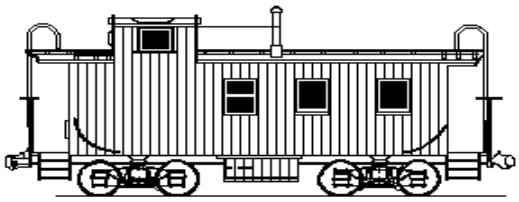


CLIFTON ARB MEETING
THURSDAY, OCTOBER 24, 2024, 7:30 PM
7137B MAIN STREET
CLIFTON, VIRGINIA 20124

Present: Royce Jarrendt, Chair; Phyllis Lovett; Phoebe Peterson; Geri Yantis; Jeff Stein; Mary Hess, Town Council Representative
Staff: Kerrie Gogoel, Town Clerk
Absent: Dwayne Nitz

The Regular Meeting was called to order by Chair Jarrendt at 7:30PM.

1. Approve the Previous Minutes

- **Member Lovett moved to approve the September 26, 2024 meeting minutes as presented, and was seconded by Chair Jarrendt. The motion was approved by poll, 6-0.**

2. Residential Applications:
   a. 7223 Dell Avenue

- **For this application, Member Stein became Acting Chair. Member Lovett moved to approve the application as presented. The motion was seconded by Member Hess and approved by poll, 5-0-1 as Chair Jarrendt abstained.**

   b. 12651 Water Street | Replacing current deck with screened in porch/deck

- **Member Lovett moved to approve the application with the stipulation that the back porch will have a metal roof. The motion was seconded by Member Stein and approved by poll, 6-0.**

2. Non-Residential Applications
   a. 7145 Main Street – Villagio
      i. Application 1: New Hood/Duct/Service Platform
         1. This application is still on the table. After discussion it was suggested that the applicant build a structure around the new hood, duct, service platform, etc. in order to maintain

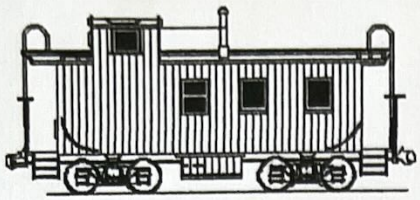
the aesthetic of the building. The applicant shall investigate feasibility of this and determine any additional impacts, such as parking spaces, and return to the ARB with more information.

ii. Application 2: Service Corridor

- **Member Lovett moved to approve application 2 as presented. The motion was seconded by Member Hess and approved by poll, 5-0.**

3. Upcoming Schedule
    a. It was determined that due to upcoming holidays in November and December, the dates of the ARB meetings those months will be as follows:
        i. November 21, 2024
        ii. December 19, 2024

4. Adjournment
    a. The meeting was adjourned by general acclamation at the conclusion of business.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: 10/15/2024

NAME OF APPLICANT OR AGENT: Royce Jarrendt

ADDRESS: 12639 Chapel Rd

TELEPHONE: 703 932-5762 Email Royce.jarr@yahoo.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 7223 Dell Ave. Clifton, VA 20124

GENERAL DESCRIPTION OF PROPOSAL:

Addition and Modifications to the existing structure

Horizontal siding w/ 5" exposure, Wood windows, Metal roofing, PVC composite trim and railings

ATTACHMENTS:

- ☒ APPLICATION FEE*
- ☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

Royce Jarrendt — 10/15/2024

SIGNATURE OF APPLICANT OR AGENT — DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☒ No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) — DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: — 10/24/24

CHAIRMAN, ARB — DATE

ARB MEMBERS' INITIALS: MM (yes) MMH (yes) PTP (yes)

CONDITIONS: DL (yes)

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

*Application fee:

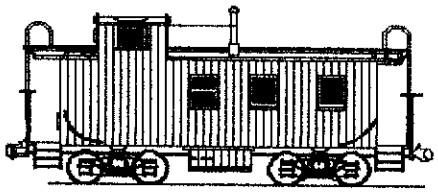
Sign/Fence: $10.00; if after installation: $50.00

Addition/remodeling project up to 200 SF: $100.00

Addition/remodeling project exceeding 200 SF $250.00

New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: 10/15/2024

NAME OF APPLICANT OR AGENT: Royce Jarrendt

ADDRESS: 12639 Chapel Rd

TELEPHONE: 703 932-5762 Email Royce.jarr@yahoo.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 7223 Dell Ave. Clifton, VA 20124

GENERAL DESCRIPTION OF PROPOSAL:

Addition and Modifications to the existing structure

Horizontal siding w/ 5" exposure, Wood windows, Metal roofing, PVC composite trim and railings

ATTACHMENTS:

- ☒ APPLICATION FEE*
- ☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

SIGNATURE OF APPLICANT OR AGENT — DATE: 10/15/2024

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☒ No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) — DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: _____ _____

CHAIRMAN, ARB — DATE

ARB MEMBERS' INITIALS: _____

CONDITIONS: _____

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

*Application fee:

Sign/Fence: $10.00; if after installation: $50.00

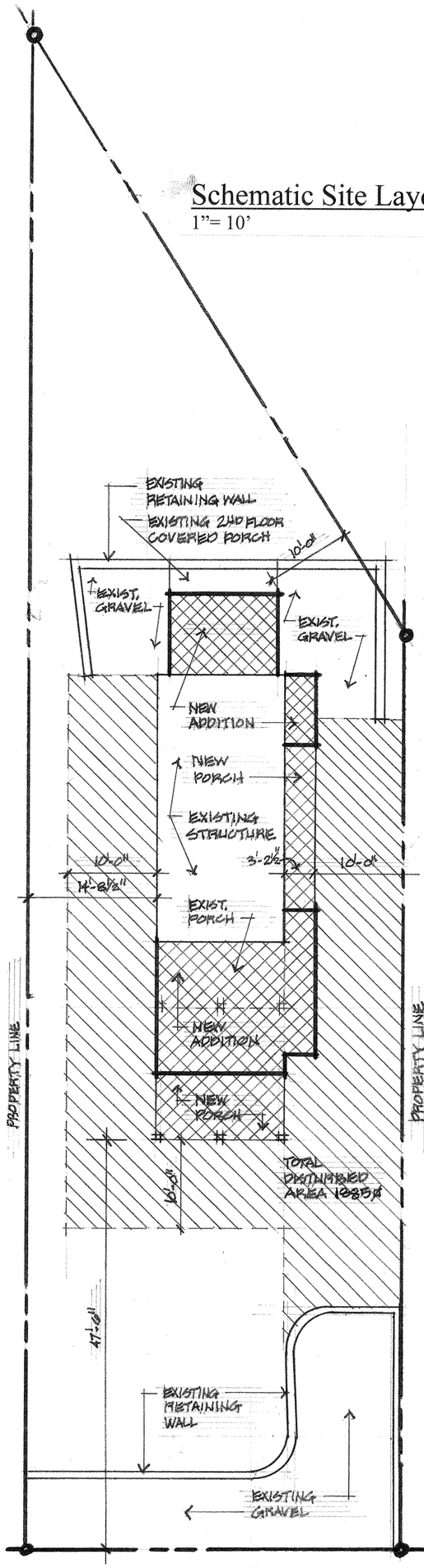
Addition/remodeling project up to 200 SF: $100.00

Addition/remodeling project exceeding 200 SF $250.00

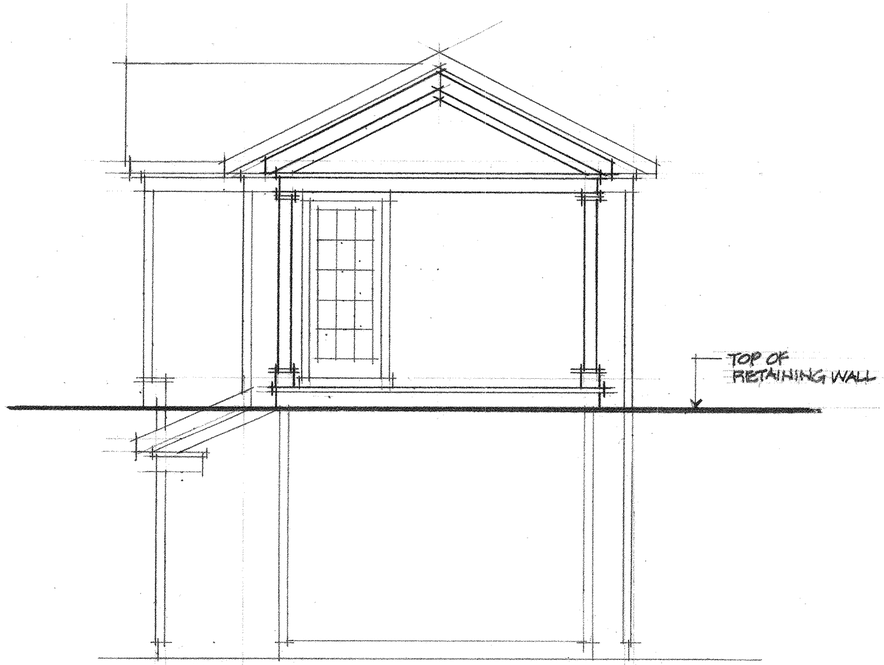
New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

Schematic Site Layout
1"= 10'



Front Elevation
1/4" = 1'- 0"

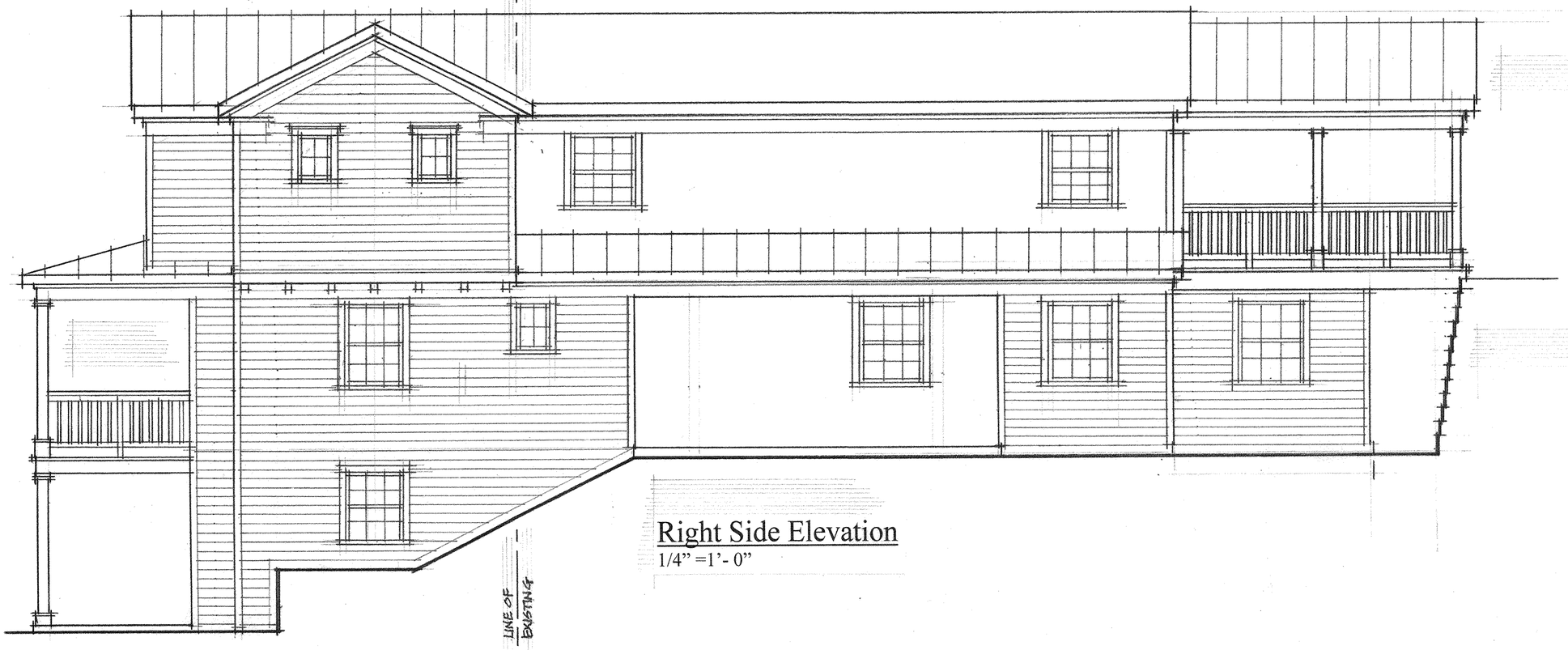


Rear Elevation
1/4" =1'- 0"

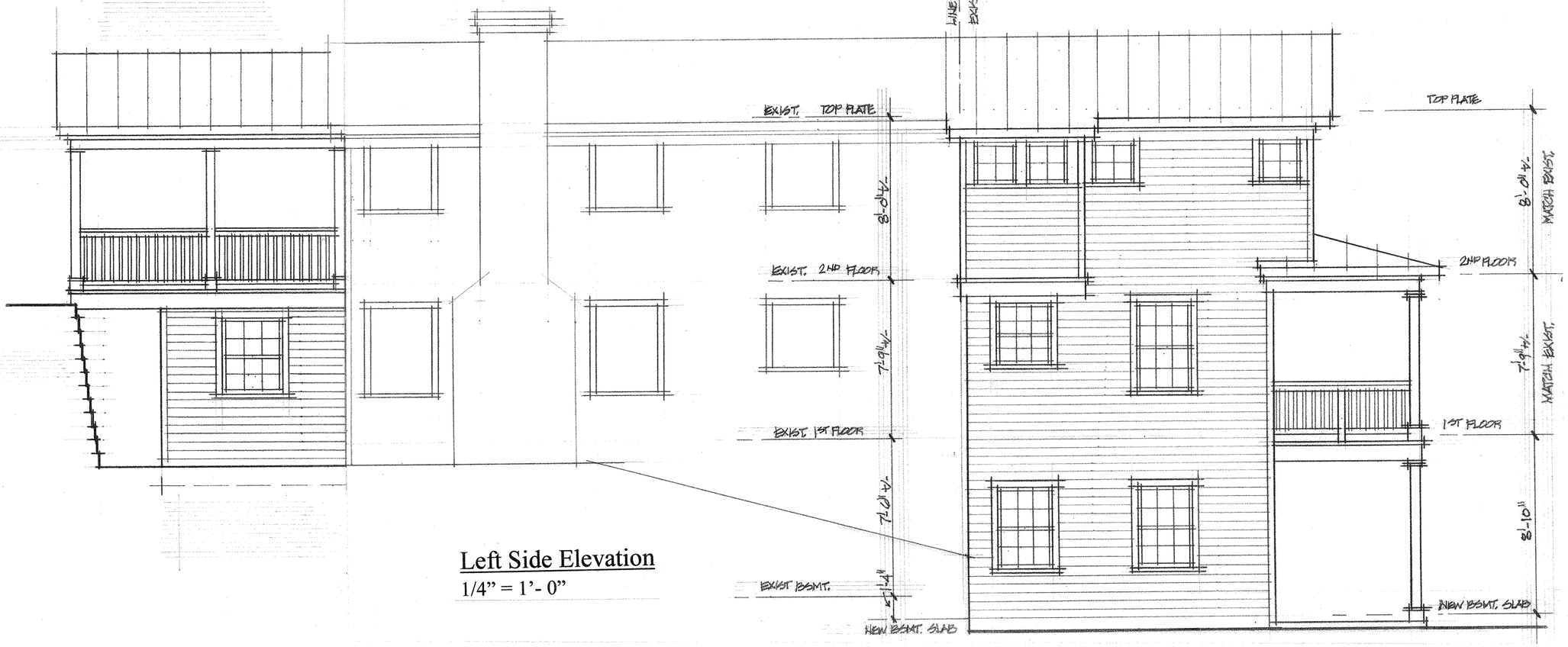
ROYCE CHARLES JARRENDT
Architect
12639 Chapel Road
Clifton, Virginia 20124
703-932-5762

7223 Dell Ave. Clifton, VA 20124

Royce C. Jarrendt, Architect expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever.



Right Side Elevation
1/4" =1'- 0"



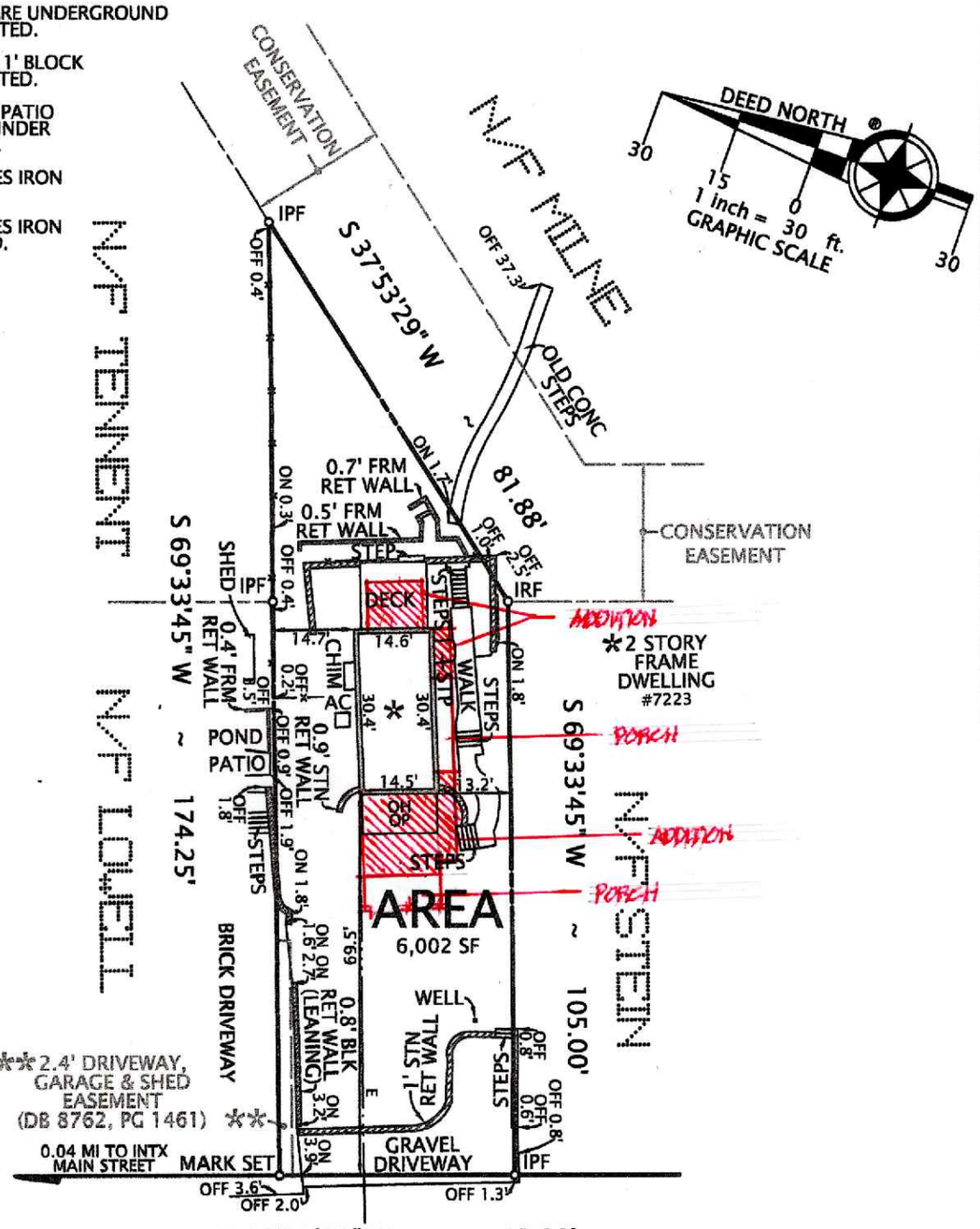
Left Side Elevation
1/4" = 1'- 0"

ROYCE CHARLES JARRENDT
Architect
12639 Chapel Road
Clifton, Virginia 20124
703-932-5762

7223 Dell Ave. Clifton, VA 20124

Royce C.Jarrendt, Architect, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever.

NOTES:
1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND UNLESS NOTED.
3. WALLS ARE 1' BLOCK UNLESS NOTED.
4. THERE IS A PATIO LOCATED UNDER THE OH OP.
5. IPS DENOTES IRON PIPE SET.
6. IPF DENOTES IRON PIPE FOUND.



PLAT

SHOWING HOUSE LOCATION ON

THE PROPERTY LOCATED AT

#7223 DELL AVENUE

(DEED BOOK 18962, PAGE 1029)

TOWN OF CLIFTON, VIRGINIA

FAIRFAX COUNTY

SCALE: 1" = 30' FEBRUARY 17, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

COMMONWEALTH OF VIRGINIA
2/17/2018
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

Ordered by:

MID-ATLANTIC®

8609 Westwood Center Drive
Suite 150
Vienna, Virginia 22182
Phone: (571) 766-3823
Fax: (866) 916-2774

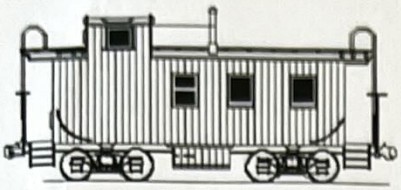
DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: RISHLING ~ RASH

CASE NO: 1115018-00215

#180208014

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: 9/16/2024
NAME OF APPLICANT OR AGENT: Carter Wyant
ADDRESS: 12651 Water Street
TELEPHONE: 703-622-1144 Email cwyant@me.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 12651 Water Street, MAP #: 0754 16 0006
GENERAL DESCRIPTION OF PROPOSAL:
Removing current deck and replacing with a Screened Porch and deck combination.

ATTACHMENTS:

- X APPLICATION FEE*
- X Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

C Wyant 9/17/24
SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application

HUBTIN G. YNTIS 10/14/2024
HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO
(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

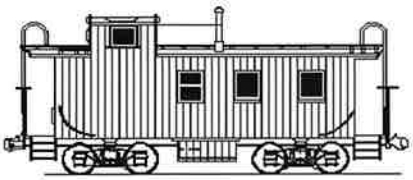
BY: 10/24/24
CHAIRMAN, ARB DATE

ARB MEMBERS' INITIALS: (yes) (yes) PTP(yes) MMH(yes) DL(yes)

CONDITIONS: Metal Roof on new rear porch.

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

*Application fee:
Sign/Fence: $10.00; if after installation: $50.00
Addition/remodeling project up to 200 SF: $100.00
Addition/remodeling project exceeding 200 SF $250.00
New home construction: $250.00
The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: 9/16/2024

NAME OF APPLICANT OR AGENT: Carter Wyant

ADDRESS: 12651 Water Street

TELEPHONE: 703-622-1144 Email cwyant@me.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 12651 Water Street, MAP #: 0754 16 0006

GENERAL DESCRIPTION OF PROPOSAL:

Removing current deck and replacing with a Screened Porch and deck combination.

ATTACHMENTS:

- ☒ APPLICATION FEE*
- ☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

SIGNATURE OF APPLICANT OR AGENT — DATE 9/17/24

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) — DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: CHAIRMAN, ARB — DATE

ARB MEMBERS' INITIALS:

CONDITIONS:

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

*Application fee:

Sign/Fence: $10.00; if after installation: $50.00

Addition/remodeling project up to 200 SF: $100.00

Addition/remodeling project exceeding 200 SF $250.00

New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

APPENDIX A
FROG HILL HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION

Date Received by ADRC _____

1. Applicant Information

Name Carter Wyant Lot # 6 Date 8-22-2024

Address 12651 E-mail cwyant@me.com

Home Phone 703-622-1144 Work Phone _____ Fax _____

Title of Project Rear Deck removal and reconstruction

2. Description of Proposed Alteration (consult checklist and attach additional information as required)

- replace existing deck with new deck and screened porch
- expand flagstone walkways to larger patio size.
- remove screens from current porch to convert to a covered patio.
- decking to be Timbertech White French Oak w/ Black Metal rails

Estimated Start Date late Sept Estimated Completion Date late Nov

1. Consult the Guidelines and Application Checklist for specific submission requirements for each alteration.
2. Submit 7 copies of this form and required information to the ADRC Chairman (see checklist)

3. Acknowledgement (two affected neighbors who are adjacent and/or have a view of the proposed alteration)

Name _____ Name _____

Date 9/14/2024 Lot # 3 Date 9/14/2024 Lot # 7

Signature _____ Signature _____

Signature indicates an awareness of the applicant's intent and does NOT constitute approval or disapproval. Affected neighbors may choose to send comments or concerns in writing directly to the ADRC Chairman.

4. Applicant's Signature

Signature _____ Date 8/22/24

5. ADRC Initial Action **ADRC Use Only**

☐ Approved as Submitted

☐ Approved with Stipulations _____

☐ Request Additional Information (requires resubmission) _____

☐ Disapproved (Reason) _____

ADRC Committee Representative _____ Date _____

6. ADRC Final Action **ADRC Use Only**

☐ Approved as Completed Actual Completion Date _____ Date of Inspection _____

☐ Disapproved (not in compliance) _____

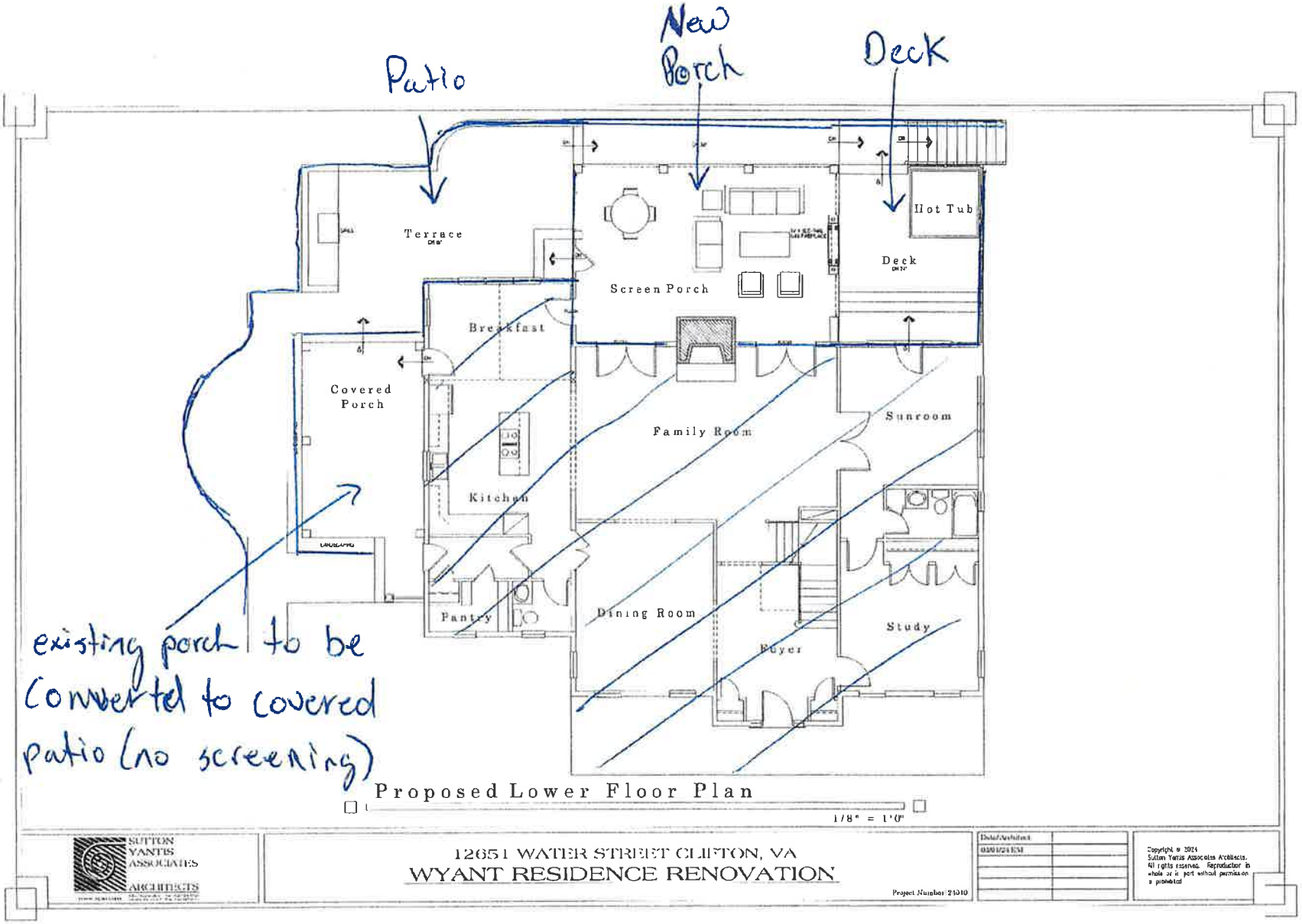
ADRC Committee Representative _____ Date _____

APPENDIX A
FROG HILL HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION DISCLAIMERS

I understand and agree to the following:

- I have read the Frog Hill Homeowners Association (FHHOA) Covenants, Conditions Restrictions and Reservation of Easements, the By-Laws, and the Architectural Guidelines, Rules, and Regulations and understand that they are binding on me as a homeowner.
- It is my responsibility to consult the Town of Clifton's Architectural and Planning Guidelines to determine if this alteration requires approval from the Town ARB. I understand that approval from the FHHOA Architectural Design Review Committee (ADRC) is required before submission to the Town ARB.
- It is my responsibility to obtain all approvals and permits required by Fairfax County building and zoning codes and to comply with all county regulations concerning the proposed alteration.
- No work on this proposal will commence until I receive written approval from the FHHOA ADRC.
- The approval authority granted by the ADRC will automatically expire should the proposed project not be completed within 30 days of the estimated completion date unless an extension is applied for and granted by the ADRC.
- I may be responsible if any alteration on my property causes damage or creates an adverse drainage impact to the lot and /or any property. I understand that I may be required to modify my property and any other affected property, at my own expense, to correct the damage or drainage impact.
- I may be responsible for fines, penalties, fees, and other costs incurred by the Board if a violation of the Declaration of Covenants, Conditions Restrictions and Reservation of Easements and/or the Architectural Guidelines, Rules, and Regulations is not remedied and Board action is required.

Applicant's Signature Date 8/22/24



SUTTON VANTIS ASSOCIATES ARCHITECTS

12651 WATER STREET CLIFTON, VA

WYANT RESIDENCE RENOVATION

Project Number 21010

Copyright © 2024
Sutton Vantis Associates Architects.
All rights reserved. Reproduction in whole or in part without permission is prohibited

Proposed Rear Elevation

1/8" = 1'0"

SUTTON YANTIS ASSOCIATES ARCHITECTS

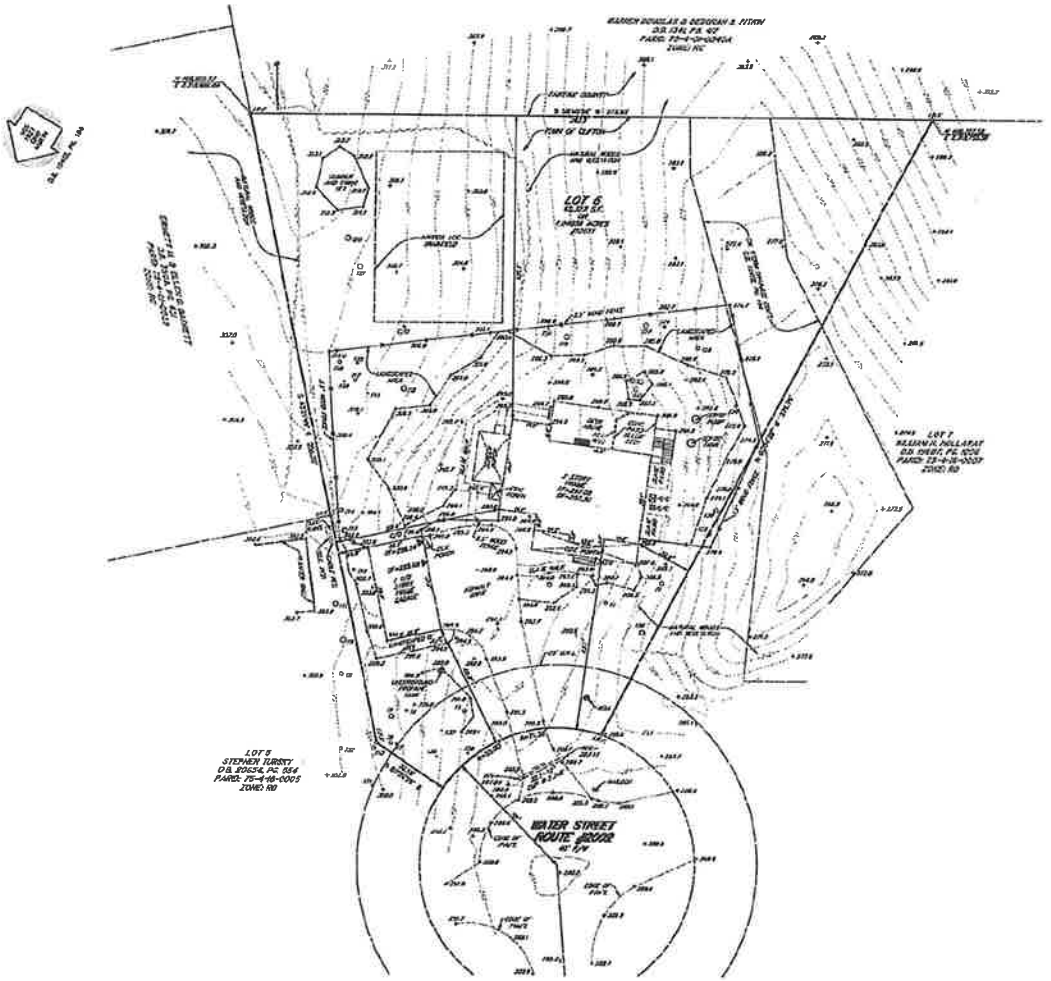
12651 WATER STREET CLIFTON, VA

WYANT RESIDENCE RENOVATION

Project Number: 24010

Date/Architect:
03/01/24 EM

Copyright © 2024
Sutton Yantis Associates Architects.
All rights reserved. Reproduction in whole or in part without permission is prohibited



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON PARID 75-4-14-0006 AND IS NOW IN THE NAME OF CARTER R. & MEGAN WYATT AS RECORDED IN DEED BOOK 10402 AT PAGE 0194 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE PROPERTY IS CURRENTLY ZONED RB.
3. NO TITLE REPORT FURNISHED.
4. BOUNDARY AND TOPOGRAPHY BY THIS FIRM.
5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO. 510080
   N A I PANEL NO. 0045 E
   FLOOD ZONE: X
   EFFECTIVE: SEPTEMBER 17, 2010
6. VERTICAL DATUM IS BASED ON FAIRFAX COUNTY AERIAL TOPO CONTOURS INTERPOLATION AND/OR SPOT ELEVATIONS.
7. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID T. QUESH, L.S. FROM A DEFINED SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 8-8-12; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA, MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TREE TABLE

17	18" OAK	120	24" OAK
12	18" OAK	121	24" OAK
13	18" OAK	122	21" OAK
14	18" OAK	123	12" OAK
15	21" OAK	125	18" OAK
16	12" OAK	126	31" TWIN
17	10" OAK	127	31" TWIN
18	12" OAK	128	18" TWIN
19	24" OAK	129	18" TWIN
110	12" OAK	130	18" TWIN
111	24" 24 OAK	131	14" BECH
112	12" OAK	132	12" BECH
113	24" OAK	133	8" BECH
114	18" OAK	134	6" BECH
115	8" OAK	135	21" BECH
116	27" OAK	136	16" BECH
117	12" OAK	137	6" BECH
118	18" OAK	138	8" BECH
119	24" OAK	139	8" BECH

LEGEND

- BOLLARD
- AIR CONDITIONER
- TELEPHONE PEDESTAL
- UNDERGROUND HYDRANT TANK
- POWER POLE
- GUY WIRE
- WELL
- CLEAN OUT
- FENCE
- UNDERGROUND ELECTRIC

COMMONWEALTH OF VIRGINIA
DAVID T. QUESH
LIC. No. 1288
LAND SURVEYOR

TRI-TEK ENGINEERING
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
800 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

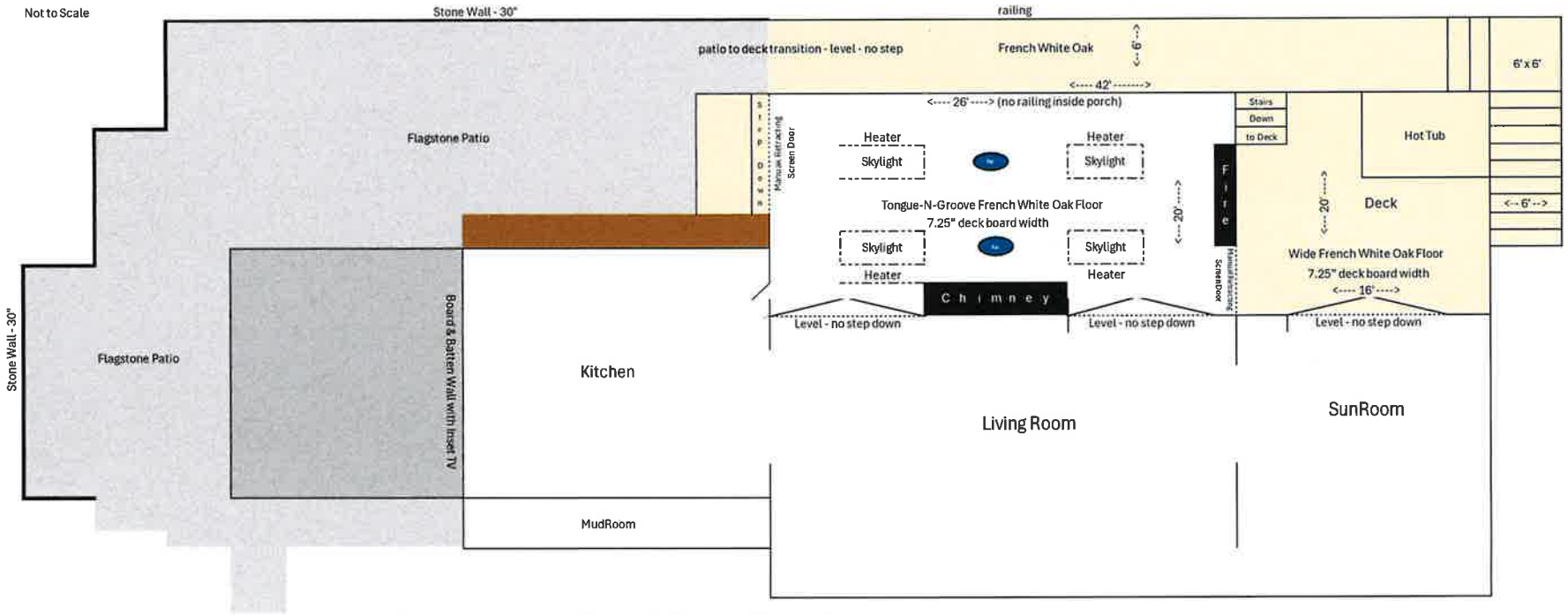
LOT 6
FROG HILL
DEED BOOK 10402, PAGE 194
FAIRFAX COUNTY, VIRGINIA
TOWN OF CLIFTON

BOUNDARY & TOPOGRAPHIC SURVEY

REVISIONS	DATE

PW. SUR. SCALE: 1"=20'
PW. SUR. DATE: 8-8-12
CO. SUR. SHEET 1 OF 1

P-3715



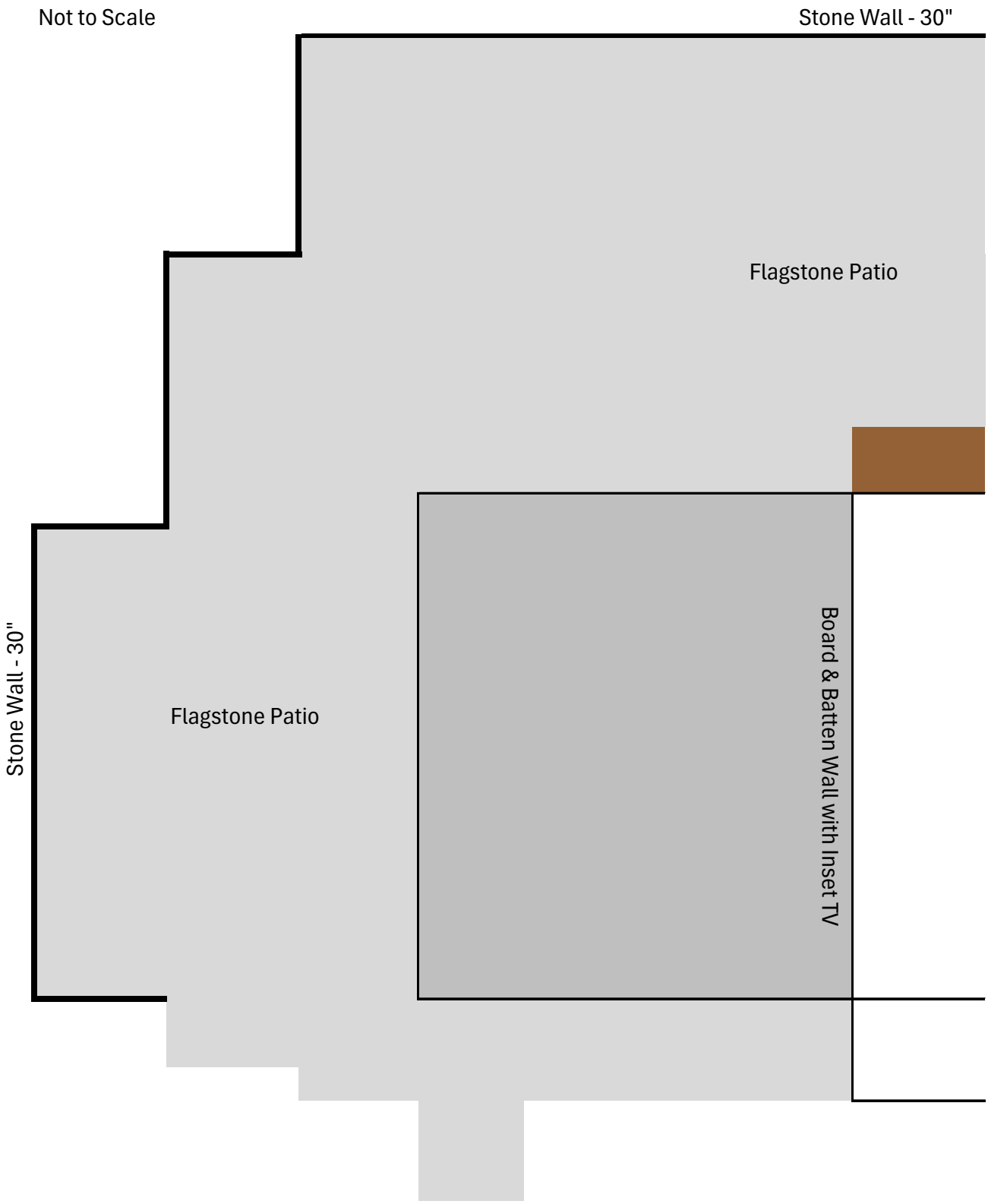
Sample Railings....

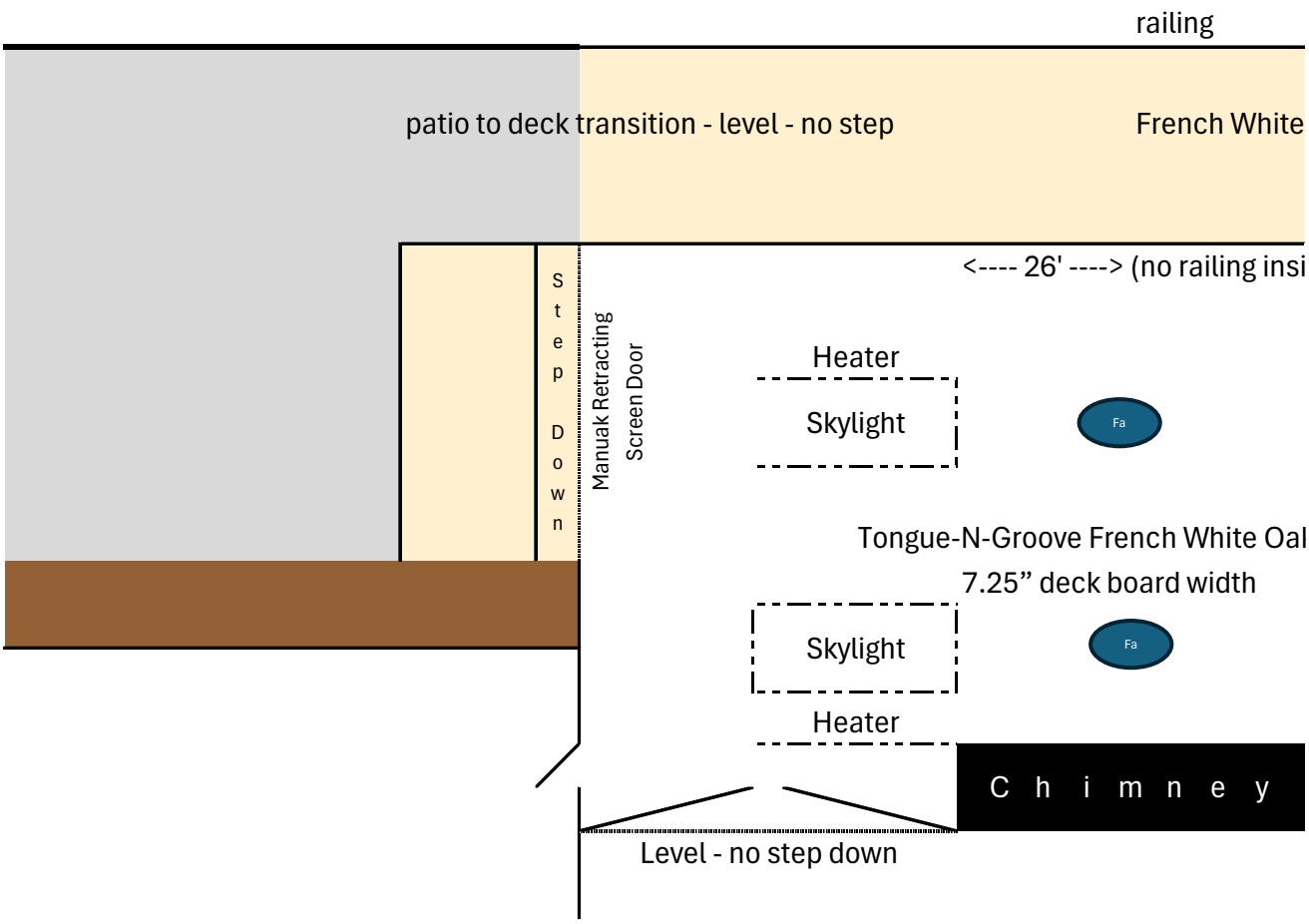
Want to know if either style would be apporved.

TimberTech® Impression Rail Express® Classic Top Rail

$70.67 USD $74.74 USD

Black White Dark Bronze

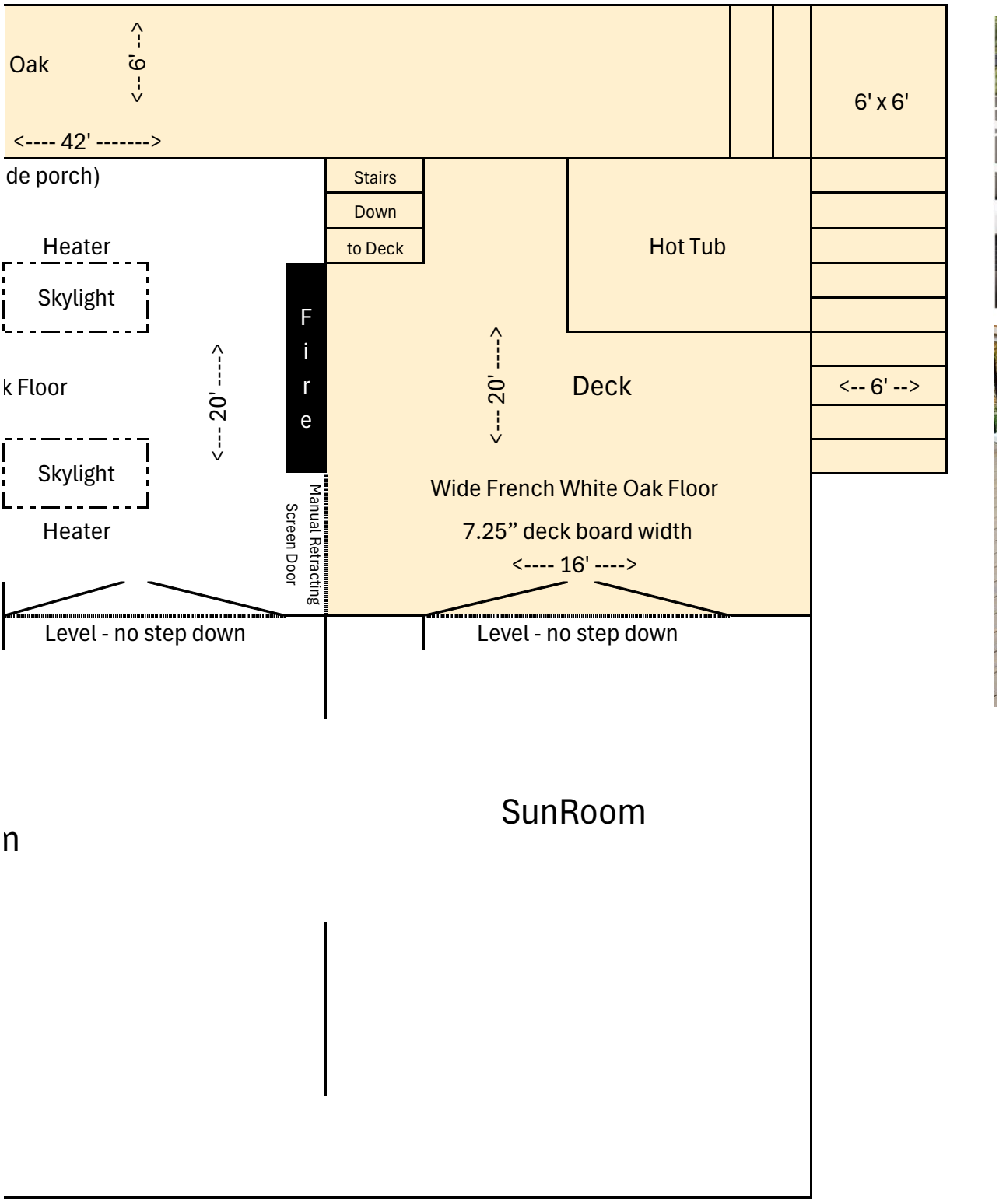

Not to Scale
Stone Wall - 30"
Flagstone Patio
Stone Wall - 30"
Flagstone Patio
Board & Batten Wall with Inset TV



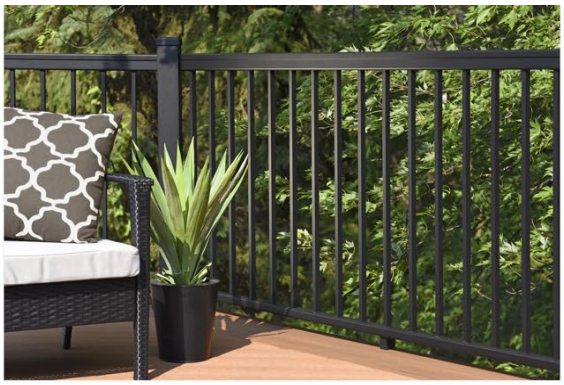
Kitchen

Living Roon

MudRoom


Oak
<-- 6' -->
<---- 42' ------->
6' x 6'
de porch)
Stairs
Down
to Deck
Heater
Skylight
Hot Tub
F
i
r
e
k Floor
<--- 20' --->
<--- 20' --->
Deck
<-- 6' -->
Skylight
Heater
Wide French White Oak Floor
7.25” deck board width
Manual Retracting
Screen Door
<---- 16' ---->
Level - no step down
Level - no step down
SunRoom
n

Sample Railings.... Want to know if either style would be apporved.



TIMBERTECH®

SKU: ATT-IX.Blac.TR.Clas06

TimberTech® Impression Rail Express® Classic Top Rail

~~$78.67 USD~~ $74.74 USD Save 5%

Shipping calculated at checkout.

Color: Black

Black | White | Dark Bronze

Length: 6 Feet

New Screene

New Deck

Bar Area (Cur

General

ed Porch

Build new screened porch 20’ x 26’- Porch to be level with current home floor.
Cut , reframe, install 2 – 8’ Jeldwen doors qty 2 French - includes new trim on exterior & interior
Build box for gas fireplace w/ siding on exterior, stone interior w/ bluestone mantel , gas line run and connec
Tongue & groove Spruce ceiling 1” x 6” w/ trimmed seams -
All exposed wood to be wrapped in white PVC 5/8” w/ screws & plugs - includes Deck, Screen Porch & Bar A
Supply and install fixed screens and power vinyl wind barriers along front and sides of 20’ x 27’ porch –
Supply and install 4 – 3’ x 4’ Velux double paned / LOW E coated skylights w/ flashing kits -
Electrical to include 6 recessed lights on dimmer , fan rough in/ install, gas fireplace hardwire, outlets for po
Build 8’ x 6’ landing and 4’ stairs to grade w/ Trex LEDs in risers (Transition from New Porch to Patio)
Two Manual retractable screen doors to be installed with access to patio and access to deck.
outdoor heaters - 2 or 4?
Shiplap current outdoor wall

Build open deck 20’ x 14’ -
Decking to be Timbertech French White Oak using hidden fasteners – Horizontal Railing to be Trex Signature
Cut , reframe, install – 1- 9’ Jeldwen French door -includes new trim on exterior & interior -
Install EPDM rubber membrane waterproofing 20’ x 16’ under deck -
Install PVC trim instead of lattice around bottom of deck and screened porch area. (see pic)

rrent Screened Porch)

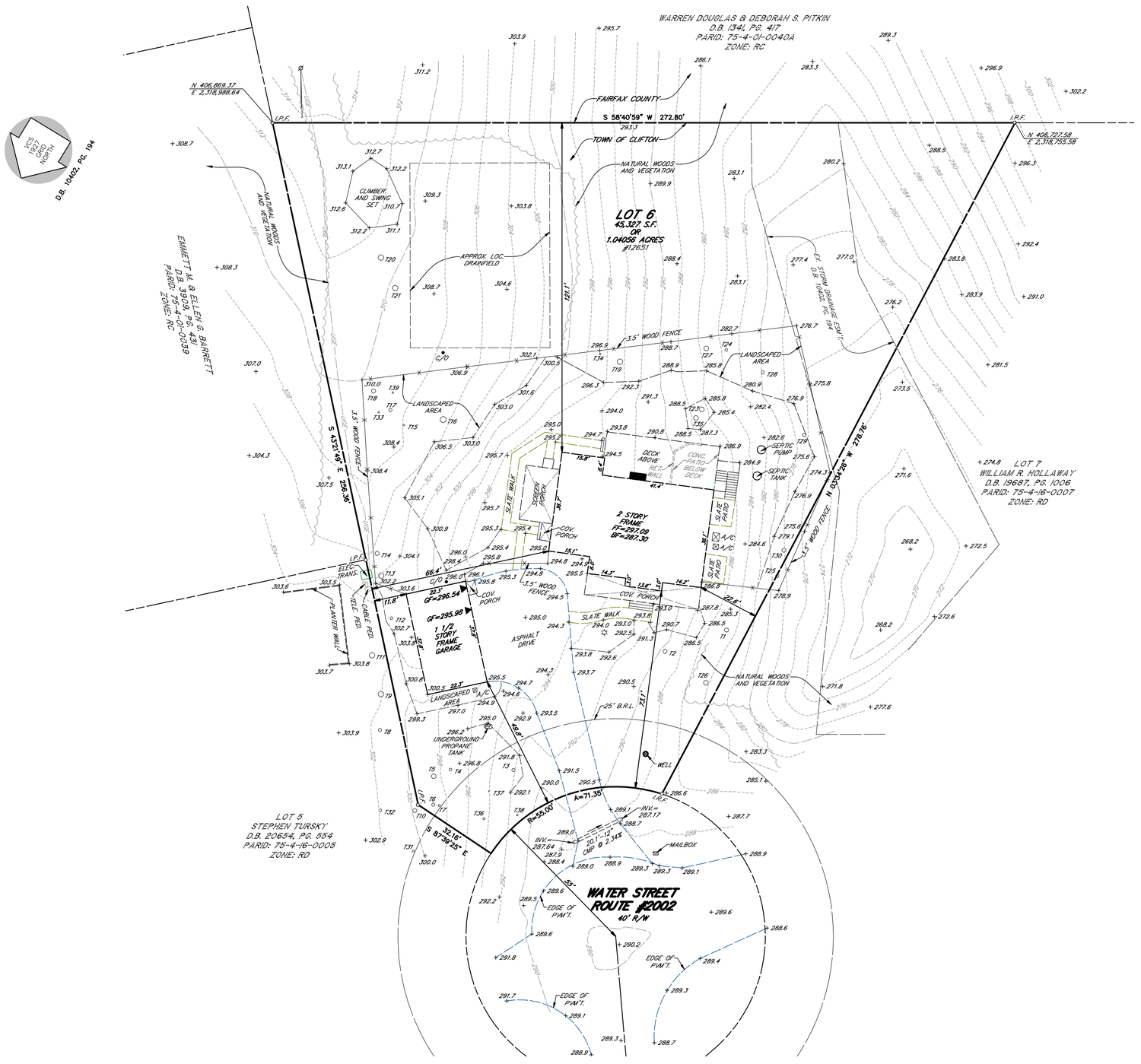
Support rear and side porch roof and remove posts , install 20’ engineered GLULAM beam -
Cut existing slab and run waterline from house to sink & icemaker, and tie drain into sewage line w/plumbing
Build U shaped 10’ x 4’ bar w/ counter on inside , Quartz countertops, electrical outlets , PVC shiplap on ver
Shiplap current outdoor wall and create inset location for TV

Demo , haul, and dump existing deck 755 sq ft -
Engineered plans, Fairfax building permits and HOA submission –
5 yr labor warranty - Haul away all job related debris

69,680.00		
14,400.00	* expect this price lower since we went to French vs Accor	
10,900.00		
4,400.00		
6,800.00		
22,300.00		
4,400.00		
3,900.00		
5,100.00		
	--------->	
	141,880.00	

12,600.00		
5,600.00		
5,800.00		
4,800.00		
	------->	
	28,800.00	

7,800.00		Similar look
3,600.00		
12,800.00		
	2	
3,300.00		
1,200.00		
	19	



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON PARID 75-4-16-0006 AND IS NOW IN THE NAME OF CARTER R. & MEGAN WYANT AS RECORDED IN DEED BOOK 15856 AT PAGE 2004 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE PROPERTY IS CURRENTLY ZONED RD.
3. NO TITLE REPORT FURNISHED
4. BOUNDARY AND TOPOGRAPHY BY THIS FIRM.
5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO: 51059C
   H & I PANEL NO: 0245 E
   FLOOD ZONE: X
   EFFECTIVE: SEPTEMBER 17, 2010
6. VERTICAL DATUM IS BASED ON FAIRFAX COUNTY AERIAL TOPO CONTOUR INTERPOLATION AND/OR SPOT ELEVATIONS.
7. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID T. CURRIN, L.S. FROM A GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 8-8-12; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TREE TABLE

T1	18" OAK	T20	24" OAK
T2	18" OAK	T21	24" OAK
T3	15" OAK	T23	21" OAK
T4	12" OAK	T24	12" OAK
T5	21" OAK	T25	15" OAK
T6	15" OAK	T26	21" POPLAR
T7	10" OAK	T27	21" POPLAR
T8	15" OAK	T28	15" POPLAR
T9	24" 2X OAK	T29	15" POPLAR
T10	18" OAK	T30	18" POPLAR
T11	24" 2X OAK	T31	10" BEECH
T12	12" OAK	T32	12" BEECH
T13	24" OAK	T33	8" BEECH
T14	18" OAK	T34	8" BEECH
T15	8" OAK	T35	21" BEECH
T16	27" OAK	T36	10" CEDAR
T17	15" OAK	T37	6" CEDAR
T18	18" OAK	T38	8" CEDAR
T19	24" OAK	T39	8" MAPLE

LEGEND

- MAILBOX
- AIRCONDITIONER
- TELEPHONE PEDESTAL
- UNDERGROUND PROPANE TANK
- POWER POLE
- GUY WIRE
- WELL
- CLEAN OUT
- FENCE
- UGE — UNDERGROUND ELECTRIC

TRI-TEK ENGINEERING

CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

LOT 6
FROG HILL
DEED BOOK 10402, PAGE 194

TOWN OF CLIFTON — FAIRFAX COUNTY, VIRGINIA

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	REVISION

COMMONWEALTH OF VIRGINIA
DAVID T. CURRIN
Lic. No. 1998
LAND SURVEYOR

PM: DTC SCALE: 1"=20'
PE: XXX DATE: 8-9-12
CO: SMK SHEET 1 OF 1

F-2716

S:\Drawings\F-2716\2716-TOPO-080812.dwg, 8/10/2012 12:07:01 PM, DCurrin, DWG To PDF.pc3, 1:1, TRI-TEK Engineering, Inc.

COPYRIGHT 2007. NO REPRODUCTION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT THE EXPRESS WRITTEN CONSENT OF TRI-TEK ENGINEERING, INC.

APPENDIX A
FROG HILL HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION

Date Received by ADRC _____

1. Applicant Information

Name Carter Wyant Lot # 6 Date 8-22-2024

Address 12651 E-mail cwyant@me.com

Home Phone 703-622-1144 Work Phone _____ Fax _____

Title of Project Rear Deck removal and reconstruction

2. Description of Proposed Alteration (consult checklist and attach additional information as required)

- replace existing deck with new deck and screened porch
- expand flagstone walkways to larger patio size.
- remove screens from current porch to convert to a covered patio.
- decking to be Timbertech White French Oak w/ Black ~~metal~~ (NO METAL) rails

Estimated Start Date late Sept Estimated Completion Date late Nov

(SEE ATTACHED DOCUMENTS (5 PAGES))

1. Consult the Guidelines and Application Checklist for specific submission requirements for each alteration.
2. Submit 7 copies of this form and required information to the ADRC Chairman (see checklist)

3. Acknowledgement (two affected neighbors who are adjacent and/or have a view of the proposed alteration)

Name _____ Name William R Holloway

Date 9/14/2024 Lot # 3 Date 9/14/2024 Lot # 7

Signature _____ Signature _____

Signature indicates an awareness of the applicant's intent and does NOT constitute approval or disapproval. Affected neighbors may choose to send comments or concerns in writing directly to the ADRC Chairman.

4. Applicant's Signature

Signature _____ Date 8/22/24

5. ADRC Initial Action **ADRC Use Only**

☐ Approved as Submitted

☑ Approved with Stipulations • IF ROOF PITCH DOESN'T ALLOW ASPHALT, APPLICANT TO RESUBMIT MATERIAL.

☐ Request Additional Information (requires resubmission) • PATIO SHAPE AMENDED PER ATTACHED SKETCH

☐ Disapproved (Reason) _____

ADRC Committee Representative _____ Date 10/14/2024

6. ADRC Final Action **ADRC Use Only**

☐ Approved as Completed Actual Completion Date _____ Date of Inspection _____

☐ Disapproved (not in compliance) _____

ADRC Committee Representative _____ Date _____

APPENDIX A
FROG HILL HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION DISCLAIMERS

I understand and agree to the following:

- I have read the Frog Hill Homeowners Association (FHHOA) Covenants, Conditions Restrictions and Reservation of Easements, the By-Laws, and the Architectural Guidelines, Rules, and Regulations and understand that they are binding on me as a homeowner.

- It is my responsibility to consult the Town of Clifton's Architectural and Planning Guidelines to determine if this alteration requires approval from the Town ARB. I understand that approval from the FHHOA Architectural Design Review Committee (ADRC) is required before submission to the Town ARB.

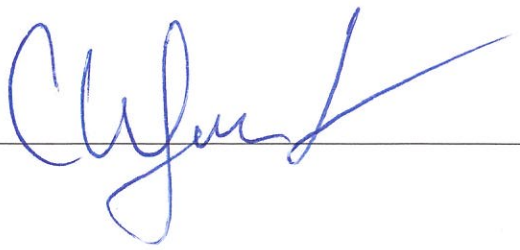
- It is my responsibility to obtain all approvals and permits required by Fairfax County building and zoning codes and to comply with all county regulations concerning the proposed alteration.

- No work on this proposal will commence until I receive written approval from the FHHOA ADRC.

- The approval authority granted by the ADRC will automatically expire should the proposed project not be completed within 30 days of the estimated completion date unless an extension is applied for and granted by the ADRC.

- I may be responsible if any alteration on my property causes damage or creates an adverse drainage impact to the lot and /or any property. I understand that I may be required to modify my property and any other affected property, at my own expense, to correct the damage or drainage impact.

- I may be responsible for fines, penalties, fees, and other costs incurred by the Board if a violation of the Declaration of Covenants, Conditions Restrictions and Reservation of Easements and/or the Architectural Guidelines, Rules, and Regulations is not remedied and Board action is required.

Applicant's Signature  Date 8/22/24

APPENDIX A
FROG HILL HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION CHECKLIST

Please consult the Architectural Guidelines, Rules, and Regulations for specific regulations related to your alteration. These are minimal requirements and the ADRC may require additional information.

Type of Alteration (please check appropriate box)

☐ Landscaping	Complete Section (a)
☑ Hardscape	Complete Section (b)
☐ Grading	Complete Section (c)
☐ Fence	Complete Section (d)
☐ Recreation and Play Equipment	Complete Section (e)
☑ Exterior Lighting	Complete Section (f)
☑ Deck	Complete Section (g)
☐ Enclosed Addition	Complete Section (g)
☑ Building Structures	Complete Section (g)
☐ Other	Consult Section 3.8 of the Guidelines

Section (a) Landscaping: Only for areas greater than 25% of front or 25% of back yards (See Section 3.1)
- ☐ Landscape plan showing location and type of plants
- ☐ Site plan or plat, and grading plan* showing relationship to existing structures and property lines

Section (b) Hardscape (see Section 3.2)
- ☐ Scaled drawing showing dimensions
- ☐ Site plan or plat, and grading plan* showing relationship to existing structures and property lines
- ☐ Description of materials

Section (c) Grading: Only for elevation changes of more than six (6) inches (See Section 3.3)
- ☐ Plat and grading plan showing relationship to existing structures and property lines

Section (d) Fences (See Section 3.4)
- ☐ Dimensions (length and height)
- ☐ Site plan or plat, and grading plan* showing relationship to existing structures and property lines
- ☐ Scaled drawing or picture showing type of fence, gate, and hardware and description of materials
- ☐ Color of paint or stain

Section (e) Recreation and Play Equipment (See Section 3.5)
- ☐ Scaled drawing showing top and side views and dimensions
- ☐ Site plan or plat, and grading plan* showing relationship to existing structures and property lines
- ☐ Description of materials to be used
- ☐ Color of paint, stain, and/or components

Section (f) Exterior Lighting (See Section 3.6)
- ☐ Scaled drawing or plat showing location of existing and proposed fixtures on house or in yard
- ☐ Description of fixture (provide pictures or samples)
- ☐ Number and wattage of bulbs

Section (g) Decks, Enclosed Additions, Building Structures (See Section 3.7 and Clifton Guidelines)
- ☐ Architectural drawings, including all floor plans, all elevations, structural details, and trim details
- ☐ Site plan or plat, and grading plan* showing relationship to existing structures and property lines
- ☐ Description of materials to be used
- ☐ Color of siding, trim, roof shingles, deck railings, etc.
- ☐ Include additional information, such as details of trellis, lighting, benches, flower boxes, etc.

* A separate grading plan is required if there is a change of grade which is more than six (6) inches.

Pre - Review Response

1. Confirm the shape of the Terrace

   There will be a 24-30" stone wall that follows the hill - It will be the shape of an arc.

NOT A PART OF APPLICATION

2. ~~Provide information on the Kitchen equipment you will be installing on the covered porch. Also, where will the equipment be located.~~

   Kitchen area to have white porcelain farmhouse sink, stainless steel Dishwasher and Icemaker (See attached Excel drawing for location)

   Asko DOD561TXXLS 24" Outdoor Dishwasher – Tall Tub

   Summit | 25 lb. Drain-Free Outdoor Ice Maker

3. Roof Material of Screened Porch

   Asphalt to match house ... will be putting new roof on the house.

IF ROOF PITCH DOESN'T ALLOW ASPHALT, APPLICANT TO RESUBMIT MATERIAL.

4. Existing Porch Floor material

   Currently it is a Cement slab... it is proposed to be flagstone.

5. Trim – specify either wood or painted PVC to match existing trim color

   Painted PVC to match trim. OF HOUSE

6. Provide information on the roll down vinyl and the location (inside screen or outside screen)

   Phantom brand roll down vinyl - vinyl outside the screen

7. Provide clarity on the railing materials including balusters, top rail, bottom rail, and rail posts. Clarify the location of the railings

   TimberTech PVC railings - white with black square balusters. Top rail to be matching floor board. Floor will be TimberTech French White Oak with hidden fasteners.

8. Clarify the material of the walkway behind the Screen Porch and the vertical location. ~~**Pennsylvania Variegated**~~ **Flagstone** ~~to match current Flagstone around house.~~ TO MATCH DECKING ON DECK/FENCE.

9. Clarify the height of the retaining wall and the materials

Stone wall - no higher than 30" faced with ~~**Chocolate Gray thin stone veneer**~~ Stone to match house

10. Provide information on lighting.

Attached.

11. Provide photos of existing area including grade behind the deck.

Attached.

12. Plat – provide the following. Show the footprint of the terrace and the expansion of the footprint of the Screened Porch.

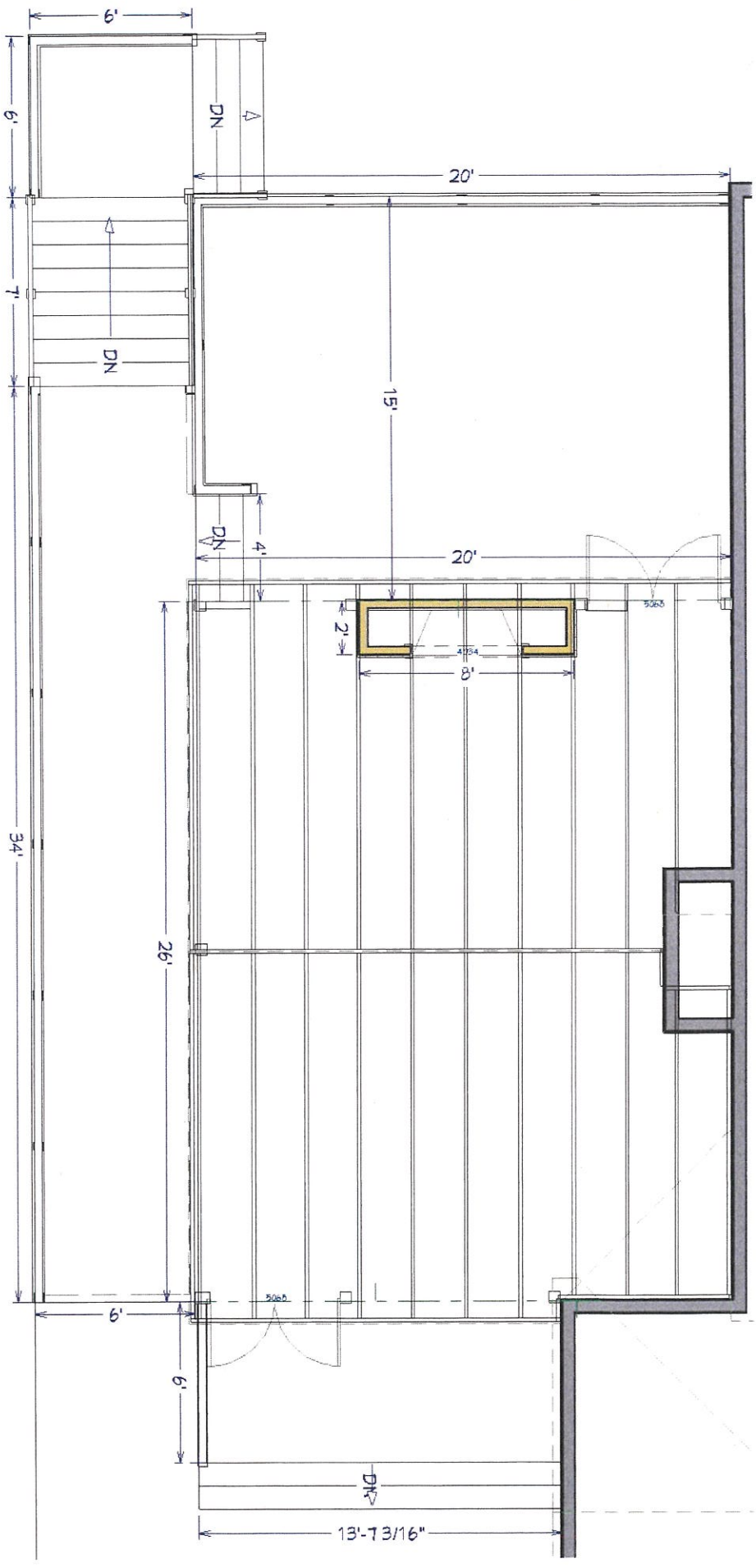
Attached

Terrace is ~~**existing**~~ **15' x 20'**

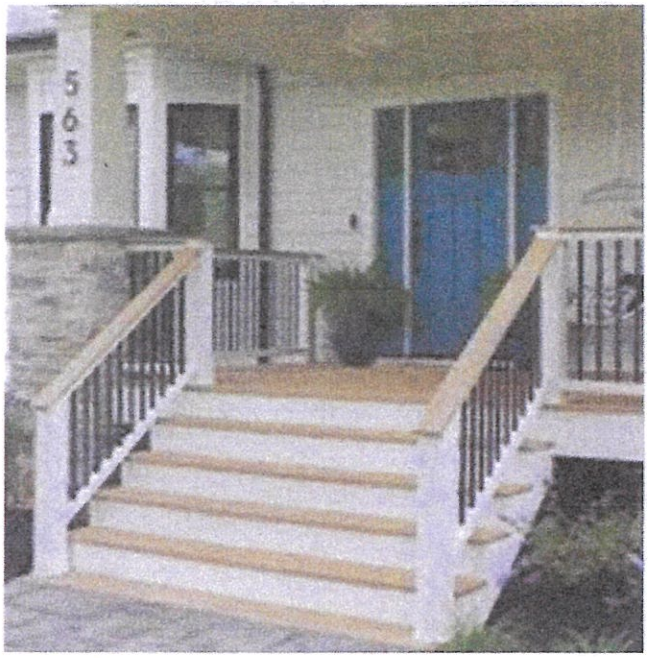
13. Provide overall dimensions of the Terrace and Screened Porch.

Attached CAD for Screened Porch

Terrace is ~~**existing and**~~ **is 15' x 20'**


6'
6'
DN
20'
7'
DN
15'
DN
4'
20'
2'
8'
34'
26'
6'
6'
DN
13'-7 3/16"

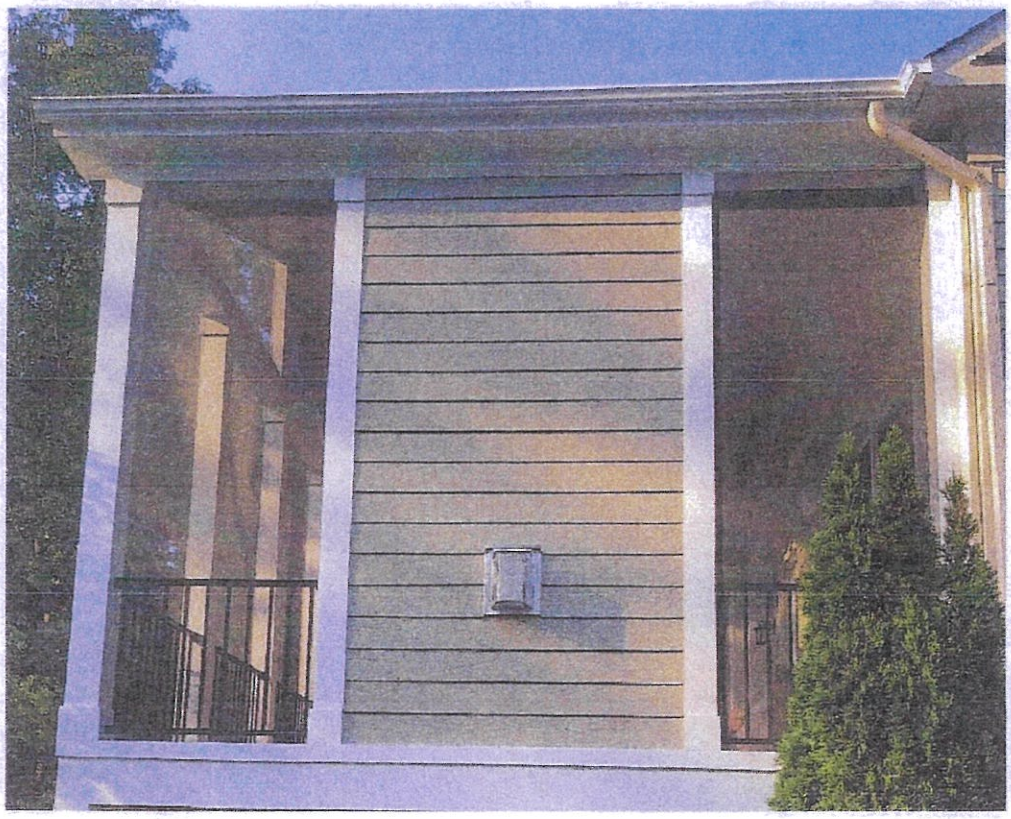
Decking and railing color samples



TimberTech railing - White with black balusters and French White Oak top cap

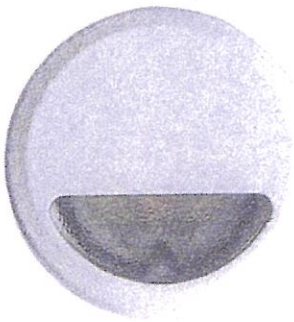
TimberTech decking – French White Oak

Example photo



- Similar example of a gas fireplace on the side of the porch with the exterior faced in trim and siding to match house.

TREX LED RISER LIGHTS

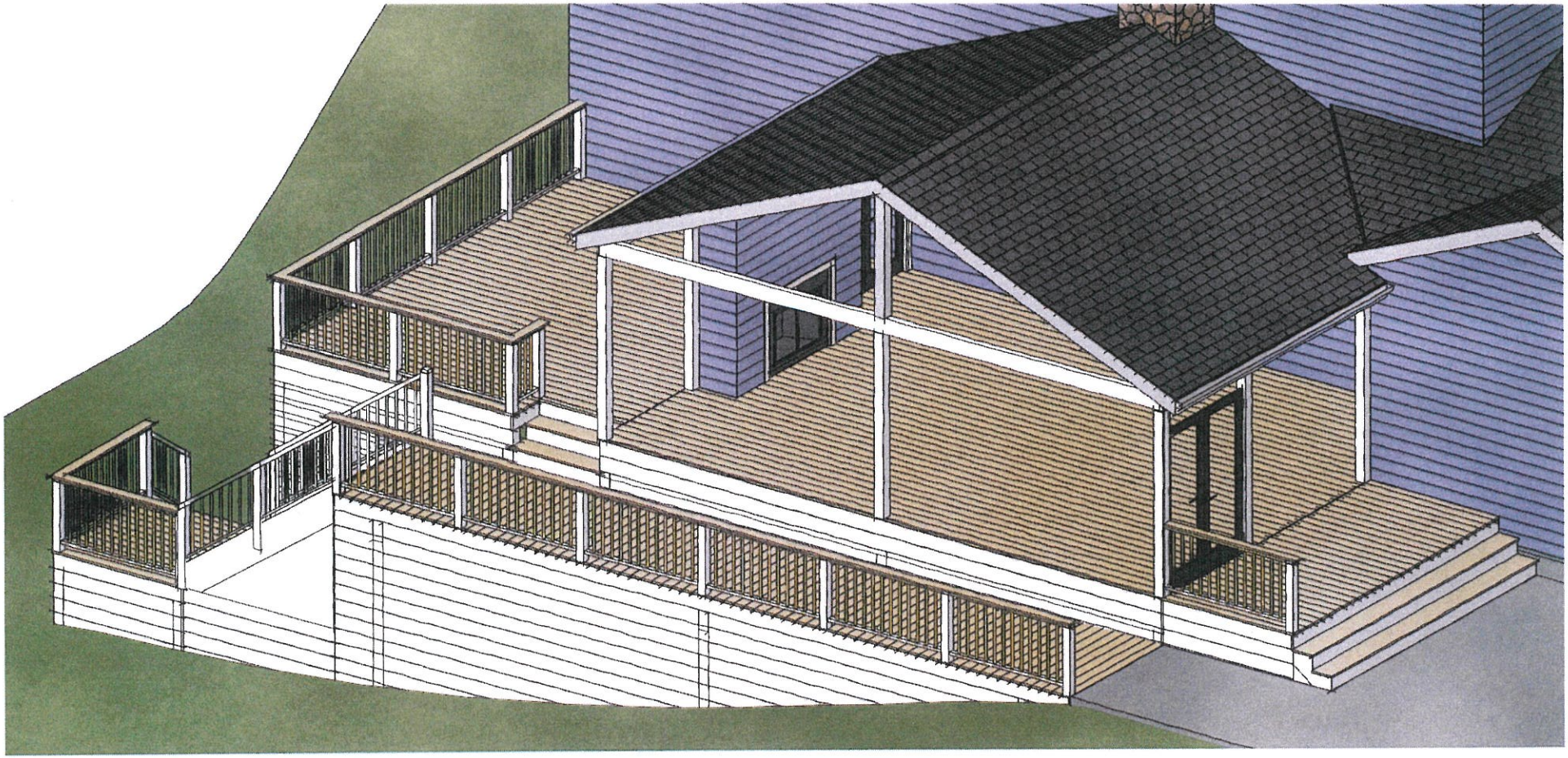


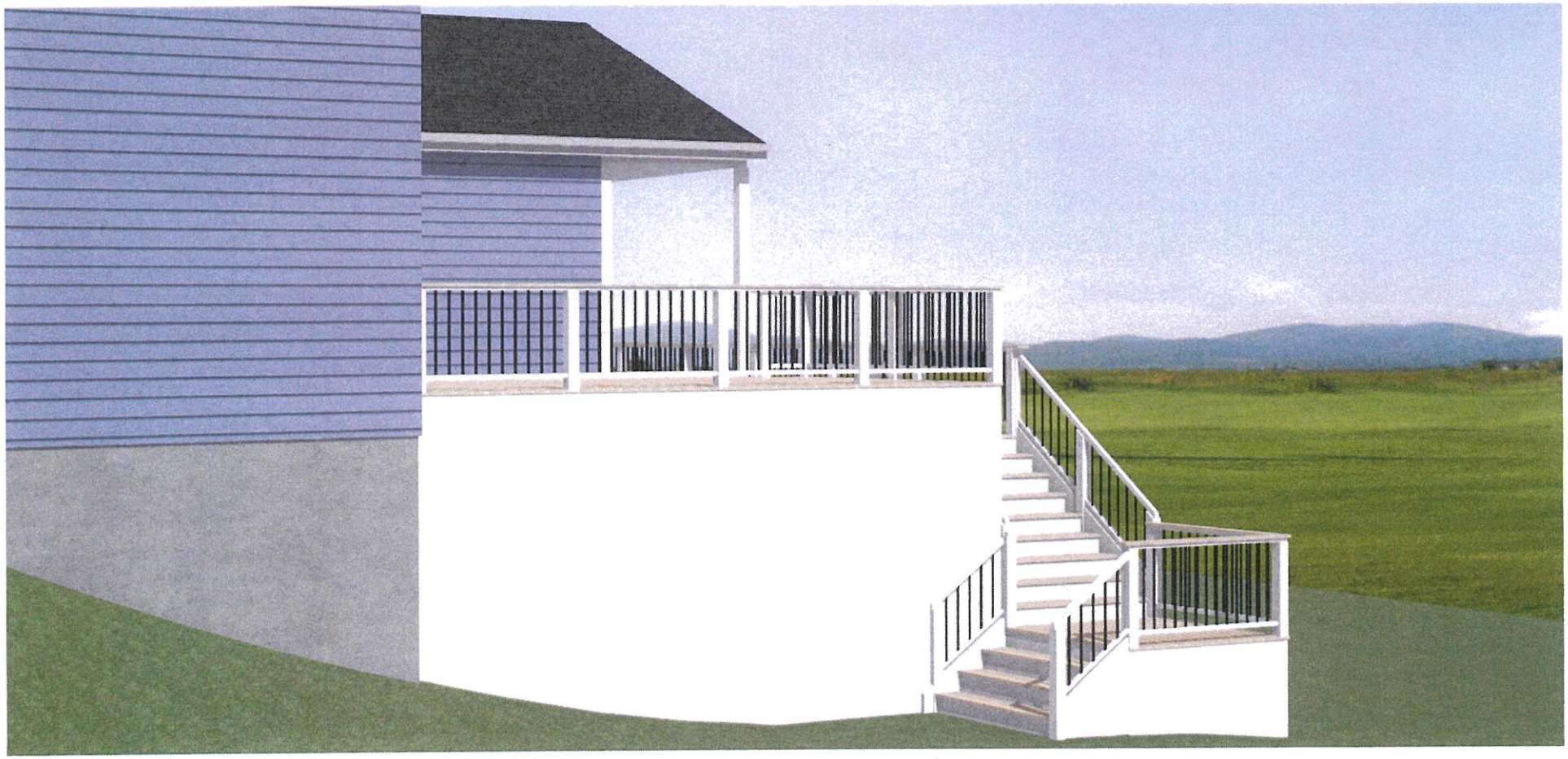
DESCRIPTION:

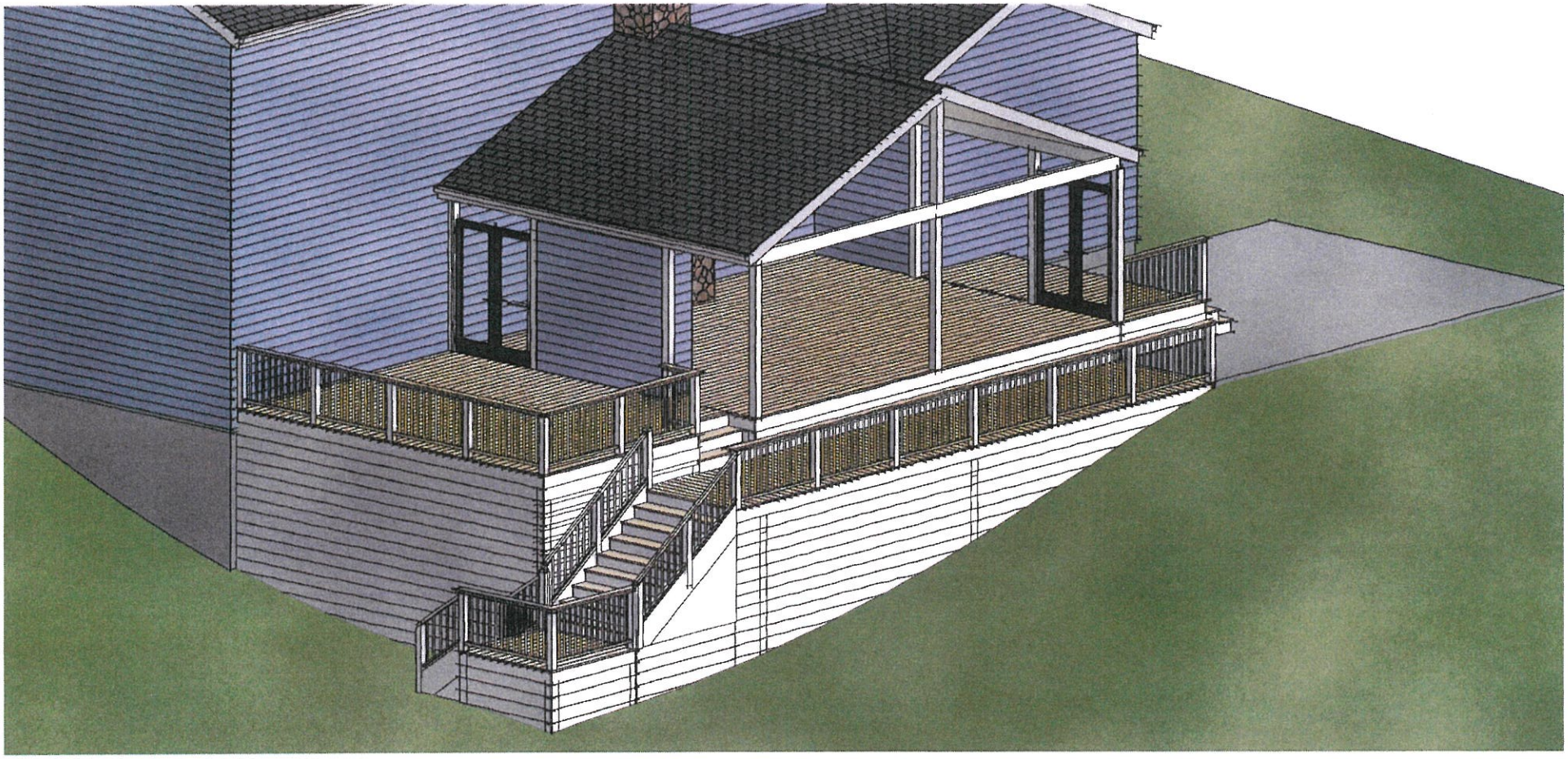
- LED Riser Lights (1.25 in or 31 mm outer dimensions)
- 5'5" (1.67 m) Male Light bulb

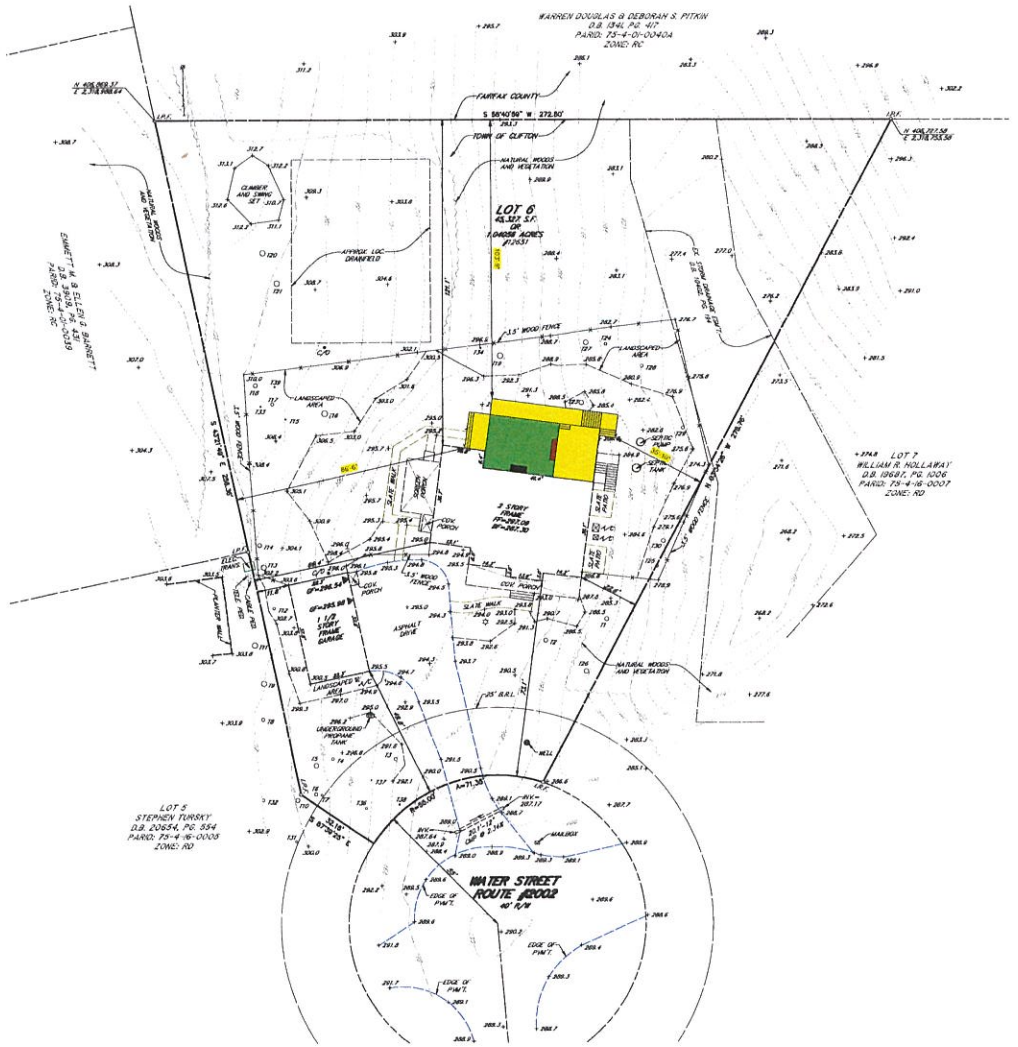
COLOR:

Classic White









NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON PARID 75-4-16-0006 AND IS NOW IN THE NAME OF CARTER R. & MEGAN WYANT AS RECORDED IN DEED BOOK 15856 AT PAGE 2004 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE PROPERTY IS CURRENTLY ZONED RD.
3. NO TITLE REPORT FURNISHED
4. BOUNDARY AND TOPOGRAPHY BY THIS FIRM.
5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO: 510059C
   H & I PANEL NO: 0245 E
   FLOOD ZONE: X
   EFFECTIVE: SEPTEMBER 17, 2010
6. VERTICAL DATUM IS BASED ON FAIRFAX COUNTY AERIAL TOPO CONTOUR INTERPOLATION AND/OR SPOT ELEVATIONS.
7. THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DAVID T. CURRIN, L.S. FROM A GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 6-8-12; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TREE TABLE

T1	18" OAK	T20	24" OAK
T2	18" OAK	T21	24" OAK
T3	15" OAK	T23	21" OAK
T4	10" OAK	T24	12" OAK
T5	21" OAK	T25	15" OAK
T6	13" OAK	T26	21" POPLAR
T7	10" OAK	T27	21" POPLAR
T8	13" OAK	T28	15" POPLAR
T9	24" 2X OAK	T29	15" POPLAR
T10	18" OAK	T30	18" POPLAR
T11	24" 2X OAK	T31	10" BEECH
T12	12" OAK	T32	12" BEECH
T13	24" OAK	T33	8" BEECH
T14	18" OAK	T34	8" BEECH
T15	8" OAK	T35	21" BEECH
T16	27" OAK	T36	10" CEDAR
T17	15" OAK	T37	6" CEDAR
T18	18" OAK	T38	8" CEDAR
T19	24" OAK	T39	8" MAPLE

LEGEND

- MB MAILBOX
- AC AIR CONDITIONER
- TP TELEPHONE PEDESTAL
- UPG UNDERGROUND PROPANE TANK
- PP POWER POLE
- GW GUY WIRE
- W WELL
- CO CLEAN OUT
- FENCE
- UGE UNDERGROUND ELECTRIC

COMMONWEALTH OF VIRGINIA
DAVID T. CURRIN
Lic. No. 1998
LAND SURVEYOR

TRI-TEK ENGINEERING
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

BOUNDARY & TOPOGRAPHIC SURVEY

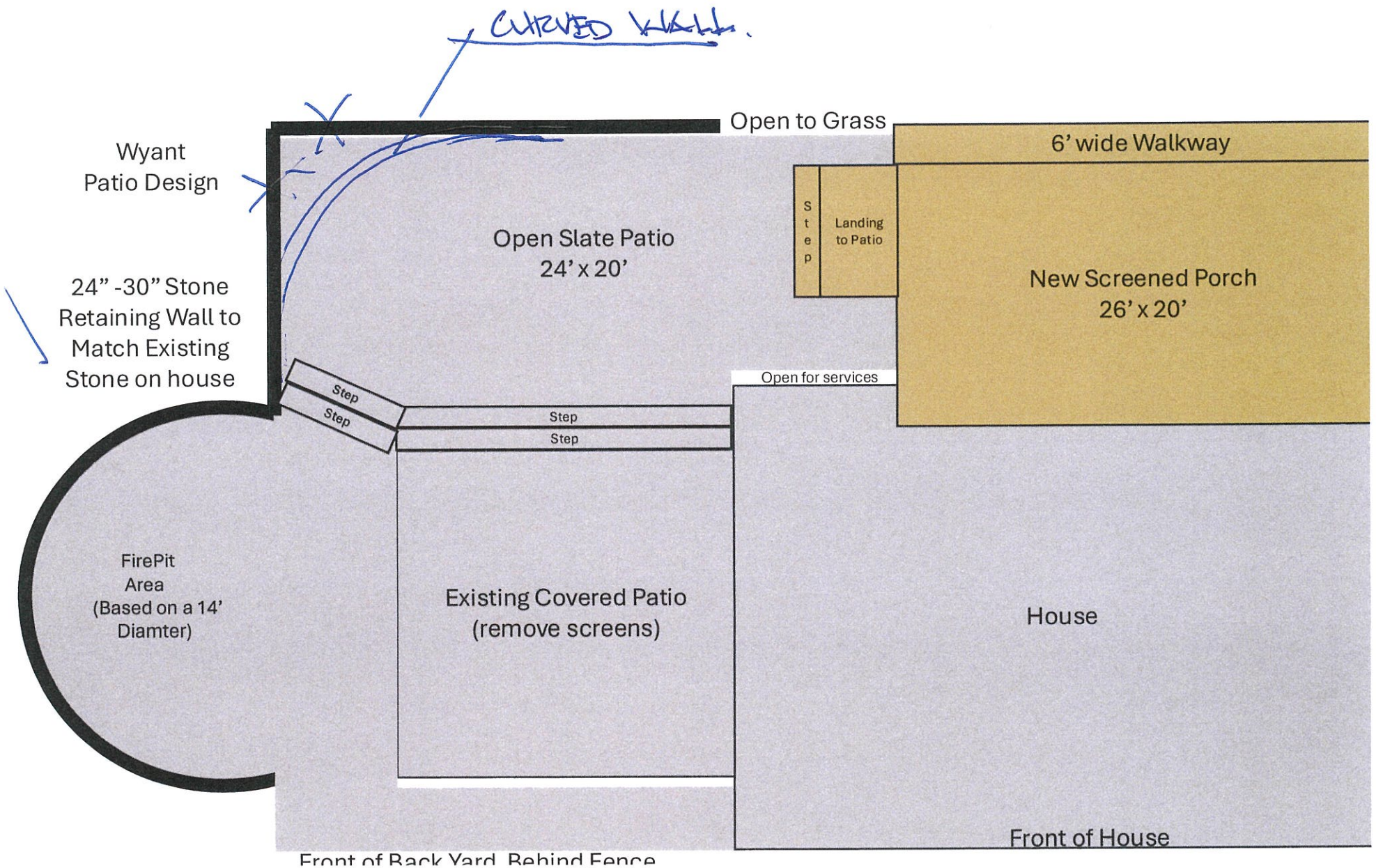
LOT 6
FROG HILL
DEED BOOK 10402, PAGE 194
FAIRFAX COUNTY, VIRGINIA
TOWN OF CLIFTON

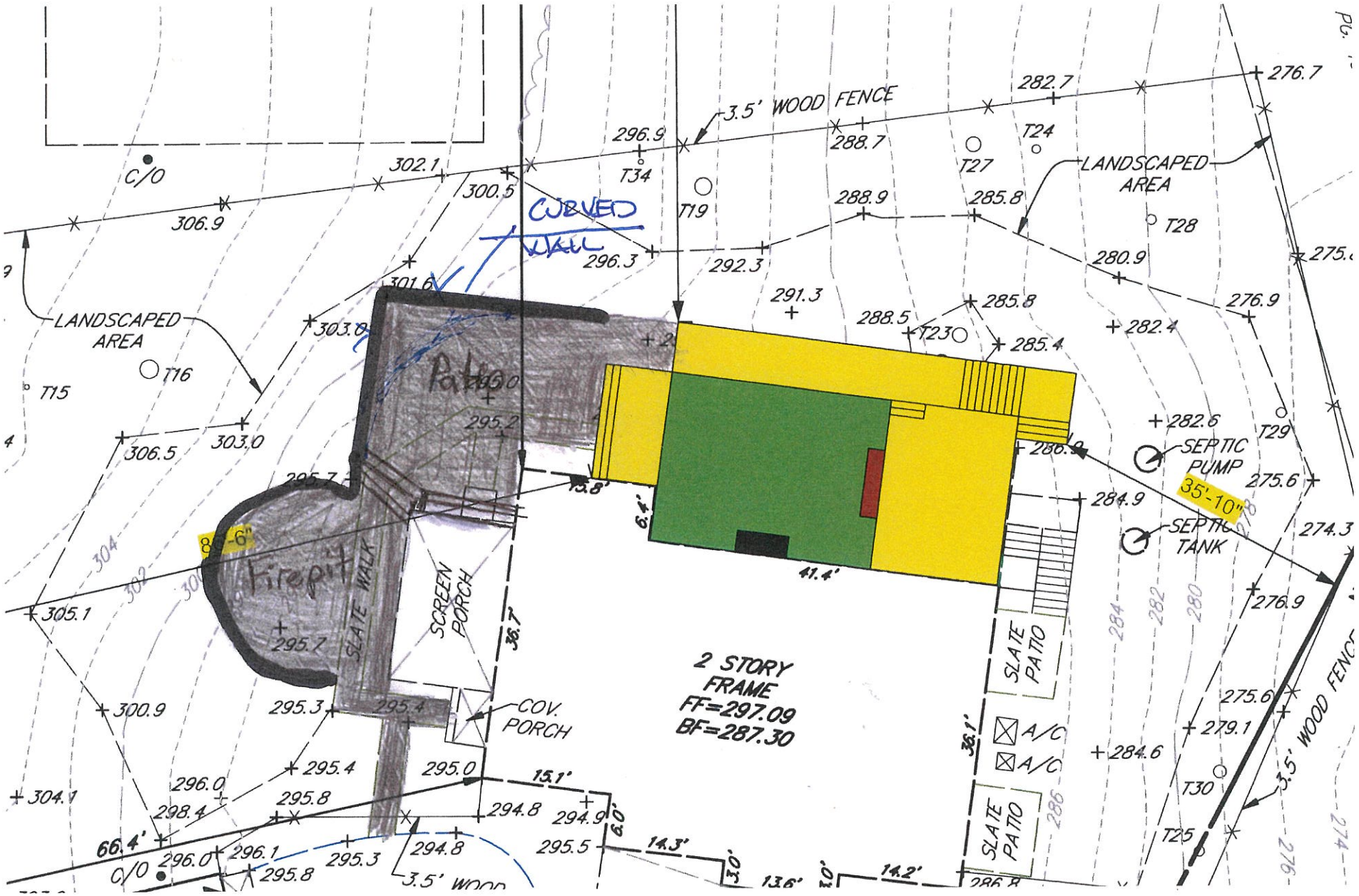
REVISION	DATE

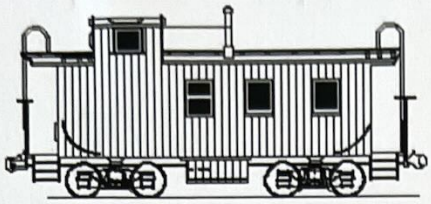
PM: DTC SCALE: 1"=20'
PE: XXX DATE: 6-8-12
CO: SMK SHEET 1 OF 1

F-2716

COPYRIGHT 2007. NO REPRODUCTION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT THE EXPRESS WRITTEN CONSENT OF TRI-TEK ENGINEERING, INC.


CURVED WALL
Wyant
Patio Design
Open to Grass
6' wide Walkway
Open Slate Patio
24' x 20'
Step
Landing
to Patio
New Screened Porch
26' x 20'
24" -30" Stone
Retaining Wall to
Match Existing
Stone on house
Open for services
Step
Step
Step
Step
FirePit
Area
(Based on a 14'
Diamter)
Existing Covered Patio
(remove screens)
House
Front of House
Front of Back Yard Behind Fence


3.5' WOOD FENCE
CURVED WALL
LANDSCAPED AREA
LANDSCAPED AREA
Patio
Firepit
SLATE WALK
SCREEN PORCH
COV. PORCH
2 STORY FRAME
FF=297.09
BF=287.30
SLATE PATIO
SLATE PATIO
SEPTIC PUMP
SEPTIC TANK
35'-10"
A/C
A/C
C/O
C/O
T15
T16
T19
T23
T24
T25
T27
T28
T29
T30
T34
66.4'
41.4'
36.7'
36.1'
15.8'
15.1'
14.3'
14.2'
13.6'
6.4'
6.0'
3.0'
1.0'
3.5' WOOD FENCE



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: 10-11-2024

NAME OF APPLICANT OR AGENT: Villagio Hospitality Group I/C of Trattoria Villagio

ADDRESS: 9501 Discovery Blvd., Suite 100, Manassas, VA 20109

TELEPHONE: 703-930-1580 Email m.silva@VillagioGroup.com

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: 7145 Main Street

GENERAL DESCRIPTION OF PROPOSAL:

Construction of a new service corridor at the rear of the dining room to support the new MUA unit and supporting equip. as well as new service access for staff.

NOTE: The subject work/addition will not be visible from the street and/or parking lot.

ATTACHMENTS:

- [X] APPLICATION FEE*
- [X] Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

[signature] 10-11-2024

SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL

CERTIFICATE ISSUED: (YES) NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: [signature] 10/24/24

CHAIRMAN, ARB DATE

ARB MEMBERS' INITIALS: AA (JBS) my (yes) PTP (yes) MMH (yes) OL (yes)

CONDITIONS:

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON:

*Application fee:

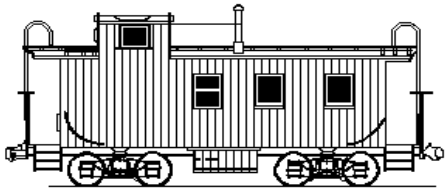
Sign/Fence: $10.00; if after installation: $50.00

Addition/remodeling project up to 200 SF: $100.00

Addition/remodeling project exceeding 200 SF $250.00

New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: **10-11-2024**
NAME OF APPLICANT OR AGENT: **Villagio Hospitality Group I/C of Trattoria Villagio**
ADDRESS: **9501 Discovery Blvd., Suite 100, Manassas, VA 20109**
TELEPHONE: **703-930-1580** Email **m.silva@VillagioGroup.com**
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: **7145 Main Street**
GENERAL DESCRIPTION OF PROPOSAL:
Construction of a new service corridor at the rear of the dining room to support the new MUA unit and supporting equip. as well as new service access for staff.

NOTE: The subject work/addition will not be visible from the street and/or parking lot.

