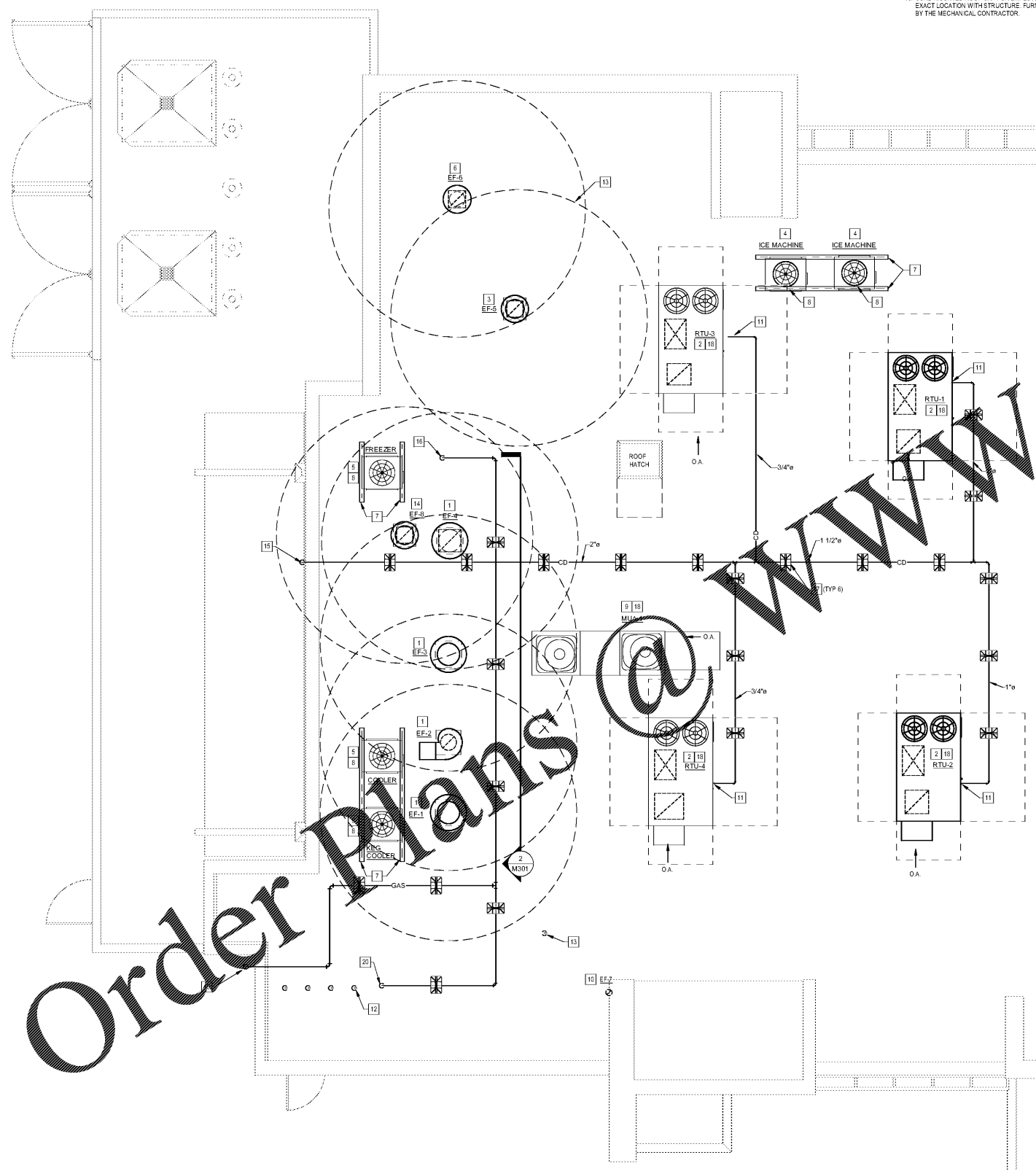


SHEET KEYNOTES

1. TYPE I GREASE EXHAUST FAN. REFER TO HOOD PLANS AND MECHANICAL PLAN FOR ADDITIONAL INFORMATION. PROVIDE CODE COMPLIANT DUCTWORK AND CLEARANCES. COORDINATE FLASHING AND WEATHERPROOFING WITH GC. COORDINATE EXACT LOCATION WITH GC AND STRUCTURE. REFER TO HOOD DRAWINGS.
2. ROOFTOP UNIT. REFER TO SCHEDULES AND MECHANICAL PLAN FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH STRUCTURE.
3. DISHWASHER EXHAUST FAN. INTERLOCK WITH DISHWASHER CONTROLS. REFER TO HOOD PLANS AND MECHANICAL PLAN FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH STRUCTURE.
4. CONDENSING UNIT FOR ICE MACHINE. FURNISHED BY KITCHEN EQUIPMENT SUPPLIER. INSTALLED BY MC.
5. CONDENSING UNIT FOR WALK-IN BOX. FURNISHED BY KITCHEN EQUIPMENT SUPPLIER. INSTALLED BY MC.
6. EXHAUST FAN FOR PUBLIC RESTROOM. REFER TO SCHEDULES AND MECHANICAL PLAN FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH STRUCTURE.
7. PROVIDE ROOF RAIL SUPPORT FOR REFRIGERATION CONDENSING UNIT. COORDINATE WITH ARCHITECTURAL PLANS.
8. REFRIGERANT LINES DOWN THROUGH ROOF. REFER TO ARCHITECTURAL ROOF PLANS FOR ADDITIONAL INFORMATION.
9. MAKE-UP AIR UNIT. UNIT FURNISHED WITH THE HOOD EXHAUST FANS AND INSTALLED BY THE MECH CONTRACTOR.
10. PARAPET TURN DOWN AND PIPE ACROSS ROOF. REFER TO ARCHITECTURAL ROOF PLANS FOR ADDITIONAL INFORMATION. FURNISHED WITH HOOD FANS AND INSTALLED BY THE MECHANICAL CONTRACTOR.
