

CODE REQUIREMENTS

BUILDING DESCRIPTION

1.	FLOOR(S) OF PROPOSED RENOVATION	1	
2.	CONSTRUCTION TYPE	II-B	
3.	EXISTING BUILDING USE	N/A	
4.	PROPOSED BUILDING USE	BUSINESS	
5.	EXISTING LEASED SPACE OCCUPANCY	N/A	
6.	PROPOSED LEASED SPACE OCCUPANCY	B	
		YES	NO
7.	EXTERIOR STOREFRONT RENOVATION		●
8.	PROPOSED STRUCTURAL ALTERATIONS		●
9.	ENERGY CALCULATION ATTACHED		●
10.	TOILET FACILITIES PROVIDED *		●
11.	FIRE ALARM SYSTEM MODIFICATIONS		●
12.	FIRE SPRINKLER SYSTEM MODIFICATIONS		●

CODE INFORMATION

- YES NO
- 2023 FLORIDA BUILDING CODE, BUILDING 8th EDITION.
 - 2023 FLORIDA BUILDING CODE, EXISTING BUILDING, 8th EDITION.
 - 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION 8th EDITION.
 - 2023 FLORIDA BUILDING CODE, MECHANICAL 8th EDITION.
 - 2023 FLORIDA BUILDING CODE, PLUMBING 8th EDITION.
 - 2023 FLORIDA BUILDING CODE, ACCESSIBILITY (8TH EDITION)
 - 2023 FLORIDA FIRE PREVENTION CODE, 8th EDITION
 - NATIONAL ELECTRIC CODE 2020
- * WITH CODE ADOPTION & AMENDMENTS

SCOPE OF WORK

TENANT IMPROVEMENT CONSISTING OF THE CONSTRUCTION OF NEW BAKERY WITHIN EXISTING BUILDING SHELL. TO INCLUDE NEW INTERIOR PARTITIONS PER NEW LAYOUT AND NEW FINISHES THROUGHOUT THE SPACES. NEW ELECTRICAL SERVICE AND PANELS. NEW WIRING AS REQUIRED. HVAC SYSTEM TO REMAIN WITH THE EXISTING MAIN DUCTS AND FIXTURES. NEW PLUMBING IS REQUIRED TO SATISFY THE NEW PLUMBING FIXTURES, CONNECTED TO THE EXISTING PLUMBING PIPES .

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY

TABLE 803.11, FBC 2023

GROUP	SPRINKLERED ¹			NONSPRINKLERED		
	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMP AND EXIT PASSAGEWAYS ^{4,5}	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMP AND EXIT ACCESS RAMP	ROOM AND ENCLOSED SPACES ⁶	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMP AND EXIT PASSAGEWAYS ^{4,5}	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMP AND EXIT ACCESS RAMP	ROOM AND ENCLOSED SPACES ⁶
A-1, A-2	B	B	C	A	A ¹	B ¹
A-3(A), A-5	B	B	C	A	A ¹	C
B, E, M, R-1	B	C	C	A	B	C
R-4	B	C	C	A	B	B

For Sl: 1 inch = 25.4mm, 1 square foot = 0.0929 m

a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 903.13.1.

b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from floor to ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chance furniture shall be permitted.

g. Class B material required where building exceeds two stories.

h. Class C interior finish materials shall be permitted in administrative spaces.

i. Class C finish materials shall be permitted in rooms with a capacity of four persons or less.

j. Class B materials shall be permitted as wainscoting extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.

k. Finish materials as provided for in other sections of this code.

l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

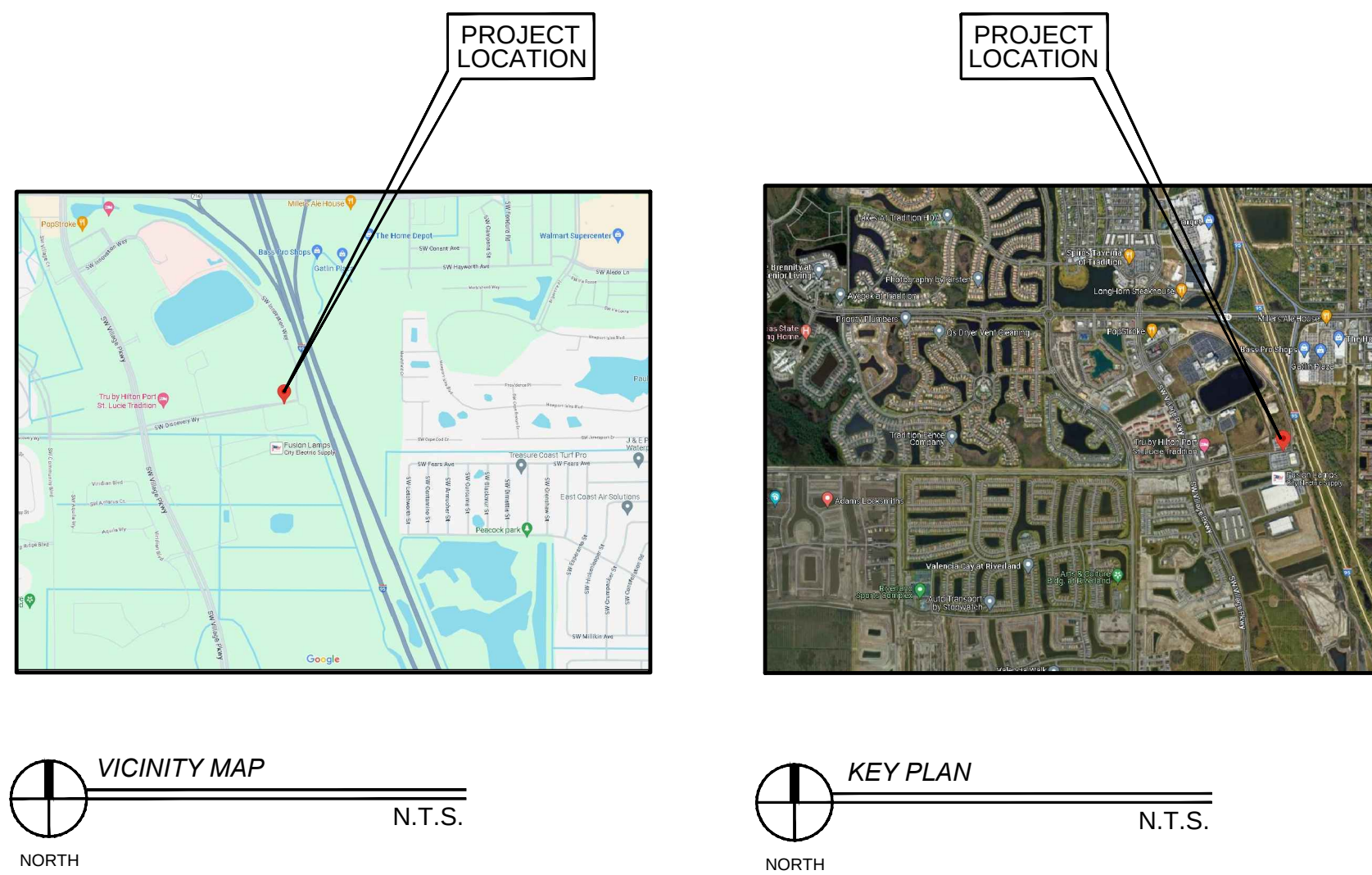
PROJECT DIRECTORY

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BUILDING DEPARTMENT CITY OF PORT ST. LUCIE BUILDING DEPARTMENT
121 S.W. PORT ST LUCIE BLVD BUILDING B,
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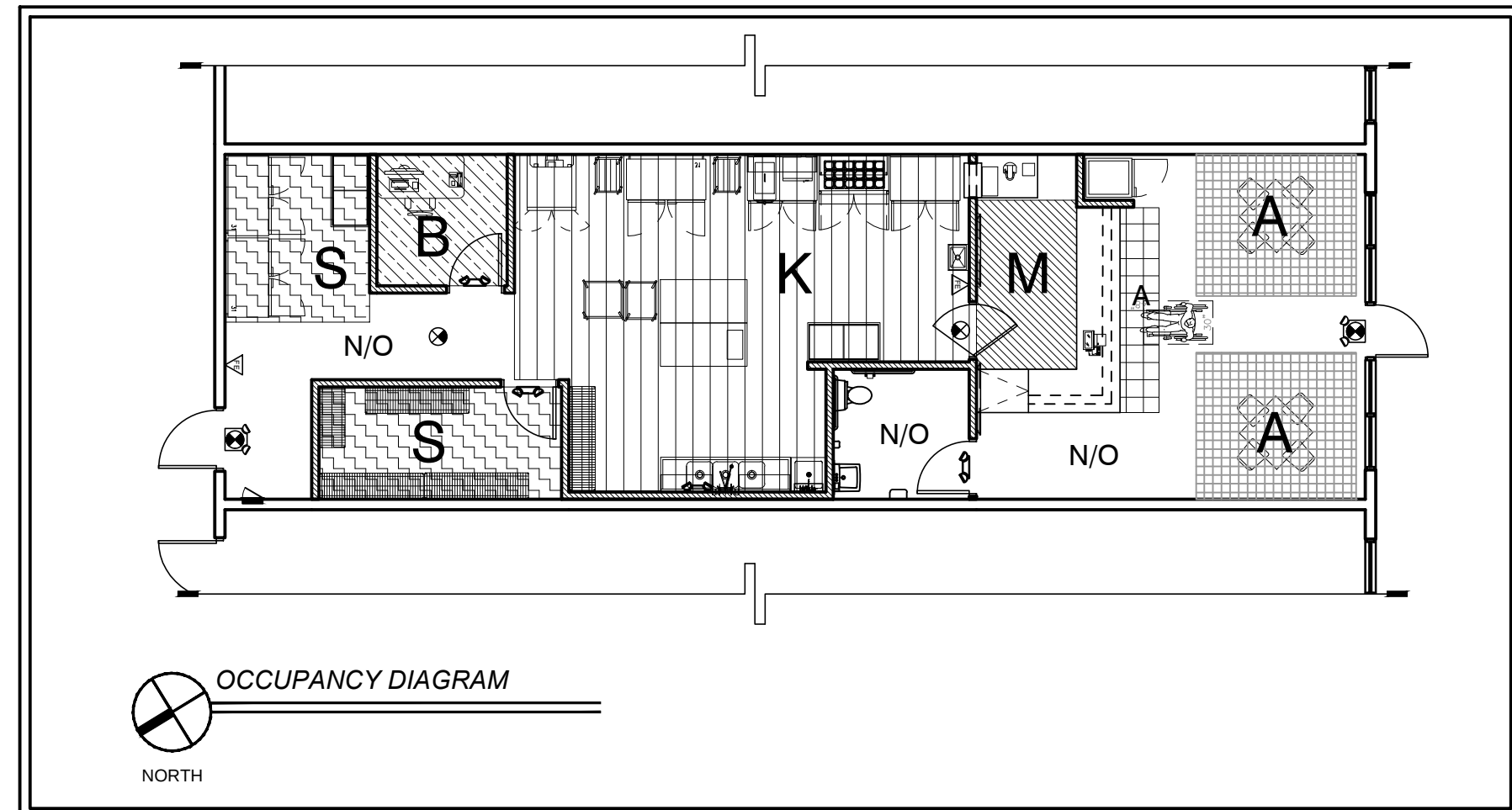
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LEASED SPACE LOCATION



