



FREIHEIT & HO
ARCHITECTS, INC., P.S.

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GENERAL NOTES

BUILDING:

- ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD (F.O.S.). ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, U.O.N.
- ALL NEW EXTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" G.W.B. ON BOTH SIDES, U.O.N.
- ALL NEW INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" G.W.B. ON BOTH SIDES, U.O.N.
- INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" TYPE "X" G.W.B.
- INDICATES INTERIOR WALLS THAT SHALL BE 2x4 WOOD STUDS AT 14" O.C.
- INDICATES WALLS THAT SHALL BE: INTERIOR: 2 5/8" STL STUDS AT 16" O.C. PER STRUCT. DWGS. EXTERIOR: 4" STL STUDS AT 16" O.C. PER STRUCT. DWGS.
- FOR TYPICAL INTERIOR WALL, SEE 19 AB.2
- INDICATES INTERIOR WALLS THAT SHALL BE 6" STL STUDS AT 16" O.C.

- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL REMOVERS, ETC. SEE INTERIOR ELEVATIONS, SHEETS A7.0 & A7.1, FOR EQUIPMENT HEIGHTS & LOCATIONS.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT ON THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
- ALL GLAZING WITHIN 48" OF DOORS & 18" FROM FINISHED FLOOR SHALL BE TEMPORED INCLUDING GLAZING OF DOORS.
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" AFF. PROVIDE TOP & BOTTOM AND CAULK AROUND ALL SIDES. SIGN TO READ: "MAXIMUM SEATING CAPACITY - _____", FOR SEAT COUNT. SEE "LEGAL INFORMATION" ON SHEET 10.0.
- ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS III OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).

- ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NON-FLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
- BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- CONTRACTOR TO PROVIDE BORIC ACID THERMITE PROTECTION IN ALL WALLS.

KITCHEN:

- GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT (F.S.E.) CONTRACTOR.
- SEE KITCHEN DRAWING SCHEDULE FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR.
- DO NOT INSTALL F.R.P. BEHIND HOOBS.

ACCESSIBILITY NOTES

- PROJECT SHALL COMPLY WITH LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.
- HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR, AND TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE OR EQUIVALENT HARDWARE.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 3 POUNDS FOR INTERIOR DOORS.
- ALL REQUIRED EXIST DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEG. TO THE CLOSED POSITION.
- MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAX. VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAX. BEVEL OF 45 DEG.
- ONE WHEELCHAIR SEATING SPACE FOR EACH 20 SEATS SHALL BE PROVIDED WITH A MINIMUM OF ONE SPACE.
- PROVIDE A 12" EQUILATERAL TRIANGLE (VERTX POINTING UP) FOR MEN'S FACILITIES AND A 12" DIA. CIRCLE FOR WOMEN'S FACILITIES. THESE SYMBOLS SHALL BE OF CONTRASTING COLOR, 1/4" THICK, CONTAIN INTERNAL BRASSIE DIMOOLS, AND MOUNTED PER U.S.C. SECTION 11778.5 (11778.5 AND A.D.A.A.G. REQUIREMENTS (FURNISHED BY OWNER & INSTALLED BY CONTRACTOR, O.S.C.I.). SEE ELEVATIONS ON DECOR DRAWINGS.
- WIDTH AND HEIGHT OF REQUIRED EXIST DOORWAYS TO COMPLY WITH LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.

MOISTURE RESISTANT REGIONS

- PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS. SEE SPECIFICATIONS FOR OTHER DETAILS.

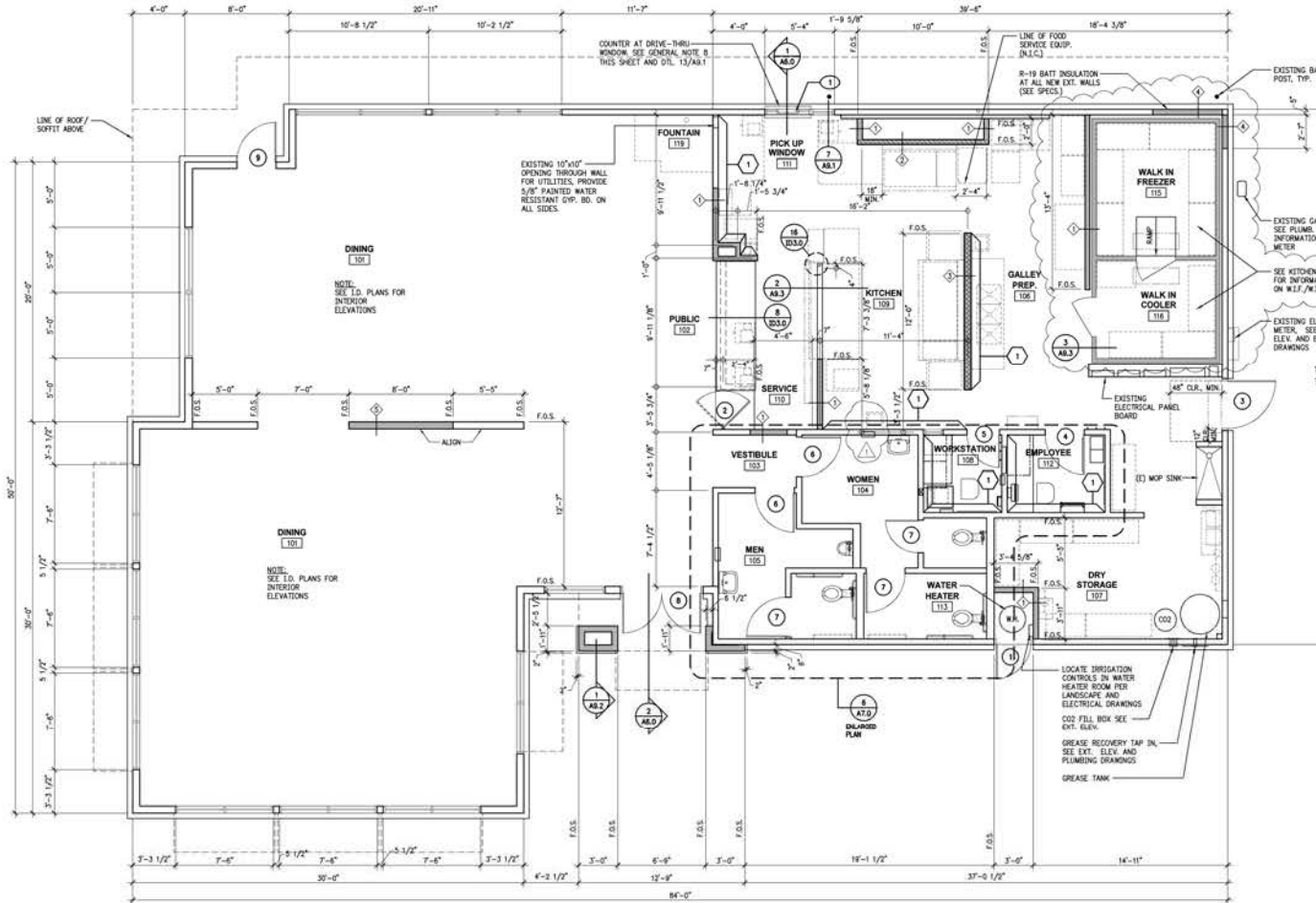
- JOINTS MINIMIZE WP FACES INSULATION AT EXTERIOR STUD WALLS IN LIEU OF ADHESIVE FACED INSULATION. POSITION INSULATION WITH THE WP FACES SIDE LOCATED ON THE EXTERIOR FACE OF STUD (ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING).
- GEORGIA PACIFIC DENGARMOR PLUS INTERIOR FIREGUARD TYPE "Y" GLASS MAT GYPSUM BOARD IN LIEU OF PAPER FACED GYPSUM BOARD.
- GEORGIA PACIFIC DENG ARMOR PLUS INTERIOR FIREGUARD TYPE "Y" GLASS MAT GYPSUM BOARD IN LIEU OF PAPER FACED GYPSUM BOARD (C.B.B.).
- INSTALL VINYL WALL COVERING WITH ZINSSER PLUS MOLD AND MILDEW PROOF COMMERCIAL WALL COVERING SYSTEM TWO COATS OF SHELLS PLUS PRIMER. INSTALL WALL COVERING WITH SURE-GRIP PLUS ADHESIVE.

WALL-TYPE SCHEDULE

SCHEDULE	DESCRIPTION	RATING	HEIGHT
1	2x4 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
2	2x4 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
3	2x6 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
4	INT'LL W/ 2x STUDS @ 16" O.C. NEW 5/8" TYPE "X" G.W.B. - INTERIOR SIDE MATCH EXISTING CONSTRUCTION & FINISHES ON EXTERIOR.	NON-RATED	INT'LL AS NEEDED
5	2x6 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE

KEY NOTES

- NEW DRIVE-THRU WINDOW
- NOT USED



8330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates

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P.M. (JOB ONLY): JAN. 19, 2007
PERMIT: MAY 14, 2007
BID: JULY 9, 2007
CONSTRUCTION: JULY 19, 2007

revisions

1. Design Approval: 08/27/07
2. Construction: Set 07/29/07

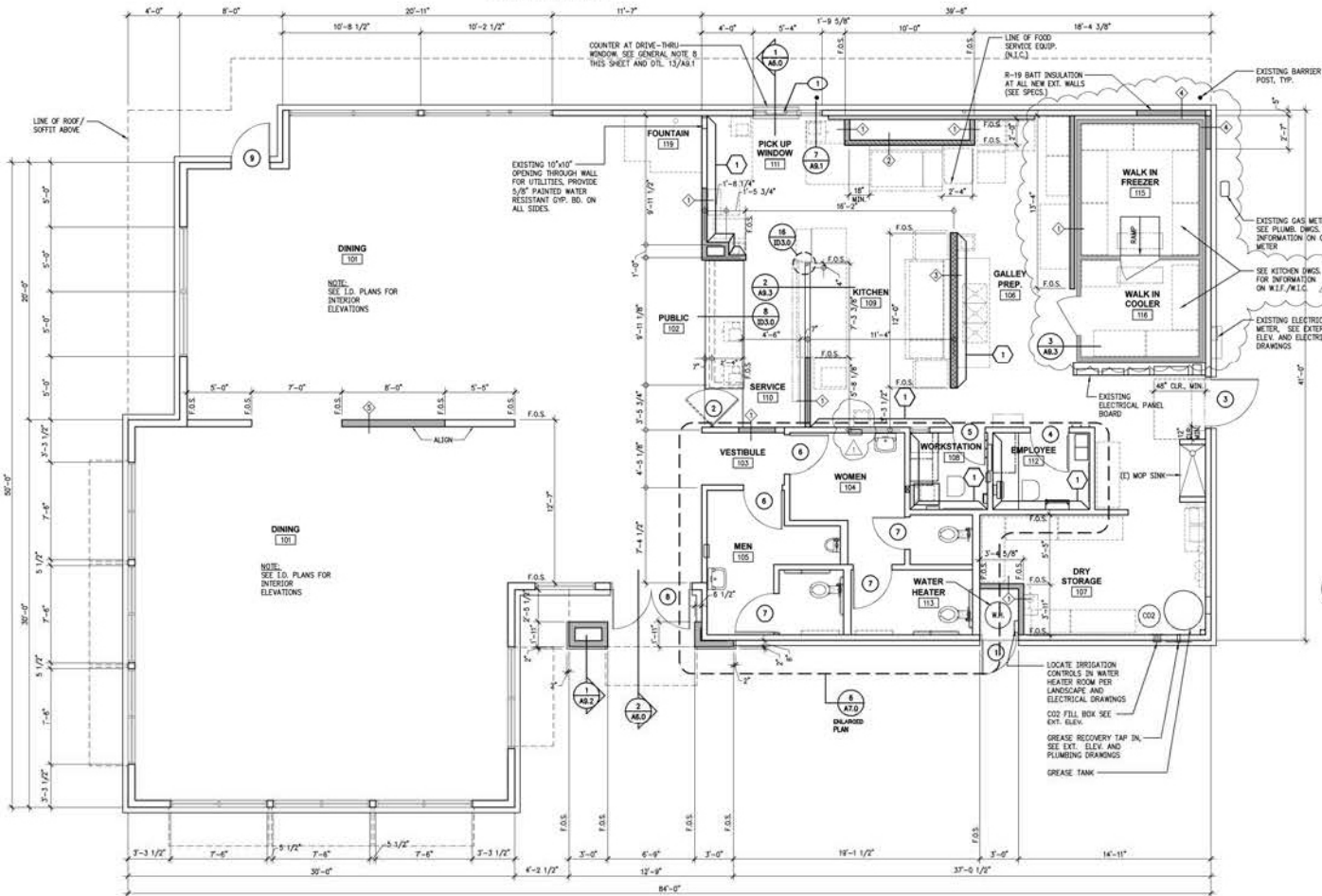
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site information

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JOB #: 8382
ADDRESS:
3020 E 29TH AVENUE
SPOKANE, WASHINGTON
DRAWN BY: CP
SCALE: 1/4" = 1'-0"

FLOOR PLAN & GENERAL NOTES

A1.0

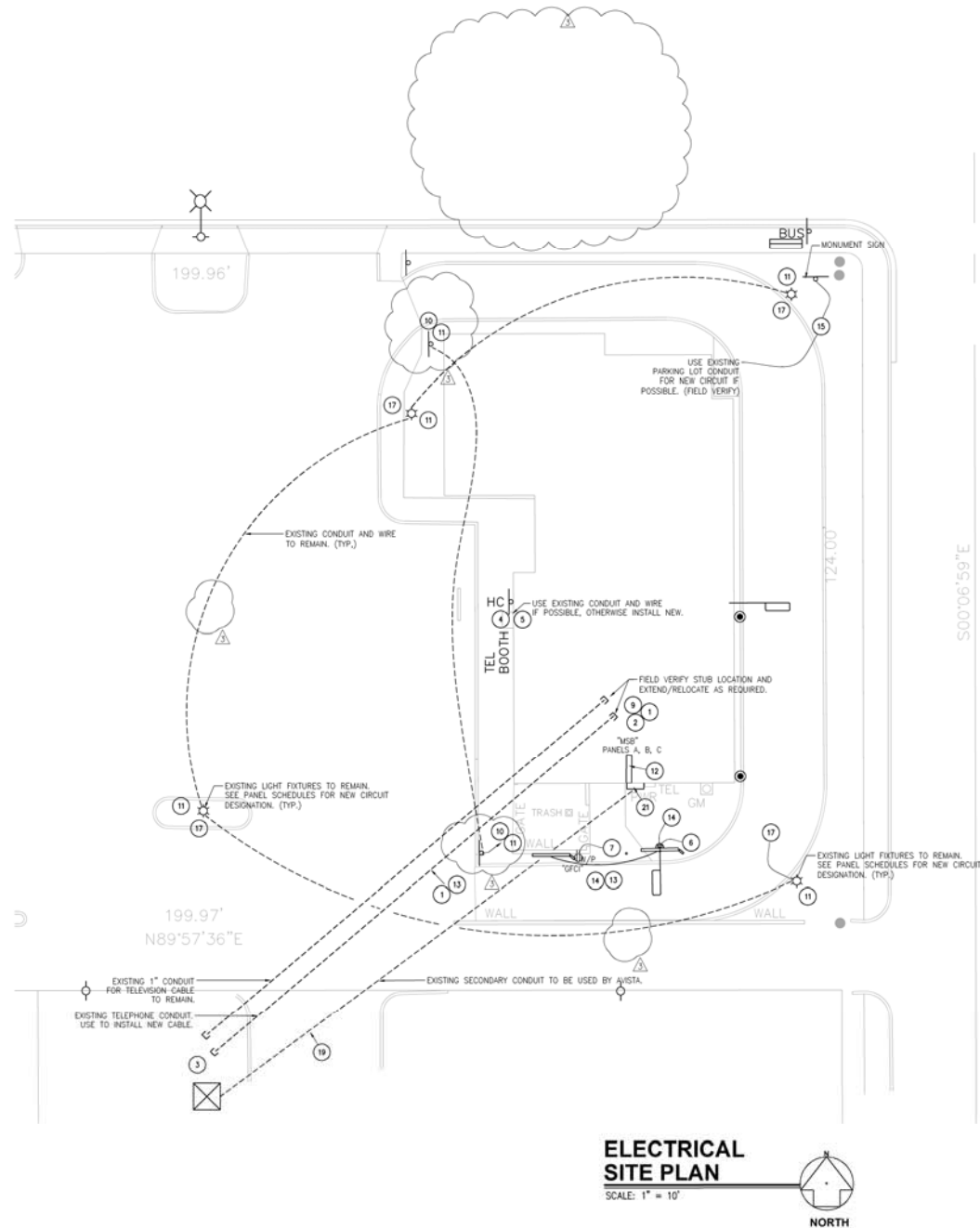


ELECTRICAL SITE NOTES

- 1 2" CONDUIT WITH PULL WIRE FOR 25 PR. PHONE CABLE. TELEPHONE COMPANY SHALL LAND CABLE AT TELEPHONE BACKBOARD. ALL RUNOUTS FROM BACKBOARD TO OUTLETS SHALL BE BY EC.
- 2 24" X 24" TELEPHONE BACKBOARD IN WORKSTATION. SEE E2.0, NOTE #17.
- 3 EXISTING TELEPHONE SERVICE. EC SHALL CONTACT TELEPHONE CO. AND COORDINATE NEW SERVICE CONNECTION.
- 4 NEW PAY PHONE IF USED- ADD 115-BF-U.
- 5 1" RUN TO TELEPHONE CONDUIT STUB-OUT AT EXTERIOR OF DINING WALL. REFER TO E2.0.
- 6 3/4" CONDUIT ONLY WITH PULL WIRE FOR COMMUNICATIONS LINE TO CASHIER & PICK UP WINDOWS.
- 7 RUN TO CIRCUIT C-33, 3 #10, 3/4" C.
- 8 NOT USED.
- 9 FCC REGISTRATION FOR MODEM IS 24K-E125574-1487-DM-E. RINGER EQUIVALENCY 0.8.
- 10 RUN TO CIRCUIT A-12, 3 #10, 3/4" C.
- 11 SITE LIGHTS AND SIGNS SHALL BE WIRED AS CIRCLED TO MATCH CIRCUTRY AND CONTROLS FOR LIGHTING CONTRACTORS, PHOTOCELLS AND TIME CLOCKS. SEE SHEET E3.0 FOR WIRING DETAILS.
- 12 EXISTING SERVICE PANELS A, B AND C TO REMAIN.
- 13 ALL UTILITIES SHALL BE BURIED AT A MINIMUM DEPTH OF 24" BELOW GRADE UNLESS OTHERWISE INDICATED.
- 14 RUN TO CIRCUIT A-2, 3 #10, 3/4" C.
- 15 RUN TO CIRCUIT A-38, 40, 3 #10, 3/4" C.
- 16 RUN TO CIRCUIT C-30, 32, 3 #10, 3/4" C. (NOT USED)
- 17 RUN TO CIRCUIT C-34, 36, 3 #10, 3/4" C.
- 18 NOT USED.
- 19 EXISTING SECONDARY FEEDER TO BE REUSED.
- 20 RUN TO CIRCUIT C-13, 3 #12, 3/4" C. (NOT USED)
- 21 EXISTING 600 AMP CT CAN TO BE REUSED.
- 22 CONTACT DODG KYLE REPRESENTATIVE AT AVISTA TO VERIFY EXACT LOCATION AND REQUIREMENTS BEFORE BID AND INSTALLATION. PHONE (509) 495-4125

GENERAL SITE NOTES

1. REFER TO SHEET E02.1 FOR DETAILS OF MENU BOARD, SPEAKER BOARD, AND SITE LIGHTING.



ELECTRICAL SITE PLAN

SCALE: 1" = 10'



SOUTH FISKE STREET



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- △ Health Department 06/21/07
- △ Fire Department 06/25/07
- △ Construction Set 07/25/07
- △
- △
- △
- △

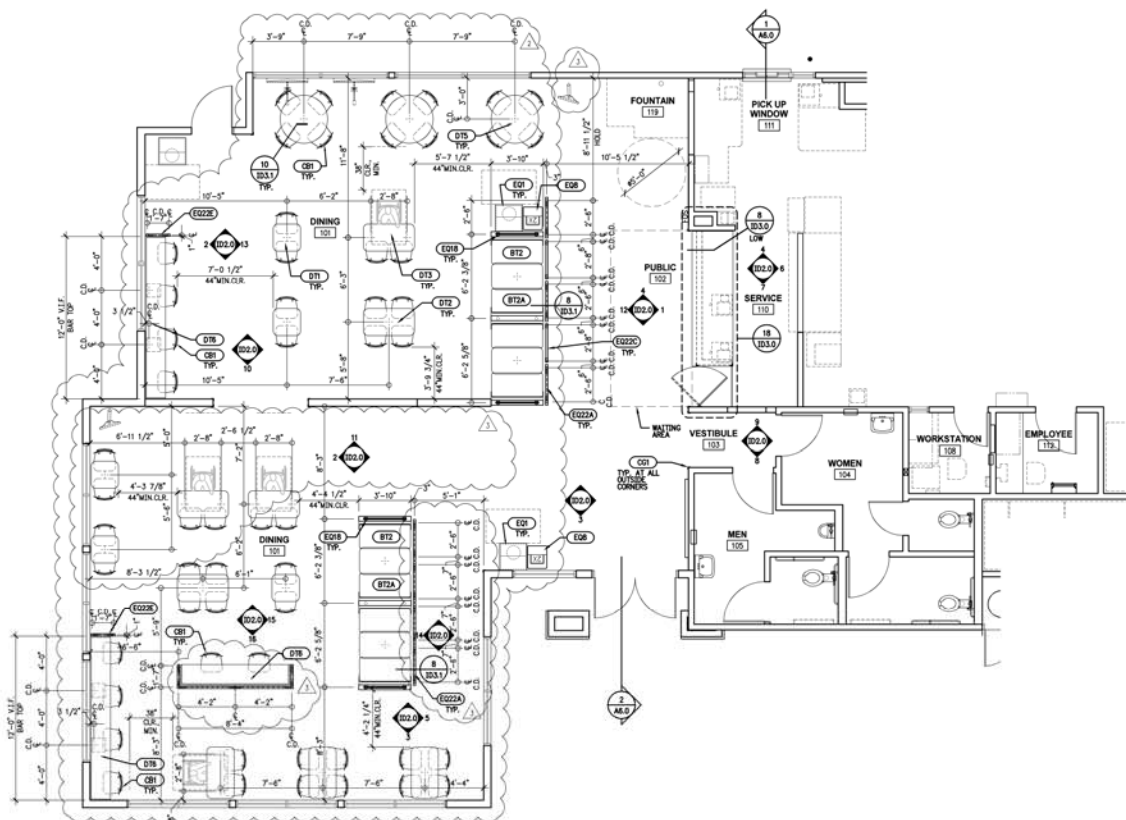
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site information

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3020 E 29TH AVENUE
SPOKANE, WASHINGTON
DRAWN BY: X
SCALE: AS NOTED
ABSOSSEIN #27068
ELECTRICAL SITE PLAN

ES1.0



DECOR PLAN NOTES

- SEE FINISH SCHEDULE / I.D. DRAWINGS FOR INFORMATION ON INTERIOR FINISHES. INTERIOR FINISHES ARE DESIGNATED BY: **CD**
- ATTACH TABLE TOPS TO BASES PER MANUFACTURER'S REQUIREMENTS / INSTRUCTIONS.
- REST ROOM VESTIBULE ELEVATIONS ARE SHOWN ON SHEET 102.0.
- REST ROOM ELEVATIONS ARE SHOWN ON SHEET A7.0.
- WORKSTATION & EMPLOYEE ROOM ELEVATIONS ARE SHOWN ON SHEET A7.1.
- KITCHEN ELEVATIONS ARE SHOWN ON SHEET K2.0 & K2.1.
- ANY EXCESS WALL COVERING REMAINING AFTER PROJECT COMPLETION SHALL BE ROLLED UP AND LEFT WITH CONSTRUCTION MANAGER FOR ON SITE STORAGE. NOTIFY JOB STORE MANAGER OF LOCATION ONCE COMPLETE.
- ALL EXPOSED FINISH CORNERS AND SEAMS REQUIRE CAULKING. IN ADDITION, BUT NOT LIMITED TO, TOP OF ALL CONE BASES, ALL FIXED EQUIPMENT, ALL ALKATE SEAMS, ETC. DO NOT APPLY CAULKING TO ANY VMC SURFACE.
- SEATING LAYOUT TO COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF FINISHED DRYWALL AND ARE CONSIDERED CRITICAL UNO. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SHOP DRAWINGS AND PLANS AGAINST REQUIRED CLEARANCES.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES BEFORE ORDERING AND INSTALLING MATERIAL.
- SEE DETAIL SHEETS FOR BLOCKING AT COUNTER TOPS.



