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DIRECTORY OF MANUFACTURES AND SUPPLIERS.

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CODE INFORMATION

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
GAS CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE, CH.11
ADDITIONAL CODE:	2019 CALIFORNIA BUILDING GREEN CODE
OCCUPANCY GROUP:	A-2
TYPE OF CONSTRUCTION:	V-B (NON-SPRINKLER)

OCCUPANT LOAD:

FUNCTION OF SPACE	PER S.F.	AREA SQ. FT.	OCCUPANTS
ACCESSORY AREAS, CIRCULATION, RESTROOMS,WALLS, ETC.	0 GROSS	287 S.F.	0 OCCUPANTS
CUSTOMER SERVICE: (WAITING AREA)	(1/5)	58 S.F.	12 OCCUPANTS
DINING FIXED SEATS:	FIXED, PER CBC.1004.4	555 S.F.	38 OCCUPANTS
KITCHEN:	(1/200)	768 S.F.	4 OCCUPANTS
STORAGE/ SUPPORT	(1/300)	237 S.F.	1 OCCUPANTS
TOTAL:			55 OCCUPANTS

BUILDING SIZE (GROSS):	2,080 S.F.
BUILDING SIZE (NET):	1,905 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	21'-6" (T/O TOWER)

EXIT REQUIREMENTS:

CALIFORNIA BUILDING CODE 2019 TABLE SECTION 1006

	REQUIRED	PROVIDED
OCCUPANT LOAD > 50	2	3

ABBREVIATIONS:

A.C.	ASPHALT CONCRETE	MAX.	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
BD.	BOARD	MIN.	MINIMUM
BLDG.	BUILDING	M.O.	MASONRY OPENING
BM.	BEAM	MTD.	MOUNTED
BI-	BOTTOM OF	MTL.	METAL
CARP.	CARPENTRY	(N)	NEW
C.B.C.	CALIFORNIA BUILDING CODE	N.A.	NOT APPLICABLE
C.C.	CENTER TO CENTER	N.A.P.	NOT A PART
C.G.	CORNER GUARD	N.I.C.	NOT IN CONTRACT
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	O.F.D.	OVER FLOW DRAIN
C.M.U.	CONCRETE MASONRY UNIT	O.H.	OVER HEAD
COL.	COLUMN	00SP	OUT OF SEQUENCE PARKING
CONC.	CONCRETE	O/-	OVER
C.T.	CERAMIC TILE	PART.	PARTITION
C.W.	COLD WATER	PL	PLATE
DIA.	DIAMETER	PROP.	PROPERTY
DIM.	DIMENSION	P.LAM.	PLASTIC LAMINATE
DN.	DOWN	PLYWD.	PLYWOOD
D.S.	DOWN SPOUT	PT.	PAINT
DWG.	DRAWING	PR	PAIR
D.T.	DRIVE-THRU	P.O.C.	POINT OF CONNECTION
		P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
		QTY.	QUANTITY
E.J.	EXPANSION JOINT	R.	RISER
ELEC.	ELECTRIC(AL)	RAD.	RADIUS
ELEV.	ELEVATION	R.C.P.	REFLECTED CEILING PLAN
EQ.	EQUAL	R.D.	ROOF DRAIN
EQUIP.	EQUIPMENT	REF.	REFERENCE
(E)	EXISTING	R.I.	ROUGH IN
EXT.	EXTERIOR	R.O.	ROUGH OPENING
		RM.	ROOM
F.D.	FLOOR DRAIN	SSBB	SELF SERVICE BEVERAGE BAR
F.E.	FIRE EXTINGUISHER	SCHED.	SCHEDULE
F.E.C.	FIRE EXTINGUISHER CABINET	SHT.	SHEET
FIXT.	FIXTURE	SIM.	SIMILAR
F.G.	FINISH GRADE	SPEC.	SPECIFICATION
F.O.M.	FACE OF MASONRY	SQ.	SQUARE
F.O.S.	FACE OF STUD	S.S.	STAINLESS STEEL
F.P.	FIRE PROOF	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.S.	FLOOR SINK	STL.	STEEL
FT.	FOOT (FEET)	STRUCT.	STRUCTURAL
FTG.	FOOTING	SUSP.	SUSPENDED
		S.V.	SHEET VINYL
GA.	GAUGE	T24	TITLE 24
GALV.	GALVANIZED	T.	TREAD
GYP. BD.	GYPSPUM BOARD	TEMP.	TEMPORARY
G.C.	GENERAL CONTRACTOR	T.J.	TOOLED JOINT
		TYP.	TYPICAL
H.B.	HOSE BIB	T/-	TOP OF
H.M.	HOLLOW METAL	U.N.O.	UNLESS NOTED OTHERWISE
HORZ.	HORIZONTAL	V.	VENT
HDWR.	HARDWARE	V.C.T.	VINYL COMPOSITION TILE
HT.	HEIGHT	VERT.	VERTICAL
HVAC	HEATING VENTILATING AND COOLING	V.I.F.	VERIFY IN FIELD
		V.B.	VINYL BASE
H.W.	HOT WATER	W/	WITH
I.D.	INSIDE DIAMETER	W.C.	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
		W.H.	WATER HEATER
J-BOX	JUNCTION BOX	W.P.	WATER PROOF
JOINT	JOINT	W.I.	WROUGHT IRON
LAV.	LAVATORY	W.W.F.	WELDED WIRE FABRIC
LTG.	LIGHTING		



BURGER KING RESTAURANT

RESTAURANT FOR:

DESERT HOT SPRINGS, CA (66675 TWO BUNCH PALMS) LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST, SUITE 300
OAK BROOK, IL, 60523-8854

LOCATED AT:

66675 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA, 92240

MAY, 2021 DESIGN RELEASE

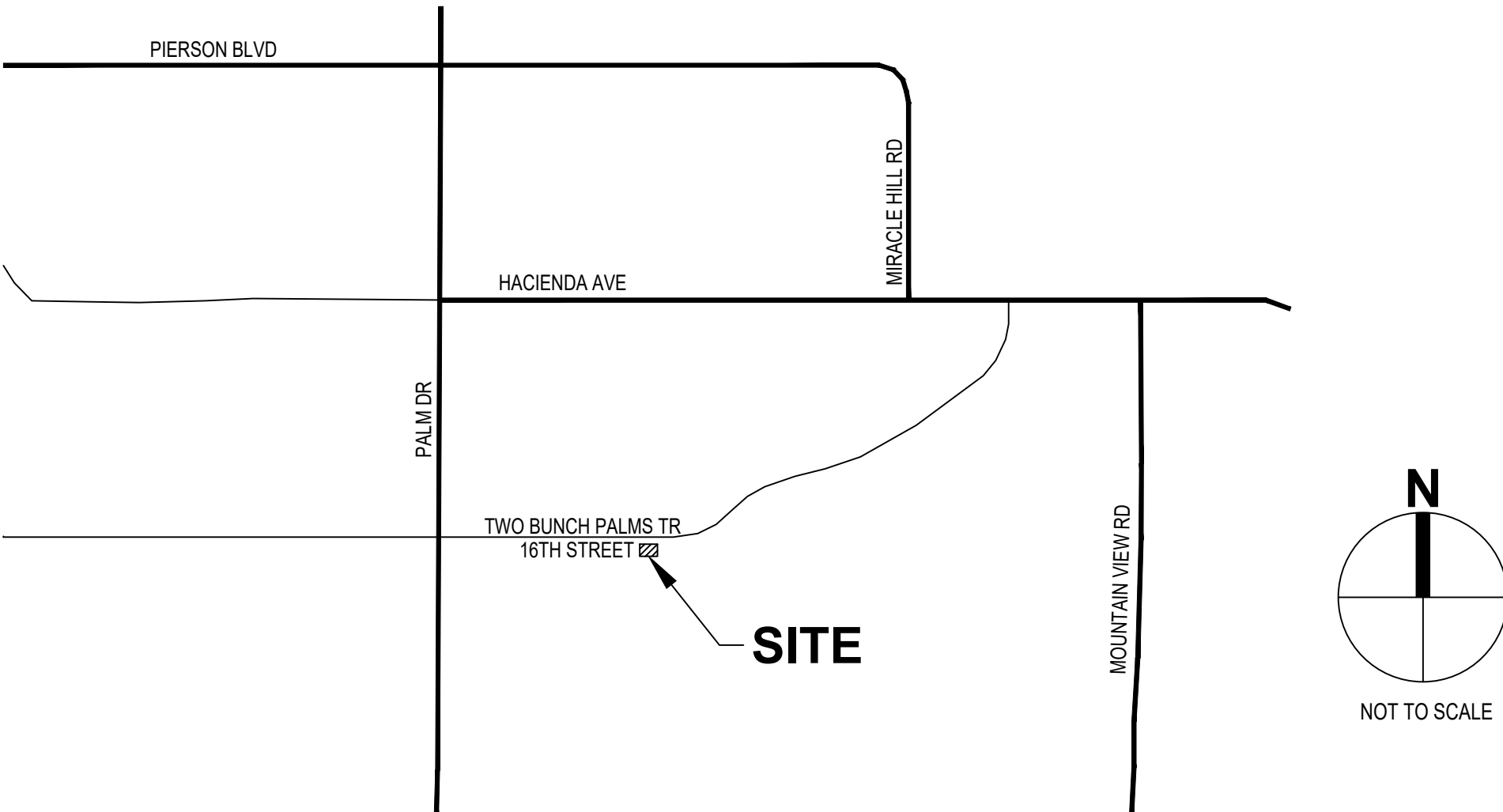
CONTRACTOR NOTES

- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ,INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, SEATING AND DECOR, KITCHEN EQUIPMENT MECHANICALS, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PRIOR TO SUBMITTING A BID. REPORT ANY DISCREPANCIES TO ARCHITECT OR ENGINEER PRIOR TO BID.
- B. BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR ANY DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD, OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.
- D. CONTRACTOR, DURING PRE-BID SITE VISIT, SHALL TAKE NOTICE OF ANY VISUALLY APPARENT CODE VIOLATIONS AND ALLOW IN HIS/HER BID FOR CORRECTING SUCH VIOLATIONS.
- E. CONTRACTORS ARE CAUTIONED TO COORDINATE ITEMS IN THEIR SCOPE OF WORK WITH OTHER TRADES.
- F. THESE NOTES APPLY TO ALL SHEETS.
- G. ALL MANUFACTURES PRODUCTS ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.

DEFERRED SUBMITTAL

- EXTERIOR TRELLIS (UNDER SEPARATE PERMIT)
- FLAME GRILLING SIGNAGE (UNDER SEPARATE PERMIT)
- WALK-IN COOLER , FREEZER

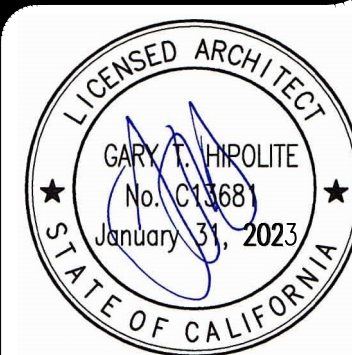
PROJECT LOCATION MAP



DRAWN BY:	T.TA & SLE	CHECKED BY:	G.H.	DATE:	05/23/2021
NO.	DATE	REVISION			
1	11/05/21	PLAN REVIEW COMMENTS			
2	10/18/21	PLAN REVIEW COMMENTS			
3	09/15/21	ADDENDUM 2 / CITY PLAN REVIEW			
4	07/14/21	ADDENDUM 1			



DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE:630-392-3196



PROJECT # INS - 001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

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THE 2019 CALIFORNIA BUILDING CODE CHAPTER 11B FOR ACCESSIBLE PARKING STANDARDS FOR COMMERCIAL BUILDINGS & PUBLIC ACCOMMODATIONS. FOR ADDITIONAL PARKING REGULATIONS PLEASE REFER TO THE LOCAL MUNICIPAL CODE FOR THE REQUIREMENTS.

ACCESSIBLE PARKING

1. PARKING SPACES COMPLYING WITH SECTION 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. (PER 11B-208.3.1)

PARKING SPACE AND SIGNAGE

1. CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 11B-502. WHERE PARKING SPACES ARE MARKED WITH LINES, WITH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS (PER 11B-501.1).
2. CAR AND VAN PARKING SPACES SHALL BE 18' LONG MIN. CAR PARKING SPACES SHALL BE 9' WIDE MIN. AND VAN PARKING SPACES SHALL BE 12' WIDE MINIMUM, SHALL BE MARKED TO DEFINED THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3. (PER 11B-502.2).
3. ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 11B-502.3. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. (PER 11B-502.3). WIDTH - ACCESS AISLE SERVING CAR AND VAN PARKING SPACE SHALL BE 60" WIDE MINIMUM. LENGTH - ACCESS AISLE SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE. (PER 11B-502.3.2) MARKING - ACCESS AISLE SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAX. OF 36" ON CENTER MAX. IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN ACCESS AISLE IN WHITE LETTERS A MIN. OF 12" IN HEIGHT & LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. (PER 11B-502.3.3).

4. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60" MIN. ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. FINISH AND SIZE - PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MIN. AREA OF 70 SQUARE INCHES. (PER 11B-502.6.1). MINIMUM FINE - ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." (PER 11B-520.6.2). LOCATION - A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROTECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. (PER 11B-502.6.3)

5. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2. (PER 11B-502.6.4.1)

THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A BLUE BACKGROUND A MINIMUM 36" WIDE BY 36" HIGH. THE CENTER LINE OF ISA SHALL BE A MAXIMUM OF 6" FROM THE CENTER LINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. (11B-502.6.4.1)

THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN ISA COMPLYING WITH SECTION 11B-703.7.2.1 A MIN. 36" WIDE BY 36" HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE ISA SHALL BE A MAX. OF 6" FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. (PER 11B-502.6.4.2)

6. AN ADDITIONAL SIGN SHALL BE POSTED EITHER:
 - 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR
 - 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. (PER 11B-502.8)THE SIZE OF ADDITIONAL SIGN SHALL NOT BE LESS THAN 17" WIDE BY 22" HIGH. (PER 11B-502.8.1) THE LETTER OF ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1" THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____." BLANK SPACES SHALL BE FILLED IN WHICH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. (PER 11B-502.8.2)

VERTICAL CLEARANCE

1. PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE 98" MINIMUM. (PER 11B-502.6)

VAN PARKING SPACES

1. FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502. (PER 11B-208.2.4).

SURFACES SLOPES OF ACCESSIBLE PARKING SPACES

1. 11B-405.2 SLOPE - RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
2. 11B.405.3 CROSS SLOPE - CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
3. 11B-405.6 RISE - THE RISE OF ANY RAMP RUN SHALL BE 30" MAXIMUM.

WALKS & SIDEWALKS

GENERAL WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-403.11B-403.5.1 CLEAR WIDTH. EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2. AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914mm). THE CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" INCHES (219mm) MINIMUM. WHEN, BECAUSE OF "RIGHT-AWAY RESTRICTIONS", NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48-INCH (219mm) CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914mm)

11B-303.2 VERTICAL CHANGES IN THE LEVEL OF 1/4 INCH (6.4mm) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT

11B-303.3 BEVELED. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4mm) HIGH MINIMUM AND 1/2 INCH (12.7mm) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2

11B-403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48

PROTRUDING OBJECTS

11B-307.2 PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (686 mm) AND NOT MORE THAN 80 INCHES (2032 mm) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (102 mm) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

FLOOR OR GROUND SURFACES

(11B-302.1) GENERAL. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302

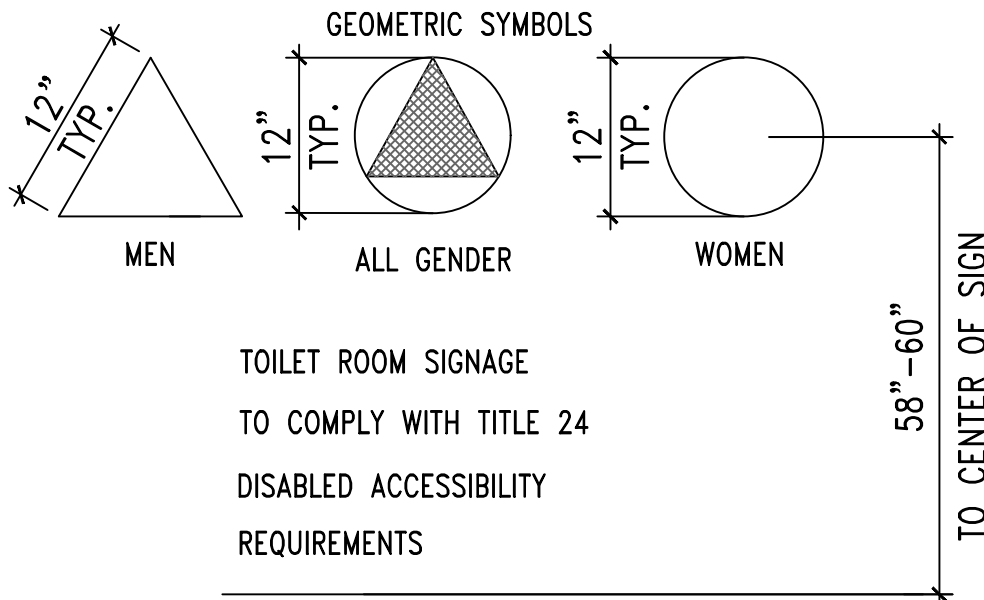
(11B-302.2) CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVELCUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (12.7MM) MAXIMUM. EXPOSED EDGES OR CARPET SHALL BE FASTENED TO FLOOR SURFACE AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303.

(11B-302.3) OPENINGS. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT, ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTION 11B-407.4.3

(11B-303.2) VERTICAL. CHANGES IN LEVEL GREATER THAN 1/4 INCH (6.4 MM) AND NOT EXCEEDING 1/2 IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THEN 1:2 (11B-303) & (11B-303.3)

SANITARY FACILITIES (GENERAL)

11B-703.7.2.6.3 UNISEX TOILET AND BATHING FACILITIES. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4mm) THICK AND 12 INCHES (305mm) IN DIAMETER WITH A 1/4 INCH (6.4mm) THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH (305mm) DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.



