

project data

BUILDING CODE:
2003 INTERNATIONAL BUILDING CODE

(2) NEW STRUCTURES:

(1) NEW RESTROOM FACILITY 6'-0" OFF OF THE EXISTING LUND HOUSE - OCCUPANCY GROUP: B

(1) NEW KITCHEN, BAR, & PUBLIC SEATING FACILITY 11'-0" OFF OF EXISTING LUND HOUSE - OCCUPANCY GROUP: A-2

CONSTRUCTION TYPE: V-B

AREA & OCCUPANCY CALCULATIONS:

EXISTING LUND HOUSE: 1081 SQ. FT.
OCCUPANT LOAD = 11 PEOPLE.

NEW RESTROOM FACILITY: 649 SQ. FT.
OCCUPANT LOAD = 5 PEOPLE.

KITCHEN, BAR, & PUBLIC SEATING:

KITCHEN & BAR: 111 SQ. FT.
OCCUPANT LOAD = 4 PEOPLE.

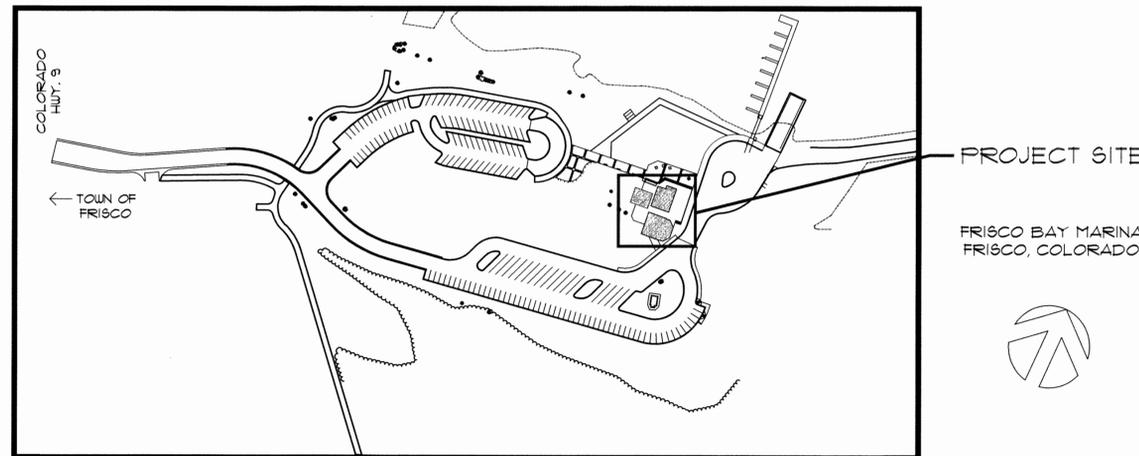
PUBLIC SEATING AT GRADE: 135 SQ. FT.
OCCUPANT LOAD = 49 PEOPLE.

PUBLIC SEATING ABOVE GRADE: 430 SQ. FT.
OCCUPANT LOAD = 29 PEOPLE.

ISLAND GRILL

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FRISCO, COLORADO



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- S2.0 Foundation Plan
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- S2.2 Roof Framing Plan

APPROVED FOR ISSUANCE
OF BUILDING PERMIT

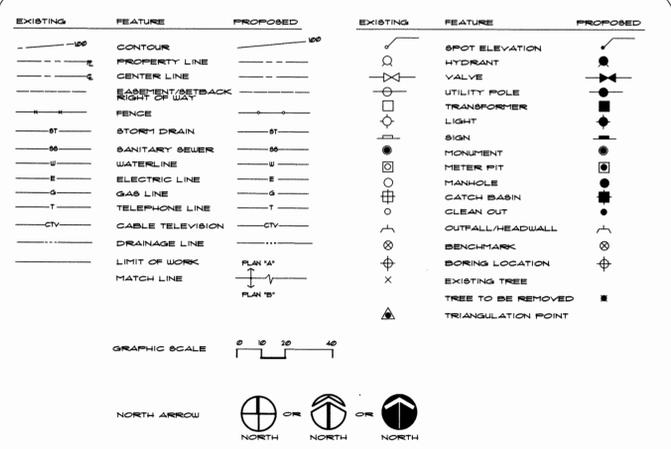
DATE 5/30/06
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BY *J. Snyder*

06-013

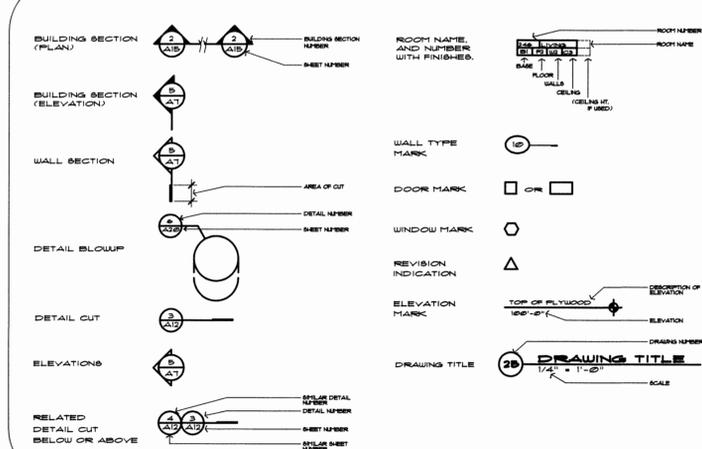
abbreviations

ABV ABOVE	BFB BOTTOM OF FINISH	DFR DRYER	FAB FABRICATE	GLB GLASS BLOCK	LAV LAVATORY	NCA NOT TO SCALE	QTY QUANTITY	SPR SPRINKLER	UBC UNIFORM BUILDING CODE
APP ABOVE FINISHED FLOOR	DFP DRY PROOF	DFR DRYER	FAC FACE BRICK	GLU-GU GLUE-LATHED TRIMMER	LH LEFT HAND	NO. NUMBER	QT. QUANTITY	SPR SPRINKLER	UBC UNIFORM BUILDING CODE
ACC ACCESS	DFP DRY PROOF	DFR DRYER	FAC FACE BRICK	GLU-LATH GLUE-LATHED TRIMMER	LH LEFT HAND	NO. NUMBER	QT. QUANTITY	SPR SPRINKLER	UBC UNIFORM BUILDING CODE
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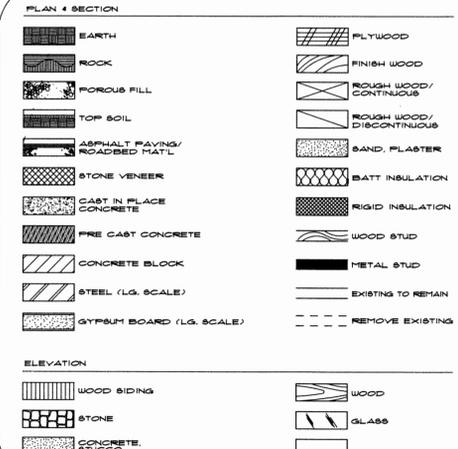
site plan symbols



architectural symbols



material symbols



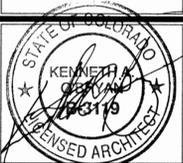
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Revisions:
06.27.05 SKETCH PLAN SUB.
08.15.05 DEV. SUB.
09.15.05 DEV. RE-SUB.
2.23.06 PRICING PACKAGE
2.20.06 BID PACKAGE
4.20.06 BLDG. PERMIT



Date: 06.27.05
Project No: 2220.0
Drawn by: BJT/RTN
Checked by: KAO

A1.0
COVER SHEET

GENERAL NOTES

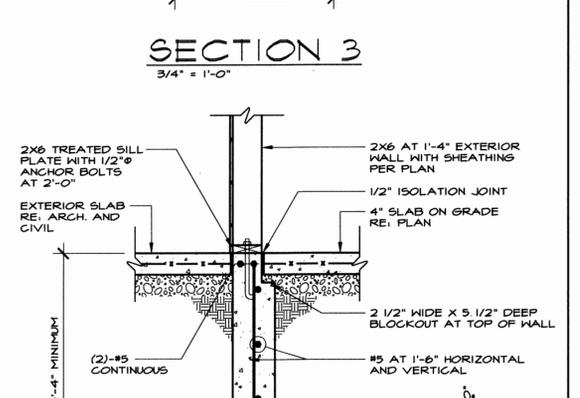
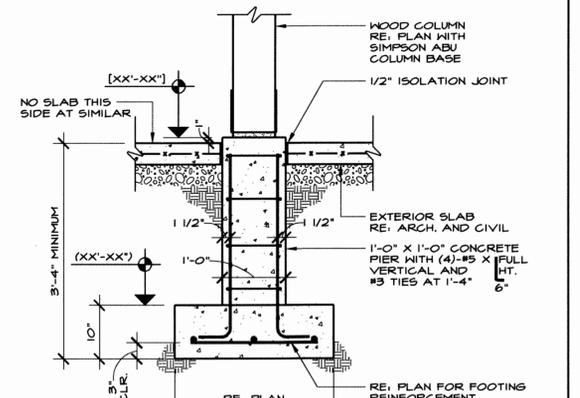
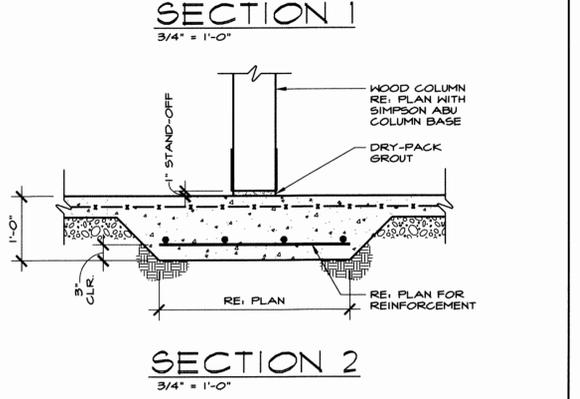
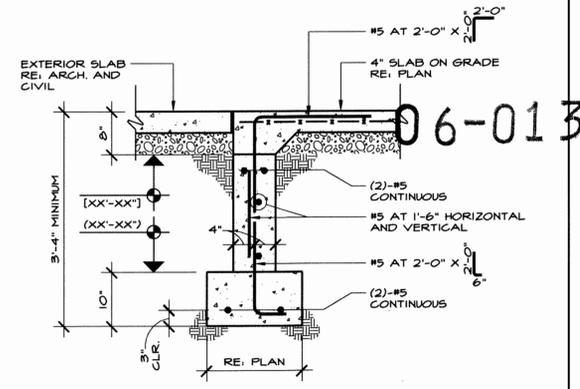
1. LIVE LOADS USED IN DESIGN
 - A. ROOF 80 PSF
 - B. TYPICAL FLOOR 50 PSF
 - C. EXTERIOR DECKS/DINNER AREA 100 PSF
 - D. IMPORTANCE FACTORS
 - SEISMIC FACTOR I 1.0
 - SEISMIC FACTOR II 1.0
 - WIND FACTOR W 1.0
 - E. WIND
 - 3 SECOND GUST 80 MPH
 - FASTEST MILE EXPOSURE 100 MPH
 - F. SNOW
 - GROUND SNOW LOAD P_g 80 PSF
 - FLAT ROOF SNOW LOAD P_f 80 PSF
 - SNOW EXPOSURE FACTOR C_s 1.0
 - THERMAL FACTOR C_t 1.0
 - G. SEISMIC
 - SITE CLASS C
 - CATEGORY D
 - SS 35%
 - S1 8%
 - S2 0.35
 - S3 0.123
 - S4 0.06
- H. LIVE LOADS ARE REDUCED PER CODE IF APPLICABLE.
- I. CODE USED IN DESIGN: INTERNATIONAL BUILDING CODE, 2003 EDITION.
2. DEFERRED SUBMITTAL
 - A. DEFERRED SUBMITTALS PER SECTION 106.3.4.1 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE DESIGN PROFESSIONALS AND REVIEWED PRIOR TO INSTALLATION.
 - B. DEFERRED SUBMITTALS ARE:
 - 1. PREFABRICATED ROOF TRUSSES
 - 2. PRECAST CONCRETE MEMBERS
 - C. ALL DEFERRED SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PREPARATION OF THESE DOCUMENTS.
 - 3. TESTING, INSPECTIONS AND OBSERVATIONS
 - A. THE STRUCTURAL ENGINEER DOES NOT PROVIDE INSPECTIONS OF CONSTRUCTION. STRUCTURAL ENGINEER MAY MAKE PERIODIC OBSERVATIONS OF THE CONSTRUCTION. SUCH OBSERVATIONS SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITIES OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.
 - B. THE FOLLOWING WORK SHALL BE INSPECTED BY THE SPECIAL INSPECTOR UNLESS SPECIFICALLY WAIVED BY THE BUILDING OFFICIAL.
 - 1. SOIL PREPARATION
 - a. EARTHWORK EXCAVATION, PLACEMENT AND COMPACTION OF FILL AND IN-PLACE DRY DENSITY OF THE COMPACTED FILL FOR CONFORMANCE WITH THE APPROVED REPORT.
 - 2. CONCRETE CONSTRUCTION
 - a. PERIODIC INSPECTION OF REINFORCING STEEL.
 - b. PERIODIC VERIFICATION OF USE OF REQUIRED DESIGN MIX.
 - c. CONTINUOUS INSPECTION AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE CONCRETE.
 - d. CONTINUOUS INSPECTION OF CONCRETE FOR PROPER APPLICATION TECHNIQUES, PERIODIC INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.
 - 3. STEEL CONSTRUCTION
 - a. ALL WELDING SHALL RECEIVE CONTINUOUS SPECIAL INSPECTION EXCEPT THE FOLLOWING:
 - 1. WELDING DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH SECTION 1704.3.
 - 2. THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT DURING WELDING OF THE FOLLOWING ITEMS: WELDING OF MATERIALS, WELDING PROCEDURES AND QUALIFICATIONS OF WELDERS ARE VERIFIED PRIOR TO THE START OF WORK. PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS; AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING.
 - 3. SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE.
 - b. WELDING OF STAIRS AND RAILING SYSTEMS.
 - c. VERIFY WELD FILLER MATERIALS CONFORM TO AWS SPECIFICATIONS AND MANUFACTURER'S CERTIFICATE OF COMPLIANCE IS REQUIRED.
 - d. VERIFY STRUCTURAL STEEL MATERIAL CONFORMS TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS AND MANUFACTURER'S CERTIFIED MILL TEST REPORTS.
 - 4. FOUNDATIONS
 - A. THE ALLOWABLE SOIL BEARING PRESSURE ASSUMED IN DESIGN IS 2000 psf. THE CONTRACTOR SHALL RETAIN A LICENSED SOILS ENGINEER TO INSPECT THE FOUNDATION EXCAVATION. SOILS ENGINEER SHALL VERIFY IN WRITING THE ACTUAL SOILS CAPACITY IS EQUAL TO OR GREATER THAN ASSUMED.
 - B. ALL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY CONTRACTOR WITH APPROVAL OF SOILS ENGINEER AND ALL BOTTOMS OF FOOTINGS SHALL BE A MINIMUM OF 40" BELOW EXTERIOR GRADE.
 - C. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL SOIL OR PROPERLY COMPACTED BACKFILL. APPROVED BY THE SOILS ENGINEER. BACKFILL SHALL BE COMPACTED TO 95% (MINIMUM) MODIFIED PROCTOR DENSITY PER ASTM D1557 UNLESS OTHERWISE RECOMMENDED IN THE SOILS REPORT. IF SOFT SPOTS ARE ENCOUNTERED REMOVE SOIL AND RECOMPACT WITH APPROVED FILL (RE: SOILS REPORT FOR DESCRIPTION OF BEARING SOIL).
 - D. CONTRACTOR SHALL BACKFILL EQUALLY ON EACH SIDE OF FOUNDATION WALLS IN 12 INCH MAXIMUM VERTICAL LIFTS OR AS RECOMMENDED IN THE SOILS REPORT. REFER TO SOILS REPORT FOR BACKFILL MATERIAL.
 - E. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS NOTED OTHERWISE ON PLANS.
 - F. CONTRACTOR TO PROVIDE, AT HIS EXPENSE, FIELD DENSITY TESTS ON COMPACTED FILL UNDER FOOTINGS AND INTERIOR SLABS-ON-GRADE.
 - G. NOTIFY SOILS ENGINEER WHEN EXCAVATION IS COMPLETED SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.
 - H. FOR SOIL DRAINAGE REQUIREMENTS REFER TO SOILS REPORT AND CIVIL DRAWINGS.
 - 5. SLAB ON GRADE
 - A. THE PREPARATION OF THE SUBGRADE FOR THE SLAB ON GRADE SHALL BE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT. THE CONTRACTOR SHALL DIRECT QUESTIONS REGARDING THE SUBGRADE PREPARATION REQUIREMENTS TO THE GEOTECHNICAL ENGINEER.
 - B. MOVEMENT OF THE SLAB ON GRADE MAY CAUSE DAMAGE TO ANYTHING CONNECTED TO BOTH THE SLAB AND OTHER PORTIONS OF THE SUPERSTRUCTURE. ISOLATION DETAILS FOR PARTITION WALLS, BASEMENTS, PIPING AND OTHER ITEMS MAY BE REQUIRED. REFER TO THE APPROPRIATE DRAWINGS OR CONSULT WITH THE RESPONSIBLE MEMBER OF THE DESIGN TEAM PRIOR TO CONNECTING ITEMS TO BOTH THE SLAB ON GRADE AND OTHER PORTIONS OF THE SUPERSTRUCTURE.
 - 6. CONCRETE
 - A. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I/II PORTLAND CEMENT, STONE AGGREGATE AND SHALL SATISFY THE FOLLOWING REQUIREMENTS:

CONCRETE ITEM	F' C MIX TYPE	MAX W/C RATIO	% AIR REQ.
FOOTINGS	3000 psi STD	---	---
FOUNDATION WALLS	4000 psi STD	---	---
INTERIOR SLABS ON GRADE	4000 psi STD	0.45	0.50
EXTERIOR CONCRETE (**)	4500 psi STD	0.45	6X-8X

 - ** MAXIMUM SLUMP SHALL NOT EXCEED 4".
 - B. CONTRACTOR SHALL SANGUINATE OR TRONCOUT JOINTS IN SLABS ON GRADE. JOINTS SHALL BE SPACED 12'-0" MAXIMUM AND SANGUINATE OR TRONCOUT 1/4 OF SLAB DEPTH X 3/16" WIDE WITHIN 12 HOURS AFTER POURING. CARRY ALL SLAB REINFORCEMENT THROUGH JOINT.
 - C. SLABS, TOPPING, FOOTINGS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT THIRD POINT OF SPAN WITH VERTICAL BUSHINGS AND HORIZONTAL SHEAR KEYS UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAIL OR AS REVIEWED BY THE ENGINEER.
 - D. ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318 LATEST EDITION, UNLESS NOTED OTHERWISE. USE STANDARD HOOKS FOR DONELS UNLESS NOTED OTHERWISE. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 3/4" INCH CHAMFER.
 - 7. REINFORCEMENT
 - A. ALL REINFORCING SHALL BE HIGH-STRENGTH DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 EXCEPT TIES, STIRRUPS AND PLATE ANCHORS WHICH SHALL BE DEFORMED BARS, ASTM DESIGNATION A615, GRADE 40 OR ASTM A706 GRADE 60.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 GRADE 65 AND SHALL BE LAPPED ONE FULL MESH AT SIDE AND END SPLICES AND WIRING TOGETHER.

