

6920 N. ROCHESTER ROAD

ROCHESTER HILLS, MICHIGAN 48306

NEW TENANT FITOUT OF EXISTING RESTAURANT SPACE - "THE DIME STORE"

SHEET INDEX				
DATE		8/23/2023	9/20/2023	11/9/2023
SHEET	TITLE	PERMIT	REV	REV1
G101	GENERAL INFORMATION	•	•	•
G102	OCCUPANCY & LIFE SAFETY	•	•	•
SP101	SITE PLAN	•	•	•
D101	DEMOLITION PLAN	•	•	•
A101	FLOOR PLANS	•	•	•
A102	FFE PLANS	•	•	•
A201	REFLECTED CEILING PLANS	•	•	•
A301	EXTERIOR ELEVATIONS	•	•	•
A302	INTERIOR ELEVATIONS & DETAILS	•	•	•
A303	INTERIOR ELEVATIONS & DETAILS	•	•	•
A304	CEILING FIXTURE DETAILS	•	•	•
A401	ROOF MECHANICAL UNIT REPLACEMENT PLAN	•	•	•
A402	MUA-1 AND MUA-2 BY A.D.M. AIR CONTROL	•	•	•
FS1.1	FOODSERVICE EQUIPMENT PLANS	•	•	•
FS1.2	FOODSERVICE EQUIPMENT SCHEDULE	•	•	•
FS1.3	ELEVATION KEY PLANS	•	•	•
FS1.4	FOODSERVICE ELEVATIONS	•	•	•
FS1.5	FOODSERVICE PERSPECTIVES	•	•	•
FS2.1	FOODSERVICE PLUMBING PLAN	•	•	•
FS2.2	FOODSERVICE PLUMBING DETAILS	•	•	•
FS3.1	FOODSERVICE ELECTRICAL PLAN	•	•	•
FS3.2	FOODSERVICE ELECTRICAL DETAILS	•	•	•
FS4.1	FOODSERVICE SPECIAL CONDITIONS	•	•	•
E-0.0	ELECTRICAL SYMBOLS LIST	•	•	•
E-1.1	MAIN FLOOR ELECTRICAL FSE POWER PLAN	•	•	•
E-1.2	MEZZANINE ELECTRICAL FSE POWER PLAN, FSE SCHEDULE & DETAILS	•	•	•
E-2.1	MAIN FLOOR ELECTRICAL LIGHTING PLAN	•	•	•
E-3.0	ELECTRICAL RISER DIAGRAM	•	•	•
E-3.1	ELECTRICAL RISER DIAGRAM	•	•	•
E-4.0	ELECTRICAL SPECIFICATIONS	•	•	•
E-4.1	ELECTRICAL SPECIFICATIONS	•	•	•
E-4.2	ELECTRICAL SPECIFICATIONS	•	•	•
MP000	MECHANICAL & PLUMBING COVER SHEET	•	•	•
MPD100	FLOOR PLAN - MECH. & PLUMB. DEMO	•	•	•
MPD101	ROOF PLAN - MECH. & PLUMB. DEMO	•	•	•
M100	FLOOR PLANS - HVAC	•	•	•
M101	ROOF PLAN - HVAC	•	•	•
M200	MECHANICAL SCHEDULES & DETAILS	•	•	•
M300	MECHANICAL SCHEDULES	•	•	•
M400	MECHANICAL SPECIFICATIONS	•	•	•
P100	FLOOR PLAN - UNDERGROUND DRAINAGE	•	•	•
P101	FLOOR PLAN - PLUMBING	•	•	•
P102	ROOF PLAN - PLUMBING	•	•	•
P200	PLUMBING SCHEDULES & DETAILS	•	•	•
P201	PLUMBING SCHEDULES & DETAILS CONT.	•	•	•
P300	PLUMBING SPECIFICATIONS	•	•	•

SCOPE OF WORK:

THIS IS AN EXISTING RESTAURANT/ BAR IN OPERATION THROUGH 2017 BEING REWORKED FOR NEW TENANT.

NEW WORK:

- NEW PARTIAL HEIGHT PARTITION AT FOOD PICK UP
- NEW TILE FLOORING BEHIND BAR AND AT FOOD PICK UP AREA
- NEW WALL FINISHES AND PAINT
- REPLACING LIGHTING
- NEW FOOD SERVICE EQUIPMENT AT KITCHEN AND BAR
- NEW BAR FINISHES
- NEW MILLWORK INCLUDING SETTEES, NEW BAR TOP FURNITURE

DEFERRED SUBMITTAL:

- FIRE SUPPRESSION PLANS BY FIRE SUPPRESSION CONTRACTOR INDICATING RELOCATION AND ADDITION OF HEADS AS REQUIRED
- AWNING ENGINEERING BY AWNING MANUFACTURER PROVIDING AWNING STRUCTURES, MATERIALS, SIZES, CONFIGURATION, SPACING, CONNECTIONS, AND RELEVANT DETAILS AND INFORMATION

CODE DATA:

PROPERTY ZONING: B-2
 BUILDING CONSTRUCTION TYPE: II B
 USE GROUP: A-2
 BUILDING AREA:
 MAIN 4413 GROSS SQ FT
 UPPER 514 GROSS SQ FT