ATTACHMENTS:

- [X] APPLICATION FEE*
- [X] Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

_____ _____
SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application.

_____ _____
HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: _____ _____
CHAIRMAN, ARB DATE

ARB MEMBERS' INITIALS: _____

CONDITIONS: _____

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

*Application fee:
Sign/Fence: $10.00; if after installation: $50.00
Addition/remodeling project up to 200 SF: $100.00
Addition/remodeling project exceeding 200 SF $250.00
New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

BUILDING PLAN REVIEW COVER SHEET

LAND DEVELOPMENT SERVICES – BUILDING DIVISION

Revised: September 2021

Project name: Villagio Kitchen - Service Corridor

Project address: 7145 Main St. Clifton, VA 20124

Floor(s): 2 **Suite(s):**

Work Description: Kitchen and Bar equipment renovation
Add small enclosed Service Corridor W/ Fresh Air on roof

Site-related plan #:

Applicable code: edition-year: 2018

☐ **Virginia Construction Code:** (new commercial, multi-family and R-3 residential construction)
☐ New Building ☐ Addition

■ **Virginia Existing Building Code:** (existing commercial, multi-family and R-3 residential construction)
☐ Level 1 Alteration ☐ Repair
■ Level 2 Alteration ☐ Change of occupancy
☐ Level 3 Alteration ☐ Moved building
☐ Historic building ■ Addition

☐ **Virginia Residential Code** (new and alterations to existing R-5 residential construction)

☐ **Green Building** If yes, specify below criteria

-None-

Conditions: list below building-related proffers, development conditions, special permits, variances

Condition	Drawing # reference
1)	
2)	
3)	

Zoning application #:

Department of Code Compliance case: ☐ Yes ■ No; if yes:

Case number:

RESIDENTIAL

Occupancy/Group: ☐ R-5 ☐ R-3

Building height: (feet)

Floor or roof trusses: ☐ Yes ☐ No

Masterfile model name:

Utility company easements on site: ☐ Yes ☐ No

Problem soils: ☐ Yes ☐ No; if yes, submit soils report

Affordable dwelling units required: ☐ Yes ☐ No

Sound transmission class required: ☐ Yes ☐ No

Energy compliance (choose design alternative):

☐ Prescriptive ☐ Per REScheck (output must be provided)

COMMERCIAL

Occupancy/Group(s): A2/B/M

Type(s) of construction: VB

Number of stories: 2 **High rise:** ☐ Yes ☐ No

Unlimited area building: ☐ Yes ■ No

Number of Type A dwelling units (multi-family):

Critical structure: ☐ Yes ■ No; if yes, attach the Statement of Special Inspections

For tenant alteration and change of use:

Purpose of space: Restaurant

Gross area per floor: 4079 (square feet)

Area of work: 595 (square feet)

Gross area of tenant space: 2962 (square feet)

Base building design, code/year: VEBC 2018

Fire protection:

Sprinklers: ☐ Full ☐ Partial ■ None

Fire alarm system: ☐ Yes ■ No

Approved central station: ☐ Yes ■ No

Standpipes: ☐ Yes ■ No

Hazardous materials:

☐ Combustible liquid ☐ Flammable liquid

☐ Other:

High pile storage installed: ☐ Yes ■ No

Fire resistance ratings: (provide design numbers, prescription item number or calculated code section)

Floor/ceiling: NA Roof/ceiling: NA

Columns: NA Beams: NA

Corridors: NA Tenant walls: NA

Accessibility per ICC/ANSI A117.1: (choose one)

■ **Fully compliant** (accessible route to primary function area, including restrooms and drinking fountain)

☐ **Technically infeasible** (fixture count cannot be reduced; family/accessible restroom is provided)

☐ **Upgrades required** (up to 20% of cost of alterations)

Cost of alterations: $

Cost of upgrades: $

Upgrades provided:

Electrical energy compliance: (choose design alternative)

☐ ANSI/ASHRAE/IESNA Standard 90.1

■ Virginia Energy Conservation Code

DESIGNER INFORMATION

Signed and sealed drawings by a Virginia-licensed registered design professional (RDP) may be required by the Virginia Department of Professional and Occupational Regulation. Learn more by searching for "sealed drawings" on *fairfaxcounty.gov.*

RDP signature* and seal required: ■ Yes ☐ No; if yes, signature and seal are provided:

■ On each sheet

☐ With table of contents (permissible with eplans only)

Signatures must be original on paper-submitted plans and electronically-protected in eplans.

Designer information (complete for all applicable trades shown on the drawings):

Building:
Name: Scott Williams (Williams Design Group, LLC)
Occupation (if not an RDP): Architect
Telephone: 703-851-4093
Email: scottmwilliams@gmail.com
License number: 014875

Structural:
Name: Alper Ucak (EU Design Consulting, LLC)
Telephone: 703-999-4247
Email: ucak@eudconsulting.com
License number: 055858

Mechanical:
Name: Brandon M. Wilson (2RW)
Telephone: 434-296-2116
Email: brandonw@2rw.com
License number: 053738

Electrical:
Name: Brandon M. Wilson (2RW)
Telephone: 434-296-2116
Email: brandonw@2rw.com
License number: 053738

Plumbing:
Name: Brandon M. Wilson (2RW)
Telephone: 434-296-2116
Email: brandonw@2rw.com
License number: 053738

DRAWINGS MISSING REQUIRED SEALS OR DO NOT HAVE ORIGINAL OR ELECTRONICALLY-PROTECTED SIGNATURES WILL NOT BE ACCEPTED DURING PERMIT APPLICATION.

GENERAL NOTES

- Failure to fully complete the applicable fields in this cover sheet may result in a failed plan review and subsequent delay in permit issuance.
- This cover sheet must be submitted on 11x17 paper, eplan or incorporated in the building drawings.
- Accessibility and energy conservation sections of this cover sheet are certifications endorsed by the applicable designer. Inaccuracies found during plan review must be corrected prior to permit issuance. Inaccuracy found in the field must be corrected prior to subsequent inspections.
- Once approved, building drawings are subject to any corrections noted therein. Permit issuance does not waive any code requirements not identified during plan review and does not prevent county inspectors from requiring corrections in the field or plan revisions.
- No changes shall be made to the approved drawings without prior county approval.
- Residential drawings are not reviewed for mechanical, electrical and plumbing systems. Compliance is evaluated during inspections.
- Truss shop drawings must be reviewed and approved by the county prior to erection.
- No inspections will be made unless a printed set of approved of drawings, including this cover sheet, are on the job site and available to the inspector.
- Call Miss Utility at 811, TTY 711 before you dig.
- Occupancy is not permitted until a final inspection has been approved and, when applicable, a Certificate of Occupancy is issued.

ASBESTOS INSPECTIONS INC.
DBA CAPITAL ABATEMENT

ASBESTOS SAMPLE ANALYSIS REPORT

Location:

7145 Main Clifton VA
20145

Prepared By:

ASBESTOS INSPECTION, INC D/B/A CAPITAL ABATEMENT P.O. Box 1962
Annandale, VA 22003

703-655-0879

FEDERAL TAX ID NO.
54-1487621

capitalabatement@verizon.net

Analysis

In accordance with the Environmental Protection Agency (EPA) & National Emission Standards for Hazardous Air Pollutants (NESHAP) compliance monitoring (40 CFR), an accredited inspector at Capital Abatement performed an inspection survey in coordination with building owner/facility manager at **7145 Main Clifton VA 20145** for Client due to scheduled demolition/renovations.

Capital Abatement ensures that all samples of presumed asbestos containing material (PACM) taken by the inspector are sent to an accredited laboratory under the National Institute of Standards and Technology's (NIST) National Voluntary Laboratory Program (NVLAP) as recommended by the EPA under 40 CFR Pt. 763, Subpt. E App. C & E.

In the last page, you will find a quick summary of the lab report.

Samples were taken of suspicious material but no asbestos present.

EMSL Analytical, Inc.

10752 & 10768 Baltimore Avenue Beltsville, MD 20705

Tel/Fax: (301) 937-5700 / (301) 937-5701

http://www.EMSL.com / beltsvillelab@emsl.com

EMSL Order:	192409010
Customer ID:	ASIN51
Customer PO:	
Project ID:	

Attention:	Maria Sanchez	**Phone:**	(703) 655-0879
	Asbestos Inspection, Inc.	**Fax:**	(301) 949-8360
	PO Box 1962	**Received Date:**	10/04/2024 10:19 AM
	Annandale, VA 22003	**Analysis Date:**	10/07/2024
		Collected Date:	10/03/2024
Project:	7145 MAIN ST		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
# 1 *192409010-0001*	EXTERIOR STUCCO	Beige Fibrous Homogeneous	4% Glass	45% Quartz 50% Ca Carbonate 1% Non-fibrous (Other)	None Detected
# 2 *192409010-0002*	INSULATION BENEATH KITCHEN	Pink Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
# 3 *192409010-0003*	FLOOR ACCESS PANEL BY FREEZERS WALL BEHIND PLASTIC COVER KITCHEN AREA	Beige Non-Fibrous Homogeneous		5% Quartz 55% Ca Carbonate 40% Non-fibrous (Other)	None Detected

Analyst(s)

Ryan Manion (3)

Emily C. Baker Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from: 10/07/2024 10:59:18

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2018 International Codes as published by the International Code Council.

Statewide Codes

- 2018 Virginia Construction Code (IBC) | USBC, Part I
- 2018 Virginia Existing Building Code (IEBC)
- 2018 Virginia Energy Conservation Code (IECC)
- 2018 Virginia Mechanical Code (IMC)
- 2018 Virginia Plumbing Code (IPC)
- 2018 Virginia Fuel Gas Code (IFGC)
- 2017 National Electrical Code | www.nfpa.org
- 2018 Virginia Maintenance Code (IPMC)
- 2018 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2009 ICC/ANSI 117.1 for Accessibility Standards
- County publications

County Code

- Chapter 61, Building Provision
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 71, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

OCCUPANCY (Section 303)
Building Occupancy - Mixed Use (A-2/B/M)
Tenant Occupancy - A-2

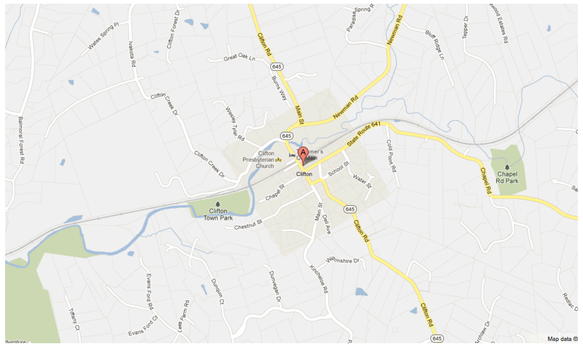
Construction Type VB

OCCUPANCY AND USE CLASSIFICATIONS REMAIN UNCHANGED, A-2, FROM CURRENT EXISTING CLASSIFICATION

Building Square Footage Information

Villagio -	Exist Restaurant	3,126.54 SF
	Exist/Pizza Market	463.67 SF
New Service Corridor & Walk-In Freezer		229.32 SF
	1st Floor Total	**3,819.53 SF**
Rest of First Floor -	Mercantile/B	681.73 SF
	Total First Floor	**4,501.26 SF**
Second Floor -	Seating/Merc	2,451.97 SF
	Storage/Mech	560.03 SF
	Total Second Floor	**3012.00 SF**

SITE MAP
N.T.S.



Villagio of Clifton

Kitchen renovation/service corridor

TABLE OF CONTENTS

ARCHITECTURAL
0001 - COVER SHEET
0002 - SPECIFICATIONS
0003 - SITE PLAN
0004 - 3D VIEWS Opt3
0005 - 3D VIEWS Opt3

D001 - ENLARGED DEMO PLAN 1ST FLOOR

A001 - ENLARGED NEW PLAN 1ST FLOOR
A002 - ROOF PLAN
A003 - ELEVATION
A004 - SECTION NEW PLATFORMS/ATTIC

STRUCTURAL
S000 - STRUCTURAL GENERAL NOTES
S001 - STRUCTURAL FOUNDATION PLAN AND SECTION
S002 - STRUCTURAL ROOF FRAMING
S003 - STRUCTURAL SECTION ROOF BRACING

PLUMBING
P-000 COVERSHEET
PD-100 1ST FLOOR PLAN - DEMOLITION
P-100 1ST FLOOR PLAN – NEW WORK GRAVITY
P-200 1ST FLOOR PLAN – NEW WORK PRESSURE
P-500 DETAILS AND RISERS – PLUMBING

MECHANICAL
M-000 COVERSHEET
MD-100 1ST FLOOR PLAN – DEMOLITION
MD-101 ROOF PLAN - DEMOLITION
M-100 1ST FLOOR PLAN – NEW WORK
M-101 ROOF PLAN – NEW WORK
M-500 SCHEDULES – MECHANICAL

ELECTRICAL
E-000 COVERSHEET
E-001 SPECIFICATIONS
ED-100 1ST FLOOR PLAN – DEMOLITION
ED-101 ROOF PLAN - DEMOLITION
EL-100 1ST FLOOR PLAN – NEW WORK LIGHTING
EP-100 1ST FLOOR PLAN – NEW WORK POWER
EP-101 ROOF PLAN – NEW WORK POWER
E-500 RISER AND SCHEDULES – ELECTRICAL

CAPTIVE AIRE DRAWINGS
Sheet1 - Hood Specs and Details
Sheet2 - Hood Plan and Sections
Sheet3 - Fire System Cabinet Specs
Sheet4 - Fire System Plan and Specs
Sheet5 - Exhaust Fan Schedules
Sheet6 - Exhaust Fan Drawings
Sheet7 - Make-up air unit drawings
Sheet8 - Specs, diagrams and Schedules
Sheet9 - Specs, diagrams and Schedules

FOOD SERVICE DRAWINGS
FS-0.1 - Food Service General Notes
FS-1.0 - Food Service Equipment Schedules
FS-2.0 - Food Service Equipment Plan
FS-3.0 - Special Conditions Plan
FS-4.0 - Vent/Refrig Rough-Ins
FS-5.0 - Mech/Plumb P.O.C.
FS-6.0 - Electrical Rough-Ins
FS-7.0 - Elevations
FS-8.0 - Vendor Walk-In Drawings

SCOPE OF WORK

The Project is a renovation of the existing restaurant in Clifton, VA. including the various projects below.

1) Remove/Replace Equipment in the existing Restaurant Kitchen.
2) Replace the existing Exhaust Hood and renovate the Exhaust system and add new Make-Up air Unit at the rear. New roof platform and ladder added to service the New Exhaust Fans located on the roof. New Insulated/Fire resistant exhaust ducts to be installed on the exterior of the building to the fans located on the existing roof.
3) A new service corridor is added to the rear of the dining room to support the new Make-Up air unit on the roof and create better for staff.
4) Remove existing exterior bar to house new Walk-in Freezer
5) Replace all existing equipment at the Main Bar.

3D Iso Existing
SCALE: 1:0.56

NOTE: Site Plan and Zoning are governed by the Town of Clifton and was approved as presented by Clifton ARB (Architectural Review Board and CPC (Clifton Planning Commission) and Clifton Town Council, along with conforming to the Code of Town of Clifton 2000

SYMBOLS LEGEND:

- BEDROOM — ROOM NAME / NUMBER
- CENTER LINE
- EL. 10'-3" 2nd FLR — SPOT ELEVATION
- sim DET SHT — DETAIL INFORMATION
- sim DET SHT — SECTION INFORMATION
- 2 SHT 1 sim — INTERIOR ELEVATION
- 1 — KEY NOTE
- R1 — REVISION NUMBER
- VCT / CAR — CHANGE IN FLOOR FINISH
- 34 — EQUIPMENT SYMBOL
- align — ALIGN (ALIGN THE SURFACES INDICATED)
- A — DOOR SYMBOL
- W1 — WINDOW SYMBOL
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- NEW PARTITION
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. NOTE: SEE GENERAL NOTES FOR FURTHER INFO.
- NEW DOOR
- EXISTING FIXTURES, MILLWORK TO BE REMOVED.
- DUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
- QUADRAPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
- DATA RECEPTACLE
- TELEPHONE RECEPTACLE

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Cover Sheet 2024

Drawing Issue
PERMIT SET
10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
0001
1 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES

1. Existing walls on floor plan shown shaded. See keys on each sheet for additional symbols.

2. Work shall include all labor, assemblies, and finish work including all parts and materials necessary to make a complete, in-place, properly working and finished installation.

3. All dimensions and descriptions on construction drawings are complementary. Any work shown or referred to on any construction document shall be provided as though required by all related documents. Most stringent requirements shall apply. Any discrepancies between Architectural and Engineering drawings shall be clarified with the Architect before proceeding.

4. The work shall be performed in strict accordance with all applicable federal, state and local codes and ordinances. Refer any questions to the Architect for resolution prior to proceeding.

5. All work shall be carried out in accordance with accepted first-class construction practices.

6. The contractor shall secure and pay for all permits, fees, licenses and inspections necessary for a proper completion of all work required by these documents.

7. All Contractors shall visit the project to familiarize themselves with site conditions prior to bidding or construction. By submitting a bid, the Contractor and his Subcontractors are confirming that they have visited the site and have included in their bid any additional items of construction that may be required due to existing site conditions.

8. Contractor to verify existing conditions and repon differences between these drawings and actual field conditions to the Architect for resolution.

9. Contractor shall field measure all distances and clearances prior to commencement of new work or ordering materials. Any deviations to the contract documents shall be reported to the Architect prior to proceeding with that portion of work. Drawings are not to be scaled for dimensions or sizes. Verify all dimensions in the field.

10. Prior to proceeding with any work that may result in additional cost or additional time to the project, the Contractor shall determine the additional cost or time (or if the exact cost or time cannot be determined, the Contractor shall make his rnost reasonable estimate and an estimate ofthe worst case) and submit the additions to the Architect for approval. Should the Contractor fail to provide the Architect with this information prior to proceeding with the work, additional cost or time will no! be approved.

11. Building sprinkler system shall be modified to accommodate Tenant layout and comply with local codes, Unless noted otherwise, the Contractor or his subcontractor shall prepare all documents necessary to obtain a smjnkler permit, inspections and approvals. Layout of sprinkler heads in areas such as reception area, conference/board room, gypsum board ceilings and soffits, etc, to be approved bythe Architect prior to proceeding with work.

12. Contact the building management prior to starting work to obtain all rules and regulations for use of, and construction in, the property. Coordinate with the building management the hours of building operation, noise restrictions, necessary blockades and safety barriers, dust and moisture control, use of building dock and elevators, use of toilet rooms and utilities, plaoement of trash container and hours of transport and removal, utility use and hours utilities may be interrupted if necessary and prior notification requirements, parking for construction workers, and any other items that affect the function of the building or its Tenants. The Contractor shall confine his apparatus, delivery and storage of materials, and the operations of his workmen to limits defined by the building management.

13. The Contractor shall schedule all work to avoid interruptions to normal operations of other building tenants. All disruptive work shall be scheduled and coordinated with the building management.

14. Identify delivery times for all items and place the orders for the long lead time items so as not to delay the project.

15. The Contractor shall use and protect the existing building and existing finishes scheduled to remain in a manner which will not soil, deface or damage the existing facilities, finishes or fixtures in any fashion. Provide protective materials as necessary. Damage by the Contractor shall be repaired or replaced by the Contractor to the complete satisfaction of and at no cost to the project. After any work has been completed within any occupied spaces), the Contractor shall clean the space of all construction dust, tools, stains and debris.

16. Provide a secure Tenant space during non-construction hours.

17. Do not alter, load or penetrate the existing structure in any manner which may compromise its integrity.

18. Remove all construction debris as required to maimain a clean environment and to prevent the possibility of accident or fire. Coordinate removal work with Building Management.

19. All wood blocking to be fire retardant treated. All tire retardant treated wood shall have a flame spread less than 25 when tested per ASTM E84.

20. Any and all materials and installation methods used in the modifkallon ofthe existing roof system shall be in conformance with the requirements ofthe roof warranty, Coordinate all roof modifications with the building manager.

21. Heights of electrical, data and communication outlets when surrounded by or abutting millwork shall be conhrmed with the Architect.

22. Contact Architect for clarification if existing outlet heights or locations do not match that indicated in the drawings.

23. Contractor to X-ray (SPR or GPR) slab prior to core drilling for any penetration. Coordinate times and techniques with building management.

24. Downlights, sprinkler heads. smoke detectors and exit signs shall be located in the center ofthe ceiling tile.

25. Placement of wall or ceiling access panels shall be reviewed with the Architect.

26. Provide fire extinguishers as required by code.

27. Existing mini blinds shall be enclosed in plastic for dust proof storage. Inspect and repair blinds as necessary prior to delivery of the space.

28. Replace blinds where required by new partition layout. Match existing blinds.

29. In spaces not previously improved or fit out, install new horizontal aluminum mini-blinds to match building standard at the exterior glass.

30. Provide a final professional cleaning of the entire space after construction and punch list items are complete and prior to Tenant occupancy.

31. Contractor to salvage and store unused materials ordered for project. Provide unused materials as Attic Stock as required by tenant or building management.

32. Prior to final payment, the Contractor shall assemble original copies of all new equipment and materials warranties and operational information and deliver to the Tenant or building manager (as appropriate) in a neatly indexed and labeled 3-ring binder.

PROJECT SUPERVISION AND COORDINATION

The G.C. shall provide competent and experienced daily supervision of the project, project labor and Sub-contractors.

The G.C. will use only competent and experienced Sub-contractors for the project and that are licensed to perform their respective trades work. G.C. shall supervise and coordinate these subs work with the Construction and between the Sub-contractors. Sub-contractors that do not perform or perform faulty work or cause schedule delays shall be replaced promptly by the G.C.

General contractor is solely responsible for all safety precautions for his workmen and his subcontractors and third parties on the project work site.

The abbreviation (V.I.F.) means "verify in field." Any dimension noted "verify" or "V.I.F." must be reviewed with Architect before beginning construction of the applicable work.

G.C. to provide a portable temporary toilet on site for the duration of the project.

PARTITIONS

1. Dimensions taken to face of gyp. board unless otherwise noted.

2. All new partitions shall be per detail P-1 unless otherwise noted.

3. Partitions requiring an hourly rating are described in the partition type drawings and are indicated by a testing agency design number. The Contractor shall construct these partitions in strict compliance with the testing agency description referred to by the design number. Partition type drawings should be used for reference and information purposes only. Should conflicts occur between the partition type and the testing agency description, the more stringent requirement shall apply.

4. All dimensions marked "clear" shall be maintained.

5. No partitions shall vary more than 1/8" in surface plane in 10 feet in any direction.

6. Partitions shall be centered on window mullions and be perpendicular to the exterior wall unless noted otherwise on the drawings.

7. All partitions abutting existing building columns or walls shall align new finish face with existing unless otherwise indicated. Remove existing gypsum board as necessary for a smooth finish with no visible transition from existing to new gypsum board.

8. Contractor shall obtain Architects approval ot the chalk line layout of the partitions prior to proceeding with framing.

9. Galvanized steel may be used in lieu of fire retardant wood blocking. Provide 4" wide 16 gauge flat galvanized backing for all wall-hung shelving, millvork and hardware, Backing shall span at least three studs.

10. Provide bracing above ceiling height partitions as required for installation of doors to other items to prevent vibration or movement of the partition or other item.

11. Partition assemblies and bracing shall be installed around any above-ceiling interference encountered such as ducts or sprinkler lines so as to maintain the integrity of the assembly.

12. Provide appropriate metal trim accessories for gypsum board as recommended by U.S.G. or specified on these drawings.

13. Where new partition is indicated to align with existing condition. remove corner bead to provide a smooth transition.

14. Unless noted otherwise or required by an indicated UL design, match gypsum board thickness for new partitions with thickness of existing gypsum board.

15. Any partition containing water or waste lines shall be constructed with moisture resistant gypsum board.

16. All partition joints shall be taped, speckled, and sanded smooth with no visible joints and made ready to receive specified finishes. Any existing gypsum board must be retinished to be smooth and ready to receive specified finish.

ACOUSTICAL CEILING

1. At new ceilings, the Contractor shall field check the premises and verify that the ceiling layout shown on the drawings can be accommodated and verify all clearances as required for all lighting fixtures, duct work and sprinklers before proceeding with any installation. Report any discrepancies to the Architect prior to proceeding.

2. Should a conflict occur between the Architectural and Engineering drawings, the Contractor shall contact the Architect for resolution.

3. Ceiling shall be true, flat, straight and regular. Provide stabilizer bars as required to distribute load equally over two or more runners.

4. Level ceiling to within 1/8" in 12 feet in any direction. Level with hanger wire taut and plumb, without kinking or bending hanger wires.

5. Install max. lengths of edge moulding at intersection of ceiling and vertical surface.
Miter all corners.

6. Coordinate installation with electrical, mechanical and sprinkler requirements.

7. Lay directional pattern units in single direction.

8. Tegular ceiling tile to be cut and fitted snug against partitions. Do not shim the grid to allow ceiling tlle to pass over top of partition.

9. All fixture trim (lighting, speaker, HVAC grilles, etc.) shall be metal and painted to match adjacent ceiling finish. Plastic trim is not acceptable unless approved by the Architect.

MILLWORK

1. The Contractor will be responsible for making certain that the millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. All delivered units shall match the final approved shop drawings and samples. Units which are marred, chipped or otherwise damaged shall be repaired to the complete satisfaction ofthe Client. Units shall be protected during shipment and installation. After installation of units In their proper location, all protection shall be removed and all surfaces thoroughly cleaned to the complete satisfaction of the Client.

2. Before proceeding with the millwork, the manufacturer is to obtain field measurements and verify dimensions and provide shop drawing details to ensure an accurate Ht. Any variance found in the field must be brought to the attention of the Architect.

3. Installed mllwork to be plumb, level, true and straight with no distortions. Shim as required using concealed shims.

4. All millwork will be manufactured to AI/VI custom grade. Appropriate details and materials shall be used.

5. Anchor millwork to built-in blocking. Secure to grounds, stripping and blocking with oounter~sunk concealed fasteners and blind nailing, as required, for a complete installation.

6. Scribe and cut work to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.

7. For all millwork indicating plastic laminate exteriorfinished surfaces, provide balance laminate sheet unless othenrvise noted.

8. Plastic laminate work surfaces, shelves and vertical counter supports to be 3/4" plywood edge banded or industrial grade particle board, ANSI 1-M-3. minimum density 45 PSF unless otherwise noted. Other components to be 3/4" MDF or 3/4" edge banded plywood.

9. Plastic laminate shall be as specified on finish schedule. Minimum thickness:

10. Casework shall be constructed using 32mm panel system.

11. Exposed surfaces of wall cabinets to have plastic laminate surfaces. See elevations and/or schedule for specifications.

12. Base cabinets shall have laminate toe kick unless otherwise specified, Melamine base will not be allowed.

13. Shelving to be 3/4" white melamine unless noted othen/vise.

14. Fasteners used during melamine installation shall be finished with PVC adhesive caps.

15. Provide 5mm holes at 32mm O.C. for adjustable shelves. Provide one adjustable shelf per base cabinet and two per wall cabinet - typ,. Shelf not required in sink base cabinets.

16. Provide drawers if shown on the elevations. All exposed faces and edges to have plastic laminate surfaces. See elevations and/or finish schedule for specifications. Drawer boxes shall be constructed of Baltic Birch plywood with clear lacquer rinish.

17. Cabinet doors shall be fabricated using full or partial overlay construction as dictated by configurations shown on elevations Doors shall have plastic laminate on all exposed surfaces and edges. See elevations and/or finish schedule for specifications.

18. Provide two concealed hinges per door, Hinges to be fabricated by Grass or Blum and shall have 125 degree opening, self-closing, Provide clear plastic door bumpers.

19. Pulls on doors and drawers shall be 4 inch wire pulls unless othen/vise noted.

20. Doors and drawers shall be adjusted to provide consistent reveals 1/8" maximum width.

21. Countertop to be secured to base cabinets in multiple locations and be plumb, square and level.

22. Back and side splashes to be secured light to wall and counten and oaulked with clear silicon sealant.

23. Provide Accuride steel ball bearing drawer slides.

24. Contractor shall provide final cleaning of all drawers, cabinets and surfaces as part of the complete installation.

25. Repair damage or defective millwork wherever necessary. If millwork can not be adequately repaired, it shall be replaced to the satisfaciion of the client.

26. Melamine assemblies shall incorporate color matched PVC caps, edging, etc, and only used where Indicated on the plan.

27. Paint finish millwork shall be construcied of paint grade solid wood or edge banded plywood or edge banded particle board.

PAINT

1. Unless otherwise noted, provide minimum 2-coat paint systems over appropriate primer coat as specined for each substrate: refer to finish schedule for colors and finish qualities.

2. All paint to be applied In accordance with manufacturers instructions, Sand lightly between coats to achieve required finishes. Allow each coat of finish to dry before the following coat is applied unless directed otherwise by the manufacturer, Fill nicks, gouges, and other imperfections of surfaces with latex filler. Sand smooth and flush with surface.

3. Where grilles and diffusers occur in ceiling or wall, connrm with the Architect prior to painting tc match adjacent surface.

4. Remove or otherwise protect finish hardware, accessories, plates, lighting fixtures and similar items before painting. Do not paint any moving parts of operating units, code-required labels and equipment identifications.

5. Repaint or refinish painted surfaces damaged by subsequent work.

6. Provide building management with attic stock of at least one full gallon of each color of paint and stain used in the work. Clearly label content and location where used.

FINISHES

1. Starting of finish work shall indicate applicators acceptance of substrate.

2. Ensure all surfaces (new & existing) to receive finishes are clean, true and free of irregularities. Do not proceed with work until satisfactory conditions have been corrected.

3. All existing surfaces shall be restored to appear as new, ready to receive specified finish, or finished to match the adjacent surface. Patch, fill, skim, and sand smooth all previous irregular paint finishes, gouges, holes, cracks or dents to match adjacent surface for a uniform final finish on all existing surfaces.

4. The thickness of new finishes shall match the thickness of adjoining existing finishes.

5. Concrete slab to be flash patched as required to receive new floor finish. All abandoned floor penetrations (outlets, plumbing, etc) shall be fire safed and filled smooth prior to installation of floor finish.

6. Level existing concrete floor slabs as necessary to provide a level surface varying no more than 'i/4" in 10'-0"

7. Upon receipt from the manufacture; the installer shall inspect all materials for defects, flaws, shipping damage, correct color and pattern. Damaged or incorrect materials shall be returned to the manufacturer for immediate replacement.

8. Where two floor finishes meet at a doorway, the transition must occur on the centerline of the door in its closed position.

9. Extend floor finish under open-bottomed and raised bottom obstructions. Extend finish into closets and alcoves of areas indicated, unless another floor finish is indicated for such space.

10. Apply rubber or vlnyl base where Scheduled to walls, columns and other permanent fixtures in rooms or areas where specified Install base in as long lengths as practicable, Tightly bond base to backing throughout the length and height of each place, with continuous contact at horizontal and vertical surfaces,

11. Provide trimless, flush access hatch in gypsum board ceiling as required for mechanical and electrical access. Confirm size, style, tire rating, and location with Engineer and Architect.

12. Caulk perimeter window sill; repair any cracks or damage to perimeter gypsum board and paint.

13. After completion of the project and just prior to the final inspection of the work, thoroughly clean floors and accessories. Apply wax and buff hard surface flooring with the type of wax, number of coats, and puffing procedures in compliance with the flooring manufacturefs instructions. Coordinate waxing and buffing with building management.

14. Prior to Tenants occupancy, the Contractor shall clean all new and existing surfaces of dust, debris, loose construction material and equipment.

15. Maintenance Materials: Deliver usable scraps of carpet, VCT and other finish materials to Owner's designated storage space, properly packaged (paper wrapped) and identified.

CARPET

1. Comply with rnanufacturers instructions and recommendations for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile.

2. All carpet shall be laid in the same direciton unless otherwise specified on the drawings.
Direction of carpet insets, when surrounded by another carpet, may change to avoid seams in inset.

3. At doors, the carpet seam must occur on the centerline of the door in its closed position.

4. No seam in carpet shall occur perpendicular to doors or entries.

5. Do not bridge building expansion joints with continuous carpeting; provide for movement.

6. Carpet shall be glued directly to concrete slab unless noted otherwise. See finish schedule and manufacturers literature.

7. Apply adhesive uniformly to substrate in accordance with manufacturers instructions. Butt carpet edges tightly together to form seams without gaps. Remove adhesive promptly from face of carpet

8. Unless another material is specified, vinyl stnps shall be provided at each change of floor surface as required to make a smooth transition. Color of vinyl strip shall match color of vinyl base, If vinyl base is not specified, submit color samples of transition strips for selection by Architect.

9. Carpet base where scheduled shall be applied to walls, columns, and other permanent fixtures. Carpet base shall be continuous and match the color, pattern and direction ofthe adjoining carpet. Color and type of carpet base shall match the floor carpet directly adjoining the base. Bind the top edge with sewn polyester binding tape manufactured expressly for this purpose. Vertical edge of base (i.e. at door frames, transition to other base, etc) shall have binding tape as well, Color of the binding shall be selected bythe Architect from samples supplied for this purpose bythe Contractor. Carpet base shall be glued tightly to the substrate throughout the length and height and along the top edge for continuous contact. Butt joints tightly to create invisible seams. Clean glue from face of base promptly. Under no circumstances shall carpet be stapled or tacked to the substrate.

MECHANICAL/ELECRICAL/PLUMBING/ FIRE PROTECTION

1 See Engineers drawings for specifications and extent of work.

2 Relocate any sprinkler head that interferes with partition or lighting layout.

3 Center sprinkler heads in ceiling tiles in both directions.

4 Provide fire extinguishers in recessed cabinets and any risers and valves required. See Engineers drawings.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:

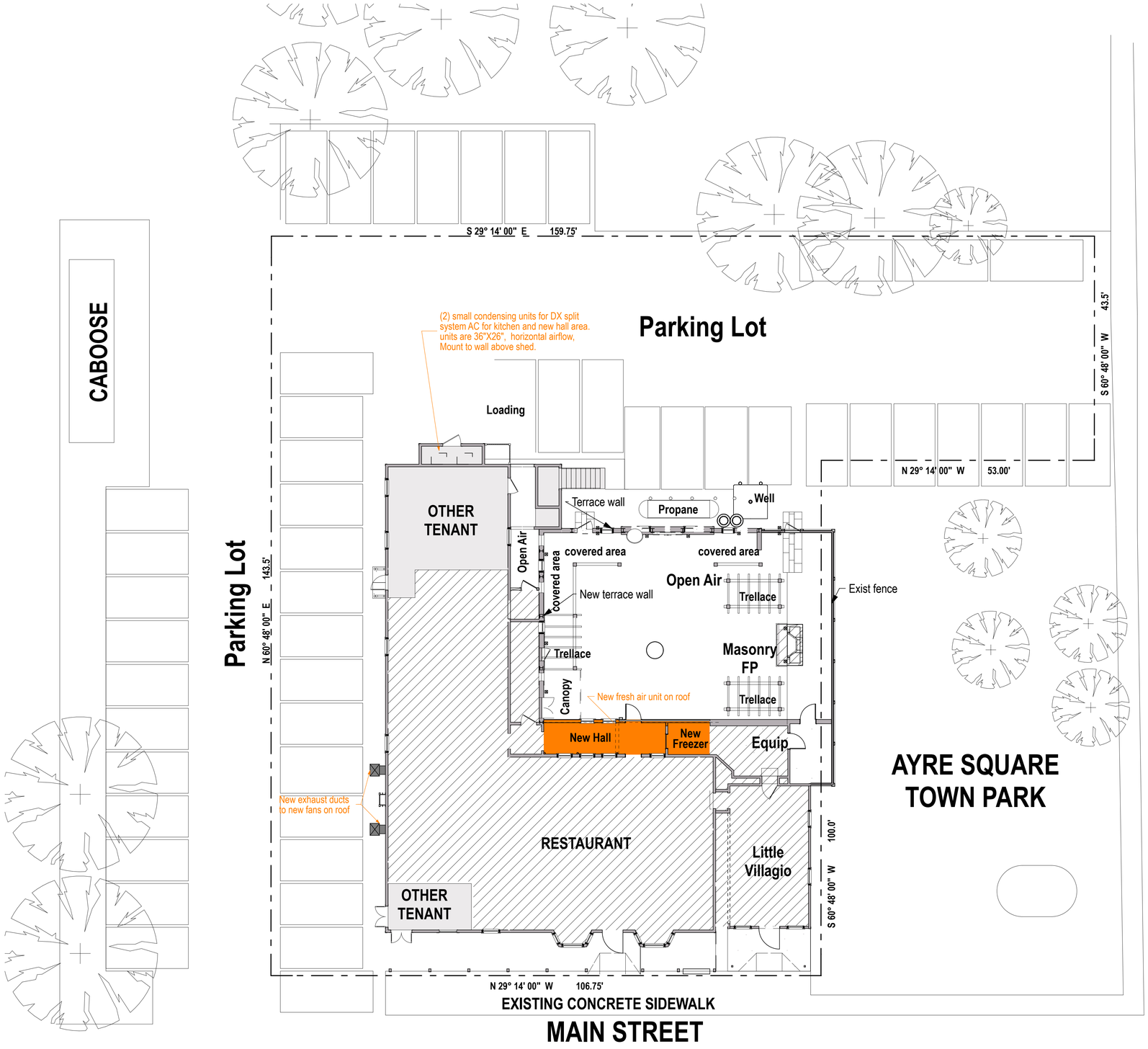
Specifications

Drawing Issue

PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**0002**
Drawn:	
Chd:	
Project No.:	2 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



Site Plan
SCALE: 1" = 10'

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

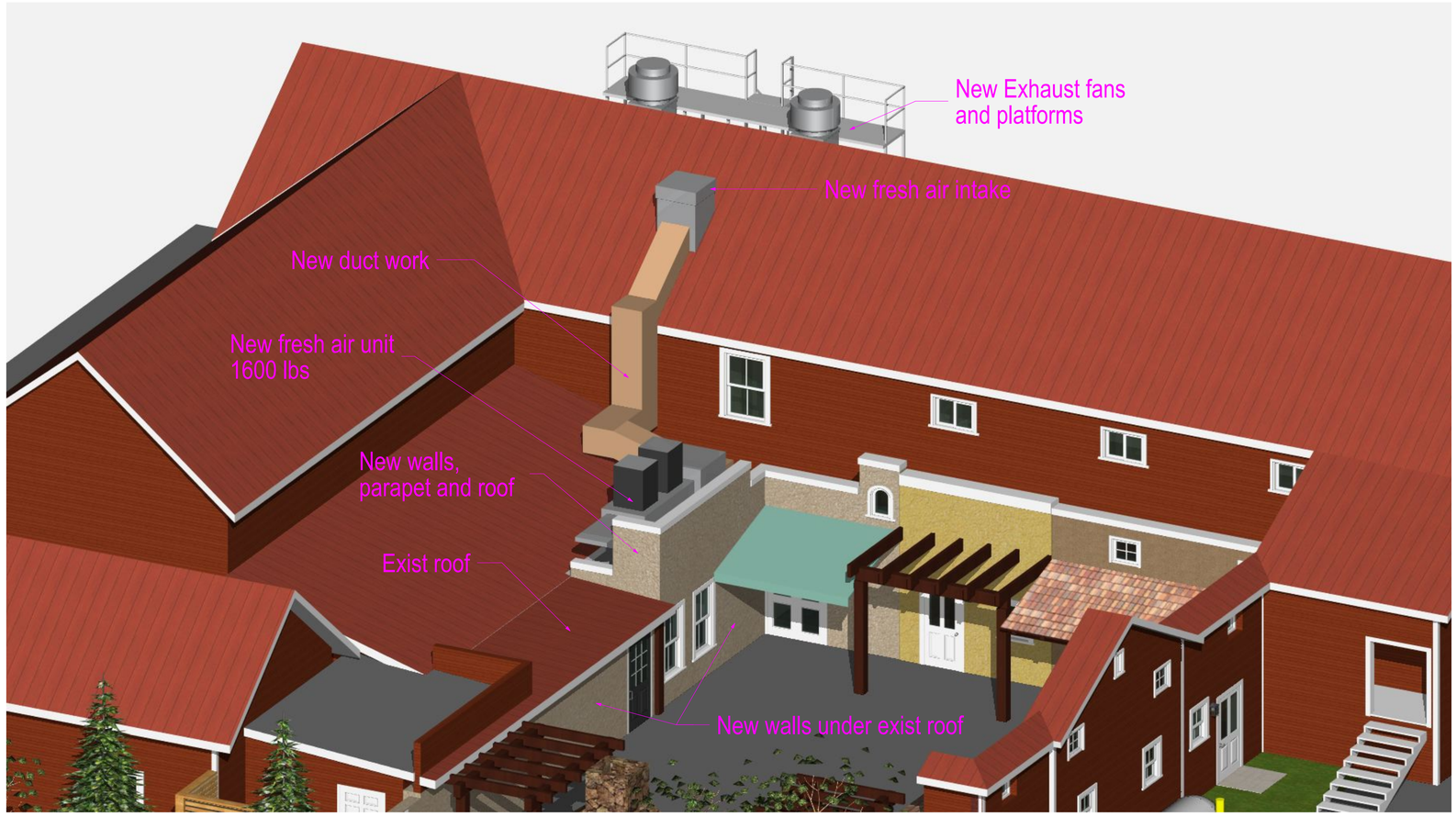
Revision Date:	Rev. No.:	Description:

Drawing Title:
Site Plan

Drawing Issue
PERMIT SET
10-01-24

Date:	10-01-24	Sheet
Scale:		**0003**
Drawn:		
Chd:		
Project No.:		3 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



+3D Iso3d
SCALE: 1:0.41

3D Iso1a Option3d
SCALE: 1:0.64

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.:	Description:

Drawing Title:
3D Views Opt 3

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24
Scale:
Drawn:
Chd:
Project No.:

Sheet
0004
4 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

3D Iso2 Option3e
SCALE: 1:0.41

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

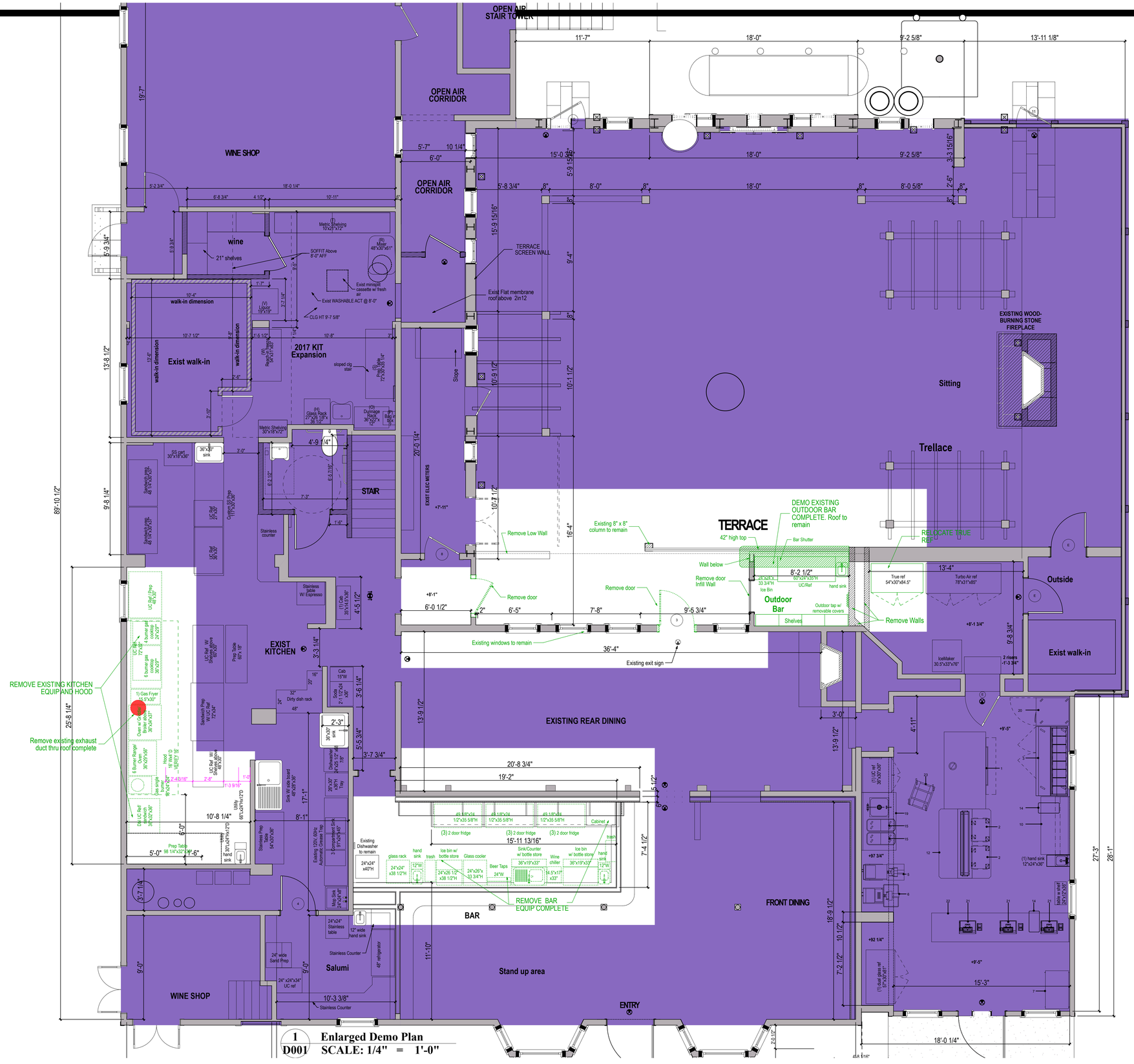
Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Opt 3

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**0005**
Drawn:	
Chd:	
Project No.:	5 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 **Enlarged Demo Plan**
D001 SCALE: 1/4" = 1'-0"

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

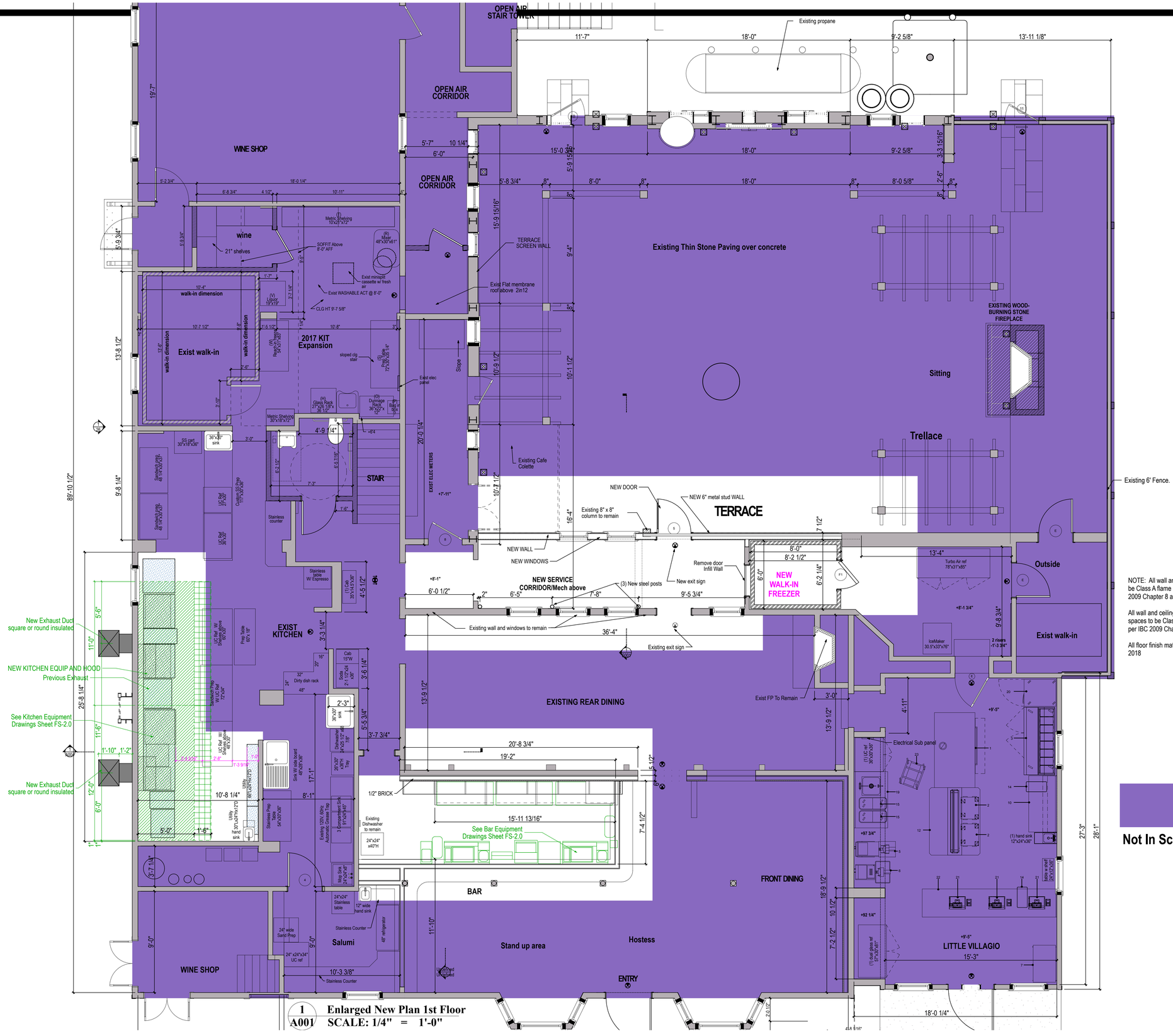
Drawing Title:
Enlarged Demo Plan 1st Floor

Drawing Issue
PERMIT SET 10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
D001
6 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 A001 **Enlarged New Plan 1st Floor**
SCALE: 1/4" = 1'-0"

NOTE: All wall and ceiling finish materials for corridors to be Class A flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All wall and ceiling finish materials for rooms and enclosed spaces to be Class C flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All floor finish materials to comply with section 804 of IBC 2018

Not In Scope

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

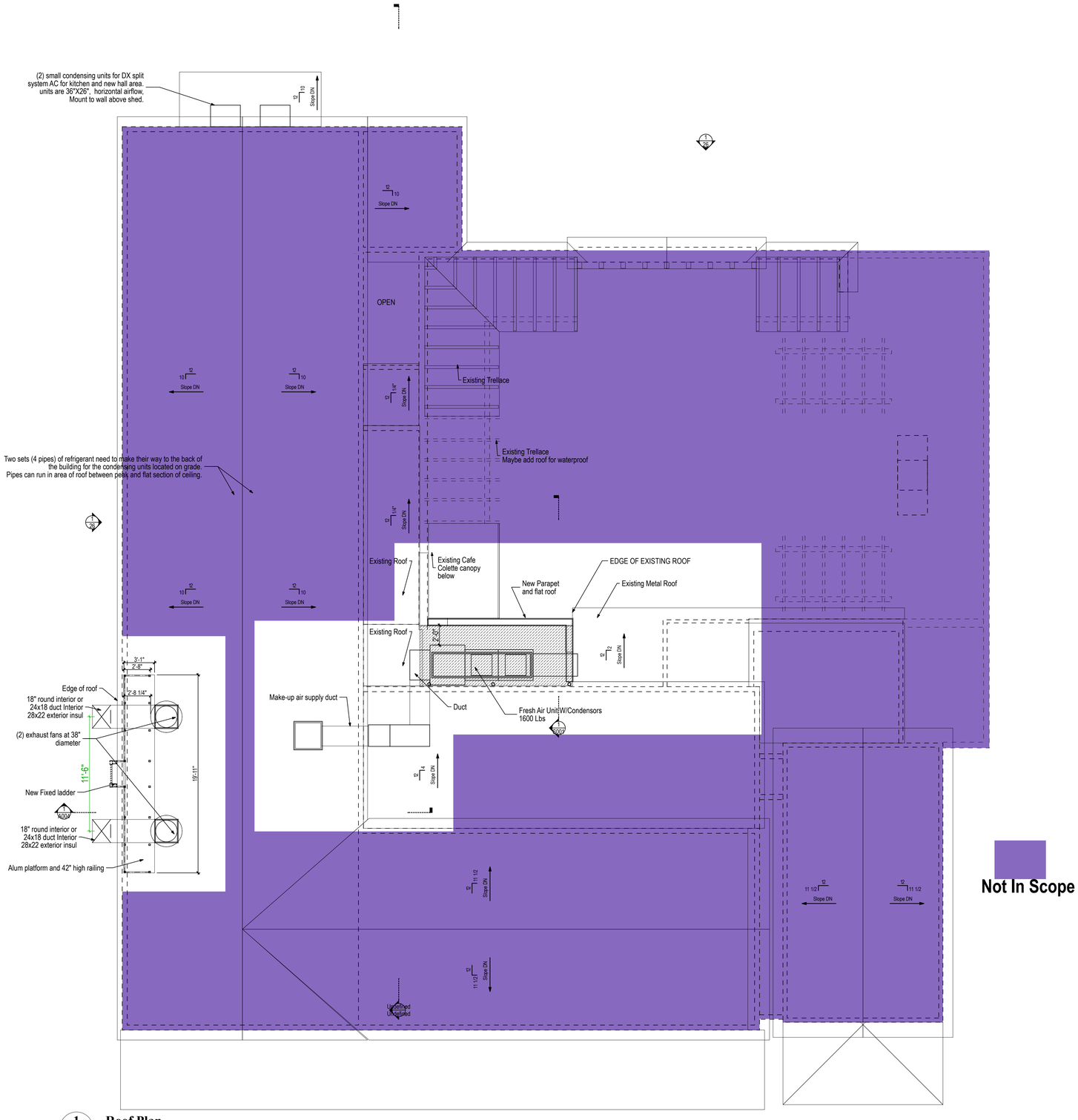
Drawing Title:
Enlarged New Plan 1st Floor

Drawing Issue
PERMIT SET 10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
A001
7 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / A002 **Roof Plan**
SCALE: 3/16" = 1'-0"

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

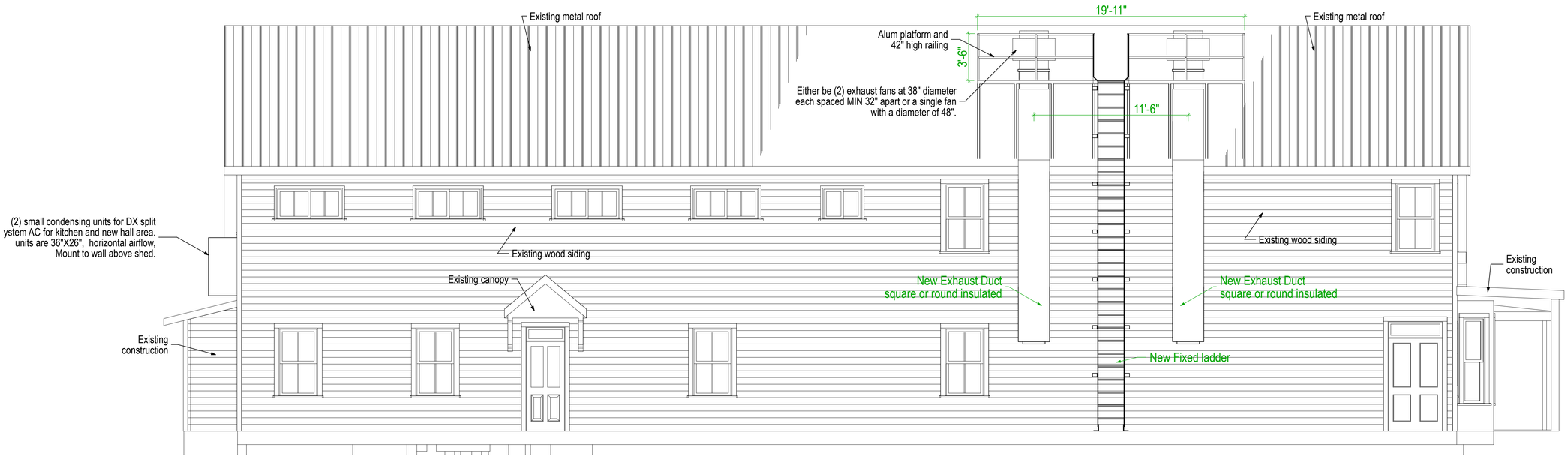
Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.:	Description:

Drawing Title:
Roof Plan

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A002**
Drawn:	
Chd:	
Project No.:	8 of 34



1 Left Elevation
A003 SCALE: 1/4" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

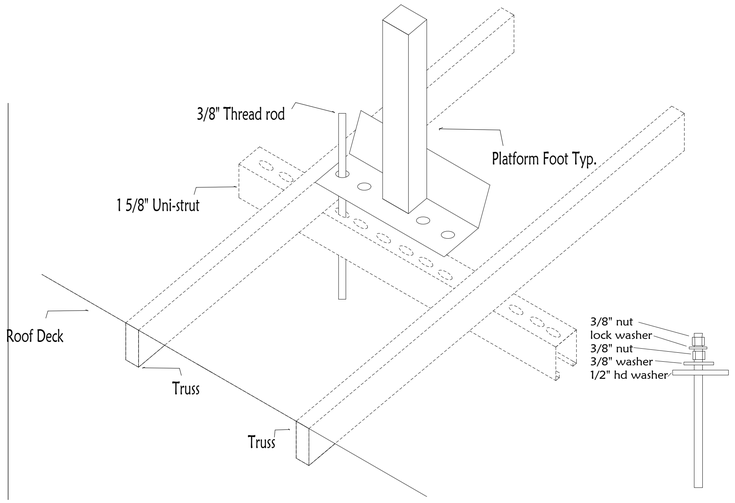
Revision Date:	Rev. No.	Description:

Drawing Title:
Elevation

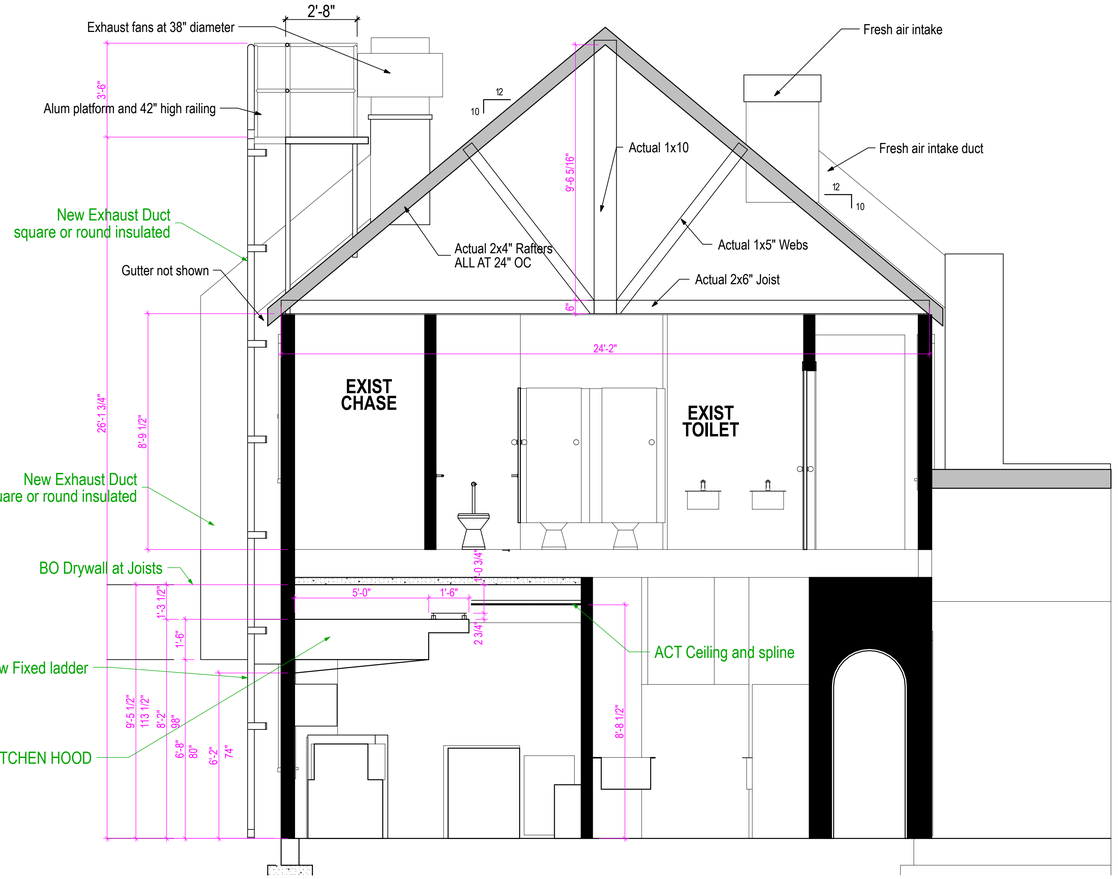
Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A003**
Drawn:	
Chd:	
Project No.:	9 of 34

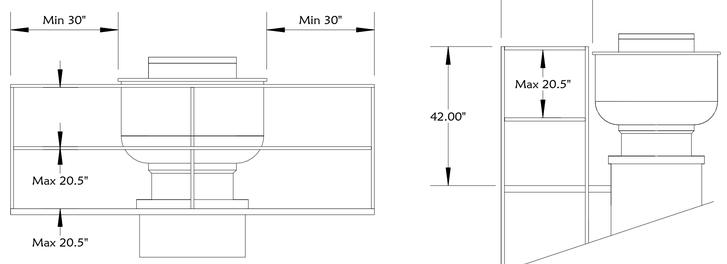
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



2 A004 Platform Mounting
SCALE: 1' = 1'-0"



1 A004 Section New 1
SCALE: 3/8" = 1'-0"



Front View

Right Side View

6:12

3 A004 Platform Section
SCALE: 1' = 1'-0"

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Section NEW
PLATFORMS/ATTIC

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A004**
Drawn:	
Chd:	
Project No.:	10 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING BUILDING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN AND CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.

    a. 2018 VIRGINIA CONSTRUCTION CODE (IBC)

    b. "INTERNATIONAL BUILDING CODE –2018", INTERNATIONAL CODE COUNCIL

    c. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE–7 CURRENT EDITION

B. DESIGN LOADS:

1. ROOF LIVE LOAD: 30 PSF
2. WIND LOAD:
    a. ULTIMATE WIND SPEED: V_{ult}=115 MPH
    b. RISK CATEGORY: II
    c. WIND EXPOSURE: B
3. EARTHQUAKE LOADS:
    a. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
    S_S=0.141
    S_1= 0.044
    b. SITE CLASS: D
    c. DESIGN SPECTRAL RESPONSE ACCELERATIONS:
    S_{DS}=0.15
    S_{D1}= 0.071
4. SNOW LOADS::
    a. GROUND SNOW LOAD: Pg=25 psf
    b. FLAT ROOF SNOW LOAD: Pf=21 psf
    c. SNOW DRIFT DRIFT PER ASCE 7–16.

C. FOUNDATION/EARTH WORK

1. FOUNDATIONS SHALL BEAR ON UNDISTURBED SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERING FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF AS SPECIFIED BY THE BUILDING CODE. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO CONCRETE PLACEMENT.
2. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'–0" BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.
3. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
4. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY ADJACENT FOOTING.

D. MISCELLANEOUS STEEL:

1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH STEEL CONSTRUCTION MANUAL, 15TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE STRUCTURAL WELDING CODE (AWS D1.1), LATEST EDITION, BY THE AMERICAN WELDING SOCIETY.
2. C–CHANNEL SHAPES SHALL CONFORM TO ASTM A36 (Fy=36 KSI) OR BETTER. STEEL PLATES SHALL CONFORM TO ASTM A36 (fY=36 KSI) OR BETTER.
3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VA FOR THE ROOF ACCESS PLATFORM, ROOF LADDER AND THEIR CONNECTIONS TO THE MAIN STRUCTURE.

E. COLD–FORMED METAL:

1. GALVANIZED STUDS, JOISTS AND TRACKS, 12, 14, AND 16 GAUGE SHALL BE FORMED FROM STEEL THAT CONFORMS TO ASTM 653, GRADE 50. GALVANIZED 18 AND 20 GAUGE STUDS, JOISTS AND ALL OTHER BRIDGING ELEMENTS AND ACCESSORIES SHALL CONFORM TO ASTM A653, GRADE 33.
2. ALL COLD–FORMED METAL FRAMING SHALL BE FORMED FROM STEEL HAVING G–90 GALVANIZED COATING.
3. STUDS SHALL BE PLUMBED, ALIGNED, AND SECURELY ATTCHED TO THE FLANGES OR WEBS OF THE TRACKS. THE ENDS OF THE STUDS MUST BEAR AGAINST THE WEB OF BOTH UPPER AND LOWER TRACKS, UNLESS NOTED OTHERWISE.

F. FRAMING LUMBER:

1. ALL FABRICATION, ERECTION OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
2. MICROLAM LVL BEAMS SHALL HAVE AN EXTREME FIBER BENDING STRESS OF Fb=2600 PSI, E=2,000,000 PSI, Fv=285 PSI AND SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER.
3. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE No. 2.
4. ALL FASTENERS USED WITH PRESSURE TREATED LUMBER ARE TO BE TOT DIP GALVANIZED OR STAINLESS STEEL.

G. CONCRETE:

1. ALL CONCRETE CONSTRUCTION INCLUDING DETAILING, FABRICATION, PLACEMENT OF REINFORCING, MIXING, HANDLING, FINISHING AND CURING SHALL CONFORM TO THE FOLLOWING CODES:

    "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318, AMERICAN CONCRETE INSTITUTE

    "SPECIFICATION FOR STRUCTURAL CONCRETE", ACI 301, AMERICAN CONCRETE INSTITUTE

    "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315, AMERICAN CONCRETE INSTITUTE

2. CONCRETE SHALL CONFORM TO ASTM C94. AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%. MINIMUM DESIGN STRENGTHS, MAXIMUM WATER/CEMENT RATIOS SHALL CONFORM TO THE FOLLOWING:
    a. SLAB–ON–GRADE (INTERIOR): 3000 PSI, 0.5 W/C
    b. SLAB–ON–GRADE (EXTERIOR): 3500 PSI, 0.45 W/C
    c. FOUNDATIONS: 3000 PSI, 0.55 W/C
3. PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID–RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.
4. MATERIALS USED IN CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING STANDARDS:
    a. CEMENT: ASTM C150; TYPE 1 OR II
    b. AGGREGATES: ASTM C33
    c. AIR–ENTRANINIG ADMIXTURE: ASTM C260
    d. CEMENT SUBSTITUTES (SLAG): ASTM C595, (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)

H. TESTING AND INSPECTION:

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AND INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES. ADDITIONAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
2. WRITTEN REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD STATING COMPLIANCE OR NON–COMPLIANCE WITH DESIGN DOCUMENTS. ALL REPORTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN VA.

I. CONSTRUCTION:

1. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHT OF MATERIALS AND FOR THE SUPERIMPOSED LOADS INDICATED ON THE DRAWINGS IN THE DESIGN LOADS SECTION OF THE GENERAL NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSE WORK, STAGING, BRACING, SHEETING AND SHORING, AND ALL THE OTHER REQUIRED MEANS AND METHODS.
2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
3. DRAWINGS SHALL NOT BE SCALED TO OBTAIN LAYOUT INFORMATION OR DIMENSIONS.

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

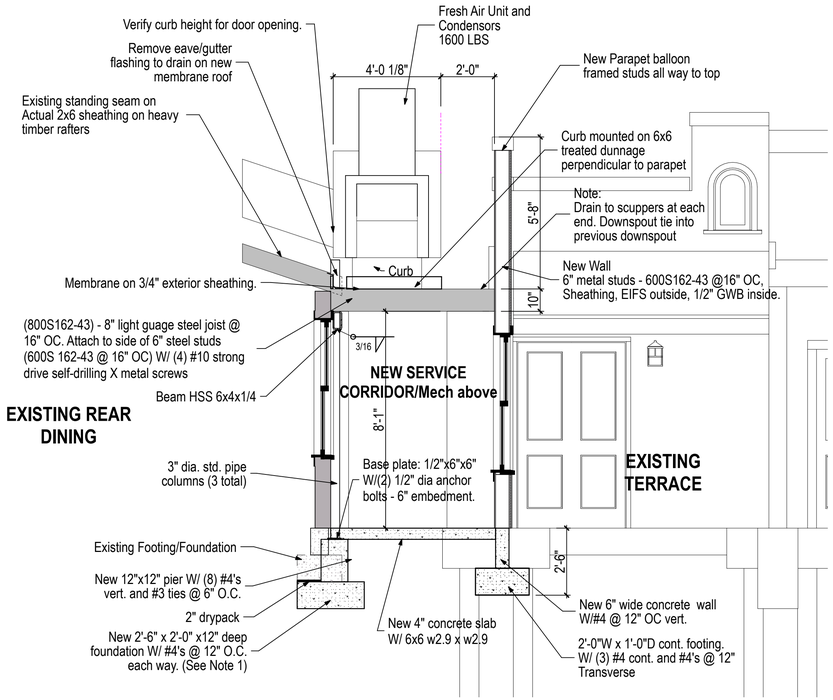
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural General Notes

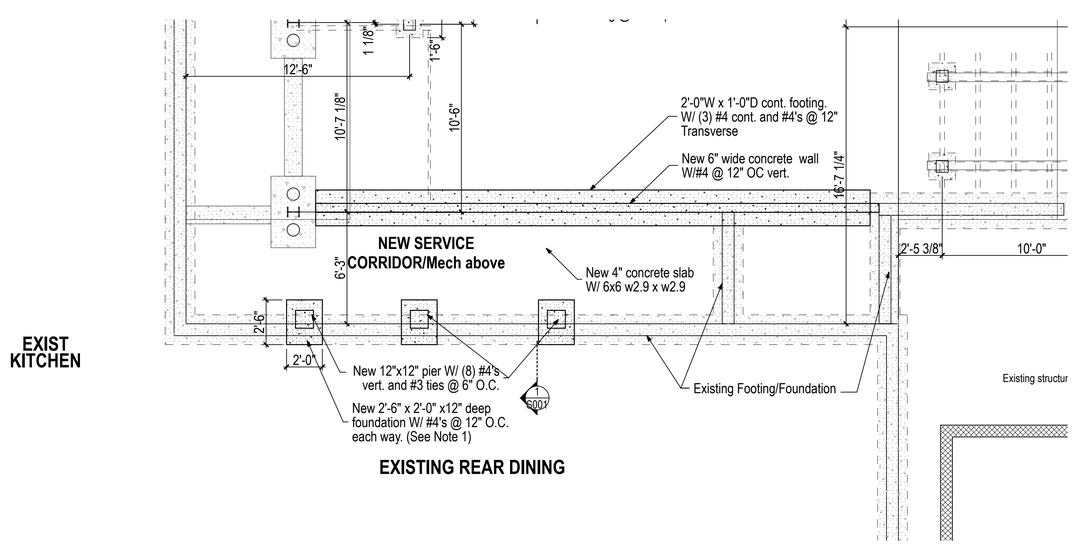
Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**S000**
Drawn:	
Chd:	
Project No.:	11 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 S001 Section New 3
SCALE: 3/8" = 1'-0"



2 S001 Foundation Plan
SCALE: 1/4" = 1'-0"

NOTE 1:

UNDERPIN EXISTING CONT. FOUNDATION AT 3 LOCATIONS SHOWN. UNDERPIN ONE LOCATION AT A TIME. EXCAVATE A 2'-0" WIDE PIT UNDERNEATH THE EXISTING FOUNDATION DEEP ENOUGH TO POUR THE 12" DEEP NEW FOUNDATION (PROVIDE ALLOWANCE FOR DRYPACK - SEE BELOW). THE PIT SHALL BE EXCAVATED AND THE NEW FOUNDATION SHALL BE PROURED THE SAME DAY. PROVIDE 2" DRYPACK BETWEEN THE NEW AND THE EXISTING FOUNDATION THE FOLLOWING DAY. SAWCUT EXISTING FOUNDATION AS REQUIRED TO INSTALL THE NEW FOUNDATION WALL. MOVE TO THE NEXT LOCATION.

EU DESIGN CONSULTING LLC

8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

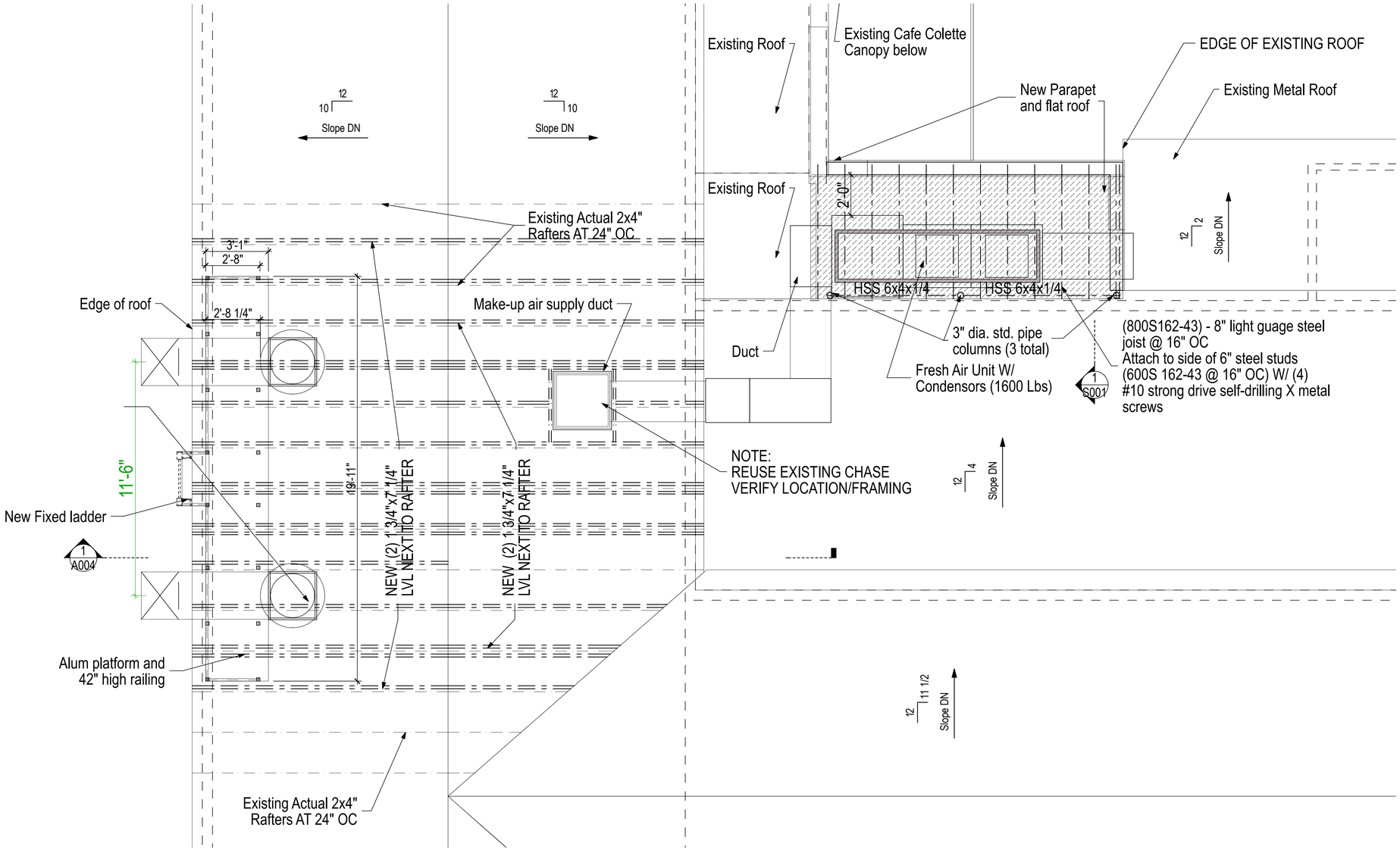
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Foundation Plan and Section

Drawing Issue
PERMIT SET 10-01-24

Date: 10-01-24	Sheet
Scale:	**S001**
Drawn:	
Chd:	
Project No.:	12 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 S002 Roof Framing Plan
SCALE: 3/8" = 1'-0"

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

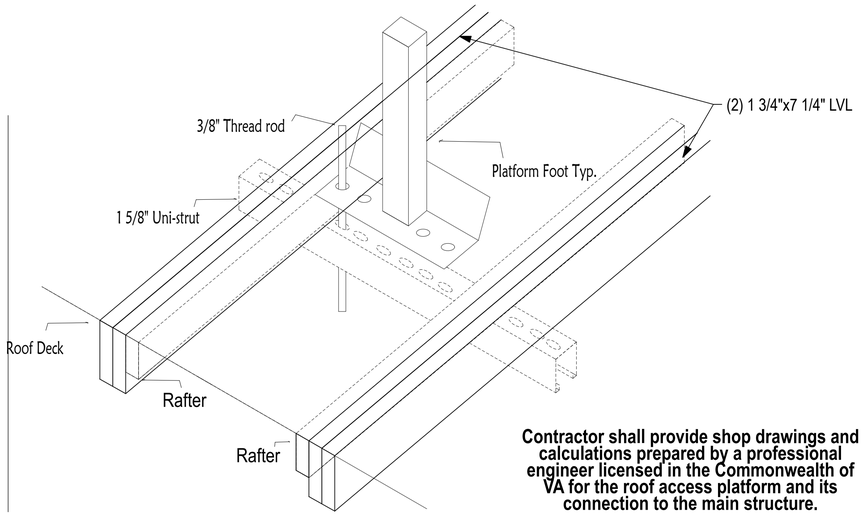
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Roof Framing Plan

Drawing Issue
PERMIT SET
10-01-24

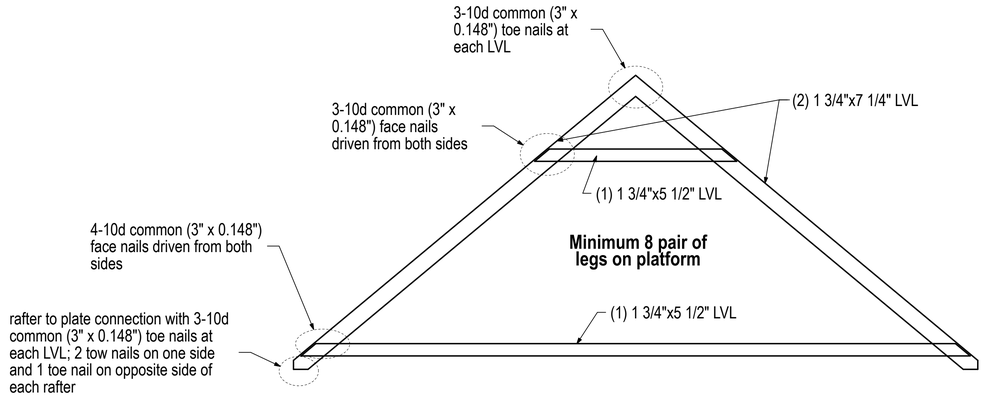
Date: 10-01-24	Sheet
Scale:	**S002**
Drawn:	
Chd:	
Project No.:	13 of 34

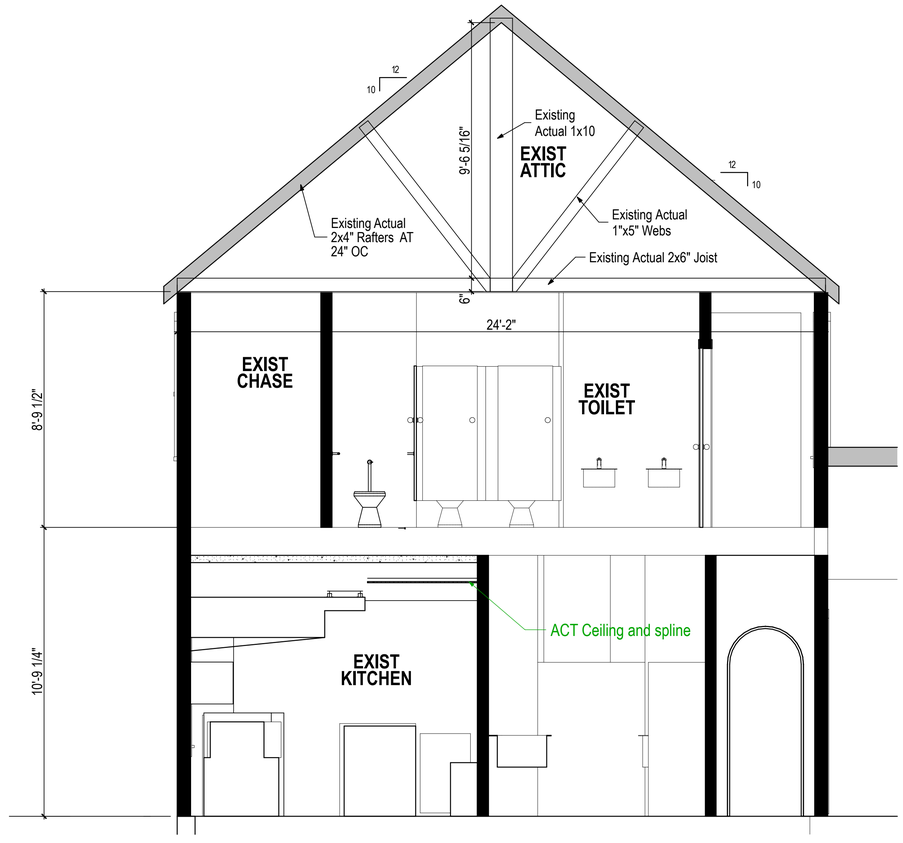
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



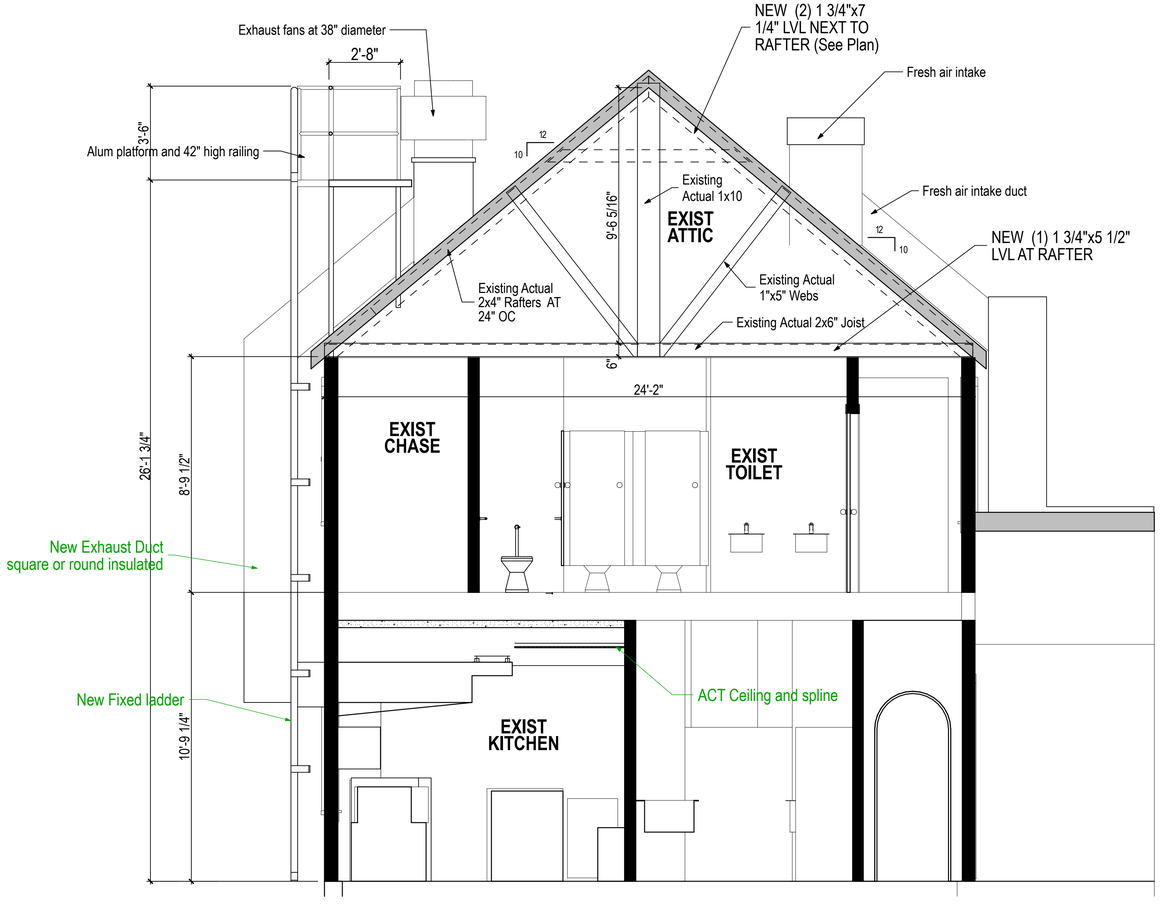
Contractor shall provide shop drawings and calculations prepared by a professional engineer licensed in the Commonwealth of VA for the roof access platform and its connection to the main structure.

2 S003 Platform Mounting
SCALE: 1' = 1'-0"





1 S003 Existing Structural Section 1
SCALE: 3/8" = 1'-0"



3 S003 Proposed Structural Section 1
SCALE: 3/8" = 1'-0"

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Sections Roof Bracing

Drawing Issue
PERMIT SET 10-01-24

Date: 10-01-24	Sheet
Scale:	**S003**
Drawn:	
Chd:	
Project No.:	14 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

DIVISION 22 SPECIFICATIONS

22 0500 - COMMON WORK RESULTS FOR PLUMBING

1. ALL WORK SHALL CONFORM TO VUSBC 2018.
2. THE DRAWINGS SHOW THE GENERAL SCOPE AND ARRANGEMENT OF THE PLUMBING SYSTEMS AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONDITIONS ALLOW.
3. PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, HVAC, AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THEIR WORK AFFECTS OTHER TRADES, TO INSURE THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. PROVIDE MINOR ADJUSTMENTS AS REQUIRED, INCLUDING PROVISION OF OFFSETS, TRANSITIONS, FITTINGS, AND ACCESSORIES TO MEET ACTUAL CONDITIONS. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM ACCEPTABLE TO AUTHORITY HAVING JURISDICTION AS SUITABLE FOR PURPOSE SPECIFIED AND SHOWN.
5. UNLESS SPECIFICALLY PROVIDED OTHERWISE, ALL MATERIALS AND EQUIPMENT FURNISHED FOR PERMANENT INSTALLATION IN THE WORK SHALL BE NEW, CURRENT DESIGN, UNUSED, AND UNDAMAGED.
6. VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE LAYING OUT AND MAKING CONNECTIONS. REPORT ANY INCONSISTENCIES TO ENGINEER BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE THESE PRECAUTIONS.
7. O&M MANUAL: THE CONTRACTOR SHALL SUBMIT ONE COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE ARCHITECT/ ENGINEER FOR REVIEW. THE CONTRACTOR SHALL REVISE AND RESUBMIT ONE COPY OF THE O&M MANUAL AS REQUIRED. THE CONTRACTOR SHALL PROVIDE FOUR COPIES OF THE APPROVED O&M MANUAL.
8. WHERE DISCREPANCIES ARISE, PREPARE DRAWINGS SHOWING PROPOSED REARRANGEMENT OF WORK TO MEET PROJECT CONDITIONS, INCLUDING CHANGES TO WORK SPECIFIED IN OTHER SECTIONS. OBTAIN PERMISSION OF ARCHITECT/ ENGINEER BEFORE PROCEEDING.
9. NSTALL FIXTURES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS FOR APPLICATION INDICATED.
10. ALL PRODUCTS DELIVERED TO THE SITE SHALL BE STORED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. IF A MANUFACTURER DOES NOT HAVE PRINTED INSTRUCTIONS THEN THE PRODUCT SHALL BE ADEQUATELY HOUSED AND OTHERWISE PROTECTED AGAINST DAMAGE OR CORROSION. IF ANY PRODUCT STORED AT THE SITE IS NOT PROTECTED AS SPECIFIED HEREIN, THE CONTRACTOR SHALL NOT RECEIVE PAYMENT FOR THAT PRODUCT. ANY PRODUCT DAMAGED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

22 0553 IDENTIFICATION FOR PLUMBING PIPING & EQUIPMENT

1. VALVE TAGS: LAMINATED THREE-LAYER PLASTIC WITH ENGRAVED BLACK LETTERS ON LIGHT CONTRASTING BACKGROUND COLOR. TAG SIZE MINIMUM 1-1/2 INCH DIAMETER. INSTALL TAGS WITH CORROSION RESISTANT CHAIN. PROVIDE TYPEWRITTEN LETTER SIZE VALVE TAG CHART IN ANODIZED ALUMINUM FRAME.
2. PLASTIC PIPE MARKERS: COMPLY WITH ASME A13.1. FACTORY FABRICATED, FLEXIBLE, SEMI- RIGID PLASTIC, PRE-FORMED TO FIT AROUND PIPE OR PIPE COVERING; MINIMUM INFORMATION INDICATING FLOW DIRECTION ARROW AND IDENTIFICATION OF FLUID BEING CONVEYED.

22 0719 PLUMBING PIPING INSULATION

1. FLEXIBLE ELASTOMERIC CELLULAR: NONCOMBUSTIBLE. 'K' VALUE: 0.24 AT 75F. MAXIMUM SERVICE TEMPERATURE: 220F. WATERPROOF VAPOR BARRIER ADHESIVE. THICKNESS AS SCHEDULED. PVC FITTING COVERS.
2. VERIFY PIPING HAS BEEN TESTED BEFORE APPLYING INSULATION MATERIALS AND THAT SURFACES ARE CLEAN AND DRY, WITH FOREIGN MATERIAL REMOVED.

22 1005 - PLUMBING PIPING

1. SANITARY WASTE & VENT PIPING & FITTINGS - ABOVE/BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS.
2. DOMESTIC WATER PIPING WITHIN BUILDING: ABOVE GRADE: COPPER TUBE, ASTM B88 (ASTM B88M), TYPE L. FITTINGS ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE, JOINTS ASTM B32, ALLOY Sn95 SOLDER. BALL VALVES: BRASS FULL PORT, PTFE SEATS, BLOW-OUT PROOF STEM. TEE HANDLE, SOCKET ENDS. INSTALL BALL VALVES FOR SHUT-OFF.
3. LPG PIPING - ABOVE GRADE: SCHEDULE 40 BLACK STEEL, THREADED FITTINGS.
4. CONDENSATE - ABOVE GRADE: COPPER TUBE, ASTM B88 (ASTM B88M), TYPE L. FITTINGS ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE, JOINTS ASTM B32, ALLOY Sn95 SOLDER.
5. HANGERS AND SUPPORTS: CONFORM TO IPC REQUIREMENTS.
6. REAM PIPE AND TUBE ENDS. REMOVE BURRS. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.
7. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS. INSTALL PIPING TO MAINTAIN HEADROOM, CONSERVE SPACE, AND NOT TO INTERFERE WITH USE OF SPACE. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
8. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
9. INSTALL UNIONS DOWNSTREAM OF VALVES.
10. STANDING PRESSURE TEST: CAP AND SUBJECT NEW AND AFFECTED EXISTING PRESSURIZED PIPING SYSTEMS TO STATIC WATER PRESSURE OF NOT LESS THAN 200 PSIG, WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS. ISOLATE TEST SOURCE AND ALLOW TO STAND FOR TWO HOURS WITH NO VISIBLE LEAKAGE THROUGHOUT THE TEST. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED. COMPONENTS NOT SUITABLE FOR A 200 PSIG TEST MAY BE TESTED AT A LOWER PRESSURE AND ISOLATED DURING THE 200 PSIG TEST.
11. DISINFECT NEW WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH IPC-610 AND VIRGINIA DEPARTMENT OF HEALTH REQUIREMENTS.

22 4000 - PLUMBING FIXTURES

1. PROTECT INSTALLED FIXTURES FROM DAMAGE BY SECURING AREAS AND BY LEAVING FACTORY PACKAGING IN PLACE TO PROTECT FIXTURES AND PREVENT USE. PROTECT INSTALLED PRODUCTS FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS.
2. VERIFY THAT WALL AND FLOOR FINISHES ARE PREPARED AND READY FOR INSTALLATION OF FIXTURES.
3. ROUGH-IN FIXTURE PIPING CONNECTIONS IN ACCORDANCE WITH MINIMUM SIZES INDICATED IN FIXTURE ROUGH-IN SCHEDULE FOR EACH PARTICULAR FIXTURE.
4. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICING AND CLEANING. PROVIDE CHROME PLATED RIGID SUPPLIES TO FIXTURES WITH LOOSE KEY STOPS, REDUCERS, AND ESCUTCHEONS.
5. INSTALL COMPONENTS LEVEL AND PLUMB. INSTALL AND SECURE FIXTURES IN PLACE WITH WALL SUPPORTS AND BOLTS. SEAL FIXTURES TO WALL AND FLOOR SURFACES WITH SEALANT, COLOR TO MATCH FIXTURE. CLEAN PLUMBING FIXTURES AND EQUIPMENT. DO NOT PERMIT USE OF FIXTURES BY CONSTRUCTION PERSONNEL.

ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ARCH'L	ARCHITECT/ARCHITECTURAL
BLW	BELOW
CNTR	COUNTER
CO	CLEANOUT
CU	COPPER
CW	COLD WATER (DOMESTIC)
DN	DOWN
DWH	DOMESTIC WATER HEATER
(E)	EXISTING
ECO	EXTERIOR CLEANOUT
FD	FLOOR DRAIN
FLR	FLOOR
GAL	GALLONS
HW	HOT WATER (DOMESTIC)
HWR	HOT WATER RECIRCULATION (DOMESTIC)
LAV	LAVATORY
MFR	MANUFACTURER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
SAN	SANITARY
SHWR	SHOWER
SS	STAINLESS STEEL
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VLV	VALVE
WC	WATER CLOSET/WATER COLUMN
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR

PLUMBING LEGEND

	POINT OF DISCONNECTION FOR DEMOLITION
	POINT OF CONNECTION NEW-TO-EXISTING
	EXISTING PIPING TO BE REMOVED
	EXISTING PIPING TO REMAIN
	ELBOW / TEE FROM TOP OF MAIN
	RISERS IN PLAN
	BRANCHES FROM:
	TOP OF MAIN
	BOTTOM OF MAIN
	DOMESTIC COLD WATER (CW)
	DOMESTIC COLD WATER (BLW FLR OR GRADE)
XXX	HOT WATER SUPPLY (XXX DENOTES TEMP)
	HOT WATER RECIRCULATION
SAN	SANITARY WASTE (BLW FLR OR GRADE)
SAN	SANITARY WASTE (ABV FLR OR GRADE)
V	SANITARY VENT
	UNION
	BALL VALVE
LOW HIGH	PRESSURE REGULATOR
	BACKFLOW PREVENTER
	CIRCUIT-SETTER VALVE
	CHECK VALVE
	WATER HAMMER ARRESTOR
	THERMOMETER
	TEMPERATURE & PRESSURE RELIEF VALVE
	CLEANOUT (FLOOR OR WALL)
P.xx	FIXTURE/EQUIPMENT MARK
FD	FLOOR DRAIN - SIZE AS INDICATED
FS	FLOOR SINK - SIZE AS INDICATED
	CAP

GENERAL NOTES

DEMOLITION

1. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON ORIGINAL DRAWINGS AND CASUAL FIELD OBSERVATION.
2. CERTAIN PLUMBING COMPONENTS ARE EMBEDDED BELOW OR WITHIN THE EXISTING STRUCTURE. AS MUCH AS POSSIBLE, THESE COMPONENTS ARE IDENTIFIED FROM ORIGINAL DRAWINGS AND CASUAL FIELD OBSERVATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE/IDENTIFY EMBEDDED COMPONENTS AS NECESSARY TO PERFORM THE WORK. THEY SHALL BE CUT FLUSH OR BEHIND WALL/FLOOR/CEILING/ROOF SURFACE AS REQUIRED FOR PATCHING OF FINISH, UNLESS NOTED OTHERWISE.
3. WHERE PLUMBING SYSTEMS PENETRATE EXTERIOR WALLS/ROOF, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING.
4. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS, AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DESIGN AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
5. WHERE QUESTIONS OR DISCREPANCIES ARISE, THE A/E SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

PLUMBING GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2018 VUSBC.
2. REFER TO ARCHITECTURAL AND FOOD SERVICE PLANS FOR EXACT LOCATIONS OF ALL PLUMBING FIXTURES AND FINAL CONNECTIONS.
3. UNDERGROUND WASTE PIPING SHALL BE MINIMUM SIZE OF 2".
4. PENETRATIONS THRU FIRE RATED CEILINGS, FLOORS OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. REFER TO ARCHITECTURAL DETAILS FOR FIRESTOPPING DETAILS.
5. COORDINATE PLUMBING RISERS WITHIN WALLS WITH WALL CONSTRUCTION AND OTHER TRADES.
6. PROVIDE CLEANOUTS NEAR THE BASE OF EVERY SANITARY AND STORM DRAIN STACK, AND NEAR THE FIRST FIXTURE OF EVERY HORIZONTAL BRANCH DRAIN.
7. ROUTE ALL PIPING ABOVE FINISHED CEILINGS, WITHIN WALLS OR BELOW FLOORS IN FINISHED AREAS. PIPING FOR PLUMBING SYSTEMS SHALL NOT BE INSTALLED EXPOSED WITHIN FINISHED SPACES, UNLESS OTHERWISE NOTED.
8. IN GENERAL, ABOVE-FLOOR PLUMBING PIPING SHALL BE RUN AS HIGH AS POSSIBLE.
9. THE PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, ARCHITECTURAL, HVAC, FOOD SERVICE, AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THE PLUMBING CONTRACTOR'S WORK AFFECTS OTHER TRADES TO ENSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E PRIOR TO PROCEEDING FURTHER.
10. SLOPE SANITARY AND VENT PIPING PER IPC.
11. LOCATE COMPONENTS REQUIRING ACCESS TO MINIMIZE THE USE OF ACCESS DOORS. WHERE SUCH COMPONENTS MUST BE INSTALLED IN CONCEALED LOCATIONS, PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESS DOORS FOR ALL CONCEALED COMPONENTS, INCLUDING BUT NOT LIMITED TO, CLEANOUTS, TRAP PRIMERS, VALVES, ETC. ACCESS DOOR INSTALLATION SHALL BE COORDINATED WITH WALL CONSTRUCTION. WHERE ACCESS DOORS ARE IN MASONRY WALLS, TRAP PRIMERS SHALL BE LOCATED IN SUCH A MANNER THAT THE ACCESS DOORS CAN BE INSTALLED IN A REGULAR MASONRY COURSING.
12. THIS DESIGN IS BASED ON MANUFACTURERS AND MODELS INDICATED, AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR EQUIPMENT OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING/SYSTEMS. SEE SPECIFICATION SECTIONS FOR TECHNICAL REQUIREMENTS TO THE PRODUCTS.

PLUMBING - INDEX

P-000	COVERSHEET
PD-100	1ST FLOOR PLAN - DEMOLITION
P-100	1ST FLOOR PLAN – NEW WORK GRAVITY
P-200	1ST FLOOR PLAN – NEW WORK PRESSURE
P-500	DETAILS AND RISERS – PLUMBING

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

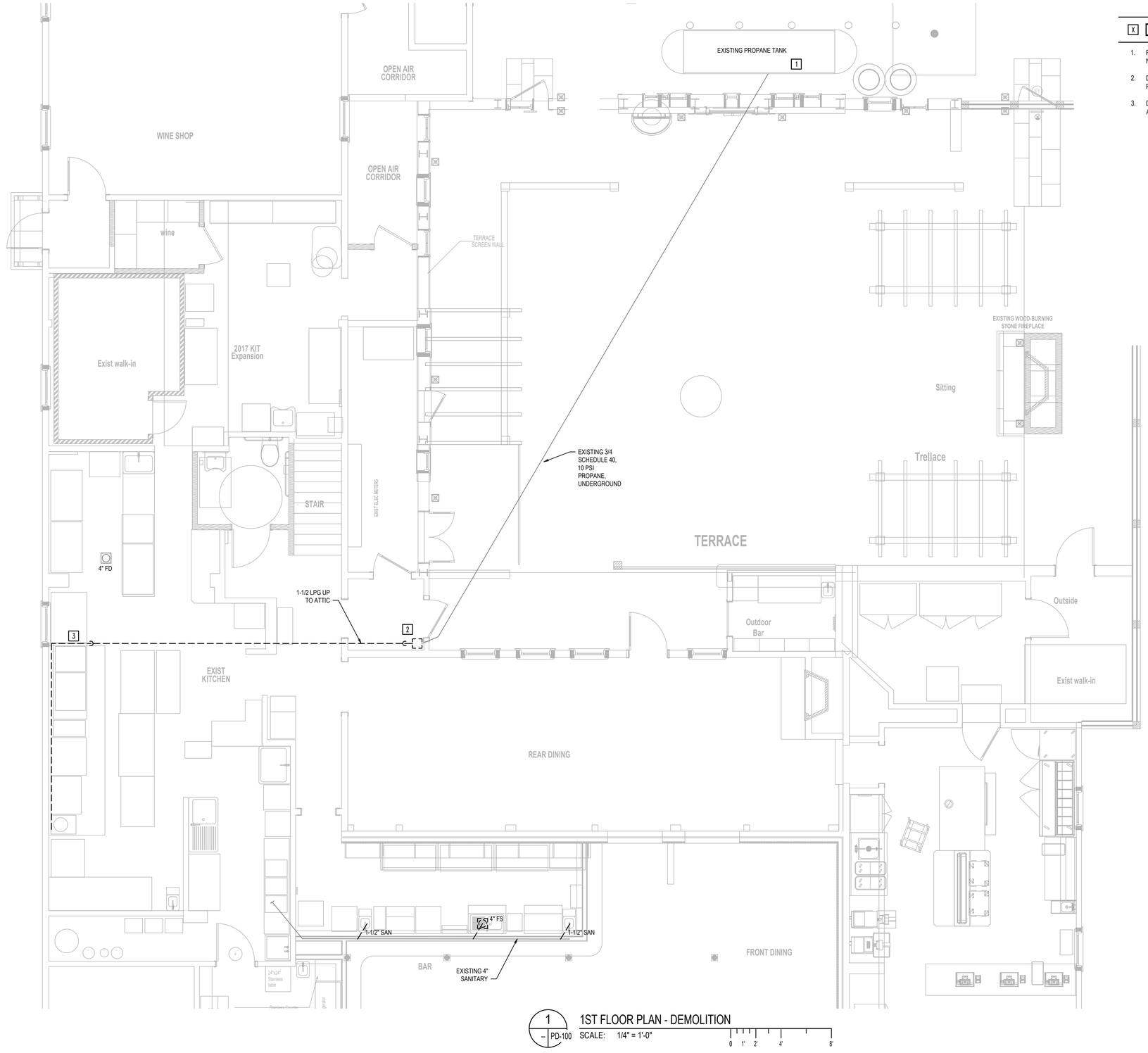
Revision Date:	Rev. No.	Description:

Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024	Sheet
Scale:	**P-000**
Drawn:	
Chd:	
Project No.:	

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 PD-100 1ST FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. TRACE ALL EXISTING SANITARY AND VENTS AS REQUIRED TO DETERMINE EXACT TIE IN POINTS JUST AFTER DEMOLITION.

[X] DEMO NOTES

1. REPLACE THE EXISTING FIRST STAGE REGULATOR WITH A NEW. REFER TO RISER FOR ADDITIONAL REQUIREMENTS.
2. DEMOLISH THE EXISTING 2ND STAGE REGULATOR AND ALL PIPING FROM THERE TO THE ATTIC/COOKLINE.
3. DEMOLISH THE EXISTING ANSUL GAS SHUTOFF SOLENOID AND ALL PIPING TO THE COOKLINE EQUIPMENT.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

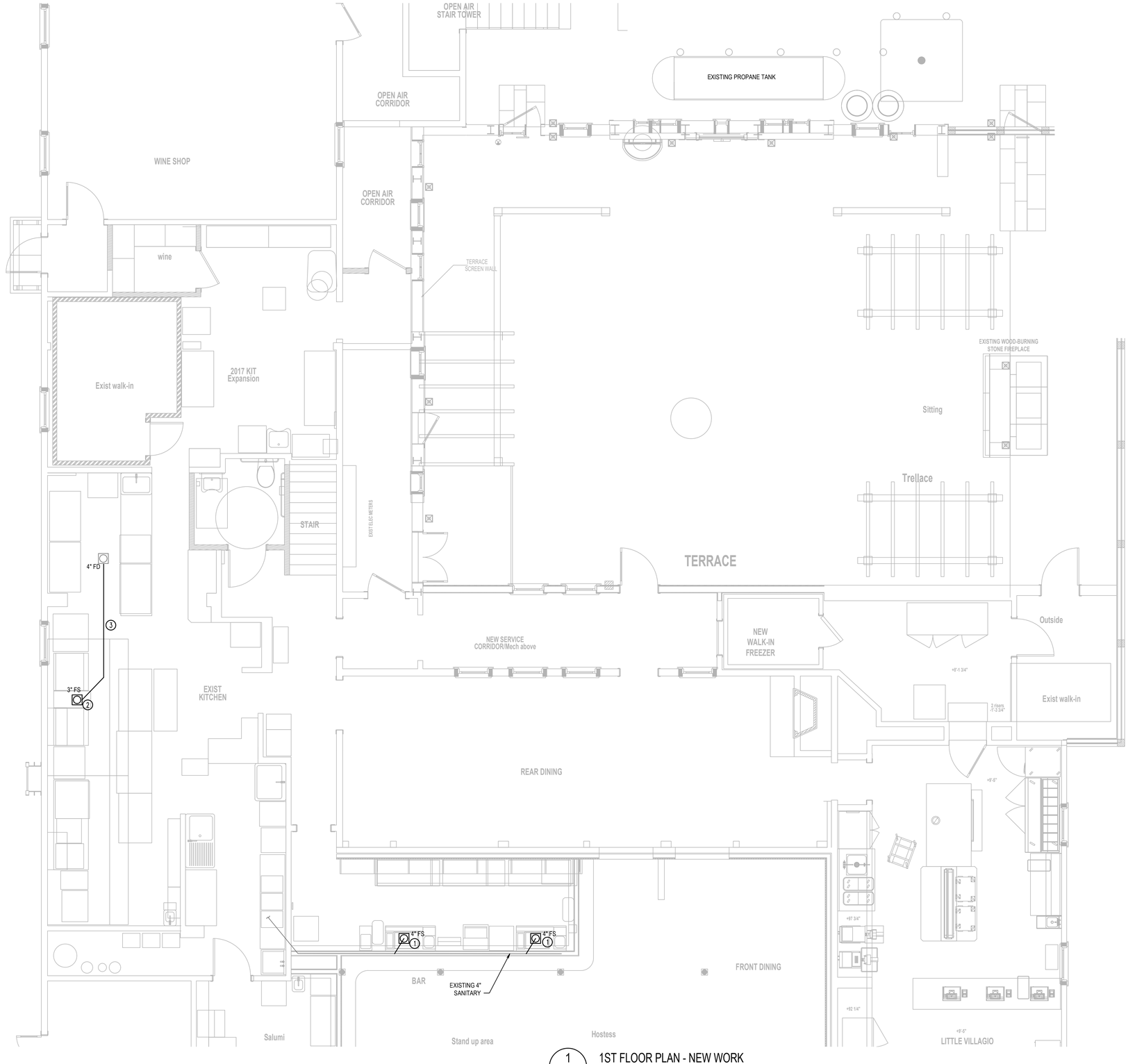
Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
PD-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / P-100 — 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INDIVIDUAL APPLIANCE CONNECTIONS. PROVIDE ALL FINAL CONNECTIONS AS REQUIRED TO APPLIANCES.

(X) KEY NOTES

1. PROVIDE NEW SURFACE (RAISED) MOUNTED FLOOR SINK. ZURN FS12 OR EQUAL.
2. PROVIDE NEW FLUSH (RECESSED) MOUNTED FLOOR SINK. ZURN Z1900 OR EQUAL.
3. PROVIDE NEW 3" SANITARY LINE UNDER THE SLAB TO THE NEAREST FLOOR DRAIN INDICATED.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

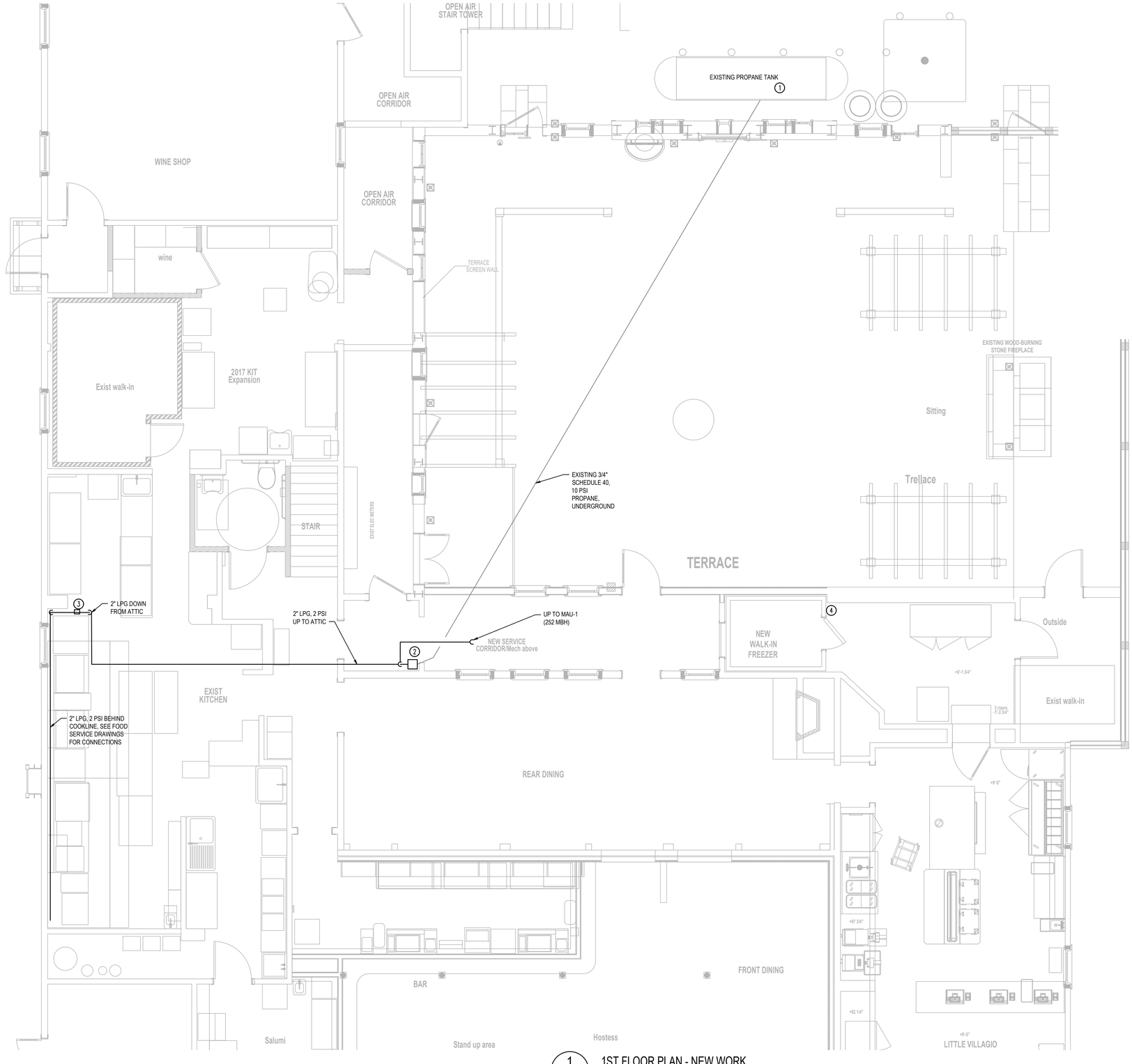
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK GRAVITY

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 P-200 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INDIVIDUAL APPLIANCE CONNECTIONS. PROVIDE ALL FINAL CONNECTIONS AS REQUIRED TO APPLIANCES.

