

SITE PLAN

1"=20'



Site Plan Keyed Notes:

1. 2" Asphaltic concrete wear course over 2" asphaltic concrete base course. Install over 6" Class 5 granular fill. Slope to drain, minimum 1%, maximum 5% toward rain garden location. No perimeter curb. B612 curb around building and landscaping. Provide 4" wide parking striping as indicated, white.
2. 4" Concrete walk over 4" Class 5 granular fill. Provide W1.4xW1.4 WWF reinforcement.
3. 1:10 max slope asphalt curb ramp with 1:8 max slope side aprons.
4. Minnesota Required Accessible Parking stall signage mounted at 5'-6" above the sidewalk.
5. Landscape shrubbery: (12) Spirea Betulifolia- 'Tor' equally spaced in 8" topsoil with landscape fabric and 3" shredded bark mulch.
6. Concrete Stairs: (4) 7" Risers (3) 12" Treads, 36" wide stairway w/ 1-1/2" diameter steel pipe handrails on each side mounted 36" above the nosings. Provide 12" horizontal extension beyond the top riser and 12" extension beyond the bottom riser.
7. Fixed painted steel barstool seating (4) thus.
8. 16" x 8'-0" x 42" high PVC coated steel mesh counter on galvanized steel posts.
9. Cast-in-place concrete bench with 20" deep x 17" high seat and 24" high back which forms the retaining wall for the landscape planting bed.
10. 20" x 20" x 32" high PVC coated steel mesh tables on galvanized steel posts- (4) thus.
11. Landscape shrubbery in planter bed: (12) Abies Fraseri 'Klein's Nest' Frazier Fir Tor' equally spaced in 18" topsoil with landscape fabric and 3" shredded bark mulch.
12. 8" cast-in-place concrete retaining wall/ seat back wall with #4 bars at 16" o.c. each way.
13. Electronic menu sign and intercom system by owner
14. Concrete filled steel bollards, paint. Typical.
15. Electronic menu sign by owner.
16. 72" high x 8" Rock faced concrete masonry trash enclosure. (1) man-gate at west-42" x 60" h, (2) 60" w x 60" h service gates on east side. Gates shall be black pvc coated steel chain link with pvc privacy slats. Provide hinges and surface cane bolts at gates.
17. Drive-thru overhead clearance warning bar/signage on 3" x 3" painted steel posts.
18. Internally lit Monument sign by owner on rock faced concrete masonry base with 6" colored concrete cap. Provide rough-in for power and photocell lighting controls.

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Trustworthy Builders, Inc

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Revisions:

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Site Plan

Scale: 1" = 20'

Sammy's Submarine Sandwiches

1234 Main Street, Glacier, MN 55199

3/4/2016

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General:
All work governed by state and local codes, ordinances and regulations wherever they may apply. Designers liability limited to the preparation of drawings, within the parameters contracted and ascertaining code compliance.

Sitework:
All utilities shall be located before starting excavation. All organic topsoil inside the building area, under all paved areas and at site fill areas shall be stripped. All subgrade fill shall be placed in uniform layers not exceeding 8" tick and compacted to 90% of maximum dry density. Finish material under all paved areas to be 6" bed of clean compacted gravel with ¾" maximum aggregate size. Fill may not be placed on frozen ground or frozen materials used for fill. The building site shall be graded away from the building at a minimum of 1% slope or as shown on the plan.

Concrete:
All concrete work shall conform to ASI 318 standards and obtain a minimum compressive strength of 3000 PSI at 28 days. Maximum aggregate size to be ¾" for all concrete work, except footing slump is not to exceed 4". All concrete exposed to weather shall be air entrained with 4-7% air content. Floor slabs shall have construction joints or saw cuts to be ¼ the thickness of the slab. Verify cut locations with owner. All interior slabs to have a hard-troweled finish and exterior slabs to have a light broom finish. Pitch slabs uniformly toward any drains as shown. All concrete is to be seal-coated if used as the finished surface. Furnish and place all reinforcing steel and welded ire mesh as called for. Reinforcing steel shall be Grade 60, deformed, meeting ASTM A-615. Welded wire mesh shall conform to ASTM A-185. Thickness of concrete over reinforcement shall be 3" minimum where concrete is in contact with the ground and 1.5" elsewhere. All reinforcing bars shall be lapped a minimum 24 bar diameter or 16" minimum and welded wire mesh lapped 6" minimum. All reinforcement shall not be painted and shall be free of grease, oil, dirt or deep rust.

Adhered Masonry Veneer:
1-1/4" thick stone veneer over metal lath secured to substrate at 6" o.c. with ½" scratch coat mortar base. 3/8"-1/2" min. head & bed joints. Final material selection: TBD

Structural Steel
1. Open Web Steel Joists:
2. Steel Floor Decking:
3. Steel Roof Decking:
4. Cold Formed Metal Stud Framing:
5. Cold Formed Steel Floor Joists:
6. Cold Formed Steel Roof Joists:

Carpentry:
1. Blocking: 2x Southern White Pine
2. Architectural Casework: Custom By Owner
3. Stairs ¾" Plywd w/ rubber treads
4. Handrail: 1-1/4" Dia Oak- Stain & Varnish.

Insulation:
1. Foundation Insulation: 2" Extruded Polystyrene: R-10
2. Above Grade Insulating Sheathing: 1" Extruded Polystyrene: R-5
3. Wall Cavity Insulation: 6" Fiberglass Batt R-21.

EIFS:
Standard Class PB Exterior Insulation and Finish System (EIFS): Adhesive, 2" Extruded Polystyrene Insulation (XPS) Board, Base Coat with embedded Reinforcing Fabric Mesh, Primer and Finish Coat. This system is installed over ½" glass mat gypsum sheathing.

Vapor Retarders:
Exterior Walls: 6 mil poly
Under Slab: 10 mil Griffolyn Vapor Retarder, 0.27 Grain/Hr-Ft²-InHg

Air Barrier:
Walls: Tyvek Commercial Wrap, Building Wrap, Air & Water Barrier. Air permeability: 0.01 cfm/ft² @ 1.57 lb/ft².

Roof:
Firestone Ultraply Thermoplastic polyolefin Roof membrane, 0.45 mil, mechanically attached;
Firestone Hail Guard tapered Extruded Polystyrene Roof insulation with integral ½" OSB nail base. Class A Roof Rating. Minimum roof insulation 2" at drain sump. Average R-value: R-30, minimum.

Flashing:
Pac Clad Prefinished Aluminum Flashing, 0.32 Gauge, Clear Anodized.

Sealants:
Exterior building joints: Tremco Dymeric 240: One-part polyurethane, non-sag
Windows/ Glazing: Tremco Spectrem 1

Doors & Frames:
1. Door 100A: 3'-0" x 7'-0" Aluminum Storefront Door, fully glazed, in thermally broken Aluminum Storefront frame. Tempered glazing. Push/Pull hardware with double keyed deadbolt. Sign on glass to read: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" in 1" white letters. Door Closer.
2. Door 100B: 3'-0" x 7'-0" Aluminum Storefront Door, fully glazed, in aluminum storefront frame. Tempered glazing. Push/Pull hardware and door closer.
3. Door 101: 3'-0" x 7'-0" Flush Wood Door, 18 Gauge Knock down hollow metal frame, Storage Lock lever hardware.
4. Doors 104 and 105: 3'-0" x 7'-0" Flush Wood Door, 18 Gauge Knock down hollow metal frame, privacy lock lever hardware, closer, kick-plate.
5. Door 107: 3'-0" x 7'-0" 18 Gauge Galvanized insulated hollow metal door, 16 Gauge Galvanized, insulated hollow metal frame, closer, kick-plate, lever hardware with office lockset. U-0.31
6. Door 201: 3'-0" x 7'-0" Flush Wood Door, 18 Gauge Knock down hollow metal frame, office lock lever hardware.

