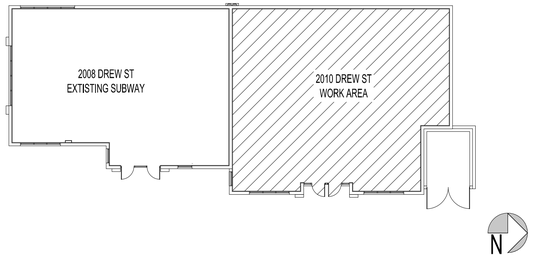
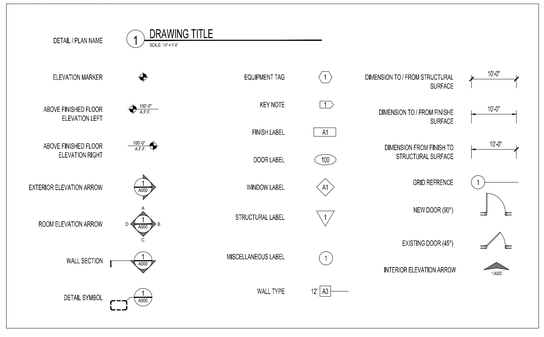
LA REYNA DE MICHOACAN
ICE CREAM
2010-B DREW ST
CLEARWATER, FL

AREA MAP

KEY PLAN



SYMBOL LEGEND



REVISION TRACKER

△	DATE	SHEET	DESCRIPTION

BUILDING INFORMATION

APPLICABLE CODES

ALL CONSTRUCTION SPECIFIED ON THESE DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES INCLUDING REVISIONS, AMENDMENTS AND APPENDICES TO THE FOLLOWING:

THE FLORIDA BUILDING CODE

8th EDITION (2023) FLORIDA BUILDING CODE - BUILDING (FBC-B)
8th EDITION (2023) FLORIDA BUILDING CODE - RESIDENTIAL (FBC-R)
8th EDITION (2023) FLORIDA BUILDING CODE - EXISTING BUILDING (FBC-EB)
8th EDITION (2023) FLORIDA BUILDING CODE - ENERGY (FBC-E)
8th EDITION (2023) FLORIDA BUILDING CODE - TEST PROTOCOL (FBC-T)
8th EDITION (2023) FLORIDA BUILDING CODE - PLUMBING (FBC-P)
8th EDITION (2023) FLORIDA BUILDING CODE - MECHANICAL (FBC-M)
8th EDITION (2023) FLORIDA BUILDING CODE - FUEL GAS (FBC-F)
8th EDITION (2023) FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)
8th EDITION (2023) FLORIDA FIRE PREVENTION CODE
NEC 2020 - NATIONAL ELECTRIC CODE - NFPA70

OCCUPANCY CLASSIFICATION

BUSINESS B

CONSTRUCTION CLASSIFICATION

FLORIDA BUILDING CODE, CHAPTER 6:

-EXPOSURE: C

-CONSTRUCTION TYPE: V-B

-WIND SPEED: 145 MPH

-SPRINKLED: NO

AREA

2148 SQUARE FEET

INTERIOR FINISHES

FLORIDA BUILDING CODE, CHAPTER 8: ROOMS AND ENCLOSED SPACES: CLASS B

INTERIOR WALL AND CEILING FINISHES REQUIREMENTS TABLE 803.11 EXIT ACCESS CORRIDORS / EXIT WAYS: CLASS C

NOTE:

SCOPE OF WORK: REMODEL OF EXISTING RETAIL SPACE

SHEET INDEX

GENERAL

G001	COVER SHEET
G002	ADA SPECIFICATIONS
G003	LIFE SAFETY PLANS
A101	FLOOR PLAN / CEILING PLAN
A102	EQUIPMENT PLAN / FINISH PLAN
P101	PLUMBING PLAN / RISERS
P501	PLUMBING DETAILS
E101	POWER PLAN
E501	ELECTRICAL DETAILS / SCHEDULES

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Date: 2025.03.26 16:55:44 -04'00'

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:

COVER SHEET

G001

11-4.16 WATER CLOSETS.

11-4.16.1 General. Accessible water closets shall comply with 11-4.16.

11-4.16.2 Clear Floor Space. Clear floor space for water closets not in stalls shall comply with Fig. 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

11-4.16.3 Height. The height of water closets shall be 17" to 19" (430 mm to 485 mm), measured to the top of the toilet seat (see Fig. 29(b)). Seats shall not be sprung to return to a lifted position.

11-4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 11-4.26 and Fig. 29. The grab bar behind the water closet shall be 36" (915mm) minimum.

11-4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 11-4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" (1120mm) above the floor.

11-4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Fig. 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

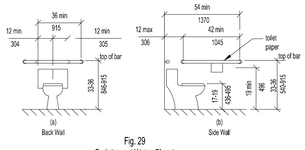


Fig. 29
Crab bars at Water Closets

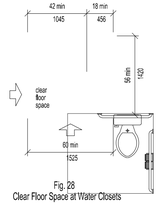


Fig. 28
Clear Floor Space at Water Closets

4.19 LAVATORIES AND MIRRORS.

4.19.1 General. The requirements of 4.19 shall apply to lavatory fixtures, vanities, and built-in lavatories.

4.19.2 Height and Clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34" (865 mm) above the finish floor. Provide a clearance of at least 29" (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

4.19.3 Clear Floor Space. A clear floor space 30" by 48" (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19" (485 mm) underneath the lavatory (see Fig. 32).

4.19.4. Exposed Pipes and Surfaces. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be sharp or abrasive surfaces under lavatories.

4.19.5 Faucets. faucets shall comply with 4.27.4 Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

4.19.6* Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" (115 mm) above the finish floor (see Fig. 31).

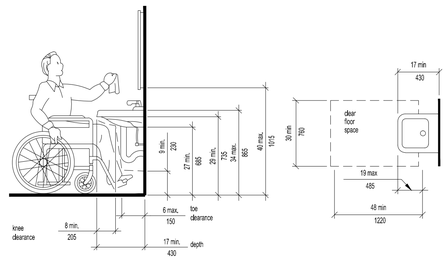
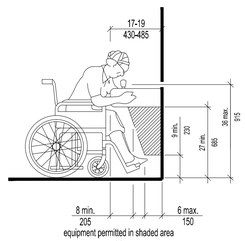


Fig. 31
Lavatory Clearances

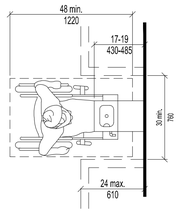
Fig. 32
Clear Floor Space at Lavatories

1 WATER CLOSETS & TOILET STALLS (per FLORIDA ACCESSIBILITY CODE for BUILDING CONSTRUCTION)

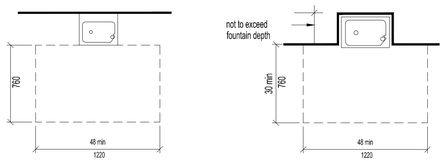
SCALE: N.T.S.



(a)
Spout Height and
Knee Clearance



(b)
Clear Floor Space



(c)
Freestanding
Fountain or Cooler

(d)
Built-in
Fountain or Cooler

Fig. 27
Drinking Fountains and Water Coolers

4.15 DRINKING FOUNTAINS AND WATER COOLERS.

4.15.1. Minimum Number. Drinking fountains or water coolers
required to be accessible by 4.1 shall comply with 4.15.

4.15.2* Spout Height. Spouts shall be no higher than 36" (915mm), measured from the floor or ground surfaces to be the spout outlet (see Fig. 27(a)).

4.15.3 Spout Location. The spouts of drinking fountains and water coolers shall be at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly of water at least 4"(100mm) high so as to allow the insertion parallel to the front of the unit. The spout shall provide a flow of a cup or glass under the flow of water. On an accessible drinking fountain with a round or oval bowl, the spout must be positioned so the flow of water is within 3"(75mm) of the front edge of the fountain.

4.15.4 Controls. Controls shall comply with 4.27.4. Unit controls shall be front mounted or side mounted near the front edge.

4.15.5 Clearances.

(1) Wall and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27"(685mm) high, 30"(760mm) wide, and 17" to 19" (430mm to 485mm) deep (see Fig. 27(a) and (b)). Such units shall also have a minimum clear floor space 30" by 48" (760 mm by 1220mm) to allow a person in a wheelchair to approach the unit facing forward.

(2) Freestanding or built-in units not having a clear space under them shall have a clear floor space at least 30" by 48" (760 mm by 1220 mm) that allows a person in a wheelchair to make a parallel approach to the unit (see Fig. 27(c) and (d)). This clear floor space shall comply with 4.2.4.

3 DRINKING FOUNTAINS

SCALE: N.T.S.

4.13 DOORS.

4.13.1 General. Doors required to be accessible by 4.1 shall comply with the requirements of 4.13.

4.13.2 Revolving Doors and Turnstiles. Revolving doors or Turnstiles shall not be the only means of passage at an accessible entrance or along an accessible route. An accessible gate or door shall be provided adjacent to the turnstile or revolving door and shall be so designed as to facilitate the same use pattern.

4.13.3 Gates. Gates, including ticket gates, shall meet all applicable specifications of 4.13.

4.13.4 Double-leaf Doorways. If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in 4.13.5 and 4.13.6. That leaf shall be an active leaf.

4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32"(815mm) with the door open 90°, measured between the face of the door and the opposite stop (see Fig. 24(a),(b),(c) and (d)). Openings more than 24"(610mm) in depth shall comply with 4.2.1 and 4.3.3 (see Fig. 24(e)).

EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20" (510mm) minimum.

4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear.

EXCEPTION. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension "x" in Fig. 25) if the door is at least 44" (1120mm) wide.

4.13.7 Two Doors in Series. The minimum space between two hinged or pivoted doors in series shall be 48"(1220mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26).

4.13.8* Thresholds at Doorways. Thresholds at doorways shall not exceed 3/4"(19mm) in height for exterior sliding doors or 1/2"(13mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2 (see 4.5.2).

4.13.9* Door Hardware. Handles, pulls, latches, locks and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully opened, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48"(1220mm) above finished floor.

4.13.10* Door Closers. If a door has a closer, then the sweep period of this closer shall be adjusted so that from an open position of 70°, the door will take at least 3 seconds to move to a point 3"(75mm) from the latch, measured to the leading edge of the door.

4.13.11* Door Opening Force. The maximum force for pushing or pulling open a door shall be as follows:

(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors:
- (a) exterior hinged doors: (Reserved).
- (b) interior hinged doors: 5lbf(22.2N).
- (c) sliding or folding doors: 5 lbf (22.2N).

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

4.13.12* Automatic Doors and Power-Assisted Doors. If an automatic door is used, then it shall comply with ANSI/BHMA A156.10-1985. Slowly opening, low-powered, automatic doors shall comply with ANSI A 156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf(66.6N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with 4.13.11 and its closing shall conform to requirements in ANSI A 156.19-1984.

4.14 ENTRANCES.

4.14.1 Minimum Number. Entrances required to be accessible by 4.1 shall be part of an accessible route complying with 4.3. Such entrances shall be connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, and to public streets or sidewalks if available (see 4.3(2)(1)). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility.

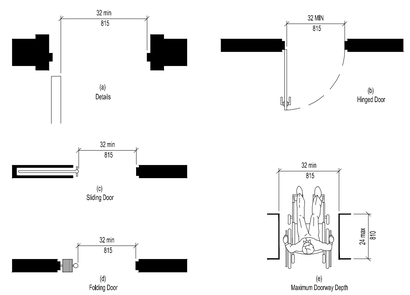


Fig. 24
Clear Doorway Width and Depth

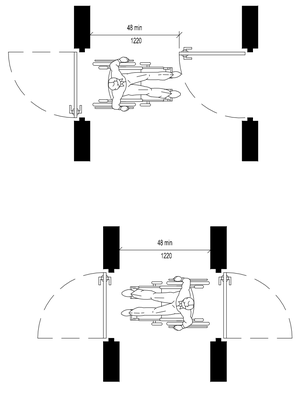


Fig. 26
Two Hinged Doors in Series

4 DOORS & MANEUVERING CLEARANCES

SCALE: N.T.S.

2 LAVATORIES

SCALE: N.T.S.

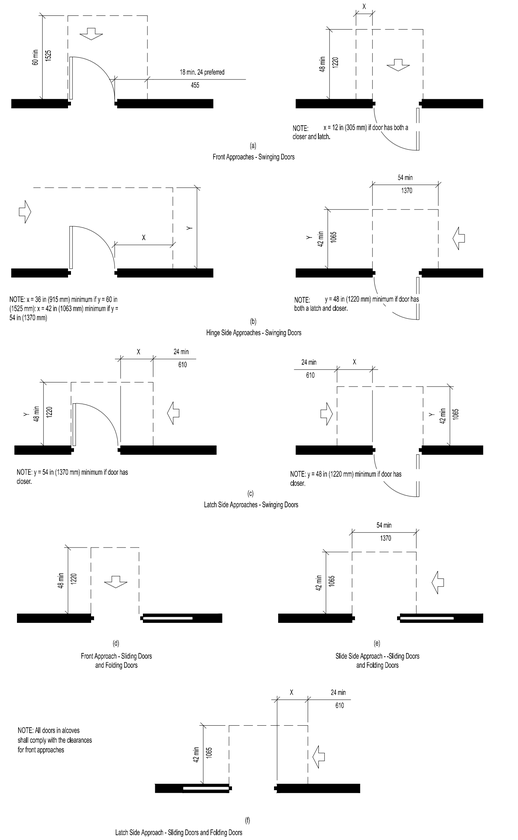


Fig. 25
Maneuvering Clearances at Doors (Continued)

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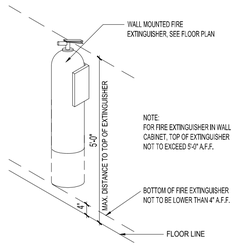
LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:

ADA SPECIFICATIONS

G002



FIRE EXTINGUISHER DETAIL

1. FINAL LOCATION OF FIRE EXTINGUISHERS TO BE DETERMINED BY FIRE MARSHAL.
2. SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT TO THE NEAREST EXTINGUISHER IS LESS THAN 75 FT.
3. TO CONFORM TO THE (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION, PUBLICATION #10.

