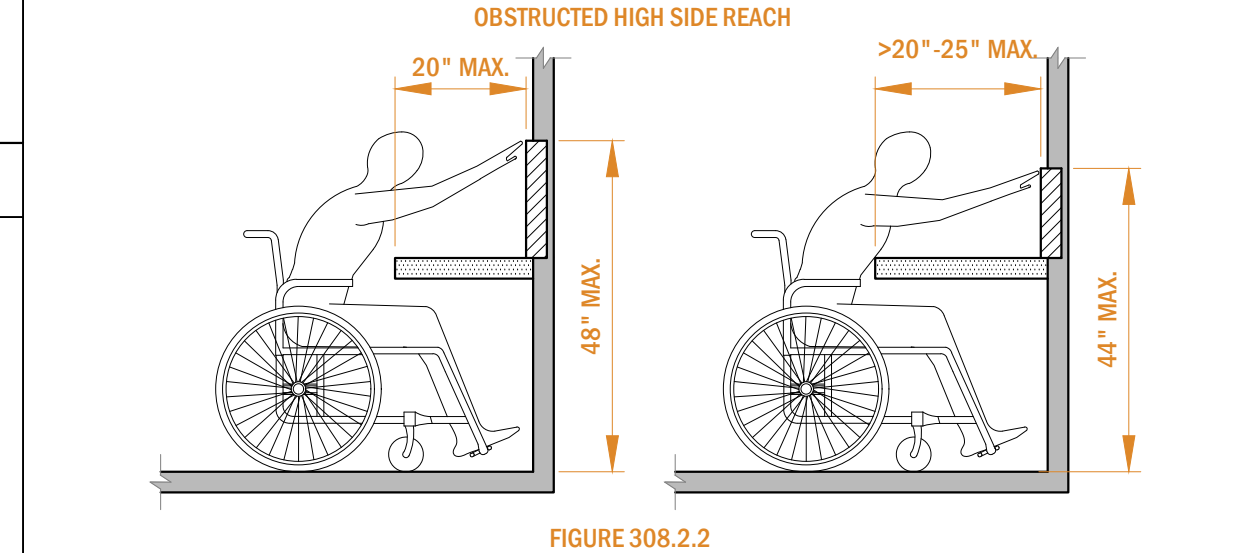
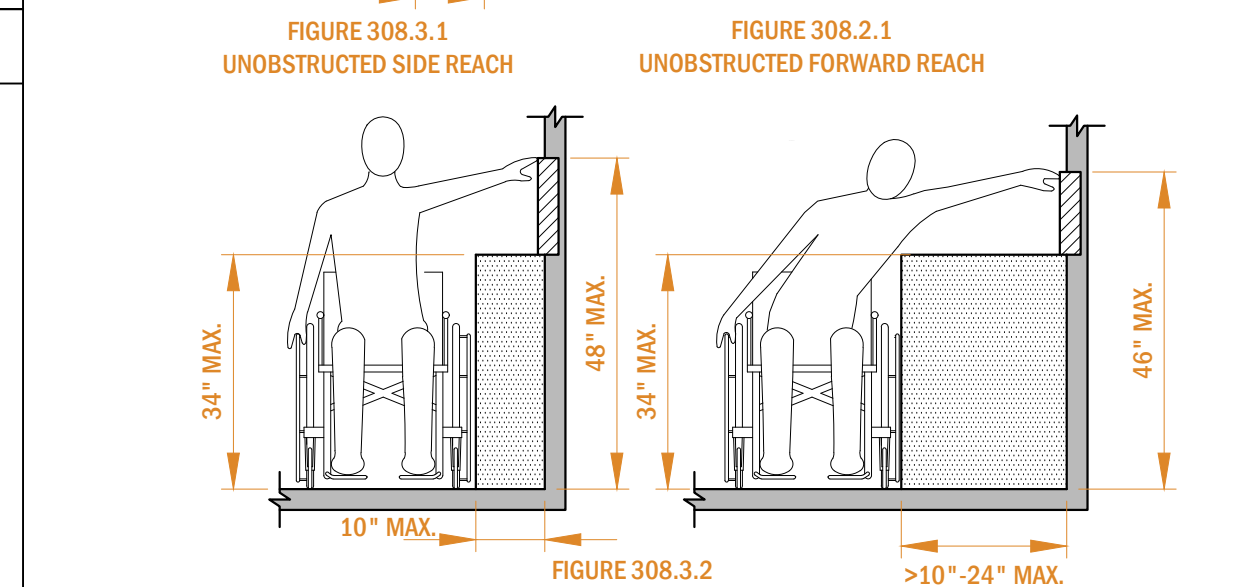
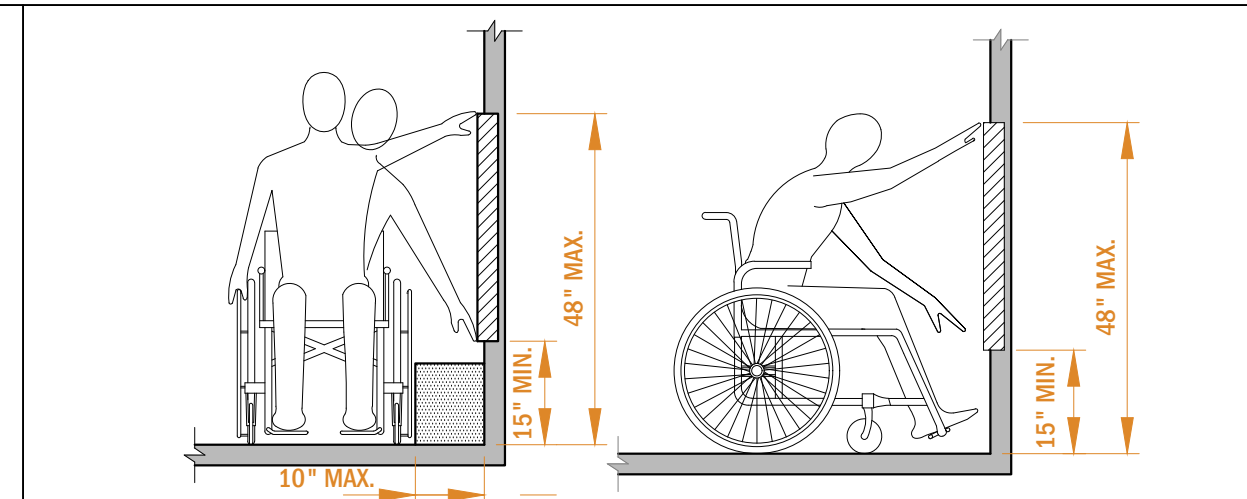
## WHEELCHAIR TURNING SPACE



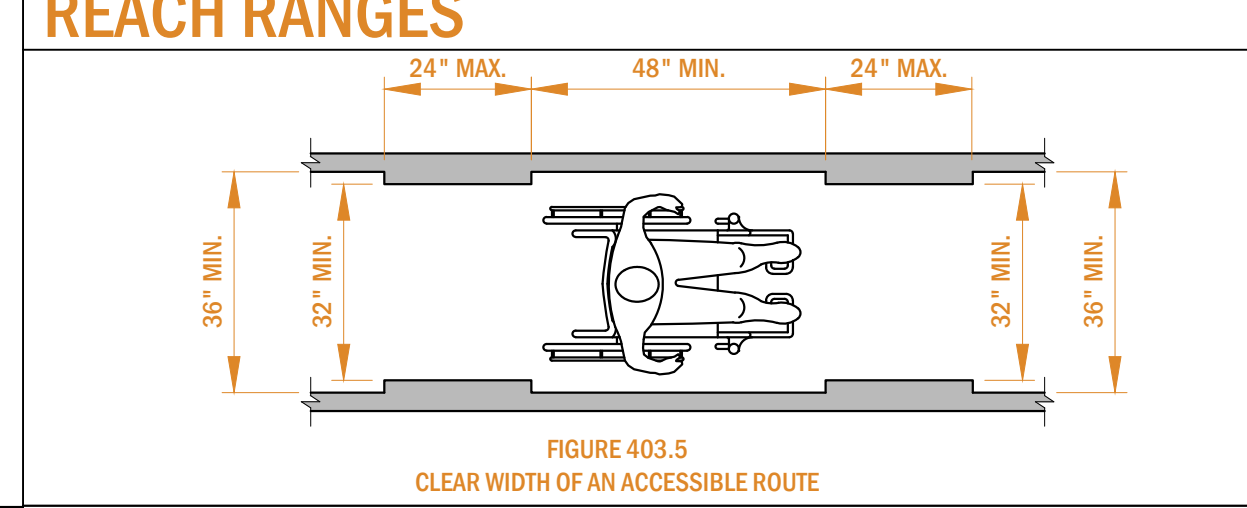
## CLEAR GROUND SPACE



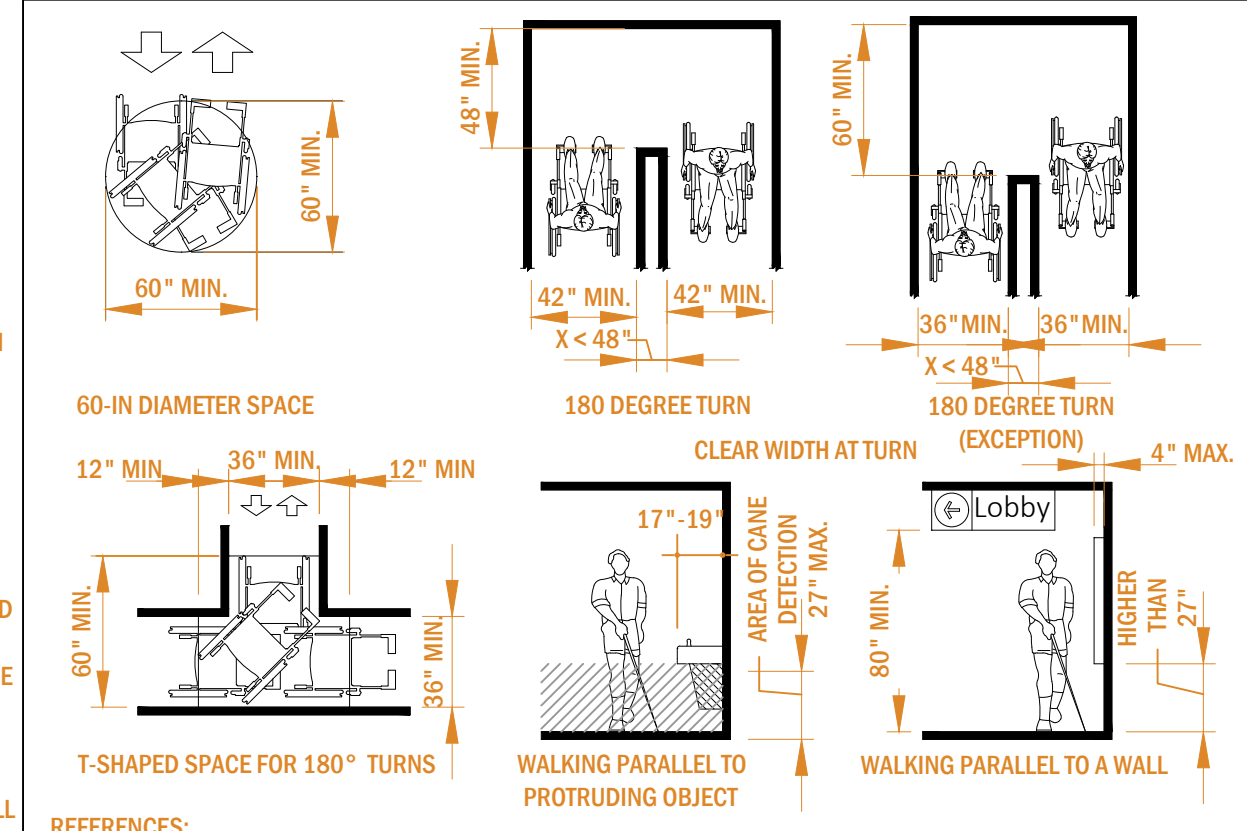
## KNEE & TOE CLEARANCE



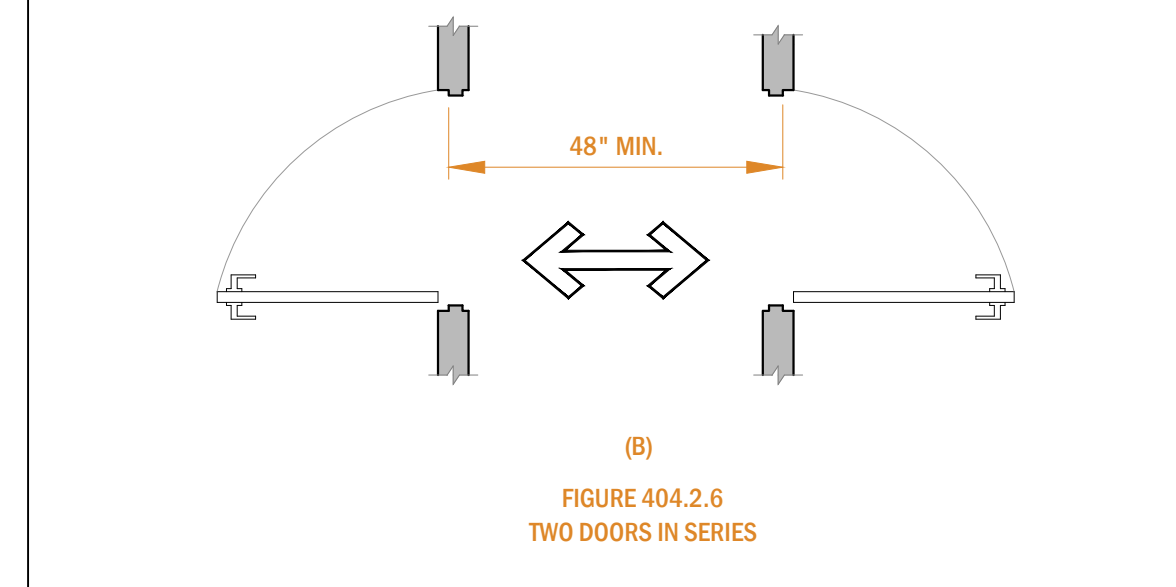
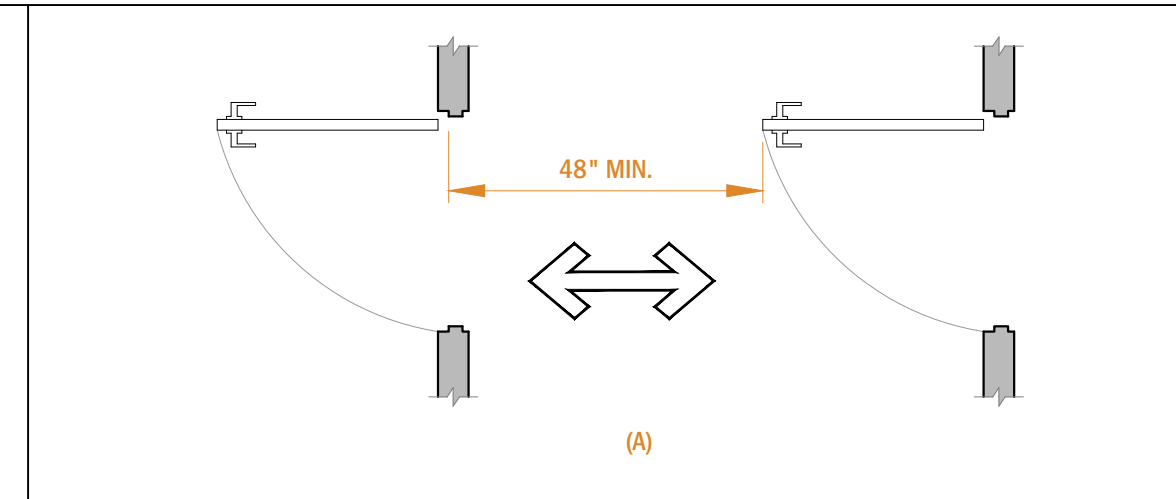
## REACH RANGES



SEGMENT LENGTH	A MINIMUM SEGMENT WIDTH
LESS THAN OR EQUAL TO 24"	32" (SEE NOTE)
GREATER THAN 24"	36"



## CLR. WIDTH OF AN ACCESSIBLE RTE.



APPROACH DIRECTION	MINIMUM CLEARANCES	
	PERPENDICULAR TO DOORWAY (1)	
FROM FRONT	48"	
FROM SIDE	42"	

NOTES:  
(1) MANEUVERING SPACE SHALL INCLUDE FULL WIDTH OF DOORWAY.

TABLE 404.2.4.3 -- MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS

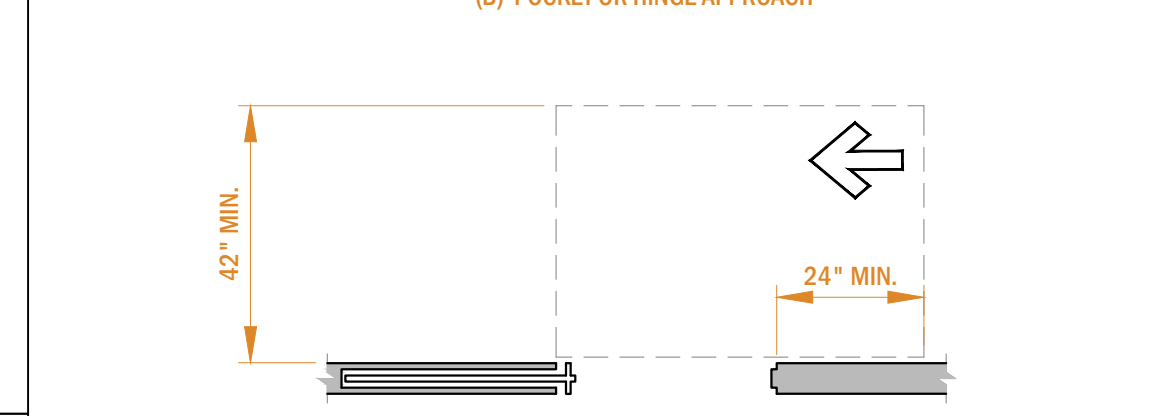
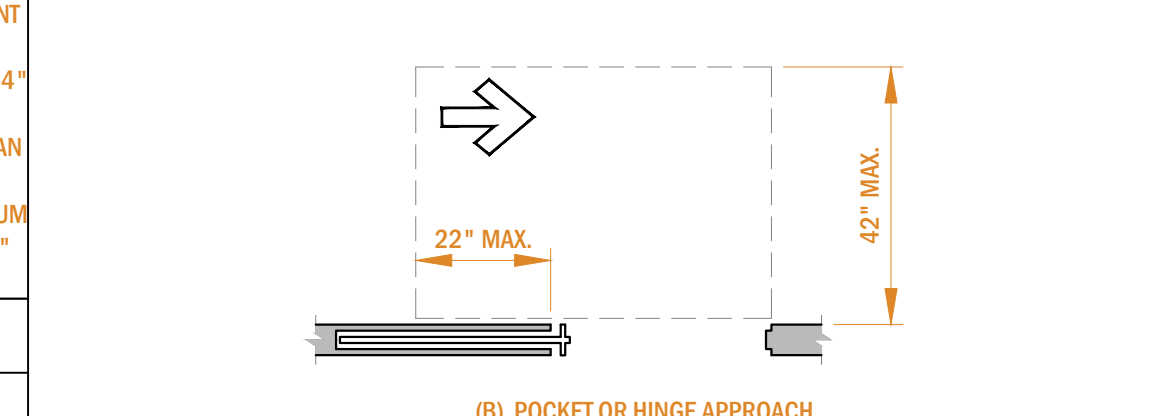
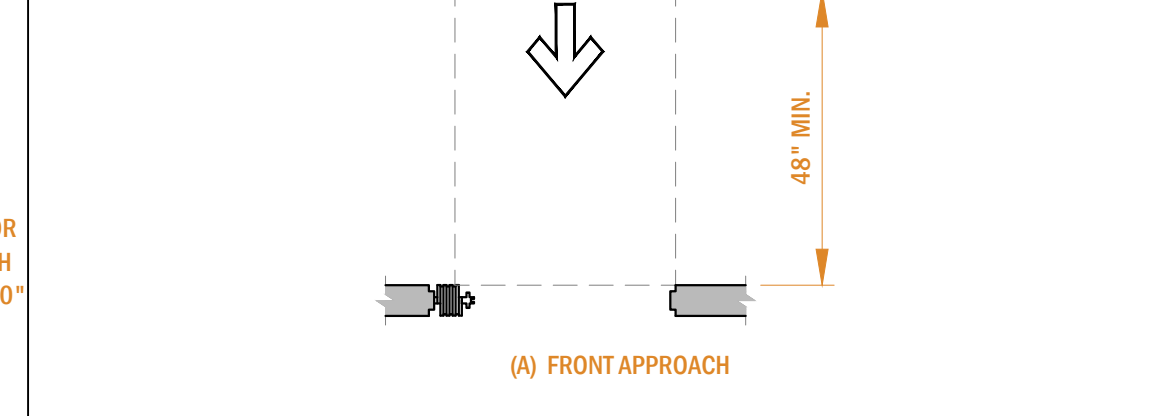


