



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

AREA TABULATION	
AREA	SQUARE FOOTAGE
Dunkin' Donuts	1,790.67 SQ. FT.
Future Tenant 'A'	2,212.00 SQ. FT.
TOTAL SQ. FT.	4,002.67

GENERAL NOTES:

CONTRACTOR / OWNER SHALL INSPECT AND VERIFY THE SCOPE OF WORK AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL WORK APPARENT DURING FIELD INSPECTION BUT NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE CONSIDERED AS PART OF THE SCOPE OF WORK.

ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) AND AS PER MANUFACTURER'S INSTRUCTIONS.

IF ANY DISCREPANCIES IN THE BUILDING, SITE, OR DRAWINGS ARE DETECTED, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

CONSTRUCTION NOTES:

- KEYED TO FLOOR PLAN - ☐
- FINISHED FLOOR REFERENCE ELEVATION = 0' - 0".
 - ALL DIMENSIONS TO FACE OF STUD OR FACE OF CMU UNLESS NOTED OTHERWISE.
 - ALL WORK SHALL COMPLY WITH CURRENT LOCAL AND STATE CODES AND WITH THE CURRENT EDITION OF THE STATE OF FLORIDA HANDICAP STATUTES AND THE AMERICANS WITH DISABILITIES ACT, (ADA).
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
 - VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
 - ALL INTERIOR FINISHES TO BE GYPSUM WALL BOARD U.O.N. SEE WALL TYPES.
 - ALL FLOOR FINISHES AS PER FINISH SCHEDULE. FINAL SELECTIONS TO BE COORDINATED WITH OWNER AND APPROVED BY DUNKIN'.
 - PROVIDE ALL NECESSARY BLOCKING REQUIRED TO SUPPORT MILLWORK, GRAB RAILS AND ALL RELATED ACCESSORIES.
 - DOOR RETURN TO BE 4-1/2" (MIN.) EXCEPT WHERE NOTED OTHERWISE ON PLANS.
 - ALL MILLWORK BY DUNKIN DONUTS SUPPLIERS U.O.N.
 - ROOF ACCESS LADDER BY ALACO LADDER COMPANY "MODEL 563" (OR EQUAL) WITH SECURITY DOOR. PAINT TO MATCH BUILDING.
 - PROVIDE BOLLARD COVER OVER BOLLARDS OR PAINT PER OWNER'S DIRECTION.
 - 2" X 2" X 16 GA. STAINLESS STEEL CORNER GUARDS, EXTEND FROM TOP OF BASE TILE TO BOTTOM OF CEILING (TYP. THROUGHOUT KITCHEN).
 - WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES. SEE PLUMBING. TO BE PURCHASED AND INSTALLED BY G.C.
 - ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT DUNKIN DONUTS KITCHEN, SALES AND SERVICE AREAS FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - SUBSTRATE FOR RACK WASH TO BE DUROCK, FULL HEIGHT, WITH FRP FINISH. SLOPE QUARRY TILES TO FLOOR DRAIN. ALTERNATE: WALL FINISH TO BE STAINLESS STEEL WITH FLOOR PIT AND GRATE.
 - PROVIDE UTILITY AND CLEANING ACCESS AT ALL FRONT LINE MILLWORK W/ DRAINS.
 - PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HHW TO ALL HAND WASHING SINKS. SEE PLUMBING.
 - WALL COVERINGS TO BE PURCHASED AND INSTALLED BY G.C. GRAPHICS INSTALLED BY G.C.
 - VERIFY OUTLET/SWITCH MOUNTING HEIGHTS AND FLOOR DRAINS WITH DUNKIN STANDARDS. G.C. TO CONDUCT ROUGH-IN WALK-THRU WITH OWNER AND VERIFY LOCATIONS WITH EQUIPMENT CUT SHEETS.
