

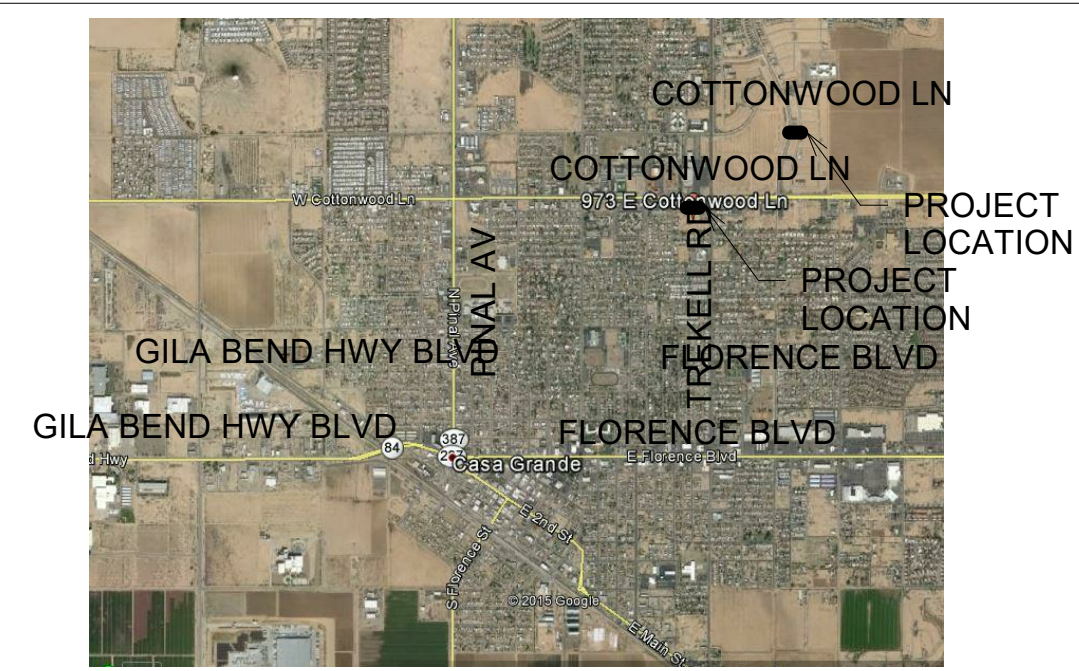
T.I. For:

# Modbox Bistro

973 E Cottonwood Ln Suite 103

Casa Grande,

Arizona



Location Map

## Parking Calculation

REQUIRED PARKING	1 SPACE PER 300 S.F.
TOTAL REQUIRED	16 SPACE
1563/100 (A1)	54 SPACE
13558/250 (B1)	
TOTAL PARKING REQUIRED:	70 SPACES
TOTAL PARKING (E) PROVIDED:	87 SPACES (6 HANDICAP)

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 DATE:  
 DRAWN BY: AE  
 CHECKED BY: DJ  
 PROJECT NUMBER: 15041

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 EXP. 6-30-17

## Applicable Code (Design Criteria) Per City Adopted Amendments

BUILDING CODE	I.B.C.	2012
ACCESSIBILITY CODE	ICC/ANSI A117.1	2009
MECHANICAL CODE	I.M.C.	2012
ELECTRICAL CODE	N.E.C.	2011
PLUMBING CODE	I.P.C.	2012
ENERGY CODE	I.E.C.C.	2012
INTERNATIONAL FUEL GAS CODE	I.F.G.C.	2012
INTERNATIONAL FIRE CODE	I.F.C.	2012

### ENTIRE BUILDING

OCCUPANCY CLASSIFICATION:  
 A-2 (RESTAURANT)(SEC. 309)

CONSTRUCTION CLASSIFICATION:  
 VB (SECTION 602.5)

SEPARATION OF OCCUPANCIES:  
 (SECTION 508 TABLE 508.4)  
 1-HR FIRE SEPERATION BETWEEN A2 & B

FIRE PROTECTION:

FIRE SPRINKLED

ALLOWABLE BUILDING HEIGHT: (TABLE 503)

ALLOWABLE HEIGHT: 40'-0" - 1 STORY

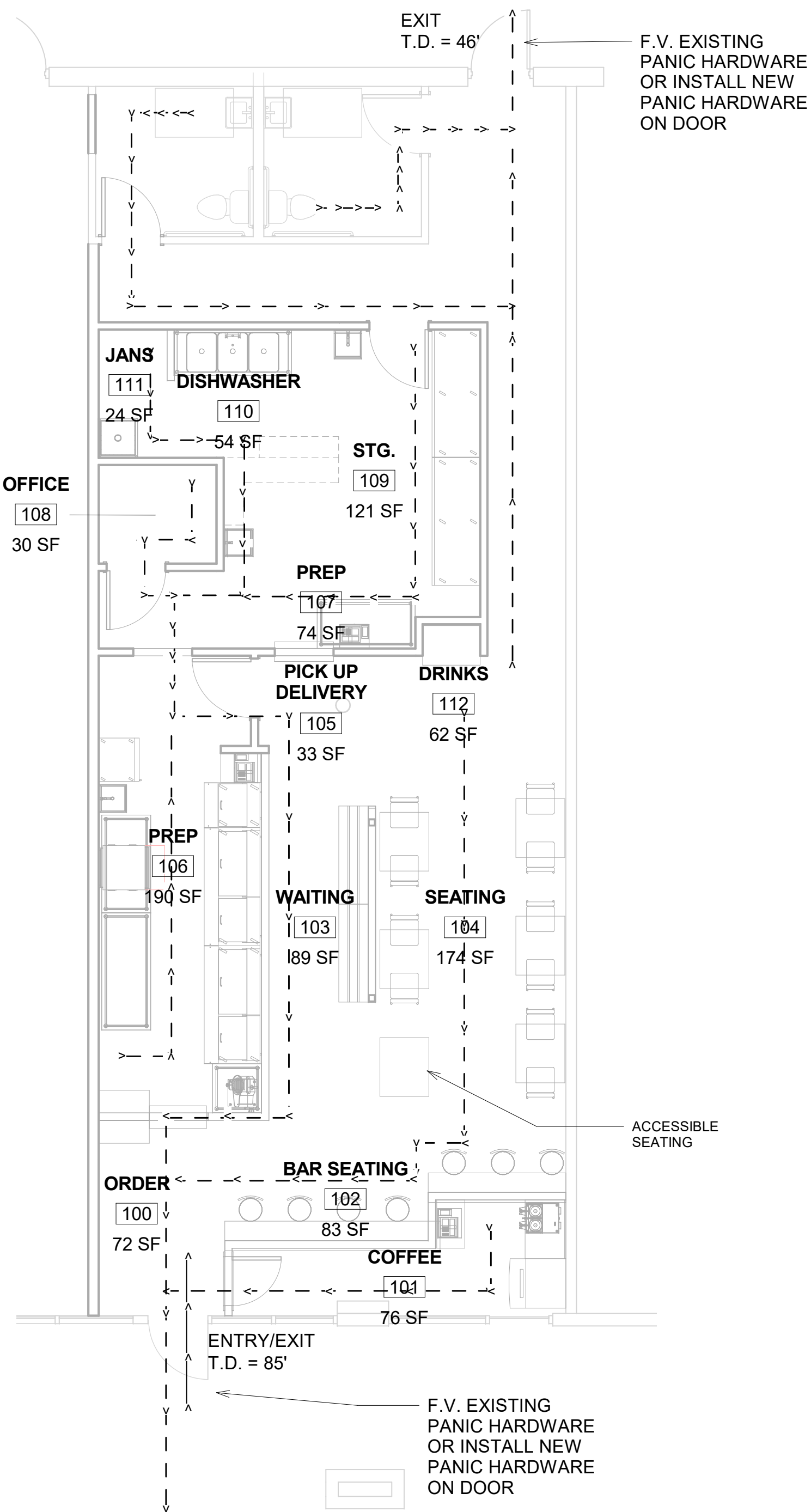
ACTUAL HEIGHT: 0" - 1 STORY

ALLOWABLE FLOOR AREA: (TABLE 503)

TABULAR AREA PER FLOOR: 6,000 S.F.

FRONTAGE INCREASE: (SECTION 506.2)

$I = 100 \left[ \frac{48.66' - .25}{177' - .25} \right] \frac{30}{30} = 03\%$



SPRINKLER SYSTEM INCREASE: (SECTION 506.3)  
 300

TOTAL ALLOWABLE FLOOR AREA: (SECTION 506.1)  
 $= 6,000 + \left[ \frac{(6,000)(03)}{100} \right] + \left[ \frac{(6,000)(300)}{100} \right]$   
 $A_a = 24018$  S.F.

ACTUAL FLOOR AREA: 1,563 S.F.

FIRE RESISTANCE RATING REQUIREMENTS: (TABLE 601)  
 STRUCTURAL FRAME: 0 HRS.  
 BEARING WALLS: 0 HRS.  
 NON-BEARING WALLS: 0 HRS.  
 FLOOR CONSTRUCTION: 0 HRS.  
 ROOF CONSTRUCTION: 0 HRS.  
 BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)  
 X > 30'-0" (N,S) 0 HRS.  
 X < 5'-0" (E,W) 1 HRS. (E)

MAXIMUM AREA OF EXT. WALL OPENINGS: (TABLE 704.8)  
 30 OR GREATER (N,S) - (JP, S) UNLIMITED UNPROTECTED OPENINGS  
 0 TO LESS THEN 3 - (E,W) - (UP, S) - NOT PERMITTED

OCCUPANCY LOAD: (SECTION 1004, TABLE 1004.1.1)  
 KITCHEN = 334 / 200 = 2 OCCP.  
 SEATING = 257 / 15 = 17 OCCP.  
 STANDING = 194 / 5 = 39 OCCP.  
 OFFICE = 30 / 100 = 1 OCCP.  
 STORAGE = 199 / 300 = 1 OCCP.  
 TOTAL = 60 OCCP.

EGRESS REQUIREMENTS:  
 EXITS REQUIRED: (SECTION 1015, TABLE 1015.1)  
 60 OCCP = 2 REQ'D  
 EXITS PROVIDED: 2 PROVIDED

MINIMUM WIDTH: (SECTION 1005, TABLE SEC. 1016.2)  
 60 OCCP, X 2 = 12  
 72" PROVIDED

EXIT SIGNS: (SECTION 1011.1.3) REFER TO ELEC.  
 CORRIDOR FIRE RESISTANCE RATING: (TABLE 1017.1)  
 WITH SPRINKLER = 0

PLUMBING REQUIREMENTS: (TABLE 2902.1)  
 60 / 2 = 30  
 WATER CLOSETS: 1/75 30/75 = 1 MENS  
 1/75 30/75 = 1 WOMENS  
 TOTAL PROVIDED 1 MENS, 1 WOMENS

LAVATORIES: 1/200 30/200 = 1 MENS  
 1/200 30/200 = 1 WOMENS  
 TOTAL PROVIDED 1 MENS, 1 WOMENS

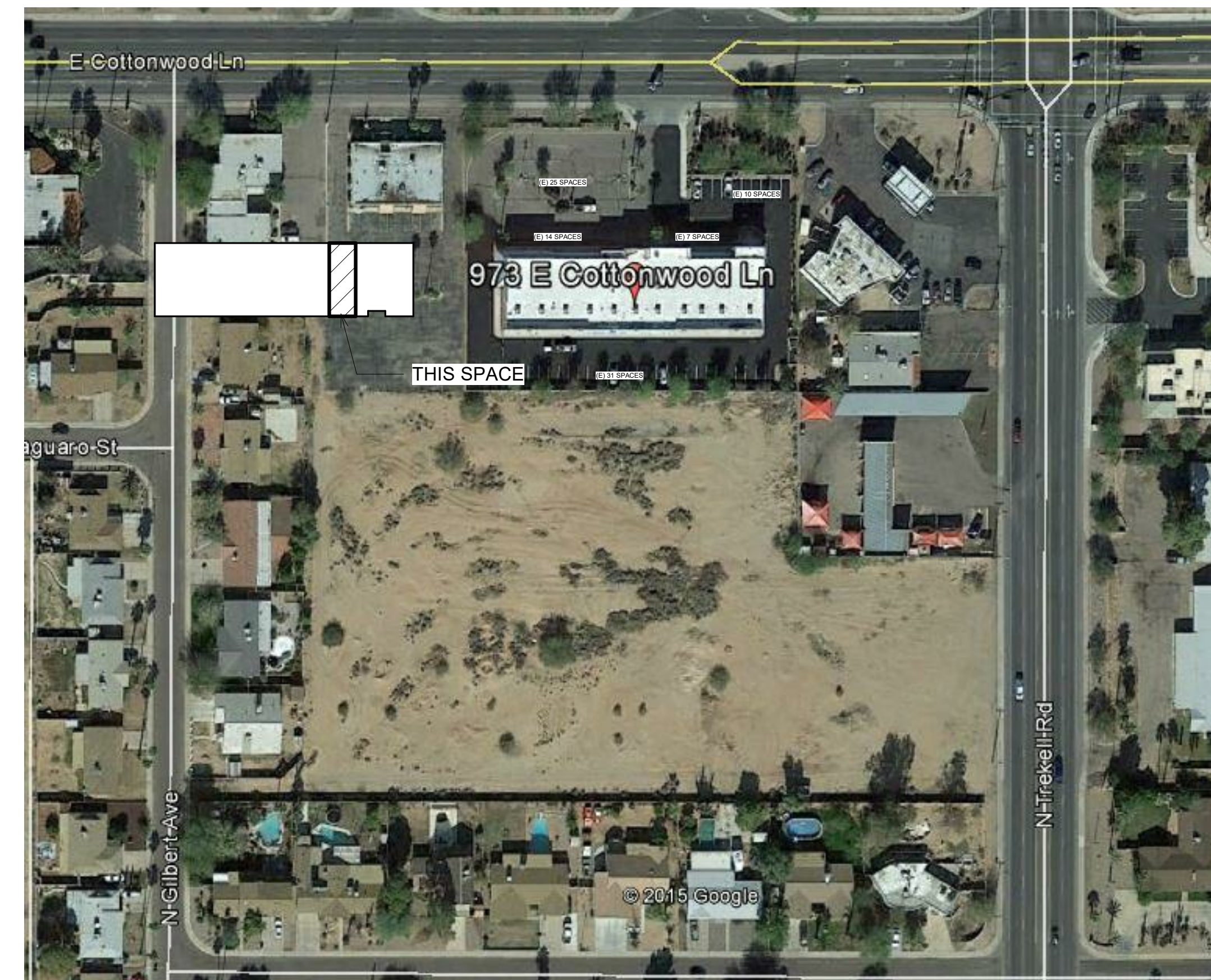
BATHTUBS OR SHOWERS: NOT REQ'D  
 0 PROVIDED