SHEET INDEX

		12/08/23 ISSUE DATE	06/18/24 ISSUE DATE	07/18/24 ISSUE DATE	08/08/24 ISSUE DATE	09/04/24 ISSUE DATE	02/06/25 ISSUE DATE
LEGEND							
● DENOTE CURRENT SHEET							
○ DENOTES OVERWRITTEN SHEET							
SHEET NUM	SHEET TITLE						
CS-1	COVER SHEET	○	○	○	○		●
CS-2	GENERAL NOTES & TYPICAL DETAILS	●					
CS-3	ACCESSIBILITY FLOOR PLAN	○					●
CS-4	STANDART DETAILS & UL LISTINGS	●					
ARCHITECTURAL							
LS-1.0	LIFE SAFETY PLAN	○		○			●
A-1.0	FLOOR PLAN	○		○			●
A-2.0	REFLECTED CEILING PLAN & FINISH PLAN	○		○			●
A-3.0	EQUIPMENT PLAN & SECTIONS	○		○			●
P-1	PLUMBING PLAN - WATER	○		○	○		●
P-2	PLUMBING PLAN - SANITARY	○		○	○		●
P-2	PLUMBING KEY PLAN - SANITARY			●			
M-1	HVAC PLAN	○		○	○	○	●
M-2	HVAC ROOF TOP			○	○	○	●
E-1	ELECTRICAL PLAN - LIGHTING	○		○			●
E-2	ELECTRICAL PLAN - POWER	○		○			●



TENANT SPACE DATA

TABLE 1004.5, FBC 2023

PER LEASE AGREEMENT: 1,373.50 SQ. FT. (A/C)

OCCUPANT LOADS		SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
ASSEMBLY WITHOUT FIXED SEATS:				
UNCONCENTRATED (TABLES & CHAIRS)	A	154 SF	15 NET	10
STANDING SPACE	A	27 SF	15 NET	2
MERCANTILE	M	57 SF	60 GROSS	1
KITCHEN	K	428 SF	200 GROSS	3
BUSINESS	B	60 SF	150 GROSS	1
STORAGE	S	155 SF	300 GROSS	1
NOT REGULARLY OCCUPIED AREAS	N/O	492 SF		
TOTAL NUMBER OF OCCUPANTS				18
NOTE: LANDLORD'S GROSS LEASABLE AREA SPECIFIED WITHIN THE LEASE TAKES PRECEDENCE OVER ANY AREA CALCULATIONS INCLUDED IN THE FOLLOWING DOCUMENTS.		LEASE SPACE AREA:		
		BOMA: building owners managers association, gross leasable area UBC: section 207, inside of exterior walls & separation walls		

FIRE RESISTANCE RATINGS

TABLE 601, FBC 2023

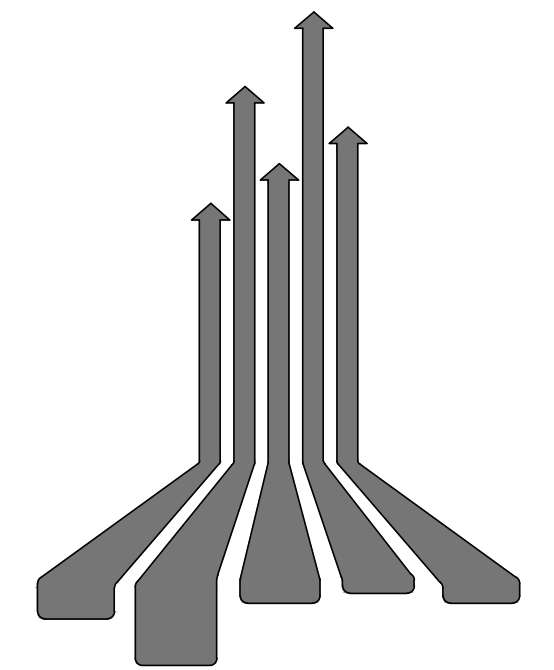
CONSTRUCTION TYPE	TYPE II
BUILDING ELEMENTS	B
STRUCTURAL FRAME: INCL: COLUMNS, GIRDERS, TRUSSES	0
BEARING WALLS: EXTERIOR	0
INTERIOR	0
NONBEARING WALLS AND PARTITIONS: EXTERIOR	0
NONBEARING WALLS AND PARTITIONS: INTERIOR	0
FLOOR CONSTRUCTION: INCL.: SUPPORTING BEAMS, JOISTS	0
ROOF CONSTRUCTION: INCL.: SUPPORTING BEAMS, JOISTS	0*

* IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11.
SHALL BE ALLOWED WHERE A 1 - HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

PLUMBING FIXTURES

TABLE 403.1, FBCP 2023 MIN NUMBER OF PLUMBING FIXTURES

OCCUPANCY - BUSINESS					
WATER CLOSETS (F.P.P.)		REQUIRED		PROVIDED	
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1		1	
LAVATORIES (F.P.P.)		REQUIRED		PROVIDED	
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1 PER 40 FOR THE FIRST 80 & 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1		1	
DRINKING FOUNTAINS (F.P.P.)		REQUIRED		PROVIDED	
1 PER 100		1		0	
OTHER		REQUIRED		PROVIDED	
SERVICE SINK		1		1	
IN THIS SPACE IS NOT REQUIRED DRINKING FOUNTAIN BECAUSE PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE.					



SIMON
ARCHITECTURAL

architects - interior designers
engineers - construction managers
AA-C000582

△ 06/18/24 BD COMMENTS
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△ 08/08/24 BD COMMENTS
△ 04/09/24 BD COMMENTS
△ 10/09/24 BD COMMENTS
△ 02/06/25 OWNER MODIF.