- C. REINFORCEMENT PROTECTION UNLESS NOTED OTHERWISE:
 - 1. CONCRETE POURED AGAINST EARTH 3"
 - 2. CONCRETE POURED IN FORMS (EXPOSED TO WEATHER OR EARTH) 2"
 - 3. COLUMNS AND BEAMS (TIE BARS) 1-1/2"
 - 4. SLABS AND WALLS (NOT EXPOSED TO WEATHER) 3/4"
 - 5. PRECAST TEE LEG 1-1/2"
- D. REINFORCEMENT PLACEMENT AND TOLERANCES SHALL BE IN ACCORDANCE WITH SECTIONS 7.5, 7.6 AND 7.7 OF ACI 318, LATEST EDITION.
- E. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 48 BAR DIAMETERS FOR #5 BARS AND SMALLER AND SHALL BE A MINIMUM OF 80 BAR DIAMETERS FOR #7 AND #8 REINFORCEMENT UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC CONTINUOUS THROUGH CORNER CONNECTIONS.
- F. PLACE TWO #5 (PER 8" THICKNESS) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE WALLS, SLABS, AND BEAMS. ALSO PROVIDE TWO #5 X 4'-0" DIAGONALLY AT EACH CORNER.
- G. CONTINUOUS TOP AND BOTTOM BARS IN WALLS AND BEAMS SHALL BE SPLICED AS FOLLOWS: TOP BARS AT MIDSPAN, BOTTOM BARS OVER SUPPORTS.
8. STRUCTURAL STEEL
 - A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 EXCEPT WIDE FLANGE BEAMS WHICH SHALL CONFORM TO ASTM 992, (50 KSI) AND EXCEPT PIPE COLUMNS WHICH SHALL CONFORM TO ASTM A53 AND TUBE COLUMNS TO ASTM A500, GRADE B, LATEST EDITIONS. STEEL SUPPLIER MAY PROVIDE ASTM A572, GRADE 50 AT HIS OPTION. MISCELLANEOUS EMBEDDED ITEMS SHALL BE A36 STEEL.
 - B. ALL STRUCTURAL BOLTS SHALL BE A325N INSTALLED TO A MINIMUM SMOG TIGHT CONDITION. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.
 - C. STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF AISC "MANUAL OF STEEL CONSTRUCTION."
 - D. EXCEPT WHERE DETAILED OTHERWISE, FABRICATOR SHALL SELECT STEEL CONNECTIONS PER AISC "MANUAL OF STEEL CONSTRUCTION" (ASD), TABLE 11-A AND/OR AISC "SIMPLE SHEAR CONNECTION MANUAL" WITH A325N BOLTS (OR WELDED EQUIVALENT) TO SUPPORT LOADS INDICATED ON THE STRUCTURAL DRAWINGS. WHEN LOADS ARE NOT SHOWN, SELECT CONNECTION TO SUPPORT 60% THE TOTAL UNIFORM LOAD CAPACITY PER AISC "MANUAL OF STEEL CONSTRUCTION" FOR EACH GIVEN BEAM AND SPAN FOR NON-COMPOSITE MEMBERS. FOR COMPOSITE MEMBERS, SUBMIT DESIGN CALCULATIONS, BEARING THE STAMP AND SIGNATURE OF THE PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO AND EMPLOYED BY THE STEEL FABRICATOR, FOR ALL CONNECTIONS NOT COMPLETELY DETAILED ON THE STRUCTURAL DRAWINGS AND FOR ANY CONNECTIONS ALTERNATE CONNECTION DETAILS.
 - E. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AMERICAN WELDING SOCIETY STANDARD QUALIFICATION TESTS AS OUTLINED IN AWS-D1.1.
 - F. MINIMUM WELDS TO BE PER AISC TABLE J2.4 BUT NOT LESS THAN 3/16" CONTINUOUS FILLET UNLESS NOTED OTHERWISE.
 - G. FOR ALL BEAM/COLUMN OR BEAM/BEAM CONNECTIONS, PROVIDE HORIZONTAL SHORT SLOTS IN CONNECTION MEMBER ONLY (WT-SECTIONS, ANGLES OR SHEAR PLATES).
 - H. PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO COMPLY WITH ALL STEEL ERECTION STANDARDS AND TO WITHSTAND ALL CONSTRUCTION AND/OR LATERAL LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND PERMANENT LATERAL SYSTEMS AND DECKS ARE IN PLACE.
 - I. STEEL FABRICATOR SHALL NOT RECEIVE ADDITIONAL COMPENSATION FOR SHOP DRAWING TIME FOR ANY REVISIONS TO ERECTION DRAWINGS NOR FOR ANY REVISIONS TO PIECE DRAWINGS PRIOR TO ENGINEER'S APPROVAL OF ERECTION DRAWINGS.
9. NON-SHRINK GROUT
 - A. NON-SHRINK GROUT SHALL BE PROVIDED:
 - 1. BETWEEN COLUMN BASES AND CONCRETE OR MASONRY SUPPORTS.
 - 2. BETWEEN BEAM BEARING PLATES AND CONCRETE OR MASONRY SUPPORTS.
 - B. GROUT SHALL BE COMPLETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 6000 PSI PRIOR TO ADDING BUILDING LOADS ABOVE.
10. WOOD
 - A. ALL FRAMING AND TRUSS LUMBER SHALL BE HEM-FIR, GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO INTERNATIONAL BUILDING CODE AS FOLLOWS:
 - 2" THICK - 4" TO 6" WIDE (WALL STUD ONLY) STUD F_b = 675 PSI
 - 2" TO 4" THICK - 6" AND WIDER NO. 2 F_b = 850 PSI
 - 4" THICK - 6" AND WIDER NO. 1 F_b = 1050 PSI
 - B. WHEN PRESERVATIVE TREATED LUMBER IS REQUIRED BY CODE ALL CONNECTIONS AND NAILING SHALL BE ADEQUATELY GALVANIZED (DOUBLEDIPPED OR BETTER).
 - C. TREATED SILL PLATE LUMBER MAY BE HEM-FIR, STRUCTURAL #1 GRADE.
 - D. PROVIDE METAL CROSS BRIDGING NOT OVER 8' ON CENTER FOR ALL 2X WOOD JOISTS. SOLID BLOCKING BETWEEN ALL JOISTS AT ALL SUPPORTS AND ENDS OF CANTILEVERS IS REQUIRED.
 - E. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS ACCORDING TO THE IBC SCHEDULE TABLE 2304-9.1 UNLESS NOTED OTHERWISE.
 - F. LAMINATED BEAMS
 - 1. ALL LAMINATED MEMBERS SHALL BE FABRICATED OF DOUGLAS FIR LARCH AT 12 PERCENT MOISTURE CONTENT IN ACCORDANCE WITH WCLIB. ALL SIZES SHOWN ARE NET.
 - 2. LAMINATED MEMBER SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL GLUE LAMINATED TIMBER, LATEST EDITION AS PUBLISHED BY AITC.
 - 3. PROVIDE UNITS CONFORMING TO AITC 117, 24FB8, D.F. FOR CONTINUOUS MEMBERS AND CANTILEVERS AND 24FV4, D.F. FOR SUPPORT MEMBERS. MEMBERS SHALL BE DESIGNED WITH ZERO CAMBER WITH TOP SURFACE CLEARLY STAMPED ON EACH MEMBER.
 - G. PLYWOOD DECK AND/OR ORIENTED STRAND BOARD
 - 1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWING. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
 - 2. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCT STANDARDS PS1, LATEST EDITION FOR PLYWOOD. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.
 - 3. FOR FLOORING USE 3/4" TAG STUD-1 FLOOR SHEATHING GLED AND NAILED WITH 100 NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS.
 - 4. FOR ROOF USE 5/8" (40/20 SPAN RATING) EXPOSURE 1 SHEATHING NAILED WITH 100 NAILS AT 6" ON CENTER ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS.
 - 5. EXTERIOR WALLS SHALL HAVE ONE LAYER OF 1/2" EXPOSURE 1 PLYWOOD OR OSB SHEATHING NAILED WITH 8d (OR 10d) NAILS AT 6" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED.
 - 6. FLOORS AND ROOF SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS WITH ENDS JOINTS STAGGERED.
 - 7. INSTALL SUITABLE EDGE SUPPORT BY USE OF PLYCLIPS, TONGUE AND GROOVE PANELS OR SOLID WOOD BLOCKING SUPPORTS.
 - H. WOOD DECK
 - WOOD DECKING SHALL BE 2x T&G DOUGLAS-FIR LARCH (E=1,700,000 PSI, F_b=1450 PSI). PLANKS SHALL BE SPLICED AT CENTER OF SUPPORT MEMBERS WITH JOINTED PLANKS SPLICED AT ALTERNATE SUPPORT MEMBERS. EACH DECK PLANK SHALL BE SLANT-NAILED TO THE TONGUE COURSE WITH 8d NAILS AT 24" ON CENTER WITH ALTERNATE PLANK NAILING OFFSET 12". NAIL EACH PLANK TO EACH SUPPORT WITH (2)-16d NAILS-1 STRAIGHT, 1 SLANTED. WOOD DECKING SHALL BE GLED IN THE GROOVE JOINT WITH 40X GLUE COVERAGE.
 - I. PREFABRICATED WOOD MEMBERS SHALL BE THE TYPE NOTED ON THE DRAWINGS AND SHALL BE "BCI-JOIST" AS MANUFACTURED BY BOISE CASCADE CORPORATION. ALTERNATES SHALL BE REVIEWED BY THE ENGINEER TO BE CONSIDERED. ALTERNATES SHALL HAVE A LOAD CAPACITY IN BENDING, SHEAR AND DEFLECTION EQUAL TO OR GREATER THAN THE SIZE SHOWN ON THE DRAWINGS. WEB BLOCKING AND BRIDGING TO BE AS REQUIRED BY THE JOIST MANUFACTURER.
 - J. LAMINATED VENEER LUMBER MEMBERS SHALL HAVE THE FOLLOWING STRESS CAPACITIES: F_b = 2800 PSI, E = 2,000,000 PSI, F_c = 750 PSI, F_v = 285 PSI. BUILT UP MEMBERS SHALL BE CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL HAVE THE OPTION OF USING 3 1/2" OR 5 1/4" WIDE MEMBERS.
 - K. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO FULFILL STRESS REQUIREMENTS AND/OR LOADS NOTED ON DRAWINGS. SHOP DRAWINGS SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED ENGINEER. PROVIDE BRIDGING AND BLOCKING PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED. PROVIDE CONSTRUCTION BRACING AS REQUIRED ERECTION NOTE: CENTER WALL STUDS UNDER CENTER OF TRUSS LOCATIONS.
11. NON-STRUCTURAL ELEMENTS
 - A. ELEMENTS SUCH AS NON-BEARING PARTITIONS, ETC. ATTACHED TO AND/OR SUPPORTED BY THE STRUCTURE SHALL TAKE INTO ACCOUNT DEFLECTIONS AND OTHER STRUCTURAL MOVEMENTS.
 - B. FIRE PROTECTION FOR ALL STRUCTURAL PARTS SHALL BE PROVIDED AND SHALL MEET ALL CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION SPECIFIED BY THE ARCHITECTURAL DRAWINGS. STRUCTURAL STEEL MEMBERS SHALL BE CONSIDERED UNRESTRAINED UNLESS NOTED OTHERWISE.
12. GENERAL
 - A. ENGINEER'S ACCEPTANCE MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
 - B. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LINTELS AND REQUIRED CONNECTIONS ARE CONTRACTOR'S COMPLETE RESPONSIBILITY.
 - C. PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL DRAWINGS, RESPECT TO CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC., REQUIRED FOR INSTALLATION OF HIS ITEMS.

- D. PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISHED BY STEEL SUPPLIER AND INSTALLED BY CONCRETE CONTRACTOR. STEEL SHALL FULFILL ASTM A36.
- E. PROVIDE ASPHALTIC MASTIC-COATING ON ALL STEEL AND WOOD EXPOSED TO EARTH.
- F. SUBMIT SHOP AND ERECTION DRAWINGS TO ENGINEER FOR REVIEW OF ALL STRUCTURAL STEEL. THE MANUFACTURING OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN REVIEW OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR.
- G. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.
- H. ALL MASONRY AND STONE VENEERS SHALL BE ATTACHED TO INTERIOR AND EXTERIOR WALLS AS SPECIFIED IN SECTION 1405 OF THE INTERNATIONAL BUILDING CODE.
- I. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST FIELD AND ARCHITECTURAL DRAWINGS.
- J. CONTRACTOR SHALL VERIFY ALL ASSUMED EXISTING CONDITIONS. IF CONDITIONS ARE DIFFERENT THAN ASSUMED, NOTIFY ENGINEER.



O'BRYAN PARTNERSHIP, INC. ARCHITECTS - A.I.A.

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Revisions:
6.27.05 SKETCH PLAN SUB.
8.15.05 DEV. SUB.
9.15.05 DEV. RE-SUB.
2.3.06 PRICING PACKAGE
2.20.06 BID PACKAGE
4.21.06 BLDG. PERMIT

Date: 04.27.06

Project No: 7037

Drawn by: JPS

Checked by: MG

S1-0
FOUNDATION DETAILS



Revisions:

6.27.05	SKETCH PLAN SUB.
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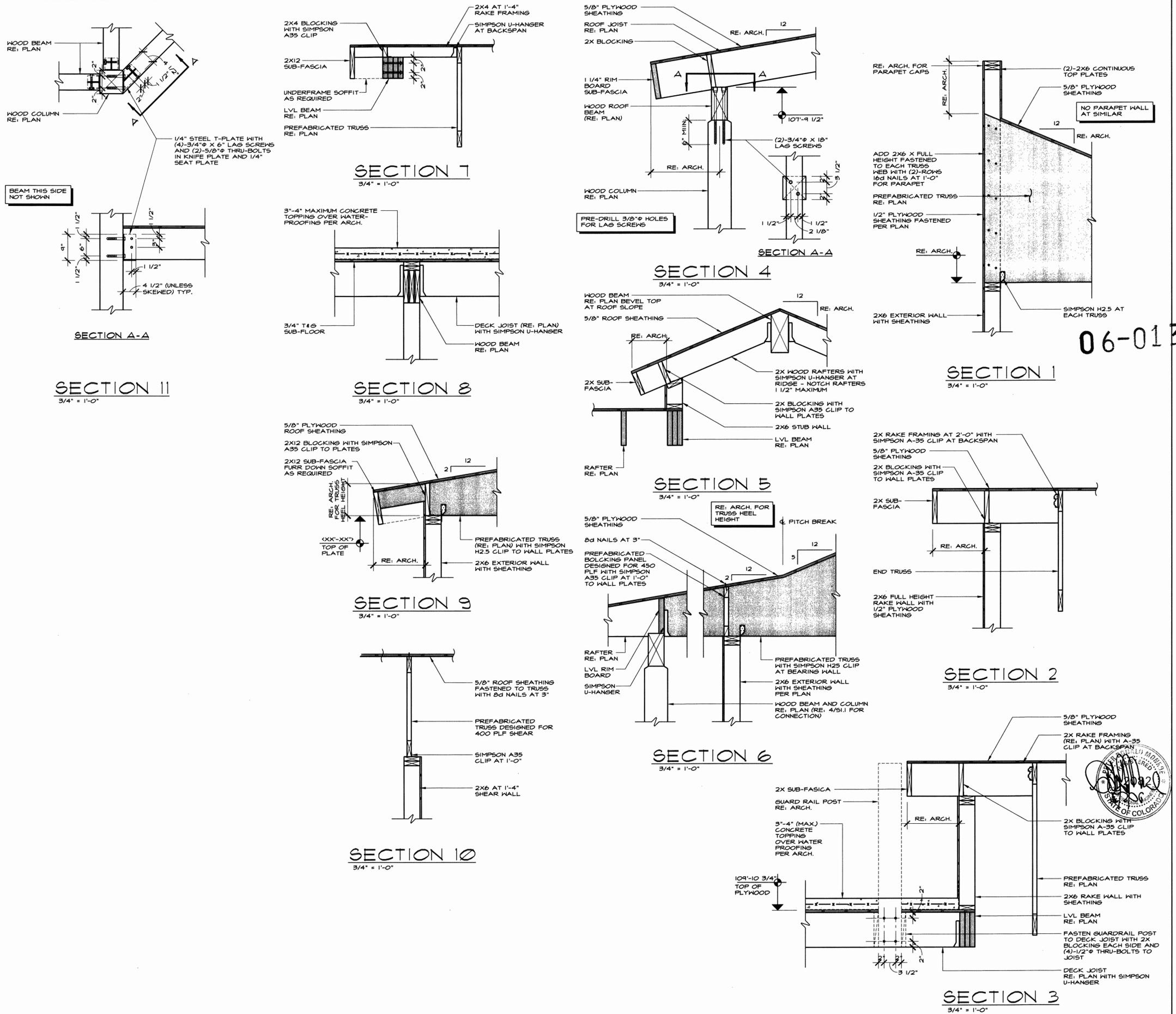
Date: 04.27.06

Project No: 7037

Drawn by: JPS

Checked by: MG

S1-1
FRAMING DETAILS

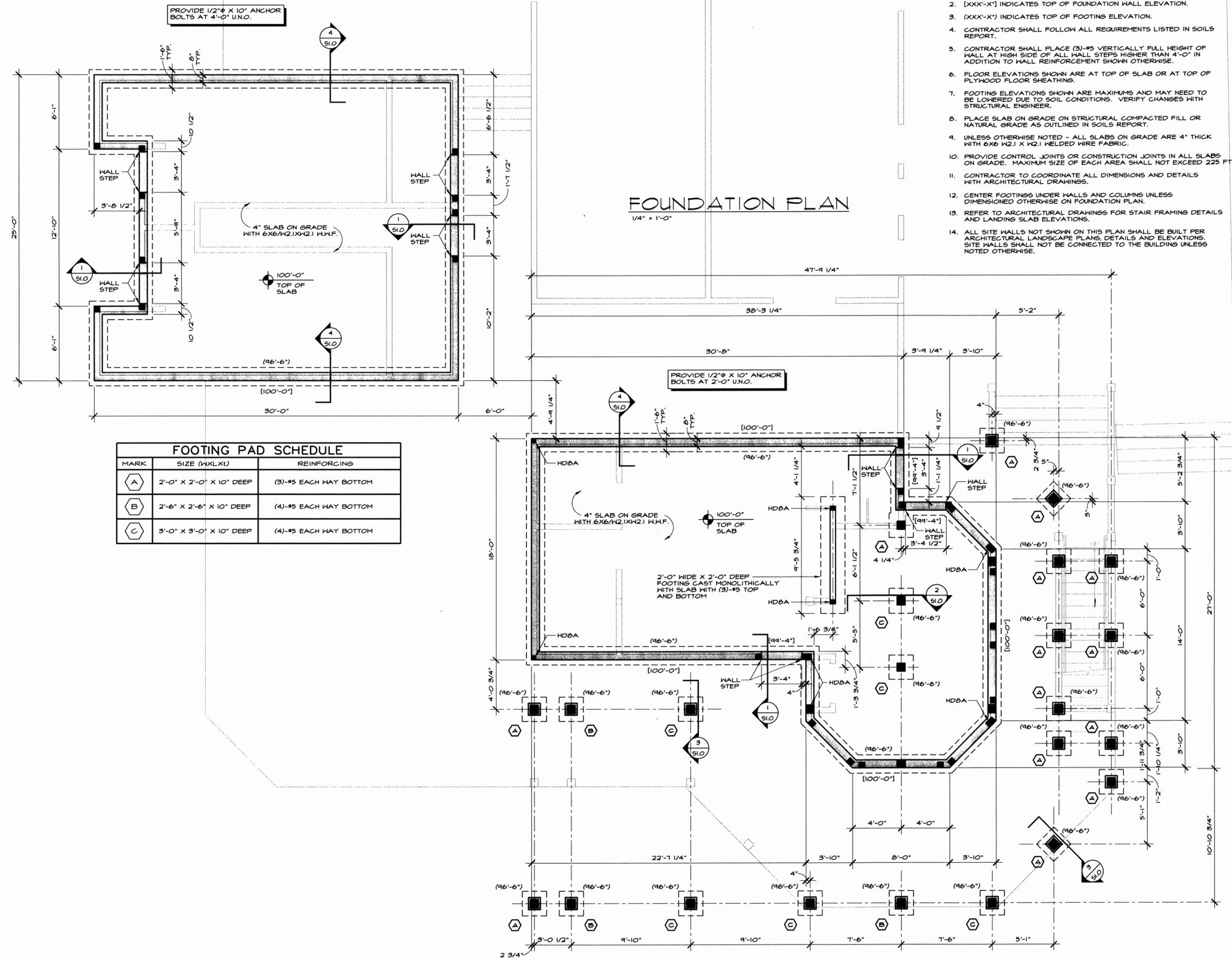


06-013

06-013

- FOUNDATION NOTES:**
- DATUM ELEVATION 100'-0" EQUALS MAIN LEVEL TOP OF SLAB ELEVATION. RE. ARCH. FOR ACTUAL ELEVATION.
 - [XXX'-X"] INDICATES TOP OF FOUNDATION WALL ELEVATION.
 - (XXX'-X") INDICATES TOP OF FOOTING ELEVATION.
 - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS LISTED IN SOILS REPORT.
 - CONTRACTOR SHALL PLACE (3)-#5 VERTICALLY FULL HEIGHT OF WALL AT HIGH SIDE OF ALL WALL STEPS HIGHER THAN 4'-0" IN ADDITION TO WALL REINFORCEMENT SHOWN OTHERWISE.
 - FLOOR ELEVATIONS SHOWN ARE AT TOP OF SLAB OR AT TOP OF PLYWOOD FLOOR SHEATHING.
 - FOOTING ELEVATIONS SHOWN ARE MAXIMUMS AND MAY NEED TO BE LOWERED DUE TO SOIL CONDITIONS. VERIFY CHANGES WITH STRUCTURAL ENGINEER.
 - PLACE SLAB ON GRADE ON STRUCTURAL COMPACTED FILL OR NATURAL GRADE AS OUTLINED IN SOILS REPORT.
 - UNLESS OTHERWISE NOTED - ALL SLABS ON GRADE ARE 4" THICK WITH 6X6 W2.1 X W2.1 WELDED WIRE FABRIC.
 - PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN ALL SLABS ON GRADE. MAXIMUM SIZE OF EACH AREA SHALL NOT EXCEED 225 FT².
 - CONTRACTOR TO COORDINATE ALL DIMENSIONS AND DETAILS WITH ARCHITECTURAL DRAWINGS.
 - CENTER FOOTINGS UNDER WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON FOUNDATION PLAN.
 - REFER TO ARCHITECTURAL DRAWINGS FOR STAIR FRAMING DETAILS AND LANDING SLAB ELEVATIONS.
 - ALL SITE WALLS NOT SHOWN ON THIS PLAN SHALL BE BUILT PER ARCHITECTURAL LANDSCAPE PLANS, DETAILS AND ELEVATIONS. SITE WALLS SHALL NOT BE CONNECTED TO THE BUILDING UNLESS NOTED OTHERWISE.

FOUNDATION PLAN
1/4" = 1'-0"



PROVIDE 1/2" Ø X 10" ANCHOR BOLTS AT 4'-0" U.N.O.

PROVIDE 1/2" Ø X 10" ANCHOR BOLTS AT 2'-0" U.N.O.

FOOTING PAD SCHEDULE		
MARK	SIZE (WXLxD)	REINFORCING
A	2'-0" X 2'-0" X 10" DEEP	(3)-#5 EACH WAY BOTTOM
B	2'-6" X 2'-6" X 10" DEEP	(4)-#5 EACH WAY BOTTOM
C	3'-0" X 3'-0" X 10" DEEP	(4)-#5 EACH WAY BOTTOM

- Revisions:**
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Date: 04.27.06
Project No: 7037
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Checked by: MG



S2-0
FOUNDATION PLAN

ROOF FRAMING NOTES:

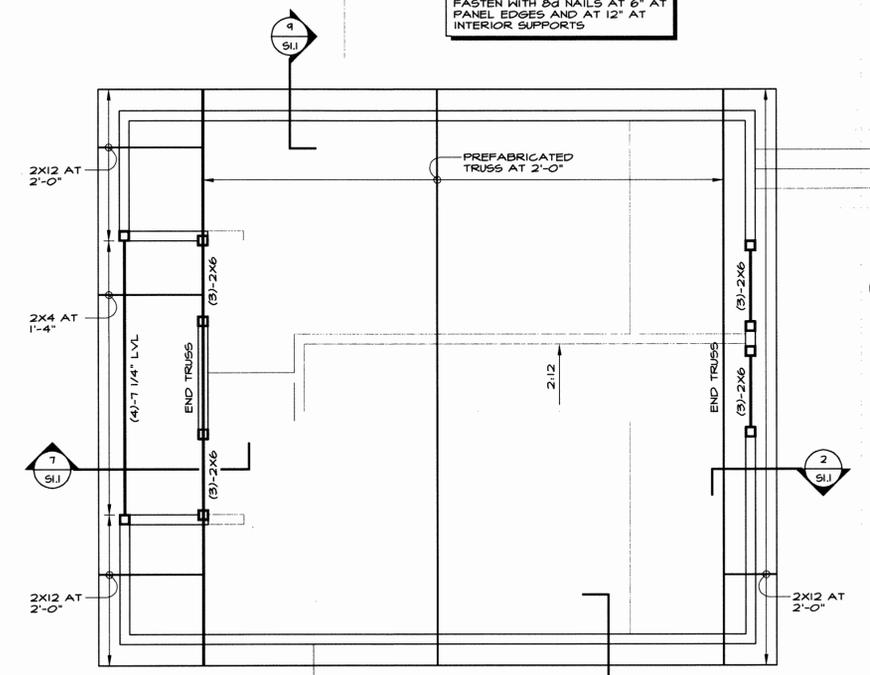
1. ROOF SHEATHING 5/8" (40/20 SPAN RATINGS). STAGGER PANEL END JOINTS AND FASTEN WITH 10d NAILS AT 6" MAXIMUM ALL EDGES AND 1'-0" MAXIMUM OTHER SUPPORTS.
2. RE. ARCHITECT FOR ROOF SLOPES AND BEARING PLATE HEIGHTS NOT NOTED.
3. ALL HEADERS SHALL BE (3)-2X10 UNLESS OTHERWISE NOTED. ALL HEADERS SHALL BE BUILT OUT TO 5 1/2" OR 3 1/2" WIDTH BY ADDING PLYWOOD SHIMS AS REQUIRED.
4. ALL HEADERS LONGER THAN 6'-0" SHALL REQUIRE TWO TRIM STUDS AND TWO KING STUDS EACH SIDE.
5. ALL JOIST HANGERS SHALL BE SIMPSON LUP, WP OR L55U TYPE UNLESS NOTED OTHERWISE.
6. ALL BEAM TO COLUMN CONNECTIONS, BOTH TOP AND BOTTOM SHALL USE SIMPSON PLATE CONNECTORS UNLESS NOTED OTHERWISE ON DETAILS.
7. ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS STUDS FROM FLOOR TO ROOF (INCLUDING RAKE WALLS).
8. ALL PREFABRICATED TRUSSES SHALL BE ALIGNED WITH WALL STUDS BELOW.
9. < > INDICATES TOP OF ROOF BEAM OR TOP OF PLATE HEIGHT.
10. SEE SHEET S1.0 FOR GENERAL NOTES.
11. RE. ARCHITECT FOR CHIMNEY SIZES AND LOCATIONS NOT NOTED ON STRUCTURAL PLANS.
12. OVER FRAMING SHALL BE 2X6 MINIMUM AND SHALL BE POSTED DOWN TO MAIN TRUSSES ON A GRID NOT TO EXCEED 4'-0" X 4'-0" (16 FT²).
13. ALL COLUMNS SHALL BE (3)-2X6 UNLESS OTHERWISE NOTED.

WOOD FRAMING NOTES:

1. ALL WOOD FRAMING 2X JOISTS SHALL BE HEM-FIR #2 GRADE. ALTERNATES SHALL HAVE EQUAL OR GREATER CAPACITY AND SHALL BE REVIEWED BY THE ENGINEER OF RECORD.
2. "LVL" INDICATES LAMINATED VENEER LUMBER, AS MANUFACTURED BY BOISE CASCADE, INC. ALTERNATES SHALL HAVE THE SAME OR GREATER CAPACITY AS LISTED IN THE STRUCTURAL GENERAL NOTES.
3. □ INDICATES COLUMN DOWN ONLY. MULTIPLE 2X FRAMING NOTED ON PLANS.
4. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON CONCRETE WALL OR FOOTING BELOW, OR IT IS LABELED UP ONLY.
5. < > INDICATES TOP OF BEAM ELEVATION OR PLATE HEIGHT ELEVATION.
6. ◆ INDICATES TOP OF STRUCTURAL FLOOR SHEATHING ELEVATION.
7. HEADERS SHALL BE (3)-2X6 UNLESS NOTED OTHERWISE. ALL HEADERS SHALL BE BUILT OUT TO 5 1/2" WIDTH BY ADDING PLYWOOD SPACERS AS REQUIRED.
8. ALL COLUMNS SHALL BE (3)-2X6 UNLESS NOTED OTHERWISE.
9. WOOD COLUMNS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FLOOR TO ROOF. TRIMMERS SHALL BE ADDED TO NOTED COLUMN SIZES AS REQUIRED.
10. ▨ INDICATES INTERIOR BEARING WALLS. FLOOR JOISTS BEARING LOCATIONS SHALL LINE UP WITH STUDS BELOW.
11. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2X6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION. EXTERIOR STUDS CAN BE SPACED 2'-0" FOR WALLS SHORTER THAN 10'-0". STUDS SHALL BE SPACED 1'-4" FOR WALL SHORTER THAN 14'-0" AND TALLER THAN 10'-0".
12. ALL BEAM/BEAM AND BEAM/COLUMN CONNECTIONS SHALL BE MADE WITH SIMPSON STEEL PLATE CONNECTORS UNLESS NOTED OTHERWISE.
13. RE. ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
14. RE. ARCHITECTURAL DRAWINGS FOR HANDRAIL AND STAIR FRAMING DETAILS.
15. ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS STUDS FROM FLOOR TO FLOOR OR FLOOR TO ROOF (INCLUDING RAKE WALLS).
16. RE. SHEET S1.0 FOR GENERAL NOTES.