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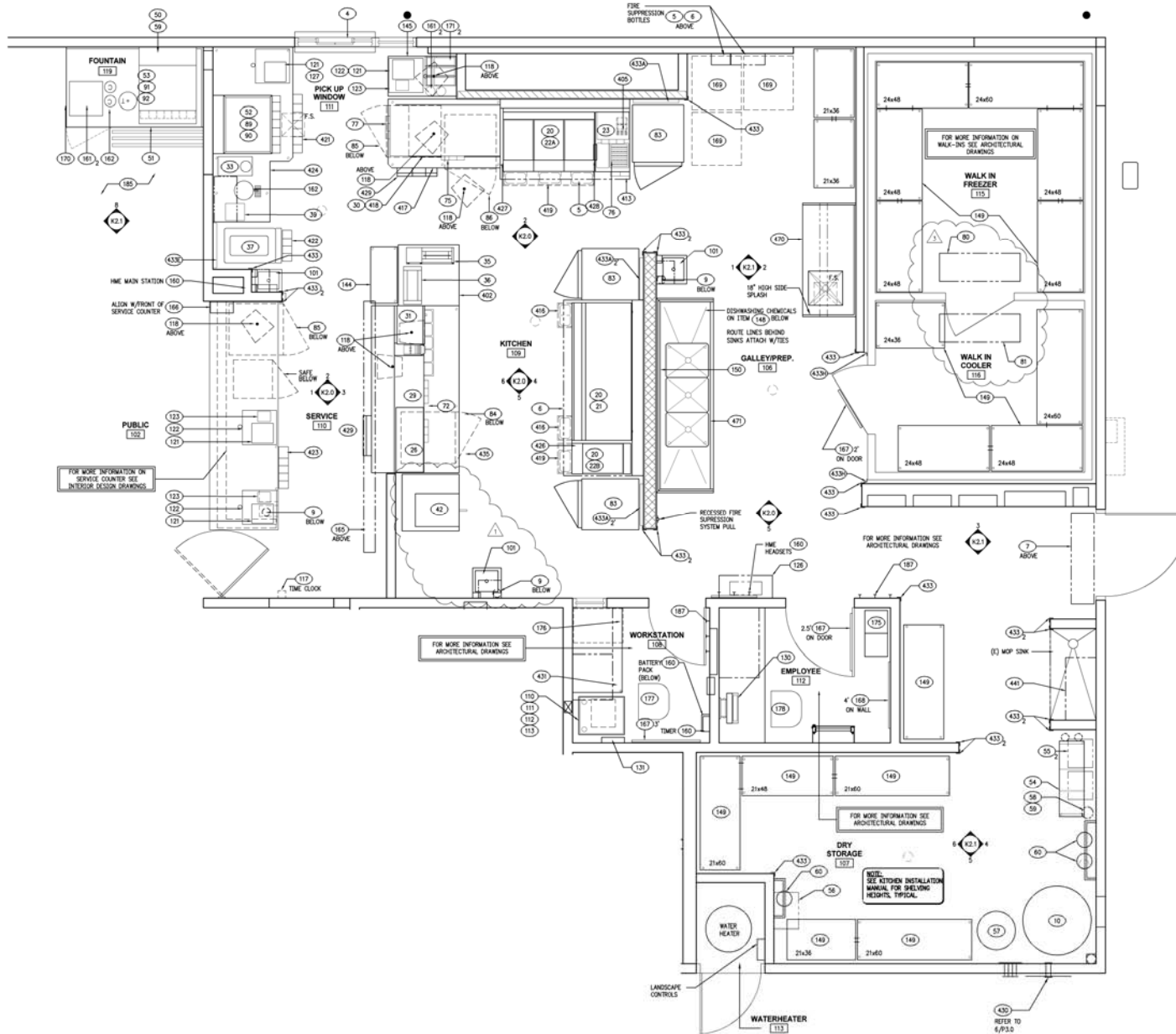
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△	Construction Set 07/25/07
△	
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JOB #:	8382
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	SPOKANE, WASHINGTON
DRAWN BY:	
SCALE:	1/4" = 1'-0"
FURNITURE PLAN & NOTES	
ID1.0	



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WK TYPE: BK CONVERSION

JOB #: 8282

ADDRESS: 3020 E 29TH AVENUE

SPOKANE, WASHINGTON

DRAWN BY: CP

SCALE: 1/2" = 1'-0"

KITCHEN EQUIPMENT PLAN K1.0

MECHANICAL SYMBOLS AND ABBREVIATIONS	
	NEW SHEET METAL DUCTWORK
	SUPPLY OR OUTSIDE AIR DUCT
	RETURN AIR DUCT
	EXHAUST AIR DUCT
	DUCTWORK TRANSITION
	DUCTWORK TRANSITION-RECTANGULAR TO ROUND
	INSULATED RISE IN DUCTWORK
	INSULATED DROP IN DUCTWORK
	SUPPLY DUCT ELBOW UP OR DOWN
	RETURN DUCT ELBOW UP OR DOWN
	EXHAUST DUCT ELBOW UP OR DOWN
	DUCT ELBOW WITH FIXED TURNING VANES
	ROUND SPIN-IN WITH DAMPER
	FLEXIBLE DUCT CONNECTOR
	FIRE DAMPER
	COMBINATION FIRE/SMOKE DAMPER
	VOLUME DAMPER
	FLEXIBLE DUCTWORK
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	ROOF MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN
	IN-LINE CABINET FAN
	ROOFTOP UNIT
	THERMOSTAT
	TEMPERATURE SENSOR
	HUMIDITY SENSOR
	AREA SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING
	DIFFUSER DESIGNATION AND CFM
	PLAN NOTE DESIGNATION
	REVISION DESIGNATION
	MECHANICAL EQUIPMENT DESIGNATION
	ABOVE FINISHED FLOOR
	BOTTOM OF DUCT
	BRAKE HORSEPOWER
	BRITISH THERMAL UNIT
	BTU/HR
	CFM
	DRY BULB
	ENTERING AIR TEMPERATURE
	EXTERNAL STATIC PRESSURE
	FLAT ON BOTTOM
	FLAT ON TOP
	FEET PER MINUTE
	HZ
	LEAVING AIR TEMPERATURE
	NOISE CRITERIA
	OUTSIDE AIR
	PRESSURE DROP
	POUNDS PER SQUARE FOOT
	TOTAL STATIC PRESSURE
	RELATIVE HUMIDITY
	TYPICAL
	UNDERCUT
	WATER COLUMN
	WET BULB
	DIAMETER

NOTE: THIS PROJECT MAY NOT USE EVERY SYMBOL OR DEVICE APPEARING ON THIS LEGEND.

ROOFTOP AIR CONDITIONING UNIT SCHEDULE														
MARK	MANUFACTURER	MODEL	AIR FLOW (CFM)	OA FLOW (CFM)	AMBIENT (°F)	EXT. S.P. (IN.W.C.)	EAT (°F)	DX COOLING COIL (AIR CONDITONING) TOTAL SENSIBLE (BTU/HR)	EER (SEER)	FUEL (BTU/HR)	INPUT (BTU/HR)	OUTPUT (BTU/HR)	VOLTS/PH/Hz	APPROX. WEIGHT (LBS)
1	TRANE	YSC048A3RMA4M	1600	600	95	0.52	80/67	49,200	10.0	NATURAL GAS	120,000	96,000	208/3/60	23.9
2	TRANE	YSC048A3RMA4M	1600	600	95	0.52	80/67	49,200	10.0	NATURAL GAS	120,000	96,000	208/3/60	23.9
3	TRANE	YSC072A3RMA4M	2400	600	95	0.50	80/67	72,000	10.3	NATURAL GAS	120,000	97,000	208/3/60	32.7
4	TRANE	YSC072A3RMA4M	2400	600	95	0.50	80/67	72,000	10.3	NATURAL GAS	120,000	97,000	208/3/60	32.7
5	TRANE	YSC096A3RMA4M	3600	600	95	0.50	80/67	96,000	10.3	NATURAL GAS	120,000	97,200	208/3/60	42.7

EXISTING/NEW EXHAUST FAN SCHEDULE														
MARK	MANUFACTURER	MODEL	TYPE	DRIVE TYPE	PERFORMANCE AIR FLOW (CFM)	EXT. STATIC (IN WG)	FAN SPEED (RPM)	SCONES	VOLTS/PH/Hz	FAN MOTOR HP	ACCESSORIES	APPROX. WEIGHT (LBS)	SERVICE	REMARKS
1	CENTRAL BLOWER	RE-15	CURB MOUNTED GREASE EXHAUST BELT	BELT	1885	0.75	1366	---	208/3/60	1	PHV,RC,DS	350	HOOD 1	NEW & NON-VENTILATED BASE
2	CENTRAL BLOWER	RE-15	CURB MOUNTED GREASE EXHAUST BELT	BELT	1310	0.75	1276	---	208/3/60	1	PHV,RC,DS	350	HOOD 2	NEW SIDE-INLET & NON-VENT. BASE
3	GREENHECK	G-B-D	CURB MOUNTED CENTRIFUGAL	DIRECT	500	0.25	1300	9.0	115/1/60	1/8	80,85,05,RC	28	TOILET RMS	NEW EXH. FAN SWITCH PER ELEC DWG.

ACCESSORIES:
BS-BRO SCREEN, BS-BACKDRAFT DAMPER, DS-DISCONNECT SWITCH, RC-PRE-ABRATED VENTILATED ROOF CURB, SC-SPEED CONTROL.

NOTES:
1) ET-1 AND ET-2 SHALL HAVE MINIMUM 12" HIGH CURB, HINGED FAN HOUSING W/EXTRA LONG SCISSOR, DISCHARGE SCOOP, AND GREASE RESERVOIR.
2) ACCEPTABLE ALTERNATE MANUFACTURERS FOR ET-3 INCLUDE GREENHATCH AND PENN VENTILATORS.
3) TO COORDINATE PURCHASE AND DELIVERY OF KITCHEN EXHAUST FANS CONTACT DAVE PETERSON OR ELNOR BUCK @ CENTRAL BLOWER: PHONE 1-800-473-3182, FAX 626-330-9406, EMAIL info@centralblower.com.
4) KITCHEN EXHAUST FANS MUST BE PURCHASED BY THE CONTRACTOR THROUGH JACK-IN-THE-BOX NATIONAL ACCOUNT. CONTRACTOR SHALL INCLUDE COSTS FOR EQUIPMENT, RECEIVING, HANDLING, STORAGE (IF REQUIRED), HOISTING, INSTALLATION AND STARTUP OF THE KITCHEN EXHAUST FANS. CONTRACTOR'S RESPONSIBILITIES SHALL ALSO INCLUDE WARRANTY ADMINISTRATION.

NEW MAKEUP AIR UNIT SCHEDULE														
MARK	MANUFACTURER	MODEL	TYPE	PERFORMANCE		ELECTRICAL		GAS HEAT		APPROX.		SERVICE	REMARKS	
				AIR FLOW	EXT. STATIC	FAN SPEED	VOLTS/PH/Hz	FUEL	INPUT	OUTPUT	WEIGHT			
				(CFM)	(INCH W.C.)	(RPM)			(BTU/Hr)	(BTU/Hr)	(LBS)			
1	CAPTIVE AIRE	NHMAU-G10	DIRECT FIRED GAS	1200	0.75	834	208/3/60	0.5	NATURAL GAS	200,000	200,000	350	HOODS 1 AND 2	NEW UNIT W/NEW DUCTWORK
NOTES:														
1) MUA-1 IS FURNISHED AND INSTALLED BY CONTRACTOR.														
2) FURNISH AND INSTALL EXHAUST CONTROL PANEL. CONTROL PANEL SHALL INCLUDE MOTOR STARTERS FOR EF-1, EF-2, AND MUA-1, TERMINALS FOR AODS, SHUTDOWNS, AND INTERLOCK CONTACTS FOR AC-1, 2, 3 AND 4 TO START/STOP RTU SUPPLY FANS. MUA-1 SHALL BE INTERLOCKED WITH EF-1 & 2 AND AC-1, 2, 3 & 4 TO SHUT DOWN ON SMOKE DETECTION.														
3) MAKEUP AIR UNIT AND CONTROL PANEL SHALL BE PURCHASED BY THE CONTRACTOR THROUGH JACK-IN-BY THE BORN NATIONAL ACCOUNT. CONTRACTOR SHALL INCLUDE COSTS FOR EQUIPMENT, RECEIVING, HANDLING, STORAGE (IF REQUIRED), HOSTING, INSTALLATION, AND STARTUP OF THE MAKEUP AIR UNIT. CONTRACTOR'S RESPONSIBILITY SHALL ALSO INCLUDE WARRANTY AND MAINTENANCE.														
4) TO COORDINATE PURCHASE AND DELIVERY OF EXHAUST CONTROL PANEL CONTACT ERIC HILLBURN @ SUPRIDE FAX PHONE 910-653-3061, FAX 909-846-7091														
5) TO COORDINATE PURCHASE AND DELIVERY OF MAKEUP AIR UNITS CONTACT JOHN SHROB @ CAPTIVE AIRE. PHONE 1-800-326-3508, FAX 602-926-8811, EMAIL: jrobb@capitive.com.														

GRILLE, REGISTER AND DIFFUSER SCHEDULE									
MARK	MANUFACTURER	MODEL	TYPE	NECK SIZE (L" x W")	FACE SIZE (L" x W")	FRAME TYPE	FINISH	NC	ACCESSORIES
▽									
A	TITUS	TMS-AA	SQUARE CONE SUPPLY DIFFUSER	PER PLAN	24" x 24"	LAY-IN	WHITE	<30	STR
B	TITUS	TMS-AA	SQUARE CONE SUPPLY DIFFUSER	PER PLAN	12" x 12"	SURFACE	WHITE	<30	STR
C	TITUS	50P	EGGSHATE EXHAUST GRILLE	10" x 10"	12" x 12"	SURFACE	WHITE	<30	ØBD, STR
D	TITUS	350RL	HINGED RETURN GRILLE	16" x 22"	16" x 24"	LAY-IN	WHITE	<30	STR
E	TITUS	350RL	HINGED RETURN GRILLE	22" x 22"	24" x 24"	LAY-IN	WHITE	<30	STR
F	TITUS	350R3	SIDEWALL SUPPLY REGISTER	6" x 4"	10" x 6"	SURFACE	WHITE	<30	ØBD, STR
ACCESSORIES									
ØBD—OPPOSED BLADE DAMPER, STR—SQUARE TO ROUND									
NOTES									
ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE CARNES, KRUEGER, METALPAC, PRICE, AND TUTTLE & BAILEY.									

AIR BALANCE SCHEDULE					
UNIT	OUTSIDE AIR FLOW (CFM)	RETURN AIR FLOW (CFM)	SUPPLY AIR FLOW (CFM)	EXHAUST AIR FLOW (CFM)	BUILDING PRESSURE (CFM)
AC-1	600	1000	1600	0	+600
AC-2	600	1000	1600	0	+600
AC-3	600	1800	2400	0	+600
AC-4	600	1800	2400	0	+600
AC-5	600	2400	3000	0	+600
MUA-1	1200	0	1200	0	+1200
EF-1	0	0	0	1885	-1885
EF-2	0	0	0	1310	-1310
EF-3	0	0	0	850	-850
TOTALS	4200	8000	12200	3695	+505
RESULTING BUILDING PRESSURIZATION (CFM)					
OVERALL BUILDING PRESSURIZATION SHALL BE APPROXIMATELY 0.05" W.C. POSITIVE.					

RESULTING BUILDING PRESSURIZATION (CFM)

OVERALL BUILDING PRESSURIZATION SHALL BE APPROXIMATELY 0.05" W.C. POSITIVE.

ENERGY CODE NOTES

- 1) THERMOSTATS SHALL BE A 7 DAY PROGRAMMABLE TYPE WITH ± 5 DEGREE DEADBAND AND AUTOMATIC SETBACK. EQUIPMENT SHALL MEET THE MINIMUM ENERGY EFFICIENCY RATINGS PER TABLE 14-1, 14-2 AND 14-3 OF THE WASHINGTON STATE ENERGY CODE.
- 2) DUCT INSULATION AND SEALING SHALL MEET CHAPTER 14 SECTION 1414 REQUIREMENTS.
- 3) SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO MIN. R-7. ROOFTOP HVAC DUCTWORK SHALL HAVE A WEATHER BARRIER.
- 4) SUPPLY AND RETURN DUCTS IN CONDITIONED SPACES SHALL BE INSULATED TO MIN. R-3.
- 5) FIRMING INSULATION SHALL MEET THE REQUIREMENTS OF WASHINGTON STATE ENERGY CODE TABLE 14-6.
- 6) BUILDING COMPLIES PER WISC CLIMATE ZONE 2 -- OTHER FUELS, ELECTRIC RESISTANCE HEATING IS NOT ALLOWED.



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CONSTRUCTION:

revisions

Health Department 06/21/07

Fire Department 06/21/07

Construction Set 07/25/07

PLUMBING FIXTURE SCHEDULE						
SYM.	FIXTURE	MIN. CONNECTION SIZE				DESCRIPTION
		W.	V.	CW	HW	
	WATER CLOSET	4"	2"	1"	—	ELBER ELONGATED (HANDICAPPED) WATER CLOSET – SIGNATURE #111-2145. FLOOR MOUNTED (1/2" ROUGH-IN) W/ SLASH/TE #1000 OPEN FRONT SEAT (NO COVER), SLOAN FLUSH VALVE #111-YB (1.6 GPT).
	WATER CLOSET	4"	2"	1"	—	ELBER ELONGATED (HANDICAPPED) WATER CLOSET – SIGNATURE #111-2145. FLOOR MOUNTED (1/2" ROUGH-IN) W/ SLASH/TE #1000 OPEN FRONT SEAT (NO COVER), SLOAN FLUSH VALVE #111-YB (1.6 GPT).
	URINAL	2"	1 1/2"	3/4"	—	ELBER DOWRY #1150-120 TPO SPUD, WALL HANG WITH SLOAN #106-1 FLUSH VALVE (1.0 G.P.T. +17" TO LIFT) AND ZURN # 2-1222 HANGER, G.C. SHALL INSTALL HANGER W/ (4) 1/2" DIA. TIE-BK BOLT EXPANSION BOLTS W/ 2 1/4" MINIMUM EMBEDMENT.
	LAVATORY	2"	1 1/2"	1/2"	1/2"	ZURN #101-2104-101 (20" x 18") HANGING, WHITE – 1" DEEP BOWL, 1/2" DEEP BOWL,

PLUMBING FIXTURE ALTERNATES

	WATER CLOSET	4"	2"	1"	—
	WATER CLOSET	4"	2"	1"	—
	URINAL	2"	1 1/2"	3/4"	—
	LAVATORY	2"	1 1/2"	1/2"	1/2"

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	SOL OR W	SOL OR WASTE BELOW GRADE OR FLOOR
	SOL OR W	SOL OR WASTE ABOVE GRADE OR FLOOR
	GW	GREASE WASTE
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	HOT WATER RETURN
	G	GAS PIPING
	CD	CONDENSATE DRAIN
	V	SANITARY VENT
	V	SANITARY VENT BELOW FLOOR
	GV	GATE VALVE
	B.V.	BALL VALVE
	S.O.V.	SHUT OFF VALVE
	C.V.	CHECK VALVE, FLOW DIRECTION
	GC	GAS COCK
	U	UNION
	H.B.	HOSE BIBB
	A.P.	ACCESS PANEL
	VTR	VENT THROUGH ROOF
	POC	POINT OF CONNECTION
	F.S.	FLOOR SINK (1/2" GRATE UNLESS NOTED OTHERWISE)
	F.D.	FLOOR DRAIN
	FW	FILTERED COLD WATER
	T.P.R.V.	TEMPERATURE & PRESSURE RELIEF VALVE
	FCO	FLOOR CLEANOUT
	SCD	2-WAY SERVICE CLEANOUT
	GCO	GRADE CLEANOUT
	WCO	WALL CLEANOUT
	BFP	BACKFLOW PREVENTER
	CAP	ELBOW TURNED DOWN
	ELB	ELBOW TURNED UP
	FH	FIRE HYDRANT
	GI	GREASE INTERCEPTOR
	TEE	TEE
	WM	WATER METER
	PRV	PRESSURE REDUCING VALVE

UTILITY SCHEDULE

WATER	FIXTURE UNITS		WATER SERVICE (EXIST.)		STREET PRESSURE/AVAILABLE PRESSURE	
	SO.S	50	2" W.M.	2" LATERAL	68 PS - 22.3 LOSS = 45.7 PS	45.7 x 100/148 TOL = 30.8 PS LOSS/100' PIPE
SEWER DATA	FIXTURE UNITS		BUILDING SEWER (EXIST.)		STREET SEWER	
	43	4"	6"	8"	8"	8"
GAS DATA (M.B.H.) (CHECK BOX FOR APPLICABLE SYSTEM)	SPACE HEATING		WATER HEATING		COOKING	
	☒ TRANE	600	☐ 98	98	562	562
	TOTAL		TOTAL		TOTAL	
	1260		1260		1260	
	MAX. EQUIV. LENGTH		MAX. EQUIV. LENGTH		MAX. EQUIV. LENGTH	
	100 FT.		100 FT.		100 FT.	