SANITARY FACILITY FIXTURES & ACCESSORIES

11B-606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.7.2.6. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES (1473mm) MINIMUM AND 60 INCHES (1524mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH (25mm) OF THE VERTICAL CENTERLINE OF THE DOOR.

11B-703.4.1. HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219mm) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

DOOR, DOORWAYS, AND GATES

1. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION (11B-404.1)

2. MANUAL DOORS, DOORWAYS, AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 11B-504.2 (PER 11B-404.2)

3. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24" DEEP SHALL PROVIDE A CLEAR OPENING OF 36" MIN. THERE SHALL BE NO PROJECTION INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34" AND 80" ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4". (PER 11B-404.2.3)

4. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1.

5. RECESSED DOORS & GATES SHALL HAVE MANEUVERING CLEARANCES FORWARD APPROACH AND SHALL BE PROVIDED WHEN AN OBSTRUCTION WITHIN 18" OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24" OF THE LATCH SIDE OF AN EXTERIOR DOORWAY. PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (PER 11B-404.2.4.3)

6. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (PER 11B-404.2.4.4)

7. PROVIDED THRESHOLD AT DOORWAYS SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 & 11B-303.(PER11B-404.2.5)

8. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (PER 11B-404.2.7)

9. DOOR & GATE CLOSING SPEED SHALL COMPLY WITH SECTION 11B-404.2.8. THE DOOR & GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (PER 11B-404.2.8.1) DOOR & GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN. (PER 11B-404.2.8.2)

10. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OR OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX. B. SLIDING OR FOLDING DOORS: 5 POUNDS MAX. C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. THE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (PER 11B-404.2.9) D. EXTERIOR DOORS: 5 POUNDS MAXIMUM.

11. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (PER 11B-404.2.10)

12. AUTOMATIC DOORS & AUTOMATIC GATES SHALL COMPLY WITH SECTION 11B-404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER- ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19. (PER 11B-404.3)

13. WHERE DOORS & GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32" MIN. WHEN OPERATED IN EMERGENCY MODE. (PER 11B-404.3.6)

HANDRAILS & GRAB BARS

1. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. (PER 11B-505.7.1) HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES (PER 11B-505.8)

2. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX. (PER 11B-609.2.1) GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (PER 11B-609.5)

COMMUNICATION ELEMENTS

1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 & CHAPTER 9, SECTION 907.5.2.1 AND 907.5.2.3 (PER 11B-702.1)

2. ALL BUILDING ENTRANCES SHALL BE IDENTIFIED WITH SIGNS THAT COMPLY WITH WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS SHALL BE PROVIDED. (PER 11B-703.1)

3. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SECTION 11B-703.4 & 11B-703.4.1

4. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND. 11B-703.2.1

5. CHARACTERS SHALL BE UPPERCASE. 11B-703.2.2

6. CHARACTERS SHALL BE SAN SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS. 11B-703.2.3

7. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MIN. AND 110 PERCENT MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". 11B-703.2.4

8. CHARACTERS HIGH MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". 11B-703.2.5

9. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAX. OF THE HEIGHT OF THE CHARACTER. 11B-703.2.6

10. CHARACTERS SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTER SHALL BE 1/16" MIN. AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAX. AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN. 11B-703.2.7

11. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT. 11B-703.2.8

12. TEXT SHALL BE IN A HORIZONTAL FORMAT. 11B-703.2.9

13. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION 11B-703.3

14. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET INITIALS, AND ACRONYMS. 11B-703.3.1

15. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS. 11B-703.3.2 (SEE EXCEPTION).

16. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION. 11B-703.4

17. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60" MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE RAISED CHARACTERS. 11B-703.4.1 (SEE EXCEPTION)

18. WHERE A TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN. CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE. 11B-703.4.2 (SEE EXCEPTION)

19. VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING, EXCEPT WHERE VISUAL CHARACTERS COMPLY WITH 11B-703.2 RAISED CHARACTERS AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH 11B-703.3 BRAILLE. THEY SHALL NOT BE REQUIRED TO COMPLY WITH 11B-703.5.2 THROUGH 11B-703.5.6, 11B-703.5.8 AND 11B-703.5.9

ELECTRICAL

(11B-308.1.1) ELECTRICAL SWITCHES. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREAS TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

(11B-308.1.2) ELECTRICAL RECEPTACLE OUTLETS. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

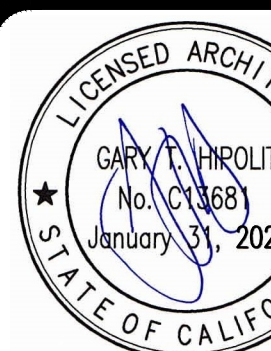
OPERABLE PARTS

(11B-309.4) OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

DRAWN BY: T.T.A. & S.L.E.	CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	REVISION

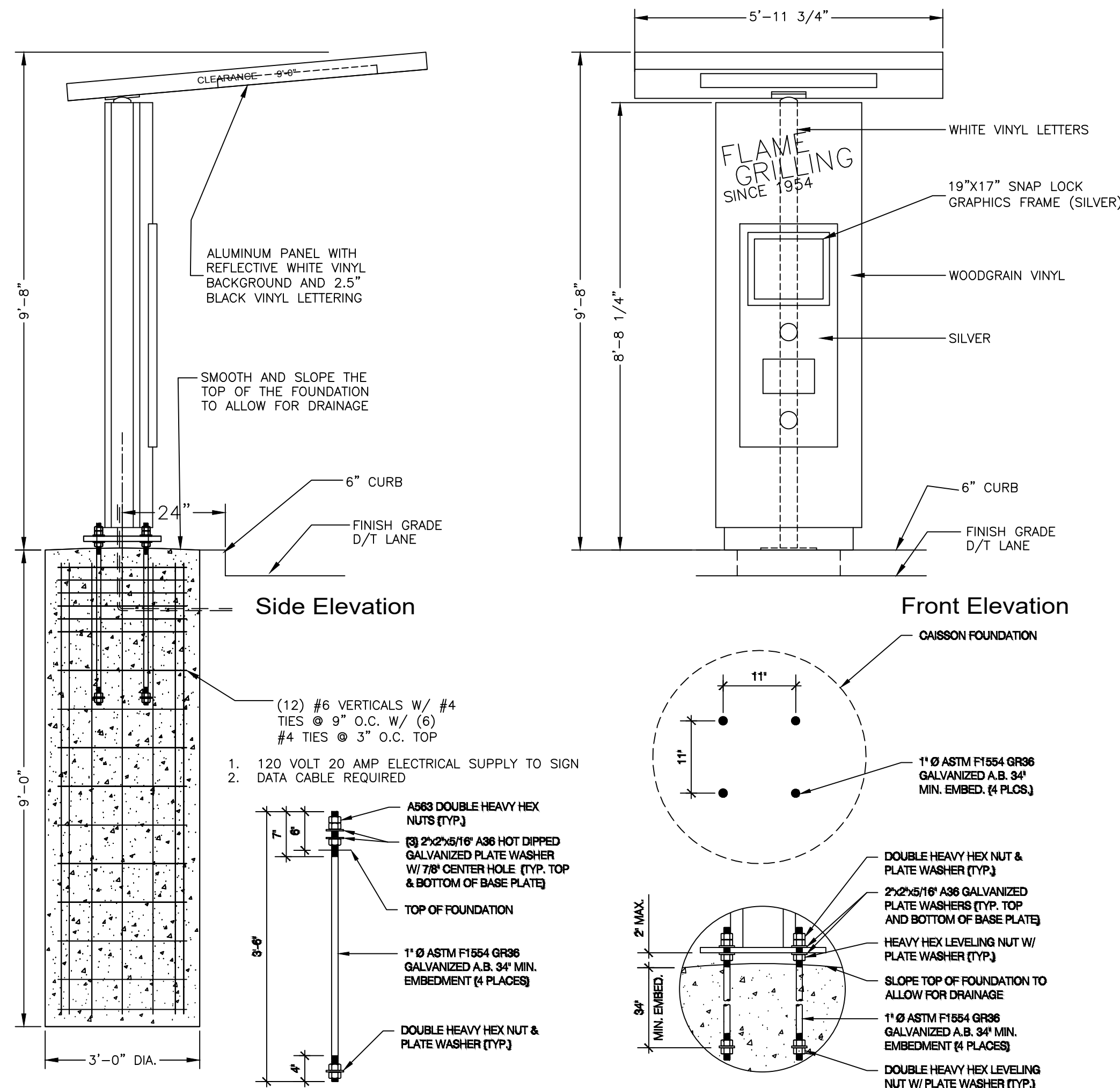
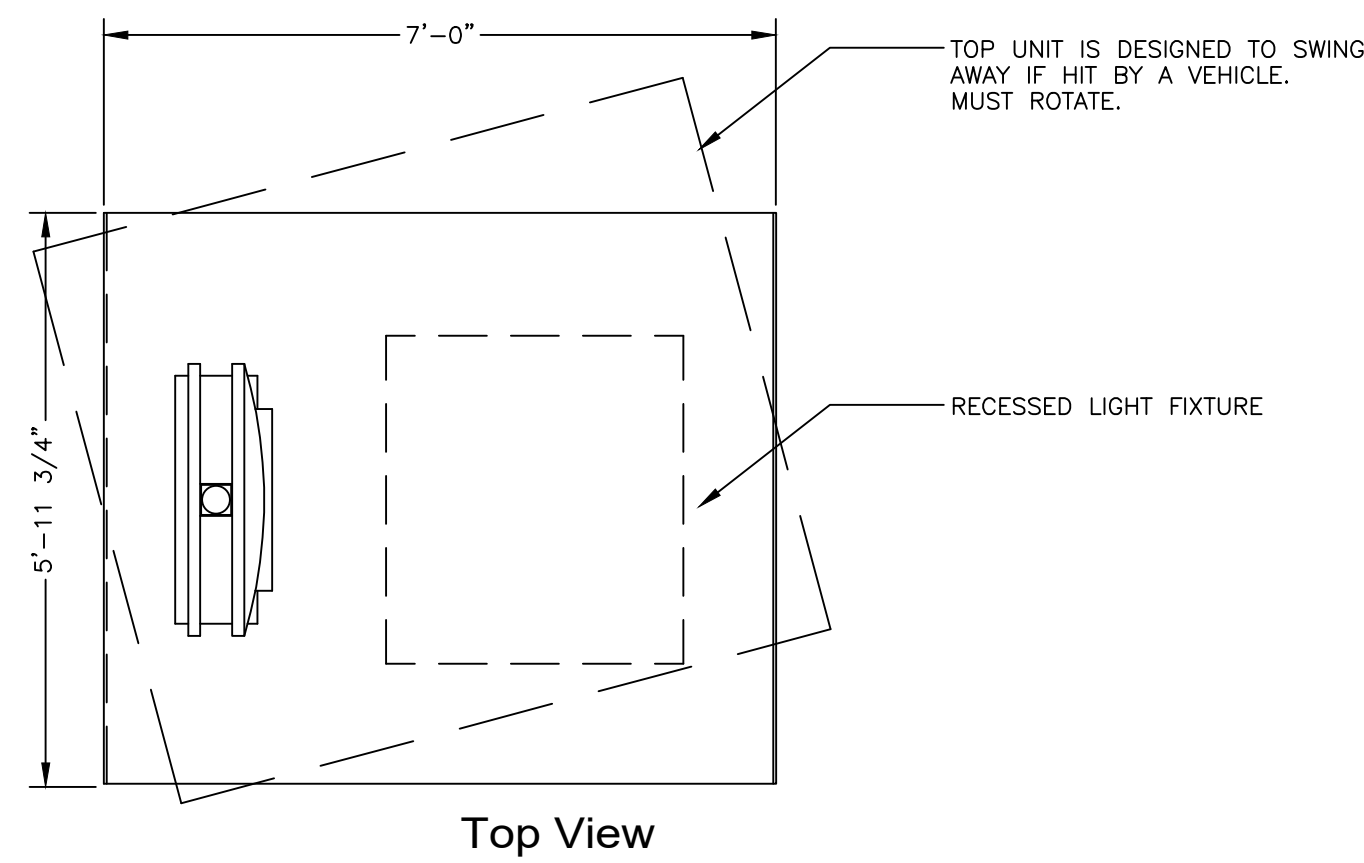


DESERT HOT SPRINGS, CA
(666745 TWO BUNCH PALMS) LLC,
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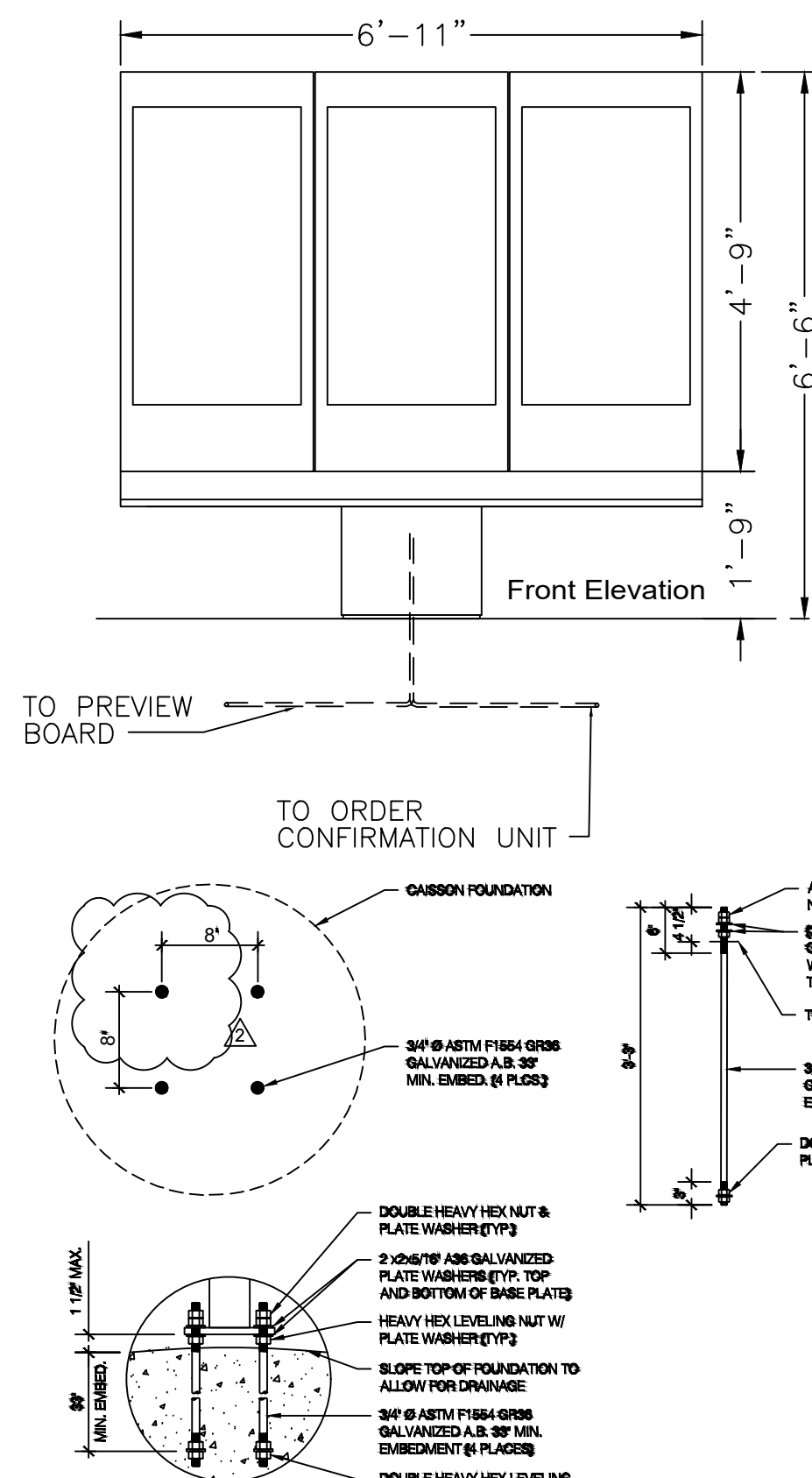


BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

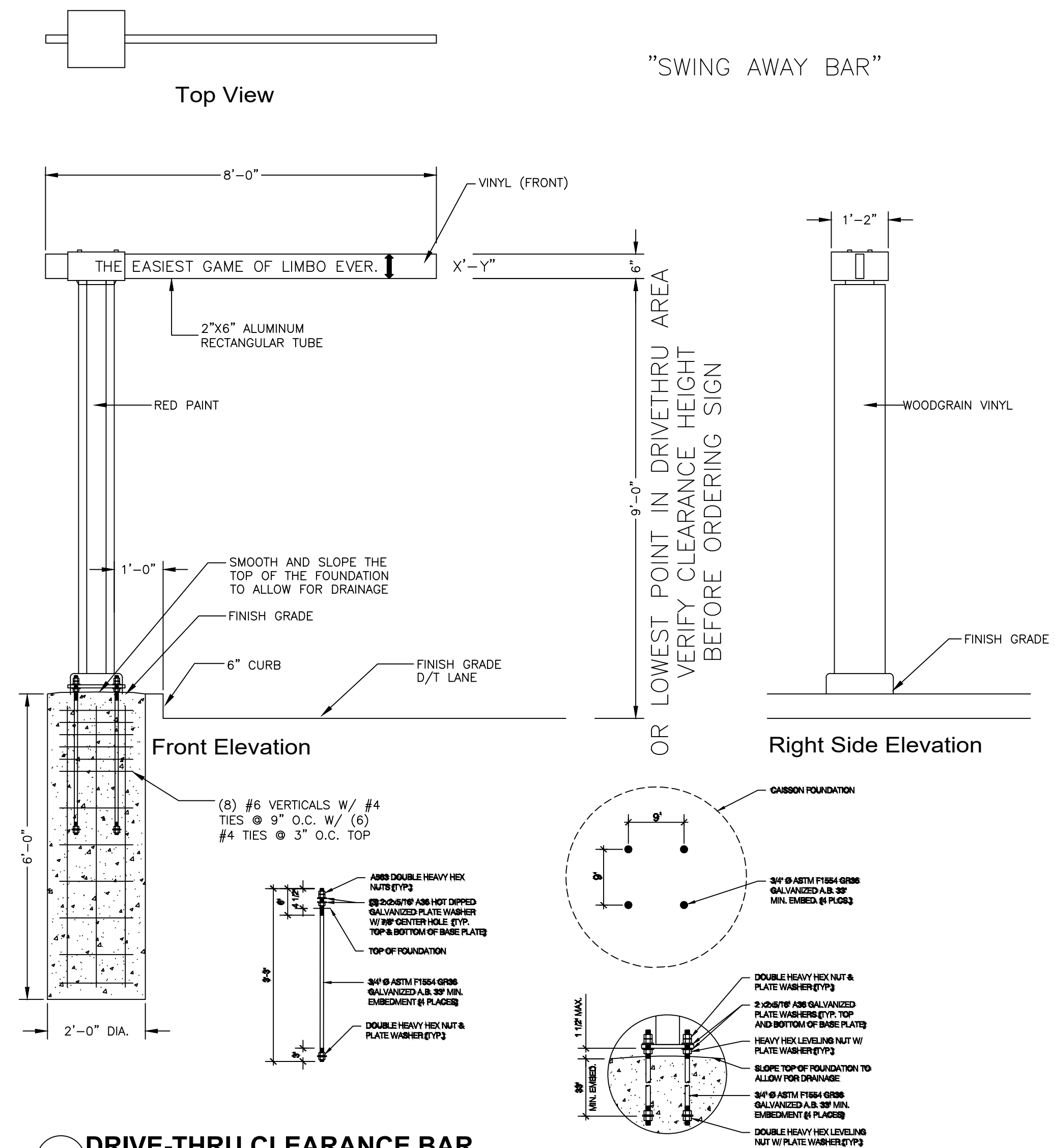
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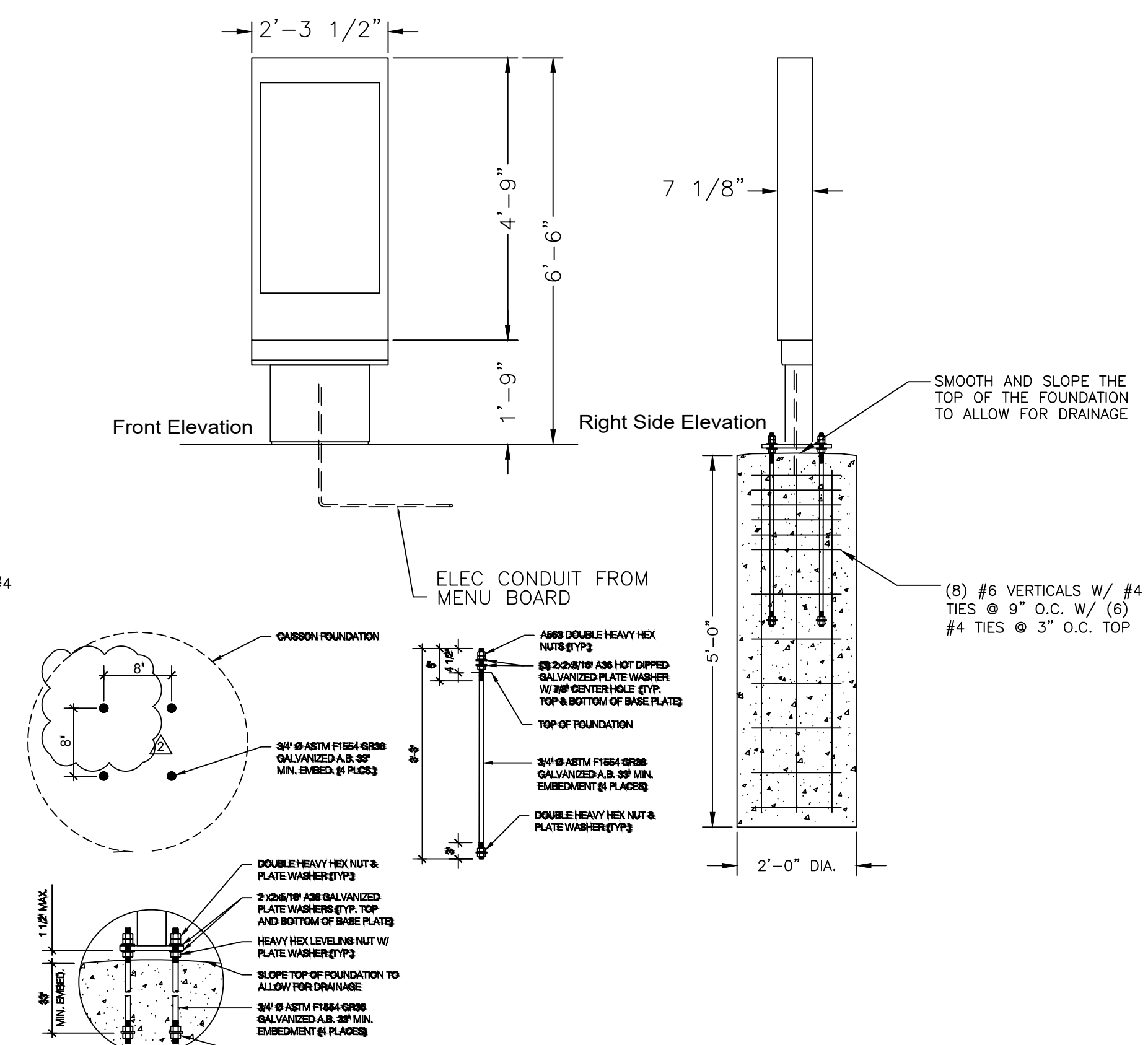
1 DRIVE-THRU ORDER STATION
SCALE: N.T.S.



2 DRIVE-THRU MENU BOARD
SCALE: N.T.S.



4 DRIVE-THRU CLEARANCE BAR
SCALE: N.T.S.



3 DRIVE-THRU PREVIEW BOARD
SCALE: N.T.S.

DRAWN BY:	T.T.A. & S.L.E.	CHECKED BY:	G.H.	DATE:	05/23/2021
NO.	2	REVISION			
DATE	05/15/21	APPENDUM	2 / CITY PLAN REVIEW		



PROJECT # INS - 001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

DRIVE-THRU COMPONENT DETAILS

INSITE - F&N INVESTMENTS RESPONSIBILITY MATRIX

SCHEDULE OF INSTALLATION & RESPONSIBILITIES

AREA	NO.	DESCRIPTION	G.C. FURNISHED	G.C. INSTALLED	TENANT FURNISHED	TENANT INSTALLED	MANUFACTURERS AND SUPPLIERS
BUILDING	1	BUILDING SHELL (FOUNDATION, SLAB WALLS, ROOF, EXTERIOR FINISHES)	•	•			
BUILDING	2	ELECTRICAL SWITCHGEAR AND DISCONNECTS	•	•			
BUILDING	3	UTILITIES SERVICES TO BUILDING	•	•			
BUILDING	4	EXTERIOR STOREFRONT, GLASS, DOORS, LOCKSETS & HARDWARE	•	•			
BUILDING	5	DOORS, FRAMES, HARDWARE	•	•			
BUILDING	6	EXTERIOR BUILDING MOUNTED LIGHTING	•	•			
BUILDING	7	INTERIOR LIGHTING AND EMERGENCY LIGHTING	•	•			
BUILDING	8	EXTERIOR BUILDING SIGNAGE - SIGN AND SIGN BASE			•	•	
BUILDING	9	EXTERIOR BUILDING SIGNAGE ELECTRICAL - INCLUDES POWER, CONDUITS AND J-BOXES	•	•			
BUILDING	10	EXTERIOR DRIVE THRU SIGNAGE - SIGN AND SIGN BASE			•	•	
BUILDING	11	EXTERIOR DRIVE THRU SIGNAGE - FOOTINGS, CONDUIT, PULL-STRINGS AND J-BOXES	•	•			
BUILDING	12	EXTERIOR DIRECTIONAL SIGNAGE - SIGN AND SIGN BASE			•	•	
BUILDING	13	EXTERIOR DIRECTIONAL SIGNAGE - FOOTING, CONDUIT, PULL-STRINGS AND J-BOXES	•	•			
BUILDING	14	PARKING LOT LIGHTING	•	•			
BUILDING	15	SITE PYLON/MONUMENT SIGNAGE - SIGN AND SIGN BASE			•	•	
BUILDING	16	SITE PYLON/MONUMENT SIGNAGE - INCLUDES POWER, CONDUITS AND J-BOXES	•	•			
BUILDING	17	LANDSCAPE AND PAVING (SITE WORK)	•	•			
BUILDING	18	MEP VENTS THROUGH ROOF	•	•			
BUILDING	19	ROOF MOUNTED SATELLITE/ANTENNA			•	•	
BUILDING	20	WATER HEATER AND VENT	•	•			
BUILDING	21	RESTROOM PARTITIONS AND ACCESSORIES	•	•			
BUILDING	22	RESTROOM FINISHES, WALL AND FLOOR	•	•			
BUILDING	23	HVAC SYSTEM COMPLETE	•	•			
BUILDING	24	HVAC CONTROLS EQUIPMENT	•	•			
BUILDING	25	HVAC CONTROLS LOW VOLTAGE WIRING	•	•			
BUILDING	26	HVAC DUCTWORK AND DIFFUSERS	•	•			
BUILDING	27	HVAC DUCTMOUNTED SMOKE DETECTORS	•	•			
BUILDING	28	RESTROOM PLUMBING FIXTURES	•	•			
BUILDING	29	INTERIOR FLOOR FINISHES	•	•			
BUILDING	30	INTERIOR WALL FINISHES	•	•			
BUILDING	31	INTERIOR CEILING FINISHES	•	•			
BUILDING	32	FIRE SPRINKLER (NOT ANSUL)	•	•			
BUILDING	33	FIRE EXTINGUISHERS	•	•			
BUILDING	34	BUILDING SIGNAGE BLOCKING	•	•			
BUILDING	35	MISC. BLOCKING AS REQUIRED	•	•			
BUILDING	36	EXTERIOR AWNINGS / CANOPIES			•	•	
BUILDING	37	GREASE INTERCEPTOR (EXTERIOR)	•	•			
BUILDING	38	GRAPHICS (AS NOTED VENDOR LIST) / MERCHANDISING PACKAGE (MOSS INDICATED HE DOES)			•	•	
SYSTEMS AND PACKAGES	39	PHONE / POS DEVICES	•	•			
SYSTEMS AND PACKAGES	40	PHONE / POS ROUGH-IN CONDUIT	•	•			
SYSTEMS AND PACKAGES	41	PHONE / POS CABLING			•	•	
SYSTEMS AND PACKAGES	42	DECOR ITEMS / PACKAGE			•	•	
SYSTEMS AND PACKAGES	43	AV SYSTEMS & TELEVISIONS DEVICES			•	•	
SYSTEMS AND PACKAGES	44	AV SYSTEMS & TELEVISIONS ROUGH-IN	•	•			
SYSTEMS AND PACKAGES	45	AV SYSTEMS & TELEVISIONS CABLING			•	•	
SYSTEMS AND PACKAGES	46	DRIVE THRU WINDOW	•	•			
SYSTEMS AND PACKAGES	47	SMOKE / CO2 DETECTORS	•	•			
SYSTEMS AND PACKAGES	48	SECURITY CAMERA / MONITOR SYSTEM			•	•	
SYSTEMS AND PACKAGES	49	SECURITY CAMERA / MONITOR SYSTEM ROUGH-IN			•	•	
SYSTEMS AND PACKAGES	50	MUSIC SYSTEM			•	•	
SYSTEMS AND PACKAGES	51	MUSIC SYSTEM ROUGH IN			•	•	
SYSTEMS AND PACKAGES	52	SERVICE LINE MILLWORK AND KNEE WALL	•	•			
SYSTEMS AND PACKAGES	53	OFFICE AND CREW MILLWORK (INCL. WAINSCOTING, CORIAN SILLS, TRIM, CORIAN COUNTER, COUNTER KNEE WALL)	•	•			
SYSTEMS AND PACKAGES	54	FIRE ALARM SYSTEM AND PANEL	•	•			
SYSTEMS AND PACKAGES	55	ADA SIGNAGE	•	•			
SYSTEMS AND PACKAGES	56	MAIL RECEPTACLE					
SYSTEMS AND PACKAGES	57	WINDOW TINTING			•	•	
SYSTEMS AND PACKAGES	58	BLINDS			•	•	
NOT USED	59						
NOT USED	60						
SYSTEMS AND PACKAGES	61	CORNER GUARDS (STAINLESS)	•	•			
SYSTEMS AND PACKAGES	62	VINYL WALLCOVERING	•	•			
SYSTEMS AND PACKAGES	63	FRP / WALL TILE	•	•			
SYSTEMS AND PACKAGES	64	SAFE					
SYSTEMS AND PACKAGES	65	DRIVE THRU LOOPS		•	•	•	
SYSTEMS AND PACKAGES	66	DOORBELL / DOOR ALARM	•	•			
SYSTEMS AND PACKAGES	67	FURNISHINGS			•	•	
SYSTEMS AND PACKAGES	68	EMPLOYEES LOCKERS			•	•	
SYSTEMS AND PACKAGES	69	SEATING PACKAGE			•	•	
SYSTEMS AND PACKAGES	70	KNOX BOX	•	•			
KITCHEN EQUIPMENT	71	SERVICE COUNTER SHELVING		•			
KITCHEN EQUIPMENT	72	WALK IN COOLER	•	•			
KITCHEN EQUIPMENT	73	WALK IN FREEZER	•	•			
KITCHEN EQUIPMENT	74	ROOF MOUNTED REFRIGERATION MOUNT	•	•			
KITCHEN EQUIPMENT	75	ROOF MOUNTED REFRIGERATION SYSTEM COMPLETE	•	•			
KITCHEN EQUIPMENT	76	ANSUL SYSTEM	•	•			
KITCHEN EQUIPMENT	77	GREASE DUCT	•	•			
KITCHEN EQUIPMENT	78	KITCHEN EQUIPMENT ELECTRICAL CONNECTIONS	•	•			
KITCHEN EQUIPMENT	79	STAINLESS STEEL WALL PANELS	•	•			
KITCHEN EQUIPMENT	80	VENT HOODS	•	•			
KITCHEN EQUIPMENT	81	CUP DISPENSERS			•	•	
KITCHEN EQUIPMENT	82	3 COMPARTMENT SINK		•	•	•	
KITCHEN EQUIPMENT	83	HAND SINKS		•	•	•	
KITCHEN EQUIPMENT	84	FREESTANDING SHELVING			•	•	
KITCHEN EQUIPMENT	85	KITCHEN EQUIPMENT (NOT INCLUDING HOODS, COOLER AND ANSUL SYSTEM)			•	•	
KITCHEN EQUIPMENT	86	FREESTYLE BEVERAGE EQUIPMENT LINES AND INSTALL			•	•	
KITCHEN EQUIPMENT	87	YELLOW GREASE TANK			•	•	
KITCHEN EQUIPMENT	88	CO2 TANK			•	•	

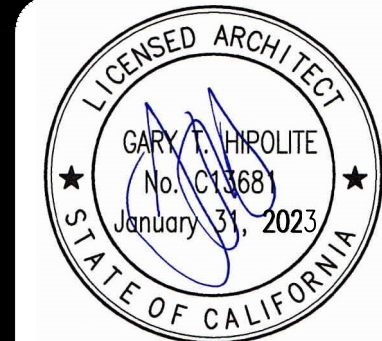
SCHEDULE & INSTALLATION NOTES:

- 1) THE DEVELOPER'S CONTRACTOR SHALL PROVIDE ALL ROUGH-IN SERVICES TO MAKE ALL FINAL CONNECTIONS. THE DEVELOPER'S CONTRACTOR SHALL BE REQUIRED TO REQUEST SHOP DRAWINGS, CATALOG CUTS, SCHEDULES, ETC. FROM THE OWNER'S VENDORS AS NECESSARY TO PROPERLY COORDINATE UTILITY CONNECTIONS, PREPARATIONS, ROOF OPENINGS, AND EQUIPMENT SUPPORTS TO ACCOMMODATE ACTUAL FURNISHED ITEMS AND EQUIPMENT.

