

BREWSTER, NY

DANBURY ROAD
BREWSTER, NY 10509

RESTAURANT DEPOT

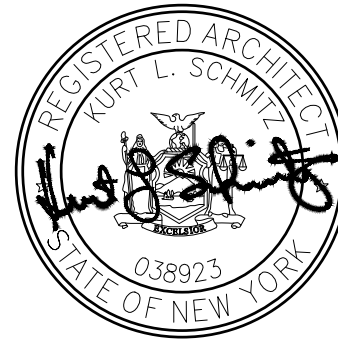
KURT L. SCHMITZ ARCHITECT



BID / PERMIT

RESTAURANT DEPOT

-NEW CONSTRUCTION-



KLS
ARCHITECT

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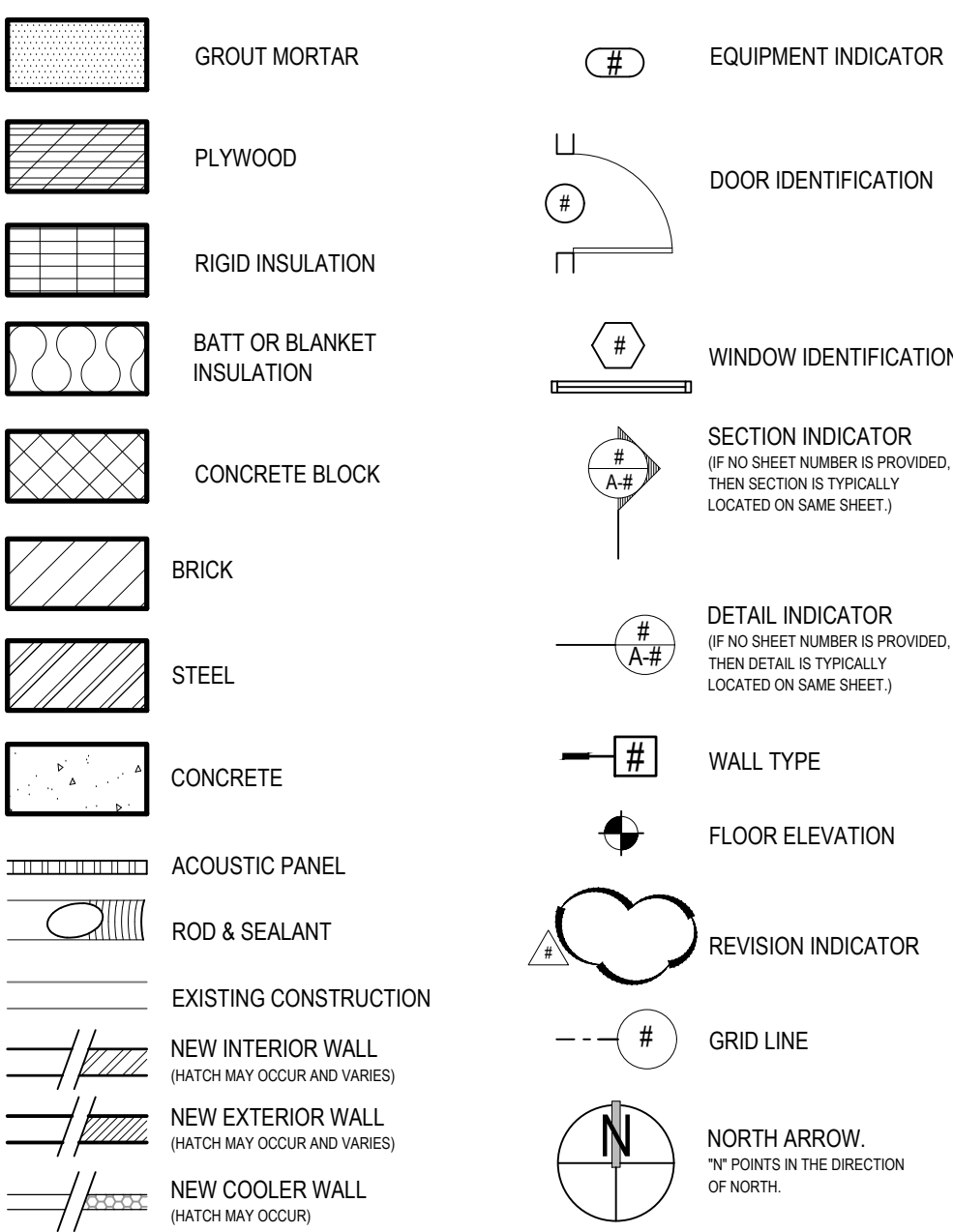
Restaurant Depot / BREWSTER, NY