LIFE SAFETY NOTES:
1. COORDINATE LOCATION OF EXIT SIGNS & EMERGENCY LIGHTING WITH ELECTRICAL DRAWINGS
2. PORTABLE FIRE EXTINGUISHERS TO MEET REQUIREMENTS OF NFPA 10, LATEST EDITION

8th EDITION (2023) FLORIDA FIRE PREVENTION CODE / NEC 2020 - NATIONAL ELECTRIC CODE - NFPA70

7.2 MEANS OF EGRESS COMPONENTS

7.2.1.2.3 Minimum Width.
Door openings in means of egress shall be not less than 32 in. (81 cm) in clear width. Where a pair of doors is provided, not less than one of the doors shall provide not less than a 32-in. (81-cm) clear width opening.

7.2.1.3 Floor Level.
The elevation of the floor surfaces on both sides of a door shall not vary by more than 1/4in. (1.3 cm). The elevation shall be maintained on both sides of the doorway for a distance not less than the width of the widest leaf. Thresholds at doorways shall not exceed ½ in. (1.3 cm) in height. Raised thresholds and floor level changes in excess of ¼ in. (0.64 cm) at doorways shall be bevelled with a slope not steeper than 1 in 2.7.5

ARRANGEMENT OF MEANS OF EGRESS

7.5.1.1 Exits shall be located, and exit access shall be arranged, so that exits are readily accessible at all times.

7.5.1.2 Corridors shall provide exit access without passing through any intervening rooms other than corridors, lobbies, and other spaces permitted to be open to the corridor, unless otherwise provided in 7.5.1.2.1 and 7.5.1.2.2..

7.5.1.3.1 Where more than one exit, exit access, or exit discharge is required from a building or portion thereof, such exits, exit accesses, or exit discharges shall be remotely located from each other and be arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition..

LIFE SAFETY LEGEND

- FIRE EXTINGUISHER MOUNTED ON MANUFACTURER'S STANDARD BRACKET (SEE DETAIL)
- CEILING MOUNTED LED EXIT SIGN
- CEILING MOUNTED LED EXIT SIGN / EMERGENCY LIGHT
- 1-BULB EMERGENCY LED LIGHT w/ BATTERY BACK-UP
- 2- BULB EMERGENCY LED LIGHT w/ BATTERY BACK-UP
- LED TROFFER EMERG. / NIGHTLIGHT w/ BATTERY BACK-UP
- PRIMARY MEANS OF EGRESS

SECTION 303
ASSEMBLY GROUP A

303.1 Assembly Group A.
Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

303.1.1 Small buildings and tenant spaces.
A building or tenant space used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

303.1.2 Small assembly spaces.
The following rooms and spaces shall not be classified as Assembly occupancies:

1. 1.A room or space used for assembly purposes with an *occupant load* of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. 2.A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to anOther occupancy shall be classified as a Group B occupancy or as part of that occupancy.

CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

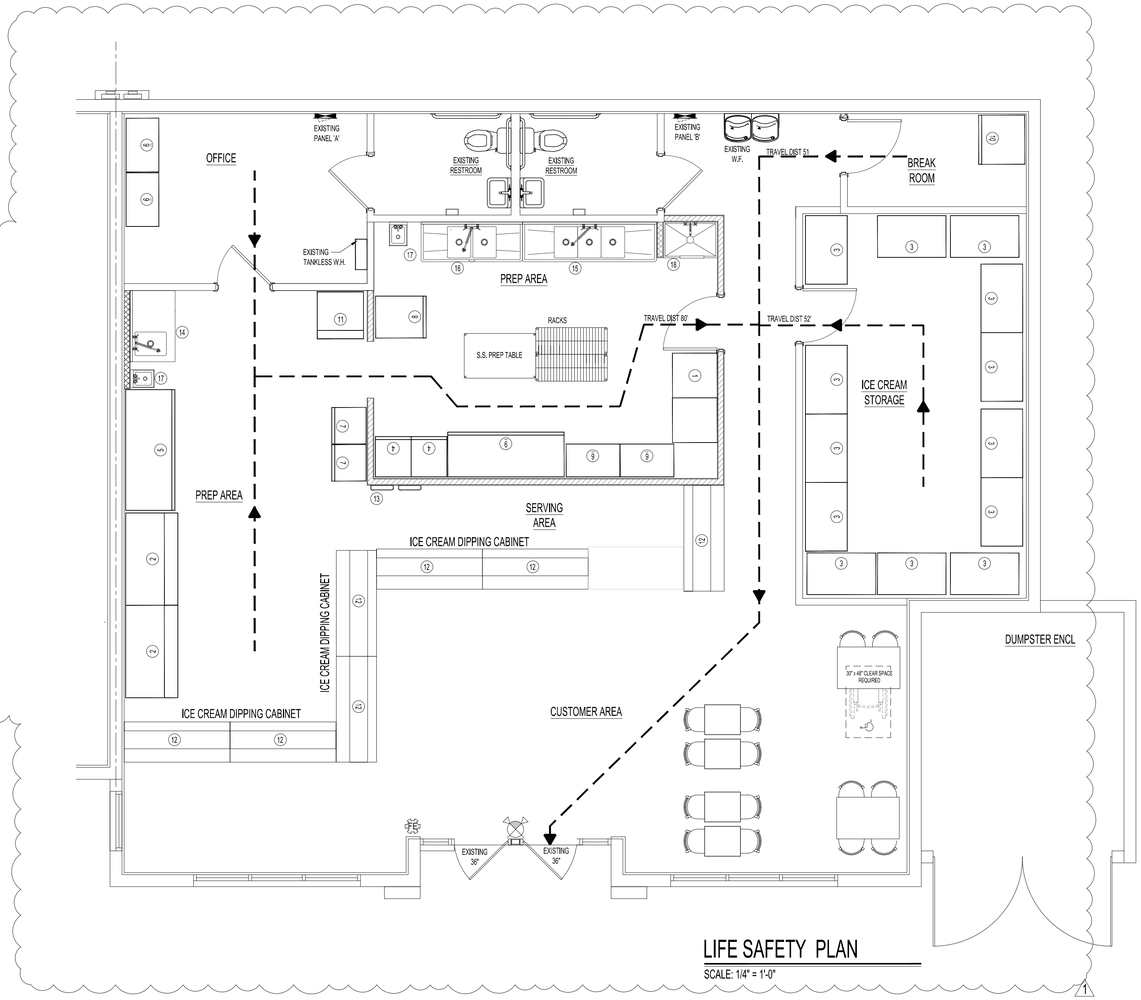
	M / F WC	M /F LAV	Water	Service Sink
B	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	Yes	Yes

- Assembly Group A, less than 50 people is considered Group Business Per FBC 303.1.1 /303.1.2

NOTE:
-OCCUPANCY IS LESS THAN 50 OCCUPANTS
-BUILDING IS NOT SPRINKLED

EQUIPMENT SCHEDULE

MARK	QTY	MFG	TYPE	POWER REQ	WATER REQ
1	1	FINAMAC	FLEX MOLD UNMOLD	220V/1 PH	--
2	2	IKON	ISP61M - FRUIT PREP COOLER	115V/60/1 - 4.3 AMPS	--
3	13	INSIGNIA	NS-CZ10WH6 - CHEST FREEZER	120V/60/1 - 1.4 AMPS	--
4	2	LIEBHERR	EFE-5250 - REFRIG / FREEZER	115V/60/1 - 3.0 AMPS	--
5	1	SABA	S-72 - RG FRUIT STORAGE REFRG	115V/60/1 - 10.92 AMPS - NEMA 5-15P	--
6	4	THOMSON	TFRF710-B-SM - CHEST FREEZER	115V/60/1 - 1.1 AMPS	--
7	1	TRUE	GDM-12-HC-TSL01 - MERCHANDISER	115V/60/1 - 2.0 AMP - NEMA 5-15P	--
8	1	TRUE	STG1F-1G-HC - GLASS DOOR FREEZER	115V/60/1 - 8.9 AMP - NEMA 5-15P	--
9	1	TRUE	T-72 - ICE CREAM MIX STORAGE REFRG	115V/60/1 - 9.6 AMPS - NEMA 5-15P	--
10	1	WHIRLPOOL	WRB322DMBM11 - REFRIG	115V - 7.10 AMPS - NEMA 5-15P	--
11	1	ICE-O-MATIC	CIM0530FA4 - ICE MAKER	115V/60/1 - 17.8 AMPS -	3/8" FPT
12	6	EXCELLENCE	HL 20HC - ICE CREAM DIPPING CABINET	115V -	--
13	2	DIPWELL	D15S1 15" ICE CREAM DIPPER WELL	--	3/8" FPT
14	1	Serv-Ware	TSF-3048-L 48" Table with Sink	--	--
15	1	--	3-COMPARTMENT SINK	--	--
16	1	--	2-COMPARTMENT SINK	--	--
17	1	--	MOP SINK	--	--
18	2	--	HANDSINK	--	--
19	1	SCHIER	GB-1 20/25 GPM GREASE INTERCEPTOR	--	--
20	--	--	--	--	--



LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

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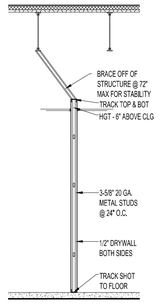
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 2-10-2025

REVISIONS:
1 3-22-25 PER COMMENTS

DEMO / LIFE SAFETY PLANS

G003



1 TYPICAL PARTITION SECTION
SCALE: N.T.S.

403.2Separate facilities.
Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:
1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile *occupancies* in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.

HVAC NOTE:
NO CAPACITY ADDED OR SUBTRACTED
REUSE EXISTING HVAC SYSTEM, DUCTS, & VENTS .
RELOCATE TO ACCOMMODATE REMODEL

CEILING SYMBOLS

- 2' X 2' / 2' X 4' DROP-IN CEILING
- DRYWALL CEILING
- 2' x 2' DIFFUSER, SUPPLY
- 2' x 2' DIFFUSER, RETURN
- 2' x 2' LED LIGHT
- 2' x 4' LED LIGHT
- 6' LED CANISTER LIGHT
- $OS OCCUPANCY SENSOR
- 2-BULB EMERGENCY LIGHT
- 1-BULB EMERGENCY LIGHT
- EXIT / EMERGENCY LIGHT
- LIGHTED EXIT SIGN, CENTER OVER DOOR

DOOR SCHEDULE

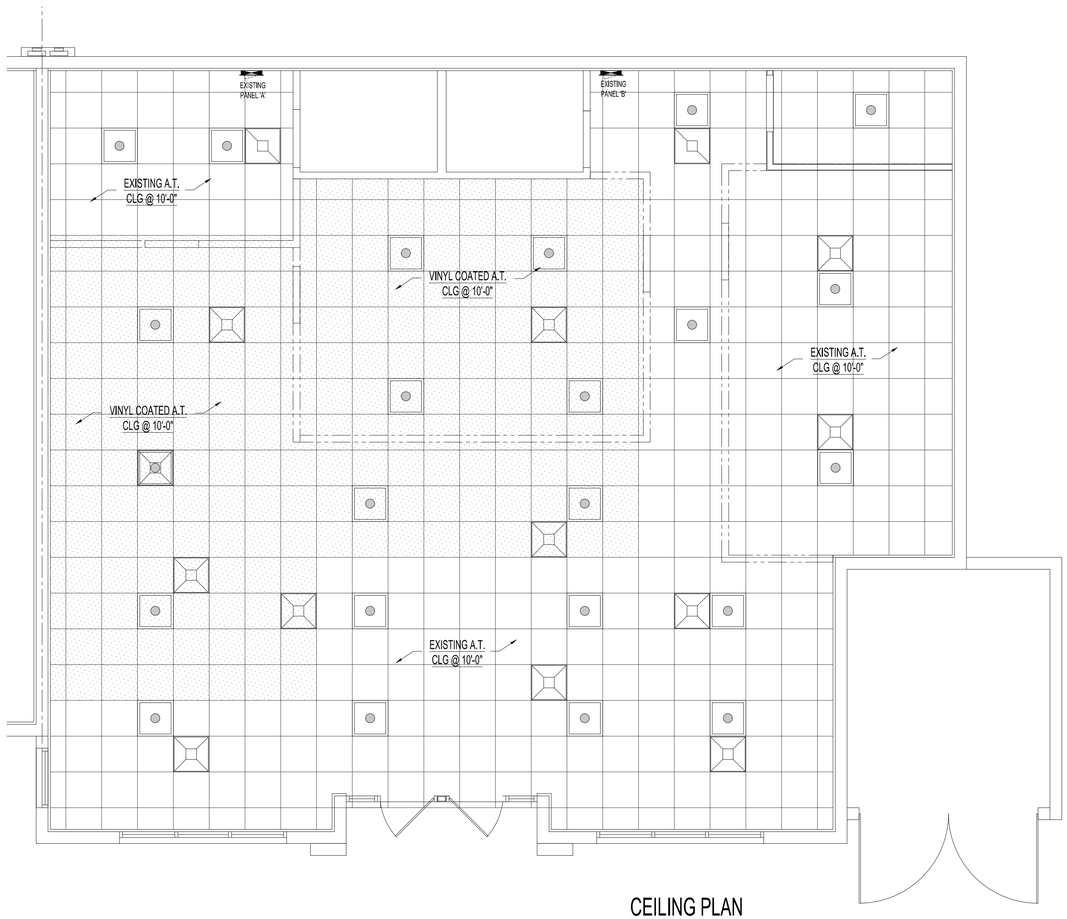
MARK	DIMENSIONS	R.O.	TYPE	HRDWR
101	36" X 80" X 1 3/4"	37" X 81 1/2"	HOLLOW METAL FRAME / SOLID CORE	H1