ⓧ KEY NOTES

1. PROVIDE NEW STAGE 1 REGULATOR. REFER TO RISER.
2. PROVIDE NEW STAGE 2 REGULATOR. REFER TO RISER. EXTEND VENT TO EXTERIOR WALL.
3. INSTALL THE COOKLINE SHUT OFF SOLENOID IN ACCESSIBLE LOCATION. REFER TO FOOD SERVICE DRAWINGS FOR TYPE.
4. PROVIDE A CONDENSATE PUMP FOR WALK-IN FREEZER CONDENSATE. PROVIDE 3/4" CONDENSATE DRAIN FROM THE EVAPORATOR TO THE CONDENSATE PUMP. ROUTE CONDENSATE PUMP DISCHARGE UP TO THE ROOF, FOLLOWING THE REFRIGERANT PIPING ROUTE. CONDENSATE PUMP- HARTELL A2 OR SIMILAR.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

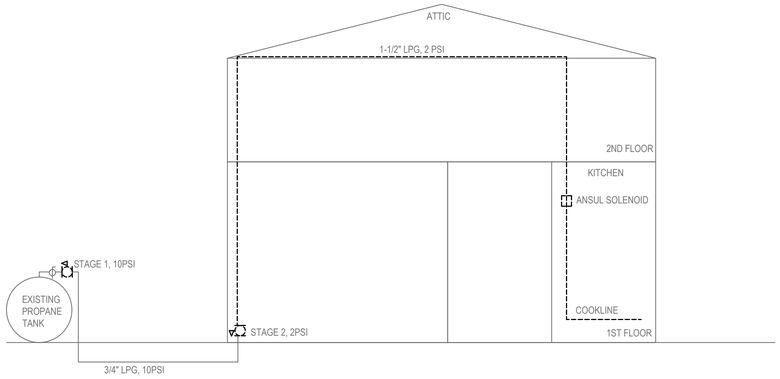
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK PRESSURE

Drawing Issue
Permit
10-01-2024

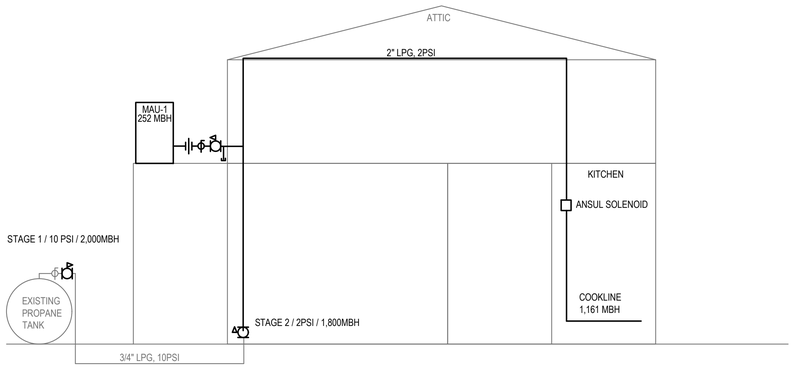
Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-200

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- P-500 PROPANE RISER DIAGRAM - DEMOLITION
SCALE: NONE



2 -- P-500 PROPANE RISER DIAGRAM - NEW WORK
SCALE: NONE

22 07 19: PIPE & INSULATION SCHEDULE

SYSTEM	INSULATION	
	TYPE	THICKNESS, IN
CW, HW, HWR, CONDENSATE	GLASS FIBER, ELASTOMERIC	1

NOTE TO PLANS REVIEWER

10 PSI LINE
BASED ON 2018 VFGC TABLE 402.4(26) FOR
10 PSI INLET, 3PSI DROP, 1.5 SPECIFIC GRAVITY
90' MAXIMUM DEVELOPED LENGTH
SCHEDULED LOAD: 1,413 MBH
MAXIMUM ALLOWABLE LOAD: 3,750 MBH

2 PSI LINE
BASED ON 2018 VFGC TABLE 402.4(27) FOR
2 PSI INLET, 1PSI DROP, 1.5 SPECIFIC GRAVITY
150' MAXIMUM DEVELOPED LENGTH
SCHEDULED LOAD: 1,413 MBH
MAXIMUM ALLOWABLE LOAD: 14,400 MBH

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
DETAILS AND RISERS - PLUMBING

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-500

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

MECHANICAL LEGEND

- TEMPERATURE & HUMIDITY SENSOR WITH SET POINT CONTROL, 48" AFF. COORDINATE EXACT LOCATION WITH A/E PRIOR TO ROUGH-IN.
- TEMPERATURE & HUMIDITY SENSOR WITHOUT SET POINT CONTROL, 48" AFF. COORDINATE EXACT LOCATION WITH A/E PRIOR TO ROUGH-IN.
- LINE-VOLTAGE THERMOSTAT
- LINE-VOLTAGE HUMIDISTAT
- PRESSURE SENSOR
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- POINT OF CONNECTION, NEW-TO-EXISTING
- POINT OF DISCONNECTION FOR DEMOLITION

PIPING

- DIRECTION OF FLOW INSIDE PIPE
- LPS — LOW PRESSURE STEAM
- CW — DOMESTIC COLD WATER
- CD — CONDENSATE DRAIN

FITTINGS

- CAP
- CONNECTION, BOTTOM
- CONNECTION, TOP
- ELBOW, 90° TURNED UP
- ELBOW, 90° TURNED DOWN

VALVES

- BALL
- ISOLATION UNO
- TEMPERATURE & PRESSURE RELIEF VALVE

DUCTWORK

- X/X — RECTANGULAR DUCT, FIRST DIMENSION IS SIDE SHOWN. DIMENSION IN INCHES
- X"Ø — ROUND DUCT WITH ACOUSTIC SOUND LINING, DIMENSION IN INCHES
- X"Ø — ROUND DUCT, DIMENSION IN INCHES
- FLEXIBLE CONNECTION
- TRANSITION, SLOPE NOT TO EXCEED 4-TO-1. FOT = FLAT ON TOP, FOB = FLAT ON BOTTOM
- CHANGE OF ELEVATION IN DIRECTION OF AIR FLOW (R = RISE, D = DROP)
- TURNING VANES
- STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
- MANUAL VOLUME DAMPER
- AD — DUCT ACCESS DOOR
- RECTANGULAR DUCT SECTION (SUPPLY)
- RECTANGULAR DUCT SECTION (RETURN)
- RECTANGULAR ELBOW TURNING UP (SUPPLY)
- RECTANGULAR ELBOW TURNING UP (RETURN)
- RECTANGULAR ELBOW TURNING DOWN (SUPPLY)
- RECTANGULAR ELBOW TURNING DOWN (RETURN)
- ROUND DUCT SECTION (SUPPLY)
- ROUND DUCT SECTION (RETURN)
- ROUND ELBOW TURNING UP (SUPPLY)
- ROUND ELBOW TURNING UP (RETURN)
- ROUND ELBOW TURNING DOWN (SUPPLY)
- ROUND ELBOW TURNING DOWN (RETURN)

ABBREVIATIONS

A	AMPERE
ABV	ABOVE
A/E	ARCHITECT/ENGINEER
AD	ACCESS DOOR
ADS	AIR DIRT SEPARATOR
AFF	ABOVE FINISHED FLOOR
AFMS	AIR FLOW MONITORING STATION
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APD	AIR PRESSURE DROP
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ARCH'L	ARCHITECTURAL
ARI	AMERICAN REFRIGERATION INSTITUTE
AS	AIR SEPARATOR
ASHRAE	AMERICAN SOCIETY OF HEATING AND REFRIGERATION AND AIR-CONDITIONING ENGINEERS
ATC	AUTOMATIC TEMPERATURE CONTROL
ATU	AIR TERMINAL UNIT
AUX	AUXILIARY
BLDG	BUILDING
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
COND	CONDENSATE
CV	CONSTANT VOLUME
CW	DOMESTIC COLD WATER
dB	DECIBELS
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DP	DIFFERENTIAL PRESSURE
EAT	ENTERING AIR TEMPERATURE
EMS	ENERGY MANAGEMENT SYSTEM
EQPT	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
F	DEGREE FAHRENHEIT
FLA	FULL LOAD AMPS
FLR	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FT	FEET OR FOOT
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
H	HUMIDIFIER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN	INCH, INCHES
LAT	LEAVING AIR TEMPERATURE
LBS, #	POUNDS
LBS/HR	POUNDS PER HOUR
LWT	LEAVING WATER TEMPERATURE
MA	MIXED AIR
MAX	MAXIMUM
MBH	THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MOP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
NTS	NOT TO SCALE
OA	OUTDOOR AIR
OAD	OUTSIDE AIR DUCT
OAL	OUTSIDE AIR LOUVER
OBD	OPPOSED BLADE DAMPER
NOM	NOMINAL
NPT	NATIONAL PIPE THREAD
PD	PRESSURE DROP
PIC	PRESSURE INDEPENDENT CONTROL
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RAD	RETURN AIR DUCT
RG	RETURN GRILLE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SENS	SENSIBLE
SIM	SIMILAR
SP	STATIC PRESSURE
TRNS	TRANSITION
TTL	TOTAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V-PH	VOLTAGE-PHASE
W	WATT
WB	WET BULB
WC	WATER COLUMN
WPD	WATER PRESSURE DROP

GENERAL NOTES (DEMO)

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS, AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DESIGN AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON AVAILABLE RECORD DRAWINGS AND NON-INTRUSIVE FIELD OBSERVATIONS. MAJOR DISCREPANCIES SHALL BE REFERRED TO THE A/E FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
3. EXISTING COMPONENTS EMBEDDED WITHIN OR BENEATH THE EXISTING STRUCTURE MAY BE ABANDONED IN PLACE, CUT BEHIND WALL/FLOOR/CEILING/ROOF SURFACE AS REQUIRED FOR PATCHING OF FINISH. SYSTEMS SHALL BE CAPPED WATER TIGHT.
4. WHERE EXISTING MECHANICAL SYSTEMS BEING REMOVED PENETRATE EXTERIOR WALLS/ROOF, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING, UNO.

GENERAL NOTES (NEW WORK)

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VUSBC 2018.
2. PROVIDE SINGLE THICKNESS, 1.1/2 IN SPACED, TURNING VANES IN ALL MITERED DUCTWORK ELBOWS, EXCEPT KITCHEN EXHAUST DUCTWORK.
3. COORDINATE LOCATIONS OF ALL DEVICES, ACCESS PANELS, DIFFUSERS, GRILLES, & LOUVERS WITH ARCHITECTURAL REFLECTED CEILING PLANS, INTERIOR & EXTERIOR ELEVATIONS.
4. ALL DUCTWORK DIMENSIONS CITED ARE THE INSIDE CLEAR DIMENSIONS.
5. ALL PIPING AND CONTROL WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS OF FINISHED SPACES, UNLESS NOTED OTHERWISE. IN FINISHED SPACES WITH EXPOSED STRUCTURE CEILINGS, CONTRACTOR SHALL CLOSELY COORDINATE ROUTING WITH OTHER TRADES.
6. CONTRACTOR SHALL COORDINATE LOCATION OF ALL EQUIPMENT, PIPING AND DUCTWORK WITH OTHER TRADES. MAINTAIN REQUIRED SERVICE ACCESS.
7. AIRFLOW QUANTITIES INDICATED ON THE PLANS ARE FOR OCCUPIED OPERATING MODE.
8. VERIFY ROUTING OF DUCTS WITH CEILING HEIGHTS, STRUCTURAL SYSTEM, AND OTHER TRADES PRIOR TO DUCT FABRICATION.
9. UNLESS OTHERWISE NOTED, ALL DUCT & PIPING MAINS SHALL BE INSTALLED AS HIGH AS POSSIBLE TO UNDERSIDE OF STRUCTURE. ROUTE DUCTS BETWEEN AND/OR THROUGH STRUCTURE WHERE INDICATED.
10. HVAC CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATIONS OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO CIVIL, ARCHITECTURAL, STRUCTURAL, PLUMBING, EQUIPMENT, FIRE PROTECTION, FIRE ALARM AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THEIR WORK AFFECTS OTHER TRADES, TO INSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
11. FLEX-DUCT RUNS SHALL BE 3' MINIMUM AND 6' MAXIMUM LENGTH.
12. PROVIDE MANUAL BALANCING DAMPERS IN EACH BRANCH OF SUPPLY, RETURN, VENTILATION, AND EXHAUST DUCTWORK.
13. PENETRATIONS THRU FIRE RATED CEILINGS, FLOOR OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRESTOPPING DETAILS.
14. DO NOT INSTALL BULL HEAD TEES IN PIPING SYSTEMS.
15. COORDINATE WORK, PRIOR TO INSTALLATION OF ARCHITECTURAL FINISHES AS REQUIRED.
16. CONTRACTOR SHALL PROVIDE COORDINATED SHOP DRAWINGS OF HVAC SYSTEMS. SHOP DRAWINGS SHALL BE PREPARED IN ELECTRONIC FORMAT AND SUBMITTED IN PRINTED FORM.

DIVISION 23 SPECIFICATIONS

23 05 00 COMMON WORK RESULTS FOR HVAC

1. SYSTEMS WILL BE DESIGNED IN CONFORMANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE / IBC 2018.
2. BASIS OF DESIGN: THE DESIGN IS BASED ON MANUFACTURERS AND MODELS INDICATED, AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR EQUIPMENT OR SYSTEM OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING/SYSTEMS.
3. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM, ACCEPTABLE TO AUTHORITY HAVING JURISDICTION, TO DETERMINE SUITABILITY OF THE PRODUCT FOR PURPOSE SPECIFIED.
4. FIRE STOPPING: TO, WALLS, FLOORS, CEILINGS, SHAFTS, ETC. THE CONTRACTOR WILL PROVIDE APPROVED UL LISTED "THROUGH PENETRATION FIRESTOP" SYSTEMS TO ENSURE INTEGRITY OF RATED ASSEMBLY.
5. PROTECTION OF OPENINGS: OPENINGS IN PARTIALLY INSTALLED SYSTEMS, INCLUDING EQUIPMENT AND PIPING, SHALL BE PLUGGED, CAPPED, OR OTHERWISE CLOSED WITH APPROVED METHODS AND MATERIALS OR DEVICES UNTIL CONNECTIONS ARE MADE.
6. PROTECTION FROM MOVING PARTS: BELTS, SHAFTS, COUPLINGS, AND OTHER ROTATING OR MOVING PARTS, LOCATED SO THAT ANY PERSON MAY COME IN PROXIMITY THERETO, SHALL BE FULLY ENCLOSED OR PROPERLY GUARDED.
7. BUILDING PORTIONS WILL BE OCCUPIED DURING CONSTRUCTION; MINIMIZE INTERFERENCE WITH ADJACENT OCCUPIED AREAS. PROTECT ADJACENT AREAS FROM DUST, DIRT AND DEBRIS. SITE IS TO BE LEFT CLEAN AND SECURE WHEN WORK IS NOT ACTUALLY OCCURRING.
8. INSTRUCTION & TRAINING: AFTER ALL EQUIPMENT AND SERVICES ARE IN OPERATION AND RECEIPT OF THE APPROVED OPERATION AND MAINTENANCE MANUALS, INSTRUCTION AND TRAINING SESSIONS SHALL BE CONDUCTED FOR REPRESENTATIVES OF THE OWNER. THE TRAINING SESSION SHALL ADDRESS THE OPERATION AND MAINTENANCE OF EACH PIECE OF EQUIPMENT AND OF THE SYSTEM AS A WHOLE. PREVENTATIVE MAINTENANCE TECHNIQUES SHALL BE INCLUDED. INSTRUCTIONS AND TRAINING SHALL BE GIVEN BY COMPETENT, FACTORY-TRAINED SERVICE AND OPERATING PERSONNEL FROM THE APPROPRIATE MANUFACTURER(S). THE CONTRACTOR SHALL RECORD THE NAMES OF ALL PERSONNEL PRESENT AT EACH INSTRUCTION AND TRAINING SESSION AND SHALL FORWARD A COPY OF THE ATTENDANCE LOG TO THE ARCHITECT/ENGINEER WITHIN SEVEN DAYS AFTER EACH SESSION.
9. RECORD DRAWINGS: DURING CONSTRUCTION AN ACCURATE RECORD OF ALL DEVIATIONS BETWEEN THE WORK SHOWN ON THE CONTRACT DOCUMENTS AND THAT WHICH IS ACTUALLY INSTALLED SHALL BE MAINTAINED. THESE DEVIATIONS SHALL BE NOTED NEATLY AND ACCURATELY IN RED INK ON ONE SET OF FULL-SIZE PRINTS OF THE CONTRACT DOCUMENTS. WHEN ALL DEVIATIONS HAVE BEEN NOTED ON THESE PRINTS, THEY SHALL BE DATED AND LABELED AS RECORD DRAWINGS AND BE DELIVERED TO THE OWNER.

23 05 48 VIBRATION AND SEISMIC CONTROLS FOR HVAC EQUIPMENT

1. OPEN SPRING-AND-NEOPRENE HANGERS WILL BE USED FOR SUSPENDED EQUIPMENT.

23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

1. PLASTIC LAMINATE NAMEPLATES FOR ALL HVAC EQUIPMENT. PLASTIC MARKERS FOR PIPES. STENCILED IDENTIFICATION FOR ALL DUCTS. CEILING TACKS FOR EQUIPMENT LOCATED ABOVE SUSPENDED ACOUSTICAL CEILING TILES. COLOR CODE AS FOLLOWS: HVAC EQUIPMENT: YELLOW, FIRE DAMPERS AND SMOKE DAMPERS: RED.

23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC

1. PROVIDE COMPLETE TESTING, ADJUSTING AND BALANCING OF THE NEW HVAC SYSTEMS IN ACCORDANCE WITH NEBB STANDARDS. AIR. THE TAB TEAM SHALL CONSIST OF THE MECHANICAL CONTRACTOR, EQUIPMENT MANUFACTURERS' REPRESENTATIVES, AIR TEST PERSONNEL, AND THE OWNER'S REPRESENTATIVE. PROVIDE COMPLETED PRE-TAB CHECKLIST AND AIR BALANCING REPORTS (NEBB FORMS).
2. ADJUST TO WITHIN PLUS OR MINUS 5 PERCENT OF DESIGN FOR SUPPLY SYSTEMS AND PLUS OR MINUS 10 PERCENT OF DESIGN FOR RETURN AND EXHAUST SYSTEMS.
3. ADJUSTING: VERIFY RECORDED DATA REPRESENTS ACTUAL MEASURED OR OBSERVED CONDITIONS. PERMANENTLY MARK SETTINGS OF DAMPERS, AND OTHER ADJUSTMENT DEVICES ALLOWING SETTINGS TO BE RESTORED. SET AND LOCK MEMORY STOPS. PROVIDE HALF-SIZE CONSTRUCTION DOCUMENT DRAWINGS WITH REQUIRED AND ACTUAL AIR QUANTITIES RECORDED AT EACH AIR DEVICE. AFTER ADJUSTMENT, TAKE MEASUREMENTS TO VERIFY BALANCE HAS NOT BEEN DISRUPTED. IF DISRUPTED, VERIFY CORRECTING ADJUSTMENTS HAVE BEEN MADE. LEAVE SYSTEMS IN PROPER WORKING ORDER, REPLACING BELT GUARDS, CLOSING ACCESS DOORS, CLOSING DOORS TO ELECTRICAL SWITCH BOXES, AND RESTORING THERMOSTATS TO SPECIFIED SETTINGS.
4. AT FINAL INSPECTION, RECHECK RANDOM SELECTIONS OF DATA RECORDED IN REPORT. RECHECK POINTS OR AREAS AS SELECTED AND WITNESSED BY OWNER.
5. VARY TOTAL SYSTEM AIR QUANTITIES BY ADJUSTMENT OF FAN SPEEDS. VARY BRANCH AIR QUANTITIES BY DAMPER REGULATION. PROVIDE CONSTRUCTION DOCUMENT DRAWINGS WITH REQUIRED AND ACTUAL AIR QUANTITIES RECORDED AT EACH OUTLET OR INLET. MEASURE STATIC AIR PRESSURE CONDITIONS ON AIR SUPPLY UNITS, INCLUDING FILTER AND COIL PRESSURE DROPS, AND TOTAL PRESSURE ACROSS FAN. MAKE ALLOWANCES FOR 50 PERCENT LOADING OF FILTERS.
6. SUBMITTALS: DETAILED PROCEDURES FOR EACH SERIES OF TESTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE. THE PROCEDURES SHALL INCLUDE SAMPLES OF THE DATA SHEETS THAT WILL BE PART OF THE REPORTS.

23 07 13 - MECHANICAL INSULATION

1. PROVIDE 1.50 LB/FT3 FLEXIBLE FIBERGLASS WRAP WITH VAPOR RETARDER JACKET, THICKNESS AS SCHEDULED ON DRAWINGS. FLAME-SPREAD INDEX OF LESS THAN 25 AND A SMOKE DEVELOPED INDEX OF LESS THAN 50, WHEN TESTED IN ACCORDANCE WITH ASTM E84. THERMAL CONDUVTIVITY 'K' VALUE: 0.25 AT 75 DEGREES F, WHEN TESTED IN ACCORDANCE WITH ASTM C518. FIBERGLASS INSULATION WITH ADDED FORMALDEHYDE SHALL NOT BE USED.
2. DUCTWORK SHALL BE SEALED WITH WATER-BASED MASTIC SEALANT.
3. SURFACE BURNING CHARACTERISTICS, ALL PRODUCTS: FLAME SPREAD/SMOKE DEVELOPED INDEX OF 25/50, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
4. ACOUSTICAL DUCT LINER: CLOSED CELL, FLEXIBLE ELASTOMERIC FOAM, K-FLEX OR EQUIVALENT. SHALL BE UL GREENGUARD® GOLD CERTIFIED FOR LOW VOC EMISSIONS AND RESISTANT TO MOLD, FUNGAL, AND BACTERIAL GROWTH. COMPLY WITH UL 94, FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS AS TESTED TO ASTM E84. MEET THE REQUIREMENTS OF NFPA 90A/B. SURFACE SHALL BE NON-POROUS, FIBER-FREE, PREVENT MOLD, FUNGAL AND BACTERIAL GROWTH AND RESISTANT TO TEARING FROM HANDLING AND ENVIRONMENT. NOISE REDUCTION COEFFICIENT OF 0.50 AT 1" THICKNESS AND R-4.2 AT 1" THICKNESS.

23 31 00 - HVAC DUCTS AND CASINGS

1. FABRICATE AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. FURNISH DUCT MATERIAL, GAGES, REINFORCING SHEET METAL WELDING, AND SEALING FOR OPERATING PRESSURES INDICATED.
2. CONSTRUCT TEES, BENDS, AND ELBOWS WITH MINIMUM RADIUS 1-1/2 TIMES CENTERLINE DUCT WIDTH. WHERE NOT POSSIBLE AND WHERE RECTANGULAR ELBOWS ARE USED, PROVIDE TURNING VANES.
3. PROVIDE SINGLE THICKNESS, 1.1/2 IN SPACED, TURNING VANES IN ALL MITERED SUPPLY, RETURN, AND EXHAUST DUCTWORK ELBOWS.
4. ALL DUCTWORK DIMENSIONS CITED ARE THE INSIDE CLEAR DIMENSIONS.
5. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE; MAXIMUM 30 DEGREES DIVERGENCE UPSTREAM OF EQUIPMENT AND 45 DEGREES CONVERGENCE DOWNSTREAM
6. INSULATED FLEXIBLE DUCTS: TWO PLY VINYL FILM SUPPORTED BY HELICAL WOUND SPRING STEEL WIRE; FIBERGLASS INSULATION; POLYETHYLENE OR ALUMINIZED VAPOR BARRIER FILM. PRESSURE RATING: 10 INCHES WG POSITIVE AND 1.0 INCHES WG NEGATIVE. MAXIMUM VELOCITY: 4000 FPM. TEMPERATURE RANGE: -10 DEGREES F TO 160 DEGREES F.

23 33 00 - AIR DUCT ACCESSORIES

1. FLEXIBLE DUCT CONNECTIONS: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND AS INDICATED, COMPLETE WITH FABRIC CRIMPED INTO METAL EDGING STRIP FOR ALL AIR MOVING EQUIPMENT.
2. VOLUME CONTROL DAMPERS: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND AS INDICATED. SINGLE BLADE DAMPERS: FABRICATE FOR DUCT SIZES UP TO 6 X 30 INCH. MULTI-BLADE DAMPER: FABRICATE OF OPPOSED BLADE PATTERN WITH MAXIMUM BLADE SIZES 8 X 72 INCH. ASSEMBLE CENTER AND EDGE CRIMPED BLADES IN PRIME COATED OR GALVANIZED CHANNEL FRAME WITH SUITABLE HARDWARE. END BEARINGS: EXCEPT IN ROUND DUCTS 12 INCHES AND SMALLER, PROVIDE END BEARINGS. ON MULTIPLE BLADE DAMPERS, PROVIDE OIL-IMPREGNATED NYLON OR SINTERED BRONZE BEARINGS. PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH DUCT TAKE-OFFS.
3. QUADRANTS: PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. ON INSULATED DUCTS MOUNT QUADRANT REGULATORS ON STAND-OFF MOUNTING BRACKETS, BASES, OR ADAPTERS. WHERE ROD LENGTHS EXCEED 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

23 34 23 - FANS AND VENTILATORS

1. CENTRIFUGAL FAN UNIT: DIRECT DRIVEN WITH GALVANIZED STEEL HOUSING, RESILIENT MOUNTED MOTOR, INTEGRAL GRAVITY BACKDRAFT DAMPER UNLESS NOTED OTHERWISE. DISCONNECT SWITCH: CORD AND PLUG IN HOUSING FOR THERMAL OVERLOAD PROTECTED MOTOR. GRILLE: ALUMINUM WITH BAKED WHITE ENAMEL FINISH UNLESS NOTED OTHERWISE.

23 37 00 - AIR OUTLETS AND INLETS

1. RECTANGULAR CEILING DIFFUSERS: SQUARE AND RECTANGULAR, MULTI-LOUVERED DIFFUSER TO DISCHARGE AIR IN 360 DEGREE PATTERN WITH SECTORIZING BAFFLES WHERE INDICATED. FRAME: INVERTED T-BAR TYPE, IN PLASTER CEILINGS, PROVIDE PLASTER FRAME AND CEILING FRAME. FABRICATION: ALUMINUM WITH BAKED ENAMEL OFF-WHITE FINISH. ACCESSORIES: RADIAL OPPOSED BLADE DAMPER AND MULTI-LOUVERED EQUALIZING GRID WITH DAMPER ADJUSTABLE FROM DIFFUSER FACE.
2. CEILING GRID CORE EXHAUST AND RETURN REGISTERS/GRILLES: FIXED GRILLES OF 1/2 X 1/2 X 1/2 INCH LOUVERS. FABRICATION: ALUMINUM WITH FACTORY BAKED ENAMEL FINISH. FRAME: CHANNEL LAY-IN FRAME FOR SUSPENDED GRID CEILINGS.
3. CHECK LOCATION OF OUTLETS AND INLETS AND MAKE NECESSARY ADJUSTMENTS IN POSITION TO CONFORM WITH ARCHITECTURAL FEATURES, SYMMETRY, AND LIGHTING ARRANGEMENT. INSTALL DIFFUSERS TO DUCTWORK WITH AIR TIGHT CONNECTION
4. PAINT DUCTWORK VISIBLE BEHIND AIR OUTLETS AND INLETS MATTE BLACK.

23 40 00 - AIR CLEANING DEVICES

1. PROVIDE FILTERS AS INDICATED IN EQUIPMENT SCHEDULES.
2. PREVENT PASSAGE OF UNFILTERED AIR AROUND FILTERS WITH FELT, RUBBER, OR NEOPRENE GASKETS.
3. DO NOT OPERATE FAN SYSTEM UNTIL FILTERS (TEMPORARY OR PERMANENT) ARE IN PLACE. REPLACE TEMPORARY FILTERS USED DURING CONSTRUCTION AND TESTING, WITH CLEAN SET.
4. FILTERS SHALL BE INSTALLED IN FILTER HOUSINGS WITH HINGED DOORS THAT ARE EITHER FACTORY INSTALLED AND INTEGRAL TO THE EQUIPMENT OR FILTER FRAME AND HOUSING FIELD-INSTALLED ON THE EQUIPMENT.

DESIGN CONDITIONS

LOCATION	OUTDOOR SUMMER, dBwB	INDOOR SUMMER, dB	OUTDOOR WINTER, dB	INDOOR WINTER, dB
VA - STERLING	91/74	75	12	70

NOTES:
1. OUTDOOR DESIGN CONDITIONS BASED ON ASHRAE CLIMATIC DESIGN DATA.
2. INDOOR DESIGN CONDITIONS BASED ON ASHRAE STANDARD 55-2010.

MECHANICAL - INDEX

M-000 COVERSHEET
MD-100 1ST FLOOR PLAN – DEMOLITION
MD-101 ROOF PLAN - DEMOLITION
M-100 1ST FLOOR PLAN – NEW WORK
M-101 ROOF PLAN – NEW WORK
M-500 SCHEDULES – MECHANICAL

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

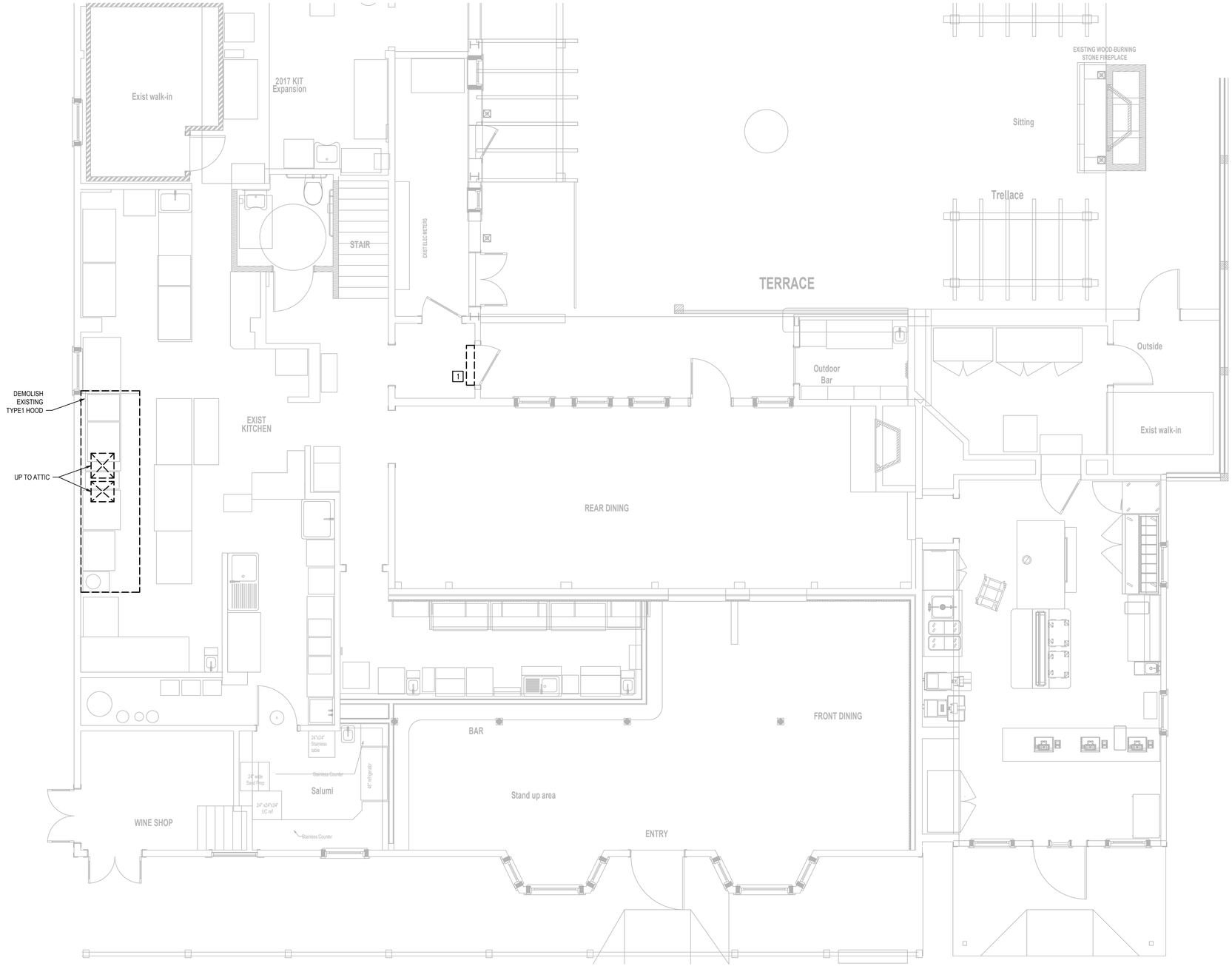
Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-000

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- MD-100 1ST FLOOR PLAN - DEMOLITION

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

0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. REFER TO ARCHITECTURAL DRAWINGS FOR PATCHING AND REPAIR.

[X] DEMO NOTES

1. REMOVE EXISTING AIR CURTAIN FAN

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

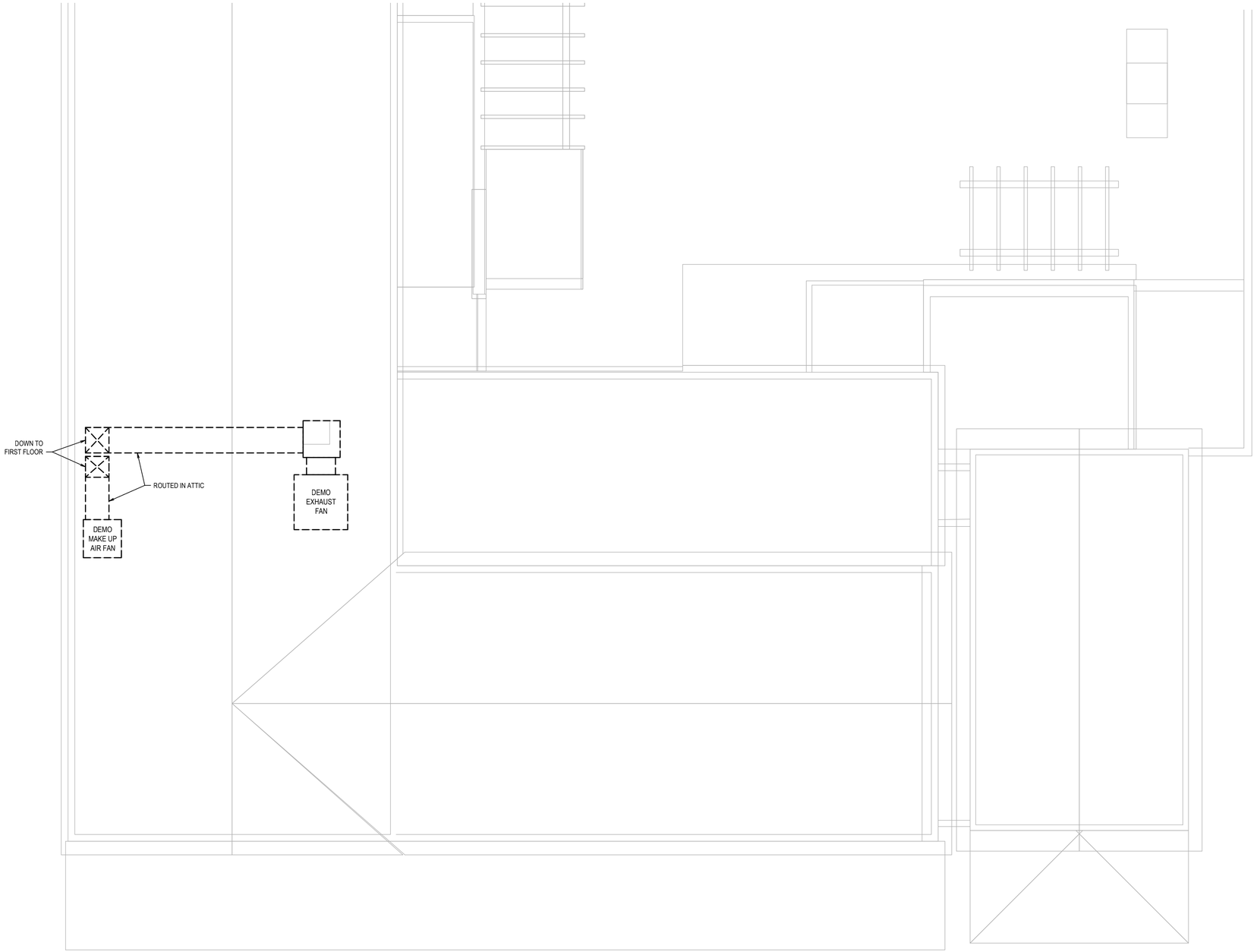
Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
MD-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES NEW WORK

1. REFER TO ARCHITECTURAL DRAWINGS FOR PATCHING AND REPAIR.



1 / -- MD-101 ROOF PLAN - DEMO

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

0 0 1' 2' 4' 8'

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

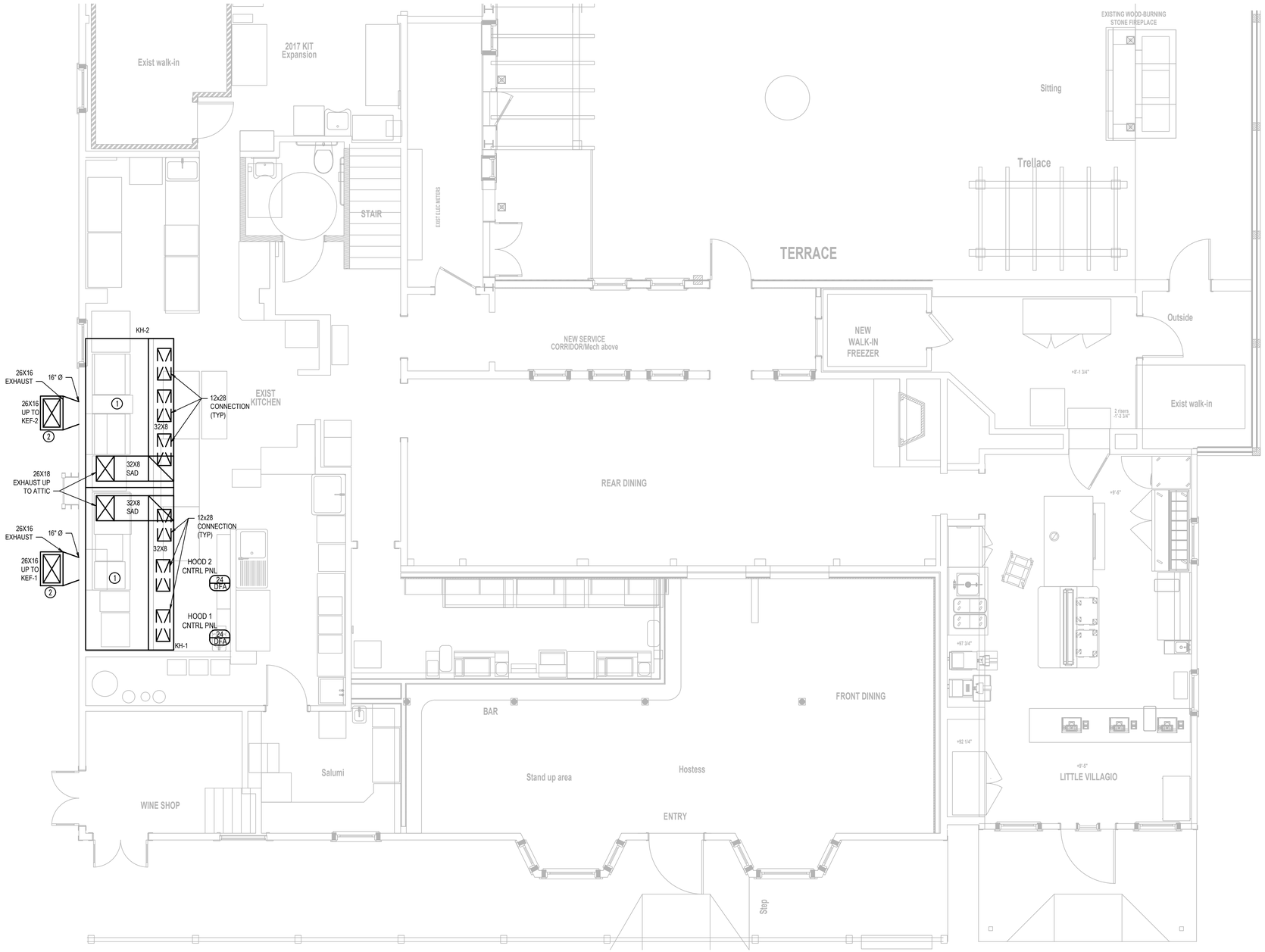
Drawing Title:
ROOF PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
MD-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- M-100 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.
2. FIELD VERIFY ALL NEW DUCT DIMENSIONS AFTER DEMOLITION BUT PRIOR TO FABRICATION. MECHANICAL CONTRACTOR SHALL ADJUST DUCT DIMENSIONS AS REQUIRED FOR FIELD CONDITIONS AS LONG AS EQUIVALENT FREE AREA IS MET.

(X) KEY NOTES

1. TYPE 1 KITCHEN HOOD. REFER TO CAPTIVE AIR AND FOOD SERVICE DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE A TYPE 1 GREASE DUCT IN THE BOTTOM OF THE DUCTWORK FOR CLEAN OUT ACCESS.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

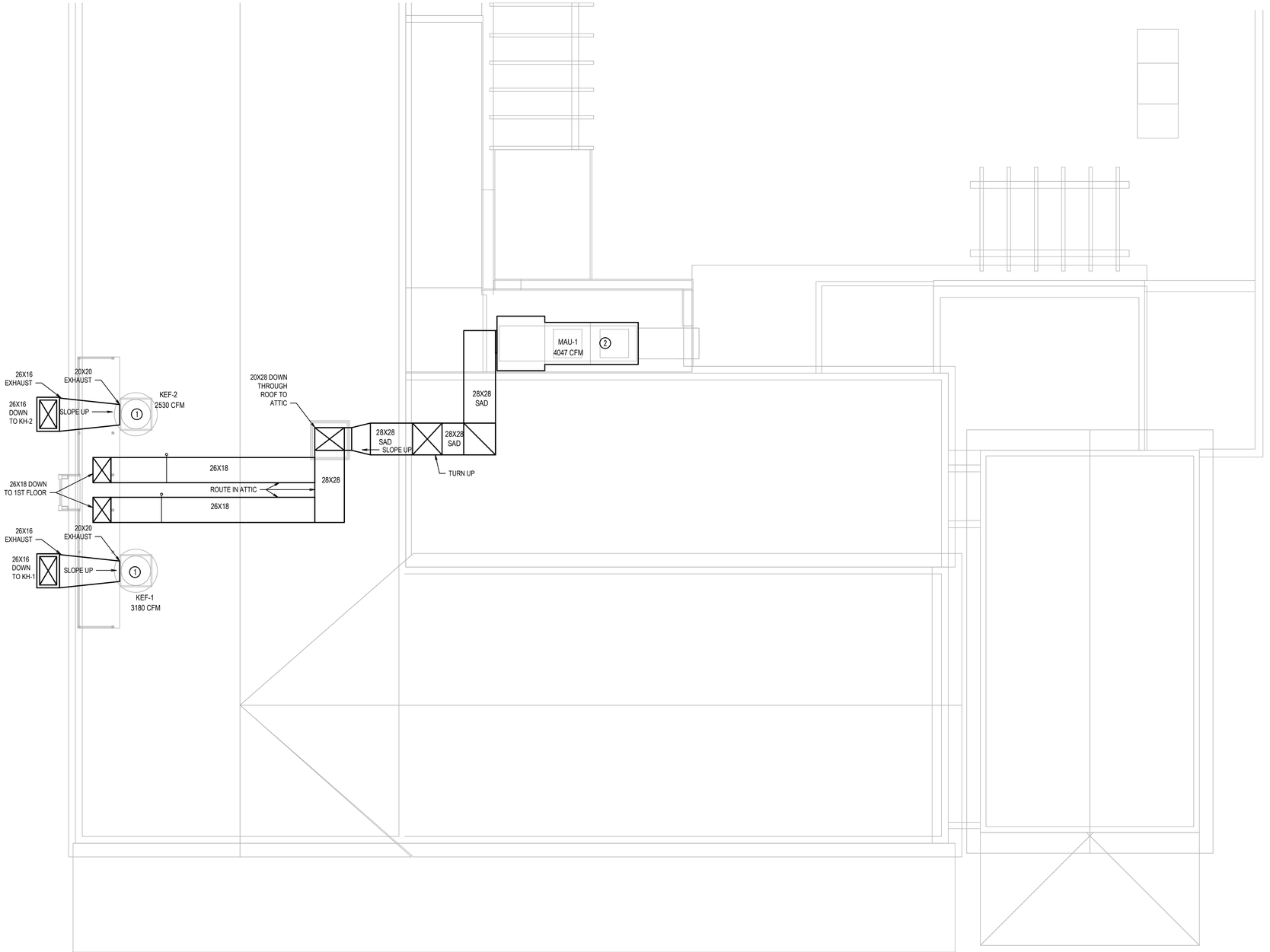
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / -- / M-101 ROOF PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.
2. COORDINATE ALL EXTERIOR DUCTWORK SUPPORTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL.

(X) KEY NOTES

1. KITCHEN EXHAUST FAN MOUNTED ON THE ROOF WITH SLOPE ROOF ADAPTER. DUCT TO PENETRATE THE SIDE OF THE EXHAUST FAN CURB. COORDINATE THE EXACT ROOF CURB ADAPTER REQUIRED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR MAU-1 EXACT LOCATION AND CLEARANCES.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
ROOF PLAN - NEW WORK

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-101

CAPTIVE AIRE SCHEDULE SHOWN FOR REFERENCE ONLY

EXHAUST FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF1 (HOOD 1)	1	DU180HFA	CAPTIVEAIRE	3180	1.800	1415	ODP,PREMIUM	3.000	2.0070	3	208	9.5	734 FPM	186	22.2
2	KEF2 (HOOD 2)	1	DU180HFA	CAPTIVEAIRE	2530	1.500	1234	TEAO-ECM	2.000	1.3110	3	208	8.5	584 FPM	144	16.8

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
3	MAU1	A2-D.500-20D-MPU	1	3	208-230	3 PHASE	60 HZ	14.5 AMPS	11.9 AMPS	20 AMPS	14 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
3	MAU1	1	A2-D.500-20D-MPU	20MF-2-MOD	A2-D.500	2900	4047	1.000	1756	ODP,PREMIUM	5.000	3.0300	3	208	15.0	18.8A	30A	1467	19.3

COILS – JOB#6315646

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING											HEATING								
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
3	MAU1	DX	4047	91.0°F	74.0°F	75.1°F	68.4°F	---	---	---	---	83.3 MBH	67.4 MBH	15.9 MBH	---	---	---	---	---	---	---	---	---

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MAU1	275245	253225	59°F	7 IN. W.C. - 14 IN. W.C.	LP	92

HOOD INFORMATION – JOB#6315646

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP			END TO END	ROW
1	KH1	6018 SND-2-PSP-F	CAPTIVEAIRE	12' 0"	600 DEG	I	HEAVY	265	3180			4"	16"	3180	2278	-1.398"	2099	430 SS WHERE EXPOSED	LEFT	ALONE
2	KH2	6018 SND-2-PSP-F	CAPTIVEAIRE	11' 0"	600 DEG	I	HEAVY	230	2530			4"	16"	2530	1812	-0.912"	1948	430 SS WHERE EXPOSED	RIGHT	ALONE

23 07 00, 23 31 00 - DUCT AND INSULATION SCHEDULE

SYSTEM	LOCATION	MATERIAL	PRESSURE CLASS, IN. W.C.	INSULATION TYPE	INSULATION THICKNESS, IN.	INSULATION JACKET	NOTES
SUPPLY	INTERIOR	GALV	2"	GLASS FIBER, FLEXIBLE	2"	FOIL FACE SCRIM	1,2
SUPPLY	EXTERIOR	GALV	2"	GLASS FIBER, RIGID	2	VENTURE-CLAD	1,3
KITCHEN EXHAUST	INTERIOR	16GA GALV OR 18 GA STAINLESS	2"	FIRE RATED WRAP	1.5"	FOIL FACE SCRIM	1
KITCHEN EXHAUST	EXTERIOR	16GA GALV OR 18 GA STAINLESS	2"	FIRE RATED WRAP	1.5	VENTURE-CLAD	1,3,4

NOTES:

1. ALL DUCT - PROVIDE DUCT PRESSURE CLASS IN ACCORDANCE WITH EQUIPMENT SCHEDULES AND ASSOCIATES SMACNA RECOMMENDATIONS. SPECIAL ATTENTION SHALL BE PAID DURING TESTING, ADJUSTING, AND BALANCING TO ENSURE ENTIRE DUCTWORK SYSTEM IS INSTALLEDAND OPERATIONAL PRIOR TO START-UP OF EQUIPMENT.
2. DUCTWORK LOCATED IN ATTIC SHALL HAVE EXTERNAL INSULATION OF R-8 OR BETTER.
3. PAINT DUCTWORK AS DIRECTED BY ARCHITECT IN ACCORDANCE WITH MANUFACTURER RECOMMENTATIONS.
4. CONSTRUCT IN ACCORDANCE WITH CODE AND SMACNA FOR TYPE 1 GREASE DUCTS. ALL JOINTS SHALL BE CONTINOUSLY WELDED.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202 Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

Drawing Title:
SCHEDULES - MECHANICAL

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-500

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

ELECTRICAL LEGEND

- CONDUIT OR CABLE UP
- CONDUIT OR CABLE DOWN
- CIRCUIT HOMERUN
- UNSWITCHED CIRCUIT LEG (LIGHTING)
- CONDUIT UNDERGROUND OR UNDERSLAB
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- BREAK
- GROUNDING CONNECTION

WIRING DEVICES

- S_X WALL SWITCH, AT 48"AFF UNO.
  SUBSCRIPTS INDICATE THE FOLLOWING:
  (NONE) SINGLE POLE
  M MANUAL MOTOR STARTER
- DUPLEX RECEPTACLE AT 18" AFF OR GRADE, UNO.
  SUBSCRIPTS INDICATE THE FOLLOWING:
  C CEILING MOUNTED
  GF GROUND FAULT CIRCUIT INTERRUPTER
  WP WEATHERPROOF AND GFCI TYPE
- (E) EQUIPMENT CONNECTION

POWER DISTRIBUTION

- PANELBOARD, SURFACE MOUNTED, 120/208V
- PANELBOARD, FLUSH MOUNTED, 120/208V
- DISCONNECT SWITCH
  NFSS NON FUSED
  F,# FUSED, # INDICATES FUSE SIZE
  CB,# CIRCUIT BREAKER, # INDICATES TRIP
- METER

LIGHT FIXTURES

- 2' X 4' LIGHT FIXTURE
- LINEAR LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXIT SIGN, CEILING MOUNTED.
  DARKENED QUADRANT INDICATES STENCILED FACE(S).
  ARROW INDICATES DIRECTIONAL EXIT.
  TYPE X1, UNO
- EXIT SIGN, WALL MOUNTED.
  DARKENED QUADRANT INDICATES STENCILED FACE(S).
  ARROW INDICATES DIRECTIONAL EXIT.
  TYPE X1, UNO.

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
A/E	ARCHITECT/ENGINEER
A/V	AUDIO VISUAL
BLDG	BUILDING
BRKR	BREAKER
CATV	CABLE TELEVISION
CKT	CIRCUIT
CLG	CEILING
COMM	COMMUNICATION
C,CND	CONDUIT
DISC	DISCONNECT
DIV	DIVISION
DN	DOWN
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
EF	EXHAUST FAN
E,EMERG	EMERGENCY
ELEC	ELECTRIC
EMT	ELECTRIC METALLIC TUBING
EQPT	EQUIPMENT
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLES
FLR	FLOOR
FT	FOOT,FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
G,GND	GROUND
HP	HORSEPOWER
HTR	HEATER
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER UNIT HEATER
JB	JUNCTION BOX
KAIC	1,000 AMPERE INTERRUPTING CURRENT
kcmil	THOUSAND CIRCULAR MILS
KW	KILOWATT
KVA	KILOVOLT AMPERE
LTG	LIGHTING
LTS	LIGHTS
LV	LOW VOLTAGE
MAX	MAXIMUM
MB	MAIN BREAKER
MH	MOUNTING HEIGHT (AFF UNO)
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
N	NEUTRAL
NTS	NOT TO SCALE
OCPD	OVER CURRENT PROTECTIVE DEVICE
P	POLE
PH	PHASE
PNL	PANEL
PWR	POWER
(R)	NEW LOCATION OF RELOCATED DEVICE
(RE)	EXISTING DEVICE TO BE RELOCATED
REC	RECEPTACLE
REQD	REQUIRED
RM	ROOM
SW	SWITCH
SWBD	SWITCHBOARD
TEL	TELEPHONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
W	WATTS
WP	WEATHERPROOF

GENERAL NOTES DEMOLITION

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DEMOLITION PLANS AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. IN GENERAL, ALL EXISTING ELECTRICAL SYSTEMS, APPURTENANCES, CONTROLS, ETC SHALL BE REMOVED IN THEIR ENTIRETY, WHETHER OR NOT SHOWN ON THE DEMOLITION PLANS, UNO. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON AVAILABLE RECORD DRAWINGS AND CASUAL FIELD OBSERVATION. MAJOR DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.
3. CONTRACTOR SHALL REMOVE ALL PORTIONS OF EXPOSED SYSTEMS. COMPONENTS EMBEDDED WITHIN OR BENEATH THE EXISTING STRUCTURE MAY BE ABANDONED IN PLACE, CUT BEHIND WALL/FLOOR/CEILING SURFACE AS REQUIRED FOR PATCHING OF FINISH. WATER-CONTAINING SYSTEMS SHALL BE CAPPED WATERTIGHT.
4. WHERE EXISTING ELECTRICAL SYSTEMS PENETRATE EXTERIOR WALLS, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING, UNO.
5. SALVAGE ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND AS A PART OF THIS CONTRACT, THE CONTRACTOR SHALL DELIVER THESE TO A DESTINATION AS DIRECTED BY THE PROJECT MANAGER.
6. REMOVE EACH ITEM OF EQUIPMENT, DEVICE, AND FIXTURE INDICATED ON DEMOLITION PLANS AND ITS ASSOCIATED CIRCUITRY BACK TO THE PROTECTIVE DEVICE IN THE PANEL, SWITCHBOARD, OR CONTROLLER, EXCEPT AS OTHERWISE NOTED.
   A. ASSOCIATED CIRCUITRY INCLUDES CONDUIT, CONDUCTORS, BOXES, WIRING DEVICES, COVERPLATES, LAMPS, FIXTURES WIREWAYS, SWITCHES, STARTERS, ETC., WHICH ARE ASSOCIATED WITH THE ITEM TO BE REMOVED.
   B. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS AND CEILINGS TO BE REMOVED.
   C. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY.
   D. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS. PATCH SURFACES.
   E. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS THAT ARE NOT REMOVED.
   F. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT.
   G. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
   H. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS AND OTHER ACCESSORIES.
   I. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
7. EXACT CIRCUITING FOR EXISTING RECEPTACLES, LIGHTING AND OTHER LOADS NOTED FOR DEMOLITION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO DEMOLITION.
8. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT ARE TO REMAIN OR THAT ARE TO BE REUSED.
9. PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL TEST ALL DIVISION 26 AND 28 SYSTEMS TO WHICH WORK IS BEING PERFORMED TO CONFIRM THAT THEY ARE IN GOOD WORKING ORDER, ANY DEFECTS SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT AND OWNER PRIOR TO THE CONTRACTOR BEGINNING WORK. IF NO DEFECTS ARE REPORTED, THE SYSTEMS ARE ASSUMED TO BE IN GOOD WORKING ORDER.
10. PROTECT ADJACENT AREAS FROM DUST, EXCESSIVE NOISE AND/OR DISRUPTION OF OPERATION ANY WORK WHICH INTERFERES WITH THE OWNER'S OPERATION OF THE SURROUNDING AREAS & ANY INTERRUPTION OF SERVICES INCLUDING THE SHUTDOWN OF UTILITIES SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER'S REPRESENTATIVE.
11. PRIOR TO DEMOLITION, VERIFY WHICH ITEMS ARE TO BE SALVAGED. PROVIDE A DETAILED INVENTORY LIST OF THOSE ITEMS AND THEIR STORED LOCATION TO THE OWNER'S REPRESENTATIVE. REMOVE FROM SITE & DISPOSE OF ALL NON-CONSTRUCTION SHALL BE CLEARED. DEBRIS STORAGE SHALL NOT INFRINGE ON CLEAR PATH OF EGRESS.
12. REMOVE FROM THE BUILDING AND CONSTRUCTION SITE, ALL CONSTRUCTION DEBRIS AND/OR ITEMS NOT TO BE RETAINED BY OWNER. THE OWNER WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE OWNER WILL DIRECT THE CONTRACTOR AS TO THE LOCATION OF STORAGE ARE FOR SALVAGED ITEMS.
13. ALL RECESSES, HOLES AND BOX OPENINGS IN THE EXISTING WALL FROM REMOVAL OF EQUIPMENT, FIXTURES AND DEVICES NOT COVERED BY NEW WORK SHALL BE FILLED AND PATCHED. TO MATCH SURROUNDINGS.

GENERAL NOTES NEW WORK

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VUSBC 2018 AND 2017 NEC.
2. EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES SHALL BE CONNECTED AHEAD OF ALL SWITCHING.
3. IN THE PANELBOARD SCHEDULES, THE ROOM NUMBER INDICATES THE LOCATION ON THE DRAWING OF THE FIRST ITEM TO BE ENERGIZED BY THE CIRCUIT. FINAL PANEL DIRECTORIES SHALL REFLECT ALL FINAL ROOM NUMBERS FOR LOADS SERVED.
4. MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, ARE TO CENTER LINE OF EQUIPMENT, EXCEPT MOUNTING HEIGHTS OF LIGHTING FIXTURES WHICH IS TO BOTTOM OF FIXTURE, UNLESS NOTED OTHERWISE.
5. PROVIDE GROUNDING CONDUCTORS IN ALL BRANCH CIRCUIT RACEWAYS.
6. ALL CND AND WIRING SHALL BE RUN CONCEALED ABOVE FINISHED CEILINGS, WITHIN WALLS, OR BELOW FLOORS IN FINISHED SPACES. WHERE DEVICES ARE INDICATED AS SURFACE MTD, THEY SHALL BE IN SURFACE METAL RACEWAY BOXES. CONDUIT TO THESE BOXES SHALL BE SURFACE METAL RACEWAY, WIREMOLD V700 OR EQUAL.
7. PLACE JUNCTION BOXES IN ACCESSIBLE LOCATIONS ABOVE CEILINGS.
8. PENETRATIONS THRU FIRE RATED CEILINGS, FLOOR OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES AND EXACT LOCATIONS OF LIGHTING FIXTURES. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS OF WALL-MOUNTED ELECTRICAL COMPONENTS. COORDINATE DEVICE LOCATIONS WITH WALL FRAMING TO ACHIEVE LOCATIONS INDICATED ON CEILINGS AND WALLS.
10. LIGHT FIXTURES IN MECHANICAL ROOMS ARE SHOWN IN APPROXIMATE LOCATIONS. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF LIGHTING FIXTURES IN MECHANICAL ROOMS WITH FINAL LOCATIONS OF PIPE, DUCTS, AND OTHER EQUIPMENT FOR BEST ARRANGEMENT. FIXTURES SHALL BE EASILY ACCESSIBLE FOR RELAMPING.
11. MECHANICAL AND PLUMBING EQUIPMENT IS SHOWN IN APPROXIMATE LOCATIONS. FOR EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT AND PIPING SEE MECHANICAL AND PLUMBING DRAWINGS.
12. PROVIDE FUSES IN ALL FUSED SWITCHES. FUSE RATINGS SHALL BE IN ACCORDANCE WITH EQPT MANUFACTURER'S RECOMMENDATIONS.
13. ELECTRICAL CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO , ARCHITECTURAL, MECHANICAL, PLUMBING, TELE/DATA, FOOD SERVICE) AS IT AFFECTS THE ELECTRICAL WORK, AND AS THE ELECTRICAL WORK AFFECTS OTHER TRADES. TO INSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

FIRESTOPPING GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS PRIOR TO SUBMITTING THEIR BID PRICE. THE CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE ALL REQUIRED FIRESTOPPING WHETHER OR NOT INDICATED ON THE ELECTRICAL DRAWINGS.
2. MAINTAIN FIRE RATINGS WHERE ELECTRICAL ITEMS PENETRATE FIRE RATED BUILDING ELEMENTS.
3. PENETRATIONS THRU FIRE RATED CEILINGS, FLOORS OR WALLS SHALL BE SEALED TO MAINTAIN FIRE INTEGRITY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. PROVIDE FIRESTOPPING OR ANNULAR SPACE PROTECTION AT ALL FLOOR PENETRATIONS IN ACCORDANCE WITH 2015 VUSBC AND PROJECT SPECIFICATIONS.

ELECTRICAL - INDEX:

E-000	COVERSHEET
E-001	SPECIFICATIONS
ED-100	1ST FLOOR PLAN – DEMOLITION
ED-101	ROOF PLAN - DEMOLITION
EL-100	1ST FLOOR PLAN – NEW WORK LIGHTING
EP-100	1ST FLOOR PLAN – NEW WORK POWER
EP-101	ROOF PLAN – NEW WORK POWER
E-500	RISER AND SCHEDULES – ELECTRICAL

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
E-000

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

DIVISION 26 SPECIFICATIONS

SECTION 26 0500 - COMMON WORK RESULTS FOR ELECTRICAL

JOB CONDITIONS: THE CONTRACT DOCUMENTS SPECIFY THE SCOPE AND ARRANGEMENT OF THE WORK AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONDITIONS ALLOW.THE CONTRACTOR SHALL GIVE CONSIDERATION TO ALL OTHER TRADES, AND MAKE ARRANGEMENTS TO AVOID CONFLICTS AND INTERFERENCE WITH OTHER WORK, NEW OR EXISTING. CONTRACTOR SHALL COORDINATE ALL COMPONENTS OF THE WORK, AND PROVIDE MINOR ADJUSTMENTS AS REQUIRED, INCLUDING OFFSETS, TRANSITIONS, FITTINGS, AND ACCESSORIES TO MEET ACTUAL CONDITIONS.THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID DATE TO EXAMINE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO EXTRA CHARGES SHALL BE PAID FOR PROVIDING OF PRODUCTS OR FURNISHING OF WORK RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

REGULATORY REQUIREMENTS: ALL WORK SHALL CONFORM TO THE REGULATIONS OF THE APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES. ALL APPLICABLE WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA 70. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM, ACCEPTABLE TO AUTHORITY HAVING JURISDICTION, TO DETERMINE SUITABILITY OF THE PRODUCT FOR PURPOSE SPECIFIED.

MATERIALS AND EQUIPMENT: UNLESS SPECIFICALLY NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT FURNISHED FOR PERMANENT INSTALLATION IN THE WORK SHALL CONFORM TO APPLICABLE STANDARDS, BE OF A CURRENT DESIGN, NEW, UNUSED, AND UNDAMAGED.

UTILITIES AND CONNECTIONS: VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE LAYING OUT AND MAKING CONNECTIONS. REPORT ANY INCONSISTENCIES TO ARCHITECT/ENGINEER BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, AND REPAIRING OR REPLACING ALL MATERIALS AND EQUIPMENT DAMAGED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT.

PRODUCT DELIVERY, STORAGE, AND HANDLING: PROTECT PRODUCTS FROM DAMAGE, MARRING, AND SOILING. ANY MARRING OF FACTORY FINISHES SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MATCH THE ORIGINAL FACTORY FINISH.

SUBMITTALS: THE CONTRACTOR SHALL REVIEW AND APPROVE EACH SUBMITTAL AND COORDINATED ALL OTHER RELATED OR AFFECTED WORK BEFORE SUBMITTING FOR REVIEW. ALL COPIES OF EACH SUBMITTAL SHALL BEAR THE CONTRACTOR'S STAMP, WITH SIGNATURE OR INITIALS, CERTIFYING REVIEW AND APPROVAL; VERIFICATION OF FIELD DIMENSIONS, AND COORDINATION WITH ADJACENT WORK ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL IDENTIFY VARIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON ALL COPIES OF APPLICABLE SUBMITTALS. NO EXTRA CHARGES SHALL BE PAID FOR THE PROVIDING OF PRODUCTS OR FURNISHING OF WORK REQUIRED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT.

SUBMITTAL FORMAT: EACH SUBMITTAL SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL LISTING PROJECT TITLE, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER, SUBMITTED PRODUCTS, PERTINENT DRAWING AND DETAIL NUMBER, AND SPECIFICATION SECTION NUMBER, AS APPROPRIATE. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

ARCHITECT/ENGINEER PROCEDURES: SUBMITTALS WILL BE REVIEWED WITH REASONABLE PROMPTNESS. THE CONTRACTOR SHALL ALLOW 15 DAYS FOR REVIEW OF EACH SUBMITTAL. THE ARCHITECT/ENGINEER'S COMMENTS WILL BE INDICATED ON A SUBMITTAL REVIEW COMMENTS FORM, WHICH WILL BE ATTACHED TO EACH COPY OF THE SUBMITTAL. CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING COPIES OF REVIEWED SUBMITTALS AS APPROPRIATE.

RESUBMISSION: CONTRACTOR SHALL CHANGE OR CORRECT SUBMITTALS AS REQUIRED BY THE ARCHITECT/ENGINEER AND RESUBMIT UNTIL APPROVED. THE CONTRACTOR SHALL IDENTIFY ANY CHANGES OTHER THAN THOSE REQUIRED BY THE ARCHITECT/ENGINEER ON ALL COPIES OF THE RESUBMITTAL.

APPROVAL REQUIRED: THE ORDERING, FABRICATION AND/OR INSTALLATION OF PRODUCTS BEFORE APPROVAL OF ALL RELEVANT SUBMITTALS SHALL BE AT THE CONTRACTOR'S RISK. ANY DAMAGE TO NEW OR EXISTING WORK RESULTING FROM THE INSTALLATION OF UNAPPROVED PRODUCTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. PAYMENT WILL NOT BE RECOMMENDED FOR ANY WORK THAT DOES NOT HAVE AN APPROVED SUBMITTAL.

SUBSTITUTIONS: FOR A PRODUCT SPECIFIED BY NAMING ONE OR MORE MANUFACTURER AND MODEL, AND FOLLOWED WITH THE STATEMENT "OR APPROVED EQUAL," THE CONTRACTOR MAY SUBMIT A PRODUCT OTHER THAN THE PRODUCT SPECIFIED BY MANUFACTURER AND MODEL. THAT PRODUCT SHALL BE CONSIDERED A SUBSTITUTE PRODUCT AND SHALL COMPLY WITH THE FOLLOWING CONDITIONS: THE CONTRACTOR SHALL VERIFY THE SUBSTITUTE PRODUCT IS EQUAL OR SUPERIOR IN ALL RESPECTS TO THE SPECIFIED PRODUCT. THE CONTRACTOR SHALL SUBMIT DATA ON THE SUBSTITUTE PRODUCT IN COMPLIANCE WITH THE "SUBMITTALS" PARAGRAPH HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE SUBSTITUTE PRODUCT WITH ALL TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES REQUIRED INCORPORATING THE SUBSTITUTE PRODUCT INTO THE WORK. THE CONTRACTOR WAIVES ALL CLAIMS FOR ADDITIONAL COSTS RELATED TO THE SUBSTITUTE PRODUCT THAT BECOME APPARENT BEFORE, DURING OR AFTER INSTALLATION.

OPERATING AND MAINTENANCE MANUAL: GENERAL: THE CONTRACTOR SHALL SUBMIT ONE COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE ARCHITECT/ENGINEER FOR REVIEW A MINIMUM OF 60 DAYS PRIOR TO INSTRUCTION AND TRAINING SESSIONS. THIS COPY WILL BE RETURNED TO THE CONTRACTOR WITH ARCHITECT/ENGINEER'S COMMENTS OR APPROVAL. THE CONTRACTOR SHALL REVISE AND RESUBMIT ONE COPY OF THE O&M MANUAL AS REQUIRED. THE CONTRACTOR SHALL PROVIDE FOUR COPIES OF THE APPROVED O&M MANUAL. INSTRUCTION AND TRAINING SESSIONS SHALL BEGIN 30 DAYS AFTER RECEIPT OF THE APPROVED O&M MANUALS. REFER TO "INSTRUCTION AND TRAINING SESSIONS" PARAGRAPH HEREIN.

CONTENTS: THE MANUAL SHALL CONTAIN THE FOLLOWING INFORMATION: DIRECTORY LISTING NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ARCHITECT, ENGINEER, CONTRACTOR, SUBCONTRACTORS, AND MAJOR EQUIPMENT SUPPLIERS. OPERATION AND MAINTENANCE INSTRUCTIONS, EQUIPMENT CUT SHEETS AND SPECIFICATION, INSTALLATION AND STARTUP INSTRUCTIONS. CERTIFICATES, TESTING REPORTS AND WARRANTIES.

RECORD DRAWINGS: CONTRACTOR SHALL KEEP A COPY OF PLANS ON SITE AND RECORD ANY CHANGES MADE TO CONTRACT DOCUMENTS IN RED.

INSTALLATION: INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL PRODUCTS IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE NECA, NEMA OR OTHER STANDARD.

CLEANING: CLEAN INTERIOR OF CONDUITS, BOXES, WIREWAYS AND OTHER RACEWAYS PRIOR TO PULLING WIRE AND INSTALLING COVERS OR SEALING. AFTER THE EQUIPMENT, WIRING, AND CONDUIT HAS BEEN PROVEN OPERATIONAL, CAREFULLY CLEAN ALL INTERIORS OF CABINETS AND EXTERNAL PARTS OF EACH PIECE OF EQUIPMENT, THOROUGHLY REMOVING ALL TRACES OF DIRT, OIL, GREASE, AND OTHER FOREIGN SUBSTANCES OR OBJECTS.

SECTION 26 0501 - MINOR ELECTRICAL DEMOLITION

EXAMINATION: VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION: DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS TO BE REMOVED. COORDINATE UTILITY SERVICE OUTAGES WITH UTILITY COMPANY. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. MINIMIZE OUTAGE DURATION. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM.

DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK: REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS THAT ARE NOT REMOVED. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS THAT REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT REMAIN OR THAT ARE TO BE REUSED.

SECTION 26 0519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

COORDINATION: COORDINATE SIZES OF RACEWAYS, BOXES, AND EQUIPMENT ENCLOSURES INSTALLED UNDER OTHER SECTIONS WITH THE ACTUAL CONDUCTORS TO BE INSTALLED, INCLUDING ADJUSTMENTS FOR CONDUCTOR SIZES INCREASED FOR VOLTAGE DROP.

SUBMITTALS: PRODUCT DATA: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CONDUCTORS AND CABLES, INCLUDING DETAILED INFORMATION ON MATERIALS, CONSTRUCTION, RATINGS, LISTINGS, AND AVAILABLE SIZES, CONFIGURATIONS, AND STRANDING.

CONDUCTOR AND CABLE APPLICATIONS: PROVIDE SINGLE CONDUCTOR BUILDING WIRE INSTALLED IN SUITABLE RACEWAY UNLESS OTHERWISE INDICATED, PERMITTED, OR REQUIRED. METAL-CLAD CABLE IS PERMITTED ONLY WHERE CONCEALED ABOVE ACCESSIBLE CEILINGS FOR FINAL CONNECTIONS FROM JUNCTION BOXES TO LUMINAIRES. MAXIMUM LENGTH OF FIXTURE WHIP CONNECTIONS SHALL BE 6 FEET.

CONDUCTOR AND CABLE GENERAL REQUIREMENTS: PROVIDE PRODUCTS THAT COMPLY WITH REQUIREMENTS OF NFPA 70 AND APPLICABLE UL REQUIREMENTS. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, ETC. AS REQUIRED FOR A COMPLETE OPERATING SYSTEM. COMPLY WITH NEMA WC 70. PROVIDE COPPER CONDUCTORS ONLY. ALUMINUM CONDUCTORS ARE NOT ACCEPTABLE FOR THIS PROJECT.

MINIMUM CONDUCTOR SIZE: 12 AWG. EXCEPTIONS: 20 A, 120 V CIRCUITS LONGER THAN 75 FEET (23 M): 10 AWG; 20 A, 120 V CIRCUITS LONGER THAN 150 FEET (46 M): 8 AWG;

CONDUCTOR COLOR CODING: 208Y/120 V, 3 PHASE, 4 WIRE SYSTEM: PHASE A: BLACK; PHASE B: RED; PHASE C: BLUE; NEUTRAL/GROUNDED: WHITE. EQUIPMENT GROUND: GREEN.

SINGLE CONDUCTOR BUILDING WIRE: SIZE 10 AWG AND SMALLER: SOLID; SIZE 8 AWG AND LARGER: STRANDED. INSULATION: 600 V, TYPE THHN/THWN OR THHN/THWN-2, XHHW.

INSTALLATION: UNLESS DIMENSIONED, CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC. WHEN CIRCUIT DESTINATION IS INDICATED AND ROUTING IS NOT SHOWN, DETERMINE EXACT ROUTING REQUIRED. ARRANGE CIRCUITING TO MINIMIZE SPLICES. INCLUDE CIRCUIT LENGTHS REQUIRED TO INSTALL CONNECTED DEVICES WITHIN 10 FT (3.0 M) OF LOCATION SHOWN. SHARING OF NEUTRAL/GROUNDED CONDUCTORS AMONG UP TO THREE SINGLE PHASE BRANCH CIRCUITS OF DIFFERENT PHASES INSTALLED IN THE SAME RACEWAY IS NOT PERMITTED. PROVIDE DEDICATED NEUTRAL/GROUNDED CONDUCTOR FOR EACH INDIVIDUAL BRANCH CIRCUIT. TAPE ENDS OF CONDUCTORS AND CABLES TO PREVENT INFILTRATION OF MOISTURE AND OTHER CONTAMINANTS. PULL ALL CONDUCTORS AND CABLES TOGETHER INTO RACEWAY AT SAME TIME. DO NOT DAMAGE CONDUCTORS AND CABLES OR EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM PULLING TENSION AND SIDEWALL PRESSURE. USE SUITABLE WIRE PULLING LUBRICANT WHERE NECESSARY, EXCEPT WHEN LUBRICANT IS NOT RECOMMENDED BY THE MANUFACTURER. INSTALL PARALLELED CONDUCTORS OF THE SAME LENGTH AND TERMINATE IN THE SAME MANNER. SECURE AND SUPPORT CONDUCTORS AND CABLES IN ACCORDANCE WITH NFPA 70 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM RACEWAYS, PIPING, DUCTWORK, OR OTHER SYSTEMS. INSTALL CONDUCTORS WITH A MINIMUM OF 12 INCHES (300 MM) OF SLACK AT EACH OUTLET. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT AND DEVICES, INCLUDING THOSE FURNISHED BY OTHERS, AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.

SECTION 26 0526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR GROUNDING AND BONDING SYSTEM COMPONENTS.

GROUNDING AND BONDING REQUIREMENTS: PROVIDE ALL REQUIRED COMPONENTS, CONDUCTORS, CONNECTORS, CONDUIT, BOXES, FITTINGS, SUPPORTS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE GROUNDING AND BONDING SYSTEM. WHERE CONDUCTOR SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70 BUT NOT LESS THAN APPLICABLE MINIMUM SIZE REQUIREMENTS SPECIFIED.

BONDING AND EQUIPMENT GROUNDING: PROVIDE BONDING FOR EQUIPMENT GROUNDING CONDUCTORS, EQUIPMENT GROUND BUSSES, METALLIC EQUIPMENT ENCLOSURES, METALLIC RACEWAYS AND BOXES, DEVICE GROUNDING TERMINALS, AND OTHER NORMALLY NON-CURRENT-CARRYING CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS/EQUIPMENT OR LIKELY TO BECOME ENERGIZED AS INDICATED AND IN ACCORDANCE WITH NFPA 70. PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. DO NOT USE RACEWAYS AS SOLE EQUIPMENT GROUNDING CONDUCTOR.

WHERE CIRCUIT CONDUCTOR SIZES ARE INCREASED FOR VOLTAGE DROP, INCREASE SIZE OF EQUIPMENT GROUNDING CONDUCTOR PROPORTIONALLY IN ACCORDANCE WITH NFPA 70. USE BARE COPPER CONDUCTORS WHERE INSTALLED UNDERGROUND IN DIRECT CONTACT WITH EARTH. USE BARE COPPER CONDUCTORS WHERE DIRECTLY ENCASED IN CONCRETE (NOT IN RACEWAY).

INSTALLATION: MAKE GROUNDING AND BONDING CONNECTIONS USING CONNECTIONS SUITABLE FOR THE APPLICATION AND SUITABLE FOR THE CONDUCTORS AND ITEMS TO BE CONNECTED. REMOVE NONCONDUCTIVE PAINT, ENAMEL OR SIMILAR COATING AT THREADS, CONTACT POINTS AND CONTACT SURFACES. IDENTIFY GROUNDING AD BONDING COMPONENTS IN ACCORDANCE WITH SECTION 26 0533.

SECTION 26 0529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

COORDINATION: COORDINATE SIZES AND ARRANGEMENT OF SUPPORTS WITH THE ACTUAL EQUIPMENT AND COMPONENTS TO BE INSTALLED. COORDINATE THE WORK WITH OTHER TRADES TO PROVIDE ADDITIONAL FRAMING AND MATERIALS REQUIRED FOR INSTALLATION. COORDINATE COMPATIBILITY OF SUPPORT AND ATTACHMENT COMPONENTS WITH MOUNTING SURFACES AT THE INSTALLED LOCATIONS. COORDINATE THE ARRANGEMENT OF SUPPORTS WITH DUCTWORK, PIPING, EQUIPMENT AND OTHER POTENTIAL CONFLICTS INSTALLED UNDER OTHER SECTIONS OR BY OTHERS.

SUBMITTALS:PRODUCT DATA: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR METAL CHANNEL (STRUT) FRAMING SYSTEMS, NON-PENETRATING ROOFTOP SUPPORTS, AND POST-INSTALLED CONCRETE AND MASONRY ANCHORS.

SUPPORT AND ATTACHMENT COMPONENTS: PROVIDE ALL REQUIRED HANGERS, SUPPORTS, ANCHORS, FASTENERS, FITTINGS, ACCESSORIES, AND HARDWARE AS NECESSARY FOR THE COMPLETE INSTALLATION OF ELECTRICAL WORK. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED, WHERE APPLICABLE. DO NOT USE PRODUCTS FOR APPLICATIONS OTHER THAN AS PERMITTED BY NFPA 70 AND PRODUCT LISTING. USE CORROSION RESISTANT MATERIALS SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. CONDUIT STRAPS: ONE-HOLE OR TWO-HOLE TYPE; STEEL OR MALLEABLE IRON. CONDUIT CLAMPS: BOLTED TYPE UNLESS OTHERWISE INDICATED. OUTLET BOX SUPPORTS: HANGERS, BRACKETS, ETC. SUITABLE FOR THE BOXES TO BE SUPPORTED. METAL CHANNEL (STRUT) FRAMING SYSTEMS: FACTORY-FABRICATED CONTINUOUS-SLOT METAL CHANNEL (STRUT) AND ASSOCIATED FITTINGS, ACCESSORIES, AND HARDWARE REQUIRED FOR FIELD-ASSEMBLY OF SUPPORTS. HANGER RODS: THREADED ZINC-PLATED STEEL UNLESS OTHERWISE INDICATED.

ANCHORS AND FASTENERS: UNLESS OTHERWISE INDICATED AND WHERE NOT OTHERWISE RESTRICTED, USE THE ANCHOR AND FASTENER TYPES INDICATED FOR THE SPECIFIED APPLICATIONS.

INSTALLATION: PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. DO NOT PROVIDE SUPPORT FROM SUSPENDED CEILING SUPPORT SYSTEM OR CEILING GRID. DO NOT PROVIDE SUPPORT FROM ROOF DECK. DO NOT PENETRATE OR OTHERWISE NOTCH OR CUT STRUCTURAL MEMBERS WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

EQUIPMENT SUPPORT AND ATTACHMENT: USE METAL FABRICATED SUPPORTS OR SUPPORTS ASSEMBLED FROM METAL CHANNEL (STRUT) TO SUPPORT EQUIPMENT AS REQUIRED. USE METAL CHANNEL (STRUT) SECURED TO STUDS TO SUPPORT EQUIPMENT SURFACE-MOUNTED ON HOLLOW STUD WALLS WHEN WALL STRENGTH IS NOT SUFFICIENT TO RESIST PULLOUT. USE METAL CHANNEL (STRUT) TO SUPPORT SURFACE-MOUNTED EQUIPMENT IN WET OR DAMP LOCATIONS TO PROVIDE SPACE BETWEEN EQUIPMENT AND MOUNTING SURFACE. IDENTIFY INDEPENDENT ELECTRICAL COMPONENT SUPPORT WIRES ABOVE ACCESSIBLE CEILINGS WITH COLOR DISTINGUISHABLE FROM CEILING SUPPORT WIRES.

SECTION 26 0533.13 - CONDUIT

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CONDUITS AND FITTINGS.

CONDUIT APPLICATIONS: USE THE CONDUIT TYPES INDICATED FOR THE SPECIFIED APPLICATIONS. WHERE MORE THAN ONE LISTED APPLICATION APPLIES, COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS. WHERE CONDUIT TYPE FOR A PARTICULAR APPLICATION IS NOT SPECIFIED, USE GALVANIZED STEEL RIGID METAL CONDUIT.

CONCEALED WITHIN MASONRY WALLS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

CONCEALED WITHIN HOLLOW STUD WALLS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

CONCEALED ABOVE ACCESSIBLE CEILINGS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

INTERIOR, DAMP OR WET LOCATIONS: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

EXPOSED, INTERIOR, NOT SUBJECT TO PHYSICAL DAMAGE: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

EXPOSED, INTERIOR, SUBJECT TO PHYSICAL DAMAGE: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

EXPOSED, EXTERIOR: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR PVC-COATED GALVANIZED STEEL RIGID METAL CONDUIT.

CONCEALED, EXTERIOR, NOT EMBEDDED IN CONCRETE OR IN CONTACT WITH EARTH: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

CONNECTIONS TO LUMINAIRES ABOVE ACCESSIBLE CEILINGS: USE FLEXIBLE METAL CONDUIT.

MAXIMUM LENGTH: 6 FEET (1.8 M).

CONNECTIONS TO VIBRATING EQUIPMENT:

DRY LOCATIONS: USE FLEXIBLE METAL CONDUIT.

DAMP, WET, OR CORROSIVE LOCATIONS: USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT.

MAXIMUM LENGTH: 6 FEET (1.8 M) UNLESS OTHERWISE INDICATED.

FISHED IN EXISTING WALLS, WHERE NECESSARY: USE FLEXIBLE METAL CONDUIT.

CONDUIT REQUIREMENTS: PROVIDE ALL CONDUIT, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED. MINIMUM CONDUIT SIZE, UNLESS OTHERWISE INDICATED:

BRANCH CIRCUITS: 3/4 INCH (21 MM) TRADE SIZE.

INSTALLATION: CONCEAL ALL CONDUITS UNLESS SPECIFICALLY INDICATED TO BE EXPOSED. ARRANGE CONDUIT TO MAINTAIN ADEQUATE HEADROOM, CLEARANCES, AND ACCESS. ARRANGE CONDUIT TO PROVIDE NO MORE THAN THE EQUIVALENT OF FOUR 90 DEGREE BENDS BETWEEN PULL POINTS. SECURE AND SUPPORT CONDUITS IN ACCORDANCE WITH NFPA 70 AND SECTION 26 0529 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. PROVIDE INSULATING BUSHINGS OR INSULATED THROATS AT ALL CONDUIT TERMINATIONS TO PROTECT CONDUCTORS. SECURE JOINTS AND CONNECTIONS TO PROVIDE MAXIMUM MECHANICAL STRENGTH AND ELECTRICAL CONTINUITY. PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH SECTION 26 0526. CLEAN INTERIOR OF CONDUITS TO REMOVE MOISTURE AND FOREIGN MATTER. IMMEDIATELY AFTER INSTALLATION OF CONDUIT, USE SUITABLE MANUFACTURED PLUGS TO PROVIDE PROTECTION FROM ENTRY OF MOISTURE AND FOREIGN MATERIAL AND DO NOT REMOVE UNTIL READY FOR INSTALLATION OF CONDUCTORS.

SECTION 26 0533.16 - BOXES

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CABINETS AND ENCLOSURES, BOXES FOR HAZARDOUS (CLASSIFIED) LOCATIONS, FLOOR BOXES, AND UNDERGROUND BOXES/ENCLOSURES.

BOXES: PROVIDE ALL BOXES, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM AND TO ACCOMMODATE DEVICES AND EQUIPMENT TO BE INSTALLED. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED. WHERE BOX SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70 BUT NOT LESS THAN APPLICABLE MINIMUM SIZE REQUIREMENTS SPECIFIED. PROVIDE GROUNDING TERMINALS WITHIN BOXES WHERE EQUIPMENT GROUNDING CONDUCTORS TERMINATE.

INSTALLATION: ARRANGE EQUIPMENT TO PROVIDE MINIMUM CLEARANCES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NFPA 70. SECURE AND SUPPORT BOXES IN ACCORDANCE WITH NFPA 70 AND SECTION 26 0529 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE EXCEPT FOR CAST METAL BOXES (OTHER THAN BOXES USED FOR FIXTURE SUPPORT) SUPPORTED BY THREADED CONDUIT CONNECTIONS IN ACCORDANCE WITH NFPA 70. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. INSTALL BOXES PLUMB AND LEVEL.

FLUSH-MOUNTED BOXES: INSTALL BOXES IN NONCOMBUSTIBLE MATERIALS SUCH AS CONCRETE, TILE, GYPSUM, PLASTER, ETC. SO THAT FRONT EDGE OF BOX OR ASSOCIATED RAISED COVER IS NOT SET BACK FROM FINISHED SURFACE MORE THAN 1/4 INCH (6 MM) OR DOES NOT PROJECT BEYOND FINISHED SURFACE. INSTALL BOXES IN COMBUSTIBLE MATERIALS SUCH AS WOOD SO THAT FRONT EDGE OF BOX OR ASSOCIATED RAISED COVER IS FLUSH WITH FINISHED SURFACE. REPAIR ROUGH OPENINGS AROUND BOXES IN NONCOMBUSTIBLE MATERIALS SUCH AS CONCRETE, TILE, GYPSUM, PLASTER, ETC. SO THAT THERE ARE NO GAPS OR OPEN SPACES GREATER THAN 1/8 INCH (3 MM) AT THE EDGE OF THE BOX.

PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH SECTION 26 0526.

IMMEDIATELY AFTER INSTALLATION, PROTECT BOXES FROM ENTRY OF MOISTURE AND FOREIGN MATERIAL UNTIL READY FOR INSTALLATION OF CONDUCTORS.

SECTION 26 0553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR EACH PRODUCT.

IDENTIFICATION REQUIREMENTS: USE IDENTIFICATION NAMEPLATE TO IDENTIFY EACH PIECE OF ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT AND ASSOCIATED SECTIONS, COMPARTMENTS, AND COMPONENTS.

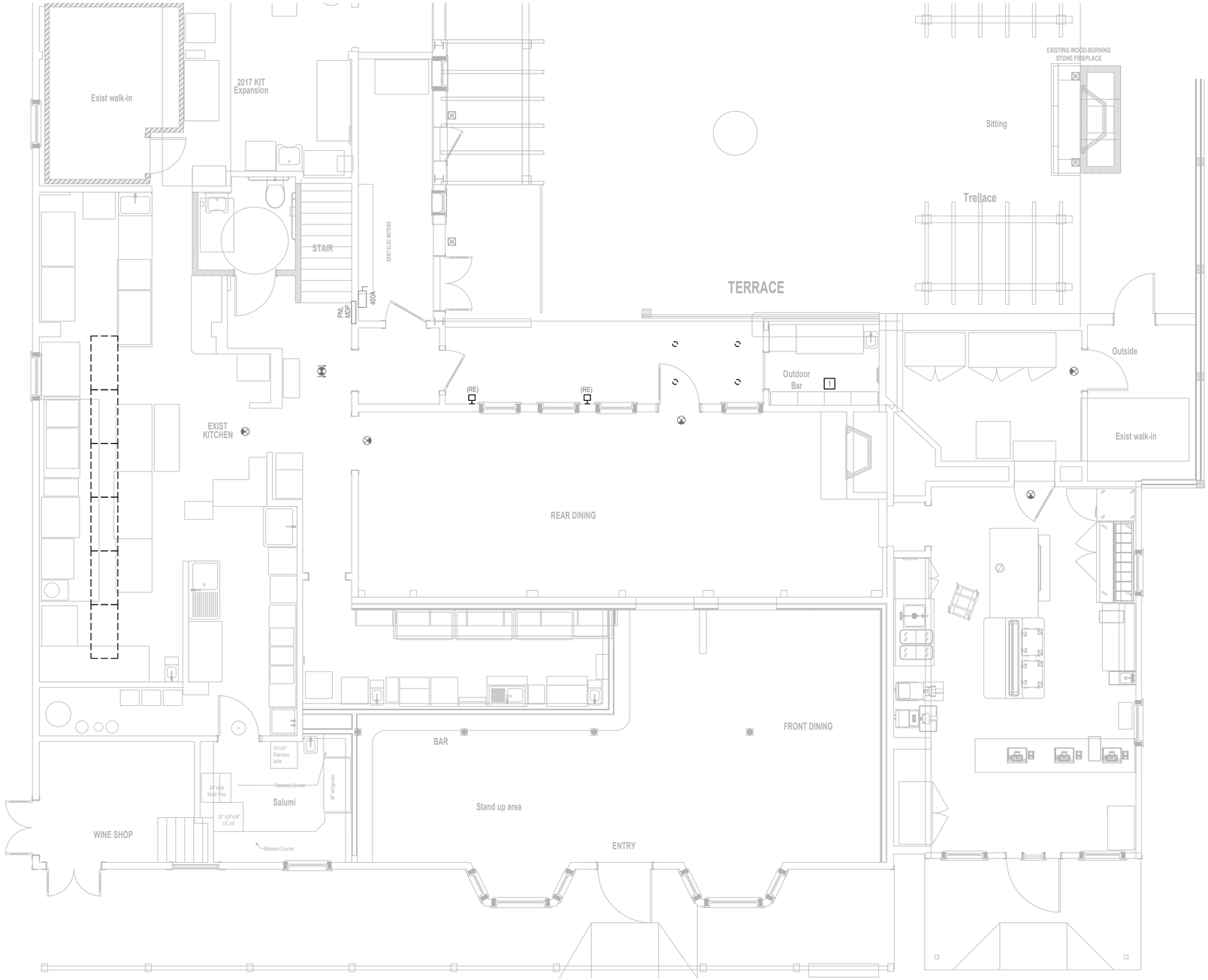
SWITCHBOARDS: USE IDENTIFICATION NAMEPLATE TO IDENTIFY LOAD(S) SERVED FOR EACH BRANCH DEVICE. DO NOT IDENTIFY SPARES AND SPACES.

PANELBOARDS: USE TYPEWRITTEN CIRCUIT DIRECTORY TO IDENTIFY LOAD(S) SERVED FOR PANELBOARDS WITH A DOOR. FOR POWER PANELBOARDS WITHOUT A DOOR, USE IDENTIFICATION NAMEPLATE TO IDENTIFY LOAD(S) SERVED FOR EACH BRANCH DEVICE. DO NOT IDENTIFY SPARES AND SPACES.

ENCLOSED SWITCHES, CIRCUIT BREAKERS, AND MOTOR CONTROLLERS: IDENTIFY POWER SOURCE AND CIRCUIT NUMBER. INCLUDE LOCATION WHEN NOT WITHIN SIGHT OF EQUIPMENT IDENTIFIED. LOAD(S) SERVED. INCLUDE LOCATION WHEN NOT WITHIN SIGHT OF EQUIPMENT.

ARC FLASH HAZARD WARNING LABELS: USE WARNING LABELS TO IDENTIFY ARC FLASH HAZARDS FOR ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED. INCLUDE

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- ED-100 SECOND FLOOR PLAN - DEMOLITION

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

0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. ALL EXISTING EXIT SIGNS INCLUDE INTEGRAL EMERGENCY LIGHTING UNITS FOR EGRESS LIGHTING.

[X] DEMO NOTES

1. DEMOLISH ALL LIGHTING AND POWER INSIDE THE OUTDOOR BAR BEING DEMOLISHED BACK TO THE PANEL.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

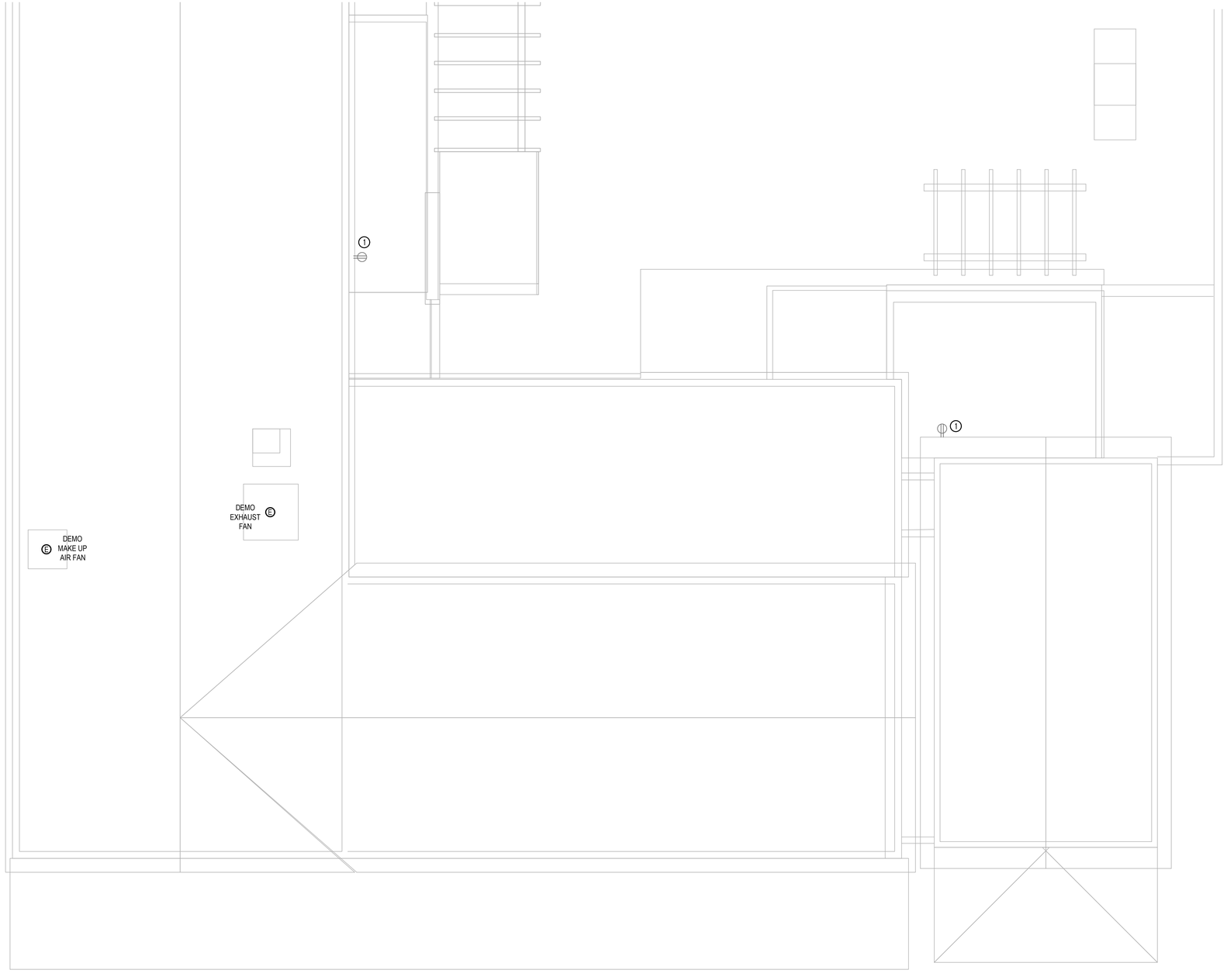
Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
ED-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 ROOF PLAN - POWER - DEMO
ED-101
SCALE: 1/4" = 1'-0"
0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. EXISTING MAINTENANCE RECEPTACLES TO REMAIN.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

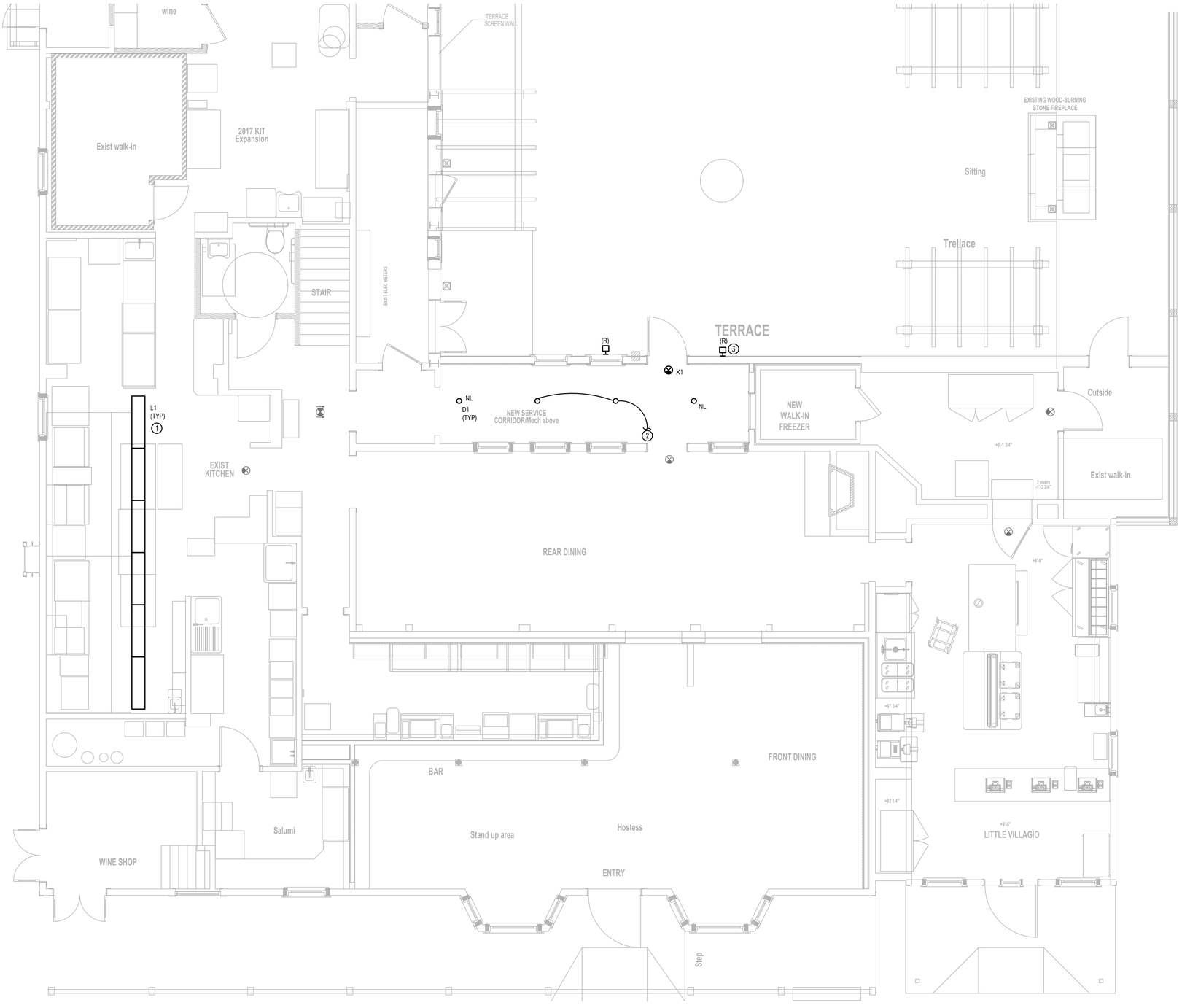
Drawing Title:
ROOF PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
ED-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EL-100 1ST FLOOR PLAN - LIGHTING - NEW WORK

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

0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. ALL EXISTING EXIT SIGNS INCLUDE INTEGRAL EMERGENCY LIGHTING UNITS FOR EGRESS LIGHTING.
2. ALL EXISTING LIGHTING CIRCUITS ARE TO BE RE-USED. THE WATTAGE IS BEING REDUCED BY 225 VA UNDER THIS PROJECT.

(X) KEY NOTES

1. CONNECT THE NEW LIGHTING FIXTURES TO THE EXISTING SWITCHED LIGHTING CIRCUIT THAT SERVED THE DEMOLISHED FIXTURES.
2. CONNECT TO EXISTING LIGHTING CONTROLS AND CIRCUIT SERVING THE RESTAURANT AREA.
3. PROVIDE AN EMERGENCY BATTERY MINI-INVERTER FOR THIS LIGHT. BODINE #ELI-S-100 OR EQUAL. MOUNT IN THE MAIN ELECTRIC ROOM.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

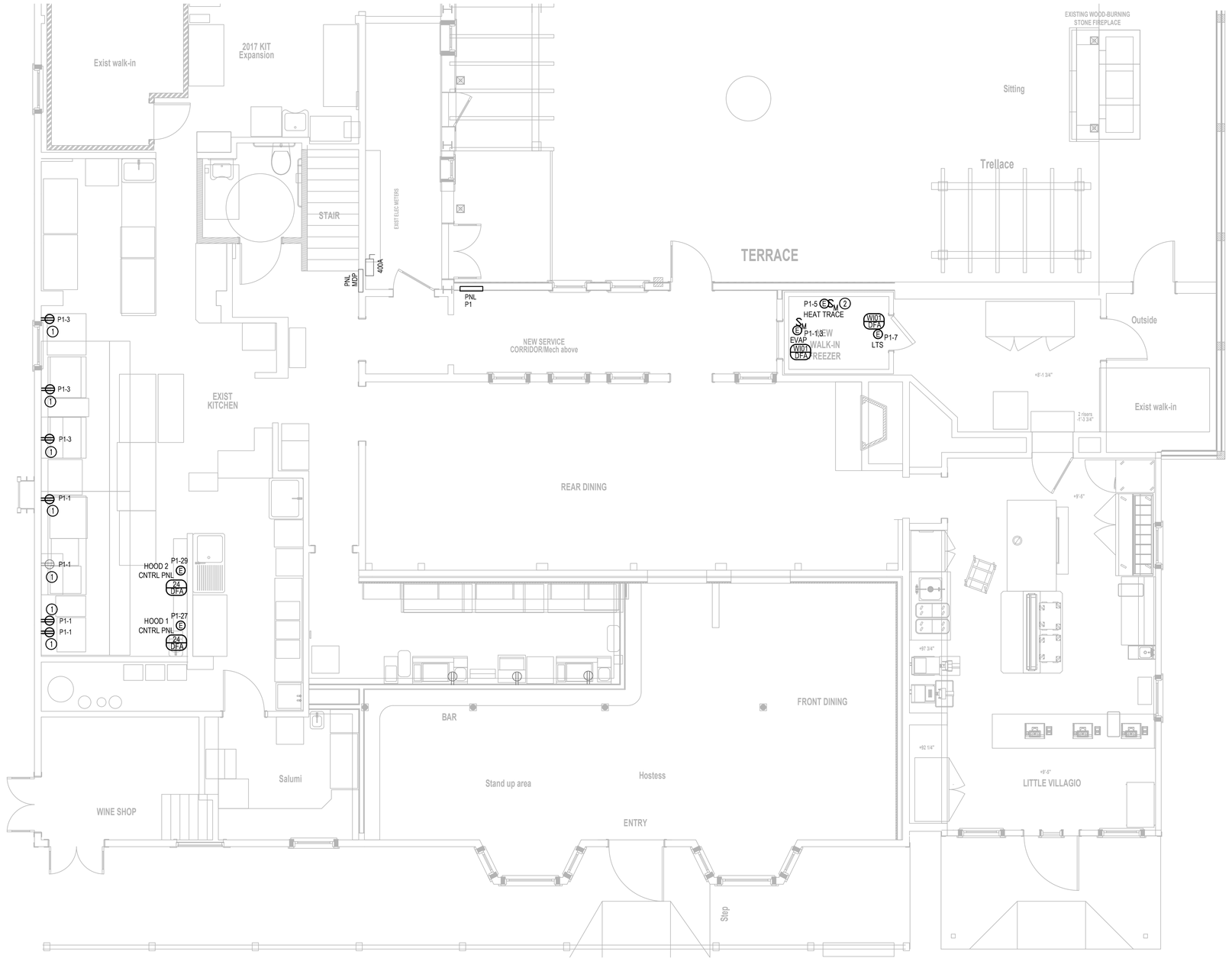
Drawing Title:
1ST FLOOR PLAN - NEW WORK LIGHTING

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
EL-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EP-100 1ST FLOOR PLAN - POWER - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. CONNECT THE SHUNT TRIP FOR THE TWO NEW CIRCUITS UNDER THE HOOD TO THE ANSUL SYSTEM. ACTIVATION OF THE ANSUL SYSTEM SHALL CAUSE THE BREAKERS TO TRIP. COORDINATE SHUNT TRIP VOLTAGE WITH THE KITCHEN HOOD MANUFACTURER.
2. PROVIDE HEAT TRACE FOR THE WALK-IN FREEZER CONDENSATE LINE. COORDINATE THE EXACT AMOUNT OF HEAT TRACE REQUIRED WITH THE FREEZER VENDOR AND PLUMBER. PROVIDE A COMPLETE INSTALLATION. RAYCHEM FLX SERIES OR EQUAL.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

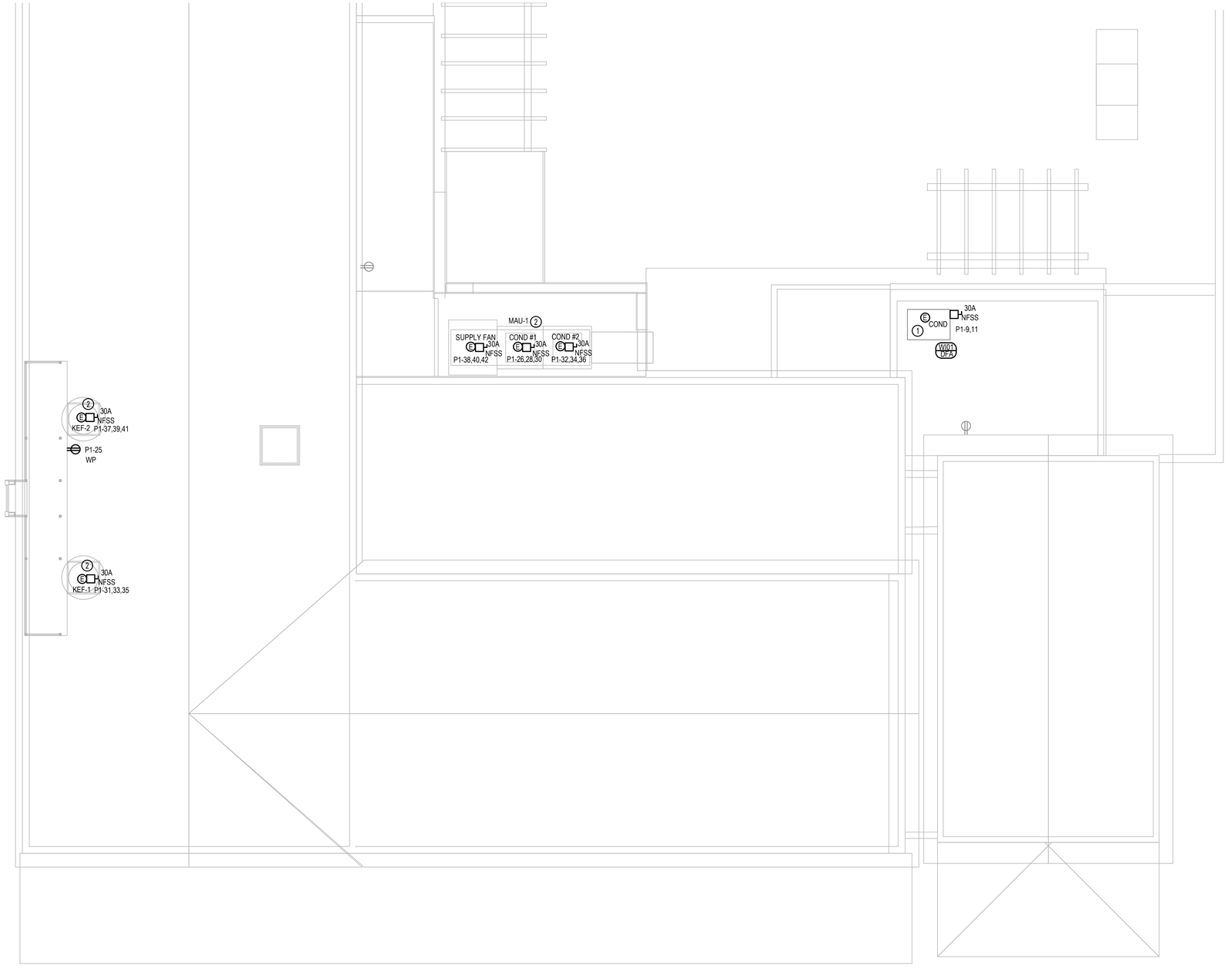
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK POWER

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
EP-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EP-101 ROOF PLAN - NEW WORK POWER

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. UNIT LOCATED ON LOW ROOF
2. WIRE THE UNIT THROUGH THE HOOD CONTROL PANEL IN THE KITCHEN.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:

ROOF PLAN - NEW WORK POWER

Drawing Issue

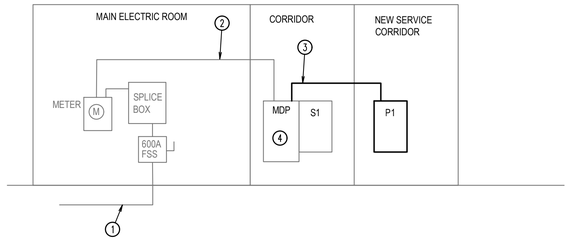
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet

EP-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



ⓧ KEY NOTES

1. EXISTING DOMINION POWER SECONDARY INCOMING FEEDERS.
2. EXISTING 400A FEEDER.
3. PROVIDE 4-#2, 1#4 GROUND IN 1-1/2" CONDUIT.
4. EXISTING 400A MCB PANEL. MOVE (3) 20A, 1POLE BREAKERS FROM THIS TO THE ADJACENT PANEL S1. PROVIDE A NEW 100A, 3POLE BREAKER TO SERVE NEW PANEL P1.