DRINKING FOUNTAINS: 1/500 0/500 = 1 REQ'D  
 0 PROVIDED WATER SERVED (PER IPC 2012 410.3)

OTHER: SERVICE SINK 1 REQ'D  
 1 PROVIDED

## Exiting Analysis/ Accessibility Plan

3/16" = 1'-0"



Aerial Map

1" = 100'-0"

## Project Information

OWNER:  
 KELLY SEAMANS  
 KRK Holdings LLC

PARCEL:  
 506-10-085C

STREET ADDRESS:  
 973 E COTTONWOOD LN SUITE 103  
 CASA GRANDE, AZ 94558

ZONING:  
 B2

## Deferred Submittal

- FIRE SUPPRESSION SPRINKLER SYSTEM (MODIFIED TO NEW TENANT USE PER NFPA 13, LATEST EDITION AND IFC 2012, SEC 903),
- FIRE ALARM SYSTEM (INSTALLED PER NFPA 72 & 70, IFC 2012, SEC. 907) (DESIGNED PLANS SHALL BE SUBMITTED AND REVIEWED PRIOR TO FRAMING INSPECTION)
- BUILDING SIGNAGE

## Sheet Index

Sheet Number	Sheet Name	Sequence
ARCHITECTURAL		
T1.0	Title Sheet	1
ARCHITECTURAL		
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A1.2	Room/Door Schedules	3
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MECHANICAL/PLUMBING		
M1.0	Mechanical Plan	5
PLUMBING		
P1.0	Plumbing Floor Plan	6
ELECTRICAL		
E1.0	Elec. Specs. & Symbols	7

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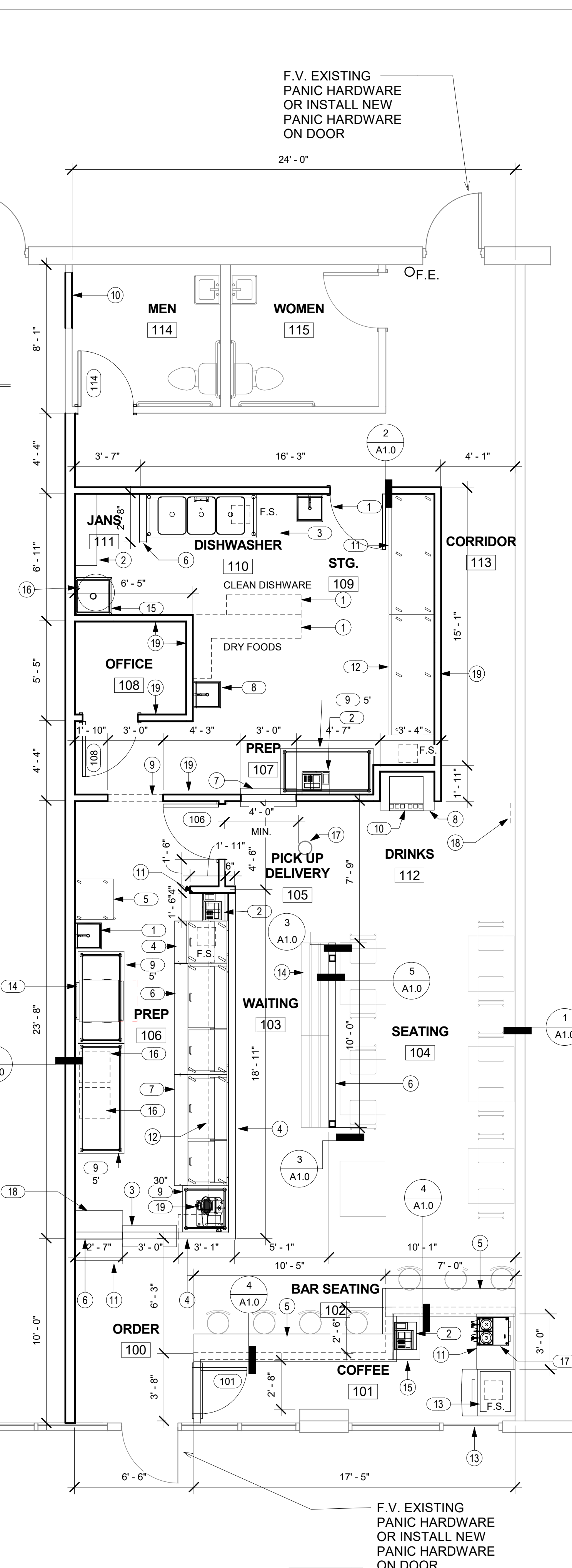
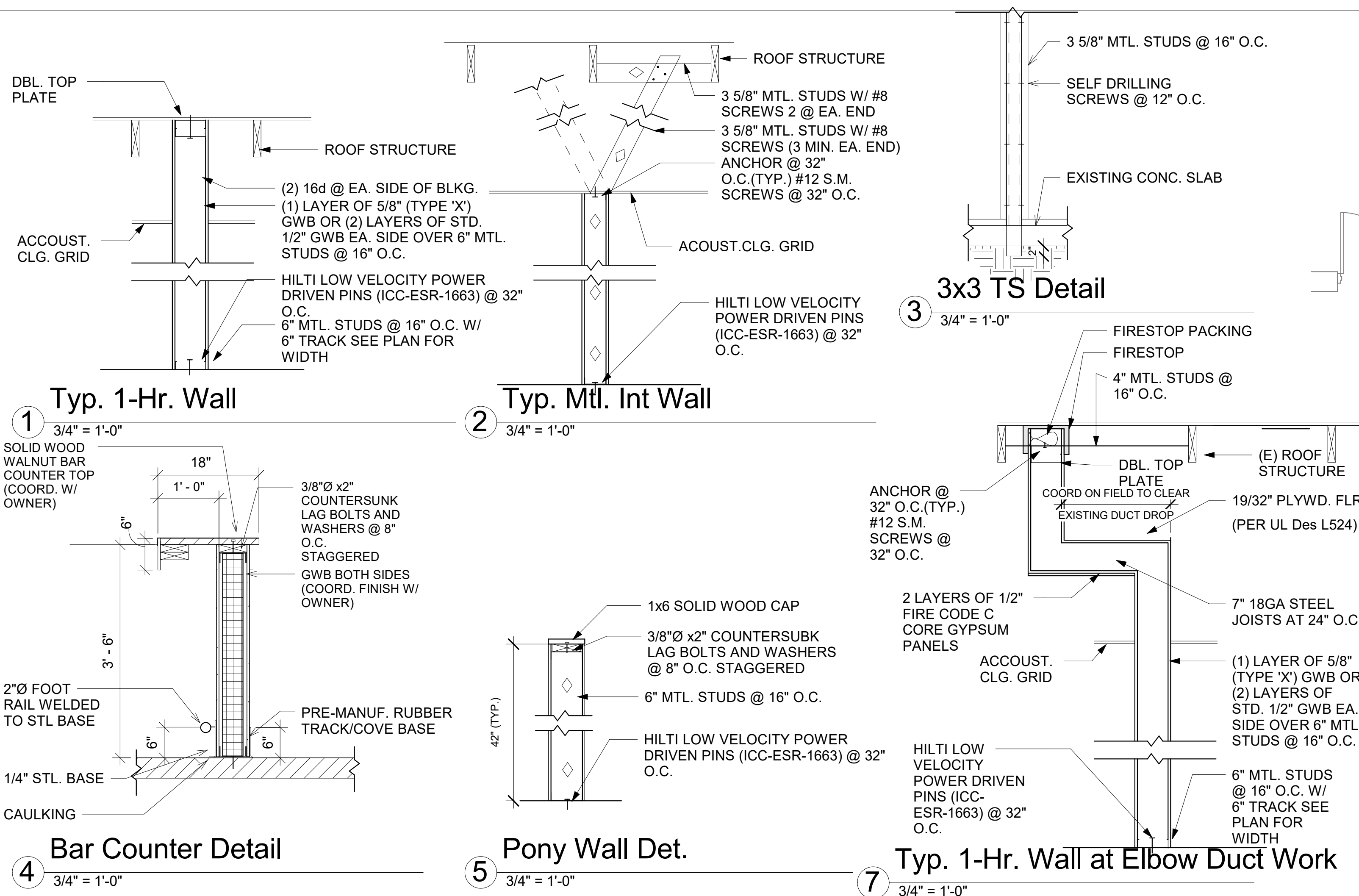
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 Phone: (520) 495-8907 E-Mail alex@cadmandesigns.biz

Sub Shop For:  
 Modbox Bistro  
 973 E. Cottonwood Lane #103  
 Casa Grande, AZ 94558

Title Sheet

T1.0

SHT OF



- ### Architectural General Notes:
- ALL DOORS TO BE LEVER HANDLE H'CAP COMPLIANT NO CLOSURE (U.N.O.)
  - BUILDING SIGNAGE BY SEPARATE PERMIT CONTR. TO PROVIDE A READILY VISIBLE DURABLE SIGN W/ 1" (H) LETTERS ON CONTRASTING BACKGROUND POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. PER IBC 1008.1.9.3
  - ALL 1-HR RATED WALLS TO EXTEND TO ROOF DECK (F.V. EXISTING SEPARATION WALLS)
  - COORD. ALL TILE & CUNTERTOP FINISH W/ OWNER BUILDING AND SUITE ADDRESS IDENTIFICATION. THERE SHALL BE ONE SUITE NUMBER FOR THE ENTIRE TENANT SPACE. ALL EXTERIOR DOORS, MAN DOORS AND GARAGE/OVERHEAD DOORS THAT ENTER THE BUILDING SHALL HAVE THE BUILDING ADDRESS AND SUITE NUMBER IDENTIFIED. NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT WITH A HALF IN STROKE IN WIDTH. THE COLOR OF THE NUMBER SHALL CONTRAST THE BACKGROUND COLOR IN WHICH IT IS PERMANENTLY AFFIXED. IF VINYL NUMBERS ARE USED ON GLASS THEY SHALL BE WHITE IN COLOR. ALL DOORS TO THE REAR OF THE BUILDING SHALL HAVE THE ADDRESS - SUITE NUMBER, EXAMPLE '973-103'. (ICC IFC-2012 505.1)
  - ALL EGRESS DOORS SHALL BE ABLE TO BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

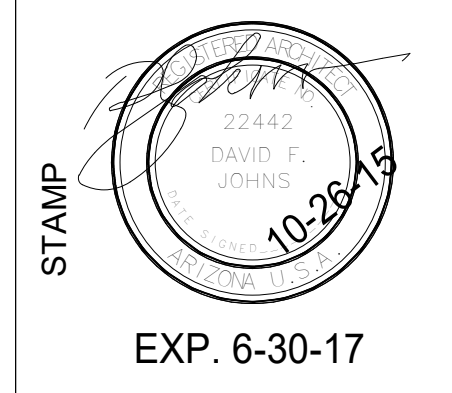
- ### Floorplan Keynotes:
- STG. RACK - COORD W/ OWNER
  - ADJUSTABLE STG. SHELVES COORD. W/ OWNER
  - 18" (W) ORDERING COUNTERTOP AT 36" (H) W/ 3 5/8" MTL STUD LOW WALL BELOW
  - 36" (H) 3 5/8" MTL STUD LOW WALL W/ 45 DEG. PASS OVER SNEEZE/FOOD GUARD ABV. W/ 1/4" PANELS COORD. W/ OWNER
  - 18" (D) COUNTERTOP AT 42" (H) W/ 3 5/8" MTL STUD LOW WALL BELOW
  - 42" (H) 3 5/8" MTL STUD LOW WALL
  - 18" (W) ORDERING COUNTERTOP IN 36"x36" OPENING
  - COUNTERTOP W/ BASE CABINETS COORD. DEPTH WITH SODA MACHINE
  - 7'-0" OPENING
  - REMOVE EXISTING DOOR AND INFILL OPENING W/ LIKE MATERIALS
  - COUNTERTOP W/ BASE CABINETS
  - LINE OF SNEEZE/FOOD GUARD
  - STOREFRONT DOOR REMOVED AND REPLACED W/ NEW STOREFRONT GLASS PANEL (MATCH EXISTING)
  - WAITING BENCH COORD. W/ OWNER
  - 18"(W) COUNTERTOP W/ BASE CABINETS
  - LOW BOY WTR HTR SEE PLUMB INSTALL ABV MOP BASIN PER MFRG INSTALLATION
  - EXISTING COL. F.V. LOCATION
  - BATHROOM ACCESSIBILITY SIGN - 1" (H) LETTERING ON CONTRASTING BACKGROUND
  - WALL HEIGHT AT 6'-0" AFF

- ### Energy Conservation Info:
- (I.E.C.C. 2012)
- GLAZING  
 METAL = .80 OR LOWER U FACTOR  
 METAL W/ THERMAL BREAK = .65 OR LOWER U FACTOR
- DOOR  
 UNINSULATED METAL = 1.20 OR LOWER U FACTOR  
 INSULATED METAL = .60 OR LOWER U FACTOR  
 WOOD = .50 OR LOWER U FACTOR  
 INSULATED, NONMETAL EDGE, MAX 45% GLAZING = .35 OR LOWER U FACTOR
- SHGC  
 CLEAR = .70 OR LOWER  
 TINTED = .60 OR LOWER
- WALL INSULATION  
 R-13 + R-5 CONT. INSUL. = R-18 MIN.  
 PROVIDED = R21.
- CEILING INSULATION  
 R38 MIN.