HARDWARE SCHEDULE

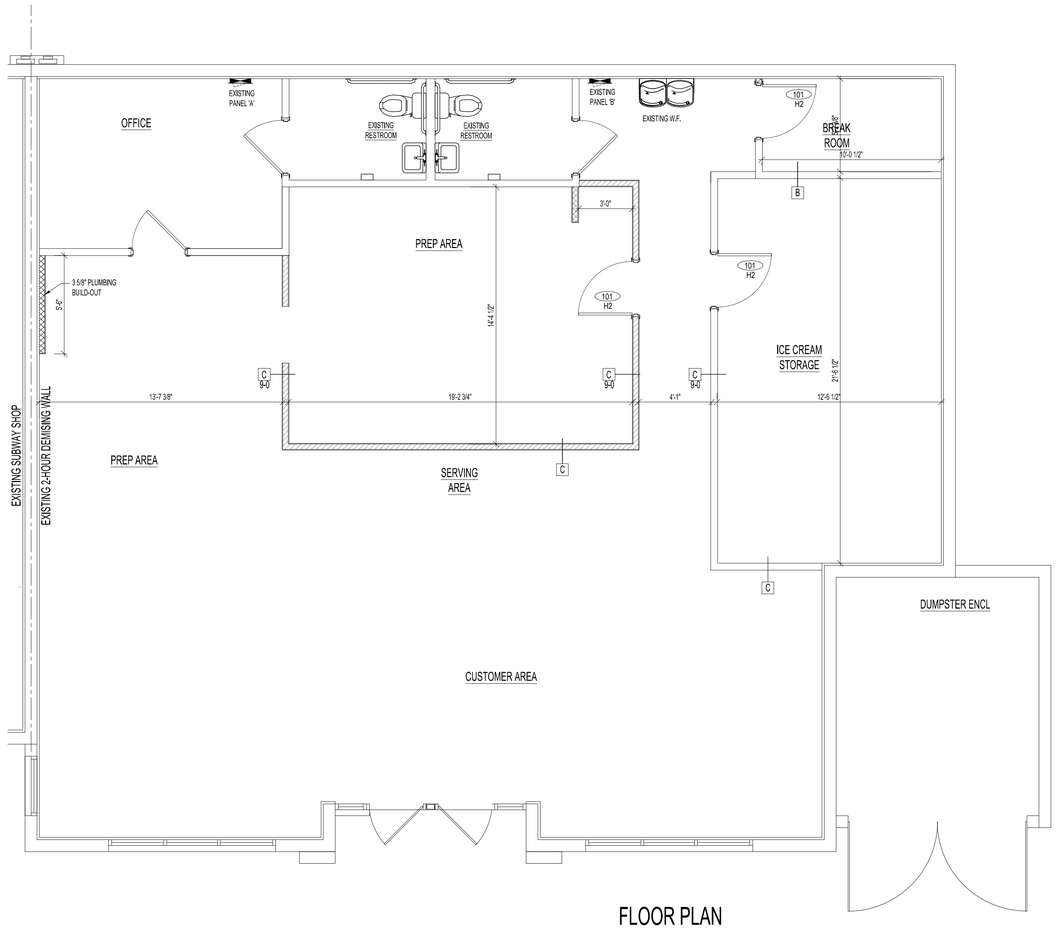
MARK	HARDWARE & ACCESSORIES
H1	HINGES, CLOSER, KICK PLATE, OFFICE LOCK SET , ADA LEVER STYLE HANDLE
H2	HINGES, CLOSER, PRIVACY LOCK SET , ADA LEVER STYLE HANDLE

WALL SCHEDULE

- A — EXISTING INTERIOR PARTITIONS TO REMAIN
- B — NEW INTERIOR PARTITIONS 20 GA 3-5/8" METAL STUD @ 24" O.C. UP TO CLG 1/2" DRYWALL EACH SIDE,
- C — NEW INTERIOR PARTITIONS 20 GA 3-5/8" METAL STUD @ 24" O.C. UP TO 9'-0" 1/2" DRYWALL EACH SIDE,



CEILING PLAN
SCALE: 1/4" = 1'-0"
REUSE EXISTING HAVC SYSTEM -
RELOCATE GRILLS AS NEEDED



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

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727-644-8193
Email: arcbreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

STATE OF FLORIDA ★ ROBERT E. GREGG ★ ARCHITECT ★ AR9627 ★ REGISTERED

Digitally signed by ROBERT GREGG
Date: 2025.03.26 16:57:21 -04'00'

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:

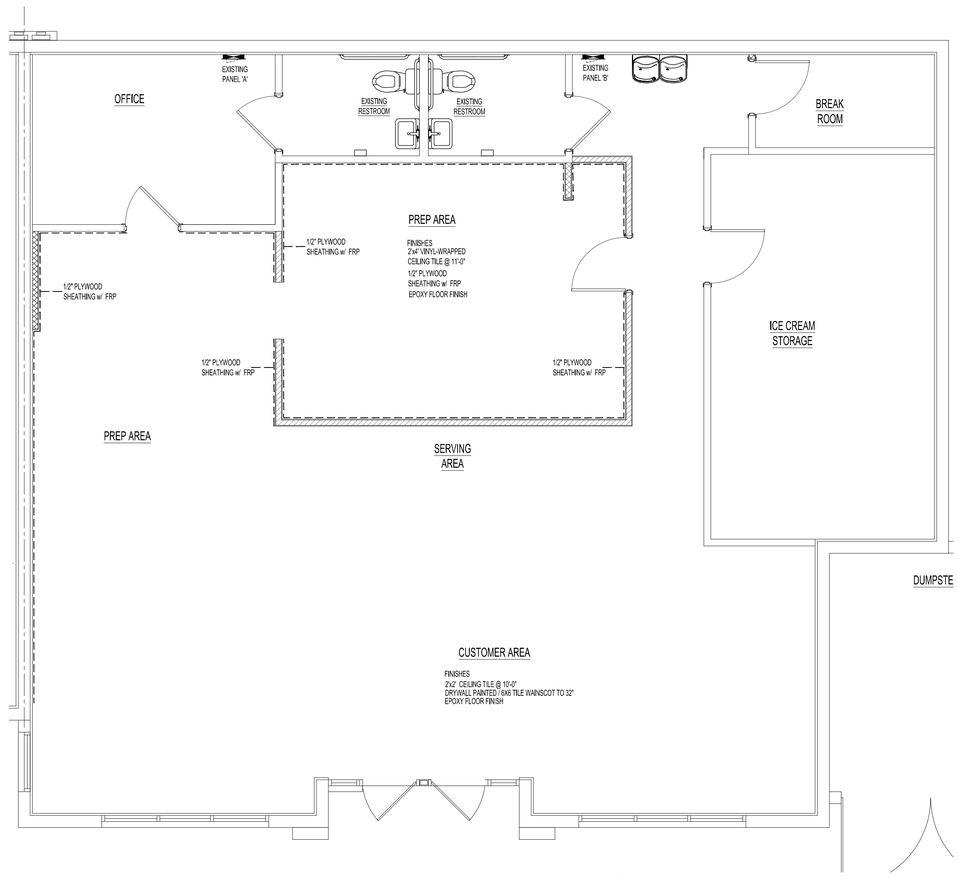
PLANS
A101

FINISH SCHEDULE

	AREA - KITCHEN / PREP	
FLOOR	EPOXY FLOOR FINISH	
	(ALT: 6x6 QUARRY TILE, GREY)	
WALLS	1/2" PLYWOOD SHEATHING w/ FRP	
CEILING	2'x4' VINYL-WRAPPED CEILING TILE @ 11'-0"	
	AREA - CUSTOMER / DINING	
FLOOR	EPOXY FLOOR FINISH	
	(ALT: 12x24 PLANK TILE)	
WALLS	DRYWALL PAINTED / 6X6 TILE WAINSCOT TO 32"	
CEILING	2'x2' CEILING TILE @ 11'-0"	

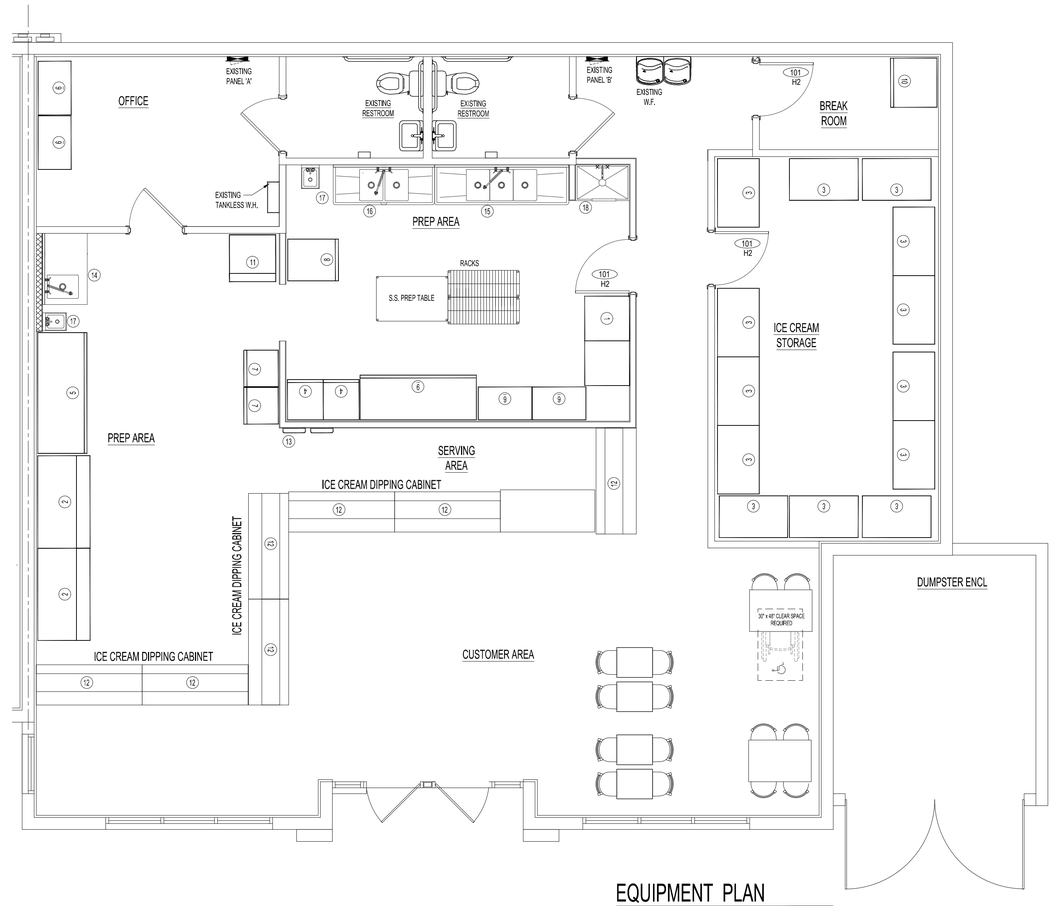
EQUIPMENT SCHEDULE

MARK	QTY	MFG	TYPE	POWER REQ	WATER REQ
1	1	FINAMAC	FLEX MOLD UNMOLD	220V/1 PH	--
2	2	IKON	ISP61M - FRUIT PREP COOLER	115V/60/1 - 4.3 AMPS	--
3	13	INSIGNIA	NS-CZ10WH6 - CHEST FREEZER	120V/60/1 - 1.4 AMPS	--
4	2	LIEBHERR	EFE-5250 - REFRIG / FREEZER	115V/60/1 - 3.0 AMPS	--
5	1	SABA	S-72 - RG FRUIT STORAGE REFRG	115V/60/1 - 10.92 AMPS - NEMA 5-15P	--
6	4	THOMSON	TFRF710-B-SM - CHEST FREEZER	115V/60/1 - 1.1 AMPS	--
7	1	TRUE	GDM-12-HC-TSL01 - MERCHANDISER	115V/60/1 - 2.0 AMP - NEMA 5-15P	--
8	1	TRUE	STG1F-1G-HC - GLASS DOOR FREEZER	115V/60/1 - 8.9 AMP - NEMA 5-15P	--
9	1	TRUE	T-72 - ICE CREAM MIX STORAGE REFRG	115V/60/1 - 9.6 AMPS - NEMA 5-15P	--
10	1	WHIRLPOOL	WRB322DMBM11 - REFRIG	115V - 7.10 AMPS - NEMA 5-15P	--
11	1	ICE-O-MATIC	CIM0530FA4 - ICE MAKER	115V/60/1 - 17.8 AMPS -	3/8" FPT
12	6	EXCELLENCE	HL 20HC - ICE CREAM DIPPING CABINET	115V -	--
13	2	DIPWELL	D15S1 15" ICE CREAM DIPPER WELL	--	3/8" FPT
14	1	Serv-Ware	TSF-3048-L 48" Table with Sink	--	--
15	1	--	3-COMPARTMENT SINK	--	--
16	1	--	2-COMPARTMENT SINK	--	--
17	1	--	MOP SINK	--	--
18	2	--	HANDSINK	--	--
19	1	SCHIER	GB-1 20/25 GPM GREASE INTERCEPTOR	--	--
20	--	--	--	--	--