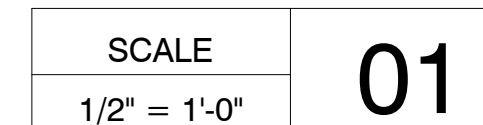
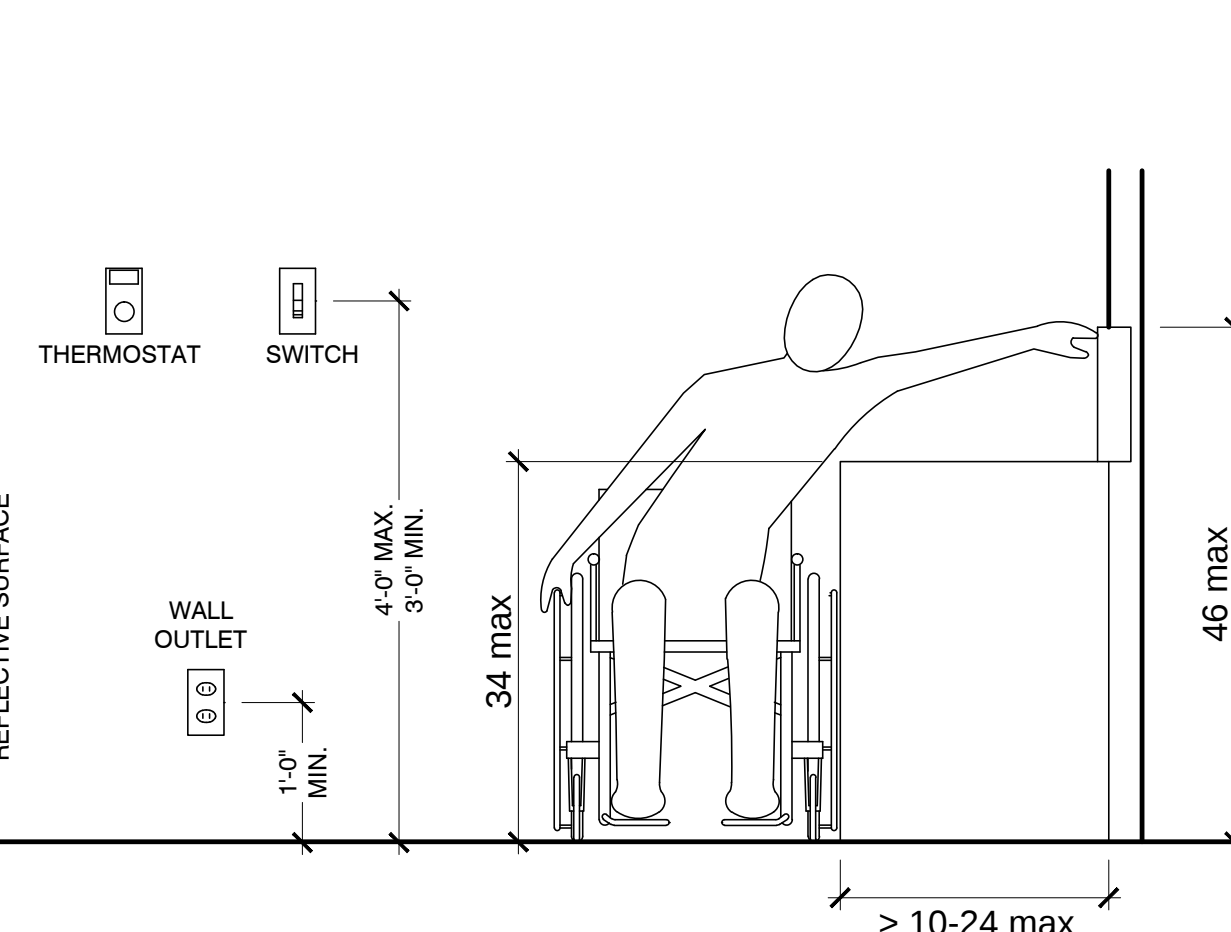
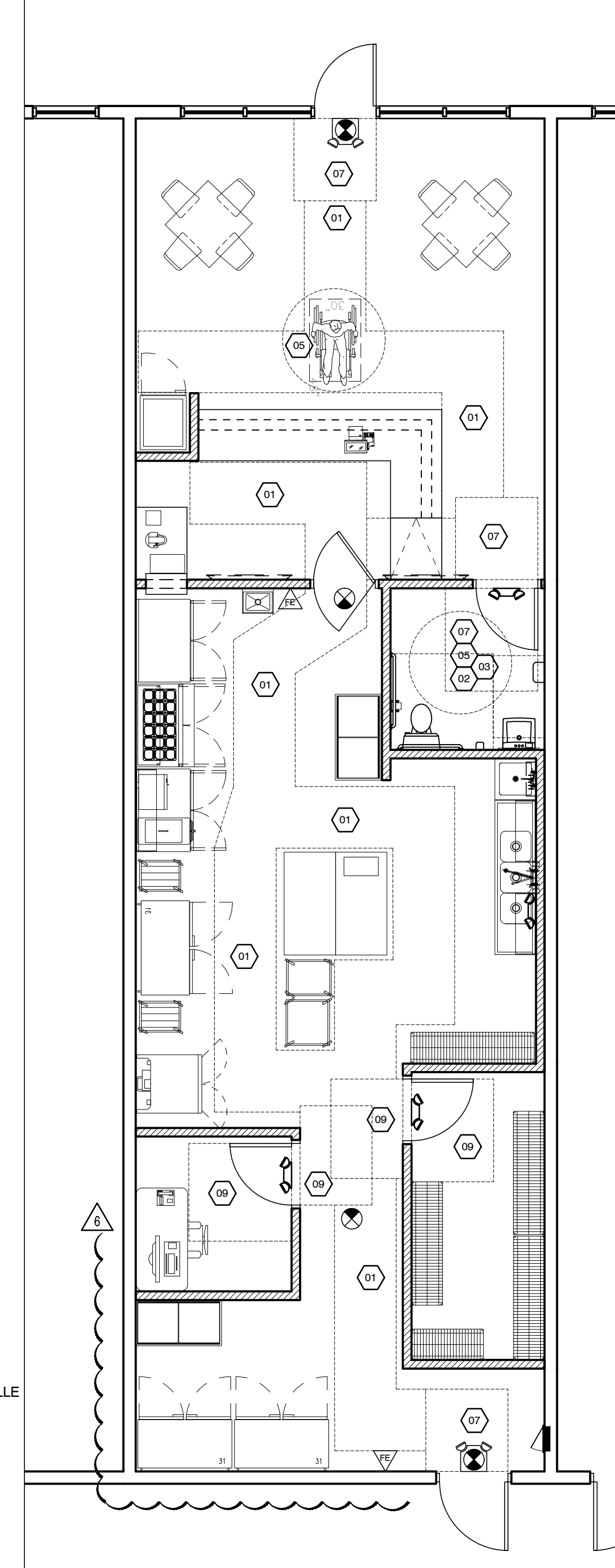
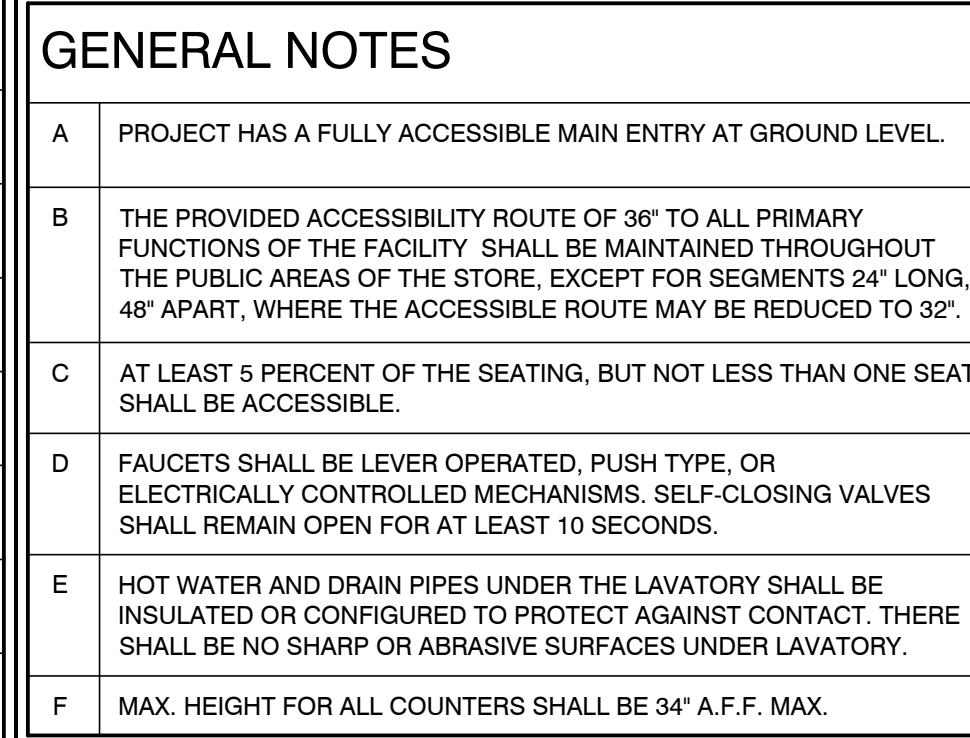
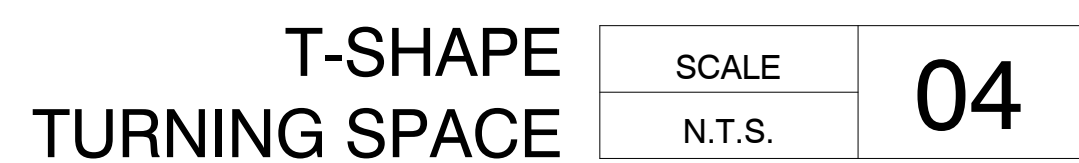
PROFESSIONAL SEAL

RICHARD HARRIS SIMON - HAR0014364
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 12/08/2023
PROJECT #: 2319 CSF 101
DRAWN BY: NLG
CHECKED BY: RHS

COVER
SHEET

CS-1



P:\PROJECTS\SA2319_Peach Cobbler Factory\2319_100_2325 US Hwy 1 Stuart, FL Charles Sarullo Franchisee\101 Working Drawings\CSF\2319_CSF_101_LS-10_Life Safety Plan.dwg

LIFE SAFETY NOTES

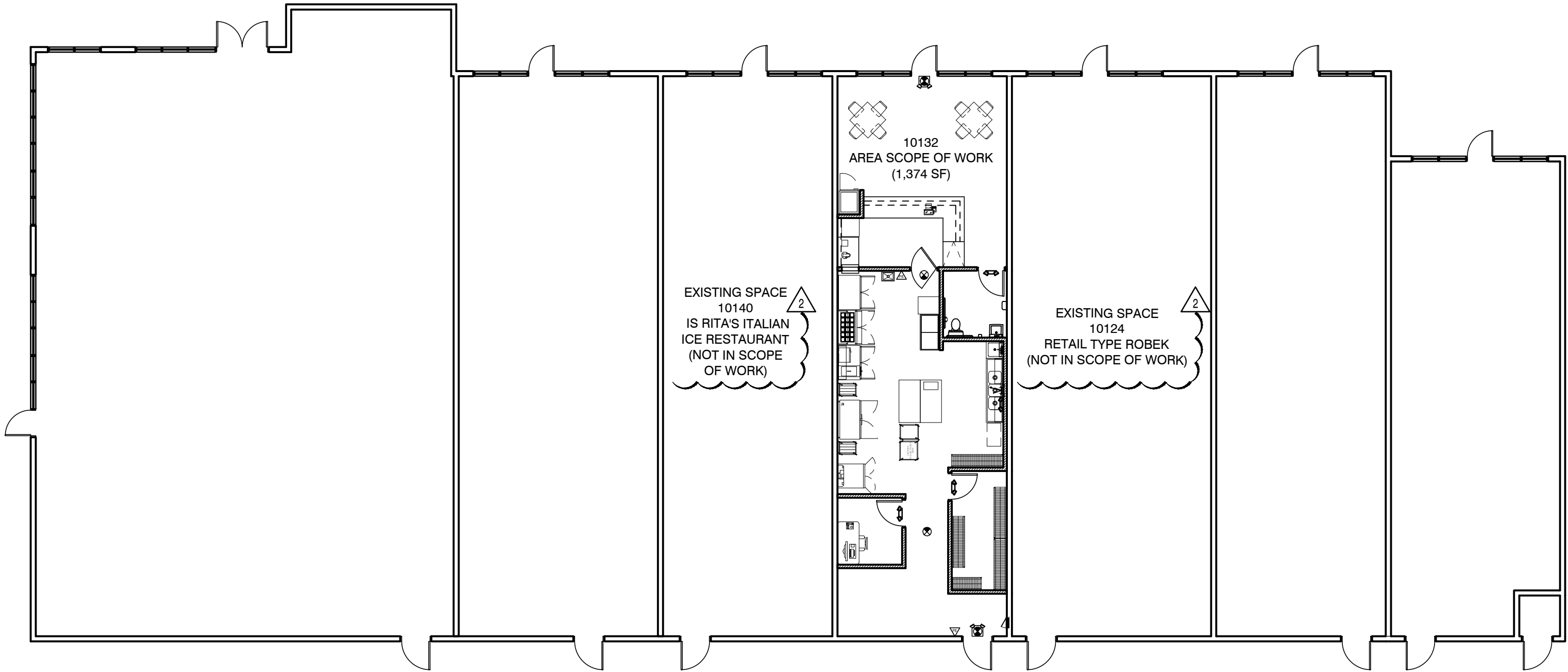
1. CONTRACTOR TO FIELD VERIFY THE PRESENCE OF A DUCT SMOKE DETECTOR & THAT IT IS IN COMPLIANCE WITH NCMC 2018 SECTION 606 AND NFPA 90A.
2. REQUIRED "PRELIMINARY SMOKE / LIFE SAFETY SYSTEM TEST": G.C. TO COORDINATE EXECUTION WITH HVAC SUB, LIFE SAFETY MONITOR SUB - PRIOR TO CONTACTING AND SCHEDULING FINAL SMOKE TEST WITH THE CITY.
3. FIRE ALARM SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
4. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. ALL EXISTING FIRE PROTECTION AND FIRE ALARM SYSTEM ARE REQUIRED TO MEET ADOPTED CODES.
6. PROVIDE A KEY IN LOCK BOX FOR FIRE DEPARTMENT ACCESS. IF THERE IS AN EXISTING LOCK BOX ON THE PREMISES, A NEW KEY SHALL BE ON HAND AT THE TIME OF FINAL INSPECTION.
7. FIRE EXTINGUISHERS.
A. 'K' TYPE FIRE EXTINGUISHER SHALL BE PROVIDED: (1) IF AN EXHAUST HOOD IS INCLUDED WITHIN THIS SCOPE, THEN INSTALL BELOW THE EMERGENCY SHUT DOWN SWITCH FOR THE EXHAUST HOOD ANSUL SYSTEM.
B. PROVIDE (1) 5#ABC FIRE EXTINGUISHER WITH WALL BRACKET FOR EACH 2,500 S.F. OR IF TRAVEL DISTANCE BETWEEN 2 EXIT DOORS IS EQUAL TO OR GREATER THAN 75'