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DANBURY ROAD (LOT 48) BLOCK 0002

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MATERIALS KEY & GRAPHIC SYMBOLS



ABBREVIATIONS

AB	ANCHOR BOLT	GA	GAUGE
ACT	ACOUSTICAL CEILING TILE	GALV	GALVANIZED
ADJ	ADJUSTABLE	GP	GYPSUM WALL BOARD
AFF	ABOVE FINISH FLOOR	GWB	HANDICAPPED
AHJ	"AUTHORITY HAVING JURISDICTION"	HC	HOLLOW METAL
ALT	ALTERNATE	HM	HORIZONTAL
ALUM	ALUMINUM	HR	HOUR
ARCH	ARCHITECTURAL	IB	HEIGHT
BFF	BELOW FINISH FLOOR	HT	HEATING, VENTILATING, AIR
BJ	BAR JOIST	HVAC	HORIZONTAL
BLDG	BUILDING	INSUL	INSULATION
BLK	BLOCK	JB	JUNCTION BOX
BLKG	BLOCKING	LF	LINEAL FEET
BM	BEAM	LG	LONG
B.O.	"BOTTOM OF"	LLH	LONG LEG HORIZONTAL
BOB	BOTTOM OF BEAM	LLV	LONG LEG VERTICAL
BOD	BOTTOM OF DECK	MASY	MASONRY
BOJ	BOTTOM OF JOIST	MFR	MANUFACTURER
BRG	BEARING	MECH	MECHANICAL
BRK	BRICK	MO	MASONRY OPENING
BTM	BOTTOM	MET	METAL
CC	CENTER TO CENTER	NEW	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CKT	CIRCUIT	NOM	NOMINAL
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	OIC	ON CENTER
CLR	CLEAR	OIC	ON CENTER
COL	COLUMN	PEMB	PRE-ENGINEERED METAL BUILDING
CONC	CONCRETE	+ / PL	PLATE, PROPERTY LINE
CONST	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PT	PRESERVATIVE TREATED
CONTR	CONTRACTOR	RAD	RADIUS
OMU	CONCRETE MASONRY UNIT	REFRIG	REFRIGERATION
CRS	COURSE	REIN	REINFORCE (ED) (ING)
CT	CERAMIC TILE	REP	REPRESENTATIVE
DEM	DEMISING	REQD	REQUIRED
DIA	DIAMETER	SF	SQUARE FEET
DM	DIMENSION	SPECS	SPECIFICATIONS
DF	DRINKING FOUNTAIN	STRUCT	STRUCTURAL
DN	DOWN	STL	STEEL
DS	DOWNSPOUT	SS	STAINLESS STEEL
DW	DRYWALL	T&G	TONGUE & GROOVE
DWGS	DRAWINGS	TEMP	TEMPERED
(E)	EXISTING	TG	TRUSS GIRDER
EA	"EACH"	T.O	"TOP OF"
EF	EACH FACE	T.OB	TOP OF BEAM
ELEC	ELECTRICAL	TOJ	TOP OF JOIST
EQ	EQUAL	TOM	TOP OF MASONRY
EJ	EXPANSION JOINT	TOS	TOP OF SLAB
EW	EACH WAY	TYP	TYPICAL
ENC	ELECTRIC WATER COOLER	UNC	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	VCT	VINYL COMPOSITION TILE
FD	FLOOR DRAIN	VERT	VERTICAL
FE	FIRE EXTINGUISHER	VWC	VINYL WALL COVERING
FH	FIRE HYDRANT	WI	"WITH"
FN	FINISH	W/O	"WITHOUT"
FM	FACTORY MUTUAL		
FR	FIRE RATED		
FRT	FIRE RETARDANT TREATED		
FS	FLOOR SINK		
PV	FIELD VERIFY		
FTG	FOOTING		