NOTE: AT RESTROOM BUILDING, SHEATH ALL EXTERIOR WALLS WITH 1/2" PLYWOOD OR OSB AND FASTEN WITH 8d NAILS AT 6" AT PANEL EDGES AND AT 12" AT INTERIOR SUPPORTS

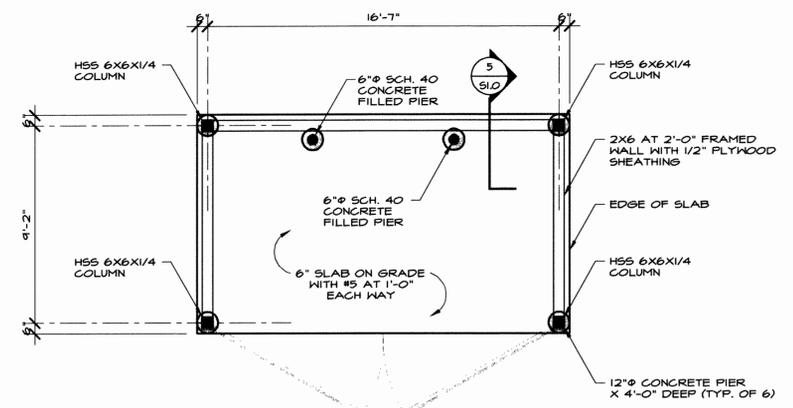
NOTE: AT GRILL BUILDING, SHEATH ALL EXTERIOR WALLS WITH 1/2" PLYWOOD OR OSB AND FASTEN WITH 8d NAILS AT 3" AT PANEL EDGES AND AT 12" AT INTERIOR SUPPORTS



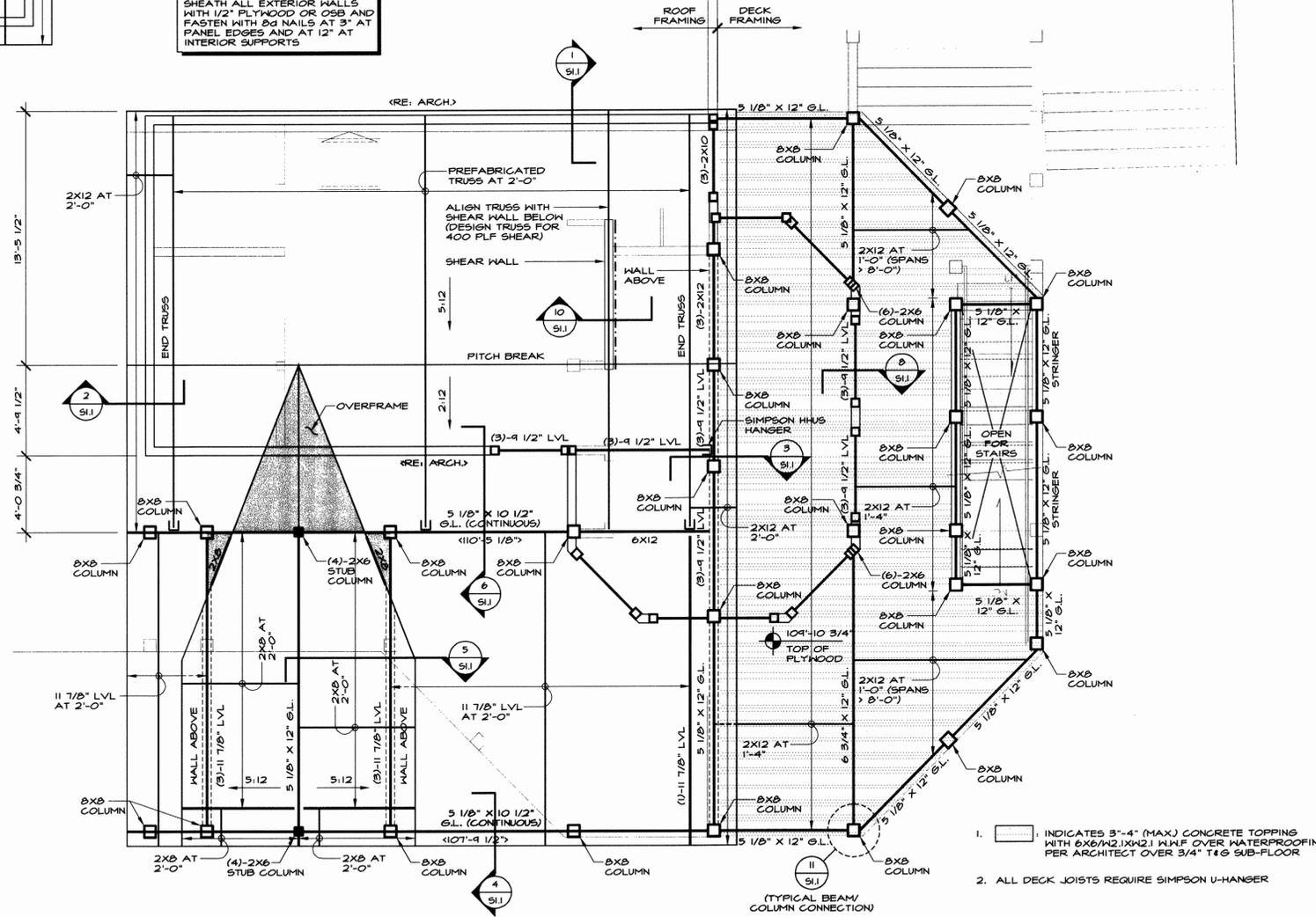
ROOF FRAMING PLAN
1/4" = 1'-0"

PREFABRICATED ROOF TRUSS NOTES:

1. PREFABRICATED ROOF TRUSS LOADS:
LIVE LOADS AT TOP CHORD = 80#/FT² (NOT REDUCABLE FOR DURATION)
LIVE LOAD AT BOTTOM CHORD = 10#/FT²
DEAD LOADS AT TOP CHORD = 10#/FT²
DEAD LOADS AT BOTTOM CHORD = 10#/FT²
WIND LOADS - SEE STRUCTURAL GENERAL NOTES.
STRESS INCREASES OR LOAD REDUCTIONS ARE NOT PERMITTED.
(CHECK SPECIAL ATTIC LIVE LOAD REQUIREMENTS).
2. SHOP DRAWINGS SHALL BE SUPPLIED BY MANUFACTURER AND REVIEWED BY CONTRACTOR, ARCHITECT, AND STRUCTURAL ENGINEER.
3. THE TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS:
A. ENGINEERING OF ALL TRUSSES AND CONNECTIONS AND SHOWING OF ALL ON SHOP DRAWINGS.
B. DESIGN AND SUPPLY OF ALL TRUSS BEARING CONNECTORS AND HOLD DOWNS.
C. PLACING OF TRUSSES TO ACCOMMODATE MECHANICAL EQUIPMENT WITHOUT CUTTING TRUSSES.
4. SIMPSON H25 CLIP ANGLES SHALL BE INSTALLED AT ALL EXTERIOR WALL TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE ON ROOF DETAILS.
5. DETAIL ALL PREFABRICATED TRUSSES TO BE ALIGNED WITH WALL STUDS BELOW.
6. TRUSS SUPPLIER TO CONFIRM ROOF AND CEILING SLOPES AND CONFIGURATION WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.
7. RE. SHEET S1.0 FOR GENERAL NOTES.



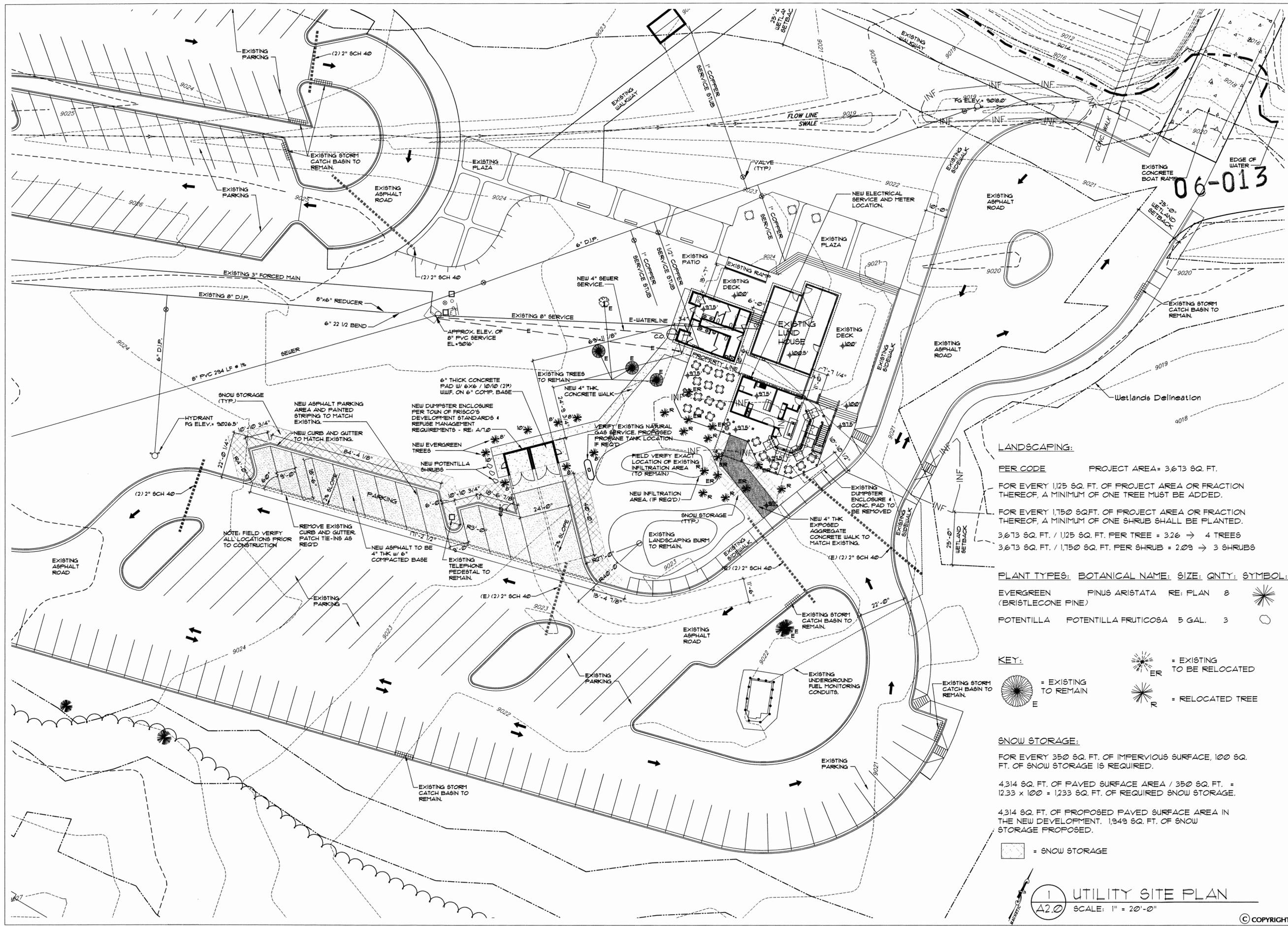
DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0" (RE. ARCH FOR LOCATION)



ROOF FRAMING PLAN
1/4" = 1'-0"

06-013





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LANDSCAPING:

PER CODE PROJECT AREA = 3,673 SQ. FT.
FOR EVERY 1,125 SQ. FT. OF PROJECT AREA OR FRACTION THEREOF, A MINIMUM OF ONE TREE MUST BE ADDED.
FOR EVERY 1,750 SQ. FT. OF PROJECT AREA OR FRACTION THEREOF, A MINIMUM OF ONE SHRUB SHALL BE PLANTED.
3,673 SQ. FT. / 1,125 SQ. FT. PER TREE = 3.26 → 4 TREES
3,673 SQ. FT. / 1,750 SQ. FT. PER SHRUB = 2.09 → 3 SHRUBS

PLANT TYPES: BOTANICAL NAME: SIZE: QNTY: SYMBOL:

EVERGREEN (BRISTLECONE PINE)	PINUS ARISTATA	RE: PLAN 8	8	
POTENTILLA	POTENTILLA FRUTICOSA	5 GAL.	3	

KEY:

- = EXISTING TO BE RELOCATED
- = EXISTING TO REMAIN
- = RELOCATED TREE

SNOW STORAGE:

FOR EVERY 350 SQ. FT. OF IMPERVIOUS SURFACE, 100 SQ. FT. OF SNOW STORAGE IS REQUIRED.

4,314 SQ. FT. OF PAVED SURFACE AREA / 350 SQ. FT. = 12.33 x 100 = 1,233 SQ. FT. OF REQUIRED SNOW STORAGE.

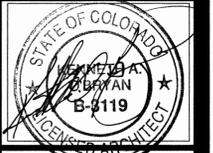
4,314 SQ. FT. OF PROPOSED PAVED SURFACE AREA IN THE NEW DEVELOPMENT. 1,949 SQ. FT. OF SNOW STORAGE PROPOSED.

= SNOW STORAGE

1 UTILITY SITE PLAN
SCALE: 1" = 20'-0"

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- Revisions:**
- 6.21.05 SKETCH PLAN SUB.
 - 8.15.05 DEV. SUB.
 - 9.15.05 DEV. RE-SUB.
 - 2.3.06 PRICING PACKAGE
 - 2.20.06 BID PACKAGE
 - 4.20.06 BLDG. PERMIT



Date: 06.21.05

Project No: 2220.0

Drawn by: BDM/RTN

Checked by: KAO

A2.0
DRAINAGE, UTILITY,
SITE, GRADING PLAN

AREA ANALYSIS:

LUND HOUSE:	1,087 SQ. FT.
REST ROOMS:	649 SQ. FT.
KITCHEN / BAR:	711 SQ. FT.
UPPER SEATING:	430 SQ. FT.
PATIO: BELOW ROOF	135 SQ. FT.
PATIO: OPEN	863 SQ. FT.

WALL TYPES

	2X4 WOOD STUD
	2X6 WOOD STUD
	2X4 WOOD STUD RE. SECTIONS
	2X6 WOOD STUD RE. SECTIONS

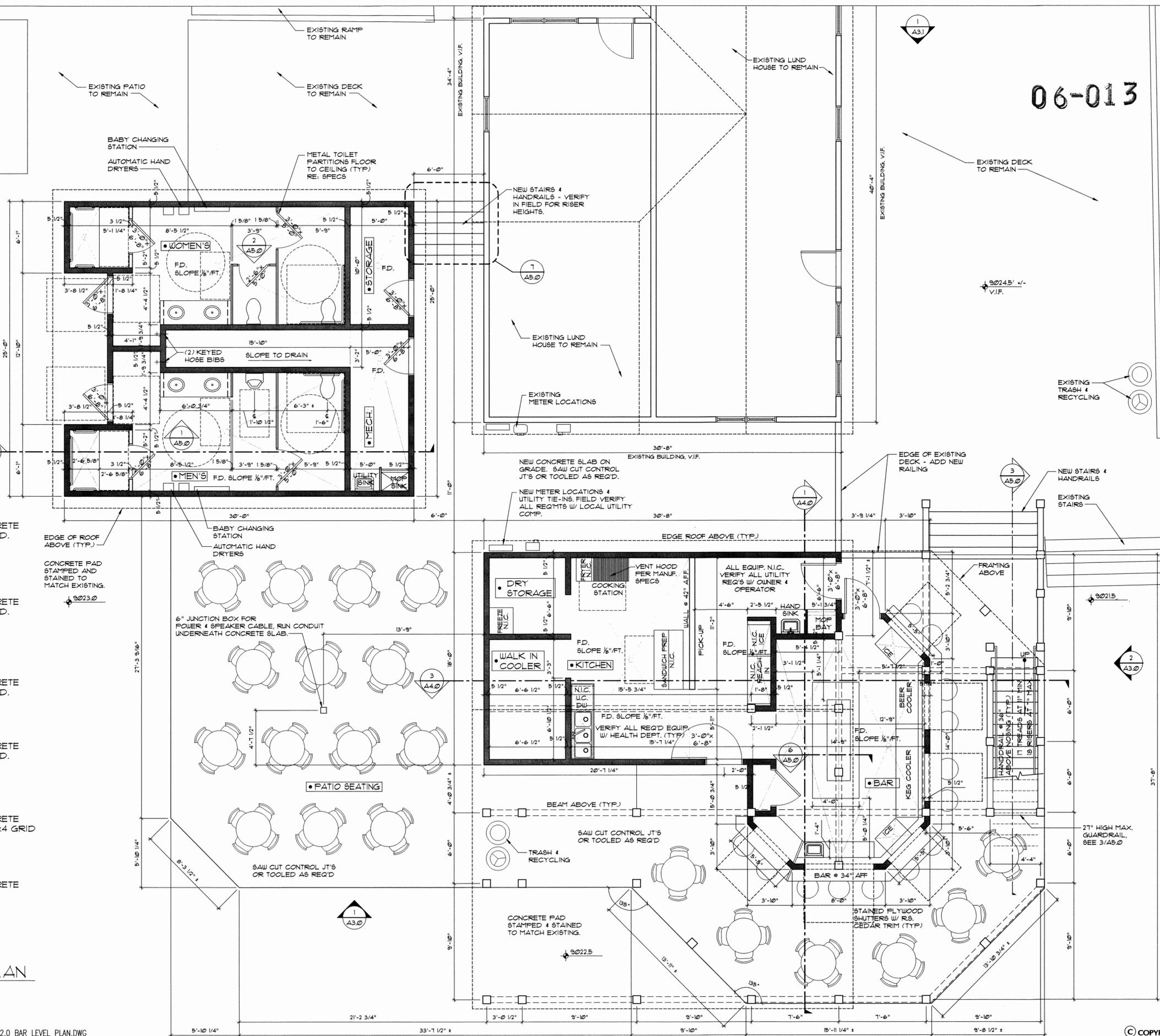
CONCRETE GENERAL NOTE:

PROVIDE CONTROL JOINTS AS REQUIRED.

FINISH SCHEDULE:

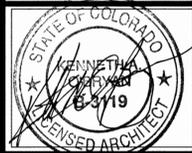
- MEN'S**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: PAINTED WATER RESISTANT GYP. BD.
WALLS: KEMPLY LAMINATED PANEL
TILE AT SHOWER WALLS
BASE: 4" COVED RUBBER BASE
- WOMEN'S**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: PAINTED WATER RESISTANT GYP. BD.
WALLS: KEMPLY LAMINATED PANEL
TILE AT SHOWER WALLS
BASE: 4" COVED RUBBER BASE
- MECH.**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: PAINTED WATER RESISTANT GYP. BD.
WALLS: KEMPLY LAMINATED PANEL
BASE: 4" COVED RUBBER BASE
- STORAGE**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: PAINTED WATER RESISTANT GYP. BD.
WALLS: KEMPLY LAMINATED PANEL
BASE: 4" COVED RUBBER BASE
- KITCHEN**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: WASHABLE VINYL FACED LAY-IN 2X4 GRID
WALLS: KEMPLY LAMINATED PANEL
BASE: 4" COVED RUBBER BASE
- BAR**
FLOOR: BROOM FINISHED & SEALED CONCRETE
CEILING: STAINED EXPOSED STRUCTURE
WALLS: STAINED WOOD
BASE: 4" COVED RUBBER BASE

1 MAIN LEVEL PLAN
A2.1 SCALE: 1/4" = 1'-0"
NORTH



Revisions:

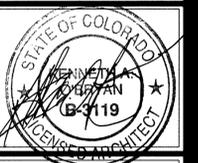
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2.20.06	BID PACKAGE
4.20.06	BLDG. PERMIT



Date:	06.21.05
Project No:	2220.0
Drawn by:	BDM/RTN
Checked by:	KAO

Revisions:

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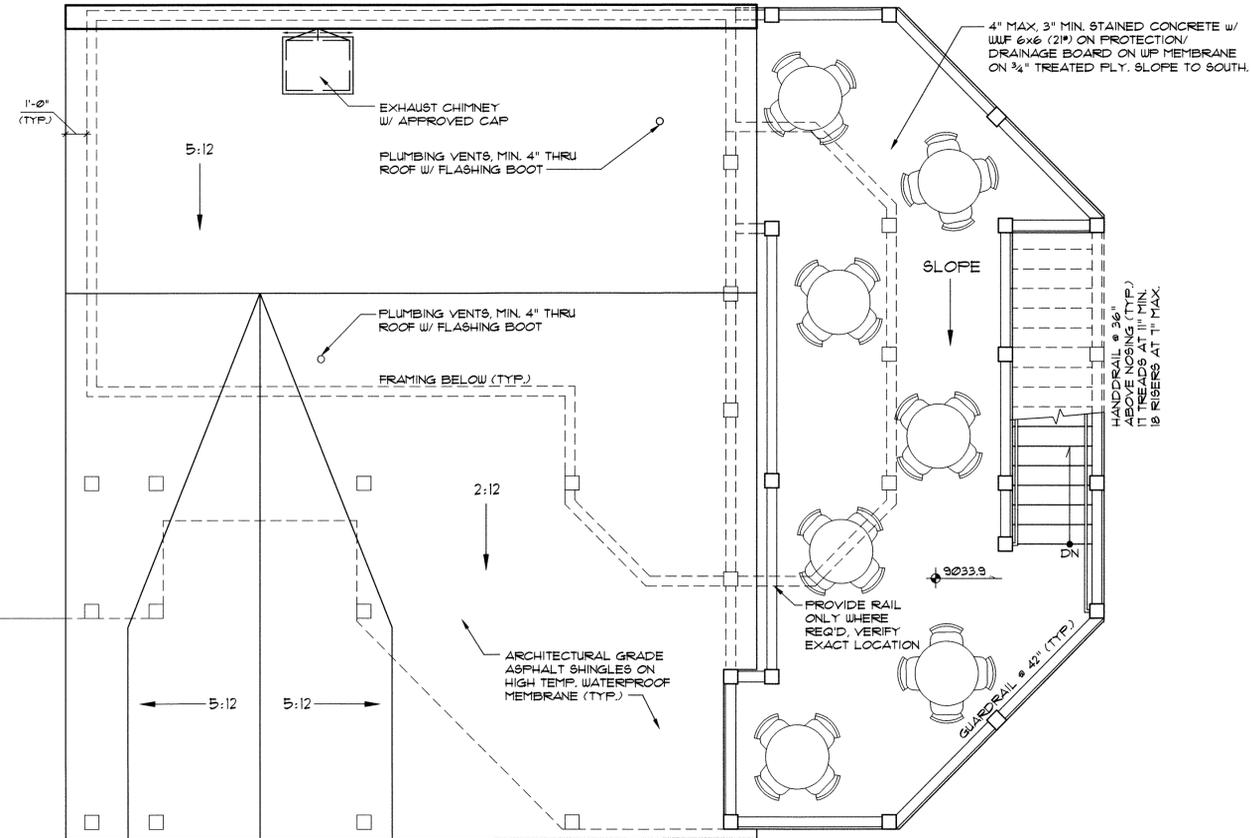
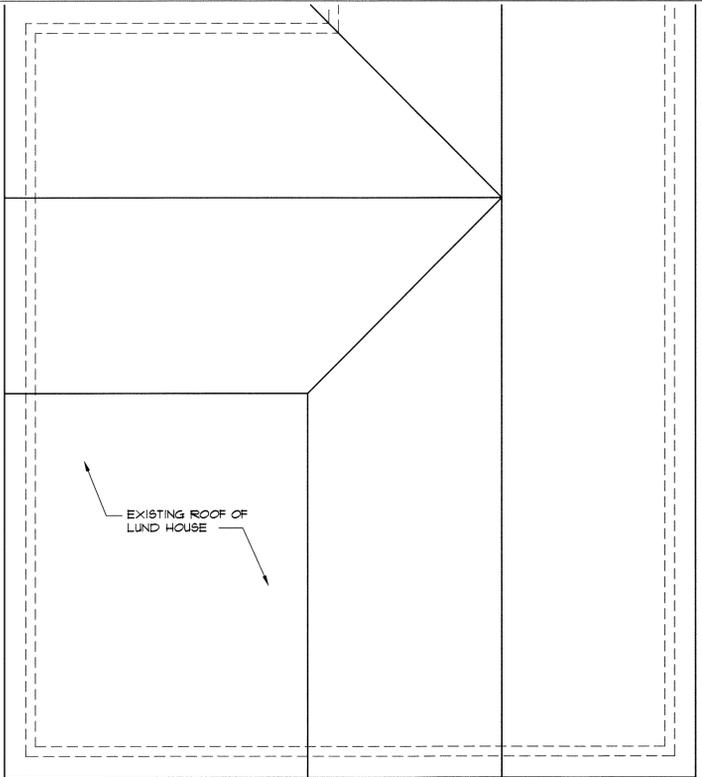
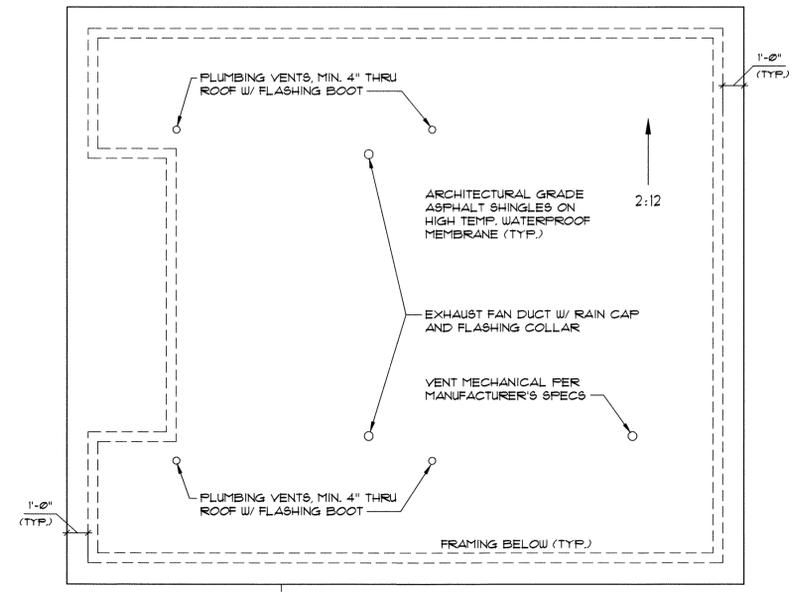
Date: 06.27.05