DRAWN BY: T.TA & SLE	CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	REVISION
1	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW
2	07/14/21	ADDENDUM 1

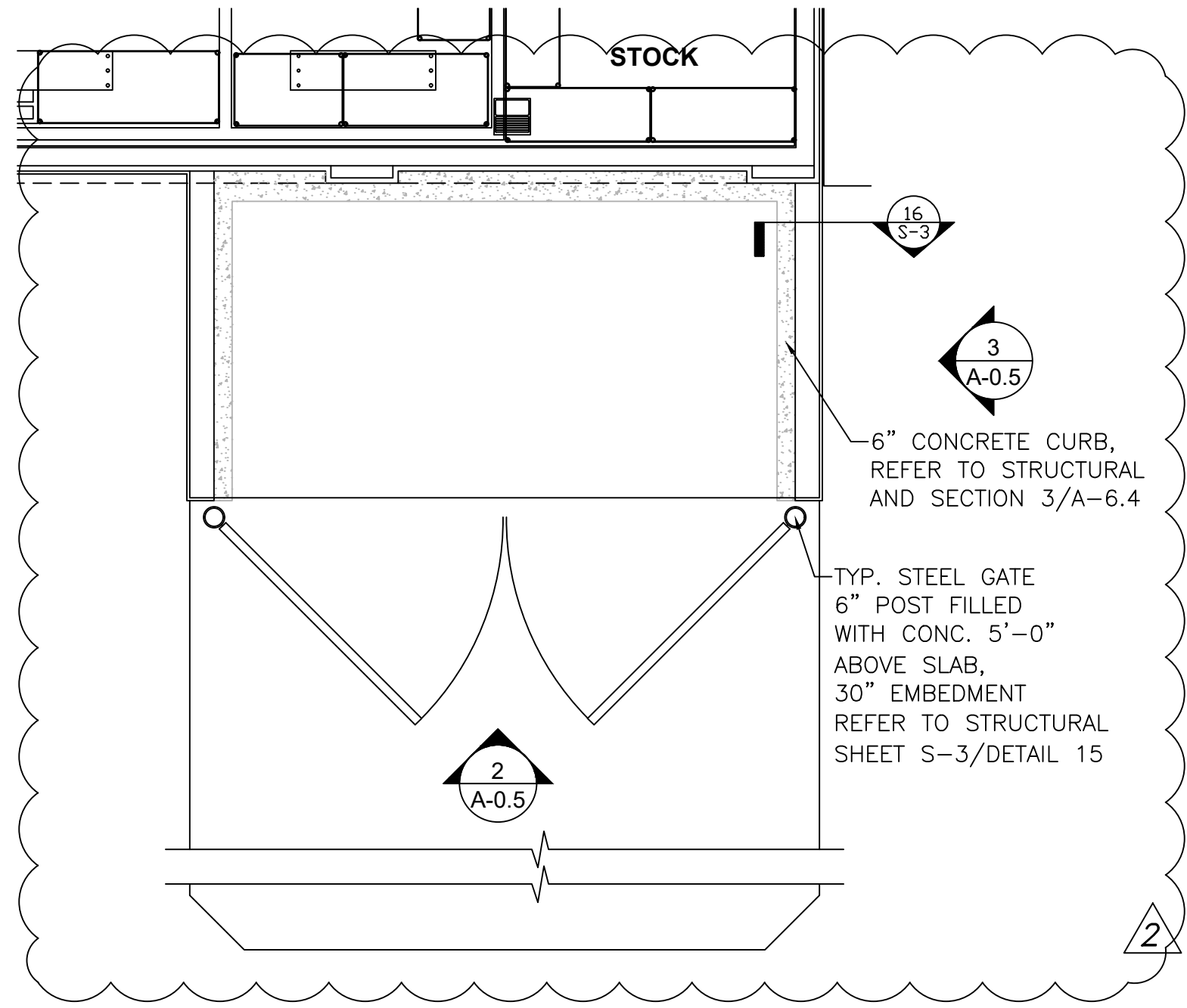


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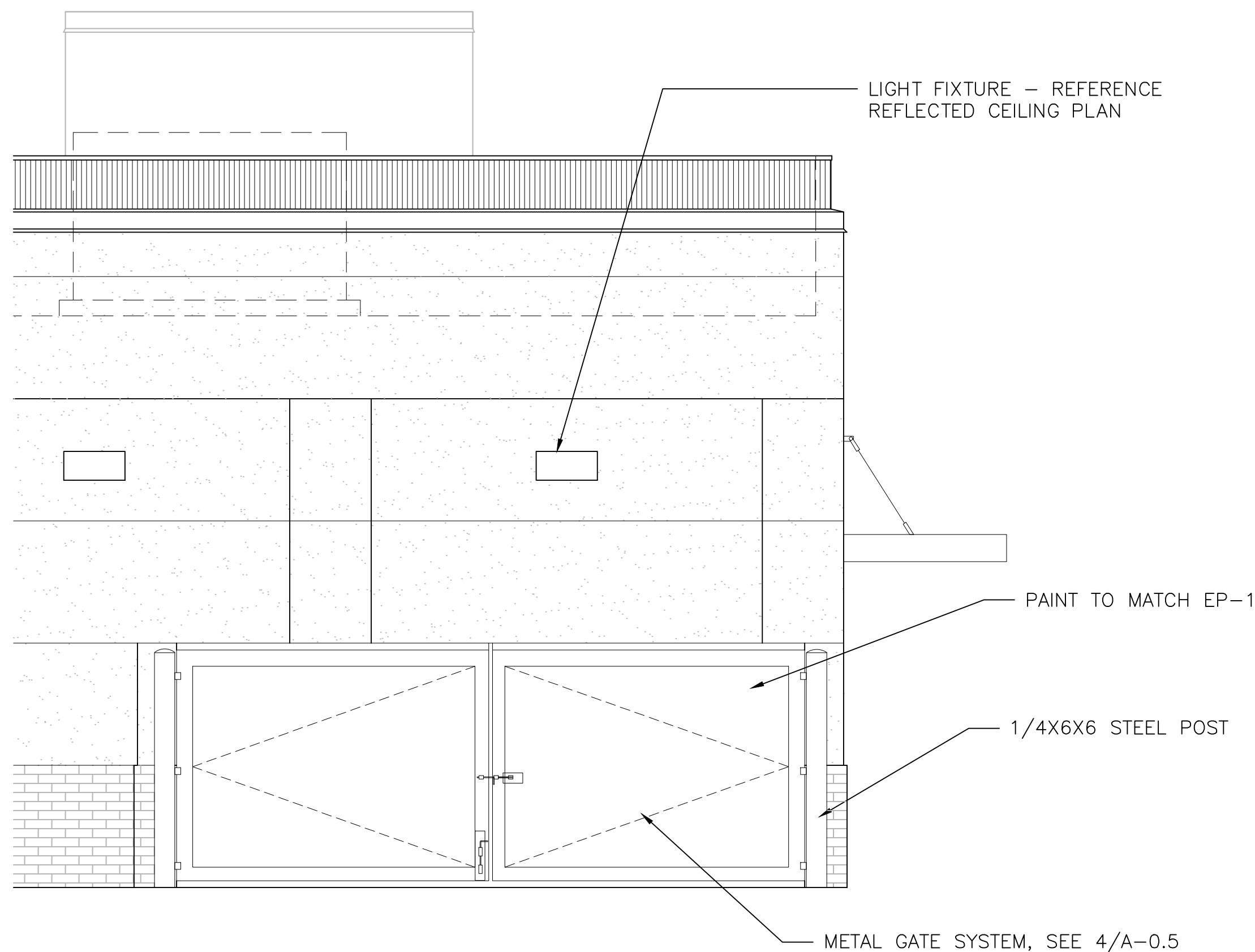


BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
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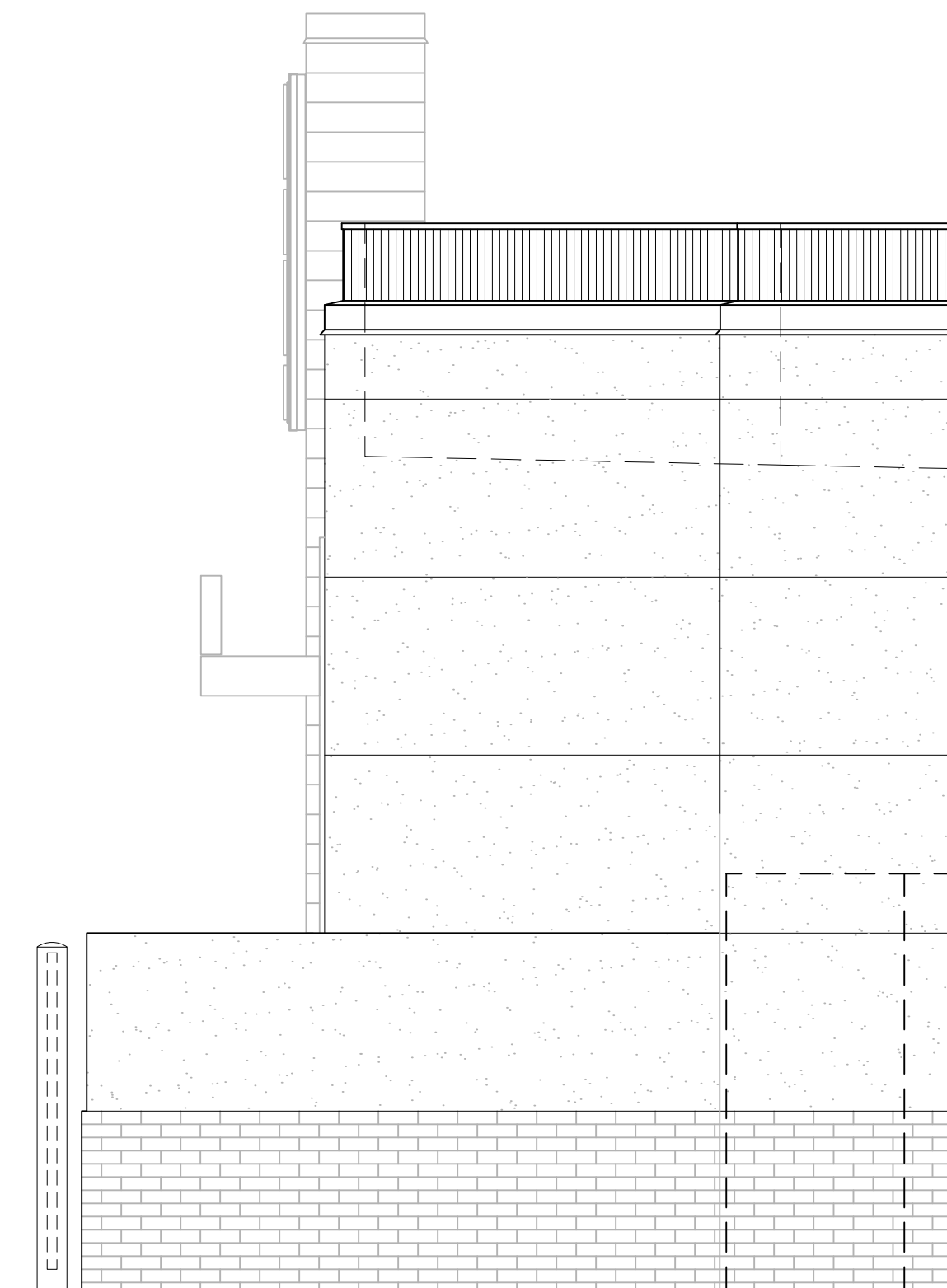
LANDLORD TENANT RESPONSIBILITIES MATRIX



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0", REFER TO SHEET A-1 FOR FULL FLOOR PLAN



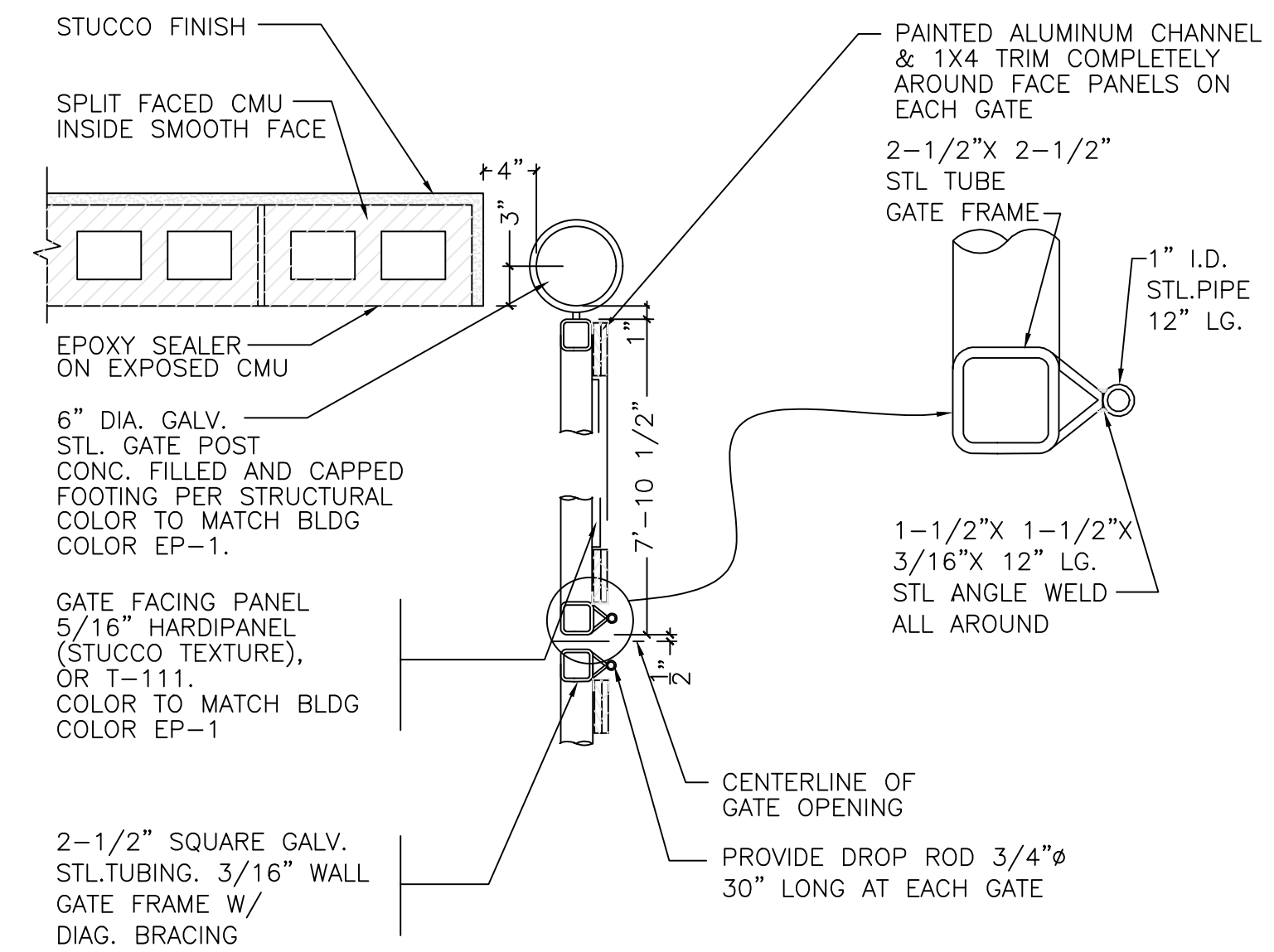
2 TRASH ENCLOSURE EAST ELEVATION
SCALE: 3/8" = 1'-0", REFER TO SHEET A-2 FOR FULL ELEVATION



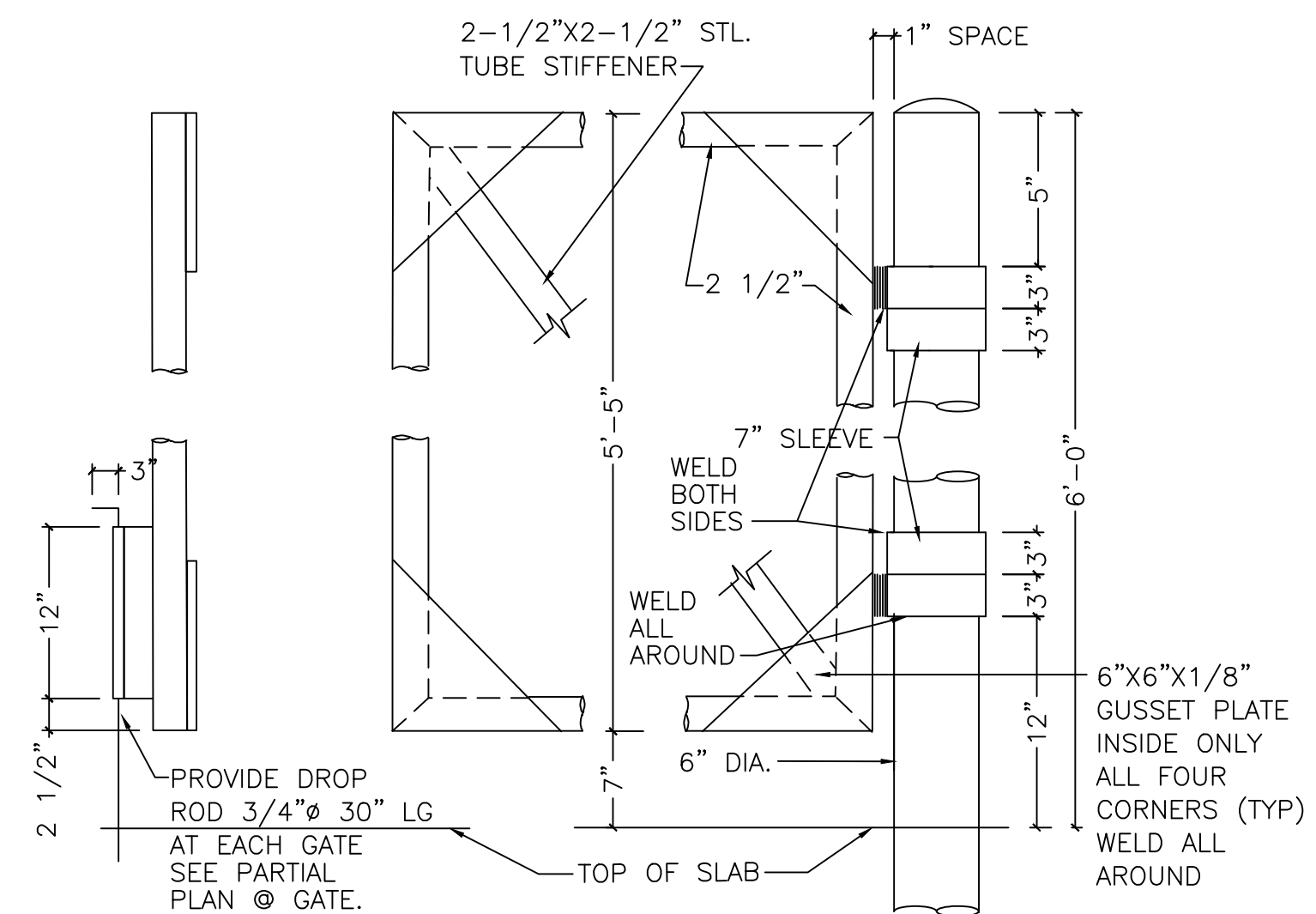
3 TRASH ENCLOSURE NORTH ELEVATION
SCALE: 3/8" = 1'-0", REFER TO SHEET A-2.1 FOR FULL ELEVATION

NOTES: THE INTERIOR WALL AND FLOOR OF OUTSIDE TRASH DUMPSTER ENCLOSURE MUST BE SMOOTH AND SEALED WITH AN EPOXY SEALER

EXTERIOR CEMENT PLASTERING/PAINT	
(CS-1)	CEMENT STUCCO MANUFACTURER: STO OR APPROVED EQUAL CONTACT: TIM SALERNO, 407.486.5371 COLOR: PPG TANNER'S TAUPE FINISH: FINE SAND LOCATION: MAIN BASE FINISH
(EP-1)	EXTERIOR PAINT MANUFACTURER: PPG CONTACT: RICK GARLIN, garlin@ppg.com 317.318.5800 COLOR: PPG MONTEREY CLIFFS LOCATION: EXTERIOR DELIVERY DOORS
EXTERIOR MASONRY	
(TB-1)	THIN BRICK DESCRIPTION: THIN CLAD MANUFACTURER: PINE HALL BRICK CONTACT: THERESA BEANE, tbeane@pinehallbrick.com, 800.334.8689 SIZE: OVERSIZE/QUEEN COLOR: OLD IRVING QS LOCATION: WAINSCOT