1 POWER RISER DIAGRAM

-- | E-500 SCALE: NONE

PANEL NO.:	P1			BUS AMPS:	100A					FED FROM:	MDP			INTEGRAL SPD:	NONE								
PHASES:	3			MAIN TYPE:	MLO					MOUNTING:	FLUSH			LOCATION:	NEW SERVICE CORRIDOR								
VOLTS	208V			AIC RATING:	10KAIC					PANEL TYPE:	LIGHTING AND APPLIANCE			USAGE:	BRANCH CIRCUIT								

CIRCUIT SETS	WIRE	NEUT.	GND.	CND.	LOAD AMPS.	DESCRIPTION	NOTES	BREAKER POLE	AMP.	CKT. #		CKT. #	BREAKER AMP.	POLE	NOTES	DESCRIPTION	LOAD AMPS.	CIRCUIT SETS	WIRE	NEUT.	GND.	CND.
1	#12	#12	#12	3/4"	2.4	WALK-IN EVAP		2	15	1	A	2	20	1	2	MAIN KITCHEN COOK-LINE DUPLEX	6.0	1	#12	#12	#12	3/4"
					2.4	WALK-IN EVAP				3	B	4				SHUNT COIL	0.0					
1	#12	#12	#12	3/4"	1.7	WALK-IN HEAT TRACE	3	1	20	5	C	6	20	1	2	MAIN KITCHEN COOK-LINE DUPLEX	4.5	1	#12	#12	#12	3/4"
1	#12	#12	#12	3/4"	15.2	WALK-IN LIGHTS, DOOR		1	20	7	A	8				SHUNT COIL	0.0					
1	#10	#10	#10	3/4"	12.5	WALK-IN CONDENSER UNIT (ON ROOF)		2	30	9	B	10	20	1		SPARE	0.0					
					12.5	WALK-IN CONDENSER UNIT (ON ROOF)				11	C	12	20	1		SPARE	0.0					
					0.0	SPARE		1	20	13	A	14	20	1		SPARE	0.0					
					0.0	SPARE		1	20	15	B	16	20	1		SPARE	0.0					
					0.0	SPARE		1	20	17	C	18	20	1		SPARE	0.0					
					0.0	SPARE		1	20	19	A	20	20	1		SPARE	0.0					
					0.0	SPARE		1	20	21	B	22	20	1		SPARE	0.0					
					0.0	SPARE		1	20	23	C	24	20	1		SPARE	0.0					
1	#12	#12	#12	3/4"	1.5	ROOF RECEPT		1	20	25	A	26	20	3		MAU-1 (COND #1)	11.7	1	#12	#12	#12	3/4"
1	#12	#12	#12	3/4"	2.1	HOOD #1 CONTROL PANEL		1	20	27	B	28				MAU-1 (COND #1)	11.7					
1	#12	#12	#12	3/4"	2.1	HOOD #2 CONTROL PANEL		1	20	29	C	30				MAU-1 (COND #1)	11.7					
1	#12	#12	#12	3/4"	9.2	KEF-1		3	20	31	A	32	25	3		MAU-1 (COND #2)	17.5	1	#10	#10	#10	3/4"
					9.2	KEF-1				33	B	34				MAU-1 (COND #2)	17.5					
					9.2	KEF-1				35	C	36				MAU-1 (COND #2)	17.5					
1	#12	#12	#12	3/4"	8.3	KEF-2		3	20	37	A	38	30	3		MAU-1 (SUPPLY FAN)	15.0	1	#10	#10	#10	3/4"
					8.3	KEF-2				39	B	40				MAU-1 (SUPPLY FAN)	15.0					
					8.3	KEF-2				41	C	42				MAU-1 (SUPPLY FAN)	15.0					

PANEL NOTES:

1. ADJUST ALL CONDUCTOR SIZES FOR VOLTAGE DROP PER SPECIFICATIONS.
2. PROVIDE GROUND FAULT, SHUNT TRIP TYPE
3. PROVIDE 30mA GFEP TYPE BREAKER
4.
5.
6.

	CONN.	DEM.
TOTAL KVA	29.3	29.3
TOTAL AMPS	81.2	81.2

NOTE TO PLANS REVIEWER

EXISTING METER DATA IN ACCORDANCE WITH NEC 220.87 IS 87.8 KVA.

NET EXISTING LOAD = 87.8 KVA X 1.25 = **109.8KVA, 304.9A**

LOAD BEING REMOVED UNDER THIS PROJECT: 14.4 KVA
NEW LOAD ADDED: 29.1 KVA
NET LOAD ADDED: **14.7 KVA**

TOTAL LOAD ON PANEL MDP = 124.5KVA, 345.8A.

THEREFORE THE EXISTING PANEL IS NOT OVERLOADED.

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR/MODEL (BASIS OF DESIGN)	MTG	SOURCE/ LAMP	COLOR TEMP	MAX R/C DEPTH	INPUT WATTS	REMARKS
D1	6" J-BOX MOUNTED DISC, SELECTABLE COLOR AND OUTPUT	MFR: LITHONIA MODEL: WF6-LED-27K30K35K-90CRI-...	S/C	LED	2700K		14	COLOR SELECTED BY ARCHITECT
L1	1X4 FLAT PANEL TROFFER	MFR: LITHONIA MODEL: CPX-1X4-6000LM-80CRI-35K-SWL-MIN10-ZT-MVOLT	R/C	LED	3500K		55.4	
X1	EXIT SIGN WITH INTEGRAL EMERGNCY LIGHTING UNIT FOR EGRESS LIGHTING	MFR: MATCH EXISTING MODEL: MATCH EXISTING	U	LED	N/A		2	

BASIS OF DESIGN STATEMENT:
THE DESIGN IS BASED ON THE MANUFACTURERS AND MODELS INDICATED AND IS INTENDED ONLY TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR THE EQUIPMENT OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING SYSTEMS. REFER TO DIV 26 SPECIFICATION SECTIONS FOR ADDITIONAL TECHNICAL REQUIREMENTS.

MTG KEY:

C	COVE
P	PENDANT
R/C	RECESSED / CEILING
SUSP	SUSPENDED
S/C	SURFACE / CEILING
S/U	SURFACE / TO UNISTRUT
S/W	SURFACE / WALL
U	UNIVERSAL
U/C	UNDER CABINET
W	WALL

NOTES:
1. REFER TO LIGHTING PLANS FOR CHEVRONS AND FACES FOR EXIT SIGNS.
2. FIXTURES ON SCHEDULE ARE TYPICALLY INDICATED FOR GRID TYPE INSTALLATION. IN INSTANCES WHERE CEILING TYPE DIFFERS, PROVIDE FIXTURES AS INDICATED AND DESIGNED FOR THAT APPLICATION. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.
3. PROVIDE ALL FIXTURES WITH ALL ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
4. LED FIXTURES SHALL HAVE RATED LIFE BASED ON IESNA TM-21 (BASED ON LM-80 DATA) AND PHOTOMETRIC PERFORMANCE TESTED IN ACCORDANCE WITH IESNA 79.
5. ALL LIGHT SOURCES SHALL HAVE MINIMUM CRI OF 80, UNO.
6. ALL FIXTURES SHALL BE RATED 120/277 MULTI-VOLT, UNO.
7. PROVIDE EMERGENCY BATTERY BACKUP FOR FIXTURES WHERE INDICATED ON PLANS. MINIMUM 1300 LUMEN OUTPUT, EXCEPT DOWNLIGHTS, 700 LUMEN OUTPUT.
8. INPUT POWER AND LUMEN OUTPUT TOLERANCE OF SUBSTITUTED FIXTURES (IF PERMITTED) IS +/-10% (+/-5% FOR FIXTURES ≤2000 LUMENS)

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
RISER AND SCHEDULES - ELECTRICAL

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
E-500

HOOD INFORMATION – JOB#6315646

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ROW
1	KH1	6018 SND-2-PSP-F	CAPTIVEAIRE	12' 0"	600 DEG	I	HEAVY	265	3180			4"	16"	3180	2278	-1.398"	2099	430 SS WHERE EXPOSED	LEFT	ALONE
2	KH2	6018 SND-2-PSP-F	CAPTIVEAIRE	11' 0"	600 DEG	I	HEAVY	230	2530			4"	16"	2530	1812	-0.912"	1948	430 SS WHERE EXPOSED	RIGHT	ALONE

FOR QUESTIONS, CALL THE
Nashville Office
REGION 44
PHONE: (615) 599 - 8300
EMAIL: reg44@captiveaire.com

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	SIZE	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1	KH1	CAPTRATE SOLO FILTER	9	20"	16"	85% SEE FILTER SPEC	6	RECESSED ROUND	NO							YES	827 LBS
2	KH2	CAPTRATE SOLO FILTER	8	20"	16"	85% SEE FILTER SPEC	6	RECESSED ROUND	NO							YES	794 LBS

HOOD OPTIONS

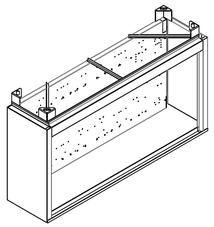
HOOD NO	TAG	OPTION
1	KH1	FIELD WRAPPER 10.00" HIGH FRONT.
		BACKSPLASH 116.00" HIGH X 313.00" LONG 430 SS VERTICAL.
		LEFT SIDESPLASH 128.00" HIGH X 78.00" LONG 430 SS VERTICAL.
		BACKSPLASH - INSIDE CORNER 74.00" HIGH X 2.00" LEG LENGTH 430 SS VERTICAL.
		LEFT END STANDOFF(FIN/SLP) 1" WIDE 60" LONG INSULATED.
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.
		LEFT WALL AS END PANEL.
2	KH2	FIELD WRAPPER 10.00" HIGH FRONT, RIGHT.
		RIGHT QUARTER END PANEL 27" TOP WIDTH, 0" BOTTOM WIDTH, 27" HIGH 430 SS.
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG	DIA	CFM	SP
1	KH1	Front	145"	18"	6"	MUA	12"	28"		699	0.185"
						MUA	12"	28"		699	0.185"
						MUA	12"	28"		699	0.185"
2	KH2	Front	132"	18"	6"	MUA	12"	28"		649	0.161"
						MUA	12"	28"		649	0.161"
						MUA	12"	28"		649	0.161"

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	WEIGHT
1	WALL MNT	12"x66"x24"	TANK FS	4.0/4.0/4.0	DCV-2111	1 LIGHT 1 FAN	440.00 LBS
2	WALL MNT	12"x30"x24"	TANK FS	4.0/4.0			300.00 LBS



SYSTEM DESIGN VERIFICATION (SDV)

IF ORDERED, CAS SERVICE WILL PERFORM A SYSTEM DESIGN VERIFICATION (SDV) ONCE ALL EQUIPMENT HAS HAD A COMPLETE START UP PER THE OPERATION AND INSTALLATION MANUAL. TYPICALLY, THE SDV WILL BE PERFORMED AFTER ALL INSPECTIONS ARE COMPLETE.

ANY FIELD RELATED DISCREPANCIES THAT ARE DISCOVERED DURING THE SDV WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CORRESPONDING TRADES ON SITE. THESE ISSUES WILL BE DOCUMENTED AND FORWARDED TO THE APPROPRIATE SALES OFFICE. IF CAS SERVICE HAS TO RESOLVE A DISCREPANCY THAT IS A FIELD ISSUE, THE GENERAL CONTRACTOR WILL BE NOTIFIED AND BILLED FOR THE WORK. SHOULD A RETURN TRIP BE REQUIRED DUE TO ANY FIELD RELATED DISCREPANCY THAT CANNOT BE RESOLVED DURING THE SDV, THERE WILL BE ADDITIONAL TRIP CHARGES.

DURING THE SDV, CAS SERVICE WILL ADDRESS ANY DISCREPANCY THAT IS THE FAULT OF THE MANUFACTURER. SHOULD A RETURN TRIP BE REQUIRED, THE GENERAL CONTRACTOR AND APPROPRIATE SALES OFFICE WILL BE NOTIFIED. THERE WILL BE NO ADDITIONAL CHARGES FOR MANUFACTURER DISCREPANCIES.

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

Intertek

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

SPECIFICATION: CAPTRATE® GREASE-STOP® SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

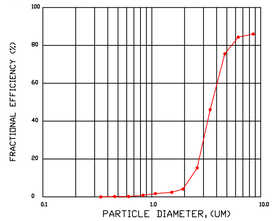
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

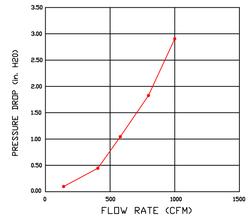
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

EFFICIENCY VS. PARTICLE DIAMETER

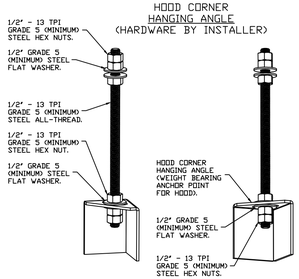


PRESSURE DROP VS. FLOW RATE



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96.
NSF STANDARD #2.
UL STANDARD #1046.
INT. MECH. CODE (IMC).
ULC-S649.

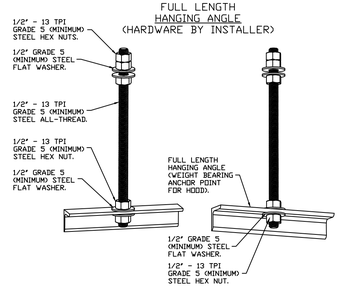
HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

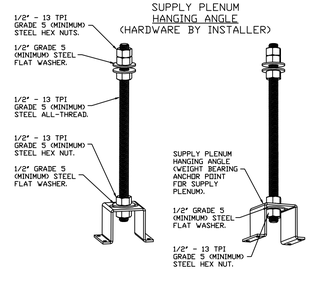
FULL LENGTH HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

SUPPLY PLENUM HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR PSP HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

GREASE DUCT SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER. PER MANUFACTURES LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12". DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 LISTED DOUBLE WALL GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW- 2R, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

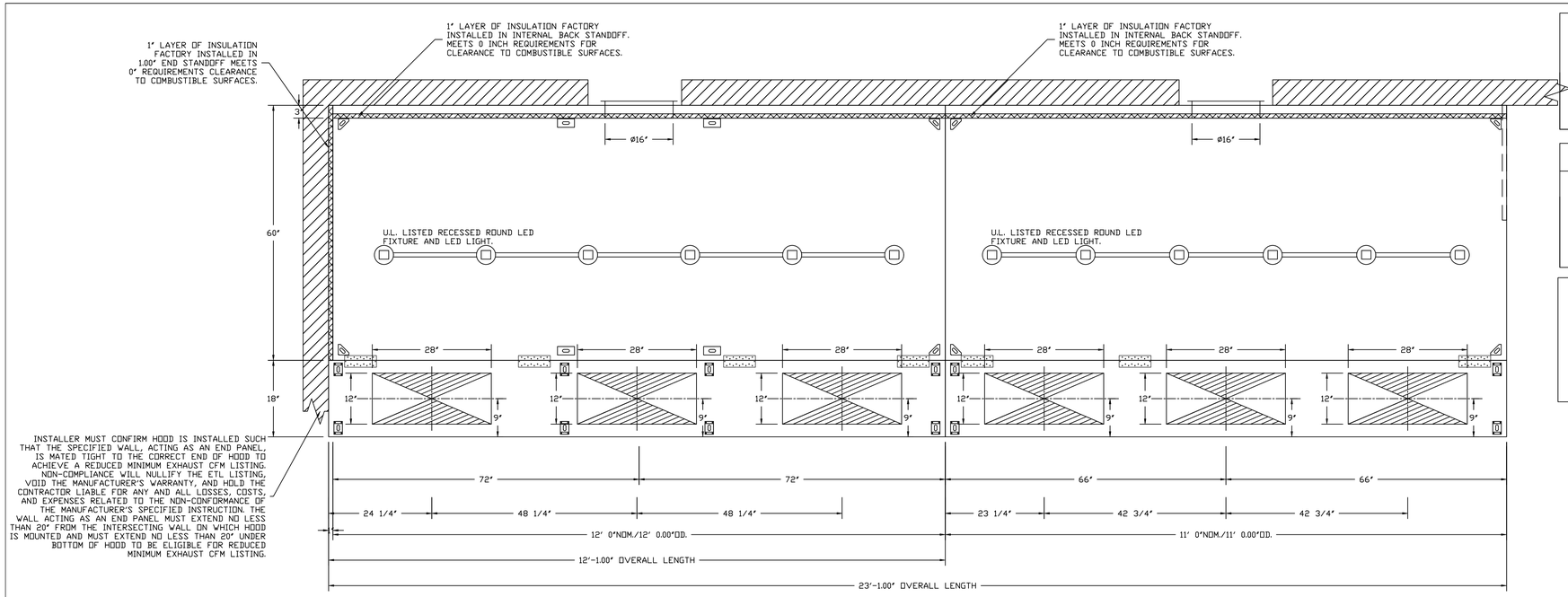
REVISIONS

DESCRIPTION	DATE:
△	
△	
△	
△	

CAPTIVE-AIRE
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com
www.captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024
DWG.#: 6315646
DRAWN BY: DDR-44
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1



PLAN VIEW – HOOD #1 (KH1)
12' 0.00" LONG 6018SND-2-PSP-F
NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.

PLAN VIEW – HOOD #2 (KH2)
11' 0.00" LONG 6018SND-2-PSP-F

VERIFY CEILING HEIGHT

___ ' - ___ "

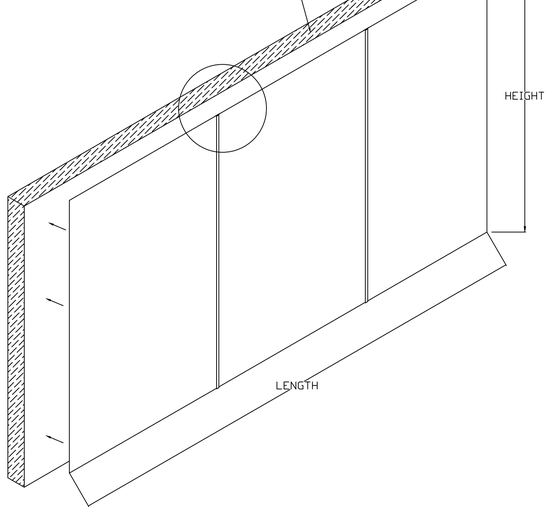
HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

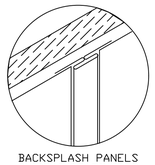
HVAC DISTRIBUTION NOTE

IT IS RECOMMENDED NOT TO INSTALL HIGH VELOCITY DIFFUSERS OR HVAC RETURNS WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

CAPTIVEAIRE SYSTEMS RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

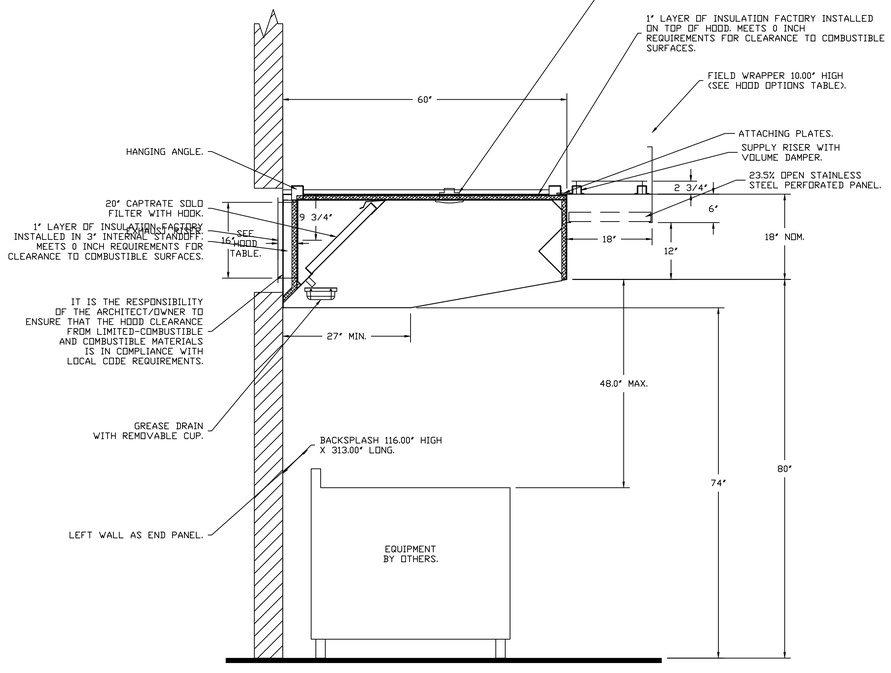
BACKSPLASH





BACKSPLASH PANELS SLIDE INTO DIVIDER BAR

- BACKSPLASH IS NOT INSULATED AND IS UNSUITABLE FOR INSTALL AGAINST COMBUSTIBLE WALLS



SECTION VIEW – MODEL 6018SND-2-PSP-F
HOOD – #1 (KH1) – 1 Rear Riser(s)

RISER	A (HEIGHT/DIAMETER)	B (VERTICAL DIMENSION)
1	16	8.500

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

BUILT IN ACCORDANCE WITH NFPA No. 96

Intertek

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

FIRE SYSTEM INFORMATION – JOB#6315646

FIRE SYSTEM NO	TAG	TYPE	SIZE	MAX FP	DESIGN FP	INSTALLATION	
						SYSTEM	LOCATION ON HOOD
1	KH1/KH2 FS	TANK FS	4.0/4.0/4.0	60	94	WALL UTILITY CABINET LEFT	N/A
			4.0/4.0	40		WALL UTILITY CABINET RIGHT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1	KH1/KH2 FS	SC ELECTRICAL	2.000	CAPTIVEAIRE SYSTEMS

FIRE SYSTEM PARTS LIST KEY

FIRE SYSTEM NO	TAG	KEY NUMBER - PART DESCRIPTION	QTY BY FACTORY	QTY BY DIST
		0 - 0 - TANK FIRE SUPPRESSION POST-DISCHARGE PROCEDURE UTILITY CABINET LABEL SHEET.	1	0
		0 - 0 - TANK FIRE SUPPRESSION MAINTENANCE GUIDE UTILITY CABINET LABEL SHEET.	1	0
		0 - 0 - 12-F28021-32144-DT-360 DUCT FIRE THERMOSTAT WITH 12 FOOT WIRE LEADS. NO, CLOSE ON TEMP RISE AT 360°F.	2	0
		0 - 0 - 361091 3/8" BRASS PLUG.	6	0
		0 - 0 - 4429K153 1/2" MALE NPT TO 1/2" FEMALE NPT ELBOW, BRASS.	5	0
		0 - 0 - 4429K422 1/2" X 1/4" BRASS REDUCING BUSHING.	3	0
		0 - 0 - 79425 3/8" NPT FEMALE TO 1/2" MALE PROPRESS ADAPTER.	6	0
		0 - 0 - 79525 1/2" 90 PRO-PRESS ELBOW WITH 1/2" NPT FEMALE CONNECTION, VIEGA.	3	0
		0 - 0 - 79580 1/2" X 1/2" PRO-PRESS TEE X 1/2" NPT FEMALE CONNECTION, VIEGA.	5	0
		0 - 0 - 87-120042-001 SECONDARY ACTUATOR VALVE (SVA) - SINGLE ACTUATOR, REQUIRES PRIMARY RELEASE ACTUATOR, TANK FIRE SUPPRESSION.	3	0
		0 - 0 - 87-120045-001 HOSE, SECONDARY ACTUATOR HOSE, 7.5" BRAIDED STAINLESS STEEL, TANK FIRE SUPPRESSION.	3	0
		0 - 0 - 87-300001-001 TANK - PRESSURIZED TANK USED FOR TANK FIRE SUPPRESSION.	5	0
		0 - 0 - 87-300030-001 PRIMARY ACTUATOR KIT (PAK) - ACTUATOR AND RELEASE SOLENOID ASSEMBLY, ONE NEEDED PER FIRE SYSTEM, SUPERVISED, TANK FIRE SUPPRESSION.	2	0
		0 - 0 - 87-300152-001 HARDWARE, SVA BOLTS, TANK FIRE SUPPRESSION.	20	0
		0 - 0 - 90554555PC PRO PRESS 1/2 PRESS X PRESS 90 ELBOW LD.	11	0
		0 - 0 - 9097200PC PRO PRESS PC611 1/2 PRESS TEE LD.	18	0
		0 - 0 - 98694A115 HARDWARE, DATANKLOCK LOCKING BRACKET SQUARE NUTS 5/16" ZINC, TANK FIRE SUPPRESSION.	10	0
		0 - 0 - A0034332 JUNCTION BOX FOR MANUAL PULL STATION. 1.5" DEEP BACK BOX, RED COLOR.	2	0
		0 - 0 - A31484 1/4" NPT SCHRADER VALVE AND CAP, JB INDUSTRIES. 1/4" FLARE X 1/4" MPT HALF UNION. USED ON TANK SERVICE PORT.	3	0
1	KH1/KH2 FS	0 - 0 - B1145 3/8" BLACK IRON 90 ELL.	6	0
		0 - 0 - CBI-106 CHROME PLATED PIPE FITTING 3/8" NPT 90 DEGREE ELBOW.	4	0
		0 - 0 - CBI-107 CHROME PLATED PIPE FITTING 3/8" NPT UNION.	4	0
		0 - 0 - CBI-22.5 CHROME PLATED PIPE FITTING 3/8" NPT 22.5 DEGREE ELBOW.	4	0
		0 - 0 - DATANKLOCK DISCHARGE ADAPTER TANK LOCKING PLATE FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	5	0
		0 - 0 - SLPCON-03FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN END TO END HOODS WITH LESS THAN A 2' GAP. KIT CONTAINS 5 FEET OF BLACK MG WIRE, 5 FEET OF TAN MG WIRE, 3 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - SLPCON-30FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN HOODS WITH UPTO 29' GAP. KIT CONTAINS 32 FEET OF BLACK MG WIRE, 32 FEET OF TAN MG WIRE, 30 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - SLPCON-55FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN HOODS WITH UP TO 48' GAP. KIT CONTAINS 57 FEET OF BLACK MG WIRE, 57 FEET OF TAN MG WIRE, 55 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - TANK STRAP TANK STRAP - USED FOR TANK FIRE SUPPRESSION.	15	0
		0 - 0 - TFS-UCTANKBRACKET TANK BRACKET FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	5	0
		0 - 0 - WK-283952-000 DISCHARGE ADAPTER, TANK FIRE SUPPRESSION.	5	0
		16 - 16 - 79210 1/2" X 3/8" NPT MALE ADAPTER, VIEGA.	22	0
		16 - 16 - DL-F NOZZLE - TANK PROTECTION APPLIANCE COVERAGE NOZZLE (INCLUDES METAL BLOW OFF CAP, LANYARD, USED WITH CHROME-PLATED PIPE).	22	0
		26 - 26 - QSA-3/8 QUIK SEAL - 3/8" (UL).	22	0
		34 - 34 - A0034331 24VDC SINGLE ACTION MANUAL ACTUATION DEVICE (PUSH/PULL STATION) WITH PROTECTIVE COVER, ONE (1) NORMALLY OPEN CONTACT. RED COLOR.	2	0

JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY | DATE 5/28/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-3 | DESCRIPTION OF OPERATION: Fire System #1 TANK FS - 4.0/4.0/4.0 / Remote - 4.0/4.0 006/KH2 FS1.

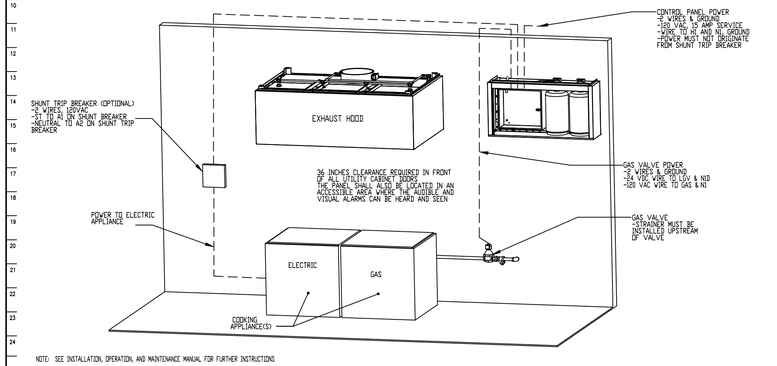
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION ELECTRICAL DETAIL

02/11/2021 Rev. 02

FS-1: MASTER

ELECTRICIAN:
1. WIRE MAIN CONTROL PANEL PER INCLUDED SCHEMATIC
2. WIRE ALL FANS PER INCLUDED SCHEMATIC
3. WIRE SHUNT TRIP BREAKER (OPTIONAL)
4. WIRE UDS APPLIANCE KILL SWITCH, IF EQUIPPED (OPTIONAL)
5. WIRE GAS VALVE

ELECTRICAL CONTRACTOR REQUIREMENT					
ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
SHUNT TRIP BREAKER (OPTIONAL)	ST & N1	BREAKER COIL (A1 & A2)	120 VAC	< 4 AMPS	ST TO A1 ON SHUNT BREAKER COIL, AND NEUTRAL TO A2 ON SHUNT TRIP BREAKER COIL
CONTROL PANEL POWER	H1 & N1 + GROUND	CIRCUIT BREAKER	120 VAC	15 AMPS	CONTROL PANEL POWER MUST NOT BE RUN THROUGH SHUNT TRIP BREAKER
UDS APPLIANCE KILL SWITCH (OPTIONAL)	KTS & N1	KTS & N1	120 VAC	< 4 AMPS	KILL SWITCH TERMINALS MUST BE IN SERIES WITH OTHER KILL SWITCHES
REMOTE 120VAC ANSUL AUTOMAN (OPTIONAL)	AUL, AUR	SOLENOID	120 VAC	< 6 AMPS	120V TO AUL, AUR TO ANSUL ELECTRIC AUTOMAN, ANSUL SOLENOID TO NEUTRAL
GAS VALVE	LGV & N3 (IF 24 VDC) GAS & N1 (IF 120 VAC)	RED/RED/GREEN	24 VDC OR 120 VAC	< 10 AMPS	IF 24 VDC - 2 WIRES & GROUND, N3 TO RED, LGV TO RED, AND GREEN TO GROUND IF 120 VAC - 2 WIRES & GROUND GAS TO RED, N1 TO RED, AND GREEN TO GROUND



NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY | DATE 5/28/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-4 | DESCRIPTION OF OPERATION: Fire System #1 TANK FS - 4.0/4.0/4.0 / Remote - 4.0/4.0 006/KH2 FS1.

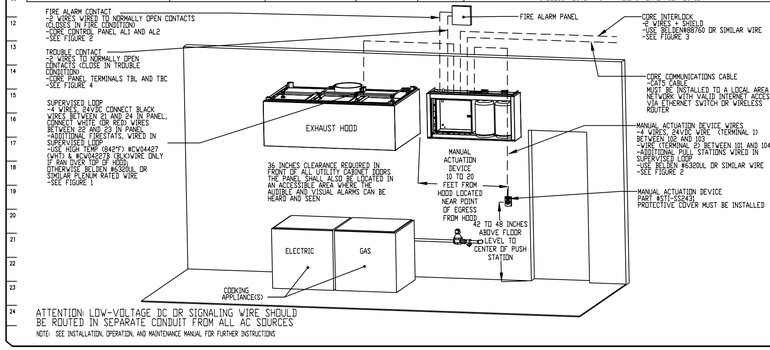
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION LOW-VOLTAGE DETAIL

02/05/2018 Rev. 1

FS-1: MASTER

ALARM CONTRACTOR:
1. WIRE MANUAL ACTUATION DEVICE(S), REMOTE FIRESTAT(S), CORE INTERLOCK(S), FIRE SENSOR(S) AND FIRE ALARM CONTACTS
2. COMPLETE FINAL HOOKUP OF SYSTEM
3. VERIFY FINAL FIRE SYSTEM TEST

ALARM CONTRACTOR REQUIREMENT					
ITEM	CONNECTION IN PANEL	CONNECTION ON DEVICE	VOLTAGE	AMPERAGE	COMMENTS
MANUAL ACTUATION DEVICE(S)	101 AND 104 102 AND 103	1 & 2	24 VDC	< 10 AMPS	WIRE MANUAL ACTUATION DEVICE TERMINAL 1 BETWEEN CORE PANEL TERMINALS 102 AND 103 WIRE MANUAL ACTUATION DEVICE TERMINAL 2 BETWEEN CORE PANEL TERMINALS 101 AND 104 JUMPER 101 TO 104 AND 102 TO 103 IF NO MANUAL ACTUATION DEVICE IS INSTALLED
MANUAL ACTUATION DEVICE COVER	N/A	N/A	N/A	N/A	MANUAL ACTUATION DEVICE COVER MUST BE INSTALLED IF SURFACE MOUNTED, USE COVER EXTENSION ST1-65318
REMOTE FIRESTAT SENSOR(S)	21 AND 24 22 AND 23	BLACK AND WHITE	24 VDC	< 10 AMPS	WIRE FIRE SENSOR WHITE WIRES BETWEEN HOOD CORE PANEL TERMINALS 22 AND 23 WIRE FIRE SENSOR BLACK WIRE BETWEEN HOOD CORE PANEL TERMINALS 21 AND 24 HIGH TEMP (384°F) #CW24427 (WHT) & #CW24278 (BLK)WIRE OR SIMILAR ONLY IF RAN OVER TOP OF HOOD, OTHERWISE BELDEN #6320UL OR SIMILAR PLENUM RATED WIRE, SEE FIGURE 1
FIRE ALARM CONTACT	AL1, AL2	VARIES	50V MAX (AC/DC)	UP TO 1 AMP	FIRE ALARM RELAY CONTACTS FOR BUILDING FIRE ALARM LOCATED IN THE CORE ELECTRICAL CONTROL PANEL
CORE INTERLOCK(S)	1LA, 1LB, 1LC	1LA, 1LB, 1LC	RS-485 COMMUNICATIONS SIGNAL		CORE SYSTEM (1) 1LA TO CORE SYSTEM (2) 1LA CORE SYSTEM (1) 1LB, TO CORE SYSTEM (2) 1LB CORE SYSTEM (1) 1LC, TO CORE SYSTEM (2) 1LC USE BELDEN 8876D OR SIMILAR WIRE
TROUBLE CONTACT	TBC, TBL, TDK	VARIES	MAX 120 VAC	UP TO 6 AMPS	WIRE TO TBL & TBC NORMALLY OPEN CONTACT, CLOSES IN TROUBLE CONDITION
CORE COMMUNICATIONS CABLE	RJ-45 Jack	INTERNET CONNECTION	SIGNAL	<1.0 AMPS	TYPICAL CONNECTION CAT5 CABLE TO LOCAL AREA NETWORK VIA ETHERNET SWITCH OR WIRELESS ROUTER WITH VALID INTERNET CONNECTION



ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES

NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

CUSTOMER APPROVAL TO MANUFACTURE:

- Approved as Noted ☐
- Approved with NO Exception Taken ☐
- Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVEAIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BBI - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

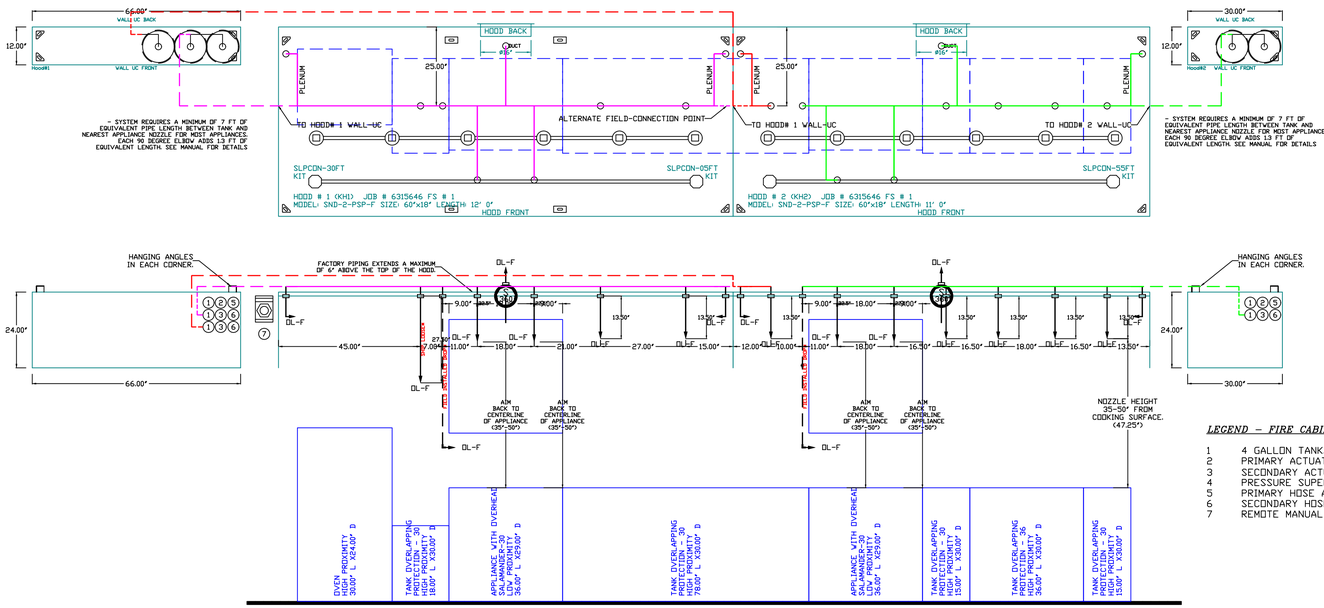
DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3



JOB #: 6315646.
JOB NAME: TRATTORIA VILLAGIO _COOKLINE BB1 - CLIFTON VA.

SYSTEM SIZE: TANK-SP-3-WC WITH REMOTE TANK-SP-2-WC DESIGN FP: 86. MAXIMUM FP: 100.
HOOD # 1 12' 0.00" LONG x 60" WIDE x 18" HIGH.
RISER # 1 SIZE: 16" DIA.
HOOD # 1 METAL BLOW-OFF CAPS INCLUDED.
HOOD # 2 11' 0.00" LONG x 60" WIDE x 18" HIGH.
RISER # 1 SIZE: 16" DIA.
HOOD # 2 METAL BLOW-OFF CAPS INCLUDED.

NOTES
- FIELD PIPE DROPS AS SHOWN
  PIPING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS.
- FIELD INSTALLED DROP: FACTORY WILL PROVIDE QTY 2 60IN LONG PIECES OF CHROME PLATED PIPING SHIPPED LOOSE TO BE FIELD-INSTALLED.
- SHIP LOOSE DROP: FACTORY WILL PROVIDE THE EXACT CHROME PIPE LENGTH NEEDED SHIPPED LOOSE TO BE FIELD-INSTALLED.
- RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELVING, SALAMANDERS, ETC.
- OVERLAPPING COVERAGE SHALL NOT BE USED ON ANY APPLIANCE WITH AN OBSTRUCTION.
- IF APPLICABLE, EXTENDED PRE-PIPED DROPS ARE SHIPPED LOOSE.
- FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.

- DL-F NOZZLE PART NUMBER REPLACES 3070-3/8H-10-SS

- HEAVY-DUTY APPLIANCES (RATED 600°F) WILL REQUIRE AN ADDITIONAL DOWNSTREAM FIRESTAT IN THE EVENT THAT THE DUCTWORK CONTAINS ANY HORIZONTAL RUNS OVER 25 FT IN LENGTH.
- MEDIUM TO LIGHT-DUTY APPLIANCES (RATED 450°F) WILL NOT REQUIRE ANY ADDITIONAL DOWNSTREAM DETECTION.

LEGEND - FIRE CABINET TANK SYSTEM

1 4 GALLON TANK.
2 PRIMARY ACTUATOR RELEASE.
3 SECONDARY ACTUATOR RELEASE.
4 PRESSURE SUPERVISION SWITCH.
5 PRIMARY HOSE ASSEMBLY.
6 SECONDARY HOSE ASSEMBLY.
7 REMOTE MANUAL ACTUATION DEVICE.

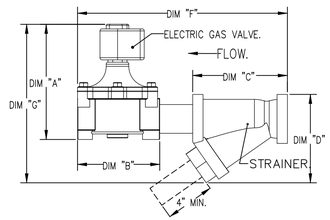
INCLUDES: FIELD INSTALLATION AND HOOKUP DURING NORMAL BUSINESS HOURS BY CERTIFIED INSTALLERS ONLY IN THE LOCATION NOTED ABOVE, TWO SITE VISITS ONLY (ONE VISIT TO SET PULL STATION & SYSTEM HOOKUP AND ONE VISIT FOR ONE TEST; ADDITIONAL VISITS WILL RESULT IN ADDITIONAL CHARGES), ONE MECHANICAL OR ELECTRICAL GAS VALVE PER SYSTEM AT A MAXIMUM SIZE OF 2", PERMIT, AND SYSTEM TEST.
EXCLUDES: UNION LABOR & PREVAILING WAGE (LABOR & WAGES WILL BE ADDED IF APPLICABLE), GAS VALVE INSTALLATION, ELECTRICAL HOOKUP AND CONNECTIONS, HANGING OF FIRE CABINET, SHUNT TRIP, HANDHELD EXTINGUISHER(S), ON-SITE RE-PIPING DUE TO EQUIPMENT LAYOUT CHANGES.

GAS VALVES AND STRAINERS

	GAS VALVE SIZING						GAS VALVE DIMENSIONS						INSTALLATION	PART NUMBERS		
	TYPE	SIZE	VOLTAGE	MIN. INLET PRESSURE	MAX. INLET PRESSURE	FLOW AT 1 IN.W.C. DROP NATURAL GAS	FLOW AT 1 IN.W.C. DROP PROPANE	DIM "A"	DIM "B"	DIM "C"	DIM "D"	DIM "F"	DIM "G"	MOUNTING ORIENTATION	GAS VALVE PART NUMBER	STRAINER PART NUMBER	GAS VALVE/STRAINER KIT
GAS VALVE FOR FS#1 →	ELECTRICAL	2"	120 VAC	0 PSI (0 IN.W.C.)	5 PSI (138 IN.W.C.)	2,940,500 BTU/HR	1,908,048 BTU/HR	7-5/8"	6-3/8"	7-1/4"	7-13-16"	15-5/8"	13-15/16"	HORIZONTAL/ VERTICAL	8214280	4417K68	(SC)EGVA2

ALL GAS VALVES/STRAINERS
PROPER CLEARANCE MUST BE PROVIDED IN ORDER TO SERVICE THE STRAINERS A MINIMUM OF 4" CLEARANCE DISTANCE MUST BE PROVIDED AT THE BASE OF THE STRAINER CUSTOMER MUST VERIFY BTU CONSUMPTION AS WELL AS PRESSURE RATING SPECIFIC GRAVITY OF NATURAL GAS = 0.64, SPECIFIC GRAVITY OF LP = 1.52.

CALCULATIONS
TO CALCULATE GAS FLOW FOR OTHER THAN 1 IN.W.C. PRESSURE DROP
NEW BTU/HR = (BTU/HR AT 1 IN.W.C. PRESSURE DROP) X NEW PRESSURE DROP$^{0.5}$
TO CALCULATE GAS FLOW FOR OTHER THAN 0.64 SPECIFIC GRAVITY
NEW BTU/HR = (BTU/HR AT 0.64) X (0.64 / NEW SPECIFIC GRAVITY)$^{0.5}$.



CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVE AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 1/2" = 1'-0"

MASTER DRAWING

SHEET NO. 4

EXHAUST FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF1 (HOOD 1)	1	DU180HFA	CAPTIVEAIRE	3180	1.800	1415	ODP,PREMIUM	3.000	2.0070	3	208	9.5	734 FPM	186	22.2
2	KEF2 (HOOD 2)	1	DU180HFA	CAPTIVEAIRE	2530	1.500	1234	TEAO-ECM	2.000	1.3110	3	208	8.5	584 FPM	144	16.8

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
3	MAU1	A2-D.500-20D-MPU	1	3	208-230	3 PHASE	60 HZ	14.5 AMPS	11.9 AMPS	20 AMPS	14 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
3	MAU1	1	A2-D.500-20D-MPU	20MF-2-MOD	A2-D.500	2900	4047	1.000	1756	ODP,PREMIUM	5.000	3.0300	3	208	15.0	18.8A	30A	1467	19.3

COILS – JOB#6315646

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING											HEATING									
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
3	MAU1	DX	4047	91.0°F	74.0°F	75.1°F	68.4°F	---	---	---	---	83.3 MBH	67.4 MBH	15.9 MBH	---	---	---	---	---	---	---	---	---	---

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MAU1	275245	253225	59°F	7 IN. W.C. - 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF1 (HOOD 1)	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	EXHAUST FAN HEAT BAFFLE
		1	2 YEAR PARTS WARRANTY
2	KEF2 (HOOD 2)	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	EXHAUST FAN HEAT BAFFLE
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
3	MAU1	1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE)
		1	SHIP LOOSE GAS STRAINER 1"
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED
		1	MOTORIZED BACKDRAFT DAMPER FOR A2-D HOUSING - MEETS AMCA CLASS 1A RATING
		1	CLOGGED FILTER SWITCH - NOTIFICATION ON HMI
		1	CONVENIENCE OUTLET (GFCI), 15 AMP - REQUIRES SEPARATE 120V CONNECTION - INCLUDES RECEPTACLE AND J-BOX
		1	8 TON 2 CIRCUIT (3/5) MODULAR PACKAGED COOLING OPTION FOR SIZE 2 DF/EH MUA (2,900 TO 4,800 CFM), 208V/230V, 3 PHASE. COOLING THERMOSTAT OR PROGRAMMABLE STAT REQUIRED FOR PROPER OPERATION
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) - THREE PHASE ONLY
		1	2 YEAR PARTS WARRANTY
		1	EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF1 (HOOD 1)	YES						
2	KEF2 (HOOD 2)	YES						
3	MAU1				YES		YES	

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF1 (HOOD 1)	34 LBS	CURB	26.500"W X 26.500"L X 26.000"H 10.000-12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	KEF2 (HOOD 2)	34 LBS	CURB	26.500"W X 26.500"L X 26.000"H 10.000-12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.
3	# 3	MAU1	76 LBS	CURB	31.000"W X 121.000"L X 20.000"H INSULATED.

FAN SOUND DATA

FAN UNIT NO	TAG	MOTOR	SOUND DATA			OCTAVE BAND SOUND DATA								
			LWA	SONES @ 5 FT	DBA @ 5 FT	DISTANCE (FT)	63 HZ	125 HZ	250 HZ	500 HZ	1 KHZ	2 KHZ	4 KHZ	8 KHZ
1	KEF1 (HOOD 1)	EXHAUST	84.2	22.2016648391361	72.7	5	78.1	83.2	89.7	82.3	74.4	71.4	65.9	60
2	KEF2 (HOOD 2)	EXHAUST	80.2	16.823006567046	68.7	5	75.2	79	86.9	76.2	69.4	67.3	61.3	55.7
3	MAU1	SUPPLY	82.2	19.3261158381125	70.7	5	75.4	83	82.8	80.2	76.3	73.1	70.3	67.1

HMI SCHEDULE				
UNIT NUMBER	HMI #	HMI LOCATION	TEMP AVERAGING	MODBUS ADDRESS
FAN #3	HMI #1 - UNIT	IN UNIT	NOT AVERAGED	55

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐

Approved with NO Exception Taken ☐

Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVEAIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

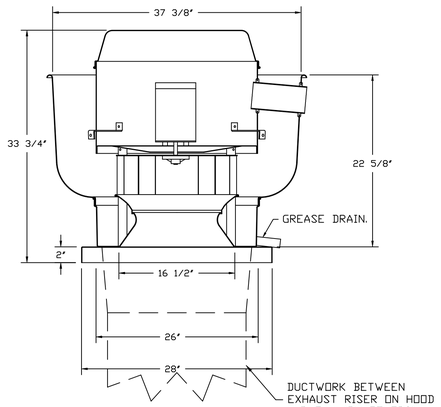
DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 5

FANS #1 (KEF1 (HOOD 1)), #2 (KEF2 (HOOD 2)) - DU180HFA EXHAUST FAN



FEATURES:

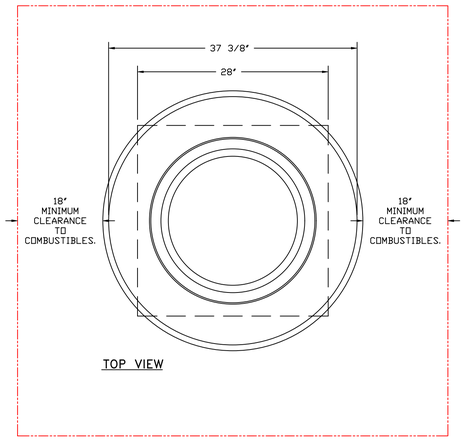
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

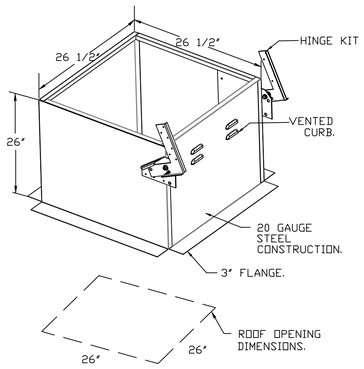
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

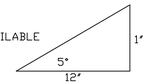
- GREASE BOX.
- EXHAUST FAN HEAT BAFFLE.
- FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS.
- 2 YEAR PARTS WARRANTY.



TOP VIEW

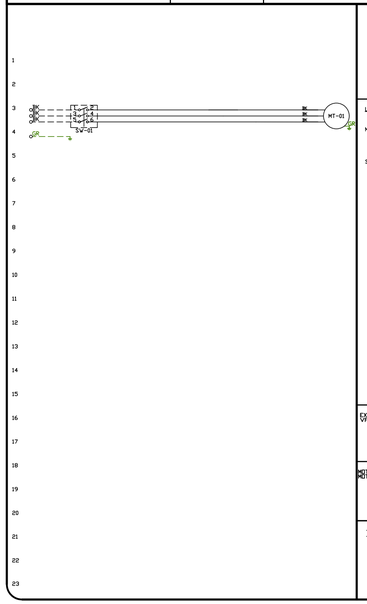


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

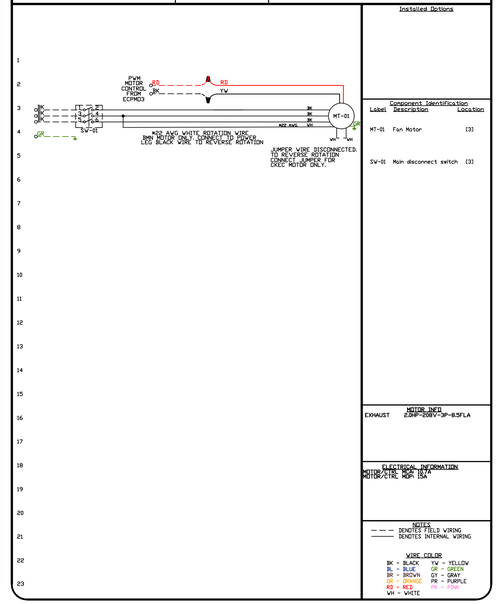


SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.

Exhaust Fan Wiring | JOB 6315646 - Trattoria Villaggio _Cookline ...
DRAWING NUMBER EXH6315646-1 | SHIP DATE 8/20/2024 | MODEL DU180HFA



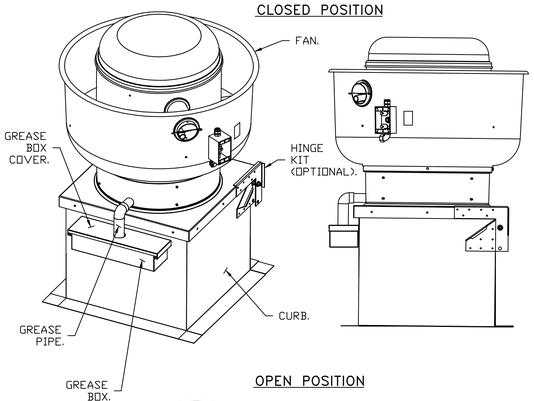
Exhaust Fan Wiring | JOB 6315646 - Trattoria Villaggio _Cookline ...
DRAWING NUMBER EXH6315646-2 | SHIP DATE 8/20/2024 | MODEL DU180HFA



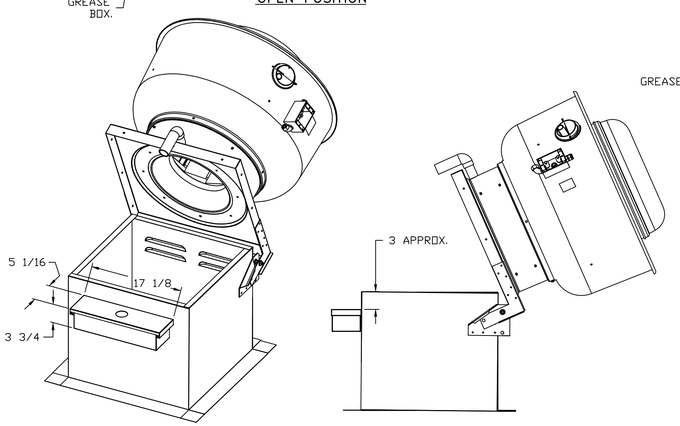
GREASEBOX
REV.#2 08/19/02

GREASE BOX INSTALLATION

CLOSED POSITION



OPEN POSITION



PARTS INCLUDED

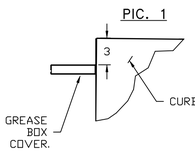
GREASE BOX.
GREASE BOX COVER.
GREASE PIPE.

SHEET METAL SCREWS
3 - LONG (3/4" LG.).

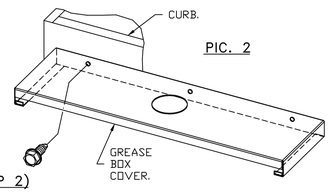
GREASE BOX FIELD INSTALLATION

STEP 1)
ATTACH GREASE BOX COVER TO THE CURB, HOLD 3" DIMENSION AS SHOWN ON PIC. 1. SCREW GREASE BOX COVER TO CURB USING (3) LONG (3/4" LG.) SCREWS AS SHOWN ON PIC. 2.

PIC. 1

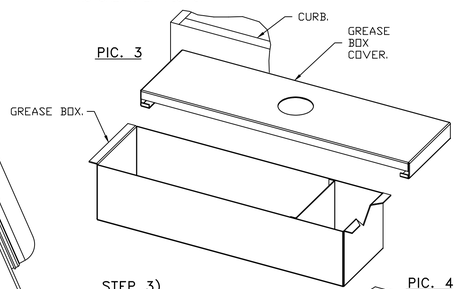


PIC. 2



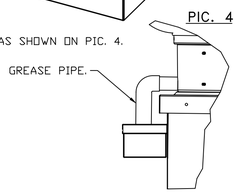
STEP 2)
ATTACH GREASE BOX TO GREASE BOX COVER, SLIDE AND DROP. AS SHOWN ON PIC. 3.

PIC. 3



STEP 3)
INSTALL GREASE PIPE AS SHOWN ON PIC. 4.

PIC. 4



*NOTE: UL 705 INSTALL.

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villaggio _Cookline BBI - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024
DWG.#: 6315646
DRAWN BY: DDR-44
SCALE: 3/4" = 1'-0"
MASTER DRAWING

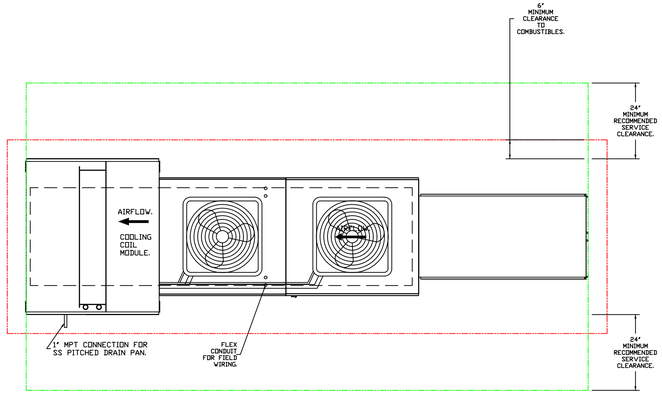
SHEET NO. 6

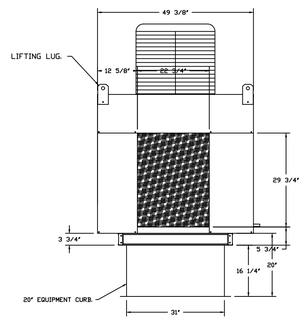
FAN #3 AZ-D500-200-MPU - HEATER (MAUI)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 20% MIXED FLOW DIRECT DRIVE FAN.
2. INTAKE HOOD WITH EZ FILTERS.
3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
5. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE.
6. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE).
7. SHIP LOOSE GAS STRAINER TO BE INSTALLED UPSTREAM OF UNIT CONNECTION 1" CONNECTION.
8. CASLINK BUILDING MONITORING SYSTEM COMMUNICATIONS MODULE REQUIRES INTERNET & FIELD WIRED ETHERNET CONNECTION OR 3G CELLULAR SERVICE. INCLUDES REV 3 COMM MODULE, RJ45 TO MODBUS CONVERTER, 3 FT CATS CABLE, AND 1 FT OF SHIELDED TWISTED PAIR.
9. MOTORIZED BACK DRAFT DAMPER 20.75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, LF120S ACTUATOR INCLUDED.
10. CLOGGED FILTER SWITCH WITH NOTIFICATION ON HMI.
11. GFCI 15 AMP CONVENIENCE OUTLET FOR HEATER ENCLOSURE POWER SUPPLY BY OTHERS - INCLUDES RECEPTACLE AND J BOX.
12. 8 TON, DUAL CIRCUIT C3/S3 MODULAR PACKAGED COOLING OPTION FOR SIZE 2 DF/EH MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (2,900 TO 4,800 CFM) WHEN ORDERED WITH OPPOSITE AIRFLOW CONDENSERS ACCESS AND COIL PIPING WILL REMAIN IN STANDARD POSITION. DRAIN AND ELECTRICAL WILL MOVE TO THE OPPOSITE SIDE. ANY OTHER CHANGES WILL REQUIRE CLI. CONDENSERS REQUIRE SEPARATE 208/230V 1PH POWER SUPPLY WITH DISCONNECT SWITCH. MUST BE ORDERED WITH MOD.
13. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS (OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM BCV TO MUA SWITCH.
14. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/MPU SECTION).
15. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.
16. 2 YEAR PARTS WARRANTY.

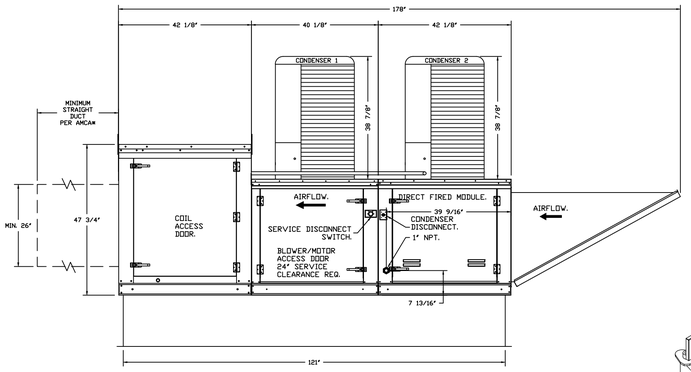
NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED STRAIGHT DUCT SIZE IS 26" x 26".

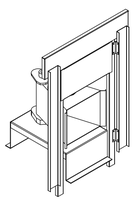
SUPPLY SIDE HEATER INFORMATION

WINTER TEMPERATURE = 16°F. TEMP. RISE = 59°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUs AT ALTITUDE OF 0.0 FT. = 255091.
INPUT BTUs AT ALTITUDE OF 0.0 FT. = 277273.
OUTPUT BTUs AT ALTITUDE OF 203 FT. = 253205.
INPUT BTUs AT ALTITUDE OF 203 FT. = 275245.



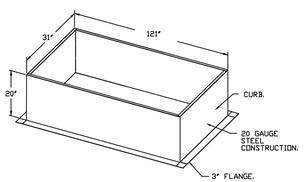






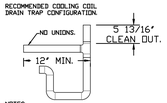
DIRECT FIRED (DF) PROFILE PLATE ASSEMBLY

OPTIONS:
- FULL BOTTOM CORNERS.



TYPICAL DRAIN TRAP INSTALL

RECOMMENDED COOLING COIL DRAIN TRAP CONFIGURATION.



NOTES:
1) 1" DIAMETER PVC PIPE ONLY.
2) USE ONLY LOW PROFILE COUPLINGS.
3) ADD CLEAN OUT AS SHOWN.

DIRECT FIRED PROFILE PLATE SPECIFICATIONS:

DESCRIPTION:
DIRECT FIRED BURNERS SHALL HAVE PATENTED CUS PATENT NO: US6629523B2), SELF-ADJUSTING PROFILE PLATES DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE PLATES SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIMITING BY-PRODUCT LEVELS TO A MAXIMUM OF 5PPM OF CARBON MONOXIDE (CO), AND 0.5PPM OF NITROGEN DIOXIDE (NO2)DIRECT FIRED UNITS SHALL BE CONFIGURED WITH THE BLOWER MOUNTED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT WILL ENSURE A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.

APPLICATION:
SPRING-LOADED BURNER PROFILE PLATES ARE ENGINEERED TO AUTOMATICALLY REACT TO THE MOMENTUM OF A FRESH AIR STREAM, WITHOUT THE NEED FOR ANY MOTORS OR ACTUATORS TO MECHANICALLY ADJUST THEM. WITH THIS FEATURE, ALL DF UNITS ARE DESIGNED FOR DEMAND CONTROL VENTILATION (DCV) REQUIREMENTS.

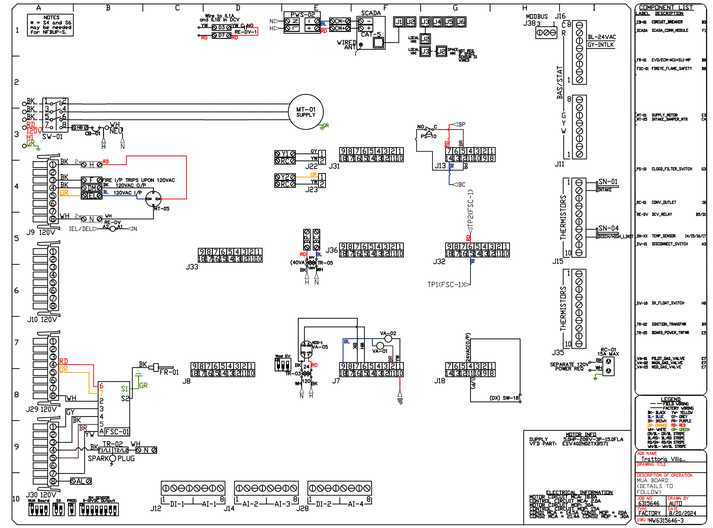
CERTIFICATIONS:
ALL PROFILE PLATE ASSEMBLIES SHALL BE INCLUDED IN THE DF UNIT'S ETL LISTING AND COMPLY WITH COMBINED SAFETY STANDARDS ANSI Z83.4 AND CSA 3.7 (NON-RECIRCULATING DF HEATERS) AND ANSI Z83.18 (RECIRCULATING DF HEATERS).

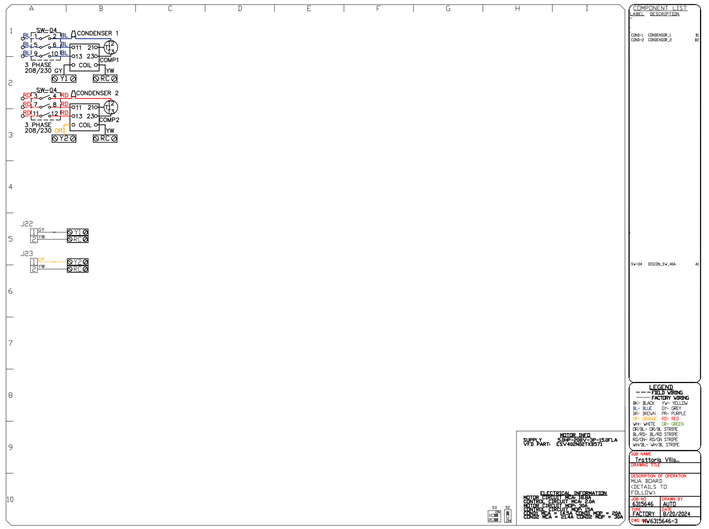
GENERAL CONSTRUCTION:
-PROFILE PLATES SHALL BE FORMED FROM G90 GALVANIZED STEEL.
-PROFILE PLATES SHALL VARY IN SIZE PER UNIT.
-PROFILE PLATES SHALL BE MOUNTED ALONG THE SAME PLANE AS THE DISCHARGE OF THE BURNER.
-DESIGN SHALL INCORPORATE PROPERLY TORQUED, PERMANENTLY MOUNTED SPRING HINGES.
-SPRING HINGES SHALL BE MADE FROM PLATED STEEL.

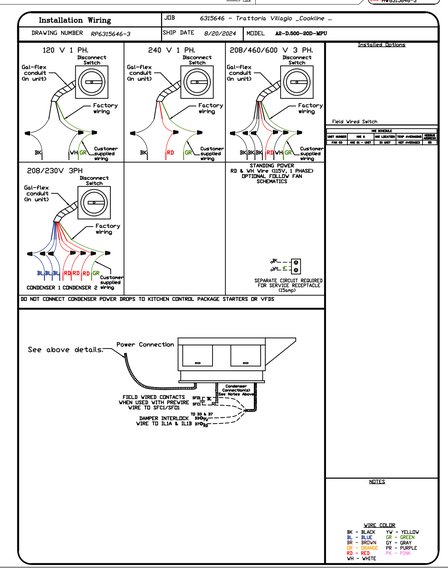
CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captivealre.com







CAPTIVE AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 1/2" = 1'-0"

MASTER DRAWING

SHEET NO. 7

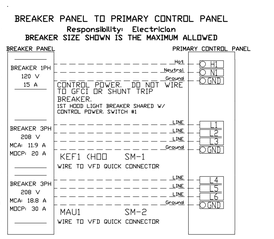
ELECTRICAL PACKAGE – JOB#6315646

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	Φ	HP	VOLT	FLA
1	DCV1	DCV-2111	WALL UTILITY CABINET LEFT	FACE MOUNT LEFT SIDE OF HOOD	1 LIGHT	SMART CONTROLS DCV	KEF1 (HOOD 1)	EXHAUST	3	3.000	208	9.5
				HOOD # 1	1 FAN		KEF2 (HOOD 2)	EXHAUST	3	2.000	208	8.5
							MAU1	SUPPLY	3	5.000	208	15.0

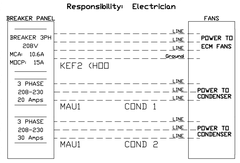
JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY DDR-44 | DATE 8/20/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fans modulate based on duct temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensor shipped loose for field installation.Verify distance between VFD and Motor; additional cost could apply if distance exceeds 50 feet.

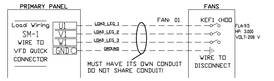
BREAKER PANEL TO PRIMARY CONTROL PANEL
Responsibility: Electrician
BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED

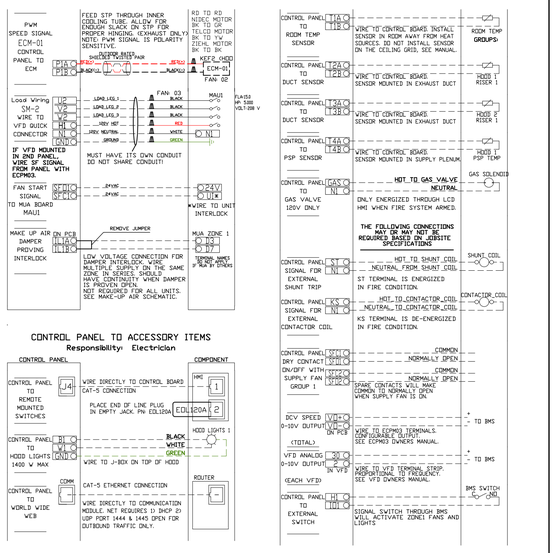


BREAKER PANEL TO FANS
Responsibility: Electrician



CONTROL PANEL TO FANS
Responsibility: Electrician

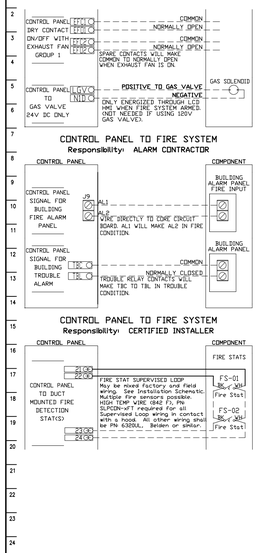




CONTROL PANEL TO ACCESSORY ITEMS
Responsibility: Electrician

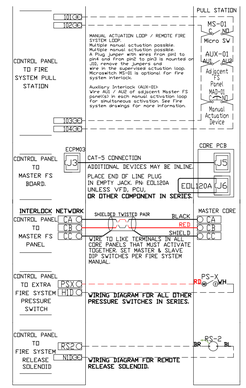
JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY DDR-44 | DATE 8/20/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-2

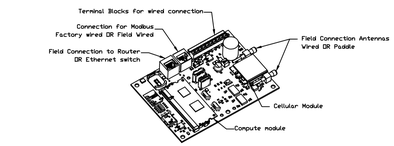
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fans modulate based on duct temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensor shipped loose for field installation.Verify distance between VFD and Motor; additional cost could apply if distance exceeds 50 feet.



CONTROL PANEL TO FIRE SYSTEM
Responsibility: ALARM CONTRACTOR

CONTROL PANEL TO FIRE SYSTEM
Responsibility: CERTIFIED INSTALLER





CASlink Monitor and Control

- *Hood control panel to support communications to cloud-based Building Management System.*
- *Hood Control Panel to allow cloud-based Building Management System to monitor real time parameters outlined as MONITOR in the points list.*
- *Hood Control Panel to allow cloud-based Building Management System to control parameters outlined as CONTROL in the points list.*
- *Hood Control Panel to allow cloud-based Building Management System to implement SYSTEM ECONOMIZER control strategies for fully integrated Building Management.*

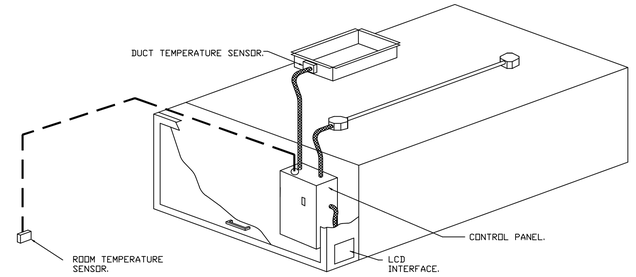
MONITORING AND CONTROL POINTS LIST

DCV Packages	Function
Room Temperature	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Fan Speed	MONITOR
Fan Amperage	MONITOR
Fan Power	MONITOR
VFD Faults	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Prep Time Button	MONITOR & CONTROL
Fans Button	MONITOR & CONTROL
Lights Button	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

SC Packages	Function
Room Temperature(s)	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Fans Button(s)	MONITOR & CONTROL
Lights Button(s)	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

DEMAND CONTROL VENTILATION HOOD CONTROL PANEL SPECIFICATIONS:

- CONTROLS SHALL BE LISTED BY ETL (UL 508A) AND SHALL COMPLY WITH DEMAND VENTILATION SYSTEM TURNDOWN REQUIREMENTS OUTLINED IN IECC 403.7.5 (2021).
- THE CONTROL ENCLOSURE SHALL BE NEMA 1 RATED AND LISTED FOR INSTALLATION INSIDE OF THE EXHAUST HOOD UTILITY CABINET. THE CONTROL ENCLOSURE MAY BE CONSTRUCTED OF STAINLESS STEEL OR PAINTED STEEL.
- TEMPERATURE PROBE(S) LOCATED IN THE EXHAUST DUCT RISER(S) SHALL BE CONSTRUCTED OF STAINLESS STEEL.
- A DIGITAL CONTROLLER SHALL BE PROVIDED TO ACTIVATE THE HOOD EXHAUST FANS DYNAMICALLY BASED ON A FIXED DIFFERENTIAL BETWEEN THE AMBIENT AND DUCT TEMPERATURES SENSORS. THIS FUNCTION SHALL MEET THE REQUIREMENTS OF IMC 507.1.1.
- A DIGITAL CONTROLLER SHALL PROVIDE ADJUSTABLE HYSTERESIS SETTINGS TO PREVENT CYCLING OF THE FANS AFTER THE COOKING APPLIANCES HAVE BEEN TURNED OFF AND/OR THE HEAT IN THE EXHAUST SYSTEM IS REDUCED.
- A DIGITAL CONTROLLER SHALL PROVIDE AN ADJUSTABLE MINIMUM FAN RUN-TIME SETTING TO PREVENT FAN CYCLING.
- VARIABLE FREQUENCY DRIVES (VFDS) SHALL BE PROVIDED FOR FANS AS REQUIRED. THE DIGITAL CONTROLLER SHALL MODULATE THE VFDS BETWEEN A MINIMUM SETPOINT AND A MAXIMUM SETPOINT ON DEMAND. THE DUCT TEMPERATURE SENSOR INPUT(S) TO THE DIGITAL CONTROLLER SHALL BE USED TO CALCULATE THE SPEED REFERENCE SIGNAL.
- THE VFD SPEED RANGE OF OPERATION SHALL BE FROM 0% TO 100% FOR THE SYSTEM, WITH THE ACTUAL MINIMUM SPEED SET AS REQUIRED TO MEET MINIMUM VENTILATION REQUIREMENTS.
- AN INTERNAL ALGORITHM TO THE DIGITAL CONTROLLER SHALL MODULATE SUPPLY FAN VFD SPEED PROPORTIONAL TO ALL EXHAUST FANS THAT ARE LOCATED IN THE SAME FAN GROUP AS THE SUPPLY FAN.
- THE SYSTEM SHALL OPERATE IN PREP MODE DURING LIGHT COOKING LOAD OR COOL DOWN MODE WHEN SUFFICIENT HEAT REMAINS UNDERNEATH THE HOOD SYSTEM AFTER COOKING OPERATIONS HAVE COMPLETED. OPERATION DURING EITHER OF THESE PERIODS WILL DISABLE THE SUPPLY FANS AND PROVIDE AN EXHAUST FAN SPEED THAT IS EQUAL TO THE MINIMUM VENTILATION REQUIREMENT.
- A DIGITAL CONTROLLER SHALL DISABLE THE SUPPLY FAN(S), ACTIVATE THE EXHAUST FAN(S), ACTIVATE THE APPLIANCE SHUNT TRIP, AND DISABLE AN ELECTRIC GAS VALVE AUTOMATICALLY WHEN FIRE CONDITION IS DETECTED ON A COVERED HOOD.
- A DIGITAL CONTROLLER SHALL ALLOW FOR EXTERNAL BMS FAN CONTROL VIA DRY CONTACT (EXTERNAL CONTROL SHALL NOT OVERRIDE FAN OPERATION LOGIC AS REQUIRED BY CODE).
- AN LCD INTERFACE SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:
  A. ON/OFF PUSH BUTTON FAN & LIGHT SWITCH ACTIVATION.
  B. INTEGRATED GAS VALVE RESET FOR ELECTRONIC GAS VALVES (NO RESET RELAY REQUIRED).
  C. VFD FAULT DISPLAY WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  D. DUCT TEMPERATURE SENSOR FAILURE DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  E. MIS-WIRED DUCT TEMPERATURE SENSOR DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  F. A SINGLE LOW VOLTAGE CAT-5 RJ45 WIRING CONNECTION.
  G. AN ENERGY SAVINGS INDICATOR THAT UTILIZES MEASURED KWH FROM THE VFDS.



TYPICAL HOOD CONTROL PANEL INSTALLATION

SEQUENCE OF OPERATIONS:

THE HOOD CONTROL PANEL IS CAPABLE OF OPERATING IN ONE OR MORE OF THE FOLLOWING STATES AT ANY GIVEN TIME:

- AUTOMATIC: THE SYSTEM OPERATES BASED ON THE DIFFERENTIAL BETWEEN ROOM TEMPERATURE AND THE TEMPERATURE AT THE HOOD CAVITY OR EXHAUST DUCT COLLAR. FANS ACTIVATE AT A CONFIGURABLE TEMPERATURE DIFFERENTIAL THRESHOLD. DEPENDING ON THE JOB CONFIGURATION EACH FAN ZONE CAN BE CONFIGURED AS STATIC OR DYNAMIC. THESE TERMS REFER TO WHETHER A VARIABLE MOTOR (SUCH AS EC MOTORS OR VFD DRIVEN MOTORS) MODULATE WITH TEMPERATURE. IF THE PANEL IS EQUIPPED WITH VARIABLE SPEED FANS AND THE ZONE IS DEFINED AS "DYNAMIC", THESE WILL MODULATE WITHIN A USER-DEFINED RANGE BASED ON THE TEMPERATURE DIFFERENTIAL. PANELS EQUIPPED WITH VARIABLE SPEED FANS AND A FAN ZONE DEFINED AS "STATIC", FANS WILL RUN AT A SET SPEED CALCULATED FOR THE DRIVE. DEMAND CONTROL VENTILATION SYSTEMS ARE CAPABLE OF MODULATING EXHAUST AND MAKE UP AIR FAN SPEEDS PER THE REQUIREMENTS OUTLINED IN IECC 403.7.5 (2021).
- MANUAL: THE SYSTEM OPERATES BASED ON HUMAN INPUT FROM AN HMI.
- SCHEDULE: A WEEKLY SCHEDULE CAN BE SET TO RUN FANS FOR A SPECIFIED PERIOD THROUGHOUT THE DAY. THERE ARE THREE OCCUPIED TIMES PER DAY TO ALLOW FOR THE USER TO SET UP A TIME THAT IS SUITABLE TO THEIR NEEDS. ANY TIME THAT IS WITHIN THE DEFINED OCCUPIED TIME, THE SYSTEM WILL RUN AT MODULATION MODE AND FOLLOW THE FAN PROCEDURE ALGORITHM BASED ON TEMPERATURE DURING THIS TIME. DURING UNOCCUPIED TIME, THE SYSTEM WILL HAVE AN EXTRA OFFSET TO PREVENT UNINTENDED ACTIVATION OF THE SYSTEM DURING A TIME WHERE THE SYSTEM IS NOT BEING OCCUPIED.
- OTHER: THE SYSTEM OPERATES BASED ON THE INPUT FROM AN EXTERNAL SOURCE (DDC, BMS OR HARD-WIRED INTERLOCK).
- FIRE: UPON ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM, THE EXHAUST FAN WILL COME ON OR CONTINUE TO TO RUN, THE HOOD MAKEUP AIR WILL SHUTDOWN, AND A SIGNAL WILL BE SENT FOR ACTIVATING THE SHUNT TRIP BREAKER PROVIDED BY THE ELECTRICIAN. FUEL GAS WILL SHUT OFF VIA A MECHANICAL/ELECTRICAL GAS VALVE ACTUATED BY THE HOOD FIRE SUPPRESSION SYSTEM.

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

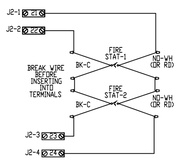
SHEET NO. 8

DESCRIPTION OF OPERATION:

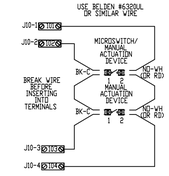
10/01/2023 Rev. 17

TOTAL PROTECTION LOW-VOLTAGE FIGURES

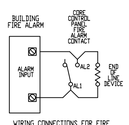
FS-1: MASTER



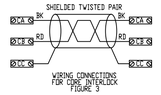
WIRING CONNECTIONS FOR FIRESTAT LOOP
FIGURE 1



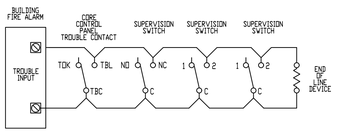
WIRING CONNECTIONS FOR MANUAL ACTUATION LOOP
FIGURE 1A



WIRING CONNECTIONS FOR FIRE ALARM CONTACT
FIGURE 2



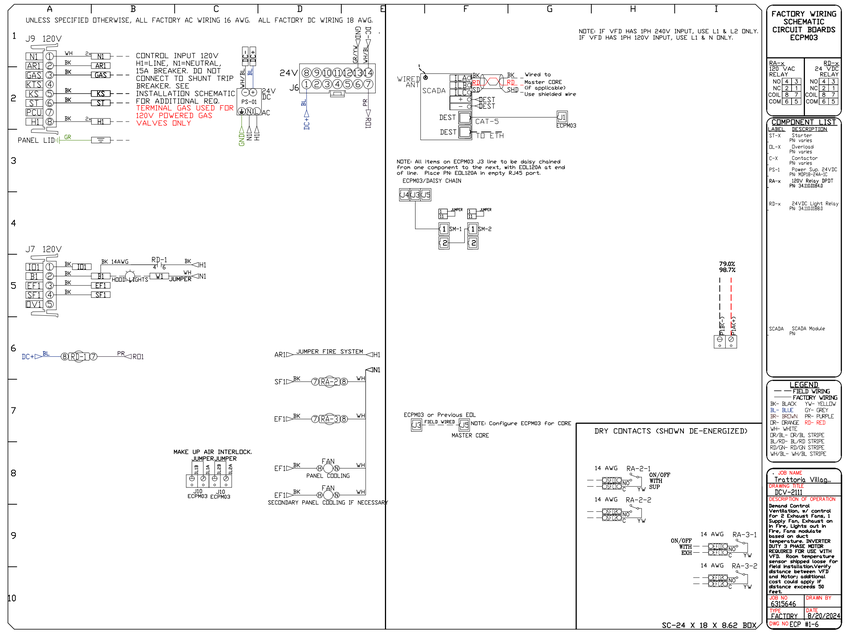
WIRING CONNECTIONS FOR CORE INTERLOCK
FIGURE 3



WIRING CONNECTIONS FOR TROUBLE CONTACT
FIGURE 4

NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES



FACTORY WIRING SCHEMATIC CIRCUIT BOARDS ECPM03

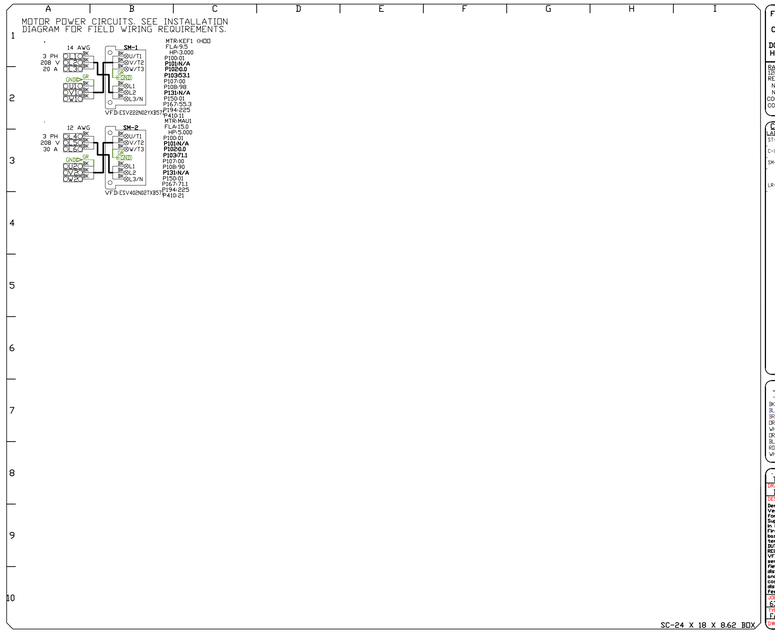
RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

LABEL	DESCRIPTION
MT-x	Starter PN varies
OL-x	Overload PN varies
C-x	Contactor PN varies
PS-1	Power Sup. 24VDC PN MDR-60-24-U
RA-x	120V Relay SPST PN 3A1EB5A2
RD-x	24VDC Light Relay PN 14H1H1B6
SCADA	SCADA Module PN

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans. 1 Supply Fan. Exhaust on in Fire. Lights out in Fire. Fans modulate based on space temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensors required for Fans modulation. Long distance between VFD and Motor additional cost could apply if distance exceeds 50 feet.
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-6



SC-24 X 18 X 8.62 BOX

FACTORY WIRING SCHEMATIC CIRCUIT BOARDS ECPM03
DCV Rev. 2.10.00
HMI Rev. 2.10.00

RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

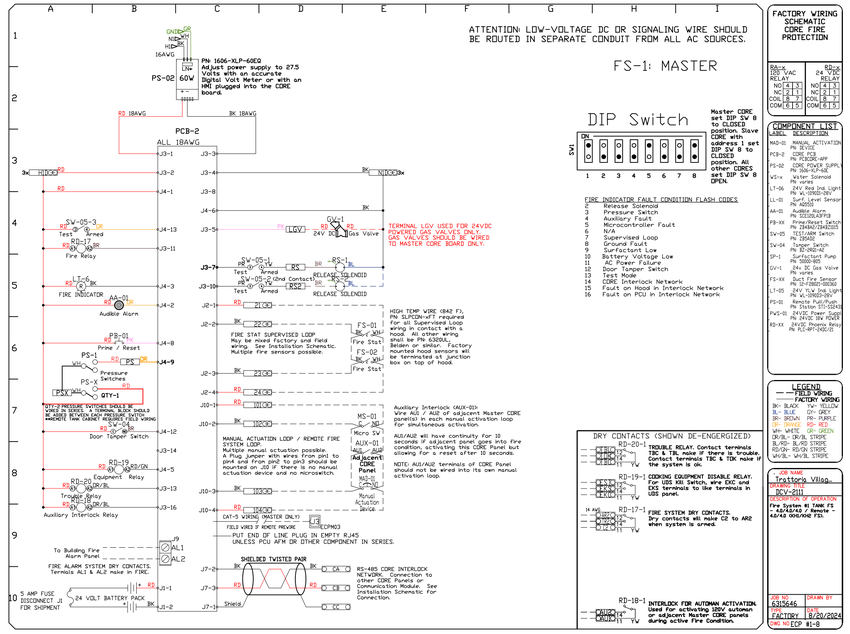
LABEL	DESCRIPTION
MT-x	Starter PN varies
C-x	Contactor PN varies
SM-x	VFD PN varies
LR-x	Line/Load Reactor PN varies

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans. 1 Supply Fan. Exhaust on in Fire. Lights out in Fire. Fans modulate based on space temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensors required for Fans modulation. Long distance between VFD and Motor additional cost could apply if distance exceeds 50 feet.
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-7

ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES.

FS-1: MASTER



FACTORY WIRING SCHEMATIC CORE FIRE PROTECTION

RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

LABEL	DESCRIPTION
MAU-01	MANUAL ACTUATION UNIT 30 VDC PN PCU2CE-APP
PCB-2	CORE POWER SUPPLY PN 3106-XLP-60E
WS-x	Water Solenoid PN varies
LT-06	24V Red Ind. Light PN VL-1090D-28RV
LL-01	Surf. Level Sensor PN A099
AA-01	Audible Alarm PN 3322ULXAF18
PB-XX	Prime/Reset Switch PN 2SM6N73A2D01
Sw-05	TEST/ARM Switch PN 3SM6
Sw-04	Pump Switch PN 3C-2N2-A2
SP-1	Surfactant Pump PN 7680-805
GV-1	24v DC Gas Valve PN 8210
FS-XX	Duct Fire Sensor PN 12F2880-00CN2
LT-05	24V YLW Ind. Light PN VL-1090D-28Y
PS-01	Remote Pull/Push Station PN 2SM6N73A2D01
PwS-01	24VDC Power Supply PN 24VDC 3W POWER
RD-03	24VDC Process Relay PN PLC-RPT-24DC-21

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Fire System # THK FS 2-161742 F. Remote - 48/48 OOS/END F31
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-6

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐

Approved with NO Exception Taken ☐

Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captivaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVAIRE
www.captivaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captivaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 9

GENERAL CONTRACTOR RESPONSIBILITIES

- INFORM DYKES FOODSERVICE SOLUTIONS (DFS) OF JOB-SITE SAFETY CONDITIONS, I.E. POST TENSION CONCRETE, CRANES, WELDING AREAS, LIVE ELECTRICAL WORK, OPEN PITS, ETC.
- **COMPLETE** ALL FINISHES (FRP, TILE AND BASE, PAINT, CEILING GRID, DUCT WORK, ETC.) AND CLEAN ALL FOODSERVICE AREAS BEFORE EQUIPMENT DELIVERY.
- ADHERE TO ALL SPECIAL CONDITION'S REQUIREMENTS (I.E. WALL BACKING, WALK-IN DEPRESSIONS, BLOCK-OUTS FOR FLOOR TROUGHS, ETC.). **DFS IS NOT RESPONSIBLE FOR SHELF FAILURE IF ADEQUATE WALL BACKING IS NOT PROVIDED.**
- PROVIDE ALL BUILDING AND WALL PENETRATIONS (I.E. CORE DRILLING) AND THE SEALING OF THOSE PENETRATIONS REQUIRED FOR FS EQUIPMENT INSTALLATION.
- PROVIDE SUFFICIENT ACCESS (MINIMUM CLEARANCE OF 42") TO ALL AREAS REQUIRING KITCHEN OR BAR EQUIPMENT.
- INFORM DFS OF ANY SCHEDULE CHANGES, PLAN CHANGES, OR UPDATES OF ANY KIND PERTAINING TO KITCHEN EQUIPMENT. CHANGES MADE TO A SCHEDULED INSTALLATION REQUIRE A MINIMUM 2 WEEKS' NOTICE, PRIOR TO THE PREDETERMINED INSTALLATION DATE.
- WALK-IN COOLER SLAB MUST BE TRANSIT/LASER LEVEL. WALK-IN DEPRESSIONS MUST ADHERE TO THE DIMENSIONS INDICATED ON THE APPROVED WALK-IN DRAWINGS. G.C. 'S ROOFER TO FLASH AND COUNTER-FLASH WALK-IN ROOF MEMBRANE AS NEEDED.
- **PERFORM ELECTRICAL, PLUMBING, GAS & MECHANICAL INTERCONNECTIONS & FINAL CONNECTIONS**
- PROVIDE ON-SITE DUMPSTER FOR TRASH REMOVAL.

NOTE: ANY AND ALL FABRICATED MILLWORK ITEMS WILL BE DESIGNED AND MANUFACTURED TO ARCHITECT'S "HOLD TO" DIMENSIONS.

ELECTRICAL NOTES

- PROVIDE ALL ROUGH-IN AND POWER SUPPLIES FOR ALL EQUIPMENT IN FLOORS, WALLS, AND CEILINGS AS SPECIFIED AND SHOWN ON DRAWINGS.
- MAKE AND SEAL ALL REQUIRED ELECTRICAL PENETRATIONS, INCLUDING PENETRATIONS AND CONDUITS IN THE WALK-IN COOLERS AND FREEZERS. ELECTRICAL CONDUITS INSIDE THE WALK-IN BOXES MUST BE SEALED TO PREVENT CONDENSATION.
- MAKE **ALL** INTERCONNECTIONS AND FINAL CONNECTIONS TO FS EQUIPMENT
- FURNISH AND INSTALL ALL CONTROL WIRING AND/OR POWER WIRING BETWEEN ELECTRICAL COMPONENTS AS SPECIFIED SUCH AS, BUT NOT LIMITED TO, EXHAUST/MAKE-UP AIR FANS AND THE VENTILATION HOOD CONTROL PANEL, WALK-IN COOLER/FREEZER COILS AND THEIR RESPECTIVE COMPRESSORS AND THE WALK-IN COOLER/FREEZER LIGHTS.
- INSTALL AND CONNECT LIGHT FIXTURES AND ALARM SYSTEMS PROVIDED BY DFS IN WALK-IN COOLER/FREEZERS.
- PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES WHERE REQUIRED (I.E. WALK-IN COOLERS/FREEZERS).
- APPROPRIATELY SIZE ALL WIRING ON SPECIFIED EQUIPMENT WITH DIRECT OR HARD CONNECTIONS AND PROVIDE CORD AND PLUG WHEN REQUIRED.
- FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS INCLUDING DISCONNECTS, CONDUIT, WIRE, COVER PLATES, STARTERS, CORD SETS AND OTHER RELATED ITEMS NECESSARY FOR FINAL CONNECTIONS. MOUNTING OF COMPONENTS SHALL NOT INTERFERE WITH THE INSTALLATION OR OPERATION OF FOODSERVICE EQUIPMENT.
- INSTALL ALL ITEMS PROVIDED LOOSE BY THE KEC PER SPECIFICATIONS SUCH AS, BUT NOT LIMITED TO, CONTROL PANELS, STARTERS AND DISCONNECTS.

NOTE 1: LOCATION OF ANY ADDITIONAL CONVENIENCE RECEPTACLES ARE TO BE DETERMINED BY THE ARCHITECT.

NOTE 2: THE ELECTRICIAN TO DETERMINE THE EXACT LOCATION OF THE LIGHT INSTALLATION INSIDE THE WALK-IN BOXES. DIMENSIONS SHOWN ON THE FS DRAWINGS ARE FOR REFERENCE ONLY.

PLUMBING

- MAKE AND SEAL ALL FLOOR, WALL, AND CEILING PENETRATIONS OR SLEEVES AS REQUIRED TO INSTALL KITCHEN/BAR EQUIPMENT.
- FURNISH AND INSTALL ALL DRAIN ASSEMBLIES FOR ALL KITCHEN AND BAR EQUIPMENT, SINKS, ETC.
- MOUNT, ASSEMBLE, AND INSTALL WALL-MOUNTED HAND SINKS AND COMPONENTS (I.E. FAUCETS AND DRAINS.)
- PROVIDE ALL FITTINGS AND VALVES NECESSARY FOR COMPLETE INSTALLATION OF FS EQUIPMENT. THIS INCLUDES STREET ELBOWS AND/OR OTHER FITTINGS NEEDED FOR COMPLETE ASSEMBLY OF ALL FLOOR AND WALL MOUNTED SINKS.
- LOCATE ALL FLOOR DRAINS AND/OR FLOOR SINKS TO AVOID CONFLICT WITH LEG OR CASTER ASSEMBLIES.
- INSTALL ALL SODA AND BEER LINE CONDUIT (NO SHORT OR STANDARD RADIUSED 90'S, LONG SWEEP 90'S ARE REQUIRED)
- INSTALL WALK-IN COOLER/FREEZER DRAIN LINES INCLUDING TRAPS AND CLEAN-OUTS. COPPER MUST BE USED FOR CONDENSATE DRAIN LINES WHERE HEAT TAPE IS APPLIED.
- CONNECT ICE MACHINE TO WATER SUPPLY AND DRAINS. THIS INCLUDES MOUNTING AND CONNECTING WATER FILTERS (PROVIDED BY DFS).
- CONNECT ALL WATER AND DRAINS FOR ALL KITCHEN AND BAR EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO PIPE, FITTINGS, VALVES, TRAPS, TAILPIECES, VENTS, VACUUM BREAKERS/BACKFLOW PREVENTERS, STOPS, GAUGES, UNIONS, SHUT-OFFS, WATER HAMMER ARRESTERS AND OTHER RELATED ITEMS NECESSARY FOR FINAL CONNECTIONS.
- INSTALL APPLIANCE GAS REGULATORS AND FLEXIBLE HOSES AS SPECIFIED AND PROVIDED BY DFS.
- PERFORM ALL STEAM CONNECTIONS THAT MAY BE REQUIRED.

NOTE 1: HOT WATER TEMPERATURE TO BOOSTER HEATER OR DISH MACHINE MUST BE A MINIMUM OF 140 DEGREES FAHRENHEIT. IF INDICATED TO FS CONSULTANT AND/OR DFS, EQUIPMENT OPTIONS MAY BE AVAILABLE TO ALLOW FOR 110-DEGREE F FOR MINIMUM INCOMING WATER TEMPERATURE.

NOTE 2: WATER PRESSURE TO KITCHEN EQUIPMENT SHOULD NOT EXCEED 50 PSI IN BOTH HOT AND COLD-WATER LINES. WATER PRESSURE TO DISHWASHER AND BOOSTER HEATER SHOULD NOT EXCEED 25 PSI. PRESSURE REDUCING VALVES MUST MEET EQUIPMENT MANUFACTURERS FLOW RECOMMENDATIONS.

NOTE 3: GAS PRESSURE UPSTREAM OF EQUIPMENT SHOULD NOT EXCEED 8-11" WC.

MECHANICAL

- PROVIDE ALL LABOR AND MATERIALS REQUIRED TO INSTALL/HANG EXHAUST AND/OR CONDENSATE HOODS, DISH MACHINE PANT LEGS, ROOFTOP CURBS, EXHAUST AND MAKE-UP AIR FANS. PROVIDE AND INSTALL ALL NECESSARY SUPPLY AND EXHAUST DUCTWORK MATERIALS, BOTH GREASE AND VAPOR.
  - THE ANSUL FIRE SUPPRESSION SYSTEM INSTALLATION IS **INCLUDED** WITH THE HOOD SYSTEM PACKAGE (IF PROVIDED BY DFS) AND COMPLETED BY AN AUTHORIZED INSTALLER THAT HAS BEEN SUBCONTRACTED BY THE HOOD MANUFACTURER
- PROVIDE AND INSTALL STAINLESS STEEL WALL PANELS (BELOW THE HOOD), STAINLESS STEEL CLOSURE PANELS (ABOVE THE HOOD), CORNER GUARDS AND FRAMED OPENING WRAPS.
- MAKE ALL DIRECT VENT CONNECTIONS (HOODS, DISHWASHERS, ETC.) TO EQUIPMENT SUPPLY OR EXHAUSTS
- PROVIDE ANY SLEEVES, AND SEAL/INSULATE PENETRATIONS RELATED TO MECHANICAL SCOPE OF WORK
- PROVIDE AND INSTALL ALL REFRIGERATION LINES AND MAKE ALL NECESSARY CONNECTIONS FOR A COMPLETE SYSTEM INCLUDING START-UP OF EQUIPMENT FOR ICE MACHINES AND WALK-IN COOLER/FREEZERS, ETC.
- CONFIRM REFRIGERATION LINE RUNS DO NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DISTANCE BETWEEN CONDENSERS AND EVAPORATORS.
- PROVIDE EQUIPMENT RACK (IF REQUIRED) FOR MOUNTING CONDENSING UNITS.
- SEE ARCHITECTURAL AND/OR MECHANICAL PLANS FOR LOCATION OF REMOTE REFRIGERATION CONDENSING UNITS.

NOTE: IF PROVIDED BY DRS, REFRIGERATION LINE RUNS ARE QUOTED NOT TO EXCEED 50'. LINE RUNS OF MORE THAN 50' WILL BE REVIEWED BY ENGINEERING. ANY NECESSARY INCREASE IN PIPE SIZES AND/OR ADDITIONAL LINE RUN WILL RESULT IN ADDED COST.

CARPENTRY

- RESPONSIBLE FOR WALL BACKING, BLOCKING OR STRAPPING. 3/4" PLYWOOD IS RECOMMENDED.
  (DYKES FOODSERVICE IS NOT RESPONSIBLE FOR SHELF FAILURE IF BLOCKING IS NOT PROVIDED)
- REVIEW PLANS TO INSURE DOOR FRAMED OPENINGS ALIGN WITH WALK-IN COOLER/FREEZER DOORS AND ACCESSORIES ADJACENT TO DOORS; I.E. THERMOMETERS, ALARMS, LIGHT SWITCHES, ETC.

KITCHEN EQUIPMENT COMPANY - DYKES FOODSERVICE SOLUTIONS

- ENSURE ALL FOOD SERVICE EQUIPMENT IS DELIVERED TO JOBSITE ON TIME PER THE AGREED UPON AND COORDINATED SCHEDULE.
- INSTALL THE WALK-IN COOLER AND/OR FREEZER UNITS (G.C TO PROVIDE TRANSIT/LASER LEVEL CONCRETE SLAB)
  - INSTALLATION SLOPED MEMBRANE ROOF CAP (IF APPLICABLE). ALL FLASHING AND COUNTER FLASHING TO STRUCTURE IS BY OTHERS.
  - PROVIDE REMOTE REFRIGERATION CONDENSERS (SETTING OF CONDENSERS, ALL ELECTRIC AND REFRIGERATION CONNECTIONS, BY OTHERS)
  - INSTALLATION OF REFRIGERATION EVAPORATORS (MEP CONNECTIONS BY OTHERS)
- UNCRATE, SET-IN PLACE, LEVEL AND MAKE "READY" FOR CONNECTIONS BY OTHERS, ALL FOODSERVICE EQUIPMENT SPECIFIED TO BE PROVIDED BY DFS. OWNER AND/OR VENDOR PROVIDED EQUIPMENT TO BE SET-IN PLACE BY DFS TO BE ON-SITE AT TIME OF SCHEDULED INSTALLATION (I.E. DISH MACHINES, BOOSTER HEATER, ETC.) ADDITIONAL TRIPS TO RECEIVE, UNCRATE AND SET-IN PLACE OWNER/VENDOR PROVIDED EQUIPMENT WILL BE RESULT IN ADDITIONAL COST.
- INSTALL ALL FREE STANDING AND/OR WALL MOUNTED SHELVING
- INSTALL RESTRAINT SYSTEMS AS REQUIRED ON KITCHEN EQUIPMENT
- INSTALL TABLES, CHAIRS, BOOTHS, OR MILLWORK COUNTERS IF PROVIDED BY DFS.
- PERFORM FIELD WELDS IF REQUIRED FOR S/S TABLES AND COUNTERS IF PROVIDED BY DFS.
- CAULK AND SEAL EQUIPMENT TO WALLS AND FLOORS AS REQUIRED BY HEALTH CODE. CAULKING WILL NOT START UNTIL AREAS ARE CLEAN AND FREE OF CONSTRUCTION DUST AND DEBRIS.
- COORDINATE CRITICAL DIMENSIONS FOR EQUIPMENT WITH GC AFTER ALL WALLS (WITH FINAL FINISHES APPLIED) OR OTHER PERMANENT STRUCTURES ARE IN PLACE.
- REMOVE ALL TRASH AND DEBRIS ASSOCIATED WITH KITCHEN EQUIPMENT AND DISCARD IN AN ON-SITE DUMPSTER PROVIDED BY OTHERS.

NOTE 1: ANY EQUIPMENT LEVELING THAT REQUIRES LEG EXTENSIONS, SHIMMING OF CASTERS, OR OTHER EQUIPMENT MODIFICATIONS FOR FLOOR SLOPES GREATER THAN ¼" PER FOOT MAY REQUIRE ADDITIONAL COST.

NOTE 2: ANY ADDITIONAL MODIFICATIONS OR ALTERATIONS TO EQUIPMENT, TABLES, OR SHELVING (HOLES DRILLED, ETC.) NECESSARY FOR THE ROUTING OF PLUMBING OR ELECTRICAL LINES WILL BE AN ADDITIONAL EXPENSE.

EXCLUSIONS

THE FOLLOWING TASKS **ARE NOT** INCLUDED IN DYKES FOODSERVICE SOLUTIONS SCOPE OF WORK:

1. HANG/INSTALL HOODS
2. INSTALL S/S WALL OR ENCLOSURE PANELS
3. SET EXHAUST/SUPPLY FANS
4. INSTALL ROOF CURBS
5. FURNISH AND/OR INSTALL DUCT WORK
6. PERFORM OR PROVIDE ACTIVITIES RELATED TO CERTIFIED TEST & BALANCE REPORTS
7. SET REFRIGERATION COMPRESSORS
8. FURNISH OR RUN REFRIGERATION LINES
9. CONDUCT START-UPS OR ADJUST WALK-IN OR REMOTE ICE MACHINE REFRIGERATION SYSTEMS
10. PERFORM FINAL PLUMBING CONNECTIONS
11. PERFORM ELECTRICAL CONNECTIONS
12. HANG AIR CURTAINS
13. PERFORM REFRIGERATION OR HVAC FINAL CONNECTIONS
14. INSTALL WALL BACKING FOR WALL-MOUNTED ITEMS

GENERAL NOTES

- ALL DFS DRAWING DIMENSIONS SHOWN ARE FROM FINISHED WALLS, FLOORS, CEILINGS AND/OR FROM CENTERLINE OF STRUCTURAL COLUMNS. FOODSERVICE PLAN DIMENSIONS ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR OR ANY TRADE THAT UTILIZES FS PLAN AND SHOULD NOTIFY DFS OF ANY DISCREPANCIES OR CONFLICTS WITH ARCHITECTURAL DRAWINGS OR DETAILS.
- UTILITIES SHOWN ON FS PLAN ARE FOR FOODSERVICE EQUIPMENT ONLY AND ARE THE MINIMUM REQUIRED TO OPERATE EQUIPMENT. LOCATIONS OF ANY ADDITIONAL PLUMBING OR ELECTRICAL WHICH MAY BE REQUIRED WILL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
- QUARRY TILE FLOORS ARE TO BE WASHED, THOROUGHLY RINSED, AND DRIED PRIOR TO INSTALLING ANY FOODSERVICE EQUIPMENT. IF AN ACID PRODUCT IS USED AFTER WALK-INS OR ANY STAINLESS-STEEL ITEMS ARE INSTALLED, SURFACES MAY BE DAMAGED (I.E. - DISCOLORATION, PITTING, STAINING, ETC.) AND REPLACEMENT COSTS TO BE THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.
- COMPLIANCE TO LOCAL HEALTH, PLUMBING, ELECTRICAL, AND VENTILATION CODES ARE THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER. ALL PERMITS EXCEPT FOR THE FIRE SUPPRESSION SYSTEM (IF SUPPLIED BY DFS) ARE THE RESPONSIBILITY OF THE OWNER, ARCHITECT, CONTRACTOR, OR MEP TRADES.
- ANY SPECIAL REQUIREMENTS SUCH AS CRANES, LULLS, FORKLIFTS, CONSTRUCTION DUMPSTER FOR GARBAGE, ETC. ARE THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.