Project No: 22200

Drawn by: BDM/RTN

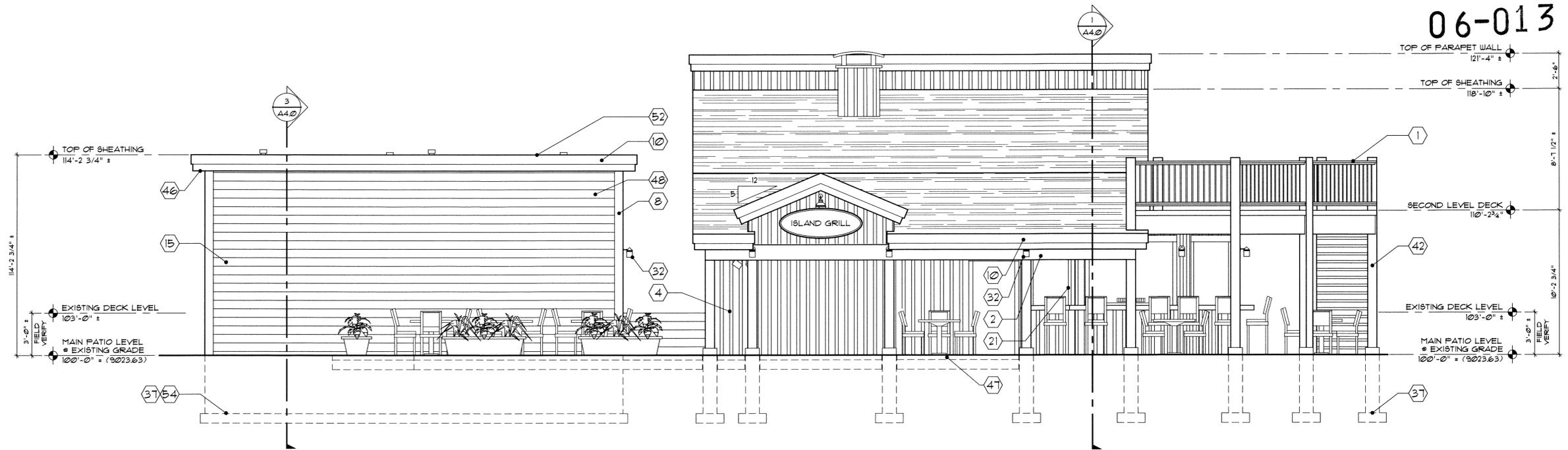
Checked by: KAO

A2.2
ROOF & UPPER SEATING PLAN

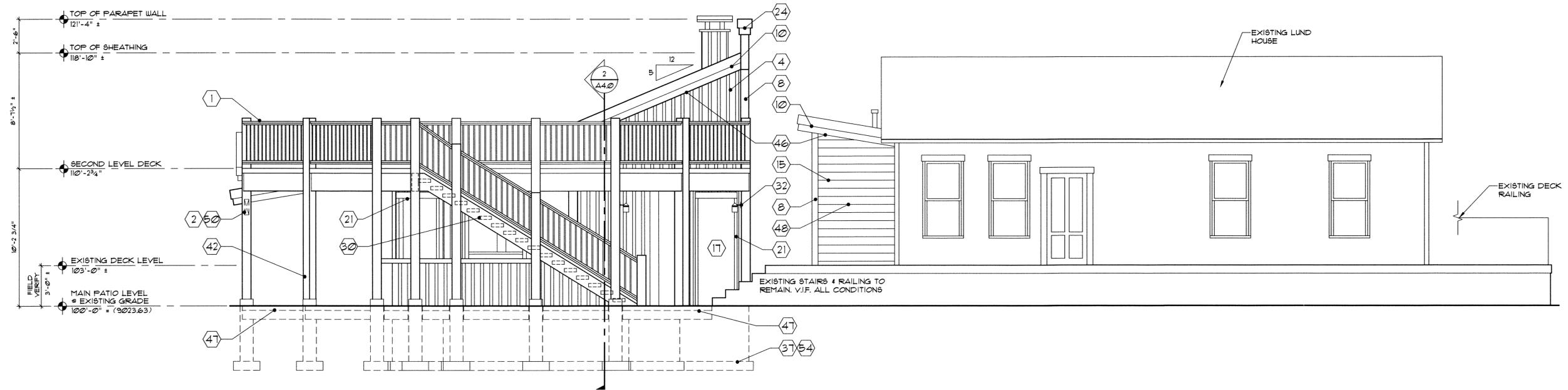


1 ROOF & UPPER SEATING PLAN
A2.2 SCALE: 1/4" = 1'-0"
NORTH

06-013



1 SOUTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

SYSTEM NOTES:

- ① CUSTOM STEEL RAILING-FOUNDER COATED.
- ② BEAM RE: STRUCTURAL
- ③ POLISHED FLEXIGLASS MIRROR
- ④ 1x10 CEDAR BOARD & 1x3 BATTEN SIDING
- ⑤ 2x BLOCKING RE: STRUCTURAL (ALSO * ALL GRAB BAR LOCATIONS)
- ⑥ FRAMING HANGER
- ⑦ DECK FRAMING RE: STRUCTURAL
- ⑧ 2x8 CEDAR CORNER BOARDS * LAP AND BOARD & BAT SIDING TYP. STAIN AS APPROVED
- ⑨ 1/2" PRE-MOLD EXPANSION JOINT
- ⑩ 1x8 ON 2x12 DOUBLE CEDAR FASCIA-STAIN AS APPROVED

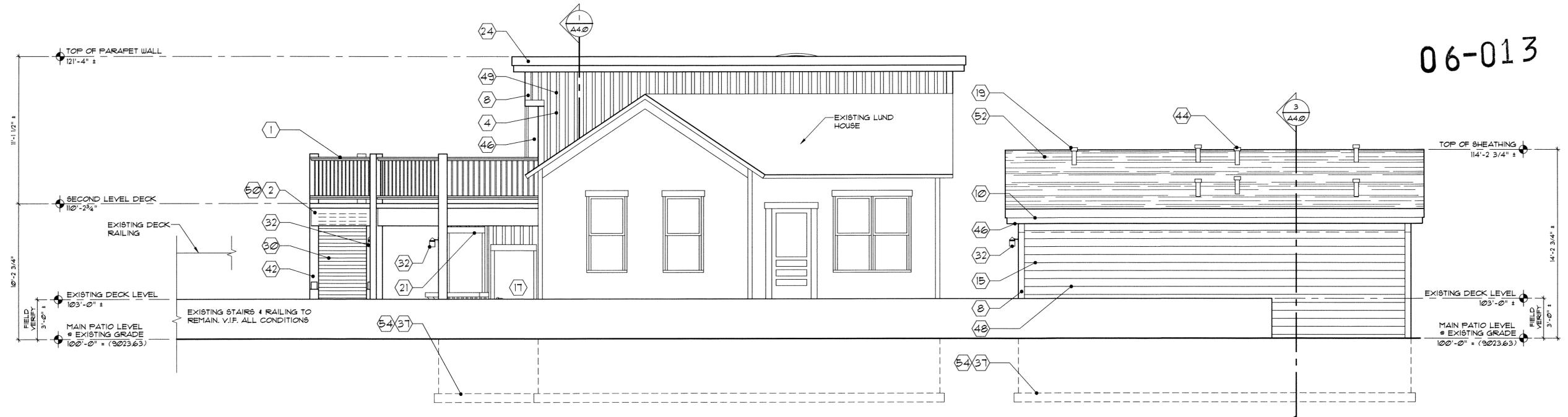
- ⑪ BENT STEEL PLATE TO CLOSE OFF RISER
- ⑫ NEW GRADE
- ⑬ NOT USED
- ⑭ FLOOR FRAMING, RE: STRUCTURAL
- ⑮ 1x HORIZONTAL CEDAR LAP SIDING-STAIN AS APPROVED
- ⑯ SHUTTER LOCATION PER DETAILS.
- ⑰ DOOR PER SCHEDULE AND DETAILS
- ⑱ 2x12 BANDBOARD W/METAL FLASHING
- ⑲ METAL CHIMNEY VENT TERMINATION PER MANUFACTURER. FLASH AS REQ'D. PAINT AS APPROVED.
- ⑳ 5/8" TYPE "X" GYPSUM BOARD. FINISH PER INTERIOR SCHEDULE.

- ㉑ 2x4 TRIM W/ 2x6 HEADER TRIM
- ㉒ R-19 BATT INSULATION
- ㉓ R-38 BATT INSULATION
- ㉔ P.F. METAL FLASHING, AS APPROVED
- ㉕ ROOF FRAMING, RE: STRUCTURAL
- ㉖ CONCRETE TOPPING, RE: SPECS
- ㉗ 3/4" PLYWOOD SHEATHING
- ㉘ PRE-ENGINEERED TRUSSES
- ㉙ 1x3 CEDAR TRIM BOARD/ FREEZE BOARD.
- ㉚ 3x12 ROUGH SAUN DOUGLAS FIR STAIR TREAD
- ㉛ NOT USED
- ㉜ EXTERIOR LIGHT RE: SPECS
- ㉝ NOT USED
- ㉞ PAINTED STEEL ANGLE LEDGER. RE:STRUCT.
- ㉟ NOT USED

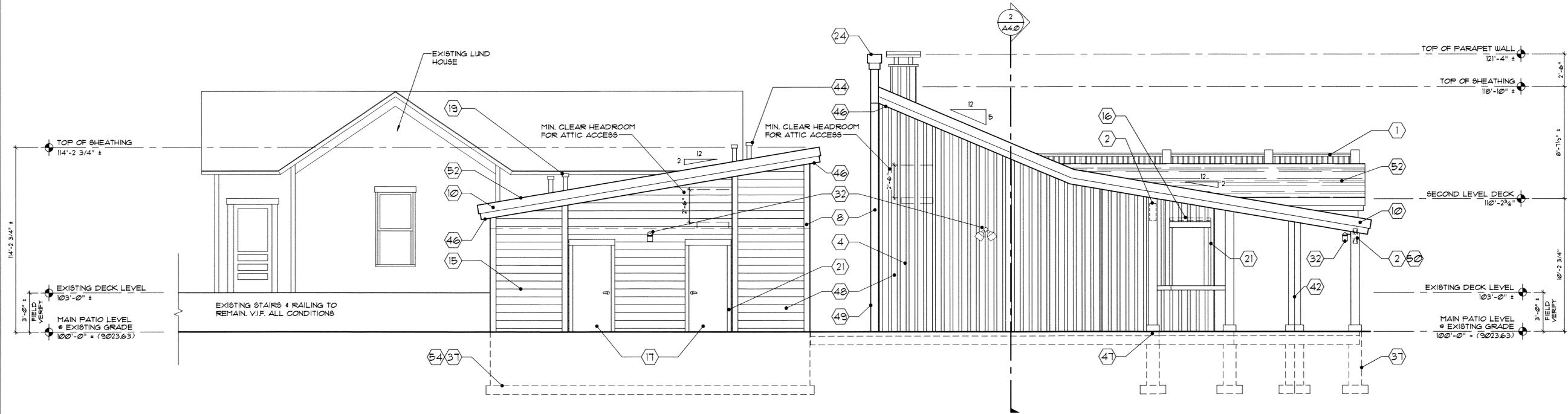
- ㊱ NOT USED
- ㊲ FOUNDATION. RE: STRUCTURAL.
- ㊳ STEEL SUPPORT ANGLE RE: STRUCTURAL
- ㊴ 2" RIGID INSULATION
- ㊵ 6 MIL POLYETHYLENE VAPOR RETARDER
- ㊶ CRICKET, RE: ROOF PLAN
- ㊷ R.S. COLUMN, RE: STRUCTURAL
- ㊸ NOT USED
- ㊹ MECH. VENT, PER MECH. SPECS. FLASH AS REQ'D.
- ㊺ CONCRETE SPLASH BLOCK
- ㊻ 3/16" CEDAR SOFFIT BOARD BUTT JOINTED WITH CONTINUOUS SOFFIT VENT PER DETAILS. STAIN AS APPROVED.
- ㊼ SLAB ON GRADE - BROOM FINISH, SEAL AS APPROVED BY HEALTH DEPT.

- ㊽ EXTERIOR WALL: WOOD SIDING (PER ELEVATIONS) OVER HOUSEWRAP ON 1/2" OSB SHEATHING. 2x6 WOOD STUDS AT 16" O.C. OR PER STRUCTURAL (WHERE INDICATED) WITH R-19 BATT INSULATION. 6 MIL VAPOR BARRIER ON WARM SIDE (IN WINTER) WITH 5/8" GYP. BD.
- ㊾ NOT USED
- ㊿ ARCHITECTURAL GRADE ASPHALT SHINGLES W/ BITUTHENE UNDERLAYMENT
- Ⓚ ANCHOR BOLT, RE: STRUCTURAL
- Ⓛ FOOTING DRAIN PER CIVIL, LAID IN FULL GRAVEL BED W/ FILTER FABRIC SEPARATOR. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE TO DAYLIGHT.

06-013



1 NORTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

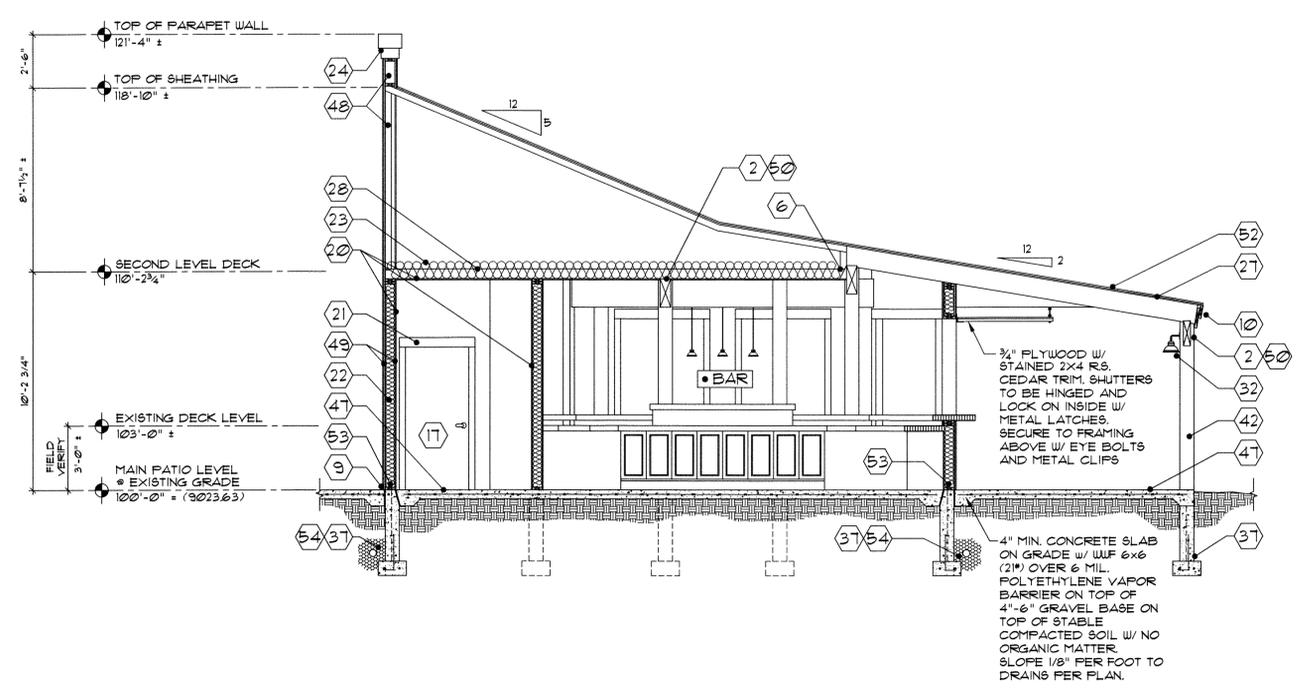


2 WEST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

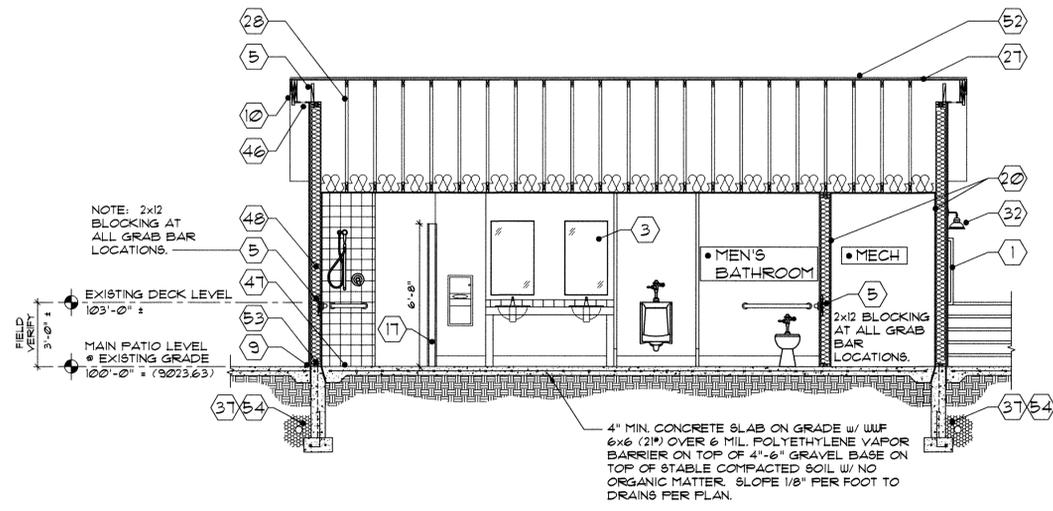
- SYSTEM NOTES:**
- ① CUSTOM STEEL RAILING-POWDER COATED.
 - ② BEAM RE: STRUCTURAL
 - ③ POLISHED PLEXIGLASS MIRROR
 - ④ 1x10 CEDAR BOARD & 1x3 BATTEN SIDING
 - ⑤ 2x BLOCKING RE: STRUCTURAL (ALSO @ ALL GRAB BAR LOCATIONS)
 - ⑥ FRAMING HANGER
 - ⑦ DECK FRAMING RE: STRUCTURAL
 - ⑧ 2x8 CEDAR CORNER BOARDS @ LAP AND BOARD & BAT SIDING TYP.-STAIN AS APPROVED
 - ⑨ 1/2" PRE-MOLD EXPANSION JOINT
 - ⑩ 1x8 ON 2x12 DOUBLE CEDAR FASCIA-STAIN AS APPROVED
 - ⑪ BENT STEEL PLATE TO CLOSE OFF RISER
 - ⑫ NEW GRADE
 - ⑬ NOT USED
 - ⑭ FLOOR FRAMING, RE: STRUCTURAL
 - ⑮ 1x HORIZONTAL CEDAR LAP SIDING-STAIN AS APPROVED
 - ⑯ SHUTTER LOCATION PER DETAILS.
 - ⑰ DOOR PER SCHEDULE AND DETAILS
 - ⑱ 2x12 BANDBOARD W/METAL FLASHING
 - ⑲ METAL CHIMNEY VENT TERMINATION PER MANUFACTURER. FLASH AS REQ'D. PAINT AS APPROVED.
 - ⑳ 5/8" TYPE "X" GYPSUM BOARD. FINISH PER INTERIOR SCHEDULE.
 - ㉑ 2x4 TRIM W/ 2x6 HEADER TRIM
 - ㉒ R-19 BATT INSULATION
 - ㉓ R-38 BATT INSULATION
 - ㉔ P.F. METAL FLASHING, AS APPROVED
 - ㉕ ROOF FRAMING, RE: STRUCTURAL
 - ㉖ CONCRETE TOPPING, RE: SPECS
 - ㉗ 3/4" PLYWOOD SHEATHING
 - ㉘ PRE-ENGINEERED TRUSSES
 - ㉙ 1x3 CEDAR TRIM BOARD / FREEZE BOARD.
 - ㉚ 3x12 ROUGH SAUN DOUGLAS FIR STAIR TREAD
 - ㉛ NOT USED
 - ㉜ EXTERIOR LIGHT RE: SPECS
 - ㉝ NOT USED
 - ㉞ PAINTED STEEL ANGLE LEDGER, RE:STRUCT.
 - ㉟ NOT USED
 - ㊱ NOT USED
 - ㊲ FOUNDATION. RE: STRUCTURAL.
 - ㊳ STEEL SUPPORT ANGLE RE: STRUCTURAL
 - ㊴ 2" RIGID INSULATION
 - ㊵ 6 MIL POLYETHYLENE VAPOR RETARDER
 - ㊶ CRICKET, RE: ROOF PLAN
 - ㊷ R.S. COLUMN, RE: STRUCTURAL
 - ㊸ NOT USED
 - ㊹ MECH. VENT. PER MECH. SPECS. FLASH AS REQ'D.
 - ㊺ CONCRETE SPLASH BLOCK
 - ㊻ 3/16" CEDAR SOFFIT BOARD BUTT JOINTED WITH CONTINUOUS SOFFIT VENT PER DETAILS. STAIN AS APPROVED.
 - ㊼ SLAB ON GRADE - BROOM FINISH. SEAL AS APPROVED BY HEALTH DEPT.
 - ㊽ EXTERIOR WALL: WOOD SIDING (PER ELEVATIONS) OVER HOUSEWRAP ON 1/2" OSB SHEATHING. 2x6 WOOD STUDS AT 16" (O.C. OR PER STRUCTURAL WHERE INDICATED) WITH R-19 BATT INSULATION. 6 MIL VAPOR BARRIER ON WARM SIDE (IN WINTER) WITH 5/8" GYP. BD. TO MAINTAIN 1-HR RATING.
 - ㊾ ROUGH SAUN DOUGLAS FIR BEAM OR OUTRIGGER
 - ㊿ NOT USED
 - ① ARCHITECTURAL GRADE ASPHALT SHINGLES W/ BITUTHENE UNDERLAYMENT
 - ② ANCHOR BOLT, RE: STRUCTURAL
 - ③ FOOTING DRAIN PER CIVIL LAID IN FULL GRAVEL BED W/ FILTER FABRIC SEPARATOR. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE TO DAYLIGHT.