GENERAL NOTES

1. AT THE TIME OF SUBMITTING A BID, THE CONTRACTOR IS TO HAVE CONFIRMED ALL FIELD MEASUREMENTS AND HAVE REVIEWED ALL FIELD CONDITIONS.
2. G.C. SHALL VERIFY ALL RELEVANT DIMENSIONS, ELEVATIONS, ANGLES, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE AFFECTED WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTRACTOR PROCEEDING WITH AFFECTED WORK.
3. THE CONTRACT WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
4. THE G.C. SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS, INCLUDING ALL SEISMIC REQUIREMENTS. THE G.C. SHALL PROCURE AND PAY FOR ALL NECESSARY BUILDING PERMITS AND SHALL BE REIMBURSED FOR GENERAL BUILDING PERMIT COSTS BY OWNER. BUSINESS LICENSE COSTS ARE NOT REIMBURSABLE.
5. THE G.C. SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND FOR COMPLIANCE WITH THE DESIGN. THE G.C. SHALL CORRECT ALL ERRORS AND DEVIATIONS AS REQUESTED BY THE OWNER.
6. THE G.C. SHALL CONTACT THE OWNER IMMEDIATELY IF THEY ENCOUNTER ANY HAZARDOUS MATERIALS.
7. THE G.C. SHALL ESTABLISH CONTROL LINES 2'-0" O.C. FROM ALL COLUMNS. CONTROL LINES TO BE PERMANENT AND REESTABLISHED DURING CONSTRUCTION AS NEEDED.
8. EXACT LOCATIONS OF PIPING, DUCTWORK, CONDUIT AND FIXTURES SHALL BE COORDINATED BETWEEN CONTRACTORS AND SUBCONTRACTORS TO AVOID INTERFERENCE.
9. ALL SPRINKLER HEADS SHOWN ARE CONCEPTUAL ONLY. G.C. TO HIRE A LICENSED SPRINKLER CONTRACTOR TO DESIGN AND INSTALL / MODIFY SPRINKLER SYSTEM. HEAD REPLACEMENT TO MEET ALL LOCAL AND NATIONAL CODES INCLUDING NFPA-13.
10. AFTER COMPLETION OF THE WORK, PARTS OF THE BUILDING SHALL BE CLEANED WHERE EVER SUCH CLEANING IS REQUIRED, INCLUDING AREAS OF THE BUILDING MADE DIRTY BY CONSTRUCTION WORK. THE G.C. SHALL REMOVE FROM THE PREMISES TRASH, RUBBISH, TOOLS, EQUIPMENT AND EXCESS MATERIALS. THE BUILDING IS TO BE LEFT IN PERFECTLY CLEAN CONDITION.
11. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES, THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, & NFPA 72.
12. EACH CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH THE CIVIL, PLUMBING, MECHANICAL, ELECTRICAL, AND REFRIGERATION DRAWINGS AND ALL SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK AND SHALL NOTIFY THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES OR CONFLICTS IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE CONTRACTOR PROCEEDING WITH AFFECTED WORK.
13. FIRE EXTINGUISHERS SHALL BE LOCATED AT THE DIRECTION OF THE FIRE DEPARTMENT.
14. THE CONCRETE FLOOR IS THE FINISHED, EXPOSED SURFACE FOR THE MAJORITY OF THE BUILDING. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY, DURING THE CONSTRUCTION PHASE OF THE PROJECT, TO ENSURE THAT THE CONCRETE FLOOR SHALL NOT BE DAMAGED, MARKED OR SCUFFED BY DAY TO DAY CONSTRUCTION OPERATIONS. TRASH AND DEBRIS SHOULD BE REMOVED REGULARLY. ALL FORKLIFTS AND SCISSOR LIFTS SHALL HAVE WHITE, NON-MARKING TIRES AND BE EQUIPPED WITH DIAPERS. SEE SPECIFICATIONS FOR MORE INFORMATION.
15. IN ORDER TO OBTAIN FINAL PAYMENT, THE ROOFING CONTRACTOR SHALL REQUEST A WARRANTY-WALK THROUGH BY THE ROOF MANUFACTURER, COMPLETE ANY PUNCH LIST ITEMS DIRECTED BY THE ROOF MANUFACTURER'S REP, AND PROVIDE THE ROOF MANUFACTURER'S SIGN-OFF AND WARRANTY CERTIFICATE TO THE OWNER.