5 PARTIAL GATE DETAIL
SCALE: 1" = 1'-0"



4 PARTIAL GATE SECTION & ELEVATION
SCALE: 1" = 1'-0"

NO.	DATE	DRAWN BY:	T.T.A. & S.L.E.	CHECKED BY:	G.H.	DATE:	05/23/2021
1	05/15/21						
2	05/15/21						
3	05/15/21						
4	05/15/21						
5	05/15/21						
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9	05/15/21						
10	05/15/21						



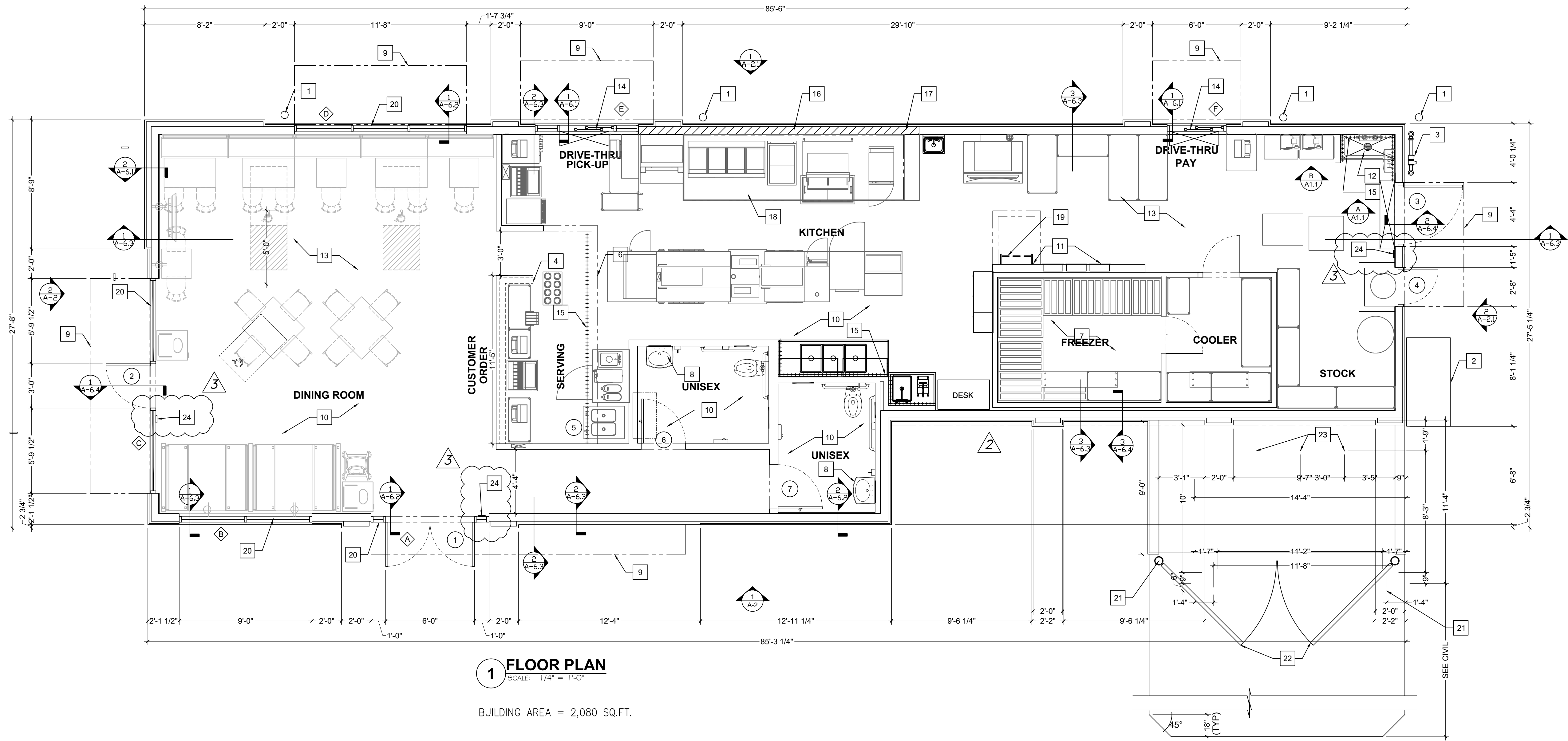
DESERT HOT SPRINGS, CA
(666) 75 TWO BUNCH PALMS LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST. SUITE 300
OAK BROOK, IL 60521-5864
PHONE: 630-592-3196



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
PROJECT # INS - 001

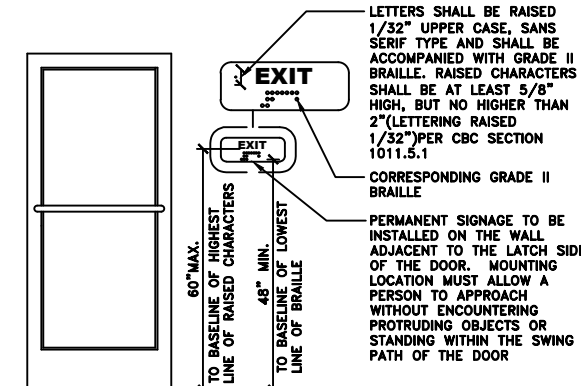
TRASH ENCLOSURE DETAILS

A-0.5



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA = 2,080 SQ.FT.

TACTILE EXIT SIGN



2

OCCUPANT LOAD CALCULATION:

CALIFORNIA BUILDING CODE 2019 TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	PER S.F.	AREA SQ. FT.	OCCUPANTS
ACCESSORY AREAS, CIRCULATION, RESTROOMS, WALLS, ETC.	0 GROSS	287 S.F.	0 OCCUPANTS
CUSTOMER SERVICE: (WAITING AREA)	(1/5)	58 S.F.	12 OCCUPANTS
DINING FIXED SEATS:	FIXED, PER CBC.1004.4	555 S.F.	32 OCCUPANTS
KITCHEN:	(1/200)	768 S.F.	4 OCCUPANTS
STORAGE/ SUPPORT	(1/300)	237 S.F.	1 OCCUPANTS
TOTAL:			49 OCCUPANTS

EXIT REQUIREMENTS:

CALIFORNIA BUILDING CODE 2019 TABLE SECTION 1006

OCCUPANT LOAD <50	REQUIRED	PROVIDED
	1	3

GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE TO FINISH.
- B. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- C. DESIGNER NOTE: WHEN UTILIZING A DIFFERENT EXTERIOR WALL CONSTRUCTION, HOLD INTERIOR DIMENSIONS.
- D. FOR DOOR AND WINDOW TYPES, REFER TO SHEET A-7.1.

CITY NOTES

- A. WALL FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.13.
- B. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

1. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
2. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED TRANSPORTATION TO A DIVERSION FACILITY
3. IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTION WILL BE TAKEN
4. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. (CBC 5.408.2, 5.408.2.1)

2

KEYED NOTES:

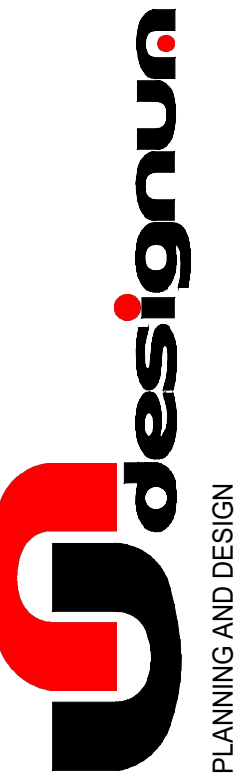
1. STEEL BOLLARD - REFER TO SHEET S-1.
2. NEMA ELECTRIC SERVICE CABINET. REFER TO ELECTRICAL DRAWINGS.
3. GAS SERVICE. REFER TO PLUMBING DRAWINGS.
4. SERVICE COUNTER PARTITION BY G.C. REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP/FINISHES INSTALLATION RESPONSIBILITIES WITH THE INTERIOR DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 32" A.F.F.
5. CORNER GUARDS AT ALL OUTSIDE CORNERS IN BACK OF HOUSE - REFER TO DETAIL #4, SHEET A-1.1.
6. MENU BOARD BULKHEAD ABOVE. REFER TO DETAIL 1, SHEET A-6.1
7. INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER.
8. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL).
9. LINE OF CANOPY. REFER TO EXTERIOR ELEVATIONS. CANOPY TO BE SUPPLIED BY SIGN VENDOR TO BE COORDINATED.
10. SUBSTRATE PANELS:
KITCHEN - CREW - RESTROOMS
5/8" USG "DUROCK" PANELS AT FINISH FLOOR TO 24" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG "FIBEROCK" PANELS IN LIEU OF DUROCK.
DINING ROOM - CORRIDOR
5/8" TYPE USG "SHEETROCK" TYPE "X" GYPSUM WALL BOARD.
FINISH: CORONADO PAINT - LIGHT ORANGE PEEL APPLIED WITH CORONADO AIR ASSIST TIP (Z-122KD) OR EQUAL
11. ELECTRICAL PANELS - RECESS ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
12. CAN WASH - DUROCK SUBSTRATE ON ALL THREE SIDES, FLOOR TO CEILING. DETAILS A-1.1
13. TILE FLOOR (REFERENCE SPECIFICATIONS ON INTERIOR DECOR DRAWINGS).
14. DRIVE-THROUGH SLIDING WINDOW. REFERENCE SHEET A-7.1
15. ++++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F., BEHIND 3-COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD.
16. USG 5/8" DUROCK ON STEEL STUD FRAMING BEHIND HOOD. DUROCK TO EXTEND 18" BEYOND EACH END OF HOOD.
17. STAINLESS STEEL PANELS BELOW AND 18" WIDE AT EACH SIDE OF HOOD SUPPLIED BY HOOD MANUFACTURER AND INSTALLED BY G.C.
18. TYPE I COOK LINE HOODS - REFER TO HOOD DRAWINGS AND MECHANICAL PLANS.
19. ROOF ACCESS LADDER - REFERENCE DETAIL ON SHEET A-5.
20. ALUMINUM AND GLASS STOREFRONT, REFERENCE DETAIL.
21. 6" DIA. STEEL GATE POST FILLED W/ CONCRETE
22. 2 GATES (SEE GATE SECT. & ELEVATION)
23. TYP. GUARD POST- 6" STL PIPE FILLED WITH CONC. 5'-0" ABOVE SLAB, 30" EMBEDMENT

24. TACTILE EXIT SIGN. REFER TACTILE DETAIL/A-1
25. COUNTER TOP - REFERENCE DETAIL #6, A-1.1

2



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BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

A-1

FLOOR PLAN

PROJECT # INS - 001

DRAWN BY: T.T.A. & S.L.E.

CHECKED BY: G.H.

DATE: 05/23/2021

REVISION

PLAN REVIEW COMMENTS

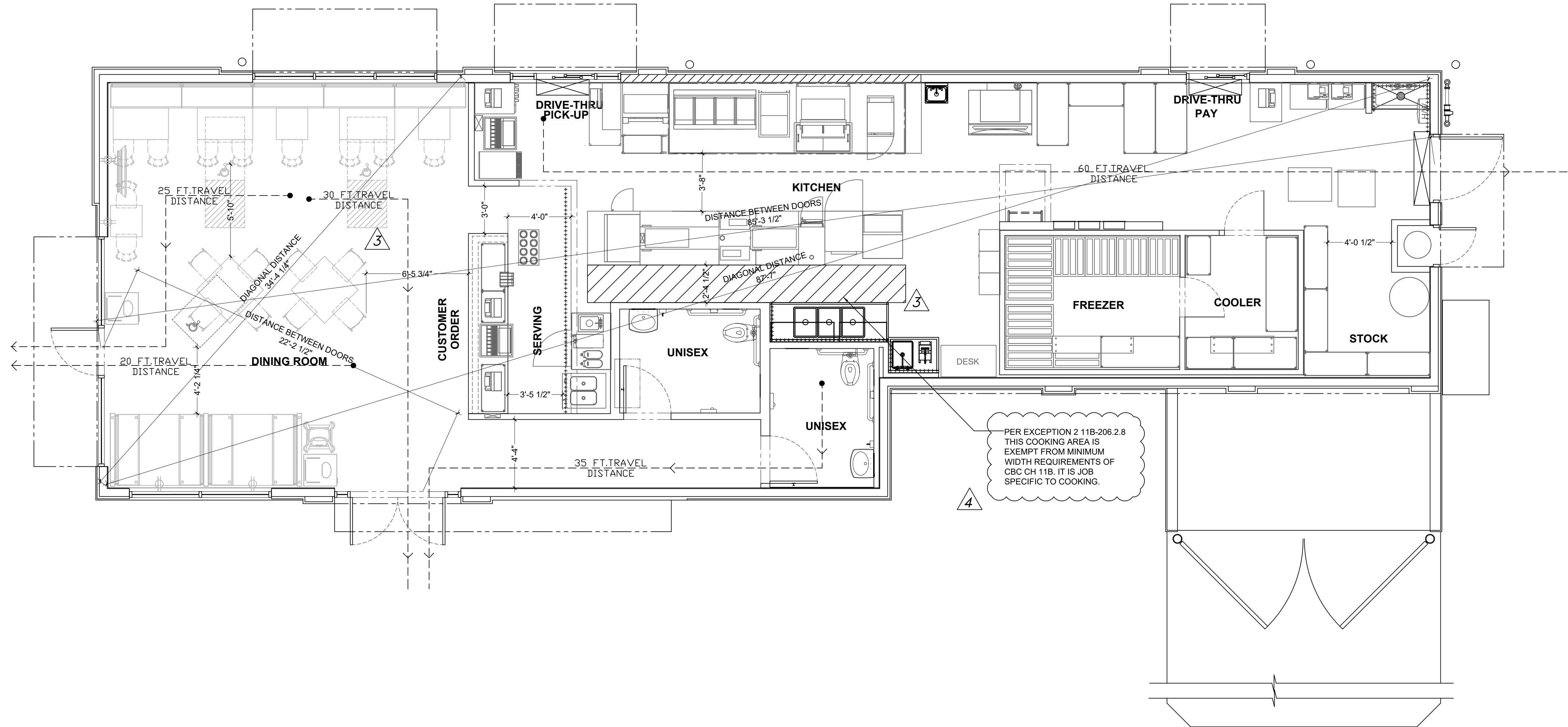
ADDENDUM 2 / CITY PLAN REVIEW

NO.

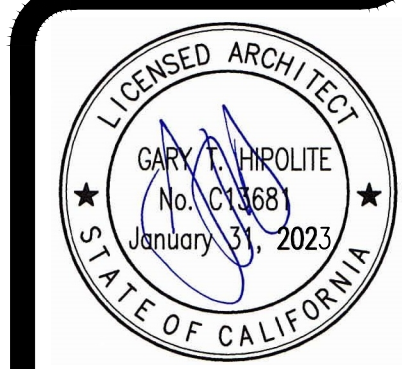
DATE

10/19/21

09/19/21



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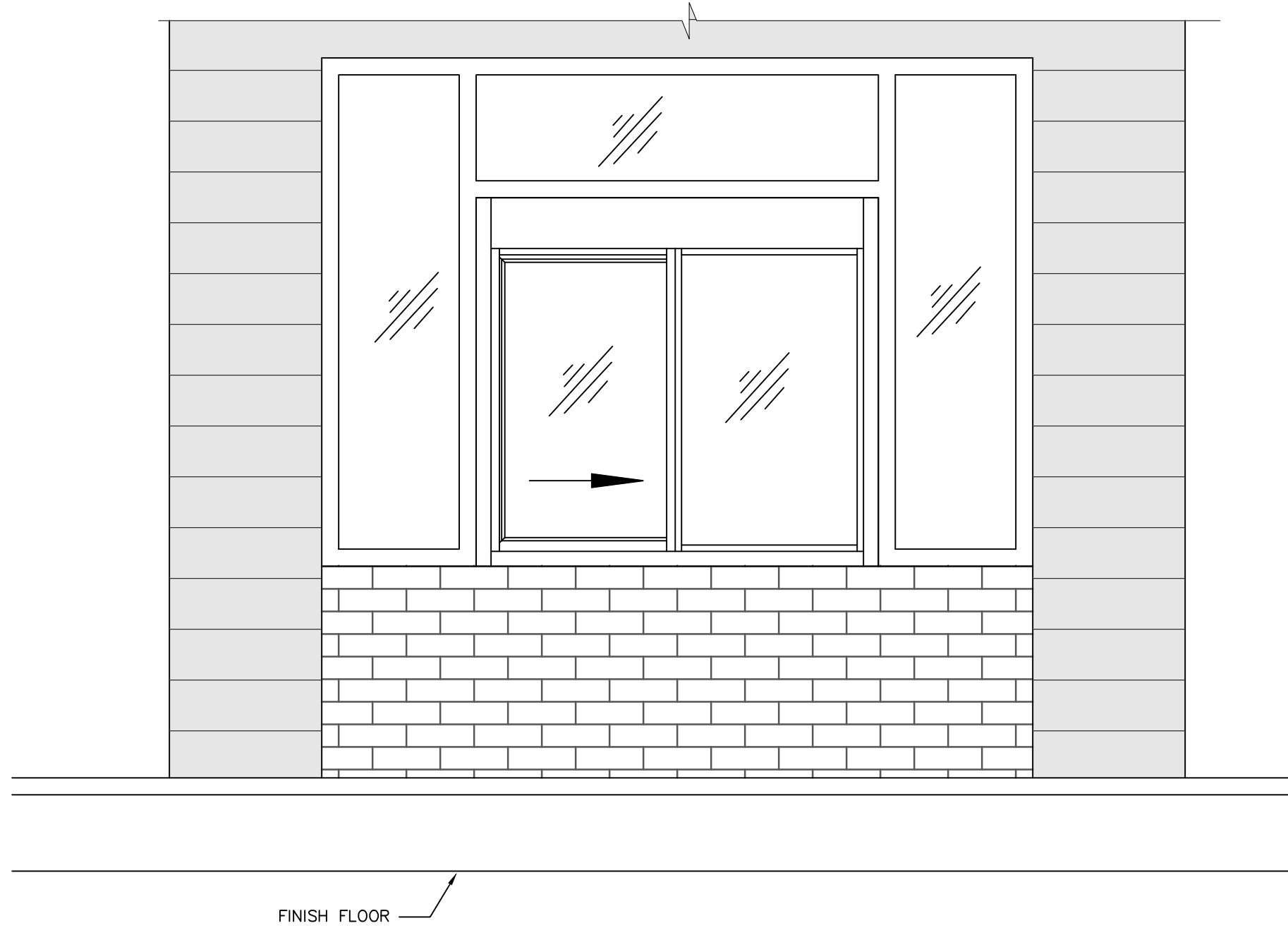