GENERAL NOTES

- VERIFY EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF UTILITIES AND PIPING BEFORE COMMENCEMENT OF WORK, AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- OBTAIN EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES AND KITCHEN EQUIPMENT FROM ARCHITECTURAL AND KITCHEN EQUIPMENT DRAWINGS.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND SHALL PAY FOR ALL PERMITS. THE MILL PAY ALL FEES, CHARGES AND METERS.
- TERMINATE ALL VENT AND FUSE OUTLETS AT 10'-0" MIN. FROM ANY FRESH AIR INTAKES OR PER LOCAL JURISDICTION.
- INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. NO WATER OR DRAIN LINES PERMITTED OVER OR UNDER ELECTRICAL PANELS.
- PROVIDE FAUCETS UNLESS OTHERWISE NOTED. TRAPS, STOPS, GATE VALVES, GAS COCKS, WATER HAMMER ARRESTERS, WALL CLEANOUTS, CLEANOUT COVERS, FLEX CONNECTIONS, SHUT-OFF VALVES AND INDIRECT WASTE TO AN APPROVED RELIEF AND ALL NECESSARY TRIM FOR A COMPLETELY INSTALLED & CONNECTED PLUMBING SYSTEM.
- RECORD ON AS-BUILT DRAWINGS, ALL SIZES, LOCATIONS, INVERTS AND MATERIALS OF EXISTING PIPES THAT ARE ENCOUNTERED AND NEW PIPES INSTALLED DURING THE COURSE OF THE PROJECT. DELIVER AS-BUILTS TO JOB CONSTRUCTION MANAGER AT THE END OF THE PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND FEDERAL CODES, RULES AND REGULATIONS GOVERNING THIS PROJECT.
- UPON COMPLETION OF JOB, INSPECT ALL EXPOSED PORTIONS OF THE PLUMBING INSTALLATIONS AND COMPLETELY REMOVE ALL EXPOSED LABELS, SOIL, MARKINGS, AND FOREIGN MATERIAL EXCEPT PRODUCT LABELS AND THOSE REQUIRED BY LAW.
- TERMINATE ALL INDIRECT WASTE LINES ABOVE FLOOR SINK WITH 1" AIR GAP. (MIN)
- PROVIDE FLEXIBLE GAS CONNECTIONS TO GAS EQUIPMENT. PROVIDE RIGID GAS CONNECTIONS TO EQUIPMENT, OTHER THAN COOKING EQUIPMENT, WHERE LOCAL JURISDICTION PROHIBITS THE USE OF FLEXIBLE CONNECTIONS.
- VERIFY ALL EQUIPMENT AND APPLIANCE CONNECTION SIZES PRIOR TO MAKING FINAL CONNECTION. REDUCE BRANCH PIPE SIZING JUST PRIOR TO CONNECTION TO UNIT.
- THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST FIFTY (50) PARTS PER MILLION OF CHLORINE. AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR TWENTY-FOUR (24) HOURS. OR, THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST TWO HUNDRED (200) PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR THREE (3) HOURS.

ABBREVIATIONS

ABV.	ABOVE	G.C.	GENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
BEL.	BELOW	GR.	GRADE	UTR	UP THROUGH ROOF
CLC.	CEILING	HDR.	HEADER	VTR	VENT THROUGH ROOF
DNL.	DOWN	I.W.	INDIRECT WASTE	W/	WITH
STR.	THROUGH ROOF	IE.	INVERT ELEVATION		
E.C.	ELECTRICAL CONTRACTOR	M.C.	MECHANICAL CONTRACTOR		
F.U.	FUTURE UNITS	O.D.	OVERFLOW DRAIN		
F.L.	FLOOR	P.C.	PLUMBING CONTRACTOR		
GPH.	GALLONS PER HOUR	PSI (Q)	POUNDS PER SQ. INCH (GAUGE)		
GPM.	GALLONS PER MINUTE	R.S.	ROOF DRAIN TYP. TYPICAL		
GPH.	GALLONS PER HOUR				

PLUMBING FIXTURE UNITS

FIXTURE TYPE	NO. OF FIXTURES	WATER LOAD				WASTE LOAD	
		WATER F.U.	TOTAL WATER F.U.	FIXTURE CUB. F.U.	FIXTURE ALN. F.U.	WASTE F.U.	TOTAL WASTE F.U.
WATER CLOSET (FLUSH VALVE)	3	5	15	15	—	4	12
URINAL (FLUSH VALVE)	1	4	4	4	—	2	2
LAVATORY	2	1	2	1.5	1.5	1	2
MOP SINK	1	3	3	2.25	2.25	3	3
PREP SINK (INDIRECT WASTE TO PS-1)	1	2	2	1.5	1.5	2	2
3-COMP. SINK	1	2	2	1.5	1.5	4	4
FLOOR DRAIN	7	—	—	—	—	2	14
FLOOR SINK	2	—	—	—	—	1	1 (LESS PREP SINK)
HOSE BIBB (C.W.)	2	2.5	5.0	5.0	—	—	—
SHRUP SYSTEM	1	6	6	6	—	—	—
HAND SINK	3	1	3	2.25	2.25	1	3
SHAKE MACHINE COLD WATER FAUCET	1	1	1	1	—	—	—
COFFEE MACHINE/BREWER	1	1	1	1	—	—	—
ICE MACHINE	2	2	4	4	—	—	—
HUB DRAIN	1	—	—	—	—	1	1
TOTAL WATER & WASTE FIXTURE UNITS		50.5	42.5	9			43

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revisions

Health Department 06/21/07
Fire Department 06/25/07
Construction Set 07/25/07

METRIC • ELECTRICAL • FIRE PROTECTION • ENERGY

Freiheit & Ho Architects, Inc., P.S.

Abossein Engineering

site information

MK TYPE: BK CONVERSION

JOB # 0302

ADDRESS:
3020 E 29TH AVENUE
SPOKANE, WASHINGTON

DRAWN BY: X

SCALE: NONE
ABOSSEIN #27068

SCHEDULES

P1.0

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CASSIONS, WALLS, ETC., AS INDICATED ON DRAWINGS IS TO BE DONE WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, "COMING SOON" SIGNAGE, SEE DETAIL 8/502.1.
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

BUILDING DATA

JACK IN THE BOX # 8382
LOCATION 3020 E 29TH AVENUE, SPOKANE, WA
BUILDING SQUARE FOOTAGE: 3468 S.F.
SEATING CAPACITY: 24 SEATS
SQUARE FOOTAGE OF PROPERTY: 24,725 S.F.
TYPE OF CONSTRUCTION: V-B
ASSESSOR'S PARCEL NO.: 33342-0409
BUILDING HEIGHT: 22'-3"

PARKING REQUIREMENTS

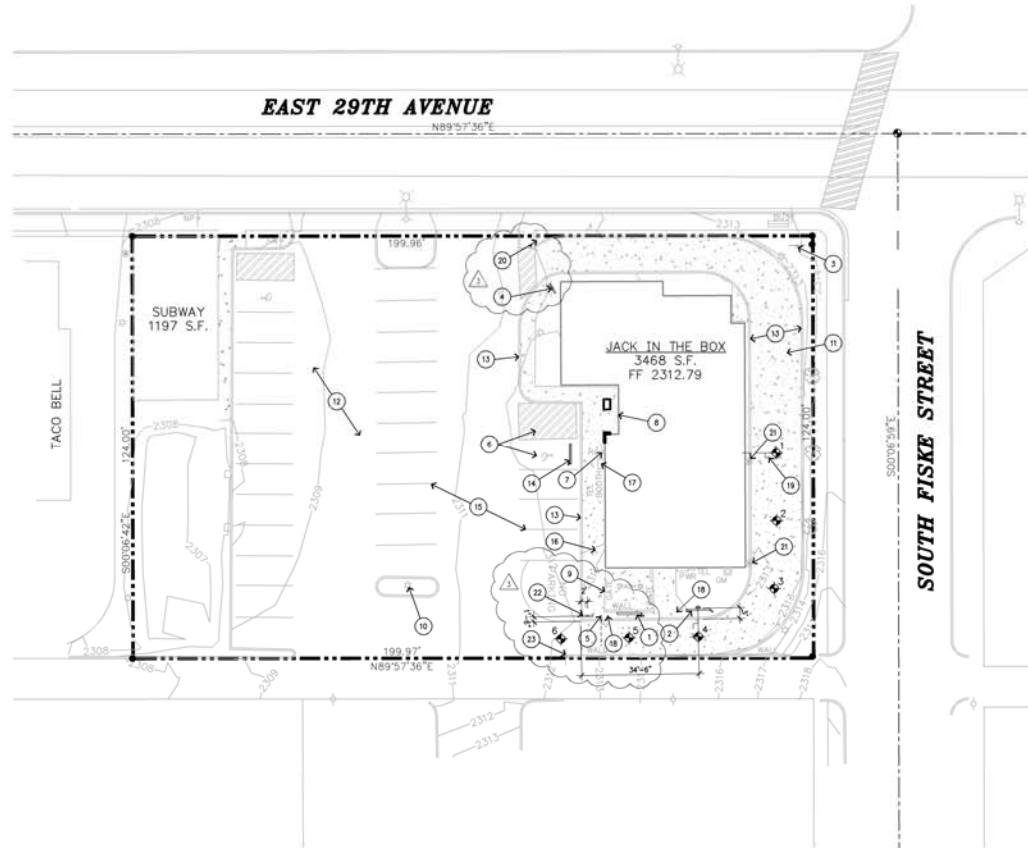
THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:
MINIMUM 1 PER 250 S.F. OF FLOOR AREA
3468(88) + 1197(3UBWAY) = 4665 TOTAL S.F.
4665/250 = 18.66 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES
STANDARD PARKING PROVIDED: 24 SPACES
TOTAL PARKING PROVIDED: 26 SPACES

LEGAL DESCRIPTION

LOTS 9, THRU 12, BLOCK 57, LINCOLN HEIGHTS FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME "1" OF PLATS, PAGE 42, IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, WASHINGTON.

SITE PLAN NOTES

1. MENU BOARD, SEE DETAIL 14/502.1 AND SHEET ESI-0.
2. SPEAKER BOARD, SEE DETAIL 15/502.1 AND SHEET ESI-0.
3. EXISTING POLE SIGN TO BE REUSED.
4. REPLACE EXISTING SIGN WITH A "THANK YOU" AND "DO NOT ENTER" SIGN, SEE SHEET ESI-0.
5. HEIGHT CLEARANCE POLE SIGN, (CLEARANCE HEIGHT TO BE V-07) SEE DETAIL 6/502.1.
6. EXISTING ACCESSIBLE PARKING STALL AND ACCESS AISLE TO REMAIN.
7. EXISTING ACCESSIBLE PARKING SIGN TO REMAIN.
8. SYMBOL OF ACCESSIBILITY AT ENTRY DOOR, PROVIDE DECAL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY PER A.S.A.A.G. REQUIREMENTS.
9. EXISTING TRASH ENCLOSURE TO REMAIN. PAINT TO MATCH NEW BUILDING COLOR, SEE SHEET A-4.1.
10. EXISTING PARKING LOT LIGHT, TYP.
11. EXISTING CONCRETE PAVING.
12. EXISTING ASPHALT PAVING.
13. EXISTING CONCRETE CURB.
14. 6' LONG PRECAST CONCRETE WHEEL STOP, SEE DETAIL 3/502.1.
15. EXISTING PARKING STALL STRIPING.
16. EXISTING CONCRETE SIDEWALK.
17. EXISTING PAY TELEPHONE.
18. BARRIER POST, SEE DETAIL 18/502.1. REFER TO FLOOR PLAN AND MENU BOARD FOR DIMENSIONAL LOCATIONS.
19. DETECTOR LOOP AT PICK UP WINDOW, SEE DETAIL 10/502.1.
20. REMOVE EXISTING SIGN.
21. EXISTING PIPE BOLLARD TO REMAIN.
22. ENTRY SIGN, SEE SHEET ESI-0.
23. REMOVE EXISTING HEIGHT CLEARANCE POLE SIGN.



SITE PLAN

SCALE: 1" = 16'



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△	Eng. Department 08/22/07
△	Construction Set 07/20/07
△	
△	
△	
△	

FREIHEIT & HO
ARCHITECTS, INC., P.S.

ARCHITECT
1000 10TH AVENUE
SPOKANE, WA 99201
P. 509.325.1111
F. 509.325.1112

site information	
MX TYPE:	BK CONVERSION
JOB #	8382
ADDRESS:	
	3020 E 29TH AVENUE
	SPOKANE, WASHINGTON
DRAWN BY:	CP
SCALE:	AS NOTED

SITE PLAN

SD1.0

DIVISION 1 – GENERAL REQUIREMENTS

The General Conditions of the Contract for Construction, AIA Document #201, latest edition and information for bidders left by Jack in the Box Inc. representative of the American Institute of Architects is hereby made a part of the contract documents to the same extent as if written out in full.

All work shall be performed in a first-class manner and shall conform to all applicable codes of the building site.

Changes to that specified shall be submitted to the Owner's representative, in the form of detailed drawings and specifications, for the approval of the architect. Proposals that alter the Contract and/or permit conditions, site conditions and/or structural elements, shall be prepared under the direction of and signed by an architect or engineer, registered in the state of location of work.

The additional cost of professional services, permits, fees, inspection, and other required costs due to the proposal of change, shall be paid for by the Contractor without cost to Owner.

The Owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute final acceptance of all or any part of the work included in the Contract.

The Contractor shall verify all dimensions and elevations before starting work and shall notify the architect immediately of any discrepancies. Any conflicts found on the Drawing shall be resolved before proceeding with the work.

The Contractor shall determine the location of utility services in the area to be excavated and notify Owner's representative prior to beginning excavation.

The "building area" shall include all work within the building area (above and below grade) and extend out to the outer face of concrete exterior curbs and drive-thru curb.

All work beyond this building area shall be listed separately as "site costs" and shall include all on-site and off-site work (off-site shall incorporate any and all work outside the property line and shall be in accordance with all existing agency). The work generally includes in grading, paving, curbs, wall or fences, power lighting, all utilities, landscaping and sprinkler systems, etc.

Include all costs for bonds, inspection, etc.

If any discrepancies are shown or information that is deemed by the Contractor as necessary is missing at the time of bidding, the Owner must be notified in writing prior to signing of a Contract.

Open-up upon completion of each subcontractor's work. All rubbish and debris shall be removed from the location of work by the subcontractor at his expense.

2. SUPPLEMENTAL CONDITIONS:

A. KITCHEN EQUIPMENT:

Buying of equipment by Owner, installation as indicated on Kitchen drawings. See note on Section Division 7.

B. INTERNATIONAL COLD STORAGE (ICS) WALK-IN BOX:

Installation:
ICS walk-ins are constructed in one place, and are delivered to the site on a trailer/trailer, and placed on the walk-in slab by ICS. The ICS shall remove all obstacles that would come between the trailer/trailer and the walk-in slab. If a crane is necessary for the walk-in installation, it will be the responsibility of the ICS to arrange for the crane.

Electrical Connections:
Once the ICS walk-in is in place, the ICS installer will open the refrigerant lines of the walk-in system. The ICS shall make the electrical connection to the ICS control panel. All of the wiring from the ICS control panel to the interior electrical components of the walk-in are completed by ICS prior to delivery.

Finishing, Trim and Hardware:

Finishing, trim kits, thresholds and hardware are supplied by ICS and installed by the ICS.

INTERNATIONAL COLD STORAGE (ICS) WALK-IN BOX:

P.O. Box 425, 215 E. 13th
Ankeny, IA 52002
(800) 835-0057 • 4166 Allyn James Wilkins
e-mail address: james.wilkins@icso.com

C. Ice Machine:

Owner provides compressor, condenser, evaporator refrigeration piping and accessories. Contractor provides condensate drains, refrigerant, lead tape for drain lines and pipe insulation. Contractor installs, starts up and tests all equipment, piping and accessories. See Kitchen Equipment Schedule, on Kitchen drawings.

D. Sealing and Tolerances:

Provided by Owner, assembled and installed by General Contractor. See D15, Door Plot and D10, Interior Elevations.

E. Wall Corner Speeds (On Kitchen):

Furnished by Owner and installed by Food Service Equipment Contractor. See Food Service Equipment, See Kitchen Drawings.

F. Sprinkler, Water and CO2 Lines:

The Beverage Contractor shall provide and install water, vapor and CO2 lines from vapor rack and carbonators to each drive station. Refer to plumbing drawings.

DIVISION 2 – SITE WORK

1. SITE WORK:

Clear and remove from site, trees, brush and refuse from within limits of construction and paving. Remove all obstructions that interfere with building construction and paving as indicated or required, and portions of public utilities and roads to extent necessary to provide new driveway and sidewalks.

Locate existing underground utilities by careful hand excavation before starting work. If utilities are to remain in place, provide protection from damage during construction operations. Contact local Utility Company for information regarding underground utilities.

Should undamaged or incorrectly charged piping or other utilities be encountered during installation, notify the Owner immediately for directions as to procedure. Repair damaged utilities to the satisfaction of the Utility Owner. Cooperate with the Owner, and public and private Utility Companies in locating services and facilities in operation.

Reinforce upon excavator and post with warning lights for the safety of persons, operating warning lights during hours from dusk to dawn each day.

Protect structures, utilities, sidewalks, pavements and other facilities immediately adjacent to excavations, from damage caused by settlement, lateral movement, undermining without and other causes.

All fill and backfill shall be selected fill material compacted to at least 90% of the Maximum Density Obtainable by the ASTM D1557 method of compaction. Unless noted otherwise on the grading plan and work specifications, use non-expansion fill material of building area and under walks. Refer to soil boring reports for additional requirements. Contractor shall rough grade site to within 2" of finish grade, to be within 3" of top of curbs and walks.

2. TRASH ENCLOSURE – CHAIN LINK FENCE:

A. WORKMANSHIP AND INSTALLATION

All work shall be done in a neat and workmanlike manner by workmen fully skilled in their trade.

All holes shall be dug to the proper depth and size specified in these specifications and shown on the drawings. Line shall follow 10' diameter x 3'-0" deep unless noted otherwise. Locate bottom of posts 3 inches clear of bottom of footing. Center post on footing.

Posts shall be carefully leveled and plumb and set in concrete flush with grade. One line post-minimum. All post and rail connections shall be securely attached.

Fabric shall be stretched taut to prevent sag and fastened to the posts at 16" intervals, top rail and bottom rail at 24" intervals. Tension wire shall be stretched taut and tied in.

Top rails shall extend the entire length of the fence, passing through the eye lat to form a continuous brace from terminal-to-terminal.

Gates shall be fabricated square and true and plumb level of installation. Braces and/or wire braces shall be installed to prevent sagging. Fabric for the gates shall be the same as used on the fence.

Fabric shall be fastened to terminal posts by means of heavy-duty galvanized tension bars and bands. 1/4" x 3/4" galvanized tension bars placed through the end and ends of fabric, and secured to posts with #10 galvanized hex head spaced 15' apart on the post.

B. MATERIAL:

All material shall be new, galvanized steel pipe, wire, fittings, and hardware. Materials and installation shall meet or exceed the standards of the Chain Link Manufacturer's Institute.

1) Fencing shall be chain link type with plastic vinyl slats.

2) Fabric shall be #10 gauge, 2" mesh hot-dipped galvanized after fabrication. Top and bottom edge shall have truckload and knuckle finish. Fabric shall conform to ASTM A392 with class II zinc coating.

3) Line Posts shall be 2 3/8" O.D. at 345# galvanized pipe.

4) Ends and Corner Posts shall be 2 7/8" O.D. at 57# galvanized pipe.

5) Tension Wire: At the base of the fabric, a No. 7 cold rolled galvanized tension wire securely stretched and tied in. Wire shall be installed in the wiring of the fabric, pulled taut and fastened to terminal posts.

7) Top Rail shall be 1 5/8" O.D. at 237# galvanized pipe.

8) Braces shall be 1 5/8" O.D. at 237# galvanized pipe.

9) Gate Frame shall be 1 5/8" O.D. at 237# galvanized pipe.

10) Gate Posts shall be 6" O.D. at 91# galvanized pipe. Pipe shall be filled with concrete. Footing for gate post: 18" diameter x 3'-10" deep. Locate bottom of post 4" clear from bottom of footing.

11) Diagonal Posts shall be 3/8" diameter galvanized rod and turnbuckle with heavy galvanized strap fittings, 12 gauge or better.

12) Fence Hardware: All corners and the points to have caps, eye tops, cap plugs, brace bands, tension bands, roll ends, trust rods, couplings, turnbuckles, and all other fittings or better.

13) Gate Hardware: All gates shall be equipped with heavy duty gate or post hinges or large bolts, complete drop rod or drop pin assembly with locking device for products and all other necessary fittings required to ensure proper operation. All fittings shall be galvanized.

DIVISION 3 – CONCRETE

1. CONCRETE:

See Concrete Specifications on Drawing, SP2.0. Provide all concrete work complete, as shown on the Drawings herein specified, including concrete formwork, reinforcement details and accessories, concrete mixed, placed, finished and cured.

A. Exterior Footings and Curb:

Provide construction joints at 15'-0" on center maximum, unless otherwise noted. All construction joints to be in one direction and all control joints to be in opposite (90°) direction. Provide expansion joints at concrete pouring joints of buildings, structures, curbs, etc. Monitor square (equal) length to width aspect ratio where possible. Limit curbs to width aspect ratio to 2 to 1 where rectangular layouts are required.

DIVISION 4 – MASONRY

1. UNIT MASONRY:

See Note Drawing SP2.0.

DIVISION 5 – METALS

1. STRUCTURAL STEEL:

See Note Drawing SP2.0.

DIVISION 6 – WOOD AND PLASTICS

1. ROUGH CARPENTRY:

See Note Drawing SP2.0.

2. REFRABRICATED ROOF TRUSSES:

See Note Drawing SP2.0.

3. FINISH CARPENTRY MATERIALS – LUMBER PRODUCTS:

A. Quality Assurance:

Perform finish carpentry work in accordance with ANSI Quality Standards, premium grade. Use full length pieces, refer all joints, shoulder joint at door heads, fit all notches and hand square.

B. Wood Use and Labels:

MSF

C. Engineered Wood Trim at Exterior:

Revised Douglas Fir, no knot, stain grade.

D. Engineered Wood Siding / Sill at Exterior:

305-6-1/4" Doug Fir-Spruce Douglas Fir or Southern Pine

F. Sheet Materials:

1) Laminated Plastic:

A. Where noted plastic laminate, furnish and install per Color Schedule. All plastic laminate to be bonded to surfaces noted with Contact Cement. At Self-Edged surfaces, the fast tape to overlap the vertical surfaces then routed smooth.

B. Where plastic laminate is noted for interior doors, furnish and install per Schedule. All plastic laminate to be bonded to all surfaces of the door with Contact Cement. At Self-Edged surfaces, the fast tape to overlap the vertical surfaces then routed smooth. Route Laminate/Door Side as required for Hinges, Hinge face shall be flush with face of laminate.

2) Counter Tops and Backing:

Douglas Fir plywood, A-C faced, and exterior glue.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE:

Fixed Windows (Glass): Shall be sealed to limit air infiltration.

Heavy Metal or Solid Core Wood Doors: Provide vinyl or sheet metal weather seal at head, jamb and sill at exterior doors.

Exterior Stair/Hinged Doors: Provide vinyl seal at sill and continuous pile weatherstripping vertically and at top rails.

Open exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed, caulked to prevent moisture penetration and/or weather-stripped to seal leakage. Additionally, foam insulation shall be sprayed in and around window-door frames where metal meets wood framing and all exterior electrical, plumbing and other wall penetrations.