06-013

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FOOD AND BEVERAGE CONCESSIONAIRE
FRISCO, COLORADO 80443



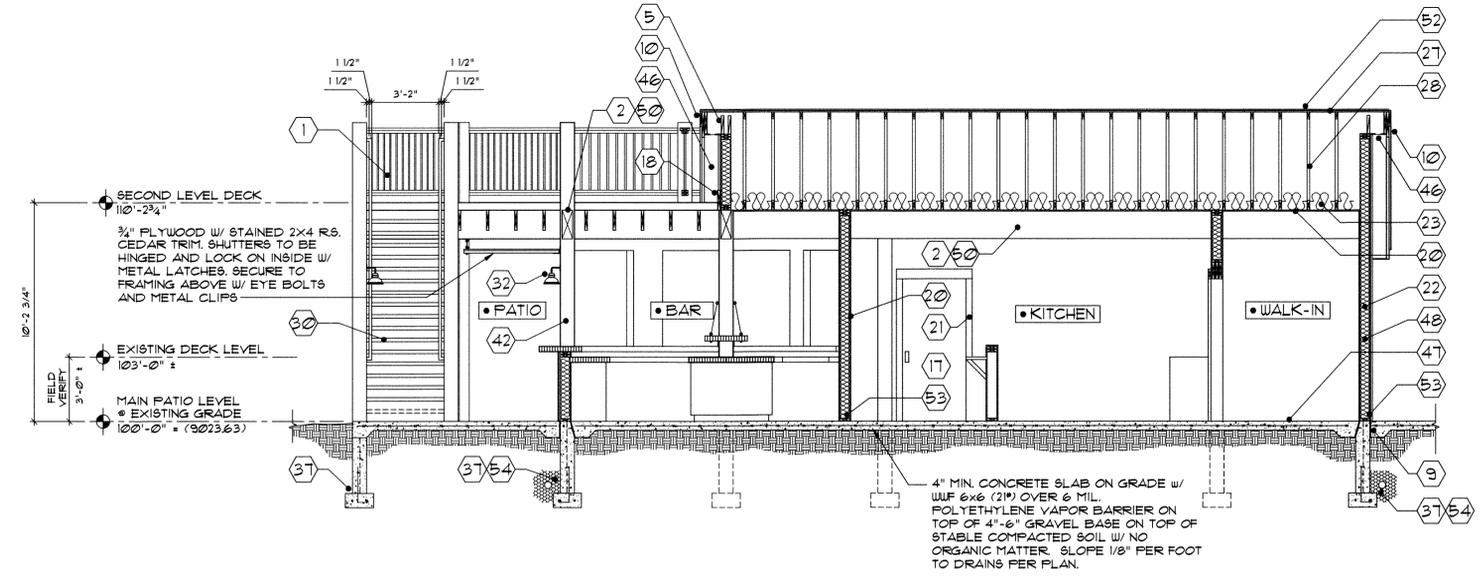
1 SECTION
A4.0 SCALE: 1/4" = 1'-0"



2 SECTION
A4.0 SCALE: 1/4" = 1'-0"

SYSTEM NOTES:

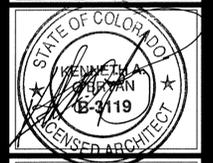
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3 SECTION
A4.0 SCALE: 1/4" = 1'-0"

Revisions:

6.21.05	SKETCH PLAN SUB.
8.15.05	DEV. SUB.
9.15.05	DEV. RE-SUB.
2.3.06	FRICING PACKAGE
2.20.06	BID PACKAGE
4.20.06	BLDG. PERMIT



Date: 06.21.05

Project No: 2220.0

Drawn by: BDM/RTN

Checked by: KAO

A4.0
BUILDING SECTIONS

Revisions:

6.27.05	SKETCH PLAN SUB.
8.15.05	DEV. SUB.
9.15.05	DEV. RE-SUB.
2.3.06	PRICING PACKAGE
2.20.06	BID PACKAGE
4.20.06	BLDG. PERMIT



Date: 06.27.05

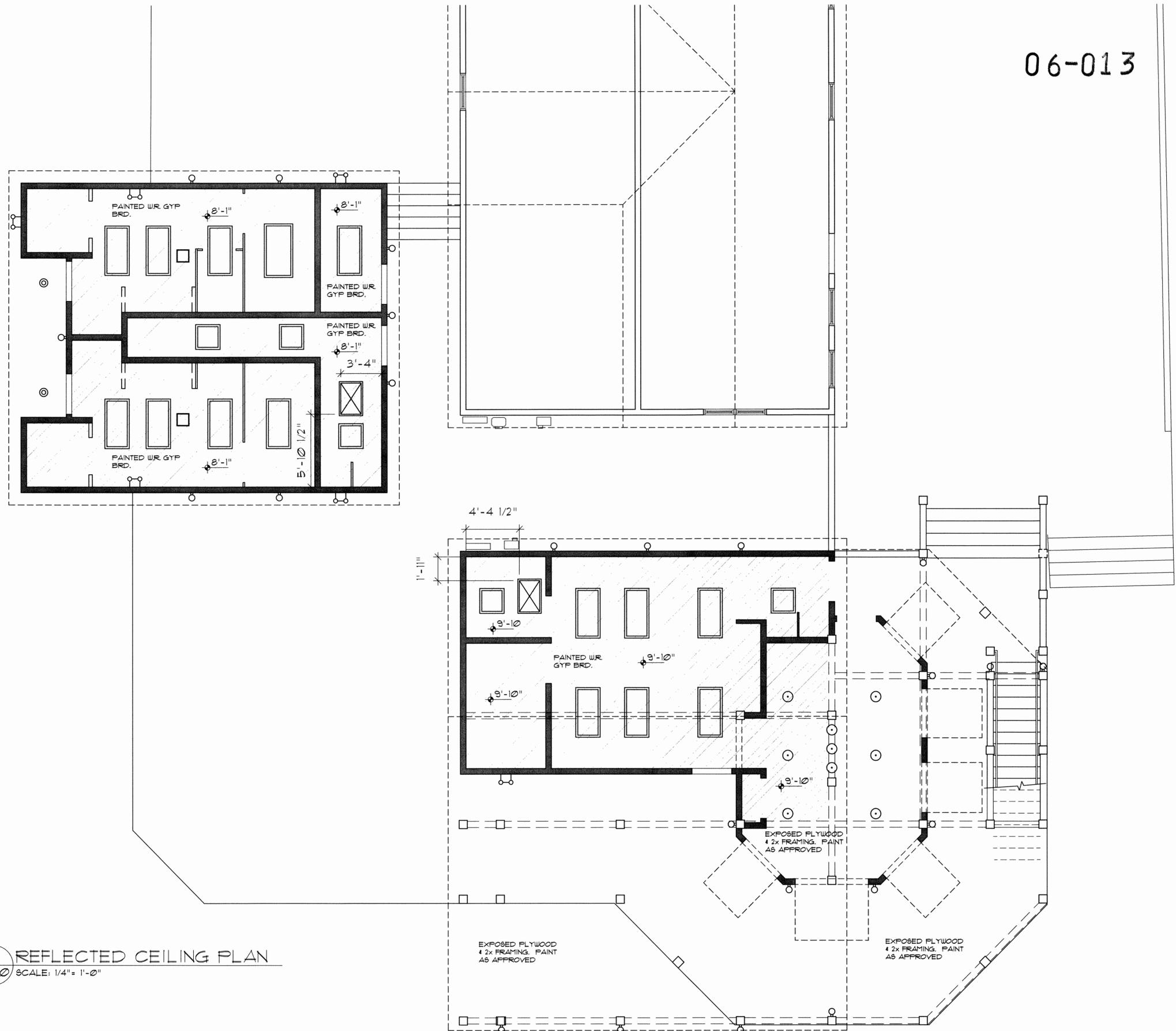
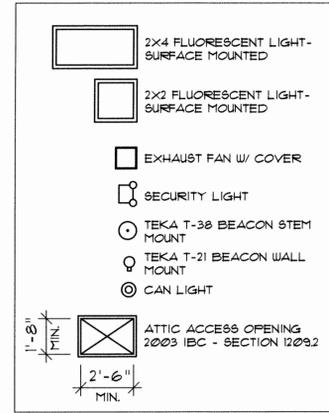
Project No: 22200

Drawn by: BDM/RTN

Checked by: KAO

A6.0
REFLECTED CEILING PLAN

LIGHTING & RCP LEGEND:



1 REFLECTED CEILING PLAN
A6.0 @SCALE: 1/4" = 1'-0"
NORTH

06-013

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ARCHITECTS - A.I.A.

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Revisions:
6.27.05 SKETCH PLAN SUB.
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2.3.06 PRICING PACKAGE
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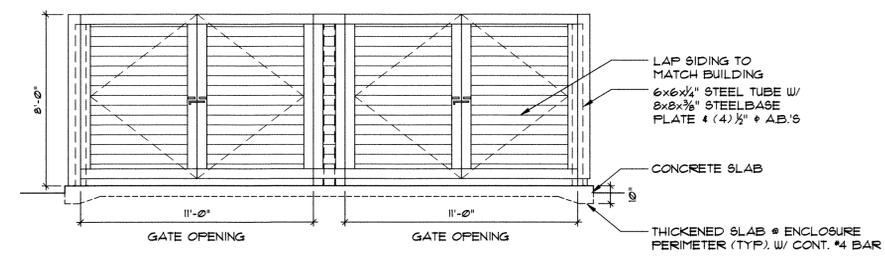
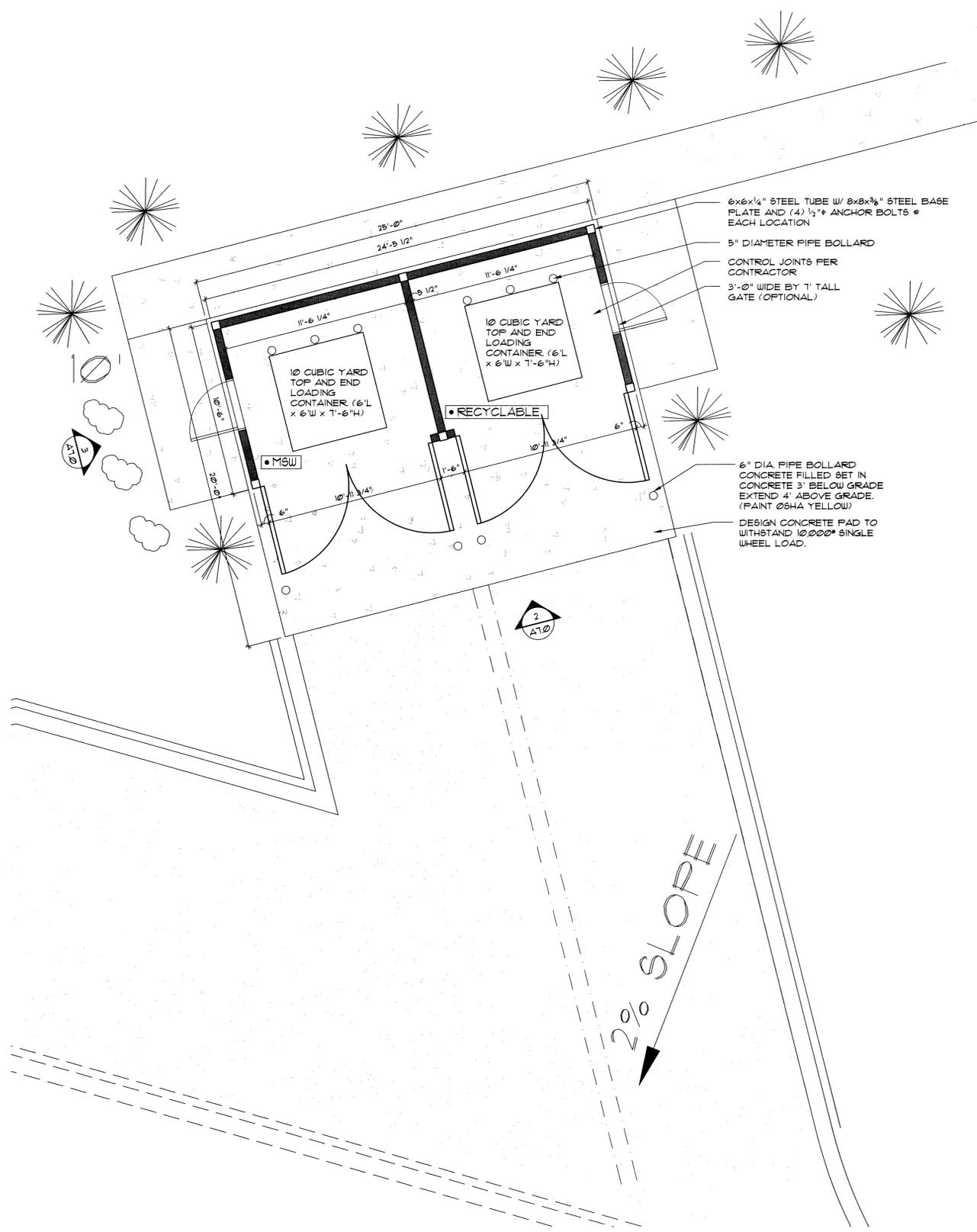
Date: 06.27.05

Project No: 22200

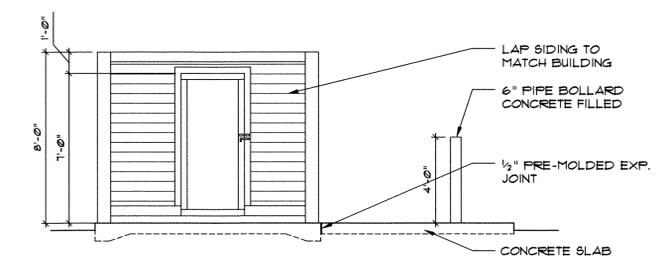
Drawn by: BDM/ALM

Checked by: KAO

A7.0
DUMPSTER ENCLOSURE
PLAN & ELEVATIONS



2 DUMPSTER ENCLOSURE ELEVATION
A7.0 SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
A7.0 SCALE: 1/4" = 1'-0"

1 DUMPSTER ENCLOSURE PLAN AND ELEVATIONS
A7.0 SCALE: 1/4" = 1'-0"

NORTH

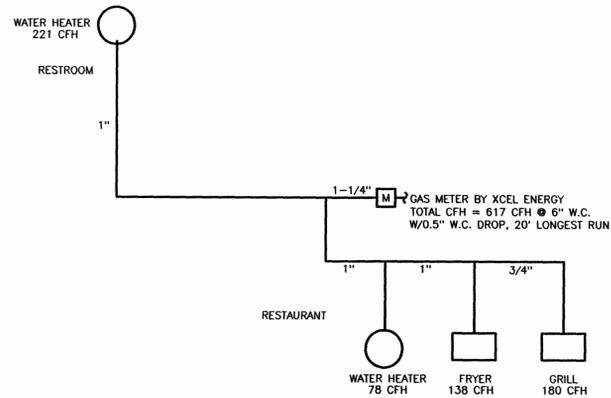
FIXTURE CONNECTION SCHEDULE				
FIXTURE	HW	CW	WASTE	VENT
WATER CLOSET - FLUSH VALVE	-	1"	4"	2"
URINAL - WASHDOWN	-	3/4"	2"	2"
LAVATORY	1/2"	1/2"	2"	2"
SERVICE SINK	1/2"	1/2"	3"	2"
MOP SERVICE BASIN	3/4"	3/4"	3"	2"
BATHTUB / SHOWER	3/4"	3/4"	2"	2"
BAR SINK	1/2"	1/2"	2"	2"

SIZES SHOWN ARE MINIMUM PIPE SIZES TO A SINGLE FIXTURE.

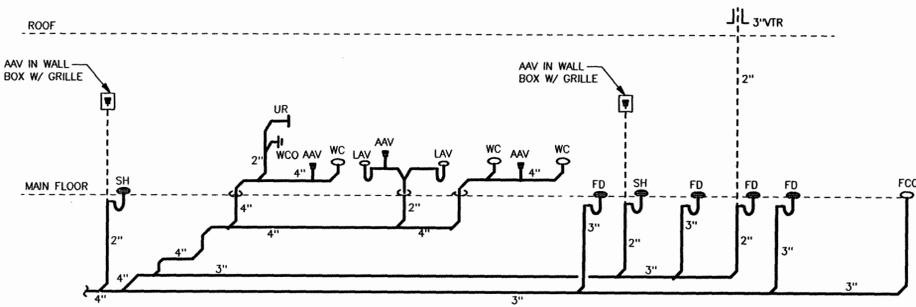
SHOCK ABSORBER SCHEDULE				
TAG NO.	TYPE NO.	P.D.I. SIZE	FIXTURE UNITS	MANUFACTURER
SA-1	75001-S	A	1-11	SLOAN
SA-2	75002-S	B	12-32	SLOAN
SA-3	75003-S	C	33-60	SLOAN
SA-4	75004-S	D	61-113	SLOAN
SA-5	75005-S	E	114-154	SLOAN
SA-6	75006-S	F	155-330	SLOAN

MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT

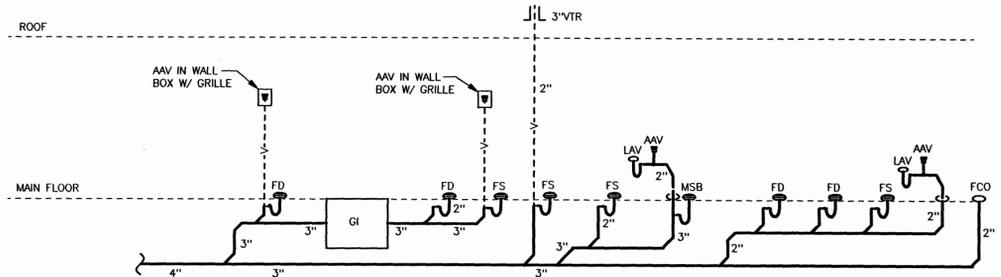
SIZE OF TRAP (INCHES)	SIZE OF FIXTURE DRAIN (INCHES)	SLOPE (INCH PER FOOT)	DISTANCE FROM TRAP (FEET)
2"	2"	1/4"	6
3"	3"	1/8"	10
4"	4"	1/8"	12



GAS PIPING SCHEMATIC
NO SCALE



WASTE & VENT ISOMETRIC - RESTROOMS
NO SCALE



WASTE & VENT ISOMETRIC - ISLAND GRILL
NO SCALE

GENERAL NOTES:

- ALL PIPING TO BE 2" UNLESS NOTED OTHERWISE.
- PROVIDE ACCESS TO ALL AAV. USE WALL BOXES W/ACCESS GRILLES IN WALLS WHERE REQUIRED.

GENERAL NOTES

- Follow all applicable Codes and Ordinances. Pay all fees, permits, and obtain the same.
- All equipment, insulation, and controls to meet local jurisdictional authorities adopted Energy Code.
- Visit site and ascertain existing conditions prior to bid opening.
- The information presented on this drawing is diagrammatic and is not to be scaled. It does not necessarily represent all elbows, duct extensions, offsets, hangers, etc. required for a complete working system.
- Shop drawings shall be submitted on all valves, fixtures, insulation, and equipment for response prior to ordering. Six (6) copies of each in one submittal. Clearly note any deviation between submitted items and specified items on the cover sheet of the submittal. Failure to submit may cause specified items to be rejected and replaced at contractor's expense.
- Extra costs or changes allowed only if approved in writing by Architect with dollar amount prior to ordering. No extensions of completion time allowed.
- This Contractor is responsible for verifying all field conditions prior to the purchase of any materials and the commencement of any work and is to notify the Architect of any discrepancies for resolution.
- Provide Owner with 3 sets of typewritten and bound "Operating Instructions" for all systems and equipment, including manufacturer's maintenance manuals. Include approved equipment submittals, equipment start-up reports, lubrication, filter types and sizes, balance report, starting and stopping procedures, and list service contractor's 24 hour telephone numbers.
- Conceal all work in finished areas.
- Cut and patch to match adjacent areas. No structural member shall be cut or notched without structural engineer's written approval.
- Guarantee all labor and equipment for one year from the date of acceptance by Owner.
- Fireproof all penetrations of rated floor/wall/ceiling/roof assemblies. Fireproofing and installation to be UL classified and IBCO approved, suitable for moisture and vibration. Metalclank by Rectoseal or equal. Install per all manufacturer recommendations. Submit fire stop schedule by manufacturer.
- Provide nickel-plated floor, wall, and ceiling escutcheons of adjustable type on all pipes passing through walls, partitions, and floors after painting is completed.

PLUMBING NOTES

- The plumbing system with fixtures, water heater, drains, vents, water piping, insulation, gas piping, etc., as noted, shall be by the plumbing contractor in accordance with the contract documents.
- All plumbing shall be in accordance with the local plumbing codes and/or ordinance, including but not limited to, pipe sizes.
- Domestic water piping shall be type "L" hard drawn copper with wrought copper sweat fittings. Use only Canfield 100% water safe solder (95% tin, 4% copper, 1% silver) or approved equal. DO NOT USE LEAD OR ANTIMONY SOLDERS.
- Copper tubing installed within a building and in or under a concrete floor shall be installed without joints where possible. Where joints are permitted, they shall be brazed and fittings shall be wrought copper.
- Interior soil and waste piping above grade - service weight iron soil pipe and no-hub fittings. (PVC schedule-40 plastic pipe and fittings may be used where allowed by the building department.)
- Interior soil and waste piping below grade - service weight cast iron hub and spigot soil pipe and fittings with neoprene gaskets. (PVC schedule-40 plastic pipe and fittings may be used where allowed by the building department.)
- Gas piping 2" and smaller shall be threaded schedule 40 steel pipe with malleable iron fittings. Interior gas piping in concealed locations shall be welded. All gas pipe over 2" shall be welded. Paint all exterior exposed gas piping with outdoor enamel. Support gas piping above the roof as required by local authorities.
- Insulate all piping, valves and fittings for domestic hot and cold water and horizontal storm leaders with 1/2" preformed fiberglass with "K" factor of 0.23 maximum at 75-deg F mean temperature. Insulate hydronic heating piping with 1" thick preformed fiberglass with "K" factor of 0.23 maximum at 75 deg F mean temperature up through 2" pipe and 1-1/2" thick on all larger sizes. Jacket shall be ASJ with Zeston fittings and with vapor barrier on all cold surface pipes. All insulation materials shall conform to ASTM 84, NFPA 504 and 255, and UL 723 not to exceed ratings of 25 Flame Spread and 50 Smoke Developed. All installed insulation shall meet or exceed ASHRAE Standard 90.2-2001.
- Mount water closets and at required elevation for handicap usage where required.
- Weatherproof all plumbing roof penetrations per codes and roofing manufacturer's recommendations. Locate all plumbing vents within 5' of roof ridge. Plumbing vent penetrations shall be cast iron and one size larger than required vent size.
- Provide line size shut-off valve, malleable union, and dirt leg on all gas equipment.
- Water Hammer Arrestor shall be provided and installed as required to prevent piping shock or hammer.
- All materials and equipment provided and installed under this section shall be new and in clean and bright condition. The Contractor shall take any measure necessary to ensure and maintain the quality of the installation. All piping shall be flushed with clean water prior to being placed into service to ensure that any residual cutting oil, slag, thread tape; flux or dirt has been purged. In addition to flushing, the domestic water piping shall be sterilized to eliminate any contamination in accordance with current IPC recommendations.