11. PROVIDE TRAPPED AND VENTED CONDENSATE LINE WITH CLEANOUT (CO) APPROXIMATELY AS SHOWN. REFER TO ALSO DETAIL ON THIS SHEET.
12. WATER HEATER CONDENSATE VENTS THRU ROOF. OFFSETS UNDER ROOF SHOWN ON THIS PLAN FOR CLARITY. REFER ALSO TO P-102. OFFSET UNDER ROOF 24" (MIN.) FROM PARAPET AND TERMINATE 24" (MIN.) ABOVE THE TOP OF THE PARAPET. TERMINATE WITH MSS APPROVED CAP. TYPICAL.
13. TERMINATE VENT THROUGH ROOF (VTR) 12" MIN. ABOVE TOP OF PARAPET, UNLESS PREVAILING CODE STATES OTHERWISE. SUPPORT AS REQUIRED. BY P.C.
14. POT TO STEAMER HOOD EXHAUST FAN. INTERLOCK WITH WALL SWITCH FURNISHED WITH HOOD. COORDINATE WITH E.C. REFER TO HOOD PLANS & MECHANICAL PLAN FOR ADDITIONAL INFORMATION. COORDINATE EXACT LOCATION WITH STRUCTURE.
15. ROUTE CONDENSATE DRAIN TO NEAREST ROOF DRAIN. ENSURE THAT NO PART OF PIPING, INCLUDING SUPPORTS, INTERFERES WITH ROOF OR OVERFLOW SCUPPERS AND ROOF DRAINAGE.
16. GAS PIPING DOWN THROUGH ROOF TO KITCHEN EQUIPMENT BELOW. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
17. CONDENSATE SUPPORT REFER TO DETAIL ON SHEET P302 (TYPICAL).
18. REFER TO SHEET M301 FOR SCHEDULES AND MECHANICAL EQUIPMENT & AIR WEIGHTS. REFER TO HOOD DRAWINGS FOR EXHAUST FANS AND MAKE-UP AIR UNIT WEIGHTS.
19. GAS PIPING UP FROM GAS METER LOCATION. VERIFY BRACKET TO WALL ACROSS PARAPET. TURN DOWN AND PIPE ACROSS ROOF.
20. GAS PIPING DOWN THROUGH ROOF TO WATER HEATERS. REFER TO SHEET P102 FOR CONTINUATION.