GENERAL FINISH NOTES:

1. ALL FINISHES TO BE AS NOTED AND SHALL NOT HAVE SMOKE DEVELOPED RATINGS GREATER THAN 450.
2. INTERIOR FINISHES OF WALLS AND CEILINGS IN ALL ROOMS OR ENCLOSED SPACES SHALL HAVE A CLASS C FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450. INTERIOR FINISHES OF EXIT ENCLOSURES AND EXIT PASSAGEWAYS SHALL HAVE A CLASS B FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450. ASTM E 84. IFC TABLE 803.3.
3. MATERIALS USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE DEVELOPED INDEX AND SHALL COMPLY WITH ASTM E 84. COMBUSTIBLE TRIM SHALL NOT EXCEED 10% OF THE AGGREGATE WALL OR CLG. ARE IN WHICH IT IS LOCATED. IFC 804.
4. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 266 TESTING MEASURES. INTERIOR FLOOR FINISHES SHALL COMPLY WITH NFPA 253 WITH A CLASS 2 CRITICAL RADIANT FLUX > 0.22 WATTS / CM2. FLOOR FINISHES IN EXIT / ACCESS CORRIDORS SHALL BE CLASS 1 CRITICAL RADIANT FLUX > 0.45 WATTS / CM2.
5. INTERIOR FINISH MATERIALS SHALL BE APPLIED SO THAT THEY WILL NOT BECOME READILY DETACHED WHERE SUBJECTED TO 200 DEGREES F. FOR NOT LESS THAN 30 MINUTES. IFC 802.2.

NOTE REGARDING ENGINEERS:

THE OWNER HAS RETAINED THE SERVICES OF A CIVIL ENGINEER UNDER A SEPARATE AGREEMENT FROM THE OWNER / ARCHITECT AGREEMENT. THE CIVIL PROJECT DOCUMENTS ARE INCLUDED IN THE PROJECT DRAWINGS AS A REQUIREMENT FOR PERMIT & BIDDING PURPOSES. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE SERVICES PERFORMED BY THE ENGINEER, FOR ANY BREACH OF CONTRACT OF THE ENGINEER, NOT FOR THE CONTENT, ACCURACY, NEGLIGENCE, OR OMISSIONS OF THE PROJECT DOCUMENTS. FURTHERMORE, THE ARCHITECT IS NOT IN CHARGE OF THE ENGINEER, AND HAS NO RESPONSIBILITY FOR COORDINATING SERVICES OR PROJECT DOCUMENTS.