Equipment Schedule												
EQUIPMENT			ELECTRICAL				PLUMBING				REMARKS	MODEL
MK	DESCRIPTION	QTY.	VOLTAGE & PHASE	K/W/ AMPS	H.P.	REMARKS	H.W.	C.W.	INDIRECT WASTE	DIRECT WASTE		
1	18"x18" HAND SINK	2	-	-	-		1/2"	1/2"	-	2"		CENTAUR SSSHAND OR EQUAL
2	POS	2	115V	2 A	-		-	-	-	-		SUPPLIED BY OWNER
3	3 COMPARTMENT KITCHEN SINK	1	-	-	-		1/2"	1/2"	2"	2"		TURBO AIR TSA-3-N OR EQUAL
4	BIG TOP SALAD/SAND. REF (33"Wx39.5"Dx 48.5"H)	1	115V	4.8A	1/5		-	-	-	-		VICTORY VUR3-BT
5	REFRIGERATOR (27"Wx24.75"D)	1	115V	8.9A	1/3		-	-	-	-		TRUE T-19G
6	MEGA TOP SALAD/SAND. (72"Wx34.125"Dx40")	1	115V	10.3A	1/2		-	-	-	-		TRUE TSSU-72-30M-B-ST
7	MEGA TOP SALAD/SAND. (72"Wx34.125"Dx40")	1	115V	10.3A	1/2		-	-	-	-		TRUE QA-72-30M-B
8	1 COMP. PREP SINK 24"x24"	1	-	-	-		1/2"	1/2"	2"	-		TURBO AIR TSB-1N 24x24 OR EQUAL
9	S.S. PREP TABLE	1	-	-	-		-	-	-	-		RESTAURANT SUPPLIER
10	SODA DISPENSER	1	115V	10A	-		-	-	-	-	COORD. SIZE W/ SELF SERVE ICE MACHINE	PRODUCT BY PEPSI
11	3-DOOR REFRIGERATOR (78.125"Wx29.5"Dx78")	1	115V	11.8A	1/2		-	-	-	-		TRUE T-72
12	3-DOOR FREEZER (78.125"Wx29.5"Dx78")	1	115V	10.6A	1		-	-	-	-		TRUE T-72F
13	ICE MACHINE (30"Wx24"Dx23"H)	1	115V	15.2A	-		-	1/2"	3/4"	-	ICE BIN BELOW	PRODIGY C0530
14	TURBO CHEF (28.1"Wx31.1"Dx24.3"H)	1	208V	24A	-		-	-	-	-		TURBO CHEF HhB2 OR EQUAL
15	MOP SINK	1	-	-	-		1/2"	1/2"	-	2"		
16	MICROWAVE (21.75"Wx20.25"Dx14.25"H)	2	220V	21A	-		-	-	-	-		MSB2424 AMANA RFS518S
17	COFFEE MACHINE (18Wx16.5"Dx29"H)	1	220V	29A	-		-	-	-	-		OWNER PROVIDED
18	BREAD CASE	1	-	-	-		-	-	-	-		OWNER PROVIDED
19	SLICER	1	110V	2.3A	-		-	-	-	-		SUPERA MS12 OR EQUAL

Floor Plan  
1/4" = 1'-0"

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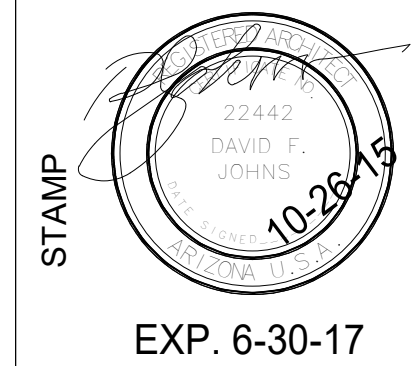
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Sub Shop For:  
 Modbox Bistro  
 973 E. Cottonwood Lane #103  
 Casa Grande, AZ 94558  
 Floor Plan

**A1.0**

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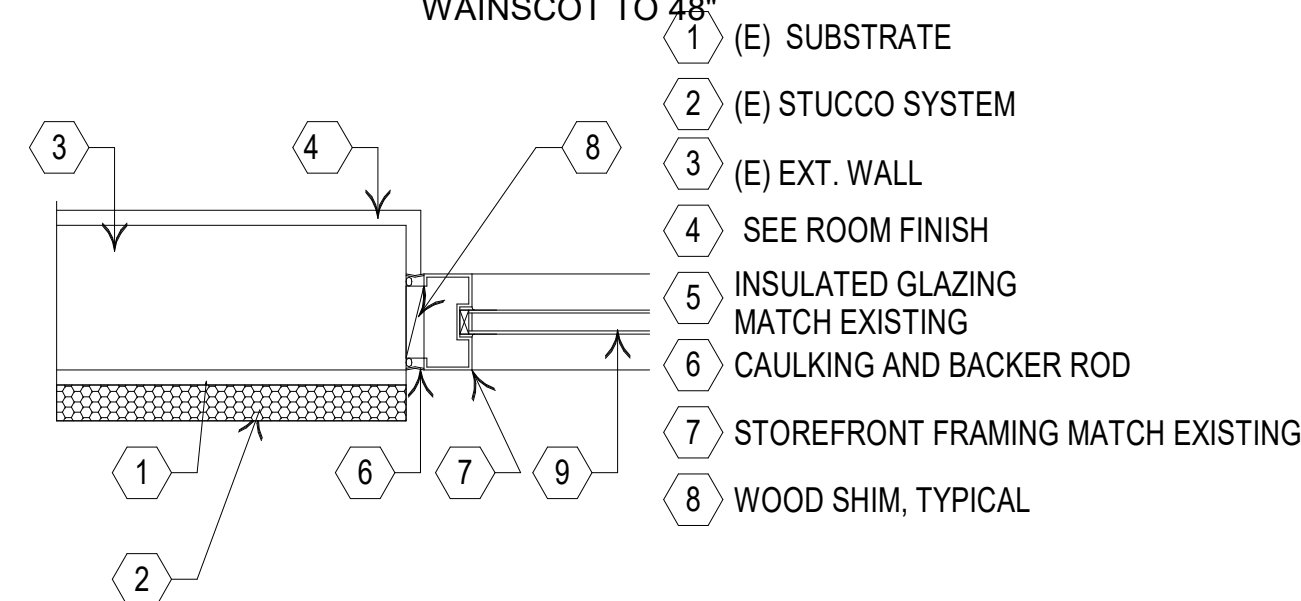


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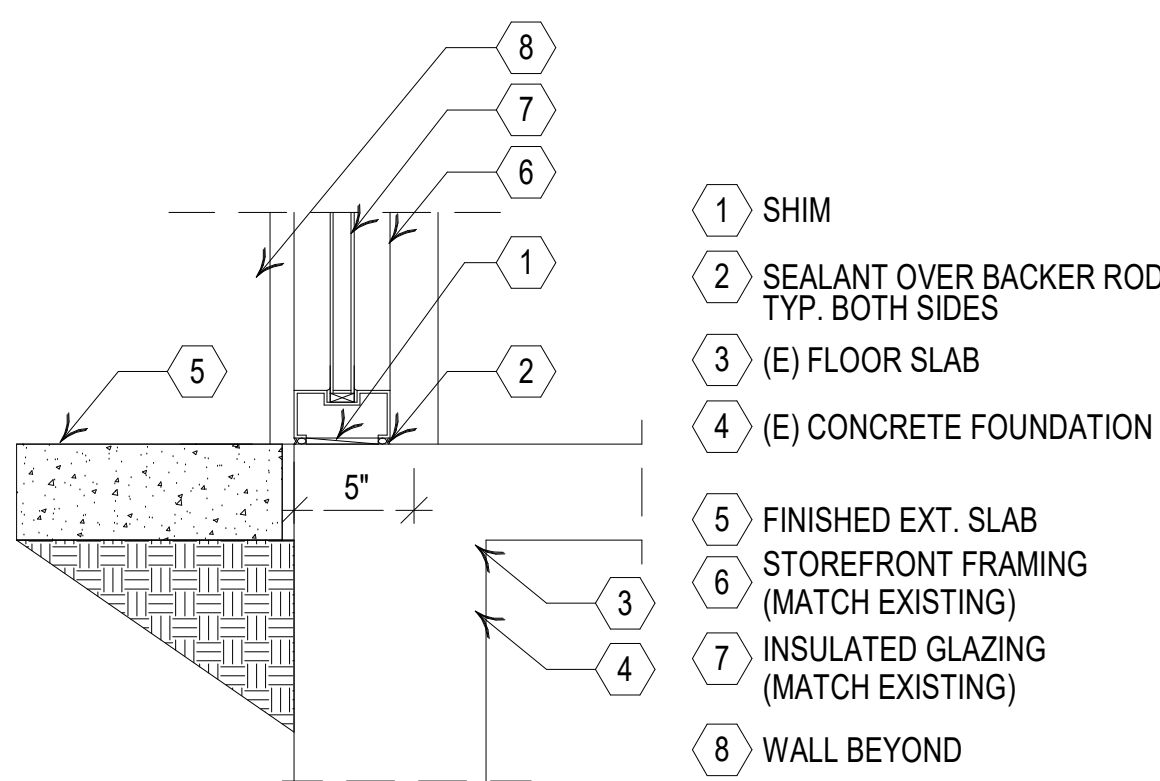
### Finish Abbreviations

Category	Code	Description	Category	Code	Description
BASE	B1	6" TILE - COVERED BASE	FLOORS	F1	18x18 TILE
	B2	6" RUBBER BASE		F2	EXPOSED CONC. SEALED
WALLS	W1	5/8" GWB - PAINT	CEILINGS	C1	(E) 2x4 CLG. GRID
	W2	1/2" USG "DUROCK" BACKER BOARD & 8"x8" CERAMIC TILE WAINSCOT TO 48" W/ 5/8" M.R. GWB ULL HEIGHT		C2	(E) 5/8" M.R. GWB
	W3	5/8" TYPE 'X' GWB		C3	(E) 2x4 CLG GRID PANELS TO BE REPLACED W/ NEW M.R. EASILY CLEANABLE PANELS
	W4	5/8" TYPE 'X' FULL HEIGHT W/ 1/2" USG "DUROCK" BACKER BOARD & 8"x8" CERAMIC TILE WAINSCOT TO 48"			
	W5	5/8" M.R. GWB FULL HEIGHT (TYPE X AT 1 HR WALL) WITH FRP PANEL UP TO 48" (H)			
EW	(E) BACKER BOARD W/ NEW 8"x8" CERAMIC TILE WAINSCOT TO 48"				