NOTE:
THE PLANS AND DOCUMENTS PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS.

THESE DOCUMENTS ARE PROVIDED, TO THE ARCHITECTURAL AND ENGINEERING DESIGN TEAM, AS AN INFORMATIONAL AID IN THE FACILITY PLANNING, DESIGN AND CONSTRUCTION PROCESS AS IT PERTAINS TO FOODSERVICE EQUIPMENT AND ARE SUBJECT TO APPROVAL BEFORE INCLUSION IN THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS.

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS AS COMPLETE AND ACCURATE AS POSSIBLE, IT IS THE RESPONSIBILITY OF "EACH" INDIVIDUAL TRADE TO REVIEW ALL DOCUMENTATION, PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. TO CONFIRM THAT THE INFORMATION CONTAINED HEREIN IS COMPREHENSIBLE, FREE FROM ERRORS, INCONSISTENCIES AND/OR OMISSIONS AS IT RELATES TO ANY AND ALL SPECIFIC ARCHITECTURAL FEATURES AS WELL AS ALL ELECTRICAL, MECHANICAL, AND PLUMBING UTILITIES REQUIRED TO SUPPORT THE PROPER FUNCTION OF ALL FOODSERVICE EQUIPMENT PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. BEFORE BEGINNING CONSTRUCTION.

DYKES FOODSERVICE SOLUTIONS EST. 1884
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:
DATE: 08.28.2024

NOTES

TITLE:
FS-0.1
SHEET:

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

FOODSERVICE EQUIPMENT UTILITY SCHEDULE

						PLUMBING											ELECTRICAL								
ITEM NO.	QTY.	CATEGORY	MFR	MODEL	EQUIPMENT REMARKS	COLD WATER (IN)	COLD WATER A.F.F.	HOT WATER (IN)	HOT WATER A.F.F.	INDIRECT WASTE SIZE	DIRECT WASTE SIZE	DIRECT WASTE A.F.F.	GAS SIZE(IN)	GAS MBTU	PLUMBING REMARKS	VOLT	PHASE	AMPS	CYCLE	CONNECTION	NEMA	ELECTRICAL A.F.F.	ELECTRICAL REMARKS	ITEM NO.
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	TURBO AIR	TST-36SD-15-FB-N	-	-	-	-	-	-	-	-	-	-	-	115	1	3.8	60	CORD & PLUG	5-15P	30"	-	1
-	1	OVERSHELF	TURBO AIR	TSOS-3R-T	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
3	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
4	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636	-	-	-	-	-	-	-	-	3/4"	180	-	-	-	-	-	-	-	-	-	4
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	5
6	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	DT21-4	WALLBACKING REQUIRED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6
7	1	PASTA COOKER, GAS	PITCO	SSPC14	-	-	-	1/2"	24"	1-1/4"	-	-	3/4"	60.0	-	120	1	1	60	CORD & PLUG	5-15P	30"	-	7
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8
9	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636	-	-	-	-	-	-	-	-	3/4"	180	-	-	-	-	-	-	-	-	-	9
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	10
11	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P	WALLBACKING REQUIRED	-	-	-	-	-	-	-	3/4"	30.0	-	-	-	-	-	-	-	-	-	11
12	2	GAS FLOOR FRYER	VULCAN	1GR45M-QS-PLATINUM	-	-	-	-	-	-	-	-	3/4"	120.0	-	-	-	-	-	-	-	-	-	12
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	1	CHARBROILER, GAS, COUNTERTOP	VULCAN	VAC836	-	-	-	-	-	-	-	-	3/4"	102	-	-	-	-	-	-	-	-	-	13
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	1	GRIDDLE, GAS, COUNTERTOP	VULCAN	MSA24-QS-PLATINUM	-	-	-	-	-	-	-	-	3/4"	54.0	-	-	-	-	-	-	-	-	-	14
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP424	-	-	-	-	-	-	-	-	3/4"	120	-	-	-	-	-	-	-	-	-	15
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16
17	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D84GN	-	-	-	-	-	-	-	-	-	-	-	115	1	4.2	60	CORD & PLUG	5-15P	30"	-	17
18	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18
19	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	WS-12-24-16-X	WALLBACKING REQUIRED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19
20	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P	WALLBACKING REQUIRED	-	-	-	-	-	-	-	3/4"	30.0	-	-	-	-	-	-	-	-	-	20
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	VULCAN	VSP100	-	-	-	-	-	-	-	-	3/4"	110.0	-	-	-	-	-	-	-	-	-	21
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22
23	1	CONVECTION OVEN, GAS	BLODGETT	DFG-50 DBL	-	-	-	-	-	-	-	-	1/2"	27.5	-	115	1	5.0	60	CORD & PLUG	5-15P	36" & 60"	2 ELECTRICAL CONNECTIONS REQUIRED.	23
-	1		BLODGETT	DFG-50 DBL	-	-	-	-	-	-	-	-	1/2"	27.5	-	-	-	-	-	-	-	-	-	-
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	1	HOOD SYSTEM	CAPTIVE-AIRE	6315646-BB1-081624	-	-	-	-	-	-	-	-	-	-	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
25	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25
B01	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12	-	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	-	-	-	-	-	-	-	-	B01
-	1	-	KROWNE	KR24-MS12	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-	-	-	-	-	-	-	-	-
B02	1	ICE BIN	KROWNE	KR19-24DP-10	-	-	-	-	-	1/2"	-	-	-	-	-	-	-	-	-	-	-	-	-	B02
-	1	SODA GUN	KROWNE	KR19-4SH-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	SPEED RAIL / RACK	KROWNE	RS-36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	ICE BIN	KROWNE	KR19-8	-	-	-	-	-	1"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B03
B04	2	SOLID SHELVING	METRO	2424FG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B04
-	1	WIRE SHELVING	METRO	2424NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	1	GLASS FROSTER	KROWNE	MC24S	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	24"	-	B05
B06	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B06
B07	1	DRAFT BEER TOWER (EXISTING)	BY OWNER	BY OWNER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B07
B08	2	GLASS SANITIZER / CHILLER	KROWNE	KR-LC2GF-TT-E	-	-	-	-	-	-	-	-	-	-	-	100-240	1	3.5	60	CORD & PLUG		24"	14V 4A OR 13.8 3.5A IS RECOMMENDED, RECHARGEABLE 12V BATTERY - 100/240V AC PLUG	B08
-	2	CO2 DETECTION MONITOR	KROWNE	KLD-COB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B09	1	BOTTLE OF CO2 GAS (BY VENDOR)	BY VENDOR	BY VENDOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B09
B10	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B10
B11	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B11
B12	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12	-	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	-	-	-	-	-	-	-	-	B12
1	-		KROWNE	KR24-MS12	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-	-	-	-	-	-	-	-	-
B13	1	ICE BIN	KROWNE	KR19-24DP-10	-	-	-	-	-	1/2"	-	-	-	-	-	-	-	-	-	-	-	-	-	B13
-	1	SODA GUN	KROWNE	KR19-4SH-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	SPEED RAIL / RACK	KROWNE	RS-36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	ICE BIN	KROWNE	KR19-8	-	-	-	-	-	1"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B14	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B14
B15	2	SLIM JIM TRASH CAN (EXISTING)	BY OWNER	BY OWNER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B15
B16	1	HAND SINK (EXISTING)	BY OWNER	BY OWNER	VERIFY UTILITIES WITH OWNER	3/8"	8"	3/8"	8"	-	1-1/2"	14"	-	-	-	-	-	-	-	-	-	-	-	B16
B17	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B17
B18	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B18
B19	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	PERLICK	BBS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B21
B22	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B22
B23	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B23
WI01	1	WALK-IN FREEZER	AMERIK	BB23-35054	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	-	3/4"	-	-	-	-	-	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	WI01
-	1		AMERIK	BB23-35054	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	-	-	-	-	-	-	-	-	-	-	60	-	-	DFA	E.C. TO PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES	-
-	8	WIRE SHELVING	METRO	1430NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	8	WIRE SHELVING	METRO	1854NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

FOODSERVICE DYKES EST. 1904 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:

REVISION NO.	DATE:

PRO.J. NO.:
DATE: 08.28.2024

EQUIPMENT SCHEDULE

TITLE:

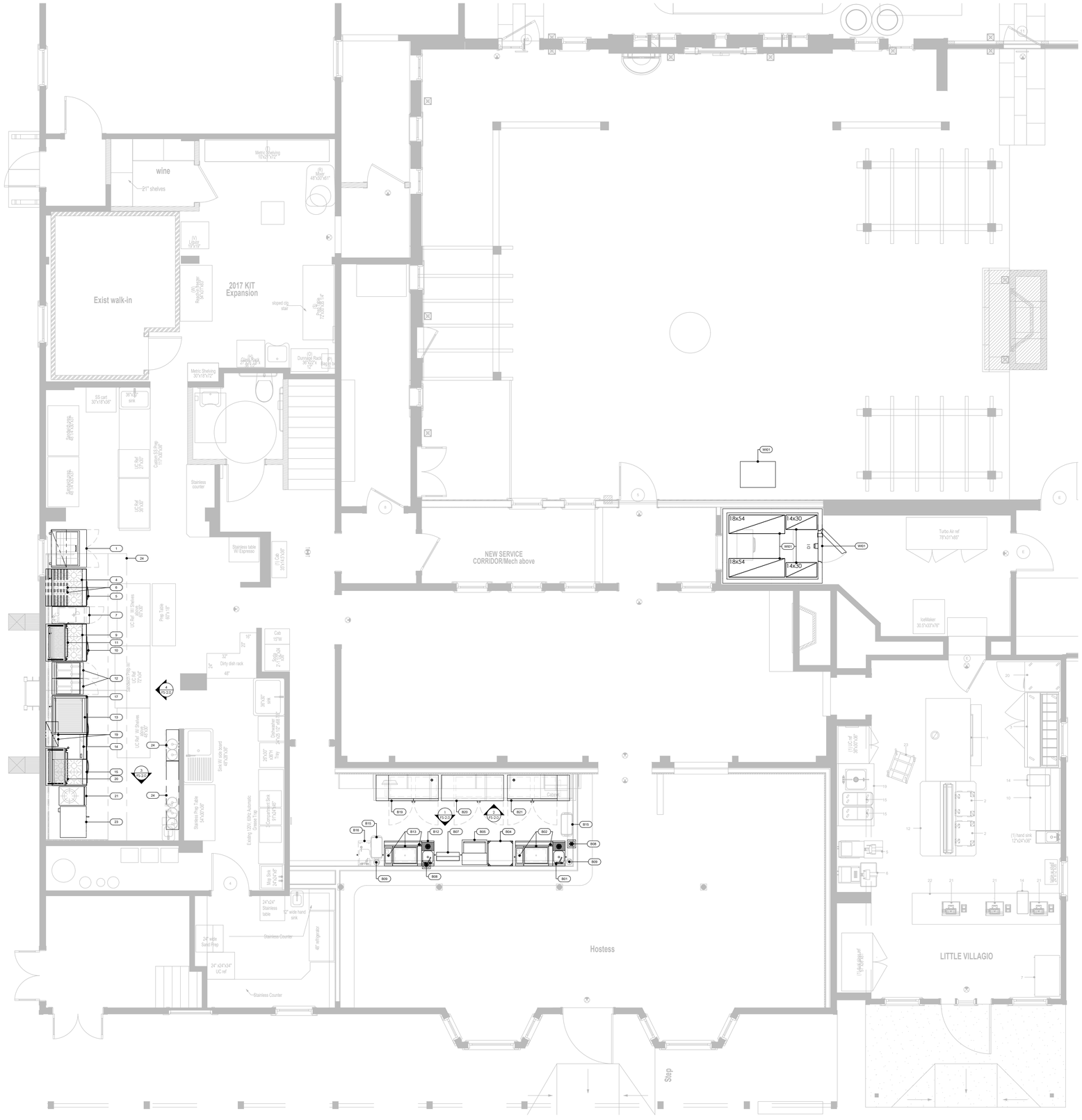
FS-1.0

SHEET:

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

FOODSERVICE EQUIPMENT SCHEDULE

ITEM #	QTY.	DESCRIPTION	MFR	MODEL
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	TURBO AIR	TST-36SD-15-FB-N
-	1	OVERSHELF	TURBO AIR	TSOS-3R-T
2	-	SPARE NUMBER	-	-
3	-	SPARE NUMBER	-	-
4	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
5	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN
6	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	DT21-4
7	1	PASTA COOKER, GAS	PITCO	SSPG14
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
8	-	SPARE NUMBER	-	-
9	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
10	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN
11	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P
12	2	GAS FLOOR FRYER	VULCAN	1GR45M-QS-PLATINUM
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
13	1	CHARBROILER, GAS, COUNTERTOP	VULCAN	VACB36
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
14	1	GRIDDLE, GAS, COUNTERTOP	VULCAN	MSA24-QS-PLATINUM
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
15	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP424
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
16	-	SPARE NUMBER	-	-
17	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D84GN
18	-	SPARE NUMBER	-	-
19	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	WS-12-24-16-X
20	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	VULCAN	VSP100
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
22	-	SPARE NUMBER	-	-
23	1	CONVECTION OVEN, GAS	BLODGETT	DFG-50 DBL
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
24	1	HOOD SYSTEM	CAPTIVE-AIRE	6315646-BB1-081624
25	-	SPARE NUMBER	-	-
B01	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12
B02	1	ICE BIN	KROWNE	KR19-24DP-10
-	1	SODA GUN	KROWNE	KR19-4SH-L
-	1	SPEED RAIL / RACK	KROWNE	RS-36
-	1	ICE BIN	KROWNE	KR19-8
B03	-	SPARE NUMBER	-	-
B04	2	SOLID SHELVING	METRO	2424FG
-	1	WIRE SHELVING	METRO	2424NK4
B05	1	GLASS FROSTER	KROWNE	MC24S
B06	-	SPARE NUMBER	-	-
B07	1	DRAFT BEER TOWER (EXISTING)	BY OWNER	BY OWNER
B08	2	GLASS SANITIZER / CHILLER	KROWNE	KR-LC2GF-TT-E
-	2	CO2 DETECTION MONITOR	KROWNE	KLD-CO8
B09	1	BOTTLE OF CO2 GAS (BY VENDOR)	BY VENDOR	BY VENDOR
B10	-	SPARE NUMBER	-	-
B11	-	SPARE NUMBER	-	-
B12	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12
B13	1	ICE BIN	KROWNE	KR19-24DP-10
-	1	SODA GUN	KROWNE	KR19-4SH-L
-	1	SPEED RAIL / RACK	KROWNE	RS-36
-	1	ICE BIN	KROWNE	KR19-8
B14	-	SPARE NUMBER	-	-
B15	2	SLIM JIM TRASH CAN (EXISTING)	BY OWNER	BY OWNER
B16	1	HAND SINK (EXISTING)	BY OWNER	BY OWNER
B17	-	SPARE NUMBER	-	-
B18	-	SPARE NUMBER	-	-
B19	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60
B20	1	BACK BAR CABINET, REFRIGERATED	PERLICK	BBS60
B21	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60
B22	-	SPARE NUMBER	-	-
B23	-	SPARE NUMBER	-	-
WI01	1	WALK-IN FREEZER	AMERIK	BB23-35054
-	8	WIRE SHELVING	METRO	1430NK4
-	8	WIRE SHELVING	METRO	1854NK4



FOODSERVICE DYKES SINCE 1894 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY: JcF

CHECKED BY:

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

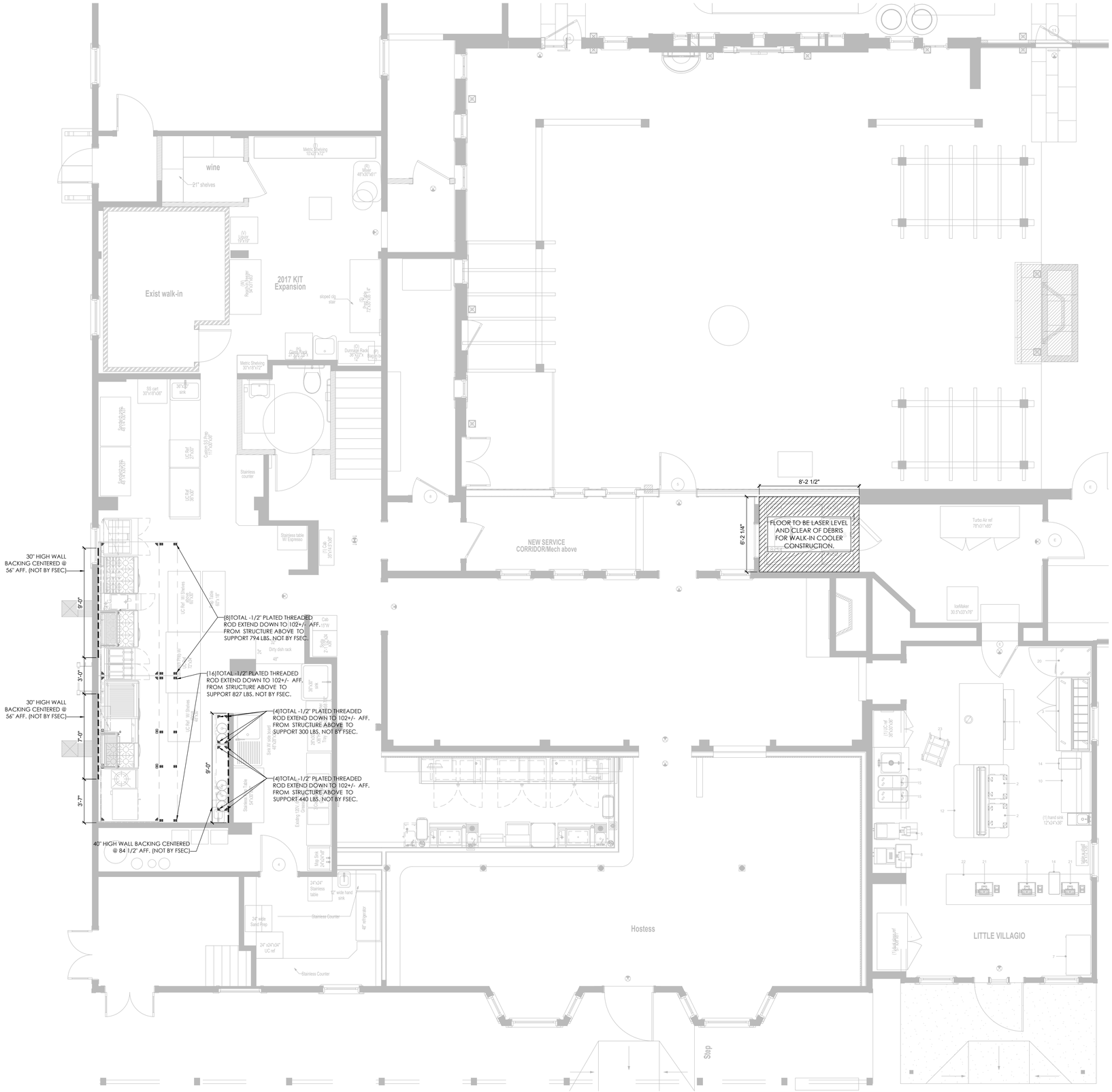
EQUIPMENT PLAN

TITLE:

FS-2.0

SHEET:

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



NOTE:
DIMENSIONS SHOWN ARE DEEMED CRITICAL TO THE PROPER PLACEMENT OF EQUIPMENT AND SHOULD BE HELD AS SHOWN.

SPECIAL CONDITIONS NOTE:

WALL BACKING (BLOCKING) SHOULD BE INCLUDED AS PART OF THE CONSTRUCTION OF ALL WALLS WHERE SHELVING, HEAVY EQUIPMENT OR OTHER LOAD BERING EQUIPMENT IS TO BE MOUNTED TO AND SUPPORTED BY THE STRUCTURE OF THE WALL.

DYKES FOODSERVICE SOLUTIONS
EST. 1904
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

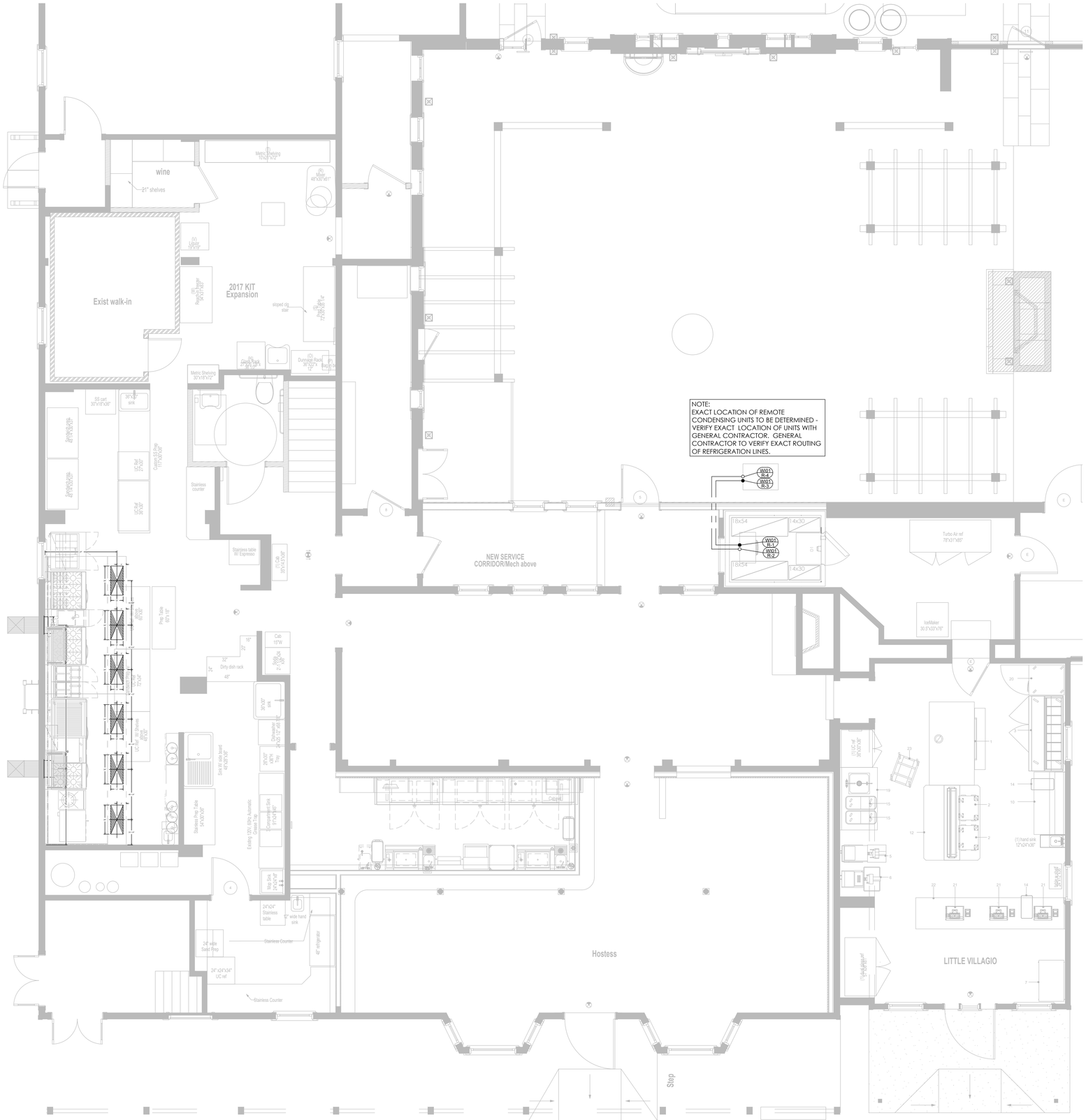
SPECIAL CONDITIONS PLAN

TITLE:

FS-3.0

SHEET:

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



VENTILATION SYMBOL	
EXHAUST DUCT	
SUPPLY DUCT	
STATIC PRESSURE, WATER GAUGE	SPWG
CUBIC FEET / MINUTE	CFM
ABOVE FINISHED FLOOR	BFF

REFRIGERATION SYMBOL	
LIQUID LINE	●
SUCTION LINE	○
ABOVE FINISHED FLOOR	AFF
DROP FROM ABOVE	DFA
BELOW FINISHED FLOOR	BFF

REFRIGERATION SCHEDULE

R-1	LIQUID LINE FROM CONDENSING UNIT-EXTEND DOWN THRU WALK-IN CEILING PANEL TO EVAPORATOR.
R-2	SUCTION LINE FROM CONDENSING UNIT-EXTEND DOWN THRU WALK-IN CEILING PANEL TO EVAPORATOR.
R-3	LIQUID LINE TO EVAPORATOR FROM CONDENSING UNIT.
R-4	SUCTION LINE TO EVAPORATOR FROM CONDENSING UNIT.

FOODSERVICE SOLUTIONS SINCE 1904
DYKES
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

VENT./REFRIG. ROUGH-INS

TITLE:

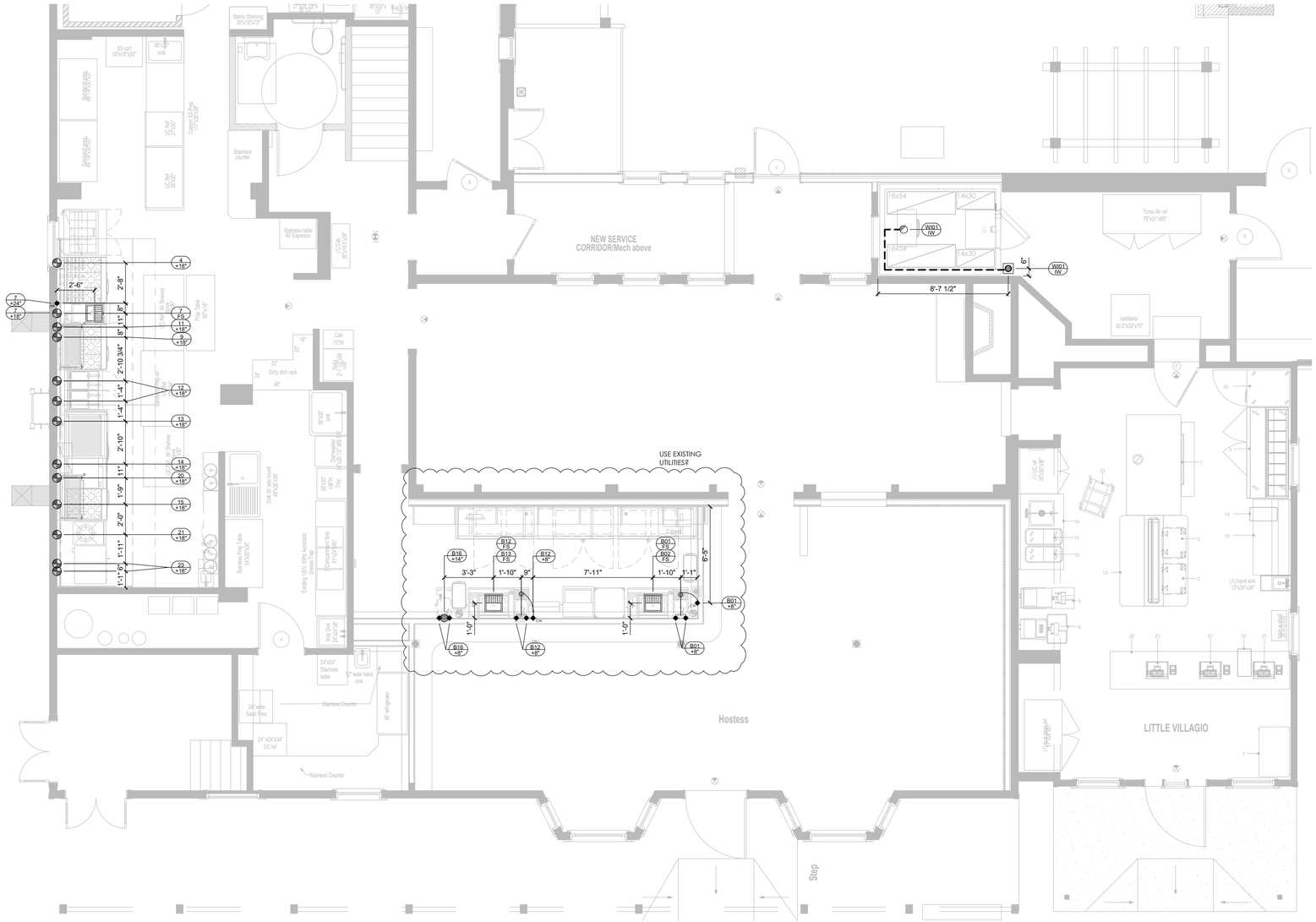
FS-4.0

SHEET:

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

FOODSERVICE EQUIPMENT PLUMBING SCHEDULE

ITEM NO.	QTY.	DESCRIPTION	COLD WATER (IN)	COLD WATER A.F.F.	HOT WATER (IN)	HOT WATER A.F.F.	INDIRECT WASTE SIZE	DIRECT WASTE SIZE	DIRECT WASTE A.F.F	GAS SIZE (IN)	GAS MBTU	REMARKS	ITEM NO.
4	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	180	-	4
7	1	PASTA COOKER, GAS	-	-	1/2"	24"	1-1/4"	-	-	3/4"	60.0	-	7
9	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	180	-	9
11	1	SALAMANDER BROILER, GAS	-	-	-	-	-	-	-	3/4"	30.0	-	11
12	2	GAS FLOOR FRYER	-	-	-	-	-	-	-	3/4"	120.0	-	12
13	1	CHARBROILER, GAS, COUNTERTOP	-	-	-	-	-	-	-	3/4"	102	-	13
14	1	GRIDDLE, GAS, COUNTERTOP	-	-	-	-	-	-	-	3/4"	54.0	-	14
15	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	120	-	15
20	1	SALAMANDER BROILER, GAS	-	-	-	-	-	-	-	3/4"	30.0	-	20
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	-	-	-	-	-	-	-	3/4"	110.0	-	21
23	1	CONVECTION OVEN, GAS	-	-	-	-	-	-	-	1/2"	27.5	-	23
-	1	-	-	-	-	-	-	-	-	1/2"	27.5	-	-
24	1	HOOD SYSTEM	-	-	-	-	-	-	-	-	-	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
B01	1	UNDERBAR SINK UNITS	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	B01
-	1	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-
B02	1	ICE BIN	-	-	-	-	1/2"	-	-	-	-	-	B02
-	1	ICE BIN	-	-	-	-	1"	-	-	-	-	-	-
B12	1	UNDERBAR SINK UNITS	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	B12
-	1	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-
B13	1	ICE BIN	-	-	-	-	1/2"	-	-	-	-	-	B13
-	1	ICE BIN	-	-	-	-	1"	-	-	-	-	-	-
B16	1	HAND SINK (EXISTING)	3/8"	8"	3/8"	8"	-	1-1/2"	14"	-	-	-	B16
B19	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B21
WI01	1	WALK-IN FREEZER	-	-	-	-	3/4"	-	-	-	-	-	WI01



PLUMBING SYMBOLS

COLD WATER	CW	●
HOT WATER	HW	●
COOLING TOWER WATER	CTW	●
COOLING TOWER WATER RETURN	CTWR	●
WASTE	W	◎
INDIRECT WASTE	IW	◴
HUB DRAIN / AIR GAP DRAIN	HD/AGD	○
FLOOR DRAIN	FD	◎
FUNNEL-TYPE FLOOR DRAIN	FTFD	◎
FLOOR SINK	FS	▭
STEAM SUPPLY	SS	◎
CONDENSATE RETURN	CR	◎
GAS	G	◔
POINT OF CONNECTION AT EQUIPMENT		⌒
ABOVE FINISHED FLOOR	AFF	
DROP FROM ABOVE	DFA	
BELOW FINISHED FLOOR	BFF	
BRANCH TO CONNECTIONS	BTC	

FOODSERVICE DYKES SINCE 1894 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	
REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

MECH./PLUMB P.O.C.

TITLE:

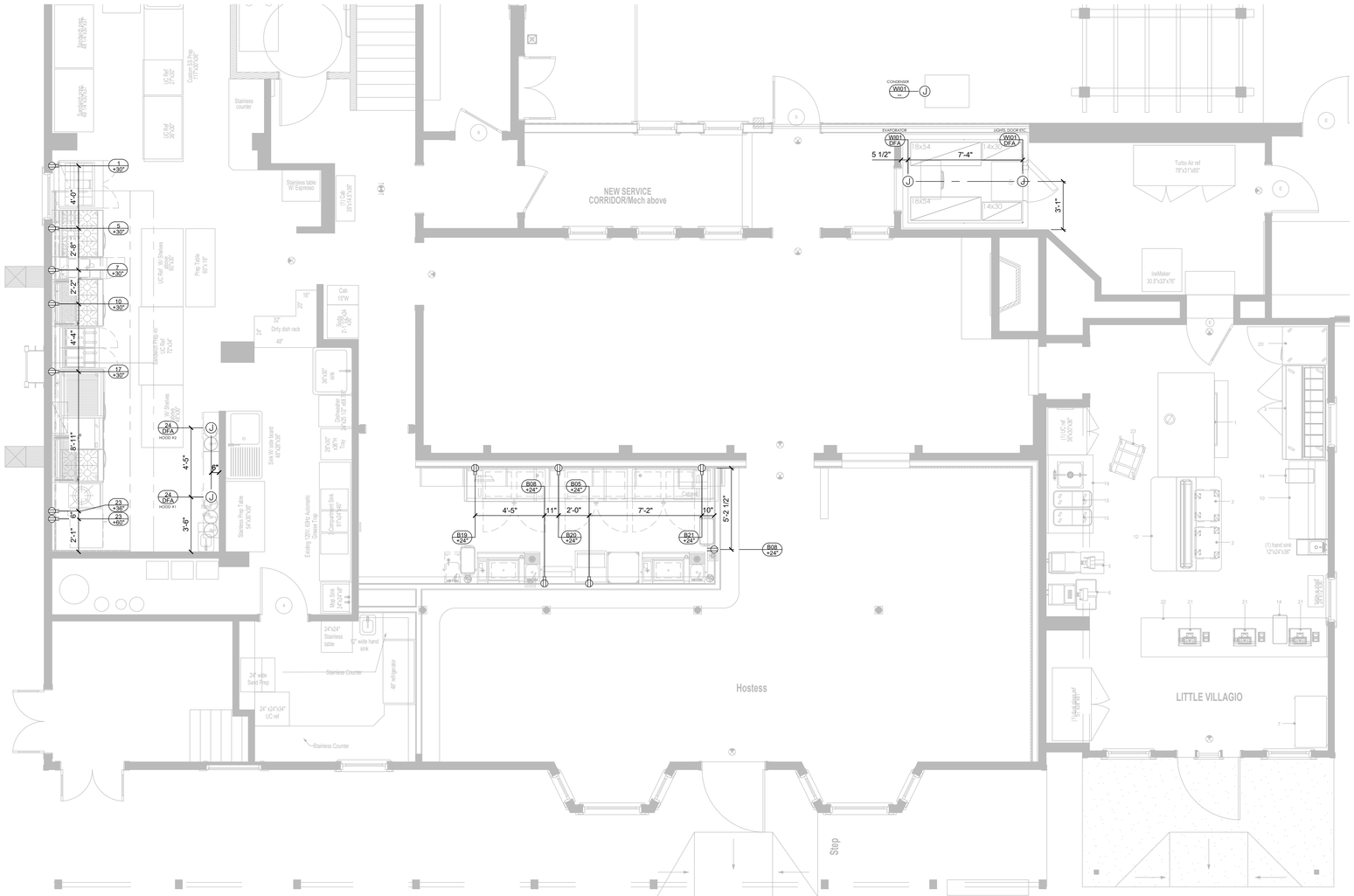
FS-5.0

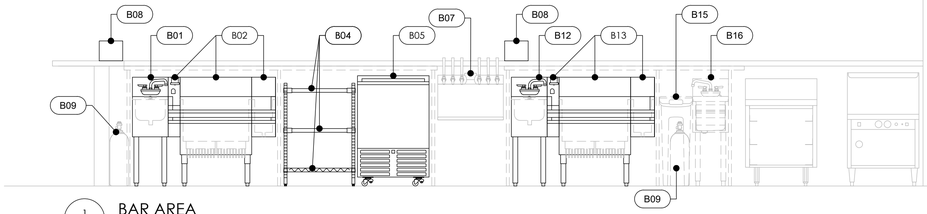
SHEET:

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

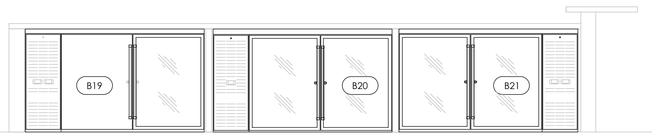
FOODSERVICE EQUIPMENT ELECTRICAL SCHEDULE

ITEM NO.	QTY.	DESCRIPTION	VOLT	PHASE	AMPS	CYCLE	CONNECTION	NEMA	A.F.F	REMARKS	ITEM NO.
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	115	1	3.8	60	CORD & PLUG	5-15P	30"	-	1
5	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	5
7	1	PASTA COOKER, GAS	120	1	1	60	CORD & PLUG	5-15P	30"	-	7
10	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	10
17	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	4.2	60	CORD & PLUG	5-15P	30"	-	17
23	1	CONVECTION OVEN, GAS	115	1	5.0	60	CORD & PLUG	5-15P	36" & 60"	2 ELECTRICAL CONNECTIONS REQUIRED.	23
24	1	HOOD SYSTEM	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
B05	1	GLASS FROSTER	115	1	2.5	60	CORD & PLUG	5-15P	24"	-	B05
B08	2	GLASS SANITIZER / CHILLER	100-240	1	3.5	60	CORD & PLUG	-	24"	14V 4A OR 13.8 3.5A IS RECOMMENDED, RECHARGEABLE 12V BATTERY - 100/240V AC PLUG	B08
B19	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B21
WI01	1	WALK-IN FREEZER	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	WI01
-	1	-	-	-	-	60	-	-	DFA	E.C. TO PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES	-

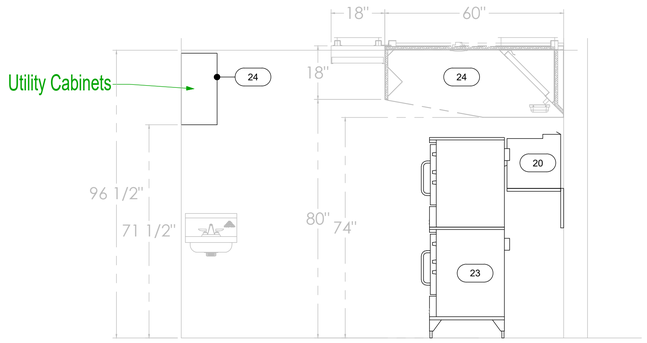

NEW SERVICE CORRIDOR/Mech above
Hostess
LITTLE VILLAGIO
Step
Stainless Counter
Stainless table W/ Espresso
Dirty dish rack
Stainless Prep Table 54"x30"x36"
Existing 120V, 60Hz Autoswoc Grease Trap
Stainless counter
24"x24" Stainless table
24" wide Salad Prep
24" x24"x34" UC ref
40" refrigerator
Turbo Air ref 79"x31"x85"
IceMaker 30.5"x33"x78"
(1) hand sink 12"x24"x35"
Cabinet
Counter
Sink
Dishwasher
Mop Sink 24"x24"x12"
Cab 15"W
Shelves 24"x12"
Shelves 60"x12"
Prep Table 60"x 16"
UC Ref 27"x30"
UC Ref 36"x30"
Cabinet 5-Door 111"x30"x58"
Stainless table W/ Espresso
UC Ref 36"x30"
UC Ref 48"x30"
UC Ref 60"x30"
UC Ref 72"x30"
Stainless Prep 111" UC Ref 72"x34"
UC Shelves 60"x30"x58"
UC Shelves 36"x30"x58"
Sink 96" dish board 42"x30"x58"
36"x30" sink
Dishwasher 24"x25"x58" 65lb
Dishwasher 28"x25"x76" Tray
Compartment Sink 3 Pot 72"x30"x58"
Mop Sink 24"x24"x12"
CONDENSER
WI01 DFA
EVAPORATOR
WI01 DFA
LIGHTS, DOOR ETC.
WI01 DFA
5 1/2"
7'-4"
1.8x54
1.4x30
1.8x54
1.4x30
3'-1"
4'-0"
2'-8"
2'-2"
4'-4"
8'-11"
2'-1"
6"
4'-5"
3'-6"
11"
2'-0"
7'-2"
10"
5'-2 1/2"
4'-5"
6"
30"
24"
48"
30"
18"
20"
24"
48"
96"
24"
24"
24



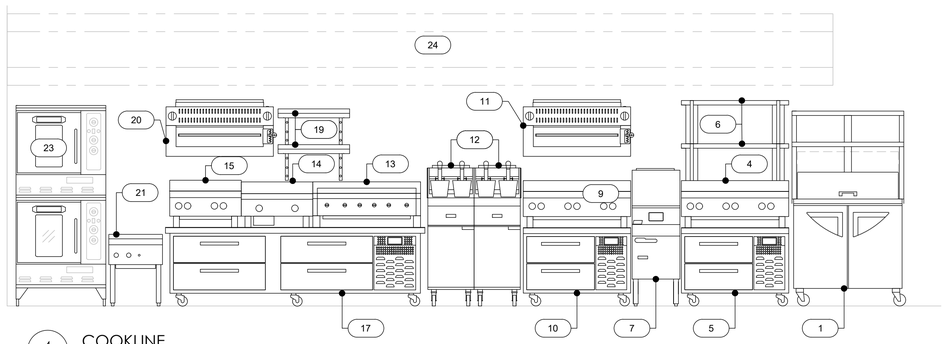
1 FS-2.0 BAR AREA
SCALE: 1/2" - 1'-0"



2 FS-2.0 BAR AREA
SCALE: 1/2" - 1'-0"



3 FS-2.0 COOKLINE
SCALE: 1/2" - 1'-0"



4 FS-2.0 COOKLINE
SCALE: 1/2" - 1'-0"

FOODSERVICE DYKES EST. 1894 SOLUTIONS
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:

REVISION NO.	DATE:

PROJ. NO.:
DATE: 08.28.2024

ELEVATIONS

TITLE:

FS-7.0

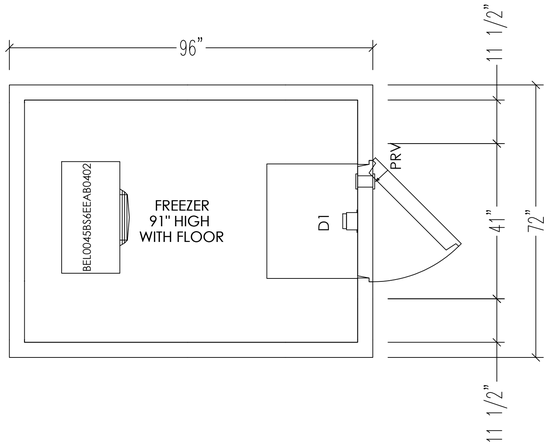
SHEET:

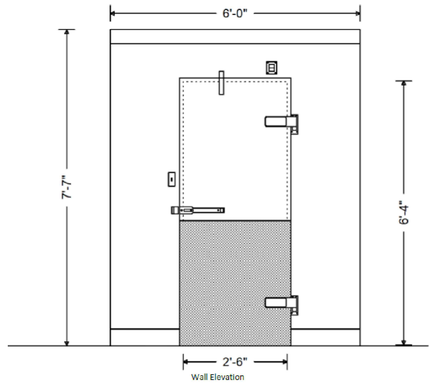
SCALE: 1/2" = 1'-0"

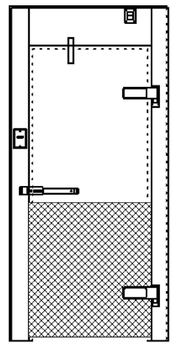
VERIFY ALL INTERIOR AND EXTERIOR DIMENSIONS AND ALLOW A MINIMUM **2"** CLEAR (AIR) BETWEEN WALK-IN AND EXISTING/PROJECTED STRUCTURES.

BE SURE THE LARGEST PANEL TO BE MANUFACTURED WILL BE HANDLED WITHOUT PROBLEM INSIDE YOUR ROOM

4" INSULATION, AK-XPS4 HI-PERFORMANCE PANEL CORE
COOLERS R-29, FREEZERS R-32
CORE FLAME SPREAD RATING OF 15
SMOKE DEVELOPED OF 165
INSULATION WITH 50 YEAR R-VALUE WARRANTY

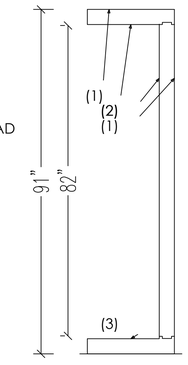


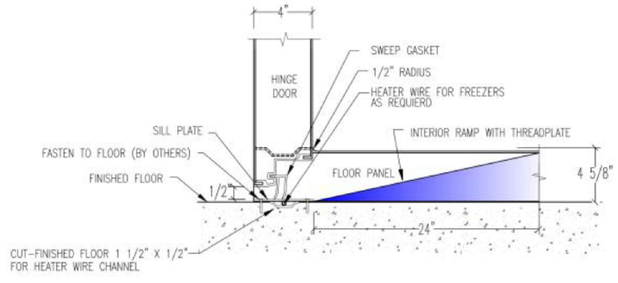




SECTIONAL VIEW

(1) 4" INSULATED PANELS.
26 GA. STUCCO EMBOSSED ACRYLUME
(2) 4" INSULATED PANELS.
26 GA. STUCCO GALVANIZED WHITE
(3) DIAMOND TREAD PLATE .090"
FOR 900 LB/SQ.FT UNIFORMLY DISTRIBUTED LOAD





INTERIOR RAMP 24" DEEP X 30" WIDE

303: INTERIOR RAMP 24" DEEP X 30" WIDE OPENING FOR FREEZER (5.7 OHMS HEATER WIRE)

-SPECIFICATION-
Box Height: Freezer 7'-7" (6'-11" Interior)
Insulation: 4" thick AK-XPS4 Extruded foam
UL classified core flame spread 15, Smoke rating less than 165
Compartment 1 - Freezer
D1 - (1) Standard 30" x 76" Right hinged flush door with brushed hardware. Interior finish: 26 Ga. Stucco Galvanized White, Exterior finish: 26 Ga. Stucco Embossed Acrylume.36" kickplates to interior and exterior of door. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face . Requires 115vac. 2.2 amps.
With Internal Ramp 24" deep x 30" wide

Refrigeration:
(1) 2 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0022LBACZA0200, 208-230/1/60, MCA 21 Amps, Low Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in freezer applications - AWEF3.04, 1 ye (6472 Btu/hr @ -10°F room temperature and 95°F ambient)
(1) Bohn DOE Compliant BEL0045BS6EEAB0402, 208-230/1/60, Low Profile Electric Defrost, 0.5 Fan Amps with Fixed Speed EC motor
(1) Extended 4 year compressor Warranty
Wall Panels
Interior Finish: 26 Ga. Stucco Galvanized White
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Ceiling Panels
Interior Finish: 26 Ga. Stucco Galvanized White
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

JOB NAME: *Indoor Freezer 6 x 8*
CUSTOMER NAME: DYKES RESTAURANT SUPPLY (ABC)
DATE: 08/20/2024 REV: 1 ----
JOB NUMBER: 23-35054-2
PAGE: 1 of 1
QUOTE#: 23-35054
PO#:
FAX#:
SCALE: 3/8" = 1" DRAWN BY: AC
jfruscione
575 EAST 10th AVENUE,HIALEAH,FLORIDA 33010
FAX(305)884-8330

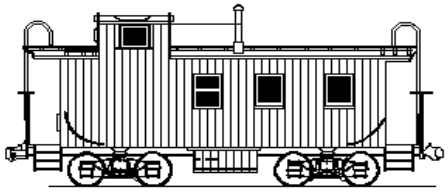
DYKES FOODSERVICE SOLUTIONS
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME: Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:
REVISION NO. | DATE:

PROJ. NO.:
DATE: 08.28.2024
VENDOR WALK-IN DWGS.
TITLE:
FS-8.0
SHEET:
SCALE: N.T.S.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: **10-11-2024**
NAME OF APPLICANT OR AGENT: **Villagio Hospitality Group I/C of Trattoria Villagio**
ADDRESS: **9501 Discovery Blvd., Suite 100, Manassas, VA 20109**
TELEPHONE: **703-930-1580** Email **m.silva@VillagioGroup.com**
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: **7145 Main Street**
GENERAL DESCRIPTION OF PROPOSAL:
Installation of new kitchen hood w/ new external fire resistant/insulated duct, roof mounted exhaust and code required service access/platform; plans attached as reference.

ATTACHMENTS:

- [X] APPLICATION FEE*
- [X] Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

_____ _____
SIGNATURE OF APPLICANT OR AGENT DATE

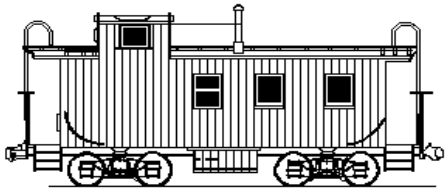
Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application.

_____ _____
HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO
(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")
BY: _____ _____
CHAIRMAN, ARB DATE
ARB MEMBERS' INITIALS: _____
CONDITIONS: _____

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

*Application fee:
Sign/Fence: $10.00; if after installation: $50.00
Addition/remodeling project up to 200 SF: $100.00
Addition/remodeling project exceeding 200 SF $250.00
New home construction: $250.00
The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

DATE OF APPLICATION: **10-11-2024**
NAME OF APPLICANT OR AGENT: **Villagio Hospitality Group I/C of Trattoria Villagio**
ADDRESS: **9501 Discovery Blvd., Suite 100, Manassas, VA 20109**
TELEPHONE: **703-930-1580** Email **m.silva@VillagioGroup.com**
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER: **7145 Main Street**
GENERAL DESCRIPTION OF PROPOSAL:
Construction of a new service corridor at the rear of the dining room to support the new MUA unit and supporting equip. as well as new service access for staff.

NOTE: The subject work/addition will not be visible from the street and/or parking lot.

ATTACHMENTS:

- [X] APPLICATION FEE*
- [X] Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

_____ _____
SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)? ☐ Yes ☐ No If yes, please obtain the approval of the HOA prior to submission of the application.

_____ _____
HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: _____ _____
CHAIRMAN, ARB DATE

ARB MEMBERS' INITIALS: _____

CONDITIONS: _____

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

*Application fee:
Sign/Fence: $10.00; if after installation: $50.00
Addition/remodeling project up to 200 SF: $100.00
Addition/remodeling project exceeding 200 SF $250.00
New home construction: $250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2018 International Codes as published by the International Code Council.

Statewide Codes

- 2018 Virginia Construction Code (IBC) | USBC, Part I
- 2018 Virginia Existing Building Code (IEBC)
- 2018 Virginia Energy Conservation Code (IECC)
- 2018 Virginia Mechanical Code (IMC)
- 2018 Virginia Plumbing Code (IPC)
- 2018 Virginia Fuel Gas Code (IFGC)
- 2017 National Electrical Code | www.nfpa.org
- 2018 Virginia Maintenance Code (IPMC)
- 2018 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2009 ICC/ANSI 117.1 for Accessibility Standards
- County publications

County Code

- Chapter 61, Building Provision
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 71, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

OCCUPANCY (Section 303)
Building Occupancy - Mixed Use (A-2/B/M)
Tenant Occupancy - A-2

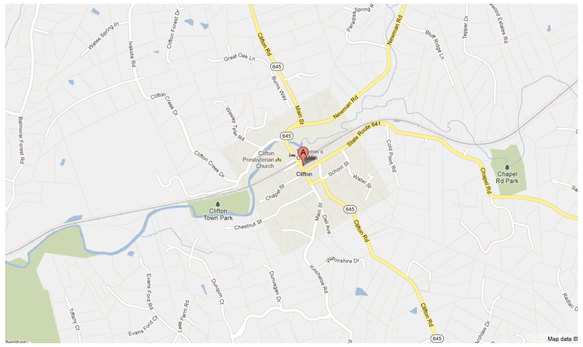
Construction Type VB

OCCUPANCY AND USE CLASSIFICATIONS REMAIN UNCHANGED, A-2, FROM CURRENT EXISTING CLASSIFICATION

Building Square Footage Information

Villagio -	Exist Restaurant	3,126.54 SF
	Exist/Pizza Market	463.67 SF
New Service Corridor & Walk-In Freezer		229.32 SF
	1st Floor Total	**3,819.53 SF**
Rest of First Floor -	Mercantile/B	681.73 SF
	Total First Floor	**4,501.26 SF**
Second Floor -	Seating/Merc	2,451.97 SF
	Storage/Mech	560.03 SF
	Total Second Floor	**3012.00 SF**

SITE MAP
N.T.S.



Villagio of Clifton

Kitchen renovation/service corridor

TABLE OF CONTENTS

ARCHITECTURAL
0001 - COVER SHEET
0002 - SPECIFICATIONS
0003 - SITE PLAN
0004 - 3D VIEWS Opt3
0005 - 3D VIEWS Opt3

D001 - ENLARGED DEMO PLAN 1ST FLOOR

A001 - ENLARGED NEW PLAN 1ST FLOOR
A002 - ROOF PLAN
A003 - ELEVATION
A004 - SECTION NEW PLATFORMS/ATTIC

STRUCTURAL
S000 - STRUCTURAL GENERAL NOTES
S001 - STRUCTURAL FOUNDATION PLAN AND SECTION
S002 - STRUCTURAL ROOF FRAMING
S003 - STRUCTURAL SECTION ROOF BRACING

PLUMBING
P-000 COVERSHEET
PD-100 1ST FLOOR PLAN - DEMOLITION
P-100 1ST FLOOR PLAN – NEW WORK GRAVITY
P-200 1ST FLOOR PLAN – NEW WORK PRESSURE
P-500 DETAILS AND RISERS – PLUMBING

MECHANICAL
M-000 COVERSHEET
MD-100 1ST FLOOR PLAN – DEMOLITION
MD-101 ROOF PLAN - DEMOLITION
M-100 1ST FLOOR PLAN – NEW WORK
M-101 ROOF PLAN – NEW WORK
M-500 SCHEDULES – MECHANICAL

ELECTRICAL
E-000 COVERSHEET
E-001 SPECIFICATIONS
ED-100 1ST FLOOR PLAN – DEMOLITION
ED-101 ROOF PLAN - DEMOLITION
EL-100 1ST FLOOR PLAN – NEW WORK LIGHTING
EP-100 1ST FLOOR PLAN – NEW WORK POWER
EP-101 ROOF PLAN – NEW WORK POWER
E-500 RISER AND SCHEDULES – ELECTRICAL

CAPTIVE AIRE DRAWINGS
Sheet1 - Hood Specs and Details
Sheet2 - Hood Plan and Sections
Sheet3 - Fire System Cabinet Specs
Sheet4 - Fire System Plan and Specs
Sheet5 - Exhaust Fan Schedules
Sheet6 - Exhaust Fan Drawings
Sheet7 - Make-up air unit drawings
Sheet8 - Specs, diagrams and Schedules
Sheet9 - Specs, diagrams and Schedules

FOOD SERVICE DRAWINGS
FS-0.1 - Food Service General Notes
FS-1.0 - Food Service Equipment Schedules
FS-2.0 - Food Service Equipment Plan
FS-3.0 - Special Conditions Plan
FS-4.0 - Vent/Refrig Rough-Ins
FS-5.0 - Mech/Plumb P.O.C.
FS-6.0 - Electrical Rough-Ins
FS-7.0 - Elevations
FS-8.0 - Vendor Walk-In Drawings

SCOPE OF WORK

The Project is a renovation of the existing restaurant in Clifton, VA. including the various projects below.

1) Remove/Replace Equipment in the existing Restaurant Kitchen.
2) Replace the existing Exhaust Hood and renovate the Exhaust system and add new Make-Up air Unit at the rear. New roof platform and ladder added to service the New Exhaust Fans located on the roof. New Insulated/Fire resistant exhaust ducts to be installed on the exterior of the building to the fans located on the existing roof.
3) A new service corridor is added to the rear of the dining room to support the new Make-Up air unit on the roof and create better for staff.
4) Remove existing exterior bar to house new Walk-in Freezer
5) Replace all existing equipment at the Main Bar.

3D Iso Existing
SCALE: 1:0.56

NOTE: Site Plan and Zoning are governed by the Town of Clifton and was approved as presented by Clifton ARB (Architectural Review Board and CPC (Clifton Planning Commission) and Clifton Town Council, along with conforming to the Code of Town of Clifton 2000

SYMBOLS LEGEND:

- BEDROOM — ROOM NAME / NUMBER
- CENTER LINE
- EL. 10'-3" 2nd FLR — SPOT ELEVATION
- sim DET SHT — DETAIL INFORMATION
- sim DET SHT — SECTION INFORMATION
- 2 SHT 1 sim — INTERIOR ELEVATION
- 1 — KEY NOTE
- R1 — REVISION NUMBER
- VCT / CAR — CHANGE IN FLOOR FINISH
- 34 — EQUIPMENT SYMBOL
- align — ALIGN (ALIGN THE SURFACES INDICATED)
- A — DOOR SYMBOL
- W1 — WINDOW SYMBOL
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- NEW PARTITION
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. NOTE: SEE GENERAL NOTES FOR FURTHER INFO.
- NEW DOOR
- EXISTING FIXTURES, MILLWORK TO BE REMOVED.
- DUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
- QUADRAPLEX ELECTRICAL RECEPTACLE (110V/20AMP)
- DATA RECEPTACLE
- TELEPHONE RECEPTACLE

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Cover Sheet 2024

Drawing Issue
PERMIT SET
10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
0001
1 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES

1. Existing walls on floor plan shown shaded. See keys on each sheet for additional symbols.

2. Work shall include all labor, assemblies, and finish work including all parts and materials necessary to make a complete, in-place, properly working and finished installation.

3. All dimensions and descriptions on construction drawings are complementary. Any work shown or referred to on any construction document shall be provided as though required by all related documents. Most stringent requirements shall apply. Any discrepancies between Architectural and Engineering drawings shall be clarified with the Architect before proceeding.

4. The work shall be performed in strict accordance with all applicable federal, state and local codes and ordinances. Refer any questions to the Architect for resolution prior to proceeding.

5. All work shall be carried out in accordance with accepted first-class construction practices.

6. The contractor shall secure and pay for all permits, fees, licenses and inspections necessary for a proper completion of all work required by these documents.

7. All Contractors shall visit the project to familiarize themselves with site conditions prior to bidding or construction. By submitting a bid, the Contractor and his Subcontractors are confirming that they have visited the site and have included in their bid any additional items of construction that may be required due to existing site conditions.

8. Contractor to verify existing conditions and repon differences between these drawings and actual field conditions to the Architect for resolution.

9. Contractor shall field measure all distances and clearances prior to commencement of new work or ordering materials. Any deviations to the contract documents shall be reported to the Architect prior to proceeding with that portion of work. Drawings are not to be scaled for dimensions or sizes. Verify all dimensions in the field.

10. Prior to proceeding with any work that may result in additional cost or additional time to the project, the Contractor shall determine the additional cost or time (or if the exact cost or time cannot be determined, the Contractor shall make his rnost reasonable estimate and an estimate ofthe worst case) and submit the additions to the Architect for approval. Should the Contractor fail to provide the Architect with this information prior to proceeding with the work, additional cost or time will no! be approved.

11. Building sprinkler system shall be modified to accommodate Tenant layout and comply with local codes, Unless noted otherwise, the Contractor or his subcontractor shall prepare all documents necessary to obtain a smjnkler permit, inspections and approvals. Layout of sprinkler heads in areas such as reception area, conference/board room, gypsum board ceilings and soffits, etc, to be approved bythe Architect prior to proceeding with work.

12. Contact the building management prior to starting work to obtain all rules and regulations for use of, and construction in, the property. Coordinate with the building management the hours of building operation, noise restrictions, necessary blockades and safety barriers, dust and moisture control, use of building dock and elevators, use of toilet rooms and utilities, plaoement of trash container and hours of transport and removal, utility use and hours utilities may be interrupted if necessary and prior notification requirements, parking for construction workers, and any other items that affect the function of the building or its Tenants. The Contractor shall confine his apparatus, delivery and storage of materials, and the operations of his workmen to limits defined by the building management.

13. The Contractor shall schedule all work to avoid interruptions to normal operations of other building tenants. All disruptive work shall be scheduled and coordinated with the building management.

14. Identify delivery times for all items and place the orders for the long lead time items so as not to delay the project.

15. The Contractor shall use and protect the existing building and existing finishes scheduled to remain in a manner which will not soil, deface or damage the existing facilities, finishes or fixtures in any fashion. Provide protective materials as necessary. Damage by the Contractor shall be repaired or replaced by the Contractor to the complete satisfaction of and at no cost to the project. After any work has been completed within any occupied spaces), the Contractor shall clean the space of all construction dust, tools, stains and debris.

16. Provide a secure Tenant space during non-construction hours.

17. Do not alter, load or penetrate the existing structure in any manner which may compromise its integrity.

18. Remove all construction debris as required to maimain a clean environment and to prevent the possibility of accident or fire. Coordinate removal work with Building Management.

19. All wood blocking to be fire retardant treated. All tire retardant treated wood shall have a flame spread less than 25 when tested per ASTM E84.

20. Any and all materials and installation methods used in the modifkallon ofthe existing roof system shall be in conformance with the requirements ofthe roof warranty, Coordinate all roof modifications with the building manager.

21. Heights of electrical, data and communication outlets when surrounded by or abutting millwork shall be conhrmed with the Architect.

22. Contact Architect for clarification if existing outlet heights or locations do not match that indicated in the drawings.

23. Contractor to X-ray (SPR or GPR) slab prior to core drilling for any penetration. Coordinate times and techniques with building management.

24. Downlights, sprinkler heads. smoke detectors and exit signs shall be located in the center ofthe ceiling tile.

25. Placement of wall or ceiling access panels shall be reviewed with the Architect.

26. Provide fire extinguishers as required by code.

27. Existing mini blinds shall be enclosed in plastic for dust proof storage. Inspect and repair blinds as necessary prior to delivery of the space.

28. Replace blinds where required by new partition layout. Match existing blinds.

29. In spaces not previously improved or fit out, install new horizontal aluminum mini-blinds to match building standard at the exterior glass.

30. Provide a final professional cleaning of the entire space after construction and punch list items are complete and prior to Tenant occupancy.

31. Contractor to salvage and store unused materials ordered for project. Provide unused materials as Attic Stock as required by tenant or building management.

32. Prior to final payment, the Contractor shall assemble original copies of all new equipment and materials warranties and operational information and deliver to the Tenant or building manager (as appropriate) in a neatly indexed and labeled 3-ring binder.

PROJECT SUPERVISION AND COORDINATION

The G.C. shall provide competent and experienced daily supervision of the project, project labor and Sub-contractors.

The G.C. will use only competent and experienced Sub-contractors for the project and that are licensed to perform their respective trades work. G.C. shall supervise and coordinate these subs work with the Construction and between the Sub-contractors. Sub-contractors that do not perform or perform faulty work or cause schedule delays shall be replaced promptly by the G.C.

General contractor is solely responsible for all safety precautions for his workmen and his subcontractors and third parties on the project work site.

The abbreviation (V.I.F.) means "verify in field." Any dimension noted "verify" or "V.I.F." must be reviewed with Architect before beginning construction of the applicable work.

G.C. to provide a portable temporary toilet on site for the duration of the project.

PARTITIONS

1. Dimensions taken to face of gyp. board unless otherwise noted.

2. All new partitions shall be per detail P-1 unless otherwise noted.

3. Partitions requiring an hourly rating are described in the partition type drawings and are indicated by a testing agency design number. The Contractor shall construct these partitions in strict compliance with the testing agency description referred to by the design number. Partition type drawings should be used for reference and information purposes only. Should conflicts occur between the partition type and the testing agency description, the more stringent requirement shall apply.

4. All dimensions marked "clear" shall be maintained.

5. No partitions shall vary more than 1/8" in surface plane in 10 feet in any direction.

6. Partitions shall be centered on window mullions and be perpendicular to the exterior wall unless noted otherwise on the drawings.

7. All partitions abutting existing building columns or walls shall align new finish face with existing unless otherwise indicated. Remove existing gypsum board as necessary for a smooth finish with no visible transition from existing to new gypsum board.

8. Contractor shall obtain Architects approval ot the chalk line layout of the partitions prior to proceeding with framing.

9. Galvanized steel may be used in lieu of fire retardant wood blocking. Provide 4" wide 16 gauge flat galvanized backing for all wall-hung shelving, millvork and hardware, Backing shall span at least three studs.

10. Provide bracing above ceiling height partitions as required for installation of doors to other items to prevent vibration or movement of the partition or other item.

11. Partition assemblies and bracing shall be installed around any above-ceiling interference encountered such as ducts or sprinkler lines so as to maintain the integrity of the assembly.

12. Provide appropriate metal trim accessories for gypsum board as recommended by U.S.G. or specified on these drawings.

13. Where new partition is indicated to align with existing condition. remove corner bead to provide a smooth transition.

14. Unless noted otherwise or required by an indicated UL design, match gypsum board thickness for new partitions with thickness of existing gypsum board.

15. Any partition containing water or waste lines shall be constructed with moisture resistant gypsum board.

16. All partition joints shall be taped, speckled, and sanded smooth with no visible joints and made ready to receive specified finishes. Any existing gypsum board must be retinished to be smooth and ready to receive specified finish.

ACOUSTICAL CEILING

1. At new ceilings, the Contractor shall field check the premises and verify that the ceiling layout shown on the drawings can be accommodated and verify all clearances as required for all lighting fixtures, duct work and sprinklers before proceeding with any installation. Report any discrepancies to the Architect prior to proceeding.

2. Should a conflict occur between the Architectural and Engineering drawings, the Contractor shall contact the Architect for resolution.

3. Ceiling shall be true, flat, straight and regular. Provide stabilizer bars as required to distribute load equally over two or more runners.

4. Level ceiling to within 1/8" in 12 feet in any direction. Level with hanger wire taut and plumb, without kinking or bending hanger wires.

5. Install max. lengths of edge moulding at intersection of ceiling and vertical surface.
Miter all corners.

6. Coordinate installation with electrical, mechanical and sprinkler requirements.

7. Lay directional pattern units in single direction.

8. Tegular ceiling tile to be cut and fitted snug against partitions. Do not shim the grid to allow ceiling tlle to pass over top of partition.

9. All fixture trim (lighting, speaker, HVAC grilles, etc.) shall be metal and painted to match adjacent ceiling finish. Plastic trim is not acceptable unless approved by the Architect.

MILLWORK

1. The Contractor will be responsible for making certain that the millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. All delivered units shall match the final approved shop drawings and samples. Units which are marred, chipped or otherwise damaged shall be repaired to the complete satisfaction ofthe Client. Units shall be protected during shipment and installation. After installation of units In their proper location, all protection shall be removed and all surfaces thoroughly cleaned to the complete satisfaction of the Client.

2. Before proceeding with the millwork, the manufacturer is to obtain field measurements and verify dimensions and provide shop drawing details to ensure an accurate Ht. Any variance found in the field must be brought to the attention of the Architect.

3. Installed mllwork to be plumb, level, true and straight with no distortions. Shim as required using concealed shims.

4. All millwork will be manufactured to AI/VI custom grade. Appropriate details and materials shall be used.

5. Anchor millwork to built-in blocking. Secure to grounds, stripping and blocking with oounter~sunk concealed fasteners and blind nailing, as required, for a complete installation.

6. Scribe and cut work to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.

7. For all millwork indicating plastic laminate exteriorfinished surfaces, provide balance laminate sheet unless othenrvise noted.

8. Plastic laminate work surfaces, shelves and vertical counter supports to be 3/4" plywood edge banded or industrial grade particle board, ANSI 1-M-3. minimum density 45 PSF unless otherwise noted. Other components to be 3/4" MDF or 3/4" edge banded plywood.

9. Plastic laminate shall be as specified on finish schedule. Minimum thickness:

10. Casework shall be constructed using 32mm panel system.

11. Exposed surfaces of wall cabinets to have plastic laminate surfaces. See elevations and/or schedule for specifications.

12. Base cabinets shall have laminate toe kick unless otherwise specified, Melamine base will not be allowed.

13. Shelving to be 3/4" white melamine unless noted othen/vise.

14. Fasteners used during melamine installation shall be finished with PVC adhesive caps.

15. Provide 5mm holes at 32mm O.C. for adjustable shelves. Provide one adjustable shelf per base cabinet and two per wall cabinet - typ,. Shelf not required in sink base cabinets.

16. Provide drawers if shown on the elevations. All exposed faces and edges to have plastic laminate surfaces. See elevations and/or finish schedule for specifications. Drawer boxes shall be constructed of Baltic Birch plywood with clear lacquer rinish.

17. Cabinet doors shall be fabricated using full or partial overlay construction as dictated by configurations shown on elevations Doors shall have plastic laminate on all exposed surfaces and edges. See elevations and/or finish schedule for specifications.

18. Provide two concealed hinges per door, Hinges to be fabricated by Grass or Blum and shall have 125 degree opening, self-closing, Provide clear plastic door bumpers.

19. Pulls on doors and drawers shall be 4 inch wire pulls unless othen/vise noted.

20. Doors and drawers shall be adjusted to provide consistent reveals 1/8" maximum width.

21. Countertop to be secured to base cabinets in multiple locations and be plumb, square and level.

22. Back and side splashes to be secured light to wall and counten and oaulked with clear silicon sealant.

23. Provide Accuride steel ball bearing drawer slides.

24. Contractor shall provide final cleaning of all drawers, cabinets and surfaces as part of the complete installation.

25. Repair damage or defective millwork wherever necessary. If millwork can not be adequately repaired, it shall be replaced to the satisfaciion of the client.

26. Melamine assemblies shall incorporate color matched PVC caps, edging, etc, and only used where Indicated on the plan.

27. Paint finish millwork shall be construcied of paint grade solid wood or edge banded plywood or edge banded particle board.

PAINT

1. Unless otherwise noted, provide minimum 2-coat paint systems over appropriate primer coat as specined for each substrate: refer to finish schedule for colors and finish qualities.

2. All paint to be applied In accordance with manufacturers instructions, Sand lightly between coats to achieve required finishes. Allow each coat of finish to dry before the following coat is applied unless directed otherwise by the manufacturer, Fill nicks, gouges, and other imperfections of surfaces with latex filler. Sand smooth and flush with surface.

3. Where grilles and diffusers occur in ceiling or wall, connrm with the Architect prior to painting tc match adjacent surface.

4. Remove or otherwise protect finish hardware, accessories, plates, lighting fixtures and similar items before painting. Do not paint any moving parts of operating units, code-required labels and equipment identifications.

5. Repaint or refinish painted surfaces damaged by subsequent work.

6. Provide building management with attic stock of at least one full gallon of each color of paint and stain used in the work. Clearly label content and location where used.

FINISHES

1. Starting of finish work shall indicate applicators acceptance of substrate.

2. Ensure all surfaces (new & existing) to receive finishes are clean, true and free of irregularities. Do not proceed with work until satisfactory conditions have been corrected.

3. All existing surfaces shall be restored to appear as new, ready to receive specified finish, or finished to match the adjacent surface. Patch, fill, skim, and sand smooth all previous irregular paint finishes, gouges, holes, cracks or dents to match adjacent surface for a uniform final finish on all existing surfaces.

4. The thickness of new finishes shall match the thickness of adjoining existing finishes.

5. Concrete slab to be flash patched as required to receive new floor finish. All abandoned floor penetrations (outlets, plumbing, etc) shall be fire safed and filled smooth prior to installation of floor finish.

6. Level existing concrete floor slabs as necessary to provide a level surface varying no more than 'i/4" in 10'-0"

7. Upon receipt from the manufacture; the installer shall inspect all materials for defects, flaws, shipping damage, correct color and pattern. Damaged or incorrect materials shall be returned to the manufacturer for immediate replacement.

8. Where two floor finishes meet at a doorway, the transition must occur on the centerline of the door in its closed position.

9. Extend floor finish under open-bottomed and raised bottom obstructions. Extend finish into closets and alcoves of areas indicated, unless another floor finish is indicated for such space.

10. Apply rubber or vlnyl base where Scheduled to walls, columns and other permanent fixtures in rooms or areas where specified Install base in as long lengths as practicable, Tightly bond base to backing throughout the length and height of each place, with continuous contact at horizontal and vertical surfaces,

11. Provide trimless, flush access hatch in gypsum board ceiling as required for mechanical and electrical access. Confirm size, style, tire rating, and location with Engineer and Architect.

12. Caulk perimeter window sill; repair any cracks or damage to perimeter gypsum board and paint.

13. After completion of the project and just prior to the final inspection of the work, thoroughly clean floors and accessories. Apply wax and buff hard surface flooring with the type of wax, number of coats, and puffing procedures in compliance with the flooring manufacturefs instructions. Coordinate waxing and buffing with building management.

14. Prior to Tenants occupancy, the Contractor shall clean all new and existing surfaces of dust, debris, loose construction material and equipment.

15. Maintenance Materials: Deliver usable scraps of carpet, VCT and other finish materials to Owner's designated storage space, properly packaged (paper wrapped) and identified.

CARPET

1. Comply with rnanufacturers instructions and recommendations for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile.

2. All carpet shall be laid in the same direciton unless otherwise specified on the drawings.
Direction of carpet insets, when surrounded by another carpet, may change to avoid seams in inset.

3. At doors, the carpet seam must occur on the centerline of the door in its closed position.

4. No seam in carpet shall occur perpendicular to doors or entries.

5. Do not bridge building expansion joints with continuous carpeting; provide for movement.

6. Carpet shall be glued directly to concrete slab unless noted otherwise. See finish schedule and manufacturers literature.

7. Apply adhesive uniformly to substrate in accordance with manufacturers instructions. Butt carpet edges tightly together to form seams without gaps. Remove adhesive promptly from face of carpet

8. Unless another material is specified, vinyl stnps shall be provided at each change of floor surface as required to make a smooth transition. Color of vinyl strip shall match color of vinyl base, If vinyl base is not specified, submit color samples of transition strips for selection by Architect.

9. Carpet base where scheduled shall be applied to walls, columns, and other permanent fixtures. Carpet base shall be continuous and match the color, pattern and direction ofthe adjoining carpet. Color and type of carpet base shall match the floor carpet directly adjoining the base. Bind the top edge with sewn polyester binding tape manufactured expressly for this purpose. Vertical edge of base (i.e. at door frames, transition to other base, etc) shall have binding tape as well, Color of the binding shall be selected bythe Architect from samples supplied for this purpose bythe Contractor. Carpet base shall be glued tightly to the substrate throughout the length and height and along the top edge for continuous contact. Butt joints tightly to create invisible seams. Clean glue from face of base promptly. Under no circumstances shall carpet be stapled or tacked to the substrate.

MECHANICAL/ELECRICAL/PLUMBING/ FIRE PROTECTION

1 See Engineers drawings for specifications and extent of work.

2 Relocate any sprinkler head that interferes with partition or lighting layout.

3 Center sprinkler heads in ceiling tiles in both directions.

4 Provide fire extinguishers in recessed cabinets and any risers and valves required. See Engineers drawings.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:

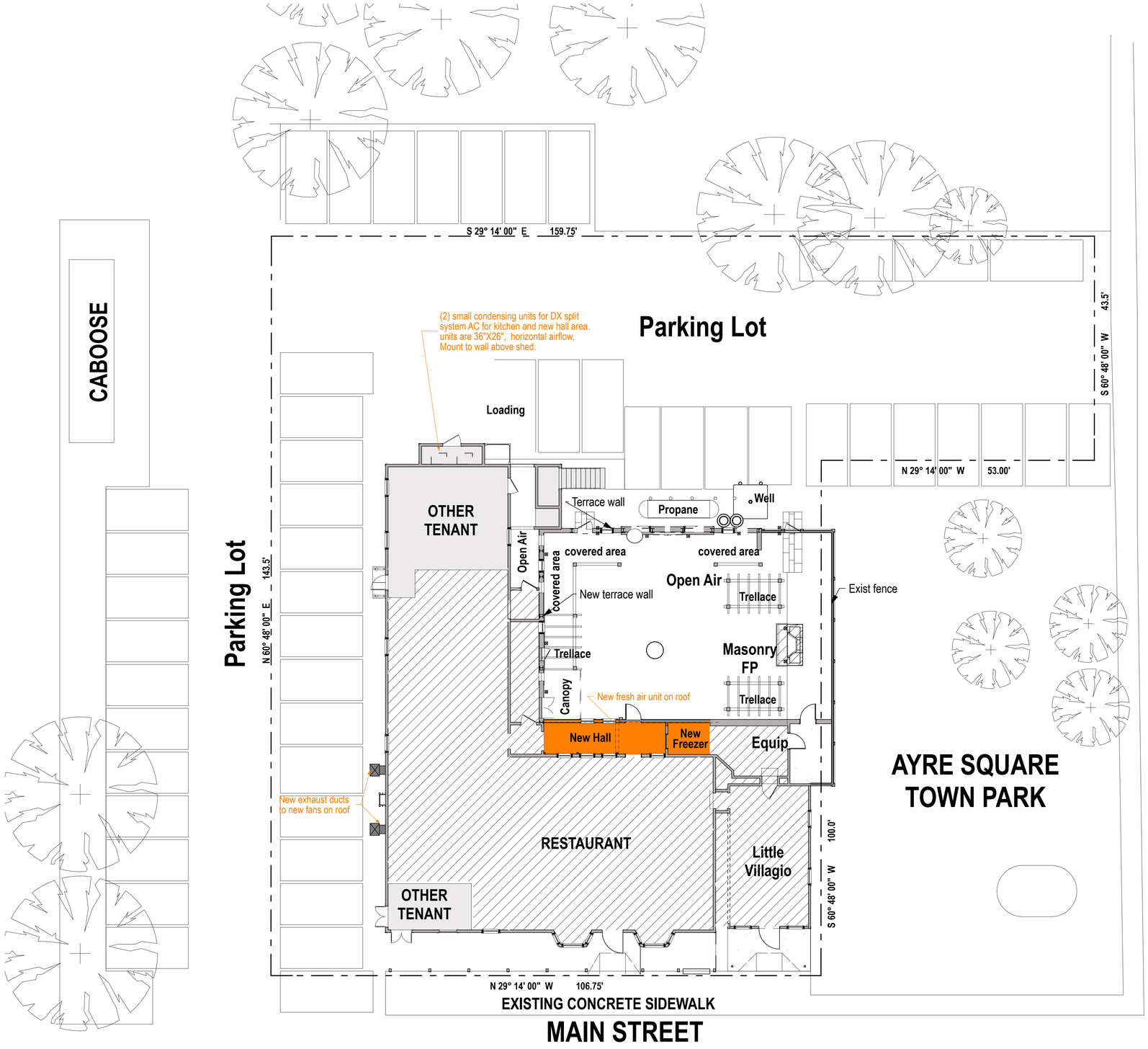
Specifications

Drawing Issue

PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**0002**
Drawn:	
Chd:	
Project No.:	2 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



Site Plan
SCALE: 1" = 10'

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

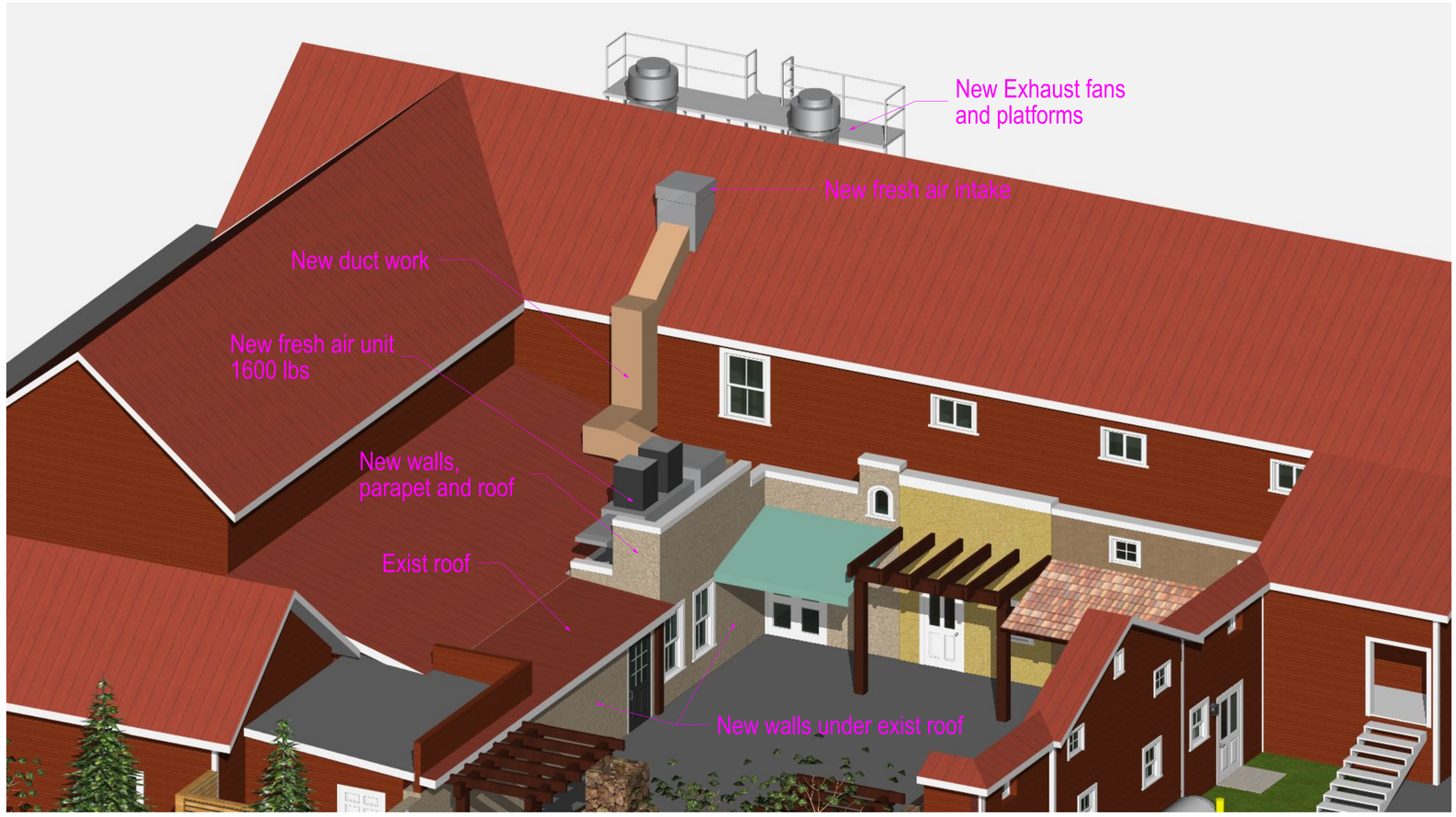
Revision Date:	Rev. No.:	Description:

Drawing Title:
Site Plan

Drawing Issue
PERMIT SET
10-01-24

Date:	10-01-24	Sheet
Scale:		**0003**
Drawn:		
Chd:		
Project No.:		3 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



+3D Iso3d
SCALE: 1:0.41

3D Iso1a Option3d
SCALE: 1:0.64

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.:	Description:

Drawing Title:
3D Views Opt 3

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24
Scale:
Drawn:
Chd:
Project No.:

Sheet
0004
4 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

3D Iso2 Option3e
SCALE: 1:0.41

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

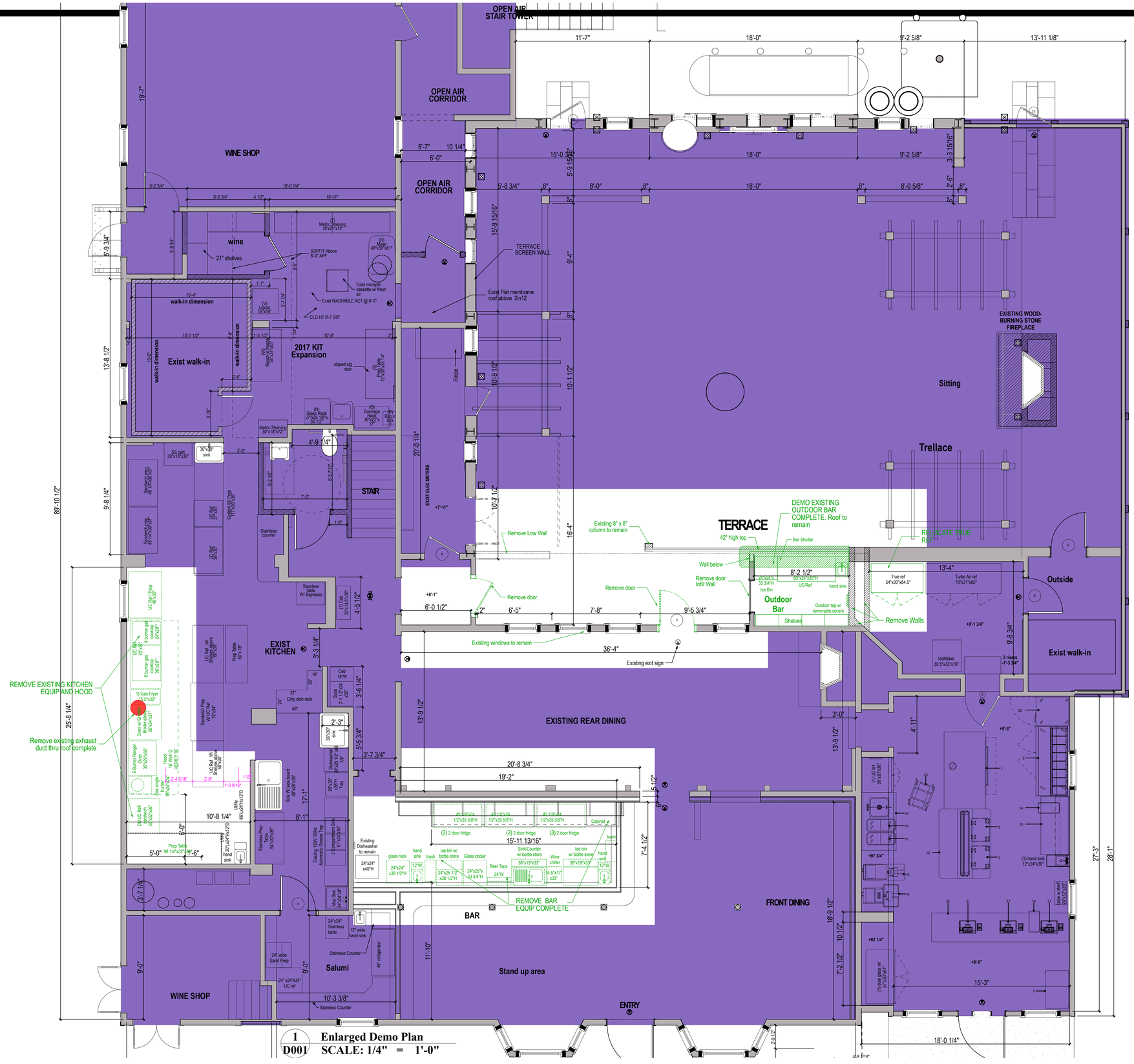
Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Opt 3

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**0005**
Drawn:	
Chd:	
Project No.:	5 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 **Enlarged Demo Plan**
D001 SCALE: 1/4" = 1'-0"

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

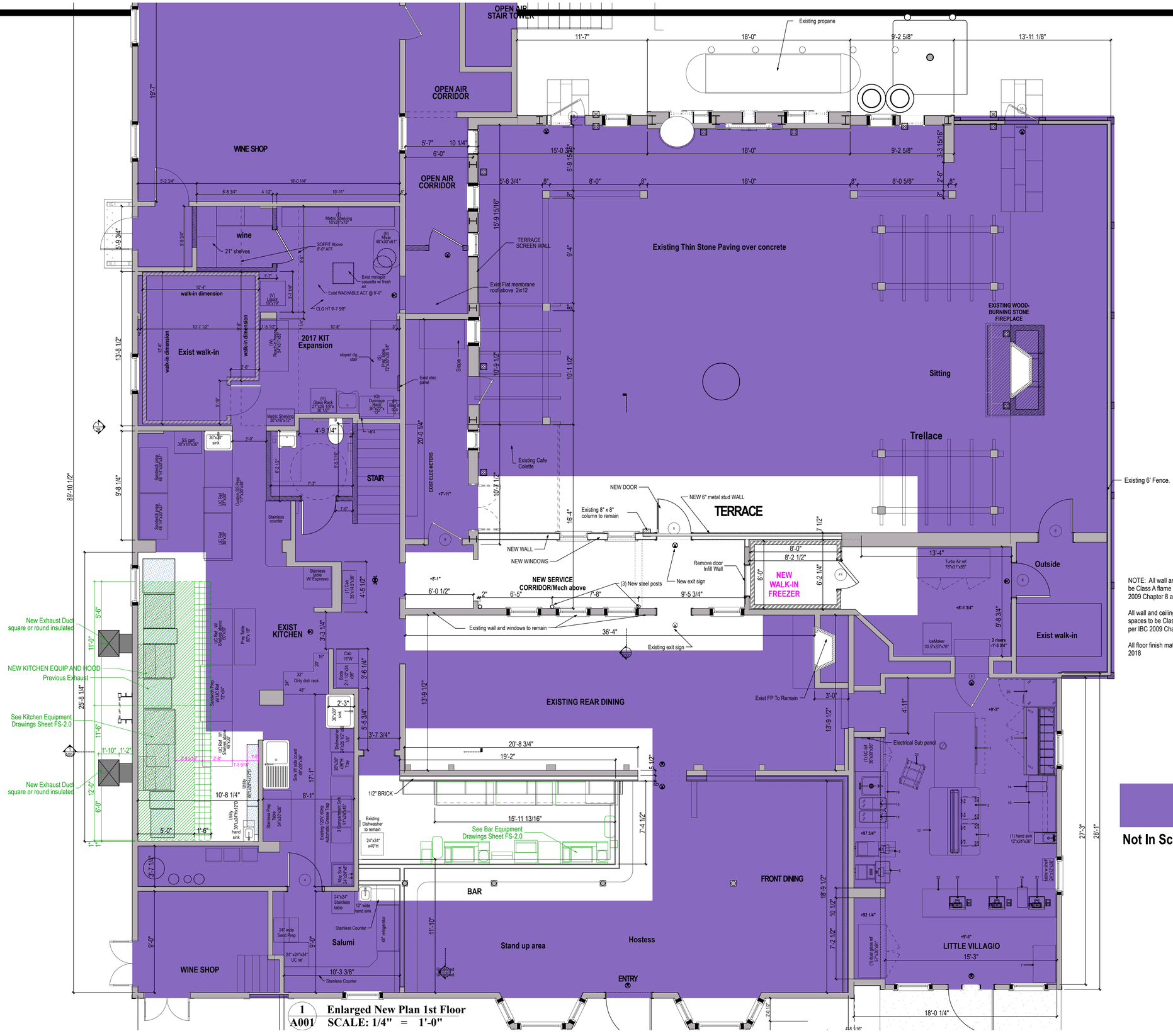
Drawing Title:
Enlarged Demo Plan 1st Floor

Drawing Issue
PERMIT SET 10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
D001
6 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 A001 **Enlarged New Plan 1st Floor**
SCALE: 1/4" = 1'-0"

NOTE: All wall and ceiling finish materials for corridors to be Class A flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All wall and ceiling finish materials for rooms and enclosed spaces to be Class C flame spread and smoke index rating per IBC 2009 Chapter 8 and table 803.9.

All floor finish materials to comply with section 804 of IBC 2018

Not In Scope

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

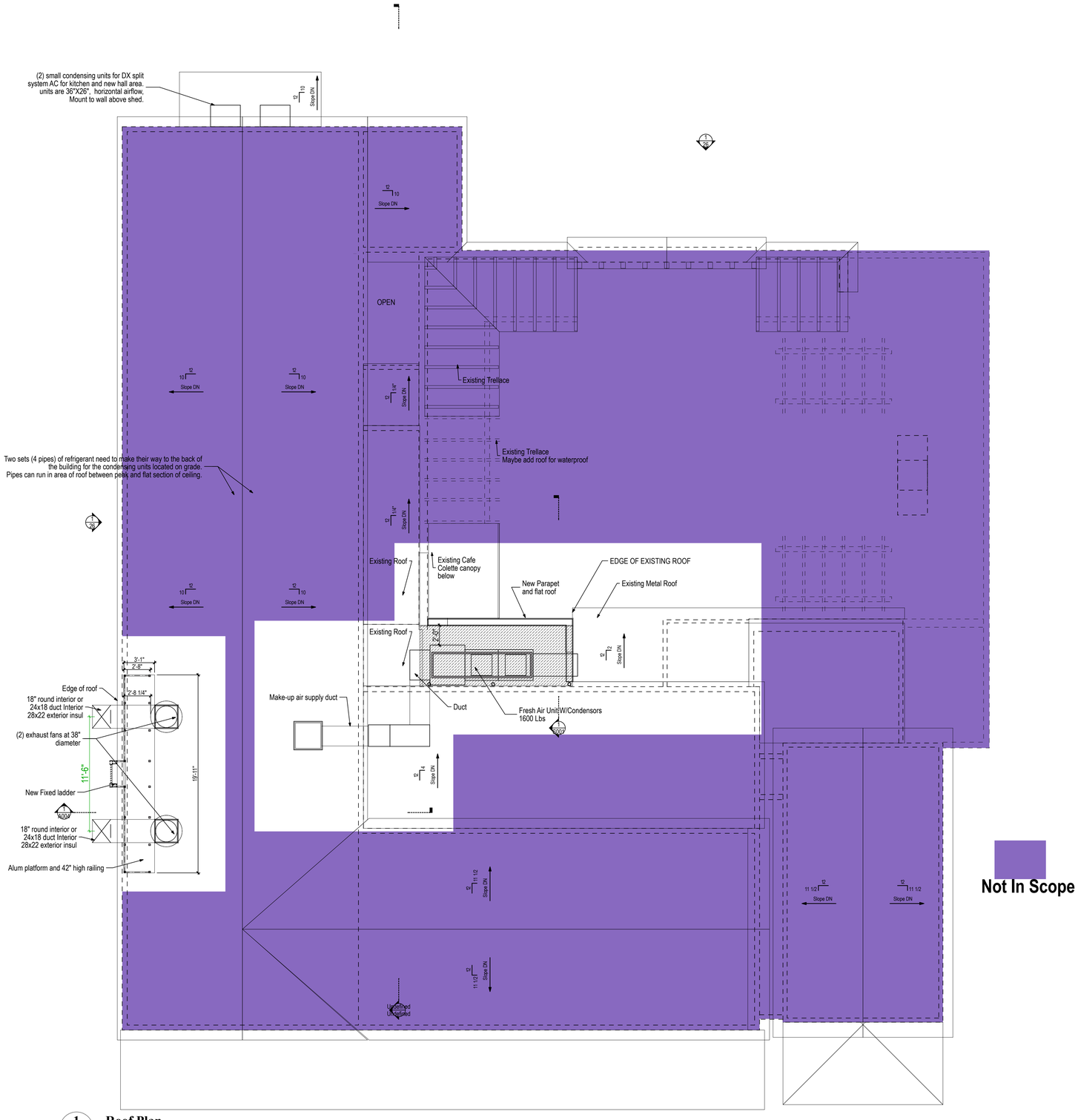
Drawing Title:
Enlarged New Plan 1st Floor

Drawing Issue
PERMIT SET 10-01-24

Date:	10-01-24
Scale:	
Drawn:	
Chd:	
Project No.:	

Sheet
A001
7 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / A002 **Roof Plan**
SCALE: 3/16" = 1'-0"

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

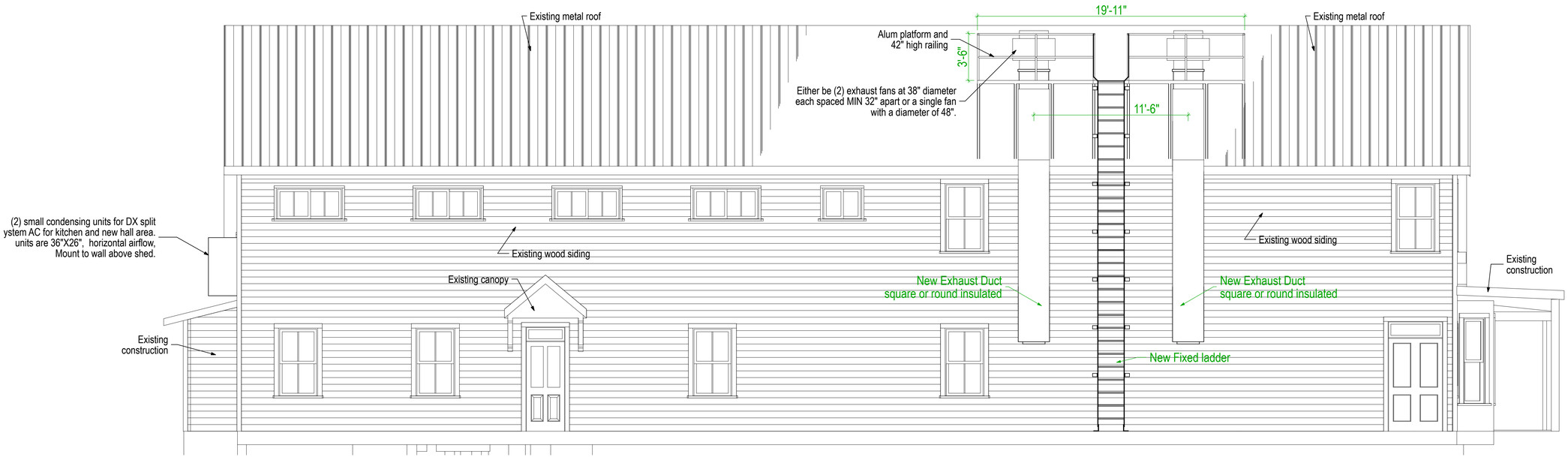
Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.:	Description:

Drawing Title:
Roof Plan

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A002**
Drawn:	
Chd:	
Project No.:	8 of 34



1 Left Elevation
A003 SCALE: 1/4" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT
10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

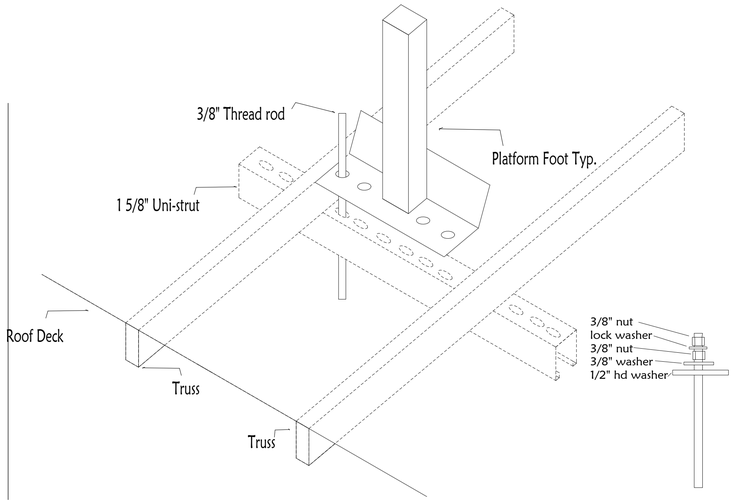
Revision Date:	Rev. No.	Description:

Drawing Title:
Elevation

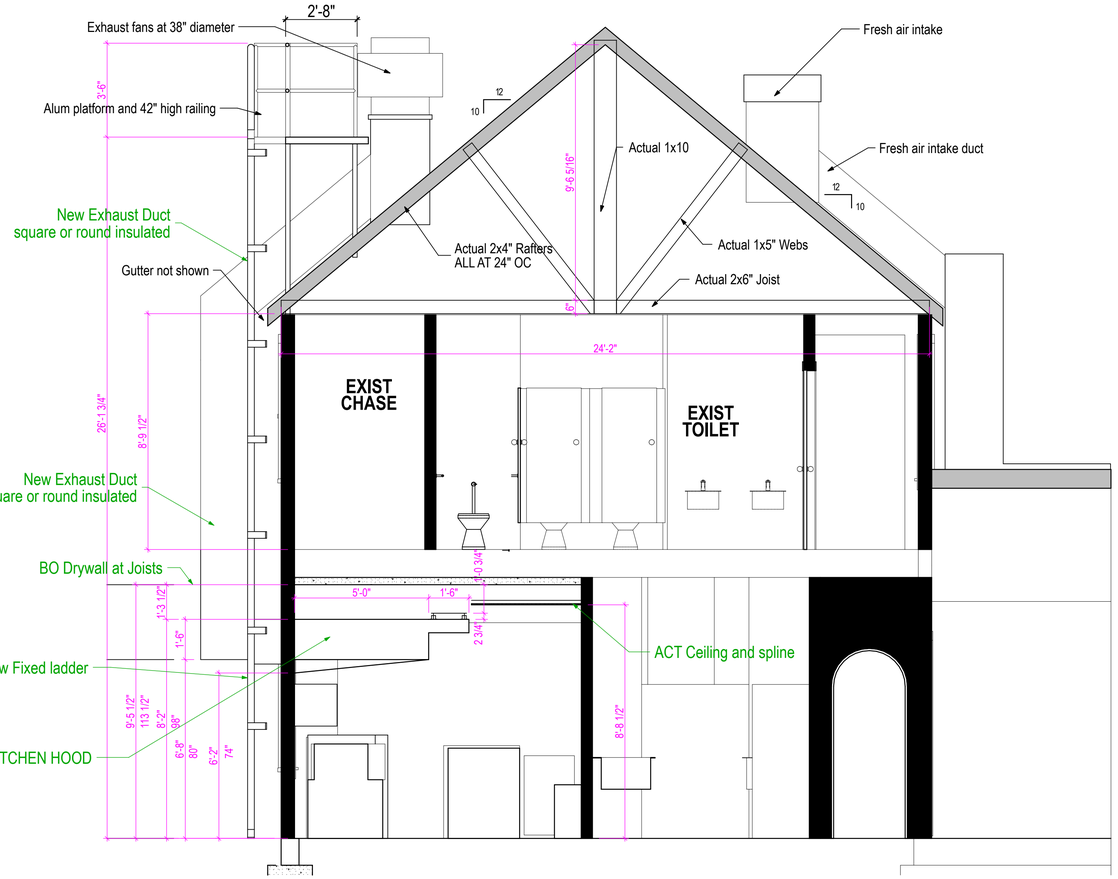
Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A003**
Drawn:	
Chd:	
Project No.:	9 of 34

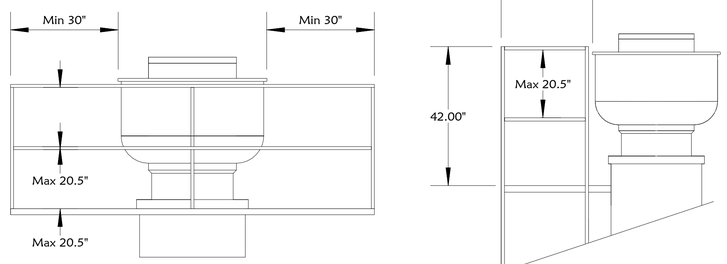
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



2 A004 Platform Mounting
SCALE: 1' = 1'-0"



1 A004 Section New 1
SCALE: 3/8" = 1'-0"



Front View

Right Side View

6:12

3 A004 Platform Section
SCALE: 1' = 1'-0"

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

COMMONWEALTH OF VIRGINIA
SCOTT MICHAEL WILLIAMS
Lic. No. 014875
ARCHITECT

10-01-2024

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Section NEW
PLATFORMS/ATTIC

Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**A004**
Drawn:	
Chd:	
Project No.:	10 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING BUILDING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN AND CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.

    a. 2018 VIRGINIA CONSTRUCTION CODE (IBC)

    b. "INTERNATIONAL BUILDING CODE –2018", INTERNATIONAL CODE COUNCIL

    c. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", AMERICAN SOCIETY OF CIVIL ENGINEERS, ASCE–7 CURRENT EDITION

B. DESIGN LOADS:

1. ROOF LIVE LOAD: 30 PSF
2. WIND LOAD:
    a. ULTIMATE WIND SPEED: V_{ult}=115 MPH
    b. RISK CATEGORY: II
    c. WIND EXPOSURE: B
3. EARTHQUAKE LOADS:
    a. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
    S_S=0.141
    S_1= 0.044
    b. SITE CLASS: D
    c. DESIGN SPECTRAL RESPONSE ACCELERATIONS:
    S_{DS}=0.15
    S_{D1}= 0.071
4. SNOW LOADS::
    a. GROUND SNOW LOAD: Pg=25 psf
    b. FLAT ROOF SNOW LOAD: Pf=21 psf
    c. SNOW DRIFT DRIFT PER ASCE 7–16.

C. FOUNDATION/EARTH WORK

1. FOUNDATIONS SHALL BEAR ON UNDISTURBED SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERING FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF AS SPECIFIED BY THE BUILDING CODE. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO CONCRETE PLACEMENT.
2. ALL FOUNDATIONS SHALL BEAR A MINIMUM OF 2'–0" BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.
3. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK.
4. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY ADJACENT FOOTING.

D. MISCELLANEOUS STEEL:

1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH STEEL CONSTRUCTION MANUAL, 15TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE STRUCTURAL WELDING CODE (AWS D1.1), LATEST EDITION, BY THE AMERICAN WELDING SOCIETY.
2. C–CHANNEL SHAPES SHALL CONFORM TO ASTM A36 (Fy=36 KSI) OR BETTER. STEEL PLATES SHALL CONFORM TO ASTM A36 (fY=36 KSI) OR BETTER.
3. CONTRACTOR SHALL FURNISH SHOP DRAWINGS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VA FOR THE ROOF ACCESS PLATFORM, ROOF LADDER AND THEIR CONNECTIONS TO THE MAIN STRUCTURE.

E. COLD–FORMED METAL:

1. GALVANIZED STUDS, JOISTS AND TRACKS, 12, 14, AND 16 GAUGE SHALL BE FORMED FROM STEEL THAT CONFORMS TO ASTM 653, GRADE 50. GALVANIZED 18 AND 20 GAUGE STUDS, JOISTS AND ALL OTHER BRIDGING ELEMENTS AND ACCESSORIES SHALL CONFORM TO ASTM A653, GRADE 33.
2. ALL COLD–FORMED METAL FRAMING SHALL BE FORMED FROM STEEL HAVING G–90 GALVANIZED COATING.
3. STUDS SHALL BE PLUMBED, ALIGNED, AND SECURELY ATTCHED TO THE FLANGES OR WEBS OF THE TRACKS. THE ENDS OF THE STUDS MUST BEAR AGAINST THE WEB OF BOTH UPPER AND LOWER TRACKS, UNLESS NOTED OTHERWISE.

F. FRAMING LUMBER:

1. ALL FABRICATION, ERECTION OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
2. MICROLAM LVL BEAMS SHALL HAVE AN EXTREME FIBER BENDING STRESS OF Fb=2600 PSI, E=2,000,000 PSI, Fv=285 PSI AND SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER.
3. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE No. 2.
4. ALL FASTENERS USED WITH PRESSURE TREATED LUMBER ARE TO BE TOT DIP GALVANIZED OR STAINLESS STEEL.

G. CONCRETE:

1. ALL CONCRETE CONSTRUCTION INCLUDING DETAILING, FABRICATION, PLACEMENT OF REINFORCING, MIXING, HANDLING, FINISHING AND CURING SHALL CONFORM TO THE FOLLOWING CODES:

    "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318, AMERICAN CONCRETE INSTITUTE

    "SPECIFICATION FOR STRUCTURAL CONCRETE", ACI 301, AMERICAN CONCRETE INSTITUTE

    "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315, AMERICAN CONCRETE INSTITUTE

2. CONCRETE SHALL CONFORM TO ASTM C94. AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%. MINIMUM DESIGN STRENGTHS, MAXIMUM WATER/CEMENT RATIOS SHALL CONFORM TO THE FOLLOWING:
    a. SLAB–ON–GRADE (INTERIOR): 3000 PSI, 0.5 W/C
    b. SLAB–ON–GRADE (EXTERIOR): 3500 PSI, 0.45 W/C
    c. FOUNDATIONS: 3000 PSI, 0.55 W/C
3. PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID–RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.
4. MATERIALS USED IN CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING STANDARDS:
    a. CEMENT: ASTM C150; TYPE 1 OR II
    b. AGGREGATES: ASTM C33
    c. AIR–ENTRANINIG ADMIXTURE: ASTM C260
    d. CEMENT SUBSTITUTES (SLAG): ASTM C595, (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)

H. TESTING AND INSPECTION:

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AND INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES. ADDITIONAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
2. WRITTEN REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD STATING COMPLIANCE OR NON–COMPLIANCE WITH DESIGN DOCUMENTS. ALL REPORTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN VA.