Aluminum Storefront Framing:
Kawneer, Encore Framing System- Thermally Broken Aluminum Storefront System, Clear Anodized Finish, 4 ½" front glazed w/ 1" insulating glass.

Glazing:
1. Exterior Insulating Storefront/window Glazing: 1" insulating glass, Low E coating on Surface 3, Viracon VUE1-50 U-0.29; SHGC: 0.29
2. Vestibule Glazing & Door Glazing: ¼" Tempered Glass: Viracon VS1-20 U-1.02
3. Mirrors: ¼" Tempered Silvered Flat Glass Mirror with polished edges.

Gypsum Board Assemblies:
1. Exterior Gypsum Sheathing: ½" Georgia Pacific DensGlass.
2. Interior Gypsum Board: 5/8" Type X. Finish: Level 4- Typical

Tile:
Floor Tile: 6 x 6 Quarry Tile, Color: TBD
Floor Base: 5" Quarry Tile cove base, Color: TBD
Grout: Sanded grout, ASTM C-920, Color: TBD
Toilet Room Walls: 2" x 4" white porcelain subway tile. Grout: White, ASTM C-920.

Suspended Acoustic Ceiling:
Ceiling Grid: Armstrong Prelude XL HRC 15/16" suspension system. Provide 20 gauge wire supports at 48" o.c. Grid installed in 2' x 2' pattern.

Ceiling Panels: Armstrong Cirrus High NRC- 556, Tegular edge, 15/16" profile, NRC: 0.75; CAC 35 .

Paint:
1. Exterior: Il exposed metal surfaces shall be primed with a rust inhibiting primer and painted. Color TBD.
2. Interior:
a. Gypsum Board ceilings & Soffits: Primer coat plus two paint coats. Sheen: Flat. Product: Acrylic Latex. Color: TBD.
b. Typical Walls: Primer coat plus two paint coats. Sheen: Eggshell. Product: Acrylic Latex. Colors: TBD. One neutral plus two deep accent colors.
c. Kitchen Walls & Ceiling: Primer coat plus two paint coats. Sheen: Semi-gloss. Product: Epoxy paint. Color: TBD.

Signage:
1. Exterior:
a. Accessible parking stall sign.
b. Overhead clearance sign at Drive-Thru
c. Monument Sign: By Owner
d. Electronic Menu Board: By Owner
2. Interior:
a. Restroom Signs: (1) sign each, door mounted for Men and Women. Accessible signs with raised letters, graphic icon for men or women, international symbol for accessibility, and braille.
b. Overhead menu board: By Owner.
c. Interior feature graphic w/ Logo: By Owner.

Interior Casework, Millwork & Custom Furnishings:
1. Booth Seating: Shelby Williams BZ Booth with vinyl upholstered spring seat, upholstered inside back, laminated base and outside back with wipe-out channel. Finish Colors TBD.
2. Tables:
a. Booth Tables: 60" x 30" vinyl edged plastic laminate with wall mount bracket. Tables mounted at 32" AFF.
b. Freestanding Table 48" x 48" vinyl edged plastic laminate with B95 pedestal base. Table surface at 32" AFF. Table is 1 ¾" thick.
3. Chairs: Shelby Williams- 8667

Equipment:
1. Foodservice Equipment:
a. 24" Deep Fryer
b. Fry dump and sort tray
c. 60" Griddle/grill & char broiler
d. 36" Convection Oven
e. 10'-0" Type I Kitchen Exhaust Hood 3000 CFM with ANSUL extinguishing system.
f. Reach-in Refrigerator
g. Reach-in Freezer
h. Refrigerated Sandwich Unit
i. Ice maker
j. Soda Dispenser.
k. Frozen custard machine

Plumbing:
To be reviewed by MN DLI- CCLD Plumbing Unit under separate cover.

Mechanical:
1. Service water heater: A.O. Smith 80 gallon Conservationist Power Direct Vent Gas Fired Tank Water Heater. 80% Efficient
2. Rooftop Unit: Goodman CPG Commercial Packaged Gas/Electric Rooftop Unit. Model: CPCG 090 350 3 B A Cooling: 7.5 Ton, 13 SEER, R430 Economizer: Downflow direct. Heating: 350,000 Btu Gas, 80% AFUE Total Air Output: 3375 CFM, 10% OA Exterior Ductwork insulated to R-8 with weatherproof jacket.
3. Restroom Exhaust: Nutone 696N, 50 CFM, operate on light switch.

Electrical:
1. Light Fixtures:
a. Exterior Façade Lighting: Insight-Medley X RGBW LED Fixture 30 W, RGB 10° x 60°
b. Exterior Fiber Optic Accent lighting: DEL Lighting Fiber Optics, 36 Watt Neutral White LED 700 Lumen.
c. Ceiling Lighting: 2x2 LED Backlit troffer fixtures; 50 Watts, 4,250 Lumens
d. Pendant lighting at Booth Seating: Manette Grande LED Pendant, 15 watts, 940 Lumens
e. Drive thru canopy Downlights: Lithonia 6BPMW HL LED, 950 Lumen, 12.7 Watts
f. Wall pack security light: Lithonia DSXW1-10C LED, 1264 Lumens, 20 Watts.

Energy Code:
Compliance Path: IECC Prescriptive

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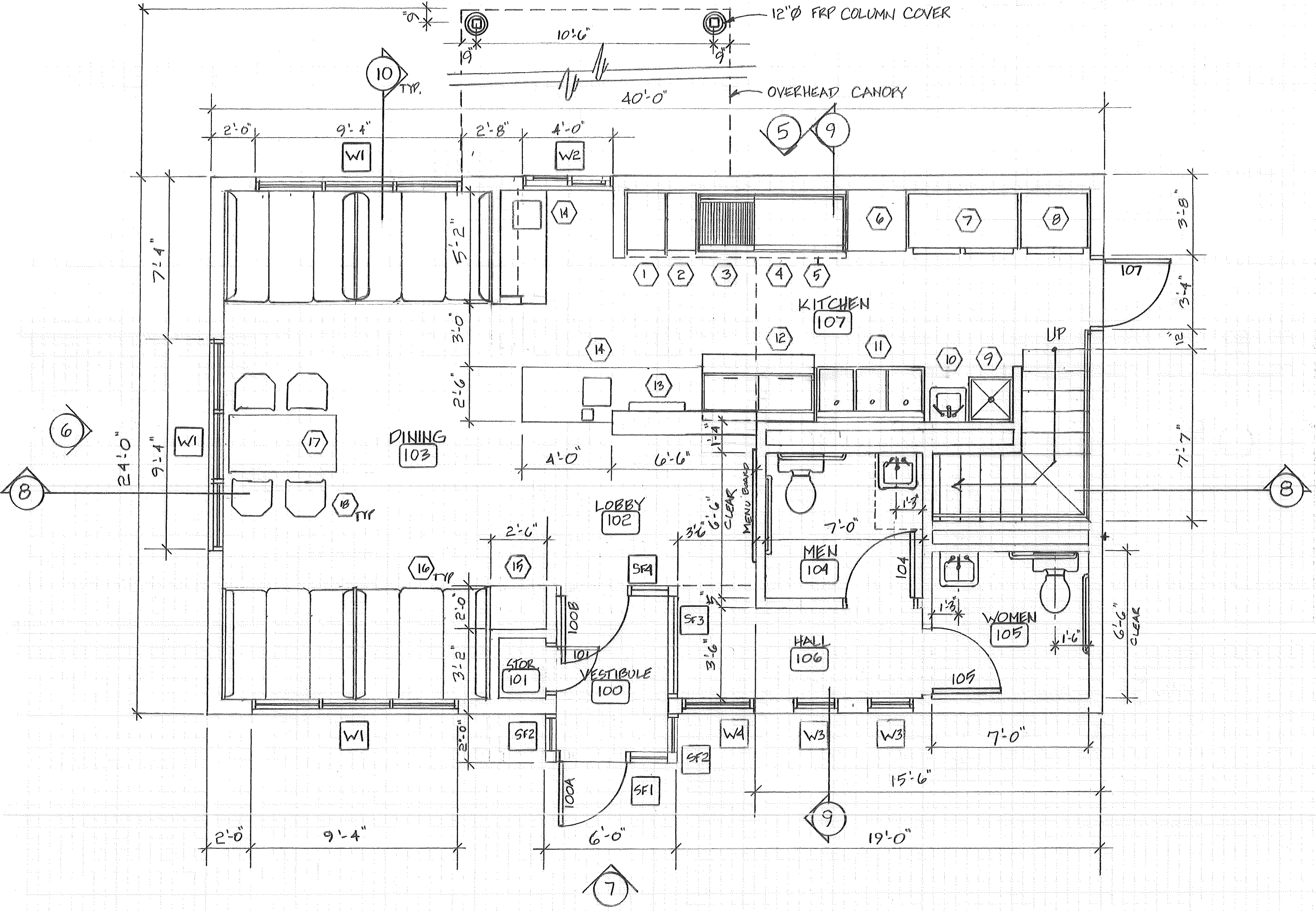
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Specifications
Scale: NS