CURRENT CODES:

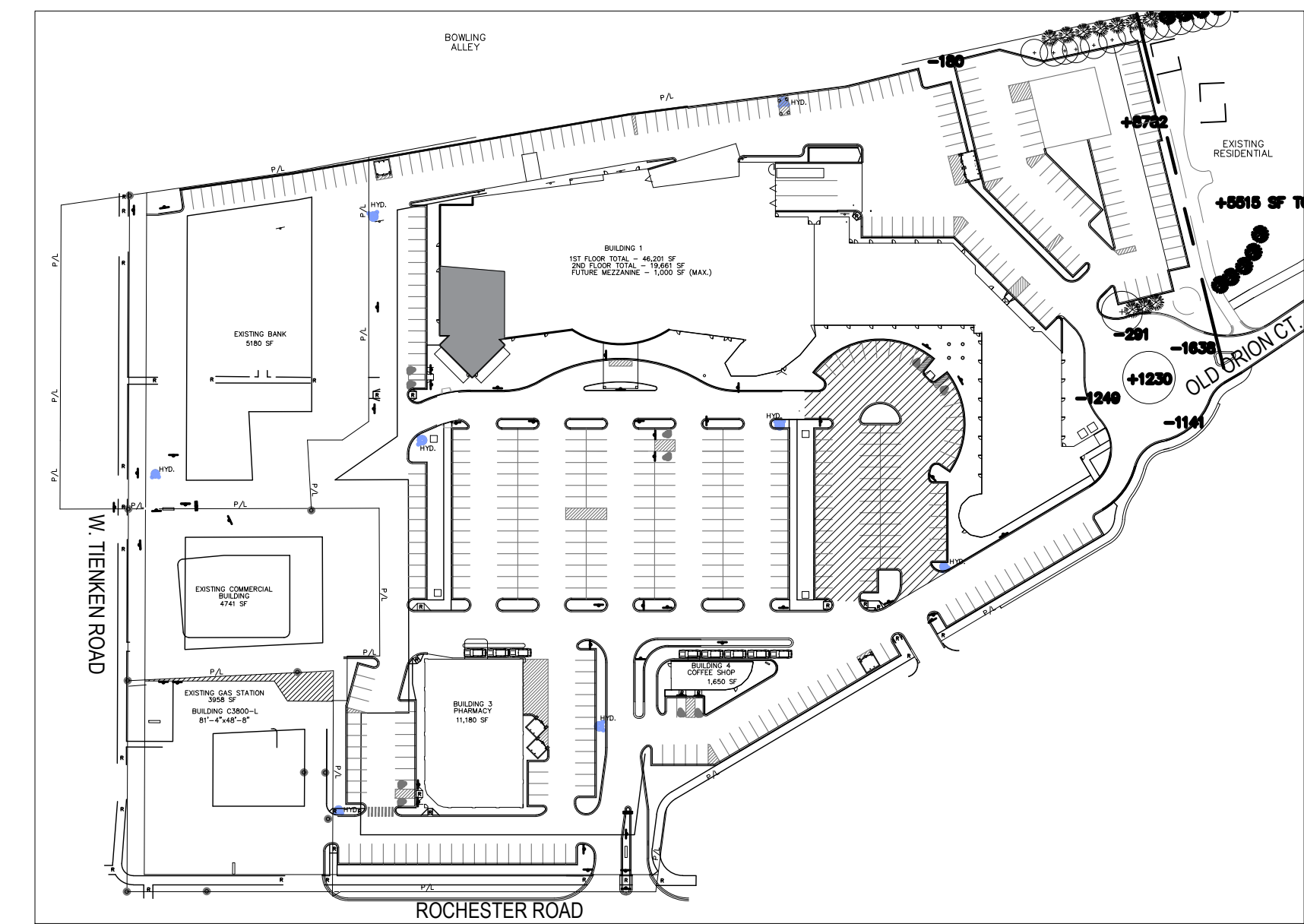
- 2015 MICHIGAN BUILDING CODE
- 2009 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2018 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 MICHIGAN ELECTRICAL CODE
- 2015 MICHIGAN ENERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-2013
- 2015 INTERNATIONAL FIRE CODE

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF ROCHESTER HILLS CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
 ROMAN BONISLAWSKI, R.A. LICENSE # 1301037397