I. CONSTRUCTION:

1. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHT OF MATERIALS AND FOR THE SUPERIMPOSED LOADS INDICATED ON THE DRAWINGS IN THE DESIGN LOADS SECTION OF THE GENERAL NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSE WORK, STAGING, BRACING, SHEETING AND SHORING, AND ALL THE OTHER REQUIRED MEANS AND METHODS.
2. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.
3. DRAWINGS SHALL NOT BE SCALED TO OBTAIN LAYOUT INFORMATION OR DIMENSIONS.

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

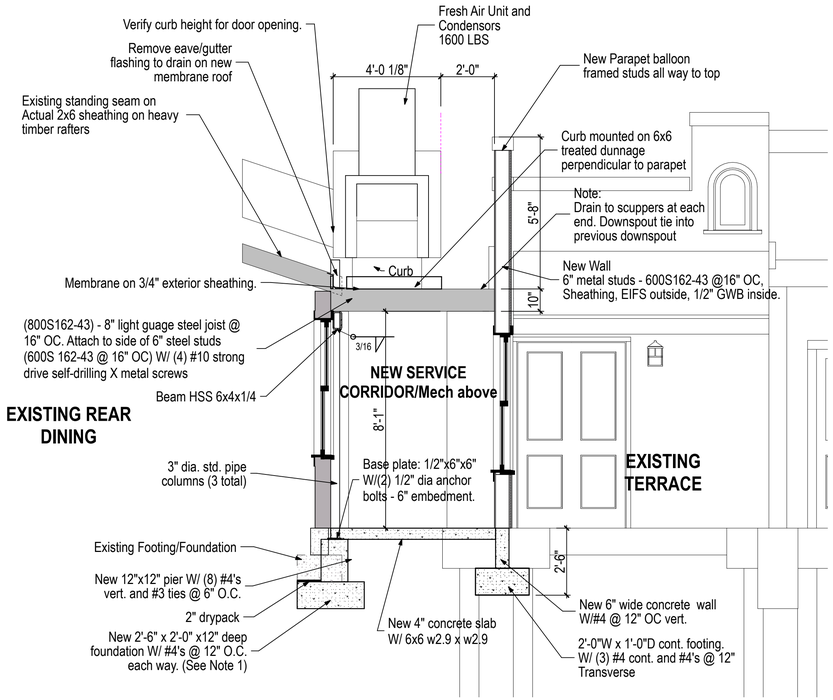
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural General Notes

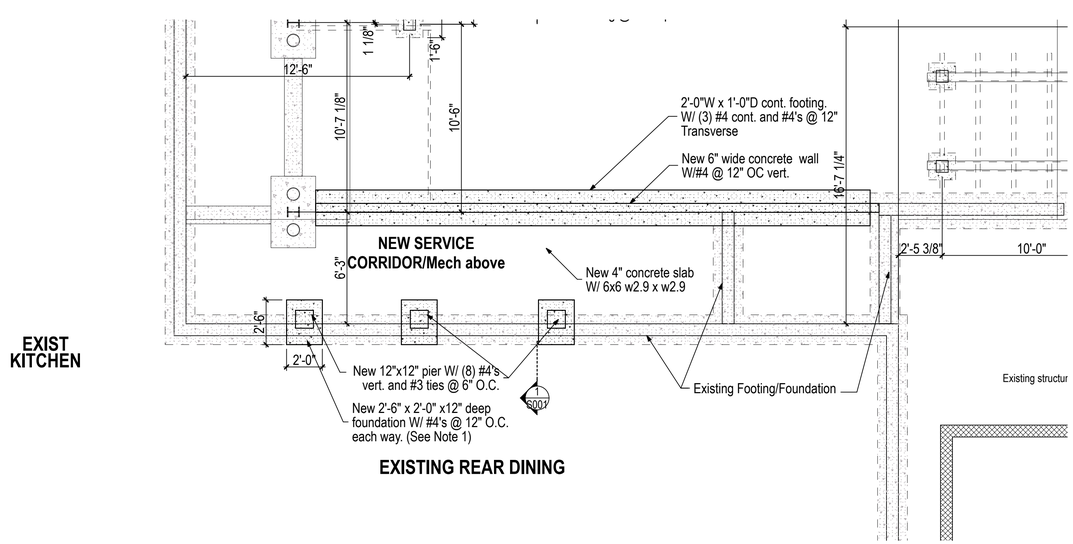
Drawing Issue
PERMIT SET
10-01-24

Date: 10-01-24	Sheet
Scale:	**S000**
Drawn:	
Chd:	
Project No.:	11 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 S001 Section New 3
SCALE: 3/8" = 1'-0"



2 S001 Foundation Plan
SCALE: 1/4" = 1'-0"

NOTE 1:

UNDERPIN EXISTING CONT. FOUNDATION AT 3 LOCATIONS SHOWN. UNDERPIN ONE LOCATION AT A TIME. EXCAVATE A 2'-0" WIDE PIT UNDERNEATH THE EXISTING FOUNDATION DEEP ENOUGH TO POUR THE 12" DEEP NEW FOUNDATION (PROVIDE ALLOWANCE FOR DRYPACK - SEE BELOW). THE PIT SHALL BE EXCAVATED AND THE NEW FOUNDATION SHALL BE PROURED THE SAME DAY. PROVIDE 2" DRYPACK BETWEEN THE NEW AND THE EXISTING FOUNDATION THE FOLLOWING DAY. SAWCUT EXISTING FOUNDATION AS REQUIRED TO INSTALL THE NEW FOUNDATION WALL. MOVE TO THE NEXT LOCATION.

EU DESIGN CONSULTING LLC

8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

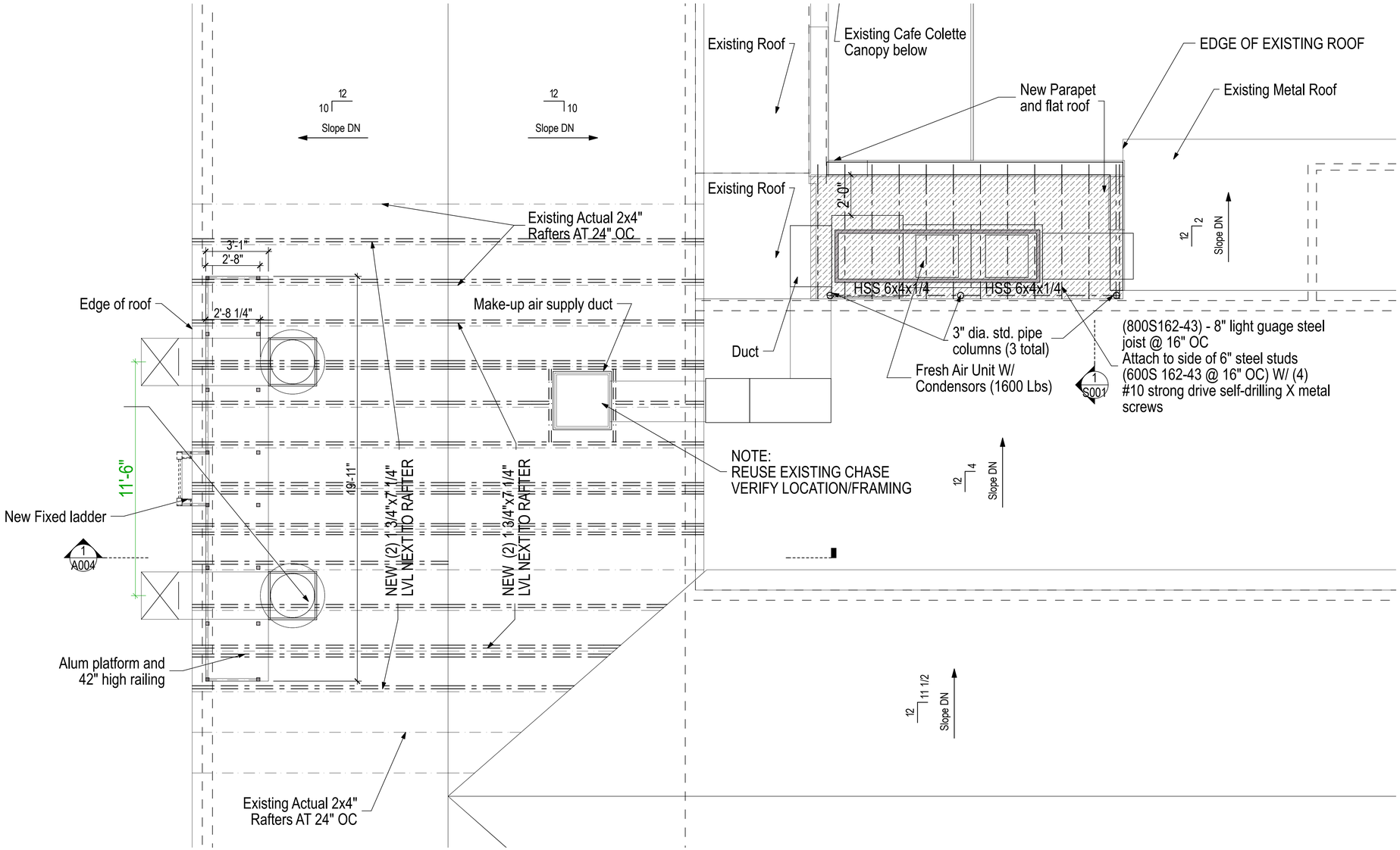
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Foundation Plan and Section

Drawing Issue
PERMIT SET 10-01-24

Date: 10-01-24	Sheet
Scale:	**S001**
Drawn:	
Chd:	
Project No.:	12 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 S002 Roof Framing Plan
SCALE: 3/8" = 1'-0"

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

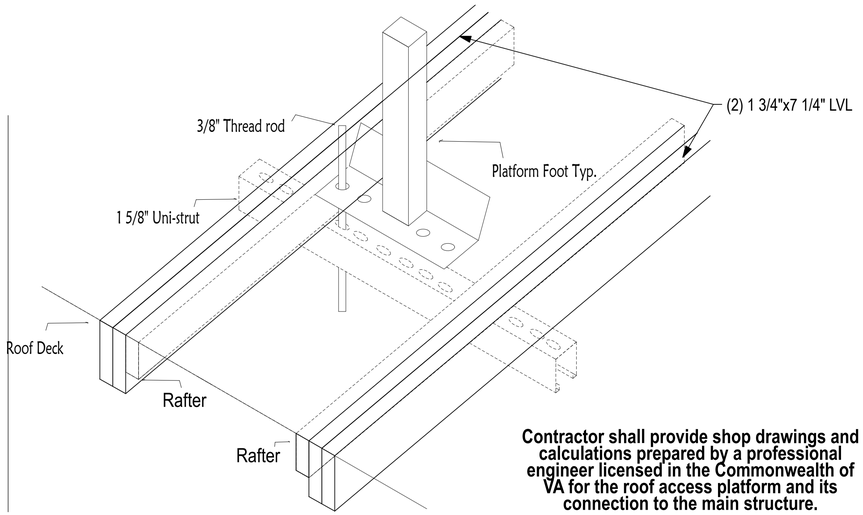
Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Roof Framing Plan

Drawing Issue
PERMIT SET
10-01-24

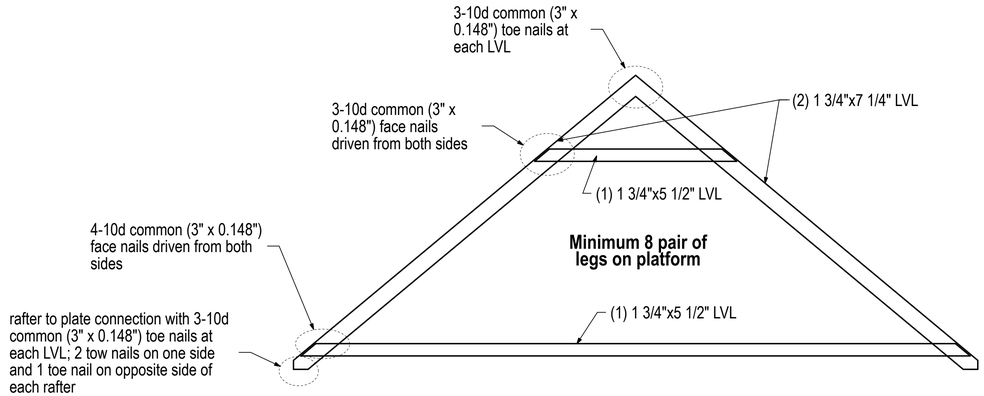
Date: 10-01-24	Sheet
Scale:	**S002**
Drawn:	
Chd:	
Project No.:	13 of 34

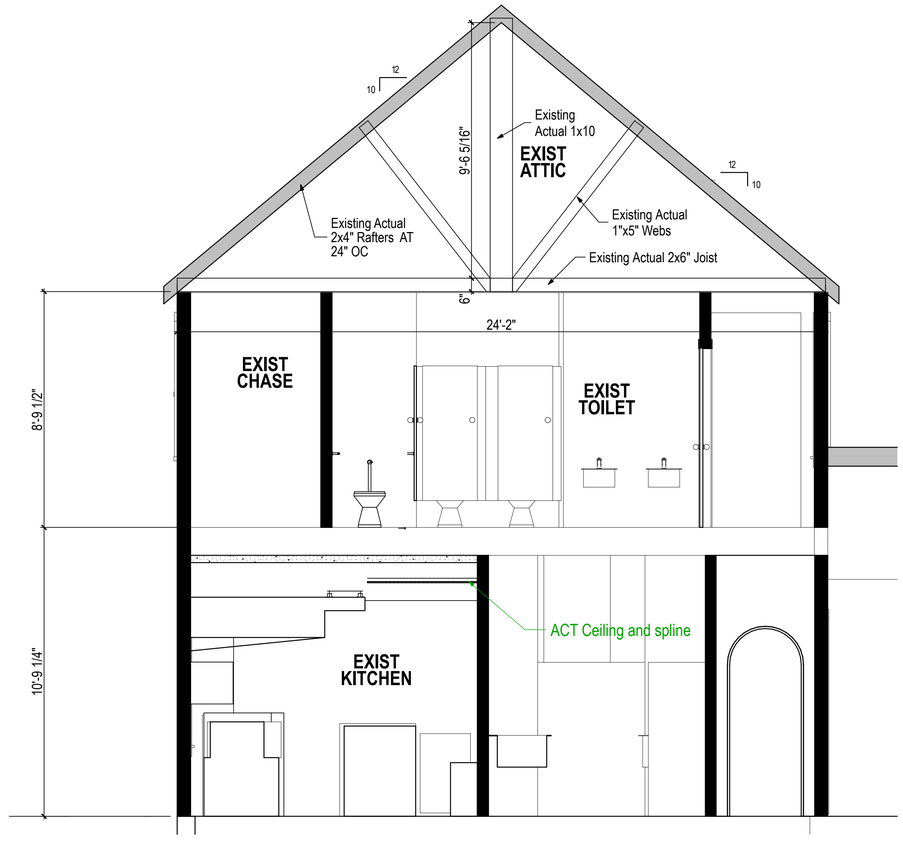
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



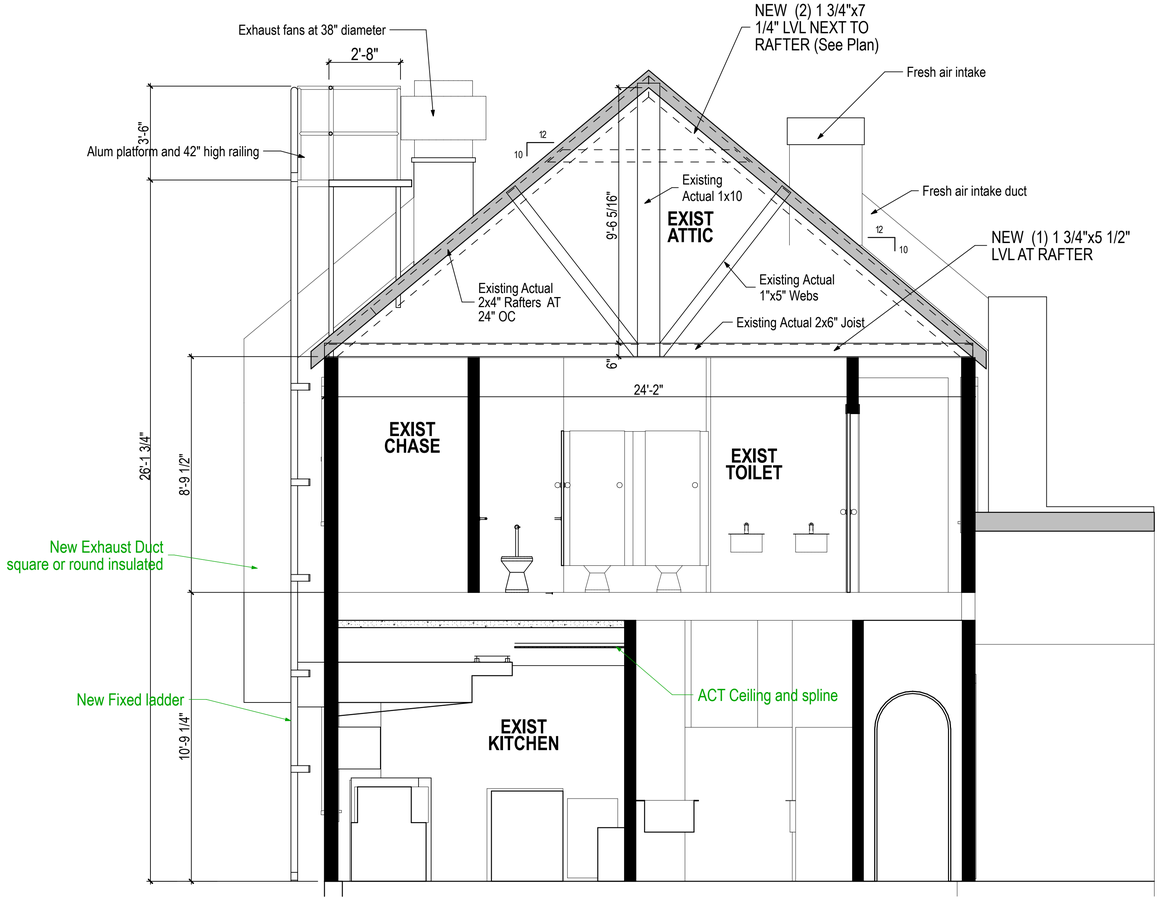
Contractor shall provide shop drawings and calculations prepared by a professional engineer licensed in the Commonwealth of VA for the roof access platform and its connection to the main structure.

2 S003 Platform Mounting
SCALE: 1' = 1'-0"





1 S003 Existing Structural Section 1
SCALE: 3/8" = 1'-0"



3 S003 Proposed Structural Section 1
SCALE: 3/8" = 1'-0"

EU DESIGN CONSULTING LLC
8708 Fox Run, Potomac, MD 20854
phone: 703.999.4247
email: ucak@eudconsulting.com

COMMONWEALTH OF VIRGINIA
ALPER UCAK
Lic. No. 055858
10/1/2024
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Structural Sections Roof Bracing

Drawing Issue
PERMIT SET 10-01-24

Date: 10-01-24	Sheet
Scale:	**S003**
Drawn:	
Chd:	
Project No.:	14 of 34

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

DIVISION 22 SPECIFICATIONS

22 0500 - COMMON WORK RESULTS FOR PLUMBING

1. ALL WORK SHALL CONFORM TO VUSBC 2018.
2. THE DRAWINGS SHOW THE GENERAL SCOPE AND ARRANGEMENT OF THE PLUMBING SYSTEMS AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONDITIONS ALLOW.
3. PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, HVAC, AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THEIR WORK AFFECTS OTHER TRADES, TO INSURE THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. PROVIDE MINOR ADJUSTMENTS AS REQUIRED, INCLUDING PROVISION OF OFFSETS, TRANSITIONS, FITTINGS, AND ACCESSORIES TO MEET ACTUAL CONDITIONS. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
4. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM ACCEPTABLE TO AUTHORITY HAVING JURISDICTION AS SUITABLE FOR PURPOSE SPECIFIED AND SHOWN.
5. UNLESS SPECIFICALLY PROVIDED OTHERWISE, ALL MATERIALS AND EQUIPMENT FURNISHED FOR PERMANENT INSTALLATION IN THE WORK SHALL BE NEW, CURRENT DESIGN, UNUSED, AND UNDAMAGED.
6. VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE LAYING OUT AND MAKING CONNECTIONS. REPORT ANY INCONSISTENCIES TO ENGINEER BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE THESE PRECAUTIONS.
7. O&M MANUAL: THE CONTRACTOR SHALL SUBMIT ONE COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE ARCHITECT/ ENGINEER FOR REVIEW. THE CONTRACTOR SHALL REVISE AND RESUBMIT ONE COPY OF THE O&M MANUAL AS REQUIRED. THE CONTRACTOR SHALL PROVIDE FOUR COPIES OF THE APPROVED O&M MANUAL.
8. WHERE DISCREPANCIES ARISE, PREPARE DRAWINGS SHOWING PROPOSED REARRANGEMENT OF WORK TO MEET PROJECT CONDITIONS, INCLUDING CHANGES TO WORK SPECIFIED IN OTHER SECTIONS. OBTAIN PERMISSION OF ARCHITECT/ ENGINEER BEFORE PROCEEDING.
9. NSTALL FIXTURES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS FOR APPLICATION INDICATED.
10. ALL PRODUCTS DELIVERED TO THE SITE SHALL BE STORED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. IF A MANUFACTURER DOES NOT HAVE PRINTED INSTRUCTIONS THEN THE PRODUCT SHALL BE ADEQUATELY HOUSED AND OTHERWISE PROTECTED AGAINST DAMAGE OR CORROSION. IF ANY PRODUCT STORED AT THE SITE IS NOT PROTECTED AS SPECIFIED HEREIN, THE CONTRACTOR SHALL NOT RECEIVE PAYMENT FOR THAT PRODUCT. ANY PRODUCT DAMAGED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

22 0553 IDENTIFICATION FOR PLUMBING PIPING & EQUIPMENT

1. VALVE TAGS: LAMINATED THREE-LAYER PLASTIC WITH ENGRAVED BLACK LETTERS ON LIGHT CONTRASTING BACKGROUND COLOR. TAG SIZE MINIMUM 1-1/2 INCH DIAMETER. INSTALL TAGS WITH CORROSION RESISTANT CHAIN. PROVIDE TYPEWRITTEN LETTER SIZE VALVE TAG CHART IN ANODIZED ALUMINUM FRAME.
2. PLASTIC PIPE MARKERS: COMPLY WITH ASME A13.1. FACTORY FABRICATED, FLEXIBLE, SEMI- RIGID PLASTIC, PRE-FORMED TO FIT AROUND PIPE OR PIPE COVERING; MINIMUM INFORMATION INDICATING FLOW DIRECTION ARROW AND IDENTIFICATION OF FLUID BEING CONVEYED.

22 0719 PLUMBING PIPING INSULATION

1. FLEXIBLE ELASTOMERIC CELLULAR: NONCOMBUSTIBLE. 'K' VALUE: 0.24 AT 75F. MAXIMUM SERVICE TEMPERATURE: 220F. WATERPROOF VAPOR BARRIER ADHESIVE. THICKNESS AS SCHEDULED. PVC FITTING COVERS.
2. VERIFY PIPING HAS BEEN TESTED BEFORE APPLYING INSULATION MATERIALS AND THAT SURFACES ARE CLEAN AND DRY, WITH FOREIGN MATERIAL REMOVED.

22 1005 - PLUMBING PIPING

1. SANITARY WASTE & VENT PIPING & FITTINGS - ABOVE/BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS.
2. DOMESTIC WATER PIPING WITHIN BUILDING: ABOVE GRADE: COPPER TUBE, ASTM B88 (ASTM B88M), TYPE L. FITTINGS ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE, JOINTS ASTM B32, ALLOY Sn95 SOLDER. BALL VALVES: BRASS FULL PORT, PTFE SEATS, BLOW-OUT PROOF STEM. TEE HANDLE, SOCKET ENDS. INSTALL BALL VALVES FOR SHUT-OFF.
3. LPG PIPING - ABOVE GRADE: SCHEDULE 40 BLACK STEEL, THREADED FITTINGS.
4. CONDENSATE - ABOVE GRADE: COPPER TUBE, ASTM B88 (ASTM B88M), TYPE L. FITTINGS ASME B16.18, CAST COPPER ALLOY OR ASME B16.22, WROUGHT COPPER AND BRONZE, JOINTS ASTM B32, ALLOY Sn95 SOLDER.
5. HANGERS AND SUPPORTS: CONFORM TO IPC REQUIREMENTS.
6. REAM PIPE AND TUBE ENDS. REMOVE BURRS. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.
7. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS. INSTALL PIPING TO MAINTAIN HEADROOM, CONSERVE SPACE, AND NOT TO INTERFERE WITH USE OF SPACE. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
8. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
9. INSTALL UNIONS DOWNSTREAM OF VALVES.
10. STANDING PRESSURE TEST: CAP AND SUBJECT NEW AND AFFECTED EXISTING PRESSURIZED PIPING SYSTEMS TO STATIC WATER PRESSURE OF NOT LESS THAN 200 PSIG, WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS. ISOLATE TEST SOURCE AND ALLOW TO STAND FOR TWO HOURS WITH NO VISIBLE LEAKAGE THROUGHOUT THE TEST. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED. COMPONENTS NOT SUITABLE FOR A 200 PSIG TEST MAY BE TESTED AT A LOWER PRESSURE AND ISOLATED DURING THE 200 PSIG TEST.
11. DISINFECT NEW WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH IPC-610 AND VIRGINIA DEPARTMENT OF HEALTH REQUIREMENTS.

22 4000 - PLUMBING FIXTURES

1. PROTECT INSTALLED FIXTURES FROM DAMAGE BY SECURING AREAS AND BY LEAVING FACTORY PACKAGING IN PLACE TO PROTECT FIXTURES AND PREVENT USE. PROTECT INSTALLED PRODUCTS FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS.
2. VERIFY THAT WALL AND FLOOR FINISHES ARE PREPARED AND READY FOR INSTALLATION OF FIXTURES.
3. ROUGH-IN FIXTURE PIPING CONNECTIONS IN ACCORDANCE WITH MINIMUM SIZES INDICATED IN FIXTURE ROUGH-IN SCHEDULE FOR EACH PARTICULAR FIXTURE.
4. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICING AND CLEANING. PROVIDE CHROME PLATED RIGID SUPPLIES TO FIXTURES WITH LOOSE KEY STOPS, REDUCERS, AND ESCUTCHEONS.
5. INSTALL COMPONENTS LEVEL AND PLUMB. INSTALL AND SECURE FIXTURES IN PLACE WITH WALL SUPPORTS AND BOLTS. SEAL FIXTURES TO WALL AND FLOOR SURFACES WITH SEALANT, COLOR TO MATCH FIXTURE. CLEAN PLUMBING FIXTURES AND EQUIPMENT. DO NOT PERMIT USE OF FIXTURES BY CONSTRUCTION PERSONNEL.

ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ARCH'L	ARCHITECT/ARCHITECTURAL
BLW	BELOW
CNTR	COUNTER
CO	CLEANOUT
CU	COPPER
CW	COLD WATER (DOMESTIC)
DN	DOWN
DWH	DOMESTIC WATER HEATER
(E)	EXISTING
ECO	EXTERIOR CLEANOUT
FD	FLOOR DRAIN
FLR	FLOOR
GAL	GALLONS
HW	HOT WATER (DOMESTIC)
HWR	HOT WATER RECIRCULATION (DOMESTIC)
LAV	LAVATORY
MFR	MANUFACTURER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
SAN	SANITARY
SHWR	SHOWER
SS	STAINLESS STEEL
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VLV	VALVE
WC	WATER CLOSET/WATER COLUMN
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR

PLUMBING LEGEND

	POINT OF DISCONNECTION FOR DEMOLITION
	POINT OF CONNECTION NEW-TO-EXISTING
	EXISTING PIPING TO BE REMOVED
	EXISTING PIPING TO REMAIN
	ELBOW / TEE FROM TOP OF MAIN
	RISERS IN PLAN
	BRANCHES FROM:
	TOP OF MAIN
	BOTTOM OF MAIN
	DOMESTIC COLD WATER (CW)
	DOMESTIC COLD WATER (BLW FLR OR GRADE)
XXX	HOT WATER SUPPLY (XXX DENOTES TEMP)
	HOT WATER RECIRCULATION
SAN	SANITARY WASTE (BLW FLR OR GRADE)
SAN	SANITARY WASTE (ABV FLR OR GRADE)
V	SANITARY VENT
	UNION
	BALL VALVE
LOW HIGH	PRESSURE REGULATOR
	BACKFLOW PREVENTER
	CIRCUIT-SETTER VALVE
	CHECK VALVE
	WATER HAMMER ARRESTOR
	THERMOMETER
	TEMPERATURE & PRESSURE RELIEF VALVE
	CLEANOUT (FLOOR OR WALL)
P.xx	FIXTURE/EQUIPMENT MARK
FD	FLOOR DRAIN - SIZE AS INDICATED
FS	FLOOR SINK - SIZE AS INDICATED
	CAP

GENERAL NOTES

DEMOLITION

1. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON ORIGINAL DRAWINGS AND CASUAL FIELD OBSERVATION.
2. CERTAIN PLUMBING COMPONENTS ARE EMBEDDED BELOW OR WITHIN THE EXISTING STRUCTURE. AS MUCH AS POSSIBLE, THESE COMPONENTS ARE IDENTIFIED FROM ORIGINAL DRAWINGS AND CASUAL FIELD OBSERVATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE/IDENTIFY EMBEDDED COMPONENTS AS NECESSARY TO PERFORM THE WORK. THEY SHALL BE CUT FLUSH OR BEHIND WALL/FLOOR/CEILING/ROOF SURFACE AS REQUIRED FOR PATCHING OF FINISH, UNLESS NOTED OTHERWISE.
3. WHERE PLUMBING SYSTEMS PENETRATE EXTERIOR WALLS/ROOF, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING.
4. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS, AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DESIGN AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
5. WHERE QUESTIONS OR DISCREPANCIES ARISE, THE A/E SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

PLUMBING GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2018 VUSBC.
2. REFER TO ARCHITECTURAL AND FOOD SERVICE PLANS FOR EXACT LOCATIONS OF ALL PLUMBING FIXTURES AND FINAL CONNECTIONS.
3. UNDERGROUND WASTE PIPING SHALL BE MINIMUM SIZE OF 2".
4. PENETRATIONS THRU FIRE RATED CEILINGS, FLOORS OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. REFER TO ARCHITECTURAL DETAILS FOR FIRESTOPPING DETAILS.
5. COORDINATE PLUMBING RISERS WITHIN WALLS WITH WALL CONSTRUCTION AND OTHER TRADES.
6. PROVIDE CLEANOUTS NEAR THE BASE OF EVERY SANITARY AND STORM DRAIN STACK, AND NEAR THE FIRST FIXTURE OF EVERY HORIZONTAL BRANCH DRAIN.
7. ROUTE ALL PIPING ABOVE FINISHED CEILINGS, WITHIN WALLS OR BELOW FLOORS IN FINISHED AREAS. PIPING FOR PLUMBING SYSTEMS SHALL NOT BE INSTALLED EXPOSED WITHIN FINISHED SPACES, UNLESS OTHERWISE NOTED.
8. IN GENERAL, ABOVE-FLOOR PLUMBING PIPING SHALL BE RUN AS HIGH AS POSSIBLE.
9. THE PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, ARCHITECTURAL, HVAC, FOOD SERVICE, AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THE PLUMBING CONTRACTOR'S WORK AFFECTS OTHER TRADES TO ENSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E PRIOR TO PROCEEDING FURTHER.
10. SLOPE SANITARY AND VENT PIPING PER IPC.
11. LOCATE COMPONENTS REQUIRING ACCESS TO MINIMIZE THE USE OF ACCESS DOORS. WHERE SUCH COMPONENTS MUST BE INSTALLED IN CONCEALED LOCATIONS, PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESS DOORS FOR ALL CONCEALED COMPONENTS, INCLUDING BUT NOT LIMITED TO, CLEANOUTS, TRAP PRIMERS, VALVES, ETC. ACCESS DOOR INSTALLATION SHALL BE COORDINATED WITH WALL CONSTRUCTION. WHERE ACCESS DOORS ARE IN MASONRY WALLS, TRAP PRIMERS SHALL BE LOCATED IN SUCH A MANNER THAT THE ACCESS DOORS CAN BE INSTALLED IN A REGULAR MASONRY COURSING.
12. THIS DESIGN IS BASED ON MANUFACTURERS AND MODELS INDICATED, AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR EQUIPMENT OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING/SYSTEMS. SEE SPECIFICATION SECTIONS FOR TECHNICAL REQUIREMENTS TO THE PRODUCTS.

PLUMBING - INDEX

P-000	COVERSHEET
PD-100	1ST FLOOR PLAN - DEMOLITION
P-100	1ST FLOOR PLAN – NEW WORK GRAVITY
P-200	1ST FLOOR PLAN – NEW WORK PRESSURE
P-500	DETAILS AND RISERS – PLUMBING

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

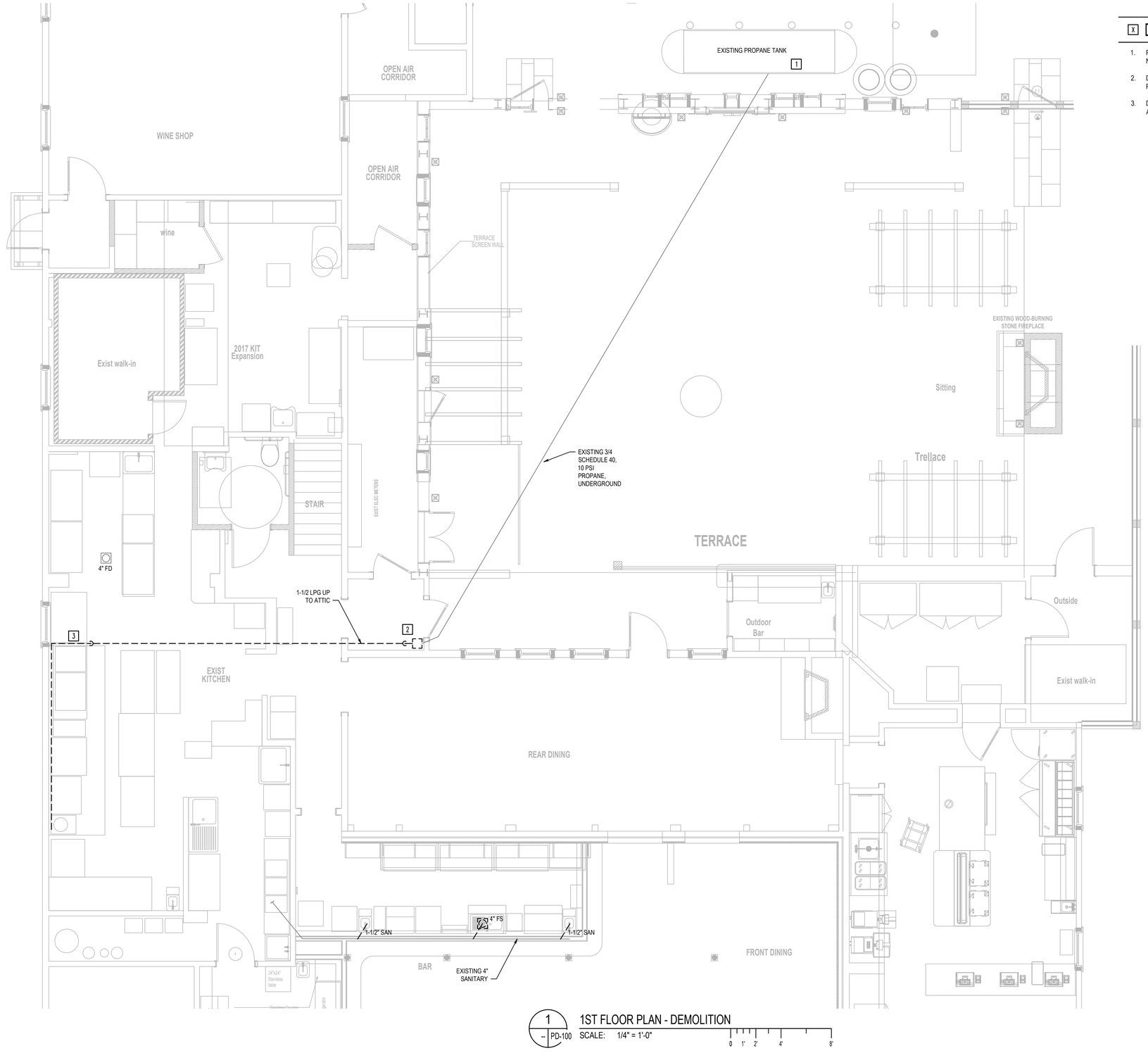
Revision Date:	Rev. No.	Description:

Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024	Sheet
Scale:	**P-000**
Drawn:	
Chd:	
Project No.:	

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 PD-100 1ST FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. TRACE ALL EXISTING SANITARY AND VENTS AS REQUIRED TO DETERMINE EXACT TIE IN POINTS JUST AFTER DEMOLITION.

[X] DEMO NOTES

1. REPLACE THE EXISTING FIRST STAGE REGULATOR WITH A NEW. REFER TO RISER FOR ADDITIONAL REQUIREMENTS.
2. DEMOLISH THE EXISTING 2ND STAGE REGULATOR AND ALL PIPING FROM THERE TO THE ATTIC/COOKLINE.
3. DEMOLISH THE EXISTING ANSUL GAS SHUTOFF SOLENOID AND ALL PIPING TO THE COOKLINE EQUIPMENT.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

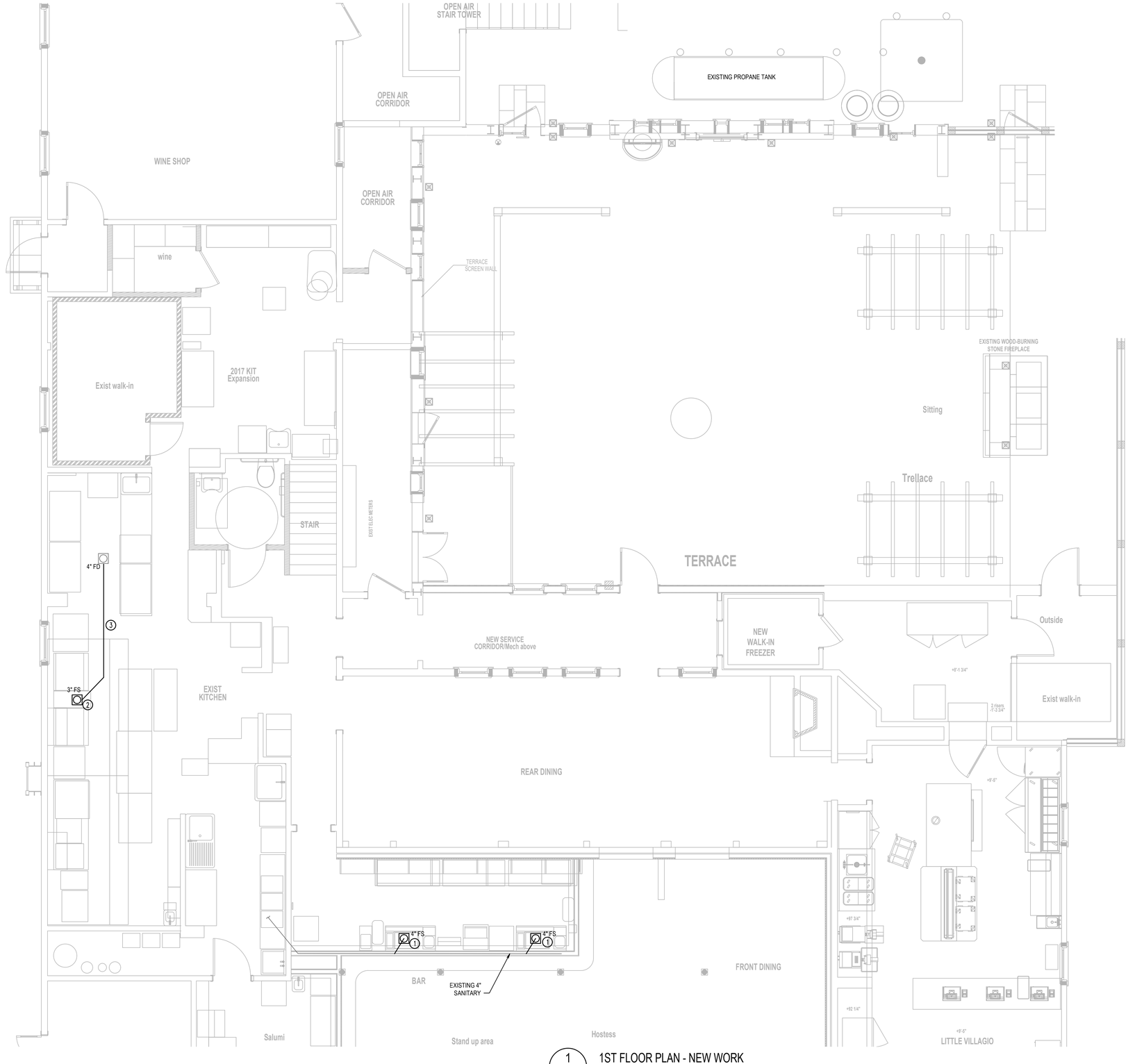
Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
PD-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / P-100 — 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INDIVIDUAL APPLIANCE CONNECTIONS. PROVIDE ALL FINAL CONNECTIONS AS REQUIRED TO APPLIANCES.

(X) KEY NOTES

1. PROVIDE NEW SURFACE (RAISED) MOUNTED FLOOR SINK. ZURN FS12 OR EQUAL.
2. PROVIDE NEW FLUSH (RECESSED) MOUNTED FLOOR SINK. ZURN Z1900 OR EQUAL.
3. PROVIDE NEW 3" SANITARY LINE UNDER THE SLAB TO THE NEAREST FLOOR DRAIN INDICATED.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

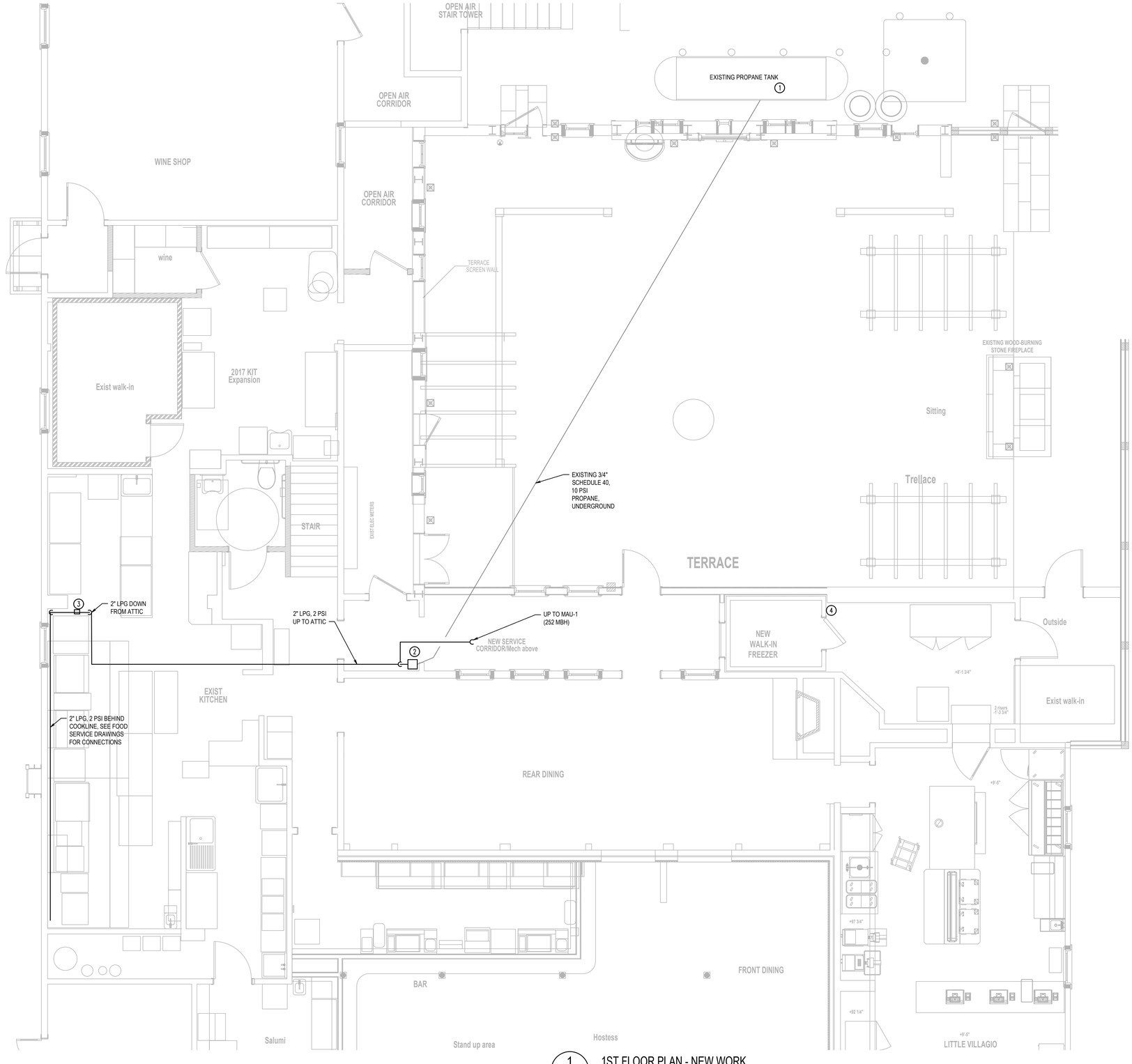
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK GRAVITY

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 P-200 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INDIVIDUAL APPLIANCE CONNECTIONS. PROVIDE ALL FINAL CONNECTIONS AS REQUIRED TO APPLIANCES.

ⓧ KEY NOTES

1. PROVIDE NEW STAGE 1 REGULATOR. REFER TO RISER.
2. PROVIDE NEW STAGE 2 REGULATOR. REFER TO RISER. EXTEND VENT TO EXTERIOR WALL.
3. INSTALL THE COOKLINE SHUT OFF SOLENOID IN ACCESSIBLE LOCATION. REFER TO FOOD SERVICE DRAWINGS FOR TYPE.
4. PROVIDE A CONDENSATE PUMP FOR WALK-IN FREEZER CONDENSATE. PROVIDE 3/4" CONDENSATE DRAIN FROM THE EVAPORATOR TO THE CONDENSATE PUMP. ROUTE CONDENSATE PUMP DISCHARGE UP TO THE ROOF, FOLLOWING THE REFRIGERANT PIPING ROUTE. CONDENSATE PUMP- HARTELL A2 OR SIMILAR.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

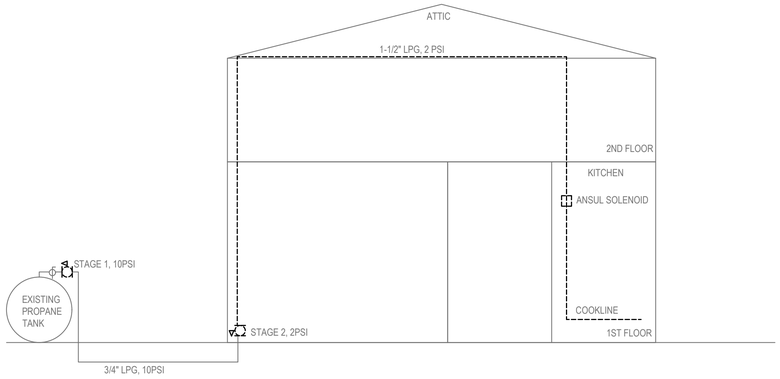
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK PRESSURE

Drawing Issue
Permit
10-01-2024

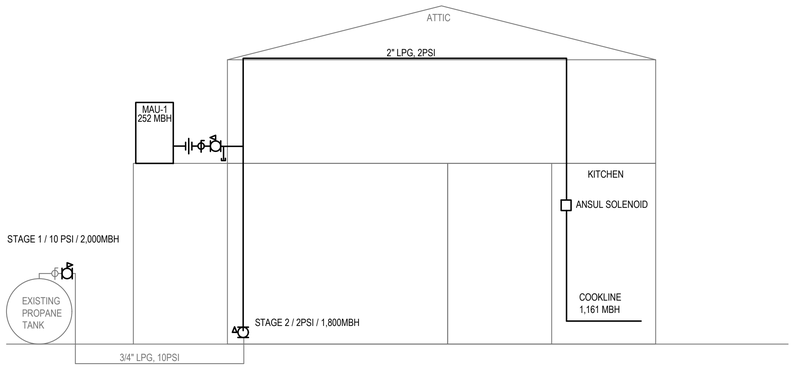
Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-200

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- P-500 PROPANE RISER DIAGRAM - DEMOLITION
SCALE: NONE



2 -- P-500 PROPANE RISER DIAGRAM - NEW WORK
SCALE: NONE

22 07 19: PIPE & INSULATION SCHEDULE

SYSTEM	INSULATION	
	TYPE	THICKNESS, IN
CW, HW, HWR, CONDENSATE	GLASS FIBER, ELASTOMERIC	1

NOTE TO PLANS REVIEWER

10 PSI LINE
BASED ON 2018 VFGC TABLE 402.4(26) FOR
10 PSI INLET, 3PSI DROP, 1.5 SPECIFIC GRAVITY
90' MAXIMUM DEVELOPED LENGTH
SCHEDULED LOAD: 1,413 MBH
MAXIMUM ALLOWABLE LOAD: 3,750 MBH

2 PSI LINE
BASED ON 2018 VFGC TABLE 402.4(27) FOR
2 PSI INLET, 1PSI DROP, 1.5 SPECIFIC GRAVITY
150' MAXIMUM DEVELOPED LENGTH
SCHEDULED LOAD: 1,413 MBH
MAXIMUM ALLOWABLE LOAD: 14,400 MBH

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
DETAILS AND RISERS - PLUMBING

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
P-500

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

MECHANICAL LEGEND

- TEMPERATURE & HUMIDITY SENSOR WITH SET POINT CONTROL, 48" AFF. COORDINATE EXACT LOCATION WITH A/E PRIOR TO ROUGH-IN.
- TEMPERATURE & HUMIDITY SENSOR WITHOUT SET POINT CONTROL, 48" AFF. COORDINATE EXACT LOCATION WITH A/E PRIOR TO ROUGH-IN.
- LINE-VOLTAGE THERMOSTAT
- LINE-VOLTAGE HUMIDISTAT
- PRESSURE SENSOR
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- POINT OF CONNECTION, NEW-TO-EXISTING
- POINT OF DISCONNECTION FOR DEMOLITION

PIPING

- DIRECTION OF FLOW INSIDE PIPE
- LPS — LOW PRESSURE STEAM
- CW — DOMESTIC COLD WATER
- CD — CONDENSATE DRAIN

FITTINGS

- CAP
- CONNECTION, BOTTOM
- CONNECTION, TOP
- ELBOW, 90° TURNED UP
- ELBOW, 90° TURNED DOWN

VALVES

- BALL
- ISOLATION UNO
- TEMPERATURE & PRESSURE RELIEF VALVE

DUCTWORK

- X/X — RECTANGULAR DUCT, FIRST DIMENSION IS SIDE SHOWN. DIMENSION IN INCHES
- X"Ø — ROUND DUCT WITH ACOUSTIC SOUND LINING, DIMENSION IN INCHES
- X"Ø — ROUND DUCT, DIMENSION IN INCHES
- FLEXIBLE CONNECTION
- TRANSITION, SLOPE NOT TO EXCEED 4-TO-1. FOT = FLAT ON TOP, FOB = FLAT ON BOTTOM
- CHANGE OF ELEVATION IN DIRECTION OF AIR FLOW (R = RISE, D = DROP)
- TURNING VANES
- STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
- MANUAL VOLUME DAMPER
- AD — DUCT ACCESS DOOR
- RECTANGULAR DUCT SECTION (SUPPLY)
- RECTANGULAR DUCT SECTION (RETURN)
- RECTANGULAR ELBOW TURNING UP (SUPPLY)
- RECTANGULAR ELBOW TURNING UP (RETURN)
- RECTANGULAR ELBOW TURNING DOWN (SUPPLY)
- RECTANGULAR ELBOW TURNING DOWN (RETURN)
- ROUND DUCT SECTION (SUPPLY)
- ROUND DUCT SECTION (RETURN)
- ROUND ELBOW TURNING UP (SUPPLY)
- ROUND ELBOW TURNING UP (RETURN)
- ROUND ELBOW TURNING DOWN (SUPPLY)
- ROUND ELBOW TURNING DOWN (RETURN)

ABBREVIATIONS

A	AMPERE
ABV	ABOVE
A/E	ARCHITECT/ENGINEER
AD	ACCESS DOOR
ADS	AIR DIRT SEPARATOR
AFF	ABOVE FINISHED FLOOR
AFMS	AIR FLOW MONITORING STATION
AHU	AIR HANDLING UNIT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APD	AIR PRESSURE DROP
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ARCH'L	ARCHITECTURAL
ARI	AMERICAN REFRIGERATION INSTITUTE
AS	AIR SEPARATOR
ASHRAE	AMERICAN SOCIETY OF HEATING AND REFRIGERATION AND AIR-CONDITIONING ENGINEERS
ATC	AUTOMATIC TEMPERATURE CONTROL
ATU	AIR TERMINAL UNIT
AUX	AUXILIARY
BLDG	BUILDING
BTUH	BRITISH THERMAL UNITS PER HOUR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
COND	CONDENSATE
CV	CONSTANT VOLUME
CW	DOMESTIC COLD WATER
dB	DECIBELS
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DP	DIFFERENTIAL PRESSURE
EAT	ENTERING AIR TEMPERATURE
EMS	ENERGY MANAGEMENT SYSTEM
EQPT	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
F	DEGREE FAHRENHEIT
FLA	FULL LOAD AMPS
FLR	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FT	FEET OR FOOT
GAL	GALLON
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
H	HUMIDIFIER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IN	INCH, INCHES
LAT	LEAVING AIR TEMPERATURE
LBS, #	POUNDS
LBS/HR	POUNDS PER HOUR
LWT	LEAVING WATER TEMPERATURE
MA	MIXED AIR
MAX	MAXIMUM
MBH	THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MFR	MANUFACTURER
MOP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
NTS	NOT TO SCALE
OA	OUTDOOR AIR
OAD	OUTSIDE AIR DUCT
OAL	OUTSIDE AIR LOUVER
OBD	OPPOSED BLADE DAMPER
NOM	NOMINAL
NPT	NATIONAL PIPE THREAD
PD	PRESSURE DROP
PIC	PRESSURE INDEPENDENT CONTROL
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RAD	RETURN AIR DUCT
RG	RETURN GRILLE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SENS	SENSIBLE
SIM	SIMILAR
SP	STATIC PRESSURE
TRNS	TRANSITION
TTL	TOTAL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V-PH	VOLTAGE-PHASE
W	WATT
WB	WET BULB
WC	WATER COLUMN
WPD	WATER PRESSURE DROP

GENERAL NOTES (DEMO)

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS, AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DESIGN AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON AVAILABLE RECORD DRAWINGS AND NON-INTRUSIVE FIELD OBSERVATIONS. MAJOR DISCREPANCIES SHALL BE REFERRED TO THE A/E FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
3. EXISTING COMPONENTS EMBEDDED WITHIN OR BENEATH THE EXISTING STRUCTURE MAY BE ABANDONED IN PLACE, CUT BEHIND WALL/FLOOR/CEILING/ROOF SURFACE AS REQUIRED FOR PATCHING OF FINISH. SYSTEMS SHALL BE CAPPED WATER TIGHT.
4. WHERE EXISTING MECHANICAL SYSTEMS BEING REMOVED PENETRATE EXTERIOR WALLS/ROOF, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING, UNO.

GENERAL NOTES (NEW WORK)

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VUSBC 2018.
2. PROVIDE SINGLE THICKNESS, 1.1/2 IN SPACED, TURNING VANES IN ALL MITERED DUCTWORK ELBOWS, EXCEPT KITCHEN EXHAUST DUCTWORK.
3. COORDINATE LOCATIONS OF ALL DEVICES, ACCESS PANELS, DIFFUSERS, GRILLES, & LOUVERS WITH ARCHITECTURAL REFLECTED CEILING PLANS, INTERIOR & EXTERIOR ELEVATIONS.
4. ALL DUCTWORK DIMENSIONS CITED ARE THE INSIDE CLEAR DIMENSIONS.
5. ALL PIPING AND CONTROL WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS OF FINISHED SPACES, UNLESS NOTED OTHERWISE. IN FINISHED SPACES WITH EXPOSED STRUCTURE CEILINGS, CONTRACTOR SHALL CLOSELY COORDINATE ROUTING WITH OTHER TRADES.
6. CONTRACTOR SHALL COORDINATE LOCATION OF ALL EQUIPMENT, PIPING AND DUCTWORK WITH OTHER TRADES. MAINTAIN REQUIRED SERVICE ACCESS.
7. AIRFLOW QUANTITIES INDICATED ON THE PLANS ARE FOR OCCUPIED OPERATING MODE.
8. VERIFY ROUTING OF DUCTS WITH CEILING HEIGHTS, STRUCTURAL SYSTEM, AND OTHER TRADES PRIOR TO DUCT FABRICATION.
9. UNLESS OTHERWISE NOTED, ALL DUCT & PIPING MAINS SHALL BE INSTALLED AS HIGH AS POSSIBLE TO UNDERSIDE OF STRUCTURE. ROUTE DUCTS BETWEEN AND/OR THROUGH STRUCTURE WHERE INDICATED.
10. HVAC CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATIONS OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO CIVIL, ARCHITECTURAL, STRUCTURAL, PLUMBING, EQUIPMENT, FIRE PROTECTION, FIRE ALARM AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THEIR WORK AFFECTS OTHER TRADES, TO INSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
11. FLEX-DUCT RUNS SHALL BE 3' MINIMUM AND 6' MAXIMUM LENGTH.
12. PROVIDE MANUAL BALANCING DAMPERS IN EACH BRANCH OF SUPPLY, RETURN, VENTILATION, AND EXHAUST DUCTWORK.
13. PENETRATIONS THRU FIRE RATED CEILINGS, FLOOR OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. REFER TO ARCHITECTURAL DRAWINGS FOR FIRESTOPPING DETAILS.
14. DO NOT INSTALL BULL HEAD TEES IN PIPING SYSTEMS.
15. COORDINATE WORK, PRIOR TO INSTALLATION OF ARCHITECTURAL FINISHES AS REQUIRED.
16. CONTRACTOR SHALL PROVIDE COORDINATED SHOP DRAWINGS OF HVAC SYSTEMS. SHOP DRAWINGS SHALL BE PREPARED IN ELECTRONIC FORMAT AND SUBMITTED IN PRINTED FORM.

DIVISION 23 SPECIFICATIONS

23 05 00 COMMON WORK RESULTS FOR HVAC

1. SYSTEMS WILL BE DESIGNED IN CONFORMANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE / IBC 2018.
2. BASIS OF DESIGN: THE DESIGN IS BASED ON MANUFACTURERS AND MODELS INDICATED, AND IS INTENDED TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR EQUIPMENT OR SYSTEM OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING/SYSTEMS.
3. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM, ACCEPTABLE TO AUTHORITY HAVING JURISDICTION, TO DETERMINE SUITABILITY OF THE PRODUCT FOR PURPOSE SPECIFIED.
4. FIRE STOPPING: TO, WALLS, FLOORS, CEILINGS, SHAFTS, ETC. THE CONTRACTOR WILL PROVIDE APPROVED UL LISTED "THROUGH PENETRATION FIRESTOP" SYSTEMS TO ENSURE INTEGRITY OF RATED ASSEMBLY.
5. PROTECTION OF OPENINGS: OPENINGS IN PARTIALLY INSTALLED SYSTEMS, INCLUDING EQUIPMENT AND PIPING, SHALL BE PLUGGED, CAPPED, OR OTHERWISE CLOSED WITH APPROVED METHODS AND MATERIALS OR DEVICES UNTIL CONNECTIONS ARE MADE.
6. PROTECTION FROM MOVING PARTS: BELTS, SHAFTS, COUPLINGS, AND OTHER ROTATING OR MOVING PARTS, LOCATED SO THAT ANY PERSON MAY COME IN PROXIMITY THERETO, SHALL BE FULLY ENCLOSED OR PROPERLY GUARDED.
7. BUILDING PORTIONS WILL BE OCCUPIED DURING CONSTRUCTION; MINIMIZE INTERFERENCE WITH ADJACENT OCCUPIED AREAS. PROTECT ADJACENT AREAS FROM DUST, DIRT AND DEBRIS. SITE IS TO BE LEFT CLEAN AND SECURE WHEN WORK IS NOT ACTUALLY OCCURRING.
8. INSTRUCTION & TRAINING: AFTER ALL EQUIPMENT AND SERVICES ARE IN OPERATION AND RECEIPT OF THE APPROVED OPERATION AND MAINTENANCE MANUALS, INSTRUCTION AND TRAINING SESSIONS SHALL BE CONDUCTED FOR REPRESENTATIVES OF THE OWNER. THE TRAINING SESSION SHALL ADDRESS THE OPERATION AND MAINTENANCE OF EACH PIECE OF EQUIPMENT AND OF THE SYSTEM AS A WHOLE. PREVENTATIVE MAINTENANCE TECHNIQUES SHALL BE INCLUDED. INSTRUCTIONS AND TRAINING SHALL BE GIVEN BY COMPETENT, FACTORY-TRAINED SERVICE AND OPERATING PERSONNEL FROM THE APPROPRIATE MANUFACTURER(S). THE CONTRACTOR SHALL RECORD THE NAMES OF ALL PERSONNEL PRESENT AT EACH INSTRUCTION AND TRAINING SESSION AND SHALL FORWARD A COPY OF THE ATTENDANCE LOG TO THE ARCHITECT/ENGINEER WITHIN SEVEN DAYS AFTER EACH SESSION.
9. RECORD DRAWINGS: DURING CONSTRUCTION AN ACCURATE RECORD OF ALL DEVIATIONS BETWEEN THE WORK SHOWN ON THE CONTRACT DOCUMENTS AND THAT WHICH IS ACTUALLY INSTALLED SHALL BE MAINTAINED. THESE DEVIATIONS SHALL BE NOTED NEATLY AND ACCURATELY IN RED INK ON ONE SET OF FULL-SIZE PRINTS OF THE CONTRACT DOCUMENTS. WHEN ALL DEVIATIONS HAVE BEEN NOTED ON THESE PRINTS, THEY SHALL BE DATED AND LABELED AS RECORD DRAWINGS AND BE DELIVERED TO THE OWNER.

23 05 48 VIBRATION AND SEISMIC CONTROLS FOR HVAC EQUIPMENT

1. OPEN SPRING-AND-NEOPRENE HANGERS WILL BE USED FOR SUSPENDED EQUIPMENT.

23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

1. PLASTIC LAMINATE NAMEPLATES FOR ALL HVAC EQUIPMENT. PLASTIC MARKERS FOR PIPES. STENCILED IDENTIFICATION FOR ALL DUCTS. CEILING TACKS FOR EQUIPMENT LOCATED ABOVE SUSPENDED ACOUSTICAL CEILING TILES. COLOR CODE AS FOLLOWS: HVAC EQUIPMENT: YELLOW, FIRE DAMPERS AND SMOKE DAMPERS: RED.

23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC

1. PROVIDE COMPLETE TESTING, ADJUSTING AND BALANCING OF THE NEW HVAC SYSTEMS IN ACCORDANCE WITH NEBB STANDARDS. AIR. THE TAB TEAM SHALL CONSIST OF THE MECHANICAL CONTRACTOR, EQUIPMENT MANUFACTURERS' REPRESENTATIVES, AIR TEST PERSONNEL, AND THE OWNER'S REPRESENTATIVE. PROVIDE COMPLETED PRE-TAB CHECKLIST AND AIR BALANCING REPORTS (NEBB FORMS).
2. ADJUST TO WITHIN PLUS OR MINUS 5 PERCENT OF DESIGN FOR SUPPLY SYSTEMS AND PLUS OR MINUS 10 PERCENT OF DESIGN FOR RETURN AND EXHAUST SYSTEMS.
3. ADJUSTING: VERIFY RECORDED DATA REPRESENTS ACTUAL MEASURED OR OBSERVED CONDITIONS. PERMANENTLY MARK SETTINGS OF DAMPERS, AND OTHER ADJUSTMENT DEVICES ALLOWING SETTINGS TO BE RESTORED. SET AND LOCK MEMORY STOPS. PROVIDE HALF-SIZE CONSTRUCTION DOCUMENT DRAWINGS WITH REQUIRED AND ACTUAL AIR QUANTITIES RECORDED AT EACH AIR DEVICE. AFTER ADJUSTMENT, TAKE MEASUREMENTS TO VERIFY BALANCE HAS NOT BEEN DISRUPTED. IF DISRUPTED, VERIFY CORRECTING ADJUSTMENTS HAVE BEEN MADE. LEAVE SYSTEMS IN PROPER WORKING ORDER, REPLACING BELT GUARDS, CLOSING ACCESS DOORS, CLOSING DOORS TO ELECTRICAL SWITCH BOXES, AND RESTORING THERMOSTATS TO SPECIFIED SETTINGS.
4. AT FINAL INSPECTION, RECHECK RANDOM SELECTIONS OF DATA RECORDED IN REPORT. RECHECK POINTS OR AREAS AS SELECTED AND WITNESSED BY OWNER.
5. VARY TOTAL SYSTEM AIR QUANTITIES BY ADJUSTMENT OF FAN SPEEDS. VARY BRANCH AIR QUANTITIES BY DAMPER REGULATION. PROVIDE CONSTRUCTION DOCUMENT DRAWINGS WITH REQUIRED AND ACTUAL AIR QUANTITIES RECORDED AT EACH OUTLET OR INLET. MEASURE STATIC AIR PRESSURE CONDITIONS ON AIR SUPPLY UNITS, INCLUDING FILTER AND COIL PRESSURE DROPS, AND TOTAL PRESSURE ACROSS FAN. MAKE ALLOWANCES FOR 50 PERCENT LOADING OF FILTERS.
6. SUBMITTALS: DETAILED PROCEDURES FOR EACH SERIES OF TESTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE. THE PROCEDURES SHALL INCLUDE SAMPLES OF THE DATA SHEETS THAT WILL BE PART OF THE REPORTS.

23 07 13 - MECHANICAL INSULATION

1. PROVIDE 1.50 LB/FT3 FLEXIBLE FIBERGLASS WRAP WITH VAPOR RETARDER JACKET, THICKNESS AS SCHEDULED ON DRAWINGS. FLAME-SPREAD INDEX OF LESS THAN 25 AND A SMOKE DEVELOPED INDEX OF LESS THAN 50, WHEN TESTED IN ACCORDANCE WITH ASTM E84. THERMAL CONDUVTIVITY 'K' VALUE: 0.25 AT 75 DEGREES F, WHEN TESTED IN ACCORDANCE WITH ASTM C518. FIBERGLASS INSULATION WITH ADDED FORMALDEHYDE SHALL NOT BE USED.
2. DUCTWORK SHALL BE SEALED WITH WATER-BASED MASTIC SEALANT.
3. SURFACE BURNING CHARACTERISTICS, ALL PRODUCTS: FLAME SPREAD/SMOKE DEVELOPED INDEX OF 25/50, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E84.
4. ACOUSTICAL DUCT LINER: CLOSED CELL, FLEXIBLE ELASTOMERIC FOAM, K-FLEX OR EQUIVALENT. SHALL BE UL GREENGUARD® GOLD CERTIFIED FOR LOW VOC EMISSIONS AND RESISTANT TO MOLD, FUNGAL, AND BACTERIAL GROWTH. COMPLY WITH UL 94, FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS AS TESTED TO ASTM E84. MEET THE REQUIREMENTS OF NFPA 90A/B. SURFACE SHALL BE NON-POROUS, FIBER-FREE, PREVENT MOLD, FUNGAL AND BACTERIAL GROWTH AND RESISTANT TO TEARING FROM HANDLING AND ENVIRONMENT. NOISE REDUCTION COEFFICIENT OF 0.50 AT 1" THICKNESS AND R-4.2 AT 1" THICKNESS.

23 31 00 - HVAC DUCTS AND CASINGS

1. FABRICATE AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. FURNISH DUCT MATERIAL, GAGES, REINFORCING SHEET METAL WELDING, AND SEALING FOR OPERATING PRESSURES INDICATED.
2. CONSTRUCT TEES, BENDS, AND ELBOWS WITH MINIMUM RADIUS 1-1/2 TIMES CENTERLINE DUCT WIDTH. WHERE NOT POSSIBLE AND WHERE RECTANGULAR ELBOWS ARE USED, PROVIDE TURNING VANES.
3. PROVIDE SINGLE THICKNESS, 1.1/2 IN SPACED, TURNING VANES IN ALL MITERED SUPPLY, RETURN, AND EXHAUST DUCTWORK ELBOWS.
4. ALL DUCTWORK DIMENSIONS CITED ARE THE INSIDE CLEAR DIMENSIONS.
5. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE; MAXIMUM 30 DEGREES DIVERGENCE UPSTREAM OF EQUIPMENT AND 45 DEGREES CONVERGENCE DOWNSTREAM
6. INSULATED FLEXIBLE DUCTS: TWO PLY VINYL FILM SUPPORTED BY HELICAL WOUND SPRING STEEL WIRE; FIBERGLASS INSULATION; POLYETHYLENE OR ALUMINIZED VAPOR BARRIER FILM. PRESSURE RATING: 10 INCHES WG POSITIVE AND 1.0 INCHES WG NEGATIVE. MAXIMUM VELOCITY: 4000 FPM. TEMPERATURE RANGE: -10 DEGREES F TO 160 DEGREES F.

23 33 00 - AIR DUCT ACCESSORIES

1. FLEXIBLE DUCT CONNECTIONS: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND AS INDICATED, COMPLETE WITH FABRIC CRIMPED INTO METAL EDGING STRIP FOR ALL AIR MOVING EQUIPMENT.
2. VOLUME CONTROL DAMPERS: FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE, AND AS INDICATED. SINGLE BLADE DAMPERS: FABRICATE FOR DUCT SIZES UP TO 6 X 30 INCH. MULTI-BLADE DAMPER: FABRICATE OF OPPOSED BLADE PATTERN WITH MAXIMUM BLADE SIZES 8 X 72 INCH. ASSEMBLE CENTER AND EDGE CRIMPED BLADES IN PRIME COATED OR GALVANIZED CHANNEL FRAME WITH SUITABLE HARDWARE. END BEARINGS: EXCEPT IN ROUND DUCTS 12 INCHES AND SMALLER, PROVIDE END BEARINGS. ON MULTIPLE BLADE DAMPERS, PROVIDE OIL-IMPREGNATED NYLON OR SINTERED BRONZE BEARINGS. PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH DUCT TAKE-OFFS.
3. QUADRANTS: PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. ON INSULATED DUCTS MOUNT QUADRANT REGULATORS ON STAND-OFF MOUNTING BRACKETS, BASES, OR ADAPTERS. WHERE ROD LENGTHS EXCEED 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

23 34 23 - FANS AND VENTILATORS

1. CENTRIFUGAL FAN UNIT: DIRECT DRIVEN WITH GALVANIZED STEEL HOUSING, RESILIENT MOUNTED MOTOR, INTEGRAL GRAVITY BACKDRAFT DAMPER UNLESS NOTED OTHERWISE. DISCONNECT SWITCH: CORD AND PLUG IN HOUSING FOR THERMAL OVERLOAD PROTECTED MOTOR. GRILLE: ALUMINUM WITH BAKED WHITE ENAMEL FINISH UNLESS NOTED OTHERWISE.

23 37 00 - AIR OUTLETS AND INLETS

1. RECTANGULAR CEILING DIFFUSERS: SQUARE AND RECTANGULAR, MULTI-LOUVERED DIFFUSER TO DISCHARGE AIR IN 360 DEGREE PATTERN WITH SECTORIZING BAFFLES WHERE INDICATED. FRAME: INVERTED T-BAR TYPE, IN PLASTER CEILINGS, PROVIDE PLASTER FRAME AND CEILING FRAME. FABRICATION: ALUMINUM WITH BAKED ENAMEL OFF-WHITE FINISH. ACCESSORIES: RADIAL OPPOSED BLADE DAMPER AND MULTI-LOUVERED EQUALIZING GRID WITH DAMPER ADJUSTABLE FROM DIFFUSER FACE.
2. CEILING GRID CORE EXHAUST AND RETURN REGISTERS/GRILLES: FIXED GRILLES OF 1/2 X 1/2 X 1/2 INCH LOUVERS. FABRICATION: ALUMINUM WITH FACTORY BAKED ENAMEL FINISH. FRAME: CHANNEL LAY-IN FRAME FOR SUSPENDED GRID CEILINGS.
3. CHECK LOCATION OF OUTLETS AND INLETS AND MAKE NECESSARY ADJUSTMENTS IN POSITION TO CONFORM WITH ARCHITECTURAL FEATURES, SYMMETRY, AND LIGHTING ARRANGEMENT. INSTALL DIFFUSERS TO DUCTWORK WITH AIR TIGHT CONNECTION
4. PAINT DUCTWORK VISIBLE BEHIND AIR OUTLETS AND INLETS MATTE BLACK.

23 40 00 - AIR CLEANING DEVICES

1. PROVIDE FILTERS AS INDICATED IN EQUIPMENT SCHEDULES.
2. PREVENT PASSAGE OF UNFILTERED AIR AROUND FILTERS WITH FELT, RUBBER, OR NEOPRENE GASKETS.
3. DO NOT OPERATE FAN SYSTEM UNTIL FILTERS (TEMPORARY OR PERMANENT) ARE IN PLACE. REPLACE TEMPORARY FILTERS USED DURING CONSTRUCTION AND TESTING, WITH CLEAN SET.
4. FILTERS SHALL BE INSTALLED IN FILTER HOUSINGS WITH HINGED DOORS THAT ARE EITHER FACTORY INSTALLED AND INTEGRAL TO THE EQUIPMENT OR FILTER FRAME AND HOUSING FIELD-INSTALLED ON THE EQUIPMENT.

DESIGN CONDITIONS

LOCATION	OUTDOOR SUMMER, dBwB	INDOOR SUMMER, dB	OUTDOOR WINTER, dB	INDOOR WINTER, dB
VA - STERLING	91/74	75	12	70

NOTES:
1. OUTDOOR DESIGN CONDITIONS BASED ON ASHRAE CLIMATIC DESIGN DATA.
2. INDOOR DESIGN CONDITIONS BASED ON ASHRAE STANDARD 55-2010.

MECHANICAL - INDEX

M-000 COVERSHEET
MD-100 1ST FLOOR PLAN – DEMOLITION
MD-101 ROOF PLAN - DEMOLITION
M-100 1ST FLOOR PLAN – NEW WORK
M-101 ROOF PLAN – NEW WORK
M-500 SCHEDULES – MECHANICAL

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

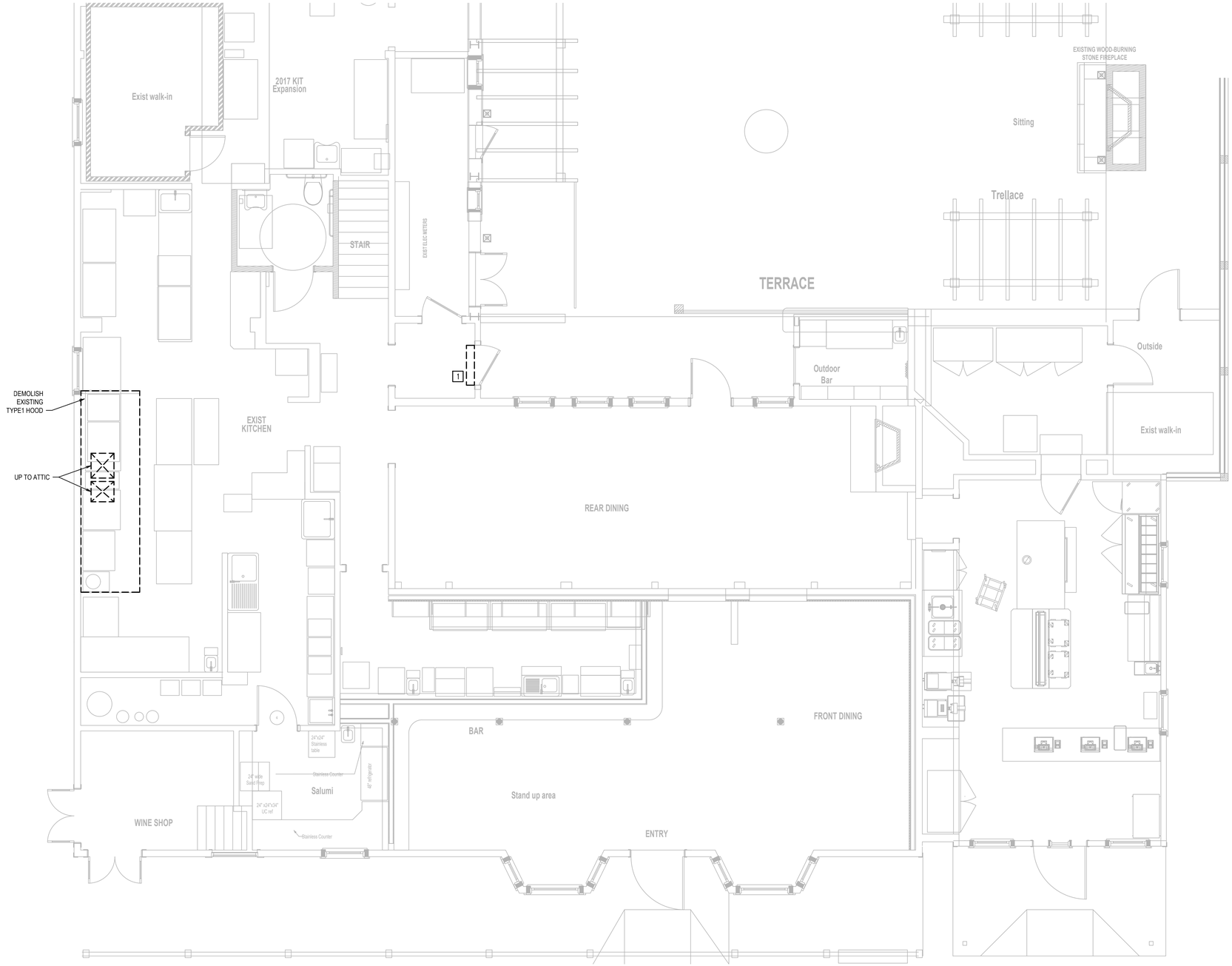
Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-000

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- MD-100 1ST FLOOR PLAN - DEMOLITION

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

0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. REFER TO ARCHITECTURAL DRAWINGS FOR PATCHING AND REPAIR.

[X] DEMO NOTES

1. REMOVE EXISTING AIR CURTAIN FAN

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

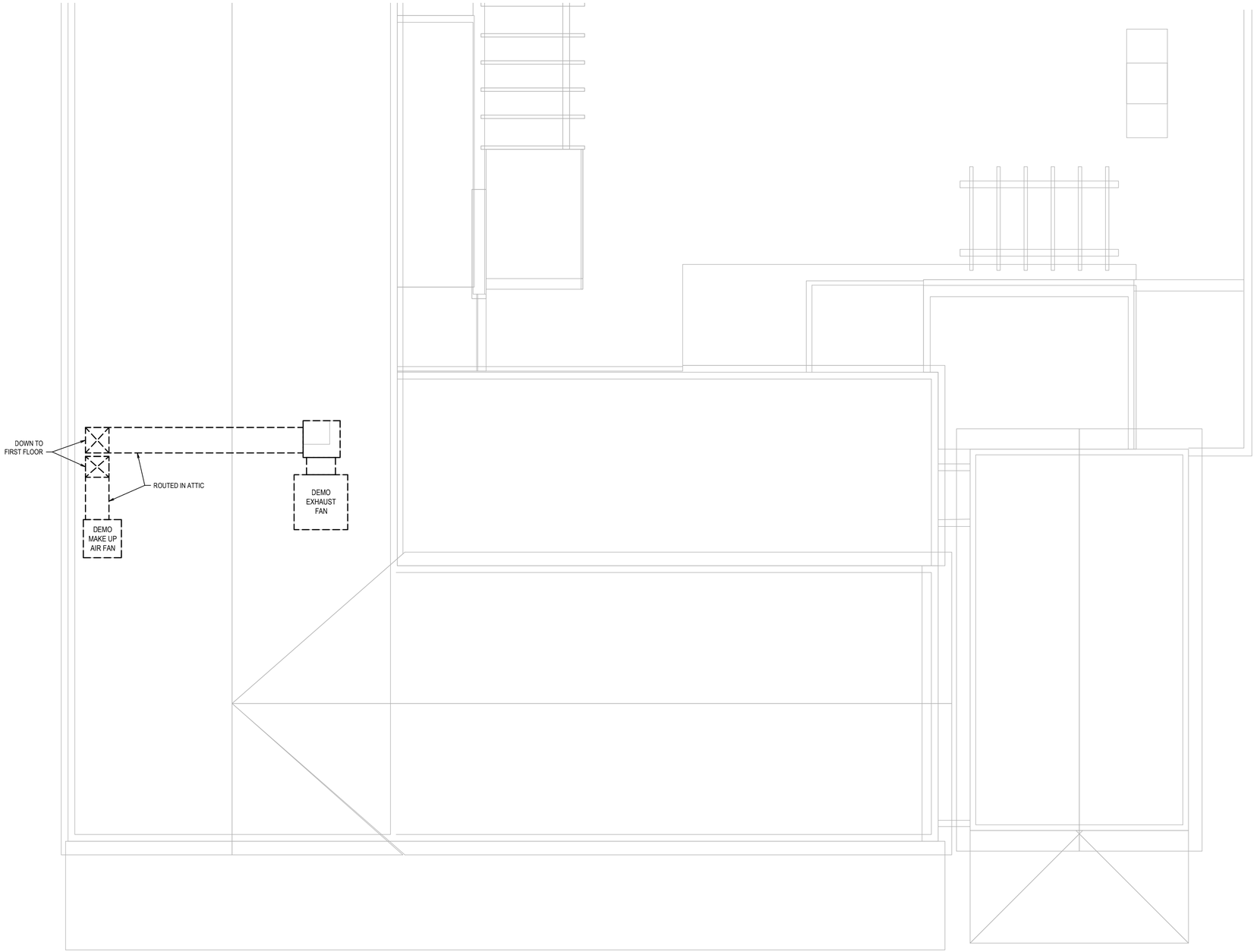
Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
MD-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

GENERAL NOTES NEW WORK

1. REFER TO ARCHITECTURAL DRAWINGS FOR PATCHING AND REPAIR.



1 / -- MD-101 ROOF PLAN - DEMO

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

0 0 1' 2' 4' 8'

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

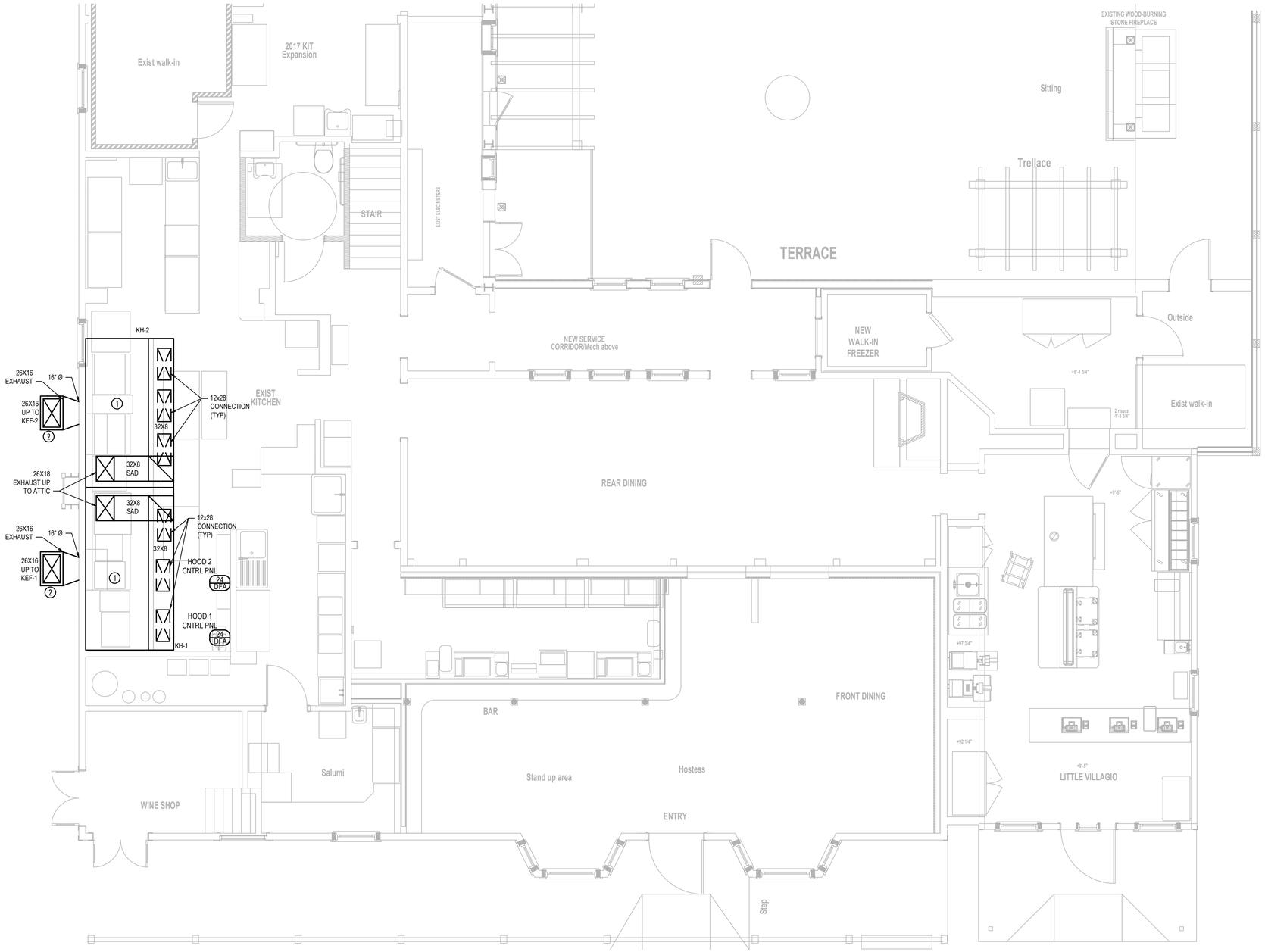
Drawing Title:
ROOF PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
MD-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- M-100 1ST FLOOR PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.
2. FIELD VERIFY ALL NEW DUCT DIMENSIONS AFTER DEMOLITION BUT PRIOR TO FABRICATION. MECHANICAL CONTRACTOR SHALL ADJUST DUCT DIMENSIONS AS REQUIRED FOR FIELD CONDITIONS AS LONG AS EQUIVALENT FREE AREA IS MET.

(X) KEY NOTES

1. TYPE 1 KITCHEN HOOD. REFER TO CAPTIVE AIR AND FOOD SERVICE DRAWINGS FOR SPECIFICATIONS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE A TYPE 1 GREASE DUCT IN THE BOTTOM OF THE DUCTWORK FOR CLEAN OUT ACCESS.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

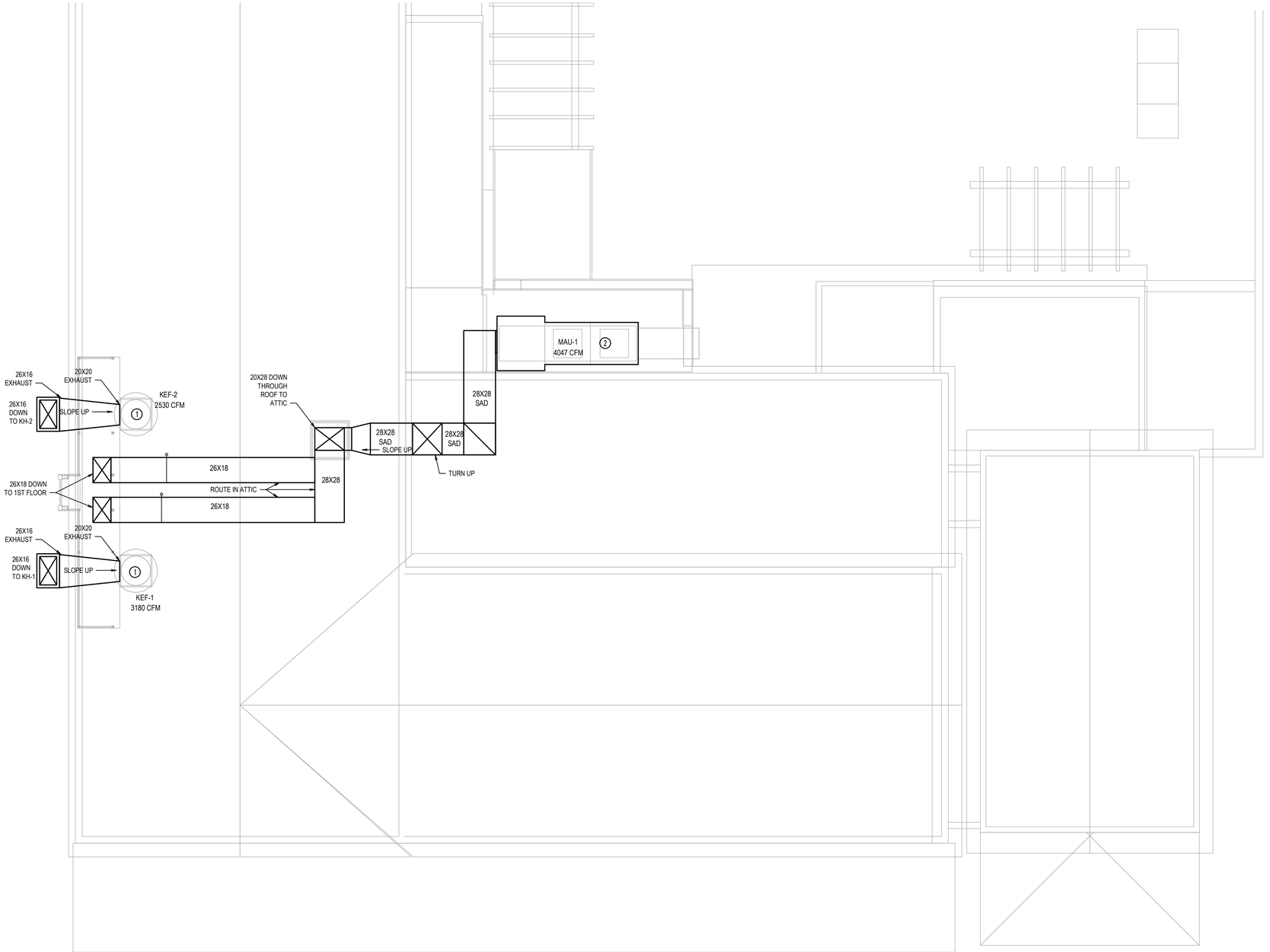
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 / -- / M-101 ROOF PLAN - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.
2. COORDINATE ALL EXTERIOR DUCTWORK SUPPORTS WITH ARCHITECTURAL DRAWINGS AND STRUCTURAL.

(X) KEY NOTES

1. KITCHEN EXHAUST FAN MOUNTED ON THE ROOF WITH SLOPE ROOF ADAPTER. DUCT TO PENETRATE THE SIDE OF THE EXHAUST FAN CURB. COORDINATE THE EXACT ROOF CURB ADAPTER REQUIRED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR MAU-1 EXACT LOCATION AND CLEARANCES.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
ROOF PLAN - NEW WORK

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-101

CAPTIVE AIRE SCHEDULE SHOWN FOR REFERENCE ONLY

EXHAUST FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF1 (HOOD 1)	1	DU180HFA	CAPTIVEAIRE	3180	1.800	1415	ODP,PREMIUM	3.000	2.0070	3	208	9.5	734 FPM	186	22.2
2	KEF2 (HOOD 2)	1	DU180HFA	CAPTIVEAIRE	2530	1.500	1234	TEAO-ECM	2.000	1.3110	3	208	8.5	584 FPM	144	16.8

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
3	MAU1	A2-D.500-20D-MPU	1	3	208-230	3 PHASE	60 HZ	14.5 AMPS	11.9 AMPS	20 AMPS	14 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
3	MAU1	1	A2-D.500-20D-MPU	20MF-2-MOD	A2-D.500	2900	4047	1.000	1756	ODP,PREMIUM	5.000	3.0300	3	208	15.0	18.8A	30A	1467	19.3

COILS – JOB#6315646

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING											HEATING								
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
3	MAU1	DX	4047	91.0°F	74.0°F	75.1°F	68.4°F	---	---	---	---	83.3 MBH	67.4 MBH	15.9 MBH	---	---	---	---	---	---	---	---	---

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MAU1	275245	253225	59°F	7 IN. W.C. - 14 IN. W.C.	LP	92

HOOD INFORMATION – JOB#6315646

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP			END TO END	ROW
1	KH1	6018 SND-2-PSP-F	CAPTIVEAIRE	12' 0"	600 DEG	I	HEAVY	265	3180			4"	16"	3180	2278	-1.398"	2099	430 SS WHERE EXPOSED	LEFT	ALONE
2	KH2	6018 SND-2-PSP-F	CAPTIVEAIRE	11' 0"	600 DEG	I	HEAVY	230	2530			4"	16"	2530	1812	-0.912"	1948	430 SS WHERE EXPOSED	RIGHT	ALONE

23 07 00, 23 31 00 - DUCT AND INSULATION SCHEDULE

SYSTEM	LOCATION	MATERIAL	PRESSURE CLASS, IN. W.C.	INSULATION TYPE	INSULATION THICKNESS, IN.	INSULATION JACKET	NOTES
SUPPLY	INTERIOR	GALV	2"	GLASS FIBER, FLEXIBLE	2"	FOIL FACE SCRIM	1,2
SUPPLY	EXTERIOR	GALV	2"	GLASS FIBER, RIGID	2	VENTURE-CLAD	1,3
KITCHEN EXHAUST	INTERIOR	16GA GALV OR 18 GA STAINLESS	2"	FIRE RATED WRAP	1.5"	FOIL FACE SCRIM	1
KITCHEN EXHAUST	EXTERIOR	16GA GALV OR 18 GA STAINLESS	2"	FIRE RATED WRAP	1.5	VENTURE-CLAD	1,3,4

NOTES:

1. ALL DUCT - PROVIDE DUCT PRESSURE CLASS IN ACCORDANCE WITH EQUIPMENT SCHEDULES AND ASSOCIATES SMACNA RECOMMENDATIONS. SPECIAL ATTENTION SHALL BE PAID DURING TESTING, ADJUSTING, AND BALANCING TO ENSURE ENTIRE DUCTWORK SYSTEM IS INSTALLEDAND OPERATIONAL PRIOR TO START-UP OF EQUIPMENT.
2. DUCTWORK LOCATED IN ATTIC SHALL HAVE EXTERNAL INSULATION OF R-8 OR BETTER.
3. PAINT DUCTWORK AS DIRECTED BY ARCHITECT IN ACCORDANCE WITH MANUFACTURER RECOMMENTATIONS.
4. CONSTRUCT IN ACCORDANCE WITH CODE AND SMACNA FOR TYPE 1 GREASE DUCTS. ALL JOINTS SHALL BE CONTINOUSLY WELDED.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202 Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

Drawing Title:
SCHEDULES - MECHANICAL

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
M-500

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

ELECTRICAL LEGEND

- CONDUIT OR CABLE UP
- CONDUIT OR CABLE DOWN
- CIRCUIT HOMERUN
- UNSWITCHED CIRCUIT LEG (LIGHTING)
- CONDUIT UNDERGROUND OR UNDERSLAB
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- BREAK
- GROUNDING CONNECTION

WIRING DEVICES

- S_X WALL SWITCH, AT 48"AFF UNO.
  SUBSCRIPTS INDICATE THE FOLLOWING:
  (NONE) SINGLE POLE
  M MANUAL MOTOR STARTER
- DUPLEX RECEPTACLE AT 18" AFF OR GRADE, UNO.
  SUBSCRIPTS INDICATE THE FOLLOWING:
  C CEILING MOUNTED
  GF GROUND FAULT CIRCUIT INTERRUPTER
  WP WEATHERPROOF AND GFCI TYPE
- (E) EQUIPMENT CONNECTION

POWER DISTRIBUTION

- PANELBOARD, SURFACE MOUNTED, 120/208V
- PANELBOARD, FLUSH MOUNTED, 120/208V
- DISCONNECT SWITCH
  NFSS NON FUSED
  F,# FUSED, # INDICATES FUSE SIZE
  CB,# CIRCUIT BREAKER, # INDICATES TRIP
- METER

LIGHT FIXTURES

- 2' X 4' LIGHT FIXTURE
- LINEAR LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXIT SIGN, CEILING MOUNTED.
  DARKENED QUADRANT INDICATES STENCILED FACE(S).
  ARROW INDICATES DIRECTIONAL EXIT.
  TYPE X1, UNO
- EXIT SIGN, WALL MOUNTED.
  DARKENED QUADRANT INDICATES STENCILED FACE(S).
  ARROW INDICATES DIRECTIONAL EXIT.
  TYPE X1, UNO.

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
A/E	ARCHITECT/ENGINEER
A/V	AUDIO VISUAL
BLDG	BUILDING
BRKR	BREAKER
CATV	CABLE TELEVISION
CKT	CIRCUIT
CLG	CEILING
COMM	COMMUNICATION
C,CND	CONDUIT
DISC	DISCONNECT
DIV	DIVISION
DN	DOWN
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
EF	EXHAUST FAN
E,EMERG	EMERGENCY
ELEC	ELECTRIC
EMT	ELECTRIC METALLIC TUBING
EQPT	EQUIPMENT
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLES
FLR	FLOOR
FT	FOOT,FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
G,GND	GROUND
HP	HORSEPOWER
HTR	HEATER
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER UNIT HEATER
JB	JUNCTION BOX
KAIC	1,000 AMPERE INTERRUPTING CURRENT
kcmil	THOUSAND CIRCULAR MILS
KW	KILOWATT
KVA	KILOVOLT AMPERE
LTG	LIGHTING
LTS	LIGHTS
LV	LOW VOLTAGE
MAX	MAXIMUM
MB	MAIN BREAKER
MH	MOUNTING HEIGHT (AFF UNO)
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
N	NEUTRAL
NTS	NOT TO SCALE
OCPD	OVER CURRENT PROTECTIVE DEVICE
P	POLE
PH	PHASE
PNL	PANEL
PWR	POWER
(R)	NEW LOCATION OF RELOCATED DEVICE
(RE)	EXISTING DEVICE TO BE RELOCATED
REC	RECEPTACLE
REQD	REQUIRED
RM	ROOM
SW	SWITCH
SWBD	SWITCHBOARD
TEL	TELEPHONE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VFD	VARIABLE FREQUENCY DRIVE
VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
W	WATTS
WP	WEATHERPROOF

GENERAL NOTES DEMOLITION

1. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND TO VERIFY LOCATION, SIZE AND QUANTITY OF ITEMS TO BE REMOVED. SUBMITTAL OF A BID SHALL SIGNIFY WILLINGNESS TO COMPLY WITH THE DEMOLITION PLANS AND ACCEPTANCE OF ON-SITE CONDITIONS AS THEY EXIST.
2. IN GENERAL, ALL EXISTING ELECTRICAL SYSTEMS, APPURTENANCES, CONTROLS, ETC SHALL BE REMOVED IN THEIR ENTIRETY, WHETHER OR NOT SHOWN ON THE DEMOLITION PLANS, UNO. DOCUMENTATION OF EXISTING SYSTEMS IS BASED ON AVAILABLE RECORD DRAWINGS AND CASUAL FIELD OBSERVATION. MAJOR DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.
3. CONTRACTOR SHALL REMOVE ALL PORTIONS OF EXPOSED SYSTEMS. COMPONENTS EMBEDDED WITHIN OR BENEATH THE EXISTING STRUCTURE MAY BE ABANDONED IN PLACE, CUT BEHIND WALL/FLOOR/CEILING SURFACE AS REQUIRED FOR PATCHING OF FINISH. WATER-CONTAINING SYSTEMS SHALL BE CAPPED WATERTIGHT.
4. WHERE EXISTING ELECTRICAL SYSTEMS PENETRATE EXTERIOR WALLS, CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING SUCH PENETRATIONS TO MATCH EXISTING, UNO.
5. SALVAGE ITEMS AND MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER AND AS A PART OF THIS CONTRACT, THE CONTRACTOR SHALL DELIVER THESE TO A DESTINATION AS DIRECTED BY THE PROJECT MANAGER.
6. REMOVE EACH ITEM OF EQUIPMENT, DEVICE, AND FIXTURE INDICATED ON DEMOLITION PLANS AND ITS ASSOCIATED CIRCUITRY BACK TO THE PROTECTIVE DEVICE IN THE PANEL, SWITCHBOARD, OR CONTROLLER, EXCEPT AS OTHERWISE NOTED.
   A. ASSOCIATED CIRCUITRY INCLUDES CONDUIT, CONDUCTORS, BOXES, WIRING DEVICES, COVERPLATES, LAMPS, FIXTURES WIREWAYS, SWITCHES, STARTERS, ETC., WHICH ARE ASSOCIATED WITH THE ITEM TO BE REMOVED.
   B. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS AND CEILINGS TO BE REMOVED.
   C. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY.
   D. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS. PATCH SURFACES.
   E. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS THAT ARE NOT REMOVED.
   F. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT.
   G. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
   H. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS AND OTHER ACCESSORIES.
   I. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
7. EXACT CIRCUITING FOR EXISTING RECEPTACLES, LIGHTING AND OTHER LOADS NOTED FOR DEMOLITION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO DEMOLITION.
8. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT ARE TO REMAIN OR THAT ARE TO BE REUSED.
9. PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL TEST ALL DIVISION 26 AND 28 SYSTEMS TO WHICH WORK IS BEING PERFORMED TO CONFIRM THAT THEY ARE IN GOOD WORKING ORDER, ANY DEFECTS SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT AND OWNER PRIOR TO THE CONTRACTOR BEGINNING WORK. IF NO DEFECTS ARE REPORTED, THE SYSTEMS ARE ASSUMED TO BE IN GOOD WORKING ORDER.
10. PROTECT ADJACENT AREAS FROM DUST, EXCESSIVE NOISE AND/OR DISRUPTION OF OPERATION ANY WORK WHICH INTERFERES WITH THE OWNER'S OPERATION OF THE SURROUNDING AREAS & ANY INTERRUPTION OF SERVICES INCLUDING THE SHUTDOWN OF UTILITIES SHALL BE PERFORMED AT A TIME APPROVED BY THE OWNER'S REPRESENTATIVE.
11. PRIOR TO DEMOLITION, VERIFY WHICH ITEMS ARE TO BE SALVAGED. PROVIDE A DETAILED INVENTORY LIST OF THOSE ITEMS AND THEIR STORED LOCATION TO THE OWNER'S REPRESENTATIVE. REMOVE FROM SITE & DISPOSE OF ALL NON-CONSTRUCTION SHALL BE CLEARED. DEBRIS STORAGE SHALL NOT INFRINGE ON CLEAR PATH OF EGRESS.
12. REMOVE FROM THE BUILDING AND CONSTRUCTION SITE, ALL CONSTRUCTION DEBRIS AND/OR ITEMS NOT TO BE RETAINED BY OWNER. THE OWNER WILL RETAIN ALL SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE OWNER WILL DIRECT THE CONTRACTOR AS TO THE LOCATION OF STORAGE ARE FOR SALVAGED ITEMS.
13. ALL RECESSES, HOLES AND BOX OPENINGS IN THE EXISTING WALL FROM REMOVAL OF EQUIPMENT, FIXTURES AND DEVICES NOT COVERED BY NEW WORK SHALL BE FILLED AND PATCHED. TO MATCH SURROUNDINGS.

GENERAL NOTES NEW WORK

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VUSBC 2018 AND 2017 NEC.
2. EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES SHALL BE CONNECTED AHEAD OF ALL SWITCHING.
3. IN THE PANELBOARD SCHEDULES, THE ROOM NUMBER INDICATES THE LOCATION ON THE DRAWING OF THE FIRST ITEM TO BE ENERGIZED BY THE CIRCUIT. FINAL PANEL DIRECTORIES SHALL REFLECT ALL FINAL ROOM NUMBERS FOR LOADS SERVED.
4. MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, ARE TO CENTER LINE OF EQUIPMENT, EXCEPT MOUNTING HEIGHTS OF LIGHTING FIXTURES WHICH IS TO BOTTOM OF FIXTURE, UNLESS NOTED OTHERWISE.
5. PROVIDE GROUNDING CONDUCTORS IN ALL BRANCH CIRCUIT RACEWAYS.
6. ALL CND AND WIRING SHALL BE RUN CONCEALED ABOVE FINISHED CEILINGS, WITHIN WALLS, OR BELOW FLOORS IN FINISHED SPACES. WHERE DEVICES ARE INDICATED AS SURFACE MTD, THEY SHALL BE IN SURFACE METAL RACEWAY BOXES. CONDUIT TO THESE BOXES SHALL BE SURFACE METAL RACEWAY, WIREMOLD V700 OR EQUAL.
7. PLACE JUNCTION BOXES IN ACCESSIBLE LOCATIONS ABOVE CEILINGS.
8. PENETRATIONS THRU FIRE RATED CEILINGS, FLOOR OR WALLS SHALL BE SEALED TO MAINTAIN FIRE RATING INTEGRITY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
9. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES AND EXACT LOCATIONS OF LIGHTING FIXTURES. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR SPECIFIC LOCATIONS OF WALL-MOUNTED ELECTRICAL COMPONENTS. COORDINATE DEVICE LOCATIONS WITH WALL FRAMING TO ACHIEVE LOCATIONS INDICATED ON CEILINGS AND WALLS.
10. LIGHT FIXTURES IN MECHANICAL ROOMS ARE SHOWN IN APPROXIMATE LOCATIONS. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF LIGHTING FIXTURES IN MECHANICAL ROOMS WITH FINAL LOCATIONS OF PIPE, DUCTS, AND OTHER EQUIPMENT FOR BEST ARRANGEMENT. FIXTURES SHALL BE EASILY ACCESSIBLE FOR RELAMPING.
11. MECHANICAL AND PLUMBING EQUIPMENT IS SHOWN IN APPROXIMATE LOCATIONS. FOR EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT AND PIPING SEE MECHANICAL AND PLUMBING DRAWINGS.
12. PROVIDE FUSES IN ALL FUSED SWITCHES. FUSE RATINGS SHALL BE IN ACCORDANCE WITH EQPT MANUFACTURER'S RECOMMENDATIONS.
13. ELECTRICAL CONTRACTOR(S) SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO , ARCHITECTURAL, MECHANICAL, PLUMBING, TELE/DATA, FOOD SERVICE) AS IT AFFECTS THE ELECTRICAL WORK, AND AS THE ELECTRICAL WORK AFFECTS OTHER TRADES. TO INSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

FIRESTOPPING GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE ARCHITECTURAL DRAWINGS PRIOR TO SUBMITTING THEIR BID PRICE. THE CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE ALL REQUIRED FIRESTOPPING WHETHER OR NOT INDICATED ON THE ELECTRICAL DRAWINGS.
2. MAINTAIN FIRE RATINGS WHERE ELECTRICAL ITEMS PENETRATE FIRE RATED BUILDING ELEMENTS.
3. PENETRATIONS THRU FIRE RATED CEILINGS, FLOORS OR WALLS SHALL BE SEALED TO MAINTAIN FIRE INTEGRITY. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. PROVIDE FIRESTOPPING OR ANNULAR SPACE PROTECTION AT ALL FLOOR PENETRATIONS IN ACCORDANCE WITH 2015 VUSBC AND PROJECT SPECIFICATIONS.