Sammy's Submarine Sandwiches
1234 Main Street, Glacier, MN 55199

3/4/2016

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Main Floor

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

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1.234 Main Street, Glacier, MN 55199

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General Notes:

1. Interior dimensions indicated are to face of gypsum board. Exterior dimensions are to face of sheathing and rough openings.
2. Interior partitions: 5/8" Type 'X' Gypsum board over 20 Gauge 3-5/8" steel studs at 24" o.c. – Typical
3. Interior Bearing Walls: 5/8" Type 'X' Gypsum board over 16 Gauge 3-5/8" steel studs at 16" o.c.- Typical.
4. Kitchen and toilet room floors shall slope to drains not less than 1%, not greater than 2% slope.
- 5.
6. Flooring:
 - a. 6x6 quarry tile- typical
 - b. Solid rubber treads, risers and skirting at stair
7. Base:
 - a. 5"h x 6" quarry tile base at kitchen
 - b. 4" vinyl cove base all else
8. Walls:
 - a. Spray applied knock-down finish, Paint- typical
 - b. 48" ceramic tile wainscot at backwall of toilets and sinks
 - c. 48" ceramic tile wainscot at all kitchen walls

Keyed Notes:

1. French fry dump station
2. Deep Fat Fryer
3. 30" Gas Char Grill
4. 48" Gas Griddle
5. Stainless Work Bench
6. 60" Reach-in Refrigerator
7. 36" Reach-in Freezer
8. Mop Sink
9. Hand Sink
10. Three Compartment Sink
11. Sandwich Prep Unit
12. SStl Service Counter
13. Soda Dispenser System
14. POS System- by owner.
15. Trash Cabinet
16. Booth seating with wall mounted tables.
17. Freestanding Pedestal Table 34" high, 30" x 60".
18. SStl work counter with Shelf below.
19. SStl overhead shelf.
20. Granite Counter at 36" AFF with Plastic Laminate custom base.
21. Raised Granite Counter at 48" AFF

Window Types:

- W1: Thermally Broken Aluminum Storefront 9'-4"w x 6'-8"h x 4 1/2", three equal panels.
- W2: Thermally Broken Aluminum Sliding Window 4'-0"w x 36" h
- W3: Thermally Broken Aluminum Storefront 2'-0"w x 2'-0"h x 4 1/2"
- W4: Thermally Broken Aluminum Storefront 3'-4"w x 6'-8"h x 4 1/2"

Storefront Entrance System:

- SF1: Aluminum Storefront 6'-0"w x 10'-0"h x 4 1/2"
- SF2: Aluminum Storefront 2'-0"w x 10'-0"h x 4 1/2"
- SF3: Aluminum Storefront 5'-0"w x 10'-0"h x 4 1/2"
- SF4: Aluminum Storefront 5'-7 1/4"w x 10'-0"h x 4 1/2"

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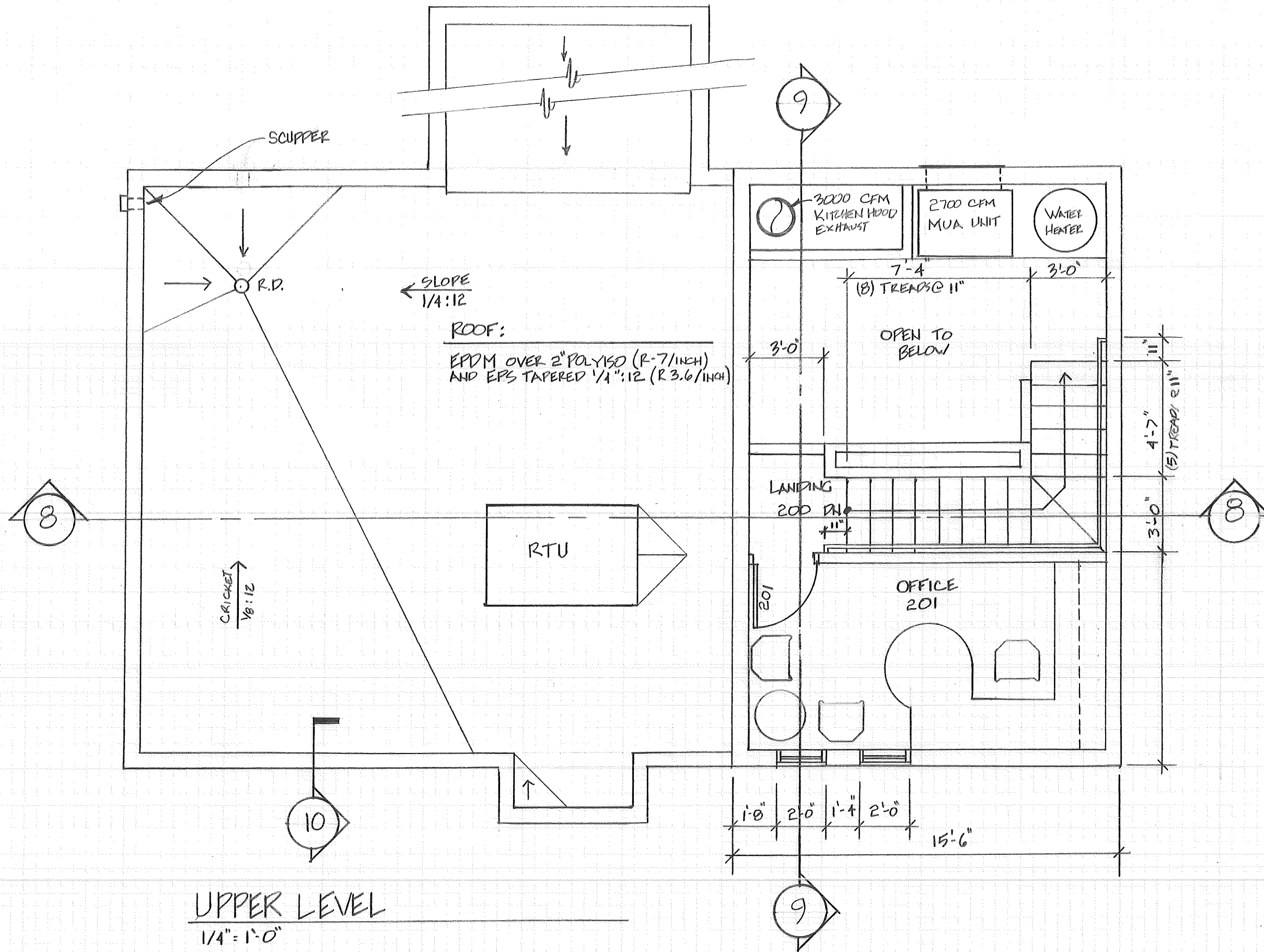
Plan Notes & General Notes