PIPE TYPE/SIZE	1/2	3/4	1	1-1/4	1-1/2	2
Copper	6	6	6	6	6	10
Cast iron	6	8	8	8	10	10
Steel (Screwed Pipe-IPS)	6	8	8	8	10	10
Plastic - Waste and Vent	4	4	4	4	4	4

FIRE PROTECTION SPRINKLER SYSTEM

- Work included: Design, fabricate, install, and secure required approvals of a complete fire protection automatic sprinkler system for all buildings and where shown on the drawings, as specified herein, and as needed for a complete and proper installation in accordance with pertinent requirements for the Fire Rating Bureau and governmental agencies having jurisdiction. Related Work: Documents affecting work of this section includes, but are not necessarily limited to, general conditions, supplementary conditions, and sections in Division 1.
- Quality Assurance:
 - Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
 - In addition to complying with pertinent codes and regulations of governmental agencies having jurisdiction, comply with:
 - Recommendations of the Fire Rating Bureau having jurisdiction;
 - All pertinent requirements and recommendations contained in the latest edition of NFPA Pamphlet No. 13, "Standards for Sprinkler System Installations".
- Submittals:
 - Product data: Within 21 calendar days after the contractor has received the owner's notice to proceed, submit:
 - Materials list of items proposed to be provided under this section;
 - Design drawings, stamped as having been approved by the Fire Rating Bureau having jurisdiction, showing the complete overhead sprinkler system and indicating ceiling air diffusers, lighting fixtures, and beams;
 - A plan drawing showing location of underground connections, control valves, and related items;
 - Details and sections as required clarifying the design.
 - Record drawings:
 - Include a copy of the record drawings in each copy of the operation and maintenance manual described below.
- Upon completion of this portion of the work, and as a condition of its acceptance, deliver to the architect two copies of an operation and maintenance manual compiled in accordance with the provisions of the specifications.
- Design:
 - Provide a design, which is complete in all regards including, but not necessarily limited to:
 - Underground piping pertaining to the work of this section, including required pipe, valves, trenching, backfilling, and similar items;
 - Connection to utility main, including required valves, fittings, and similar items;
 - Entry valving stations with approved backflow preventers, valving, fire department connections, flow sensing devices, etc., as may be required by all regulatory authorities.
 - Overhead sprinkler system.
 - In areas having ceilings, conceal all pipes.
 - In storage and service areas, pipe may be exposed but hold to the minimum practicable distance below the structure.
 - In all areas subjected to potential freezing conditions (unheated attics, crawl spaces, vestibules, garages, etc.) provide an approved dry pipe system with compressed air and all valving and controls required for a complete and functioning system in accordance with all regulatory requirements. As an alternative contractor may substitute a 40% solution of propylene glycol with all required valving, controls, and backflow prevention. All systems shall strictly conform to all recommendations and requirements of the latest edition of NFPA 13 and all its appendices.

Materials:

- Provide 1/2" automatic closed type sprinkler heads of "ordinary degree" temperature rating, complying with NFPA Pamphlet No. 13.
- Above ceilings, provide standard upright type.
- In finished ceilings, provide semi-recessed type; chrome plated, with white "Metlock" escutcheon plates manufactured by Metcalfe Industries.
- In ground floor lobby, provide model G "Unspooler" manufactured by INA Corporation.
- For sidewall applications provide recessed heads with escutcheons.
- Do not locate sprinkler heads in any luminous ceiling. Devise methods for sprinkling such areas as approved by the Fire Rating Bureau and governmental agencies having jurisdiction.
- Valve seals, tags, and charts:
 - Seals: Provide brass cross-link chain, all brass padlock, and two keys for each manually operated shutoff valve required to be located in the open position.
 - Signs: Provide identification signs of standard design, fastened securely as designated locations in accordance with NFPA Pamphlet No. 13.
 - Tags: Provide 1/2" diameter brass tags, stamped with identification numbers, secured with 12 gage copper wire to spindle of the control valve.
 - Charts:
 - Provide two copies of the approved "As-Built" sprinkler system diagram and valve location, giving designated number, function, and location of each valve;
 - Mount in painted glass frames, and locate where directed by the architect.
- Water motor alarm:
 - Provide flow switch with horn and light alarm.
 - Locate and install in strict accordance with the manufacturer's recommendations.
- Provide supports, hangers, inserts, and associated items to properly support sprinkler piping in accordance with pertinent provisions of NFPA Pamphlet No. 13.
- Provide control valve, detector check, vault, and associated items as required by code authority and connect to water main.
- Provide flush type fire department connection, with all exposed parts brush chrome plated where located on wall of the building per local fire authority.
- Other materials:
 - Provide other materials, not specifically described but required for a complete and proper installation, as called by the contractor subject to the approval by the architect.
- Surface Conditions:
 - Examine the area and conditions under which work of this section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
- Installation:
 - Coordinate as necessary with other trades to assure proper and adequate provision in the work of those trades for interface with the work of this section.
 - Perform trenching and backfilling required for the work of this section in strict accordance with pertinent provisions of Section 02220 of these specifications.
- Install the work of this section in strict accordance with the approved design drawings and the requirements of the fire marshal, governmental authorities, and Fire Rating Bureau having jurisdiction.
- Testing and Acceptance:
 - Upon completion of this installation, provide necessary personnel and equipment and test and retest the complete system, making adjustments as required, and secure all necessary approvals.
 - When the system has been completely approved, secure a letter of final acceptance from the Fire Rating Bureau having jurisdiction, and forward two copies of the letter to the architect.
- Contractor/Engineer shall visit the site prior to bid and design to determine all specific job requirements to provide a complete, functional and approved system to satisfy the quality and intent of this specification and all related drawings. Carefully coordinate all pipe routings and installation with all other construction trades and existing building conditions to eliminate conflicts.



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ISLAND GRILL
FOOD AND BEVERAGE CONCESSIONAIRE
FRISCO, COLOFADO 80443

Revisions:
PERMIT 05/05/06



Date: 05/05/06
Project No: 6069
Drawn by: JCS
Checked by: RJW

P1.0

PLUMBING FIXTURE LIST:

FD1 - FLOOR DRAIN
 BRAND = ZURN AM415-5B (TYPE STRAINER)
 WASTE = 2" CAULK (UNLESS SHOWN LARGER ON PLANS)
 OTHER = CAST IRON BODY W/ FLUSH COLLAR, NICKEL-BRONZE ADJ. ROUND STRAINER HEAD.

FS1 - FLOOR SINK
 BRAND = ZURN Z1900-K 12" X 12" X 6" DEEP (3420)
 ACID RESISTANT ENAMEL INTERIOR, GRATE
 OTHER = DOME STRAINER, SEEPAGE FLANGE & HALF TOP GRATE (-2).

HB1 - HOSE BIBB
 BRAND = ZURN Z1341-C12
 OTHER = VACUUM BREAKER/BACKFLOW PREVENTER & 3/4" MALE HOSE THREAD. ROUGH BRASS (FOR INDOOR INSTALLATION).

HS1 - HAND SINK (WALL HUNG)
 BRAND = ELKAY MODEL CHS1716C STAINLESS STEEL
 WASTE = 1-1/2" 17 GA. CHROME PLATED P-TRAP WITH CLEAN OUT SUPPLIES = 1/2" IPS WALL CONNECTIONS
 FAUCET = ELKAY MODEL LK1499A CHROME PLATED WITH GOOSENECK SPOUT. (WALL MOUNTED)
 OTHER = GRID STRAINER, ELKAY MODEL LK-B

L1 - LAVATORY
 TYPE = CHINA COUNTER TOP, OVAL, SELF-RIMMING
 BRAND = ZURN Z5110
 WASTE = 1-1/4" 17 GA. CHROME PLATED BRASS P-TRAP W/ CLEAN OUT. GRID STRAINER.
 SUPPLIES = BRASS-CRAFT SCR1912A
 TRIM = ZURN ZB1103-3M FAUCET
 OTHER = 0.5 GPM AERATOR VANDAL RESISTANT SPRAY W/ SILICONE COUNTER SEALANT.

MSB1 - MOP SERVICE BASIN
 BRAND = ZURN Z1996-24
 WASTE = SS DOME STRAINER W/ LINT BASKET, 3" DRAIN
 TRIM = ZURN ZB43-M1-RC FAUCET
 OTHER = (-BV) VINYL BUMPER GUARD W/ SILICONE FLOOR SEALANT, #B33-AA.

SH1 - SHOWER - 1 PIECE FIBERGLASS
 BRAND = AQUARIUS G3280 SH
 WASTE = JR SMITH 2005-Y-A-CP NO-HUB OUTLET WITH ROUND CHROME PLATED ADJUSTABLE STRAINER
 TRIM = DELTA 1115123, ADA APPROVED, SELF-CLEANING SHOWER HEAD.
 OTHER = 2.5 GPM AT 80 PSIG. SLIP RESISTANT. DIMENSIONS PER ARCHITECTURAL PLANS.

UR1 - URINAL
 TYPE = WASH OUT, WALL HUNG
 BRAND = ZURN Z5750
 SUPPLIES = ZURN ZER6003AY-WSI FLUSH VALVE, (BATTERY OPERATED).
 TRIM = JR SMITH 637 FLOOR MOUNTED URINAL CARRIER
 OTHER = WALL HANGERS 1.0 GAL. FLUSH, SILICONE WALL SEALANT. SUITABLE FOR HANDICAPP APPLICATIONS

WC1 - WATER CLOSET (WALL HUNG COMMERCIAL)
 TYPE = 1.6 GAL. FLUSH, ELONGATED FROM SIPHON JET
 BRAND = ZURN Z5610
 SUPPLIES = SLOAN REGAL PRO 111 FLUSH VALVE
 OTHER = ZURN TOILET SEAT, JR SMITH 210-Y HORIZONTAL WATER CLOSET CARRIER. JR SMITH 240Y VERTICAL WATER CLOSET CARRIER (NO HUB).

WC2 - WATER CLOSET (WALL HUNG COMMERCIAL)
 HANDICAPPED HEIGHT
 TYPE = 1.6 GAL. FLUSH, ELONGATED FROM SIPHON JET
 BRAND = ZURN Z5610
 SUPPLIES = SLOAN REGAL PRO 111 FLUSH VALVE
 OTHER = ZURN TOILET SEAT, JR SMITH 210-Y HORIZONTAL WATER CLOSET CARRIER. JR SMITH 240Y VERTICAL WATER CLOSET CARRIER (NO HUB).

FCO - FLOOR CLEAN OUT
 BRAND = ZURN ZN1400-NI-BP ADJUSTABLE FLOOR CLEANOUT NICKLE BRONZE TOP - F FLASHING FLANGE - Y CARPET MARKER
 OTHER = GASKET SEAL, BRONZE PLUG, FLANGE, COLLAR, & CARPET CLAMP AS REQUIRED, (CM) CARPET MARKER).

SCO - SURFACE CLEANOUT (2-WAY)
 BRAND = ZURN Z1400-NL-BP HEAVY DUTY CAST IRON ADJUSTABLE TOP
 OTHER = INSIDE CAULK, ADJ C.I. TOP, BRONZE PLUG, (-NL) NEO-LOC PUSH-ON GASKETED CONNECTION

WCO - WALL CLEAN OUT
 BRAND = ZURN Z1441 CAULK FERRULE WALL CLEANOUT WITH ROUND STAINLESS STEEL COVER AND SCREW
 OTHER = LEAD SEAL PLUG, STAINLESS STEEL COVER & SCREW.

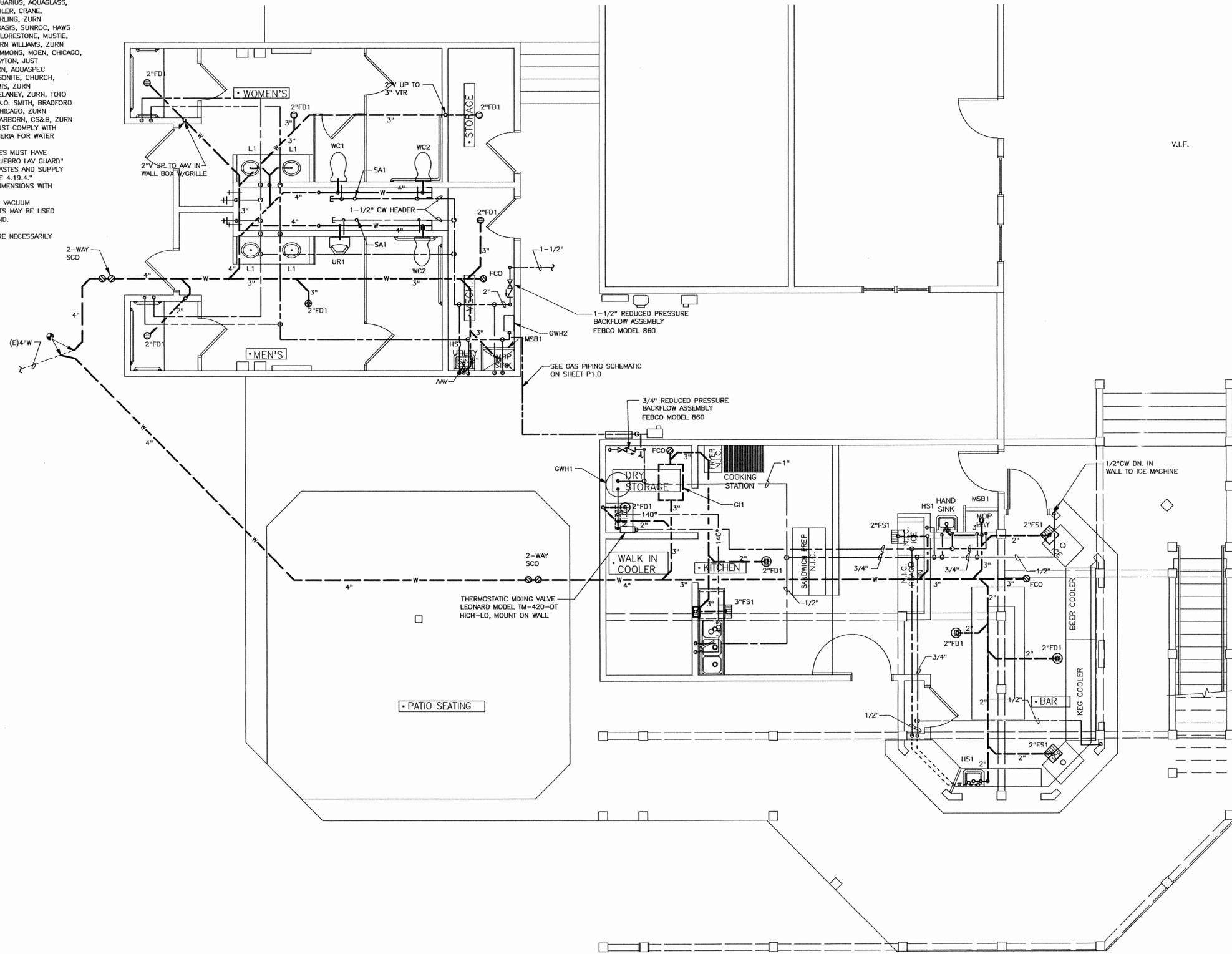
GWH1 - GAS WATER HEATER
 BRAND = A.O. SMITH MODEL BT-65
 OTHER = 65 GALLON STORAGE, 65 MBH INPUT, 60 GPH RECOVERY @ 100°F.

GWH2 - GAS WATER HEATER (TANKLESS)
 BRAND = RINNAI TANKLESS WATER HEATER MODEL INTERNAL UNIT
 OTHER = 8.5 GPM (CONTINUOUS)

- NOTES: 1. ALL TOILET ROOM FIXTURES SHALL BE WHITE, VITREOUS CHINA UNLESS DESIGNATED OTHERWISE.
 2. PROVIDE SUITABLE REINFORCEMENTS FOR WALL HANGERS & SUPPORTS.
 3. APPROVED EQUALS:
 TRAP PRIMERS: MIFAB, PPP, JOSAM, ZURN
 DRAINS: ZURN, WADE, JOSAM, BRIGGS, KOHLER,
 CHINA: AMERICAN STANDARD, CRANE, GERBER, ZURN, AQUARIUS, AQUAGLASS, KOHLER, CRANE, STERLING, ZURN, OASIS, SUNROC, HAWS, FLORESTONE, MUSTIE, STERN WILLIAMS, ZURN
 FAUCETS: SYMMONS, MOEN, CHICAGO,
 STAINLESS SINKS: DAYTON, JUST
 ZURN, AQUASPEC
 OLSONITE, CHURCH,
 BEMIS, ZURN
 SEATS:
 FLUSH VALVES: DELANEY, ZURN, TOTO
 GAS WATER HEATERS: A.O. SMITH, BRADFORD
 WHITE HYDRANTS: CHICAGO, ZURN
 BRASS: DEARBORN, CS&B, ZURN
 RESTROOM FIXTURES MUST COMPLY WITH ORDINANCE #196, "CRITERIA FOR WATER CONSERVATION".
 4. ALL HANDICAP LAVATORIES MUST HAVE OFFSET TRAPS AND "TRUEBRO LAV GUARD" INSULATION KITS FOR WASTES AND SUPPLY PIPES PER ADA "ARTICLE 4.19.4."
 5. VERIFY SHOWER BASE DIMENSIONS WITH ARCHITECTURAL PLANS.
 6. PRESSURE ASSISTED OR VACUUM ASSISTED WATER CLOSSETS MAY BE USED IN PLACE OF TOTO BRAND.
 7. NOT ALL FIXTURES LISTED ARE NECESSARILY USED ON THIS PROJECT.

GENERAL NOTES:

1. WATER CONSTRUCTION STANDARDS PER TOWN OF FRISCO WATER DEPARTMENT CODE, LATEST EDITION.



MAIN LEVEL PLUMBING PLAN

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

O'BRYAN PARTNERSHIP, INC.
 ARCHITECTS - AIA

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ISLAND GRILL
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Revisions:
 PERMIT 05/05/06



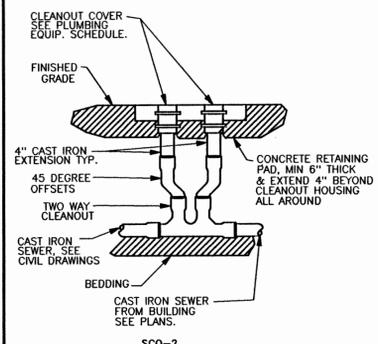
Date: 05/05/06

Project No: 6069

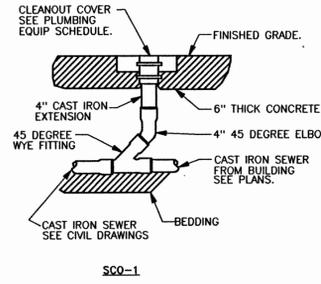
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Checked by: RJW

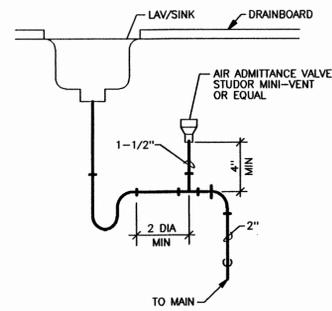
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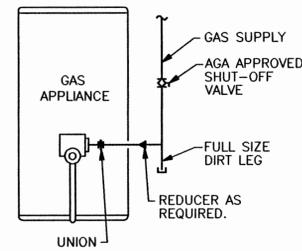
EXTERIOR CLEANOUT DETAILS
NO SCALE



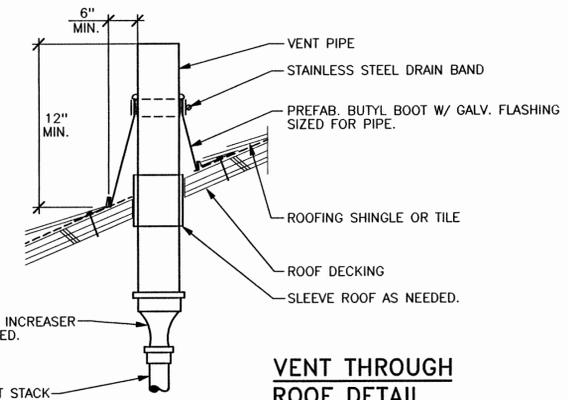
SCQ-1



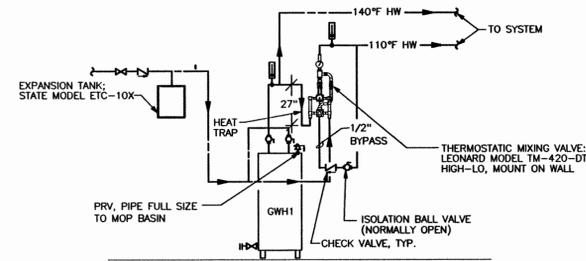
AIR ADMITTANCE VALVE DETAIL
NO SCALE



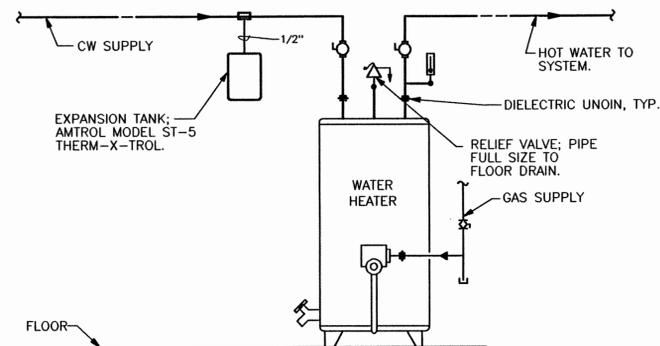
APPLIANCE GAS CONNECTION ASSEMBLY
NO SCALE



VENT THROUGH ROOF DETAIL
NO SCALE

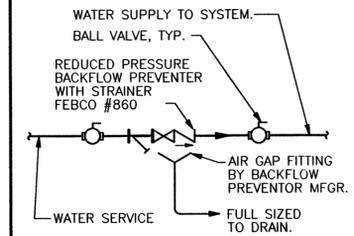


GAS WATER HEATER DUAL TEMPERATURE PIPING ASSEMBLY
NO SCALE



DOMESTIC WATER HEATER PIPING ASSEMBLY - GAS
NO SCALE

NOTES:
1. DETAIL IS FOR WATER SERVICES OF 2" OR SMALLER.
2. RPBD SHALL BE PLACED A MIN. OF 24" A.F.F. TO A MAX. OF 48" A.F.F. THE DEVICE SHALL BE PLACED A MIN. OF 6" FROM THE WALL TO THE CENTER OF THE DEVICE WITH A MIN. OF 24" OF CLEAR SPACE IN FRONT SPACE IN FRONT OF THE DEVICE FROM FLOOR TO CEILING.