NOTE:

-  DENOTES 2.5 GA. CLASS K PORTABLE FIRE EXTINGUISHER
 DENOTES PORTABLE FIRE EXTINGUISHER
 DENOTES FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET

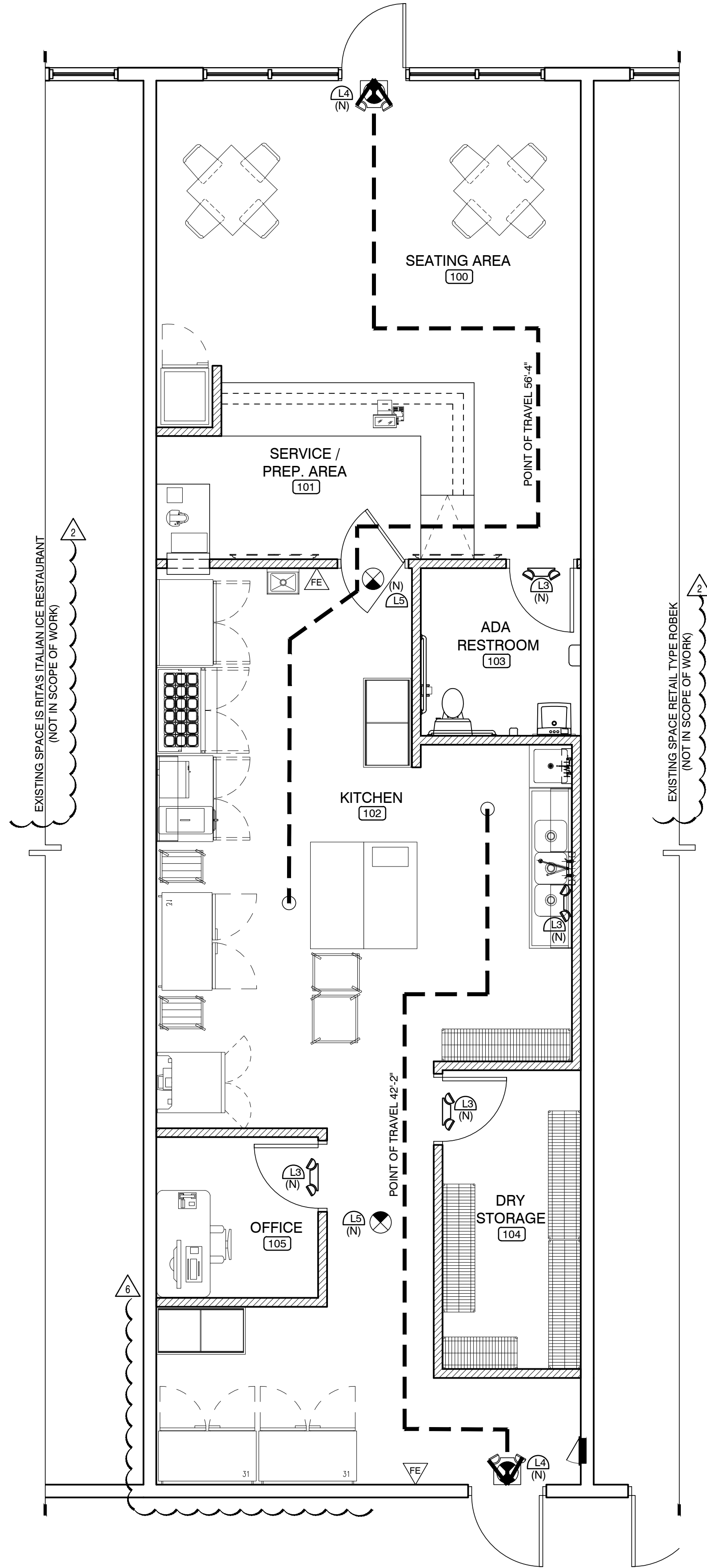
FIXTURE LEGEND

MARK	SYMBOL	DESCRIPTION
		EMERGENCY EGRESS LIGHT W/ DC BATTERY PACK. BLACK, POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
		COMBINATION EXIT FIXTURE WITH EMERGENCY TWIN HEAD LIGHT. WHITE, POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
		EDGE-LIT DIRECTIONAL EXIT SIGN, CLEAR ACRYLIC PANEL



BUILDING KEY PLAN

SCALE	02
3/32" = 1'-0"	



LIFE SAFETY PLAN

SCALE	01
1/4" = 1'-0"	

PEACH COBBLER FACTORY
10132 SW DISCOVERY WAY, PORT ST. LUCIE,
FLORIDA 34987

REVISIONS DATES:
 06/18/24 BD COMMENTS
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 04/09/24 BD COMMENTS
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 02/06/25 OWNER MODIF.

PROFESSIONAL SEAL

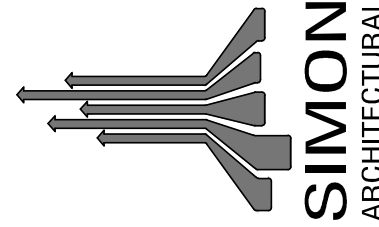
RICHARD HARRIS SIMON #AR0014364
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ISSUE DATE:	12/08/2023
PROJECT #:	2319 CSF 101
DRAWN BY:	NLG
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LIFE
SAFETY
PLAN

LS-1.0

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PROJECT

architects - interior designers
engineers - construction managers

P:\PROJECTS\SA2319_Peach Cobbler Factory\2319_100_2325 US Hwy 1 Stuart, FL Charles Sarcillo Franchisee\101\Working Drawings\CSF-101_A-1.0-1_Floor Plan.dwg

WALL TYPE SCHEDULE X

WALL TYPE	1	2	3	4	5	7	8	9
12" CONCRET BLOCK								
8" CONCRETE BLOCK	E							
4" CONCRETE BLOCK								
3-5/8" STUD			●	●	●	●	●	
2-1/2" STUD								
6" STUD		E						●
FURRING STRIPS	E							
STUD SPACING 16" O.C.		E	●	●	●	●	●	●
STUD SPACING 24" O.C.								
18 GAUGE								
20 GAUGE		E	●	●	●	●	●	●
25 GAUGE								
2'-8"								●
3'-4"								
6'-0"								
7'-0"								●
10'-0"								
TO UNDERSIDE OF CEILING								
6" ABOVE CEILING			●	●	●	●		
TO UNDERSIDE OF STRUCTURE	E	E						
5/8" DRYWALL - TYPE X - EACH SIDE								
5/8" DRYWALL EACH SIDE				●			●	●
5/8" DUROCK EACH SIDE					●			
5/8" DRYWALL - TYPE X - ONE SIDE		E						
5/8" DRYWALL ONE SIDE	E					●		
5/8" DUROCK ONE SIDE			●			●		
UP TO 7'-0"							●	
TO UNDERSIDE OF CEILING								
6" ABOVE CEILING			●	●	●	●		
TO UNDERSIDE OF STRUCTURE	E	E						
FIRE RATING (1HR, 2HR, 3HR, 4HR)	1HR	1HR						
INSULATION R4	E							
INSULATION R19			●	●	●	●		
SOUND BATT		E						
NOTES	ABC D	ABC D	CD	CD	CD	CD	D	D
LEGEND: E = EXISTING								
* FIRE RATING: PER UL DESIGN U419 FOR 1-4 HOUR SEE DWG. CS-4								
A - EXISTING WALL SHALL REMAIN. GC SHALL MAINTAIN FIRE RATING AT ALL TIMES								
B - PATCH WALLS AS NECESSARY								
C - PROVIDE FIRE SEALS AT DECK / WALL & AT ALL PENETRATIONS (IF ANY)								
D - PROVIDE BLOCKING AS NECESSARY INSIDE WALLS FOR EXTRA SUPPORT WHEN ATTACHING ITEMS TO WALL								
F - APPLY METAL & PAINTED STUCCO LATH TO ALL EXPOSED FACES.								

METAL STUD LIMITING HEIGHTS (FT.)