2. BUILDING INSULATION:

A. Approved Manufacturers:

1) Batt Insulation:
JOHNS MANVILLE
FIBER GLASS DIVISION
P.O. Box 5108
Denver, CO 80217-5108
(800) 654-3103

2) Owens Corning:
OWENS CORNING
P.O. Box 5108
Denver, CO 80217-5108
(800) 654-3103

3) Johns Manville MR FACED WALL INSULATION TO BE USED AT EXTERIOR WALLS. POSITION INSULATION WITH THE FACING LOCATED ON THE EXTERIOR FACE OF STUD-ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING (VERIFY W/REGIONAL CONSTRUCTION MANAGER FOR PROJECTS LOCATED IN HUMIDITY ZONES)

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E. Cant Strips:

In angles of roof deck and vertical surfaces, the roofing contractor shall furnish and install a fiber cant strip with a minimum of 3-inch face.

F. GUARANTEE:

In addition to the Manufacturer's 15 year material guarantee, the Roofing Contractor shall furnish a written Two Year Material & Labor Guarantee.

3A. MEMBRANE ROOFING (APP MODIFIED BITUMEN ROOFING):

ALTERNATE TO COMPOSITION ROOFING

Granular (stone base) modified bitumen membrane reinforced with nonwoven polyester fabric heat and applied roofing system shall conform to the following specification and be installed in accordance with manufacturer's recommendations. Any other manufacturer's material shall be approved by Owner before installation.

JOHNS MANVILLE

GENERAL REQUIREMENTS & DESIGN CRITERIA

GOVERNING BUILDING CODE: THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AS ADOPTED AND MODIFIED BY THE CITY OF SPOKANE, WASHINGTON GOVERNS DESIGN AND CONSTRUCTION OF THIS PROJECT.

ARCHITECTURAL DRAWINGS: REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND MSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION LOADS: LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED CONSTRUCTION.

WIND DESIGN: BASIC WIND SPEED (3-SECOND GUST), $V = 85$ MPH; WIND IMPORTANCE FACTOR, $IW = 1.0$; BUILDING CATEGORY = "2"; EXPOSURE CATEGORY = "2".

SEISMIC DESIGN: SEISMIC USE GROUP = 1, $S_1 = 0.214$, $S_2 = 0.092$, $S_3 = 0.209$, $S_4 = 0.096$; SITE CLASS = 0; SEISMIC IMPORTANCE FACTOR, $I_E = 1.0$; SEISMIC DESIGN GROUP = D; BASIC SEISMIC FORCE RESISTING SYSTEM = 1X-1 LIGHT FRAME WALLS WITH WOOD SHEAR PANELS; $C_1 = 0.03$, $R = 6.5$; DESIGN BASE SHEAR, NOT APPLICABLE; ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS PER IRC SECT. 1617.5.

SNOW LOAD: GROUND SNOW LOAD, $P_G = 40$ PSF; FLAT ROOF SNOW LOAD, $P_F = 40$ PSF (1); SNOW EXPOSURE FACTOR, $C_E = 1.0$; SNOW LOAD IMPORTANCE FACTOR, $I_S = 1.0$; THERMAL FACTOR, $C_T = 1.0$.

SUBMITTALS & INSPECTIONS

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IRC SECT. 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS: SPECIAL INSPECTION BY A CERTIFIED INSPECTION AGENCY SHALL BE PROVIDED FOR ALL REPAIR AND/OR REINFORCEMENT WORK.

SOILS AND FOUNDATIONS

DESIGN SOIL VALUES:
ALLOWABLE FOUNDATION PRESSURE (ASSUMED) 1500 PSF

SLABS-ON-GRADE & FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL. ALL SLABS-ON-GRADE SHALL BE FOUNDED ON APPROPRIATE SUBGRADE. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR BY THE BUILDING OFFICIAL.

CAST-IN-PLACE CONCRETE & REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:
(1) IRC CHAPTER 18;
(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

MATERIALS: CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS;
DEFORMED BARS: ASTM A497;
BAR SUPPORTS: CDSI 908-2-BR, CHAPTER 3 "BAR SUPPORTS" TIE WIRE.

REBAR FABRICATION & PLACEMENT: CONFORM TO ACI 301, SECT. 3.2.2 "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL" CONFORM TO ACI 301, SECT. 3.2.2 "PLACEMENT" PLACING TOLERANCES SHALL CONFORM TO SECT. 3.3.2.1 "TOLERANCES."

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:
CONCRETE CAST AGAINST EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & SMALLER) 1-1/2"
CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & LARGER) 2"

FIELD BENDING OF REBAR: CONFORM TO ACI 301, SECT. 3.3.2.8 "FIELD BENDING OR STRAIGHTENING" BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TEST BARS.

MIX DESIGNS: PROVIDE A 5 SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH, $f'_c = 3,000$ PSI CONCRETE MIX WITH MAXIMUM 1" AGGREGATE AND 0.50 W/C RATIO.

MIX DESIGN NOTES:
(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
(2) CEMENTITIOUS CONTENT:
(A) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SECT. 4.2.2.8.8. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS OTHERWISE APPROVED OTHERWISE BY SDR.
(3) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SECT. 4.3.

HANDLING, PLACING, CONCRETING, AND CURING: CONFORM TO ACI 301 SECT. 5.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE.

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:
(1) IRC CHAPTER 23 "WOOD";
(2) NDS - 2001 AND NDS SUPPLEMENT - 2001 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MATERIALS

SAWN LUMBER: CONFORM TO GRADING RULES OF NWFA, NWLB OR NLGA.
MEMBER USE SIZE SPECIES GRADE
STUDS & POISTS 2x, 4x HEM-FIR NO. 1
BEAMS 4x, 6x HEM-FIR NO. 2

WOOD STRUCTURAL SHEATHING (PLYWOOD): WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WATERBOARD, PARTIALLYBOARD, T-11 SIDING, AND COMPOSITES OF VENEER AND WOOD-BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1-85 AND PS-2-92 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA).

JOIST HANGERS AND CONNECTORS: SHALL BE "STRONG TIE" BY SIMPSON COMPANY AS SPECIFIED IN THEIR LATEST CATALOG.

NAILS AND STAPLES: CONFORM TO IRC SECT. 2303.6 "NAILS AND STAPLES" UNLESS NOTED ON PLANS. NAIL PER IRC TABLE 2304.9.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
80	2-1/2"	0.131"
100	3"	0.148"
120 (160 DIMKOR)	3-1/4"	0.148"
160	3-1/2"	0.162"

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IRC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IRC SECT. 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IRC SECT. 2304 "GENERAL CONSTRUCTION REQUIREMENTS". THE FRAMING CONTRACTOR SHALL COORDINATE GENERAL PLAN REQUIREMENTS WITH THE SPECIFIC FRAMING DETAILS ON THE PLANS FOR CONTINUOUS GRAVITY AND LATERAL LOAD PATHS, SHEAR WALL TYPES, ANCHOR BOLTS, HOLDOWNS, AND STRAPPING.

(1) WALL FRAMING: UNLESS OTHERWISE NOTED (UNG), ALL WALLS AND ALL EXTERIOR WALLS SHALL BE 2X8 @ 16"OC. PROVIDE (2) BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNLESS OTHERWISE NOTED (UNG), ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) TIE AND (1) NAIL. ATTACH BOTTOM PLATES OF STUD WALLS TO CONCRETE BELOW WITH 5/8" DIA. ANCHOR BOLTS x 7" EMBEDMENT AT 12"OC. UNLESS OTHERWISE NOTED (UNG), PROVIDE OUTSIDE SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES. PLYWOOD WALL SHEATHING MAY EITHER BE LAID LONG OR SHORT DIMENSION HORIZONTAL.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE.

PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" IN ACCORDANCE WITH IRC SECT. 2304.11 "PROTECTION AGAINST DECAY AND TERMITE". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD POLES AND MARKING PILLS. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK. SEE RECOMMENDATIONS THAT ALL METAL IN CONTACT WITH TREATED LUMBER BE EITHER STAINLESS STEEL OR PROVIDED WITH A ZINC COATING OF AT LEAST 0.50 OZ/SQ. FT. IF HOT-DIPPED GALVANIZED METAL IS USED, WE RECOMMEND PLACING A TARP PAPER OR BUILDING PAPER CONTACT SEPARATOR BETWEEN THE METAL AND THE TREATED LUMBER.

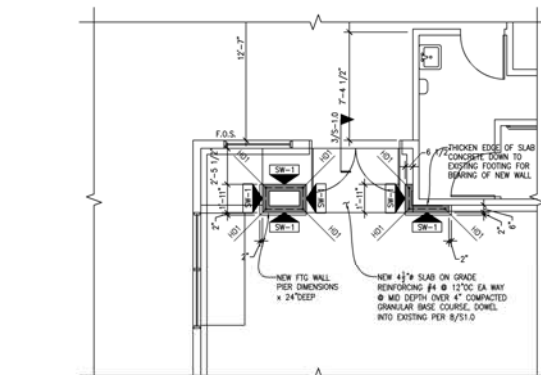
HOLDOWN SCHEDULE - SIMPSON HARDWARE			
TYPE	MODEL #	ANCHORAGE TYPE	CAPACITY (LBS)
H01	PH02	ANCHORAGE TYPE: 1" EMBED OR 1" TIE INTO CONC. W/ 4" EMBED	2x STUDS (10) 1" x 3" SDR WOOD SCREWS 3,375

NOTES:

1. LOCATE ALL HOLDOWNS AT ENDS OF ALL SHEARWALLS & FASTEN TO BUNDLED END STUDS.
2. BUNDLED END STUDS SHOULD BE STITCH-WALLED TOGETHER USING MAXIMUM (2) 16x @ 16"OC, UNLESS OTHERWISE NOTED (UNG).
3. LOCATE "TIE" HOLDOWNS @ CONCRETE FOUNDATION LEVEL. LOCATE "TIE" & "TIE" STRAPS @ FLOOR-TO-FLOOR CONNECTIONS.
4. ALL FOUNDATION ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS.
5. INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
6. ALL USE SDR FOR 2x SILL PLATES & SDR FOR 2x SILL PLATES.

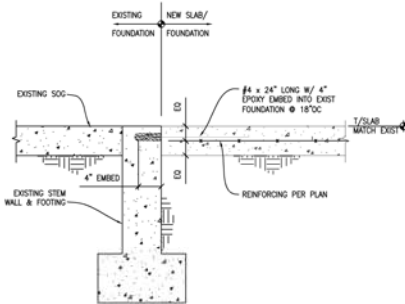
TYPICAL HOLDOWN SCHEDULE

SCALE: N.T.S.



FOUNDATION PLAN

SCALE: 1" = 1'-0"



NEW SLAB CONNECTION AT EXISTING WALL

SCALE: 1" = 1'-0"

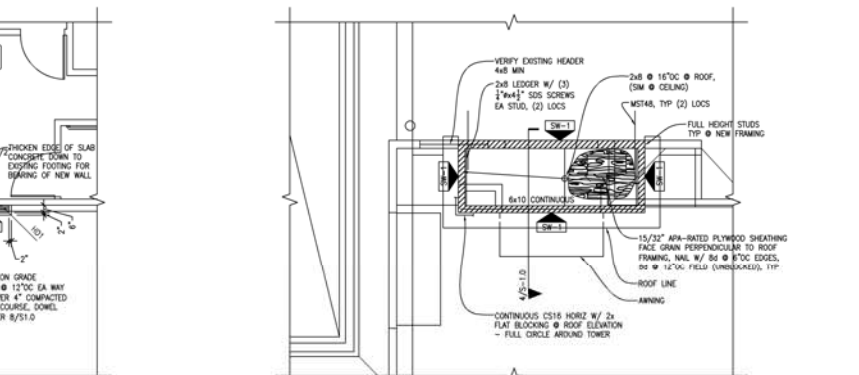
WOOD-FRAMED SHEAR WALL SCHEDULE							
SINGLE-SIDED SHEAR WALLS							
SW TYPE	SW SHEATHING APA-RATED	NAIL SIZE & SPACING	NOMINAL MEMBER SIZE	SILL & REQUIREMENTS	RM JOIST OR BLOCKING ATTACHMENT TO FOUNDATION	BOTTOM R & SHEAR BLOCKING ATTACHMENT TO ANCHOR BOLT TO CONCRETE FOUNDATION	SEISMIC SHEAR LOAD CAPACITY (PLF)
SW-1	15/32" CD-08-11	80 @ 6"OC	2x	P.1. 2x	11PS TOP R (ASS. = 450#) 11PS = 510# 11PS EXTERIOR @ 18"OC ALT. ASS. (INTERIOR) @ 18"OC	16x @ 6"OC 5/8" @ 36"OC	240

NOTES:

1. 2x OR 3x BLOCKING MEMBER FOR SCHEDULE IS REQUIRED AT ALL ABUTTING SHEATHING PANEL EDGES.
2. PANEL EDGE NAILING APPLIES TO ALL PANEL EDGES. NAIL SHEATHING TO IMMEDIATE FRAMING W/ NAILS @ 12"OC.
3. WALL STUDS AND BLOCKING AT ABUTTING PANEL EDGES AND SILL PLATES WHERE PANEL EDGE NAILING IS 8x NAILS @ 12"OC OR LESS, OR 16x NAILS @ 12"OC OR LESS, SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED BETWEEN PANELS ALONG PANEL EDGES.
4. WHERE PANELS ARE APPLIED ON BOTH SIDES OF WALL AND NAIL SPACING IS LESS THAN 6"OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING MEMBERS SHALL BE NOTED (2).
5. ANCHOR BOLTS SHALL BE EMBEDDED INTO CONCRETE 10" AND SHALL BE PROMISED WITH 8x10 STEEL PLATE WASHER AT ALL ANCHOR BOLTS. ANCHOR BOLTS USED FOR HOLDOWNS MAY ALSO BE CONSIDERED AS SILL PLATE WASHERS AT ALL ANCHOR BOLTS PROVIDED THAT THE PLATE WASHERS AND ADDITIONAL NAIL ARE PROVIDED AND INSTALLED PRIOR TO THE HOLDOWN HARDWARE.
6. WALL CAPACITIES ARE BASED ON 8x COMMON (0.131" x 2 1/2" LONG) OR 10x COMMON (0.148" x 3" LONG) NAILS APPLIED DIRECTLY TO FRAMING THROUGH SHEATHING. IF NAILS ARE TO BE DRIVEN THROUGH A LAYER OF GYPSUM SHEATHING IN ADDITION TO THE SHEATHING, CONTACT SEE FOR REVISED SHEAR WALL DESIGNS.

WOOD-FRAMED SHEAR WALL SCHEDULE

SCALE: N.T.S.



ROOF PLAN

SCALE: 1" = 1'-0"

FreeHill Architects
3330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates

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PERMIT: MAY 14, 2007

BID: JULY 9, 2007

CONSTRUCTION JULY 19, 2007

revisions

CONSTRUCTION SET

1

2

3

4

Freiheit & HO
ARCHITECTS, INC. P.C.
1000 1ST AVENUE
SUITE 100
SPOKANE, WA 99201

DIBBLE
ENGINEERS,
INC.

PROFESSIONAL STRUCTURAL
ENGINEERING SERVICES

25 Central Way, Suite 210
Kirkland, WA 98033
(425) 883-1900
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Robb A. Dibble, P.E.
Jeff J. Gilliland, P.E.

site information

MK TYPE: BK CONVERSION

DEI #: 07-080

ADDRESS:

3020 E 29TH AVENUE

SPOKANE, WASHINGTON

DRAWN BY: JWW

REVIEW BY: RSK

**FLOOR PLAN &
GENERAL NOTES**

S1.0



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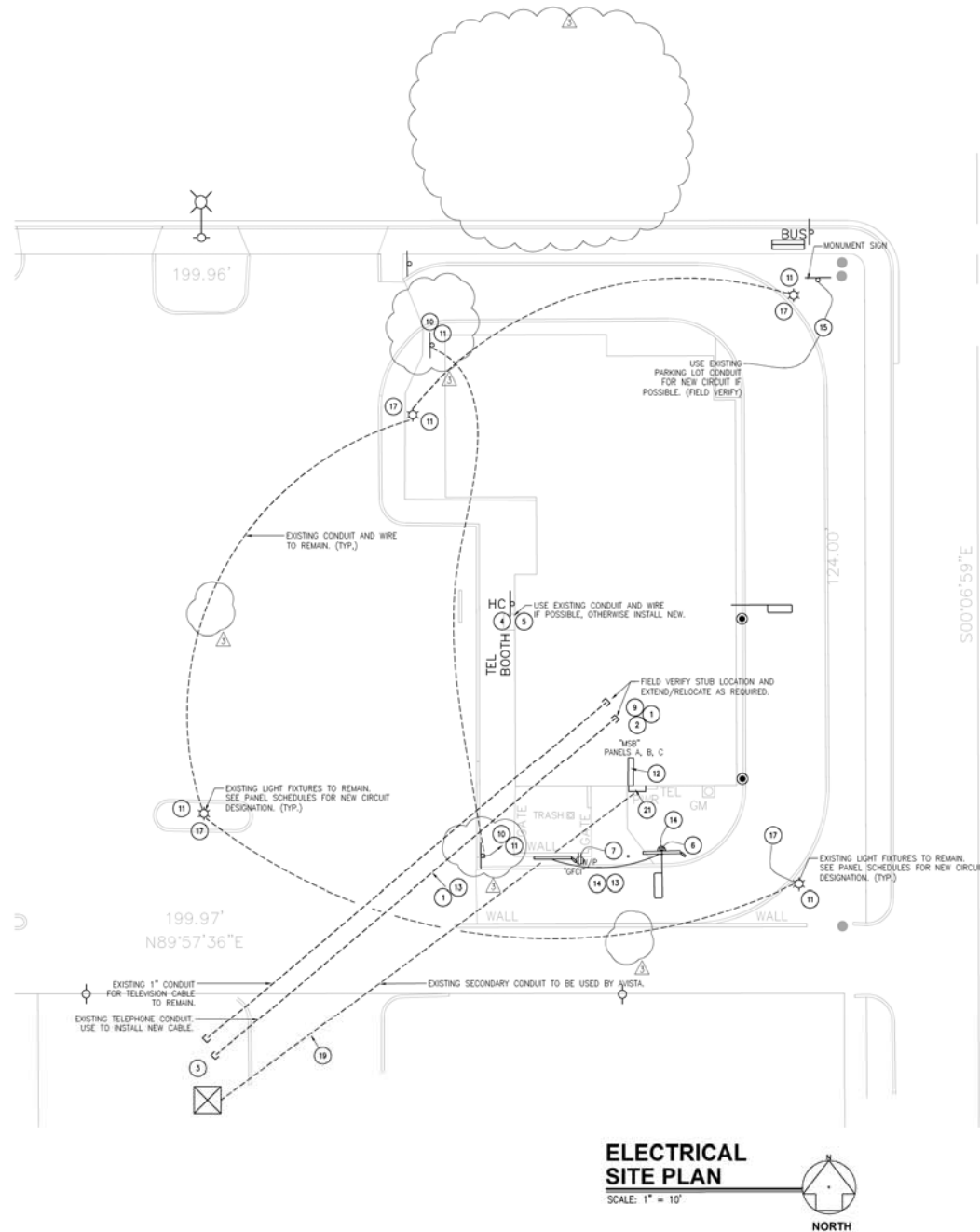
1000 15th St., Suite 1000
San Francisco, CA 94103
415.774.2200
www.freiheitandho.com

ELECTRICAL SITE NOTES

- 1 2" CONDUIT WITH PULL WIRE FOR 25 PR. PHONE CABLE. TELEPHONE COMPANY SHALL LAND CABLE AT TELEPHONE BACKBOARD. ALL RUNOUTS FROM BACKBOARD TO OUTLETS SHALL BE BY EC.
- 2 24" X 24" TELEPHONE BACKBOARD IN WORKSTATION. SEE E2.0, NOTE #17.
- 3 EXISTING TELEPHONE SERVICE. EC SHALL CONTACT TELEPHONE CO. AND COORDINATE NEW SERVICE CONNECTION.
- 4 NEW PAY PHONE IF USED- ADD 115-BF-U.
- 5 1" RUN TO TELEPHONE CONDUIT STUB-OUT AT EXTERIOR OF DINING WALL. REFER TO E2.0.
- 6 3/4" CONDUIT ONLY WITH PULL WIRE FOR COMMUNICATIONS LINE TO CASHIER & PICK UP WINDOWS.
- 7 RUN TO CIRCUIT C-33, 3 #10, 3/4" C.
- 8 NOT USED.
- 9 FCC REGISTRATION FOR MODEM IS 24K-E125574-1487-DW-E. RINGER EQUIVALENCY 0.8.
- 10 RUN TO CIRCUIT A-12, 3 #10, 3/4" C.
- 11 SITE LIGHTS AND SIGNS SHALL BE WIRED AS CIRCUITED TO MATCH COUNTRY AND CONTROLS FOR LIGHTING CONTRACTORS, PHOTOCELLS AND TIME CLOCKS. SEE SHEET E3.0 FOR WIRING DETAILS.
- 12 EXISTING SERVICE PANELS A, B AND C TO REMAIN.
- 13 ALL UTILITIES SHALL BE BURIED AT A MINIMUM DEPTH OF 24" BELOW GRADE UNLESS OTHERWISE INDICATED.
- 14 RUN TO CIRCUIT A-2, 3 #10, 3/4" C.
- 15 RUN TO CIRCUIT A-38, 40, 3 #10, 3/4" C.
- 16 RUN TO CIRCUIT C-30, 32, 3 #10, 3/4" C. (NOT USED)
- 17 RUN TO CIRCUIT C-34, 36, 3 #10, 3/4" C.
- 18 NOT USED.
- 19 EXISTING SECONDARY FEEDER TO BE REUSED.
- 20 RUN TO CIRCUIT C-13, 3 #12, 3/4" C. (NOT USED)
- 21 EXISTING 600 AMP CT CAN TO BE REUSED.
- 22 CONTACT DODG KYLE REPRESENTATIVE AT AVISTA TO VERIFY EXACT LOCATION AND REQUIREMENTS BEFORE BID AND INSTALLATION. PHONE (509) 495-4125

GENERAL SITE NOTES

1. REFER TO SHEET E02.1 FOR DETAILS OF MENU BOARD, SPEAKER BOARD, AND SITE LIGHTING.



ELECTRICAL SITE PLAN

SCALE: 1" = 10'



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CONSTRUCTION:

revisions

- △ Health Department 06/21/07
- △ Fire Department 06/25/07
- △ Construction Set 07/25/07
- △
- △
- △
- △