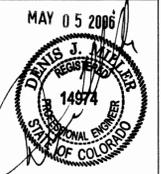
BACKFLOW PREVENTER DETAIL
NO SCALE

O'BRYAN PARTNERSHIP, INC.
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ISLAND GRILL
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FRISCO, COLORADO 80443

Revisions:
PERMIT 05/05/06



Date: 05/05/06
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Drawn by: JCS
Checked by: RJW

M1.0

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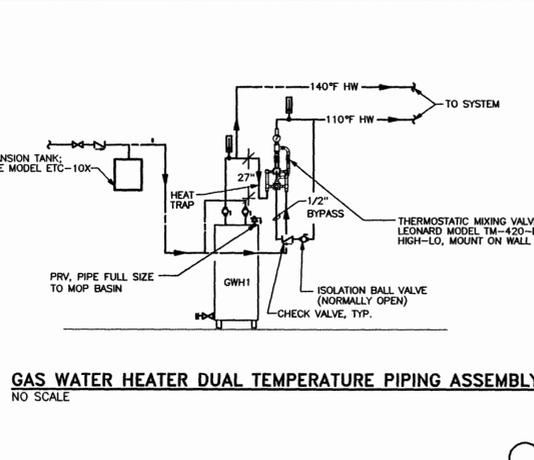
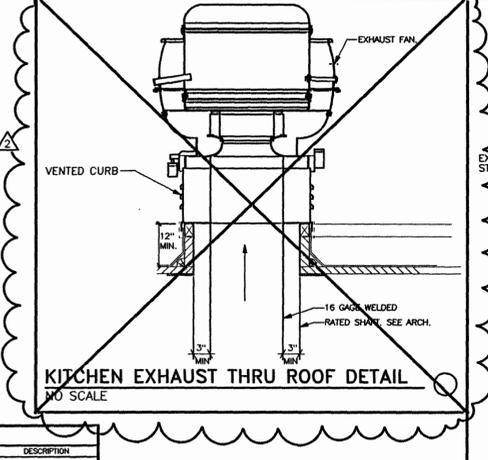
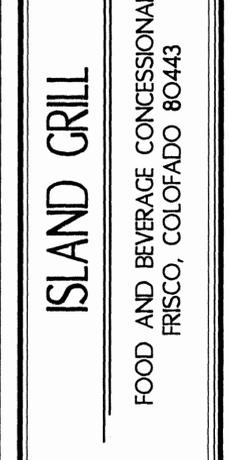
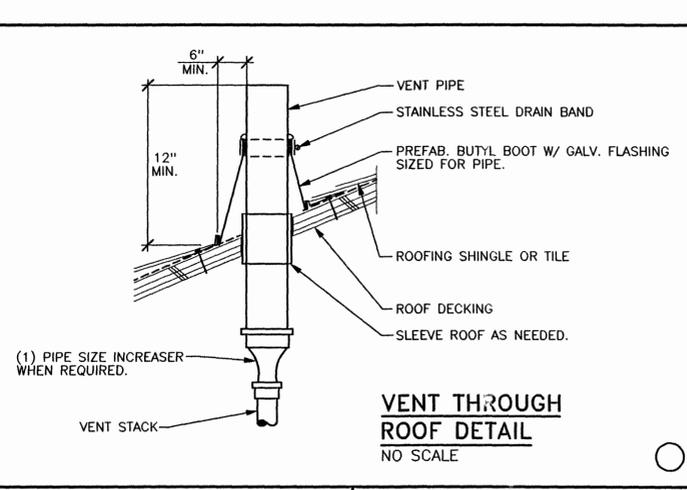
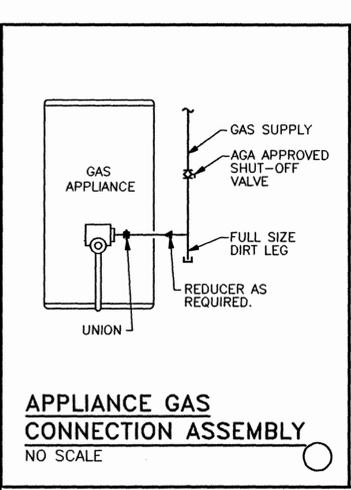
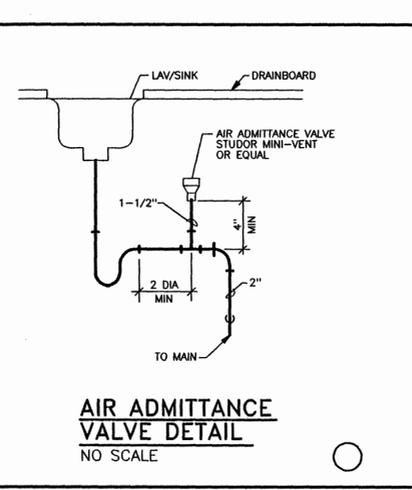
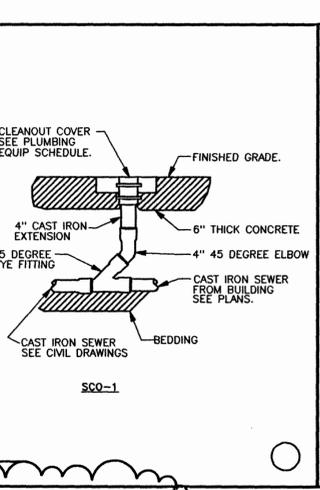
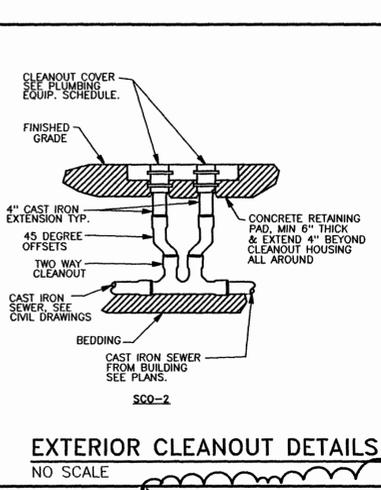
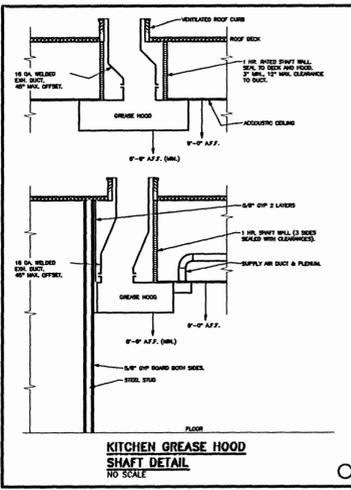
FOOD AND BEVERAGE CONCESSIONAIRE
FRISCO, COLORADO 80443

Revisions:
PERMIT 05/19/06
OWNER CHANGES 06/07/06
BLDG. DEPT. REVIEW 06/14/06

REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO
14974
JUN 21 2006

Date: 05/19/06
Project No: 6069
Drawn by: JCS/JDW
Checked by: RJW

M1.0



SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
CS	CS	CONDENSER WATER SUPPLY	CS	CS	CONDENSER WATER RETURN	CS	CS	CONDENSER WATER RETURN
CS	CS	CHILLED WATER SUPPLY	CS	CS	CHILLED WATER RETURN	CS	CS	CHILLED WATER RETURN
CS	CS	DUAL TEMPERATURE SUPPLY	CS	CS	DUAL TEMPERATURE RETURN	CS	CS	DUAL TEMPERATURE RETURN
CS	CS	REFRESHMENT LIQUID	CS	CS	REFRESHMENT LIQUID	CS	CS	REFRESHMENT LIQUID
CS	CS	HEATING WATER SUPPLY	CS	CS	HEATING WATER RETURN	CS	CS	HEATING WATER RETURN
CS	CS	HIGH PRESSURE STEAM	CS	CS	HIGH PRESSURE STEAM RETURN	CS	CS	HIGH PRESSURE STEAM RETURN
CS	CS	LOW PRESSURE STEAM	CS	CS	LOW PRESSURE STEAM RETURN	CS	CS	LOW PRESSURE STEAM RETURN
CS	CS	PAUMED CONDENSATE	CS	CS	FUEL OIL SUPPLY	CS	CS	FUEL OIL RETURN
CS	CS	FUEL OIL SUPPLY	CS	CS	FUEL OIL RETURN	CS	CS	FUEL OIL RETURN
CS	CS	FULL OIL RETURN	CS	CS	VACUUM	CS	CS	VACUUM
CS	CS	WATER	CS	CS	WATER	CS	CS	WATER
CS	CS	CONDENSATE WATER	CS	CS	CONDENSATE WATER	CS	CS	CONDENSATE WATER
CS	CS	CONDENSATE WATER RETURN	CS	CS	CONDENSATE WATER RETURN	CS	CS	CONDENSATE WATER RETURN
CS	CS	COLD WATER	CS	CS	COLD WATER	CS	CS	COLD WATER
CS	CS	HOT WATER	CS	CS	HOT WATER	CS	CS	HOT WATER
CS	CS	HOT WATER RECIRCULATE	CS	CS	HOT WATER RECIRCULATE	CS	CS	HOT WATER RECIRCULATE
CS	CS	VENT PIPE	CS	CS	VENT PIPE	CS	CS	VENT PIPE
CS	CS	SMOKE DAMPER	CS	CS	SMOKE DAMPER	CS	CS	SMOKE DAMPER
CS	CS	STOVE PIPE	CS	CS	STOVE PIPE	CS	CS	STOVE PIPE
CS	CS	GRINDING WASTE	CS	CS	GRINDING WASTE	CS	CS	GRINDING WASTE
CS	CS	GAS PIPE	CS	CS	GAS PIPE	CS	CS	GAS PIPE
CS	CS	OVEN PIPE	CS	CS	OVEN PIPE	CS	CS	OVEN PIPE
CS	CS	PIPE UP	CS	CS	PIPE DOWN	CS	CS	PIPE DOWN
CS	CS	GATE VALVE	CS	CS	GATE VALVE	CS	CS	GATE VALVE
CS	CS	GLOBE VALVE	CS	CS	GLOBE VALVE	CS	CS	GLOBE VALVE
CS	CS	ORBITAL VALVE	CS	CS	ORBITAL VALVE	CS	CS	ORBITAL VALVE
CS	CS	PLUG VALVE	CS	CS	PLUG VALVE	CS	CS	PLUG VALVE
CS	CS	BUTTERFLY VALVE	CS	CS	BUTTERFLY VALVE	CS	CS	BUTTERFLY VALVE
CS	CS	STOP & DRAIN VALVE	CS	CS	STOP & DRAIN VALVE	CS	CS	STOP & DRAIN VALVE
CS	CS	BALL VALVE	CS	CS	BALL VALVE	CS	CS	BALL VALVE
CS	CS	BI-DIRECTIONAL	CS	CS	BI-DIRECTIONAL	CS	CS	BI-DIRECTIONAL
CS	CS	GAS PRESSURE REGULATOR	CS	CS	GAS PRESSURE REGULATOR	CS	CS	GAS PRESSURE REGULATOR

G.R.D. AND LOUVER SCHEDULE						
TAG	MFG/MODEL	DESCRIPTION	FIRE DAMPER	OBD	MAX N.C.	ADDITIONAL FEATURES REQUIREMENTS
A	TITUS TDC	LOUVERED SUPPLY DIFFUSER	-	YES (G)	30	STEEL
B	TITUS 50F	EGGCRATE RETURN GRILLE	-	YES (F)	30	ALL ALUMINUM 1/2"x1/2"x1" CORE

FEATURES:
A. USE LAY-IN FRAME STYLE 3 ON ALL T-BAR CEILINGS.
B. USE FRAME STYLE 1 ON ALL HARD SURFACE CEILINGS.
C. USE MAX 6 FT. OF CODE APPROVED INSULATED FLEX DUCT.
D. MAXIMUM S.P. DROP = 0.15" W.G. UNLESS OTHERWISE NOTED.
E. ALL CEILING DIFFUSERS TO HAVE 4-WAY DEFLECTION UNLESS SHOWN WITH THROW BLOCKING.
F. OBD MAY BE OMITTED IF ONLY ONE RETURN INLET PER SYSTEM IS USED, OR RETURN SYSTEM IS NON-DUCTED.
G. USE SPIN-IN FITTINGS W/ LOCKING BUTTERFLY DAMPER IN ACCESSIBLE LAY-IN CEILINGS, IN LIEU OF OBD. USE OBD IN ALL NON ACCESSIBLE CEILING AREAS ONLY WHERE SPIN/DAMPER CAN NOT BE SERVICED.

EQUALS BY: GRD - KRUEGER, AH PRICE, NAILOR LOUVERS - RUSKIN, ARROW

NOTE: PROVIDE A ROOM-BY-ROOM AIR DISTRIBUTION SCHEDULE WITH THE DIFFUSER AND GRILLE SUBMITTAL. INCLUDE TAG #, ROOM #, MANUFACTURER, MODEL #, NECK SIZE, BORDER SIZE, COLOR, OBD, CFM AND N.C. THROW @ 150 FPM.

HOOD SCHEDULE						
TAG	MFG/MODEL	DESCRIPTION	SIZE	EXHAUST CFM	MOTOR HP	ADDITIONAL FEATURES
H1	CAPTIVEAIRE 4842ND-2	KITCHEN HOOD	5'x4'	1250	1/2	115V/1#

FEATURES:
1. GALVANIZED GREASE FILTER
2. ANSUL-EX WET CHEM FIRE SUPPRESSION SYSTEM SUITABLE FOR LOCAL FIRE DEPT. APPROVAL
3. 3" WALL STAND-OFF, LEFT SIDE.
4. STAINLESS STEEL SKIRTS AS REQUIRED TO FINISH CEILING.
5. -

MAKE UP AIR UNIT SCHEDULE												
TAG	MFG/MODEL	HEATING MBH		FAN @ ALTITUDE			ELECTRICAL			UNIT WEIGHT	ADDITIONAL FEATURES REQ'D.	
		INPUT	OUTPUT	CFM	ESP	RPM	HP	VOLT/PHASE	FLA			MOCPP
MUA1	CAPTIVE-AIRE G10	-	-	1250	.5	770	1/3	115V/1#	7.0	-	250	1, 2, 3, 4

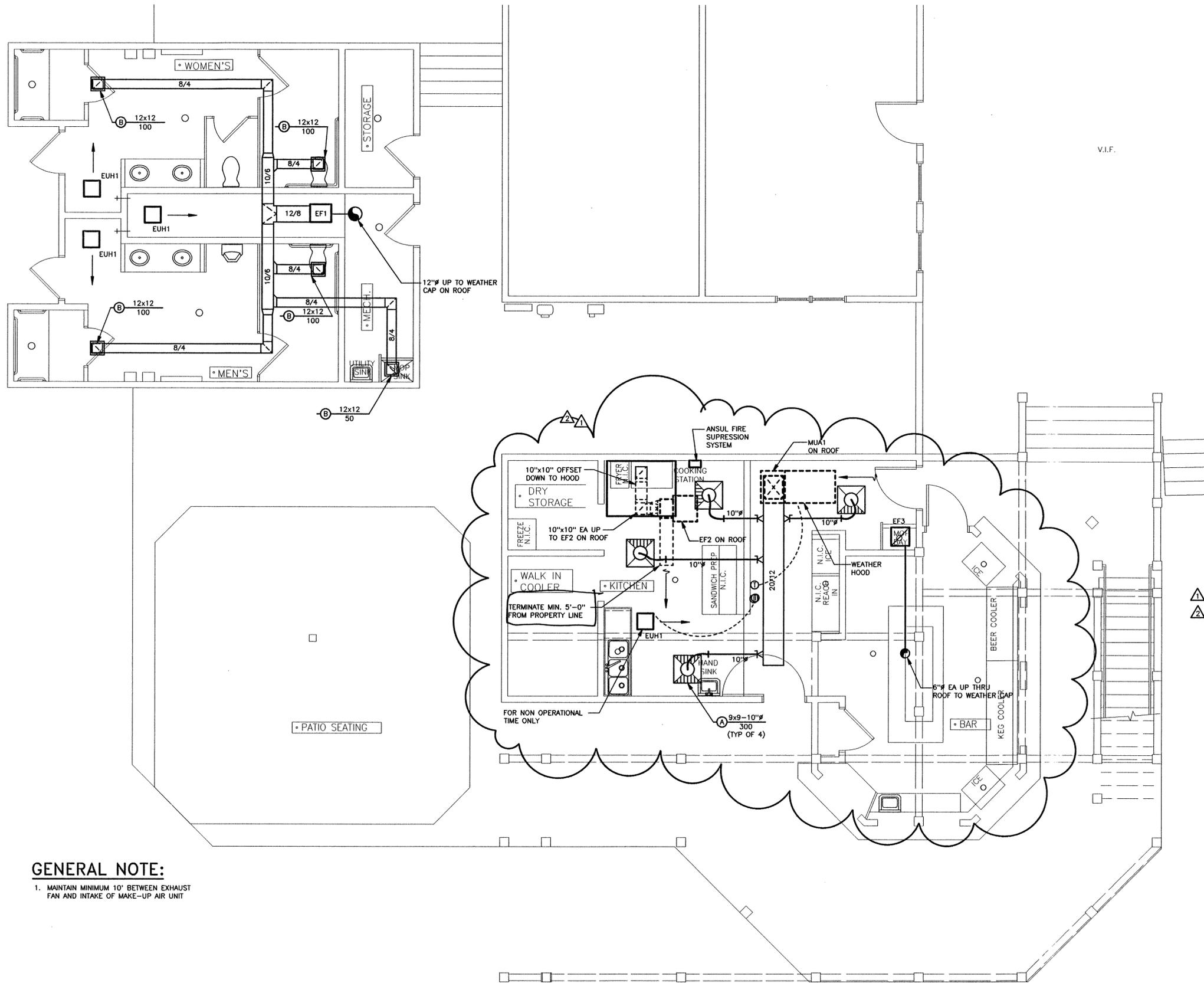
FEATURES:
1. CORRECT ALL FAN RPM FOR ALTITUDE.
2. INTERLOCK WITH HOOD.
3. INTERLOCK HIGH SPEED WITH HOOD (H1) AND LEFT OPERATION.
4. FACTORY CURB W/ DOWN DISCHARGE

FAN SCHEDULE										
TAG	MANUFACTURER MODEL	FAN TYPE	ALT. CFM	S.P.	FAN RPM	SONES AT OPER. PT.	ELECTRICAL		ADDITIONAL FEATURES REQUIRED.	
							HP	VOLT/PHASE		
EF1	GREENHECK SV 90	INLINE DIRECT	450	0.33	1550	7.4	1/10	115/1	1, 2, 8	
EF2	BARTWAIRE B1150ARM	UTILITY SET BELV	1250	0.75	1347	-	3.4	115/1 (120-FLA)	1, 4, 7, 8, 9	
EF3	ROOM Q2220	CEILING DIRECT	70	0.25	650	1.2	50	115/1	1, 2, 8	

FEATURES:
1. CORRECT ALL FAN RPM FOR ALTITUDE.
2. CONTROLLED BY TIME CLOCK
3. FLAT ROOF CAP OR WALL GAP BY FAN MANUFACTURER
4. INTERLOCKED WITH MUA1
5. UNRATED CEILING DAMPER
6. ROOF CURB (LEVEL BY SHIMMING AS NECESSARY)
7. GRAVITY BACKDRAFT DAMPER
8. UPBLAST AND UL FOR GREASE EXHAUST
9. EQUALS BY PENN JENN AIR GREENHECK

UNIT HEATER SCHEDULE										
TAG	MANUFACTURER	MODEL	TYPE	WATTS	CFM	MBH @ 60°F EAT	ELECTRICAL		ADDITIONAL FEATURES REQUIRED	
							AMPS	VOLTS/PHASE		
EUH1	MARKEL	HF5605T	ELEC	2500	275	14.2	18	240V/1#	4, 5, 6	

FEATURES:
1. REMOTE WALL MOUNTED T'STAT.
2. HIGH ALTITUDE BURNER
3. MANUAL SUMMER/WINTER SWITCH
4. HORIZ. & VERTICAL LOUVERS
5. HANGER KIT
6. REMOTE T'STAT.



GENERAL NOTE:

1. MAINTAIN MINIMUM 10' BETWEEN EXHAUST FAN AND INTAKE OF MAKE-UP AIR UNIT

MAIN LEVEL HVAC PLAN

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

FIXTURE CONNECTION SCHEDULE

FIXTURE	HW	CW	WASTE	VENT
TOILET CLOSET - FLUSH VALVE	-	1"	4"	2"
TOILET - WASHDOWN	-	3/4"	2"	2"
TOILET	1/2"	1/2"	2"	2"
WASH SINK	1/2"	1/2"	3"	2"
SERVICE BASIN	3/4"	3/4"	3"	2"
TUB / SHOWER	3/4"	3/4"	2"	2"
SINK	1/2"	1/2"	2"	2"

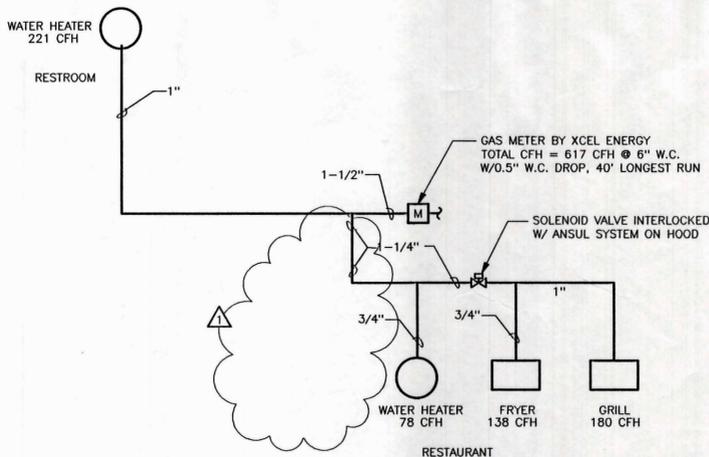
HOWN ARE MINIMUM PIPE SIZES TO A SINGLE FIXTURE.

MAXIMUM DISTANCE OF FIXTURE TRAP FROM VENT

SIZE OF TRAP (INCHES)	SIZE OF FIXTURE DRAIN (INCHES)	SLOPE (INCH PER FOOT)	DISTANCE FROM TRAP (FEET)
2"	2"	1/4"	6
3"	3"	1/8"	10
4"	4"	1/8"	12

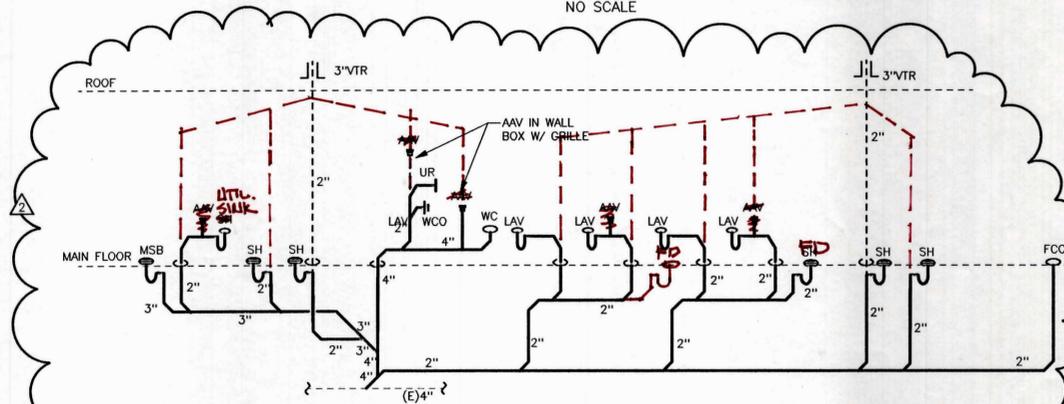
SHOCK ABSORBER SCHEDULE

TAG NO.	TYPE NO.	P.D.I. SIZE	FIXTURE UNITS	MANUFACTURER
SA-1	75001-S	A	1-11	SLOAN
SA-2	75002-S	B	12-32	SLOAN
SA-3	75003-S	C	33-60	SLOAN
SA-4	75004-S	D	61-113	SLOAN
SA-5	75005-S	E	114-154	SLOAN
SA-6	75006-S	F	155-330	SLOAN



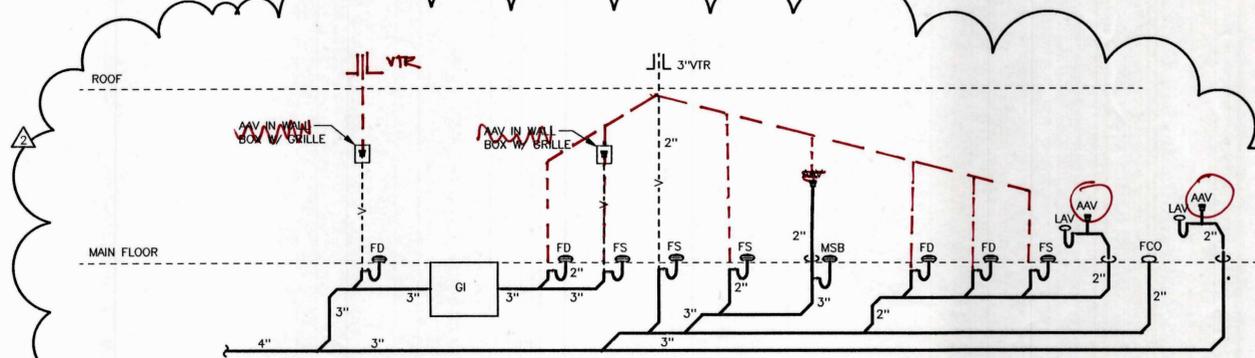
GAS PIPING SCHEMATIC

NO SCALE



WASTE & VENT ISOMETRIC - RESTROOMS

NO SCALE



WASTE & VENT ISOMETRIC - ISLAND GRILL

NO SCALE

GENERAL NOTES:

1. ALL PIPING TO BE 2" UNLESS NOTED OTHERWISE.
2. PROVIDE ACCESS TO ALL AAV. USE WALL BOXES W/ACCESS GRILLES IN WALLS WHERE REQUIRED.