STUD SIZE	GAUGE	SPACING	MAX. HEIGHT	NOTES
2 1/2"	25	16"	9'-10"	
3 5/8"	25	16"	12'-4"	
3 5/8"	22	16"	13'-7"	
3 5/8"	20	16"	14'-3"	
3 5/8"	18	16"	16'-7"	
3 5/8"	18	16"	17'-9"	
6"	25	16"	17'-11"	
6"	22	16"	20'-3"	
6"	20	16"	21'-4"	
6"	18	16"	23'-8"	
6"	18	16"	25'-5"	

NOTES:

1. NON-LOAD BEARING
2. 5# LATERAL LOAD
3. L / 360 DEFLECTION
4. THIS SCHEDULE SUPERSEDE WALL TYPE SCHEDULE

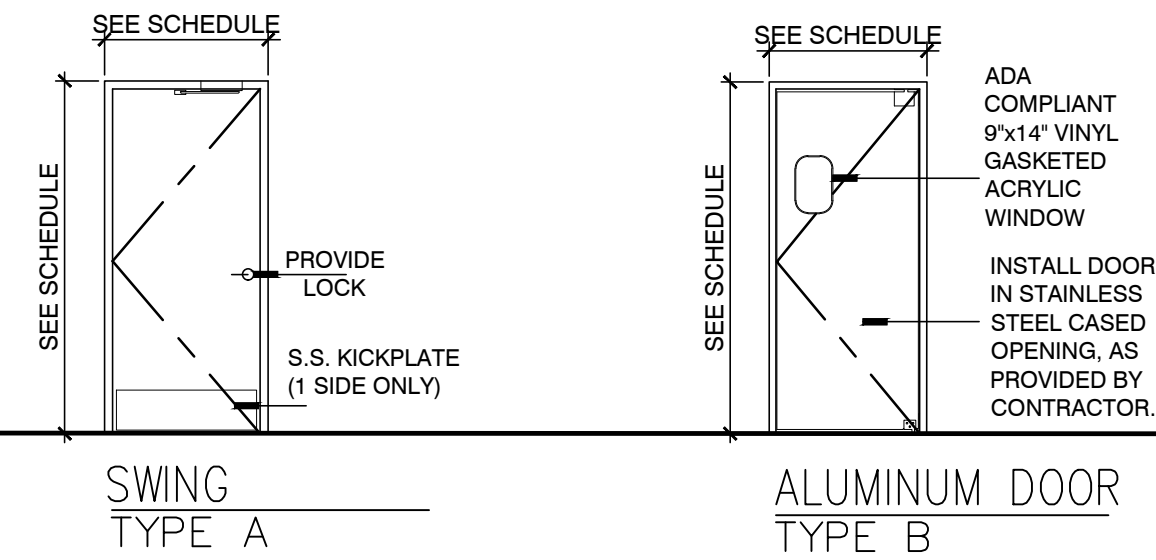
WALL PARTITION LEGEND

	NEW PARTITION WALLS
	EXISTING TENANT SEPARATION WALL
	NEW PARTITION ABOVE/BELOW
	EXISTING WALL

DOOR SCHEDULE

NO.	LOCATION	STYLE	SIZE	THICKNESS	TYPE	MATL	FINISH	FRAME	SADDLE	HDWR SETS	GLASS	REMARKS
(E1)	EXISTING STOREFRONT	SINGLE SWING										
(E2)	EXISTING BACK DOOR	SINGLE SWING										
(01)	INTERIOR DOOR	SINGLE SWING	3'-0" X 6'-8"	1 3/4"	A	S.C		H.M.	S-1	1		
(02)	KITCHEN DOOR (ELIASON DBL ACTING TRAFFIC DOOR)	DBL ACTING TRAFFIC DOOR	3'-0" x 6'-8"	1 3/4"	B	ALUM ALLOY	ST.C	S.S.			LAMINATED GLAZING	INSTALLATION BY MANUFACTURE SPECS.
LEGEND: S.S. = STAINLESS STEEL AL/GL = ALUMINUM GLASS H.C. = HOLLOW CORE S.C. = SOLID CORE H.M. = HOLLOW METAL WD = HOLLOW CORE WOOD												

DOOR ELEVATION



HARDWARE SCHEDULE

	HINGES-	DOOR FUNCTION	PANIC BAR	ACCESSORIES	HRDWR SET 1
HINGES (QTY. 3)					●
CONTINUOUS HINGE					
LATCH SET (PASSAGE FUNCTION)					
LOCK SET:					
PRIVACY LOCK FUNCT. (ANSI F76)					●
STOREROOM FUNCT. (ANSI F86)					
CLASSROOM FUNCT. (ANSI F84)					
FIRE RATED CLOSERS					
NON-FIRE RATED CLOSERS					
HOLD OPEN FEATURE					
FIRE RATED PANIC BAR					
NON-FIRE RATED PANIC BAR					
EXTERIOR LOCK ONLY					
EXTERIOR LOCK WITH HANDLE					
FLUSH BOLT (BOTTOM)					
FLUSH BOLT (TOP)					
PULL PLATE					
PUSH PLATE W/ KICK PLATE ON PUSH SIDE					
WEATHER SEAL (JAMB AND HEAD)					
RAIN CAP					
WALL STOP					●
DOOR SILENCERS (H.M. FRAME ONLY)					●
NOTES:					
* EXTERIOR DOORS TO SWING OUT					

SADDLE / THRESHOLD TYPES

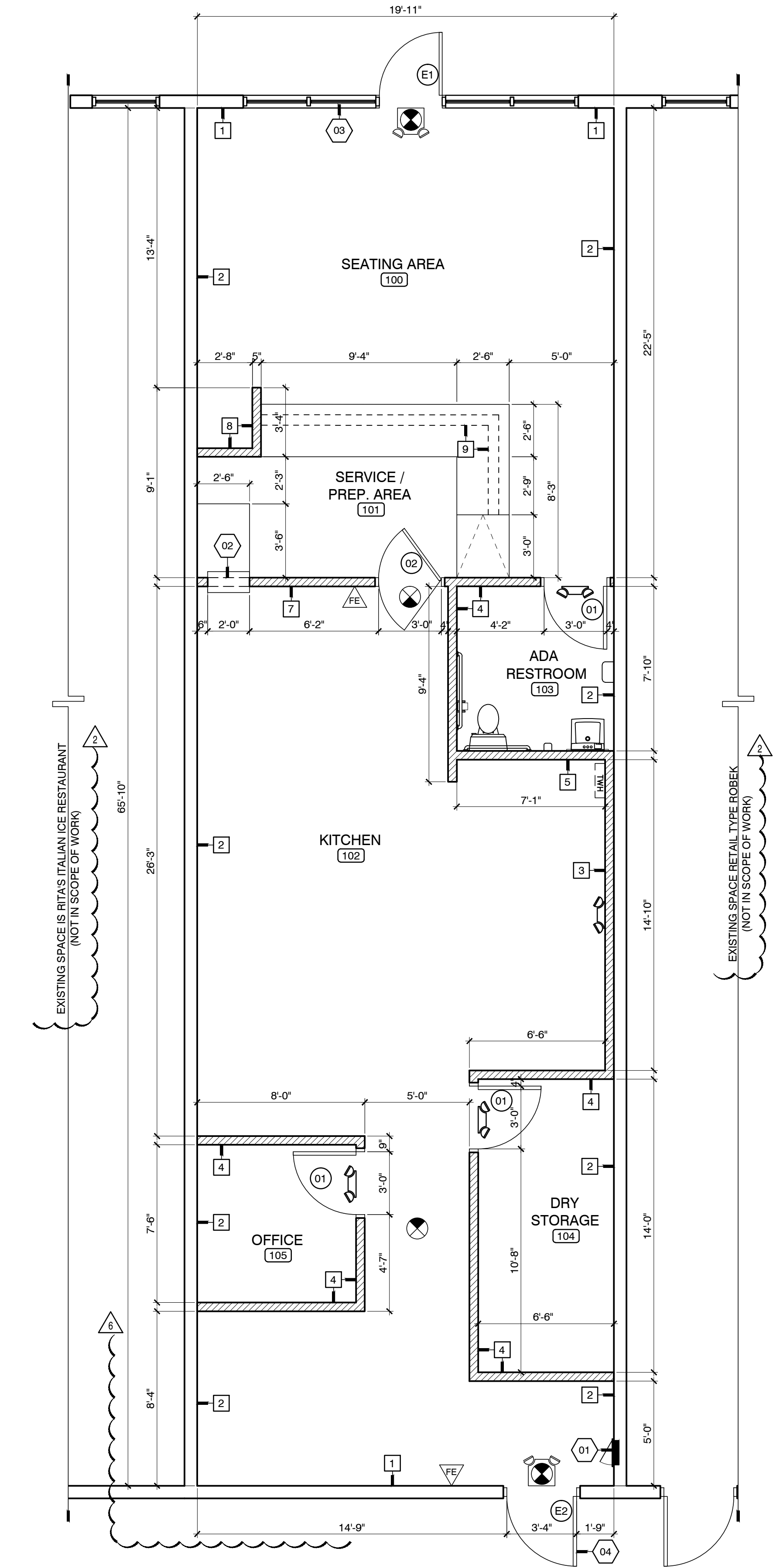
- S-1 ALUM. SADDLE COMPLYING TO THE ACCESSIBILITY CODE
- S-2 MARBLE THRESHOLD COMPLYING TO THE ACCESSIBILITY CODE
- S-3 ALUM. TRANSITIONAL THRESHOLD COMPLY TO THE ACCESSIBILITY CODE
- GENERAL DOOR NOTES:
1. DOOR HARDWARE SHALL HAVE LEVER-OPERATED OR PUSH TYPE MECHANISMS.
 2. DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY FOR OPERATION FROM THE INSIDE OF THE BUILDING.
 3. ALL GLASS IN DOORS SHALL BE TEMPERED (T)

KEYNOTES

- (01) NEW ELECTRICAL PANEL.
- (02) NEW 2'-0"W x 2'-0"H SERVICE WINDOW (OPENING).
- (03) EXISTING STOREFRONT TO REMAIN.
- (04) EXISTING BACK DOOR TO REMAIN.

FLOOR PLAN NOTES

1. ALL PARTITIONS ARE DIMENSIONED FROM DRYWALL TO DRYWALL UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, UNLESS OTHERWISE NOTED.
3. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
5. ANY ITEM SCHEDULED TO BE REUSED MUST BE REFURBISHED AND MAINTAINED TO A "LIKE NEW" CONDITION. NO EXCEPTIONS.
6. TRIM THE BOTTOM OF DOORS TO CLEAR THE TOP OF ALL FINISHED FLOORS. AS APPLICABLE BY 1/2" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY SLAB CONDITIONS, TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION OCCUR EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
7. ALL MILLWORK TO BE FASTENED TO THE PARTITION THEY ADJOIN. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS.
8. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED. SILL COVER TO SUPPORT MINIMUM LIVE LOAD OF 300 LBS.
9. ALL PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE PENETRATIONS SHALL COMPLY WITH THE CURRENT CODE.