FIGURE 404.2.4.2 -- MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM CLEARANCES	
	PERPENDICULAR TO DOOR (1)	PARALLEL TO DOOR
FROM FRONT	48"	0"
FROM HINGE SIDE	42"	22" (2)
FROM LATCH SIDE	42"	24" (2)

NOTES:  
(1) MANEUVERING SPACE SHALL INCLUDE FULL WIDTH OF DOORWAY.  
(2) FROM LATCH SIDE TOWARDS THE DOORWAY

TABLE 404.2.4 -- MANEUVERING CLEARANCES FOR SLIDING AND FOLDING DOORS

APPROACH DIRECTION	MINIMUM CLEARANCES	
	PERPENDICULAR TO DOOR (1)	PARALLEL TO DOOR
FROM FRONT	48"	0"
FROM HINGE SIDE	42"	22" (2)
FROM LATCH SIDE	42"	24" (2)

REFERENCES:  
404.2.1 REVOLVING DOORS AND TURNSTILES. REVOLVING DOORS OR TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.  
404.2.2 DOUBLE-LEAF DOORWAYS. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL COMPLY WITH ICC/ANSI A117.1 SECTIONS 404.2.3 AND 404.2.4.  
404.2.3 CLEAR WIDTH. DOORWAYS SHALL HAVE A CLEAR OPENING OF 32" MINIMUM. CLEAR OPENING OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURES BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90°. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR AND GROUND. PROJECTIONS INTO THE MINIMUM CLEAR OPENING WIDTH MORE THAN 34" AND UP TO 80" ABOVE THE FLOOR OR GROUND ARE PERMITTED BUT SHALL NOT EXCEED 4". (FIG. 404.2.3)  
404.2.4 MANEUVERING CLEARANCES AT DOORS. (SEE TABLES 404.2.4.1, 404.2.4.2 AND 404.2.4.3; AND SEE FIGS. 404.2.4.1, 404.2.4.2 AND 404.2.6)

## DOORS AND DOORWAYS

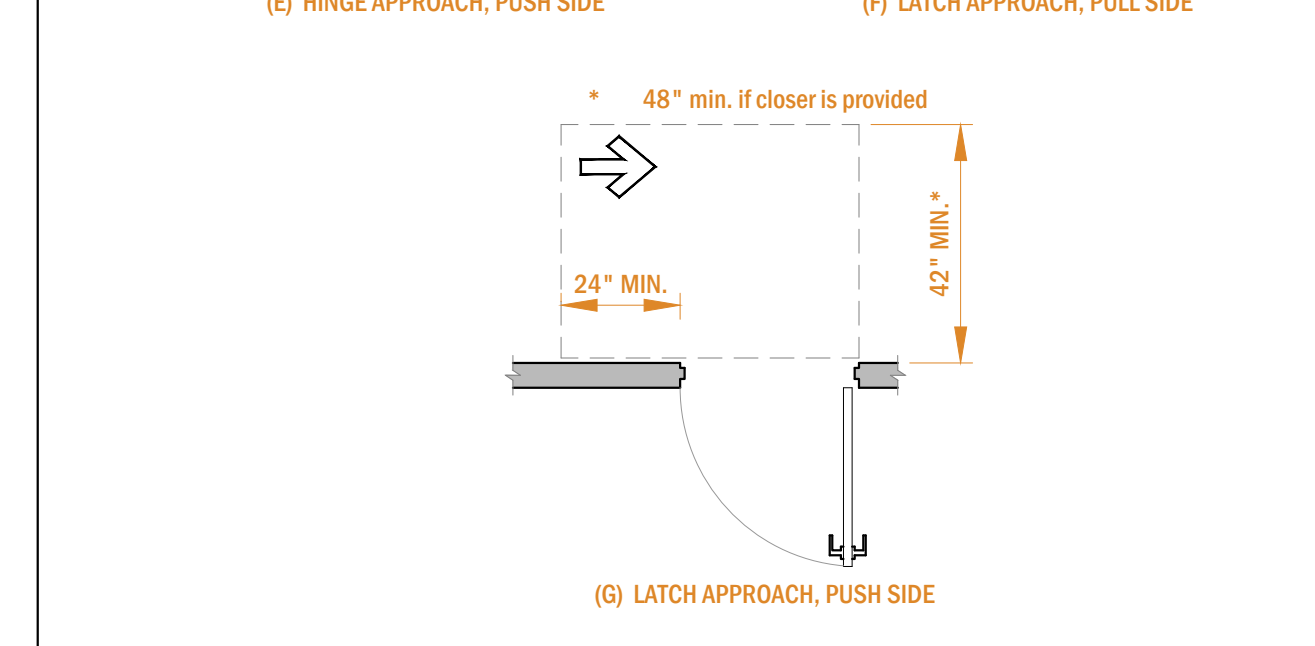
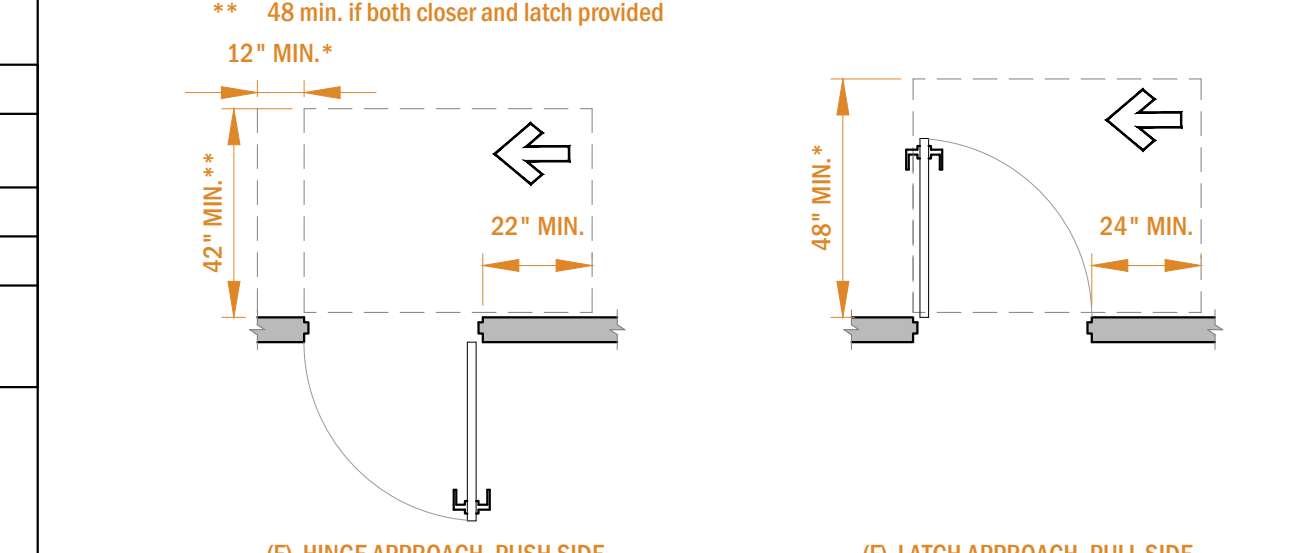
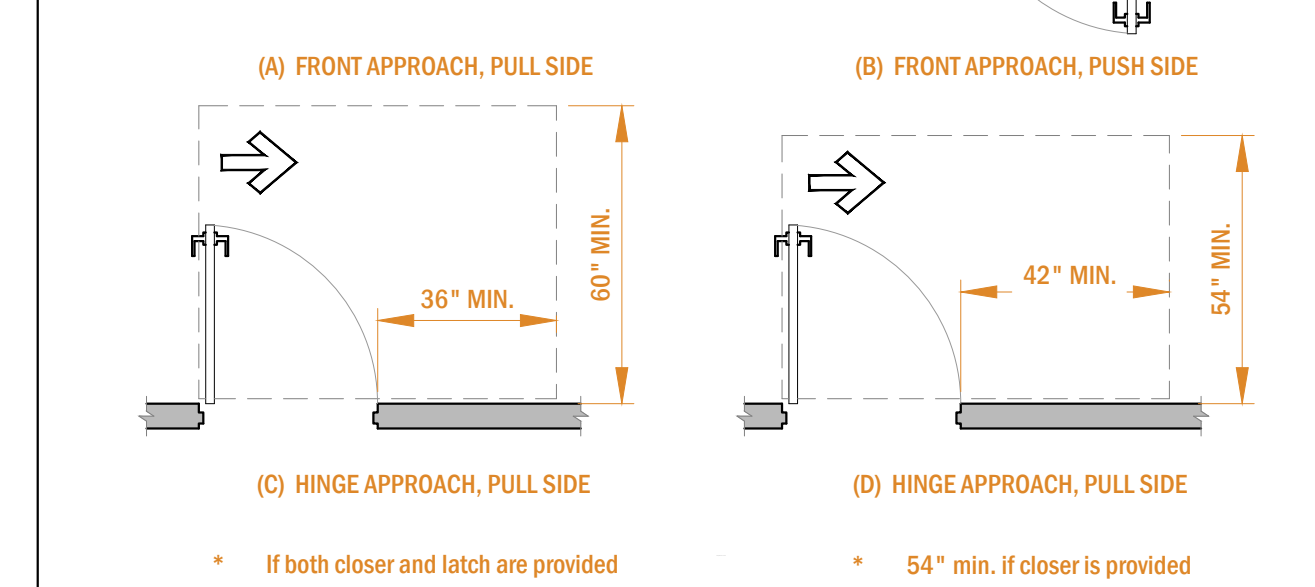
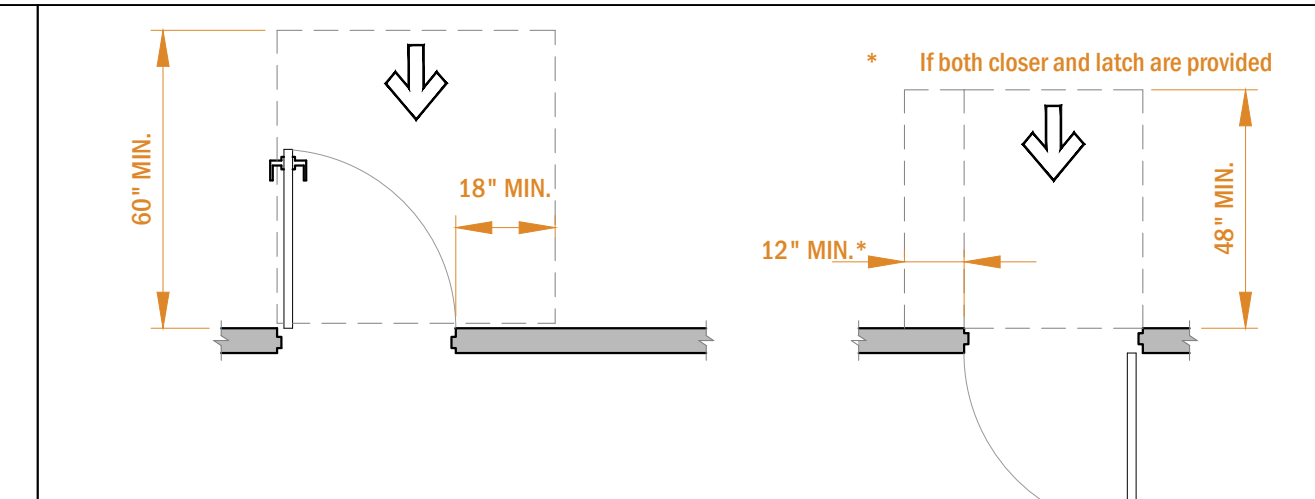
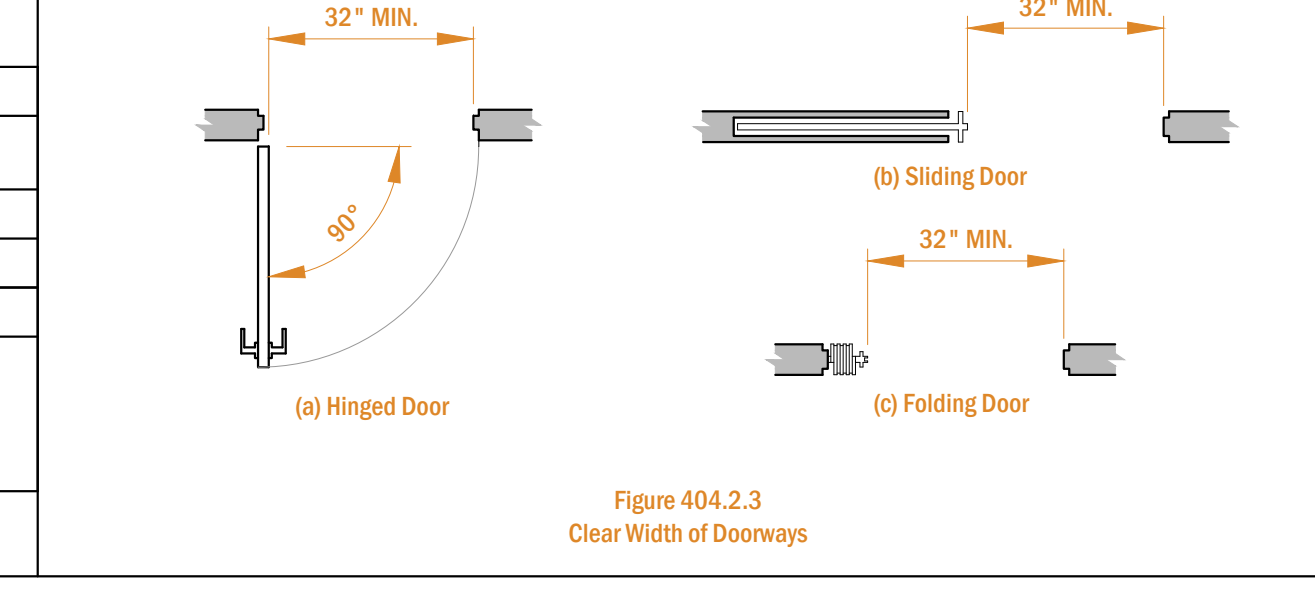


FIGURE 404.2.4.1 MANEUVERING CLEARANCES AT SWINGING DOORS

TYPE OF USE	DOOR SIDE	MINIMUM CLEARANCES	
		PERPENDICULAR TO DOOR (1)	BEYOND LATCH PARALLEL TO DOOR
FROM FRONT	PULL	60"	18"
FROM FRONT	PUSH	48"	0" (2)
FROM HINGE	PULL	60"	36"
FROM HINGE	PUSH	42" (3)	22"
FROM LATCH	PULL	48" (4)	24"
FROM LATCH	PUSH	42" (4)	24"

NOTES:  
(1) MANEUVERING SPACE SHALL INCLUDE FULL WIDTH OF DOORWAY.  
(2) ADD 12" IF CLOSER AND LATCH PROVIDED.  
(3) ADD 6" IF CLOSER AND LATCH PROVIDED.  
(4) ADD 6" IF CLOSER PROVIDED.

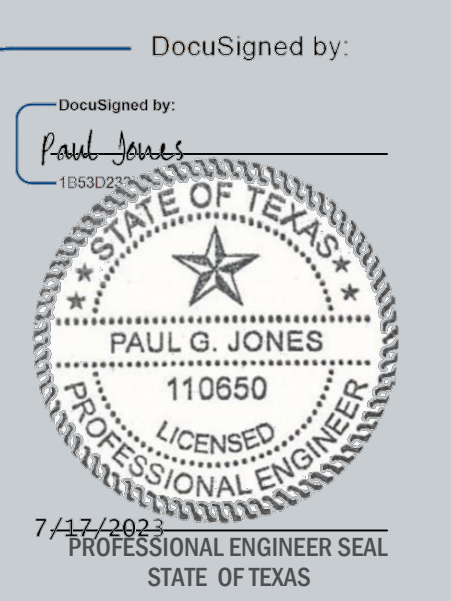
TABLE 404.2.4.1 -- MANEUVERING CLEARANCES OF MANUAL SWINGING DOORS



## GENERAL NOTES



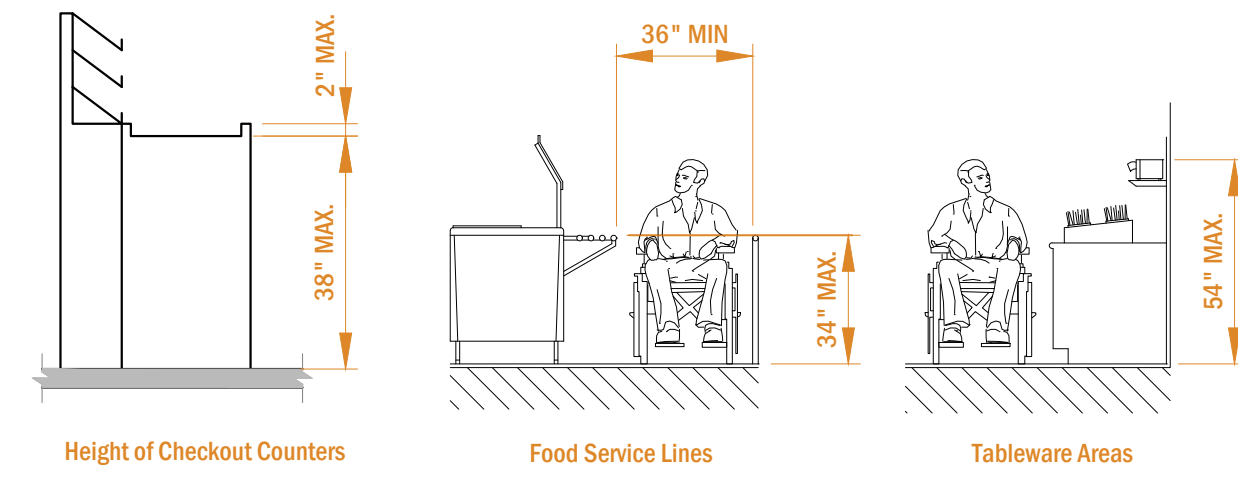
2023.07.10  
PROJECT:  
**TENANT FIT-OUT PLAN FOR FLORIST SHOP**  
25691 SMOTHERMAN ROAD, FRISCO, TX 75033  
DATE: 07/10/2023  
PROJECT NO.: 23-0027  
REVISION: DATE:  
NOTES:



DocuSigned by:  
Paul Jones  
1583822  
SCALE: AS NOTED  
**G-300**  
DRAWN BY: JM  
CHECKED BY: JM

REFERENCES:  
 905 STORAGE FACILITIES  
 905.1 GENERAL. ACCESSIBLE STORAGE FACILITIES SHALL COMPLY WITH SECTION 905.  
 905.2 CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED.  
 905.3 HEIGHT. ACCESSIBLE STORAGE AREAS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTION 308.  
 905.4 OPERABLE PARTS. OPERABLE PARTS OF STORAGE FACILITIES SHALL COMPLY WITH SECTION 309.4.  
 309.4 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.