GENERAL NOTES

1. Follow all applicable Codes and Ordinances. Pay all fees, permits, and obtain the same.
2. All equipment, insulation, and controls to meet local jurisdictional authorities adopted Energy Code.
3. Visit site and ascertain existing conditions prior to bid opening.
4. The information presented on this drawing is diagrammatic and is not to be scaled. It does not necessarily represent all elbows, duct extensions, offsets, hangers, etc. required for a complete working system.
5. Shop drawings shall be submitted on all valves, fixtures, insulation, and equipment for response prior to ordering. Six (6) copies of each in one submittal. Clearly note any deviation between submitted items and specified items on the cover sheet of the submittal. Failure to submit may cause specified items to be rejected and replaced at contractor's expense.
6. Extra costs or changes allowed only if approved in writing by Architect with dollar amount prior to ordering. No extensions of completion time allowed.
7. This Contractor is responsible for verifying all field conditions prior to the purchase of any materials and the commencement of any work and is to notify the Architect of any discrepancies for resolution.
8. Provide Owner with 3 sets of typewritten and bound "Operating Instructions" for all systems and equipment, including manufacturer's maintenance manuals. Include approved equipment submittals, equipment start-up reports, lubrication, filter types and sizes, balance report, starting and stopping procedures, and list service contractor's 24 hour telephone numbers.
9. Conceal all work in finished areas.
10. Cut and patch to match adjacent areas. No structural member shall be cut or notched without structural engineer's written approval.
11. Guarantee all labor and equipment for one year from the date of acceptance by Owner.
12. Fireproof all penetrations of rated floor/wall/ceiling/roof assemblies. Fireproofing and installation to be UL classified and ICBO approved, suitable for moisture and vibration. Metalcaulk by Rectorseal or equal. Install per all manufacturer recommendations. Submit fire stop schedule by manufacturer.
13. Provide nickel-plated floor, wall, and ceiling escutcheons of adjustable type on all pipes passing through walls, partitions, and floors after painting is completed.

PLUMBING NOTES

1. The plumbing system with fixtures, water heater, drains, vents, water piping, insulation, gas piping, etc., as noted, shall be by the plumbing contractor in accordance with the contract documents.
2. All plumbing shall be in accordance with the local plumbing codes and/or ordinance, including but not limited to, pipe sizes.
3. Domestic water piping shall be type "L" hard drawn copper with wrought copper sweat fittings. Use only Confield 100% water safe solder (95% tin, 4% copper, 1% silver) or approved equal. DO NOT USE LEAD OR ANTIMONY SOLDER.
4. Copper tubing installed within a building and in or under a concrete floor shall be installed without joints where possible. Where joints are permitted, they shall be brazed and fittings shall be wrought copper.
5. Interior soil and waste piping above grade - service weight iron soil pipe and no-hub fittings. (PVC schedule-40 plastic pipe and fittings may be used where allowed by the building department.)
6. Interior soil and waste piping below grade - service weight cast iron hub and spigot soil pipe and fittings with neoprene gaskets. (PVC schedule-40 plastic pipe and fittings may be used where allowed by the building department.)
7. Gas piping 2" and smaller shall be threaded schedule 40 steel pipe with malleable iron fittings. Interior gas piping in concealed locations shall be welded. All gas pipe over 2" shall be welded. Paint all exterior exposed gas piping with outdoor enamel. Support gas piping above the roof as required by local authorities.
8. Insulate all piping, valves and fittings for domestic hot and cold water and horizontal storm leaders with 1/2" preformed fiberglass with "K" factor of 0.23 maximum at 75-deg F mean temperature. Insulate hydronic heating piping with 1" thick preformed fiberglass with "K" factor of 0.23 maximum at 75 deg F mean temperature up through 2" pipe and 1-1/2" thick on all larger sizes. Jacket shall be ASJ with Zeston fittings and with vapor barrier on all cold surface pipes. All insulation materials shall conform to ASTM 84, NFPA 50A and 255, and UL 723 not to exceed ratings of 25 Flame Spread and 50 Smoke Developed. All installed insulation shall meet or exceed ASHRAE Standard 90.2-2001.
9. Mount water closets and at required elevation for handicap usage where required.
10. Weatherproof all plumbing roof penetrations per codes and roofing manufacturer recommendations. Locate all plumbing vents within 5' of roof ridge. Plumbing vent penetrations shall be cast iron and one size larger than required vent size.
11. Provide line size shut-off valve, malleable union, and dirt leg on all gas equipment.
12. Water Hammer Arrestor shall be provided and installed as required to prevent piping shock or hammer.
13. All materials and equipment provided and installed under this section shall be new and in clean and bright condition. The Contractor shall take any measure necessary to ensure and maintain the quality of the installation. All piping shall be flushed with clean water prior to being placed into service to ensure that any residual cutting oil, slag, thread tape; flux or dirt has been purged. In addition to flushing, the domestic water piping shall be sterilized to eliminate any contamination in accordance with current IPC recommendations.

14. Electric heat trace tape shall be provided as required to provide freeze protection for water pipes within vestibules, crawl spaces or other unheated spaces. All piping, equipment, etc. shall be identified. All piping is to be tested in accordance with accepted codes of practice.
15. All safety relief valves shall be vented to atmosphere or piped to nearest floor drain. Backflow preventers shall be provided with a catch funnel piped to the nearest floor drain.
16. All piping to be hung on adjustable split ring hangers of similar material as the pipe unless otherwise noted. Pipe hanger spacing in feet to be as follows:

PIPE TYPE/SIZE	1/2	3/4	1	1-1/4	1-1/2	2
Copper	6	6	6	6	6	10
Cast Iron	per Section 316(b)(2) of the UPC					
Steel (Screwed Pipe-IPS)	6	8	8	8	10	10
Plastic - Waste and Vent	4	4	4	4	4	4

FIRE PROTECTION SPRINKLER SYSTEM

1. Work included: Design, fabricate, install, and secure required approvals of a complete fire protection automatic sprinkler system for all buildings and where shown on the drawings, as specified herein, and as needed for a complete and proper installation in accordance with pertinent requirements for the Fire Rating Bureau and governmental agencies having jurisdiction. Related Work: Documents affecting work of this section includes, but are not necessarily limited to, general conditions, supplementary conditions, and sections in Division 1.
2. Quality Assurance:
 - a. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
 - b. In addition to complying with pertinent codes and regulations of governmental agencies having jurisdiction, comply with:
 - 1) Recommendations of the Fire Rating Bureau having jurisdiction;
 - 2) All pertinent requirements and recommendations contained in the latest edition of NFPA Pamphlet No. 13, "Standards for Sprinkler System Installations".
3. Submittals:
 - a. Product data: Within 21 calendar days after the contractor has received the owner's notice to proceed, submit:
 - 1) Materials list of items proposed to be provided under this section;
 - 2) Design drawings, stamped as having been approved by the Fire Rating Bureau having jurisdiction, showing the complete overhead sprinkler system and indicating ceiling air diffusers, lighting fixtures, and beams;
 - 3) A plan drawing showing location of underground connections, control valves, and related items;
 - 4) Details and sections as required clarifying the design.
 - b. Record drawings:
 - 1) Include a copy of the record drawings in each copy of the operation and maintenance manual described below.
 - c. Upon completion of this portion of the work, and as a condition of its acceptance, deliver to the architect two copies of an operation and maintenance manual compiled in accordance with the provisions of the specifications.
4. Design:
 - a. Provide a design, which is complete in all regards including, but not necessarily limited to:
 - 1) Underground piping pertaining to the work of this section, including required pipe, valves, trenching, backfilling, and similar items;
 - 2) Connection to utility main, including required valves, fittings, and similar items;
 - 3) Entry valving stations with approved backflow preventers, valving, fire department connections, flow sensing devices, etc. as may be required by all regulatory authorities.
 - b. Arrangement:
 - 1) In areas having ceilings, conceal all pipes.
 - 2) In storage and service areas, pipe may be exposed but hold to the minimum practicable distance below the structure.
 - c. In all areas subjected to potential freezing conditions (unheated attics, crawl spaces, vestibules, garages, etc.) provide an approved dry pipe system with compressed air and all valving and controls required for a complete and functioning system in accordance with all regulatory requirements. As an alternative contractor may substitute a 40% solution of propylene glycol with all required valving, controls, and backflow prevention. All systems shall strictly conform to all recommendations and requirements of the latest edition of NFPA 13 and all its appendices.

5. Materials:

- a. Sprinkler heads:
 - 1) Provide 1/2" automatic closed type sprinkler heads of "ordinary degree" temperature rating, complying with NFPA Pamphlet No. 13.
 - 2) Above ceilings, provide standard upright type.
 - 3) In finished ceilings, provide semi-recessed type; chrome plated, with white "Metlock" escutcheon plates manufactured by Metcalfe Industries.
 - 4) In ground floor lobby, provide model G "Unspoiler" manufactured by INA Corporation.
 - 5) For sidewall applications provide recessed heads with black escutcheons.
 - 6) Do not locate sprinkler heads in any luminous ceiling. Devise methods for sprinkling areas as approved by the Fire Rating Bureau and governmental agencies having jurisdiction.
- b. Valve seals, tags, and charts:
 - 1) Seals: Provide brass cross-link chain, all brass padlock, and two keys for each manually operated shutoff valve required to be sealed in the open position.
 - 2) Signs: Provide identification signs of standard design, fastened securely as designated locations in accordance with NFPA Pamphlet No. 13.
 - 3) Tags: Provide 2" diameter brass tags, stamped with designation numbers, secured with 12 gage copper wire to spindle of the control valve.
 - 4) Charts:
 - a. Provide two copies of the approved "As-Built" sprinkler system diagram and valve chart, giving designated number, function, and location of each valve.
 - b. Mount on painted glass frames, and locate where directed by the architect.
- c. Water motor alarm:
 - 1) Provide floor switch with horn and light alarm.
 - 2) Locate and install in strict accordance with the manufacturer's recommendations.
- d. Provide supports, hangers, inserts, and associated items to properly support sprinkler piping in accordance with pertinent provisions of NFPA Pamphlet No. 13.
- e. Provide control valve, detector check, vault, and associated items as required by code authority and connect to water main.
- f. Provide flush type department connection, with all exposed parts brush chrome plated where located on wall of the building per local fire authority.

APPROVED AS NOTED

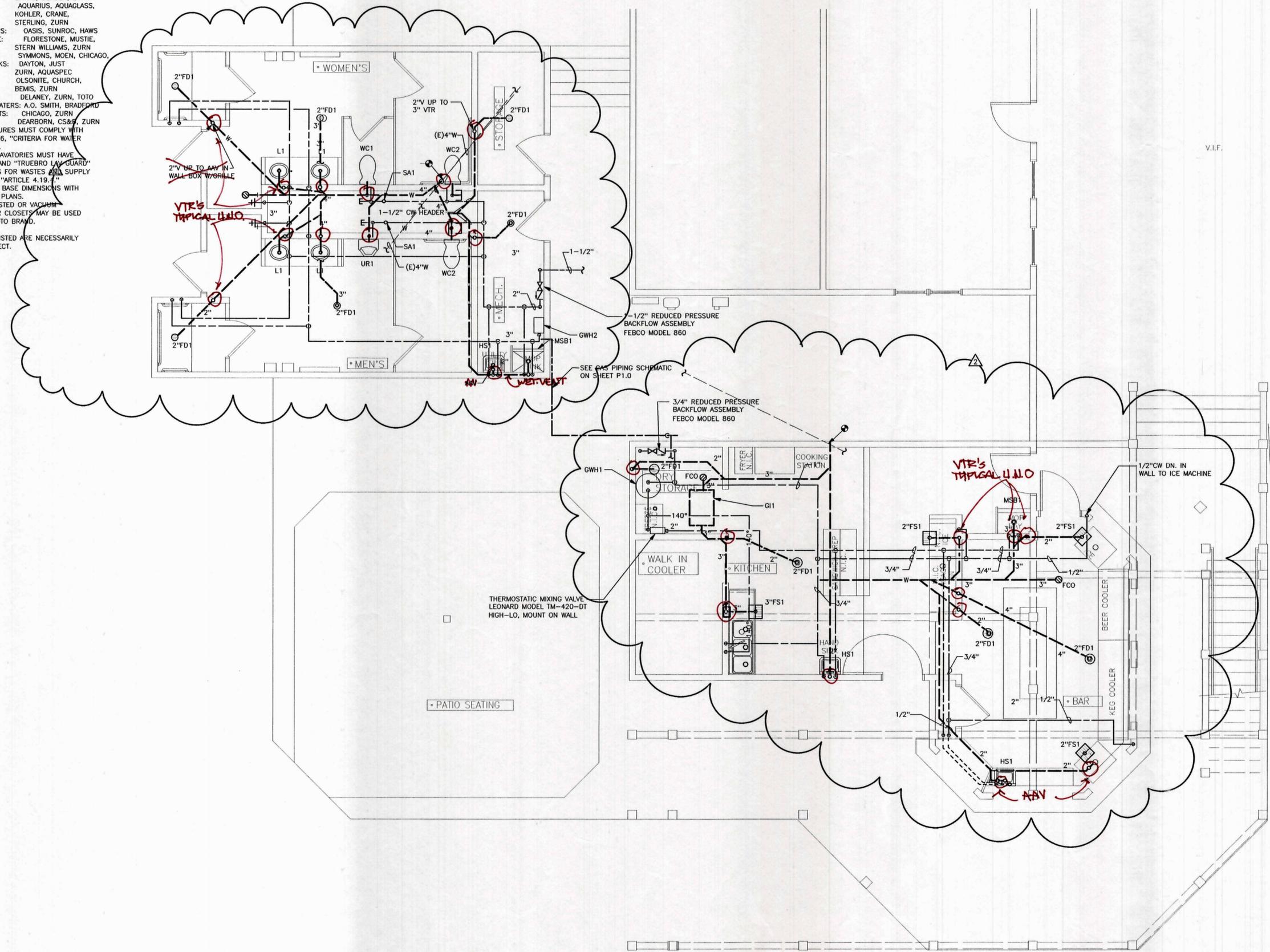
FIXTURE LIST:

- DRAIN
URN AN415-5B (TYPE STRAINER)
CAULK (UNLESS SHOWN LARGER ON PLANS)
ST IRON BODY W/ FLUSH COLLAR, NICKEL-
FINISH ADJ. ROUND STRAINER HEAD.
- TRAP SINK
URN Z1900-K 12" X 12" X 6" DEEP (3420)
RESISTANT ENAMEL INTERIOR, GRATE
SINK STRAINER, SEE PAGE FLANGE & HALF
GRATE(-2).
- BIBB
URN Z1341-C12
CUMULATIVE BREAKER/BACKFLOW PREVENTER &
MALE HOSE THREAD, ROUGH BRASS
FOR INDOOR INSTALLATION).
- TRAP SINK (WALL HUNG)
ELKAY MODEL CHS1716C STAINLESS STEEL,
1/2" 17 GA. CHROME PLATED P-TRAP WITH
W/ CLEAN OUT SUPPLIES = 1/2" IPS WALL
CONNECTIONS
ELKAY MODEL LK1499A CHROME PLATED WITH
ROSENECK SPOUT, (WALL MOUNTED)
TRAP STRAINER, ELKAY MODEL LK-8
- DRY
W/ COUNTER TOP, OVAL, SELF-RIMMING
URN Z5110
1/4" 17 GA. CHROME PLATED BRASS P-
W/ CLEAN OUT, GRID STRAINER,
BRASS-CRAFT SCR1912A
URN Z81103-3M FAUCET
5 GPM AERATOR VANDAL RESISTANT SPRAY
SILICONE COUNTER SEALANT.
- W/ SERVICE BASIN
URN Z1996-24
DOME STRAINER W/ LINT BASKET, 3" DRAIN
URN Z843-M1-RC FAUCET
B) VINYL BUMPER GUARD W/ SILICONE FLOOR
SEALANT, #833-AA.
- TRAP SINK - 1 PIECE FIBERGLASS
AQUARIUS G3280 SH
SMITH 2005-Y-A-CP NO-HUB OUTLET WITH
1/2" CHROME PLATED ADJUSTABLE STRAINER
URN 11T5123, ADA APPROVED, SELF-CLEANING
TRAP SINK STRAINER HEAD.
5 GPM AT 80 PSIG. SLIP RESISTANT.
DIMENSIONS PER ARCHITECTURAL PLANS.
- W/ CLEAN OUT, WALL HUNG
URN Z5750
URN ZER6003AV-WSI FLUSH VALVE,
BATTERY OPERATED).
SMITH 637 FLOOR MOUNTED URINAL
TRAP SINK
W/ CLEAN OUT, WALL HUNG
URN Z5610
SLOAN REGAL PRO 111 FLUSH VALVE
URN TOILET SEAT, JR SMITH 210-Y
RIZONTAL WATER CLOSET CARRIER,
SMITH 240Y VERTICAL
TRAP CLOSET CARRIER (NO HUB).
- TRAP CLOSET (WALL HUNG COMMERCIAL)
HEIGHT
URN Z5610
SLOAN REGAL PRO 111 FLUSH VALVE
URN TOILET SEAT, JR SMITH 210-Y
RIZONTAL WATER CLOSET CARRIER,
SMITH 240Y VERTICAL
TRAP CLOSET CARRIER (NO HUB).
- W/ CLEAN OUT
URN ZN1400-NH-BP ADJUSTABLE FLOOR
CLEANOUT NICKLE BRONZE TOP - F FLASHING
RANGE - Y CARPET MARKER
W/ CLEAN OUT, WALL HUNG
URN Z1441 CAULK FERRULE WALL CLEANOUT
WITH ROUND STAINLESS STEEL COVER AND
REW
HEAD SEAL PLUG, STAINLESS STEEL COVER &
REW.
- W/ WATER HEATER
A.O. SMITH MODEL BT-65
45 GALLON STORAGE, 65 MBH INPUT, 60 GPH RECOVERY
100°F.
- W/ WATER HEATER (TANKLESS)
RINNAI TANKLESS WATER HEATER MODEL INTERNAL UNIT
1.5 GPM (CONTINUOUS)

- NOTES:
1. ALL TOILET ROOM FIXTURES SHALL BE WHITE, VITREOUS CHINA UNLESS DESIGNATED OTHERWISE.
 2. PROVIDE SUITABLE REINFORCEMENTS FOR WALL HANGERS & SUPPORTS.
 3. APPROVED EQUALS:
TRAP PRIMERS: MIFAB, PPP, JOSAM, ZURN
DRAINS: ZURN, WADE, JOSAM
CHINA: BRIGGS, KOHLER, AMERICAN STANDARD, CRANE, GERBER, ZURN
FIBERGLASS: AQUARIUS, AQUAGLASS, KOHLER, CRANE, STERLING, ZURN
WATER COOLERS: OASIS, SUNROC, HAWS
MOLDED STONE: FLORESTONE, MUSTIE, STERN WILLIAMS, ZURN
FAUCETS: SYMMONS, MOEN, CHICAGO,
STAINLESS SINKS: DAYTON, JUST
SEATS: ZURN, AQUASPEC
OLSONITE, CHURCH, BEMIS, ZURN
FLUSH VALVES: DELANEY, ZURN, TOTO
GAS WATER HEATERS: A.O. SMITH, BRADFORD
WHITE HYDRANTS: CHICAGO, ZURN
BRASS: DEARBORN, CS&F, ZURN
4. RESTROOM FIXTURES MUST COMPLY WITH ORDINANCE #196, "CRITERIA FOR WATER CONSERVATION".
5. ALL HANDICAP LAVATORIES MUST HAVE OFFSET TRAPS AND "TRUEBRO LAV GUARD" INSULATION KITS FOR WASTES AND SUPPLY PIPES PER ADA "ARTICLE 4.19.4".
6. VERIFY SHOWER BASE DIMENSIONS WITH ARCHITECTURAL PLANS.
7. PRESSURE ASSISTED OR VACUUM ASSISTED WATER CLOSETS MAY BE USED IN PLACE OF TOTO BRAND.
- NOTE: NOT ALL FIXTURES LISTED ARE NECESSARILY USED ON THIS PROJECT.

GENERAL NOTES:

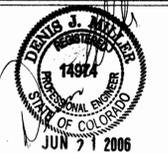
1. WATER CONSTRUCTION STANDARDS PER TOWN OF FRISCO WATER DEPARTMENT CODE, LATEST EDITION.



MAIN LEVEL PLUMBING PLAN
SCALE: 1/4" = 1'-0"

ISLAND GRILL
FOOD AND BEVERAGE CONCESSIONAIRE
FRISCO, COLORADO 80443

Revisions:	
PERMIT	05/19/06
OWNER CHANGES	06/07/06
BLDG. DEPT. REVIEW	06/14/06



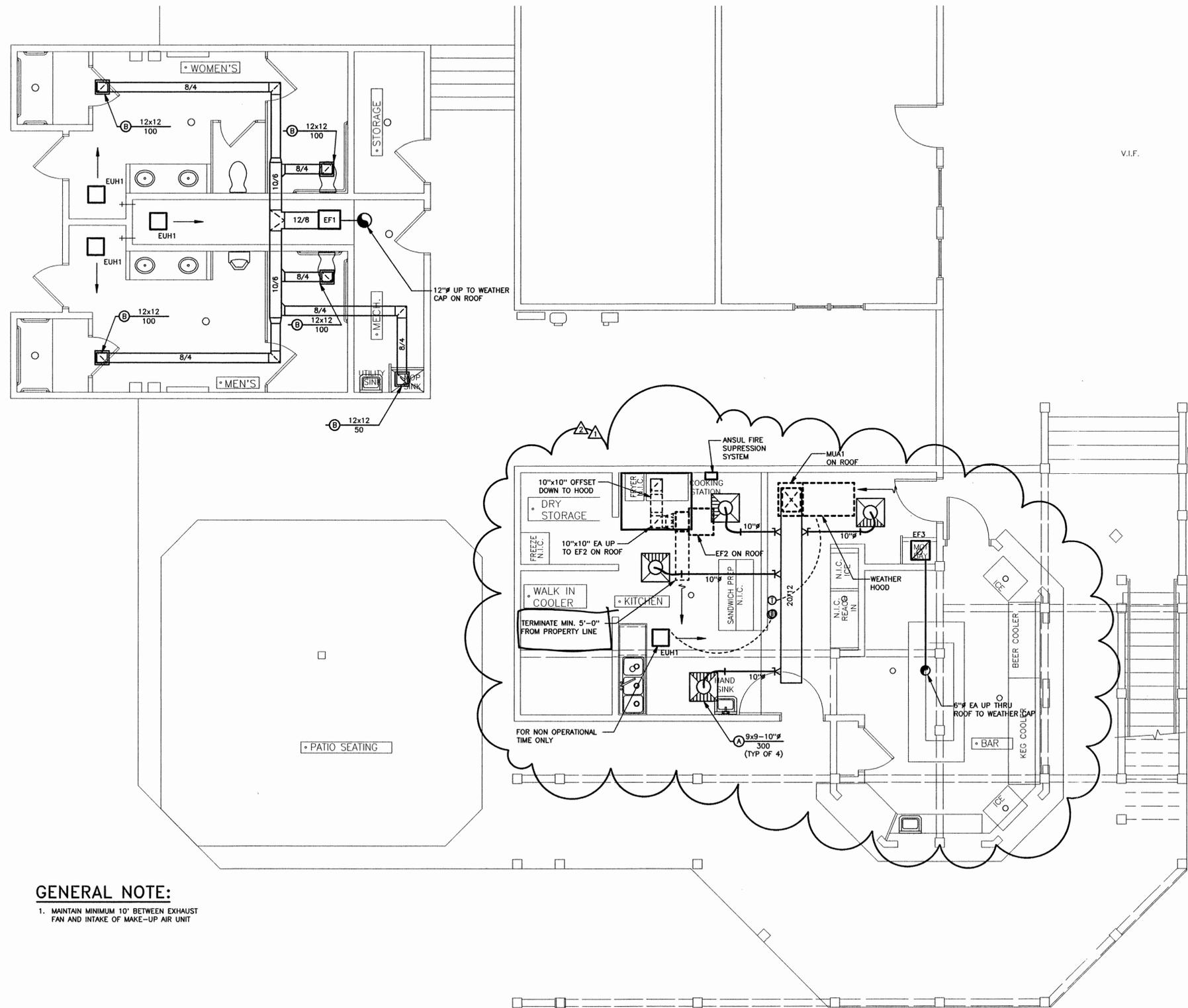
Date: 05/19/06

Project No: 6069

Drawn by: JCS/JDW

Checked by: RJW

M2.0



GENERAL NOTE:

1. MAINTAIN MINIMUM 10' BETWEEN EXHAUST FAN AND INTAKE OF MAKE-UP AIR UNIT

MAIN LEVEL HVAC PLAN

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