FLOOR PLAN & EQUIPMENT PLAN

SCALE
3/8" = 1'-0"

01

PEACH COBBLER FACTORY

10132 SW DISCOVERY WAY, PORT ST. LUCIE,
FLORIDA 34987

REVISIONS DATES:

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PROFESSIONAL SEAL

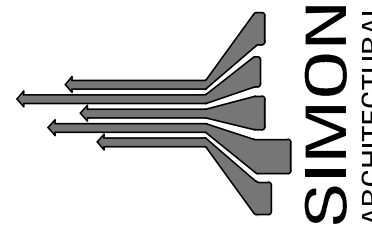
RICHARD HARRIS SIMON HAR0014364
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 12/08/2023
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FLOOR
PLAN &
EQUIPMENT
PLAN

A-1.0

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PROJECT

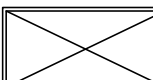
AA-C000582
architects - interior designers
engineers - construction managers

[illegible]

CEILING NOTE

01	PROVIDE IN KITCHEN AREA A WASHABLE, SMOOTH SURFACE, DURABLE AND NON-ABSORBENT CEILING TILE.
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LIGHTING FIXTURE SCHEDULE

MARK	SYMBOL	DESCRIPTION
(L1)		(N) 2'-0" x 4'-0" RECESSED LAY-IN FLUORESCENT LIGHT.
(L2)		(N) 2'-0" x 2'-0" RECESSED LAY-IN FLUORESCENT LIGHT.
(L3)		(N) EMERGENCY EGRESS LIGHT W/ DC BATTERY PACK. BLACK, POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
(L4)		(N) COMBINATION EXIT FIXTURE WITH EMERGENCY TWIN HEAD LIGHT, WHITE, POLYCARBONATE HOUSING. SEALED LEAD CALCIUM BATTERY.
(L5)		(N) EDGE-LIT DIRECTIONAL EXIT SIGN, CLEAR ACRYLIC PANEL.
(L6)		(N) EXTERIOR WALL SCONCE LIGHT. 65W LED
(L7)		(N) JUNCTION BOX
(E1)		(E) EXHAUST FAN.

NOTES:

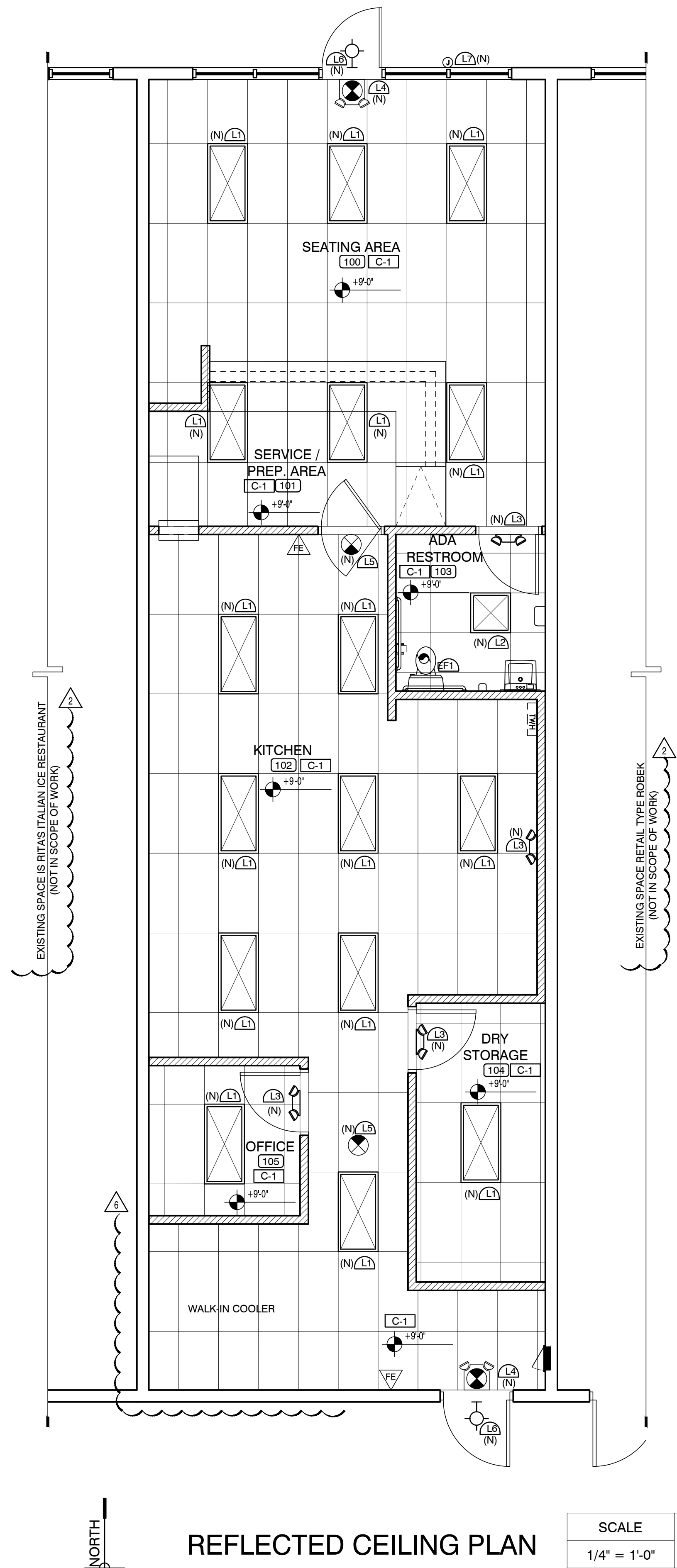
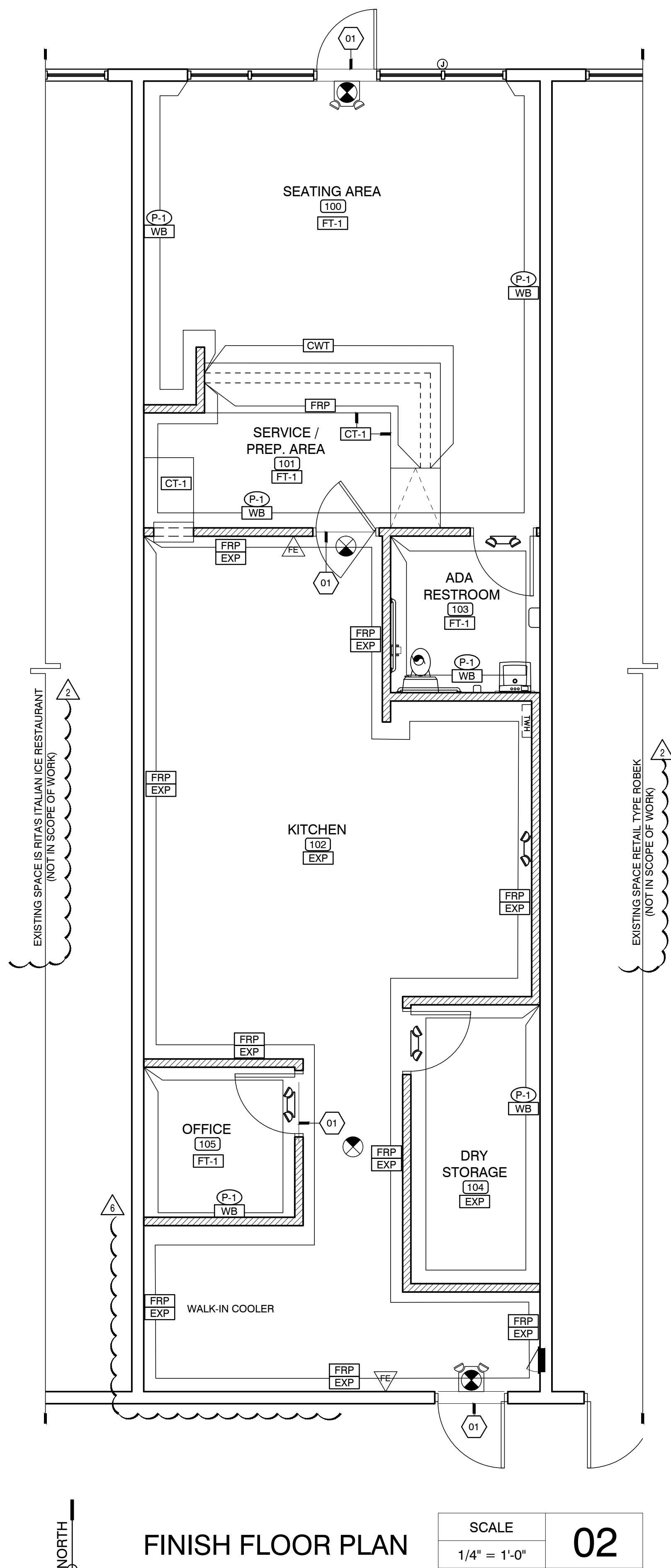
1. (E) DENOTES EXISTING FIXTURE (V.I.F.)
2. (N) DENOTES NEW FIXTURE
3. (R) DENOTES RELOCATED FIXTURE (V.I.F.)

PAINT COLOR SCHEDULE				
SYMBOLS	DESCRIPTION	MANUFACTURER	COLOR SPECIFICATION	REMARKS
(P-1)	WHITE	SHERWIN WILLIAMS	TBD	FOR INTERIOR WALLS

WALL FINISH SCHEDULE					
	SYMB.	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
BASE	WB	4"H WALL BASE			
MILLWORK	CT-1	COUNTER TOP			
WALL	FRP	FRP FROM 6'-0" AFF DOWN		WHITE	
	BWT	BATHROOM WALL TILE	TBD		TO 4'-6" HEIGHT
	CWT	COUNTER WALL TILE	TBD		
FLOOR	FT-1	FLOOR TILE			TO MATCH WITH EXISTING
	EXP	NON-SLIP EPOXY FINISH W/ INTEGRAL 6" BASE		COLOR BY OWNER	

FINISH PLAN KEYNOTES

01	TRANSITION BETWEEN EXISTING FLOOR TILE AND NEW FLOOR SYSTEM, TO MATCH WITH EXISTING. WHERE A DIFFERENCE IN THICKNESS OCCURS BETWEEN FLOOR TILE SYSTEM, TAPER UP THE THINSET BASE FOR THE THINNER SYSTEM, TO ACHIEVE A FLUSH AND LEVEL TILE SURFACE WHERE THE 2 SYSTEMS MEET. TAPER THE FLOOR FINISH AT A MAX. SCOPE OF 1 IN 20.
----	---



SCALE	01
1/4" = 1'-0"	



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REVISIONS DATES:	
1	06/18/24 BD COMMENTS
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5	10/09/24 BD COMMENTS
6	02/06/25 OWNER MODIF.