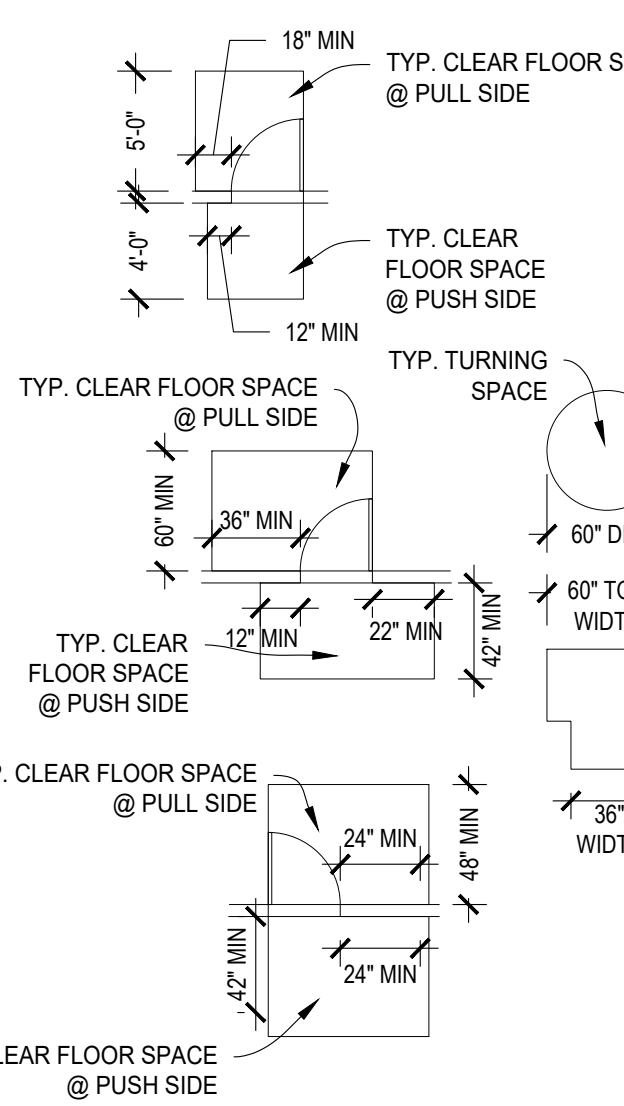
GENERAL DEMOLITION NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF WITH DEMOLITION AND REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THIS DRAWING.
- IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION WORK BE DONE BY THE SPECIALTY TRADE INVOLVED IN THE ORIGINAL INSTALLATION, THEREBY ASSURING EXISTING SYSTEM OR PORTIONS OF ORIGINAL CONSTRUCTION TO REMAIN WILL NOT BE ADVERSELY AFFECTED. THEREFORE, ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCE IN THEIR PROPOSALS TO INCLUDE ALL REQUIRED DEMOLITION AND REMOVAL.
- CONTRACTOR SHALL BE REGISTERED WITH THE CITY OF ROCHESTER HILLS AS REQUIRED, LICENSED AND BONDABLE.
- IF REQUIRED, CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNTS OF COVERAGE WITH OWNER.
- INSPECT EXISTING BUILDING CONSTRUCTION AS REQUIRED AND PROVIDE ALL NECESSARY PROTECTION MEASURES TO ENSURE THE HEALTH AND SAFETY OF ALL WORKMEN AND THE GENERAL PUBLIC PRIOR TO THE START OF DEMOLITION WORK.
- THE OWNER SHALL PROVIDE AND PAY FOR ALL TEMPORARY POWER AND WATER.
- ABANDONED MECHANICAL AND ELECTRICAL LINES ARE TO BE REMOVED TO A POINT BEHIND OR WITHIN THE FINISHED FLOOR, WALL OR CEILING UNLESS OTHERWISE NOTED. ABANDONED ELECTRICAL WIRING IS TO BE REMOVED TO POINT OF ORIGIN UNLESS OTHERWISE NOTED. ALL OTHER LINES SHALL BE GROUNDED AND CAPPED, AND GENERALLY MADE SAFE.
- COORDINATE TRASH REMOVAL REQUIREMENTS WITH THE CITY OF DETROIT. GENERAL CONTRACTOR IS TO PROVIDE APPROVED TRASH CONTAINERS AS MAY BE REQUIRED, AND LEGALLY DISPOSE OF ALL TRASH.
- UNDER NO CIRCUMSTANCES SHALL EXISTING STRUCTURAL MEMBERS AND SYSTEMS BE ALTERED OR REMOVED UNLESS DOCUMENTED OR DIRECTED BY ARCHITECT.
- EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION WORK SHALL BE PATCHED, REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.
- ALL EXISTING ITEMS WITHIN THE BUILDING ARE TO BE REVIEWED BY THE OWNER AND ARE CONSIDERED THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED. ALL FOOD SERVICE AND UNDERBAR EQUIPMENT TO BE SAVED FOR FUTURE USE.
- LEAVE ENTIRE CONSTRUCTION AREA BROOM CLEANED ON COMPLETION OF DEMOLITION WORK DAILY.
- PRESERVE EXISTING CIRCUIT WIRING FOR FUTURE LIGHTING LAYOUT AND FIXTURES.
- PRESERVE EXISTING RIGID DUCTING AND FLEX DUCTING AND DIFFUSERS.
- ALL EXISTING EMERGENCY EXIT LIGHTING TO BE PRESERVED AND MAINTAINED.