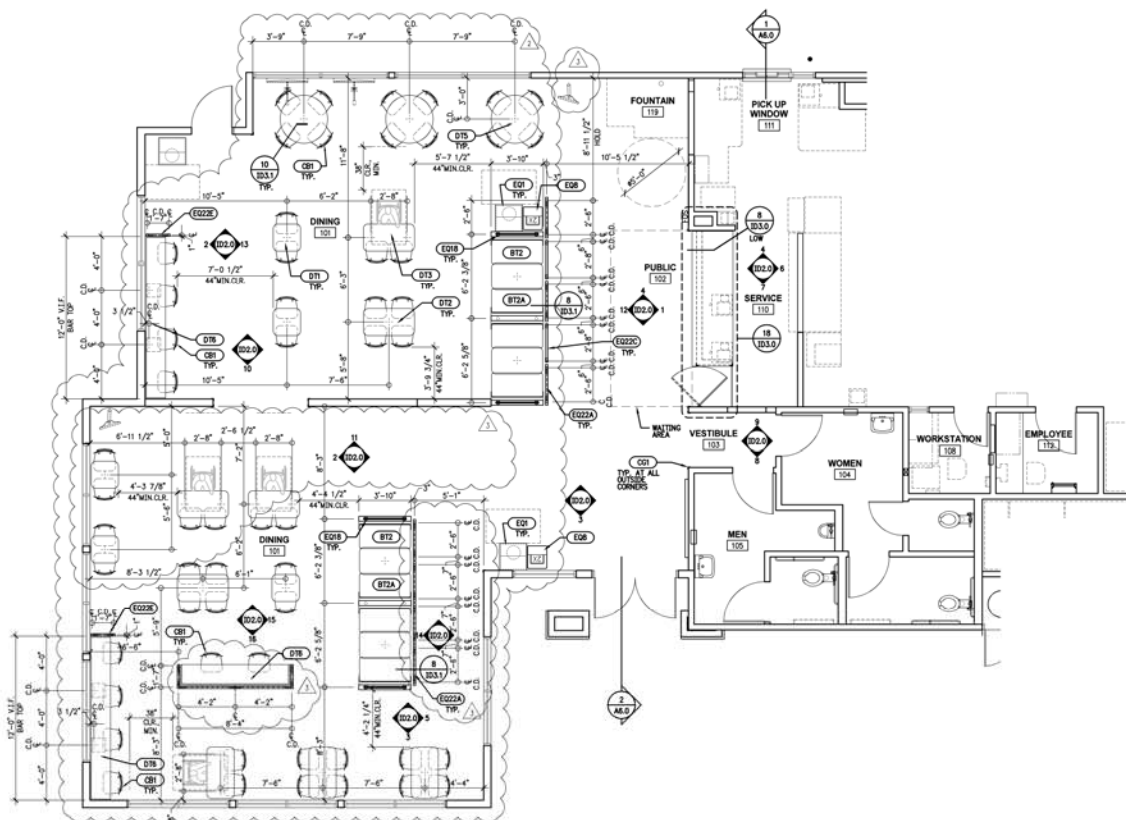
Abossein Engineering
MECHANICAL • ELECTRICAL • FIRE PROTECTION • ENERGY
10000 100th Avenue, Suite 1000
P.O. Box 10000, Everett, WA 98203
PHONE (425) 442-9441 • FAX (425) 442-9441
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site information

MK TYPE: BK CONVERSION
JOB # 0302
ADDRESS:
3020 E 29TH AVENUE
SPOKANE, WASHINGTON
DRAWN BY: X
SCALE: AS NOTED
ABOSSEIN #27068
ELECTRICAL SITE PLAN

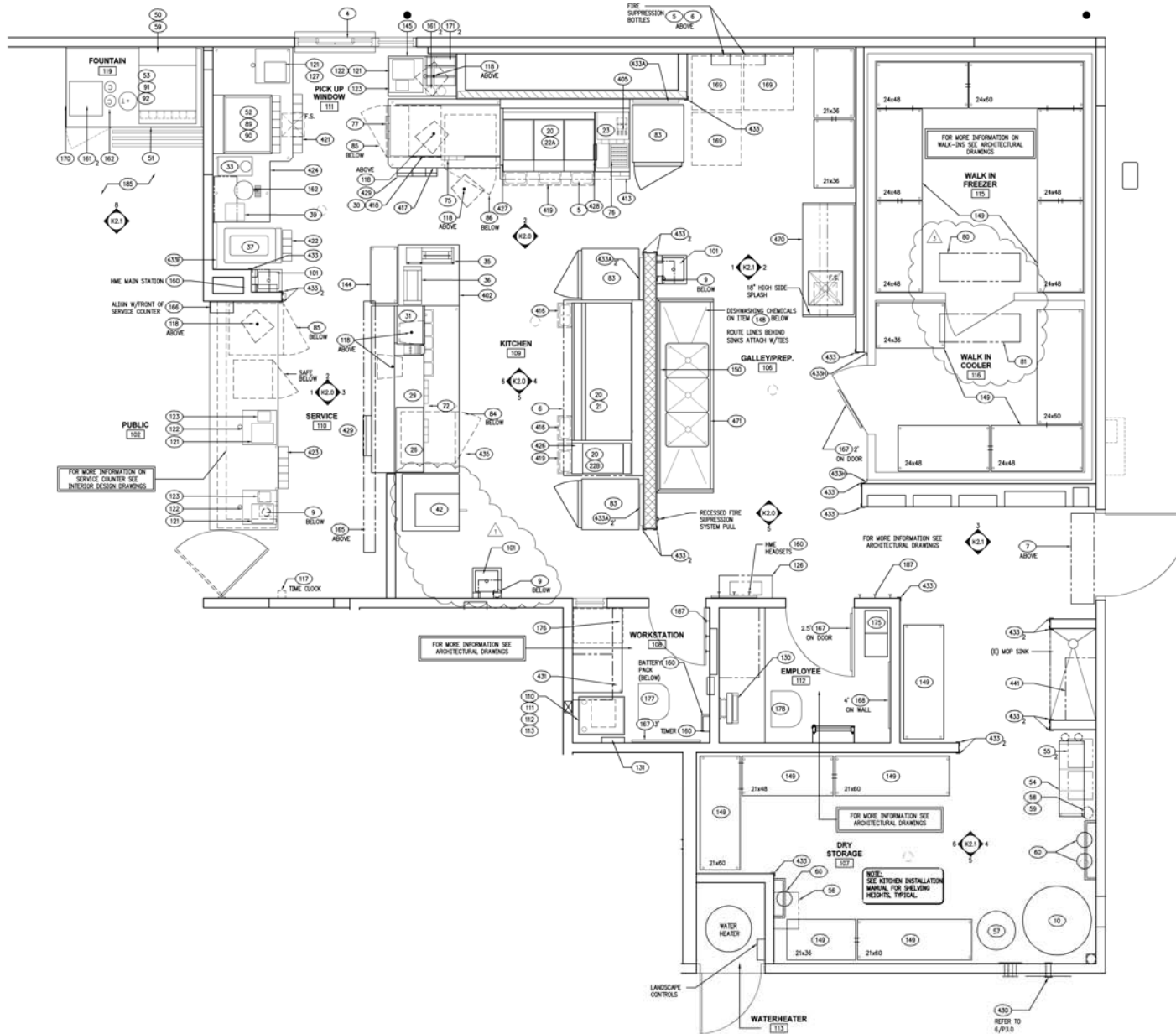
ES1.0



DECOR PLAN NOTES

- SEE FINISH SCHEDULE / I.D. DRAWINGS FOR INFORMATION ON INTERIOR FINISHES. INTERIOR FINISHES ARE DESIGNATED BY: **CD**
- ATTACH TABLE TOPS TO BASES PER MANUFACTURER'S REQUIREMENTS / INSTRUCTIONS.
- REST ROOM VESTIBULE ELEVATIONS ARE SHOWN ON SHEET 102.0.
- REST ROOM ELEVATIONS ARE SHOWN ON SHEET A7.0.
- WORKSTATION & EMPLOYEE ROOM ELEVATIONS ARE SHOWN ON SHEET A7.1.
- KITCHEN ELEVATIONS ARE SHOWN ON SHEET K2.0 & K2.1.
- ANY EXCESS WALL COVERING REMAINING AFTER PROJECT COMPLETION SHALL BE ROLLED UP AND LEFT WITH CONSTRUCTION MANAGER FOR ON SITE STORAGE. NOTIFY JOB STORE MANAGER OF LOCATION ONCE COMPLETE.
- ALL EXPOSED FINISH CORNERS AND SEAMS REQUIRE CAULKING. IN ADDITION, BUT NOT LIMITED TO, TOP OF ALL CONE BASES, ALL FIXED EQUIPMENT, ALL ALUMINUM SEAMS, ETC. DO NOT APPLY CAULKING TO ANY VMC SURFACE.
- SEATING LAYOUT TO COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF FINISHED DRYWALL AND ARE CONSIDERED CRITICAL UNO. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SHOP DRAWINGS AND PLANS AGAINST REQUIRED CLEARANCES.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES BEFORE ORDERING AND INSTALLING MATERIAL.
- SEE DETAIL SHEETS FOR BLOCKING AT COUNTER TOPS.

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revisions △ Fire Department 06/25/07 △ Construction Set 07/25/07 △ △ △ △	
site information MX TYPE: BK CONVERSION JOB #: 8382 ADDRESS: 3020 E 29TH AVENUE SPOKANE, WASHINGTON DRAWN BY: SCALE: 1/4" = 1'-0" FURNITURE PLAN & NOTES ID1.0	

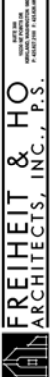




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revisions	
1	Health Department 06/27/07
2	Construction Set 07/29/07
3	
4	
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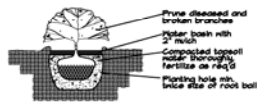


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 SAN DIEGO, CA 92123

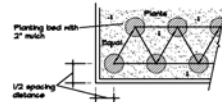
site information	
MK TYPE: BK CONVERSION	
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ADDRESS:	3020 E 29TH AVENUE
	SPOKANE, WASHINGTON
DRAWN BY:	CP
SCALE:	1/2" = 1'-0"

KITCHEN EQUIPMENT PLAN

K1.0



SHRUB PLANTING DETAIL
No Scale



GROUND COVER SPACING DETAIL
No Scale- Triangular Spacing

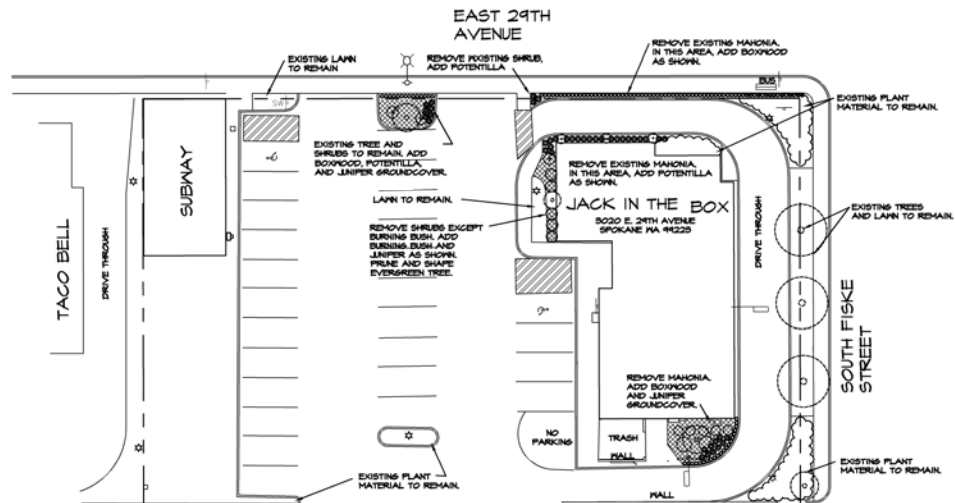
NOTES

1. Subgrade, including berms, to within 1/8th foot provided by General Contractor unless otherwise noted.
2. Subgrade shall be scarified or rototilled if conditions require.
3. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
4. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
5. All new plantings shall have triangular spacing.
6. Landscape Contractor shall maintain site until final inspection and acceptance by Owner.

PLANT LIST

SYMBOL BOTANICAL / COMMON

- Evonymus Alata 'Compacta' / Compact Burning Bush, 5 gallon
- ⊗ Potentilla 'Gold Drop' / Gold Drop Potentilla, 2 gallon
- Buxus M. 'Winter Gem' / Winter Gem Boxwood, 15" minimum
- ▨ Juniperus H. 'Miltonii' / Blue Rug Juniper, 1 gallon 36" O.C.

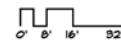


NOTE:
• EXISTING IRRIGATION SYSTEM WILL BE RE-USED, CONFIRM CONDITION IN FIELD, REPAIR SYSTEM AS REQUIRED TO ASSURE 100% COVERAGE OF ALL PLANTING AREAS.
• ADD 2" LAYER OF FINE GRADE BARK MULCH IN ALL PLANTING BEDS.
• PRUNE AND SHAPE ALL EXISTING TREES AND SHRUBS AS NECESSARY, FERTILIZE ALL LAWN AREAS.



LANDSCAPE PLAN

SCALE: 1" = 16'



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KEN LONEY
CERTIFICATE No. 363

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
611 Main St. Suite P
Bremerton, WA 98320
(425) 771-6808
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ADDRESS:

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SPOKANE, WASHINGTON

DRAWN BY:

SCALE:

L-1

MECHANICAL SYMBOLS AND ABBREVIATIONS	
	NEW SHEET METAL DUCTWORK
	SUPPLY OR OUTSIDE AIR DUCT
	RETURN AIR DUCT
	EXHAUST AIR DUCT
	DUCTWORK TRANSITION
	DUCTWORK TRANSITION-RECTANGULAR TO ROUND
	INLINED RISE IN DUCTWORK
	INLINED DROP IN DUCTWORK
	SUPPLY DUCT ELBOW UP OR DOWN
	RETURN DUCT ELBOW UP OR DOWN
	EXHAUST DUCT ELBOW UP OR DOWN
	DUCT ELBOW WITH FIXED TURNING VANES
	ROUND SPIN-IN WITH DAMPER
	FLEXIBLE DUCT CONNECTOR
	FIRE DAMPER
	COMBINATION FIRE/SMOKE DAMPER
	VOLUME DAMPER
	FLEXIBLE DUCTWORK
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	ROOF MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN
	IN-LINE CABINET FAN
	ROOFTOP UNIT
	THERMOSTAT
	TEMPERATURE SENSOR
	HUMIDITY SENSOR
	AREA SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	CONNECT TO EXISTING
	DIFFUSER DESIGNATION AND CFM
	PLAN NOTE DESIGNATION
	REVISION DESIGNATION
	MECHANICAL EQUIPMENT DESIGNATION
	ABOVE FINISHED FLOOR
	BOTTOM OF DUCT
	BRAKE HORSEPOWER
	BRITISH THERMAL UNIT
	BTU/HR
	CFM
	DB
	EAT
	EXTERNAL STATIC PRESSURE
	FLAT ON BOTTOM
	FLAT ON TOP
	FEET PER MINUTE
	HERTZ
	LEAVING AIR TEMPERATURE
	NOISE CRITERIA
	OUTSIDE AIR
	PRESSURE DROP
	POUNDS PER SQUARE INCH
	TOTAL STATIC PRESSURE
	RELATIVE HUMIDITY
	TYPICAL
	UNDERCUT
	WATER COLUMN
	WET BULB
	DIAMETER

NOTE: THIS PROJECT MAY NOT USE EVERY SYMBOL OR DEVICE APPEARING ON THIS LEGEND.

ROOFTOP AIR CONDITIONING UNIT SCHEDULE														
MARK	MANUFACTURER	MODEL	AIR FLOW (CFM)	OA FLOW (CFM)	AMBIENT (°F)	EXT. S.P. (IN.W.C.)	EAT (°F)	DX COOLING COIL (AIR CONDITONING) TOTAL SENSIBLE (BTU/HR)	EER (SEER)	FUEL (BTU/HR)	INPUT (BTU/HR)	OUTPUT (BTU/HR)	VOLTS/PH/Hz	APPROX. WEIGHT (LBS)
1	TRANE	YSC048A3RMA4M	1600	600	95	0.52	80/67	49,200	10.0	NATURAL GAS	120,000	96,000	208/3/60	700 DINING
2	TRANE	YSC048A3RMA4M	1600	600	95	0.52	80/67	49,200	10.0	NATURAL GAS	120,000	96,000	208/3/60	700 DINING
3	TRANE	YSC072A3RMA4M	2400	600	95	0.50	80/67	72,000	10.3	NATURAL GAS	120,000	97,000	208/3/60	860 KITCHEN
4	TRANE	YSC072A3RMA4M	2400	600	95	0.50	80/67	72,000	10.3	NATURAL GAS	120,000	97,000	208/3/60	860 KITCHEN
5	TRANE	YSC096A3RMA4M	3000	600	95	0.50	80/67	90,000	8.9	NATURAL GAS	120,000	97,200	208/3/60	1070 DINING

NOTES:

- FURNISH 14" HIGH FACTORY FABRICATED FULL PERIMETER INSULATED ROOF CURB.
- SET MINIMUM OUTSIDE AIR AS SPECIFIED ABOVE. OUTSIDE AIR DAMPER SHALL FULLY CLOSE ON UNIT SHUTDOWN.
- UNITS SHALL HAVE 5 MINUTE TIME DELAY ON COMPRESSOR RESTART.
- UNITS SHALL HAVE MODULATING ECONOMIZER WITH SINGLE ENTHALPY CONTROL.
- UNITS SHALL HAVE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.
- UNITS SHALL HAVE FACTORY INSTALLED PHASE LOSS PROTECTION.
- AC-1 AND AC-2 SHALL HAVE BAROMETRIC RELIEF DAMPERS.
- TO COORDINATE PURCHASE AND DELIVERY OF ROOFTOP UNITS CONTACT FRANK VILLARUEL @ US-AIR CONDITIONING DISTRIBUTORS; PHONE: 800-522-7220, FAX: 808-270-9001, EMAIL: F.VILLARUEL@US-AC.COM
- SUPPLY DUCT SMOKE DETECTORS PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. WIRED BY ELECTRICAL CONTRACTOR WITH FINAL CONNECTION BY MECHANICAL CONTRACTOR.
- ROOFTOP UNITS SHALL BE PURCHASED BY THE CONTRACTOR THROUGH JACK-IN-THE-BOX NATIONAL ACCOUNT. CONTRACTOR SHALL INCLUDE COSTS FOR EQUIPMENT, RECEIVING, HANDLING, STORAGE (IF REQUIRED), HOSTING, INSTALLATION, AND STARTUP OF THE ROOFTOP UNITS. CONTRACTOR'S RESPONSIBILITIES SHALL ALSO INCLUDE WARRANTY ADMINISTRATION.

EXISTING/NEW EXHAUST FAN SCHEDULE														
MARK	MANUFACTURER	MODEL	TYPE	DRIVE TYPE	PERFORMANCE AIR FLOW (CFM)	EXT. SPEED (RPM)	FAN SPEED (RPM)	SCONES	VOLTS/PH/Hz	FAN MOTOR HP	ACCESSORIES	APPROX. WEIGHT (LBS)	SERVICE	REMARKS
1	CENTRAL BLOWER	RE-15	CURB MOUNTED GREASE EXHAUST BELT	DIRECT	1885	0.75	1366	---	208/3/60	1	PHV,AC,DS	350	HOOD 1	NEW & NON-VENTILATED BASE
2	CENTRAL BLOWER	RE-15	CURB MOUNTED GREASE EXHAUST BELT	DIRECT	1885	0.75	1366	---	208/3/60	1	PHV,AC,DS	350	HOOD 2	NEW & NON-VENTILATED BASE
3	GREENHECK	25-80-D	CURB MOUNTED CENTRIFUGAL	DIRECT	500	0.25	1300	9.0	115/1/60	1/8	80,85,DS,RC	28	TOILET RMS	NEW EXHA. FAN SWITCH PER ELEC. BKG.

ACCESSORIES:

BS-BIRD SCREEN, BG-BACKDRIFT DAMPER, DS-DISCONNECT SWITCH, RC-PREFABRICATED VENTILATED ROOF CURB, SC-SPEED CONTROL.

NOTES:

- EF-1 AND EF-2 SHALL HAVE MINIMUM 12" HIGH CURB, HINGED FAN HOUSING W/EXTRA LONG WIRING, DISCHARGE SCOOP, AND GREASE RESERVOIR.
- ACCEPTABLE ALTERNATE MANUFACTURERS FOR EF-3 INCLUDE GREENHECK AND PENN VENTILATOR.
- TO COORDINATE PURCHASE AND DELIVERY OF KITCHEN EXHAUST FANS CONTACT GARY PETERSON OR ELNOR BUCK @ CENTRAL BLOWER; PHONE: 1-800-473-3162, FAX: 828-330-1406, EMAIL: info@centralblower.com
- KITCHEN EXHAUST FANS SHALL BE PURCHASED BY THE CONTRACTOR THROUGH JACK-IN-THE-BOX NATIONAL ACCOUNT. CONTRACTOR SHALL INCLUDE COSTS FOR EQUIPMENT, RECEIVING, HANDLING, STORAGE (IF REQUIRED), HOSTING, INSTALLATION, AND STARTUP OF THE KITCHEN EXHAUST FAN. CONTRACTOR'S RESPONSIBILITIES SHALL ALSO INCLUDE WARRANTY ADMINISTRATION.

NEW MAKEUP AIR UNIT SCHEDULE														
MARK	MANUFACTURER	MODEL	TYPE	PERFORMANCE		ELECTRICAL		GAS HEAT		APPROX.		SERVICE	REMARKS	
				AIR FLOW (CFM)	EXT. STATIC PRESS. (IN.W.C.)	FAN SPEED (RPM)	VOLTS/PH/Hz	FAN MOTOR HP	FUEL	INPUT (BTU/Hr)	OUTPUT (BTU/Hr)	WEIGHT (LBS)		
1	CAPTIVE AIRE	NHMAU-G10	DIRECT FIRED GAS	1200	0.75	834	208/3/60	0.5	NATURAL GAS	200,000	200,000	350	HOODS 1 AND 2	NEW UNIT W/NEW DUCTWORK
NOTES:														
1) MUA-1 IS FURNISHED AND INSTALLED BY CONTRACTOR.														
2) FURNISH AND INSTALL EDH/MUA CONTROL PANEL. CONTROL PANEL SHALL INCLUDE MOTOR STARTERS FOR EF-1, EF-2, AND MUA-1, TERMINALS FOR ANGUS SHUTDOWN, AND INTERLOCK CONTACTS FOR AC-1, 2, 3 AND 4 TO START/STOP RTU SUPPLY FANS. MUA-1 SHALL BE INTERLOCKED WITH EF-1 & 2 AND AC-1, 2, 3 & 4 TO SHUT DOWN UPON SMOKE DETECTION.														
3) MAKEUP AIR UNIT AND CONTROL PANEL SHALL BE PURCHASED BY THE CONTRACTOR THROUGH JACK-IN-THE-BOX NATIONAL ACCOUNT. CONTRACTOR SHALL INCLUDE COSTS FOR EQUIPMENT, RECEIVING, HANDLING, STORAGE (IF REQUIRED), HOSTING, INSTALLATION, AND STARTUP OF THE MAKEUP AIR UNITS. CONTRACTOR'S RESPONSIBILITIES SHALL ALSO INCLUDE WARRANTY ADMINISTRATION.														
4) TO COORDINATE PURCHASE AND DELIVERY OF EDH/MUA CONTROL PANEL CONTACT ERIC HILLBURN @ SUPREME FAN; PHONE: 910-653-3061, FAX: 909-849-7091														
5) TO COORDINATE PURCHASE AND DELIVERY OF MAKEUP AIR UNITS CONTACT JOHN SHROCK @ CAPTIVE AIRE; PHONE: 1-800-326-3509, FAX: 802-928-6811, EMAIL: reg80@captivaire.com														

GRILLE, REGISTER AND DIFFUSER SCHEDULE									
MARK	MANUFACTURER	MODEL	TYPE	NECK SIZE (L" x W")	FACE SIZE (L" x W")	FRAME TYPE	FINISH	NC	ACCESSORIES
A	TITUS	TMS-AA	SQUARE CONE SUPPLY DIFFUSER	PER PLAN	24" x 24"	LAY-IN	WHITE	<30	STR
B	TITUS	TMS-AA	SQUARE CONE SUPPLY DIFFUSER	PER PLAN	12" x 12"	SURFACE	WHITE	<30	STR
C	TITUS	50P	EGGSHATE EXHAUST GRILLE	10" x 10"	12" x 12"	SURFACE	WHITE	<30	ØBD, STR
D	TITUS	350RL	HINGED RETURN GRILLE	16" x 22"	16" x 24"	LAY-IN	WHITE	<30	STR
E	TITUS	350RL	HINGED RETURN GRILLE	22" x 22"	24" x 24"	LAY-IN	WHITE	<30	STR
F	TITUS	350R3	SIDEWALL SUPPLY REGISTER	6" x 4"	10" x 6"	SURFACE	WHITE	<30	ØBD, STR

ACCESSORIES:

ØBD-OPPOSITE BLADE DAMPER, STR-SQUARE TO ROUND

NOTES:

ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE CARNES, KRUEGER, METALAIR, PRICE, AND TUTTLE & BAILEY.