NOTE:
REFER TO SHEET P203
FOR GAS PIPE SIZES



MECHANICAL AND PLUMBING ROOF PLAN
MP200 1/4" = 1'-0"



MP GENERAL NOTES

1. THE TERM "CONTRACTOR" IS USED TO LAY OUT THE GENERAL CONTRACTOR'S (GC) ULTIMATE RESPONSIBILITIES. THE GC SHALL BE RESPONSIBLE FOR ALL WORK AND FOR COORDINATING THE WORK AND RESPONSIBILITIES OF MECHANICAL, ELECTRICAL, PLUMBING, FIRE AND OTHER SUB-CONTRACTORS. CONTRACTOR SHALL ALSO COORDINATE WORK WITH THE OWNER'S CONSTRUCTION MANAGER OR REPRESENTATIVE AND WITH VENDORS SUPPLYING EQUIPMENT.
2. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED WITH STATE AND MUNICIPALITY WHERE REQUIRED AND SHALL BE EXPERIENCED IN ALL AREAS OF THEIR WORK. CONTRACTORS SHALL BE FAMILIAR WITH LOCAL CODES AND REQUIREMENTS AFFECTING THEIR WORK.
3. ALL WORK SHALL BE COMPLETE, FULLY FUNCTIONAL, AND COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND WITH THE AUTHORITIES HAVING JURISDICTION (A.H.J.) APPLY TO THE PROJECT. REFER TO A COPY OF RELEVANT SECTIONS OF THE BELOW CODES AND STANDARDS IF REQUIRED. ANY WORK IN VIOLATION OF THE BELOW CODES SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER. COMPLY WITH THE MOST CURRENT STANDARDS OF:
 - A. 2017 FBC - FLORIDA BUILDING CODE - 6TH EDITION
 - B. 2017 FBC - FLORIDA BUILDING CODE - 6TH EDITION - ENERGY CONSERVATION CODE
 - C. 2017 FBC - FLORIDA MECHANICAL CODE - 6TH EDITION
 - D. 2017 FBC - FLORIDA PLUMBING CODE - 6TH EDITION
 - E. 2017 FBC - FLORIDA FUEL GAS CODE - 6TH EDITION
 - F. 2014 NEC - NATIONAL ELECTRIC CODE (NFPA 70)
 - G. 2017 A.D.A. - FLORIDA ACCESSIBLE CODE - 6TH EDITION
 - H. 2017 FRC - FLORIDA FIRE PREVENTION CODE - 6TH EDITION
 - I. NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS
 - J. NFPA 54 - NATIONAL FUEL GAS CODE
 - K. NFPA 72 - NATIONAL FIRE ALARM CODE
 - L. NFPA 96 - VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS
 - M. NFPA 101 - LIFE SAFETY CODE
 - N. LOCAL HEALTH DEPARTMENT
 - O. STATE FIRE MARSHAL
 - P. OSHA CODE - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
4. MATERIALS, EQUIPMENT, APPURTENANCES AND INSTALLATION METHODS SHALL CONFORM TO THE LATEST STANDARD:
 - A. AGA - AMERICAN GAS ASSOCIATION
 - B. AMCA - AMERICAN BOARD OF SOLENT AND PRESSURE VESSEL INSPECTORS
 - C. ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
 - D. ADA - AMERICANS WITH DISABILITIES ACT
 - E. ARI - AIR CONDITIONING AND REFRIGERATION INSTITUTE
 - F. ASHRAE - AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS
 - G. ASME - AMERICAN SOCIETY OF MECHANICAL ENGINEERS
 - H. ASSE - AMERICAN SOCIETY OF SAFETY ENGINEERS
 - I. ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
 - J. AWWA - AMERICAN WATER WORKS ASSOCIATION
 - K. CBIM - CERTIFIED BALLAST MANUFACTURERS ASSOCIATION
 - L. ETL - ENVIRONMENTAL TESTING LABORATORY