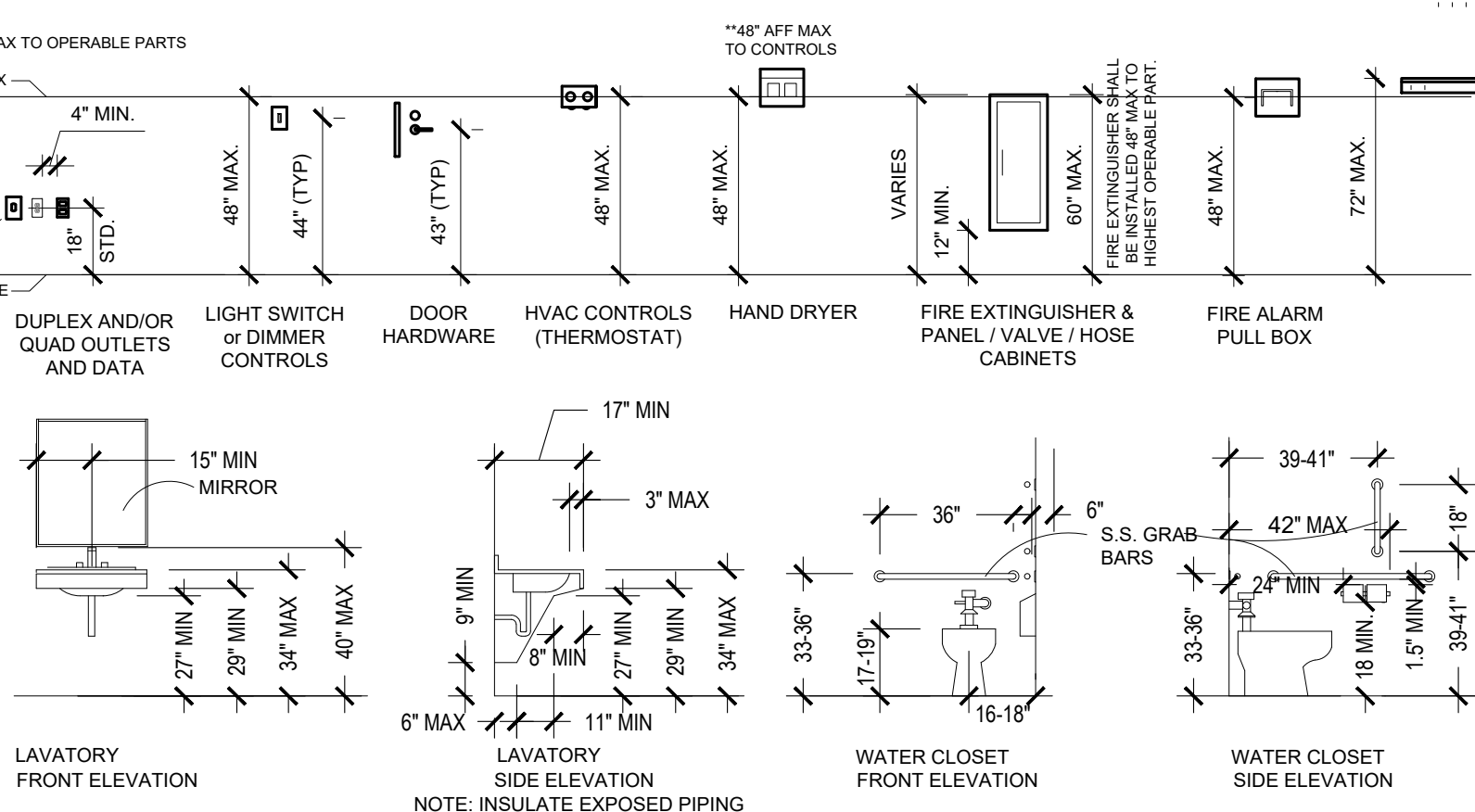


1 PROJECT LOCATION
 N.T.S.

TYPICAL REQUIRED CLEARANCES



BARRIER FREE COMPLIANCE STANDARDS:



ROMAN BONISLAWSKI ARCHITECTS et al.
 275 E. Frank St. Birmingham MI 48009
 o) 248.723.5790 f) 248.723.5795

Project:
 PROPOSED NEW RESTAURANT IN EXISTING SPACE
 6920 N. Rochester Rd.
 Rochester Hills, MI 48306

Seal:

 Roman Bonislawski

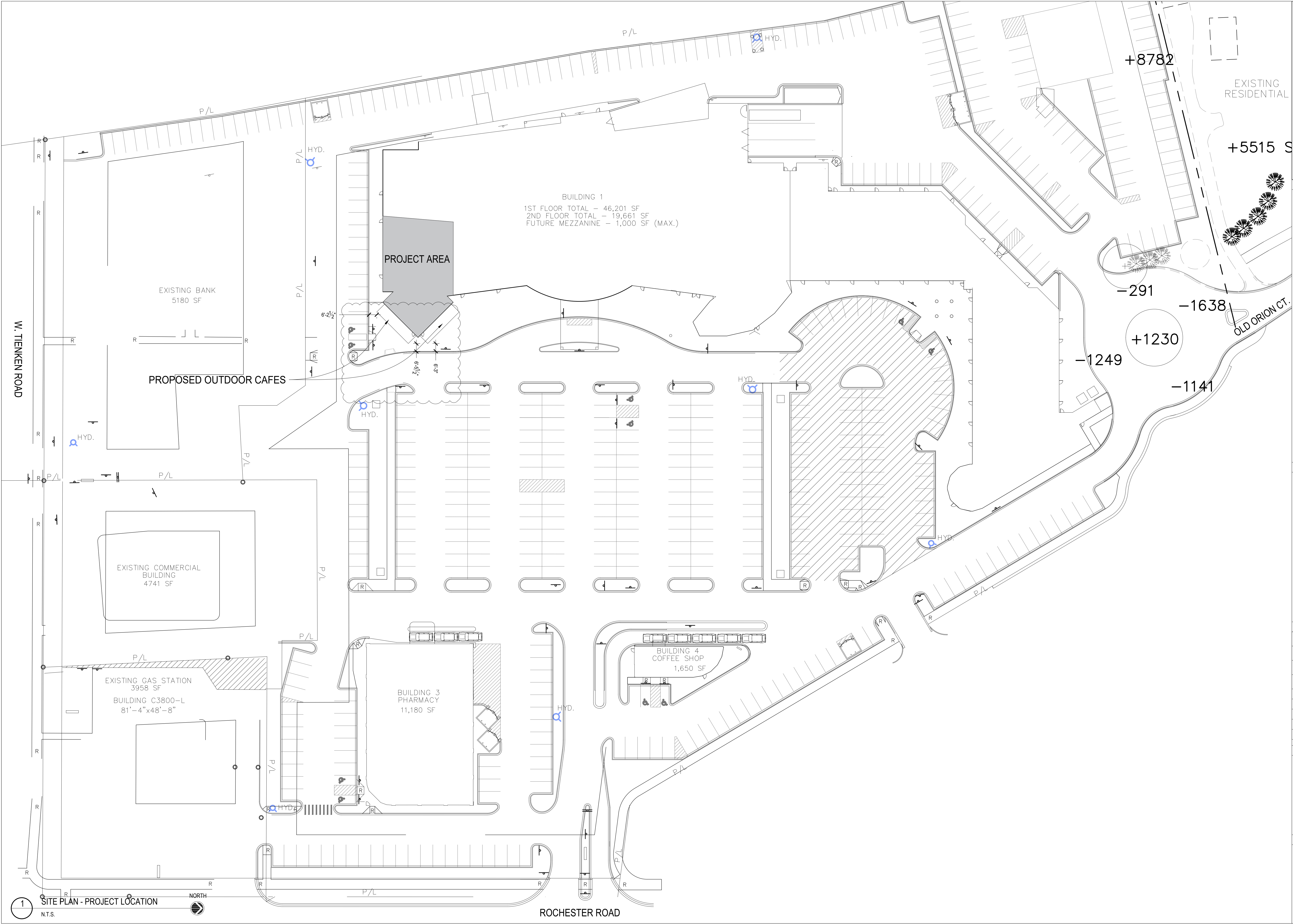
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GENERAL INFORMATION

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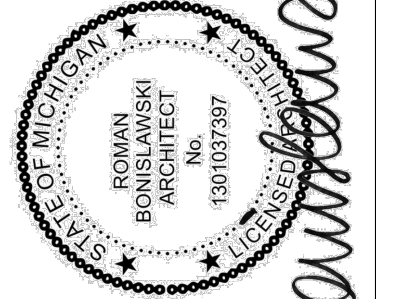
G101



1 SITE PLAN - PROJECT LOCATION
 N.T.S.

R O N A N D R O M A N
 architects et al.
 275 E. Frank St. Birmingham, MI 48009
 o) 248.723.5790 f) 248.723.5795

Project:
PROPOSED NEW RESTAURANT IN EXISTING SPACE
 6920 N. Rochester Rd.
 Rochester Hills, MI 48306

Seal:

Ron Roman

Issue Date:

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Sheet Title:
SITE PLAN

Sheet Number:
SP101



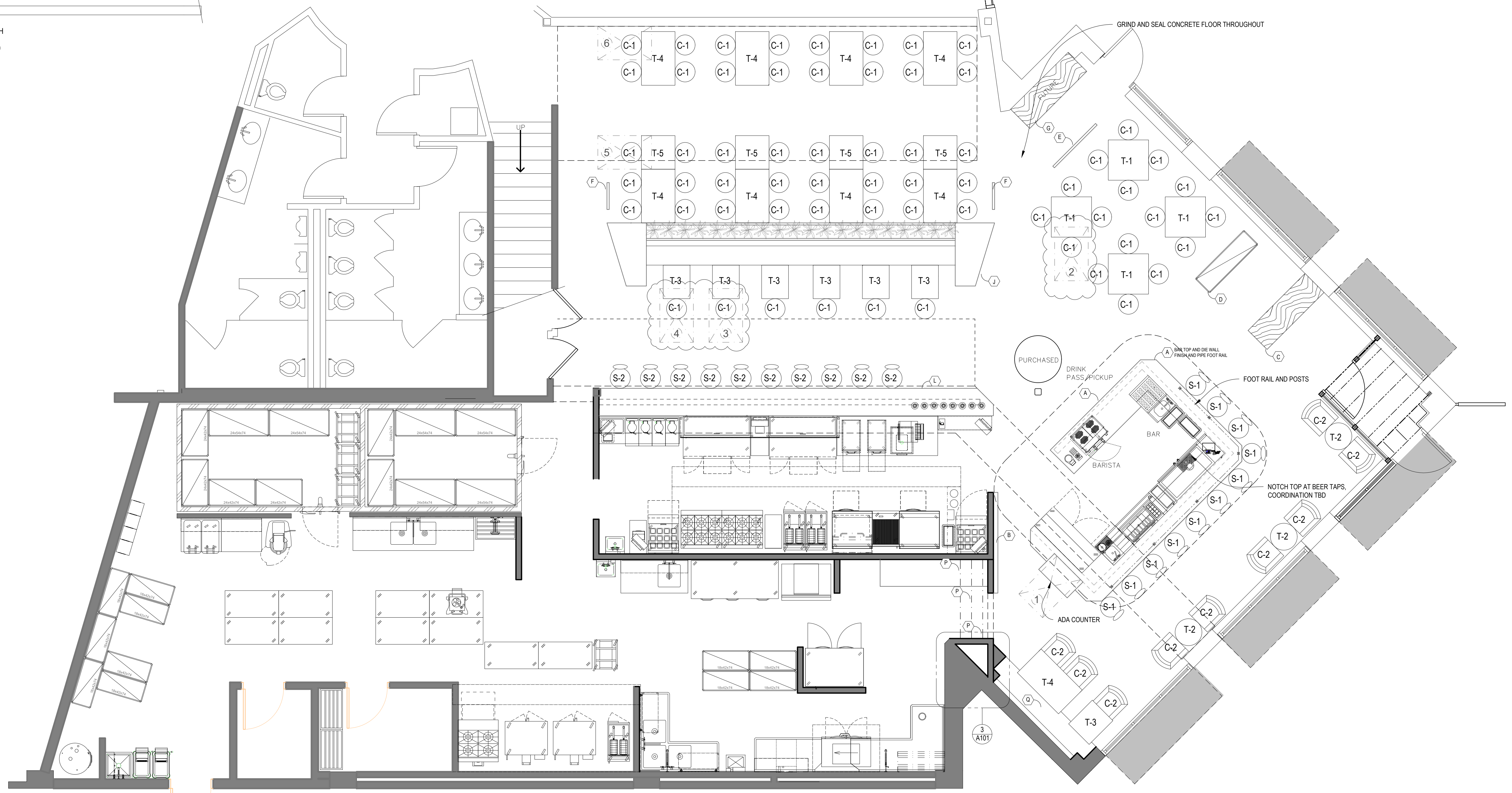
2 UPPER LEVEL FFE PLAN
scale: 1/4" = 1'-0"
NORTH

FIXTURE SCHEDULE	
ITEM	DESCRIPTION
A	BAR TOP ONLY
B	LIQUOR SHELVES - REVISED
C	HOST STAND FOUND PIECE BY OWNER
D	CARRYOUT METRO SHELVES BY OWNER
E	RAIL CORED INTO FLOOR
F	RAIL CORED INTO FLOOR
G	SERVICE STATION - REMOVED
H	FABRIC ON METAL FRAME CEILING FEATURE - REMOVED
I	WRAPPED TUBE AND POLYCARBONATE CEILING FEATURE AT BAR - REMOVED
J	SETTEE WITH PLANTER BOX - REVISED
K	DISPLAY FEATURE TABLE - REMOVED
L	DINER BAR TOP - REVISED
M	SUSPENDED CEILING FEATURE - REVISED, TO BE BY G.C.
N	MOBILE BAR BY OWNER (NOT IN MILLWORK)
O	SUSPENDED FRAME POLYCARBONATE PANELS
P	HANGING BANNERS BY OWNER
Q	SETTEE ADDED TO PROJECT

TABLE SCHEDULE (ALL TABLES BY OWNER)		
ITEM	QTY.	DESCRIPTION
T-1	4	36"x36"x30"H WOOD TABLE
T-2	3	24"x30"x30"H WOOD TABLE
T-3	7	24"x30"x42"H WOOD TABLE
T-4	18	30"x48"x30"H WOOD TABLE
T-5	4	24"x30"x30"H WOOD TABLE

CHAIR SCHEDULE		
ITEM	QTY.	DESCRIPTION
S-1	11	BAR STOOL
S-2	10	DINER STOOL
C-1 MAIN	62	DINING CHAIR
C-1 UPPER	36	DINING CHAIR
C-2	9	LOUNGE DINING CHAIR

*NOTE: ACCESSIBLE SEATS
5% OF SEATING = 5.4 ≈ 6



1 MAIN FFE PLAN
scale: 1/4" = 1'-0"
NORTH

Project:

PROPOSED NEW RESTAURANT IN EXISTING SPACE
 6920 N. Rochester Rd.
 Rochester Hills, MI 48306

Seal:

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Sheet Title:

FFE PLAN

Sheet Number:

A102



Foodservice Design + Consulting

217 Pierce Street | Ste. 207
Birmingham, Michigan 48009

www.js2designs.com

FOODSERVICE EQUIPMENT SCHEDULE						
ITEM	QTY	DESCRIPTION	ITEM REMARKS	SUPPLIED BY	INSTALLED BY	
1	1	WALK-IN COOLER	EXISTING, NOT TO CHANGE	EXISTING	EXISTING	
2	1	WALK-IN COOLER	EXISTING, NOT TO CHANGE	EXISTING	EXISTING	
3	6	WIRE SHELVING UNIT	FOR COOLER STORAGE	FSEC	FSEC	
4	6	WIRE SHELVING UNIT	FOR COOLER STORAGE	FSEC	FSEC	
5	7	WIRE SHELVING UNIT	FOR DRY STORAGE	FSEC	FSEC	
6	1	MOP SINK & FAUCET	PROVIDED AND INSTALLED BY PLUMBING TRADES; NOT IN FSEC CONTRACT	PC	PC	
7	1	UTILITY SHELF HOLDER	NOT IN FSEC CONTRACT; PROVIDED VIA OWNER'S SMALLWARES PACKAGE	FSEC	FSEC	
8	2	MOP BUCKET		OWNER	OWNER	
9	1	SPARE NUMBER		-	-	
10	1	SPARE NUMBER		-	-	
11	4	METAL LOCKER	NOT IN CONTRACT - PROVIDED BY OWNER	OWNER	OWNER	
12	1	SPARE NUMBER		-	-	
13	1	SPARE NUMBER		-	-	
14	1	SPARE NUMBER		-	-	
15	1	SPARE NUMBER		-	-	
16	4	S/S WORK TABLE	48" X 24"; PROVIDE WITH UNDERSHELF	FSEC	FSEC	
17	1	FOOD PROCESSOR		FSEC	FSEC	
18	2	BUN PAN RACK		FSEC	FSEC	
19	1	SPARE NUMBER		-	-	
20	1	SPARE NUMBER		-	-	
21	1	48" X 30" WORK TABLE W/ PREP SINK		FSEC	FSEC	
21A	1	48" X 30" WORK TABLE		FSEC	FSEC	
22	2	8" WALL MOUNT FAUCET; 14" SWING SPOUT		FSEC	PC	
24	1	DUNNAGE RACK	36" X 20"; 8" TALL	FSEC	FSEC	
24A	1	WALL MOUNTED POTATO CUTTER	PROVIDE WITH WALL MOUNT BRACKET	FSEC	FSEC	
25	4	HAND SINK W/SIDE SPLASHES	SOAP & TOWEL DISPENSERS PROVIDED & INSTALLED BY OWNER'S VENDOR	FSEC	PC	
25A	1	EXISTING HAND SINK - NOT TO CHANGE	EXISTING, NOT TO CHANGE; SOAP & TOWEL DISPENSERS PROVIDED & INSTALLED BY OWNER'S VENDOR	EXISTING	EXISTING	
25B	1	BY OWNER - HAND SINK W/ SIDE SPLASH	UNIT TO BE PROVIDED BY OWNER AND INSTALLED BY PLUMBING TRADES	OWNER	PC	
26	1	EXISTING - SINGLE COMPARTMENT PREP SINK	UNIT IS EXISTING ONSITE AND TO BE RELOCATED AS SHOWN ON DRAWING			
27	2	WALL SHELF	60" X 12"	FSEC	FSEC	
28	1	THREE DOOR REACH IN FREEZER		FSEC	FSEC	
29	1	SPARE NUMBER		-	-	
30	1	SPARE NUMBER		-	-	
31	1	ICE MACHINE W/BIN		FSEC	FSEC	
31A	1	ICE MAKER WATER FILTER		FSEC	FSEC	
32	4	WIRE SHELVING UNIT	FOR POT/PAN/UTENSIL STORAGE	FSEC	FSEC	
33	1	BACK BAR COOLER	REFRIGERATED SUPPORT FOR WAITSTAFF STATION & BAR BACKUP	FSEC	FSEC	
34	1	EXISTING - THREE COMPARTMENT SINK	UNIT IS EXISTING ONSITE AND TO BE RELOCATED AS SHOWN ON DRAWING	EXISTING	PC	
35	2	WALL MOUNT PRE-RINSE WIADD-A-FAUCET		FSEC	FSEC	
36	3	DOUBLE TIER WIRE SHELVING UNIT		FSEC	FSEC	
37	1	CLEAN DISHTABLE				
38	1	DISHMACHINE, RACK CONVEYOR, HIGH TEMPERATURE	NOT IN FSEC CONTRACT - UNIT TO BE PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
39	1	SPARE NUMBER		-	-	
40	1	SPARE NUMBER		-	-	
41	1	DISHWASHER CONDENSATE HOOD	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
42	1	SOILED DISHTABLE		-	-	
43	1	SPARE NUMBER		-	-	
44	1	SPARE NUMBER		-	-	
45	1	COUNTER TOP RANGE W/MOBILE STAND		FSEC	FSEC	
46	1	CONVECTION OVEN - GAS - DOUBLE DECK		FSEC	FSEC	
47	3	TUBE FIRED FRYERS				
48	1	EXHAUST HOOD W/FRONT SUPPLY PLENUM	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
48A	1	FIRE SUPPRESSION SYSTEM	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR; WITHIN EXHAUST HOOD UTILITY CABINET	VENDOR	VENDOR	
49	1	SPARE NUMBER		-	-	
50	1	SPARE NUMBER		-	-	
51	1	WORK TABLE-FILLER	15" X 30"; PROVIDE WITH UNDERSHELF	FSEC	FSEC	