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3A



UPPER LEVEL
1/4" = 1'-0"

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Mezzanine

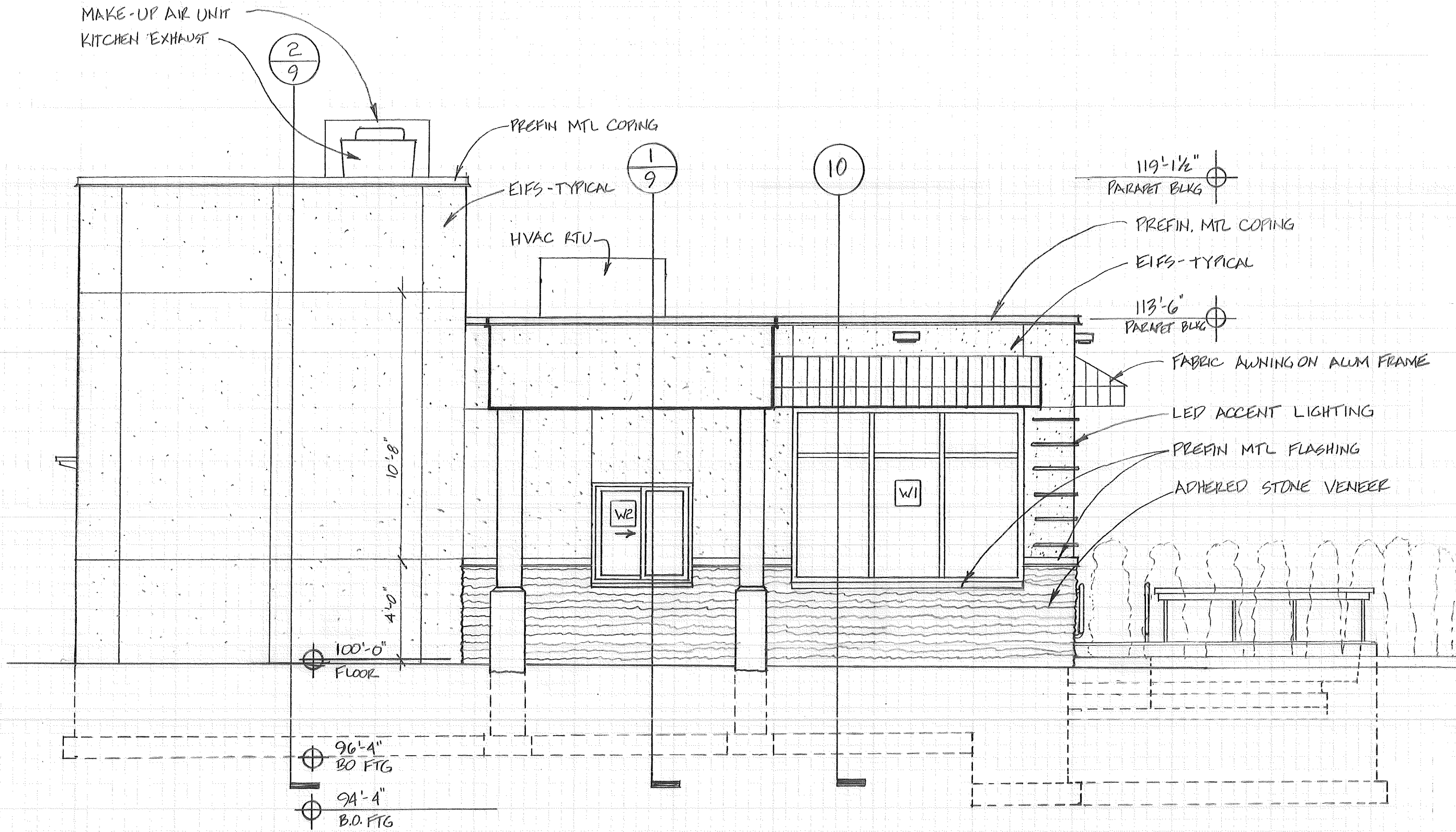
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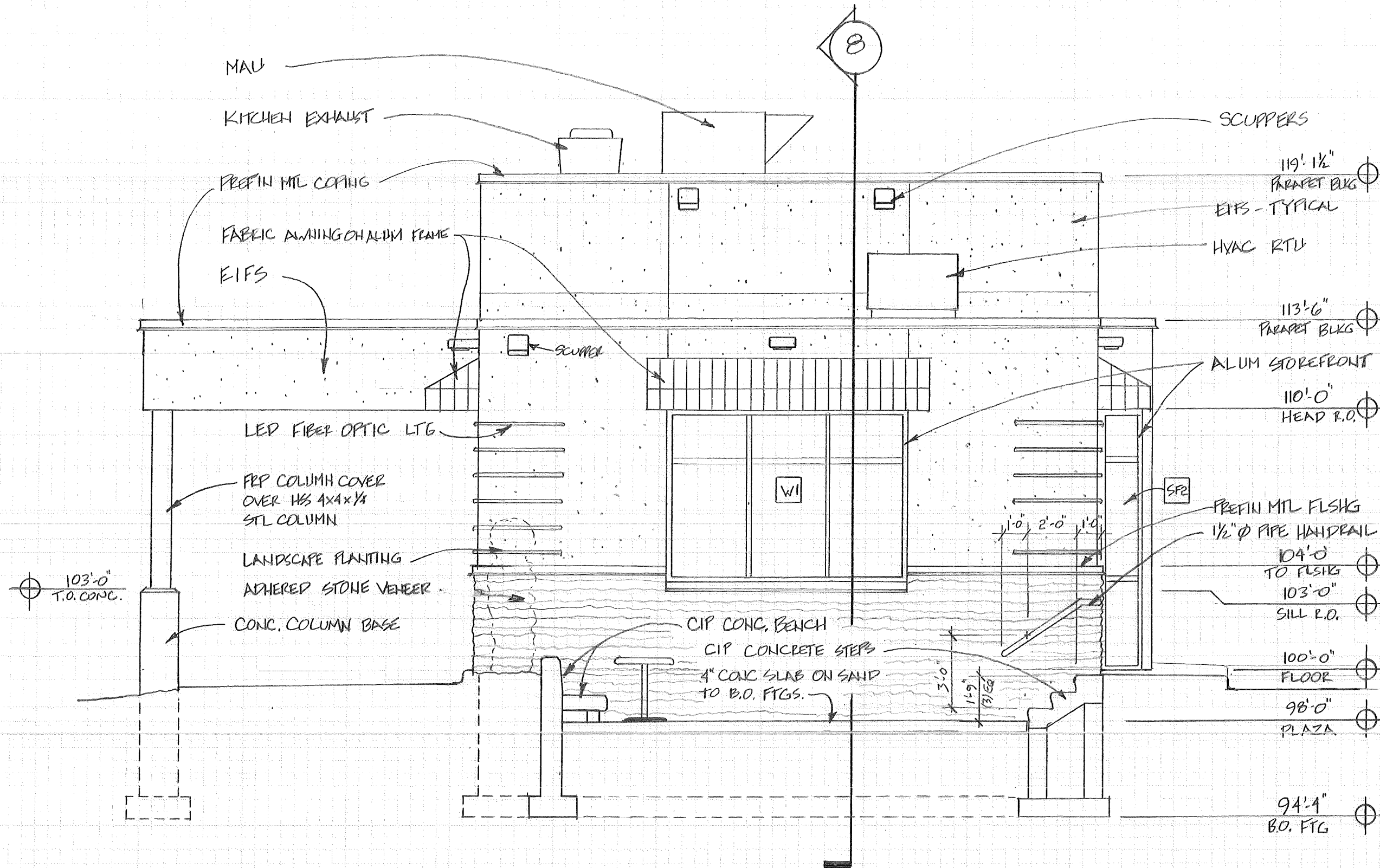