PROFESSIONAL SEAL

RICHARD HARRIS SIMON #AR0014364
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 12/08/2023

PROJECT #: 2319 CSF 101

DRAWN BY: NLG
CHECKED BY: RHS

REFLECTED
CEILING &
FINISH
PLAN

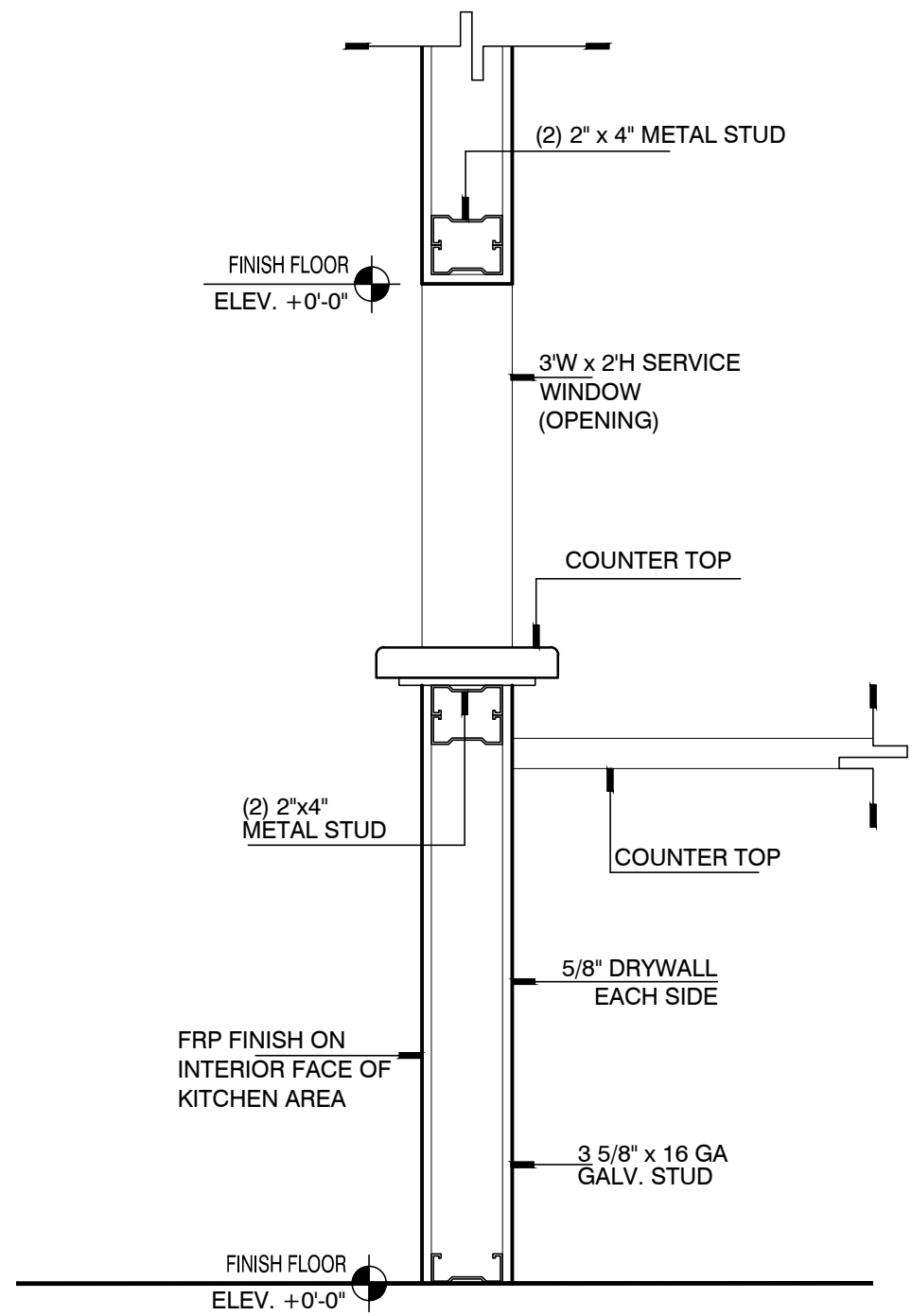
A-2.0

P:\PROJECTS\SA2319_Peach Cobbler Factory\2319_100_2305 US Hwy 1 Shant, FL Charles Saville Franchise\101 Working Drawings\CSF_101_A-3.0 Equipment Plan.dwg

EQUIPMENT SCHEDULE			
ITEM NO.	QTY.	DESCRIPTION	DIMENSION (H X W X D)
(74)	2	TRASH RECEPTACLE, INDOOR	29-7/8" X 20.13" X 10.88"
(92)	1	CUP & LID ORGANIZER	12.25" X 8.5" X 8.63"
(160)	1	CONVENTION OVEN, ELECTRIC	74" X 34" X 40.5"
(200)	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	47.1" X 48.2" X 34"
(215)	2	WORKTOP FREEZER	39.8" X 48.3" X 30"
(235)	1	REACH-IN REFRIGERATOR	83.1" X 54.4" X 31.7"
(255)	2	REACH-IN FREEZER	83.1" X 54.4" X 31.7"
(270)	1	FREEZER MERCHANDISER	81.2" X 27" X 31.5
(280)	2	CHEST FREEZER	33.75" X 50.13" X 26.75"
(305)	1	MICROWAVE OVEN	12.3" X 20.5" X 17.9"
(410)	1	WIRE SHELVEING	74" X 42" X 18"
(415)	4	WIRE SHELVEING	74" X 72" X 18"
(420)	2	SHELVEING, WALL MOUNTED	10" X 36" X 12"
(425)	3	SHELVEING, WALL MOUNTED	10" X 48" X 12"
(515)	2	WORK TABLE, STAINLESS STEEL TOP	34" X 60" X 30"
(550)	2	UNIVERSAL PAN RACK	70" X 21" X 26.5"
(560)	1	CAN RACK	33.5" X 26.75" X 25.5"
(570)	1	UNIVERSAL PAN RACK	31.63" X 20.88" X 26.13"
(600)	1	MOP SINK	44.5" X 24" X 24"
(600A)	1	WALL / SPLASH MOUNT FAUCET	
(600B)	1	DRAIN, LEVER / TWIST WASTE	
(605)	1	THREE COMPARTMENT SINK	44.5" X 90" X 24"
(605A)	1	PRE-RINSE ASSEMBLY, W/ ADD ON FAUCET	
(605B)	1	DRAIN, LEVER / TWIST WASTE	
(620)	1	HAND SINK	11" X 18" X 14.5"
(704)	1	COFFEE MACHINE	
(900)	1	SHAKE MACHINE	25" X 9" X 16"
	1	WATER HEATER	
	1	POS SYSTEM	
	2	50" DIGITAL MENUBOARD/DISPLAY	
	1	WOLK - IN COOLER	8" X 8"

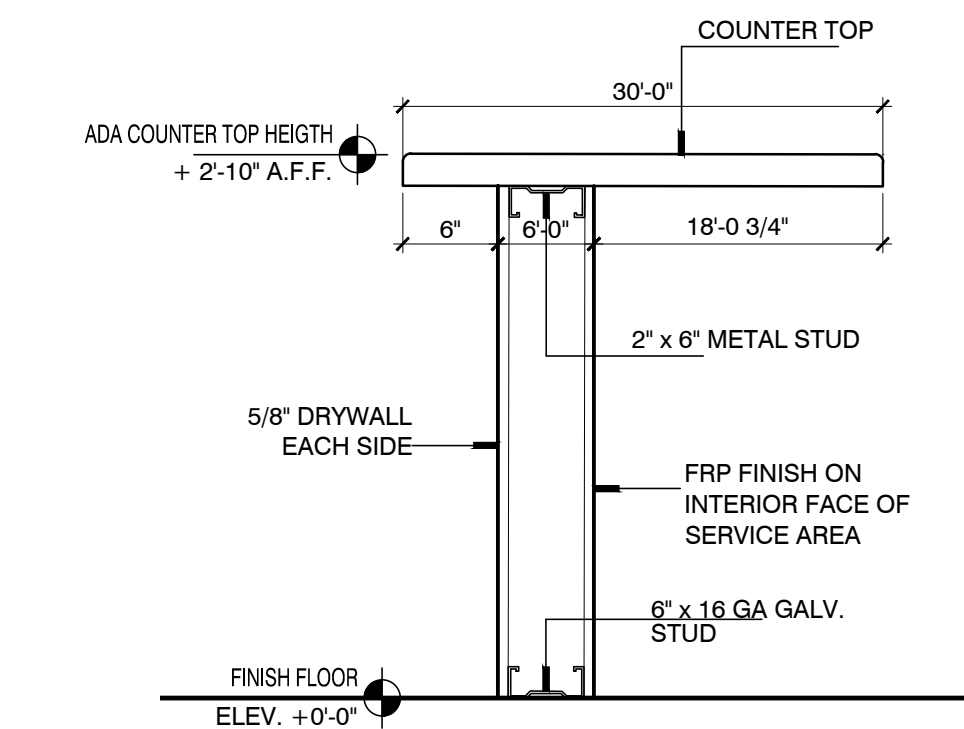
FURNITURE SCHEDULE			
MARK	QTY.	DESCRIPTION	DIMENSIONS
(A)	2	4 SEATER TABLE	30"H x 54"D x 36"W
(B)	8	CHAIRS	33"H x 21"D x 18"W

RESTROOM FIXTURES SCHEDULE		
ITEM NO.	QTY.	DESCRIPTION
(R-1)	1	ADA TOILET W/ EXPOSED MANUAL FLUSH VALVE SYSTEM.
(R-2)	1	MURRO UNIVERSAL DESIGN EVERCLEAN WALL MOUNTED SINK. ADA COMPLIANT
(R-3)	1	TOILET PAPER DISPENSER
(R-4)	1	TOWEL PAPER DISPENSER
(R-5)	1	SOAP DISPENSER
(R-6)	1	36" GRAB BAR
(R-7)	1	42" GRAB BAR
(R-8)	1	MIRROR



SERVICE
OPENING DETAIL

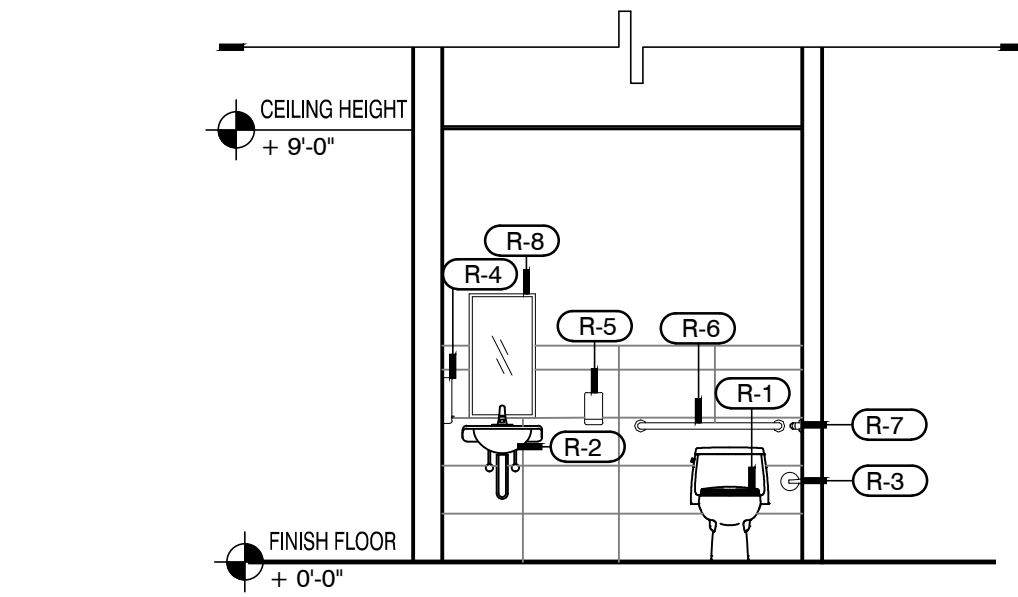
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COUNTER DETAIL