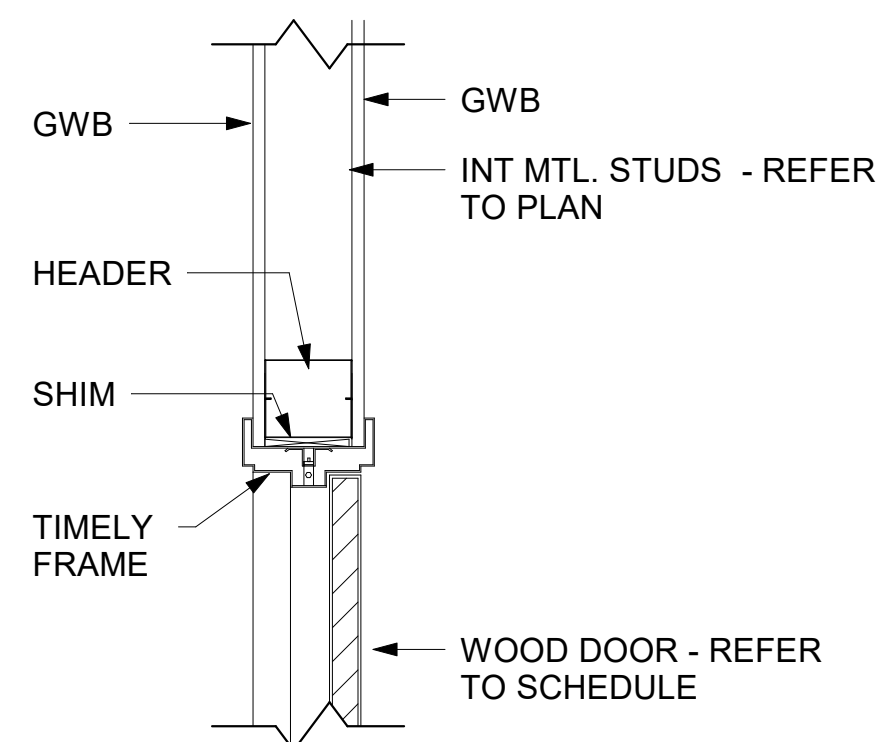
COORD. ALL TILE FINISH W/ OWNER



④ Storefront Window Jamb  
 1 1/2" = 1'-0"



③ Storefront Window Sill  
 1 1/2" = 1'-0"



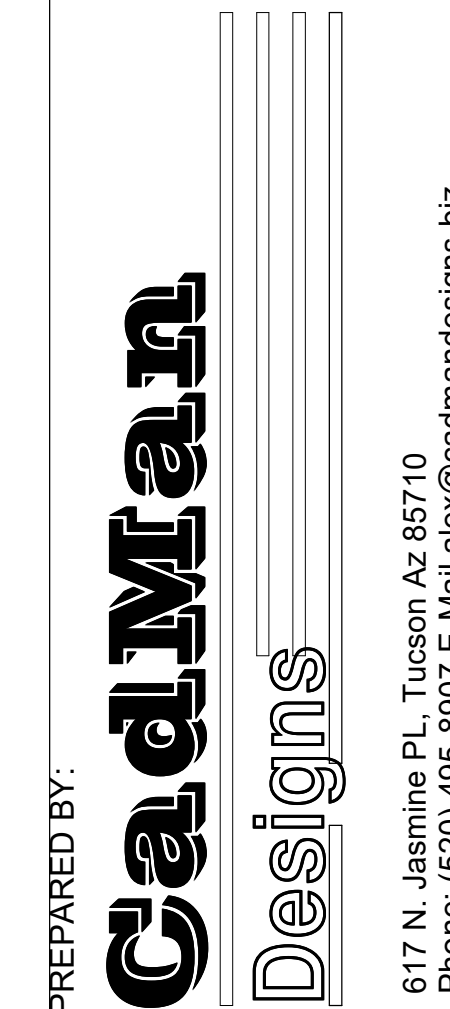
② Interior Door Detail  
 1 1/2" = 1'-0"

ROOM FINISH SCHEDULE							
Room Number	Room Name	Finish				Unbounded Height	Comments
		Floor	Base	Wall	Ceiling		
100	ORDER	F1	B1	W1/W1/W1/W3	C1	10' - 0"	
101	COFFEE	F1	B1	W1/W3/W1/W1	C1	10' - 0"	
102	BAR SEATING	F1	B1	W1	C1	10' - 0"	
103	WAITING	F1	B1	W1	C1	10' - 0"	
104	SEATING	F1	B1	W1/W3/W1/W1	C1	10' - 0"	
105	PICK UP DELIVERY	F1	B1	W1	C1	10' - 0"	
106	PREP	F2	B2	W2/W2/W2/W4	C1	10' - 0"	
107	PREP	F2	B2	W5	C3	10' - 0"	
108	OFFICE	F1	B1	W1/W1/W1/W3	C1	10' - 0"	
109	STG.	F2	B2	W5	C3	10' - 0"	
110	DISHWASHER	F2	B2	W5	C3	10' - 0"	
111	JANS	F2	B2	W5	C3	10' - 0"	
112	DRINKS	F1	B1	W1	C1	10' - 0"	
113	CORRIDOR	F1	B1	W1/W3/W1/W1	C1	10' - 0"	
114	MEN	F1	B1	W2/W2/W2/W4	C2	10' - 0"	
115	WOMEN	F1	B1	W2	C2	10' - 0"	

DOOR SCHEDULE 1											
Door Number	Door				Frame		Self Closing	Privacy Lock	Keyed Lock	Kick Plate	Comments
	Type	Size	Finish	Glazing	Type	Finish					
101	FLUSH	30" x 42"	MFGR	NO	WD	PTD				X	
106	FLUSH	36" x 80"	MFGR	NO	TIMELY	PTD	X			X	
108	FLUSH	36" x 80"	MFGR	NO	TIMELY	PTD		X	X		
114	FLUSH	36" x 80"	MFGR	NO	TIMELY	PTD	X	X			
115		36" x 80"									

### Door and Frame General Notes:

- IT SHALL BE THE SPECIFIC DUTY AND RESPONSIBILITY OF EACH TRADE AND/OR SUPPLIER TO EXAMINE ALL DRAWINGS AND SPECIFICATIONS, AND TO PROVIDE AND/OR INSTALL ALL PROPER HARDWARE, EQUIPMENT, FIXTURES, MATERIALS, ETC. PERTAINING TO THEIR PART OF THE WORK AS NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION. THE INSTALLATION OF ALL DOORS, FRAMES, HARDWARE, AND OTHER MATERIALS SHALL CONFORM TO THE RESPECTIVE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS, UNLESS NOTED OTHERWISE.
- THE DOOR AND FRAME SCHEDULE(S) ARE FOR THE CONVENIENCE OF THE CONTRACTOR(S) TO ASSIST THEM IN UNDERSTANDING AND CONSTRUCTING THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL ITEMS IN THE SCHEDULE(S) REFLECT THE DRAWINGS AND SPECIFICATIONS.
- ANY OMISSIONS OR DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO BID OPENING. BIDS RECEIVED SHALL BE CONSIDERED TO INCLUDE ALL ITEMS FOR A COMPLETE PROJECT. NO EXTRAS SHALL BE ALLOWED.
- OPENING NUMBERS GENERALLY CORRESPOND TO THE ROOM NUMBERS WHERE THEY ARE LOCATED. OPENING NUMBERS ARE SHOWN ON THE PLAN(S).
- ALL DOORS SHALL BE 1-3/4" THICK SMOOTH AND PRIMED AND SHALL BE UNDERCUT 3/4" MAXIMUM, UNLESS NOTED OTHERWISE. (INTERIOR)



Sub Shop For:  
 Modbox Bistro  
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 Room/Door Schedules

**A1.2**

## Ceiling Types

- (E) 2x4 M.R. ACOUSTICAL TILE
- (E) 5/8" M.R. GWB CEILING -PAINT
- (E) 2x4 CLG GRID PANELS TO BE REPLACED W/ NEW M.R. EASILY CLEANABLE PANELS

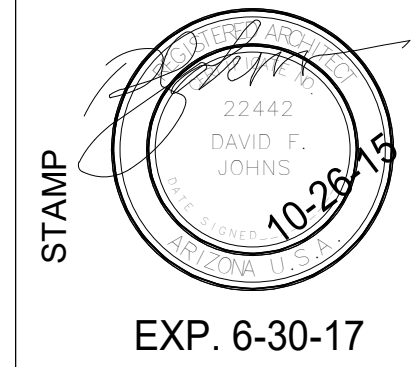
## CEILING GEN. NOTES

- ALL CEILING GRID IS EXISTING U.N.O. ALL NOTES AND DETAILS ARE FOR REPLACED OR REPAIRED CEILING GRID ONLY

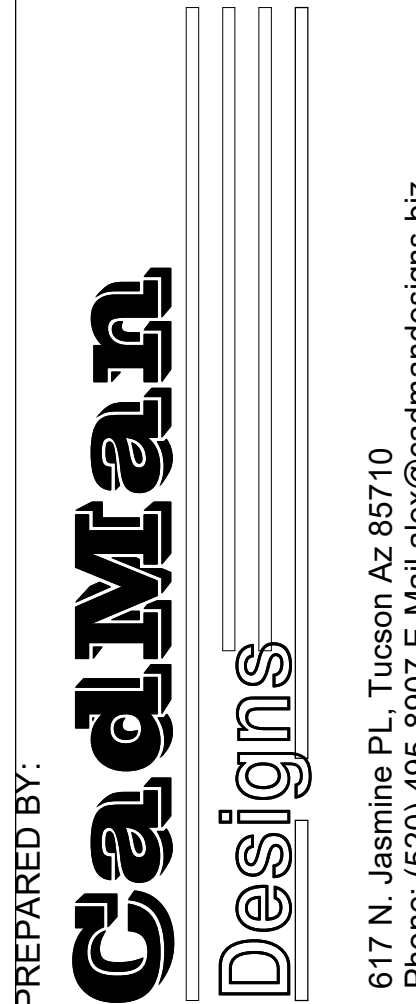
## CEILING PLAN NOTES

- INSTALLATION OF CEILING GRID SHALL CONFORM TO ALL SEISMIC ACOUSTICAL ATTACHMENT DETAILS, THIS SET AND SHALL MEET THE REQUIREMENTS OF THE I.B.C., CURRENT EDITION ADOPTED BY THE MUNICIPALITY HAVING JURISDICTION OVER THIS PROJECT.
- LAY-IN SUSPENDED CEILING SYSTEMS SHALL COMPLY WITH THE CURRENT I.B.C. REQUIREMENTS IN STANDARD 25-2 AND/ OR ALL CURRENT EQUIVALENT STANDARDS IN THE PREVAILING ADOPTED CODES FOR THIS PROJECT.
- CROSS RUNNERS AND ALL MAIN RUNNERS NOT CONNECTED TO WALLS MUST BE INTERCONNECTED NEAR THE FREE END WITH A METAL STRUT SECURELY ATTACHED TO PREVENT SPREADING.
- HANGER WIRES SHALL BE #12 GA FOR 4'-0" x 4'-0" GRID SPACING ALONG MAIN RUNNER. SPLICES WILL NOT BE PERMITTED IN ANY HANGER WIRES UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. HANGER WIRES SHALL BE ATTACHED TO THE CEILING MEMBER AND THE SUPPORT ABOVE WITH A MINIMUM OF THREE TURNS.
- HANGER WIRES SHALL BE PROVIDED FOR ALL MAIN RUNNERS AND CROSS RUNNERS WITHIN 8" OF CEILING PERIMETERS.
- ALL HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT PLUMB SHALL HAVE COUNTER-BRACED WIRES.
- THE CEILING GRID MAY BE ATTACHED TO 2 ADJACENT WALLS; THE CEILING MUST BE AT LEAST 1/2" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID RUNNERS, ONE END OF THE MAIN AND CROSS RUNNERS SHALL BE FREE AND A MINIMUM OF 1/2" CLEAR OF WALL.
- A SET OF FOUR 12 GA SPLAY WIRES SHALL BE PROVIDED AT A SPACING NOT MORE THAN ON HALF THE ABOVE DISTANCES FROM THE PERIMETER WALLS. WIRES SHALL BE TAUT WITHOUT CEILING LIFT. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. SPLICE WIRES WILL NOT BE PERMITTED UNLESS APPROVED. A COMPRESSION STRUT SHALL BE PROVIDED AT EACH SET OF SPLAY WIRES. REFER TO DETAILS.
- ALL CEILING WIRES AND UNBRACED DUCTS, PIPES, ETC. MUST BE SEPARATED.
- ALL LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO THE CEILING GRID TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT CEILING BREAKS, SOFFITS, OR DISCONTINUOUS AREAS.
- FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR DEVICES WEIGHING MORE THAN 56 POUNDS MAY BE SUPPORTED ON HEAVY DUTY GRID, BUT MUST HAVE 2-#12 GA SLACK SAFETY WIRES FROM DIAGONAL CORNERS TO THE STRUCTURE ABOVE.
- FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR DEVICES WEIGHING MORE THAN 56 POUNDS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT #12 GA WIRES CAPABLE OF SUPPORTING 4 TIMES THE LOAD.
- SURFACE MOUNTED LIGHT FIXTURES SHALL BE SUPPORTED BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND ARE SUPPORTED TO THE STRUCTURE ABOVE WITH A #12 GA WIRE. ROTATIONAL SPRING CLIPS ARE NOT ACCEPTABLE.
- PENDANT MOUNTED LIGHT FIXTURES SHALL BE SUPPORTED DIRECTLY TO THE STRUCTURE ABOVE WITH HANGER WIRES THROUGH EACH PENDANT CAPABLE OF SUPPORTING 4 TIMES THE LOAD.
- WHEN DRILLED ON CONCRETE ANCHORS OR SHOT-INS ARE USED FOR CEILING WIRE SUPPORTS, ONE (1) IN TEN (10) MUST BE TEST FOR HANGER WIRES AND BRACING WIRES. IF ANY ANCHOR FAILS, ALL ADJACENT ANCHORS MUST BE TESTED. THE TEST LOAD SHALL BE TWICE THE DESIGN LOAD. (TEST 200 LB TENSION FOR HANGER WIRES; 440 LB TENSION FOR SPLAY WIRES).
- HANGER WIRES MUST BE FASTENED WITH NOT LESS THAN 3 TIGHT TURNS. SPLAY WIRES MUST HAVE 4 TIGHT TURNS FOR A #12 GA. MAKE ALL TURNS TIGHT WITHIN 1-1/2"
- PROVIDE ACCESS PANELS WHERE REQUIRED FOR MECHANICAL, PLUMBING, OR ELECTRICAL INSTALLATIONS.