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West Elevation
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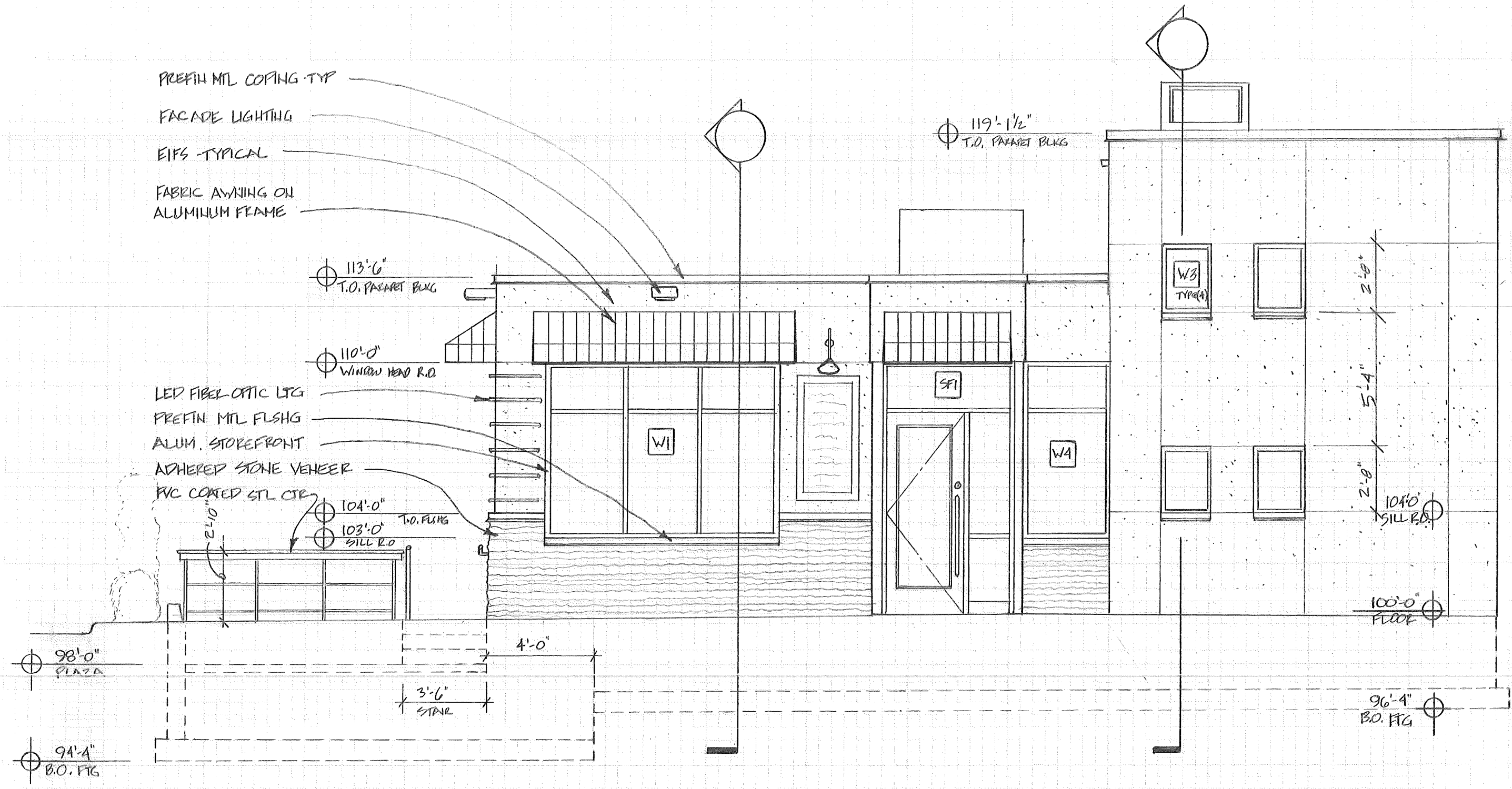
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South Elevation
 Scale: 1/4" = 1'-0"
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PREFIN MTL COPING - TYP
 FACADE LIGHTING
 EIFS - TYPICAL
 FABRIC AWNING ON ALUMINUM FRAME