## STORAGE FACILITIES



REFERENCES:  
 904.1 GENERAL. ACCESSIBLE CHECKOUT AND SERVICE COUNTERS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 904.  
 904.2 CHECKOUT COUNTERS. CHECKOUT COUNTER SURFACES SHALL BE 38 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. THE TOP OF THE COUNTER EDGE PROTECTION SHALL BE 2 INCHES MAXIMUM ABOVE THE COUNTER SURFACE.  
 904.3 SERVICE COUNTERS. COUNTERS FOR SALES OR DISTRIBUTION OF GOODS AND SERVICES TO THE PUBLIC SHALL HAVE A PORTION OF THE COUNTER 36 INCHES LONG MINIMUM BY 36 INCHES HIGH MAXIMUM ABOVE THE FLOOR OR GROUND.  
 904.4 TRAY SLIDES. THE TOPS OF ACCESSIBLE PORTIONS OF TRAY SLIDES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.

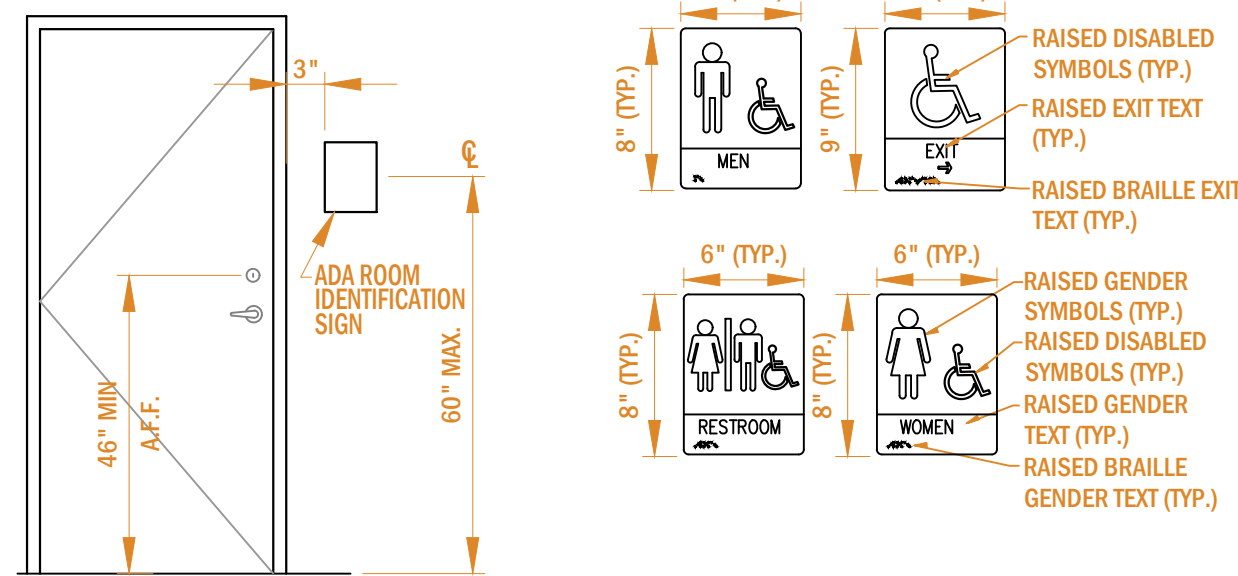
## CHECKOUT AND SERVICE COUNTERS

REFERENCES:  
 903.1 GENERAL. BENCHES REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 903.  
 903.2 CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED AND SHALL BE POSITIONED FOR PARALLEL APPROACH TO AN END OF THE BENCH SEAT.  
 903.3 SIZE. BENCH SEATS SHALL BE 20 INCHES MINIMUM AND 24 INCHES WIDE MAXIMUM BY 42 INCHES MINIMUM LONG FIXED TO A WALL ALONG THE LONGER DIMENSION.  
 903.4 HEIGHT. THE BENCH SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.  
 903.5 STRUCTURAL STRENGTH. ALLOWABLE STRESSES IN BENDING, SHEAR, AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT. FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.  
 903.6 WET LOCATIONS. WHERE PROVIDED IN WET LOCATIONS THE SURFACE OF THE BENCH SHALL BE SLIP RESISTANT AND WATER SHALL NOT ACCUMULATE ON THE SURFACE.

## BENCHES

REFERENCES:  
 902.1 GENERAL. ACCESSIBLE SEATING AT FIXED TABLES, COUNTERS AND WORK SURFACES SHALL COMPLY WITH SECTION 902.  
 902.2 CLEAR FLOOR OR GROUND SPACE. CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 305 SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.  
 902.3 HEIGHT. THE TOPS OF TABLES, COUNTERS, AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM FROM THE FLOOR OR GROUND.  
 902.4. FOOD AND DRINK COUNTERS. ACCESSIBLE FOOD AND DRINK COUNTERS SHALL BE 60 INCHES LONG MINIMUM.

## TABLES, COUNTERS & WORK SURFACES

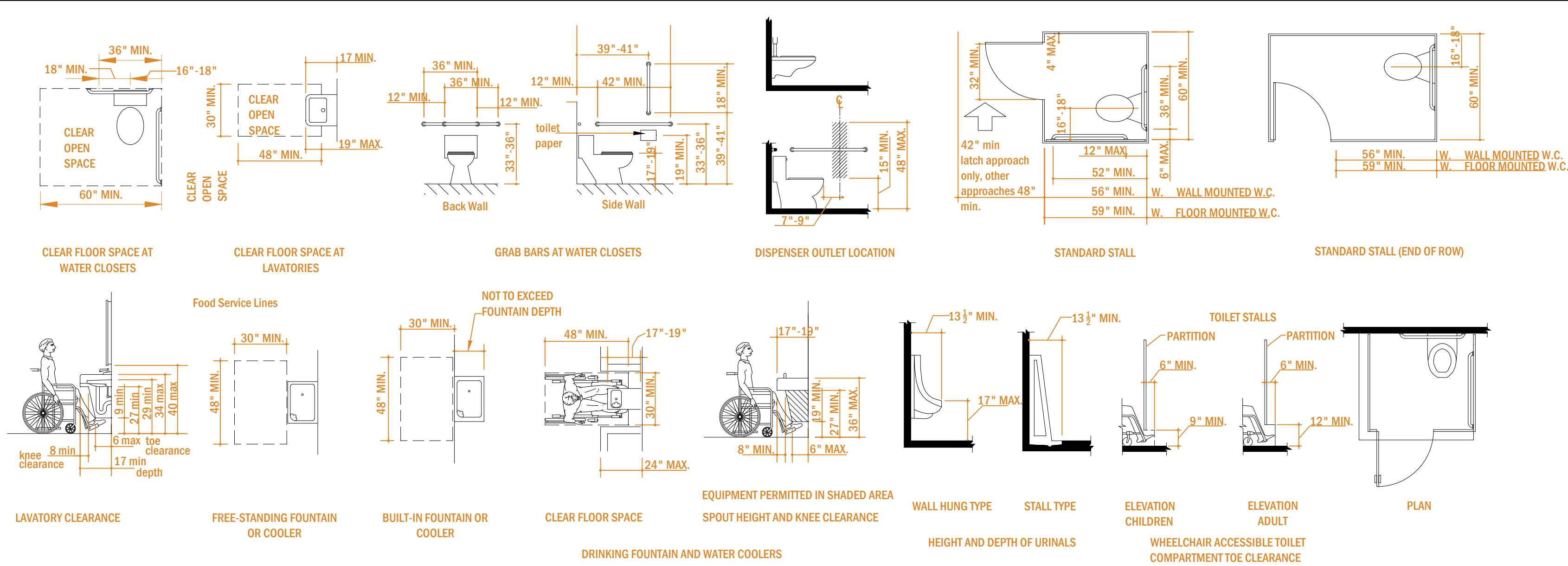


NOTES:  
 1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH CONTRASTING BACKGROUND.  
 2. IDENTIFICATION SYMBOLS ARE TO BE ON LATCH SIDE OF DOOR LOCATED AS SHOWN AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST  
 3. IDENTIFICATION SYMBOLS ARE TO BE 1/4" THICK.  
 4. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.  
 5. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" (2" MAX.) HIGH AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.  
 6. SIGNS SHALL CONFORM TO ANSI GUIDELINES.

REFERENCES:  
 703.5.4 BRAILLE STANDARD. BRAILLE SHALL COMPLY WITH LITERARY BRAILLE.  
 EXCEPTION: THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, OR ACRONYMS.  
 703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH SECTIONS 703.6.1 THROUGH 703.6.3.  
 703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD WITH A HEIGHT OF 6 INCHES MINIMUM. CHARACTERS OR BRAILLE SHALL NOT BE IN THE PICTOGRAM FIELD.  
 703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.  
 703.6.3 TEXT DESCRIPTORS. WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL BE DIRECTLY BELOW OR ADJACENT TO THE PICTOGRAM AND SHALL COMPLY WITH SECTION 703.2.  
 703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTIONS 703.7.1 THROUGH 703.7.2.  
 703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

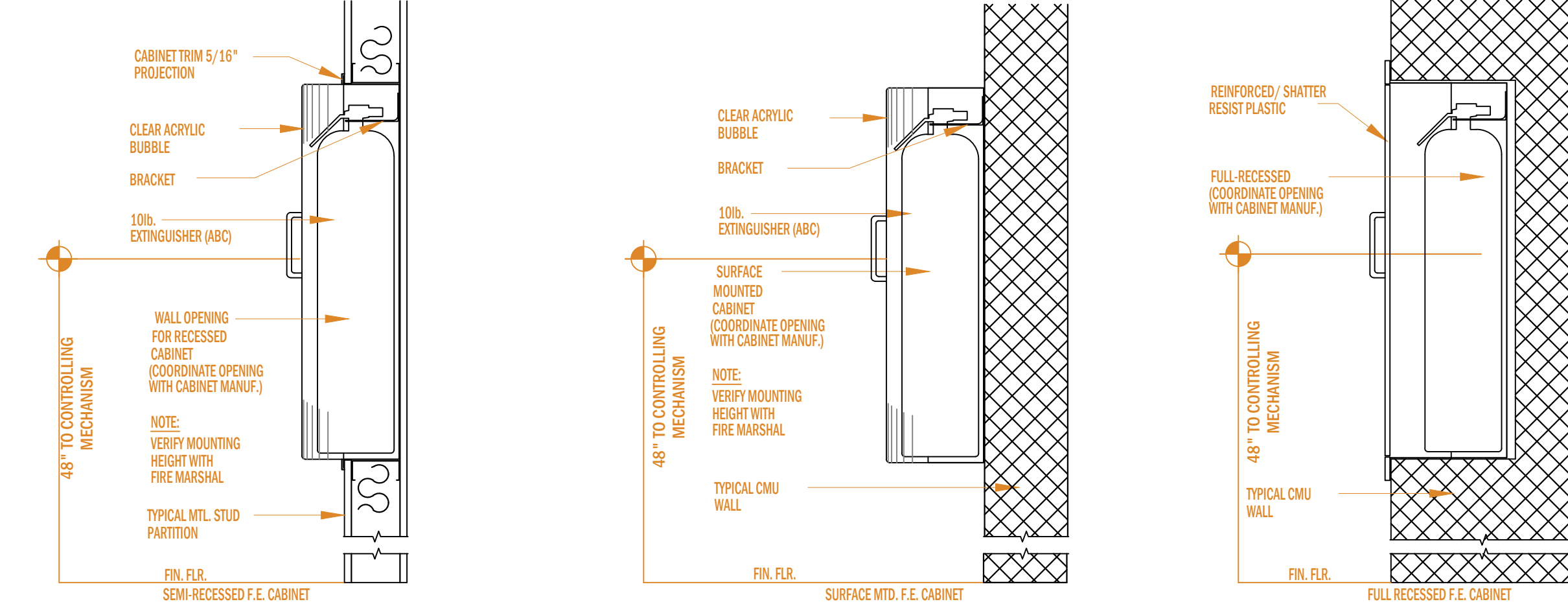
## DOOR SIGNS / PLACARDS

NOTES:  
 1.) WHERE TOILET FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 213. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 603.  
 2.) WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH 604.8.1. IN ADDITION TO THE COMPARTMENT REQUIRED TO COMPLY WITH 604.8.1, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH 604.8.2 WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES.  
 3.) MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.  
 4.) COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR.  
 5.) WATER CLOSETS SHALL COMPLY WITH 604.2 THROUGH 604.8.  
 6.) TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.  
 7.) GRAB BARS SHALL BE PROVIDED AT WATER CLOSETS AND SHALL COMPLY WITH 609.  
 8.) URINALS SHALL COMPLY WITH 605 AND SHALL BE EITHER WALL-HUNG OR STALL-TYPE URINALS.  
 9.) LAVATORIES SHALL COMPLY WITH 606. FAUCETS FOR LAVATORIES SHALL COMPLY WITH 606.4. EXPOSED PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT AGAINST CONTACT.



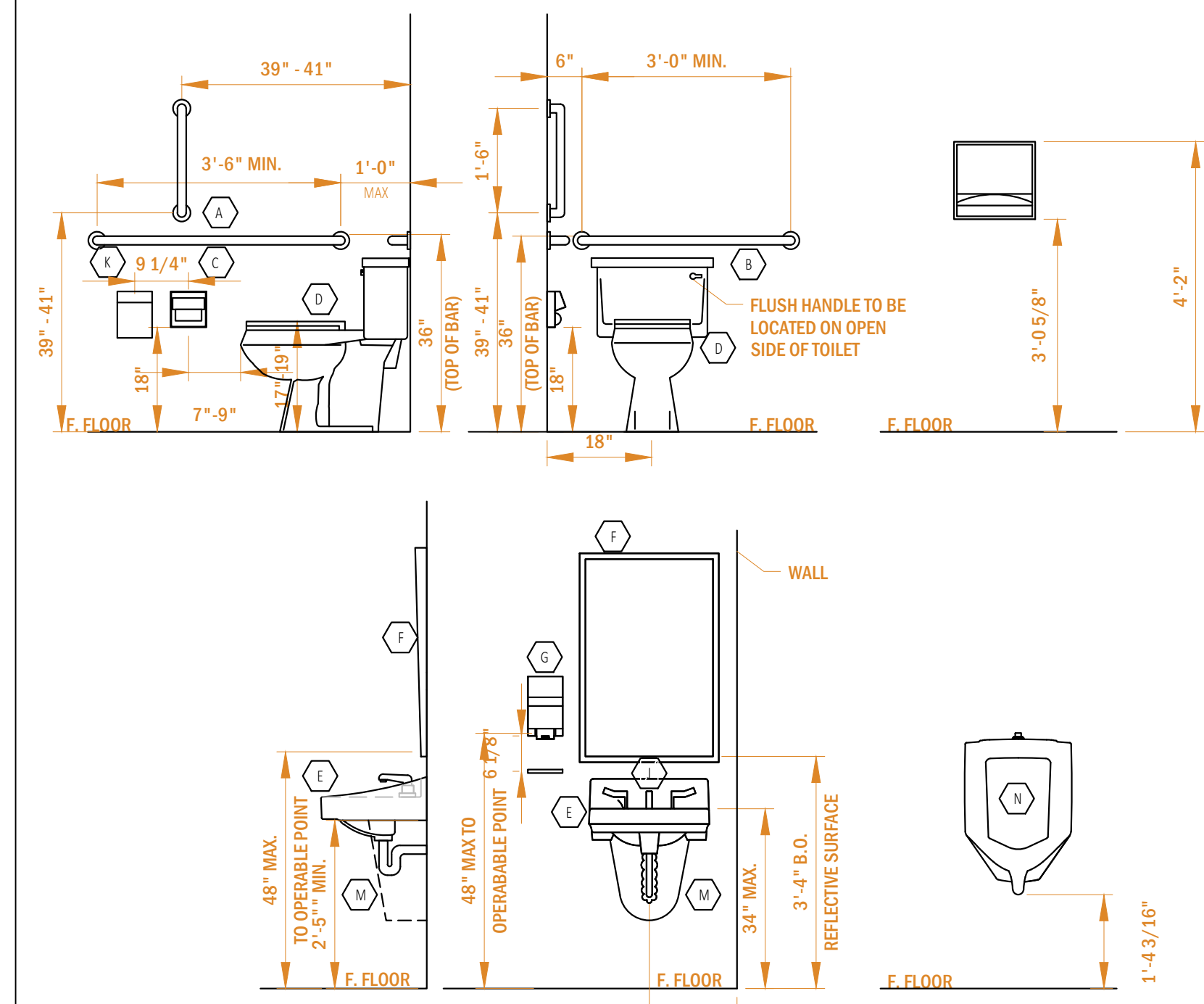
## ADA RESTROOM MIN. TOILET STALL SIZE AND FIXTURE CLEARANCE REQUIREMENTS

REFERENCES:  
 IBC 2012 - SECTION 906 PORTABLE FIRE EXTINGUISHERS  
 906.1 WHERE REQUIRED. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.  
 1. IN NEW AND EXISTING GROUP A,B,E,F,H,I,M,R-1,R-2,R-4 AND S OCCUPANCIES.  
 EXCEPTION: IN NEW AND EXISTING GROUP A, B AND E OCCUPANCIES EQUIPPED THROUGHOUT WITH QUICK RESPONSE SPRINKLERS, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6.  
 2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.  
 3. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.  
 4. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION, EXCEPT GROUP R-3 OCCUPANCIES, IN ACCORDANCE WITH SECTION 1415.1 OF THE INTERNATIONAL FIRE CODE.  
 5. WHERE REQUIRED BY THE INTERNATIONAL FIRE CODE SECTIONS INDICATED IN TABLE 906.1. SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.  
 6. REFER TO TABLE 906.1 ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS IN THE INTERNATIONAL FIRE CODE.  
 7. REFER TO TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS



## FIRE EXTINGUISHER MOUNTING

(TO BE SUPPLIED AND INSTALLED BY G.C.)



- WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
- SURFACES WITH A SLOPE OF LESS THAN 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
- SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.
- SURFACE CROSS SLOPES SHALL NOT EXCEED 1/50.
- WALK, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATING SHALL BE LIMITED TO 1/2 INCH IN THE DIRECTION OF TRAFFIC FLOW.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL.
- FLOOR ON LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
- ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET, 8 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. ALL DOORS SHALL SWING OUTWARD IN THE PATH OF TRAVEL TO EXIT.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
- DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITH OUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
- THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17"-19" ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40" OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS.
- WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.
- MAXIMUM FLUSH VOLUMES AND FLOW RATES:  
 WATER CLOSETS: 1.6 GAL PER FLUSH (BLOWOUT TYPE EXEMPT)  
 URINALS: 1.0 GAL PER FLUSH  
 FAUCETS: 2.2 GAL PER MINUTE (SINKS AND LAVS)  
 FITTINGS SHALL BE MARKED WITH THESE FLOW RATINGS.