AIR BALANCE SCHEDULE					
UNIT	OUTSIDE AIR FLOW (CFM)	RETURN AIR FLOW (CFM)	SUPPLY AIR FLOW (CFM)	EXHAUST AIR FLOW (CFM)	BUILDING PRESSURE (CFM)
AC-1	600	1000	1600	0	+600
AC-2	600	1000	1600	0	+600
AC-3	600	1800	2400	0	+600
AC-4	600	1800	2400	0	+600
AC-5	600	2400	3000	0	+600
MUA-1	1200	0	1200	0	+1200
EF-1	0	0	0	1885	-1885
EF-2	0	0	0	1310	-1310
EF-3	0	0	0	500	-500
TOTALS	4200	8000	12200	3695	+505

RESULTING BUILDING PRESSURIZATION (CFM)

OVERALL BUILDING PRESSURIZATION SHALL BE APPROXIMATELY 0.05" W.C. POSITIVE.

ENERGY CODE NOTES

- THERMOSTATS SHALL BE A 7 DAY PROGRAMMABLE TYPE WITH ± 5 DEGREE DEADBAND AND AUTOMATIC SETBACK. EQUIPMENT PER 1412.2 WASHINGTON STATE ENERGY CODE.
- HVAC EQUIPMENT SHALL MEET THE MINIMUM ENERGY EFFICIENCY RATINGS PER TABLE 14-1, 14-2 AND 14-3 OF THE WASHINGTON STATE ENERGY CODE.
- DUCT INSULATION AND SEALING SHALL MEET CHAPTER 14 SECTION 1414 REQUIREMENTS.
- SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO MIN. R-7. ROOFTOP HVAC DUCTWORK SHALL HAVE A WEATHER BARRIER.
- SUPPLY AND RETURN DUCTS IN CONDITIONED SPACES SHALL BE INSULATED TO MIN. R-3.3.
- FIRING INSULATION SHALL MEET THE REQUIREMENTS OF WASHINGTON STATE ENERGY CODE TABLE 14-6.
- BUILDING COMPLIES PER WISC CLIMATE ZONE 2 -- OTHER FUELS, ELECTRIC RESISTANCE HEATING IS NOT ALLOWED.



9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates

RELEASE: JULY 31, 2006

P.M.(M ONLY): JAN. 19, 2007

PERMIT: MAY 14, 2007

BID: JULY 9, 2007

CONSTRUCTION:

revisions

Health Department 06/21/07

Fire Department 06/25/07

Construction Set 07/25/07

PLUMBING FIXTURE SCHEDULE							
SYM.	FIXTURE	MIN. CONNECTION SIZE					DESCRIPTION
		W.	V.	CW	HW	G.	
	WATER CLOSET	4"	2"	1"	—	—	ELKJ ELONGATED (HANDICAPPED) WATER CLOSET – SIGNATURE #111-2145. FLOOR MOUNTED (10" ROUGH-IN) W/ ASLONITE, JGRO OPEN FRONT SEAT (NO COVER), SLOAN FLUSH VALVE #111-18 (1.6 GPT).
	WATER CLOSET	4"	2"	1"	—	—	ELKJ ELONGATED (HANDICAPPED) WATER CLOSET – SIGNATURE #111-2125. FLOOR MOUNTED (10" ROUGH-IN) W/ ASLONITE, JGRO OPEN FRONT SEAT (NO COVER), SLOAN FLUSH VALVE #111-18 (1.6 GPT).
	URINAL	2"	1 1/2"	3/4"	—	—	ELKJ DOWR #111-1150 TOP SPUD, WALL MOUNTED WITH SLOAN #111-1 FLUSH VALVE (1.0 GPT, 117" TO L.F.) AND DOWR #1-2122 HANGER. G.C. SHALL INSTALL HANGER W/ (4) 1/2" DIA. 1/8" R. HWK BOLT EXPANSION BOLTS W/ 2 1/4" MINIMUM EMBEDMENT.
	LAVATORY	2"	1 1/2"	1/2"	1/2"	—	ELKJ #201-DTOK-101 (20" x 18") WALL HANG, WHITE – 6" DEEP ROSS (1.0 GPT) AND 4" O.C. W/ JURN #21-122 CONCEALED JRN WALL CARRIER – FIT TO BLOODING SYMBOSS – 6-000-35. AUTOMATIC BATTERY-OPERATED FAUCET W/ AERATOR, GROD STRAINER, LAU AND FAUCET A-6.4.A.4. APPROVED: CONTACT SYMBOSS AT (714) 320-5071 OR E-MAIL: ISOLATE, TRAP AND WATER SUPPLIES W/ TROUBLESHOOT INSULATION KIT MODEL, #202, (602) 340-5969.
	S.S. LAV. SINK	2"	1 1/2"	1/2"	1/2"	—	SUPPLIED BY KITCHEN EQUIPMENT CENTER & INSTALLED BY PLUMBING CONTRACTOR.
	FLOOR SINK	2"	1 1/2"	—	—	—	JONESPEC #02375 WITH 1/2" GRATE AND SEDIMENT BUCKET.
	FLOOR SINK	3"	1 1/2"	—	—	—	JONESPEC #02375 WITH 1/2" GRATE AND SEDIMENT BUCKET. REQUIRED ONLY FOR INDIRECT WASTE OF 5-COMP SINK WHEN DIRECTED BY LOCAL CODES.
	FLOOR DRAIN	2"	1 1/2"	1 1/2"	1 P.	—	(FOR TRASH ENCLOSURE WHERE REQUIRED), JURN #2-415-Y.
	FLOOR DRAIN	3"	2"	—	—	—	(FOR TRASH ENCLOSURE WHERE REQUIRED), JURN #2-415-Y.
	MOP SINK	2"	1 1/2"	3/4"	3/4"	—	36"X30" STAINLESS STEEL MOP SINK W/ DRAIN FITTING. JURN #2-2775 WITH STAINLESS STEEL STRAINER BY PLUMBING CONTRACTOR. REQUIRED TO F/I FOR FAUCET PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR.
	HOSE BIB	—	—	3/4"	—	—	ACORN #821, ROUGH BRASS W/ VACUUM BREAKER, IN FREEZING AREAS INSTALL JURN #2-1321 WITH VACUUM BREAKER, KEYLESS.
	WATER HEATER	—	—	1"	1"	3/4"	HEIM #600-86, 50 GALLON, BRONZE BU/RT VENT, 90 GPM RECOVERY AT 100 DEGREE F RISE, PLANK TO FLOYD DRAIN TO RELIEF VACUUM INCLUDE POWER VENT TP-44-C CONTRACTOR SHALL DETAIL RECONNECT PURCHASING DOWR AT (800) 621-5622, MOUNT ON 6" LESS, PROVIDE 5" FLOOR PEX CONNECTION.
	EXPANSION TANK	—	—	3/4"	—	—	ANTHOL "THERM-A-BOLT" #11-122 DIAPHRAGM TYPE EXPANSION TANK, FAUCET PRE-INSULATED, 1/2" MB – 4.4 GALL. CAPACITY.
	TRAP PRIMER	—	—	1/2"	—	—	PPP #500 WITH DISTRIBUTION UNIT TO MATCH NUMBER OF TRAPS TO BE PRIMED. LOCATE IN WALL MOUNTED ACCESSIBLE BOX AT +10" AFF.
	FLOOR CLEANOUT	SEE PIPING DIAG.	—	—	—	—	JURN #20440 CAST IRON BODY ADJUSTABLE SLOTTED SECURED NOVEL BRONZE TOP, SIZE AS REQUIRED, TOP FLUSH W/ FINISH FLOOR.
	GRADE CLEANOUT	SEE PIPING DIAG.	—	—	—	—	JURN #20474-N, C.I. DOUBLE FLANGE BODY W/ EXTRA HEAVY DUTY SECURED SLOTTED C.I. COVER W/ LIFTING DEVICE, TOP FLUSH W/ FINISH FLOOR.
	WALL CLEANOUT	SEE PIPING DIAG.	—	—	—	—	JURN #21446 STAINLESS STEEL WALL ACCESS COVER W/ CENTER SCREW
	ROOF DRAIN	3"	—	—	—	—	THUNDERBOLT CONDENSATION ROOF DRAIN AND OVERFLOW W/ COPPER DRAIN BASH AND ABS COVER, REFER TO SHEETS A512 AND A5.3.
	GREASE INTERCEPTOR	4"	3"	—	—	—	JENSEN PRECAST 100 GALLON TWO-COMPARTMENT PRECAST CONCRETE, 24" CAST IRON BASKET AND COVER WITH CASTGAST GASKET, RATED FOR TRAFFIC LOADS.
	MOP SINK FAUCET	—	—	1/2"	1/2"	—	FISHER #B253 WITH INTEGRAL VACUUM BREAKERS, 3/4" THREADED OUTLET, PAU HOOK AND MOUNT, PROVIDED BY OWNER AND INSTALLED BY P.C.
	SHAKE MACH. FAUCET	—	—	1/2"	—	—	FISHER #M73, 1/8" CONTROL, 3/4" SWING SPOUT, PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR.
	HAND SINK FAUCET	—	—	1/2"	1/2"	—	FISHER #2033 FAUCET, 4" SPLASH MOUNTED IN 6" OODENOCK, PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR.
	PREP TABLE FAUCET	—	—	1/2"	1/2"	—	FISHER #3311 FAUCET, WITH 8" INCH SPOUT AND FISHER #P0758 SINK, LIVERWASTE W/ STRAINER, PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR.
	PREP TABLE FAUCET	—	—	1/2"	1/2"	—	FISHER #2510-100 PRE-INSULATED W/ ULTRA SPURT, AND FISHER #2501-14 PRE-INSULATED, ADD-ON FAUCET, PROVIDED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR.
	WATER MIXING VALVE	—	—	1/2"	1/2"	—	SYMBOSS #2-1100K, SET AT 110°F, LOCATE IN WALL MOUNTED ACCESSIBLE BOX AT +24" CONTACT SYMBOSS AT (800) 654-6567
	HUB DRAIN	2"	1 1/2"	—	—	—	JURN #2-320
	RECIRCULATING PUMP	—	—	—	—	—	BELL AND GOSSETT NSF-120/F, BRONZE PUMP, 115V/50/60WATT MOTOR, TWO CLIP-ON AQUASTATS MODEL, #40 AND THER.

PLUMBING FIXTURE ALTERNATES

	WATER CLOSET	4"	2"	1"	—	—
	WATER CLOSET	4"	2"	1"	—	—
	URINAL	2"	1 1/2"	3/4"	—	—
	LAVATORY	2"	1 1/2"	1/2"	1/2"	—

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	SOL OR W	SOL OR WASTE BELOW GRADE OR FLOOR
	SOL OR W	SOL OR WASTE ABOVE GRADE OR FLOOR
	GW	GREASE WASTE
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	HOT WATER RETURN
	G	GAS PIPING
	CD	CONDENSATE DRAIN
	V	SANITARY VENT
	V	SANITARY VENT BELOW FLOOR
	GV	GATE VALVE
	B.V.	BALL VALVE
	S.O.V.	SHUT OFF VALVE
	CV	CHECK VALVE, FLOW DIRECTION
	GC	GAS COCK
	U	UNION
	H.B.	HOSE BIBB
	A.P.	ACCESS PANEL
	VTR	VENT THROUGH ROOF
	POC	POINT OF CONNECTION
	F.S.	FLOOR SINK (1/2" GRATE UNLESS NOTED OTHERWISE)
	F.D.	FLOOR DRAIN
	FW	FILTERED COLD WATER
	T.P.R.V.	TEMPERATURE & PRESSURE RELIEF VALVE
	FCO	FLOOR CLEANOUT
	SCD	2-WAY SERVICE CLEANOUT
	GCO	GRADE CLEANOUT
	WCO	WALL CLEANOUT
	BFP	BACKFLOW PREVENTER
	CAP	ELBOW TURNED DOWN
	ELB	ELBOW TURNED UP
	FH	FIRE HYDRANT
	GI	GREASE INTERCEPTOR
	TEE	TEE
	WM	WATER METER
	PRV	PRESSURE REDUCING VALVE

UTILITY SCHEDULE

WATER	FIXTURE UNITS		WATER SERVICE (EXC1.)		STREET PRESSURE/AVAILABLE PRESSURE	
	SO.S	50	2" W.M.	2" LATERAL	68 PS - 22.3 LOSS = 45.7 PS	45.7 x 100/148 TOL = 30.8 PS LOSS/100' PIPE
SEWER DATA	FIXTURE UNITS		BUILDING SEWER (EXC1.)		STREET SEWER	
	43	4"	6"	8"	8"	8"
GAS DATA (M.B.K.) (CHECK BOX FOR APPLICABLE SYSTEM)	SPACE HEATING		WATER HEATING		COOKING	
	☒ TRANE	600	☐ 98	98	562	562
	TOTAL		TOTAL		TOTAL	
	1260		1260		1260	
	MAX. EQUIV. LENGTH		MAX. EQUIV. LENGTH		MAX. EQUIV. LENGTH	
	100 FT.		100 FT.		100 FT.	

GENERAL NOTES

- VERIFY EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF UTILITIES AND PIPING BEFORE COMMENCEMENT OF WORK, AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- OBTAIN EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES AND KITCHEN EQUIPMENT FROM ARCHITECTURAL AND KITCHEN EQUIPMENT DRAWINGS.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND SHALL PAY FOR ALL PERMITS. THE MILL PAY ALL FEES, CHARGES AND METERS.
- TERMINATE ALL VENT AND FLOW OUTLETS AT 10'-0" MIN. FROM ANY FRESH AIR INTAKES OR PER LOCAL JURISDICTION.
- INSTALL ALL PLUMBING TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING. NO WATER OR DRAIN LINES PERMITTED OVER OR UNDER ELECTRICAL PANELS.
- PROVIDE FAUCETS UNLESS OTHERWISE NOTED. TRAPS, STOPS, GATE VALVES, GAS COCKS, WATER HAMMER ARRESTERS, WALL CLEANOUTS, CLEANOUT COVERS, FLEX CONNECTIONS, SHUT-OFF VALVES AND INDIRECT WASTE TO AN APPROVED RELIEF AND ALL NECESSARY TRIM FOR A COMPLETELY INSTALLED & CONNECTED PLUMBING SYSTEM.
- RECORD ON AS-BUILT DRAWINGS, ALL SIZES, LOCATIONS, INVERTS AND MATERIALS OF EXISTING PIPES THAT ARE ENCOUNTERED AND NEW PIPES INSTALLED DURING THE COURSE OF THE PROJECT. DELIVER AS-BUILTS TO JOB CONSTRUCTION MANAGER AT THE END OF THE PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND FEDERAL CODES, RULES AND REGULATIONS GOVERNING THIS PROJECT.
- UPON COMPLETION OF JOB, INSPECT ALL EXPOSED PORTIONS OF THE PLUMBING INSTALLATIONS AND COMPLETELY REMOVE ALL EXPOSED LABELS, SOIL, MARKINGS, AND FOREIGN MATERIAL EXCEPT PRODUCT LABELS AND THOSE REQUIRED BY LAW.
- TERMINATE ALL INDIRECT WASTE LINES ABOVE FLOOR SINK WITH 1" AIR GAP. (MIN)
- PROVIDE FLEXIBLE GAS CONNECTIONS TO GAS EQUIPMENT. PROVIDE RIGID GAS CONNECTIONS TO EQUIPMENT, OTHER THAN COOKING EQUIPMENT, WHERE LOCAL JURISDICTION PROHIBITS THE USE OF FLEXIBLE CONNECTIONS.
- VERIFY ALL EQUIPMENT AND APPLIANCE CONNECTION SIZES PRIOR TO MAKING FINAL CONNECTION. REDUCE BRANCH PIPE SIZING JUST PRIOR TO CONNECTION TO UNIT.
- THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST FIFTY (50) PARTS PER MILLION OF CHLORINE. AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR TWENTY-FOUR (24) HOURS. OR, THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING AT LEAST TWO HUNDRED (200) PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR THREE (3) HOURS.

ABBREVIATIONS

ABV.	ABOVE	G.C.	GENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
BEL.	BELOW	GR.	GRADE	UTR	UP THROUGH ROOF
CLC.	CEILING	HDR.	HEADER	VTR	VENT THROUGH ROOF
DNL.	DOWN	I.W.	INDIRECT WASTE	W/	WITH
STR.	THROUGH ROOF	IE.	INVERT ELEVATION		
E.C.	ELECTRICAL CONTRACTOR	M.C.	MECHANICAL CONTRACTOR		
F.U.	FUTURE UNITS	O.D.	OVERFLOW DRAIN		
F.L.	FLOOR	P.C.	PLUMBING CONTRACTOR		
GPH.	GALLONS PER HOUR	PSI (Q)	POUNDS PER SQ. INCH (GAUGE)		
GPM.	GALLONS PER MINUTE	R.S.	ROOF DRAIN TYP. TYPICAL		
GPH.	GALLONS PER HOUR				

PLUMBING FIXTURE UNITS

FIXTURE TYPE	NO. OF FIXTURES	WATER LOAD				WASTE LOAD	
		WATER F.U.	TOTAL WATER F.U.	FIXTURE CUB. F.U.	FIXTURE ALN. F.U.	WASTE F.U.	TOTAL WASTE F.U.
WATER CLOSET (FLUSH VALVE)	3	5	15	15	—	4	12
URINAL (FLUSH VALVE)	1	4	4	4	—	2	2
LAVATORY	2	1	2	1.5	1.5	1	2
MOP SINK	1	3	3	2.25	2.25	3	3
PREP SINK (INDIRECT WASTE TO PS-1)	1	2	2	1.5	1.5	2	2
3-COMP. SINK	1	2	2	1.5	1.5	4	4
FLOOR DRAIN	7	—	—	—	—	2	14
FLOOR SINK	2	—	—	—	—	1	1 (LESS PREP SINK)
HOSE BIBB (C.W.)	2	2.5	5.0	5.0	—	—	—
SHRUP SYSTEM	1	6	6	6	—	—	—
HAND SINK	3	1	3	2.25	2.25	1	3
SHAKE MACHINE COLD WATER FAUCET	1	1	1	1	—	—	—
COFFEE MACHINE/BREWER	1	1	1	1	—	—	—
ICE MACHINE	2	2	4	4	—	—	—
HUB DRAIN	1	—	—	—	—	1	1
TOTAL WATER & WASTE FIXTURE UNITS		50.5	42.5	9			43

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SAN DIEGO, CA 92123

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dates

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BD: JULY 9, 2007

CONSTRUCTION:

revisions

Health Department 06/21/07
Fire Department 06/25/07
Construction Set 07/25/07

METRIC • ELECTRICAL • FIRE PROTECTION • ENERGY

Freiheit & Ho Architects, Inc., P.S.

Abossein Engineering

site information

MK TYPE: BK CONVERSION

JOB # 0302

ADDRESS:
3020 E 29TH AVENUE
SPOKANE, WASHINGTON

DRAWN BY: X

SCALE: NONE
ABOSSEIN #27068

SCHEDULES

P1.0

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CASSIONS, WALLS, ETC., AS INDICATED ON DRAWINGS IS TO BE DONE WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, "COMING SOON" SIGNAGE, SEE DETAIL 8/502.1.
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.

BUILDING DATA

JACK IN THE BOX # 8382
LOCATION 3020 E 29TH AVENUE, SPOKANE, WA
BUILDING SQUARE FOOTAGE: 3468 S.F.
SEATING CAPACITY: 24 SEATS
SQUARE FOOTAGE OF PROPERTY: 24,725 S.F.
TYPE OF CONSTRUCTION: V-B
ASSESSOR'S PARCEL NO.: 30342-0409
BUILDING HEIGHT: 22'-3"

PARKING REQUIREMENTS

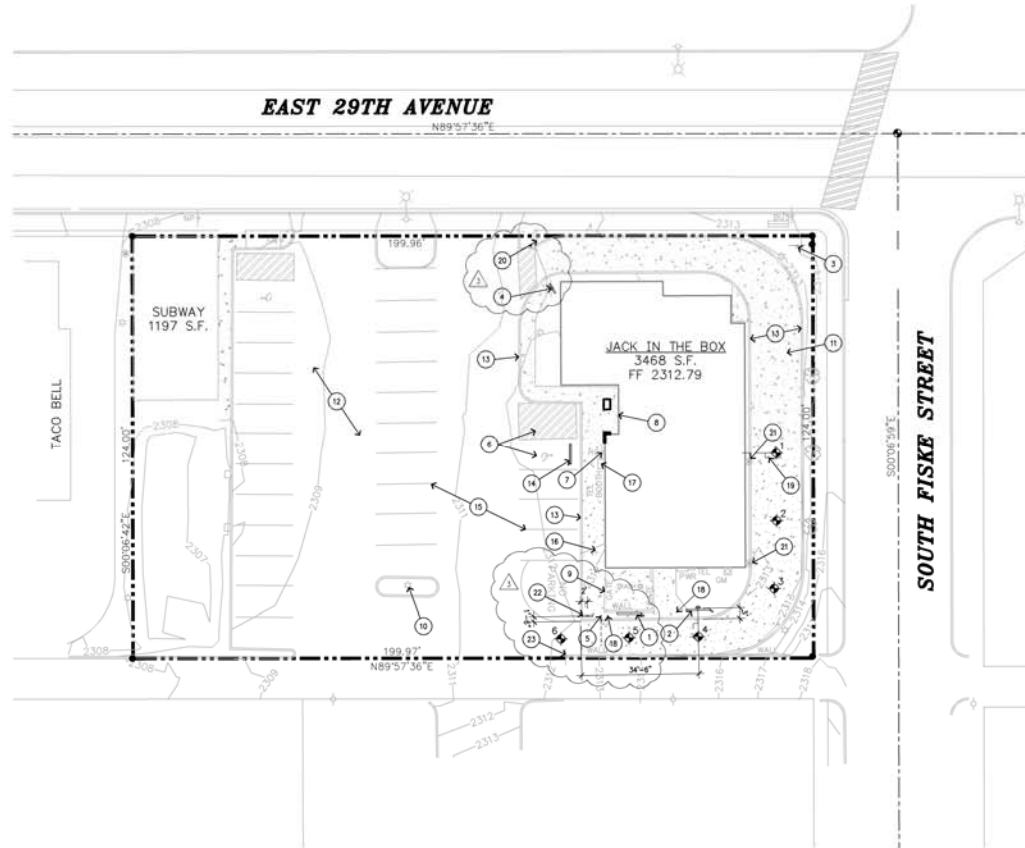
THE PARKING REQUIREMENTS FOR THIS PARCEL ARE AS FOLLOWS:
MINIMUM 1 PER 250 S.F. OF FLOOR AREA
3468(88) + 1197(3UBWAY) = 4665 TOTAL S.F.
4665/250 = 18.66 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES
STANDARD PARKING PROVIDED: 24 SPACES
TOTAL PARKING PROVIDED: 26 SPACES

LEGAL DESCRIPTION

LOTS 9, THRU 12, BLOCK 57, LINCOLN HEIGHTS FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME "1" OF PLATS, PAGE 42, IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, WASHINGTON.