 - WALK-IN COOLER/FREEZER SUPPLY AND INSTALL IS BY OWNER. G.C. TO PROVIDE ELECTRICAL PLUMBING CONNECTIONS. COORDINATE WITH OWNER/WALK-IN VENDOR.
 - G.C. IS TO PROVIDE ALL FLASHING, SEALANT, TRIM, CONNECTIONS, FASTENERS, ELECTRICAL, PLUMBING, ETC. AS REQUIRED TO PROVIDE A COMPLETE AND PROPER INSTALLATION OF A WALK-IN BOIL.
 - EQUIPMENT BY OWNER INSTALLED BY EQUIPMENT VENDOR. G.C. TO COORDINATE PLUMBING AND ELECTRICAL CONNECTIONS WITH EQUIPMENT VENDOR.
 - TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS: KITCHEN AND STORAGE AREAS: 1/2" PLYWOOD (5/8" OVER POT SINK). SERVICE AREA / OFFICE: 1/2" PLYWOOD (5/8" OVER OFFICE DESK). SALES AND SEATING AREAS: 5/8" GYPSUM BOARD. PROVIDE 5/8" DUROCK CEMENT BOARD AT WALLS WITH CERAMIC TILES, BEHIND SINKS, PROVIDE 5/8" DUROCK CEMENT BOARD UP TO 48" A.F.F. WITH PLYWOOD ABOVE.
 - PROVIDE 5/8" GYP. BOARD OVER 5/8" PLYWOOD ON MENU BOARD SOFFIT.
 - PROVIDE #100 ALLOWANCE FOR MOP SINK ACCESSORIES (MOP HOOKS, SHELF, ETC.).
 - INDICATES LOCATION OF ABC APPROVED FIRE EXTINGUISHER (2A10BC - 5B) SUPPLIED & INSTALLED BY G.C.
 - PROVIDE STOREFRONT BY YKK AP AMERICA, INC. (OR EQUAL) ALUMINUM FLUSH GLAZE STOREFRONT SYSTEM, MODEL YFS 45 TYP. SEE ELEVATIONS.
 - PROVIDE DRIVE-THRU WINDOW BY READY ACCESS "600 SERIES - NO BOTTOM", 47-1/2" X 45-1/2".
 - JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAILS ON P102.
 - 3-COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAILS ON P102.
 - MILLWORK IN OFFICE BY G.C.
 - G.C. TO PROVIDE TACTILE SIGNAGE AT EACH DOOR REQUIRING AN EXIT SIGN TO BE MOUNTED ON LATCH SIDE OF DOOR, 60" A.F.F. (NFPA 101 - 7.10.13).
 - PROVIDE MINIMUM 6" ADDRESS NUMBERS ON BUILDING. NUMBERS TO BE PLAINLY VISIBLE FROM THE STREET OR OTHER ELEVATIONS AND CONTRAST WITH BACKGROUND. THIS MAY BE WAIVED IF ADDRESS NUMERIC IS ILLUMINATED ON A SIGN SEPARATE FROM THE BUILDING THAT IS VISIBLE FROM THE STREET. NFPA 1, 10.12.1.1, 10.12.1.2 & 10.12.1.2.1, FLORIDA 2020 EDITION. VERIFY FINAL LOCATION WITH A.U.
 - THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2" INCH FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. NFPA 101, SECTION 7.2.1.3.1 & 7.2.1.3.2, FLORIDA 2020 EDITION.
 - PROVIDE GRAPHIC OR BLACKOUT TINT ON STOREFRONT WINDOW. COORDINATE WITH OWNER.
 - DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. CONTACT ARCHITECT IF DISCREPANCIES ARISE.

REVISIONS

1	06/06/22	EQUIPMENT UPDATE
2	03/09/23	EQUIPMENT UPDATE

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DA

DONAHUE ARCHITECTURE, PC
1202 SW 17th Street, Ste. 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: #AR0017456

FLOOR PLANS

FLOOR PLAN / NOTES

A New Building for
Dunkin' Donuts - Sorrento
FL-44 (PC# 363018)
Eustis, FL 32736

DATE	03/09/23
JOB	D_20096
DRAWN BY	JS
JD	

A100

BID SET

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