## ACCESSIBILITY NOTES

## REQUIRED ACCESSIBLE FIXTURE CLEARANCES



1900 MARKET STREET ©2023  
 PHILADELPHIA, PA 19103

2023.07.10

PROJECT:

## TENANT FIT-OUT PLAN FOR FLORIST SHOP

25691 SMOTHERMAN ROAD,  
 FRISCO, TX 75033

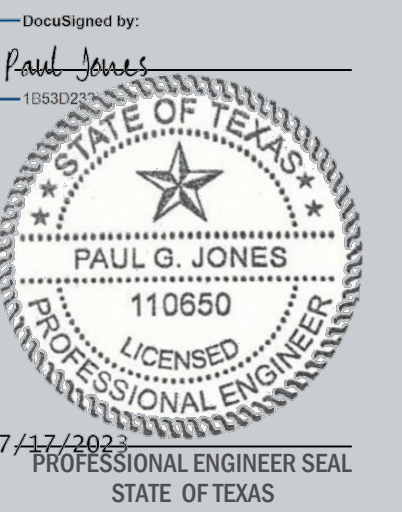
DATE: 07/10/2023

PROJECT NO.: 23-0027

REVISION DATE

NOTES:

DocuSigned by:

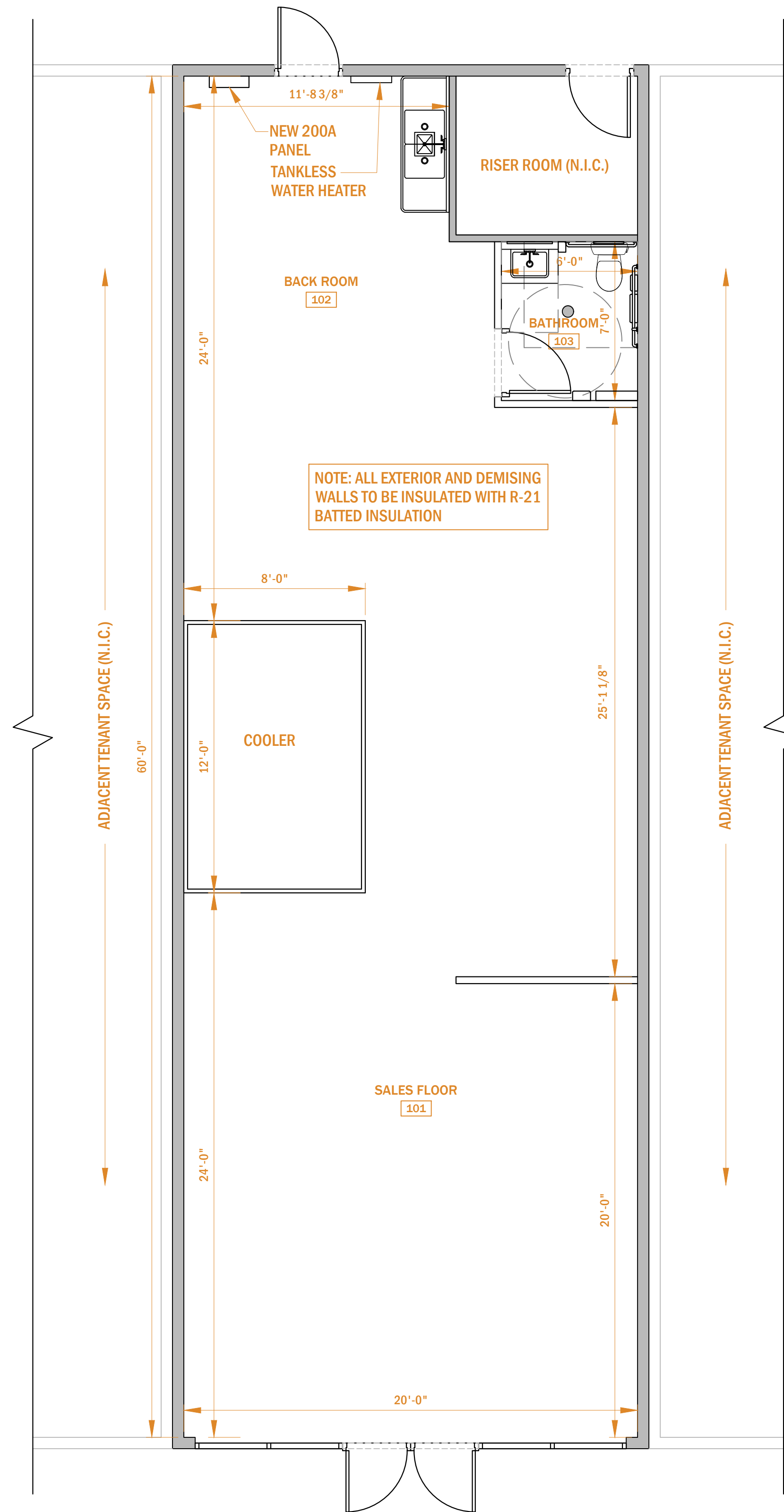
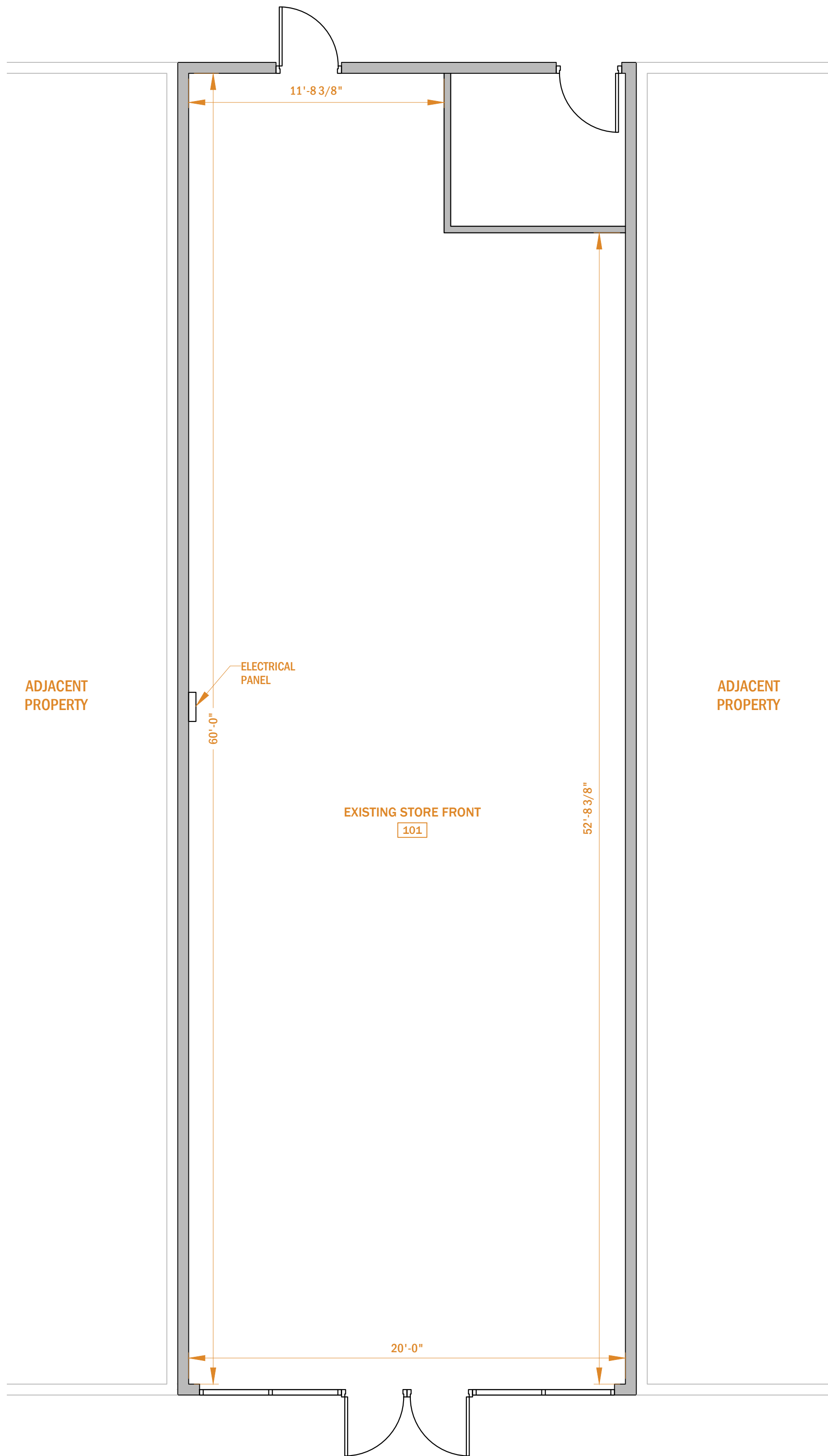


## GENERAL NOTES

SCALE: AS NOTED

# G-400

DRAWN BY: JM  
 CHECKED BY: JM



**GENERAL NOTES:**

- CONTRACTOR SHALL COMPLY WITH ALL CURRENT FEDERAL, STATE AND LOCAL BUILDING CONSTRUCTION CODES, GUIDELINES OR REGULATIONS, INCLUDING BUT NOT LIMITED TO PA FIRE & PANIC CODE REGULATIONS AND FEDERAL ADA GUIDELINES.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS INDICATED OTHERWISE.
- VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH OTHER NEW WORK.
- ALL CUTTING AND PATCHING OF EXISTING SURFACES, SUBSTRATES, WALL FRAMING AND ELECTRICAL/HVAC SYSTEMS REQUIRED FOR ACCESS TO EXISTING ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR REQUIRING ACCESS.
- ALL SURFACES ADJACENT TO ANY DEMOLITION WORK WHICH ARE DAMAGED MUST BE PATCHED OR REPAIRED TO THEIR ORIGINAL CONDITION TO ACHIEVE A CONSISTENT LEVEL OF FINISH.
- CONTRACTOR SHALL PROTECT ALL AREAS INDICATED AS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE CAUSED AS A RESULT OF THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE AND PROVIDE FLOOR, WALL, AND CEILING SUPPORT DEVICES AND/OR BLOCKING WHERE REQUIRED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND PROMPTLY NOTIFY THE DESIGN PROFESSIONAL OF RECORD SHOULD CONDITIONS ENCOUNTERED VARY FROM THE DRAWINGS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE REGARDING PUBLIC SAFETY IN THE PERFORMANCE OF THE WORK, AND SHALL NOT IMPEDE ANY ONGOING OPERATIONS AT THE OVERALL SITE.
- ACCESS BY PERSONNEL, PARKING AND MATERIAL STORAGE SHALL BE ONLY IN AREAS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- DURING CONSTRUCTION, CLEAN AND PROTECT WORK IN PROGRESS. PROMPTLY REMOVE ANY DEBRIS FROM THE SITE. NO TRASH ACCUMULATION IS PERMITTED, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THE WORK OF OTHER CONTRACTORS DURING CONSTRUCTION, INCLUDING ALL ONGOING SITE ACTIVITIES.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND ANY OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT PERSONNEL AND GENERAL PUBLIC FROM INJURY.
- PROPOSED ALTERNATES, WITH SUPPORTING INFORMATION, SAMPLES, AND PRICE REDUCTIONS, SUBMITTED WITH BIDS, WILL BE CONSIDERED AND REVIEWED BY THE ARCHITECT AND OWNER. ALL PROPOSED EQUIVALENTS MUST BE APPROVED BY THE ARCHITECT BEFORE ACCEPTANCE.
- ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. DO NOT SCALE ANY DRAWINGS; USE WRITTEN DIMENSIONS ONLY. REVIEW LAYOUTS WITH DESIGN PROFESSIONAL BEFORE CONSTRUCTION.
- EACH CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, TEMPORARY PROTECTION AND TEMPORARY SUPPORTS, AND PROPER SAFETY PRECAUTIONS.
- CONTRACTORS SHALL EACH CARRY LIABILITY INSURANCE, TERMS AND LIMITS AS DIRECTED BY THE OWNER, AND SHALL FURNISH THE CERTIFICATES OF INSURANCE, NAMING THE OWNER AS CERTIFICATE HOLDER, UPON BID ACCEPTANCE.
- BY ACCEPTING THIS WORK, THE CONTRACTORS AGREE THAT THE OWNER, ARCHITECT, AND ENGINEERS SHALL BE HELD HARMLESS AND NOT LIABLE FOR ANY INJURIES OR PROPERTY DAMAGE RESULTING FROM ANY OF THE CONTRACTORS' OPERATIONS.
- APPLY AND CONSTRUCT ALL SYSTEMS AND MATERIALS ACCORDING TO EACH MANUFACTURERS' WRITTEN SPECIFICATIONS, INSTRUCTIONS AND RECOMMENDATIONS.
- CONTRACTOR SHALL WARRANT ALL WORK FOR ONE (1) YEAR AGAINST DEFECTS IN MATERIALS AND LABOR (EXCEPT LONGER, WHERE LONGER MANUFACTURER WARRANTIES EXIST). PROVIDE WRITTEN WARRANTIES AT WORK COMPLETION.
- CONTRACTOR TO COORDINATE ALL HARDWARE WITH OWNER REQUIREMENT.
- CONTRACTOR SHALL VERIFY THAT ALL EXISTING MATERIALS, FINISHES, FIXTURES AND EQUIPMENT SCHEDULED FOR RE-USE COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
- ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL LOCAL AND STATE ACCESSIBILITY, AND BUILDING CODE RESTRICTIONS AND REQUIREMENTS.
- INSTALL CON'T BLOCKING WITHIN WALL FRAMING AT CEILING LINE THROUGHOUT.
- UTILIZE 18 GA MTL. STUDS U.N.O.

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 PROJECT NO.: 23-0027  
 REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 NOTES:

**1 EXISTING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 N

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

DOOR & FRAME SCHEDULE																
DOOR #	ROOM NAME	DOOR								FRAME			SILL DETAIL	UNDER-CUT	MIN. FIRE RATING	REMARKS
		LEAF	W	H	T	MAT	FIN	COLOR	MAT	FIN	COLOR					
103	BATHROOM	1	3'-0"	7'-0"	1 3/4"	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	-	OVERHEAD GARAGE DOOR
LEAF		NO. OF DOOR LEAVES		FIN FINISH:		AN= ANODIZED		TBD		TO BE DETERMINED		MAT		DOOR/FRAME MATERIAL:		AL= ALUMINUM/GLASS
W		DOOR LEAF WIDTH		CU= CLEAR URETHANE		HM= HOLLOW METAL										ST= STEEL
H		DOOR LEAF HEIGHT		P= PAINTED		GL= GLASS										WD= WOOD
T		DOOR LEAF THICKNESS		PC= POWDER COAT												
TYPE		DOOR/FRAME TYPES- SEE DOOR/FRAME TYPES THIS SHEET														
OPP		OPPOSITE OF SHOWN														

**CONSTRUCTION FLOOR PLAN LEGEND**

	NEW WALL CONSTRUCTION
	EX. CONSTRUCTION TO REMAIN
	WINDOW
	NEW STEEL BEAM ABOVE
	NEW BOX HEADER ABOVE
	EXISTING DOOR TO REMAIN
	NEW DOOR, SEE DOOR SCHEDULE
	ROOM TAG

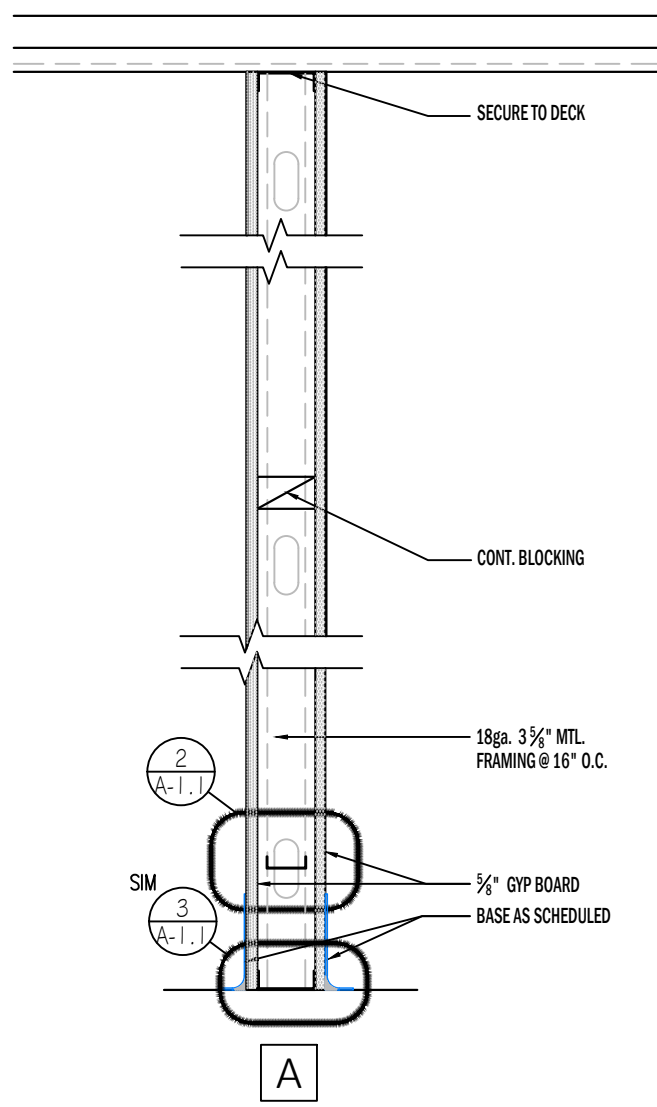
DocuSigned by:  
 DocuSigned by:  
 Paul G. Jones  
 110650  
 LICENSED PROFESSIONAL ENGINEER  
 7/17/2023  
 PROFESSIONAL ENGINEER SEAL  
 STATE OF TEXAS

**FLOOR PLANS**

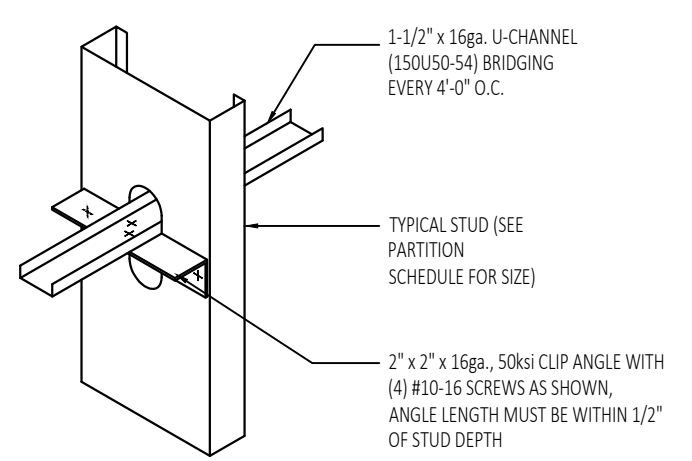
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**A-100**