FINISH PLAN

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



EQUIPMENT PLAN

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

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STATE OF FLORIDA ROBERT E. GREGG REGISTERED ARCHITECT AR9827

Digitally signed by ROBERT GREGG
Date: 2025.03.26 16:57:47 -04'00'

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:

FINISH / EQUIPMENT PLANS

A102

ICE CREAM SHOP @ 2010 DREW ST

SECTION 12 - TOWNSHIP 29 S - RANGE 15 E
PARCEL NO. 12-29-15-82638-003-0050
CITY OF CLEARWATER, FLORIDA

LEGAL DESCRIPTION

LOTS 5 & 6, BLOCK C, SKYCREST TERRACE, AS RECORDED IN PLAT BOOK 33, PAGE 47, ACCORDING TO THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

STREET MAP

AERIAL MAP

NORTH

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C2.1	EX. SITE & LANDSCAPE PLAN
C2.2	SITE PHOTOS
C3.1	PROP. SITE & LANDSCAPE PLAN
C3.2	LANDSCAPE DETAILS

OWNER CONTACT

EQUITIES HOLDINGS GROUP INC

18167 US HIGHWAY 19 N STE 450
CLEARWATER, FL 33764-6574

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:

NORTHSIDE ENGINEERING, INC.
300 SOUTH BELCHER ROAD
CLEARWATER, FLORIDA 33765
727-443-2869

ARCHITECT

ROBERT E.GREGG
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727-644-8193
ARCHREG@AOL.COM

SURVEY

MOHAMMAD B.FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
727-375-1741
MOHAMMADBFAR@AOL.COM

FLOOD ZONE INFORMATION

SITE IS LOCATED IN FLOOD ZONE "X"
FIRM PANEL #125096-0016D DATED 08/19/91

SITE DATA

MATRIX		EXISTING	PROPOSED	CRITERIA APPROVED PREVIOUS FLEXIBLE DEVELOPMENT COMP. IN-FILL FL 01-12-36
ZONING:		C	C	C
USAGE:		SUBWAY & BICYCLE SHOP	SUBWAY & ICE CREAM SHOP	OK.
FUTURE LAND USE:		CG	CG	CG
LOT AREA (GROSS):		18,082 S.F. 0.415 ACRES	18,082 S.F. 0.415 ACRES	18,082 S.F. 0.415 ACRES
BUILDING COVERAGE:		4,068 S.F.	EX. SUBWAY = 1,800 S.F. PROP. ICE CREAM = 2,268 S.F.	4,068 S.F.
FLOOR AREA RATIO: (FAR)		0.225	0.225	0.225
BLDG. SETBACKS:	FRONT (SOUTH)	25.4'	25.4'	25'
	SIDE (WEST)	5.3'	5.3'	5'
	SIDE (EAST)	79.6'	79.6'	-
	REAR (NORTH)	11.1'	11.1'	11'
BLDG. HEIGHT:		16'	16'	16'
VEHICULAR USE AREA (VUA):		8,624 S.F.	8,624 S.F.	8,624 S.F.
INTERIOR LANDSCAPING:		87 S.F.	87 S.F.	87 S.F.
IMPERVIOUS SURFACE RATIO: (I.S.R.)		13,837 S.F. (0.76)	13,837 S.F. (0.76)	13,837 S.F. (0.76)
OPEN SPACE: (S.F. & % OF GROSS SITE)		4,245 S.F. 24%	4,245 S.F. 24%	4,245 S.F. 24%
PARKING:		22 SPACES	22 SPACES	22 SPACES

PARKING CALCULATIONS:
FOR PROPOSED DEVELOPMENT
(SEE PARKING STUDY)

SUBWAY SANDWICH SHOP: 1,800 S.F. @ 7/1000 = 12.6 SPACES
ICE CREAM SHOP: 2,268 S.F. @ 4.14/1000 = 9.4 SPACES
TOTAL PARKING: 22 SPACES

"INVESTIGATE BEFORE YOU EXCAVATE"

CALL SUNSHINE @ 1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

AGENCY RESPONSE STAMPS

Northside Engineering, Inc.
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-9036
tech@northsideengineering.net
Est. 1989

Civil - Land Planning - Traffic Studies - Landscape
Due Diligence Reports - Land Use - Re-Zoning
Stormwater Management - Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971 Registry # 31306

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PROJECT #	2522
ISSUE DATE:	05/01/25

REVISIONS:

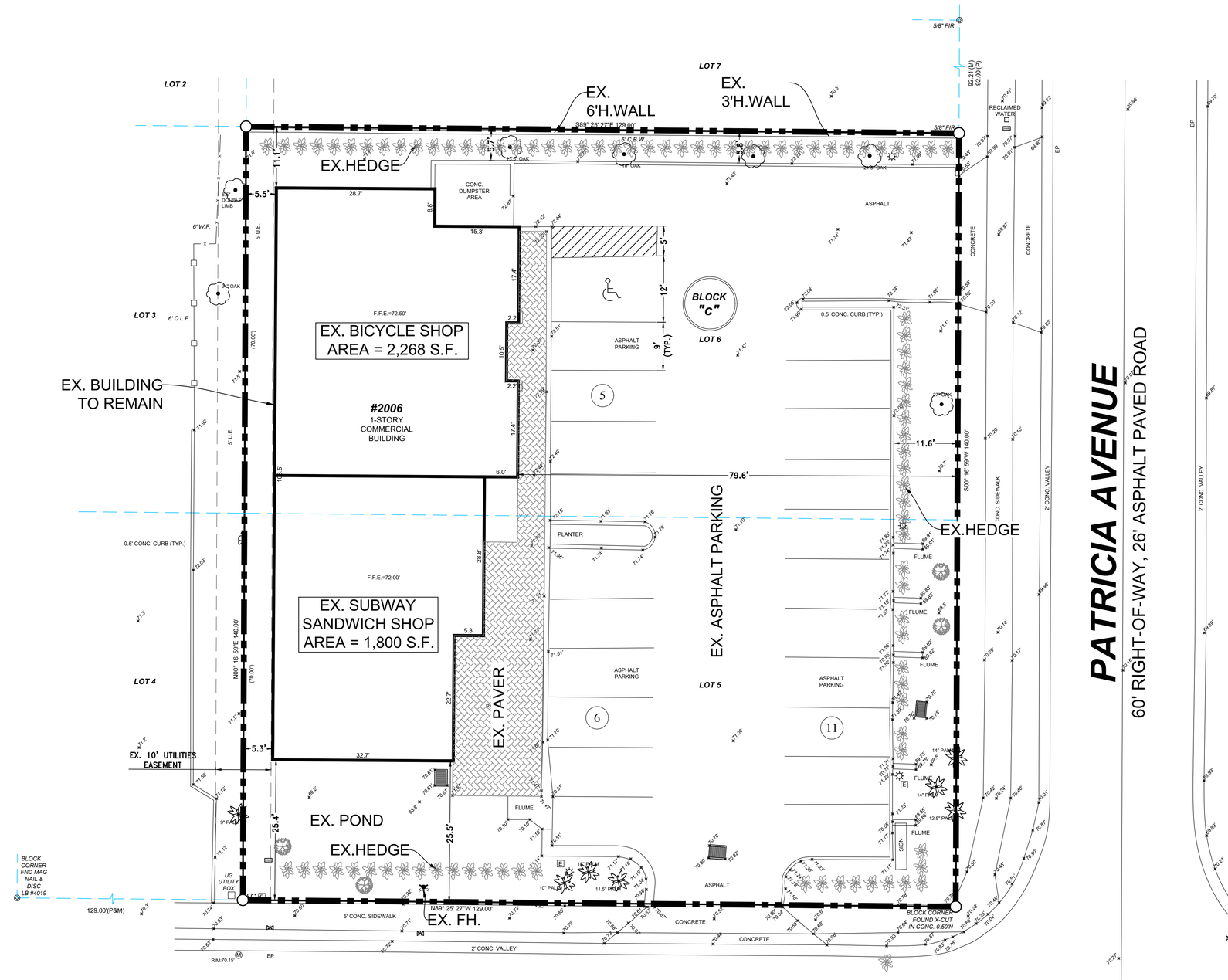
No.	Date	Description
1	06/10/25	CITY COMMENTS
2	/ /	
3	/ /	
4	/ /	
5	/ /	
6	/ /	

DRAWN BY : HS

CIVIL SITE DATA

ICE CREAM SHOP @ 2010 DREW ST
2010 DREW ST,
CLEARWATER, FLORIDA 33765

Northside Engineering, Inc.
C1.1



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EXISTING SITE & LANDSCAPE PLAN

ICE CREAM SHOP @ 2010 DREW ST
2010 DREW ST,
CLEARWATER, FLORIDA 33765

Northside Engineering, Inc.

C2.1

Northside Engineering, Inc.

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	/ /	
	/ /	

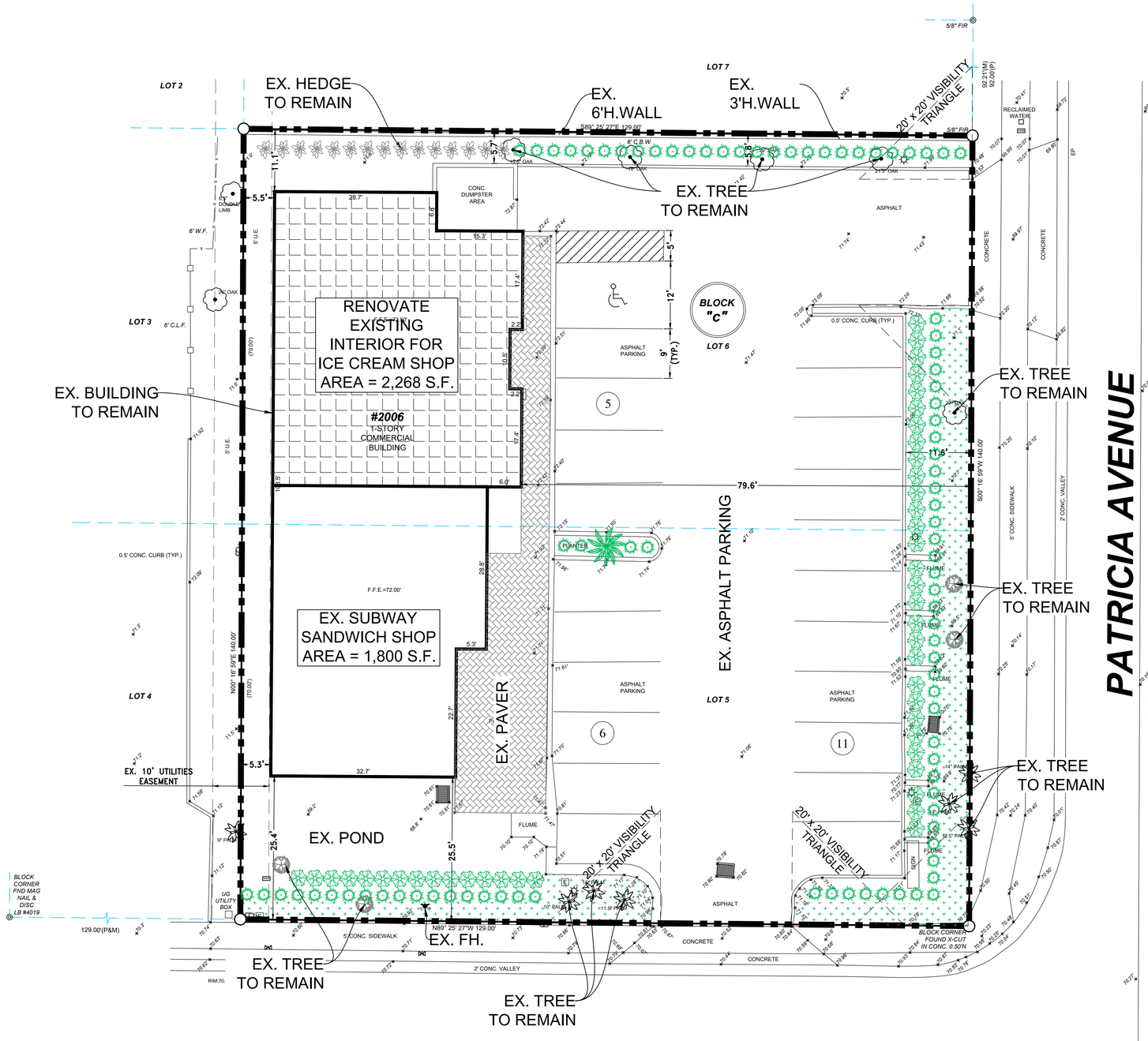
DRAWN BY : **HS**

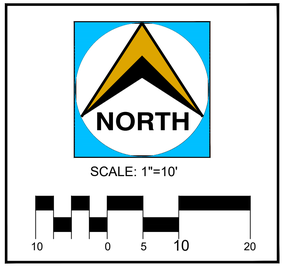
SITE PHOTOS

ICE CREAM SHOP @ 2010 DREW ST
2010 DREW ST,
CLEARWATER, FLORIDA 33765

Northside Engineering, Inc.