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 CHECKED BY: DJ  
 PROJECT NUMBER: 15041



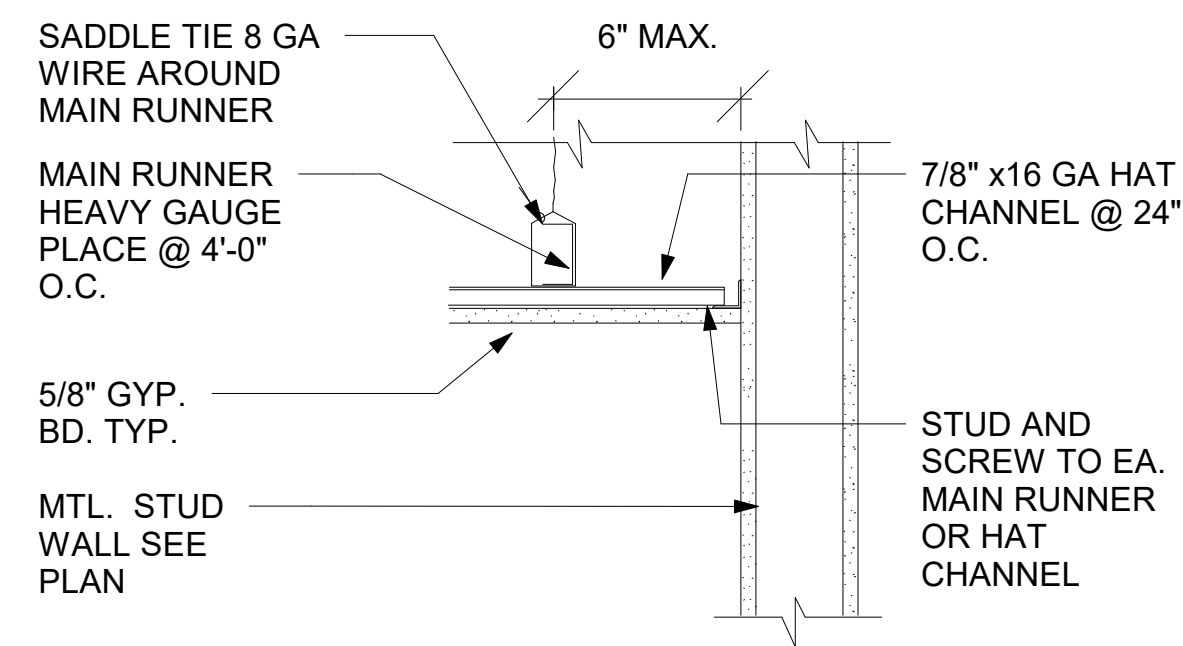
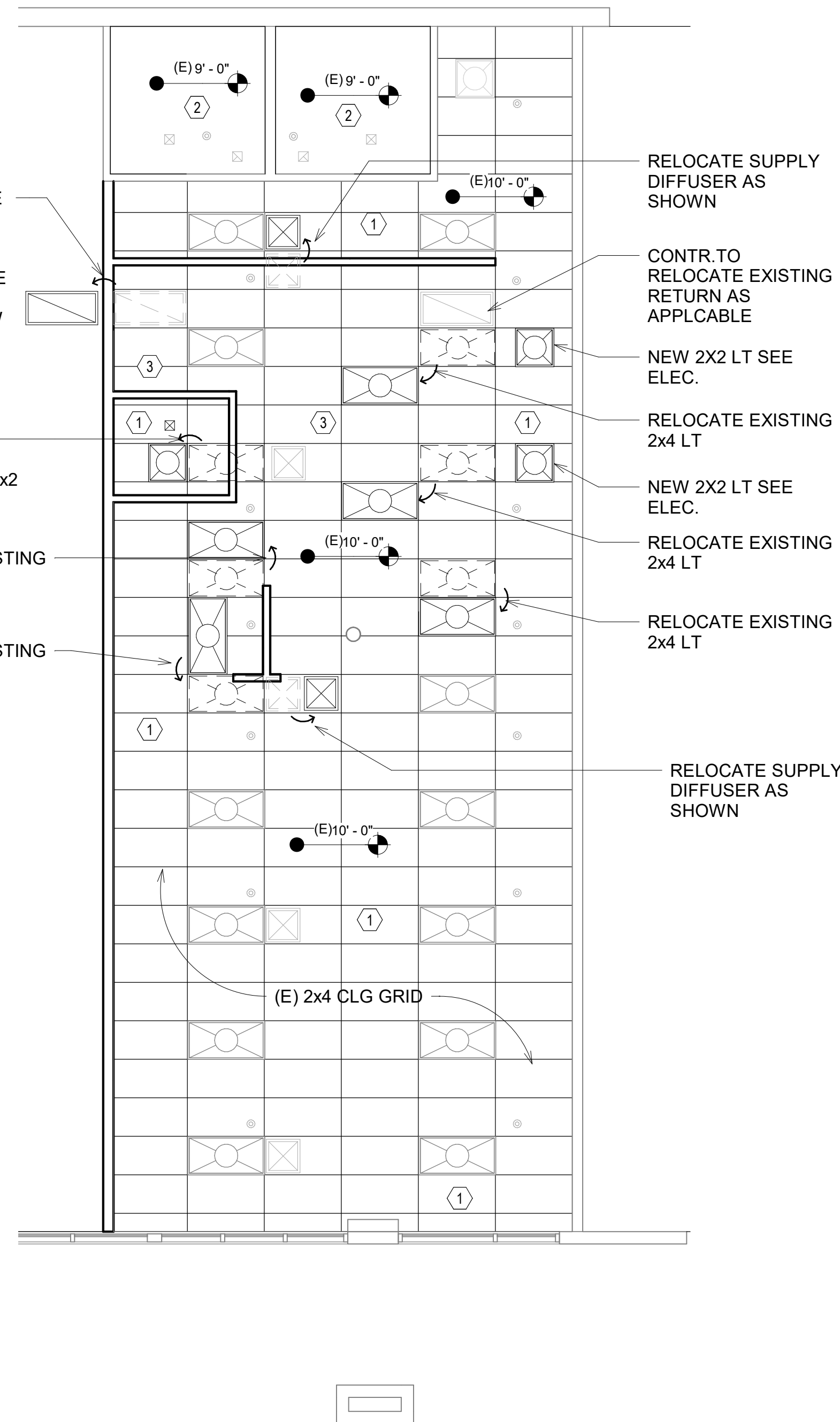
REVIEWED & STAMPED BY:  
 OMNI ARCHITECTURE INC.  
 2910 N Swan Rd ST105,  
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 E-Mail david@onminarch.com



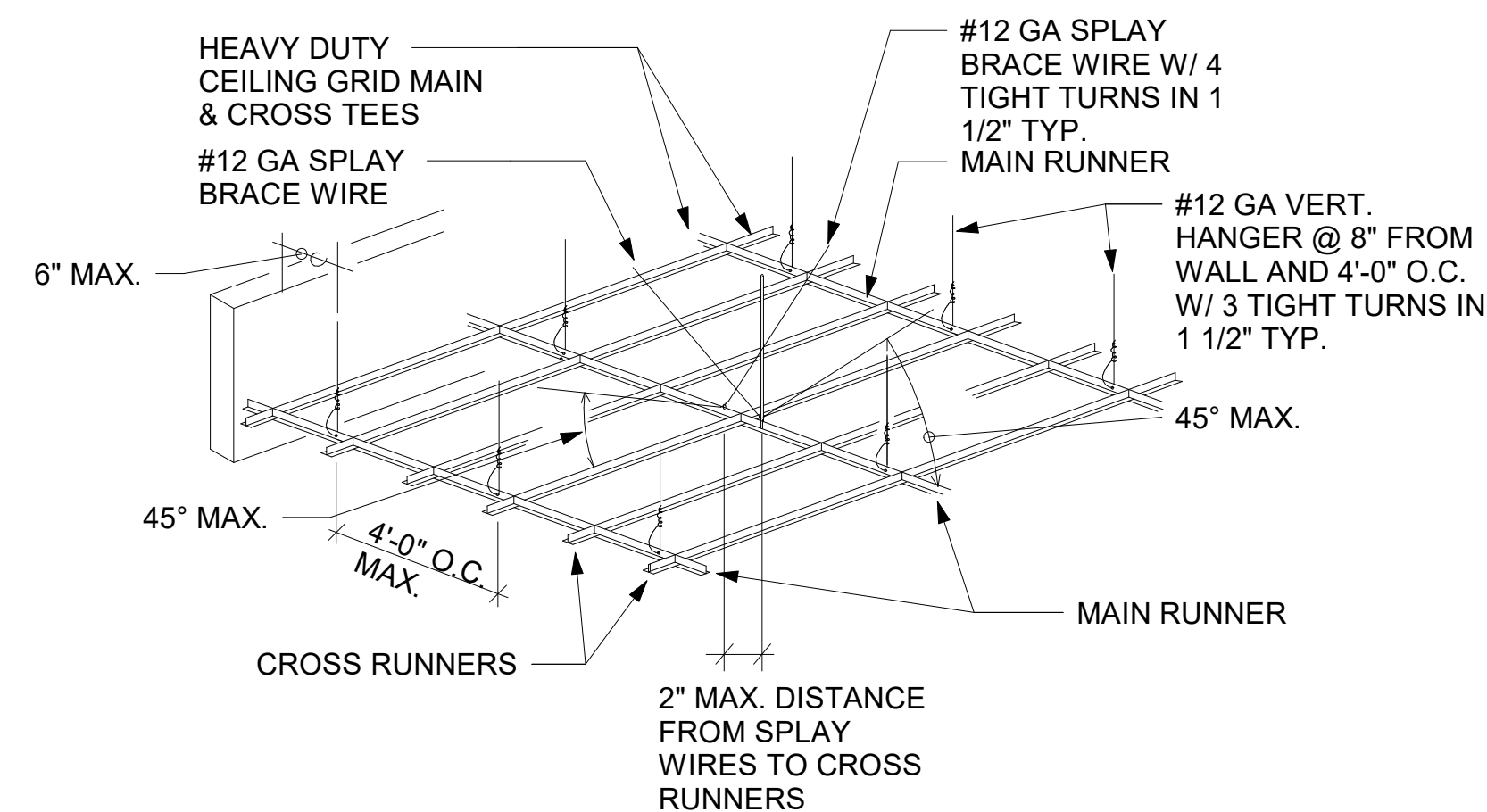
Sub Shop For:  
 Modbox Bistro  
 973 E. Cottonwood Lane #103  
 Casa Grande, AZ 94558  
 Reflected Ceiling Plan

**A2.0**

SHT OF



2 Gyp. Board Ceiling Detail  
 1" = 1'-0"



1 Ceiling Grid Detail  
 1" = 1'-0"

## Reflected Ceiling Plan

3/16" = 1'-0"