 - M. FM - FACTORY MUTUAL
 - N. IEEE - INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
 - O. ILLUMINATING ENGINEERING SOCIETY
 - P. IPECA - INSULATED POWER CABLE ENGINEERS ASSOCIATION
 - Q. IMB - MANUFACTURERS STANDARDIZATION SOCIETY
 - R. NIBW - NATIONAL BOARD OF SOLENT AND PRESSURE VESSEL INSPECTORS
 - S. NECA - NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION
 - T. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 - U. NSF - NATIONAL SANITATION FOUNDATION
 - V. PDI - PLUMBING AND DRAINAGE INSTITUTE
 - W. SMACNA - SHEET METAL AND AIR CONTRACTORS' NATIONAL ASSOCIATION
 - X. UL - UNDERWRITERS LABORATORIES INC.
5. MATERIALS AND EQUIPMENT SHALL BE NEW, FREE FROM DEFECT, AND BEAR UNDERWRITER'S LABORATORY (UL) LABEL, OR OTHER NATIONALLY RECOGNIZED TESTING AGENCY WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED. PROVIDE COMPLETE WITH TRIM AND OPTIONS REQUIRED FOR PROPER OPERATION, UNLESS NOTED OTHERWISE.
6. ALL INFORMATION NOTICED ON THESE DRAWINGS HAS BEEN OBTAINED FROM EXISTING PLANS, REPORTS, AND PHOTOS FROM OTHERS, AND/OR FROM SITE SURVEYS. THE CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL WORK SHOWN ON THESE DRAWINGS WITH EXISTING CONDITIONS, PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT AND MATERIALS.
7. THESE PLANS AND SPECIFICATIONS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE AND DO NOT SHOW ALL DETAILS, DEVICES, AND METHODS OF CONSTRUCTION. REFER TO ARCHITECT FOR A FIRST CLASS, WORKMANLIKE, CORRECT RESULT. DO NOT SCALE PLANS.
8. ALL OVERHEAD UTILITIES INCLUDING BUT NOT LIMITED TO CONDUIT, SPRINKLER PIPE, ROOF DRAINS ARE TO BE RAN PARALLEL OR PERPENDICULAR TO STRUCTURE AT ALL OPEN CEILING AREAS.
9. PRIOR TO SUBMITTING A FINAL BID, CONTRACTORS WILL CONFIRM THAT THE CONTRACTOR HAS COMPLIED WITH THE BELOW REQUIREMENTS. NO EXTRAS WILL BE ALLOWED FOR EXISTING CONDITIONS WHICH COULD HAVE BEEN READILY OBSERVED OR INFERRED FROM THE EXISTING CONDITIONS OR FROM THE PLANS.
 - A. STUDY THE NEW CIVIL (WHERE APPLICABLE), ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS AND SPECIFICATIONS.
 - B. VISIT THE SITE AND PERFORM A THOROUGH EXAMINATION AND EVALUATION OF ALL EXISTING CONDITIONS.
 - C. NOTIFY THE ARCHITECT IN WRITING OF ANY SIGNIFICANT DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS NOTED ABOVE.
 - D. CONTACT THE ARCHITECT OR THE ENGINEER FOR FURTHER DIRECTION OR ADDITIONAL EXPLANATION OF ANY ITEM.
 - E. INCLUDE AN ALLOWANCE IN THE BID TO COVER ANY ADDITIONAL COST DUE TO NOTED DISCREPANCIES, EXISTING CONDITIONS, OBSERVATIONS, ETC.
10. CONTRACTOR SHALL PAY FOR AND INSTALL ALL REQUIRED PERMITS FOR WORK AND SHALL SCHEDULE INSPECTIONS WITH A.H.J. IN A TIMELY MANNER TO ALLOW COMPLETION OF PROJECT ON SCHEDULE.