C2.2





PLANT LEGEND AND SPECIFICATIONS

	SYMBOL	QUANTITY	SPECIES	NATIVE	SITE REQUIREMENTS	INSTALLED PLANT SPACING (ON-CENTER)
TREES		1	SABAL PALMETTO SABAL PALM	YES	10' CLEAR TRUNK	–
SHRUBS		44	GALLBERRY ILEX GLABRA	YES	24" HEIGHT (MAX)	3' O.C.
		90	DWARF OLEANDER NERIUM OLEANDER 'PETITE PINK'	YES	18" HEIGHT (MAX)	3' O.C.
GROUND COVERS		990 S.F.	JASMINE, DOWNY JASMINUM MULTIFLORUM	NO	1 GALLON MINIMUM 12" HEIGHT (MAX)	–

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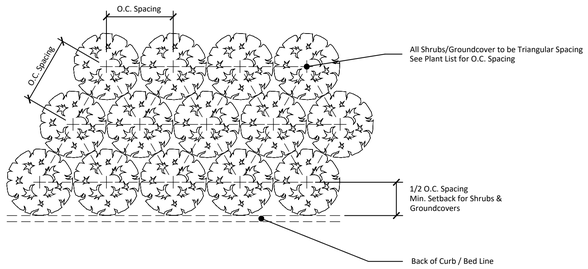
PROPOSED SITE & LANDSCAPE PLAN

ICE CREAM SHOP @ 2010 DREW ST
2010 DREW ST,
CLEARWATER, FLORIDA 33765

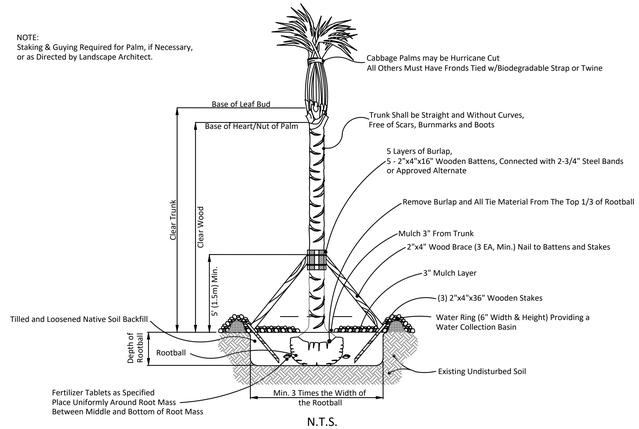
Northside Engineering, Inc.

C3.1



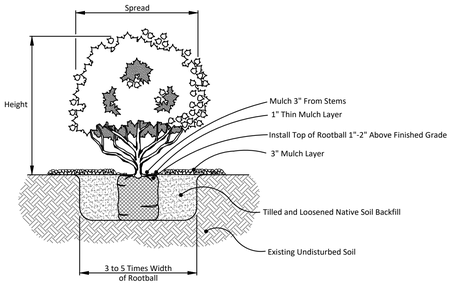
N.T.S.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	PLANT SPACING DETAIL (NO-OFFSET)	INDEX NO. 903	PAGE NO. 1 OF 2	LATEST REVISION 2/22/2016



N.T.S.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	PALM PLANTING DETAIL	INDEX NO. 904	PAGE NO. 1 OF 1	LATEST REVISION 2/22/2016



N.T.S.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	SHRUB AND GROUNDCOVER PLANTING DETAIL	INDEX NO. 905	PAGE NO. 1 OF 1	LATEST REVISION 10/28/2019

GENERAL LANDSCAPE NOTES

1. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
2. All recommended trees and plant materials will be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants", 7th Edition, 1998 as revised from time to time.
3. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Associations approved practices.
4. All plants shall be fertilized with Agriform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
5. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
6. All planting areas shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation.
7. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
8. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
9. All tree and shrub locations are subject to change. All locations shall be approved by the City Project Manager prior to planting.
10. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the City Project Manager in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
11. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
12. Plant material shall be bid as specified unless unavailable, at which time the City Project Manager will be notified by telephone and in writing of intended changes.
13. Any and all questions concerning the plan set and/or specifications shall be directed to the City Project Manager at (727) 562-4737.
14. There shall be no additions, deletions or substitutions without the written approval of the City Project Manager.
15. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the City Project Manager.
16. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the City Project Manager.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the City Project Manager with proper installation carried out by Landscape Contractor at no additional cost.
18. All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
19. No contractor identification signs shall be permitted on the project, except for the project information signs.
20. Existing sod shall be removed as necessary to accomodate new plantings.
21. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	GENERAL LANDSCAPING NOTES	INDEX NO. 906	PAGE NO. 1 OF 3	LATEST REVISION 2/22/2016

IRRIGATION NOTES

1. A low volume irrigation system, that provides 100% coverage of all plantings and sod, will be designed and installed by contractor.
2. The proposed irrigation system must meet or exceed all applicable City code requirements (ie., Back Flow Prevention, Automatic Rain Shutoff Device, etc...)
3. Contractor must coordinate location and size of irrigation water meter with the City Project Manager.
4. Contractor must coordinate the placement and power supply for the irrigation control timer with the City Project Manager.
5. The proposed irrigation system must use irrigation components from the Parks & Recreation Department's most current approved products list, available from the City Project Manager.
6. The proposed irrigation system must be designed in compliance with the Parks & Recreation Department's Irrigation System Design guidelines, available from the City Project Manager.
7. Irrigation Shop Drawings must be prepared and submitted for approval by the City Project Manager prior to commencement of work.
8. The irrigation system must be inspected and accepted by the City Project Manager prior to backfilling trenches or installation of mulch.
9. Irrigation As-Built drawings, which accurately and clearly identify any and all modifications and/or substitutions, must be submitted to the City Project Manager prior to final inspection and acceptance.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	IRRIGATION NOTES	INDEX NO. 906	PAGE NO. 2 OF 3	LATEST REVISION 2/22/2016

FERTILIZATION NOTES

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agriform" 20-15-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

1 Gallon Can:	1 - 21 Gram Tablets
3 Gallon Can:	2 - 21 Gram Tablets
5 Gallon Can:	3 - 21 Gram Tablets
7 Gallon Can:	4 - 21 Gram Tablets
Trees:	3 - 21 Gram Tablets Each 1/2" of Caliper
Palms:	7 - 21 Gram Tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specifications.

CITY OF CLEARWATER PUBLIC WORKS - ENGINEERING 2022 DESIGN STANDARDS	900 SERIES: LANDSCAPE DETAILS	FERTILIZATION NOTES	INDEX NO. 906	PAGE NO. 3 OF 3	LATEST REVISION 2/22/2016

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Donald B. Fairbairn, P.E. #44971 Registry # 31306

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ISSUE DATE:	05/01/25

REVISIONS:

No.	Date	Description
1	06/10/25	CITY COMMENTS
	/ /	
	/ /	
	/ /	
	/ /	
	/ /	

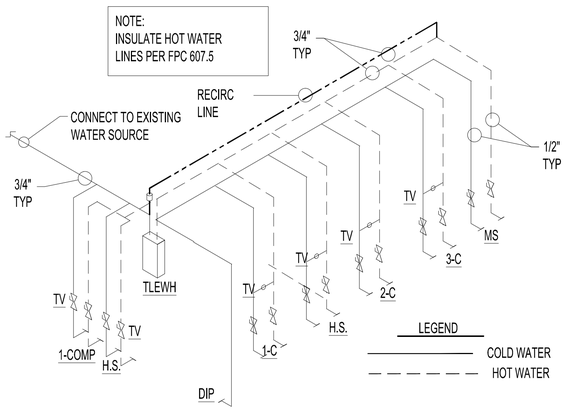
DRAWN BY : HS

LANDSCAPE DETAILS

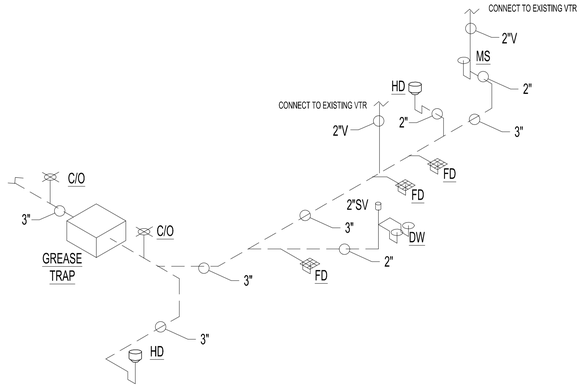
ICE CREAM SHOP @ 2010 DREW ST
2010 DREW ST,
CLEARWATER, FLORIDA 33765

Northside Engineering, Inc.

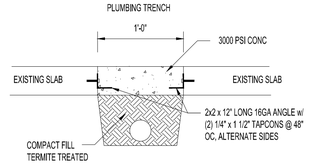
C3.2



2 DOMESTIC WATER RISER
SCALE: N.T.S.



1 SANITARY RISER
SCALE: N.T.S.



TRENCH TO BE CUT 12" WIDE (OR AS NEEDED PER PLUMBING LAYOUT) INTO 24" SECTIONS.
AFTER PLUMBING INSPECTION, REFILL TRENCH TO 4" BELOW FLOOR SURFACE & COMPACT FILL.
PROVIDE TERMITE PROTECTION PER FBC 1816.
INSTALL 6-MIL VAPOR BARRIER.
POUR 3000 PSI CONCRETE FLUSH WITH FLOOR.
TROWEL FINISH SMOOTH TO MATCH EXISTING.

3 TRENCH DETAIL
SCALE: N.T.S.

EQUIPMENT SCHEDULE

MARK	QTY	MFG	TYPE	POWER REQ	WATER REQ
1	1	FINAMAC	FLEX MOLD UNMOLD	220V/1 PH	--
2	2	IKON	ISP61M - FRUIT PREP COOLER	115V/60/1 - 4.3 AMPS	--
3	13	INSIGNIA	NS-CZ10WH6 - CHEST FREEZER	120V/60/1 - 1.4 AMPS	--
4	2	LIEBHERR	EFE-5250 - REFRIG / FREEZER	115V/60/1 - 3.0 AMPS	--
5	1	SABA	S-72 - RG FRUIT STORAGE REFRG	115V/60/1 - 10.92 AMPS - NEMA 5-15P	--
6	4	THOMSON	TFRF710-B-SM - CHEST FREEZER	115V/60/1 - 1.1 AMPS	--
7	1	TRUE	GDM-12-HC-TSL01 - MERCHANDISER	115V/60/1 - 2.0 AMP - NEMA 5-15P	--
8	1	TRUE	STG1F-1G-HC - GLASS DOOR FREEZER	115V/60/1 - 8.9 AMP - NEMA 5-15P	--
9	1	TRUE	T-72 - ICE CREAM MIX STORAGE REFRG	115V/60/1 - 9.6 AMPS - NEMA 5-15P	--
10	1	WHIRLPOOL	WRB322DMBM11 - REFRIG	115V - 7.10 AMPS - NEMA 5-15P	--
11	1	ICE-O-MATIC	CIM0530FA4 - ICE MAKER	115V/60/1 - 17.8 AMPS -	3/8" FPT
12	6	EXCELLENCE	HL 20HC - ICE CREAM DIPPING CABINET	115V -	--
13	2	DIPWELL	D15S1 15" ICE CREAM DIPPER WELL	--	3/8" FPT
14	1	Serv-Ware	TSF-3048-L .48" Table with Sink	--	--
15	1	--	3-COMPARTMENT SINK	--	--
16	1	--	2-COMPARTMENT SINK	--	--
17	1	--	MOP SINK	--	--
18	2	--	HANDSINK	--	--
19	1	SCHIER	GB-1 20/25 GPM GREASE INTERCEPTOR	--	--
20	--	--	--	--	--