ELECTRICAL - INDEX:

E-000	COVERSHEET
E-001	SPECIFICATIONS
ED-100	1ST FLOOR PLAN – DEMOLITION
ED-101	ROOF PLAN - DEMOLITION
EL-100	1ST FLOOR PLAN – NEW WORK LIGHTING
EP-100	1ST FLOOR PLAN – NEW WORK POWER
EP-101	ROOF PLAN – NEW WORK POWER
E-500	RISER AND SCHEDULES – ELECTRICAL

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
COVERSHEET

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
E-000

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.

DIVISION 26 SPECIFICATIONS

SECTION 26 0500 - COMMON WORK RESULTS FOR ELECTRICAL

JOB CONDITIONS: THE CONTRACT DOCUMENTS SPECIFY THE SCOPE AND ARRANGEMENT OF THE WORK AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONDITIONS ALLOW.THE CONTRACTOR SHALL GIVE CONSIDERATION TO ALL OTHER TRADES, AND MAKE ARRANGEMENTS TO AVOID CONFLICTS AND INTERFERENCE WITH OTHER WORK, NEW OR EXISTING. CONTRACTOR SHALL COORDINATE ALL COMPONENTS OF THE WORK, AND PROVIDE MINOR ADJUSTMENTS AS REQUIRED, INCLUDING OFFSETS, TRANSITIONS, FITTINGS, AND ACCESSORIES TO MEET ACTUAL CONDITIONS.THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID DATE TO EXAMINE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO EXTRA CHARGES SHALL BE PAID FOR PROVIDING OF PRODUCTS OR FURNISHING OF WORK RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

REGULATORY REQUIREMENTS: ALL WORK SHALL CONFORM TO THE REGULATIONS OF THE APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES. ALL APPLICABLE WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA 70. ALL PRODUCTS SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC. (UL), AND SHALL BEAR THE UL LABEL. WHERE UL LABELS ARE NOT PROVIDED FROM THE FACTORY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE EQUIPMENT OR MATERIALS TESTED BY A UL TESTING FIRM, ACCEPTABLE TO AUTHORITY HAVING JURISDICTION, TO DETERMINE SUITABILITY OF THE PRODUCT FOR PURPOSE SPECIFIED.

MATERIALS AND EQUIPMENT: UNLESS SPECIFICALLY NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT FURNISHED FOR PERMANENT INSTALLATION IN THE WORK SHALL CONFORM TO APPLICABLE STANDARDS, BE OF A CURRENT DESIGN, NEW, UNUSED, AND UNDAMAGED.

UTILITIES AND CONNECTIONS: VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE LAYING OUT AND MAKING CONNECTIONS. REPORT ANY INCONSISTENCIES TO ARCHITECT/ENGINEER BEFORE COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, AND REPAIRING OR REPLACING ALL MATERIALS AND EQUIPMENT DAMAGED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT.

PRODUCT DELIVERY, STORAGE, AND HANDLING: PROTECT PRODUCTS FROM DAMAGE, MARRING, AND SOILING. ANY MARRING OF FACTORY FINISHES SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MATCH THE ORIGINAL FACTORY FINISH.

SUBMITTALS: THE CONTRACTOR SHALL REVIEW AND APPROVE EACH SUBMITTAL AND COORDINATED ALL OTHER RELATED OR AFFECTED WORK BEFORE SUBMITTING FOR REVIEW. ALL COPIES OF EACH SUBMITTAL SHALL BEAR THE CONTRACTOR'S STAMP, WITH SIGNATURE OR INITIALS, CERTIFYING REVIEW AND APPROVAL; VERIFICATION OF FIELD DIMENSIONS, AND COORDINATION WITH ADJACENT WORK ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL IDENTIFY VARIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON ALL COPIES OF APPLICABLE SUBMITTALS. NO EXTRA CHARGES SHALL BE PAID FOR THE PROVIDING OF PRODUCTS OR FURNISHING OF WORK REQUIRED AS A RESULT OF FAILURE TO COMPLY WITH THIS REQUIREMENT.

SUBMITTAL FORMAT: EACH SUBMITTAL SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL LISTING PROJECT TITLE, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER, SUBMITTED PRODUCTS, PERTINENT DRAWING AND DETAIL NUMBER, AND SPECIFICATION SECTION NUMBER, AS APPROPRIATE. SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORMAT.

ARCHITECT/ENGINEER PROCEDURES: SUBMITTALS WILL BE REVIEWED WITH REASONABLE PROMPTNESS. THE CONTRACTOR SHALL ALLOW 15 DAYS FOR REVIEW OF EACH SUBMITTAL. THE ARCHITECT/ENGINEER'S COMMENTS WILL BE INDICATED ON A SUBMITTAL REVIEW COMMENTS FORM, WHICH WILL BE ATTACHED TO EACH COPY OF THE SUBMITTAL. CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING COPIES OF REVIEWED SUBMITTALS AS APPROPRIATE.

RESUBMISSION: CONTRACTOR SHALL CHANGE OR CORRECT SUBMITTALS AS REQUIRED BY THE ARCHITECT/ENGINEER AND RESUBMIT UNTIL APPROVED. THE CONTRACTOR SHALL IDENTIFY ANY CHANGES OTHER THAN THOSE REQUIRED BY THE ARCHITECT/ENGINEER ON ALL COPIES OF THE RESUBMITTAL.

APPROVAL REQUIRED: THE ORDERING, FABRICATION AND/OR INSTALLATION OF PRODUCTS BEFORE APPROVAL OF ALL RELEVANT SUBMITTALS SHALL BE AT THE CONTRACTOR'S RISK. ANY DAMAGE TO NEW OR EXISTING WORK RESULTING FROM THE INSTALLATION OF UNAPPROVED PRODUCTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST. PAYMENT WILL NOT BE RECOMMENDED FOR ANY WORK THAT DOES NOT HAVE AN APPROVED SUBMITTAL.

SUBSTITUTIONS: FOR A PRODUCT SPECIFIED BY NAMING ONE OR MORE MANUFACTURER AND MODEL, AND FOLLOWED WITH THE STATEMENT "OR APPROVED EQUAL," THE CONTRACTOR MAY SUBMIT A PRODUCT OTHER THAN THE PRODUCT SPECIFIED BY MANUFACTURER AND MODEL. THAT PRODUCT SHALL BE CONSIDERED A SUBSTITUTE PRODUCT AND SHALL COMPLY WITH THE FOLLOWING CONDITIONS: THE CONTRACTOR SHALL VERIFY THE SUBSTITUTE PRODUCT IS EQUAL OR SUPERIOR IN ALL RESPECTS TO THE SPECIFIED PRODUCT. THE CONTRACTOR SHALL SUBMIT DATA ON THE SUBSTITUTE PRODUCT IN COMPLIANCE WITH THE "SUBMITTALS" PARAGRAPH HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE SUBSTITUTE PRODUCT WITH ALL TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES REQUIRED INCORPORATING THE SUBSTITUTE PRODUCT INTO THE WORK. THE CONTRACTOR WAIVES ALL CLAIMS FOR ADDITIONAL COSTS RELATED TO THE SUBSTITUTE PRODUCT THAT BECOME APPARENT BEFORE, DURING OR AFTER INSTALLATION.

OPERATING AND MAINTENANCE MANUAL: GENERAL: THE CONTRACTOR SHALL SUBMIT ONE COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE ARCHITECT/ENGINEER FOR REVIEW A MINIMUM OF 60 DAYS PRIOR TO INSTRUCTION AND TRAINING SESSIONS. THIS COPY WILL BE RETURNED TO THE CONTRACTOR WITH ARCHITECT/ENGINEER'S COMMENTS OR APPROVAL. THE CONTRACTOR SHALL REVISE AND RESUBMIT ONE COPY OF THE O&M MANUAL AS REQUIRED. THE CONTRACTOR SHALL PROVIDE FOUR COPIES OF THE APPROVED O&M MANUAL. INSTRUCTION AND TRAINING SESSIONS SHALL BEGIN 30 DAYS AFTER RECEIPT OF THE APPROVED O&M MANUALS. REFER TO "INSTRUCTION AND TRAINING SESSIONS" PARAGRAPH HEREIN.

CONTENTS: THE MANUAL SHALL CONTAIN THE FOLLOWING INFORMATION: DIRECTORY LISTING NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ARCHITECT, ENGINEER, CONTRACTOR, SUBCONTRACTORS, AND MAJOR EQUIPMENT SUPPLIERS. OPERATION AND MAINTENANCE INSTRUCTIONS, EQUIPMENT CUT SHEETS AND SPECIFICATION, INSTALLATION AND STARTUP INSTRUCTIONS. CERTIFICATES, TESTING REPORTS AND WARRANTIES.

RECORD DRAWINGS: CONTRACTOR SHALL KEEP A COPY OF PLANS ON SITE AND RECORD ANY CHANGES MADE TO CONTRACT DOCUMENTS IN RED.

INSTALLATION: INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL PRODUCTS IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH APPLICABLE NECA, NEMA OR OTHER STANDARD.

CLEANING: CLEAN INTERIOR OF CONDUITS, BOXES, WIREWAYS AND OTHER RACEWAYS PRIOR TO PULLING WIRE AND INSTALLING COVERS OR SEALING. AFTER THE EQUIPMENT, WIRING, AND CONDUIT HAS BEEN PROVEN OPERATIONAL, CAREFULLY CLEAN ALL INTERIORS OF CABINETS AND EXTERNAL PARTS OF EACH PIECE OF EQUIPMENT, THOROUGHLY REMOVING ALL TRACES OF DIRT, OIL, GREASE, AND OTHER FOREIGN SUBSTANCES OR OBJECTS.

SECTION 26 0501 - MINOR ELECTRICAL DEMOLITION

EXAMINATION: VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS. BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

PREPARATION: DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS TO BE REMOVED. COORDINATE UTILITY SERVICE OUTAGES WITH UTILITY COMPANY. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR SERVICE. DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. MINIMIZE OUTAGE DURATION. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM.

DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK: REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS THAT ARE NOT REMOVED. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS THAT REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT REMAIN OR THAT ARE TO BE REUSED.

SECTION 26 0519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

COORDINATION: COORDINATE SIZES OF RACEWAYS, BOXES, AND EQUIPMENT ENCLOSURES INSTALLED UNDER OTHER SECTIONS WITH THE ACTUAL CONDUCTORS TO BE INSTALLED, INCLUDING ADJUSTMENTS FOR CONDUCTOR SIZES INCREASED FOR VOLTAGE DROP.

SUBMITTALS: PRODUCT DATA: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CONDUCTORS AND CABLES, INCLUDING DETAILED INFORMATION ON MATERIALS, CONSTRUCTION, RATINGS, LISTINGS, AND AVAILABLE SIZES, CONFIGURATIONS, AND STRANDING.

CONDUCTOR AND CABLE APPLICATIONS: PROVIDE SINGLE CONDUCTOR BUILDING WIRE INSTALLED IN SUITABLE RACEWAY UNLESS OTHERWISE INDICATED, PERMITTED, OR REQUIRED. METAL-CLAD CABLE IS PERMITTED ONLY WHERE CONCEALED ABOVE ACCESSIBLE CEILINGS FOR FINAL CONNECTIONS FROM JUNCTION BOXES TO LUMINAIRES. MAXIMUM LENGTH OF FIXTURE WHIP CONNECTIONS SHALL BE 6 FEET.

CONDUCTOR AND CABLE GENERAL REQUIREMENTS: PROVIDE PRODUCTS THAT COMPLY WITH REQUIREMENTS OF NFPA 70 AND APPLICABLE UL REQUIREMENTS. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, ETC. AS REQUIRED FOR A COMPLETE OPERATING SYSTEM. COMPLY WITH NEMA WC 70. PROVIDE COPPER CONDUCTORS ONLY. ALUMINUM CONDUCTORS ARE NOT ACCEPTABLE FOR THIS PROJECT.

MINIMUM CONDUCTOR SIZE: 12 AWG. EXCEPTIONS: 20 A, 120 V CIRCUITS LONGER THAN 75 FEET (23 M): 10 AWG; 20 A, 120 V CIRCUITS LONGER THAN 150 FEET (46 M): 8 AWG;

CONDUCTOR COLOR CODING: 208Y/120 V, 3 PHASE, 4 WIRE SYSTEM: PHASE A: BLACK; PHASE B: RED; PHASE C: BLUE; NEUTRAL/GROUNDED: WHITE. EQUIPMENT GROUND: GREEN.

SINGLE CONDUCTOR BUILDING WIRE: SIZE 10 AWG AND SMALLER: SOLID; SIZE 8 AWG AND LARGER: STRANDED. INSULATION: 600 V, TYPE THHN/THWN OR THHN/THWN-2, XHHW.

INSTALLATION: UNLESS DIMENSIONED, CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC. WHEN CIRCUIT DESTINATION IS INDICATED AND ROUTING IS NOT SHOWN, DETERMINE EXACT ROUTING REQUIRED. ARRANGE CIRCUITING TO MINIMIZE SPLICES. INCLUDE CIRCUIT LENGTHS REQUIRED TO INSTALL CONNECTED DEVICES WITHIN 10 FT (3.0 M) OF LOCATION SHOWN. SHARING OF NEUTRAL/GROUNDED CONDUCTORS AMONG UP TO THREE SINGLE PHASE BRANCH CIRCUITS OF DIFFERENT PHASES INSTALLED IN THE SAME RACEWAY IS NOT PERMITTED. PROVIDE DEDICATED NEUTRAL/GROUNDED CONDUCTOR FOR EACH INDIVIDUAL BRANCH CIRCUIT. TAPE ENDS OF CONDUCTORS AND CABLES TO PREVENT INFILTRATION OF MOISTURE AND OTHER CONTAMINANTS. PULL ALL CONDUCTORS AND CABLES TOGETHER INTO RACEWAY AT SAME TIME. DO NOT DAMAGE CONDUCTORS AND CABLES OR EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM PULLING TENSION AND SIDEWALL PRESSURE. USE SUITABLE WIRE PULLING LUBRICANT WHERE NECESSARY, EXCEPT WHEN LUBRICANT IS NOT RECOMMENDED BY THE MANUFACTURER. INSTALL PARALLELED CONDUCTORS OF THE SAME LENGTH AND TERMINATE IN THE SAME MANNER. SECURE AND SUPPORT CONDUCTORS AND CABLES IN ACCORDANCE WITH NFPA 70 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM RACEWAYS, PIPING, DUCTWORK, OR OTHER SYSTEMS. INSTALL CONDUCTORS WITH A MINIMUM OF 12 INCHES (300 MM) OF SLACK AT EACH OUTLET. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT AND DEVICES, INCLUDING THOSE FURNISHED BY OTHERS, AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.

SECTION 26 0526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR GROUNDING AND BONDING SYSTEM COMPONENTS.

GROUNDING AND BONDING REQUIREMENTS: PROVIDE ALL REQUIRED COMPONENTS, CONDUCTORS, CONNECTORS, CONDUIT, BOXES, FITTINGS, SUPPORTS, ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE GROUNDING AND BONDING SYSTEM. WHERE CONDUCTOR SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70 BUT NOT LESS THAN APPLICABLE MINIMUM SIZE REQUIREMENTS SPECIFIED.

BONDING AND EQUIPMENT GROUNDING: PROVIDE BONDING FOR EQUIPMENT GROUNDING CONDUCTORS, EQUIPMENT GROUND BUSSES, METALLIC EQUIPMENT ENCLOSURES, METALLIC RACEWAYS AND BOXES, DEVICE GROUNDING TERMINALS, AND OTHER NORMALLY NON-CURRENT-CARRYING CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS/EQUIPMENT OR LIKELY TO BECOME ENERGIZED AS INDICATED AND IN ACCORDANCE WITH NFPA 70. PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. DO NOT USE RACEWAYS AS SOLE EQUIPMENT GROUNDING CONDUCTOR.

WHERE CIRCUIT CONDUCTOR SIZES ARE INCREASED FOR VOLTAGE DROP, INCREASE SIZE OF EQUIPMENT GROUNDING CONDUCTOR PROPORTIONALLY IN ACCORDANCE WITH NFPA 70. USE BARE COPPER CONDUCTORS WHERE INSTALLED UNDERGROUND IN DIRECT CONTACT WITH EARTH. USE BARE COPPER CONDUCTORS WHERE DIRECTLY ENCASED IN CONCRETE (NOT IN RACEWAY).

INSTALLATION: MAKE GROUNDING AND BONDING CONNECTIONS USING CONNECTIONS SUITABLE FOR THE APPLICATION AND SUITABLE FOR THE CONDUCTORS AND ITEMS TO BE CONNECTED. REMOVE NONCONDUCTIVE PAINT, ENAMEL OR SIMILAR COATING AT THREADS, CONTACT POINTS AND CONTACT SURFACES. IDENTIFY GROUNDING AD BONDING COMPONENTS IN ACCORDANCE WITH SECTION 26 0533.

SECTION 26 0529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

COORDINATION: COORDINATE SIZES AND ARRANGEMENT OF SUPPORTS WITH THE ACTUAL EQUIPMENT AND COMPONENTS TO BE INSTALLED. COORDINATE THE WORK WITH OTHER TRADES TO PROVIDE ADDITIONAL FRAMING AND MATERIALS REQUIRED FOR INSTALLATION. COORDINATE COMPATIBILITY OF SUPPORT AND ATTACHMENT COMPONENTS WITH MOUNTING SURFACES AT THE INSTALLED LOCATIONS. COORDINATE THE ARRANGEMENT OF SUPPORTS WITH DUCTWORK, PIPING, EQUIPMENT AND OTHER POTENTIAL CONFLICTS INSTALLED UNDER OTHER SECTIONS OR BY OTHERS.

SUBMITTALS:PRODUCT DATA: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR METAL CHANNEL (STRUT) FRAMING SYSTEMS, NON-PENETRATING ROOFTOP SUPPORTS, AND POST-INSTALLED CONCRETE AND MASONRY ANCHORS.

SUPPORT AND ATTACHMENT COMPONENTS: PROVIDE ALL REQUIRED HANGERS, SUPPORTS, ANCHORS, FASTENERS, FITTINGS, ACCESSORIES, AND HARDWARE AS NECESSARY FOR THE COMPLETE INSTALLATION OF ELECTRICAL WORK. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED, WHERE APPLICABLE. DO NOT USE PRODUCTS FOR APPLICATIONS OTHER THAN AS PERMITTED BY NFPA 70 AND PRODUCT LISTING. USE CORROSION RESISTANT MATERIALS SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. CONDUIT STRAPS: ONE-HOLE OR TWO-HOLE TYPE; STEEL OR MALLEABLE IRON. CONDUIT CLAMPS: BOLTED TYPE UNLESS OTHERWISE INDICATED. OUTLET BOX SUPPORTS: HANGERS, BRACKETS, ETC. SUITABLE FOR THE BOXES TO BE SUPPORTED. METAL CHANNEL (STRUT) FRAMING SYSTEMS: FACTORY-FABRICATED CONTINUOUS-SLOT METAL CHANNEL (STRUT) AND ASSOCIATED FITTINGS, ACCESSORIES, AND HARDWARE REQUIRED FOR FIELD-ASSEMBLY OF SUPPORTS. HANGER RODS: THREADED ZINC-PLATED STEEL UNLESS OTHERWISE INDICATED.

ANCHORS AND FASTENERS: UNLESS OTHERWISE INDICATED AND WHERE NOT OTHERWISE RESTRICTED, USE THE ANCHOR AND FASTENER TYPES INDICATED FOR THE SPECIFIED APPLICATIONS.

INSTALLATION: PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. DO NOT PROVIDE SUPPORT FROM SUSPENDED CEILING SUPPORT SYSTEM OR CEILING GRID. DO NOT PROVIDE SUPPORT FROM ROOF DECK. DO NOT PENETRATE OR OTHERWISE NOTCH OR CUT STRUCTURAL MEMBERS WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

EQUIPMENT SUPPORT AND ATTACHMENT: USE METAL FABRICATED SUPPORTS OR SUPPORTS ASSEMBLED FROM METAL CHANNEL (STRUT) TO SUPPORT EQUIPMENT AS REQUIRED. USE METAL CHANNEL (STRUT) SECURED TO STUDS TO SUPPORT EQUIPMENT SURFACE-MOUNTED ON HOLLOW STUD WALLS WHEN WALL STRENGTH IS NOT SUFFICIENT TO RESIST PULLOUT. USE METAL CHANNEL (STRUT) TO SUPPORT SURFACE-MOUNTED EQUIPMENT IN WET OR DAMP LOCATIONS TO PROVIDE SPACE BETWEEN EQUIPMENT AND MOUNTING SURFACE. IDENTIFY INDEPENDENT ELECTRICAL COMPONENT SUPPORT WIRES ABOVE ACCESSIBLE CEILINGS WITH COLOR DISTINGUISHABLE FROM CEILING SUPPORT WIRES.

SECTION 26 0533.13 - CONDUIT

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CONDUITS AND FITTINGS.

CONDUIT APPLICATIONS: USE THE CONDUIT TYPES INDICATED FOR THE SPECIFIED APPLICATIONS. WHERE MORE THAN ONE LISTED APPLICATION APPLIES, COMPLY WITH THE MOST RESTRICTIVE REQUIREMENTS. WHERE CONDUIT TYPE FOR A PARTICULAR APPLICATION IS NOT SPECIFIED, USE GALVANIZED STEEL RIGID METAL CONDUIT.

CONCEALED WITHIN MASONRY WALLS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

CONCEALED WITHIN HOLLOW STUD WALLS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

CONCEALED ABOVE ACCESSIBLE CEILINGS: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

INTERIOR, DAMP OR WET LOCATIONS: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

EXPOSED, INTERIOR, NOT SUBJECT TO PHYSICAL DAMAGE: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT).

EXPOSED, INTERIOR, SUBJECT TO PHYSICAL DAMAGE: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

EXPOSED, EXTERIOR: USE GALVANIZED STEEL RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT (IMC), OR PVC-COATED GALVANIZED STEEL RIGID METAL CONDUIT.

CONCEALED, EXTERIOR, NOT EMBEDDED IN CONCRETE OR IN CONTACT WITH EARTH: USE GALVANIZED STEEL RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT (IMC).

CONNECTIONS TO LUMINAIRES ABOVE ACCESSIBLE CEILINGS: USE FLEXIBLE METAL CONDUIT.

MAXIMUM LENGTH: 6 FEET (1.8 M).

CONNECTIONS TO VIBRATING EQUIPMENT:

DRY LOCATIONS: USE FLEXIBLE METAL CONDUIT.

DAMP, WET, OR CORROSIVE LOCATIONS: USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT.

MAXIMUM LENGTH: 6 FEET (1.8 M) UNLESS OTHERWISE INDICATED.

FISHED IN EXISTING WALLS, WHERE NECESSARY: USE FLEXIBLE METAL CONDUIT.

CONDUIT REQUIREMENTS: PROVIDE ALL CONDUIT, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED. MINIMUM CONDUIT SIZE, UNLESS OTHERWISE INDICATED:

BRANCH CIRCUITS: 3/4 INCH (21 MM) TRADE SIZE.

INSTALLATION: CONCEAL ALL CONDUITS UNLESS SPECIFICALLY INDICATED TO BE EXPOSED. ARRANGE CONDUIT TO MAINTAIN ADEQUATE HEADROOM, CLEARANCES, AND ACCESS. ARRANGE CONDUIT TO PROVIDE NO MORE THAN THE EQUIVALENT OF FOUR 90 DEGREE BENDS BETWEEN PULL POINTS. SECURE AND SUPPORT CONDUITS IN ACCORDANCE WITH NFPA 70 AND SECTION 26 0529 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. PROVIDE INSULATING BUSHINGS OR INSULATED THROATS AT ALL CONDUIT TERMINATIONS TO PROTECT CONDUCTORS. SECURE JOINTS AND CONNECTIONS TO PROVIDE MAXIMUM MECHANICAL STRENGTH AND ELECTRICAL CONTINUITY. PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH SECTION 26 0526. CLEAN INTERIOR OF CONDUITS TO REMOVE MOISTURE AND FOREIGN MATTER. IMMEDIATELY AFTER INSTALLATION OF CONDUIT, USE SUITABLE MANUFACTURED PLUGS TO PROVIDE PROTECTION FROM ENTRY OF MOISTURE AND FOREIGN MATERIAL AND DO NOT REMOVE UNTIL READY FOR INSTALLATION OF CONDUCTORS.

SECTION 26 0533.16 - BOXES

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR CABINETS AND ENCLOSURES, BOXES FOR HAZARDOUS (CLASSIFIED) LOCATIONS, FLOOR BOXES, AND UNDERGROUND BOXES/ENCLOSURES.

BOXES: PROVIDE ALL BOXES, FITTINGS, SUPPORTS, AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM AND TO ACCOMMODATE DEVICES AND EQUIPMENT TO BE INSTALLED. PROVIDE PRODUCTS LISTED, CLASSIFIED, AND LABELED AS SUITABLE FOR THE PURPOSE INTENDED. WHERE BOX SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70 BUT NOT LESS THAN APPLICABLE MINIMUM SIZE REQUIREMENTS SPECIFIED. PROVIDE GROUNDING TERMINALS WITHIN BOXES WHERE EQUIPMENT GROUNDING CONDUCTORS TERMINATE.

INSTALLATION: ARRANGE EQUIPMENT TO PROVIDE MINIMUM CLEARANCES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NFPA 70. SECURE AND SUPPORT BOXES IN ACCORDANCE WITH NFPA 70 AND SECTION 26 0529 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE EXCEPT FOR CAST METAL BOXES (OTHER THAN BOXES USED FOR FIXTURE SUPPORT) SUPPORTED BY THREADED CONDUIT CONNECTIONS IN ACCORDANCE WITH NFPA 70. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS. INSTALL BOXES PLUMB AND LEVEL.

FLUSH-MOUNTED BOXES: INSTALL BOXES IN NONCOMBUSTIBLE MATERIALS SUCH AS CONCRETE, TILE, GYPSUM, PLASTER, ETC. SO THAT FRONT EDGE OF BOX OR ASSOCIATED RAISED COVER IS NOT SET BACK FROM FINISHED SURFACE MORE THAN 1/4 INCH (6 MM) OR DOES NOT PROJECT BEYOND FINISHED SURFACE. INSTALL BOXES IN COMBUSTIBLE MATERIALS SUCH AS WOOD SO THAT FRONT EDGE OF BOX OR ASSOCIATED RAISED COVER IS FLUSH WITH FINISHED SURFACE. REPAIR ROUGH OPENINGS AROUND BOXES IN NONCOMBUSTIBLE MATERIALS SUCH AS CONCRETE, TILE, GYPSUM, PLASTER, ETC. SO THAT THERE ARE NO GAPS OR OPEN SPACES GREATER THAN 1/8 INCH (3 MM) AT THE EDGE OF THE BOX.

PROVIDE GROUNDING AND BONDING IN ACCORDANCE WITH SECTION 26 0526.

IMMEDIATELY AFTER INSTALLATION, PROTECT BOXES FROM ENTRY OF MOISTURE AND FOREIGN MATERIAL UNTIL READY FOR INSTALLATION OF CONDUCTORS.

SECTION 26 0553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

SUBMITTALS: PROVIDE MANUFACTURER'S STANDARD CATALOG PAGES AND DATA SHEETS FOR EACH PRODUCT.

IDENTIFICATION REQUIREMENTS: USE IDENTIFICATION NAMEPLATE TO IDENTIFY EACH PIECE OF ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT AND ASSOCIATED SECTIONS, COMPARTMENTS, AND COMPONENTS.

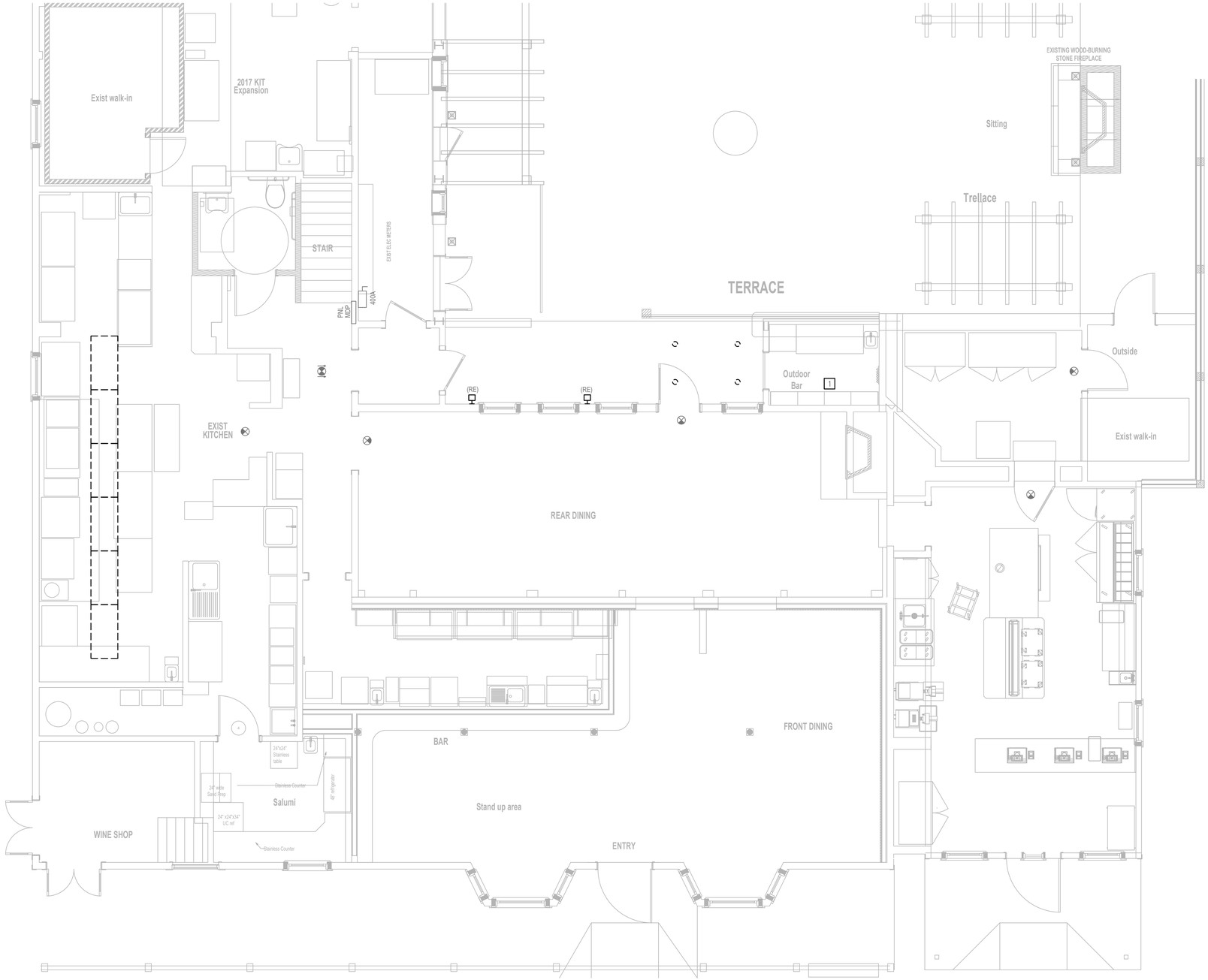
SWITCHBOARDS: USE IDENTIFICATION NAMEPLATE TO IDENTIFY LOAD(S) SERVED FOR EACH BRANCH DEVICE. DO NOT IDENTIFY SPARES AND SPACES.

PANELBOARDS: USE TYPEWRITTEN CIRCUIT DIRECTORY TO IDENTIFY LOAD(S) SERVED FOR PANELBOARDS WITH A DOOR. FOR POWER PANELBOARDS WITHOUT A DOOR, USE IDENTIFICATION NAMEPLATE TO IDENTIFY LOAD(S) SERVED FOR EACH BRANCH DEVICE. DO NOT IDENTIFY SPARES AND SPACES.

ENCLOSED SWITCHES, CIRCUIT BREAKERS, AND MOTOR CONTROLLERS: IDENTIFY POWER SOURCE AND CIRCUIT NUMBER. INCLUDE LOCATION WHEN NOT WITHIN SIGHT OF EQUIPMENT IDENTIFIED. LOAD(S) SERVED. INCLUDE LOCATION WHEN NOT WITHIN SIGHT OF EQUIPMENT.

ARC FLASH HAZARD WARNING LABELS: USE WARNING LABELS TO IDENTIFY ARC FLASH HAZARDS FOR ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED. INCLUDE

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- ED-100 SECOND FLOOR PLAN - DEMOLITION

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

0 1' 2' 4' 8'

GENERAL NOTES DEMOLITION

1. ALL EXISTING EXIT SIGNS INCLUDE INTEGRAL EMERGENCY LIGHTING UNITS FOR EGRESS LIGHTING.

[X] DEMO NOTES

1. DEMOLISH ALL LIGHTING AND POWER INSIDE THE OUTDOOR BAR BEING DEMOLISHED BACK TO THE PANEL.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

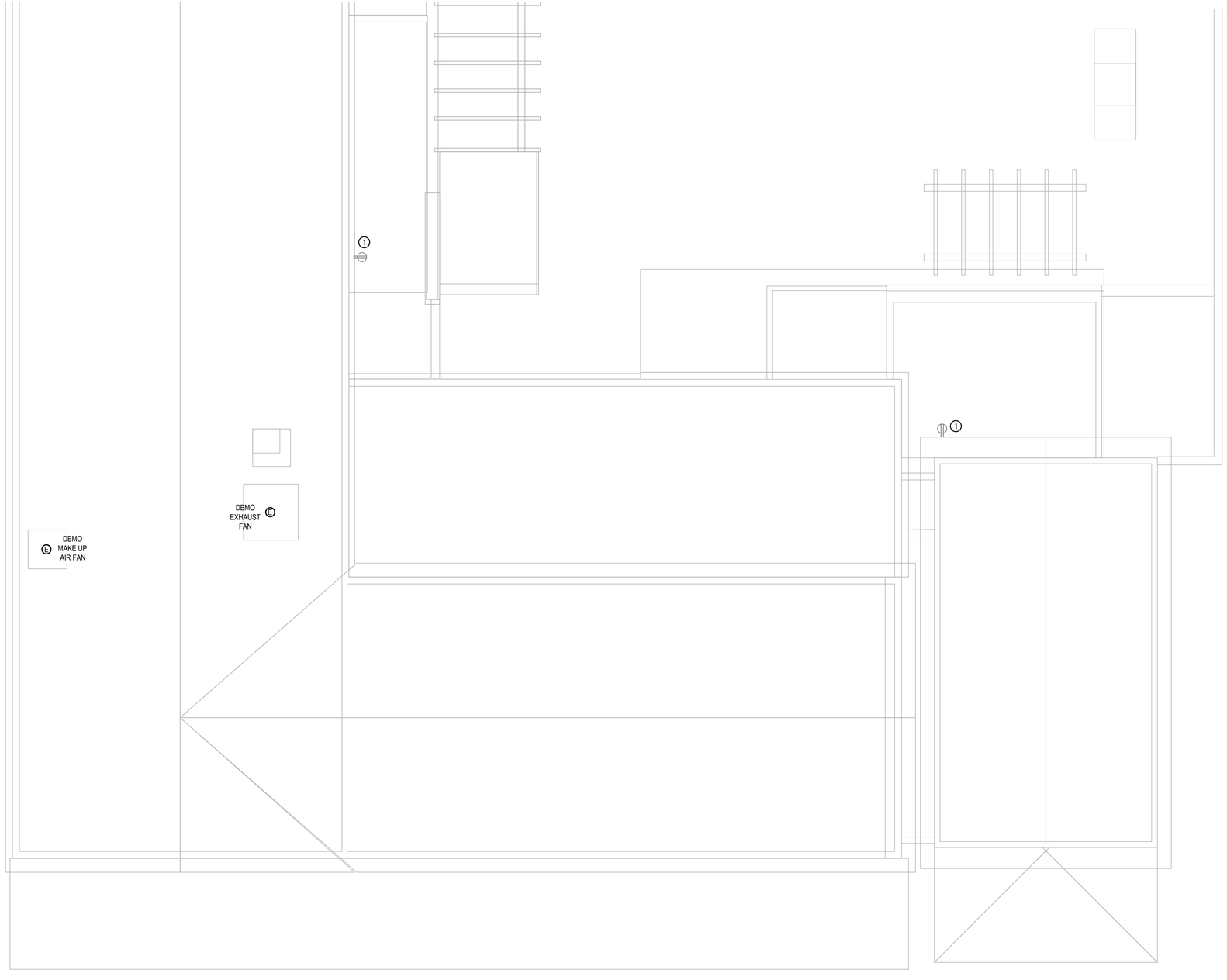
Drawing Title:
1ST FLOOR PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
ED-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 ROOF PLAN - POWER - DEMO
ED-101
SCALE: 1/4" = 1'-0"
0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. EXISTING MAINTENANCE RECEPTACLES TO REMAIN.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

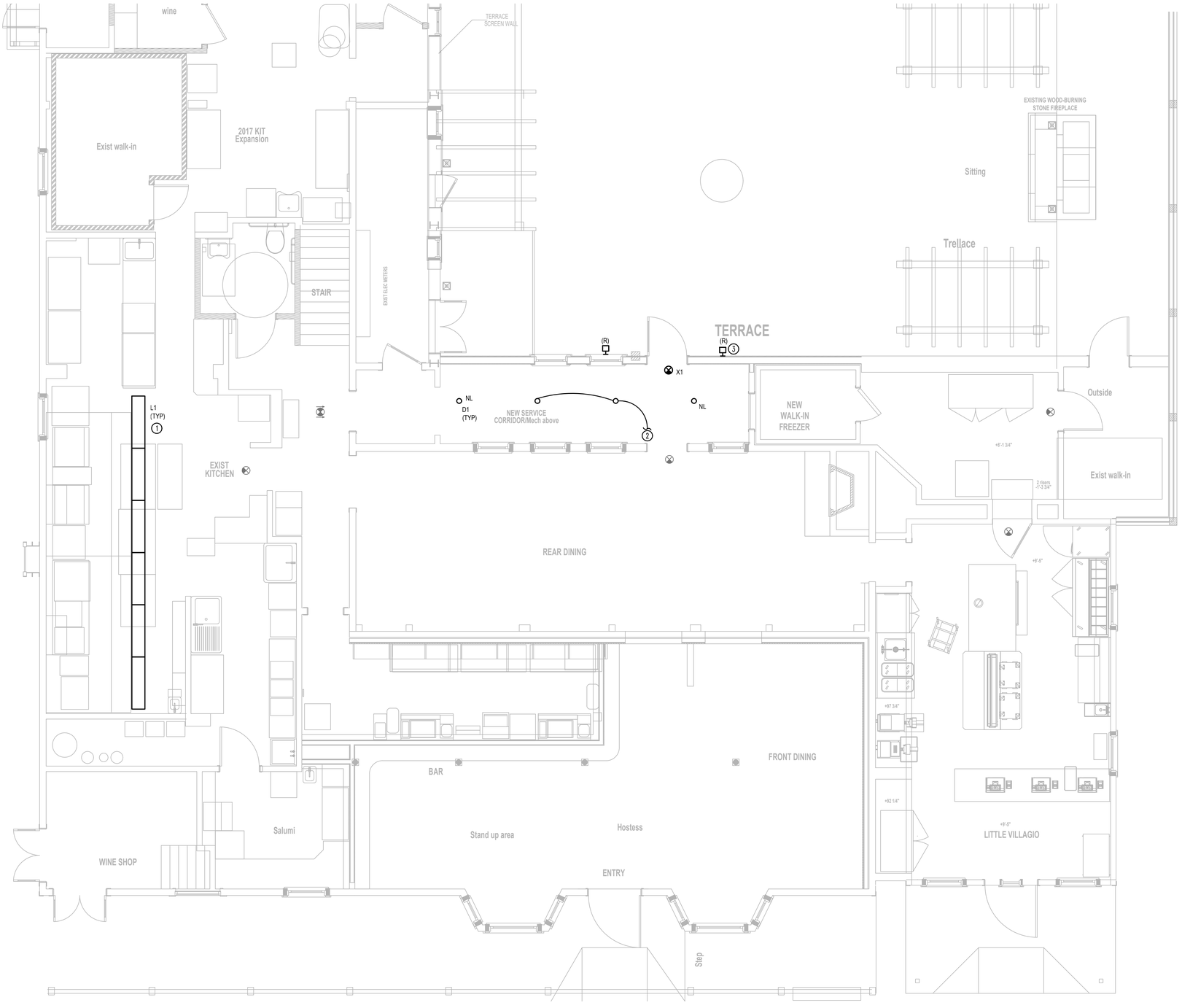
Drawing Title:
ROOF PLAN - DEMOLITION

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
ED-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EL-100 1ST FLOOR PLAN - LIGHTING - NEW WORK

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

0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. ALL EXISTING EXIT SIGNS INCLUDE INTEGRAL EMERGENCY LIGHTING UNITS FOR EGRESS LIGHTING.
2. ALL EXISTING LIGHTING CIRCUITS ARE TO BE RE-USED. THE WATTAGE IS BEING REDUCED BY 225 VA UNDER THIS PROJECT.

(X) KEY NOTES

1. CONNECT THE NEW LIGHTING FIXTURES TO THE EXISTING SWITCHED LIGHTING CIRCUIT THAT SERVED THE DEMOLISHED FIXTURES.
2. CONNECT TO EXISTING LIGHTING CONTROLS AND CIRCUIT SERVING THE RESTAURANT AREA.
3. PROVIDE AN EMERGENCY BATTERY MINI-INVERTER FOR THIS LIGHT. BODINE #ELI-S-100 OR EQUAL. MOUNT IN THE MAIN ELECTRIC ROOM.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

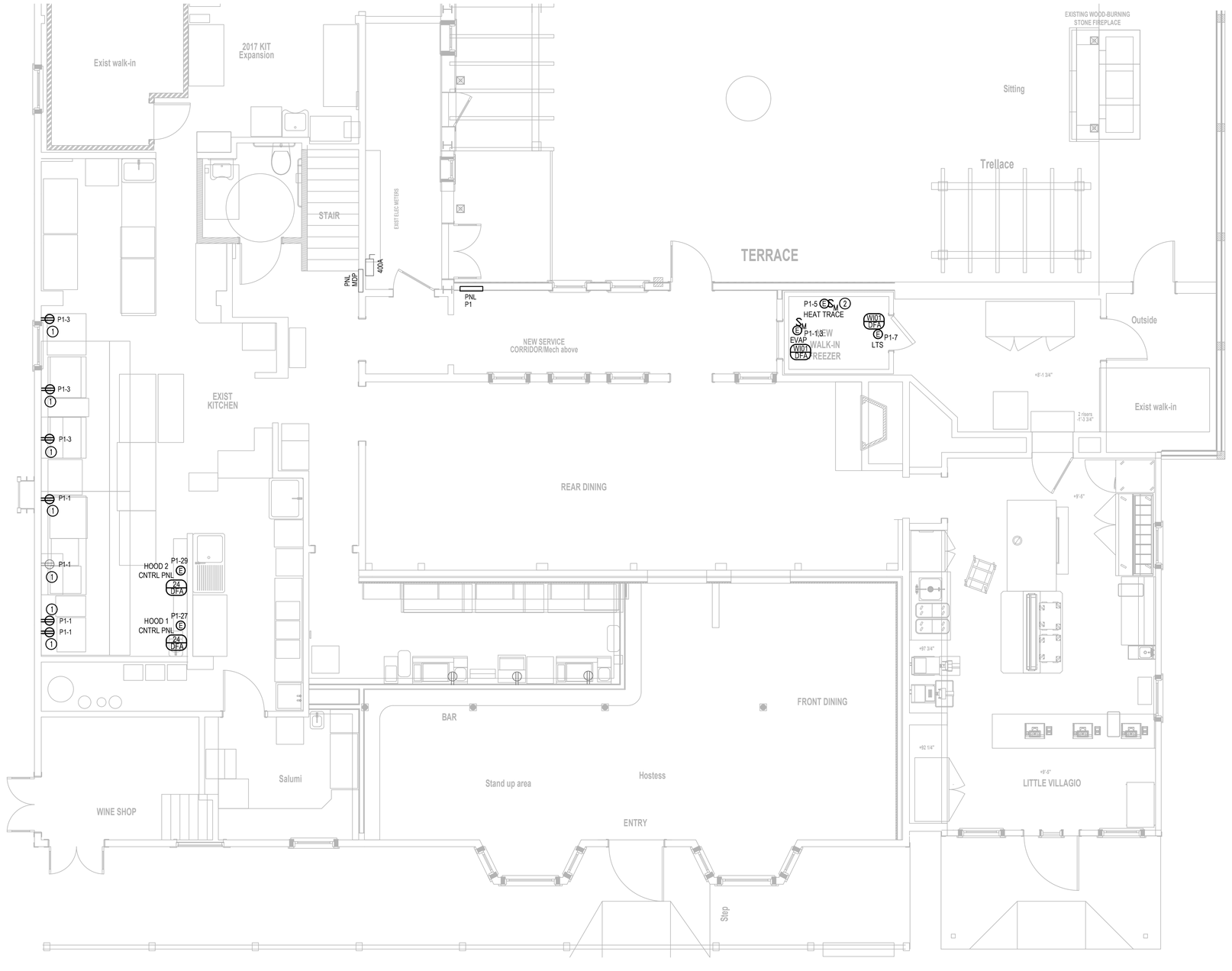
Drawing Title:
1ST FLOOR PLAN - NEW WORK LIGHTING

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
EL-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EP-100 1ST FLOOR PLAN - POWER - NEW WORK

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. CONNECT THE SHUNT TRIP FOR THE TWO NEW CIRCUITS UNDER THE HOOD TO THE ANSUL SYSTEM. ACTIVATION OF THE ANSUL SYSTEM SHALL CAUSE THE BREAKERS TO TRIP. COORDINATE SHUNT TRIP VOLTAGE WITH THE KITCHEN HOOD MANUFACTURER.
2. PROVIDE HEAT TRACE FOR THE WALK-IN FREEZER CONDENSATE LINE. COORDINATE THE EXACT AMOUNT OF HEAT TRACE REQUIRED WITH THE FREEZER VENDOR AND PLUMBER. PROVIDE A COMPLETE INSTALLATION. RAYCHEM FLX SERIES OR EQUAL.

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date: | Rev. No. | Description:

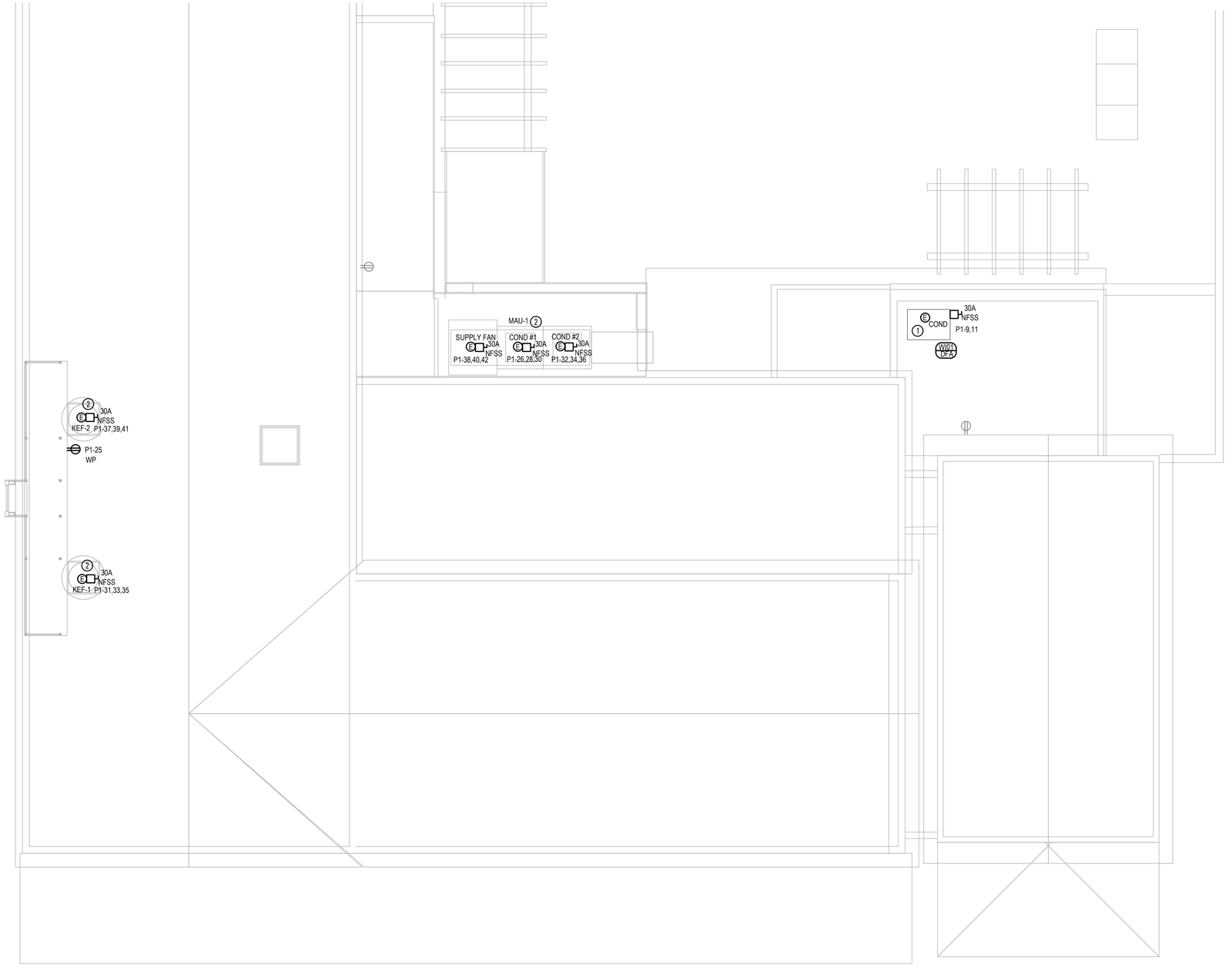
Drawing Title:
1ST/ FLOOR PLAN - NEW WORK POWER

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
EP-100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



1 -- EP-101 ROOF PLAN - NEW WORK POWER

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

0 0 1' 2' 4' 8'

GENERAL NOTES NEW WORK

1. REFER TO KITCHEN/FOOD SERVICE AND CAPTIVE AIR DRAWINGS FOR ADDITIONAL REQUIREMENTS AND WIRING INFORMATION. PROVIDE ALL WIRING AS REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM.

(X) KEY NOTES

1. UNIT LOCATED ON LOW ROOF
2. WIRE THE UNIT THROUGH THE HOOD CONTROL PANEL IN THE KITCHEN.

Williams design group

© Williams Design Group, LLC

7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton

7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:

ROOF PLAN - NEW WORK POWER

Drawing Issue

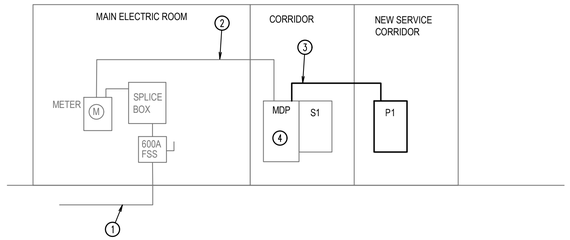
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet

EP-101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WILLIAMS DESIGN GROUP, LLC. THEY SHALL NOT BE USED OR REPRODUCED FOR ANY OTHER USE OR WORK EXCEPT BY WRITTEN AGREEMENT WITH WILLIAMS DESIGN GROUP.



ⓧ KEY NOTES

1. EXISTING DOMINION POWER SECONDARY INCOMING FEEDERS.
2. EXISTING 400A FEEDER.
3. PROVIDE 4-#2, 1#4 GROUND IN 1-1/2" CONDUIT.
4. EXISTING 400A MCB PANEL. MOVE (3) 20A, 1POLE BREAKERS FROM THIS TO THE ADJACENT PANEL S1. PROVIDE A NEW 100A, 3POLE BREAKER TO SERVE NEW PANEL P1.

1 POWER RISER DIAGRAM

-- | E-500 SCALE: NONE

PANEL NO.:	P1			BUS AMPS:	100A					FED FROM:	MDP			INTEGRAL SPD:	NONE								
PHASES:	3			MAIN TYPE:	MLO					MOUNTING:	FLUSH			LOCATION:	NEW SERVICE CORRIDOR								
VOLTS	208V			AIC RATING:	10KAIC					PANEL TYPE:	LIGHTING AND APPLIANCE			USAGE:	BRANCH CIRCUIT								

CIRCUIT SETS	WIRE	NEUT.	GND.	CND.	LOAD AMPS.	DESCRIPTION	NOTES	BREAKER POLE	AMP.	CKT. #		CKT. #	BREAKER AMP.	POLE	NOTES	DESCRIPTION	LOAD AMPS.	CIRCUIT SETS	WIRE	NEUT.	GND.	CND.
1	#12	#12	#12	3/4"	2.4	WALK-IN EVAP		2	15	1	A	2	20	1	2	MAIN KITCHEN COOK-LINE DUPLEX	6.0	1	#12	#12	#12	3/4"
					2.4	WALK-IN EVAP				3	B	4				SHUNT COIL	0.0					
1	#12	#12	#12	3/4"	1.7	WALK-IN HEAT TRACE	3	1	20	5	C	6	20	1	2	MAIN KITCHEN COOK-LINE DUPLEX	4.5	1	#12	#12	#12	3/4"
1	#12	#12	#12	3/4"	15.2	WALK-IN LIGHTS, DOOR		1	20	7	A	8				SHUNT COIL	0.0					
1	#10	#10	#10	3/4"	12.5	WALK-IN CONDENSER UNIT (ON ROOF)		2	30	9	B	10	20	1		SPARE	0.0					
					12.5	WALK-IN CONDENSER UNIT (ON ROOF)				11	C	12	20	1		SPARE	0.0					
					0.0	SPARE		1	20	13	A	14	20	1		SPARE	0.0					
					0.0	SPARE		1	20	15	B	16	20	1		SPARE	0.0					
					0.0	SPARE		1	20	17	C	18	20	1		SPARE	0.0					
					0.0	SPARE		1	20	19	A	20	20	1		SPARE	0.0					
					0.0	SPARE		1	20	21	B	22	20	1		SPARE	0.0					
					0.0	SPARE		1	20	23	C	24	20	1		SPARE	0.0					
1	#12	#12	#12	3/4"	1.5	ROOF RECEPT		1	20	25	A	26	20	3		MAU-1 (COND #1)	11.7	1	#12	#12	#12	3/4"
1	#12	#12	#12	3/4"	2.1	HOOD #1 CONTROL PANEL		1	20	27	B	28				MAU-1 (COND #1)	11.7					
1	#12	#12	#12	3/4"	2.1	HOOD #2 CONTROL PANEL		1	20	29	C	30				MAU-1 (COND #1)	11.7					
1	#12	#12	#12	3/4"	9.2	KEF-1		3	20	31	A	32	25	3		MAU-1 (COND #2)	17.5	1	#10	#10	#10	3/4"
					9.2	KEF-1				33	B	34				MAU-1 (COND #2)	17.5					
					9.2	KEF-1				35	C	36				MAU-1 (COND #2)	17.5					
1	#12	#12	#12	3/4"	8.3	KEF-2		3	20	37	A	38	30	3		MAU-1 (SUPPLY FAN)	15.0	1	#10	#10	#10	3/4"
					8.3	KEF-2				39	B	40				MAU-1 (SUPPLY FAN)	15.0					
					8.3	KEF-2				41	C	42				MAU-1 (SUPPLY FAN)	15.0					

PANEL NOTES:

1. ADJUST ALL CONDUCTOR SIZES FOR VOLTAGE DROP PER SPECIFICATIONS.
2. PROVIDE GROUND FAULT, SHUNT TRIP TYPE
3. PROVIDE 30mA GFEP TYPE BREAKER
4.
5.
6.

	CONN.	DEM.
TOTAL KVA	29.3	29.3
TOTAL AMPS	81.2	81.2

NOTE TO PLANS REVIEWER

EXISTING METER DATA IN ACCORDANCE WITH NEC 220.87 IS 87.8 KVA.

NET EXISTING LOAD = 87.8 KVA X 1.25 = **109.8KVA, 304.9A**

LOAD BEING REMOVED UNDER THIS PROJECT: 14.4 KVA
NEW LOAD ADDED: 29.1 KVA
NET LOAD ADDED: **14.7 KVA**

TOTAL LOAD ON PANEL MDP = 124.5KVA, 345.8A.

THEREFORE THE EXISTING PANEL IS NOT OVERLOADED.

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR/MODEL (BASIS OF DESIGN)	MTG	SOURCE/ LAMP	COLOR TEMP	MAX R/C DEPTH	INPUT WATTS	REMARKS
D1	6" J-BOX MOUNTED DISC, SELECTABLE COLOR AND OUTPUT	MFR: LITHONIA MODEL: WF6-LED-27K30K35K-90CRI-...	S/C	LED	2700K		14	COLOR SELECTED BY ARCHITECT
L1	1X4 FLAT PANEL TROFFER	MFR: LITHONIA MODEL: CPX-1X4-6000LM-80CRI-35K-SWL-MIN10-ZT-MVOLT	R/C	LED	3500K		55.4	
X1	EXIT SIGN WITH INTEGRAL EMERGNCY LIGHTING UNIT FOR EGRESS LIGHTING	MFR: MATCH EXISTING MODEL: MATCH EXISTING	U	LED	N/A		2	

BASIS OF DESIGN STATEMENT:
THE DESIGN IS BASED ON THE MANUFACTURERS AND MODELS INDICATED AND IS INTENDED ONLY TO SHOW THE GENERAL SIZE, CONFIGURATION, LOCATION, CONNECTIONS AND/OR SUPPORT FOR THE EQUIPMENT OR SYSTEMS SPECIFIED WITH RELATION TO THE OTHER BUILDING SYSTEMS. REFER TO DIV 26 SPECIFICATION SECTIONS FOR ADDITIONAL TECHNICAL REQUIREMENTS.

MTG KEY:

C	COVE
P	PENDANT
R/C	RECESSED / CEILING
SUSP	SUSPENDED
S/C	SURFACE / CEILING
S/U	SURFACE / TO UNISTRUT
S/W	SURFACE / WALL
U	UNIVERSAL
U/C	UNDER CABINET
W	WALL

NOTES:
1. REFER TO LIGHTING PLANS FOR CHEVRONS AND FACES FOR EXIT SIGNS.
2. FIXTURES ON SCHEDULE ARE TYPICALLY INDICATED FOR GRID TYPE INSTALLATION. IN INSTANCES WHERE CEILING TYPE DIFFERS, PROVIDE FIXTURES AS INDICATED AND DESIGNED FOR THAT APPLICATION. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS.
3. PROVIDE ALL FIXTURES WITH ALL ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
4. LED FIXTURES SHALL HAVE RATED LIFE BASED ON IESNA TM-21 (BASED ON LM-80 DATA) AND PHOTOMETRIC PERFORMANCE TESTED IN ACCORDANCE WITH IESNA 79.
5. ALL LIGHT SOURCES SHALL HAVE MINIMUM CRI OF 80, UNO.
6. ALL FIXTURES SHALL BE RATED 120/277 MULTI-VOLT, UNO.
7. PROVIDE EMERGENCY BATTERY BACKUP FOR FIXTURES WHERE INDICATED ON PLANS. MINIMUM 1300 LUMEN OUTPUT, EXCEPT DOWNLIGHTS, 700 LUMEN OUTPUT.
8. INPUT POWER AND LUMEN OUTPUT TOLERANCE OF SUBSTITUTED FIXTURES (IF PERMITTED) IS +/-10% (+/-5% FOR FIXTURES ≤2000 LUMENS)

Williams design group
© Williams Design Group, LLC
7361 Clifton Road, Clifton, VA 20124
phone: 703.851.4093
email: scottmwilliams@cox.net

2RW ENERGY BY DESIGN
100 10th St. NE
Suite 202
Charlottesville, VA 22902
T: 434.296.2116 | 2RW.com

COMMONWEALTH OF VIRGINIA
BRANDON M. WILSON
Lic. No. 053738
10-01-24
PROFESSIONAL ENGINEER

Villagio of Clifton
7145 Main St
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
RISER AND SCHEDULES - ELECTRICAL

Drawing Issue
Permit
10-01-2024

Date: 10-01-2024
Scale:
Drawn:
Chd:
Project No.:

Sheet
E-500

HOOD INFORMATION – JOB#6315646

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ROW
1	KH1	6018 SND-2-PSP-F	CAPTIVEAIRE	12' 0"	600 DEG	I	HEAVY	265	3180			4"	16"	3180	2278	-1.398"	2099	430 SS WHERE EXPOSED	LEFT	ALONE
2	KH2	6018 SND-2-PSP-F	CAPTIVEAIRE	11' 0"	600 DEG	I	HEAVY	230	2530			4"	16"	2530	1812	-0.912"	1948	430 SS WHERE EXPOSED	RIGHT	ALONE

FOR QUESTIONS, CALL THE
Nashville Office
REGION 44
PHONE: (615) 599 - 8300
EMAIL: reg44@captiveaire.com

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	SIZE	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1	KH1	CAPTRATE SOLO FILTER	9	20"	16"	85% SEE FILTER SPEC	6	RECESSED ROUND	NO							YES	827 LBS
2	KH2	CAPTRATE SOLO FILTER	8	20"	16"	85% SEE FILTER SPEC	6	RECESSED ROUND	NO							YES	794 LBS

HOOD OPTIONS

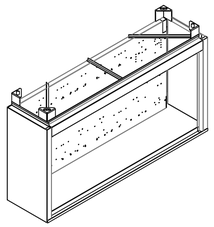
HOOD NO	TAG	OPTION
1	KH1	FIELD WRAPPER 10.00" HIGH FRONT.
		BACKSPLASH 116.00" HIGH X 313.00" LONG 430 SS VERTICAL.
		LEFT SIDESPLASH 128.00" HIGH X 78.00" LONG 430 SS VERTICAL.
		BACKSPLASH - INSIDE CORNER 74.00" HIGH X 2.00" LEG LENGTH 430 SS VERTICAL.
		LEFT END STANDOFF(FIN/SLP) 1" WIDE 60" LONG INSULATED.
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.
		LEFT WALL AS END PANEL.
2	KH2	FIELD WRAPPER 10.00" HIGH FRONT, RIGHT.
		RIGHT QUARTER END PANEL 27" TOP WIDTH, 0" BOTTOM WIDTH, 27" HIGH 430 SS.
		INSULATION FOR TOP OF HOOD.
		INSULATION FOR BACK OF HOOD.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG	DIA	CFM	SP
1	KH1	Front	145"	18"	6"	MUA	12"	28"		699	0.185"
						MUA	12"	28"		699	0.185"
						MUA	12"	28"		699	0.185"
2	KH2	Front	132"	18"	6"	MUA	12"	28"		649	0.161"
						MUA	12"	28"		649	0.161"
						MUA	12"	28"		649	0.161"

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	WEIGHT
1	WALL MNT	12"x66"x24"	TANK FS	4.0/4.0/4.0	DCV-2111	1 LIGHT 1 FAN	440.00 LBS
2	WALL MNT	12"x30"x24"	TANK FS	4.0/4.0			300.00 LBS



SYSTEM DESIGN VERIFICATION (SDV)

IF ORDERED, CAS SERVICE WILL PERFORM A SYSTEM DESIGN VERIFICATION (SDV) ONCE ALL EQUIPMENT HAS HAD A COMPLETE START UP PER THE OPERATION AND INSTALLATION MANUAL. TYPICALLY, THE SDV WILL BE PERFORMED AFTER ALL INSPECTIONS ARE COMPLETE.

ANY FIELD RELATED DISCREPANCIES THAT ARE DISCOVERED DURING THE SDV WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CORRESPONDING TRADES ON SITE. THESE ISSUES WILL BE DOCUMENTED AND FORWARDED TO THE APPROPRIATE SALES OFFICE. IF CAS SERVICE HAS TO RESOLVE A DISCREPANCY THAT IS A FIELD ISSUE, THE GENERAL CONTRACTOR WILL BE NOTIFIED AND BILLED FOR THE WORK. SHOULD A RETURN TRIP BE REQUIRED DUE TO ANY FIELD RELATED DISCREPANCY THAT CANNOT BE RESOLVED DURING THE SDV, THERE WILL BE ADDITIONAL TRIP CHARGES.

DURING THE SDV, CAS SERVICE WILL ADDRESS ANY DISCREPANCY THAT IS THE FAULT OF THE MANUFACTURER. SHOULD A RETURN TRIP BE REQUIRED, THE GENERAL CONTRACTOR AND APPROPRIATE SALES OFFICE WILL BE NOTIFIED. THERE WILL BE NO ADDITIONAL CHARGES FOR MANUFACTURER DISCREPANCIES.

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

Intertek

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

SPECIFICATION: CAPTRATE® GREASE-STOP® SOLO FILTER

THE CAPTRATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

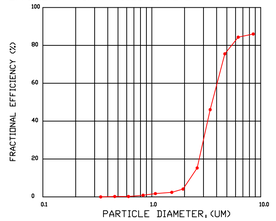
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

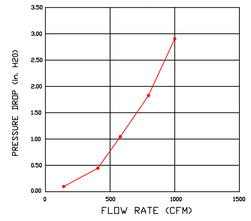
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE, AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTRATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05. MANUFACTURER APPROVED FOR USE IN SOLID FUEL APPLICATIONS AS A SPARK ARRESTER.

EFFICIENCY VS. PARTICLE DIAMETER

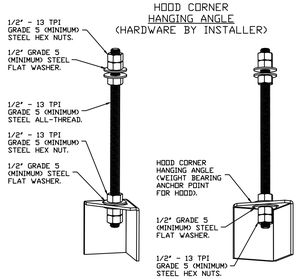


PRESSURE DROP VS. FLOW RATE



CAPTRATE FILTERS ARE BUILT IN COMPLIANCE WITH:
NFPA #96.
NSF STANDARD #2.
UL STANDARD #1046.
INT. MECH. CODE (IMC).
ULC-S649.

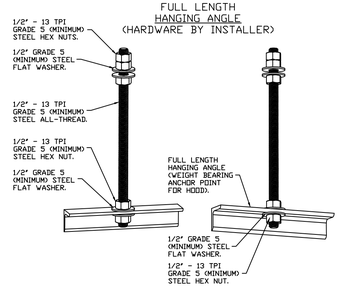
HOOD CORNER HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

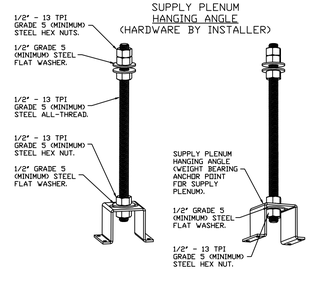
FULL LENGTH HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

SUPPLY PLENUM HANGING ANGLE (HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR PSP HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

GREASE DUCT SPECIFICATIONS:
PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE.
PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER. PER MANUFACTURES LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12". DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 LISTED DOUBLE WALL GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW- 2R, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

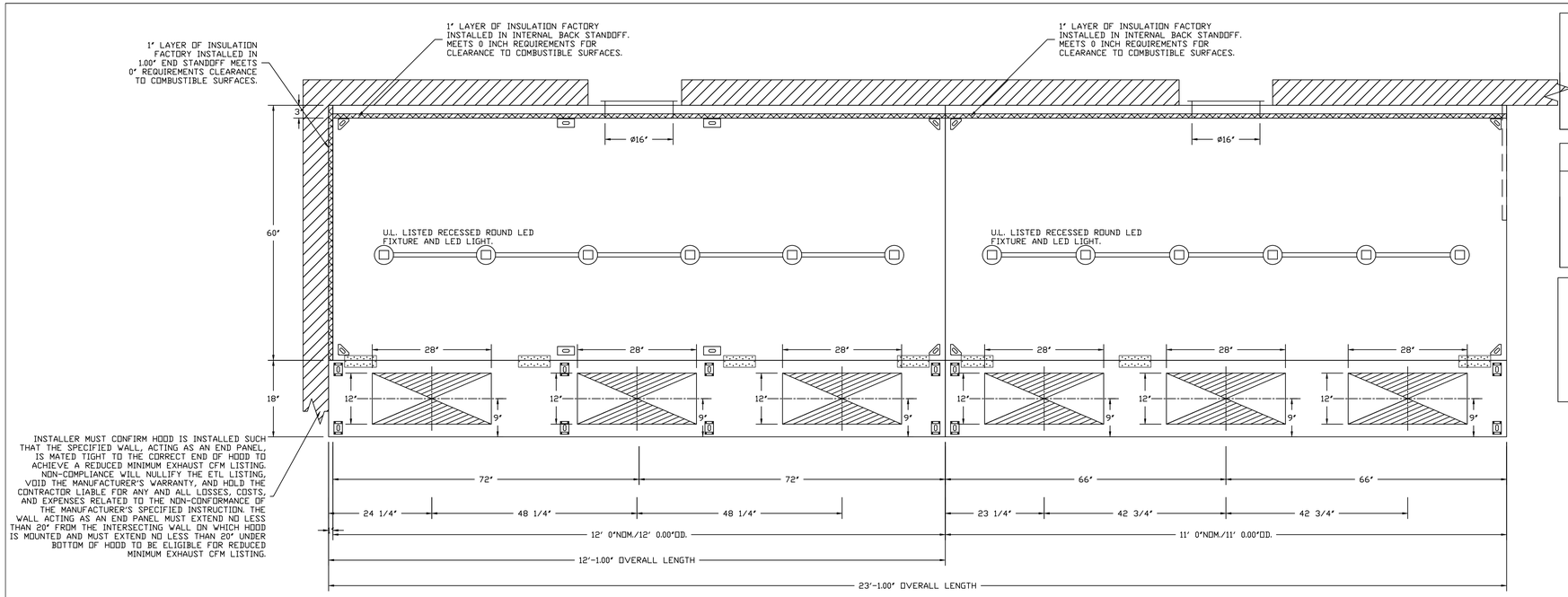
REVISIONS

DESCRIPTION	DATE:
△	
△	
△	
△	

CAPTIVE-AIRE
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com
www.captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024
DWG.#: 6315646
DRAWN BY: DDR-44
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1



PLAN VIEW – HOOD #1 (KH1)
12' 0.00" LONG 6018SND-2-PSP-F
NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.

PLAN VIEW – HOOD #2 (KH2)
11' 0.00" LONG 6018SND-2-PSP-F

VERIFY CEILING HEIGHT

___ ' - ___ "

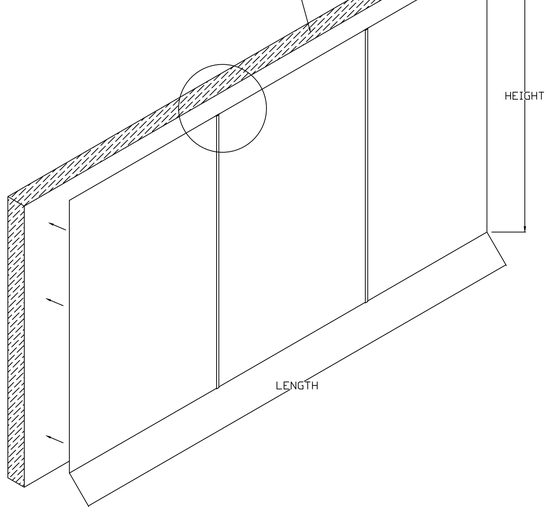
HEIGHT REQUIRED TO VERIFY THAT HOOD FITS SPACE AND TO SIZE THE ENCLOSURE PANELS

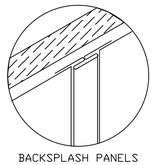
HVAC DISTRIBUTION NOTE

IT IS RECOMMENDED NOT TO INSTALL HIGH VELOCITY DIFFUSERS OR HVAC RETURNS WITHIN TEN (10) FEET OF THE EXHAUST HOOD. PERFORATED DIFFUSERS ARE RECOMMENDED.

CAPTIVEAIRE SYSTEMS RECOMMENDS THE USE OF LISTED, PRE-FABRICATED ROUND GREASE EXHAUST DUCT TO REDUCE STATIC PRESSURE IN THE SYSTEM, MINIMIZE INSTALLATION AND INSPECTION TIMES, AND ENSURE DUCT IS LIQUID TIGHT

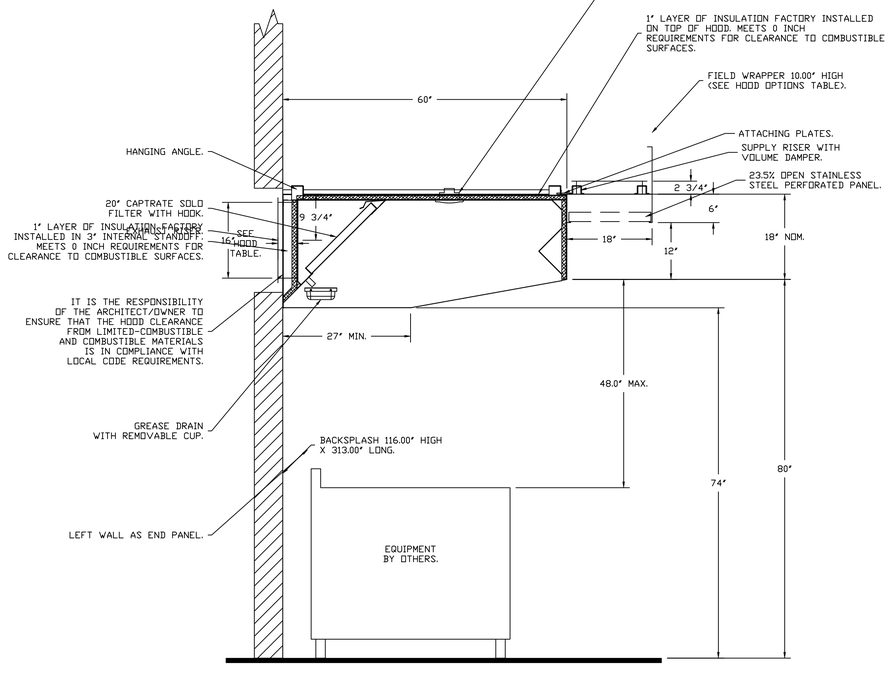
BACKSPLASH





BACKSPLASH PANELS SLIDE INTO DIVIDER BAR

- BACKSPLASH IS NOT INSULATED AND IS UNSUITABLE FOR INSTALL AGAINST COMBUSTIBLE WALLS



SECTION VIEW – MODEL 6018SND-2-PSP-F
HOOD – #1 (KH1) – 1 Rear Riser(s)

RISER	A (HEIGHT/DIAMETER)	B (VERTICAL DIMENSION)
1	16	8.500

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

BUILT IN ACCORDANCE WITH NFPA No. 96

Intertek

NFPA #96
UL 710 & ULC710 STANDARDS
E.T.L. LISTED 3054804-001

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 2

FIRE SYSTEM INFORMATION – JOB#6315646

FIRE SYSTEM NO	TAG	TYPE	SIZE	MAX FP	DESIGN FP	INSTALLATION	
						SYSTEM	LOCATION ON HOOD
1	KH1/KH2 FS	TANK FS	4.0/4.0/4.0	60	94	WALL UTILITY CABINET LEFT	N/A
			4.0/4.0	40		WALL UTILITY CABINET RIGHT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1	KH1/KH2 FS	SC ELECTRICAL	2.000	CAPTIVEAIRE SYSTEMS

FIRE SYSTEM PARTS LIST KEY

FIRE SYSTEM NO	TAG	KEY NUMBER - PART DESCRIPTION	QTY BY FACTORY	QTY BY DIST
		0 - 0 - TANK FIRE SUPPRESSION POST-DISCHARGE PROCEDURE UTILITY CABINET LABEL SHEET.	1	0
		0 - 0 - TANK FIRE SUPPRESSION MAINTENANCE GUIDE UTILITY CABINET LABEL SHEET.	1	0
		0 - 0 - 12-F28021-32144-DT-360 DUCT FIRE THERMOSTAT WITH 12 FOOT WIRE LEADS. NO, CLOSE ON TEMP RISE AT 360°F.	2	0
		0 - 0 - 361091 3/8" BRASS PLUG.	6	0
		0 - 0 - 4429K153 1/2" MALE NPT TO 1/2" FEMALE NPT ELBOW, BRASS.	5	0
		0 - 0 - 4429K422 1/2" X 1/4" BRASS REDUCING BUSHING.	3	0
		0 - 0 - 79425 3/8" NPT FEMALE TO 1/2" MALE PROPRESS ADAPTER.	6	0
		0 - 0 - 79525 1/2" 90 PRO-PRESS ELBOW WITH 1/2" NPT FEMALE CONNECTION, VIEGA.	3	0
		0 - 0 - 79580 1/2" X 1/2" PRO-PRESS TEE X 1/2" NPT FEMALE CONNECTION, VIEGA.	5	0
		0 - 0 - 87-120042-001 SECONDARY ACTUATOR VALVE (SVA) - SINGLE ACTUATOR, REQUIRES PRIMARY RELEASE ACTUATOR, TANK FIRE SUPPRESSION.	3	0
		0 - 0 - 87-120045-001 HOSE, SECONDARY ACTUATOR HOSE, 7.5" BRAIDED STAINLESS STEEL, TANK FIRE SUPPRESSION.	3	0
		0 - 0 - 87-300001-001 TANK - PRESSURIZED TANK USED FOR TANK FIRE SUPPRESSION.	5	0
		0 - 0 - 87-300030-001 PRIMARY ACTUATOR KIT (PAK) - ACTUATOR AND RELEASE SOLENOID ASSEMBLY, ONE NEEDED PER FIRE SYSTEM, SUPERVISED, TANK FIRE SUPPRESSION.	2	0
		0 - 0 - 87-300152-001 HARDWARE, SVA BOLTS, TANK FIRE SUPPRESSION.	20	0
		0 - 0 - 90554555PC PRO PRESS 1/2 PRESS X PRESS 90 ELBOW LD.	11	0
		0 - 0 - 9097200PC PRO PRESS PC611 1/2 PRESS TEE LD.	18	0
		0 - 0 - 98694A115 HARDWARE, DATANKLOCK LOCKING BRACKET SQUARE NUTS 5/16" ZINC, TANK FIRE SUPPRESSION.	10	0
		0 - 0 - A0034332 JUNCTION BOX FOR MANUAL PULL STATION. 1.5" DEEP BACK BOX, RED COLOR.	2	0
		0 - 0 - A31484 1/4" NPT SCHRADER VALVE AND CAP, JB INDUSTRIES. 1/4" FLARE X 1/4" MPT HALF UNION. USED ON TANK SERVICE PORT.	3	0
1	KH1/KH2 FS	0 - 0 - B1145 3/8" BLACK IRON 90 ELL.	6	0
		0 - 0 - CBI-106 CHROME PLATED PIPE FITTING 3/8" NPT 90 DEGREE ELBOW.	4	0
		0 - 0 - CBI-107 CHROME PLATED PIPE FITTING 3/8" NPT UNION.	4	0
		0 - 0 - CBI-22.5 CHROME PLATED PIPE FITTING 3/8" NPT 22.5 DEGREE ELBOW.	4	0
		0 - 0 - DATANKLOCK DISCHARGE ADAPTER TANK LOCKING PLATE FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	5	0
		0 - 0 - SLPCON-03FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN END TO END HOODS WITH LESS THAN A 2' GAP. KIT CONTAINS 5 FEET OF BLACK MG WIRE, 5 FEET OF TAN MG WIRE, 3 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - SLPCON-30FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN HOODS WITH UPTO 29' GAP. KIT CONTAINS 32 FEET OF BLACK MG WIRE, 32 FEET OF TAN MG WIRE, 30 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - SLPCON-55FT SUPERVISED LOOP CONNECTION KIT. CONTAINS THE PARTS NEEDED TO CONNECT THE SUPERVISED LOOP BETWEEN HOODS WITH UP TO 48' GAP. KIT CONTAINS 57 FEET OF BLACK MG WIRE, 57 FEET OF TAN MG WIRE, 55 FEET OF FLEXIBLE CONDUIT, AND TWO 7/8" CONNECTORS.	1	0
		0 - 0 - TANK STRAP TANK STRAP - USED FOR TANK FIRE SUPPRESSION.	15	0
		0 - 0 - TFS-UCTANKBRACKET TANK BRACKET FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS, TANK FIRE SUPPRESSION.	5	0
		0 - 0 - WK-283952-000 DISCHARGE ADAPTER, TANK FIRE SUPPRESSION.	5	0
		16 - 16 - 79210 1/2" X 3/8" NPT MALE ADAPTER, VIEGA.	22	0
		16 - 16 - DL-F NOZZLE - TANK PROTECTION APPLIANCE COVERAGE NOZZLE (INCLUDES METAL BLOW OFF CAP, LANYARD, USED WITH CHROME-PLATED PIPE).	22	0
		26 - 26 - QSA-3/8 QUIK SEAL - 3/8" (UL).	22	0
		34 - 34 - A0034331 24VDC SINGLE ACTION MANUAL ACTUATION DEVICE (PUSH/PULL STATION) WITH PROTECTIVE COVER, ONE (1) NORMALLY OPEN CONTACT. RED COLOR.	2	0

JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY | DATE 5/28/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-3 | DESCRIPTION OF OPERATION: Fire System #1 TANK FS - 4.0/4.0/4.0 / Remote - 4.0/4.0 006/KH2 FS1.

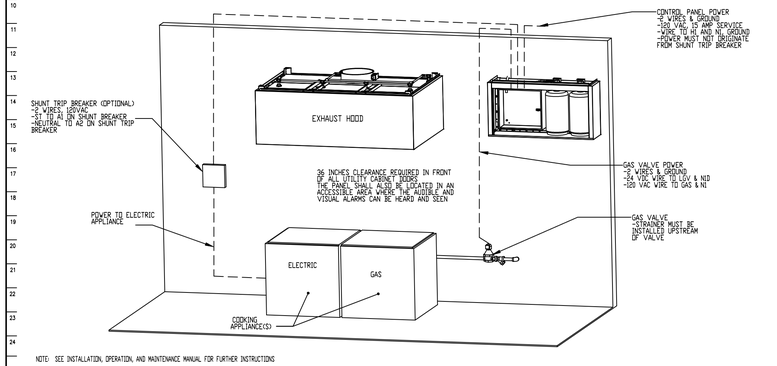
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION ELECTRICAL DETAIL

02/11/2021 Rev. 02

FS-1: MASTER

ELECTRICIAN:
1. WIRE MAIN CONTROL PANEL PER INCLUDED SCHEMATIC
2. WIRE ALL FANS PER INCLUDED SCHEMATIC
3. WIRE SHUNT TRIP BREAKER (OPTIONAL)
4. WIRE UDS APPLIANCE KILL SWITCH, IF EQUIPPED (OPTIONAL)
5. WIRE GAS VALVE

ELECTRICAL CONTRACTOR REQUIREMENT					
ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
SHUNT TRIP BREAKER (OPTIONAL)	ST & N1	BREAKER COIL (A1 & A2)	120 VAC	< 4 AMPS	ST TO A1 ON SHUNT BREAKER COIL, AND NEUTRAL TO A2 ON SHUNT TRIP BREAKER COIL
CONTROL PANEL POWER	H1 & N1 + GROUND	CIRCUIT BREAKER	120 VAC	15 AMPS	CONTROL PANEL POWER MUST NOT BE RUN THROUGH SHUNT TRIP BREAKER
UDS APPLIANCE KILL SWITCH (OPTIONAL)	KTS & N1	KTS & N1	120 VAC	< 4 AMPS	KILL SWITCH TERMINALS MUST BE IN SERIES WITH OTHER KILL SWITCHES
REMOTE 120VAC ANSUL AUTOMAN (OPTIONAL)	AUL, AUR	SOLENOID	120 VAC	< 6 AMPS	120V TO AUL, AUR TO ANSUL ELECTRIC AUTOMAN, ANSUL SOLENOID TO NEUTRAL
GAS VALVE	LGV & N3 (IF 24 VDC) GAS & N1 (IF 120 VAC)	RED/RED/GREEN	24 VDC OR 120 VAC	< 10 AMPS	IF 24 VDC - 2 WIRES & GROUND, N3 TO RED, LGV TO RED, AND GREEN TO GROUND IF 120 VAC - 2 WIRES & GROUND GAS TO RED, N1 TO RED, AND GREEN TO GROUND



NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY | DATE 5/28/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-4 | DESCRIPTION OF OPERATION: Fire System #1 TANK FS - 4.0/4.0/4.0 / Remote - 4.0/4.0 006/KH2 FS1.

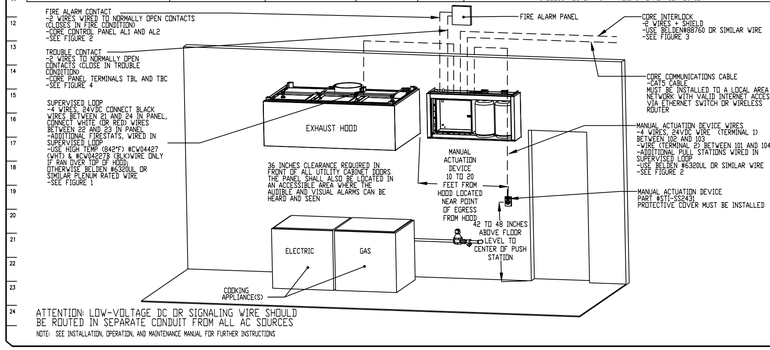
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION LOW-VOLTAGE DETAIL

02/05/2018 Rev. 1

FS-1: MASTER

ALARM CONTRACTOR:
1. WIRE MANUAL ACTUATION DEVICE(S), REMOTE FIRESTAT(S), CORE INTERLOCK(S), FIRE SENSOR(S) AND FIRE ALARM CONTACTS
2. COMPLETE FINAL HOOKUP OF SYSTEM
3. VERIFY FINAL FIRE SYSTEM TEST

ALARM CONTRACTOR REQUIREMENT					
ITEM	CONNECTION IN PANEL	CONNECTION ON DEVICE	VOLTAGE	AMPERAGE	COMMENTS
MANUAL ACTUATION DEVICE(S)	101 AND 104 102 AND 103	1 & 2	24 VDC	< 10 AMPS	WIRE MANUAL ACTUATION DEVICE TERMINAL 1 BETWEEN CORE PANEL TERMINALS 102 AND 103 WIRE MANUAL ACTUATION DEVICE TERMINAL 2 BETWEEN CORE PANEL TERMINALS 101 AND 104 JUMPER 101 TO 104 AND 102 TO 103 IF NO MANUAL ACTUATION DEVICE IS INSTALLED
MANUAL ACTUATION DEVICE COVER	N/A	N/A	N/A	N/A	MANUAL ACTUATION DEVICE COVER MUST BE INSTALLED IF SURFACE MOUNTED, USE COVER EXTENSION ST1-65318
REMOTE FIRESTAT SENSOR(S)	21 AND 24 22 AND 23	BLACK AND WHITE	24 VDC	< 10 AMPS	WIRE FIRE SENSOR WHITE WIRES BETWEEN HOOD CORE PANEL TERMINALS 22 AND 23 WIRE FIRE SENSOR BLACK WIRE BETWEEN HOOD CORE PANEL TERMINALS 21 AND 24 HIGH TEMP (384°F) #CW24427 (WHT) & #CW24278 (BLK)WIRE OR SIMILAR ONLY IF RAN OVER TOP OF HOOD, OTHERWISE BELDEN #6320UL OR SIMILAR PLENUM RATED WIRE, SEE FIGURE 1
FIRE ALARM CONTACT	AL1, AL2	VARIES	50V MAX (AC/DC)	UP TO 1 AMP	FIRE ALARM RELAY CONTACTS FOR BUILDING FIRE ALARM LOCATED IN THE CORE ELECTRICAL CONTROL PANEL
CORE INTERLOCK(S)	1LA, 1LB, 1LC	1LA, 1LB, 1LC	RS-485 COMMUNICATIONS SIGNAL		CORE SYSTEM (1) 1LA TO CORE SYSTEM (2) 1LA CORE SYSTEM (1) 1LB, TO CORE SYSTEM (2) 1LB CORE SYSTEM (1) 1LC, TO CORE SYSTEM (2) 1LC USE BELDEN 8876D OR SIMILAR WIRE
TROUBLE CONTACT	TBC, TBL, TDK	VARIES	MAX 120 VAC	UP TO 6 AMPS	WIRE TO TBL & TBC NORMALLY OPEN CONTACT, CLOSES IN TROUBLE CONDITION
CORE COMMUNICATIONS CABLE	RJ-45 Jack	INTERNET CONNECTION	SIGNAL	<1.0 AMPS	TYPICAL CONNECTION CAT5 CABLE TO LOCAL AREA NETWORK VIA ETHERNET SWITCH OR WIRELESS ROUTER WITH VALID INTERNET CONNECTION



ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES

NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

CUSTOMER APPROVAL TO MANUFACTURE:

- Approved as Noted ☐
- Approved with NO Exception Taken ☐
- Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVEAIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BBI - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

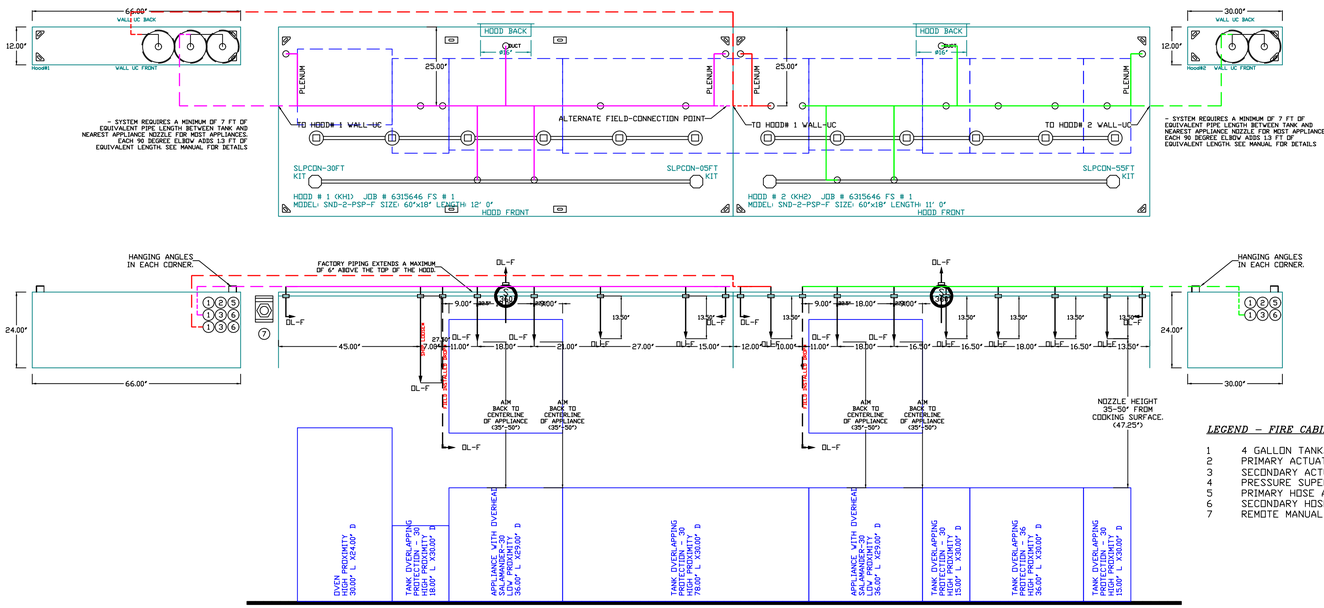
DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3



JOB #: 6315646.
JOB NAME: TRATTORIA VILLAGIO _COOKLINE BB1 - CLIFTON VA.

SYSTEM SIZE: TANK-SP-3-WC WITH REMOTE TANK-SP-2-WC DESIGN FP: 86. MAXIMUM FP: 100.
HOOD # 1 12' 0.00" LONG x 60" WIDE x 18" HIGH.
RISER # 1 SIZE: 16" DIA.
HOOD # 1 METAL BLOW-OFF CAPS INCLUDED.
HOOD # 2 11' 0.00" LONG x 60" WIDE x 18" HIGH.
RISER # 1 SIZE: 16" DIA.
HOOD # 2 METAL BLOW-OFF CAPS INCLUDED.

NOTES
- FIELD PIPE DROPS AS SHOWN
  PIPING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS.
- FIELD INSTALLED DROP: FACTORY WILL PROVIDE QTY 2 60IN LONG PIECES OF CHROME PLATED PIPING SHIPPED LOOSE TO BE FIELD-INSTALLED.
- SHIP LOOSE DROP: FACTORY WILL PROVIDE THE EXACT CHROME PIPE LENGTH NEEDED SHIPPED LOOSE TO BE FIELD-INSTALLED.
- RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELVING, SALAMANDERS, ETC.
- OVERLAPPING COVERAGE SHALL NOT BE USED ON ANY APPLIANCE WITH AN OBSTRUCTION.
- IF APPLICABLE, EXTENDED PRE-PIPED DROPS ARE SHIPPED LOOSE.
- FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.

- DL-F NOZZLE PART NUMBER REPLACES 3070-3/8H-10-SS

- HEAVY-DUTY APPLIANCES (RATED 600°F) WILL REQUIRE AN ADDITIONAL DOWNSTREAM FIRESTAT IN THE EVENT THAT THE DUCTWORK CONTAINS ANY HORIZONTAL RUNS OVER 25 FT IN LENGTH.
- MEDIUM TO LIGHT-DUTY APPLIANCES (RATED 450°F) WILL NOT REQUIRE ANY ADDITIONAL DOWNSTREAM DETECTION.

LEGEND - FIRE CABINET TANK SYSTEM

1 4 GALLON TANK.
2 PRIMARY ACTUATOR RELEASE.
3 SECONDARY ACTUATOR RELEASE.
4 PRESSURE SUPERVISION SWITCH.
5 PRIMARY HOSE ASSEMBLY.
6 SECONDARY HOSE ASSEMBLY.
7 REMOTE MANUAL ACTUATION DEVICE.

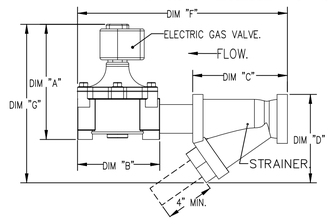
INCLUDES: FIELD INSTALLATION AND HOOKUP DURING NORMAL BUSINESS HOURS BY CERTIFIED INSTALLERS ONLY IN THE LOCATION NOTED ABOVE, TWO SITE VISITS ONLY (ONE VISIT TO SET PULL STATION & SYSTEM HOOKUP AND ONE VISIT FOR ONE TEST; ADDITIONAL VISITS WILL RESULT IN ADDITIONAL CHARGES), ONE MECHANICAL OR ELECTRICAL GAS VALVE PER SYSTEM AT A MAXIMUM SIZE OF 2", PERMIT, AND SYSTEM TEST.
EXCLUDES: UNION LABOR & PREVAILING WAGE (LABOR & WAGES WILL BE ADDED IF APPLICABLE), GAS VALVE INSTALLATION, ELECTRICAL HOOKUP AND CONNECTIONS, HANGING OF FIRE CABINET, SHUNT TRIP, HANDHELD EXTINGUISHER(S), ON-SITE RE-PIPING DUE TO EQUIPMENT LAYOUT CHANGES.

GAS VALVES AND STRAINERS

	GAS VALVE SIZING						GAS VALVE DIMENSIONS						INSTALLATION	PART NUMBERS		
	TYPE	SIZE	VOLTAGE	MIN. INLET PRESSURE	MAX. INLET PRESSURE	FLOW AT 1 IN.W.C. DROP NATURAL GAS	FLOW AT 1 IN.W.C. DROP PROPANE	DIM "A"	DIM "B"	DIM "C"	DIM "D"	DIM "F"	DIM "G"	MOUNTING ORIENTATION	GAS VALVE PART NUMBER	STRAINER PART NUMBER	GAS VALVE/STRAINER KIT
GAS VALVE FOR FS#1 →	ELECTRICAL	2"	120 VAC	0 PSI (0 IN.W.C.)	5 PSI (138 IN.W.C.)	2,940,500 BTU/HR	1,908,048 BTU/HR	7-5/8"	6-3/8"	7-1/4"	7-13-16"	15-5/8"	13-15/16"	HORIZONTAL/ VERTICAL	8214280	4417K68	(SC)EGVA2

ALL GAS VALVES/STRAINERS
PROPER CLEARANCE MUST BE PROVIDED IN ORDER TO SERVICE THE STRAINERS A MINIMUM OF 4" CLEARANCE DISTANCE MUST BE PROVIDED AT THE BASE OF THE STRAINER CUSTOMER MUST VERIFY BTU CONSUMPTION AS WELL AS PRESSURE RATING SPECIFIC GRAVITY OF NATURAL GAS = 0.64, SPECIFIC GRAVITY OF LP = 1.52.

CALCULATIONS
TO CALCULATE GAS FLOW FOR OTHER THAN 1 IN.W.C. PRESSURE DROP
NEW BTU/HR = (BTU/HR AT 1 IN.W.C. PRESSURE DROP) X NEW PRESSURE DROP$^{0.5}$
TO CALCULATE GAS FLOW FOR OTHER THAN 0.64 SPECIFIC GRAVITY
NEW BTU/HR = (BTU/HR AT 0.64) X (0.64 / NEW SPECIFIC GRAVITY)$^{0.5}$.



CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVE AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 1/2" = 1'-0"

MASTER DRAWING

SHEET NO. 4

EXHAUST FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF1 (HOOD 1)	1	DU180HFA	CAPTIVEAIRE	3180	1.800	1415	ODP,PREMIUM	3.000	2.0070	3	208	9.5	734 FPM	186	22.2
2	KEF2 (HOOD 2)	1	DU180HFA	CAPTIVEAIRE	2530	1.500	1234	TEAO-ECM	2.000	1.3110	3	208	8.5	584 FPM	144	16.8

CONDENSER DETAILS

FAN UNIT NO	TAG	FAN UNIT MODEL #	CONDENSER NO	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX FUSE SIZE	MIN WIRE SIZE	SEER
3	MAU1	A2-D.500-20D-MPU	1	3	208-230	3 PHASE	60 HZ	14.5 AMPS	11.9 AMPS	20 AMPS	14 AWG	14
			2	5	208-230	3 PHASE	60 HZ	21.4 AMPS	17.4 AMPS	30 AMPS	10 AWG	14

MUA FAN INFORMATION – JOB#6315646

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
3	MAU1	1	A2-D.500-20D-MPU	20MF-2-MOD	A2-D.500	2900	4047	1.000	1756	ODP,PREMIUM	5.000	3.0300	3	208	15.0	18.8A	30A	1467	19.3

COILS – JOB#6315646

FAN UNIT NO	TAG	COIL TYPE	DESIGN CFM	COOLING											HEATING									
				ENTERING DB TEMP	ENTERING WB TEMP	LEAVING DB TEMP	LEAVING WB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	TOTAL CAPACITY	SENSIBLE CAPACITY	LATENT CAPACITY	ENTERING DB TEMP	LEAVING DB TEMP	ENTERING FLUID TEMP	LEAVING FLUID TEMP	FLUID FLOW RATE	PERCENT GLYCOL	STEAM PRESSURE	TOTAL CAPACITY	SENSIBLE CAPACITY
3	MAU1	DX	4047	91.0°F	74.0°F	75.1°F	68.4°F	---	---	---	---	83.3 MBH	67.4 MBH	15.9 MBH	---	---	---	---	---	---	---	---	---	---

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MAU1	275245	253225	59°F	7 IN. W.C. - 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF1 (HOOD 1)	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	EXHAUST FAN HEAT BAFFLE
		1	2 YEAR PARTS WARRANTY
2	KEF2 (HOOD 2)	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	EXHAUST FAN HEAT BAFFLE
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
3	MAU1	1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE)
		1	SHIP LOOSE GAS STRAINER 1"
		1	CASLINK BUILDING MONITORING SYSTEM - INTERNET OR CELLULAR CONNECTION REQUIRED
		1	MOTORIZED BACKDRAFT DAMPER FOR A2-D HOUSING - MEETS AMCA CLASS 1A RATING
		1	CLOGGED FILTER SWITCH - NOTIFICATION ON HMI
		1	CONVENIENCE OUTLET (GFCI), 15 AMP - REQUIRES SEPARATE 120V CONNECTION - INCLUDES RECEPTACLE AND J-BOX
		1	8 TON 2 CIRCUIT (3/5) MODULAR PACKAGED COOLING OPTION FOR SIZE 2 DF/EH MUA (2,900 TO 4,800 CFM), 208V/230V, 3 PHASE. COOLING THERMOSTAT OR PROGRAMMABLE STAT REQUIRED FOR PROPER OPERATION
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) - THREE PHASE ONLY
		1	2 YEAR PARTS WARRANTY
		1	EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	KEF1 (HOOD 1)	YES						
2	KEF2 (HOOD 2)	YES						
3	MAU1				YES		YES	

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF1 (HOOD 1)	34 LBS	CURB	26.500"W X 26.500"L X 26.000"H 10.000-12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.
2	# 2	KEF2 (HOOD 2)	34 LBS	CURB	26.500"W X 26.500"L X 26.000"H 10.000-12.000 PITCH ALONG LENGTH, RIGHT VENTED HINGED.
3	# 3	MAU1	76 LBS	CURB	31.000"W X 121.000"L X 20.000"H INSULATED.

FAN SOUND DATA

FAN UNIT NO	TAG	MOTOR	SOUND DATA			OCTAVE BAND SOUND DATA								
			LWA	SONES @ 5 FT	DBA @ 5 FT	DISTANCE (FT)	63 HZ	125 HZ	250 HZ	500 HZ	1 KHZ	2 KHZ	4 KHZ	8 KHZ
1	KEF1 (HOOD 1)	EXHAUST	84.2	22.2016648391361	72.7	5	78.1	83.2	89.7	82.3	74.4	71.4	65.9	60
2	KEF2 (HOOD 2)	EXHAUST	80.2	16.823006567046	68.7	5	75.2	79	86.9	76.2	69.4	67.3	61.3	55.7
3	MAU1	SUPPLY	82.2	19.3261158381125	70.7	5	75.4	83	82.8	80.2	76.3	73.1	70.3	67.1

HMI SCHEDULE				
UNIT NUMBER	HMI #	HMI LOCATION	TEMP AVERAGING	MODBUS ADDRESS
FAN #3	HMI #1 - UNIT	IN UNIT	NOT AVERAGED	55

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐

Approved with NO Exception Taken ☐

Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVEAIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

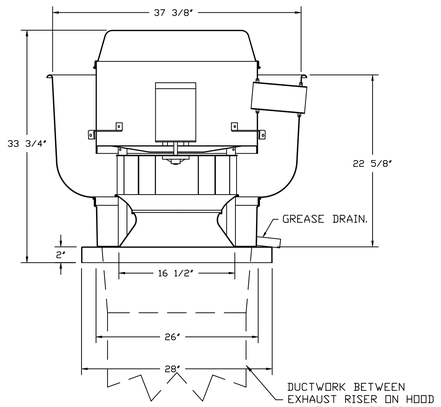
DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 5

FANS #1 (KEF1 (HOOD 1)), #2 (KEF2 (HOOD 2)) - DU180HFA EXHAUST FAN



FEATURES:

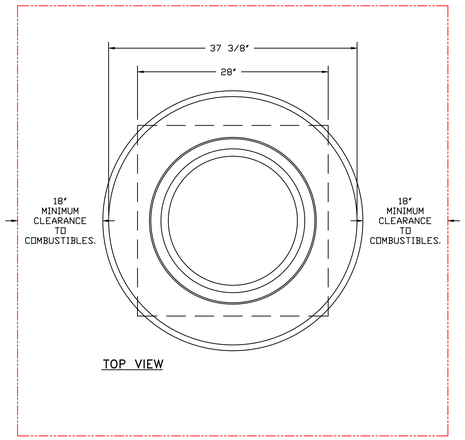
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

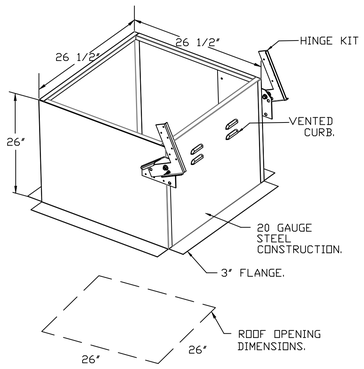
ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

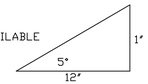
- GREASE BOX.
- EXHAUST FAN HEAT BAFFLE.
- FAN BASE CERAMIC SEAL - INSTALLED AT PLANT - FOR GREASE DUCTS.
- 2 YEAR PARTS WARRANTY.



TOP VIEW

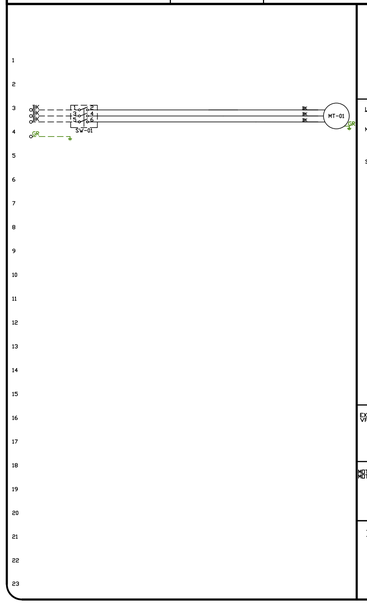


PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

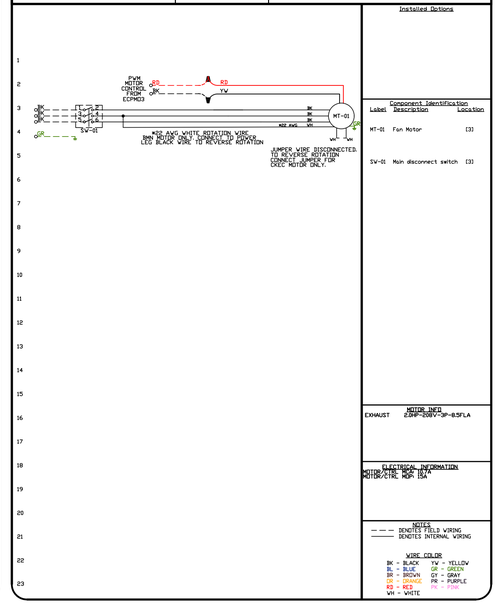


SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.

Exhaust Fan Wiring | JOB 6315646 - Trattoria Villaggio _Cookline ...
DRAWING NUMBER EXH6315646-1 | SHIP DATE 8/20/2024 | MODEL DU180HFA



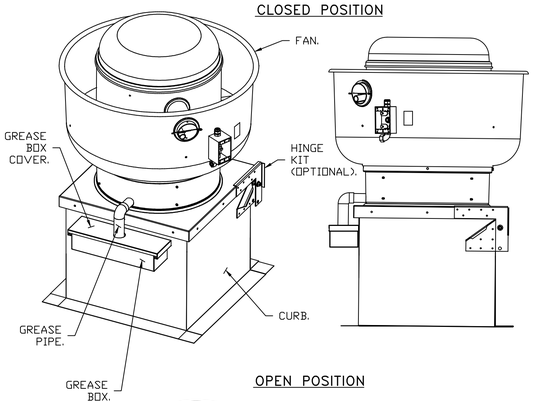
Exhaust Fan Wiring | JOB 6315646 - Trattoria Villaggio _Cookline ...
DRAWING NUMBER EXH6315646-2 | SHIP DATE 8/20/2024 | MODEL DU180HFA



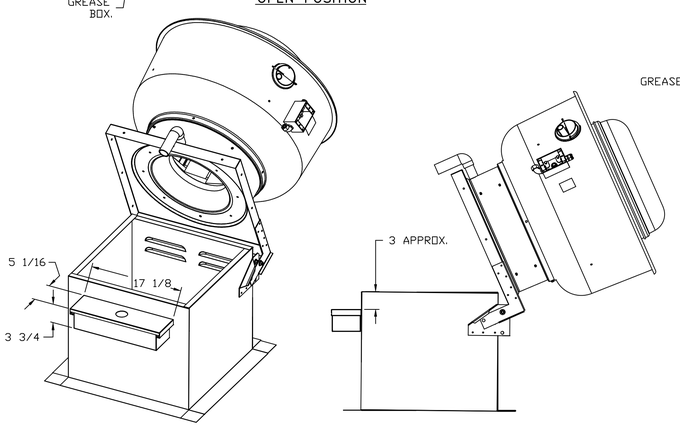
GREASEBOX
REV.#2 08/19/02

GREASE BOX INSTALLATION

CLOSED POSITION



OPEN POSITION



PARTS INCLUDED

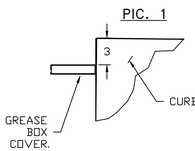
GREASE BOX.
GREASE BOX COVER.
GREASE PIPE.