11. THE FIRE DETECTION (WHERE REQUIRED) AND FIRE PROTECTION (SPRINKLER) SYSTEMS SHALL BE DESIGN / BUILD BY A STATE LICENSED, LOCALLY EXPERIENCED, FIRE ALARM AND FIRE SPRINKLER SUB-CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT PLANS IN COMPLIANCE WITH F.P.A., NEC AND LOCAL CODE AND OBTAIN APPROVAL FROM THE FIRE MARSHAL OR A.H.J. DO NOT REUSE THE EXISTING DETECTORS AND DEVICES WITHOUT THE EXPRESS, WRITTEN, APPROVAL OF THE AUTHORITIES.
12. UTILITY INFORMATION SHOWN ON THE PLANS ARE FROM PRELIMINARY CONTACT WITH THE RESPECTIVE UTILITIES AND/OR INFORMATION PROVIDED BY OTHERS. CONTRACTORS SHALL CONTACT THE UTILITY COMPANIES PRIOR TO BIDDING TO OBTAIN THE MOST UP TO DATE INFORMATION AND INSTALLATION REQUIREMENTS. PAY ALL PERMIT, CONNECTION, METER, AND OTHER FEES. REPORT ANY DISCREPANCY TO THE ARCHITECT OR ENGINEER. INCLUDE ALL COSTS IN THE BASE BID.
13. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND WATER PIPES, SANITARY SEWERS, GAS PIPES, ELECTRICAL AND COMMUNICATIONS CONDUITS AND DUCT BANKS, ETC. PRIOR TO DIGGING OR TRENCHING ON SITE. CONTRACTOR SHALL BE FULLY RESPONSIBLE AND BEAR COST FOR REPAIRING ANY UTILITY DAMAGE ON SITE.
14. REVIEW PLANS AND SPECIFICATIONS. VERIFY ALL CONNECTION POINTS, DIMENSIONS, AND FIELD CONDITIONS, AND CONFIRM THAT WORK'S SUBMITTALS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO ORDERING MATERIALS OR PERFORMING ANY WORK. IN QUESTION, WHAT IS A DISCREPANCY MAY EXIST BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS DESCRIBED BY NOTE OR SPECIFICATION, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY, THE BETTER QUALITY, THE MORE STRINGENT, AND GREATER COST (ITEMS) OR REQUEST CLARIFICATION FROM ARCHITECT PRIOR TO SUBMITTING FINAL BID. THESE PLANS AND SPECIFICATIONS ARE NOT INTENDED TO SUPERSEDE THE ARCHITECT'S. CONTACT ARCHITECT PRIOR TO FINAL BID FOR CLARIFICATION IF ANY DISCREPANCY IS FOUND.
15. CONTRACTOR SHALL CAREFULLY INSPECT ALL EQUIPMENT RECEIVED AND VERIFY THAT IT IS COMPLIANT WITH THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS PRIOR TO INSTALLING EQUIPMENT. CONTACT ARCHITECT OR ENGINEER FOR DIRECTION IF ANY DISCREPANCY ARISES.
16. ALL MATERIAL AND EQUIPMENT SHALL FIT IN THE SPACE AVAILABLE. ALL DIMENSIONS AND CLEARANCES SHALL BE VERIFIED AT THE FACILITY BEFORE COMMENCING WORK. ALL WORKING CLEARANCES AROUND EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
17. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMMODATE THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
18. ALL INSTALLED SYSTEMS, EQUIPMENT, DEVICES, AND APPURTENANCES SHALL BE TESTED IN PLACE TO CONFIRM THAT IT MEETS CODE AND THESE PLANS AND SPECIFICATIONS. REPLACE ALL CONTRACTOR FURNISHED ITEMS AT CONTRACTOR'S EXPENSE PRIOR TO CALLING FOR FINAL INSPECTION OR SUBMITTING FOR FINAL PAYMENT.