SITE PLAN NOTES

1. MENU BOARD, SEE DETAIL 14/502.1 AND SHEET ESI-0.
2. SPEAKER BOARD, SEE DETAIL 15/502.1 AND SHEET ESI-0.
3. EXISTING POLE SIGN TO BE REUSED.
4. REPLACE EXISTING SIGN WITH A "THANK YOU" AND "DO NOT ENTER" SIGN, SEE SHEET ESI-0.
5. HEIGHT CLEARANCE POLE SIGN, (CLEARANCE HEIGHT TO BE V-07), SEE DETAIL 6/502.1.
6. EXISTING ACCESSIBLE PARKING STALL AND ACCESS AISLE TO REMAIN.
7. EXISTING ACCESSIBLE PARKING SIGN TO REMAIN.
8. SYMBOL OF ACCESSIBILITY AT ENTRY DOOR, PROVIDE DECAL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY PER A.S.A.A.G. REQUIREMENTS.
9. EXISTING TRASH ENCLOSURE TO REMAIN, PAINT TO MATCH NEW BUILDING COLOR, SEE SHEET A-4.1.
10. EXISTING PARKING LOT LIGHT, TYP.
11. EXISTING CONCRETE PAVING.
12. EXISTING ASPHALT PAVING.
13. EXISTING CONCRETE CURB.
14. 6' LONG PRECAST CONCRETE WHEEL STOP, SEE DETAIL 3/502.1.
15. EXISTING PARKING STALL STRIPING.
16. EXISTING CONCRETE SIDEWALK.
17. EXISTING PAY TELEPHONE.
18. BARRIER POST, SEE DETAIL 18/502.1. REFER TO FLOOR PLAN AND MENU BOARD FOR DIMENSIONAL LOCATIONS.
19. DETECTOR LOOP AT PICK UP WINDOW, SEE DETAIL 10/502.1.
20. REMOVE EXISTING SIGN.
21. EXISTING PIPE BOLLARD TO REMAIN.
22. ENTRY SIGN, SEE SHEET ESI-0.
23. REMOVE EXISTING HEIGHT CLEARANCE POLE SIGN.



SITE PLAN

SCALE: 1" = 16'





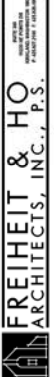
8330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates	
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P.M. (JOB ONLY):	JAN. 19, 2007
PERMIT:	MAY 14, 2007
BID:	JULY 9, 2007
CONSTRUCTION:	JULY 19, 2007

revisions	
△	Eng. Department 08/22/07
△	Construction Set 07/20/07
△	
△	
△	



FREIHEIT & HO
ARCHITECTS, INC., P.S.

site information	
MK TYPE: BK CONVERSION	
JOB #	8382
ADDRESS:	
3020 E 29TH AVENUE	
SPOKANE, WASHINGTON	
DRAWN BY:	CP
SCALE:	AS NOTED

SITE PLAN

SD1.0

DIVISION 1 – GENERAL REQUIREMENTS

The General Conditions of the Contract for Construction, AIA Document #201, latest edition and information for bidders left by Jack in the Box Inc. representative of the American Institute of Architects is hereby made a part of the contract documents to the same extent as if written out in full.

All work shall be performed in a first-class manner and shall conform to all applicable codes of the building site.

Changes to that specified shall be submitted to the Owner's representative, in the form of detailed drawings and specifications, for the approval of the architect. Proposals that alter the Contract and/or permit conditions, site conditions and/or structural elements, shall be prepared under the direction of and signed by an architect or engineer, registered in the state of location of work.

The additional cost of professional services, permits, fees, inspection, and other required costs due to the proposal of change, shall be paid for by the Contractor without cost to Owner.

The Owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute final acceptance of all or any part of the work included in the Contract.

The Contractor shall verify all dimensions and elevations before starting work and shall notify the architect immediately of any discrepancies. Any conflicts found on the Drawing shall be resolved before proceeding with the work.

The Contractor shall determine the location of utility services in the area to be excavated and notify Owner's representative prior to beginning excavation.

The "building area" shall include all work within the building area (above and below grade) and extend out to the outer face of concrete exterior curbs and drive-thru curb.

All work beyond this building area shall be listed separately as "site costs" and shall include all on-site and off-site work (off-site shall incorporate any and all work outside the property line and shall be in accordance with all existing agency). The work generally includes in grading, paving, curbs, wall or fences, power lighting, all utilities, landscaping and sprinkler systems, etc.

Include all costs for bonds, inspection, etc.

If any discrepancies are shown or information that is deemed by the Contractor as necessary is missing at the time of bidding, the Owner must be notified in writing prior to signing of a Contract.

Open-up upon completion of each subcontractor's work. All rubbish and debris shall be removed from the location of work by the subcontractor at his expense.

2. SUPPLEMENTAL CONDITIONS:

A. KITCHEN EQUIPMENT:

Buying of equipment by Owner, installation as indicated on Kitchen drawings. See note on Section Division 7.

B. INTERNATIONAL COLD STORAGE (ICS) WALK-IN BOX:

Installation:
ICS walk-ins are constructed in one place, and are delivered to the site on a trailer/trailer, and placed on the walk-in slab by ICS. The ICS shall remove all obstacles that would come between the trailer/trailer and the walk-in slab. If a crane is necessary for the walk-in installation, it will be the responsibility of the ICS to arrange for the crane.

Electrical Connections:
Once the ICS walk-in is in place, the ICS installer will open the refrigerant lines of the walk-in system. The ICS shall make the electrical connection to the ICS control panel. All of the wiring from the ICS control panel to the interior electrical components of the walk-in are completed by ICS prior to delivery.

Flashing, Trim and Fasteners:
Flashing, trim kits, thresholds and fasteners are supplied by ICS and installed by the ICS.

INTERNATIONAL COLD STORAGE
P.O. Box 425, 215 E. 13th
Ankeny, IA 52002
(800) 835-0057 • 4166 Allyn James Wilkins
e-mail address: james.wilkins@icso.com

C. Ice Machine:

Owner provides compressor, condenser, evaporator refrigeration piping and accessories. Contractor provides condensate drains, refrigerant, lead tape for drain lines and pipe insulation. Contractor installs, starts up and tests all equipment, piping and accessories. See Kitchen Equipment Schedule, on Kitchen drawings.

D. Sealing and Tolerances:

Provided by Owner, assembled and installed by General Contractor. See D15, Door Plan and D10, Interior Elevations.

E. Wall Corner Speeds (On Kitchen):

Furnished by Owner and installed by Food Service Equipment Contractor. See Food Service Equipment, See Kitchen Drawings.

F. Sprinkler, Water and CO2 Lines:

The Beverage Contractor shall provide and install water, vapor and CO2 lines from vapor rack and carbonators to each drive station. Refer to plumbing drawings.

DIVISION 2 – SITE WORK

1. SITE WORK:

Clear and remove from site, trees, brush and refuse from within limits of construction and paving. Remove all obstructions that interfere with building construction and paving as indicated or required, and portions of public utilities and roads to extent necessary to provide new driveway and sidewalks.

Locate existing underground utilities by careful hand excavation before starting work. If utilities are to remain in place, provide protection from damage during construction operations. Contact local Utility Company for information regarding underground utilities.

Should undisturbed or incorrectly charged piping or other utilities be encountered during installation, notify the Owner immediately for directions as to procedure. Repair damaged utilities to the satisfaction of the Utility Owner. Cooperate with the Owner, and public and private Utility Companies in locating services and facilities in operation.

Reinforce upon excavator and post with warning lights for the safety of persons, operating warning lights during hours from dusk to dawn each day.

Protect structures, utilities, sidewalks, pavements and other facilities immediately adjacent to excavations, from damage caused by settlement, lateral movement, undermining without and other causes.

All fill and backfill shall be selected fill material compacted to at least 90% of the Maximum Density Obtainable by the ASTM D1557 method of compaction. Unless noted otherwise on the grading plan and work specifications, use non-expansion fill material of building area and under walks. Refer to soil boring reports for additional requirements. Contractor shall rough grade site to within 2" of finish grade, to be within 3" of top of curbs and walks.

2. TRASH ENCLOSURE – CHAIN LINK FENCE:

A. WORKMANSHIP AND INSTALLATION

All work shall be done in a neat and workmanlike manner by workmen fully skilled in their trade.

All holes shall be dug to the proper depth and size specified in these specifications and shown on the drawings. Line shall follow 10' diameter x 3'-0" deep unless noted otherwise. Locate bottom of posts 3 inches clear of bottom of footing center post on footing.

Posts shall be carefully leveled and plumb and set in concrete flush with grade. One line post-minimum. All post and rail connections shall be securely attached.

Fabric shall be stretched taut to prevent sag and fastened to the posts at 16" intervals, top rail and bottom rail at 24" intervals. Tension wire shall be stretched taut and tied in.

Top rails shall extend the entire length of the fence, passing through the eye lat to form a continuous brace from terminal-to-terminal.

Gates shall be fabricated square and true and plumb level of installation. Braces and/or wire braces shall be installed to prevent sagging. Fabric for the gates shall be the same as used on the fence.

Fabric shall be fastened to terminal posts by means of heavy-duty galvanized tension bars and bands. 1/4" x 3/4" galvanized tension bars placed through the end and ends of fabric, and secured to posts with #10 galvanized hex head spaced 15' apart on the post.

B. MATERIAL:

All material shall be new, galvanized steel pipe, wire, fittings, and hardware. Materials and installation shall meet or exceed the standards of the Chain Link Manufacturer's Institute.

1) Fencing shall be chain link type with plastic vinyl slats.

2) Fabric shall be #10 gauge, 2" mesh hot-dipped galvanized after fabrication. Top and bottom edge shall have truck and knuckle flange. Fabric shall conform to ASTM A392 with class II zinc coating.

4) Line Posts shall be 2 3/8" O.D. at 345# galvanized pipe.

5) Ends and Corner Posts shall be 2 7/8" O.D. at 57# galvanized pipe.

6) Tension Wire: At the base of the fabric, a No. 7 cold zinc galvanized tension wire securely stretched and tied in. Wire shall be installed in the wiring of the fabric, pulled taut and fastened to terminal posts.

7) Top Rail shall be 1 5/8" O.D. at 237# galvanized pipe.

8) Braces shall be 1 5/8" O.D. at 237# galvanized pipe.

9) Gate Frame shall be 1 5/8" O.D. at 237# galvanized pipe.

10) Gate Posts shall be 6" O.D. at 91# galvanized pipe. Pipe shall be filled with concrete. Footing for gate post: 18" diameter x 3'-0" deep. Locate bottom of post 4" clear from bottom of footing.

11) Diagonal Posts shall be 3/8" diameter galvanized rod and turnbuckle with heavy galvanized strap fittings, 12 gauge or better.

12) Fence Hardware: All corners and the points to have caps, eye tops, cap plugs, brace bands, tension bands, rail ends, trust rods, couplings, turnbuckles, and all other fittings or better.

13) Gate Hardware: All gates shall be equipped with heavy duty gate or post hinges or large bolts, complete drop rod or drop pin assembly with locking device for products and all other necessary fittings required to ensure proper operation. All fittings shall be galvanized.

DIVISION 3 – CONCRETE

1. CONCRETE:

See Concrete Specifications on Drawing, SP20. Provide all concrete work complete, as shown on the Drawings herein specified, including concrete formwork, reinforcement details and accessories, concrete mixed, placed, finished and cured.

A. Exterior Footings and Curb:

Provide construction joints at 15'-0" on center maximum, unless otherwise noted. All construction joints to be in one direction and all control joints to be in opposite (90°) direction. Provide expansion joints at concrete pouring joints of buildings, structures, curbs, etc. Monitor square (equal) length to width aspect ratio where possible. Limit curbs to width aspect ratio to 2 to 1 where rectangular layouts are required.

DIVISION 4 – MASONRY

1. UNIT MASONRY:

See Note Drawing SP20.

DIVISION 5 – METALS

1. STRUCTURAL STEEL:

See Notes Drawing SP20.

DIVISION 6 – WOOD AND PLASTICS

1. ROUGH CARPENTRY:

See Notes Drawing SP20.

2. REFRABRICATED ROOF TRUSSES:

See Notes Drawing SP20.

3. FINISH CARPENTRY MATERIALS – LUMBER PRODUCTS:

A. Quality Assurance:

Perform finish carpentry work in accordance with AIA Quality Standards, premium grade. Use full length pieces, refer all joints, shoulder joint at door heads, fit all rails and hand corners.

B. Wood Use and Installation:

1) 10'

C. General Wood Trim at Exterior:

Reveal: Douglas Fir, no knot, stain grade.

D. General Wood Siding / Sills at Exterior:

305-6-1/4" Doug Fir Siding or Sill at Exterior Pine.

F. Sheet Materials:

1) Laminated Plastic:

A. Where noted plastic laminate, furnish and install per Color Schedule. All plastic laminate to be bonded to surfaces noted with Contact Cement. At Self-Edged surfaces, the fast tape to overlap the vertical surfaces then routed smooth.

B. Where plastic laminate is noted for interior doors, furnish and install per Schedule. All plastic laminate to be bonded to all surfaces of the door with Contact Cement. At Self-Edged surfaces, the fast tape to overlap the vertical surfaces then routed smooth. Route Laminate/Door Side as required for Hinges, Hinge face shall be flush with face of laminate.

2) Counter Tops and Backing:

Douglas Fir plywood, A-C faced, and exterior glue.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE:

Fixed Windows (Glass): Shall be sealed to limit air infiltration.

Heavy Metal or Solid Core Wood Doors: Provide vinyl or sheet metal weather seal at head, jamb and sill at exterior doors.

Exterior Storefront Hinged Doors: Provide vinyl seal at sill and continuous pile weatherstripping vertically and at top rails.

Open exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed, caulked to prevent moisture penetration and/or weather-stripped to seal leakage. Additionally, foam insulation shall be sprayed in and around window-door frames where metal meets wood framing and all exterior electrical, plumbing and other wall penetrations.

2. BUILDING INSULATION:

A. Approved Manufacturers:

1) Batt Insulation:
JOHN MANVILLE
FIBER GLASS DIVISION
P.O. Box 5108
Denver, CO 80217-5108
(800) 654-2103

2) Owens Corning:
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P.O. Box 5108
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(800) 654-2103

3) Johns Manville MR FACED WALL INSULATION TO BE USED AT EXTERIOR WALLS. POSITION INSULATION WITH THE FACING LOCATED ON THE EXTERIOR FACE OF STUD-ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING (VERIFY W/REGIONAL CONSTRUCTION MANAGER FOR PROJECTS LOCATED IN HUMIDITY ZONES)

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E. Cant Strips:

In angles of roof deck and vertical surfaces, the roofing contractor shall furnish and install a fiber cant strip with a minimum of 3-inch face.

F. GUARANTEE:

GENERAL REQUIREMENTS & DESIGN CRITERIA

GOVERNING BUILDING CODE: THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AS ADOPTED AND MODIFIED BY THE CITY OF SPOKANE, WASHINGTON GOVERNS DESIGN AND CONSTRUCTION OF THIS PROJECT.

ARCHITECTURAL DRAWINGS: REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, WATERPROOFING, FINISHES AND OTHER NONSTRUCTURAL ITEMS.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND MSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

CONSTRUCTION LOADS: LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED CONSTRUCTION.

WIND DESIGN: BASIC WIND SPEED (3-SECOND GUST), $V = 85$ MPH; WIND IMPORTANCE FACTOR, $IW = 1.0$; BUILDING CATEGORY = "2"; EXPOSURE CATEGORY = "2".

SEISMIC DESIGN: SEISMIC USE GROUP = 1, $S_1 = 0.214$, $S_2 = 0.092$, $S_3 = 0.209$, $S_4 = 0.096$; SITE CLASS = 0; SEISMIC IMPORTANCE FACTOR, $I_E = 1.0$; SEISMIC DESIGN GROUP = D; BASIC SEISMIC FORCE RESISTING SYSTEM = 1X-1 LIGHT FRAME WALLS WITH WOOD SHEAR PANELS; $C_1 = 0.03$, $R = 6.5$; DESIGN BASE SHEAR, NOT APPLICABLE; ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS PER IRC SECT. 1617.5.

SNOW LOAD: GROUND SNOW LOAD, $P_G = 40$ PSF; FLAT ROOF SNOW LOAD, $P_F = 40$ PSF (1); SNOW EXPOSURE FACTOR, $C_E = 1.0$; SNOW LOAD IMPORTANCE FACTOR, $I_S = 1.0$; THERMAL FACTOR, $C_T = 1.0$.

SUBMITTALS & INSPECTIONS

INSPECTIONS: ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IRC SECT. 109. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS: SPECIAL INSPECTION BY A CERTIFIED INSPECTION AGENCY SHALL BE PROVIDED FOR ALL REPAIR AND/OR REINFORCEMENT WORK.

SOILS AND FOUNDATIONS

DESIGN SOIL VALUES:
ALLOWABLE FOUNDATION PRESSURE (ASSUMED) 1500 PSF

SLABS-ON-GRADE & FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL. ALL SLABS-ON-GRADE SHALL BE FOUNDED ON APPROPRIATE SUBGRADE. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE, OR BY THE BUILDING OFFICIAL.

CAST-IN-PLACE CONCRETE & REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:
(1) IRC CHAPTER 18;
(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING."

MATERIALS: CONFORM TO ACI 318 CHAPTER 3 "MATERIALS" FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.
REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.
DEFORMED WIRE FABRIC: ASTM A497
BAR SUPPORTS: CDSI 908-2-BR, CHAPTER 3 "BAR SUPPORTS" TIE WIRE.

REBAR FABRICATION & PLACEMENT: CONFORM TO ACI 301, SECT. 3.2.2 "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL" CONFORM TO ACI 301, SECT. 3.2.2 "PLACEMENT" PLACING TOLERANCES SHALL CONFORM TO SECT. 3.3.2.1 "TOLERANCES."

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 301, TABLE 3.3.2.3:
CONCRETE CAST AGAINST EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & SMALLER) 1-1/2"
CONCRETE EXPOSED TO EARTH OR WEATHER (#6 & LARGER) 2"

FIELD BENDING OF REBAR: CONFORM TO ACI 301, SECT. 3.3.2.8 "FIELD BENDING OR STRAIGHTENING" BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TEST BARS.

MIX DESIGNS: PROVIDE A 5 SACK MINIMUM, 28-DAY COMPRESSIVE STRENGTH, $f'_c = 3,000$ PSI CONCRETE MIX WITH MAXIMUM 1" AGGREGATE AND 0.50 W/C RATIO.

MIX DESIGN NOTES:
(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
(2) CEMENTITIOUS CONTENT:
(A) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SECT. 4.2.2.8.8. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT UNLESS OTHERWISE APPROVED OTHERWISE BY SDR.
(3) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.

MEASURING, MIXING, AND DELIVERY: CONFORM TO ACI 301 SECT. 4.3.

HANDLING, PLACING, CONSTRUCTING, AND CURING: CONFORM TO ACI 301 SECT. 5.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE.

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:
(1) IRC CHAPTER 23 "WOOD";
(2) NDS - 2001 AND NDS SUPPLEMENT - 2001 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

IDENTIFICATION: ALL SAWN LUMBER AND PRE-FABRICATED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFIED AGENCY.

MATERIALS

SAWN LUMBER: CONFORM TO GRADING RULES OF NWMA, NWLB OR NGLA.
MEMBER USE SIZE SPECIES GRADE
STUDS & POISTS 2x, 4x HEM-FIR NO. 1
BEAMS 4x, 6x HEM-FIR NO. 2

WOOD STRUCTURAL SHEATHING (PLYWOOD): WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WATERBOARD, PARTIALLYBOARD, T-11 SIDING, AND COMPOSITES OF VENEER AND WOOD-BASED MATERIAL. CONFORM TO PRODUCT STANDARDS PS-1-85 AND PS-2-92 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA).

JOIST HANGERS AND CONNECTORS: SHALL BE "STRONG TIE" BY SIMPSON COMPANY AS SPECIFIED IN THEIR LATEST CATALOG.

NAILS AND STAPLES: CONFORM TO IRC SECT. 2303.6 "NAILS AND STAPLES" UNLESS NOTED ON PLANS. NAIL PER IRC TABLE 2304.9.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
80	2-1/2"	0.131"
100	3"	0.148"
120 (160 DIMKOR)	3-1/4"	0.148"
160	3-1/2"	0.162"

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IRC TABLE 2304.9.1 "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IRC SECT. 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND IRC SECT. 2304 "GENERAL CONSTRUCTION REQUIREMENTS". THE FRAMING CONTRACTOR SHALL COORDINATE GENERAL PLAN REQUIREMENTS WITH THE SPECIFIC FRAMING DETAILS ON THE PLANS FOR CONTINUOUS GRAVITY AND LATERAL LOAD PATHS, SHEAR WALL TYPES, ANCHOR BOLTS, HOLDOWNS, AND STRAPPING.

(1) WALL FRAMING: UNLESS OTHERWISE NOTED (UNG), ALL WALL AND ALL EXTERIOR WALLS SHALL BE 2X8 @ 16"OC. PROVIDE (2) BUNDLED STUDS MIN AT WALL ENDS AND EACH SIDE OF ALL OPENINGS. UNLESS OTHERWISE NOTED (UNG), ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) TIE AND (1) NAIL. ATTACH BOTTOM PLATES OF STUD WALLS TO CONCRETE BELOW WITH 5/8" DIA. ANCHOR BOLTS x 7" EMBEDMENT AT 12"OC. UNLESS OTHERWISE NOTED (UNG), PROVIDE OPTIMUM SHEATHING ON INTERIOR SURFACES AND PLYWOOD SHEATHING ON EXTERIOR SURFACES. PLYWOOD WALL SHEATHING MAY EITHER BE LAID LONG OR SHORT DIMENSION HORIZONTAL.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESSURE-TREATED WOOD SILL PLATE.