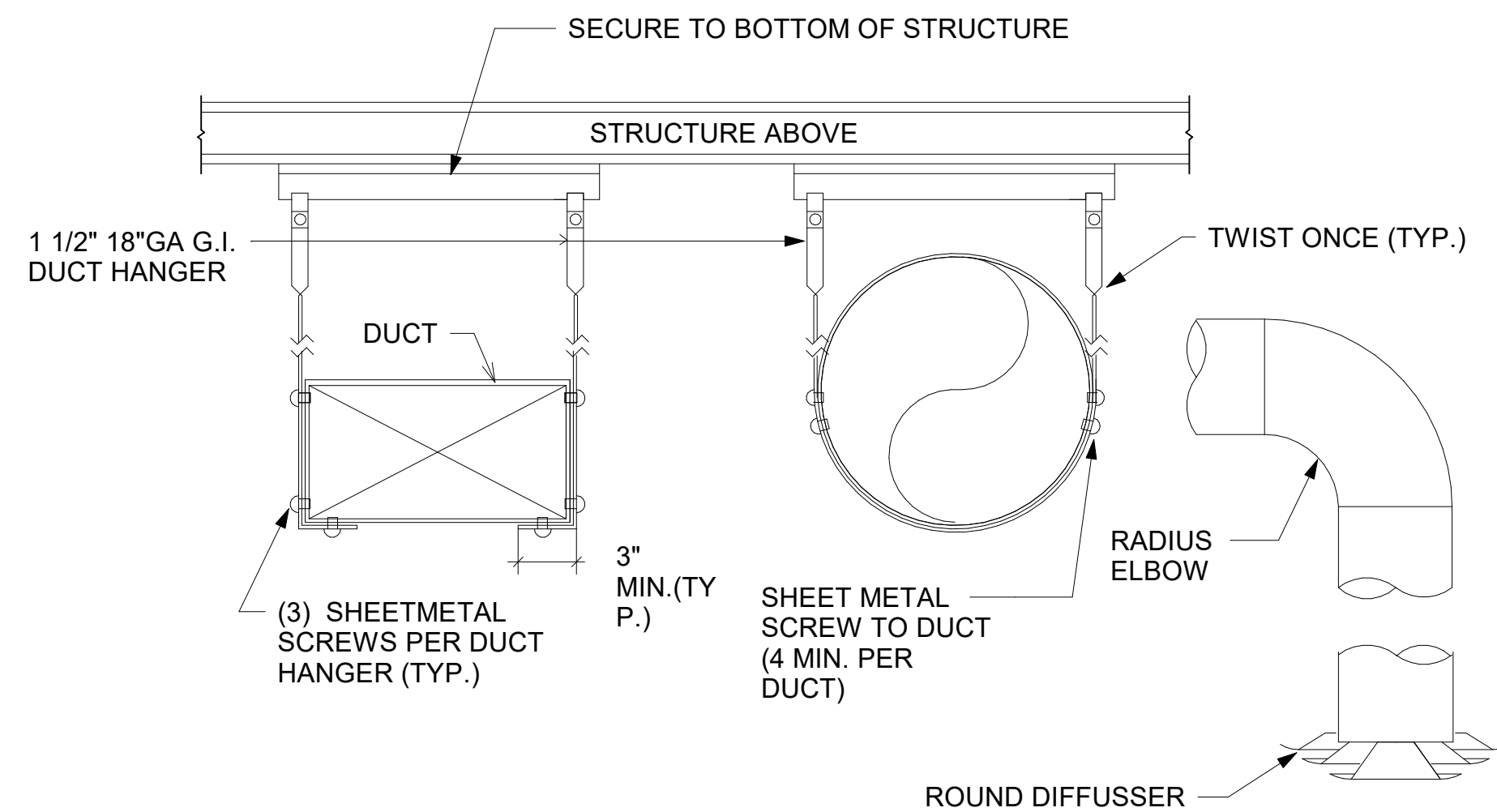
R.C.P. Legend	
	2 X 4 CEILING GRID & TILES
	2 X 4 FLUORESCENT LIGHT FIXTURE (EMERGENCY BATTERY BACKUP)
	SUPPLY AIR GRILLES
	RETURN AIR GRILLES
	EXHAUST FAN
	RECESSED LIGHT FIXTURE
	(E) SPRINKLER HEAD

Outside Air Ventilation Schedule									
IMC 2012 TABLE 403.3									
ROOM NAME	AREA FT <sup>2</sup>	PEOPLE PER 1000 FT <sup>2</sup>	TOTAL PEOPLE	O.A. AIR PER CFM/PERSON	O.A. AIR PER CFM/S.F.	TOTAL CFM/S.F.	SUB-TOTAL O.A.CFM	EXHAUST AIRFLOW CFM/FT	TOTAL O.A. REQUIREMENTS
OFFICE	30	5	.15	5 = .75	.06	1.8	2.55	-	A/C 1 = 370.56CFM
SITTING	522	70	36.54	7.5 = 274.05	.18	93.96	368.01		
KITCHEN	334	-	-	-	-	-	-	.7 = 233.8	
MEN	62	-	-	-	-	-	-	50 PER T. = 100	
WOMEN	62	-	-	-	-	-	-	50 PER T. = 100	

ORIGINAL O.A. WAS 400 CFM FROM SHELL BUILDING PLANS

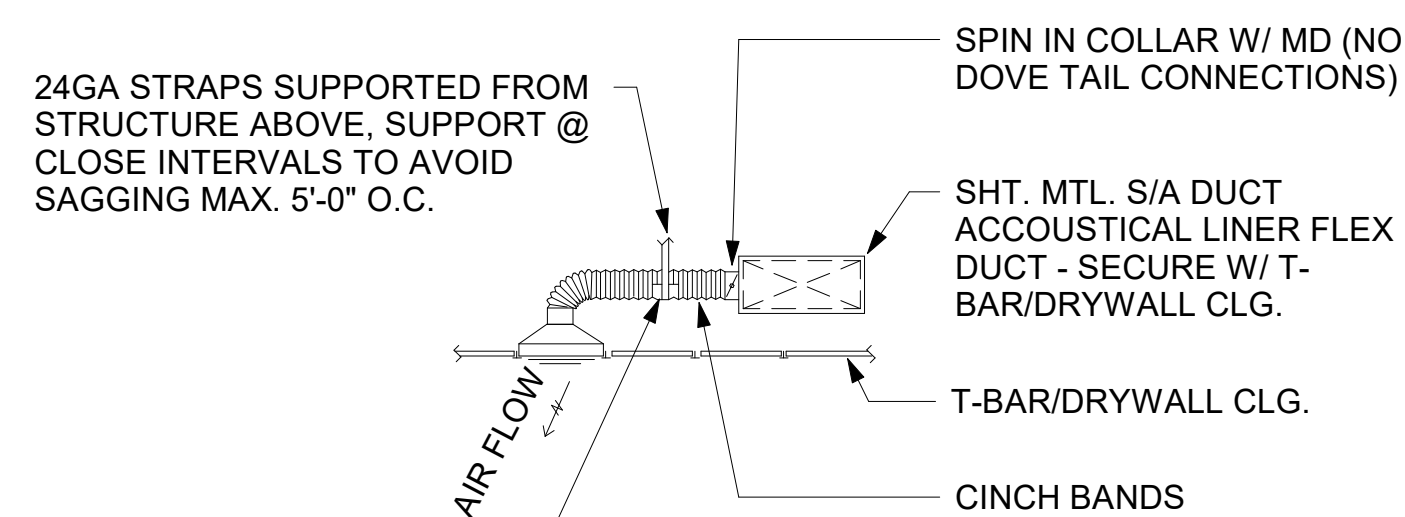
Exhaust Fan Ventilation Schedule										
MARK	SERVICE	MFGR. & MODEL	TYPE	CFM	T.S.P. (IN) WG	MOTOR DATA			WEIGHT	REMARKS
						WATTS	V/PH	FAN RPM		
EF 1	KITCHEN	COOK GC-184	CLG. MTD.	253	0.125	220	115-1Ø-60	1500	25 LBS.	① ②

- UNIT COMPLETE W/ MOUNTING KIT AND WALL CAP W/ INSECT SCREEN
- INTERLOCK W/ LIGHT SWITCH. COORDINATE W/ ELECTRICAL



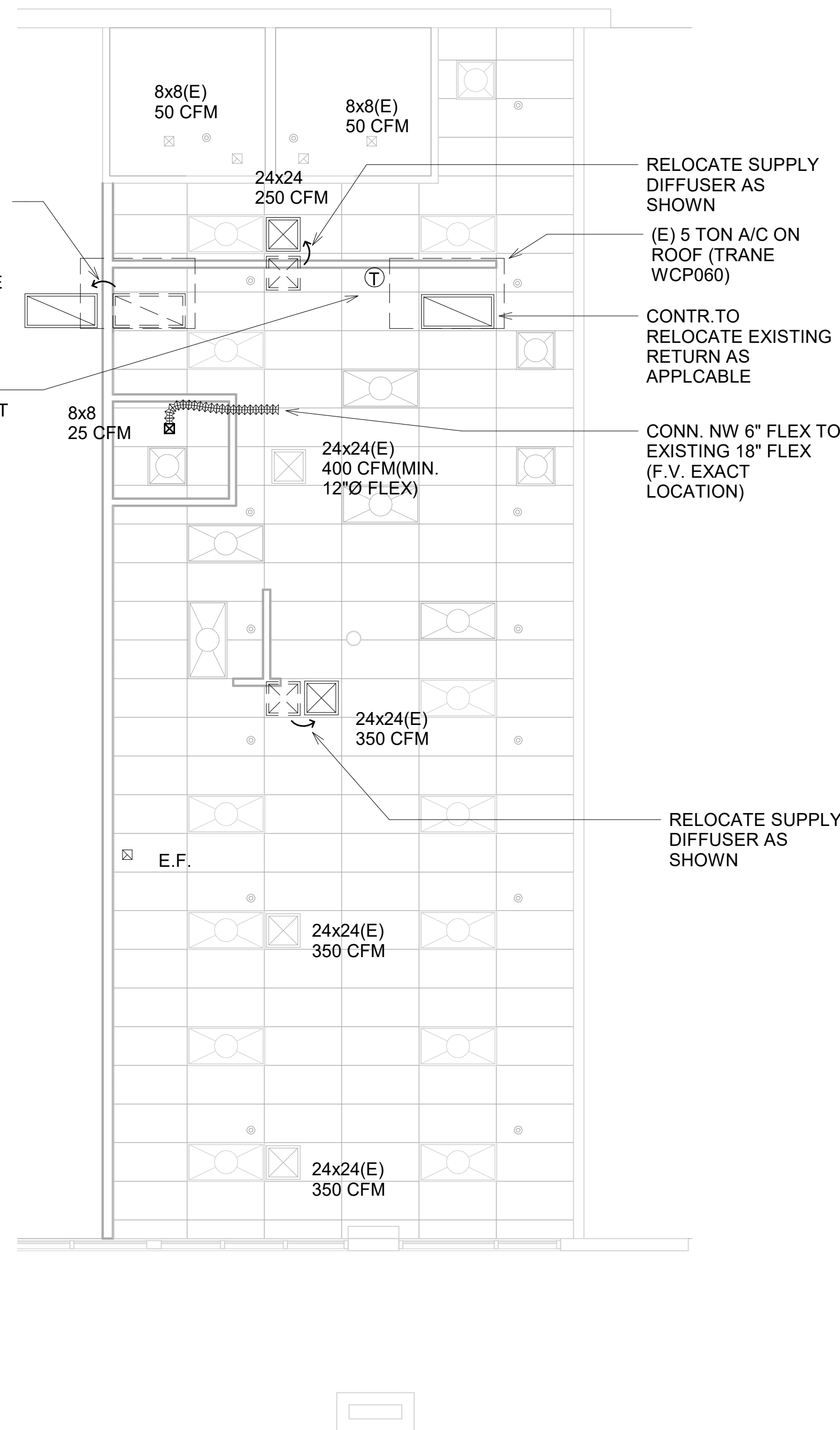
Mechanical Duct Hanger Detail

1/4" = 1'-0"



Ceiling Diffuser Detail

1/8" = 1'-0"



Mechanical Plan

3/16" = 1'-0"

### Mechanical Notes

- PART - 1 GENERAL
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH IMC-2006 ALL CODES, LAWS, RULES, AND REGULATIONS OF ALL NATIONAL, STATE, COUNTY AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. HOWEVER, THIS SHALL NOT BE CONSTRUED TO RELIEVE THIS CONTRACTOR FROM COMPLYING WITH REQUIREMENTS OF THE PLANS AND SPECIFICATIONS WHICH MAY BE IN EXCESS OF CODE REQUIREMENTS.
  - HVAC DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE APPROXIMATE LOCATION OF DUCTWORK, OUTLETS, EQUIPMENT AND PIPING. ALL DIMENSIONS, WHETHER GIVEN IN FIGURES OR SCALED, SHALL BE FIELD VERIFIED. NO DUCTWORK SHALL BE FABRICATED UNTIL DUCT CLEARANCES ARE FIELD VERIFIED.
  - BEFORE SUBMITTING A BID CAREFULLY STUDY ALL THE CONSTRUCTION DOCUMENTS. CAREFULLY EXAMINE THE PREMISES AND ANY EXISTING WORK. DETERMINE, IN ADVANCE, THE METHODS OF INSTALLING AND CONNECTING THE EQUIPMENT AND BECOME THOROUGHLY FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE CONTRACT.
  - MAKE ARRANGEMENTS FOR INSPECTIONS AND PERFORM TESTS REQUIRED FOR HVAC WORK.
  - FURNISH ANY MISCELLANEOUS ITEMS NORMALLY USED, SPECIFICALLY MENTIONED OR NOT, TO RENDER A COMPLETE INSTALLATION.
  - ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - ALL AIR DEVICES PENETRATING FIRED RATED WALLS SHALL HAVE FIRE DAMPERS INSTALL PER CODE, RUSKIN OR EQUAL.

- PART II - PRODUCTS:
- CONDENSATE PIPING:
    - CONDENSATE PIPING BELOW THE ROOF AND ABOVE THE CEILING SHALL BE INSULATED WITH 1/2" ARMAFLEX WITH ALL JOINTS SEALED.
    - PIPING SHALL BE TYPE "M" COPPER PLUGGED TEES FOR CLEANOUTS.
    - JOINTS IN CONDENSATE PIPING MAY BE MADE WITH 50-50 SOLDER.
    - ALL CONDENSATE LINES SHALL HAVE P-TRAPS.
  - DUCTWORK:
    - SIZES SHOWN ARE ACTUAL SHEET METAL SIZES. GAUGES AND INSTALLATION SHALL BE ACCORDING TO THE LATEST SMACNA DUCT CONSTRUCTION MANUAL.
  - DUCTWORK INSULATION:
    - ALL AIR CONDITIONING SUPPLY AND RETURN DUCTWORK LOCATED IN UNCONDITIONED SPACE SHALL HAVE A MIN. R-8 VALUE AND WHEN INSTALLED OUTSIDE THE BUILDING ENVELOPE A MIN. R-8 VALUE.