LED FIBER OPTIC LITG
 PREFIN MTL FLSHG
 ALUM. STOREFRONT
 ADHERED STONE VENEER
 PVC COATED STL CTR

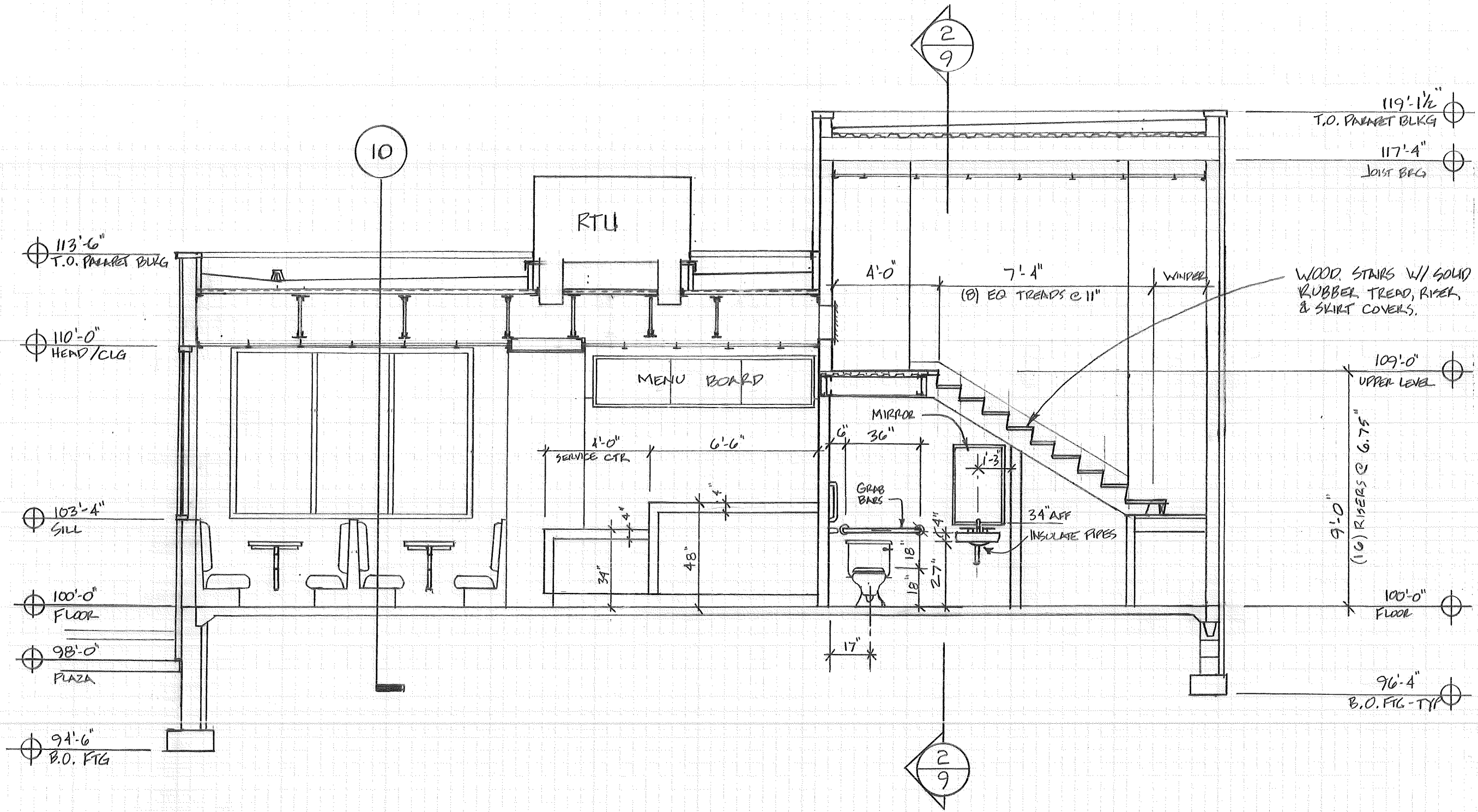


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East Elevation
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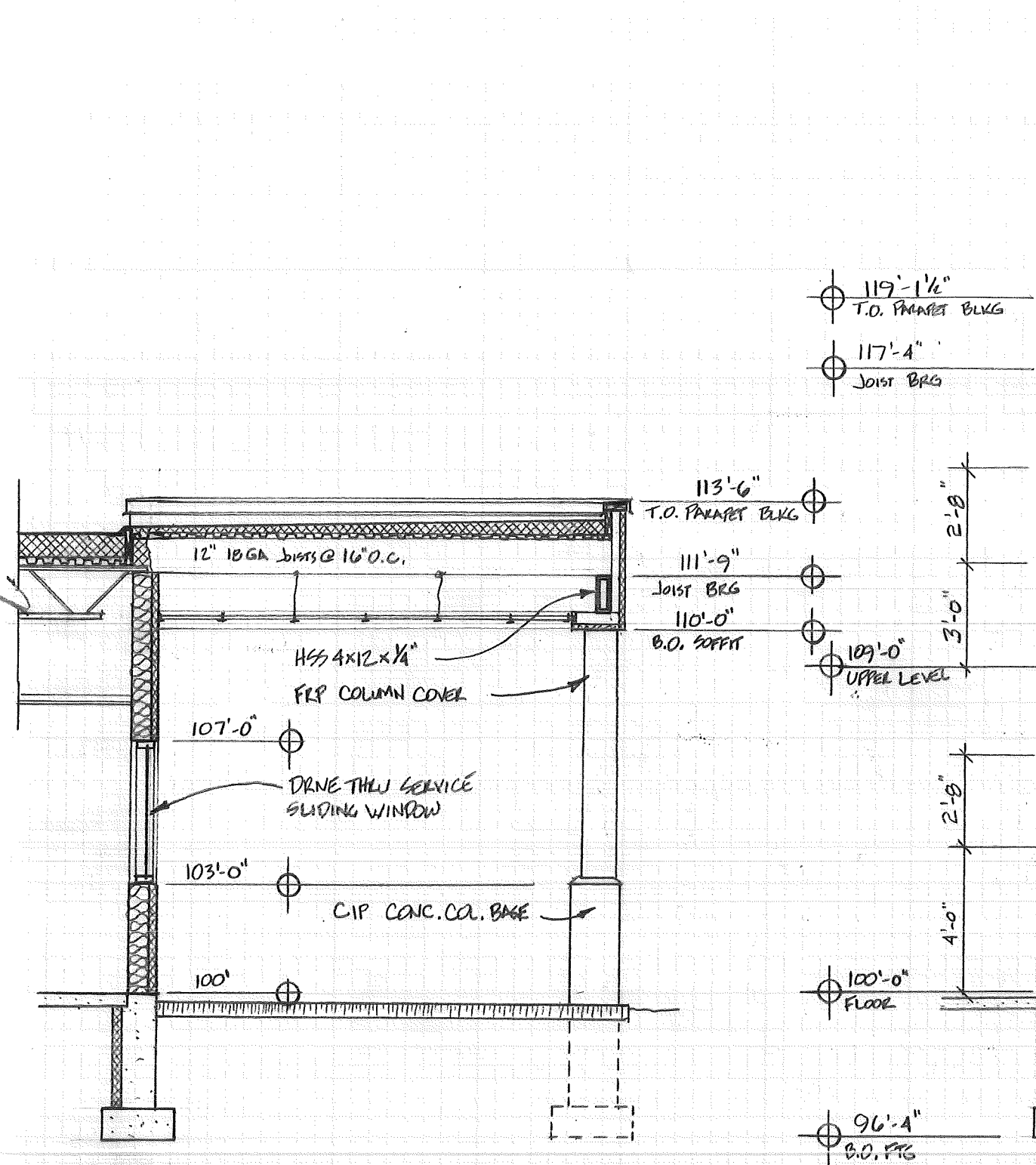
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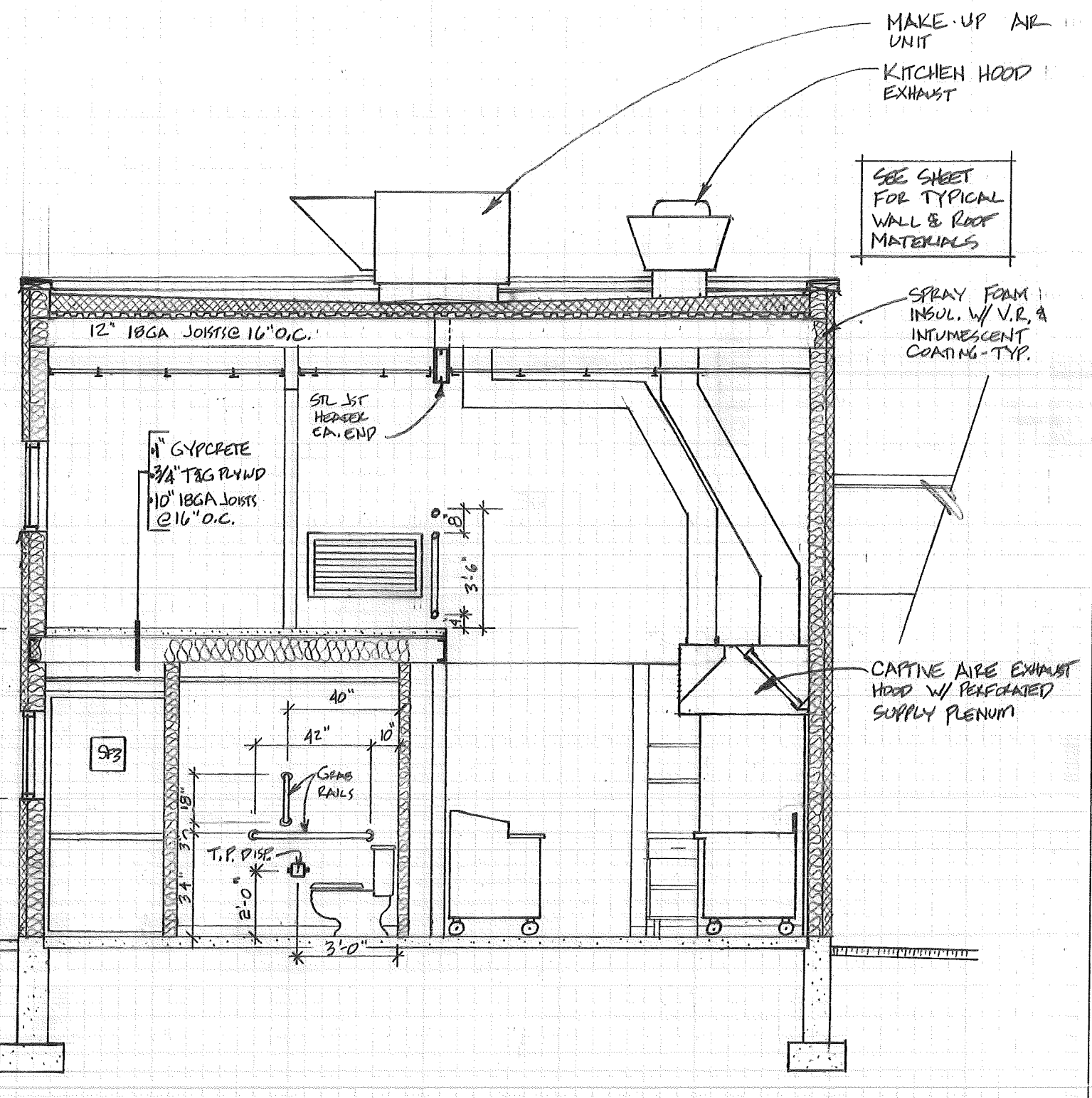
Building Section
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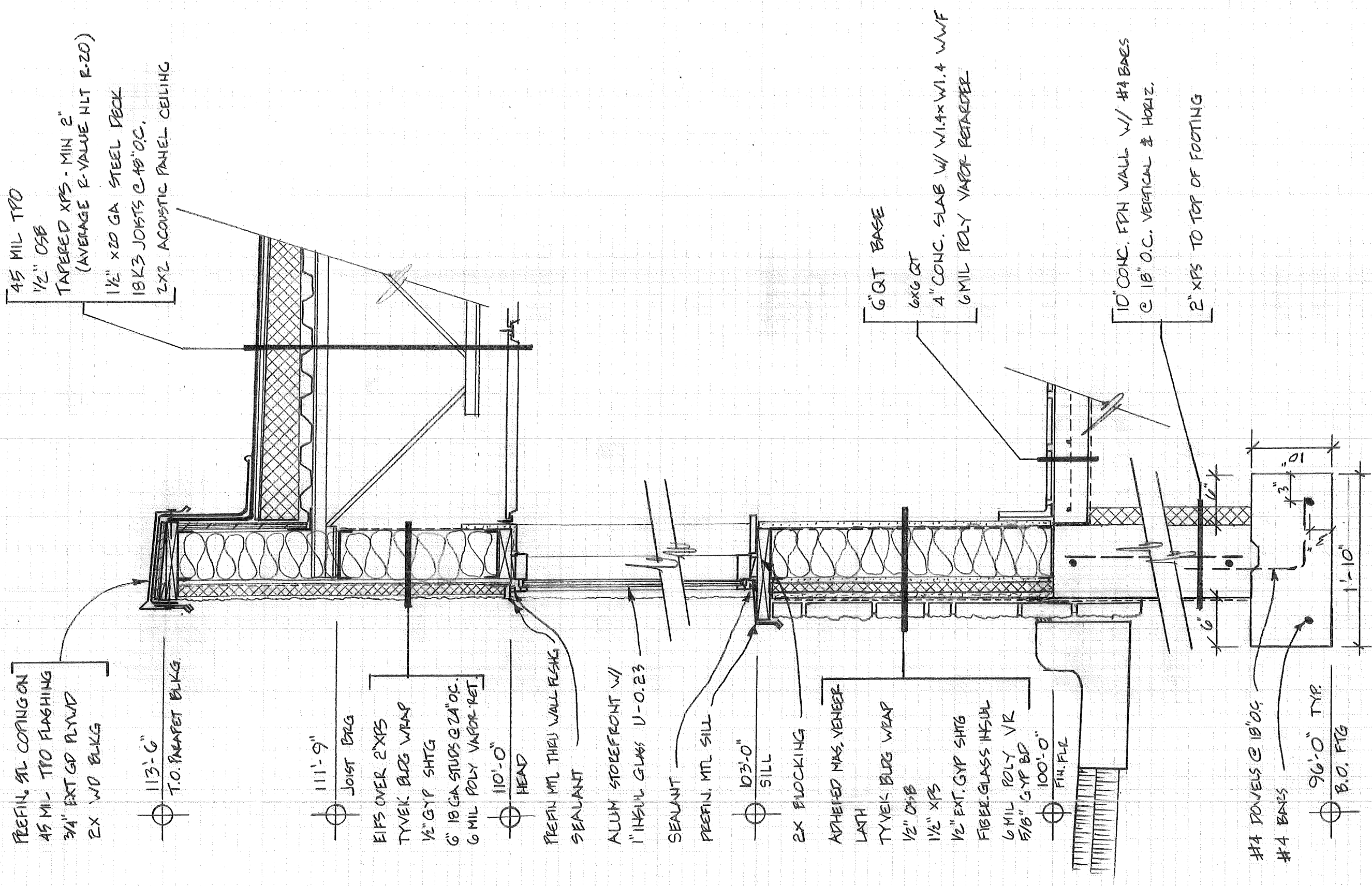
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1 DRIVE THRU CANOPY
 1/4" = 1'-0"