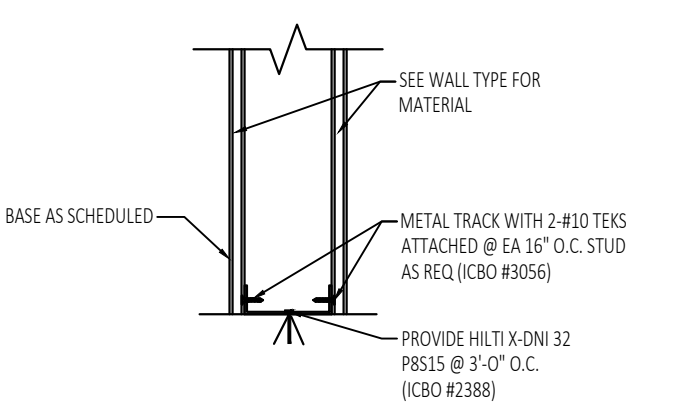
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 CHECKED BY: JM



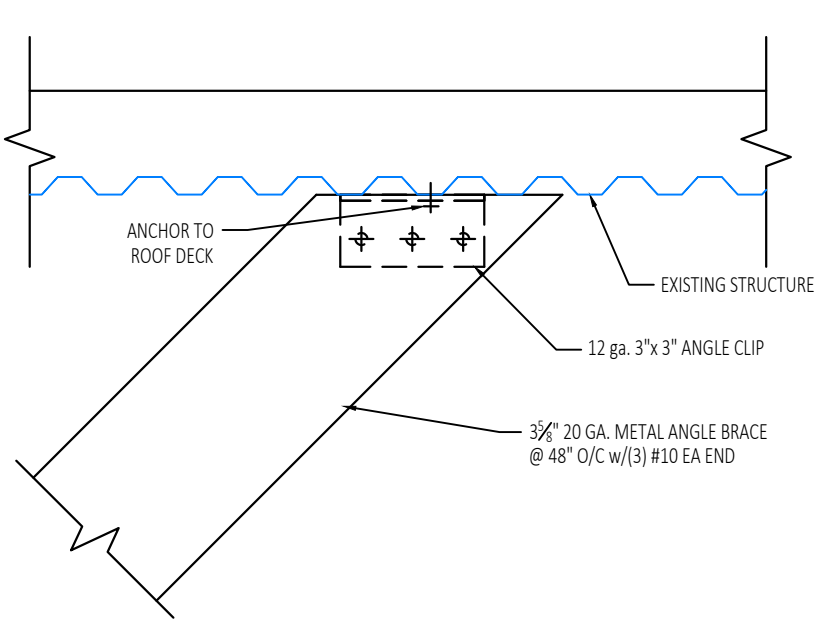
**2 WALL TYPES**  
SCALE: 1" = 1'-0"



**2 BRIDGING DETAIL**  
SCALE: NONE



**3 WALL SUPPORT DTL.**  
SCALE: 1" = 1'-0"



**4 WALL BRACING DTL.**  
SCALE: 1" = 1'-0"

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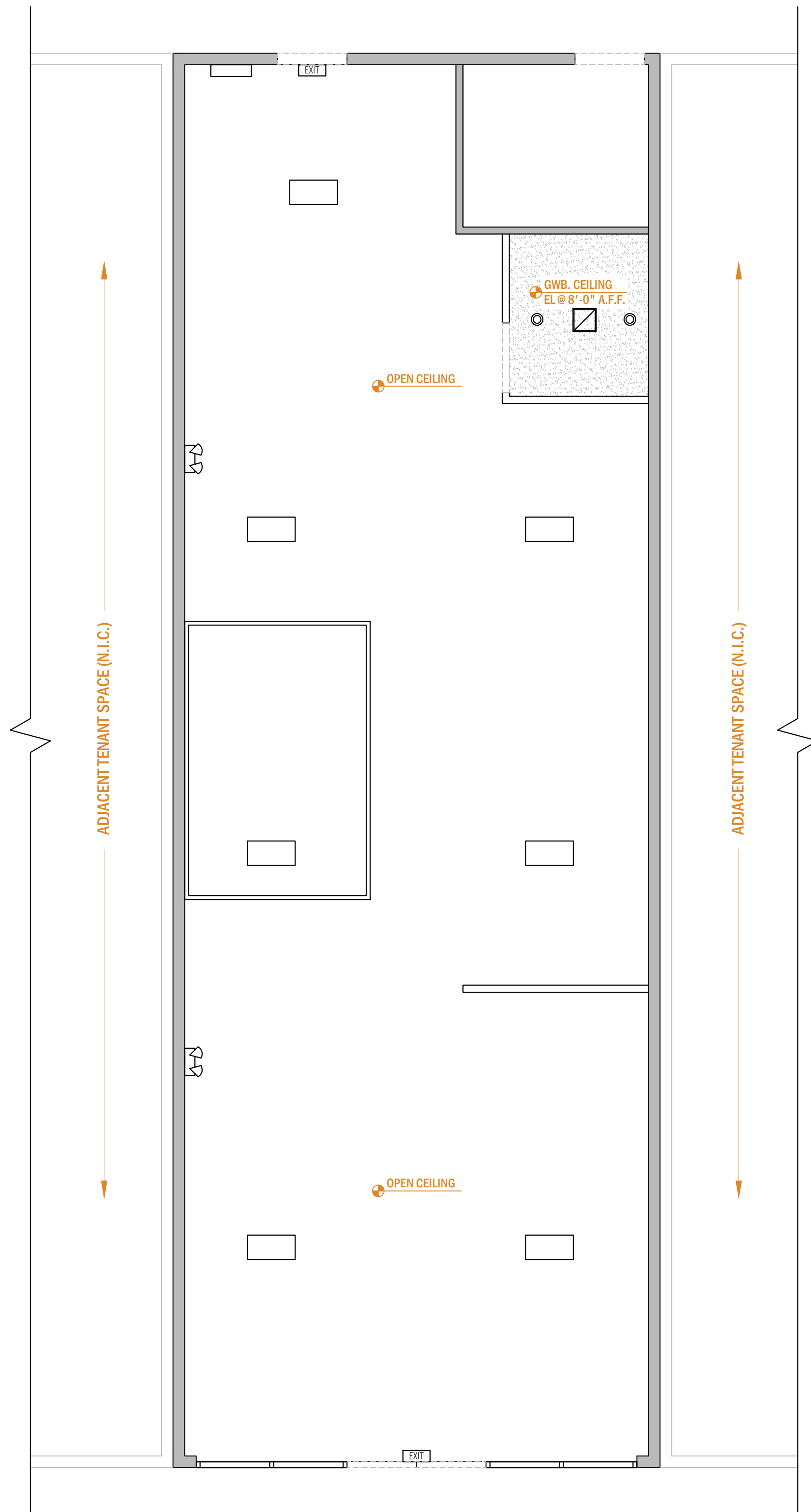
DocuSigned by:  
Paul Jones  
110650

STATE OF TEXAS  
PAUL G. JONES  
110650  
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7/17/2023  
PROFESSIONAL ENGINEER SEAL  
STATE OF TEXAS

**WALL TYPES**  
SCALE: AS NOTED

**A-101**

DRAWN BY: JM  
CHECKED BY: JM



**1 REFLECTED CEILING PLAN**  
 SCALE: 1/4" = 1'-0"  
 N

**CEILING NOTES**

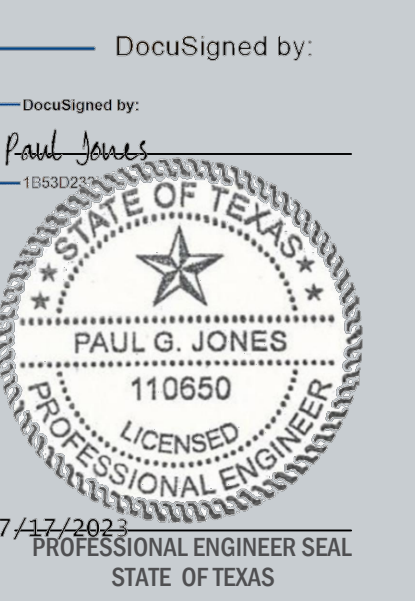
1. THE MECHANICAL AND ELECTRICAL DRAWINGS GOVERN THOSE SYSTEMS. THE LOCATION OF ALL MECHANICAL, ELECTRICAL ELEMENTS THAT ARE VISIBLE ARE INDICATED ON THE ARCHITECTURAL PLANS AND DETAILS. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
2. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO THE COMMENCING OF CONSTRUCTION.
3. PROVIDE ADEQUATE CLEARANCE FOR ALL MECHANICAL, ELECTRICAL ELEMENTS AND ANY RELATED ITEMS NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLAN.
4. ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF FINISH SLAB TO THE UNDERSIDE OF FINISH CEILING.
5. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.
6. ALL CEILINGS THAT ARE GYPSUM WALL BOARD OR EXPOSED STRUCTURE ARE TO BE PAINTED, UNLESS NOTED OTHERWISE.
7. ANY ADDITIONAL HANGER OR SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS OR DIFFUSERS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE CEILING SUB-CONTRACTOR.
8. DIFFUSERS AND SPEAKERS ARE LOCATED CENTERED BETWEEN LIGHT FIXTURES, U.N.O.
9. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATION AND QUANTITY OF EMERGENCY LIGHT FIXTURES (E).
10. SEISMIC RESTRAINTS SHALL BE PROVIDED FOR CEILING ELEMENTS, INCLUDING BUT NOT LIMITED TO, LIGHT FIXTURES, ACOUSTIC TILE CEILING GRID, GYPSUM CEILING SYSTEMS, HVAC EQUIPMENT, ETC.
11. ELECTRICAL CONTRACTOR SHALL SUPPLY 10% ADDITIONAL SPARE OF ALL LAMP TYPES, TO BE LEFT AT JOB SITE AT END OF JOB.
12. COORDINATE ALL ROOF PENETRATIONS FOR DUCTWORK WITH MECHANICAL DRAWINGS.
13. GENERAL CONTRACTOR TO CONFIRM AND COORDINATE IN THE FIELD CEILING HEIGHTS NOTED WITH ANY NEW OR EXISTING CONDITIONS.
14. COORDINATE WITH ELECTRICAL DRAWINGS FOR LOCATION OF NIGHT LIGHT FIXTURES (NL).
15. G.C. TO PROVIDE ACCESS TO ALL LANDLORD EQUIPMENT ABOVE CEILING AS REQUIRED WITH USE OF ACCESS PANELS OR REMOVABLE CEILING TILES, G.C. TO COORDINATE WITH TREE CONTEACTOR PRIOR TO COMPLETION OF CEILING SYSTEMS.
16. G.C. TO INSURE THAT ALL CEILING WIRE HANGERS ARE NOT FASTENED TO LANDLORD'S MECHANICAL, PLUMBING, ELECTRICAL OR SPRINKLER SYSTEMS. FASTEN TO TOP CHORD OR FLANGE OF STRUCTURE ABOVE.
17. G.C. IS RESPONSIBLE FOR SUBMITTING A COORDINATED SHOP DRAWING INDICATING ELECTRICAL, MECHANICAL, SPRINKLER AND PLUMBING WORK ABOVE PROPOSED CEILING. THE G.C. SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND COORDINATE ROUTING AND PLACEMENT OF EQUIPMENT WITH ALL TRADES PRIOR TO THIS SUBMISSION
18. HEIGHTS INDICATED ARE FROM THE FINISHED FLOOR TO THE FINISHED CEILING. NOTIFY ARCHITECT OR OWNER TO REVIEW ANY DISCREPANCIES BETWEEN PROPOSED CEILING HEIGHT AND EXISTING CONDITIONS AFTER DEMOLITION WORK IS COMPLETED.
19. ALL CEILING GRILLES, ACCESS PANELS AND SPRINKLER HEADS ARE SHOWN ON PLAN FOR LOCATIONS ONLY. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND ENGINEER DRAWINGS, G.C. SHALL NOTIFY ARCHITECT FOR INSTRUCTIONS PRIOR TO WORK.
20. CONDUITS ALONG EXISTING WALLS AND DECK ARE TO BE SURFACE APPLIED.
21. G.C. IS RESPONSIBLE FOR INSTALLING TRACK HEADS PER DRAWINGS.
22. PROVIDE PAINT FINISH FOR ALL CEILING DIFFUSERS AND SPEAKER GRILLES IN THE DINING AREAS. PAINT COLOR TO MATCH CEILING.
23. SUPPORT CEILING SUSPENSION SYSTEM FROM STRUCTURE ABOVE, NOT FROM DUCTWORK, EQUIPMENT, OR PIPING. SPACE HANGERS NOT MORE THAN 6" FROM ENDS AND NOT MORE THAN 4'-0" ON CENTER ON RUNNERS.

**REFLECTED CEILING PLAN LEGEND**

SYMBOL	DESCRIPTION
	2' X 4' LED LIGHT FIXTURE
	2' X 4' LED LIGHT FIXTURE W/ EMERGENCY BACKUP
	2' X 2' LED LIGHT FIXTURE
	2' X 2' LED LIGHT FIXTURE W/ EMERGENCY BACKUP
	2' X 2' WHITE SUPPLY DIFFUSER SPEEDI-GRILLE: TB-3HC-06
	10 X 10 SUPPLY DIFFUSER
	2' X 2' RETURN DIFFUSER
	EMERGENCY UNIT WITH EXIT SIGN
	EMERGENCY UNIT W/O EXIT SIGN, WITH TWO SIDE MOUNTED HALOGEN HEADS
	CEILING MOUNTED ILLUMINATED EXIT SIGN
	SPRINKLER HEAD
	DRY SPRINKLER HEAD
	UPRIGHT SPRINKLER HEAD



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 NOTES:

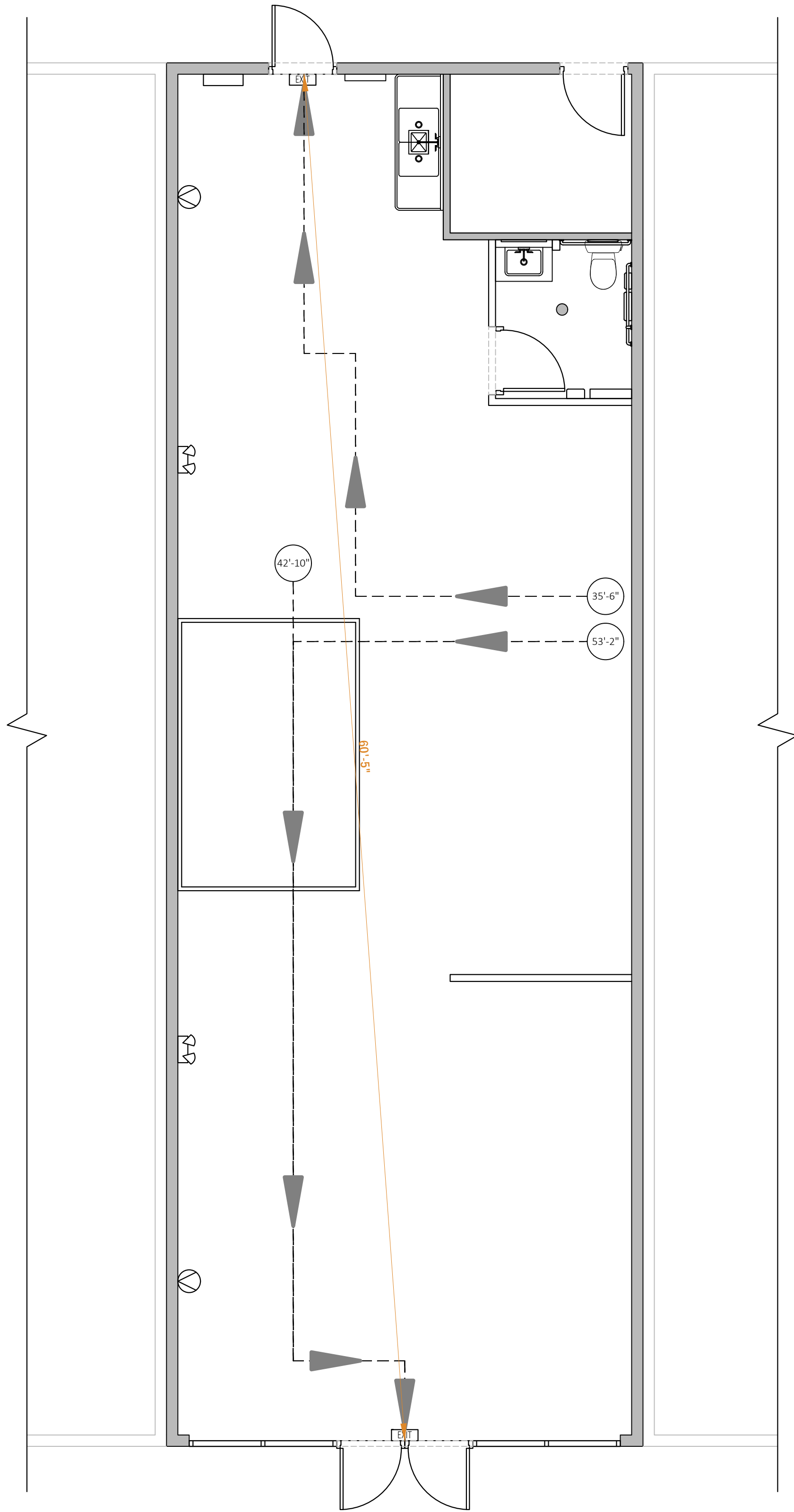


**REFLECTED CEILING PLAN**

SCALE: AS NOTED

**A-200**

DRAWN BY: JM  
 CHECKED BY: JM



LEGEND	
	FIRE EXTINGUISHER
	EXIT SIGN WITH EMERGENCY LIGHTING
	EMERGENCY LIGHTING UNIT
	EMERGENCY LIGHTING REMOTE UNIT
	PATH OF EGRESS
	MEAN OF EGRESS



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NOTES:

**1** **EGRESS PLAN**  
SCALE: 1/4" = 1'-0"



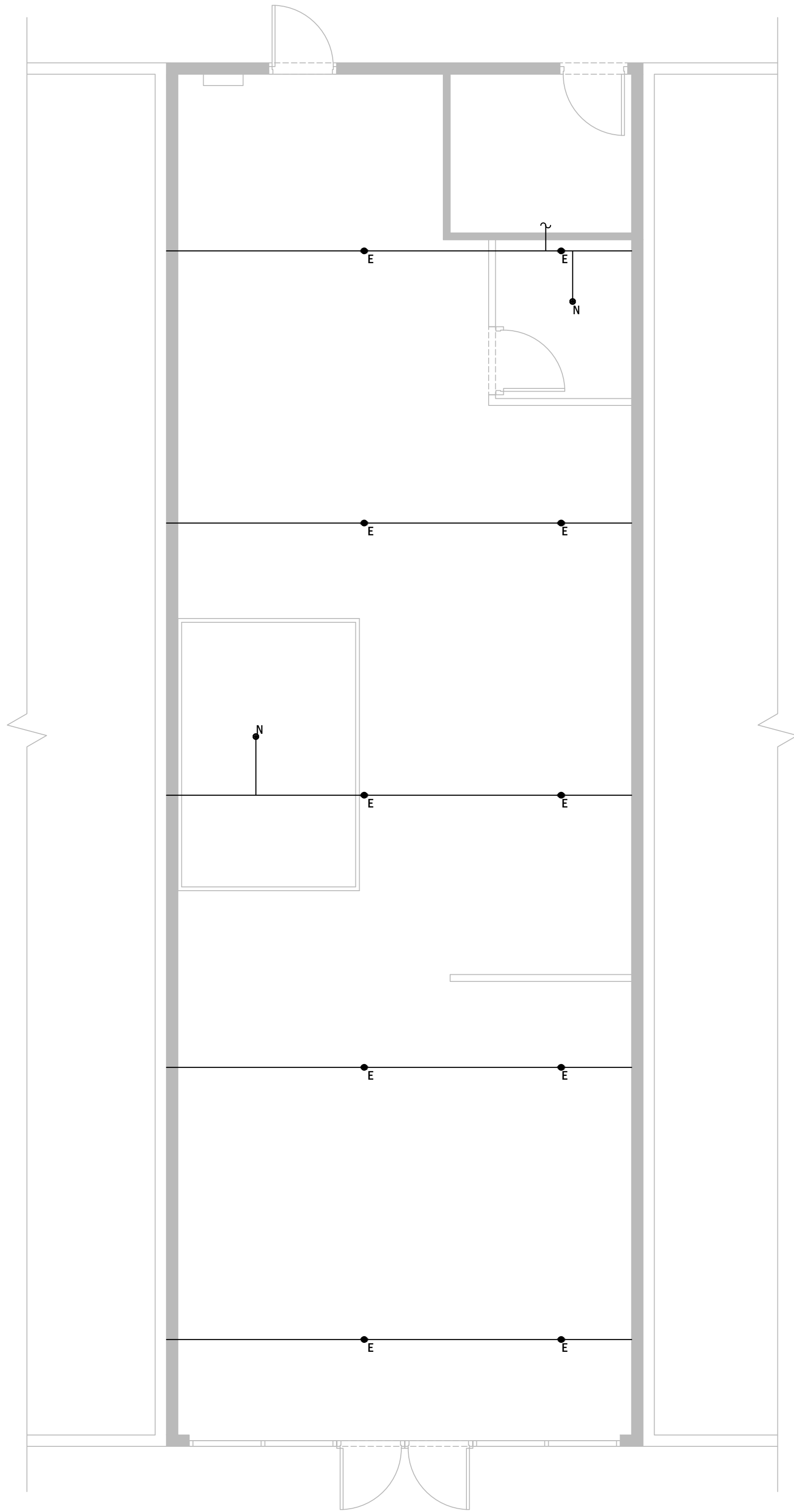
**EGRESS PLAN**


SCALE: AS NOTED

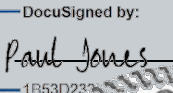
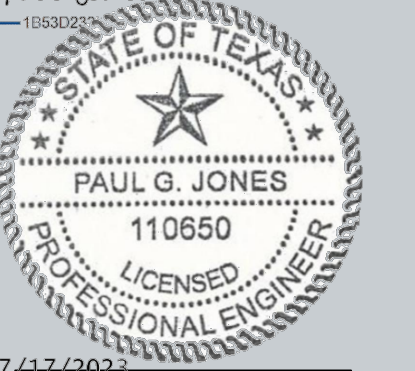
**A-300**

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**1** **SPRINKLER PLAN**  
 SCALE: 1/4" = 1'-0" 

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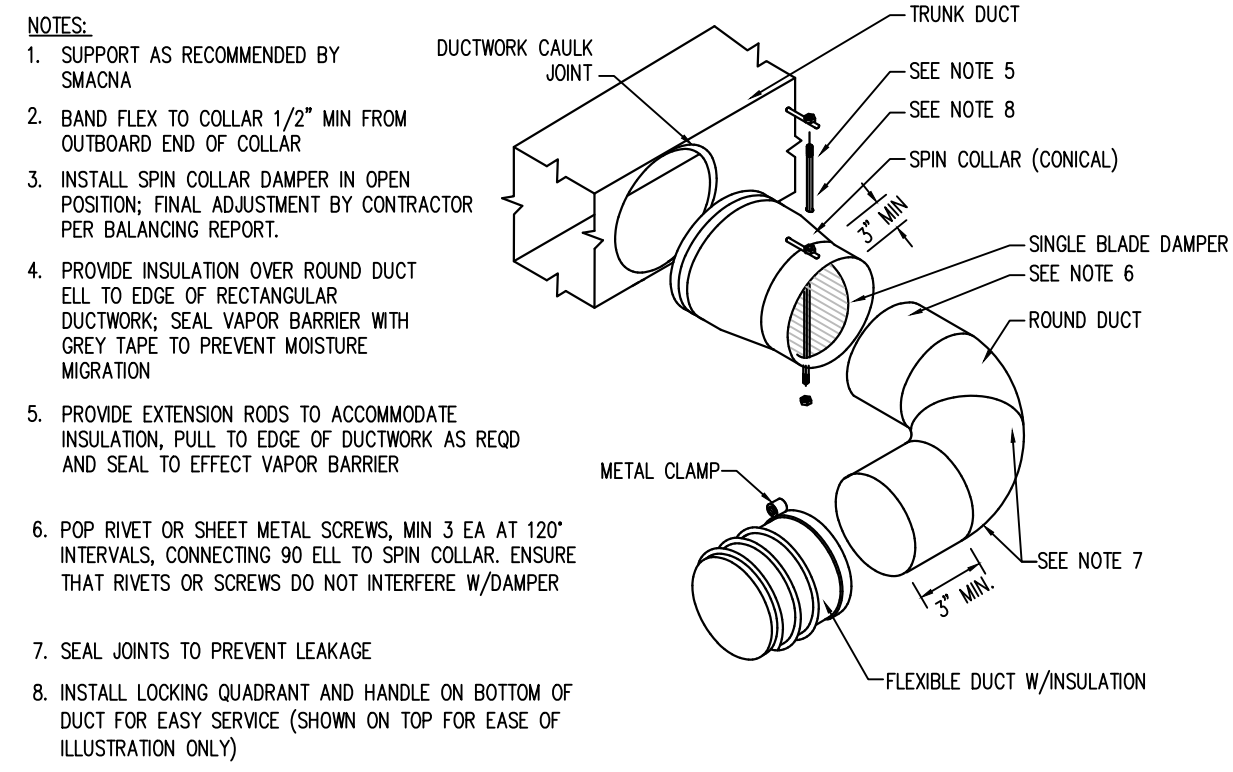
**SPRINKLER PLAN**

SCALE: AS NOTED

**FP-100**

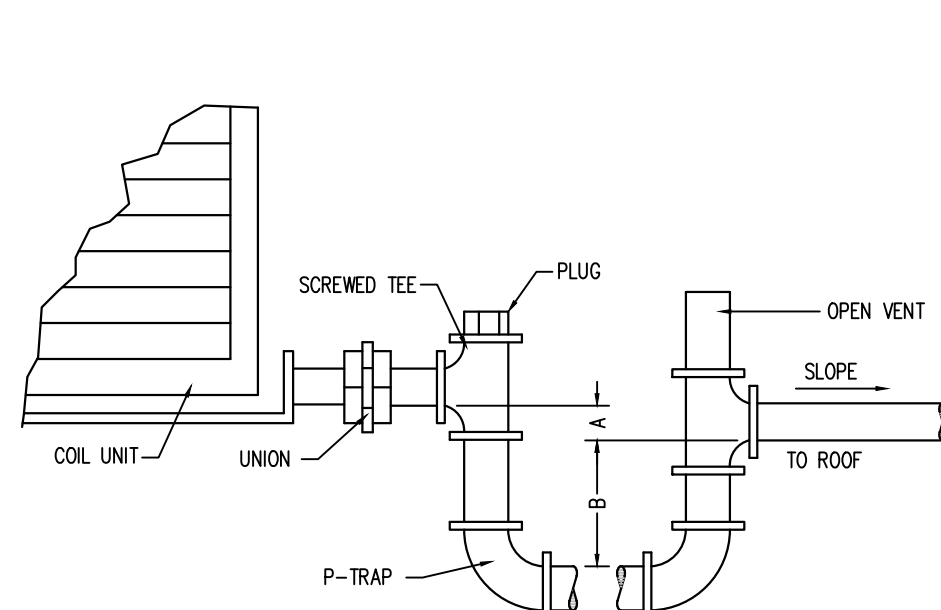
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### 1 RIGID DUCT CONNECTION

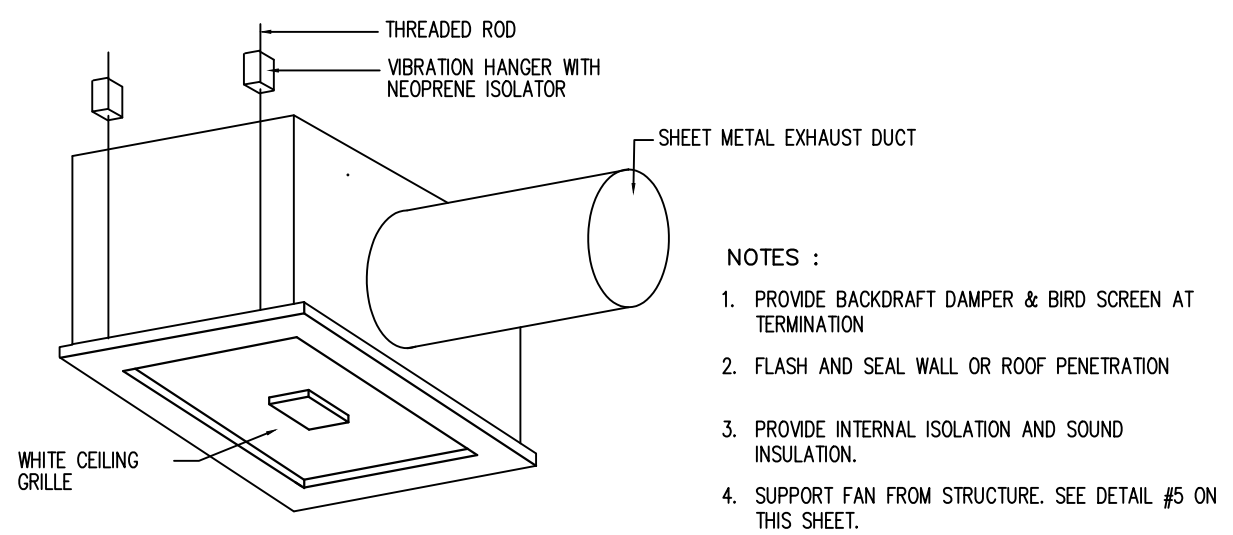
SCALE: NOT TO SCALE



	A	B
DRAW THRU:	CASING STATIC PRESSURE PLUS 1" MIN.	A"/2
BLOW THRU:	1" MINIMUM	A" PLUS CASING STATIC PRESSURE

### 2 RTU CONDENSATE DETAIL

SCALE: NONE



### 3 TOILET ROOM FAN DETAIL

SCALE: NOT TO SCALE

PROJECT: 2023.07.10

TENANT FIT-OUT

## PLAN FOR FLORIST SHOP

25691 SMOTHERMAN ROAD,  
FRISCO, TX 75033

DATE: 07/10/2023  
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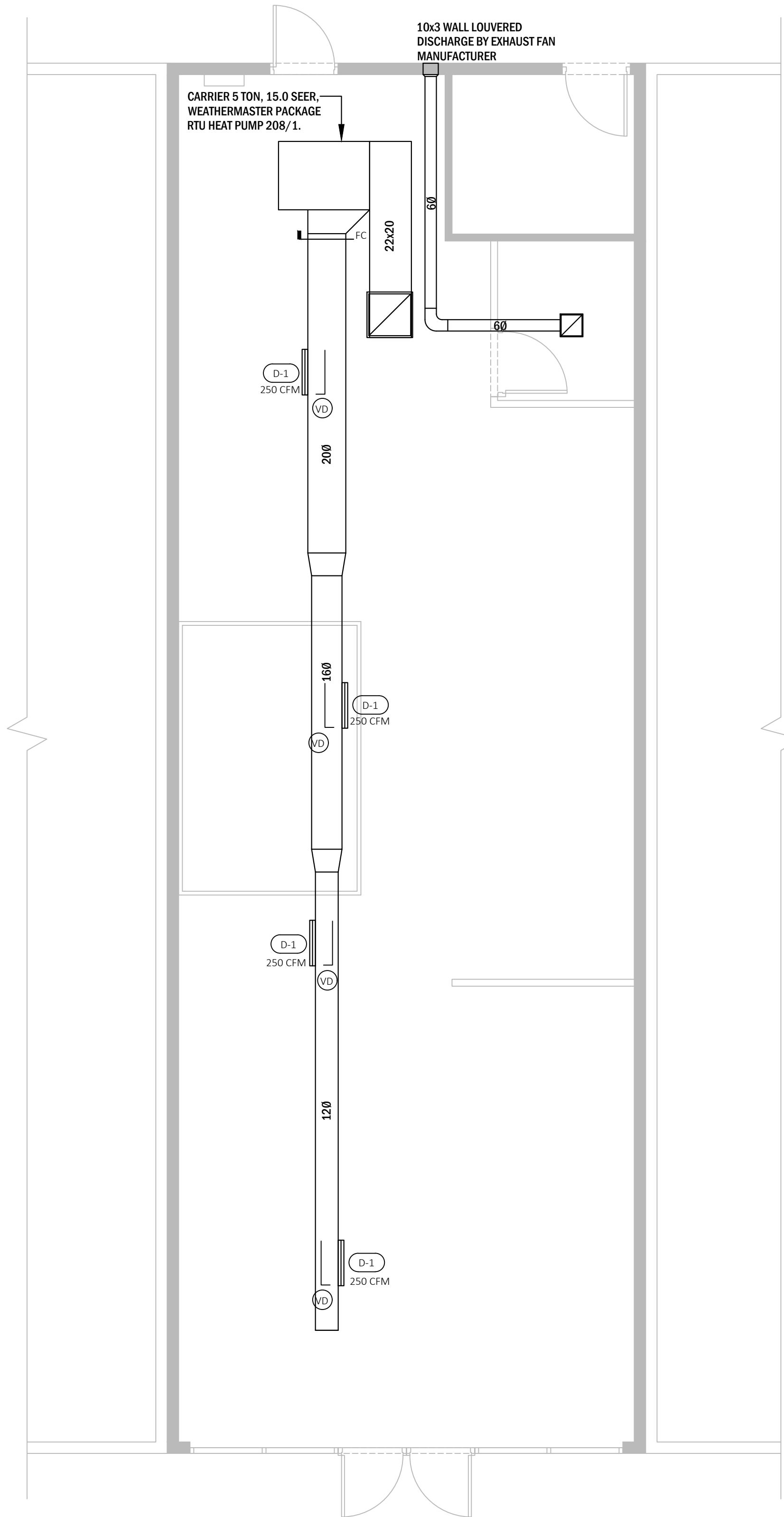


## MECHANICAL DETAILS

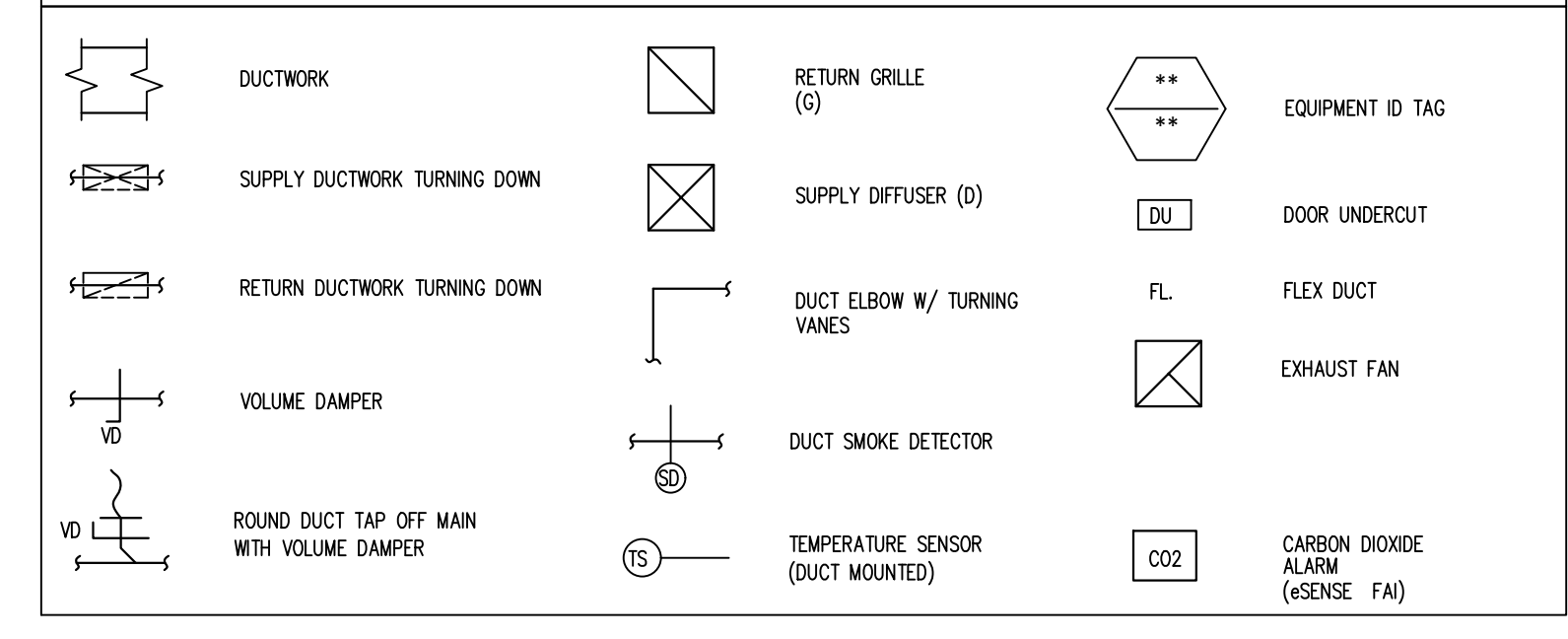
SCALE: AS NOTED

# M-200

DRAWN BY: JM  
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**LEGEND**



**GENERAL NOTES**

1. ALL DUCTWORK DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.
2. FOR LOCATION OF DIFFUSERS AND RETURN GRILLES SEE ARCHITECTURAL REFLECTED CEILING PLAN.
3. COORDINATE DUCT INSTALLATION WITH ARCHITECTURAL CEILING HEIGHTS

**AIR BALANCE SCHEDULE**

UNIT	SA	RA	OA	EA	
RTU-1	3700	3100	600	-	
RTU-2	3700	3100	600	-	
EF-1	-	-	-	4602	
EF-2	-	-	-	75	
EF-3	-	-	-	75	
MUA-1	3690	-	3690	-	
TOTAL	11090	6200	4890	4752	
TOTAL PRESSURIZATION = 138 CFM					
RA- RETURN AIR	SA- SUPPLY AIR	OA- OUTSIDE AIR	EA- EXHAUST AIR		