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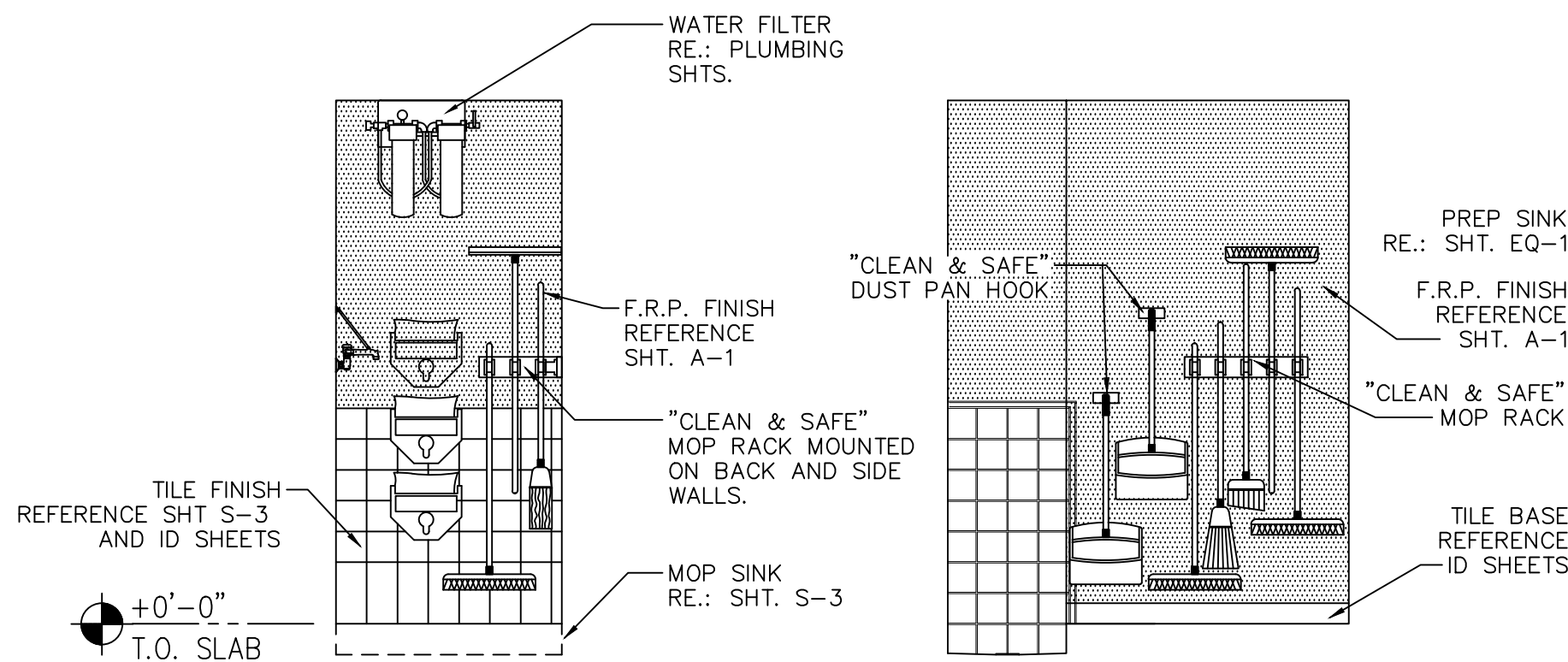
PROJECT # INS - 001

NO.	DATE	REVISION
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3	10/09/21	PLAN REVIEW COMMENTS
2	09/10/21	ADDENDUM 2 / CITY PLAN REVIEW

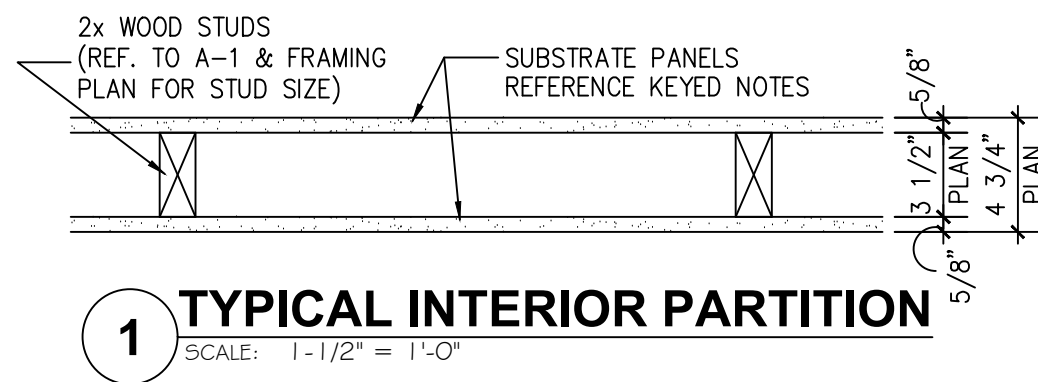
DRAWN BY: T.T.A. & S.L.E. CHECKED BY: G.H. DATE: 05/23/2021



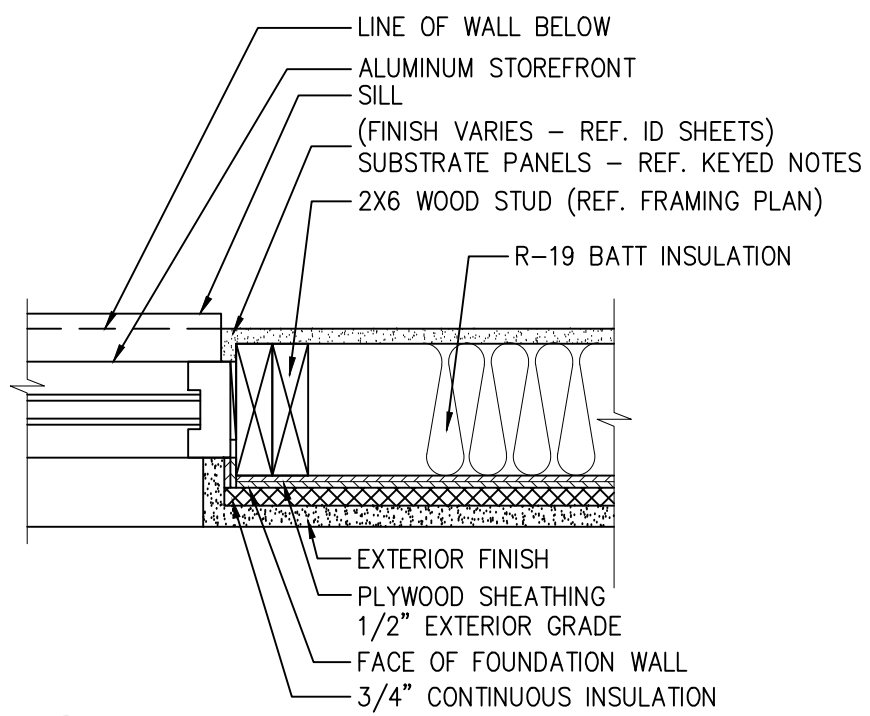
A BURGER KING DRIVE THRU ELEVATION
SCALE: 3/4" = 1'-0"



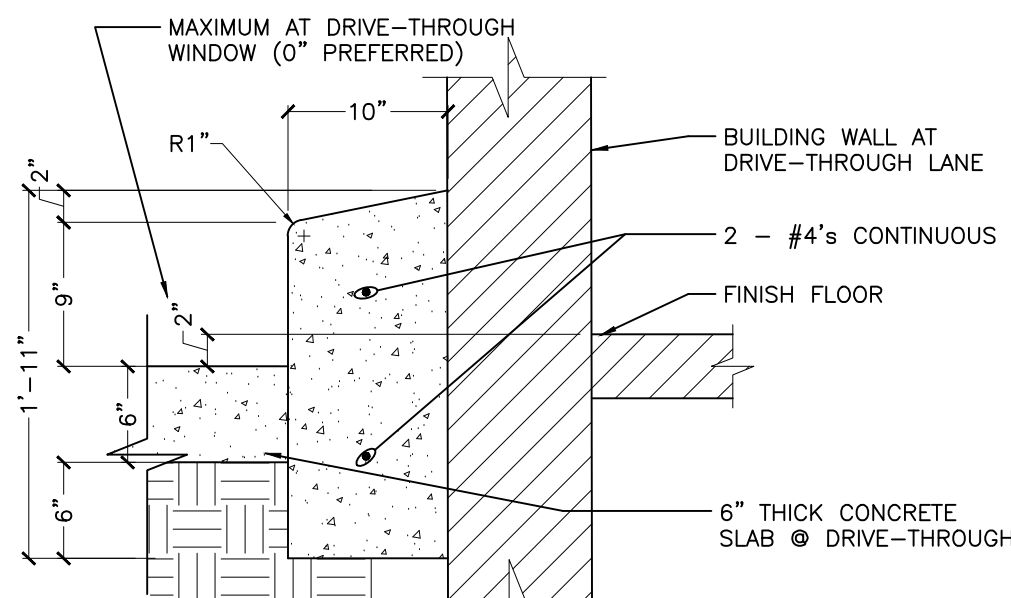
B MOP SINK ELEVATION
SCALE: 3/8" = 1'-0"



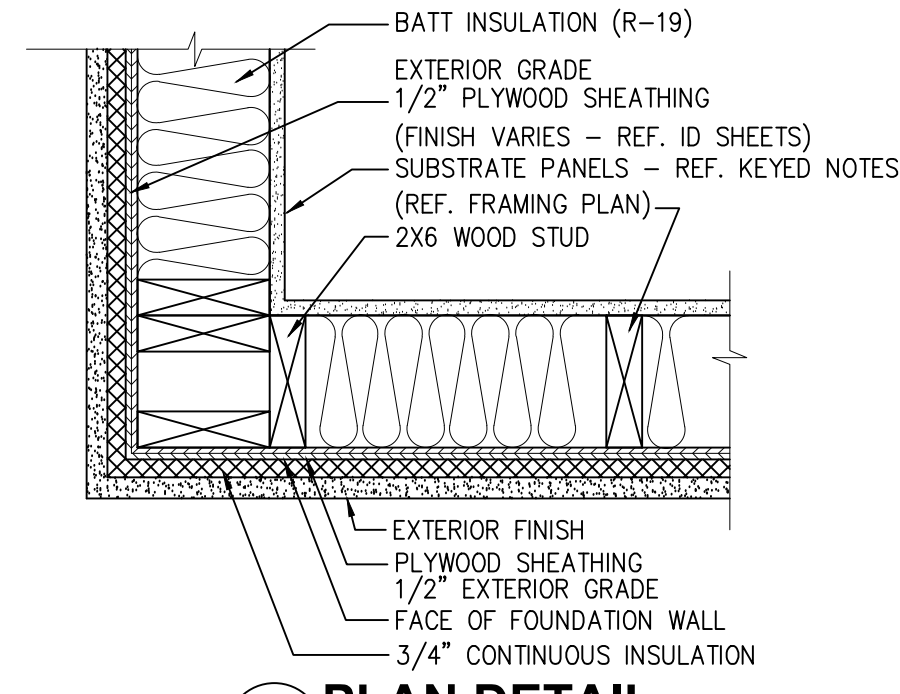
1 TYPICAL INTERIOR PARTITION
SCALE: 1-1/2" = 1'-0"



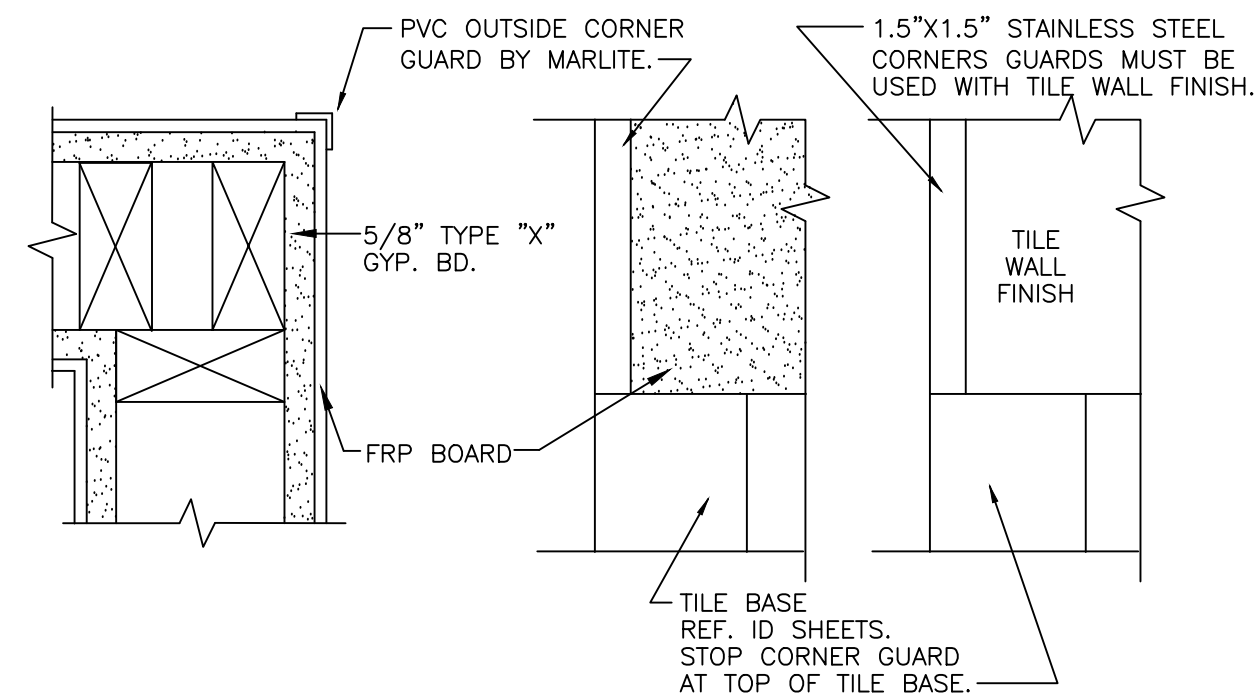
3 PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



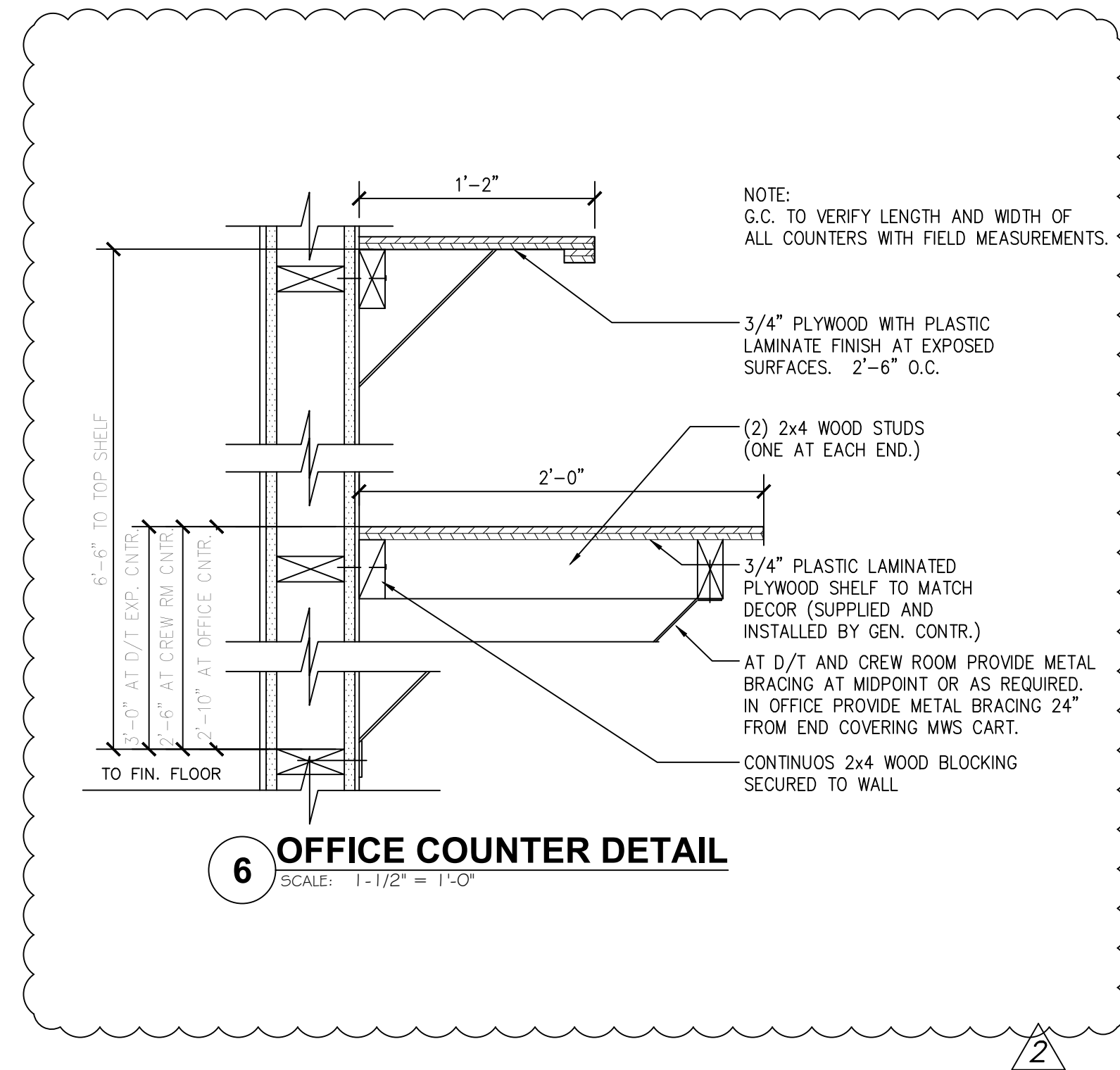
5 BARRIER CURB DETAIL
SCALE: 1" = 1'-0"