52	1	SPINDLE EGG MIXER		FSEC	FSEC	
53	1	POINT OF SALE SYSTEM	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
53A	6	POS SYSTEM - ORDER SCREEN	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
53B	2	N.L.C. - POS SYSTEM - EXPO PRINTER	PROVIDED AND INSTALLED BY OWNER'S VENDOR	VENDOR	VENDOR	
54	2	SANDWICH UNIT, REFRIGERATED, MEGA TOP		FSEC	FSEC	
55	2	RESTAURANT RANGE 36" SERIES	W/CABINET BASE, MID-SHELF	FSEC	FSEC	
56	2	36" GRIDDLE, GAS	PROVIDE WITH THERMOSTAT CONTROLS	FSEC	FSEC	
57	1	INFRARED BROILER; WALL MOUNTED		FSEC	FSEC	
58	1	24" COUNTERTOP CHAR-BROILER, GAS		FSEC	FSEC	
58A	1	S/S EQUIPMENT STAND	PROVIDE WITH UNDERSHELF AND CASTERS	FSEC	FSEC	
59	1	SPARE NUMBER		-	-	
60	1	SPARE NUMBER		-	-	
61	2	36" REFRIGERATED EQUIPMENT STAND		FSEC	FSEC	
62	1	SPARE NUMBER		-	-	
63	1	EXHAUST HOOD W/FRONT SUPPLY PLENUM	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
63A	1	FIRE SUPPRESSION SYSTEM	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR; WITHIN EXHAUST HOOD UTILITY CABINET	VENDOR	VENDOR	
64	10	TRASH BIN	NOT IN FSEC CONTRACT; PROVIDED VIA OWNER'S SMALLWARES PACKAGE	OWNER	OWNER	
65	1	SPARE NUMBER		-	-	
66	1	TRACK MOUNTED HEAT LAMPS		FSEC	FSEC	
67	1	DUAL CONVEYOR TOASTER		FSEC	FSEC	
68	2	WARMER, DRAWER TYPE	ONE UNIT INSTALLED NOW; OTHER UNIT TO BE INSTALLED IN THE FUTURE	FSEC	FSEC	
69	1	SPARE NUMBER		-	-	
70	1	SPARE NUMBER		-	-	
71	1	142" X 18" OVERSHELF		FSEC	FSEC	
72	2	PIZZA PREP. TABLE		FSEC	FSEC	
73	1	FRONT EXPO COUNTER - CENTER	PROVIDE WITH TRASH CHUTE	FSEC	FSEC	
74	1	WORK TABLE	PROVIDE WITH TRASH CHUTE	FSEC	FSEC	
75	4	WAFFLE IRON	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
76	1	COUNTERTOP FOOD WARMER		FSEC	FSEC	
77	1	S/S TOASTER COUNTER	PROVIDE WITH DRAWER HAND SINK AND UNDERSHELVES IN BASE	FSEC	FSEC	
78	1	JUICER	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
79	1	DUAL FLAVOR COFFEE GRINDER	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
80	1	AIRPOT COFFEE BREWER, DUAL UNIT	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	EXISTING	FSEC	
81	2	WORK TABLE, CABINET BASE, SLIDING DOORS	PROVIDE WITH TRASH CHUTE	FSEC	FSEC	
82	1	BACK BAR COOLER		FSEC	FSEC	
83	1	ICE BIN W/ SPEED RAIL		FSEC	FSEC	
84	2	WORK TABLE		FSEC	FSEC	
85	1	BACK BAR COOLER		FSEC	FSEC	
86	1	SPARE NUMBER		-	-	
87	1	SPARE NUMBER		-	-	
88	1	PASS THRU WORKSTATION		FSEC	FSEC	
89	1	SPARE NUMBER		-	-	
90	1	SPARE NUMBER		-	-	
91	1	SPARE NUMBER		-	-	
92	1	DUAL ESPRESSO GRINDER	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
93	1	ESPRESSO MACHINE	NOT IN CONTRACT - PROVIDED BY OWNER'S VENDOR	VENDOR	VENDOR	
94	1	SPARE NUMBER		-	-	
95	1	SPARE NUMBER		-	-	
96	1	REFRIGERATOR, UNDERCOUNTER		FSEC	FSEC	
97	1	SPARE NUMBER		-	-	
98	1	SPARE NUMBER		-	-	
99	1	SPARE NUMBER		-	-	
100	1	SPARE NUMBER		-	-	

TAG	DESCRIPTION
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
GC	GENERAL CONTRACTOR
PC	PLUMBING CONTRACTOR/TRADES
EC	ELECTRICAL CONTRACTOR/TRADES
OWNER	PROJECT OWNER/OWNER'S REPRESENTATIVE
VENDOR	PROJECT OWNER/OWNER'S REPRESENTATIVE SUBCONTRACTED VENDOR

Revision	Description	Date

Project Name:
DIME STORE

Project Address:
**6920 N. Rochester Road
Rochester Hills, MI 48306**

Sheet Name:
**FOODSERVICE EQUIPMENT
SCHEDULE**

Project Number: 035
Date: 12.06.2023
Drawn By: Author

Drawing No.
FS1.2
Scale at Arch Standard D 1/4" = 1'-0"