SHEET METAL SCREWS
3 - LONG (3/4" LG.).

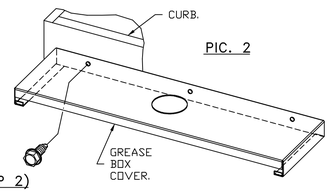
GREASE BOX FIELD INSTALLATION

STEP 1)
ATTACH GREASE BOX COVER TO THE CURB, HOLD 3" DIMENSION AS SHOWN ON PIC. 1. SCREW GREASE BOX COVER TO CURB USING (3) LONG (3/4" LG.) SCREWS AS SHOWN ON PIC. 2.

PIC. 1

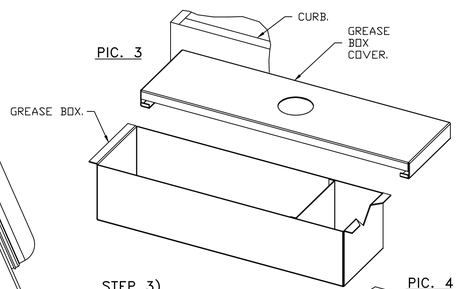


PIC. 2



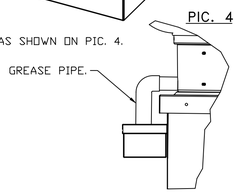
STEP 2)
ATTACH GREASE BOX TO GREASE BOX COVER, SLIDE AND DROP. AS SHOWN ON PIC. 3.

PIC. 3



STEP 3)
INSTALL GREASE PIPE AS SHOWN ON PIC. 4.

PIC. 4



*NOTE: UL 705 INSTALL.

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villaggio _Cookline BBI - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024
DWG.#: 6315646
DRAWN BY: DDR-44
SCALE: 3/4" = 1'-0"
MASTER DRAWING

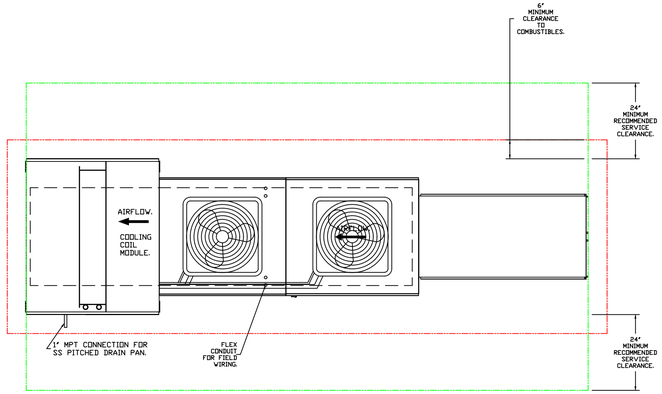
SHEET NO. 6

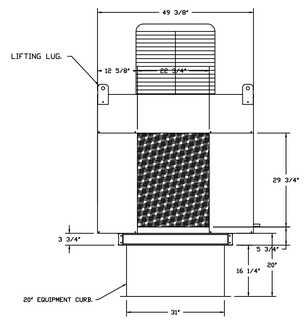
FAN #3 AZ-D500-200-MPU - HEATER (MAUI)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 20% MIXED FLOW DIRECT DRIVE FAN.
2. INTAKE HOOD WITH EZ FILTERS.
3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
5. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE.
6. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE).
7. SHIP LOOSE GAS STRAINER TO BE INSTALLED UPSTREAM OF UNIT CONNECTION 1" CONNECTION.
8. CASLINK BUILDING MONITORING SYSTEM COMMUNICATIONS MODULE REQUIRES INTERNET & FIELD WIRED ETHERNET CONNECTION OR 3G CELLULAR SERVICE. INCLUDES REV 3 COMM MODULE, RJ45 TO MODBUS CONVERTER, 3 FT CATS CABLE, AND 1 FT OF SHIELDED TWISTED PAIR.
9. MOTORIZED BACK DRAFT DAMPER 20.75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, LF120S ACTUATOR INCLUDED.
10. CLOGGED FILTER SWITCH WITH NOTIFICATION ON HMI.
11. GFCI 15 AMP CONVENIENCE OUTLET FOR HEATER ENCLOSURE POWER SUPPLY BY OTHERS - INCLUDES RECEPTACLE AND J BOX.
12. 8 TON, DUAL CIRCUIT C3/S3 MODULAR PACKAGED COOLING OPTION FOR SIZE 2 DF/EH MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (2,900 TO 4,800 CFM) WHEN ORDERED WITH OPPOSITE AIRFLOW CONDENSERS ACCESS AND COIL PIPING WILL REMAIN IN STANDARD POSITION. DRAIN AND ELECTRICAL WILL MOVE TO THE OPPOSITE SIDE. ANY OTHER CHANGES WILL REQUIRE CLI. CONDENSERS REQUIRE SEPARATE 208/230V 1PH POWER SUPPLY WITH DISCONNECT SWITCH. MUST BE ORDERED WITH MOD.
13. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS (OPTION MUST BE SELECTED WHEN MOUNTING VFD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM BCV TO MUA SWITCH.
14. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER/MPU SECTION).
15. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.
16. 2 YEAR PARTS WARRANTY.

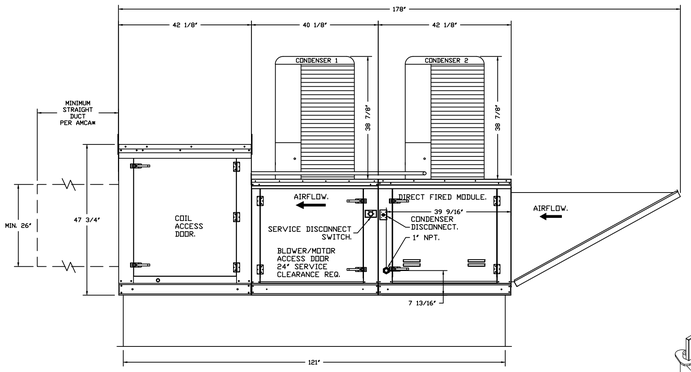
NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED STRAIGHT DUCT SIZE IS 26" x 26".

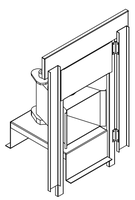
SUPPLY SIDE HEATER INFORMATION

WINTER TEMPERATURE = 16°F. TEMP. RISE = 59°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUs AT ALTITUDE OF 0.0 FT. = 255091.
INPUT BTUs AT ALTITUDE OF 0.0 FT. = 277273.
OUTPUT BTUs AT ALTITUDE OF 203 FT. = 253205.
INPUT BTUs AT ALTITUDE OF 203 FT. = 275245.



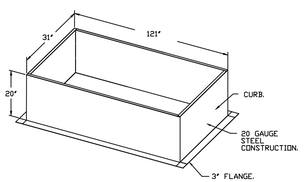






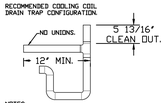
DIRECT FIRED (DF) PROFILE PLATE ASSEMBLY

OPTIONS:
- FULL BOTTOM CORNERS.



TYPICAL DRAIN TRAP INSTALL

RECOMMENDED COOLING COIL DRAIN TRAP CONFIGURATION.



NOTES:
1) 1" DIAMETER PVC PIPE ONLY.
2) USE ONLY LOW PROFILE COUPLINGS.
3) ADD CLEAN OUT AS SHOWN.

DIRECT FIRED PROFILE PLATE SPECIFICATIONS:

DESCRIPTION:
DIRECT FIRED BURNERS SHALL HAVE PATENTED CUS PATENT NO: US6629523B2), SELF-ADJUSTING PROFILE PLATES DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE PLATES SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIMITING BY-PRODUCT LEVELS TO A MAXIMUM OF 5PPM OF CARBON MONOXIDE (CO), AND 0.5PPM OF NITROGEN DIOXIDE (NO2)DIRECT FIRED UNITS SHALL BE CONFIGURED WITH THE BLOWER MOUNTED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT WILL ENSURE A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.

APPLICATION:
SPRING-LOADED BURNER PROFILE PLATES ARE ENGINEERED TO AUTOMATICALLY REACT TO THE MOMENTUM OF A FRESH AIR STREAM, WITHOUT THE NEED FOR ANY MOTORS OR ACTUATORS TO MECHANICALLY ADJUST THEM. WITH THIS FEATURE, ALL DF UNITS ARE DESIGNED FOR DEMAND CONTROL VENTILATION (DCV) REQUIREMENTS.

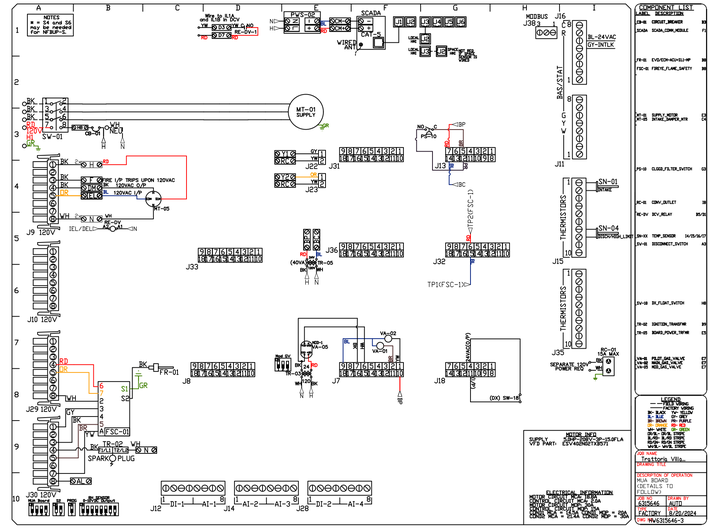
CERTIFICATIONS:
ALL PROFILE PLATE ASSEMBLIES SHALL BE INCLUDED IN THE DF UNIT'S ETL LISTING AND COMPLY WITH COMBINED SAFETY STANDARDS ANSI Z83.4 AND CSA 3.7 (NON-RECIRCULATING DF HEATERS) AND ANSI Z83.18 (RECIRCULATING DF HEATERS).

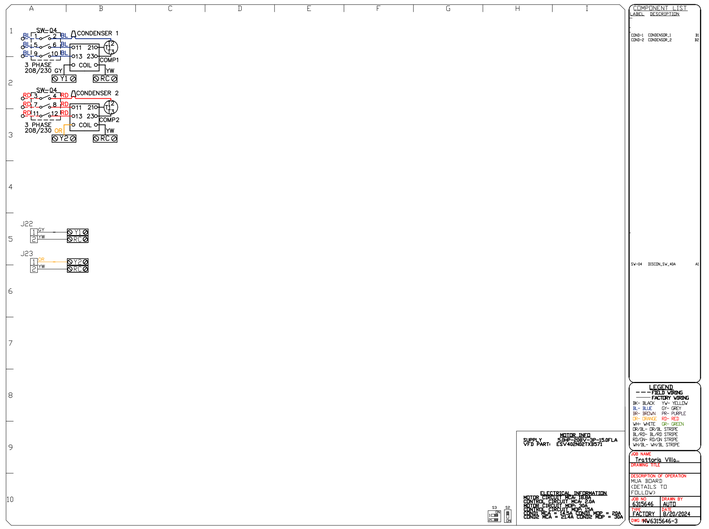
GENERAL CONSTRUCTION:
-PROFILE PLATES SHALL BE FORMED FROM G90 GALVANIZED STEEL.
-PROFILE PLATES SHALL VARY IN SIZE PER UNIT.
-PROFILE PLATES SHALL BE MOUNTED ALONG THE SAME PLANE AS THE DISCHARGE OF THE BURNER.
-DESIGN SHALL INCORPORATE PROPERLY TORQUED, PERMANENTLY MOUNTED SPRING HINGES.
-SPRING HINGES SHALL BE MADE FROM PLATED STEEL.

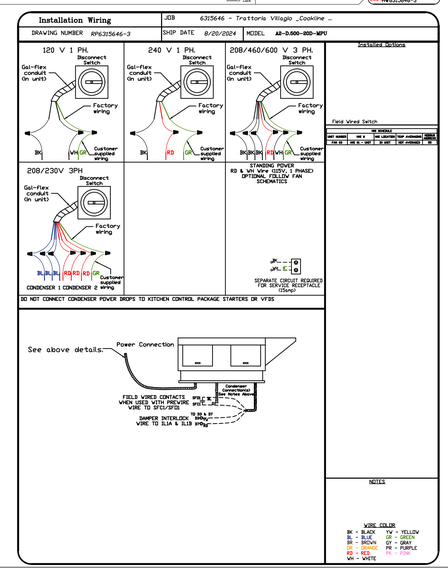
CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captivealre.com







CAPTIVE AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

REVISIONS

DESCRIPTION	DATE:

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 1/2" = 1'-0"

MASTER DRAWING

SHEET NO. 7

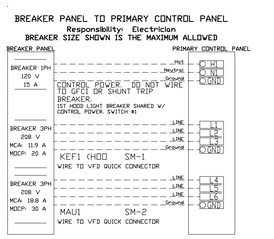
ELECTRICAL PACKAGE – JOB#6315646

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	Φ	HP	VOLT	FLA
1	DCV1	DCV-2111	WALL UTILITY CABINET LEFT	FACE MOUNT LEFT SIDE OF HOOD	1 LIGHT	SMART CONTROLS DCV	KEF1 (HOOD 1)	EXHAUST	3	3.000	208	9.5
				HOOD # 1	1 FAN		KEF2 (HOOD 2)	EXHAUST	3	2.000	208	8.5
							MAU1	SUPPLY	3	5.000	208	15.0

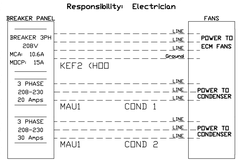
JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY DDR-44 | DATE 8/20/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fans modulate based on duct temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensor shipped loose for field installation.Verify distance between VFD and Motor; additional cost could apply if distance exceeds 50 feet.

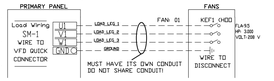
BREAKER PANEL TO PRIMARY CONTROL PANEL
Responsibility: Electrician
BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED

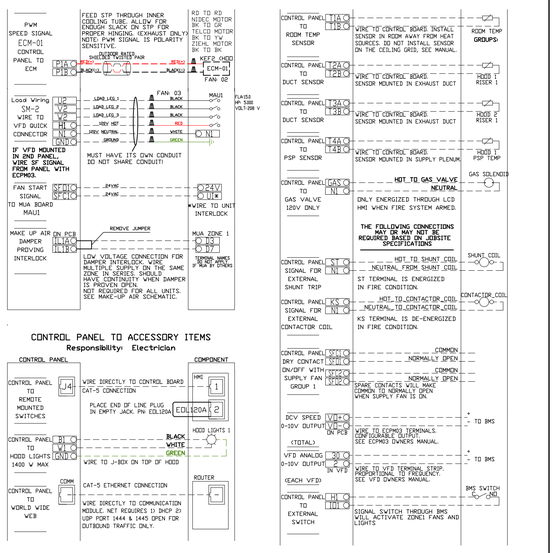


BREAKER PANEL TO FANS
Responsibility: Electrician



CONTROL PANEL TO FANS
Responsibility: Electrician

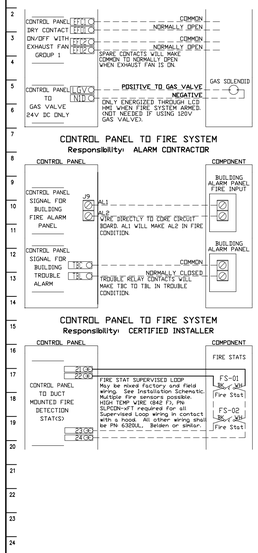




CONTROL PANEL TO ACCESSORY ITEMS
Responsibility: Electrician

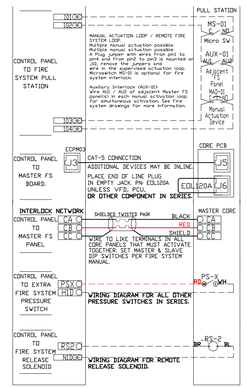
JOB NO 6315646 | MODEL NUMBER DCV-2111 | JOB NAME Trattoria Villagio _Cookline _ | DRAWN BY DDR-44 | DATE 8/20/2024 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-2

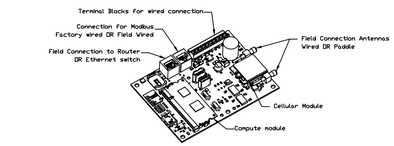
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fans modulate based on duct temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensor shipped loose for field installation.Verify distance between VFD and Motor; additional cost could apply if distance exceeds 50 feet.



CONTROL PANEL TO FIRE SYSTEM
Responsibility: ALARM CONTRACTOR

CONTROL PANEL TO FIRE SYSTEM
Responsibility: CERTIFIED INSTALLER





CASlink Monitor and Control

- *Hood control panel to support communications to cloud-based Building Management System.*
- *Hood Control Panel to allow cloud-based Building Management System to monitor real time parameters outlined as MONITOR in the points list.*
- *Hood Control Panel to allow cloud-based Building Management System to control parameters outlined as CONTROL in the points list.*
- *Hood Control Panel to allow cloud-based Building Management System to implement SYSTEM ECONOMIZER control strategies for fully integrated Building Management.*

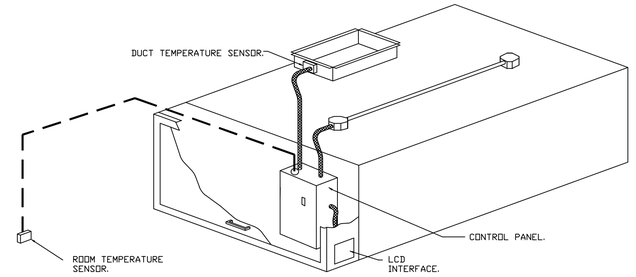
MONITORING AND CONTROL POINTS LIST

DCV Packages	Function
Room Temperature	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Fan Speed	MONITOR
Fan Amperage	MONITOR
Fan Power	MONITOR
VFD Faults	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Prep Time Button	MONITOR & CONTROL
Fans Button	MONITOR & CONTROL
Lights Button	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

SC Packages	Function
Room Temperature(s)	MONITOR
Duct Temperature(s)	MONITOR
MUA Discharge Temperature	MONITOR
Kitchen RTU Discharge Temperature	MONITOR
Controller Faults	MONITOR
Fan Faults	MONITOR
Fan Status	MONITOR
PCU Faults	MONITOR
PCU Filter Clog Percentages	MONITOR
Fire Condition	MONITOR
CORE Fire System	MONITOR
Building Pressures	MONITOR
Fans Button(s)	MONITOR & CONTROL
Lights Button(s)	MONITOR & CONTROL
Wash Button	MONITOR & CONTROL

DEMAND CONTROL VENTILATION HOOD CONTROL PANEL SPECIFICATIONS:

- CONTROLS SHALL BE LISTED BY ETL (UL 508A) AND SHALL COMPLY WITH DEMAND VENTILATION SYSTEM TURNDOWN REQUIREMENTS OUTLINED IN IECC 403.7.5 (2021).
- THE CONTROL ENCLOSURE SHALL BE NEMA 1 RATED AND LISTED FOR INSTALLATION INSIDE OF THE EXHAUST HOOD UTILITY CABINET. THE CONTROL ENCLOSURE MAY BE CONSTRUCTED OF STAINLESS STEEL OR PAINTED STEEL.
- TEMPERATURE PROBE(S) LOCATED IN THE EXHAUST DUCT RISER(S) SHALL BE CONSTRUCTED OF STAINLESS STEEL.
- A DIGITAL CONTROLLER SHALL BE PROVIDED TO ACTIVATE THE HOOD EXHAUST FANS DYNAMICALLY BASED ON A FIXED DIFFERENTIAL BETWEEN THE AMBIENT AND DUCT TEMPERATURES SENSORS. THIS FUNCTION SHALL MEET THE REQUIREMENTS OF IMC 507.1.1.
- A DIGITAL CONTROLLER SHALL PROVIDE ADJUSTABLE HYSTERESIS SETTINGS TO PREVENT CYCLING OF THE FANS AFTER THE COOKING APPLIANCES HAVE BEEN TURNED OFF AND/OR THE HEAT IN THE EXHAUST SYSTEM IS REDUCED.
- A DIGITAL CONTROLLER SHALL PROVIDE AN ADJUSTABLE MINIMUM FAN RUN-TIME SETTING TO PREVENT FAN CYCLING.
- VARIABLE FREQUENCY DRIVES (VFDS) SHALL BE PROVIDED FOR FANS AS REQUIRED. THE DIGITAL CONTROLLER SHALL MODULATE THE VFDS BETWEEN A MINIMUM SETPOINT AND A MAXIMUM SETPOINT ON DEMAND. THE DUCT TEMPERATURE SENSOR INPUT(S) TO THE DIGITAL CONTROLLER SHALL BE USED TO CALCULATE THE SPEED REFERENCE SIGNAL.
- THE VFD SPEED RANGE OF OPERATION SHALL BE FROM 0% TO 100% FOR THE SYSTEM, WITH THE ACTUAL MINIMUM SPEED SET AS REQUIRED TO MEET MINIMUM VENTILATION REQUIREMENTS.
- AN INTERNAL ALGORITHM TO THE DIGITAL CONTROLLER SHALL MODULATE SUPPLY FAN VFD SPEED PROPORTIONAL TO ALL EXHAUST FANS THAT ARE LOCATED IN THE SAME FAN GROUP AS THE SUPPLY FAN.
- THE SYSTEM SHALL OPERATE IN PREP MODE DURING LIGHT COOKING LOAD OR COOL DOWN MODE WHEN SUFFICIENT HEAT REMAINS UNDERNEATH THE HOOD SYSTEM AFTER COOKING OPERATIONS HAVE COMPLETED. OPERATION DURING EITHER OF THESE PERIODS WILL DISABLE THE SUPPLY FANS AND PROVIDE AN EXHAUST FAN SPEED THAT IS EQUAL TO THE MINIMUM VENTILATION REQUIREMENT.
- A DIGITAL CONTROLLER SHALL DISABLE THE SUPPLY FAN(S), ACTIVATE THE EXHAUST FAN(S), ACTIVATE THE APPLIANCE SHUNT TRIP, AND DISABLE AN ELECTRIC GAS VALVE AUTOMATICALLY WHEN FIRE CONDITION IS DETECTED ON A COVERED HOOD.
- A DIGITAL CONTROLLER SHALL ALLOW FOR EXTERNAL BMS FAN CONTROL VIA DRY CONTACT (EXTERNAL CONTROL SHALL NOT OVERRIDE FAN OPERATION LOGIC AS REQUIRED BY CODE).
- AN LCD INTERFACE SHALL BE PROVIDED WITH THE FOLLOWING FEATURES:
  A. ON/OFF PUSH BUTTON FAN & LIGHT SWITCH ACTIVATION.
  B. INTEGRATED GAS VALVE RESET FOR ELECTRONIC GAS VALVES (NO RESET RELAY REQUIRED).
  C. VFD FAULT DISPLAY WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  D. DUCT TEMPERATURE SENSOR FAILURE DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  E. MIS-WIRED DUCT TEMPERATURE SENSOR DETECTION WITH AUDIBLE & VISUAL ALARM NOTIFICATION.
  F. A SINGLE LOW VOLTAGE CAT-5 RJ45 WIRING CONNECTION.
  G. AN ENERGY SAVINGS INDICATOR THAT UTILIZES MEASURED KWH FROM THE VFDS.



TYPICAL HOOD CONTROL PANEL INSTALLATION

SEQUENCE OF OPERATIONS:

THE HOOD CONTROL PANEL IS CAPABLE OF OPERATING IN ONE OR MORE OF THE FOLLOWING STATES AT ANY GIVEN TIME:

- AUTOMATIC: THE SYSTEM OPERATES BASED ON THE DIFFERENTIAL BETWEEN ROOM TEMPERATURE AND THE TEMPERATURE AT THE HOOD CAVITY OR EXHAUST DUCT COLLAR. FANS ACTIVATE AT A CONFIGURABLE TEMPERATURE DIFFERENTIAL THRESHOLD. DEPENDING ON THE JOB CONFIGURATION EACH FAN ZONE CAN BE CONFIGURED AS STATIC OR DYNAMIC. THESE TERMS REFER TO WHETHER A VARIABLE MOTOR (SUCH AS EC MOTORS OR VFD DRIVEN MOTORS) MODULATE WITH TEMPERATURE. IF THE PANEL IS EQUIPPED WITH VARIABLE SPEED FANS AND THE ZONE IS DEFINED AS "DYNAMIC", THESE WILL MODULATE WITHIN A USER-DEFINED RANGE BASED ON THE TEMPERATURE DIFFERENTIAL. PANELS EQUIPPED WITH VARIABLE SPEED FANS AND A FAN ZONE DEFINED AS "STATIC", FANS WILL RUN AT A SET SPEED CALCULATED FOR THE DRIVE. DEMAND CONTROL VENTILATION SYSTEMS ARE CAPABLE OF MODULATING EXHAUST AND MAKE UP AIR FAN SPEEDS PER THE REQUIREMENTS OUTLINED IN IECC 403.7.5 (2021).
- MANUAL: THE SYSTEM OPERATES BASED ON HUMAN INPUT FROM AN HMI.
- SCHEDULE: A WEEKLY SCHEDULE CAN BE SET TO RUN FANS FOR A SPECIFIED PERIOD THROUGHOUT THE DAY. THERE ARE THREE OCCUPIED TIMES PER DAY TO ALLOW FOR THE USER TO SET UP A TIME THAT IS SUITABLE TO THEIR NEEDS. ANY TIME THAT IS WITHIN THE DEFINED OCCUPIED TIME, THE SYSTEM WILL RUN AT MODULATION MODE AND FOLLOW THE FAN PROCEDURE ALGORITHM BASED ON TEMPERATURE DURING THIS TIME. DURING UNOCCUPIED TIME, THE SYSTEM WILL HAVE AN EXTRA OFFSET TO PREVENT UNINTENDED ACTIVATION OF THE SYSTEM DURING A TIME WHERE THE SYSTEM IS NOT BEING OCCUPIED.
- OTHER: THE SYSTEM OPERATES BASED ON THE INPUT FROM AN EXTERNAL SOURCE (DDC, BMS OR HARD-WIRED INTERLOCK).
- FIRE: UPON ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM, THE EXHAUST FAN WILL COME ON OR CONTINUE TO TO RUN, THE HOOD MAKEUP AIR WILL SHUTDOWN, AND A SIGNAL WILL BE SENT FOR ACTIVATING THE SHUNT TRIP BREAKER PROVIDED BY THE ELECTRICIAN. FUEL GAS WILL SHUT OFF VIA A MECHANICAL/ELECTRICAL GAS VALVE ACTUATED BY THE HOOD FIRE SUPPRESSION SYSTEM.

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐
Approved with NO Exception Taken ☐
Revise and Resubmit ☐
SIGNATURE _____
Your Title _____ Date _____ _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVE-AIRE
www.captiveaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captiveaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

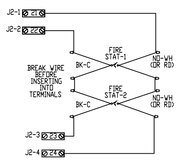
SHEET NO. 8

DESCRIPTION OF OPERATION:

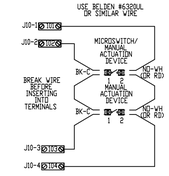
10/01/2023 Rev. 17

TOTAL PROTECTION LOW-VOLTAGE FIGURES

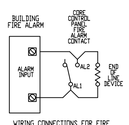
FS-1: MASTER



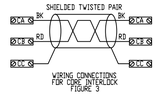
WIRING CONNECTIONS FOR FIRESTAT LOOP
FIGURE 1



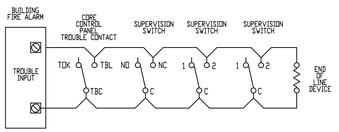
WIRING CONNECTIONS FOR MANUAL ACTUATION LOOP
FIGURE 1A



WIRING CONNECTIONS FOR FIRE ALARM CONTACT
FIGURE 2



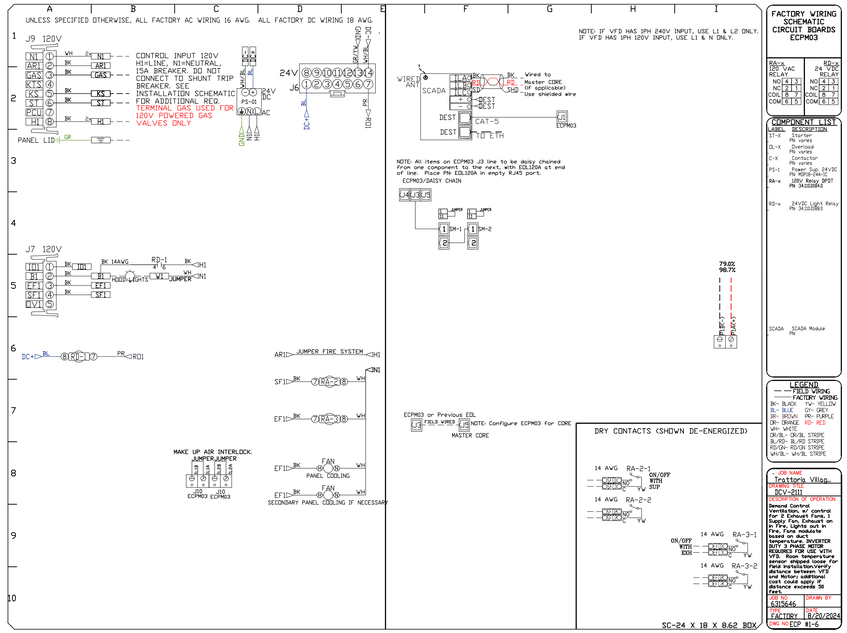
WIRING CONNECTIONS FOR CORE INTERLOCK
FIGURE 3



WIRING CONNECTIONS FOR TROUBLE CONTACT
FIGURE 4

NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES



FACTORY WIRING SCHEMATIC CIRCUIT BOARDS ECPM03

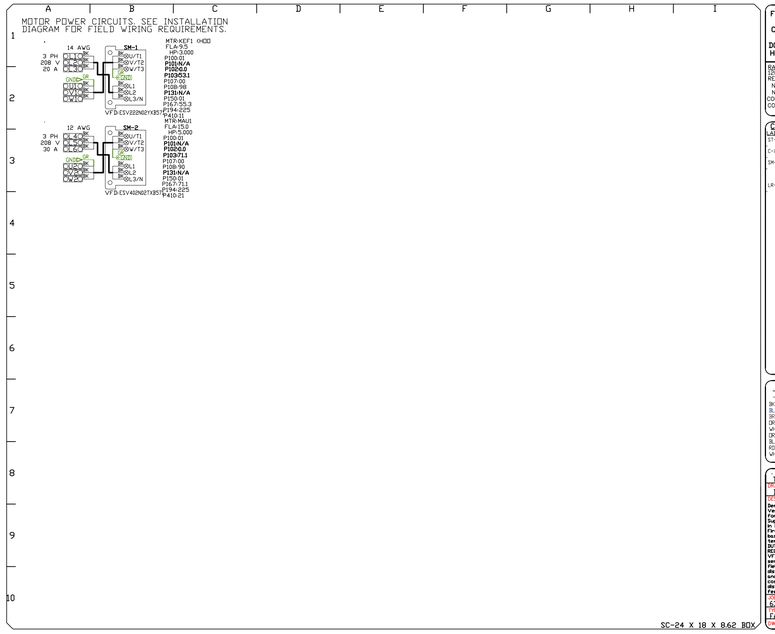
RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

LABEL	DESCRIPTION
MT-x	Starter PN varies
OL-x	Overload PN varies
C-x	Contactor PN varies
PS-1	Power Sup. 24VDC PN MDR-60-24-U
RA-x	120V Relay SPST PN 3A1EB5A2
RD-x	24VDC Light Relay PN 14H1H1B6
SCADA	SCADA Module PN

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans. 1 Supply Fan. Exhaust on in Fire. Lights out in Fire. Fans modulate based on space temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensors required for Fans modulation. Long distance between VFD and Motor additional cost could apply if distance exceeds 50 feet.
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-6



SC-24 X 18 X 8.62 BOX

FACTORY WIRING SCHEMATIC CIRCUIT BOARDS ECPM03
DCV Rev. 2.10.00
HMI Rev. 2.10.00

RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

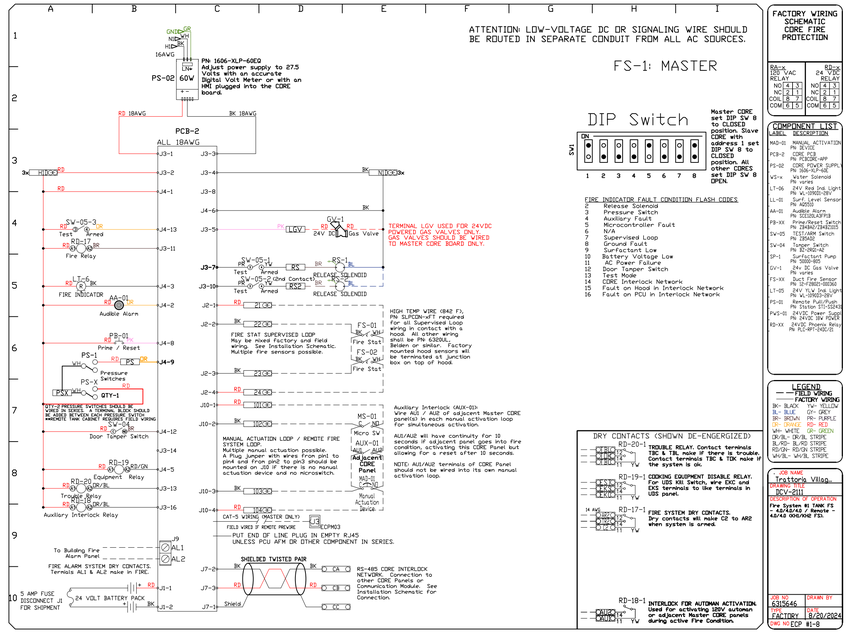
LABEL	DESCRIPTION
MT-x	Starter PN varies
C-x	Contactor PN varies
SM-x	VFD PN varies
LR-x	Line/Load Reactor PN varies

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Demand Control Ventilation, w/ control for 2 Exhaust Fans. 1 Supply Fan. Exhaust on in Fire. Lights out in Fire. Fans modulate based on space temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensors required for Fans modulation. Long distance between VFD and Motor additional cost could apply if distance exceeds 50 feet.
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-7

ATTENTION: LOW-VOLTAGE DC OR SIGNALING WIRE SHOULD BE ROUTED IN SEPARATE CONDUIT FROM ALL AC SOURCES.

FS-1: MASTER



FACTORY WIRING SCHEMATIC CORE FIRE PROTECTION

RA-x 120 VAC RELAY	RD-x 24 VDC RELAY
NO 3	NO 4
NC 2	NC 1
COM 1	COM 5
COIL 8	COIL 9
SCOM 6	SCOM 10

COMPONENT LIST

LABEL	DESCRIPTION
MAU-01	MANUAL ACTUATION UNIT 30 VDC PN PCU2CE-APP
PCB-2	CORE POWER SUPPLY PN 3106-XLP-60E
WS-x	Water Solenoid PN varies
LT-06	24V Red Ind. Light PN VL-1090D-28RV
LL-01	Surf. Level Sensor PN A099
AA-01	Audible Alarm PN 3322ULXAF18
PB-XX	Prime/Reset Switch PN 2SM6N73A2D01
Sw-05	TEST/ARM Switch PN 3SM6
Sw-04	Pump Switch PN 3C-2N2-A2
SP-1	Surfactant Pump PN 7680-805
GV-1	24v DC Gas Valve PN 8210
FS-XX	Duct Fire Sensor PN 12F2880-00CN2
LT-05	24V YLW Ind. Light PN VL-1090D-28Y
PS-01	Remote Pull/Push Station PN 2SM6N73A2D01
PwS-01	24VDC Power Supply PN 24VDC 3W POWER
RD-03	24VDC Process Relay PN PLC-RPT-24DC-21

LEGEND
FIELD WIRING
FACTORY WIRING
BK- BLACK YW- YELLOW
BL- BLUE GY- GREY
BR- BROWN PR- PURPLE
OR- ORANGE RD- RED
WH- WHITE GN- GREEN
BK/BL- BK/BL STRIPE
BL/RD- BL/RD STRIPE
RD/GN- RD/GN STRIPE
WH/BL- WH/BL STRIPE

JOB NAME: Trattoria Villag.
DCV-2111
DESCRIPTION OF OPERATION:
Fire System # THK FS 2-161742 F. Remote - 48/48 OOS/END F31
6315646 DRAWN BY
FACTORY 8/20/2024
ENG NO ECP #1-6

CUSTOMER APPROVAL TO MANUFACTURE:

Approved as Noted ☐

Approved with NO Exception Taken ☐

Revise and Resubmit ☐

SIGNATURE _____

Your Title _____ Date _____

FOR QUESTIONS, CALL THE
Nashville Office
Darrin Richardson
PHONE: (615) 599-8300
EMAIL: reg44@captivaire.com

REVISIONS

DESCRIPTION	DATE:

CAPTIVAIRE
www.captivaire.com
Nashville Office
PO Box 1606, Spring Hill, TN, 37174 PHONE: (615) 599 - 8300 FAX: 9192275960 EMAIL: reg44@captivaire.com

Trattoria Villagio _Cookline BB1 - Clifton VA
7145 Main St,
Clifton, VA, 20124

DATE: 5/28/2024

DWG.#: 6315646

DRAWN BY: DDR-44

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 9

GENERAL CONTRACTOR RESPONSIBILITIES

- INFORM DYKES FOODSERVICE SOLUTIONS (DFS) OF JOB-SITE SAFETY CONDITIONS, I.E. POST TENSION CONCRETE, CRANES, WELDING AREAS, LIVE ELECTRICAL WORK, OPEN PITS, ETC.
- **COMPLETE** ALL FINISHES (FRP, TILE AND BASE, PAINT, CEILING GRID, DUCT WORK, ETC.) AND CLEAN ALL FOODSERVICE AREAS BEFORE EQUIPMENT DELIVERY.
- ADHERE TO ALL SPECIAL CONDITION'S REQUIREMENTS (I.E. WALL BACKING, WALK-IN DEPRESSIONS, BLOCK-OUTS FOR FLOOR TROUGHS, ETC.). **DFS IS NOT RESPONSIBLE FOR SHELF FAILURE IF ADEQUATE WALL BACKING IS NOT PROVIDED.**
- PROVIDE ALL BUILDING AND WALL PENETRATIONS (I.E. CORE DRILLING) AND THE SEALING OF THOSE PENETRATIONS REQUIRED FOR FS EQUIPMENT INSTALLATION.
- PROVIDE SUFFICIENT ACCESS (MINIMUM CLEARANCE OF 42") TO ALL AREAS REQUIRING KITCHEN OR BAR EQUIPMENT.
- INFORM DFS OF ANY SCHEDULE CHANGES, PLAN CHANGES, OR UPDATES OF ANY KIND PERTAINING TO KITCHEN EQUIPMENT. CHANGES MADE TO A SCHEDULED INSTALLATION REQUIRE A MINIMUM 2 WEEKS' NOTICE, PRIOR TO THE PREDETERMINED INSTALLATION DATE.
- WALK-IN COOLER SLAB MUST BE TRANSIT/LASER LEVEL. WALK-IN DEPRESSIONS MUST ADHERE TO THE DIMENSIONS INDICATED ON THE APPROVED WALK-IN DRAWINGS. G.C. 'S ROOFER TO FLASH AND COUNTER-FLASH WALK-IN ROOF MEMBRANE AS NEEDED.
- **PERFORM ELECTRICAL, PLUMBING, GAS & MECHANICAL INTERCONNECTIONS & FINAL CONNECTIONS**
- PROVIDE ON-SITE DUMPSTER FOR TRASH REMOVAL.

NOTE: ANY AND ALL FABRICATED MILLWORK ITEMS WILL BE DESIGNED AND MANUFACTURED TO ARCHITECT'S "HOLD TO" DIMENSIONS.

ELECTRICAL NOTES

- PROVIDE ALL ROUGH-IN AND POWER SUPPLIES FOR ALL EQUIPMENT IN FLOORS, WALLS, AND CEILINGS AS SPECIFIED AND SHOWN ON DRAWINGS.
- MAKE AND SEAL ALL REQUIRED ELECTRICAL PENETRATIONS, INCLUDING PENETRATIONS AND CONDUITS IN THE WALK-IN COOLERS AND FREEZERS. ELECTRICAL CONDUITS INSIDE THE WALK-IN BOXES MUST BE SEALED TO PREVENT CONDENSATION.
- MAKE **ALL** INTERCONNECTIONS AND FINAL CONNECTIONS TO FS EQUIPMENT
- FURNISH AND INSTALL ALL CONTROL WIRING AND/OR POWER WIRING BETWEEN ELECTRICAL COMPONENTS AS SPECIFIED SUCH AS, BUT NOT LIMITED TO, EXHAUST/MAKE-UP AIR FANS AND THE VENTILATION HOOD CONTROL PANEL, WALK-IN COOLER/FREEZER COILS AND THEIR RESPECTIVE COMPRESSORS AND THE WALK-IN COOLER/FREEZER LIGHTS.
- INSTALL AND CONNECT LIGHT FIXTURES AND ALARM SYSTEMS PROVIDED BY DFS IN WALK-IN COOLER/FREEZERS.
- PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES WHERE REQUIRED (I.E. WALK-IN COOLERS/FREEZERS).
- APPROPRIATELY SIZE ALL WIRING ON SPECIFIED EQUIPMENT WITH DIRECT OR HARD CONNECTIONS AND PROVIDE CORD AND PLUG WHEN REQUIRED.
- FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS INCLUDING DISCONNECTS, CONDUIT, WIRE, COVER PLATES, STARTERS, CORD SETS AND OTHER RELATED ITEMS NECESSARY FOR FINAL CONNECTIONS. MOUNTING OF COMPONENTS SHALL NOT INTERFERE WITH THE INSTALLATION OR OPERATION OF FOODSERVICE EQUIPMENT.
- INSTALL ALL ITEMS PROVIDED LOOSE BY THE KEC PER SPECIFICATIONS SUCH AS, BUT NOT LIMITED TO, CONTROL PANELS, STARTERS AND DISCONNECTS.

NOTE 1: LOCATION OF ANY ADDITIONAL CONVENIENCE RECEPTACLES ARE TO BE DETERMINED BY THE ARCHITECT.

NOTE 2: THE ELECTRICIAN TO DETERMINE THE EXACT LOCATION OF THE LIGHT INSTALLATION INSIDE THE WALK-IN BOXES. DIMENSIONS SHOWN ON THE FS DRAWINGS ARE FOR REFERENCE ONLY.

PLUMBING

- MAKE AND SEAL ALL FLOOR, WALL, AND CEILING PENETRATIONS OR SLEEVES AS REQUIRED TO INSTALL KITCHEN/BAR EQUIPMENT.
- FURNISH AND INSTALL ALL DRAIN ASSEMBLIES FOR ALL KITCHEN AND BAR EQUIPMENT, SINKS, ETC.
- MOUNT, ASSEMBLE, AND INSTALL WALL-MOUNTED HAND SINKS AND COMPONENTS (I.E. FAUCETS AND DRAINS.)
- PROVIDE ALL FITTINGS AND VALVES NECESSARY FOR COMPLETE INSTALLATION OF FS EQUIPMENT. THIS INCLUDES STREET ELBOWS AND/OR OTHER FITTINGS NEEDED FOR COMPLETE ASSEMBLY OF ALL FLOOR AND WALL MOUNTED SINKS.
- LOCATE ALL FLOOR DRAINS AND/OR FLOOR SINKS TO AVOID CONFLICT WITH LEG OR CASTER ASSEMBLIES.
- INSTALL ALL SODA AND BEER LINE CONDUIT (NO SHORT OR STANDARD RADIUSED 90'S, LONG SWEEP 90'S ARE REQUIRED)
- INSTALL WALK-IN COOLER/FREEZER DRAIN LINES INCLUDING TRAPS AND CLEAN-OUTS. COPPER MUST BE USED FOR CONDENSATE DRAIN LINES WHERE HEAT TAPE IS APPLIED.
- CONNECT ICE MACHINE TO WATER SUPPLY AND DRAINS. THIS INCLUDES MOUNTING AND CONNECTING WATER FILTERS (PROVIDED BY DFS).
- CONNECT ALL WATER AND DRAINS FOR ALL KITCHEN AND BAR EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO PIPE, FITTINGS, VALVES, TRAPS, TAILPIECES, VENTS, VACUUM BREAKERS/BACKFLOW PREVENTERS, STOPS, GAUGES, UNIONS, SHUT-OFFS, WATER HAMMER ARRESTERS AND OTHER RELATED ITEMS NECESSARY FOR FINAL CONNECTIONS.
- INSTALL APPLIANCE GAS REGULATORS AND FLEXIBLE HOSES AS SPECIFIED AND PROVIDED BY DFS.
- PERFORM ALL STEAM CONNECTIONS THAT MAY BE REQUIRED.

NOTE 1: HOT WATER TEMPERATURE TO BOOSTER HEATER OR DISH MACHINE MUST BE A MINIMUM OF 140 DEGREES FAHRENHEIT. IF INDICATED TO FS CONSULTANT AND/OR DFS, EQUIPMENT OPTIONS MAY BE AVAILABLE TO ALLOW FOR 110-DEGREE F FOR MINIMUM INCOMING WATER TEMPERATURE.

NOTE 2: WATER PRESSURE TO KITCHEN EQUIPMENT SHOULD NOT EXCEED 50 PSI IN BOTH HOT AND COLD-WATER LINES. WATER PRESSURE TO DISHWASHER AND BOOSTER HEATER SHOULD NOT EXCEED 25 PSI. PRESSURE REDUCING VALVES MUST MEET EQUIPMENT MANUFACTURERS FLOW RECOMMENDATIONS.

NOTE 3: GAS PRESSURE UPSTREAM OF EQUIPMENT SHOULD NOT EXCEED 8-11" WC.

MECHANICAL

- PROVIDE ALL LABOR AND MATERIALS REQUIRED TO INSTALL/HANG EXHAUST AND/OR CONDENSATE HOODS, DISH MACHINE PANT LEGS, ROOFTOP CURBS, EXHAUST AND MAKE-UP AIR FANS. PROVIDE AND INSTALL ALL NECESSARY SUPPLY AND EXHAUST DUCTWORK MATERIALS, BOTH GREASE AND VAPOR.
  - THE ANSUL FIRE SUPPRESSION SYSTEM INSTALLATION IS **INCLUDED** WITH THE HOOD SYSTEM PACKAGE (IF PROVIDED BY DFS) AND COMPLETED BY AN AUTHORIZED INSTALLER THAT HAS BEEN SUBCONTRACTED BY THE HOOD MANUFACTURER
- PROVIDE AND INSTALL STAINLESS STEEL WALL PANELS (BELOW THE HOOD), STAINLESS STEEL CLOSURE PANELS (ABOVE THE HOOD), CORNER GUARDS AND FRAMED OPENING WRAPS.
- MAKE ALL DIRECT VENT CONNECTIONS (HOODS, DISHWASHERS, ETC.) TO EQUIPMENT SUPPLY OR EXHAUSTS
- PROVIDE ANY SLEEVES, AND SEAL/INSULATE PENETRATIONS RELATED TO MECHANICAL SCOPE OF WORK
- PROVIDE AND INSTALL ALL REFRIGERATION LINES AND MAKE ALL NECESSARY CONNECTIONS FOR A COMPLETE SYSTEM INCLUDING START-UP OF EQUIPMENT FOR ICE MACHINES AND WALK-IN COOLER/FREEZERS, ETC.
- CONFIRM REFRIGERATION LINE RUNS DO NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DISTANCE BETWEEN CONDENSERS AND EVAPORATORS.
- PROVIDE EQUIPMENT RACK (IF REQUIRED) FOR MOUNTING CONDENSING UNITS.
- SEE ARCHITECTURAL AND/OR MECHANICAL PLANS FOR LOCATION OF REMOTE REFRIGERATION CONDENSING UNITS.

NOTE: IF PROVIDED BY DRS, REFRIGERATION LINE RUNS ARE QUOTED NOT TO EXCEED 50'. LINE RUNS OF MORE THAN 50' WILL BE REVIEWED BY ENGINEERING. ANY NECESSARY INCREASE IN PIPE SIZES AND/OR ADDITIONAL LINE RUN WILL RESULT IN ADDED COST.

CARPENTRY

- RESPONSIBLE FOR WALL BACKING, BLOCKING OR STRAPPING. 3/4" PLYWOOD IS RECOMMENDED.
  (DYKES FOODSERVICE IS NOT RESPONSIBLE FOR SHELF FAILURE IF BLOCKING IS NOT PROVIDED)
- REVIEW PLANS TO INSURE DOOR FRAMED OPENINGS ALIGN WITH WALK-IN COOLER/FREEZER DOORS AND ACCESSORIES ADJACENT TO DOORS; I.E. THERMOMETERS, ALARMS, LIGHT SWITCHES, ETC.

KITCHEN EQUIPMENT COMPANY - DYKES FOODSERVICE SOLUTIONS

- ENSURE ALL FOOD SERVICE EQUIPMENT IS DELIVERED TO JOBSITE ON TIME PER THE AGREED UPON AND COORDINATED SCHEDULE.
- INSTALL THE WALK-IN COOLER AND/OR FREEZER UNITS (G.C TO PROVIDE TRANSIT/LASER LEVEL CONCRETE SLAB)
  - INSTALLATION SLOPED MEMBRANE ROOF CAP (IF APPLICABLE). ALL FLASHING AND COUNTER FLASHING TO STRUCTURE IS BY OTHERS.
  - PROVIDE REMOTE REFRIGERATION CONDENSERS (SETTING OF CONDENSERS, ALL ELECTRIC AND REFRIGERATION CONNECTIONS, BY OTHERS)
  - INSTALLATION OF REFRIGERATION EVAPORATORS (MEP CONNECTIONS BY OTHERS)
- UNCRATE, SET-IN PLACE, LEVEL AND MAKE "READY" FOR CONNECTIONS BY OTHERS, ALL FOODSERVICE EQUIPMENT SPECIFIED TO BE PROVIDED BY DFS. OWNER AND/OR VENDOR PROVIDED EQUIPMENT TO BE SET-IN PLACE BY DFS TO BE ON-SITE AT TIME OF SCHEDULED INSTALLATION (I.E. DISH MACHINES, BOOSTER HEATER, ETC.) ADDITIONAL TRIPS TO RECEIVE, UNCRATE AND SET-IN PLACE OWNER/VENDOR PROVIDED EQUIPMENT WILL BE RESULT IN ADDITIONAL COST.
- INSTALL ALL FREE STANDING AND/OR WALL MOUNTED SHELVING
- INSTALL RESTRAINT SYSTEMS AS REQUIRED ON KITCHEN EQUIPMENT
- INSTALL TABLES, CHAIRS, BOOTHS, OR MILLWORK COUNTERS IF PROVIDED BY DFS.
- PERFORM FIELD WELDS IF REQUIRED FOR S/S TABLES AND COUNTERS IF PROVIDED BY DFS.
- CAULK AND SEAL EQUIPMENT TO WALLS AND FLOORS AS REQUIRED BY HEALTH CODE. CAULKING WILL NOT START UNTIL AREAS ARE CLEAN AND FREE OF CONSTRUCTION DUST AND DEBRIS.
- COORDINATE CRITICAL DIMENSIONS FOR EQUIPMENT WITH GC AFTER ALL WALLS (WITH FINAL FINISHES APPLIED) OR OTHER PERMANENT STRUCTURES ARE IN PLACE.
- REMOVE ALL TRASH AND DEBRIS ASSOCIATED WITH KITCHEN EQUIPMENT AND DISCARD IN AN ON-SITE DUMPSTER PROVIDED BY OTHERS.

NOTE 1: ANY EQUIPMENT LEVELING THAT REQUIRES LEG EXTENSIONS, SHIMMING OF CASTERS, OR OTHER EQUIPMENT MODIFICATIONS FOR FLOOR SLOPES GREATER THAN ¼" PER FOOT MAY REQUIRE ADDITIONAL COST.

NOTE 2: ANY ADDITIONAL MODIFICATIONS OR ALTERATIONS TO EQUIPMENT, TABLES, OR SHELVING (HOLES DRILLED, ETC.) NECESSARY FOR THE ROUTING OF PLUMBING OR ELECTRICAL LINES WILL BE AN ADDITIONAL EXPENSE.

EXCLUSIONS

THE FOLLOWING TASKS **ARE NOT** INCLUDED IN DYKES FOODSERVICE SOLUTIONS SCOPE OF WORK:

1. HANG/INSTALL HOODS
2. INSTALL S/S WALL OR ENCLOSURE PANELS
3. SET EXHAUST/SUPPLY FANS
4. INSTALL ROOF CURBS
5. FURNISH AND/OR INSTALL DUCT WORK
6. PERFORM OR PROVIDE ACTIVITIES RELATED TO CERTIFIED TEST & BALANCE REPORTS
7. SET REFRIGERATION COMPRESSORS
8. FURNISH OR RUN REFRIGERATION LINES
9. CONDUCT START-UPS OR ADJUST WALK-IN OR REMOTE ICE MACHINE REFRIGERATION SYSTEMS
10. PERFORM FINAL PLUMBING CONNECTIONS
11. PERFORM ELECTRICAL CONNECTIONS
12. HANG AIR CURTAINS
13. PERFORM REFRIGERATION OR HVAC FINAL CONNECTIONS
14. INSTALL WALL BACKING FOR WALL-MOUNTED ITEMS

GENERAL NOTES

- ALL DFS DRAWING DIMENSIONS SHOWN ARE FROM FINISHED WALLS, FLOORS, CEILINGS AND/OR FROM CENTERLINE OF STRUCTURAL COLUMNS. FOODSERVICE PLAN DIMENSIONS ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR OR ANY TRADE THAT UTILIZES FS PLAN AND SHOULD NOTIFY DFS OF ANY DISCREPANCIES OR CONFLICTS WITH ARCHITECTURAL DRAWINGS OR DETAILS.
- UTILITIES SHOWN ON FS PLAN ARE FOR FOODSERVICE EQUIPMENT ONLY AND ARE THE MINIMUM REQUIRED TO OPERATE EQUIPMENT. LOCATIONS OF ANY ADDITIONAL PLUMBING OR ELECTRICAL WHICH MAY BE REQUIRED WILL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
- QUARRY TILE FLOORS ARE TO BE WASHED, THOROUGHLY RINSED, AND DRIED PRIOR TO INSTALLING ANY FOODSERVICE EQUIPMENT. IF AN ACID PRODUCT IS USED AFTER WALK-INS OR ANY STAINLESS-STEEL ITEMS ARE INSTALLED, SURFACES MAY BE DAMAGED (I.E. - DISCOLORATION, PITTING, STAINING, ETC.) AND REPLACEMENT COSTS TO BE THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.
- COMPLIANCE TO LOCAL HEALTH, PLUMBING, ELECTRICAL, AND VENTILATION CODES ARE THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER. ALL PERMITS EXCEPT FOR THE FIRE SUPPRESSION SYSTEM (IF SUPPLIED BY DFS) ARE THE RESPONSIBILITY OF THE OWNER, ARCHITECT, CONTRACTOR, OR MEP TRADES.
- ANY SPECIAL REQUIREMENTS SUCH AS CRANES, LULLS, FORKLIFTS, CONSTRUCTION DUMPSTER FOR GARBAGE, ETC. ARE THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.

NOTE:
THE PLANS AND DOCUMENTS PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS.

THESE DOCUMENTS ARE PROVIDED, TO THE ARCHITECTURAL AND ENGINEERING DESIGN TEAM, AS AN INFORMATIONAL AID IN THE FACILITY PLANNING, DESIGN AND CONSTRUCTION PROCESS AS IT PERTAINS TO FOODSERVICE EQUIPMENT AND ARE SUBJECT TO APPROVAL BEFORE INCLUSION IN THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS.

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS AS COMPLETE AND ACCURATE AS POSSIBLE, IT IS THE RESPONSIBILITY OF "EACH" INDIVIDUAL TRADE TO REVIEW ALL DOCUMENTATION, PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. TO CONFIRM THAT THE INFORMATION CONTAINED HEREIN IS COMPREHENSIBLE, FREE FROM ERRORS, INCONSISTENCIES AND/OR OMISSIONS AS IT RELATES TO ANY AND ALL SPECIFIC ARCHITECTURAL FEATURES AS WELL AS ALL ELECTRICAL, MECHANICAL, AND PLUMBING UTILITIES REQUIRED TO SUPPORT THE PROPER FUNCTION OF ALL FOODSERVICE EQUIPMENT PROVIDED BY DYKES FOODSERVICE SOLUTIONS, INC. BEFORE BEGINNING CONSTRUCTION.

DYKES FOODSERVICE SOLUTIONS EST. 1884
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:
DATE: 08.28.2024

NOTES

TITLE:
FS-0.1
SHEET:

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

FOODSERVICE EQUIPMENT UTILITY SCHEDULE

						PLUMBING											ELECTRICAL								
ITEM NO.	QTY.	CATEGORY	MFR	MODEL	EQUIPMENT REMARKS	COLD WATER (IN)	COLD WATER A.F.F.	HOT WATER (IN)	HOT WATER A.F.F.	INDIRECT WASTE SIZE	DIRECT WASTE SIZE	DIRECT WASTE A.F.F.	GAS SIZE(IN)	GAS MBTU	PLUMBING REMARKS	VOLT	PHASE	AMPS	CYCLE	CONNECTION	NEMA	ELECTRICAL A.F.F.	ELECTRICAL REMARKS	ITEM NO.
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	TURBO AIR	TST-36SD-15-FB-N	-	-	-	-	-	-	-	-	-	-	-	115	1	3.8	60	CORD & PLUG	5-15P	30"	-	1
-	1	OVERSHELF	TURBO AIR	TSOS-3R-T	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
3	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3
4	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636	-	-	-	-	-	-	-	-	3/4"	180	-	-	-	-	-	-	-	-	-	4
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	5
6	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	DT21-4	WALLBACKING REQUIRED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6
7	1	PASTA COOKER, GAS	PITCO	SSPC14	-	-	-	1/2"	24"	1-1/4"	-	-	3/4"	60.0	-	120	1	1	60	CORD & PLUG	5-15P	30"	-	7
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8
9	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636	-	-	-	-	-	-	-	-	3/4"	180	-	-	-	-	-	-	-	-	-	9
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	10
11	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P	WALLBACKING REQUIRED	-	-	-	-	-	-	-	3/4"	30.0	-	-	-	-	-	-	-	-	-	11
12	2	GAS FLOOR FRYER	VULCAN	1GR45M-QS-PLATINUM	-	-	-	-	-	-	-	-	3/4"	120.0	-	-	-	-	-	-	-	-	-	12
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	1	CHARBROILER, GAS, COUNTERTOP	VULCAN	VAC836	-	-	-	-	-	-	-	-	3/4"	102	-	-	-	-	-	-	-	-	-	13
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	1	GRIDDLE, GAS, COUNTERTOP	VULCAN	MSA24-QS-PLATINUM	-	-	-	-	-	-	-	-	3/4"	54.0	-	-	-	-	-	-	-	-	-	14
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP424	-	-	-	-	-	-	-	-	3/4"	120	-	-	-	-	-	-	-	-	-	15
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16
17	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D84GN	-	-	-	-	-	-	-	-	-	-	-	115	1	4.2	60	CORD & PLUG	5-15P	30"	-	17
18	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18
19	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	WS-12-24-16-X	WALLBACKING REQUIRED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19
20	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P	WALLBACKING REQUIRED	-	-	-	-	-	-	-	3/4"	30.0	-	-	-	-	-	-	-	-	-	20
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	VULCAN	VSP100	-	-	-	-	-	-	-	-	3/4"	110.0	-	-	-	-	-	-	-	-	-	21
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22
23	1	CONVECTION OVEN, GAS	BLODGETT	DFG-50 DBL	-	-	-	-	-	-	-	-	1/2"	27.5	-	115	1	5.0	60	CORD & PLUG	5-15P	36" & 60"	2 ELECTRICAL CONNECTIONS REQUIRED.	23
-	1		BLODGETT	DFG-50 DBL	-	-	-	-	-	-	-	-	1/2"	27.5	-	-	-	-	-	-	-	-	-	-
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	1	HOOD SYSTEM	CAPTIVE-AIRE	6315646-BB1-081624	-	-	-	-	-	-	-	-	-	-	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
25	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25
B01	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12	-	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	-	-	-	-	-	-	-	-	B01
-	1	-	KROWNE	KR24-MS12	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-	-	-	-	-	-	-	-	-
B02	1	ICE BIN	KROWNE	KR19-24DP-10	-	-	-	-	-	1/2"	-	-	-	-	-	-	-	-	-	-	-	-	-	B02
-	1	SODA GUN	KROWNE	KR19-4SH-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	SPEED RAIL / RACK	KROWNE	RS-36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	ICE BIN	KROWNE	KR19-8	-	-	-	-	-	1"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B03	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B03
B04	2	SOLID SHELVING	METRO	2424FG	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B04
-	1	WIRE SHELVING	METRO	2424NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B05	1	GLASS FROSTER	KROWNE	MC24S	-	-	-	-	-	-	-	-	-	-	-	115	1	2.5	60	CORD & PLUG	5-15P	24"	-	B05
B06	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B06
B07	1	DRAFT BEER TOWER (EXISTING)	BY OWNER	BY OWNER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B07
B08	2	GLASS SANITIZER / CHILLER	KROWNE	KR-LC2GF-TT-E	-	-	-	-	-	-	-	-	-	-	-	100-240	1	3.5	60	CORD & PLUG		24"	14V 4A OR 13.8 3.5A IS RECOMMENDED, RECHARGEABLE 12V BATTERY - 100/240V AC PLUG	B08
-	2	CO2 DETECTION MONITOR	KROWNE	KLD-COB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B09	1	BOTTLE OF CO2 GAS (BY VENDOR)	BY VENDOR	BY VENDOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B09
B10	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B10
B11	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B11
B12	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12	-	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	-	-	-	-	-	-	-	-	B12
1	-		KROWNE	KR24-MS12	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-	-	-	-	-	-	-	-	-
B13	1	ICE BIN	KROWNE	KR19-24DP-10	-	-	-	-	-	1/2"	-	-	-	-	-	-	-	-	-	-	-	-	-	B13
-	1	SODA GUN	KROWNE	KR19-4SH-L	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	SPEED RAIL / RACK	KROWNE	RS-36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	1	ICE BIN	KROWNE	KR19-8	-	-	-	-	-	1"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B14	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B14
B15	2	SLIM JIM TRASH CAN (EXISTING)	BY OWNER	BY OWNER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B15
B16	1	HAND SINK (EXISTING)	BY OWNER	BY OWNER	VERIFY UTILITIES WITH OWNER	3/8"	8"	3/8"	8"	-	1-1/2"	14"	-	-	-	-	-	-	-	-	-	-	-	B16
B17	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B17
B18	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B18
B19	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	PERLICK	BBS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60	-	-	-	-	-	3/4"	-	-	-	-	-	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B21
B22	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B22
B23	-	SPARE NUMBER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B23
WI01	1	WALK-IN FREEZER	AMERIK	BB23-35054	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	-	3/4"	-	-	-	-	-	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	WI01
-	1		AMERIK	BB23-35054	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	-	-	-	-	-	-	-	-	-	-	-	-	-	60	-	-	DFA	E.C. TO PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES	-
-	8	WIRE SHELVING	METRO	1430NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	8	WIRE SHELVING	METRO	1854NK4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

FOODSERVICE DYKES EST. 1904 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:

REVISION NO.	DATE:

PRO.J. NO.:
DATE: 08.28.2024

EQUIPMENT SCHEDULE

TITLE:

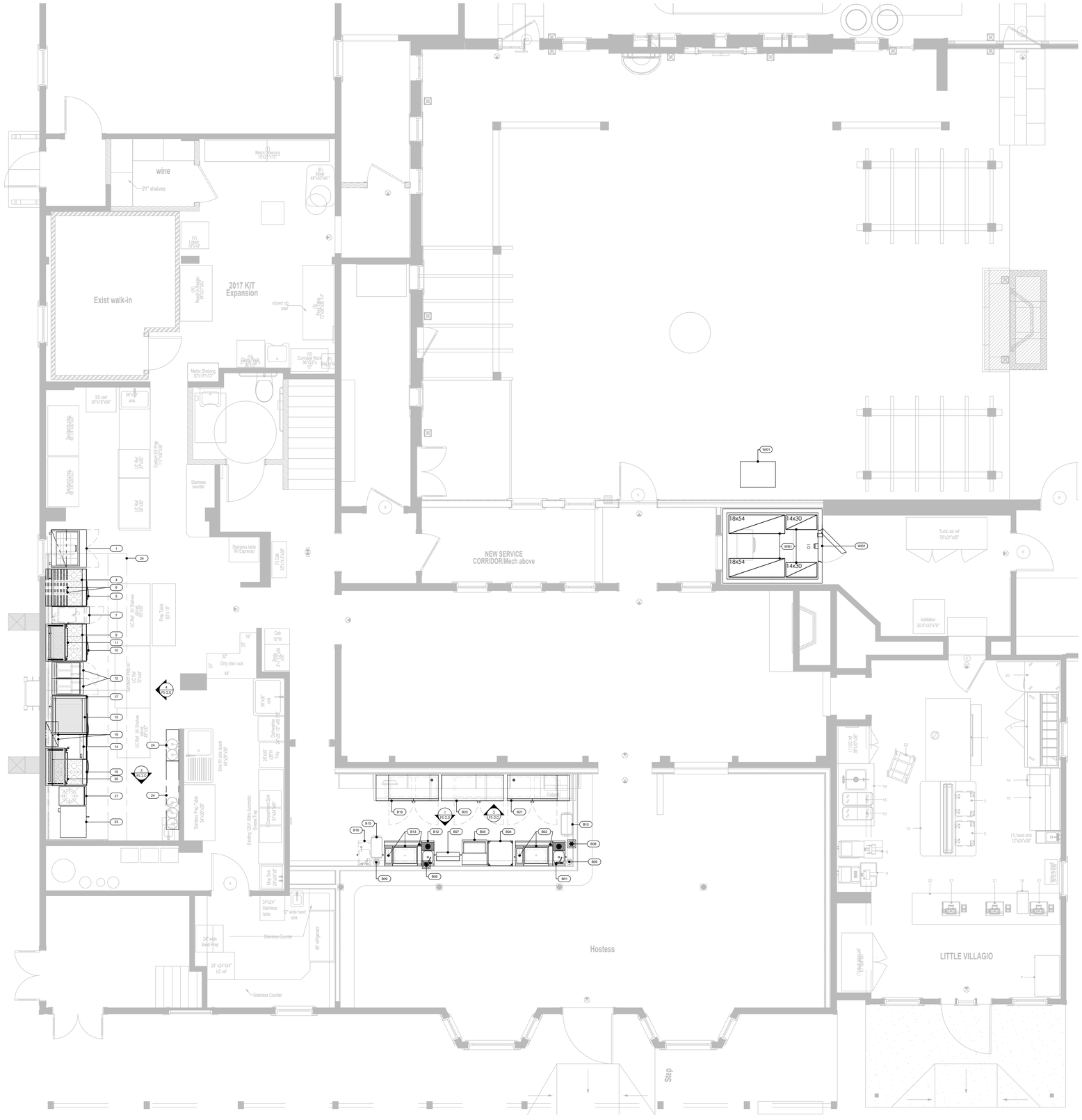
FS-1.0

SHEET:

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

FOODSERVICE EQUIPMENT SCHEDULE

ITEM #	QTY.	DESCRIPTION	MFR	MODEL
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	TURBO AIR	TST-36SD-15-FB-N
-	1	OVERSHELF	TURBO AIR	TSOS-3R-T
2	-	SPARE NUMBER	-	-
3	-	SPARE NUMBER	-	-
4	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
5	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN
6	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	DT21-4
7	1	PASTA COOKER, GAS	PITCO	SSPG14
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
8	-	SPARE NUMBER	-	-
9	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP636
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
10	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D36GN
11	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P
12	2	GAS FLOOR FRYER	VULCAN	1GR45M-QS-PLATINUM
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
13	1	CHARBROILER, GAS, COUNTERTOP	VULCAN	VACB36
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
14	1	GRIDDLE, GAS, COUNTERTOP	VULCAN	MSA24-QS-PLATINUM
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
15	1	HOTPLATE, COUNTERTOP, GAS	VULCAN	VHP424
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
16	-	SPARE NUMBER	-	-
17	1	EQUIPMENT STAND, REFRIGERATED BASE	CONTINENTAL REFRIGERATOR	D84GN
18	-	SPARE NUMBER	-	-
19	2	SHELVING, WALL MOUNTED	ADVANCE TABCO	WS-12-24-16-X
20	1	SALAMANDER BROILER, GAS	VULCAN	36IRB-P
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	VULCAN	VSP100
-	1	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
22	-	SPARE NUMBER	-	-
23	1	CONVECTION OVEN, GAS	BLODGETT	DFG-50 DBL
-	2	GAS CONNECTOR HOSE KIT / ASSEMBLY	KROWNE	M7548K
24	1	HOOD SYSTEM	CAPTIVE-AIRE	6315646-BB1-081624
25	-	SPARE NUMBER	-	-
B01	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12
B02	1	ICE BIN	KROWNE	KR19-24DP-10
-	1	SODA GUN	KROWNE	KR19-4SH-L
-	1	SPEED RAIL / RACK	KROWNE	RS-36
-	1	ICE BIN	KROWNE	KR19-8
B03	-	SPARE NUMBER	-	-
B04	2	SOLID SHELVING	METRO	2424FG
-	1	WIRE SHELVING	METRO	2424NK4
B05	1	GLASS FROSTER	KROWNE	MC24S
B06	-	SPARE NUMBER	-	-
B07	1	DRAFT BEER TOWER (EXISTING)	BY OWNER	BY OWNER
B08	2	GLASS SANITIZER / CHILLER	KROWNE	KR-LC2GF-TT-E
-	2	CO2 DETECTION MONITOR	KROWNE	KLD-CO8
B09	1	BOTTLE OF CO2 GAS (BY VENDOR)	BY VENDOR	BY VENDOR
B10	-	SPARE NUMBER	-	-
B11	-	SPARE NUMBER	-	-
B12	1	UNDERBAR SINK UNITS	KROWNE	KR24-MS12
B13	1	ICE BIN	KROWNE	KR19-24DP-10
-	1	SODA GUN	KROWNE	KR19-4SH-L
-	1	SPEED RAIL / RACK	KROWNE	RS-36
-	1	ICE BIN	KROWNE	KR19-8
B14	-	SPARE NUMBER	-	-
B15	2	SLIM JIM TRASH CAN (EXISTING)	BY OWNER	BY OWNER
B16	1	HAND SINK (EXISTING)	BY OWNER	BY OWNER
B17	-	SPARE NUMBER	-	-
B18	-	SPARE NUMBER	-	-
B19	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60
B20	1	BACK BAR CABINET, REFRIGERATED	PERLICK	BBS60
B21	1	BACK BAR CABINET, REFRIGERATED	PERLICK	DZS60
B22	-	SPARE NUMBER	-	-
B23	-	SPARE NUMBER	-	-
WI01	1	WALK-IN FREEZER	AMERIK	BB23-35054
-	8	WIRE SHELVING	METRO	1430NK4
-	8	WIRE SHELVING	METRO	1854NK4



FOODSERVICE DYKES SINCE 1894 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY: JcF

CHECKED BY:

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

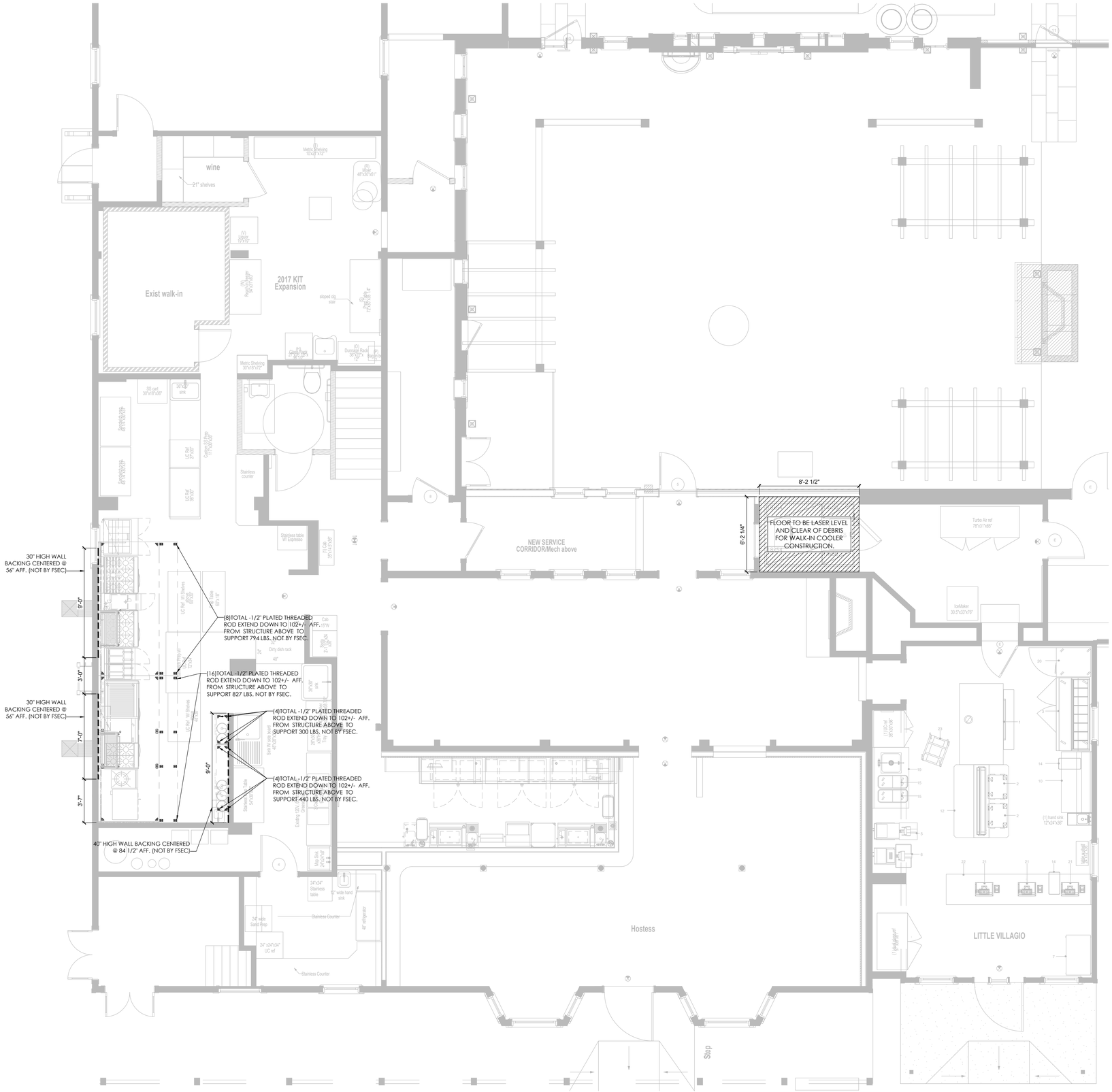
EQUIPMENT PLAN

TITLE:

FS-2.0

SHEET:

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



NOTE:
DIMENSIONS SHOWN ARE DEEMED CRITICAL TO THE PROPER PLACEMENT OF EQUIPMENT AND SHOULD BE HELD AS SHOWN.

SPECIAL CONDITIONS NOTE:

WALL BACKING (BLOCKING) SHOULD BE INCLUDED AS PART OF THE CONSTRUCTION OF ALL WALLS WHERE SHELVING, HEAVY EQUIPMENT OR OTHER LOAD BERING EQUIPMENT IS TO BE MOUNTED TO AND SUPPORTED BY THE STRUCTURE OF THE WALL.

DYKES FOODSERVICE SOLUTIONS
EST. 1904
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

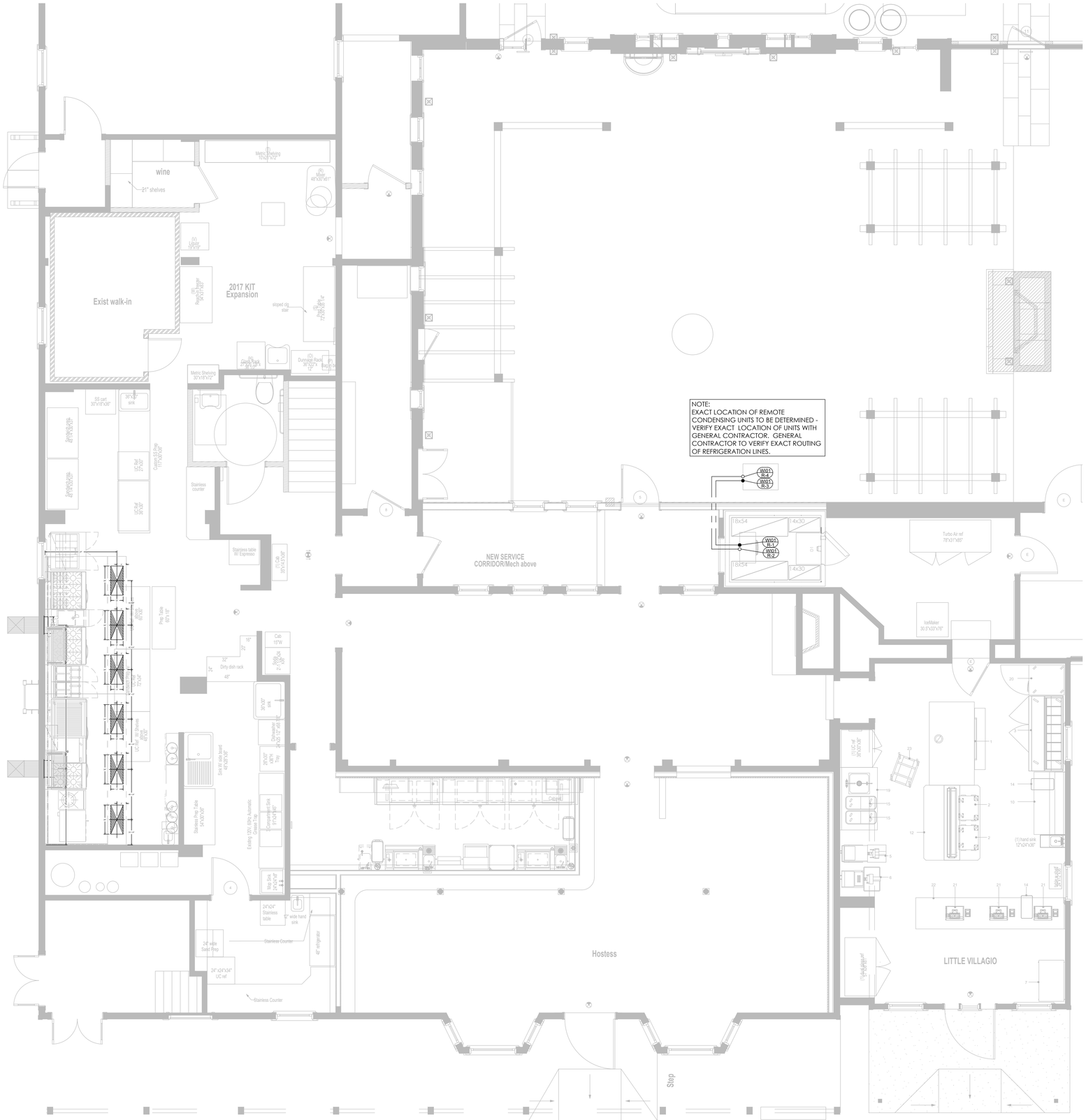
SPECIAL CONDITIONS PLAN

TITLE:

FS-3.0

SHEET:

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



VENTILATION SYMBOL	
EXHAUST DUCT	
SUPPLY DUCT	
STATIC PRESSURE, WATER GAUGE	SPWG
CUBIC FEET / MINUTE	CFM
ABOVE FINISHED FLOOR	BFF

REFRIGERATION SYMBOL	
LIQUID LINE	●
SUCTION LINE	○
ABOVE FINISHED FLOOR	AFF
DROP FROM ABOVE	DFA
BELOW FINISHED FLOOR	BFF

REFRIGERATION SCHEDULE

R-1	LIQUID LINE FROM CONDENSING UNIT-EXTEND DOWN THRU WALK-IN CEILING PANEL TO EVAPORATOR.
R-2	SUCTION LINE FROM CONDENSING UNIT-EXTEND DOWN THRU WALK-IN CEILING PANEL TO EVAPORATOR.
R-3	LIQUID LINE TO EVAPORATOR FROM CONDENSING UNIT.
R-4	SUCTION LINE TO EVAPORATOR FROM CONDENSING UNIT.

FOODSERVICE SOLUTIONS SINCE 1904
DYKES
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	

REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

VENT./REFRIG. ROUGH-INS

TITLE:

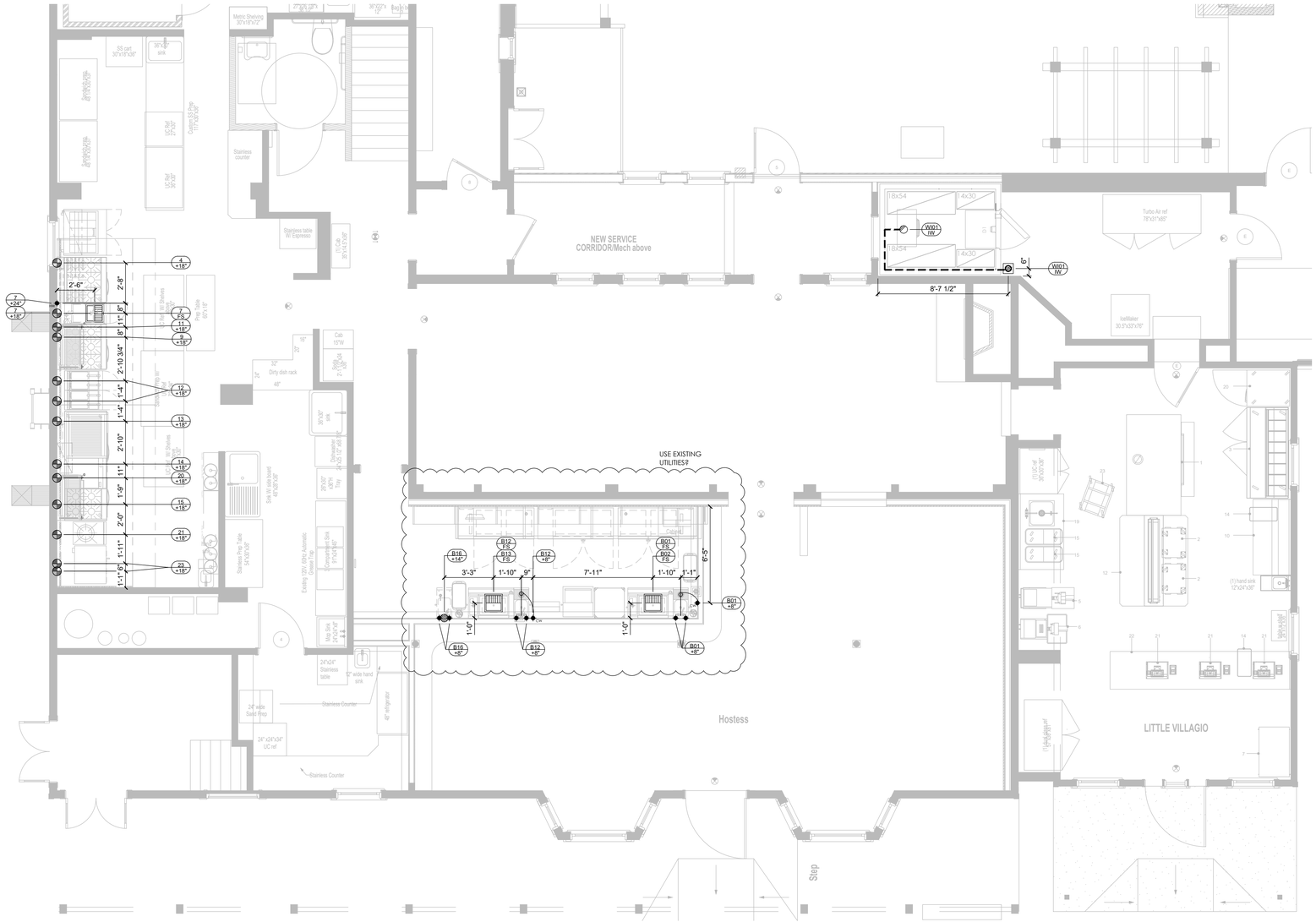
FS-4.0

SHEET:

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

FOODSERVICE EQUIPMENT PLUMBING SCHEDULE

ITEM NO.	QTY.	DESCRIPTION	COLD WATER (IN)	COLD WATER A.F.F.	HOT WATER (IN)	HOT WATER A.F.F.	INDIRECT WASTE SIZE	DIRECT WASTE SIZE	DIRECT WASTE A.F.F	GAS SIZE (IN)	GAS MBTU	REMARKS	ITEM NO.
4	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	180	-	4
7	1	PASTA COOKER, GAS	-	-	1/2"	24"	1-1/4"	-	-	3/4"	60.0	-	7
9	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	180	-	9
11	1	SALAMANDER BROILER, GAS	-	-	-	-	-	-	-	3/4"	30.0	-	11
12	2	GAS FLOOR FRYER	-	-	-	-	-	-	-	3/4"	120.0	-	12
13	1	CHARBROILER, GAS, COUNTERTOP	-	-	-	-	-	-	-	3/4"	102	-	13
14	1	GRIDDLE, GAS, COUNTERTOP	-	-	-	-	-	-	-	3/4"	54.0	-	14
15	1	HOTPLATE, COUNTERTOP, GAS	-	-	-	-	-	-	-	3/4"	120	-	15
20	1	SALAMANDER BROILER, GAS	-	-	-	-	-	-	-	3/4"	30.0	-	20
21	1	STOCK POT RANGE, 1 TWO-RING BURNER	-	-	-	-	-	-	-	3/4"	110.0	-	21
23	1	CONVECTION OVEN, GAS	-	-	-	-	-	-	-	1/2"	27.5	-	23
-	1	-	-	-	-	-	-	-	-	1/2"	27.5	-	-
24	1	HOOD SYSTEM	-	-	-	-	-	-	-	-	-	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
B01	1	UNDERBAR SINK UNITS	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	B01
-	1	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-
B02	1	ICE BIN	-	-	-	-	1/2"	-	-	-	-	-	B02
-	1	ICE BIN	-	-	-	-	1"	-	-	-	-	-	-
B12	1	UNDERBAR SINK UNITS	1/2"	8"	1/2"	8"	1-1/2"	-	-	-	-	FAUCET	B12
-	1	-	1/2"	8"	-	-	-	-	-	-	-	RINSER	-
B13	1	ICE BIN	-	-	-	-	1/2"	-	-	-	-	-	B13
-	1	ICE BIN	-	-	-	-	1"	-	-	-	-	-	-
B16	1	HAND SINK (EXISTING)	3/8"	8"	3/8"	8"	-	1-1/2"	14"	-	-	-	B16
B19	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	-	-	-	-	3/4"	-	-	-	-	-	B21
WI01	1	WALK-IN FREEZER	-	-	-	-	3/4"	-	-	-	-	-	WI01



PLUMBING SYMBOLS

COLD WATER	CW	●
HOT WATER	HW	●
COOLING TOWER WATER	CTW	●
COOLING TOWER WATER RETURN	CTWR	●
WASTE	W	◎
INDIRECT WASTE	IW	◴
HUB DRAIN / AIR GAP DRAIN	HD/AGD	○
FLOOR DRAIN	FD	◎
FUNNEL-TYPE FLOOR DRAIN	FTFD	◎
FLOOR SINK	FS	▭
STEAM SUPPLY	SS	◎
CONDENSATE RETURN	CR	◎
GAS	G	◔
POINT OF CONNECTION AT EQUIPMENT		⌒
ABOVE FINISHED FLOOR	AFF	
DROP FROM ABOVE	DFA	
BELOW FINISHED FLOOR	BFF	
BRANCH TO CONNECTIONS	BTC	

FOODSERVICE DYKES SINCE 1894 SOLUTIONS

750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:

Villagio of Clifton

Clifton, VA

DRAWN BY:	JcF
CHECKED BY:	
REVISION NO.	DATE:

PROJ. NO.:

DATE: 08.28.2024

MECH./PLUMB P.O.C.

TITLE:

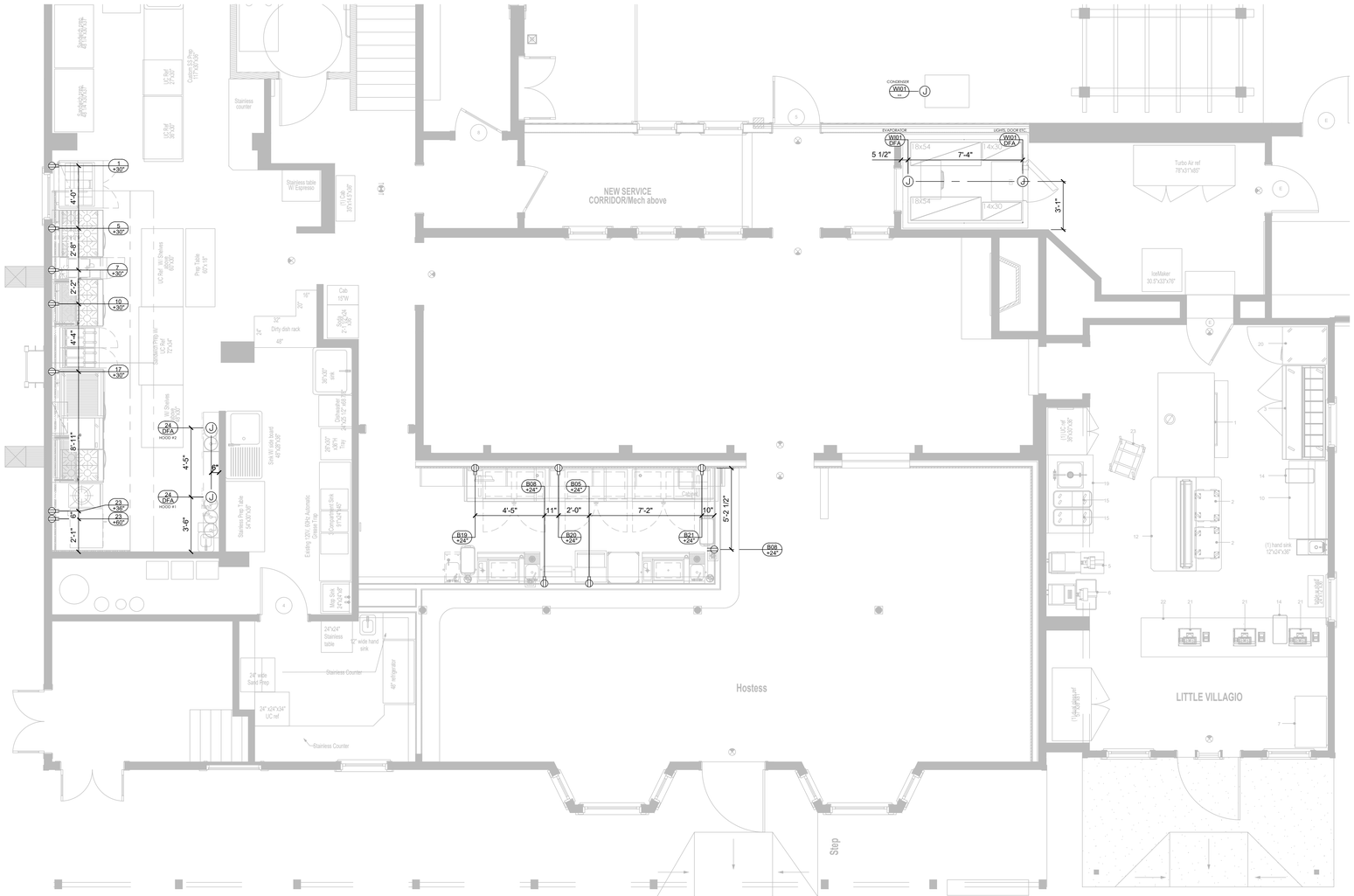
FS-5.0

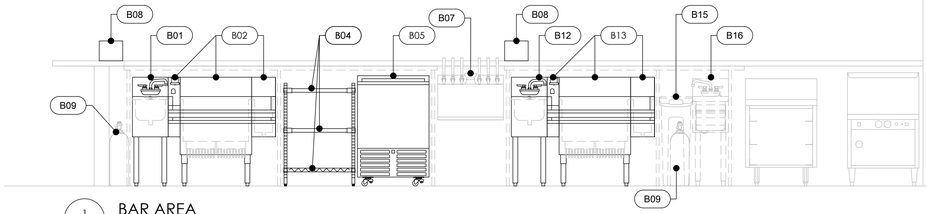
SHEET:

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

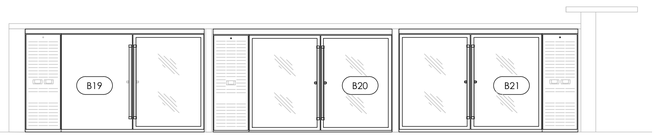
FOODSERVICE EQUIPMENT ELECTRICAL SCHEDULE

ITEM NO.	QTY.	DESCRIPTION	VOLT	PHASE	AMPS	CYCLE	CONNECTION	NEMA	A.F.F	REMARKS	ITEM NO.
1	1	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	115	1	3.8	60	CORD & PLUG	5-15P	30"	-	1
5	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	5
7	1	PASTA COOKER, GAS	120	1	1	60	CORD & PLUG	5-15P	30"	-	7
10	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	2.5	60	CORD & PLUG	5-15P	30"	-	10
17	1	EQUIPMENT STAND, REFRIGERATED BASE	115	1	4.2	60	CORD & PLUG	5-15P	30"	-	17
23	1	CONVECTION OVEN, GAS	115	1	5.0	60	CORD & PLUG	5-15P	36" & 60"	2 ELECTRICAL CONNECTIONS REQUIRED.	23
24	1	HOOD SYSTEM	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	24
B05	1	GLASS FROSTER	115	1	2.5	60	CORD & PLUG	5-15P	24"	-	B05
B08	2	GLASS SANITIZER / CHILLER	100-240	1	3.5	60	CORD & PLUG	-	24"	14V 4A OR 13.8 3.5A IS RECOMMENDED, RECHARGEABLE 12V BATTERY - 100/240V AC PLUG	B08
B19	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B19
B20	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B20
B21	1	BACK BAR CABINET, REFRIGERATED	120	1	2.5	60	CORD & PLUG	5-15P	24"	-	B21
WI01	1	WALK-IN FREEZER	-	-	-	60	-	-	DFA	SEE MANUFACTURER SHOP DRAWINGS FOR DETAILS	WI01
-	1	-	-	-	-	60	-	-	DFA	E.C. TO PROVIDE, INSTALL, AND CONNECT HEAT TAPE ON DRAIN LINES	-

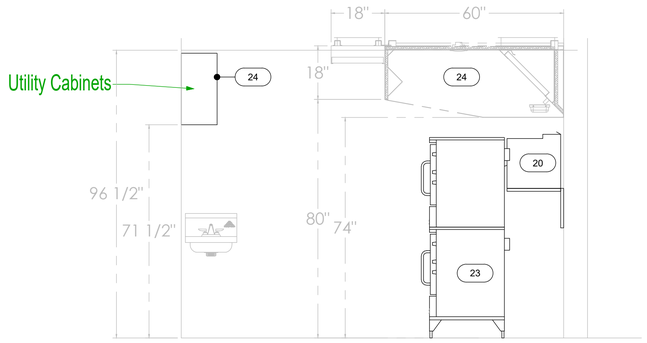

NEW SERVICE CORRIDOR/Mech above
Hostess
LITTLE VILLAGIO
Step
Stainless Counter
Stainless table W/ Espresso
Dirty dish rack
Stainless Prep Table 54"x30"x36"
Existing 120V, 60Hz Autoswoc Grease Trap
Stainless counter
24"x24" Stainless table
24" wide Salad Prep
24" x24"x34" UC ref
40" refrigerator
Turbo Air ref 79"x31"x85"
IceMaker 30.5"x33"x78"
(1) hand sink 12"x24"x35"
Cabinet
Counter
Sink
Dishwasher
Mop Sink 24"x24"x12"
Cab 15"W
Shelves 24"x12"
Shelves 60"x12"
Prep Table 60"x 16"
UC Ref 27"x30"
UC Ref 36"x30"
Cabinet 5-Door 111"x30"x58"
Stainless table W/ Espresso
UC Ref 36"x30"
UC Ref 48"x30"
UC Ref 60"x30"
UC Ref 72"x30"
Stainless Prep 111" UC Ref 72"x34"
UC Shelves 60"x30"x58"
UC Shelves 36"x30"x58"
Sink 96" dish board 42"x30"x58"
36"x30" sink
Dishwasher 24"x25"x58" 65lb
Dishwasher 28"x25"x76" Tray
Compartment Sink 3 Pot 72"x30"x58"
Mop Sink 24"x24"x12"
CONDENSER
WI01 DFA
EVAPORATOR
WI01 DFA
LIGHTS, DOOR ETC.
WI01 DFA
5 1/2"
7'-4"
1.8x54
1.4x30
1.8x54
1.4x30
3'-1"
4'-0"
2'-8"
2'-2"
4'-4"
8'-11"
2'-1"
6"
4'-5"
3'-6"
11"
2'-0"
7'-2"
10"
5'-2 1/2"
4'-5"
6"
30"
24"
48"
30"
18"
20"
24"
48"
96"
24"
24"
24



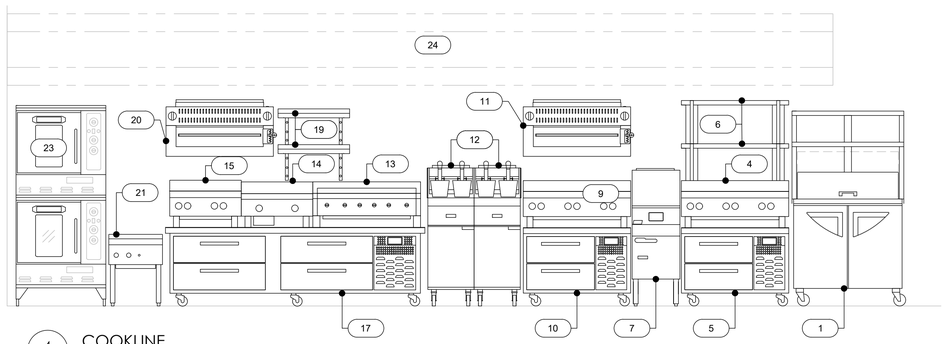
1 FS-2.0 BAR AREA
SCALE: 1/2" - 1'-0"



2 FS-2.0 BAR AREA
SCALE: 1/2" - 1'-0"



3 FS-2.0 COOKLINE
SCALE: 1/2" - 1'-0"



4 FS-2.0 COOKLINE
SCALE: 1/2" - 1'-0"

FOODSERVICE DYKES EST. 1894 SOLUTIONS
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME:
Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:

REVISION NO.	DATE:

PROJ. NO.:
DATE: 08.28.2024

ELEVATIONS

TITLE:

FS-7.0

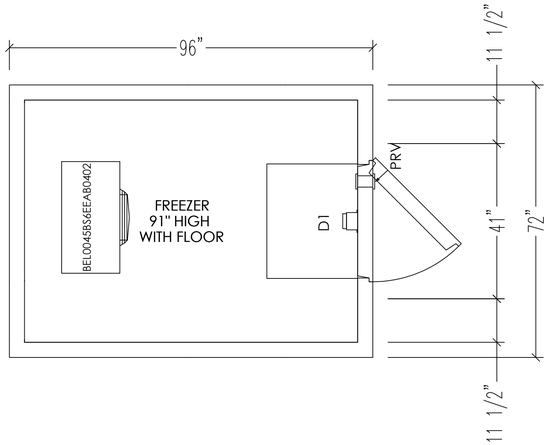
SHEET:

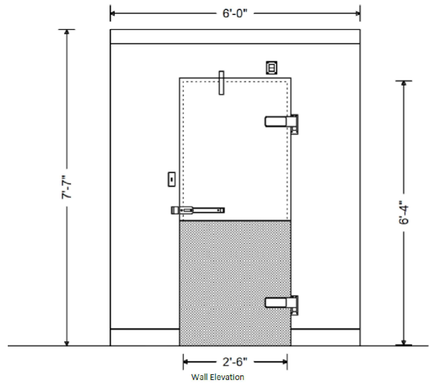
SCALE: 1/2" = 1'-0"

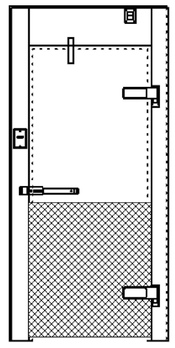
VERIFY ALL INTERIOR AND EXTERIOR DIMENSIONS AND ALLOW A MINIMUM **2"** CLEAR (AIR) BETWEEN WALK-IN AND EXISTING/PROJECTED STRUCTURES.

BE SURE THE LARGEST PANEL TO BE MANUFACTURED WILL BE HANDLED WITHOUT PROBLEM INSIDE YOUR ROOM

4" INSULATION, AK-XPS4 HI-PERFORMANCE PANEL CORE
COOLERS R-29, FREEZERS R-32
CORE FLAME SPREAD RATING OF 15
SMOKE DEVELOPED OF 165
INSULATION WITH 50 YEAR R-VALUE WARRANTY

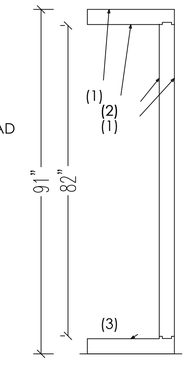


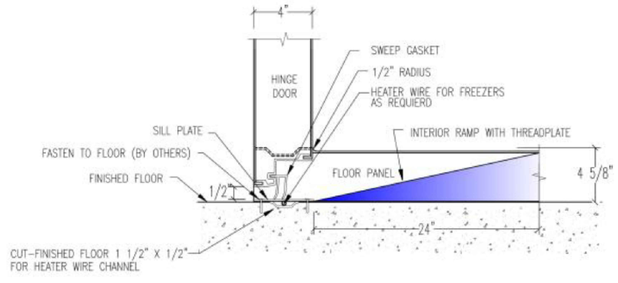




SECTIONAL VIEW

(1) 4" INSULATED PANELS.
26 GA. STUCCO EMBOSSED ACRYLUME
(2) 4" INSULATED PANELS.
26 GA. STUCCO GALVANIZED WHITE
(3) DIAMOND TREAD PLATE .090"
FOR 900 LB/SQ.FT UNIFORMLY DISTRIBUTED LOAD





INTERIOR RAMP 24" DEEP X 30" WIDE

303: INTERIOR RAMP 24" DEEP X 30" WIDE OPENING FOR FREEZER (5.7 OHMS HEATER WIRE)

-SPECIFICATION-
Box Height: Freezer 7'-7" (6'-11" Interior)
Insulation: 4" thick AK-XPS4 Extruded foam
UL classified core flame spread 15, Smoke rating less than 165
Compartment 1 - Freezer
D1 - (1) Standard 30" x 76" Right hinged flush door with brushed hardware. Interior finish: 26 Ga. Stucco Galvanized White, Exterior finish: 26 Ga. Stucco Embossed Acrylume.36" kickplates to interior and exterior of door. Energy saving temperature regulating thermostat heater wire and heated relief vent. Heavy duty deadbolt handle latch with 1/4 turn inside release. Digital LED Thermometer with pilot light switch. 1807 11w, Vapor Proof, 120V. LED fixture. 82 Lumens /watt Angled face . Requires 115vac. 2.2 amps.
With Internal Ramp 24" deep x 30" wide

Refrigeration:
(1) 2 HP Bohn DOE Compliant Outdoor Condensing Unit, Model BCH0022LBACZA0200, 208-230/1/60, MCA 21 Amps, Low Temperature, Scroll, Air-cooled, R-448A, This refrigeration system is designed and certified for use in walk-in freezer applications - AWEF3.04, 1 ye (6472 Btu/hr @ -10°F room temperature and 95°F ambient)
(1) Bohn DOE Compliant BEL0045BS6EEAB0402, 208-230/1/60, Low Profile Electric Defrost, 0.5 Fan Amps with Fixed Speed EC motor
(1) Extended 4 year compressor Warranty
Wall Panels
Interior Finish: 26 Ga. Stucco Galvanized White
Exterior Finish: 26 Ga. Stucco Embossed Acrylume
Ceiling Panels
Interior Finish: 26 Ga. Stucco Galvanized White
Exterior Finish: 26 Ga. Stucco Embossed Acrylume

JOB NAME: *Indoor Freezer 6 x 8*
CUSTOMER NAME: DYKES RESTAURANT SUPPLY (ABC)
DATE: 08/20/2024 REV: 1 ----
JOB NUMBER: 23-35054-2
PAGE: 1 of 1
QUOTE#: 23-35054
PO#:
FAX#:
SCALE: 3/8" = 1" DRAWN BY: AC
jfruscione
575 EAST 10th AVENUE,HIALEAH,FLORIDA 33010
FAX(305)884-8330

DYKES FOODSERVICE SOLUTIONS
750 OLD HICKORY BLVD.
SUITE 140
Brentwood,TN 37027
PHONE
615-309-8650
FAX
615-309-8665
EMAIL
blbodart@dykesfoodservice.com
ON THE WEB @
www.dykesfoodservice.com

THIS SET OF DOCUMENTS AND THE DESIGN SHOWN HEREIN ARE THE PROPERTY OF DYKES FOODSERVICE SOLUTIONS INC. REPRODUCTION VIOLATION OR ANY OTHER UNAUTHORIZED USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF DYKES RESTAURANT SUPPLY WILL BE SUBJECT TO LEGAL ACTION.

PROJECT NAME: Villagio of Clifton
Clifton, VA

DRAWN BY: JcF
CHECKED BY:
REVISION NO. | DATE:

PROJ. NO.:
DATE: 08.28.2024
VENDOR WALK-IN DWGS.
TITLE:
FS-8.0
SHEET:
SCALE: N.T.S.

ASBESTOS INSPECTIONS INC.
DBA CAPITAL ABATEMENT

ASBESTOS SAMPLE ANALYSIS REPORT

Location:

7145 Main Clifton VA
20145

Prepared By:

ASBESTOS INSPECTION, INC D/B/A CAPITAL ABATEMENT P.O. Box 1962
Annandale, VA 22003

703-655-0879

FEDERAL TAX ID NO.
54-1487621

capitalabatement@verizon.net

Analysis

In accordance with the Environmental Protection Agency (EPA) & National Emission Standards for Hazardous Air Pollutants (NESHAP) compliance monitoring (40 CFR), an accredited inspector at Capital Abatement performed an inspection survey in coordination with building owner/facility manager at **7145 Main Clifton VA 20145** for Client due to scheduled demolition/renovations.

Capital Abatement ensures that all samples of presumed asbestos containing material (PACM) taken by the inspector are sent to an accredited laboratory under the National Institute of Standards and Technology's (NIST) National Voluntary Laboratory Program (NVLAP) as recommended by the EPA under 40 CFR Pt. 763, Subpt. E App. C & E.

In the last page, you will find a quick summary of the lab report.

Samples were taken of suspicious material but no asbestos present.

EMSL Analytical, Inc.

10752 & 10768 Baltimore Avenue Beltsville, MD 20705

Tel/Fax: (301) 937-5700 / (301) 937-5701

http://www.EMSL.com / beltsvillelab@emsl.com

EMSL Order:	192409010
Customer ID:	ASIN51
Customer PO:	
Project ID:	

Attention:	Maria Sanchez	**Phone:**	(703) 655-0879
	Asbestos Inspection, Inc.	**Fax:**	(301) 949-8360
	PO Box 1962	**Received Date:**	10/04/2024 10:19 AM
	Annandale, VA 22003	**Analysis Date:**	10/07/2024
		Collected Date:	10/03/2024
Project:	7145 MAIN ST		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
# 1 *192409010-0001*	EXTERIOR STUCCO	Beige Fibrous Homogeneous	4% Glass	45% Quartz 50% Ca Carbonate 1% Non-fibrous (Other)	None Detected
# 2 *192409010-0002*	INSULATION BENEATH KITCHEN	Pink Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
# 3 *192409010-0003*	FLOOR ACCESS PANEL BY FREEZERS WALL BEHIND PLASTIC COVER KITCHEN AREA	Beige Non-Fibrous Homogeneous		5% Quartz 55% Ca Carbonate 40% Non-fibrous (Other)	None Detected

Analyst(s)

Ryan Manion (3)

Emily C. Baker Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from: 10/07/2024 10:59:18