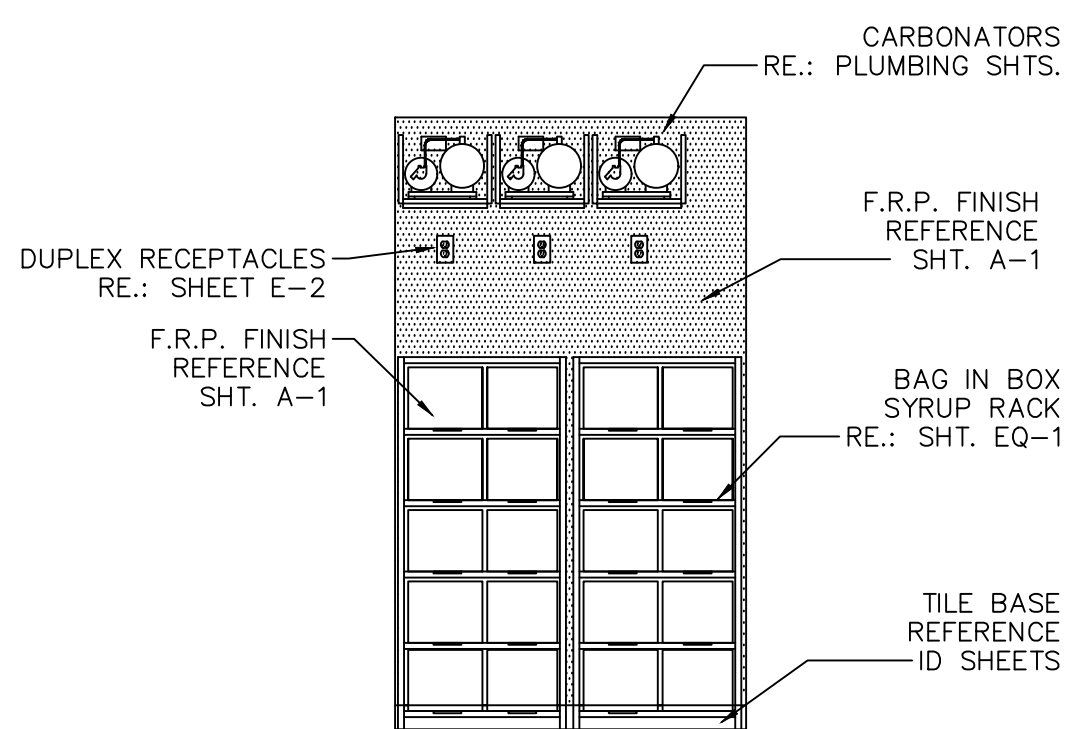
2 PLAN DETAIL
SCALE: 1-1/2" = 1'-0"



4 CORNER GUARD DETAIL
SCALE: 1-1/2" = 1'-0"



6 OFFICE COUNTER DETAIL
SCALE: 1-1/2" = 1'-0"



C ELEVATION
SCALE: 3/8" = 1'-0"

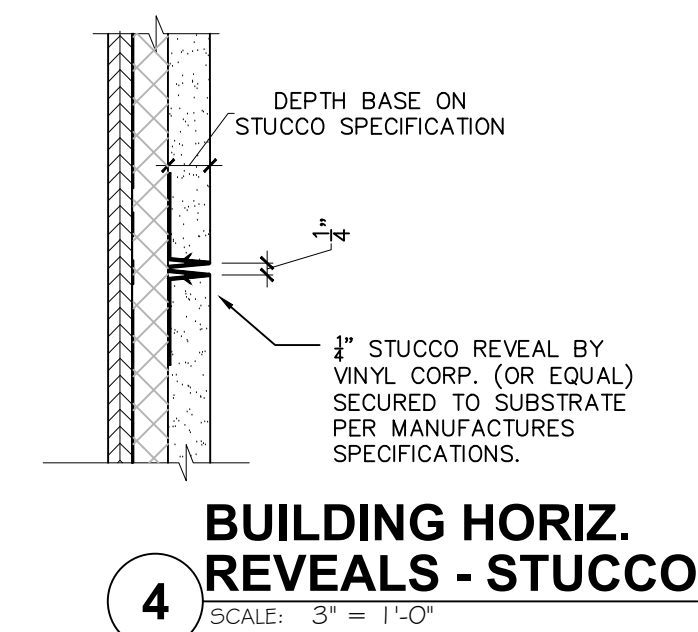
DRAWN BY:	T.T.A. & S.L.E.	CHECKED BY:	G.H.	DATE:	05/23/2021
NO.	DATE	REVISION			
2	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW			



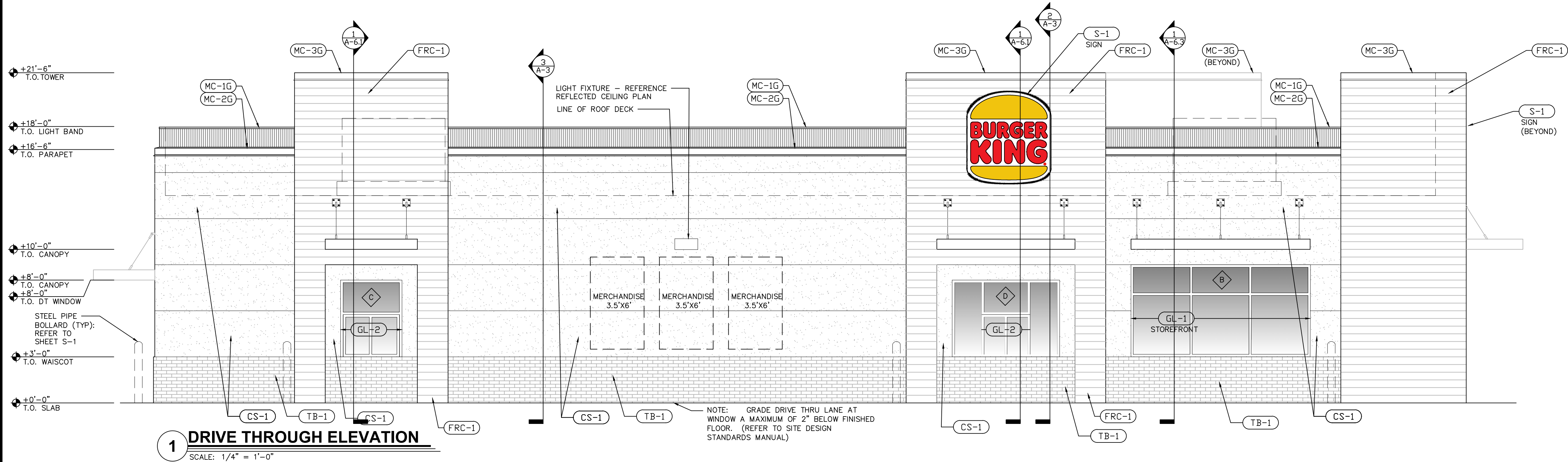
DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC,
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OAK BROOK, IL 60521-8854
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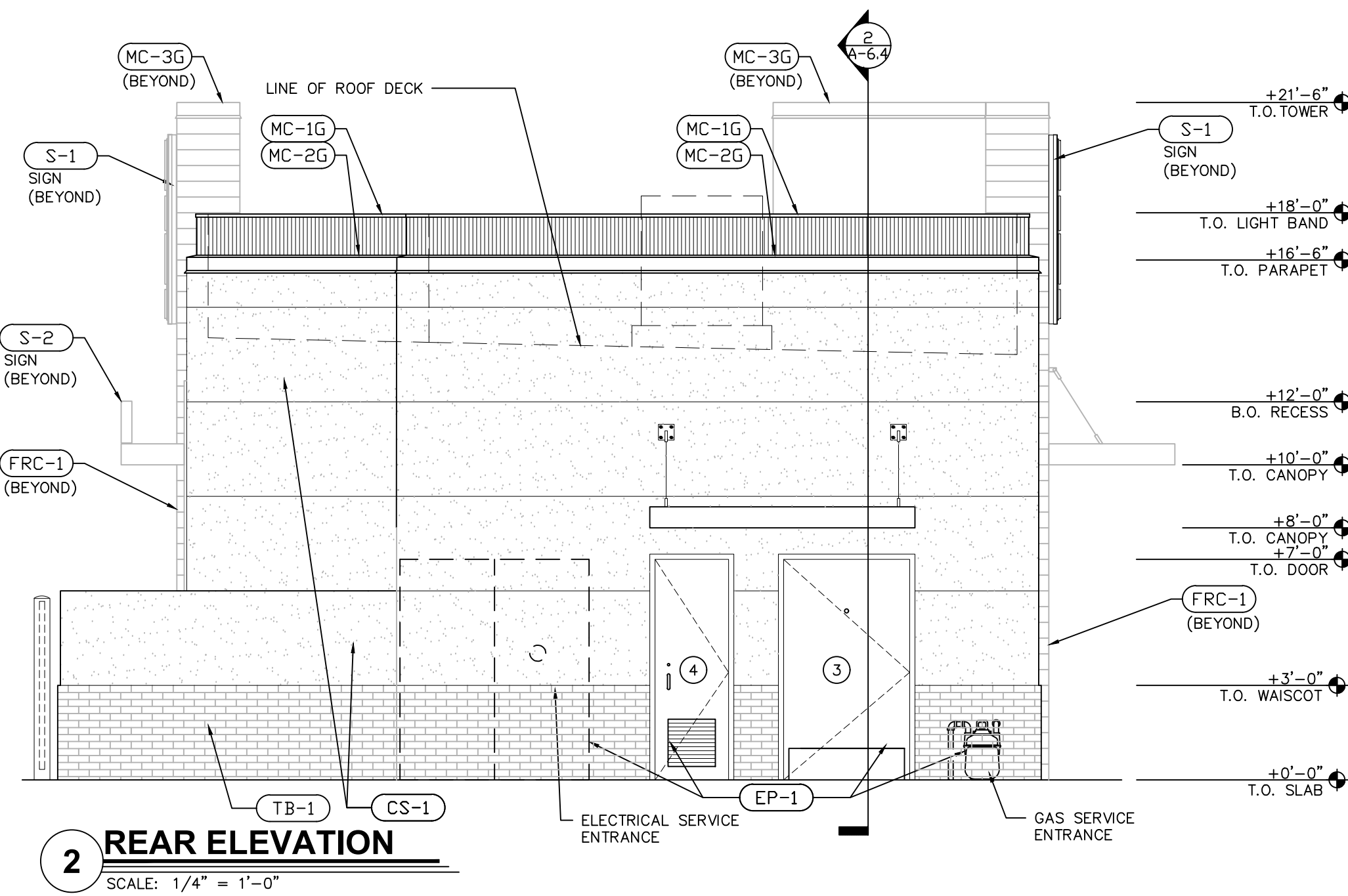
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240



EXTERIOR CEMENT PLASTERING/PAINT	EXTERIOR FACED PANELS	EXTERIOR MASONRY	EXTERIOR GLAZING	EXTERIOR METAL	EXTERIOR MISCELLANEOUS
(CS-1) CEMENT STUCCO MANUFACTURER: STUCCO OR APPROVED EQUAL CONTACT: TONYA STUCCO, 406.5371 COLOR: PPG TANNER'S TAUPE FINISH: FINE SAND LOCATION: MAIN BASE FINISH (EP-1) EXTERIOR PAINT MANUFACTURER: PPG CONTACT: RICK GARLIN, garlin@ppg.com 317.318.5800 COLOR: PPG MONTEREY CLIFFS LOCATION: EXTERIOR DELIVERY DOORS	(FRC-1) FIBER REINFORCED CEMENT PANELS DESCRIPTION: HERITAGE WARM TEXTURED PANELS MANUFACTURER: NICHIIA CONTACT: ANDREW BRIGGS, abriggs@nichiiha.com, 678.654.7002 MATERIAL: VINTAGE WOOD COLOR: CEDAR EPC762F LOCATION: TOWER ELEMENTS	(TB-1) THIN BRICK DESCRIPTION: THIN CLAD MANUFACTURER: PINE HILL BRICK CONTACT: THERESA BEANE, tbeane@pinehillbrick.com, 800.334.8689 SIZE: OVERSIZE/QUEEN COLOR: OLD IRVING OS LOCATION: WAINSCOT	(GL-1) ALUMINUM-FRAMED STOREFRONT DESCRIPTION: ALUMINUM WINDOW WALL SYSTEM MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM FINISH: ANODIZED ALUMINUM, CLEAR GLAZING LOCATION: DINING AREA - REFER TO ELEVATIONS FOR EXACT LOCATIONS (GL-2) DRIVE THRU WINDOWS DESCRIPTION: SELF-CLOSING, SINGLE SLIDING WINDOW MANUFACTURER: READY ACCESS MODEL #275 OR QUIKSERV MODEL #SC4030	(MC-1G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: SILVERSMITH A-30 LOCATION: LIGHT BAND TOP (MC-2G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH CS-1 LOCATION: PARAPET CAP	(MC-3G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH FRC-1 LOCATION: TOWER COPING (MC-4G) EXTERIOR CANOPY DESCRIPTION: OPEN METAL TRELLIS MANUFACTURER: APPROVED SIGN VENDOR COLOR/FINISH: CLEAR ANODIZED LOCATION: ABOVE DOORS / WINDOWS (S-1) BUTTON LOGO DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: JOHN FITZWILSON, jfitzwilson@lektroninc.com SIZE: 72" DIAMETER, 28 S.F. AREA, 36 S.F. BOX AREA (S-2) WORD ACCENT DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: APPROVED SIGN VENDOR SIZE: 1'-4" H x 21'-1" L, 28 S.F. BOX AREA (MP-1G) PARAPET LIGHT BAND DESCRIPTION: LED LIGHT BAND (RED) MANUFACTURER: LEKTRON CONTACT: JOHN FITZWILSON, jfitzwilson@lektroninc.com 800.634.4059 LOCATION: LIGHT BAND TOP



1 DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"



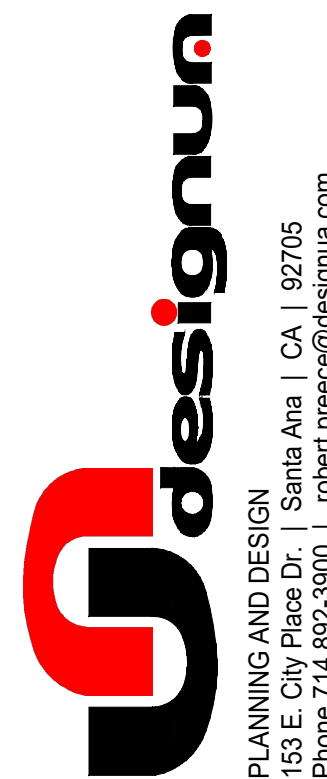
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR CEMENT PLASTERING/PAINT	EXTERIOR FACED PANELS	EXTERIOR MASONRY	EXTERIOR GLAZING	EXTERIOR METAL	EXTERIOR MISCELANEOUS
(CS-1) CEMENT STUCCO MANUFACTURER: STO OR APPROVED EQUAL CONTACT: TIM SALERNO, 407.466.5371 COLOR: PPG TANNER'S TAUPE FINISH: FINE SAND LOCATION: MAIN BASE FINISH (EP-1) EXTERIOR PAINT MANUFACTURER: PPG CONTACT: RICK GARLIN, garlin@ppg.com 317.318.5800 COLOR: PPG MONTEREY CLIFFS LOCATION: EXTERIOR DELIVERY DOORS	(FRC-1) FIBER REINFORCED CEMENT PANELS DESCRIPTION: HERITAGE WARM TEXTURED PANELS MANUFACTURER: NICHIIHA CONTACT: ANDREW BRIGGS, abriggs@nichiiha.com, 678.654.7002 MATERIAL: VINTAGE WOOD COLOR: CEDAR EPC762F LOCATION: TOWER ELEMENTS	(TB-1) THIN BRICK DESCRIPTION: THIN CLAD MANUFACTURER: PINE HALL BRICK CONTACT: THERESA BEANE, tbeane@pinehallbrick.com, 800.334.8689 SIZE: OVERSIZE/QUEEN COLOR: OLD IRVING QS LOCATION: WAISCOT	(GL-1) ALUMINUM-FRAMED STOREFRONT DESCRIPTION: ALUMINUM WINDOW WALL SYSTEM MANUFACTURER: TRU-LITE OR EQUAL FINISH: ANODIZED ALUMINUM, CLEAR GLAZING LOCATION: DINING AREA - REFER TO ELEVATIONS FOR EXACT LOCATIONS (GL-2) DRIVE THRU WINDOWS DESCRIPTION: SELF-CLOSING, SINGLE SLIDING WINDOW MANUFACTURER: READY ACCESS MODEL #275 OR QUIKSERV MODEL #SC4030	(MC-1G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: SILVERSMITH A-30 LOCATION: LIGHT BAND TOP (MC-2G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH CS-1 LOCATION: PARAPET CAP (MC-3G) METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH FRC-1 LOCATION: TOWER COPING (MC-4G) EXTERIOR CANOPY DESCRIPTION: OPEN METAL TRELIS MANUFACTURER: APPROVED SIGN VENDOR COLOR/FINISH: CLEAR ANODIZED LOCATION: ABOVE DOORS / WINDOWS	(S-1) BUTTON LOGO DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: APPROVED SIGN VENDOR SIZE: 72" DIAMETER, 28 S.F AREA, 38 S.F BOX AREA (S-2) WORD ACCENT DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: APPROVED SIGN VENDOR SIZE: 1'-4"H x 21'-1" L, 28 S.F BOX AREA (MP-1G) PARAPET LIGHT BAND DESCRIPTION: LED LIGHT BAND (RED) MANUFACTURER: LEKTRON CONTACT: JOHN FITZWILSON, jfitzwilson@lektroninc.com, 800.634.4059 LOCATION: LIGHT BAND TOP