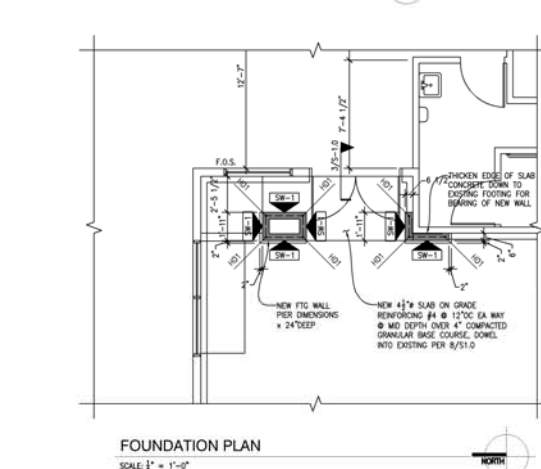
PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" IN ACCORDANCE WITH IRC SECT. 2304.11 "PROTECTION AGAINST DECAY AND TERMITE". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD POLES AND MARKING PILLS. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY ASSURANCE PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK. SEE RECOMMENDATIONS THAT ALL METAL IN CONTACT WITH TREATED LUMBER BE EITHER STAINLESS STEEL OR PROVIDED WITH A ZINC COATING OF AT LEAST 0.50 OZ/SQ. FT. IF HOT-DIPPED GALVANIZED METAL IS USED, WE RECOMMEND PLACING A TARP PAPER OR BUILDING PAPER CONTACT SEPARATOR BETWEEN THE METAL AND THE TREATED LUMBER.

HOLDOWN SCHEDULE - SIMPSON HARDWARE				
TYPE	MODEL #	ANCHORAGE TYPE	END STUD REQUIREMENTS	FASTENERS (LBS)
H01	PH02	ANCHORAGE TYPE: 1" SSBT® OR 1" ANCHORED ROD EPOXY INTO CONC. W/ 4" EMBED.	(2) 2x STUDS	(10) 1/2" x 3" S05 WOOD SCREWS

NOTES:
1. LOCATE ALL HOLDOWNS AT ENDS OF ALL SHEARWALLS & FASTEN TO BUNDLED END STUDS.
2. BUNDLED END STUDS SHOULD BE STITCH-NAILED TOGETHER USING MAXIMUM (2) 16x @ 16"OC, UNLESS OTHERWISE NOTED (UNG).
3. LOCATE "TIE" HOLDOWNS @ CONCRETE FOUNDATION LEVEL. LOCATE "TIE" & "TIE" STRAPS @ FLOOR-TO-FLOOR CONNECTIONS.
4. ALL FOUNDATION ANCHOR BOLTS SHALL BE MIN 5" FROM CONCRETE WALL ENDS.
5. INSTALL ALL HOLDOWN HARDWARE PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
6. ALL USE S05 FOR 2x SILL PLATES & S07B FOR 3x SILL PLATES.

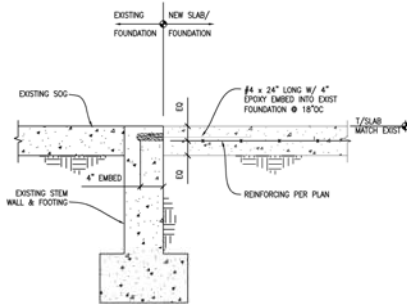
TYPICAL HOLDOWN SCHEDULE

SCALE: N.T.S.



FOUNDATION PLAN

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



NEW SLAB CONNECTION AT EXISTING WALL

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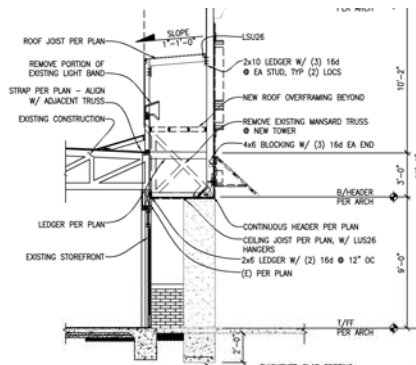
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FreeHill & Ho
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SAN DIEGO, CA 92123

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dates

RELEASE: JULY 31, 2006

P.M./J.B. ONLY-JAN 19, 2007

PERMIT: MAY 14, 2007

BID: JULY 9, 2007

CONSTRUCTION JULY 19, 2007

revisions

CONSTRUCTION SET

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GENERAL NOTES

BUILDING:

- ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD (F.O.S.). ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, U.O.N.
- ALL NEW EXTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" WATER RESISTANT CYP. BD. ON THE INTERIOR FACE, U.O.N.
- ALL NEW INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" CYP. BD. ON BOTH SIDES, U.O.N.
- 1 INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" TYPE "X" CYP. BD.
- 2x4 WOOD STUDS AT 14" O.C.
- INDICATES WALLS THAT SHALL BE: INTERIOR: 3 5/8" STL STUDS AT 16" O.C. PER STRUCT. DWGS. EXTERIOR: 4" STL STUDS AT 16" O.C. PER STRUCT. DWGS.
- FOR TYPICAL INTERIOR WALL, SEE 19 AB.2
- INDICATES INTERIOR WALLS THAT SHALL BE 6" STL STUDS AT 16" O.C.
- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL REMOVERS, ETC. SEE INTERIOR ELEVATIONS, SHEETS A7.0 & A7.1, FOR EQUIPMENT HEIGHTS & LOCATIONS.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
- ALL GLAZING WITHIN 48" OF DOORS & 18" FROM FINISHED FLOOR SHALL BE TEMPERED INCLUDING GLAZING OF DOORS.
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. PROVIDE TOP & BOTTOM AND CAULK AROUND ALL SIDES. SIGN TO READ "MAXIMUM SEATING CAPACITY - _____", FOR SEAT COUNT, SEE "LEGAL INFORMATION" ON SHEET T51.0.
- ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS III OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
- ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NON-FLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL, GENERAL CONTRACTOR TO INSTALL.
- BUILDING ADDRESS NUMBERS SHALL BE A WINDOW 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- CONTRACTOR TO PROVIDE BORIC ACID TERMITES PROTECTION IN ALL WALLS.

KITCHEN:

- GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT (F.S.E.) CONTRACTOR.
- SEE KITCHEN DRAWING SCHEDULE FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR.
- DO NOT INSTALL F.R.P. BEHIND HOOBS.

ACCESSIBILITY NOTES

- PROJECT SHALL COMPLY WITH LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.
- HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR, AND TO BE OPERABLE WITH A SINGLE EFFORT BY LIVER TYPE OR EQUIVALENT HARDWARE.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
- ALL REQUIRED EXIT DOORWAYS SHALL HAVE A WINDOW 30" CLEAR OPENING WITH THE DOOR AT 90 DEGS. TO THE CLOSED POSITION.
- MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAX. VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAX. BEVEL OF 45 DEG.
- ONE WHEELCHAIR SEATING SPACE FOR EACH 20 SEATS SHALL BE PROVIDED WITH A MINIMUM OF ONE SPACE.
- PROVIDE A 12" EQUILATERAL TRIANGLE (VERTEX POINTING UP) FOR MEN'S FACILITIES AND A 12" DIA. CIRCLE FOR WOMEN'S FACILITIES. THESE SYMBOLS SHALL BE OF CONTRASTING COLOR, 1/4" THICK, CONTAIN INTERNAL BRAILLE SYMBOLS, AND MOUNTED PER U.S.C. SECTION 11718.5 11718.5 AND A.D.A.A.G. REQUIREMENTS (FURNISHED BY OWNER & INSTALLED BY CONTRACTOR, O.S.C.I.). SEE ELEVATIONS ON DECOR DRAWINGS.
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.

MOISTURE RESISTANT REGIONS

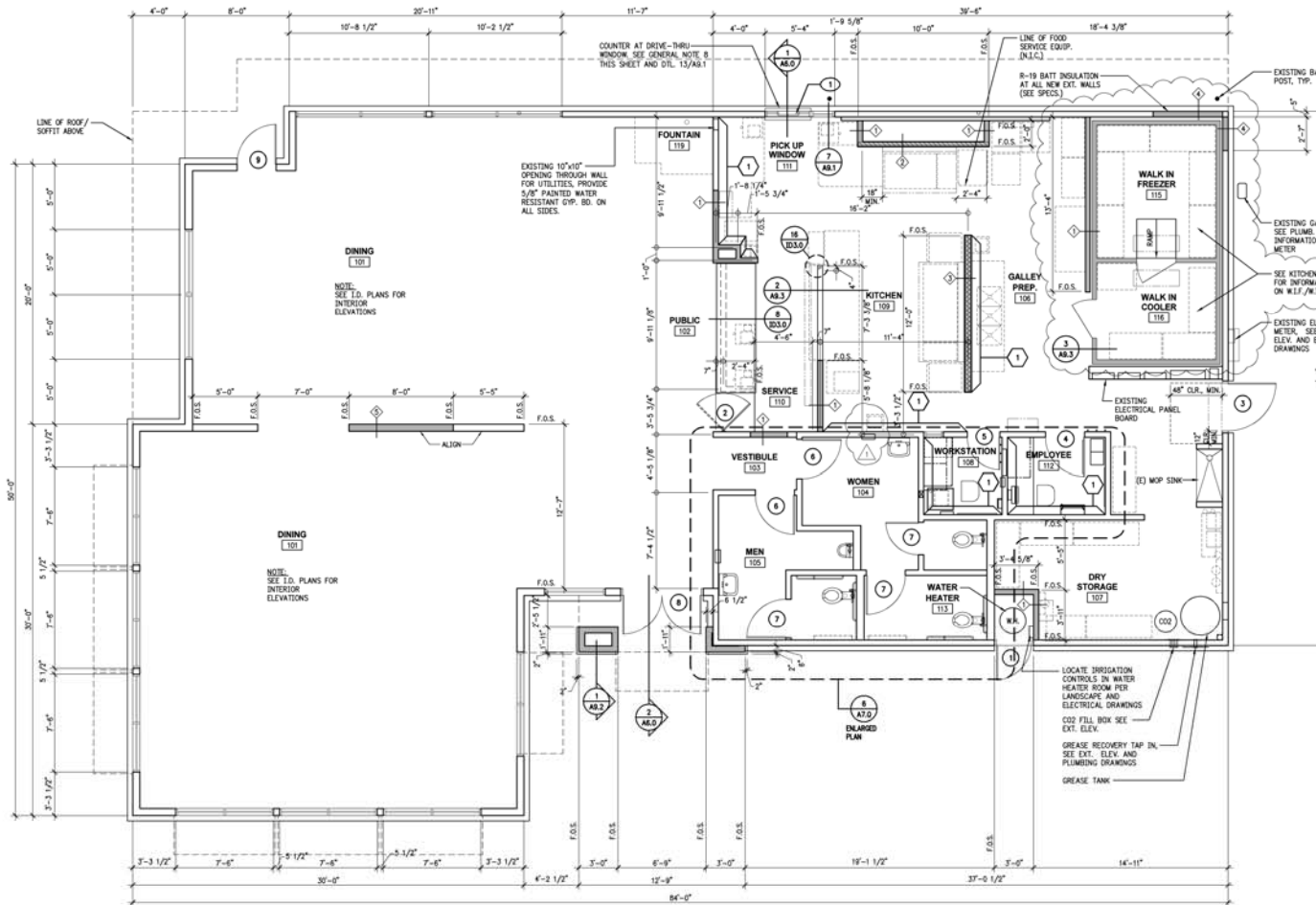
1. PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS. SEE SPECIFICATIONS FOR OTHER DETAILS.

- JOHN MANVILLE WP FACES INSULATION AT EXTERIOR STUD WALLS IN LIEU OF DRAFT FACED INSULATION. POSITION INSULATION WITH THE WP FACES SIDE LOCATED ON THE EXTERIOR FACE OF STUD (ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING).
- GEORGIA PACIFIC DENGARMOR PLUS INTERIOR FIREGUARD TYPE "X" GLASS MAT CYPUSM BOARD IN LIEU OF PAPER FACED CYPUSM BOARD.
- GEORGIA PACIFIC DENS SHIELD FIREGUARD TYPE "X" GLASS MAT CYPUSM BOARD IN LIEU OF CEMENTITIOUS BACKER BOARD (C.B.B.).
- INSTALL VINYL WALL COVERING WITH ZINSSER PLUS MOLD AND MILDEW PROOF COMMERCIAL WALL COVERING SYSTEM TWO COATS OF SHELLS PLUS PRIMER. INSTALL WALL COVERING WITH SURE-Grip PLUS ADHESIVE.

SYMBOL	DESCRIPTION	RATING	HEIGHT
1	2x4 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET. WALL	NON-RATED	TO ROOF STRUCTURE
2	2x4 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET. WALL	NON-RATED	TO ROOF STRUCTURE
3	2x6 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET. WALL	NON-RATED	TO ROOF STRUCTURE
4	INT'LL W/ 2x STUDS @ 16" O.C. NEW 5/8" TYPE "X" G.W.B. - INTERIOR SIDE MATCH EXISTING CONSTRUCTION & FINISHES ON EXTERIOR.	NON-RATED	INT'LL AS NEEDED
5	2x6 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET. WALL	NON-RATED	TO ROOF STRUCTURE

KEY NOTES

- 1 NEW DRIVE-THRU WINDOW
2 NOT USED



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SAN DIEGO, CA 92123

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CONSTRUCTION: JULY 19, 2007

revisions

1. Design Department: 06/27/07

2. Construction: Set 07/29/07

3. Construction: Set 07/29/07

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GENERAL NOTES

BUILDING:

- ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD (F.O.S.). ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, U.O.N.
- ALL NEW EXTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" WATER RESISTANT CYP. BD. ON THE INTERIOR FACE, U.O.N.
- ALL NEW INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE "X" CYP. BD. ON BOTH SIDES, U.O.N.
- ① INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" TYPE "X" CYP. BD.
- ② INDICATES INTERIOR WALLS THAT SHALL BE 2x4 WOOD STUDS AT 14" O.C.
- ③ INDICATES WALLS THAT SHALL BE: INTERIOR: 3 5/8" STL STUDS AT 16" O.C. PER STRUCT. DWGS. EXTERIOR: 4" STL STUDS AT 16" O.C. PER STRUCT. DWGS.
- FOR TYPICAL INTERIOR WALL, SEE: 19 AB.2
- ④ INDICATES INTERIOR WALLS THAT SHALL BE 6" STL STUDS AT 16" O.C.
- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL REMOVERS, ETC. SEE INTERIOR ELEVATIONS, SHEETS A7.0 & A7.1, FOR EQUIPMENT HEIGHTS & LOCATIONS.
- FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
- ALL GLAZING WITHIN 48" OF DOORS & 18" FROM FINISHED FLOOR SHALL BE TEMPORED INCLUDING GLAZING OF DOORS.
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. PROVIDE TOP & BOTTOM AND CAULK AROUND ALL SIDES. SIGN TO READ "MAXIMUM SEATING CAPACITY - _____", FOR SEAT COUNT, SEE "LOCAL INFORMATION" ON SHEET T51.0.
- ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS III OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
- ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NON-FLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.
- OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL, GENERAL CONTRACTOR TO INSTALL.
- BUILDING ADDRESS NUMBERS SHALL BE A WINDOW 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS (REFER TO ELECTRICAL DRAWINGS).
- PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- CONTRACTOR TO PROVIDE BORIC ACID TERMITES PROTECTION IN ALL WALLS.

KITCHEN:

- GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT (F.S.E.) CONTRACTOR.
- SEE KITCHEN DRAWING SCHEDULE FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR.
- DO NOT INSTALL F.R.P. BEHIND HOOBS.

ACCESSIBILITY NOTES

- PROJECT SHALL COMPLY WITH LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.
- HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR, AND TO BE OPERABLE WITH A SINGLE EFFORT BY LIVER TYPE OR EQUIVALENT HARDWARE.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
- ALL REQUIRED EXIT DOORWAYS SHALL HAVE A WINDOW 30" CLEAR OPENING WITH THE DOOR AT 90 DEGS. TO THE CLOSED POSITION.
- MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2". MAX. VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAX. BEVEL OF 45 DEG.
- ONE WHEELCHAIR SEATING SPACE FOR EACH 20 SEATS SHALL BE PROVIDED WITH A MINIMUM OF ONE SPACE.
- PROVIDE A 12" EQUILATERAL TRIANGLE (VERTEX POINTING UP) FOR MEN'S FACILITIES AND A 12" DIA. CIRCLE FOR WOMEN'S FACILITIES. THESE SYMBOLS SHALL BE OF CONTRASTING COLOR, 1/4" THICK, CONTAIN INTERNAL BRAILLE SYMBOLS, AND MOUNTED PER U.S.C. SECTION 11718.5 AND A.D.A.A.G. REQUIREMENTS (FURNISHED BY OWNER & INSTALLED BY CONTRACTOR, O.S.C.I.). SEE ELEVATIONS ON DECOR DRAWINGS.
- WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH LATEST EDITION OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (A.D.A.A.G.) AND ALL LOCAL CODES AND ORDINANCES.

MOISTURE RESISTANT REGIONS

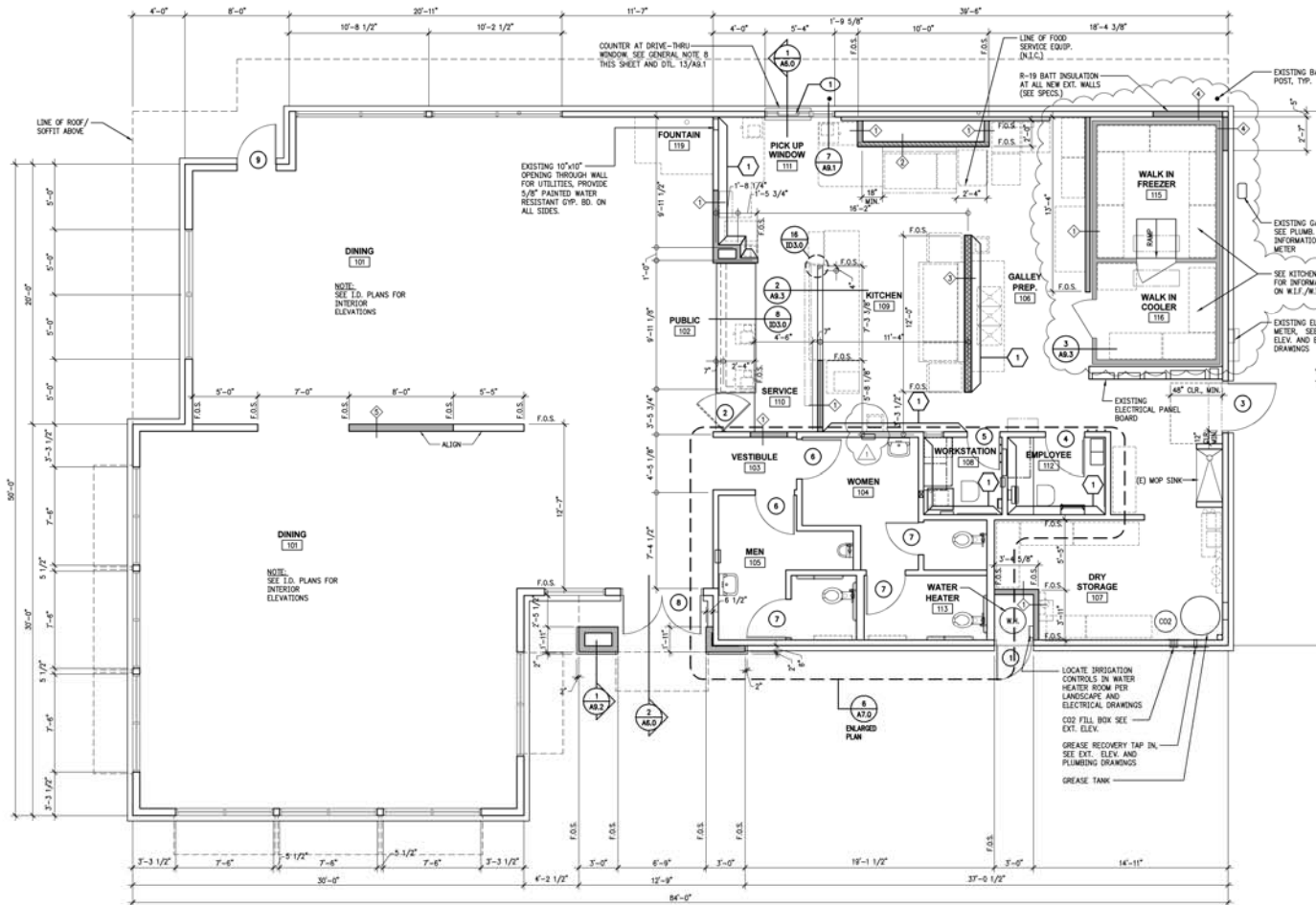
- PROVIDE THE FOLLOWING MOISTURE RESISTANT MATERIALS. SEE SPECIFICATIONS FOR OTHER DETAILS.

- JOHNS MANVILLE WP FACES INSULATION AT EXTERIOR STUD WALLS IN LIEU OF DRAFT FACED INSULATION. POSITION INSULATION WITH THE WP FACES SIDE LOCATED ON THE EXTERIOR FACE OF STUD (ADJACENT TO THE EXTERIOR PLYWOOD SHEATHING).
- GEORGIA PACIFIC DENGARMOR PLUS INTERIOR FIREGUARD TYPE "Y" GLASS MAT CYPUSM BOARD IN LIEU OF PAPER FACED CYPUSM BOARD.
- GEORGIA PACIFIC DENG ARMOR PLUS INTERIOR FIREGUARD TYPE "Y" GLASS MAT CYPUSM BOARD IN LIEU OF PAPER FACED CYPUSM BOARD (C.B.B.).
- INSTALL VINYL WALL COVERING WITH ZINSSER PLUS MOLD AND MILDEW PROOF COMMERCIAL WALL COVERING SYSTEM TWO COATS OF SHELLS PLUS PRIMER. INSTALL WALL COVERING WITH SURE-Grip PLUS ADHESIVE.

WALL-TYPE SCHEDULE		DENOTES NEW WALL	
SYMBOL	DESCRIPTION	RATING	HEIGHT
①	2x4 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
②	2x4 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
③	2x6 STEEL STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE
④	INT'LL W/ 2x STUDS @ 16" OC NEW 5/8" TYPE "X" G.W.B. - INTERIOR SIDE MATCH EXISTING CONSTRUCTION & FINISHES ON EXTERIOR.	NON-RATED	INT'LL AS NEEDED
⑤	2x6 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" G.W.B. BOTH SIDES W.R. @ MET WALL	NON-RATED	TO ROOF STRUCTURE

KEY NOTES

- ① NEW DRIVE-THRU WINDOW
② NOT USED



9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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dates

RELEASE: JULY 31, 2006

P.M. (JOB ONLY): JAN. 19, 2007

PERMIT: MAY 14, 2007

BID: JULY 9, 2007

CONSTRUCTION: JULY 19, 2007

revisions

1. Design Department: 06/27/07

2. Construction: Set 07/29/07

3. Construction: Set 07/29/07

4. Construction: Set 07/29/07

5. Construction: Set 07/29/07

6. Construction: Set 07/29/07

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62. Construction: Set 07/29/07

Freiheit & Ho Architects, Inc., P.S.

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site information

MX TYPE: BK CONVERSION

JOB #: 8382

ADDRESS:

3020 E 29TH AVENUE

SPOKANE, WASHINGTON

DRAWN BY: CP

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

FLOOR PLAN & GENERAL NOTES

A1.0