PROJECT NOTES

PROJECT DIRECTORY

- OWNER:** RESTAURANT DEPOT
CONTACT: LARRY COHEN
ADDRESS: 15-24 132ND STREET
COLLEGE POINT, NY 11356
PHONE: (718) 559-4290
EMAIL: lcohen@jetford.com
- ARCHITECT:** ADA ARCHITECTS INC.
A.O.R.: KURT L. SCHMITZ
CONTACT: HEATHER MIZE
ADDRESS: 17710 DETROIT AVE.
LAKEWOOD, OH 44107
PHONE: (216) 521-5134
EMAIL: HMize@adaarchitects.co
- CIVIL ENGINEER:** INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
CONTACT: JAMIE LOGIUDICE
ADDRESS: 3 GARRETT PLACE
CARMEI, NY 10512
PHONE: (845) 225-9690
EMAIL: jlogiudice@insite-eng.com
- STRUCT. ENGINEER:** THORSON BAKER + ASSOCIATES
CONTACT: ROBERT PIRIAK
ADDRESS: 3030 W. STREETSBO ROAD
RICHFIELD, OH 44286
PHONE: (330) 659-6688
EMAIL: RPIRAK@thorsombaker.com
- MEPR ENGINEER:** BARRETT, WOODYARD, & ASSOCIATES, INC.
CONTACT: CHRIS LYLES
ADDRESS: 3495 HOLCOMB BRIDGE ROAD
NORCROSS, GA 30092
PHONE: (770) 810-8800
EMAIL: CLyles@BarrettWoodyard.com
- FIRE PROT. ENGINEER:** COOLSYS ENERGY DESIGN
CONTACT: CHRIS CUPO
ADDRESS: 5 INDEPENDENCE WAY, SUITE 360
PRINCETON, NJ 08540
PHONE: (609) 751-9655
EMAIL: cupo@coolsys.com

PROJECT DESCRIPTION

NEW 51,144 SQUARE FEET PRECAST CONCRETE BUILDING FOR WHOLESALE MARKET WITH A NEW 12,065 SQUARE FEET PARKING CANOPY, A 4,903 SQUARE FEET FREEZER AND 11,388 SQUARE FEET COOLER WILL BE CONSTRUCTED WITHIN THE BUILDING. A WATER STORAGE TANK WILL BE PROVIDED FOR THE FIRE PROTECTION SYSTEM.

NEW WORK AND GRADING WILL BE PERFORMED TO DEVELOP THE SITE FOR PARKING, DRAINAGE, TRUCK TRAFFIC, AND LANDSCAPING, UNDER A SEPARATE PERMIT.

DRAWING SHEET INDEX w/ REVISION CHART

	10	9	8	7	6	5	4	3	2	1
GENERAL INFO										
A-0.1										
A-0.2										
A-0.3										

GENERAL INFO
A-0.1 COVER SHEET
A-0.2 CODE DATA PLAN
A-0.3 DAYLIGHTING PLAN

ARCHITECTURAL

A-1.1	ARCHITECTURAL SITE PLAN
A-1.2	ENLARGED REFRIGERATION PLAN & DETAILS
A-1.3	CANOPY PARKING PLAN AND DETAILS
A-2.1	FIXTURE PLAN
A-2.2	FLOOR PLAN
A-2.3	ENLARGED COOLER / FREEZER PLAN & DETAILS
A-2.4	ENLARGED SLAB PLANS & COOLER OPENING DETAILS
A-2.5	SEAFOOD DEPARTMENT PLAN & DETAILS
A-3.1	REFLECTED CEILING PLAN
A-3.2	ROOF PLAN & DETAILS
A-4.1	EXTERIOR ELEVATIONS
A-4.2	BUILDING CROSS SECTIONS AND DOCK DETAILS
A-5.1	WALL SECTIONS
A-6.1	ENLARGED FLOOR PLANS
A-6.2	ACCESSORY & ACCESSIBLE PLANS & DETAILS
A-6.3	MILLYWORK DETAILS
A-8.1	FINISH SCHEDULE, PAINTING PLANS, & DETAILS
A-8.2	DOOR, HARDWARE, & WINDOW SCHEDULES & DETAILS

COOLER / FREEZER PACKAGE (FOR BIDDING ONLY)

CF-1	COOLER / FREEZER PLANS
CF-2	COOLER / FREEZER ELEVATIONS & SECTIONS
CF-3	COOLER / FREEZER DETAILS
CF-4	COOLER / FREEZER NOTES

STRUCTURAL

S-1.0	GENERAL NOTES
S-1.1	GENERAL NOTES (cont.)
S-1.2	GENERAL NOTES (cont.)
S-2.0	FOUNDATION PLAN
S-3.0	ROOF FRAMING PLAN
S-3.1	CANOPY FRAMING PLAN
S-4.0	FOUNDATION SECTIONS & DETAILS
S-4.1	WATER TANK FOUNDATION PLAN
S-5.0	FRAMING SECTIONS & DETAILS
S-5.1	FRAMING SECTIONS & DETAILS (cont.)