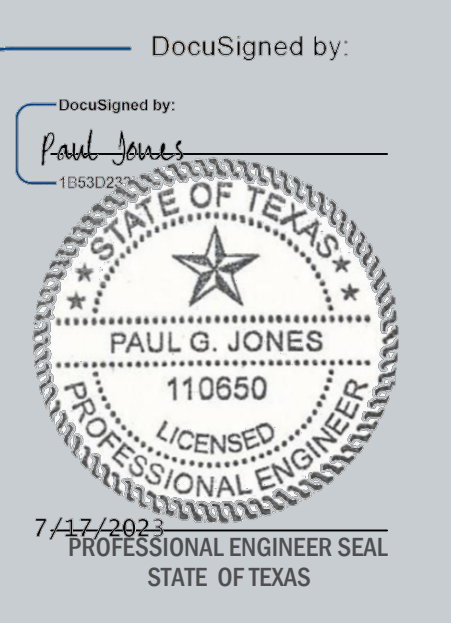
**VENTILATION SCHEDULE**

ROOM NAME	CATEGORY	NET FLOOR AREA SQ. FT.	CODE REQUIREMENTS		ACTUAL SUPPLY CFM	EXHAUST CFM	EXHAUST FAN NUMBER	SUPPLY UNIT NUMBER	REMARKS
			NUMBER OF OCCUPANTS OR W.C.	REQUIRED VENTILATION (CFM)					
RECEPTION	ASSEMBLY	294	40	314	314	-	-	RTU-1	
RETAIL/SALES	RETAIL	1080	18	1,152	1152	-	-	RTU-2	
OFFICE 1	OFFICE	132	1	141	80	-	-	RTU-2	
OFFICE 2	OFFICE	120	1	8	72	-	-	RTU-2	
OFFICE 3	OFFICE	120	1	8	72	-	-	RTU-2	
OFFICE 4	OFFICE	132	1	141	80	-	-	RTU-2	
SECURITY	OFFICE	120	1	8	72	-	-	RTU-2	
BIG HALL	STORAGE	1019	4	14	612	-	-	RTU-2	
VAULT	STORAGE	180	1	14	108	-	-	RTU-2	
BREAK ROOM	OFFICE	195	2	8	117	-	-	RTU-2	
CONSULTATION ROOM	OFFICE	121	2	8	73	-	-	RTU-2	
GRINDING ROOM	OFFICE	110	1	8	66	-	-	RTU-2	
INVENTORY/STORAGE	STORAGE	304	2	14	183	-	-	RTU-2	
MENTATION ROOM	OFFICE	208	1	8	125	-	-	RTU-2	
DISPLAY ROOM	RETAIL	169	1	8	102	-	-	RTU-2	
DELIVERY ROOM	STORAGE	72	1	14	44	-	-	RTU-2	
EX. LAV. 1	TOILET ROOM	55	1 W.C.	50 EXH.	12	75	EF-1	RTU-1	
EX. LAV. 2	TOILET ROOM	55	1 W.C.	50 EXH.	12	75	EF-2	RTU-1	

**1 MECHANICAL PLAN**  
 SCALE: 1/4" = 1'-0"  
 N



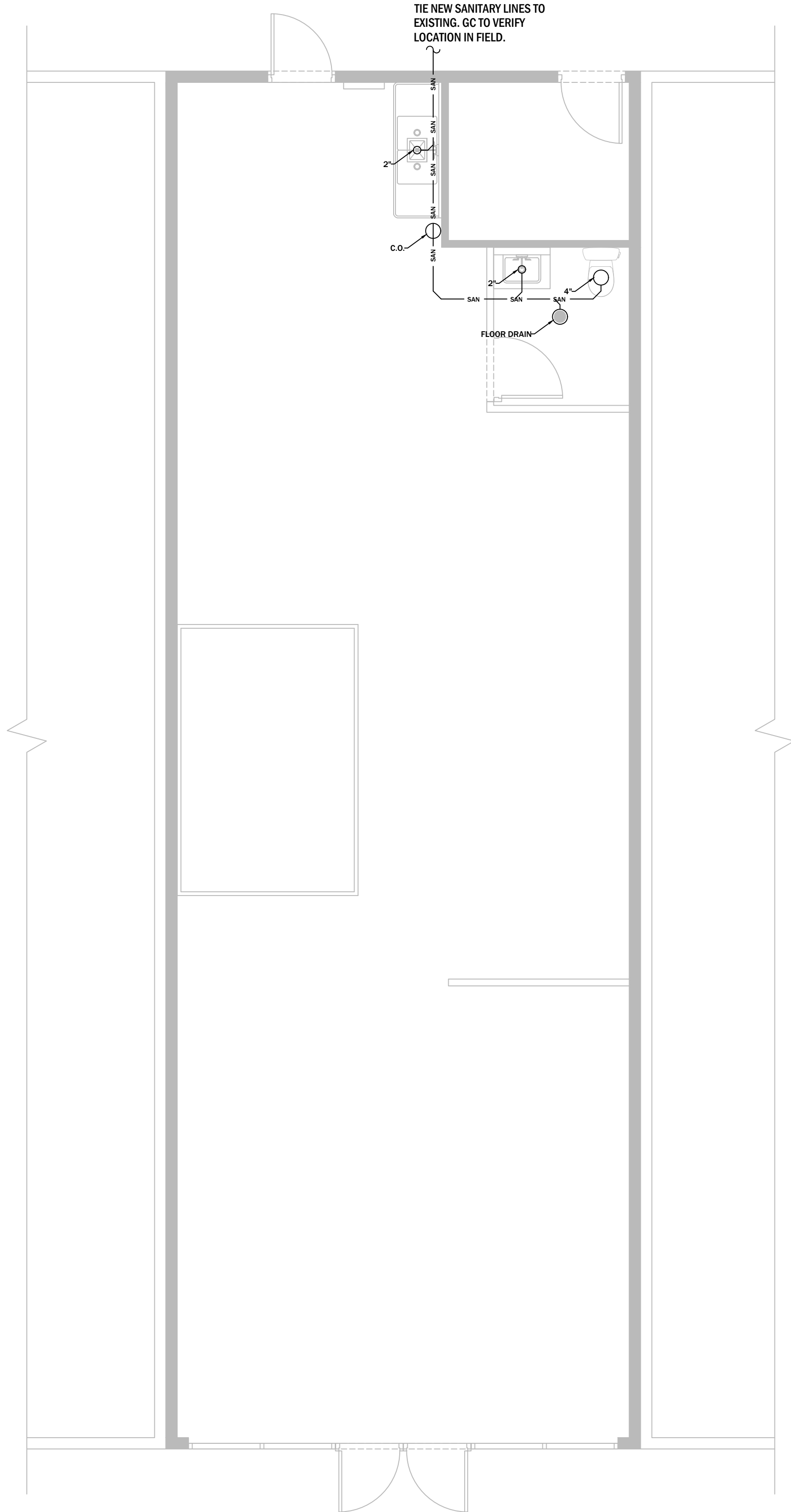
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**MECHANICAL PLAN & SCHEDULES**  
 SCALE: AS NOTED

**M-300**

DRAWN BY: JM  
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**1** **SANITARY PLAN**  
 SCALE: 1/4" = 1'-0" 


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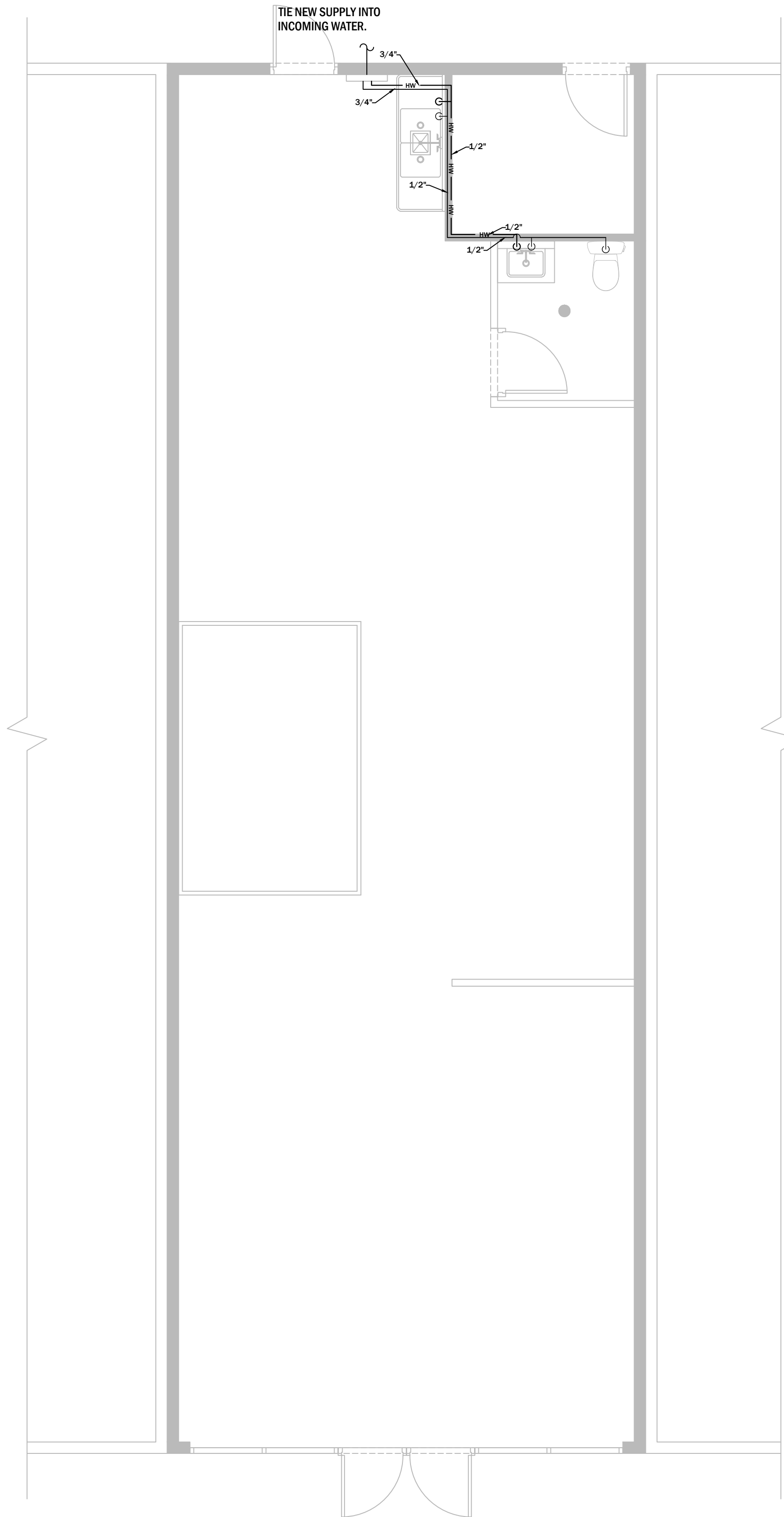
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 110650  
 LICENSED  
 PROFESSIONAL ENGINEER  
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 PROFESSIONAL ENGINEER SEAL  
 STATE OF TEXAS

**SANITARY PLAN**

SCALE: AS NOTED

**P-100**

DRAWN BY: JM  
 CHECKED BY: JM



**1** **SUPPLY PLAN**  
 SCALE: 1/4" = 1'-0"  
 N

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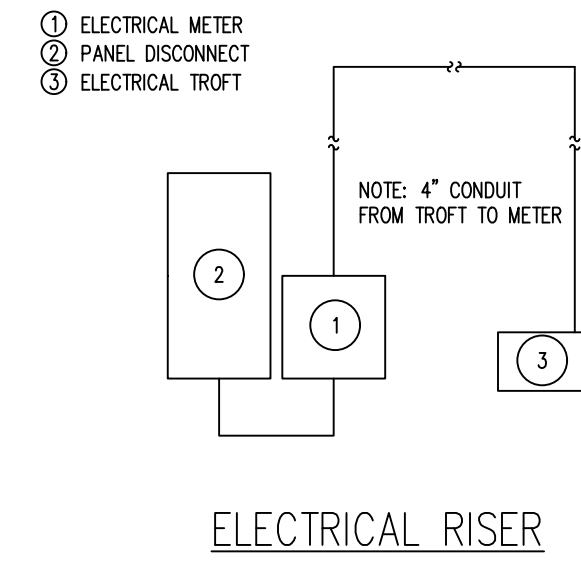
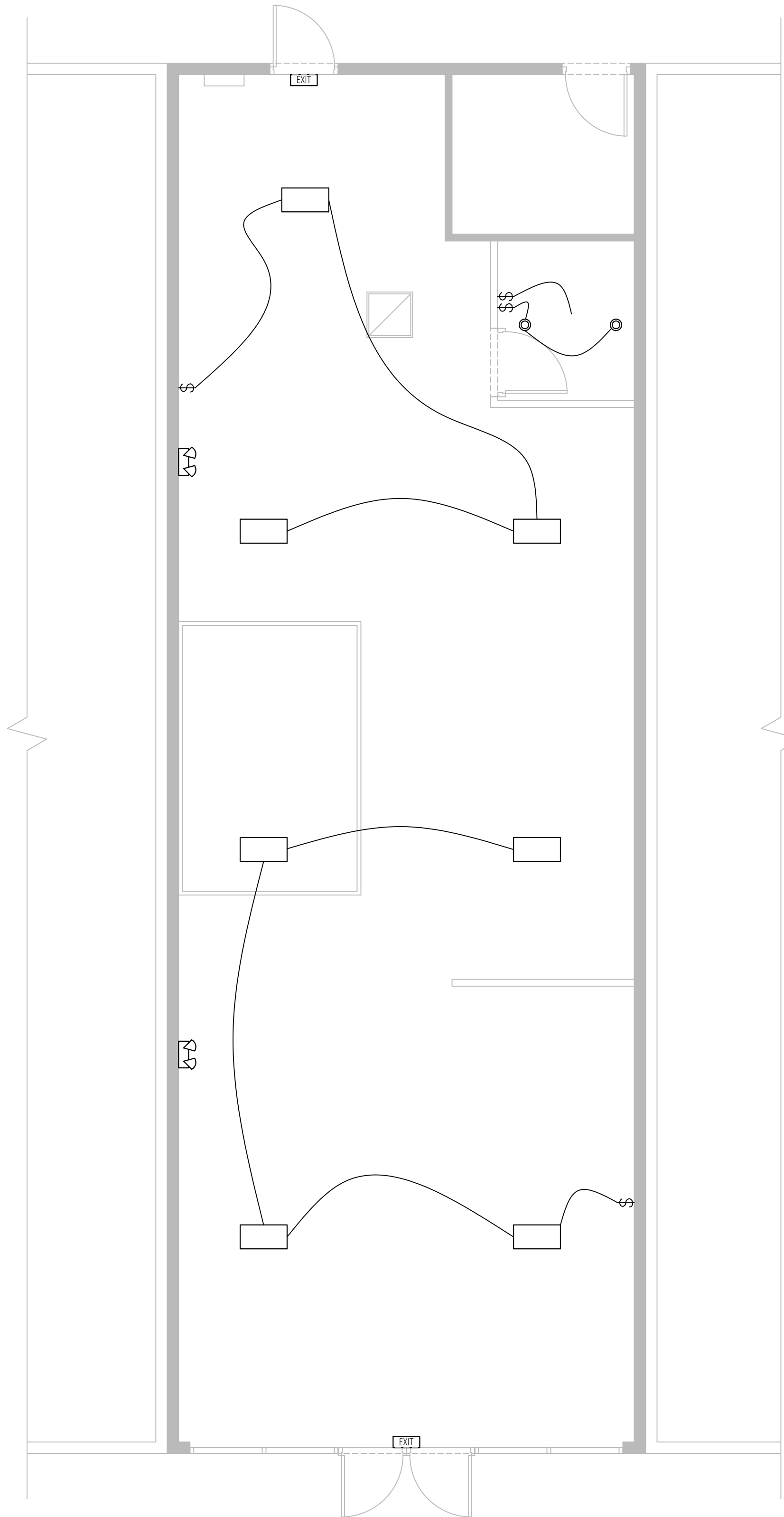
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 110650  
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**SUPPLY PLAN**

SCALE: AS NOTED

**P-200**

DRAWN BY: JM  
 CHECKED BY: JM



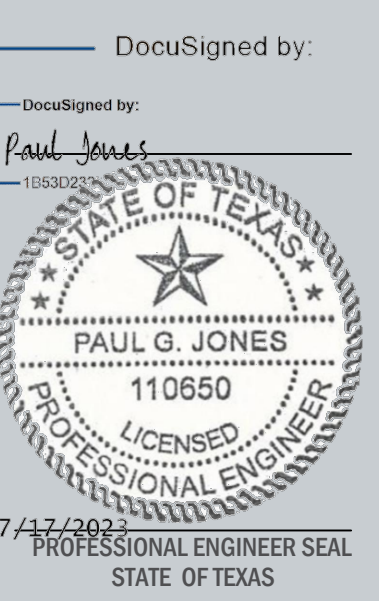
**1 LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"  
 N

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
○	6" LED DOWNLIGHT FIXTURE
●	LIGHT/ EMERGENCY
□	1' X 2' LED LIGHT FIXTURE
▨	2' X 4' LED LIGHT FIXTURE W/ EMERGENCY BACKUP
□	2' X 2' LED LIGHT FIXTURE
▨	2' X 2' LED LIGHT FIXTURE
▭	LINEAR LED PENDANT LIGHT FIXTURE
—●—●—●—	TRACK LIGHTING
📷	SECURITY CAMERA
○	EXTERIOR WALL MOUNTED LIGHT FIXTURE
📐	LED WALL PACK FIXTURE
EXIT	EMERGENCY LIGHT FIXTURES (SEE LIGHT FIXTURE SCHEDULE)
⊙	JUNCTION BOX
EF	EXHAUST FAN (COORDINATE WITH MECHANICAL)
\$	SWITCHES: SINGLE POLE
\$\$	SWITCHES: THREE-WAY
SD	INTERCONNECTED SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
DS	OCCUPANCY SENSOR CEILING MOUNTED, 120-277 VOLT MOUNT 48" A.F.F. UNLESS OTHERWISE NOTED
CS	OCCUPANCY SENSOR CEILING MOUNTED, 120-277 VOLT

- GENERAL NOTES**
- SEE POWER PLAN FOR DISTRIBUTION EQUIPMENT CONFIGURATION.
  - ALL EMERGENCY LIGHTING SHALL BE WIRED TO THE UNSWITCHED LEG OF ITS DESIGNATED CIRCUIT.
  - CONTRACTOR SHALL ADJUST EMERGENCY LIGHTING TO PROVIDE 1 FC. ALONG ALL PATHS OF EGRESS.
  - PROVIDE EMERGENCY BATTERY BACKUP IN HALF SHADE FIXTURE