19. SUBMITTALS AND SUBSTITUTIONS: THE CONTRACTOR SHALL SUBMIT INFORMATION TO THE OWNER FOR ALL EQUIPMENT, DEVICES, AND PIPING COMPONENTS INTENDED TO BE PROVIDED FOR THIS PROJECT WITHIN ITS BUSINESS DAYS FROM CONTRACT AWARD. IT SHALL BEAR THE COST OF REVIEW STAMP. HIGH-LIGHT SUBSTITUTIONS FOR EQUIPMENT AND MATERIALS AND WARRANT THAT SUBSTITUTED EQUIPMENT IS EQUAL TO THAT SPECIFIED.
20. MATERIALS USED IN AIR PLENUMS, DUCTS, AIR HANDLING EQUIPMENT, AND WHERE REQUIRED BY A.H.J. SHALL HAVE A MAXIMUM FLAME SPREAD OF 25 AND SMOKE DEVELOPMENT OF 45 AS TESTED IN ACCORDANCE WITH NFPA-25, UL22, AND ASTM E84. DO NOT USE PVC IN RETURN AIR PLENUMS. USE ONLY PLENUM RATED MATERIALS IN RETURN AIR PLENUMS AND REQUIRED SPACES.
21. ALL PIPING, CONDUIT, DUCT, ETC. SHALL BE PROPERLY SUPPORTED FROM STRUCTURE. PPE HANGERS AND SUPPORTS SHALL COMPLY WITH MSS SP-68-2009. INSTALLATION METHODS SHALL COMPLY WITH MSS SP-68-2009. PROTECT INSULATION WITH SECTION OF CALCULATED FIRE INSULATION AND A HALF ROUND SHEET METAL SHIELD ON THE OUTSIDE OF INSULATION. SHIELD SHALL BE 12" LONG OR SHALL EXTEND 2" BEYOND EITHER SIDE OF HANGER (IF LONGER).
22. CONTRACTOR SHALL USE EXTREME CARE IN SELECTION AND MOUNTING METHODS FOR INSTALLATION OF EQUIPMENT TO INSURE THAT NOISE AND VIBRATION ARE HELD TO A MINIMUM. USE VIBRATION ISOLATORS, SPRINGS, DAMPENING MATERIALS, ETC. WHERE REQUIRED. ON MOTOR DRIVEN SYSTEMS EXCEEDING 1/2 HP, PROVIDE VIBRATION ISOLATION AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER OR EQUAL TO ACOUSTIC NOISE CONTROL, WHERE NO RECOMMENDATION IS MADE.
23. REFER TO ARCHITECT'S SPECIFICATIONS AND NOTES FOR CUTTING, TRENCHING, AND PATCHING. PAINT ALL CONDUIT, PIPING, DUCTS, AND DEVICES EXPOSED TO PUBLIC PER ARCHITECTURAL PLANS OR TO MATCH ADJACENT BUILDING SURFACE, UNLESS NOTED OTHERWISE.
24. UNLESS OTHERWISE SPECIFIED, ALL REQUIRED CUTTING AND PATCHING OF FLOORS, WALLS, ROOF, PARTITIONS AND OTHER MATERIALS IN THE BUILDING IS TO BE INCLUDED IN THE SCOPE. THE CONTRACTOR SHALL RESTORE THESE AREAS TO ORIGINAL CONDITION UPON COMPLETION. ALL PENETRATIONS OF WALLS, CEILING, OR FLOORS SHALL BE CORE-DRILLED, SLEEVED, AND SEALED TO COMPLY WITH RESPECTIVE BUILDING CODE REQUIREMENTS. ALL PENETRATIONS THROUGH FIRE RATED WALL SHALL COMPLY WITH UL LISTED SLEEVE ASSEMBLY REQUIREMENTS. ROOF PENETRATIONS SHALL COMPLY WITH ROOF MANUFACTURER'S RECOMMENDATIONS. REFER ALSO TO ARCHITECTURAL REQUIREMENTS FOR WATER-PROOFING.



BLOOMIN BRANDS
HIALEAH, FL - OUTBACK STEAKHOUSE
1751 W 49TH STREET
HIALEAH, FLORIDA 33012

SHEET ISSUE
OUT TO PERMIT:
03/21/19

PRINCIPAL IN CHARGE: JC
PROJECT ARCHITECT: MS
DRAWN BY: TH

SHEET TITLE
MECHANICAL AND PLUMBING ROOF PLAN

SHEET NO. MP200
PROJ. NO. 2018231.20

MP200