1

PLUMBING FIXTURE SCHEDULE

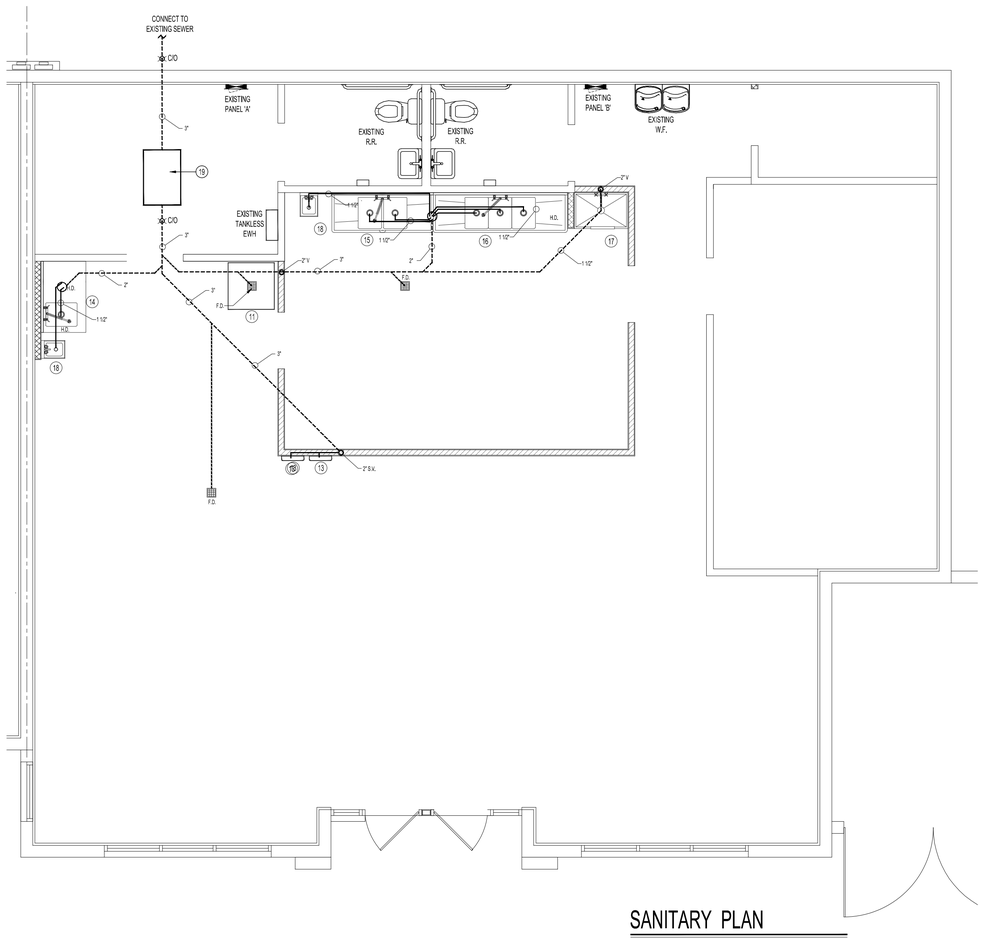
MARK	DESCRIPTION	MANUFACTURER	MODEL #
WC	WATER CLOSET	EXISTING	
LAV	LAVATORY	EXISTING	
FD	2" FLOOR DRAIN	ZURN FD2320-PO2-R5	ZURN Z1021-Z-WL
HD	6" HUB DRAIN	--	6x2 PVC REDUCER
TMV	THERMOSTATIC MIXING VALVE	--	ASSE 1070 APPROVED
TLEWH	TANKLESS GAS W.H.	EXISTING	--
MS	MOP SINK	--	--

FIXTURE CALCULATIONS

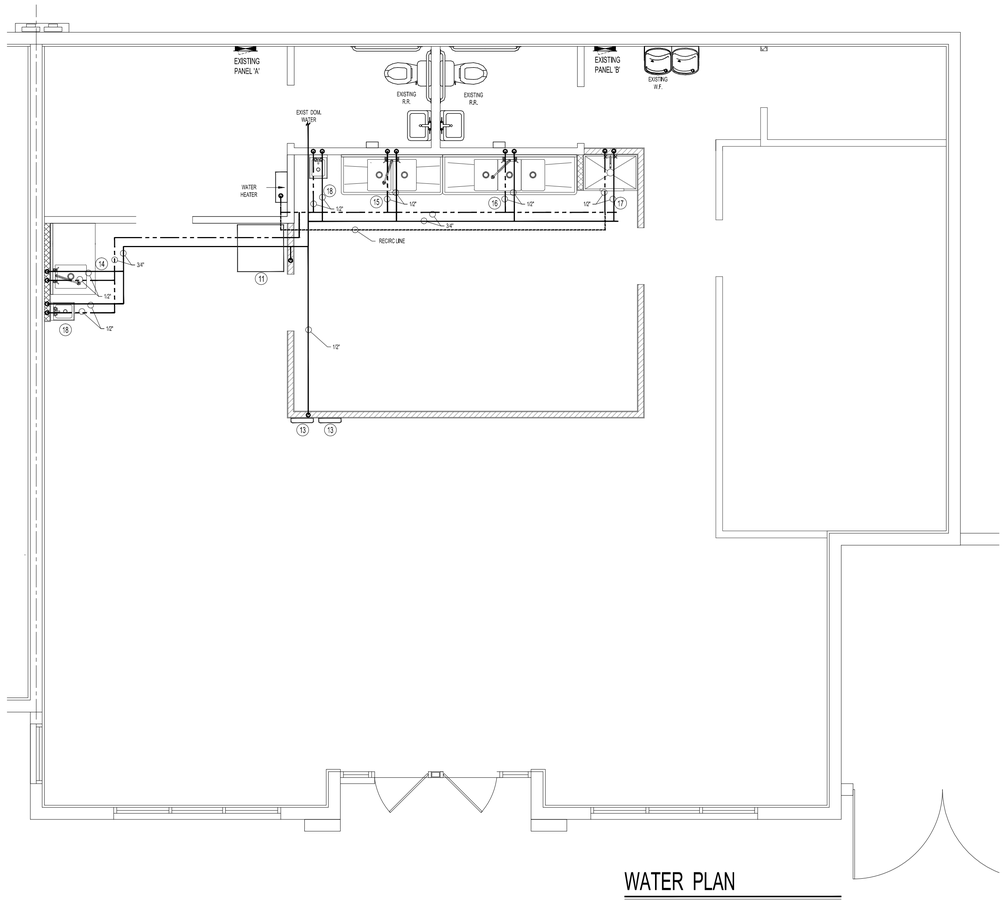
PER FBC TABLE 403.1

PATRON AREA - A2
W.C. - 35 PERSONS / 40 = 2 W.C. REQ
2 PROVIDED
LAV - 35 PERSONS / 75 = 2 LAV. REQ
2 PROVIDED

SERVICE SINK - 1 REQ.
1 PROVIDED



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



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

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
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Email: arcbreg@aol.com
1008 Woodstuff Ave., Clearwater, FL 33756

STATE OF FLORIDA ★ ROBERT E. GREGG ★ AR9927 ★ REGISTERED ARCHITECT

Digitally signed by ROBERT GREGG
Date: 2025.03.26 16:59:19 -04'00'

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 2-10-2025

REVISIONS:
1 3-22-25 PER COMMENTS

WATER / SANITARY PLANS

P101

PLUMBING AND PIPING GENERAL NOTES

1. All piping shall be concealed unless otherwise noted. Exposing of any piping must have approval of the Architect.
2. Provide branch line shut-off valves on domestic water piping to each plumbing fixture.
3. The plumbing and piping systems shall be installed in strict accordance with all State and Local Plumbing Codes. The Plumbing and Piping Contractor shall obtain all permits, pay for all fees, and arrange for all inspections for his work. for all fees, and arrange for all inspections for his work. At the completion of the project, the Plumbing Contractor shall furnish the Owner with certificates of final inspections and approvals.
4. Piping Shall Be as Follows:

   A) Sanitary and Vent Piping:

   1) All 2" and larger waste and vent piping above ground shall be service schedule 40 PVC fittings where local code permits.

   2) All 1 1/2" and smaller waste and vent piping above ground shall be 40 PVC where local code permits.

   3) All waste piping below grade shall be schedule 40 PVC where Local Code permits.

   B) Storm Water and Rain Conductor Piping:

   All storm water piping shall be service weight cast iron, with no-hub fittings, galvanized steel, with threaded black cast iron fittings, or schedule 40 PVC fittings local code permits.

   C) Domestic Water Piping:

   1) All above ground domestic water piping shall be type "L" hard drawn copper tubing with wrought copper or cast red bronze fittings or CPVC Sch. 40, ASTM Class 23447. All soldered fittings shall be made with Sil-Fos solder or an approvednon-toxic solder.

   2) All underground piping shall be type "K" copper. Pipe fittings are not allowed below floor slab.

   D) Gas piping:

   Gas piping shall be schedule 40, black steel with threaded or welded fittings as required. Provide shut-off cocks on all outlets where shown. Wrap all underground piping with "3-M Scotch Wrap" or "Tapecoat" pipe wrap. pipe wrap.

   Valves shall not be located in any air plenum. Portions of a gas piping system installed in concealed locations shall not have unions, tube fittings, or running threads.

   E) Refrigeration Piping:

   All refrigerant piping shall be type "L" hard drawn copper tubing with silver soldered wrought or castpressure fittings. Piping shall be factory cleaned and provided with end caps to prevent and contamination of the inside.

   5. Piping Insulation:

   A) Copper domestic hot and cold water piping shall be insulated with minimum 1" thick Fiberglas insulation, with a fire retardant jacket, having an average thermal conductivity not exceeding .22 Btu in per sq. ft. per degree F per hour at a mean temperature of 100 degrees F. Cold water piping insulation shall be provided with a vapor barrier.

   B) Refrigerant piping and fittings shall be insulated with aminimum 1/2" thick flexible polyethylene thermal insulation with a built in vapor barrier.

   C) Above ground storm piping and rain conductors and fittings (horizontal piping only) shall be insulated with a minimum 1/2" thick Fiberglas insulation with a vapor barrier.

   D) Pipe insulation shall have a flame spread and smoke density rating not exceeding 25/50, as tested per ASTM standard E-84.

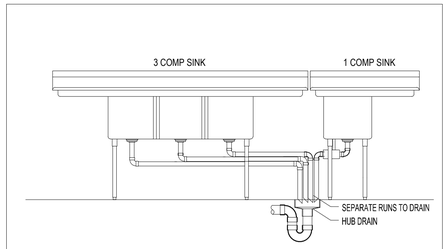
6. Piping shall be supported from hangers at an adequate distance with building supporting hanger rods fastened to the framing whenever possible.
7. Isolate piping and equipment from the building structure with insulating hangers and fittings as required to prevent galvanic corrosion of the building piping systems.
8. Domestic water heaters shall be equipped with A.S.M.E. rated temperature and pressure relief valves.
9. All services shall be properly sleeved when routed through floors and walls. Contractor to provide fire resistant rope packing for all pipes penetrating fire rated walls. Contractor shall obtain a copy of the Architectural Drawings to identify fire rated walls. Contractor shall provide a weather-proof seal for piping penetrating exterior walls and shall provide a water tight seal, similar to "Link Seal", for all piping penetrating basement walls.
10. Furnish and install isolation valves at all service points or equipment connections. Provide vacuum breakers and anti-syphon fittings on water piping systems before equipment connections, and at all hose end spigots and hose connections, etc. Install reduced pressure backflow preventers on all make-up water lines to mechanical equipment and on building domestic water service where Local Code requires. The installation shall be in strict accordance with Local Codes and/or authorities for the protection of the water supply system.
11. Contractor shall completely tag and label all valves and provide a complete valve chart indicating location, function provide a complete valve chart indicating location, function and equipment served.
12. All wall hydrants located on the exterior of the building shall be non-freeze type similar to Zurn Model Z-1300.Wall hydrant shall be encased flush wall hydrant, with bronze casing, all internal parts and non turning operating rod with free floating compression closure valve. Box face and hinged cover shall be Zurn Nickel-Bronze complete with operating key lock. Provide with integral backflow preventer.
13. Floor drains shall be similar to the following:

    A) Kitchen, Mechanical rooms, and Toilet Rooms: Zurn Model ZN-415 floor drain, Dura coated cast iron body with bottom outlet, combination invertible membrane clamp and adjustable type "B" nickel Bronze strainer.

    B) Kitchen Floor Sinks: Sloane Model 4712 floor sink, 12" X 12" PVC floor sink, loose-set half grate, and aluminum anti-splash interior dome strainer.