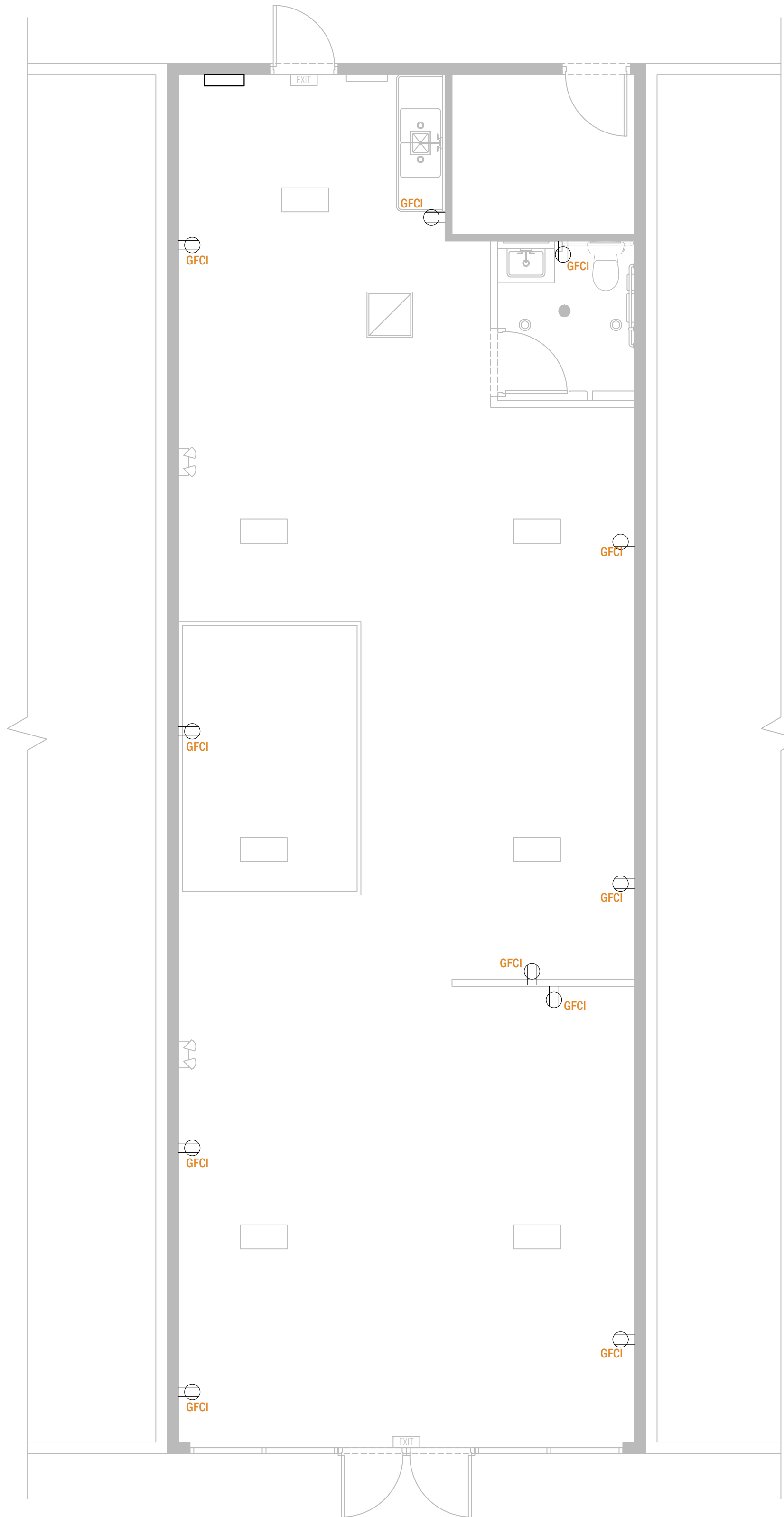


PROJECT: 2023.07.10  
 TENANT FIT-OUT  
 PLAN FOR  
 FLORIST SHOP  
 25691 SMOTHERMAN ROAD,  
 FRISCO, TX 75033  
 DATE: 07/10/2023  
 PROJECT NO.: 23-0027  
 REVISION: DATE:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 NOTES:



**LIGHTING PLAN**

SCALE: AS NOTED  
**E-100**  
 DRAWN BY: JM  
 CHECKED BY: JM



**1** POWER PLAN  
 SCALE: 1/4" = 1'-0"  
 N

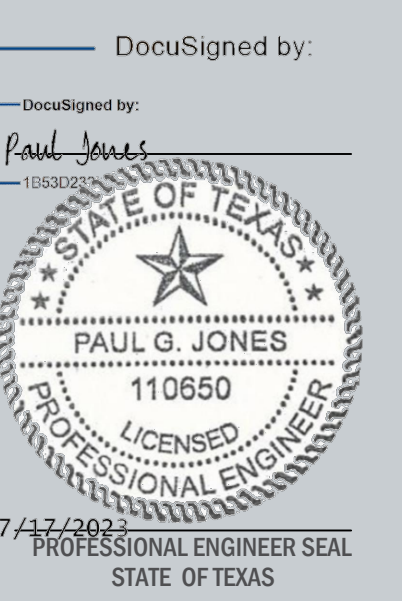
POWER LEGEND	
SYMBOL	DESCRIPTION
	WALL OUTLET BOX AND 20 AMP DUPLEX RECEPTACLE MOUNT 1'-6" A.F.F. UNLESS OTHERWISE NOTED
	GROUND FAULT CIRCUIT INTERRUPTER PERSONAL PROTECTION MOUNT 1'-6" A.F.F. UNLESS OTHERWISE NOTED
	ISOLATED GROUND (RECEPTACLES INCLUDE SEPARATE GREEN GROUND CONDUCTOR TO ISOLATED GROUND BUS IN PANEL)
	TWO GANG WALL OUTLET BOX AND TWO 20 AMP DUPLEX RECEPTACLES MOUNT 1'-6" A.F.F. UNLESS OTHERWISE NOTED
	WALL OUTLET BOX AND 20 AMP SINGLE RECEPTACLE MOUNT 1'-6" A.F.F. UNLESS OTHERWISE NOTED
	WALL OUTLET BOX AND SPECIAL PURPOSE RECEPTACLE MOUNT 1'-6" A.F.F. UNLESS OTHERWISE NOTED
	FLUSH FLOOR BOX WITH FIRE/SMOKE RATED PENETRATION, COVER, AND 20 AMP RECEPTACLE(S)/ DATA OUTLET(S) CONFIGURATION AS INDICATED. PROVIDE MINIMUM 3/4" CONDUIT(2) TO NEAREST WALL AND UP TO ACCESSIBLE FINISHED CEILING U.O.N.
	CEILING OUTLET BOX AND 20 AMP RECEPTACLE CONFIGURATION AS INDICATED
	WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER CAPACITY - MOUNT 2'-0" A.F.F. UNLESS OTHERWISE NOTED
	FLUSH WALL JUNCTION BOX OR JUNCTION BOX ABOVE CEILING
	UNFUSED DISCONNECT SWITCH, (VERIFY EQUIP. MFG. REQUIREMENTS)
	FUSED DISCONNECT SWITCH, (VERIFY EQUIP. MFG. REQUIREMENTS)
	COMBINATION DISCONNECT SWITCH AND MAGNETIC MOTOR CONTROLLER (VERIFY EQUIP. MFG. REQUIREMENTS)
	MOTOR CONNECTION
	TELEPHONE OUTLET BOX - MOUNT 18" A.F.F. UNLESS OTHERWISE NOTED (CAT 3)
	DATA (CAT 6) - VERIFY DATA REQUIREMENT W/ OWNER
	COMBINATION TELE/ DATA WALL OUTLET BOX AND BLANK PLATE WITH MINIMUM 1" CONDUIT TO ABOVE ACCESSIBLE FINISHED CEILING (PROVIDE PULL CORD AND END BUSHING) MOUNTED 18" A.F.F. U.O.N.
	FLUSH FLOOR BOX FOR ONE TELEPHONE AND ONE DATA JACK WITH COVER. PROVIDE MINIMUM 1" CONDUIT TO NEAREST WALL AND UP TO ABOVE ACCESSIBLE CEILING (PROVIDE PULL CORD AND END BUSHING) U.O.N.

**ELECTRICAL NOTES**

- CONTRACTOR SHALL COORDINATE RECEPTACLES WITH ANY PLUGS PROVIDED BY VENDORS PRIOR TO PURCHASE OF RECEPTACLES AND PROVIDE RECEPTACLES TO MATCH THE PLUG.
- EQUIPMENT RECEPTACLES AT COUNTERS AND CABINETS SHALL BE LOCATED BELOW THE COUNTERTOP AND A GROMMET HOLE SHALL BE PROVIDED FOR ROUTING OF CORDS. CONVENIENCE OUTLETS SHALL BE MOUNTED 18" (CENTERLINE) A.F.F. UNLESS OTHERWISE NOTED.
- WIRING FOR CIRCUITS SHALL BE 2#12 & 1#12G - 3/4" CND EXCEPT ISOLATED GROUND (IG) CIRCUITS SHALL BE 2-#12, & 1-#10 IG, 3/4" CND UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL REQUIREMENTS SHALL BE VERIFIED WITH DELIVERED EQUIPMENT & OWNER.
- ALL WIRING IN PLENUM AREA SHALL BE RATED FOR OPEN AIR PLENUMS (MC)
- G.C. SHALL VERIFY RECEPTACLE MOUNTING HEIGHT FOR ALL COUNTER EQUIPMENT WITH CONSTRUCTION REP.
- ALL WALL OUTLETS AND COVER PLATES SHOULD MATCH THE COLOR/FINISH OF THE WALL THEY ARE INSTALLED ON.
- ALL FLOOR MOUNTED OUTLETS TO BE BRASS.
- ALL C/T CABINET, METER BASE, PANELS, DISCONNECTS, ELECTRICAL EQUIPMENT SHALL BE LABELED "WARNING-ARC FLASH HAZRD" NEC 410.16.
- THE DATA ON THIS DRAWING UTILIZES A TYPICAL EQUIPMENT PACKAGE AS DEFINED IN THE ARCH. DWGS. VARIATIONS OF THE DESIGN MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL



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 \_\_\_\_\_  
 NOTES:



**POWER PLAN**

SCALE: AS NOTED

**E-200**

DRAWN BY: JM  
 CHECKED BY: JM



**ELECTRICAL SPECIFICATIONS**

- |  |  |   |
|--|--|---|
| <p>1. GENERAL: PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM.</p> <p>2. ELECTRICAL SERVICE: MAKE ALL ARRANGEMENTS WITH POWER COMPANY AND INCLUDE ALL COSTS BY POWER COMPANY AND MATERIALS AND EQUIPMENT FOR INSTALLING THE ELECTRICAL SERVICE.</p> <p>3. TELEPHONE SERVICE: MAKE ALL ARRANGEMENTS WITH LOCAL TELEPHONE COMPANY &amp; PAY ALL CHARGES AND FEES FOR A NEW TELEPHONE SERVICE.</p> <p>4. EXCAVATING AND BACKFILL: PROVIDE ALL EXCAVATING FOR UNDERGROUND CONDUITS, CONDUITS OUTSIDE THE BUILDING SHALL BE PROVIDED WITH 24" OF COVER. BACKFILL TO ORIGINAL COMPACTION.</p> <p>5. OUTLET AND JUNCTION BOXES: A BOX SHALL BE PROVIDED AT EACH AND EVERY OUTLET LOCATION INDICATED ON THE DRAWINGS AND AS REQUIRED AT JUNCTIONS AND PULL POINTS. SWITCH, TELEPHONE AND RECEPTACLE BOXES SHALL BE USED WHERE MORE THAN ONE DEVICE IS TO BE INSTALLED IN A SINGLE LOCATION.</p> <p>6. PULL BOXES: PULL BOXES SHALL BE PROVIDED IN LONG RUNS, OR WHERE EXCESS TURNS ARE ENCOUNTERED, AND ELSEWHERE AS REQUIRED BY CODE.</p> <p>7. CONDUCTORS: ALL WIRES SHALL BE COPPER, TYPE THHN OR THWN RATED 600 VOLTS. NO WIRE SMALLER THAN NO. 12 SHALL BE USED FOR LIGHTING, CONVENIENT OUTLETS OR POWER OUTLETS. ALUMINUM WIRE SHALL NOT BE PERMITTED.</p> <p>8. SPICES AND TAPS: SPICES AND TAPS SHALL BE MADE ONLY IN APPROVED BOXES APPROVED IDENTIFICATION TYPE PRESSURE CONNECTORS INSTALLED WITH A CRIMP TOOL.</p> <p>9. IDENTIFYING NAMEPLATE: EACH PANELBOARD, SAFETY SWITCH, TRANSFORMER, STARTER OR OTHER MAJOR ELECTRICAL ITEM OF EQUIPMENT SHALL BE IDENTIFIED WITH A PLASTIC ENGRAVED NAMEPLATE.</p> <p>10. PANELBOARDS---GENERAL: THE MAKEUP OF THE PANELBOARDS SHALL BE AS INDICATED ON THE DRAWINGS. THE PANELBOARDS SHALL BE PROVIDED WITH FUSH LOCKS, TYPED-IN CIRCUIT DIRECTORIES, AND NECESSARY TRIMS. PANELBOARD BUSSES SHALL BE COPPER. MULTI-POLE BREAKER SHALL BE ONE PIECE, COMMON TRIP WITH SINGLE HANDLE. PANELBOARDS SHALL BE RATED FOR 120/240 VOLT SERVICE. BUSSES SHALL BE COPPER AND BREAKERS SHALL BE RATED FOR 10,000 AMPERES SYMMETRICAL. GROUND BARS SHALL BE PROVIDED. PANELBOARDS SHALL BE SQUARE 'D', OR APPROVED EQUAL.</p> <p>11. SAFETY SWITCHES: SAFETY SWITCHES SHALL BE FURNISHED WITH RATINGS, NUMBER OF POLES, ETC. AS INDICATED, FUSED OR NONFUSED AS NOTED, G.E. TYPE TH ALL IN GENERAL PURPOSE ENCLOSURES. PROVIDE DISCONNECTS FOR EXTERIOR DEVICES. FUSED DISCONNECTS ON SERVICE SHALL LIMIT THE FAULT CURRENT TO THE COMPUTED AMPERAGE. NEMA 3R ENCLOSURES SHALL BE PROVIDED FOR SWITCHES LOCATED OUTSIDE. SWITCHES FOR MOTORS SHALL BE HORSEPOWER RATED. SWITCHES SHALL BE GENERAL ELECTRIC, SQUARE D, OR ITE.</p> | <p>12. MOTOR CONTROLLERS: FURNISH MAGNETIC STARTERS FOR ALL MOTORS, UNLESS PROVIDED AS PART OF PACKAGED EQUIPMENT. PROVIDE WITH HAND-OFF-AUTOMATIC FEATURE AND EXTRA CONTACTS FOR INTERLOCKING. CONTROLLERS MAY BE COMBINATION STARTER/ DISCONNECT SWITCH. CONTROLLERS SHALL BE TYPE SQUARE 'D' UNLESS OTHERWISE NOTED.</p> <p>13. WIRING DEVICES: WIRING DEVICES SHALL BE SPECIFICATION GRADE, GROUNDING 6 TYPE, WHITE IN COLOR, OF THE TYPE AND CAPACITY REQUIRED. ISOLATED GROUND RECEPTACLES SHALL BE ORANGE WITH GROUNDING CONDUCTOR CONNECTED TO EQUIPMENT GROUNDING BAR IN ELECTRICAL PANEL. MANUFACTURER SHALL BE HUBBELL, BRYANT, GENERAL ELECTRIC, P AND S OR EQUAL.</p> <p>14. LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE AS INDICATED ON THE DRAWINGS. ALL FIXTURES SHALL BE PROVIDED COMPLETE WITH LAMPS AND ACCESSORIES FOR MOUNTING. FIXTURES INDOORS SHALL HAVE THERMAL PROTECTION INTEGRAL WITH BALLAST. FIXTURES OUTDOORS SHALL BE SUITABLE FOR WET LOCATIONS. ALL BALLASTS SHALL BE OF THE ENERGY SAVING TYPE.</p> <p>15. LAMPS: FLUORESCENT LAMPS SHALL BE T8 TYPE WITH ENERGY SAVING ELECTRIC BALLASTS. INCANDESCENT LAMPS SHALL BE RATED 120 VOLTS, INSIDE. FROSTED.</p> <p>16. WIRING DEVICES: WIRING DEVICES SHALL BE SPECIFICATION GRADE, GROUNDING 6 TYPE, WHITE IN COLOR, OF THE TYPE AND CAPACITY REQUIRED.</p> <p>17. DEVICE PLATES: DEVICE PLATES SHALL BE OF THE SAME MANUFACTURER AS THE DEVICE AND SHALL BE STAINLESS STEEL.</p> <p>18. FUSES: ALL FUSES INDICATED IN SAFETY SWITCHES SHALL BE DUAL ELEMENT TYPE FOR MOTORS AND CURRENT LIMITING TYPE FOR FEEDERS.</p> <p>19. WIREWAYS: WIREWAYS SHALL BE ALL GALVANIZED, SIZES AS SHOWN, NEMA RATED, DERATE CONDUCTORS IN WIREWAY BY 50%.</p> <p>20. GROUNDING: THE EXISTING GROUNDING SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF NATIONAL ELECTRICAL CODE.</p> <p>21. EQUIPMENT CONNECTIONS: ALL ELECTRICAL EQUIPMENT FURNISHED IN THE BUILDING CONTRACT SHALL BE ROUGHED-IN AND FULLY CONNECTED, INCLUDING ANY REQUIRED INTERCONNECTING WIRING.</p> | <p>22. TESTING: AFTER THE INSTALLATION OF THE ELECTRICAL SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL CONDUCT OPERATING TESTS FOR ENGINEER'S APPROVAL. ALL EQUIPMENT SHALL BE DEMONSTRATED TO OPERATE IN ACCORDANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS. TEST REPORTS SHALL BE PROVIDED FOR THE FOLLOWING:<br/> a. WIRE AND CABLE TESTS.<br/> b. GROUNDING SYSTEM TESTS.<br/> c. VOLTAGE &amp; CURRENT READINGS FOR EACH FEEDER &amp; MOTOR CIRCUIT.<br/> d. OPERATION OF RECEPTACLE CIRCUITS W/ASSOCIATED SWITCHING &amp; CONTROLS.<br/> e. RUNNING OF MOTORS WITH DEMONSTRATION OF CONTROLS AND INTERLOCKS. f. CIRCUITS SHALL BE TESTED FOR CORRECT POLARITY AND GROUNDING.</p> <p>23. ALL DUPLEX RECEPTACLES MOUNTED PER PLAN.</p> <p>24. VERIFY MOUNTING HEIGHTS OF ALL RECEPTACLES WITH EQUIPMENT SUPPLIED PRIOR TO INSTALLATION.</p> <p>25. PROVIDE HACR BREAKER IN PANELAND NEMA 3R NON-FUSED DISCONNECT AT HVAC UNITS.</p> <p>26. ELECTRICAL CONTRACTOR TO PROVIDE CORD AND PLUS CONNECTIONS FOR EQUIPMENT AS REQUIRED.</p> <p>27. COMPLETED INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS, LOCAL CODES, AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.</p> <p>28. ELECTRICAL DESION HAS BEEN BASED ON THE INSTALLATION OF 75C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT U.L. LISTED FOR A MINIMUM 75C. CONDUCTORS TERMINATED ON EQUIPMENT WITH A LOWER RATING (60C) OR NO RATING SHOWN TO HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO N.E.C. TABLE 310-16 AND U.L. NO. 489 REQUIREMENTS.</p> <p>29. PANELBOARDS, DISCONNECT SWITCHES AND CONTRACTORS ARE TO BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75C CONDUCTOR TERMINATION.</p> <p>30. ALL CONDUIT INSTALLED INDOORS TO BE ELECTRICAL METALLIC TUBING (EMT), MINIMUM 1/2" AND CONDUCTORS TO BE A MINIMUM OF #12 THHN/THWN, COPPER UNLESS NOTED OTHERWISE. ALL POWER CONDUITS SHALL HAVE 2 #12 CONDUCTORS AND 1 #12 GROUND CONDUCTORS IN 1/2" CONDUIT, UNLESS NOTED OTHERWISE.</p> <p>31. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL WIRE.</p> <p>32. ELECTRICAL CONTRACTOR TO INCLUDE GROUND WIRE IN ALL RACEWAYS. SIZE RACEWAYS AS NECESSARY TO COMPLY WITH N.E.C.</p> <p>33. ELECTRICAL CONTRACTOR TO VERIFY EXACT PLACEMENT OF ALL DEVICES SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.</p> |
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PHILADELPHIA, PA 19103

2023.07.10

PROJECT:

**TENANT FIT-OUT  
PLAN FOR  
FLORIST SHOP**

25691 SMOTHERMAN ROAD,  
FRISCO, TX 75033

DATE: 07/10/2023  
PROJECT NO.: 23-0027

REVISION DATE


NOTES:

DocuSigned by:

DocuSigned by:

Paul Jones

110650



7/17/2023  
PROFESSIONAL ENGINEER SEAL  
STATE OF TEXAS

**PANEL SCHEDULES &  
SPECIFICATIONS**

SCALE: AS NOTED

**E-300**

DRAWN BY: JM  
CHECKED BY: JM