	10	9	8	7	6	5	4	3	2	1
ELECTRICAL										
E-0.01										
E-0.02										
E-0.03										
E-1.0										
E-1.01										
E-1.01.1										
E-1.01.2										
E-1.02										
E-1.02.1										
E-1.03										
E-1.04										
E-2.01										
E-5.01										
E-6.01										
E-6.02										

ELECTRICAL
E-0.01 LEGENDS, NOTES & FIXTURE SCHEDULE - ELECTRICAL
E-0.02 DETAILS - ELECTRICAL
E-0.03 DETAILS - ELECTRICAL
E-1.0 SITE PLAN - ELECTRICAL
E-1.01 FLOOR PLAN - ELECTRICAL
E-1.01.1 PART PLAN - ELECTRICAL
E-1.01.2 PART PLAN - ELECTRICAL
E-1.02 FLOOR PLAN - HVAC - ELECTRICAL
E-1.02.1 PART PLAN - HVAC - ELECTRICAL
E-1.03 FLOOR PLAN - FIRE ALARM - ELECTRICAL
E-1.04 FLOOR PLAN - SPECIAL SYSTEMS - ELECTRICAL
E-2.01 FLOOR PLAN - LIGHTING
E-5.01 RISEN DIAGRAM - ELECTRICAL
E-6.01 PANEL SCHEDULES - ELECTRICAL
E-6.02 PANEL SCHEDULES - ELECTRICAL

MECHANICAL

M-1.1	FLOOR PLAN - MECHANICAL
M-4.1	PARTIAL FLOOR PLAN - MECHANICAL
M-7.1	ABBREVIATIONS, NOTES AND SCHEDULES - MECHANICAL
M-7.2	DETAILS - MECHANICAL
M-7.3	COMCHECK - MECHANICAL

PLUMBING

P-1.1	FLOOR PLAN - PLUMBING
P-1.2	ROOF PLAN - GAS PIPING
P-4.1	PARTIAL FLOOR PLANS - PLUMBING
P-5.1	ISOMETRIC - DOMESTIC WATER
P-5.2	ISOMETRIC - SAN & VENT
P-7.1	ABBREVIATIONS, DETAILS, AND SCHEDULES - PLUMBING
P-7.2	DETAILS - PLUMBING

FIRE PROTECTION

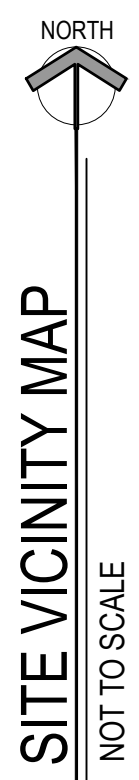
FP-1.0	FIRE PROTECTION OVERVIEW SHEET
FP-2.0	FIRE PROTECTION FLOOR PLAN
FP-2.1	FIRE PROTECTION FIRE PUMP AND TANK DETAILS
FP-3.0	DETAILS - REFRIGERATION

REFRIGERATION

R-1.1	FLOOR PLAN - REFRIGERATION
R-1.2	FLOOR PLAN - REFRIGERATION SENSOR LOCATIONS
R-7.1	ABBREVIATIONS, NOTES AND SCHEDULES - REFRIGERATION
R-7.2	DETAILS - REFRIGERATION
EM-7.1	ABBREVIATIONS, NOTES AND SCHEDULES - REFRIGERATION

UNDER SEPARATE PERMIT

1. SIGNAGE
2. SITE WORK
3. FIRE SPRINKLER
4. FIRE ALARM



SITE VICINITY MAP
NOT TO SCALE

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

COVER SHEET

DATE: 9/10/2020

JOB NO. 19230

A-0.1
SHEET NO.