    C) Trench Drain: Smith #9818 White PVC drain length to match equipment needs.
14. The Plumbing and Piping Contractor shall be responsible for the proper pitch of pipe for drainage and air venting of piping systems and shall provide drains to receive the piping systems contents of indirect waste and condensate drainage from all mechanical drains.
15. The Plumbing and Piping Contractor shall verify exact locations and provide rough-ins for all equipment furnished by other Contractors. After all equipment has been installed by other Contractors, the by other Contractors, the Plumbing and Piping Contractor shall make all final connections and shall include in his base bid all valves, unions, couplings, vacuum breakers, etc., that are required to make final connections.
16. The Plumbing and Piping Contractor shall obtain other trades drawings and coordinate his work with the total project as it relates to all trades and visit the project site prior to submitting his bid to familiarize himself with the actual project conditions and to check for any interferences between his scope of work and that of the other trades, and/or any apparent violations of Local or State Building Codes, Laws, Ordinances, and Regulations. If any interferences or violations appear and departure from the initial design intent of the Construction Bid Documents is required, the Contractor shall notify the Architect prior to entering into a contract with the Owner. Failure to provide the Architect with the aforementioned notification shall result in the Contractor being held responsible to complete all work to meet the intent of the Construction Bid Documents with no additional costs being incurred by the Owner.
17. The Contractor shall coordinate electrical characteristics of all equipment furnished by this contractor with the Electrical Contractor.
18. Furnish and install for all "Physically Handicapped" lav(s) a Bradley Model #222 mixing valve with check-stop-strainer and tempered water piping connections. Set valve for a maximum of 120 degrees F. Provide recessed wall cabinet with primer coated finish for field painting.
19. The Contractor shall submit equipment shop drawings to the Architect for review prior to installation of any of the following equipment:
    A. Plumbing Fixtures
    B. Domestic Water Heater
    C. Domestic Hot Water Recirc. Pump
    D. Floor Drains, Cleanouts, etc.
20. The Contractor shall guarantee all work installed under this contract to be free from defective workmanship and materials for a period of one year after the acceptance of the building by the Owner, and should defects occur within this period, repair and/or replace defective items and any damage resulting from failure of these items, at no expense to the Owner.
21. The Contractor shall coordinate locations of his equipment and work with other building trades to avoid any interferences between his work and the work of the other trades.
22. Any cutting and/or patching, that may be required for the installation of the plumbing and piping systems, shall be performed by the Architectural Trades and paid for by this Contractor. No cutting of the building structural system shall be performed without written approval of the Architect being obtained.
23. Water hammer arrestors or 15" high air chambers shall be installed on both cold and hot water lines. Install in an upright position at all quick closing valves, solenoids, and plumbing fixtures. Manufactured water hammer arrestors shall be Smith No. 3000 Series "Hydrotrols", Josam, Zurn, or as approved by the Architect, located, sized, and installed in accordance with Plumbing and Drainage Institute Standard No. WH201.
24. A separate Refrigeration Contractor shall install cooler and freezer freezer refrigeration systems. Compressors, coils, controls, refrigeration systems. Compressors, coils, controls, furnished by the refrigeration equipment supplier. This Contractor shall include providing necessary fittings, charging system with refrigerant, insulation, and connections to compressors and coils.
25. The Contractor shall coordinate his rough-in work with the dimensioned drawings furnished by the Food Service Equipment Contractor.
26. Furnish and install expansion joints, guides, and anchors, expansion loops, and/or swing joints as required to properly take-up expansion in the domestic and heating hot water supply and return piping. Expansion joints shall be sized for a temperature variation of 120 degrees F. in domestic water piping and 180 degrees F. in heating hot water piping, unless otherwise indicated on the plans. Spacing shall not exceed 100 feet on straight runs of domestic water piping and heating hot water piping.

    Expansion joints shall be a packless bellows type, Flexonics Model HB, Guides shall be Flexonics Model PG, and Anchors shall be Flexonics Model AC, or as approved by the Architect. All pipe expansion components shall be installed in strict accordance with the manufacture's recommendations.



1 TYPICAL INDIRECT CONNECTION DETAIL
SCALE: NOT TO SCALE

SPECIFICATIONS

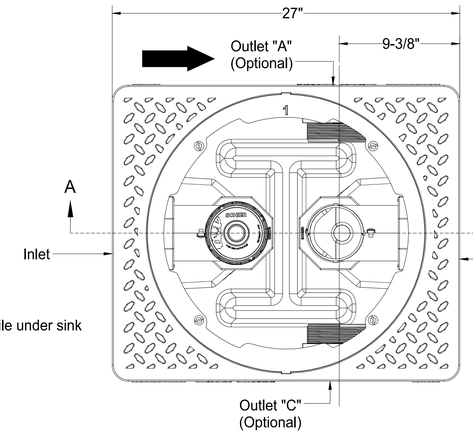
Notes:
1. 4" FPT inlet/outlet with 2" and 3" plain end fittings.
2. Unit weight - 39 lbs. (wet weight 123 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 10 gal.
   Grease: 70 lbs. (9.6 gal.) @20 GPM
   Grease: 64.9 lbs. (8.9 gal.) @25 GPM
   Grease (99%): 15.85 lbs (2.2 gal.) @20 GPM 99.1%
   Solids: 1.3 gal.
5. Built-in flow control.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
11. Integral air relief / anti-siphon.
12. Designed for indoor, on-floor, below-grade or low-profile under sink installations.

ENGINEER SPECIFICATION GUIDE

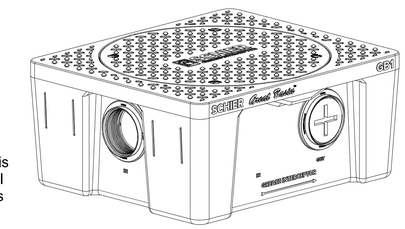
Schier Great Basin™ grease interceptor model # GB1 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 5/16" uniform wall thickness. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (type C) and CSA B481.1, with field cut riser system, built-in flow control and three outlet options. Interceptor flow rate shall be 20 or 25 GPM. Interceptor grease capacity shall be 70 lbs. @ 20 GPM or 64.9 lbs. @ 25 GPM. Cover shall provide water/gas-tight seal and have minimum 450 lbs. load capacity.

CERTIFIED PERFORMANCE

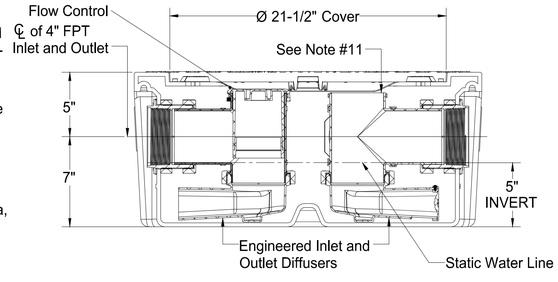
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code, the National Standard Plumbing Code, the National Plumbing Code of Canada, and the International Plumbing Code.



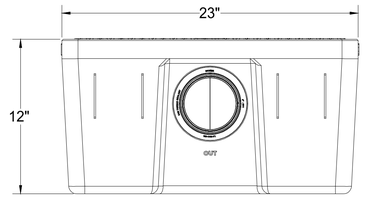
TOP VIEW
(COVER REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



END VIEW

MIAMI-DADE COUNTY

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

MODEL NUMBER: GB1

PART NUMBER: 4060-001-04

DESCRIPTION: GB1 GREASE INTERCEPTOR 20 GPM / 25 GPM, 4" FPT INLET/OUTLET, WITH 2" AND 3" PLAIN END FITTING ADAPTERS AND PEDESTRIAN RATED COVER

DWG BY:	C.SINCLAIR	DATE:	5/5/2022	REV:	-	ECO:	-

SCHIER

6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8393
Email: arch5reg@aol.com
1008 Woodruff Ave, Clearwater, FL 33756

STATE OF FLORIDA ★ ROBERT E. GREGG ★ ARCHITECT ★ AR9827 ★ REGISTERED

Digitally signed by ROBERT GREGG
Date: 2025.03.26 16:59:47 -04'00'

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:
1 3-22-25 PER COMMENTS

PLUMBING DETAILS

P501

NOTE -
ADD CURRENT LIMITING DEVICE TO END OF TRACK

LIGHTING PER
7th EDITION - 2020 FLORIDA BUILDING CODE - ENERGY (FBC-E)
C405.2 - LIGHTING CONTROLS
C405.2.1 - OCCUPANCY SENSOR CONTROLS

MOUNT ALL RECEPTACLES HORIZONTALLY (SIDEWAYS).

SEE M102 FOR ROOFTOP ELECTRICAL / MECHANICAL PLAN

LIGHT SWITCHES @ 48"

WALL RECEPTACLES AND JACKS @ 18" U.N.O

FEILD VERIFY LOCATION OF ALL FIXTURES w/ OWNER

LIGHTING FIXTURE SCHEDULE

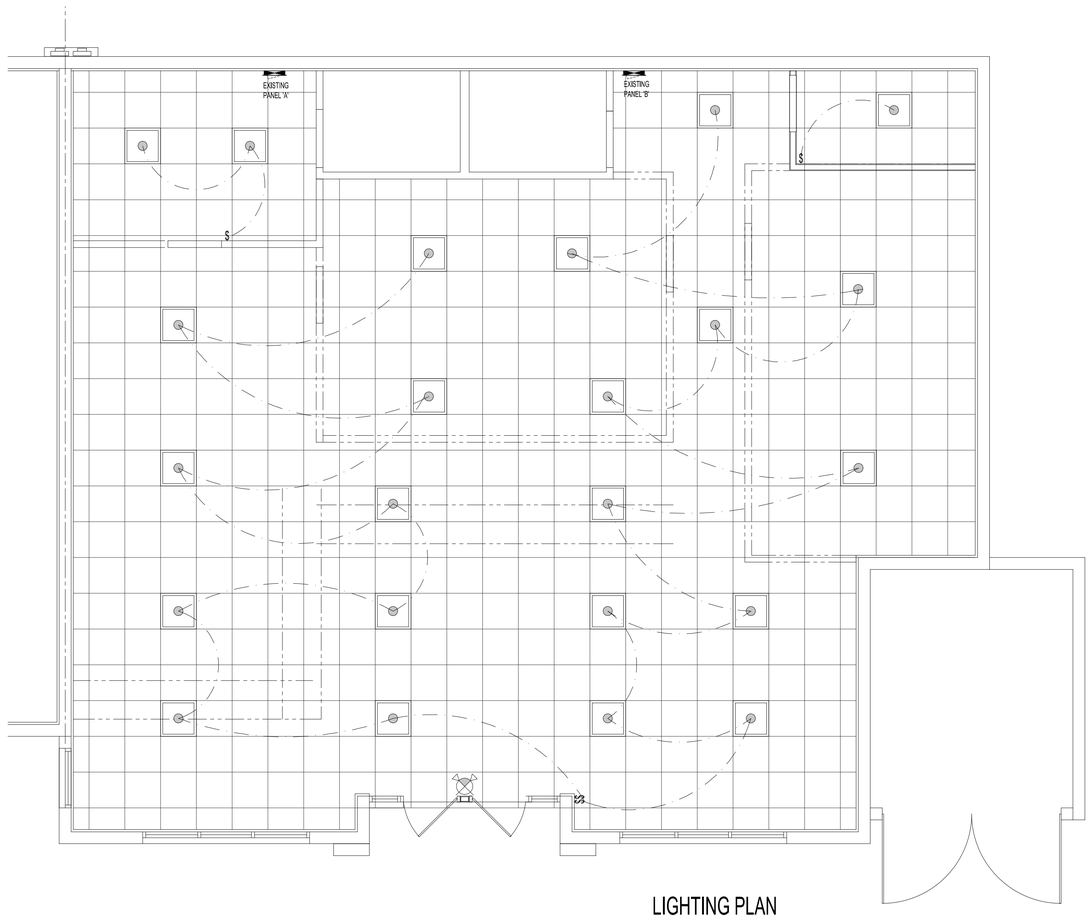
	DESCRIPTION	MODEL NO.
	1-BULB LED EMERGENCY LIGHT	Lithonia Lighting® White Single-Head Indoor Emergency Remote Lamp 3.6V .75 WATT
	2-BULB LED EMERGENCY LIGHT	Commercial Electric # EMLEDRECT120277 NiCad 6.0-Volt Battery White Integrated LED Emergency Light 11-WATT
	CLG MTD EXIT LIGHT	Philips Thermoplastic LED White Emergency Exit Sign with Battery
	CLG MTD EMERG / LED EXIT LIGHT	Commercial Electric EECLEDRG120277 Combo NICAD 9.6-Volt Battery Integrated LED Exit Sign and Emergency Light 14-WATT
$_{OS}$	SWITCH, OCCUPANCY SENSOR	
	2' x 2' LED LIGHT	Lithonia Lighting 2GTL2 A12 120 LP840 2 ft. x 2 ft. Integrated LED 2200 Lumens 4000K 120V Commercial Grade Recessed Troffer - 18 WATT
	2' x 4' LED LIGHT	Lithonia Lighting 2GTL4 A12 120 LP840 2 ft. x 4 ft. Integrated LED 4000 Lumens 4000K 120V Comm Grade Recessed Troffer - 29 WATT

ELECTRICAL SYMBOLS

A 1 0"	HOME RUN WITH ELEVATION ABOVE FLOOR / PANEL AND CIRCUIT NUMBER INDICATED
	CIRCUIT, CONCEALED IN WALLS OR CEILING
	RECEPTACLE, DUPLEX GFI - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15
	RECEPTACLE, QUAD GFCI - 2 NEMA 5-R15
	RECEPTACLE, QUAD - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15 CEILING OR FLOOR MOUNTED
WP	RECEPTACLE, DUPLEX - NEMA 5-R15 W/ EXTERIOR WATER PROOF BOX
$	SWITCH, SINGLE POLE
$_{OS}$	SWITCH, CLG MOUNTED OCCUPANCY SENSOR
TV	TELEPHONE JACK
D	DATA OUTLET
U	USB OUTLET
R/D	RECEPT & DATA / CABLE OUTLET
J	JUNCTION BOX
	ELECTRICAL PANEL