2 SECTION @ KITCHEN
 1/4" = 1'-0"



REFIN. AL COPING ON
45 MIL - TPO FLASHING
3/4" EXT. GYP BOARD
2X WD BLKG

113'-0"
T.O. PARAPET BLKG

111'-9"
JOIST BRG
EIFS OVER 2X XPS
TYVEK BUG WRAP
1/2" GYP SHTG
6" 18 GA STUDS @ 24" O.C.
6 MIL POLY VAPOR RET.

110'-0"
HEAD
REFIN MET THRU WALL FLASHG
SEALANT

ALUM STOREFRONT W/
1" INSUL GLASS U-0.23
SEALANT

103'-0"
SILL
2X BLOCKING

ADHERED MAX. VENEER
LATH
TYVEK BUG WRAP
1/2" OSB
1/2" XPS
1/2" EXT. GYP SHTG
FIBER GLASS MESH
6 MIL POLY VR
5/8" GYP BD
100'-0"
FIN. FLE

#4 REBAR @ 18" O.C.
#4 BARS
96'-0" TYP.
B.O. FG

6" GQT BASE
6x6 GQT
4" CONC. SLAB W/ W1.4xW1.4 WWF
6 MIL POLY VAPOR RETARDER

10" CONC. FDN WALL W/ #4 BARS
@ 18" O.C. VERTICAL & HORIZ.
2" XPS TO TOP OF FOOTING

45 MIL TPO
1/2" OSB
TAPERED XPS - MIN 2"
(AVERAGE R-VALUE NLT R-20)
1 1/2" X 20 GA STEEL DECK
18K3 JOISTS @ 18" O.C.
2X2 ACOUSTIC PANEL CEILING

Typical Wall Section

Scale: 1" = 1'-0"