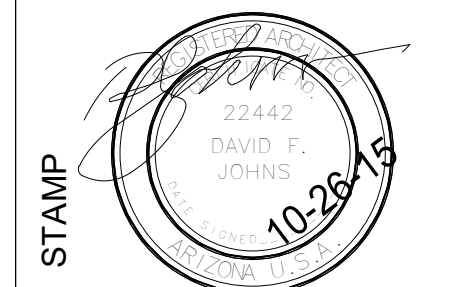
- PART III - EXECUTION:
- PROVIDE ALL OPENINGS REQUIRED THROUGH THE ROOF OR WALLS.
  - ALL ELECTRICAL HIGH VOLTAGE WIRING, FUSES, CONDUIT AND DISCONNECT SWITCHES SHALL BE BY THE ELECTRICAL CONTRACTOR. LOW VOLTAGE WIRING SHALL BE BY THE HVAC CONTRACTOR.
  - ALL DUCT JOINTS SHALL BE SEALED WITH HARDCAST OR EQUIVALENT CMC DUCT SEALER.
  - ROUND BRANCH DUCT CONNECTIONS SHALL BE MADE WITH A ROUND HOLE CUTTER AND A SPIN-IN COLLAR SEALED WITH HARDCAST. NO DOVE TAIL FITTINGS AND NO DUCT TAPE ALLOWED.
  - PAINT ALL VISIBLE SHEET METAL DUCTWORK BEHIND GRILLES AND REGISTERS FLAT BLACK.
  - SUPPORT ALL CEILING DIFFUSERS AND RETURN GRILLES CONNECTED TO FLEXIBLE DUCT IN A T-BAR CEILING FROM THE STRUCTURE ABOVE.
  - PROVIDE ACCESS PANELS FOR ANY EQUIPMENT REQUIRING ACCESS LOCATED ABOVE SOLID CEILINGS.
  - BALANCE ALL AIR QUANTITIES AS INDICATED ON THE DRAWINGS (+) OR (-) 10%, IN ACCORDANCE WITH BALANCING PROCEDURES OR SMACNA, OR AABC.
  - GUARANTEE ALL PARTS AND LABOR FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND PROVIDE AN ADDITIONAL FOUR-YEAR WARRANTY FOR ALL A/C COMPRESSORS.

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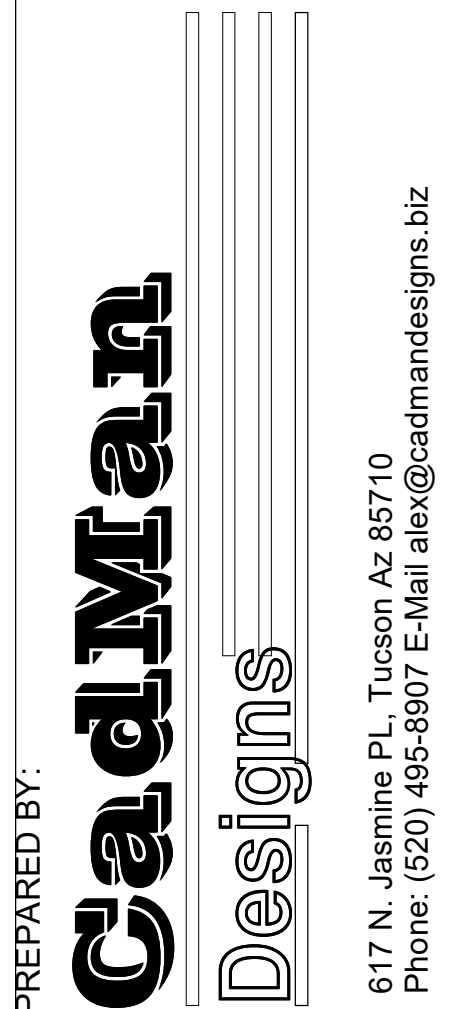
CHECKED BY: DJ

PROJECT NUMBER: 15041



EXP. 6-30-17

REVIEWED & STAMPED BY: OMNI ARCHITECTURE INC.  
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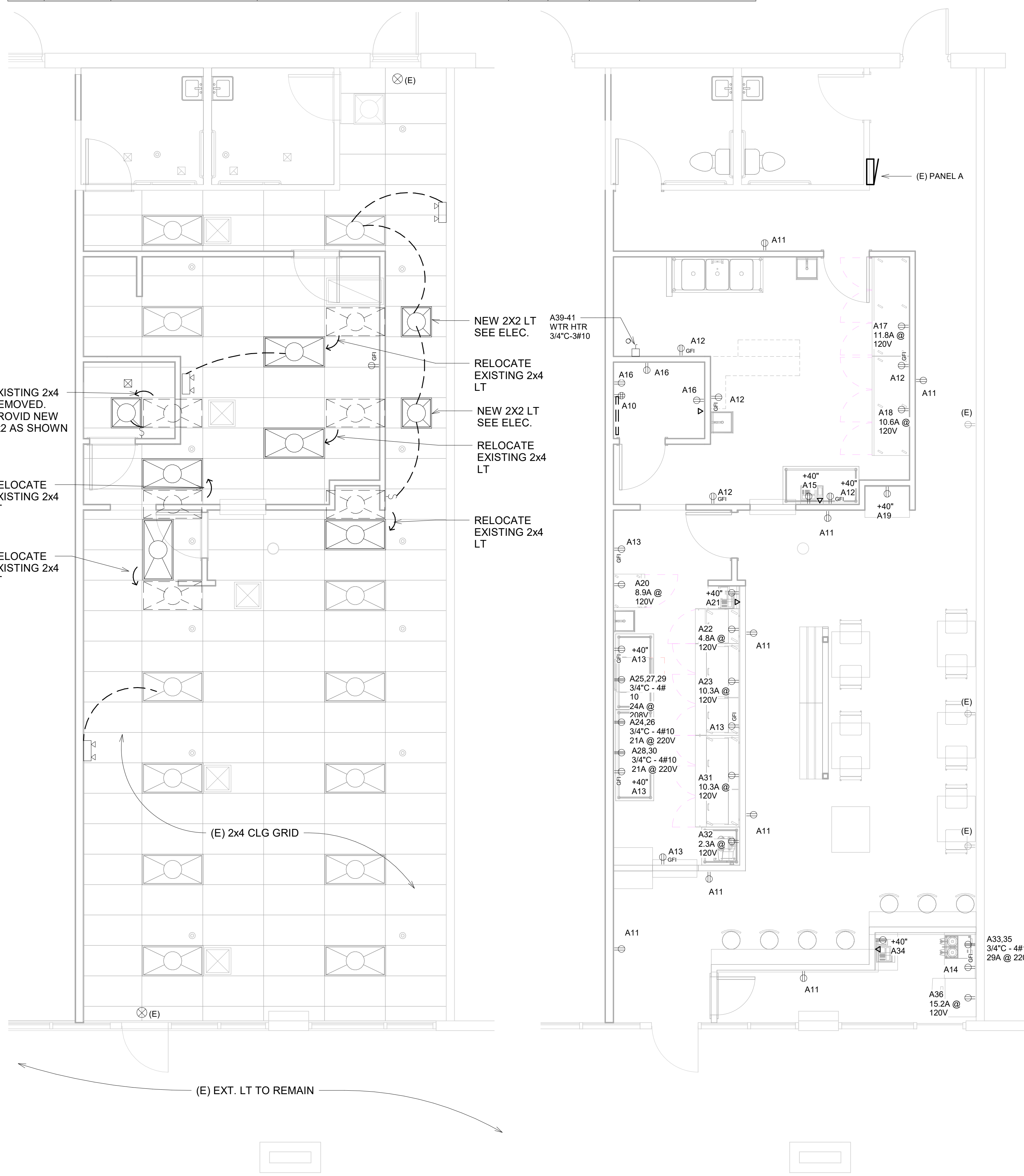
Sub Shop For:  
Modbox Bistro  
973 E. Cottonwood Lane #103  
Casa Grande, AZ 94558  
Mechanical Plan

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Luminare Schedule							
MARK	MFR.	CATALOGS	DESCRIPTION	TYP. LAMP	QUANTITY	VOLTS	MOUNTING
A	DAYBRITE	2-SP-G-2-32-FS-12-120-EB	2x4 FLUORESCENT TROFFER W/ A12.125 PRISMATIC LENS	F32 T8	2	120 V.	LAY-IN TROFFER
B	DAYBRITE	2-SP-G-2-31U1-FS-12-120-EB	2x2 FLUORESCENT TROFFER W/ A12.125 PRISMATIC LENS	FB31 U1	2	120 V.	LAY-IN TROFFER
⊗	McPHILBEN	XLIRW	EXIT SIGN WITH RED LETTERS NICAD BATTERIES			120 V.	SURFACE WALL
⊞	McPHILBEN	CAX 6H	TWIN HEAD EMERGENCY LIGHTS NICAD BATTERIES			120 V.	SURFACE WALL



Lighting Plan  
1/4" = 1'-0"

Power Plan  
1/4" = 1'-0"

### Electrical Legend

- LIGHT FIXTURE OUTLET - CEILING (LETTER INDICATES FIXTURE TYPE).
- LIGHT FIXTURE OUTLET - WALL (LETTER INDICATES FIXTURE TYPE).
- FLUORESCENT LENSED FIXTURE (LETTER INDICATES FIXTURE TYPE).
- ⊞ JUNCTION BOX.
- SS 3 4 TOGGLE SWITCHES - SINGLE POLE, DOUBLE POLE, 3-WAY AND 4-WAY
- ⊞ DUPLEX CONVENIENCE RECEPTACLE.
- ⊞ GFI DUPLEX CONVENIENCE RECEPTACLE - GROUND FAULT INTERRUPTING.
- ⊞ DUPLEX CONVENIENCE RECEPTACLE WITH ONE HALF SWITCHED.
- ⊞ QUADRAPLEX RECEPTACLE (DOUBLE DUPLEX).
- ⊞ SPECIAL OUTLET - PROVIDE OUTLET, ASSEMBLE AND MAKE ALL EQUIP. CONN. AS REQ'D PROVIDE SUITABLE CORD AND PLUG ASSEMBLES FOR ALL EQUIPMENT FURNISHED W/O CORDS.
- ⊞ DISCONNECT SWITCH, NON-FUSED (PLAN).
- ⊞ PANEL.
- TTB TELEPHONE TERMINAL BOARD (TTB) WITH #6 BARE COPPER GROUND. 4"x8"x3/4" PLYWOOD
- ▽ WALL TEL/DATA OUTLET W/ 3/4" STUB-UP TO ABV. T-BAR CLG., U.N.O.

### Electrical Abbreviations

- A.R.S. AMPERES RMS SYMMETRIC
- A.I.C.S. AMPERES INTERRUPTING CAPACITY, SYMMETRIC
- A.F.F. ABOVE FINISHED FLOOR
- AHU AIR HANDLING UNIT
- AL. ALUMINUM
- CU. COPPER
- EM EMERGENCY
- ES ENERGY SAVING
- EWC ELECTRIC WATER COOLER
- EF EXHAUST FAN
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- GRD GROUND
- HPF HIGH POWER FACTOR
- NL NIGHT LIGHT
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE
- WP WEATHERPROOF
- (F) FUTURE, NOT IN CONTRACT
- (E) EXISTING ITEM
- (R) REMOVE EXISTING ITEM, REMOVE WIRING TO NEXT J-BOX
- ADA AMERICANS WITH DISABILITIES ACT GUIDELINES
- NEC NATIONAL ELECTRICAL CODE.