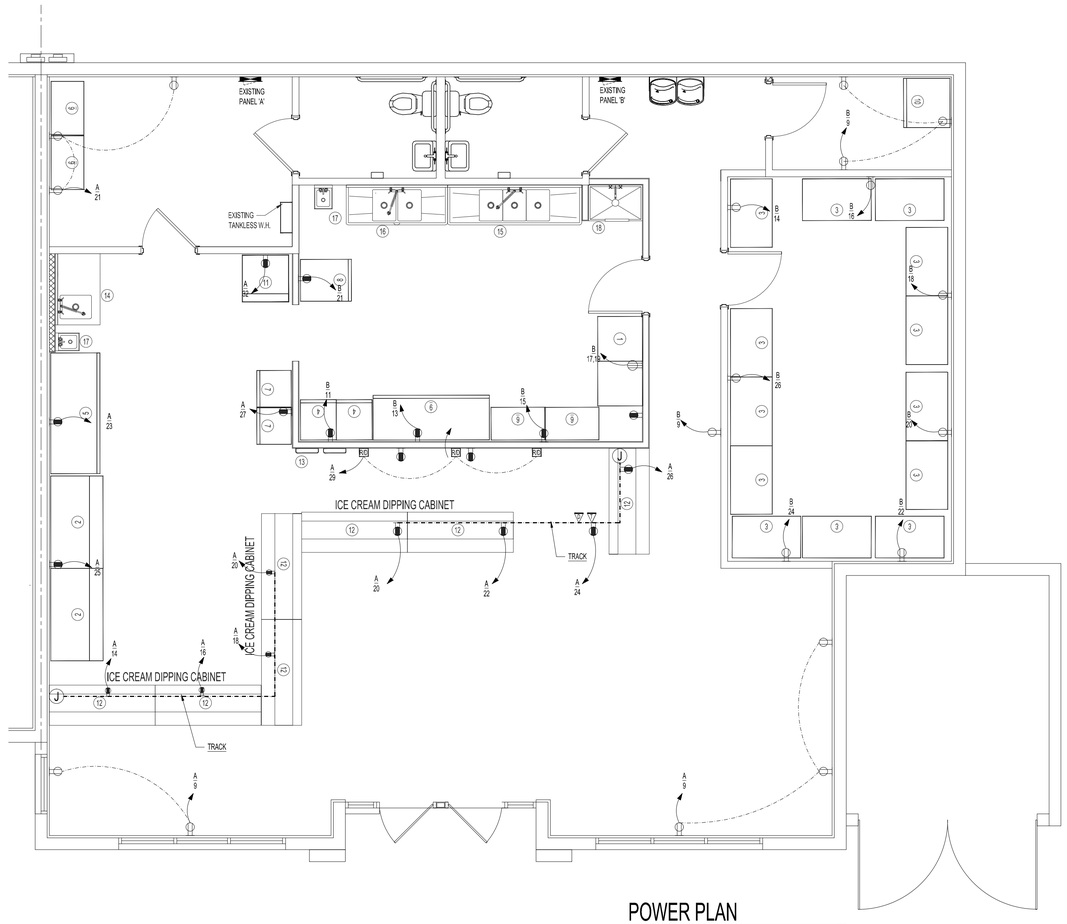
EQUIPMENT SCHEDULE

MARK	QTY	MFG	TYPE	POWER REQ	WATER REQ
1	1	FINAMAC	FLEX MOLD UNMOLD	220V/1 PH	--
2	2	IKON	ISP61M - FRUIT PREP COOLER	115V/60/1 - 4.3 AMPS	--
3	13	INSIGNIA	NS-CZ10WH6 - CHEST FREEZER	120V/60/1 - 1.4 AMPS	--
4	2	LIEBHERR	EFE-5250 - REFRIG / FREEZER	115V/60/1 - 3.0 AMPS	--
5	1	SABA	S-72 - RG FRUIT STORAGE REFRG	115V/60/1 - 10.92 AMPS - NEMA 5-15P	--
6	4	THOMSON	TFRF710-B-SM - CHEST FREEZER	115V/60/1 - 1.1 AMPS	--
7	1	TRUE	GDM-12-HC-TSL01 - MERCHANDISER	115V/60/1 - 2.0 AMP - NEMA 5-15P	--
8	1	TRUE	STG1F-1G-HC - GLASS DOOR FREEZER	115V/60/1 - 8.9 AMP - NEMA 5-15P	--
9	1	TRUE	T-72 - ICE CREAM MIX STORAGE REFRG	115V/60/1 - 9.6 AMPS - NEMA 5-15P	--
10	1	WHIRLPOOL	WRB322DMBM11 - REFRIG	115V - 7.10 AMPS - NEMA 5-15P	--
11	1	ICE-O-MATIC	CIM0530FA4 - ICE MAKER	115V/60/1 - 17.8 AMPS -	3/8" FPT
12	6	EXCELLENCE	HL 20HC - ICE CREAM DIPPING CABINET	115V -	--
13	2	DIPWELL	D15S1 15" ICE CREAM DIPPER WELL	--	3/8" FPT
14	1	Serv-Ware	TSF-3048-L 48" Table with Sink	--	--
15	1	--	3-COMPARTMENT SINK	--	--
16	1	--	2-COMPARTMENT SINK	--	--
17	1	--	MOP SINK	--	--
18	2	--	HANDSINK	--	--
19	1	SCHIER	GB-1 20/25 GPM GREASE INTERCEPTOR	--	--
20	--	--	--	--	--



LIGHTING PLAN

SCALE: 1/4" = 1'-0"
NOTE:
EXISTING LIGHTING RELOCATED TO ACCOMMODATE NEW PARTITIONS



POWER PLAN

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

ROBERT E. GREGG ARCHITECT
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Cell: 727.644.8193
Email: arch5reg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

STATE OF FLORIDA — ROBERT E. GREGG — AR 9927 — REGISTERED ARCHITECT

Digitally signed by ROBERT GREGG
Date: 2025.03.26 17:00:14 -04'00'

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY:	KG
CHECKED BY:	REG
ISSUE DATE:	2-10-2025

REVISIONS:

POWER / LIGHTING PLANS

E101

EXISTING PANEL BOARD 'A'

120 / 208V, 3PH, 4W
200A MB
12 K
GROUND BAR
PROVIDE FEED-THRU LUGS

	CKT No.	DESCRIPTION		BREAKER POLE	BREAKER AMPS	BREAKER AMPS	BREAKER POLE		DESCRIPTION	CKT No.	
*	1	AHU -1		3	45	20	1		LIGHTING	2	*
*	3				45	20	1		SHOW WINDOW RECPT	4	*
*	5				45	20	1		EXTERIOR SIGN	6	*
	7	RECEPT - CONVEN		1	20	20	-		SPACE	8	
	9	RECEPT - CONVEN		1	20	20			RESTROOM FAN/LIGHT	10	*
*	11	ALARM		1	20	50				12	
	13	RECEPT - CONVEN		2	20	20	1		RECEPT - DIPPING CAB	14	
	15	RECEPT - COOLER			20	20	1		RECEPT - DIPPING CAB	16	
	17	RECEPT - COOLER		1	20	20			RECEPT - DIPPING CAB	18	
	19	RECEPT - COOLER		1	20	20			RECEPT - DIPPING CAB	20	
	21	RECEPT - CHEST FRZ		1	30	20	1		RECEPT - DIPPING CAB	22	
	23	RECEPT - REFG		1	20	20	1		RECEPT - DIPPING CAB	24	
	25	RECEPT - COOLER		1	20	30			SPACE	26	
	27	RECEPT - COOLER		1	20	30	2		WATER HEATER	28	*
	29	RECEPT - TVS		2	15	30	1			30	*
	31	SPACE		--	--	20	1		RECEPT - ICE MAKER	32	
	33	SPACE		--	--	--	--		SPACE	34	
	35	SPACE		--	--	--	--		SPACE	36	
	37	SPACE		--	--	--	--		SPACE	38	
	39	SPACE		--	--	--	--		SPACE	40	
	41	SPACE		--	--	--	--		SPACE	42	

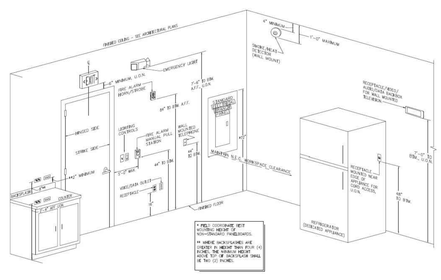
EXISTING PANEL BOARD 'B'

120 / 208V, 3PH, 4W
200A MB
12 K
GROUND BAR
PROVIDE FEED-THRU LUGS

	CKT No.	DESCRIPTION		BREAKER POLE	BREAKER AMPS	BREAKER AMPS	BREAKER POLE		DESCRIPTION	CKT No.	
*	1	AHU -1		3	45	20	1		LIGHTING	2	*
*	3				45	20	1		SHOW WINDOW RECPT	4	*
*	5				45	20	1		EXTERIOR SIGN	6	*
*	7	RESTROOM FAN/LIGHT		1	20	50	-		SPACE	8	
	9	RECEPT - CONVEN		1	20	20	1		STORE SIGN	10	*
	11	RECEPT - REFG/FZR		1	20	50	1		EXT WALLPAK LIGHTS	12	*
	13	RECEPT - CONV		1	20	20	1		RECEPT - STORAGE CHEST FZR	14	
	15	RECEPT - REFG		1	20	20	1		RECEPT - STORAGE CHEST FZR	16	
	17	RECEPT - FREEZER		2	30	20	1		RECEPT - STORAGE CHEST FZR	18	
	19				30	20	1		RECEPT - STORAGE CHEST FZR	20	
	21	RECEPT - FRZR		1	20	20	1		RECEPT - STORAGE CHEST FZR	22	
	23	RECEPT - CONVEN		1	20	20	1		RECEPT - STORAGE CHEST FZR	24	
	25	SPACE		1	20	30	1		RECEPT - STORAGE CHEST FZR	26	
	27	SPACE		--	--	--	--		SPACE	28	
	29	SPACE		--	--	--	--		SPACE	30	
	31	SPACE		--	--	--	--		SPACE	32	
	33	SPACE		--	--	--	--		SPACE	34	
	35	SPACE		--	--	--	--		SPACE	36	
	37	SPACE		--	--	--	--		SPACE	38	
	39	SPACE		--	--	--	--		SPACE	40	
	41	SPACE		--	--	--	--		SPACE	42	

EXISTING ELEC RISER

LOAD DESCRIPTION	DEMAND FACTOR			TOTALS
LIGHTING	2,148 S.F.	X	3.5 =	7,518 V.A.
RECEPTACLES	40	X	180 =	7,200 V.A.
WATER HEATER	2,000	X	1.25 =	2,500 V.A.
MISC. EQUIPMENT	6,000	X	1.00 =	6,000 V.A.
LARGEST MOTOR (RTU)	1,656	X	1.25 =	10,280 V.A.
AIR CONDITIONING / HEATING	10,000	X	1.00 =	20,000 V.A.
SHOW WINDOW LOAD	18 L.F.	X	200 V.A. / L.F. =	4,000 V.A.
SIGN	1,200		1.25 =	1,500 V.A.
	TOTAL = $\frac{58,998}{360}$ = 164 AMPS			



TYPICAL DEVICE INSTALLATION REQUIREMENTS

NO SCALE SEE NFPA 72 AND ADA 4TH ADDITIONAL REQUIREMENTS

CONDUIT & WIRE

BREAKER AMPS	# POLES	Wire Size	Conduit	Ø
20	1	2 - #12, 1 - #12 G	3/4"	1
20	2	2 - #12, 1 - #12 G	3/4"	1
20	3	3 - #12, 1 - #12 G	3/4"	3
25	1	2 - #10, 1 - #10 G	3/4"	1
25	2	2 - #10, 1 - #10 G	3/4"	1
25	3	3 - #10, 1 - #10 G	3/4"	3
30	2	2 - #10, 1 - #10 G	3/4"	1
30	3	3 - #10, 1 - #10 G	3/4"	3
35	2	2 - #8, 1 - #10 G	1"	1
35	3	3 - #8, 1 - #10 G	1"	3
40	2	2 - #8, 1 - #10 G	1"	1
40	3	3 - #8, 1 - #10 G	1"	3
50	2	2 - #8, 1 - #10 G	1"	1
50	3	3 - #8, 1 - #10 G	1"	3
60	2	2 - #6, 1 - #10 G	1"	1
60	3	3 - #6, 1 - #10 G	1"	3
70	2	2 - #4, 1 - #8 G	1"	1
70	3	3 - #4, 1 - #8 G	1.25"	3
80	2	2 - #4, 1 - #8 G	1"	1
80	3	3 - #4, 1 - #8 G	1.25"	3
90	2	2 - #3, 1 - #8 G	1.25"	1
90	3	3 - #3, 1 - #8 G	1.25"	3
100	2	2 - #3, 1 - #8 G	1.25"	1
100	3	3 - #3, 1 - #8 G	1.25"	3

NOTES:

1. ALL CONDUCTORS TO BE COPPER
2. WIRE BASED ON THHN
3. CONDUITS SHALL HAVE GROUNDING CONDUCTOR
4. VOLTAGE RE-RATING IS NOT CONSIDERED
5. NO PVC CONDUIT SHALL BE USED
6. EXAM ROOMS TO HAVE SECOND EQUIPMENT GROUND WIRE

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
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Email: arcbreg@aol.com
1008 Woodruff Ave. Clearwater, FL 33756

STATE OF FLORIDA ★ ROBERT E. GREGG ★ REGISTERED ARCHITECT ★ AR9827

Digitally signed by ROBERT GREGG
Date: 2025.03.26 17:00:42 -04'00'

Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepancies and conflicts shall remain the responsibility of the contractor.

LA REYNA DE MICHOACAN
ICE CREAM
2010 DREW ST
CLEARWATER, FL

DRAWN BY: KG
CHECKED BY: REG
ISSUE DATE: 2-10-2025

REVISIONS:

ELECTRICAL DETAILS

E501