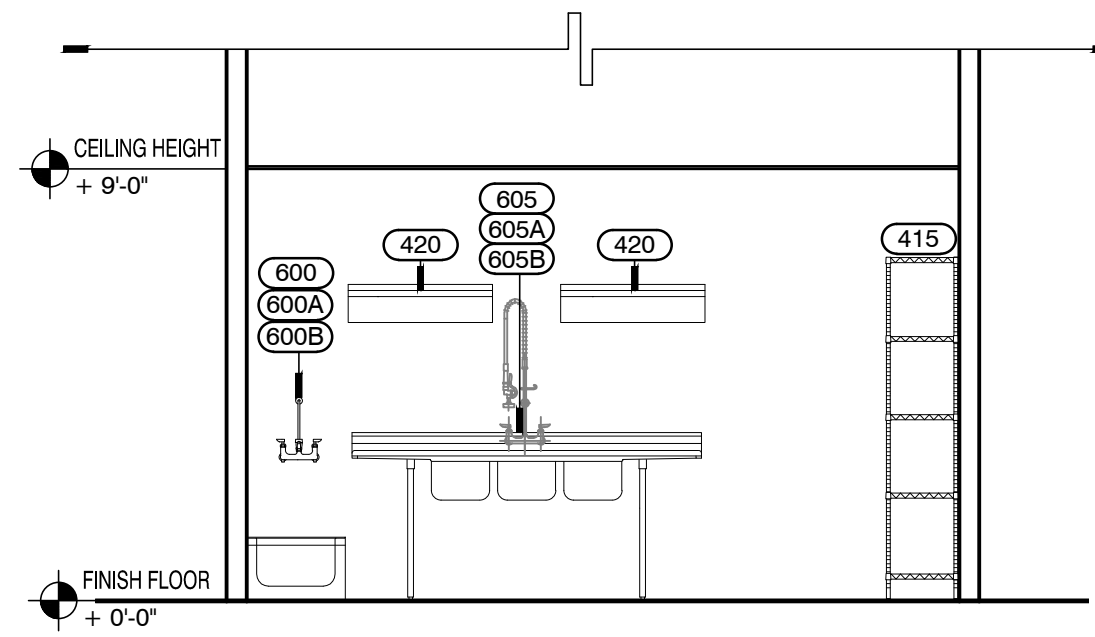
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INTERIOR ELEVATION RESTROOM

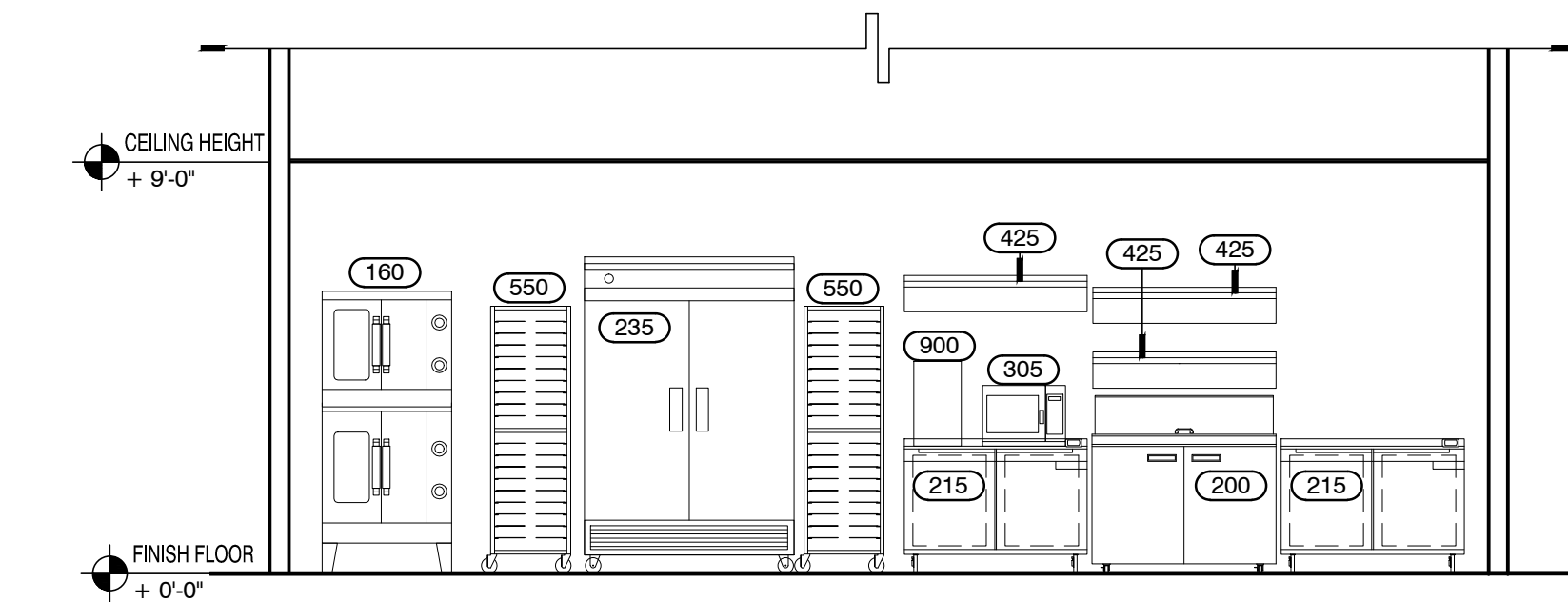


SCALE	04
1/4" = 1'-0"	

INTERIOR ELEVATION KITCHEN

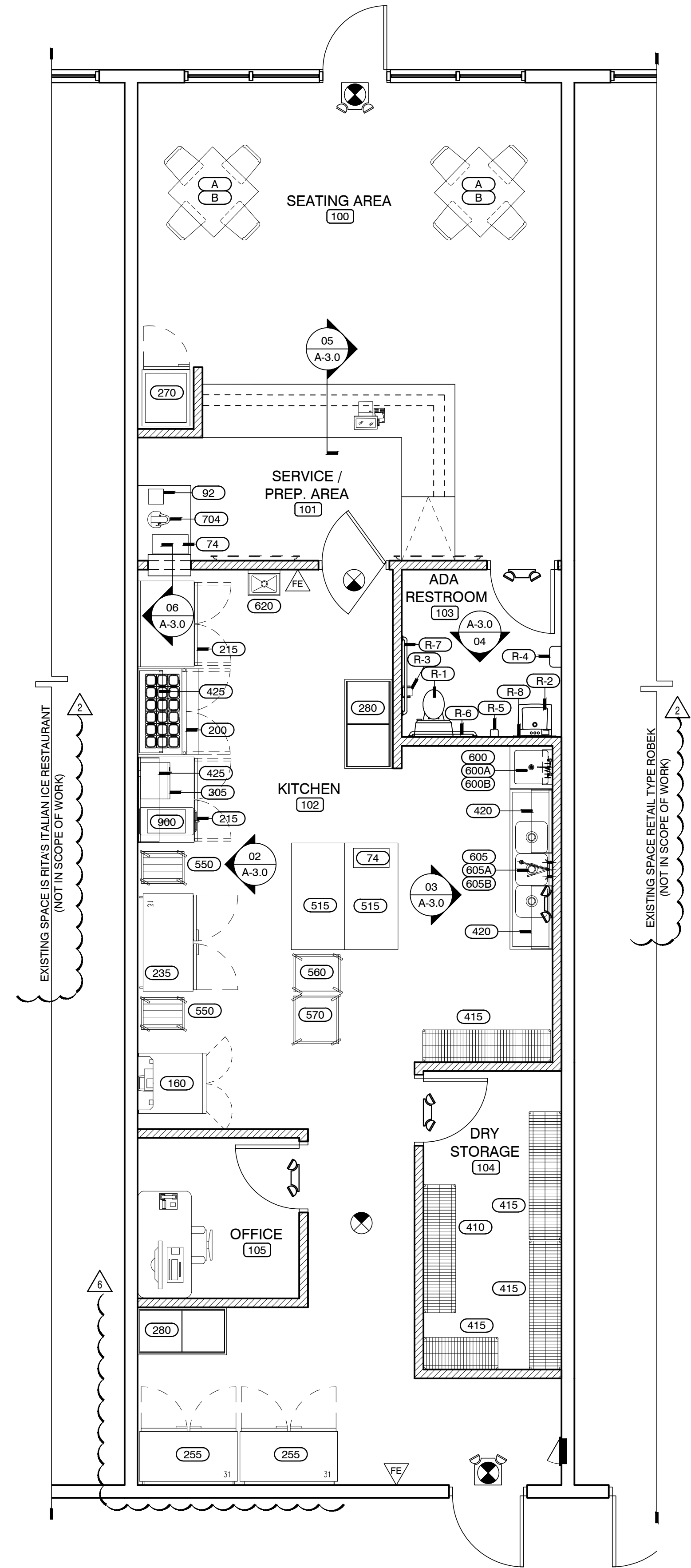


SCALE	03
1/4" = 1'-0"	



INTERIOR ELEVATION KITCHEN

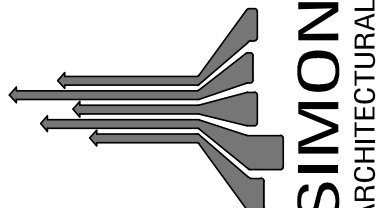
SCALE	02
1/4" = 1'-0"	



EQUIPMENT
PLAN &
SECTIONS

SCALE	01
1/4" = 1'-0"	

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A-3.0