Existing PANEL A									
PANEL = "A"		VOLTAGE 120/208V 3Ø 4W			BUS 250A		MAIN MLO		
TYPE EXISTING		SHORT CIRCUIT			22K MIN AIC			FLUSH MOUNTED	
#	ROOM NAME	Φ A	Φ B	Φ C	ROOM NAME	#	Φ A	Φ B	Φ C
1	LT WEST *	1	20	544	CT MOUNTED	2	1	20	544
3	EM LT WEST *	1	20	128	SMK DET	2	1	20	128
5	SHOW WINDOW RECPT	1	20	800	RECPT WEST	4	1	20	800
7	SHOW WINDOW RECPT	1	20	2880	RECPT WEST	6	1	20	2880
9	SIGN *	1	20	1500	INSTA HOT	8	1	20	1500
11	RECPT	1	20	1800	TMB RECPT	10	1	20	1800
13	GFI	1	20	720	GFI	12	1	20	720
15	POS	K	20	1500	OFFICE	16	1	20	1500
17	3-DR REF	K	20	1416	3-DR FRZR	18	1	20	1272
19	SODA MACHINE	K	20	2400	SINGLE DR REF	20	1	20	1088
21	POS	K	20	1500	SANDWICH/SALAD PREP	22	1	20	576
23	SALAD/SANDWICH PREP	K	20	2880	M/W 21A	24	2	20	1236
25	TURBO CHEF	K	3	2880	M/W 21A	26	3	30	2310
27	24A	K	2	2880	M/W 21A	28	2	30	2310
29	29A	K	4	2880	M/W 21A	30	4	30	2310
31	SALAD/SANDWICH PREP	K	1	1236	SLICER	32	1	20	276
33	COFFE MACHINE	K	2	3190	POS	34	1	20	1500
35	35A	K	4	3190	ICE MACHINE	36	1	20	1824
37	SPARE	K	3	3612	HP	38	3	30	3612
39	WTR HTR 4500W	K	2	2250	HP 30.1	40	2	30	3612
41	41A	K	3	2250	42	3	30	3612	50
NON KITCHEN & LIGHTING LOAD		10628	7902	12062	TOTAL CODE LOAD: 59350 VA				
125% CONT. LOAD		680	2035	-	59350 VA/361= 165A				
KITCHEN EQUIPMENT AT 65%		6611	8747	10685	MAX. CODE CURRENT: 165 A				
TOTAL		17919	18684	22747					

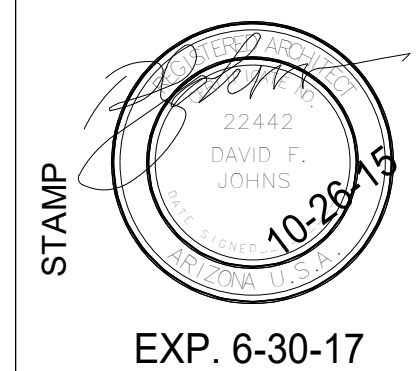
SEE LOAD CALCULATIONS

### General Electrical Notes

- GENERAL CONDITIONS:**  
The contractor will be bound by all requirements of these conditions which in any way apply to his work. Prior to submitting a bid, the contractor shall verify all existing conditions of the project site. All costs associated with the execution of this project shall be included in the contractor's proposal for a complete operable project.
- SCOPE OF WORK:**  
The work covered by this specification shall include furnishing all facilities, labor, material, equipment, tools, and services to construct and install the complete, fully operable systems, in all details as shown. Provide submittals for all equipment, lamps, fixtures, etc. for review and approval as called for by the architect.
- DRAWINGS:**  
The drawings indicate the general layout of the electrical system, arrangement of feeders, circuits, outlets, switches, controls, panelboards, service equipment, fixtures and other work. The drawings are diagrammatic and are not intended to be complete in every detail. The contractor shall assume all responsibility for fitting his material and equipment in with the building structure and all other equipment. No additional cost will be allowed because of structural or equipment interference.
- COORDINATION:**  
The contractor shall be responsible for coordinating this phase of the work with the work of other trades.
- ORDINANCES AND CODES:**  
The electrical installation shall strictly conform with the existing local ordinances, with the rules and regulations of the National Electrical Code where these regulations do not conflict with the local ordinances.
- PERMITS AND INSPECTIONS:**  
The contractor shall obtain and pay for all permits, fees, etc., required by the local ordinances. Upon completion of the electrical works, the contractor shall furnish the Owner a certificate of final inspection and approval from the local inspection department having legal jurisdiction.
- MATERIAL AND INSTALLATION:**  
All material shall be new and unused and of the manufacturer's latest design, and shall be listed as approved and conforming to the standards of the Underwriter's Laboratories, Incorporated, where such a standard has been established. The electrical system has been designed around the make and size of equipment hereinafter specified or shown on the drawings. No substitutions may be made without prior approval. All wiring conductors shall be copper installed in metal conduit, unless noted otherwise. The minimum conductor size shall be #12 AWG, and all wiring shall be insulated at 600 volts. Except as otherwise noted, conductors sizes #10 and smaller shall be THHN solid, conductors #8 AWG and larger shall be stranded. Provide a #12 cu. Minimum grounding conductor in all raceways. Panelboards shall have door-in-door construction with copper bussing. Breakers shall be plug on type for 120/240volt panels and bolt-on type for 277/480 volt panels. Wiring devices shall be rated 20 amps. All fuses shall be LPN/LPS type as applicable for panel feeders and FRN/FRS for motor loads.
- GUARANTEE:**  
The materials and workmanship used for this installation shall be free from defects in materials which becomes apparent within one year from date of final acceptance and shall be replaced immediately without additional cost to the Owner. The contractor shall be required to submit his warranty effective for one year to the Owner before final acceptance can be made.
- SPECIAL INSTRUCTIONS:**  
a. Contractor shall visit the site to ascertain the existing conditions prior to preparing the bid. Contractor shall observe the quality of the existing work within the clean room and about the plant. new work shall be performed to the same level of quality, planning and workmanships as existing. utilize the same methods of unistrut support as existing.  
b. do not disturb existing operations, except as approved by the owner. Outage to connect to the switchboard DSC busbars may be at weekend of holiday times, convenient to the owner at no extra cost to the owner.

### Approval Stamp

DATE: 10/23/2017 4:29:04 PM  
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CHECKED BY: DJ  
PROJECT NUMBER: 15041



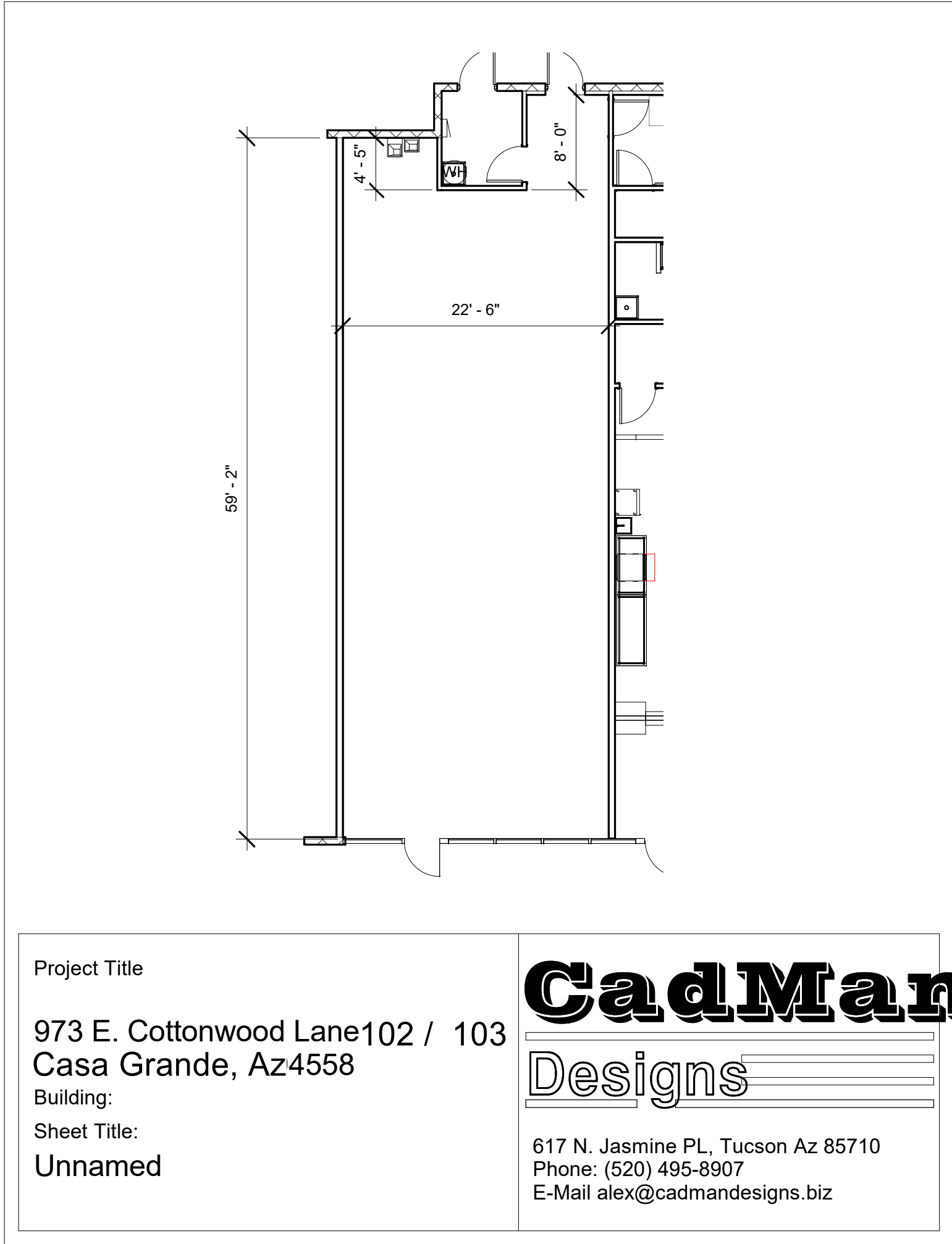
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PREPARED BY:  
**Cadman** Designs  
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Phone: (520) 495-8907 E-Mail alex@cadmandesigns.biz

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Elec. Specs. & Symbols

**E1.0**

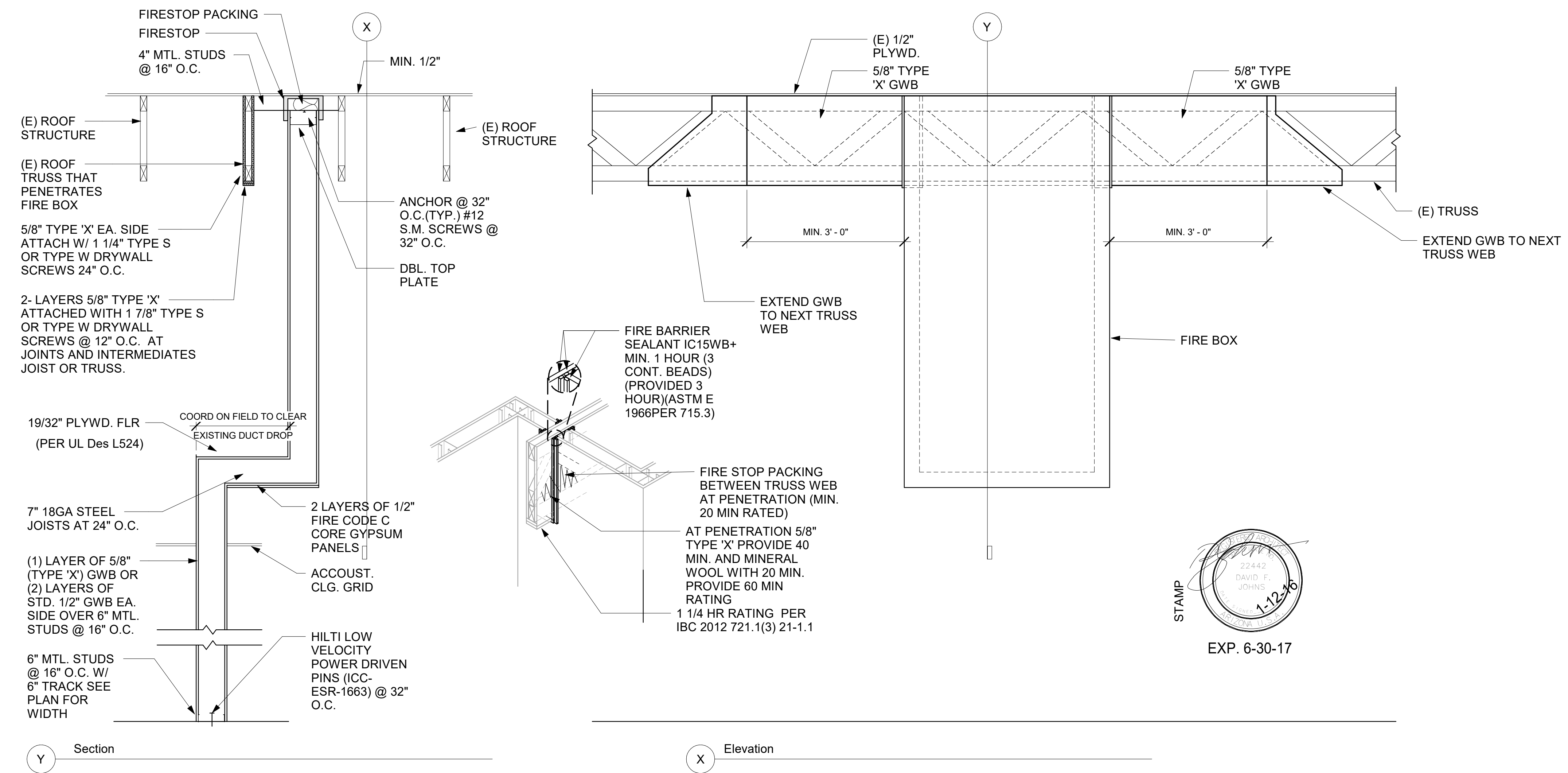
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Project Title  
973 E. Cottonwood Lane102 / 103  
Casa Grande, Az4558  
Building:  
Sheet Title:  
Unnamed

**CadMan**  
Designs  
617 N. Jasmine PL, Tucson Az 85710  
Phone: (520) 495-8907  
E-Mail alex@cadmandesigns.biz





① Fire Rating at Truss Penetration  
3/4" = 1'-0"