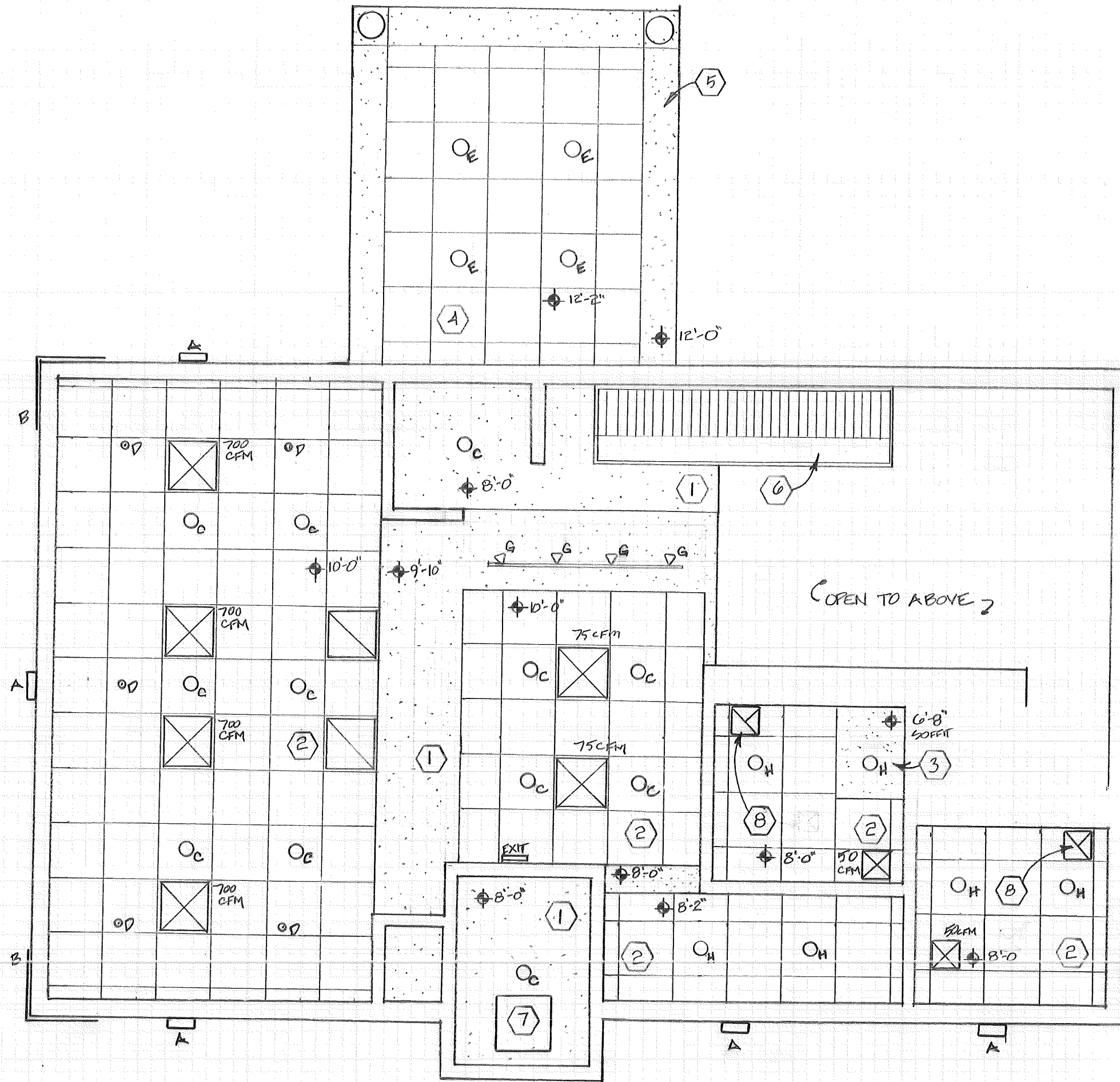
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


Reflected Ceiling Keyed Notes:

1. 5/8" Type 'X' Gypsum Board Ceiling/soffit on suspended channel or framing system.
2. Suspended Acoustic Panel Ceiling and Grid System.
3. 5/8" Type 'X' Gypsum Board Framed Soffit.
4. Suspended Exterior Aluminum Panel Ceiling and Grid System.
5. EIFS Soffit.
6. Kitchen Exhaust Hood.
7. 1800 Watt Electric Unit Heater
8. 50 CFM Exhaust Fan

Light Fixture Types:

- A. Exterior Façade Lighting: 30 W LED RGBW
- B. Exterior Fiber Optic Lighting, 36 W LED White.
- C. 11.2 Watt, 820 Lm LED Recessed Downlight.
- D. 15 Watt, 940 Lm LED Pendant , Dimmable.
- E. 12.7 Watt, 950 Lm LED Exterior Recessed Downlight.
- F. Wall Pack Security Light, 20 Watt, 1264 Lm
- G. 11.8 Watt, 920 Lm LED Track Flood Light.
- H. 7.6 Watt, 540 Lm LED Recessed Downlight.
- I. 2x4 LED Backlit Troffer fixture, 50 Watt, 4,250 Lm
- J. 2x4 LED Backlit Troffer Fixture, 15 Watt, 1120 Lm.

Mechanical Diffuser Types:

-  Supply Diffuser
-  Return Diffuser
-  Exhaust Diffuser

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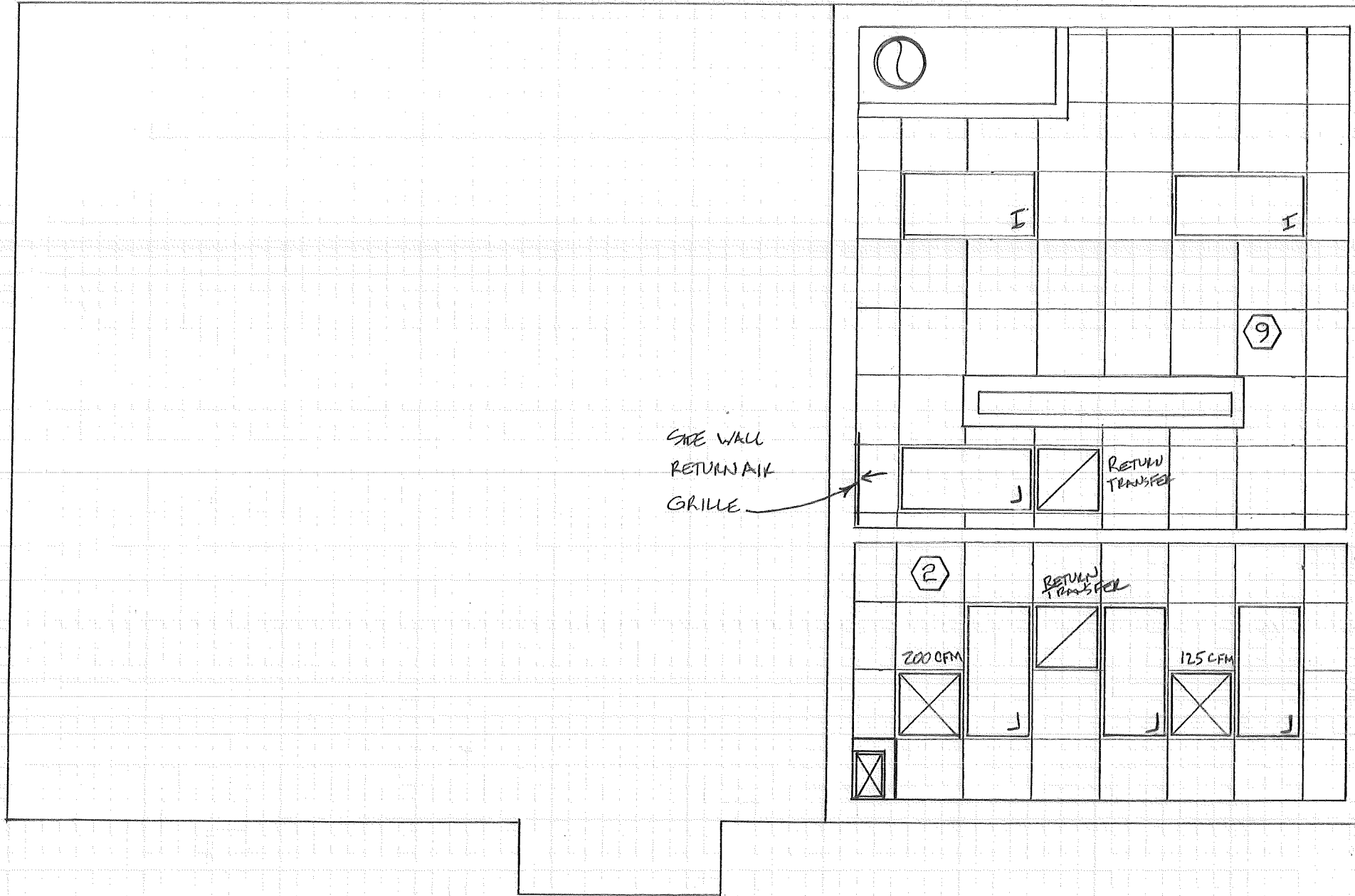
Main Level Reflected Ceiling Plan

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-  Return Diffuser
-  Exhaust Diffuser

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Upper Level Reflected Ceiling Plan

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

Sammy's Submarine Sandwiches
 1234 Main Street, Glacier, MN 55199

3/4/2016

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