NO.	DATE	DRAWN BY: T.T.A. & S.L.E.	CHECKED BY: G.H.	DATE: 05/23/2021
REVISION				



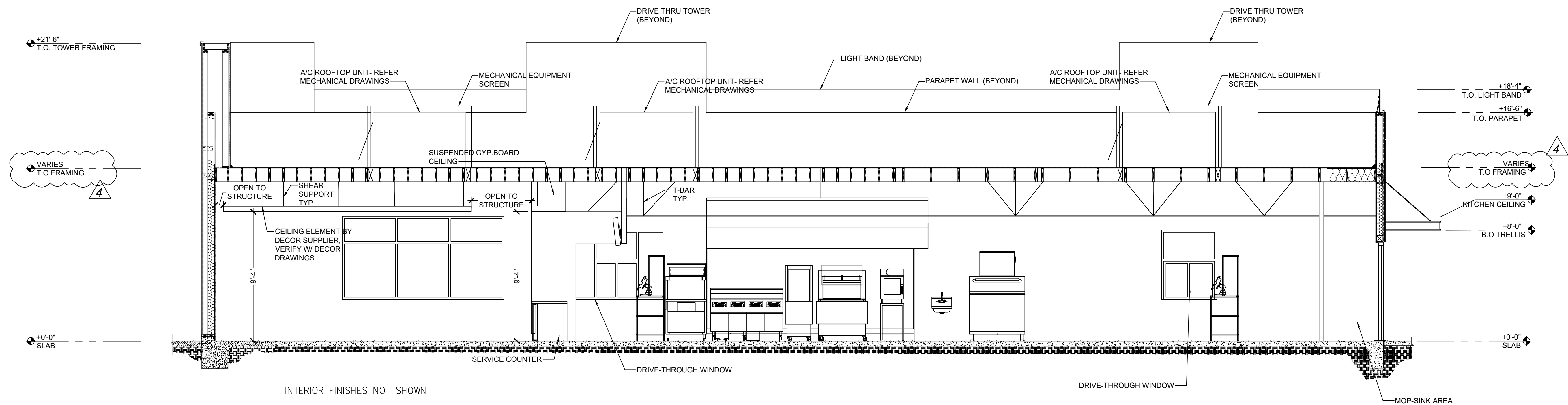
DESERT HOT SPRINGS, CA
(666)75 TWO BUNCH PALMS) LLC.
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PHONE: 630-592-3198



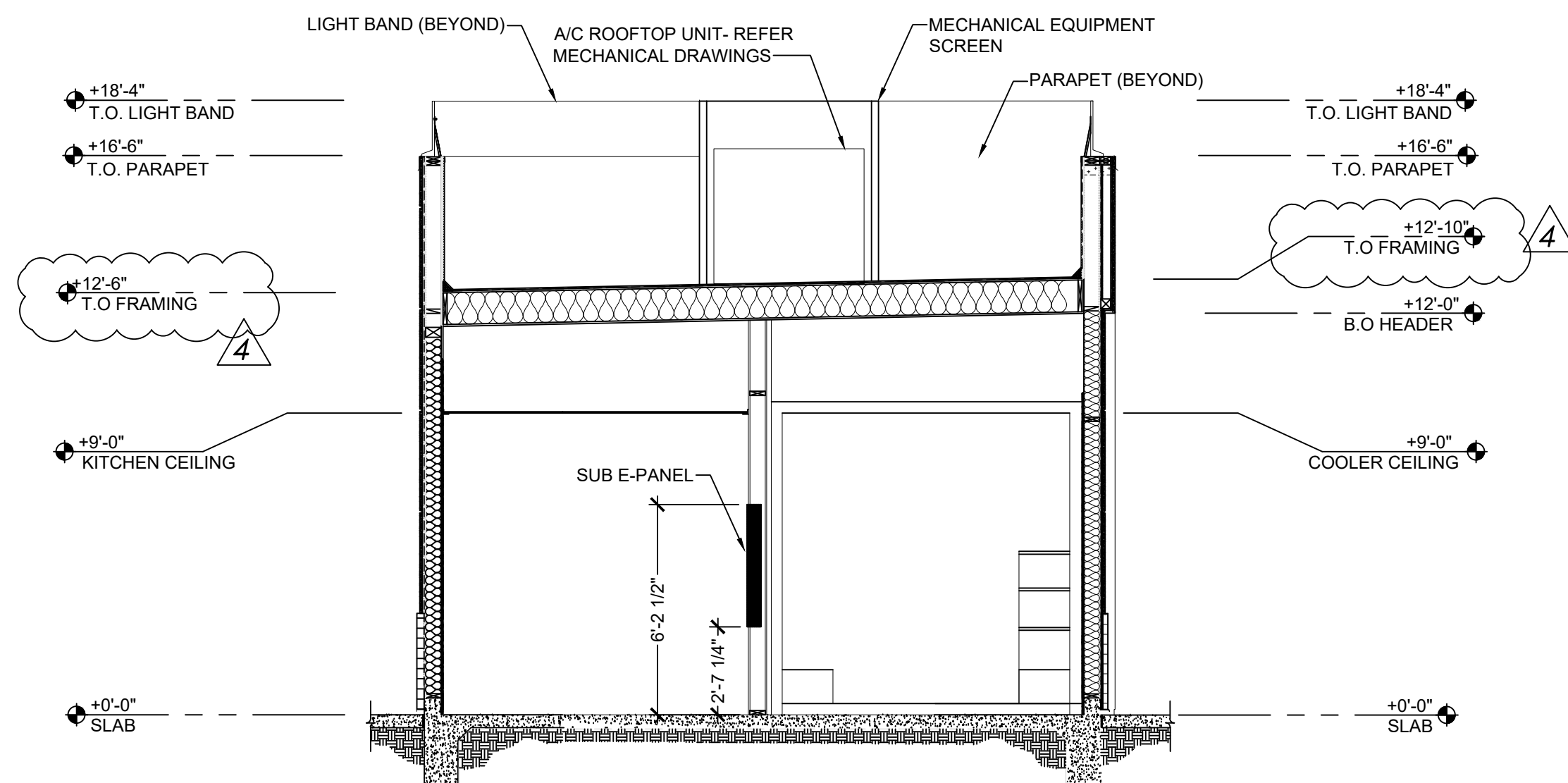
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
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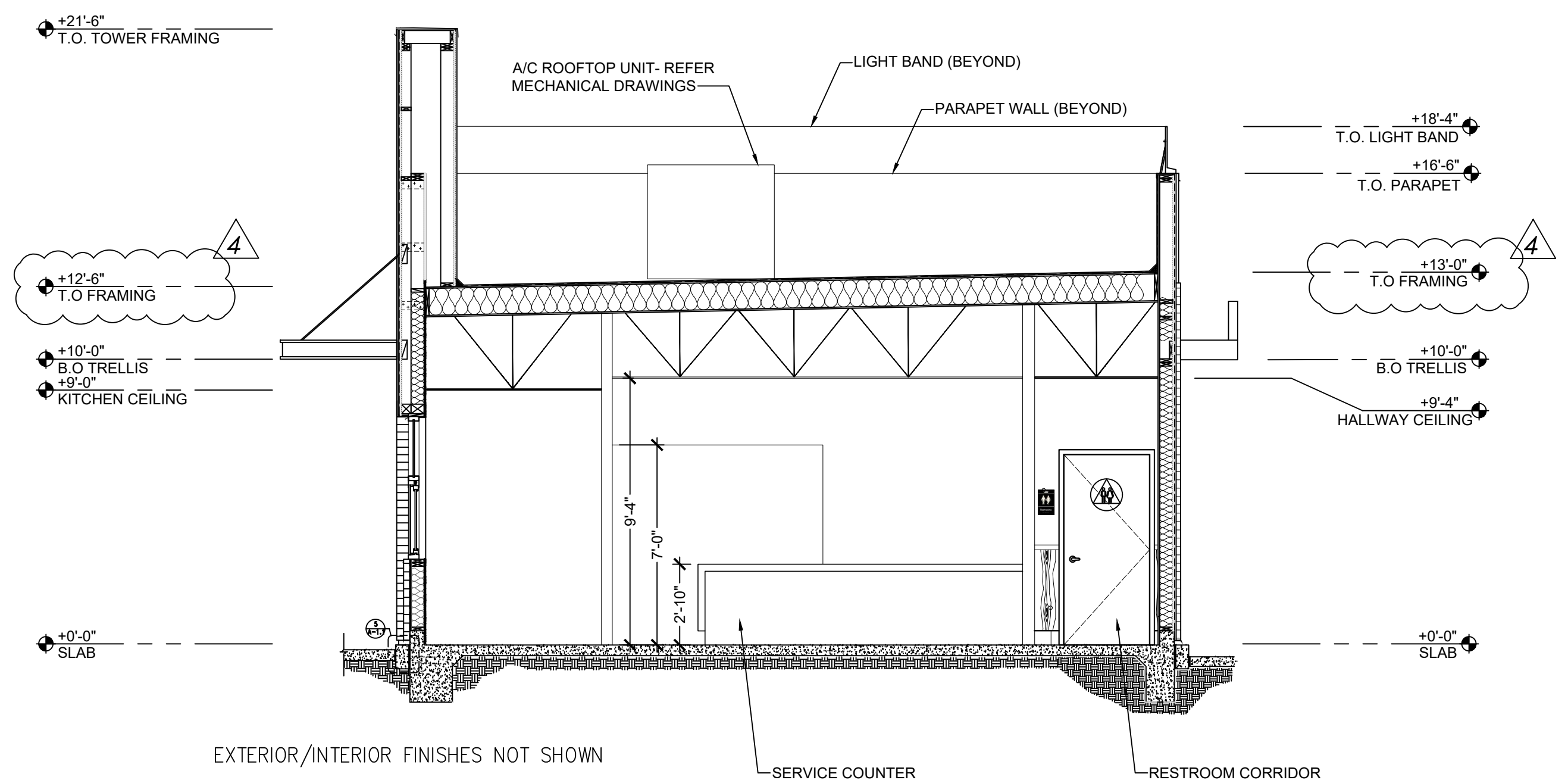
EXTERIOR ELEVATIONS



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



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



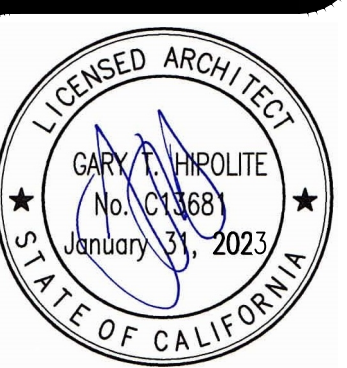
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION	CHECKED BY: G.H.	DATE: 05/23/2021
1	11/05/21	PLAN REVIEW COMMENTS	T.T.A. & S.L.E.	



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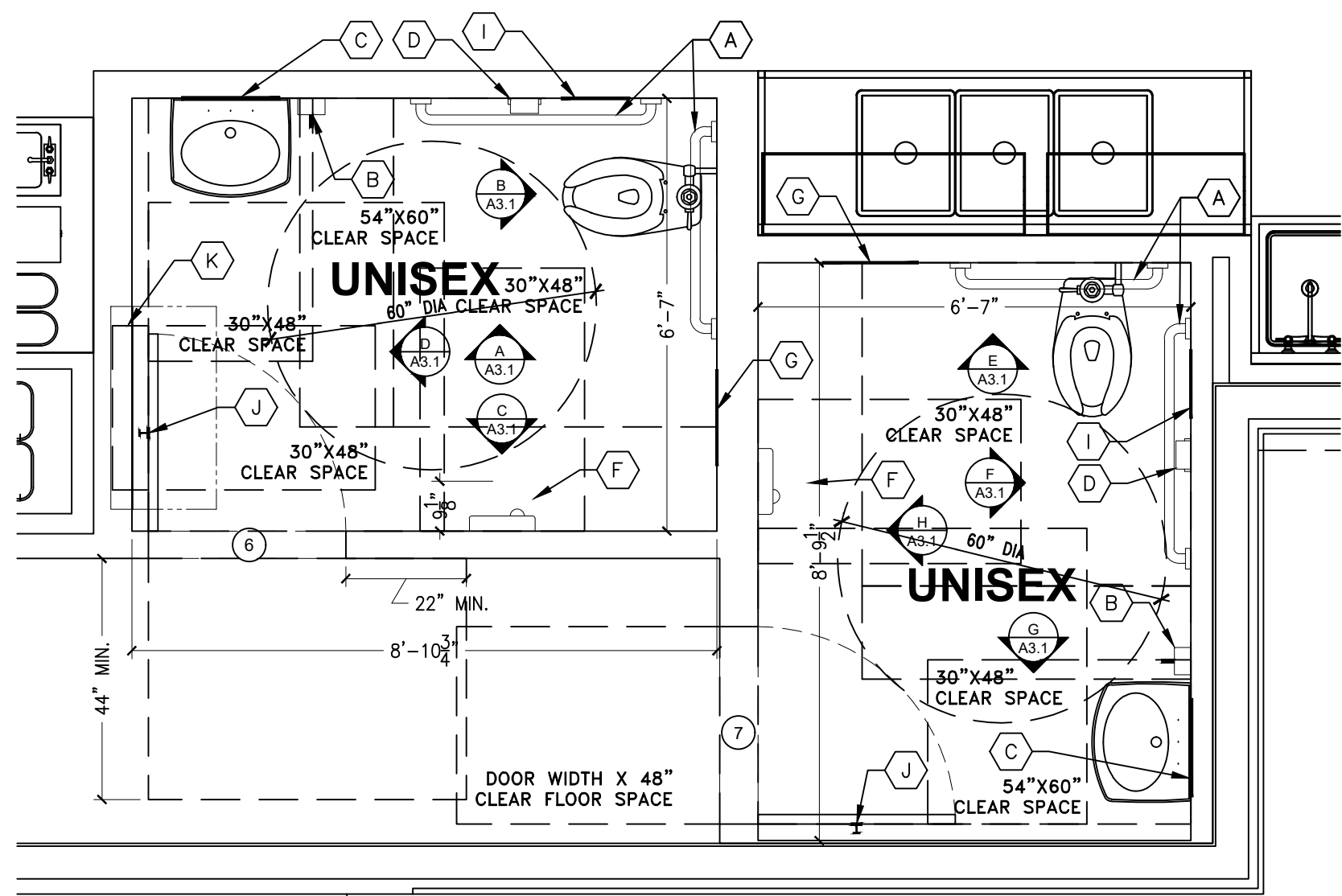
designua
PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892-3800 | robert.preece@designua.com



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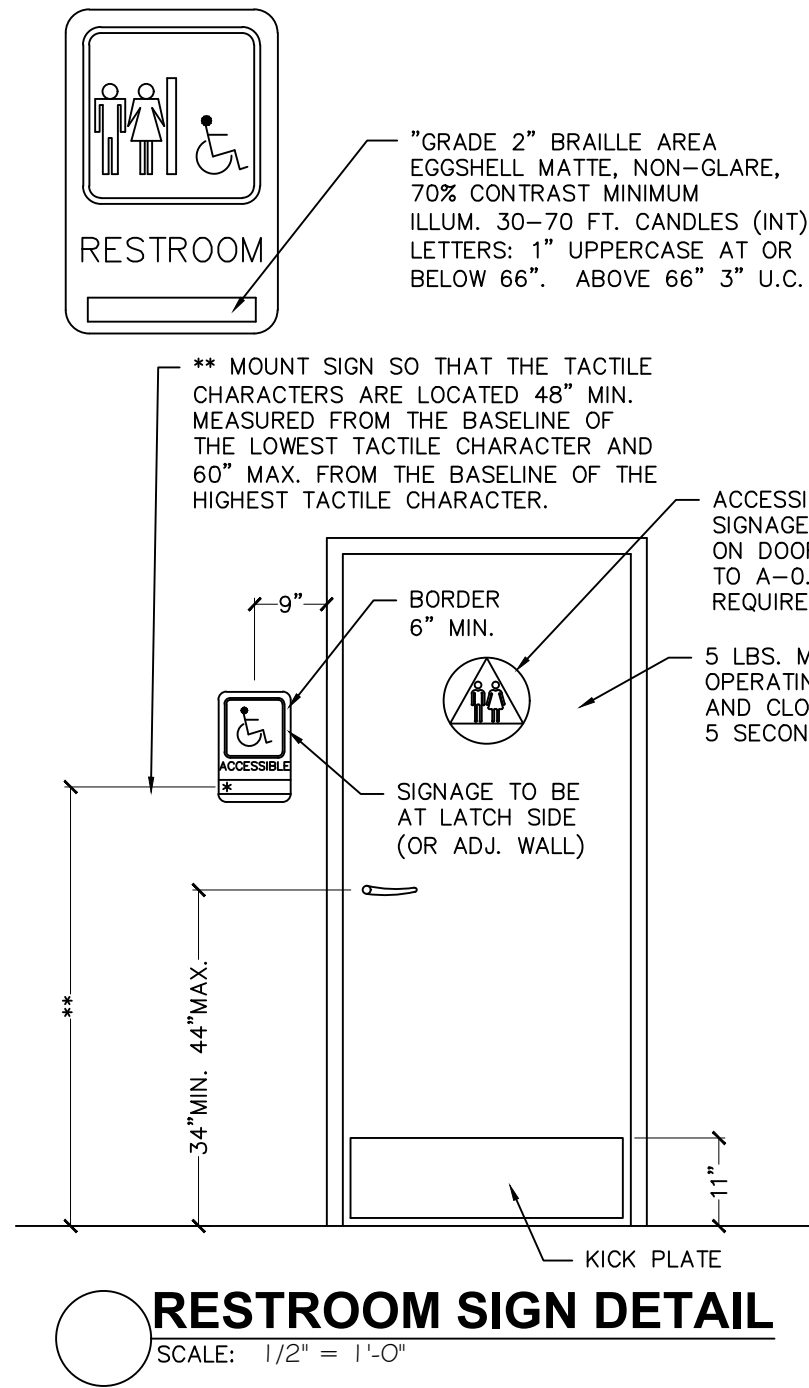
PROJECT # INS - 001

BUILDING SECTIONS & INTERIOR ELEVATIONS

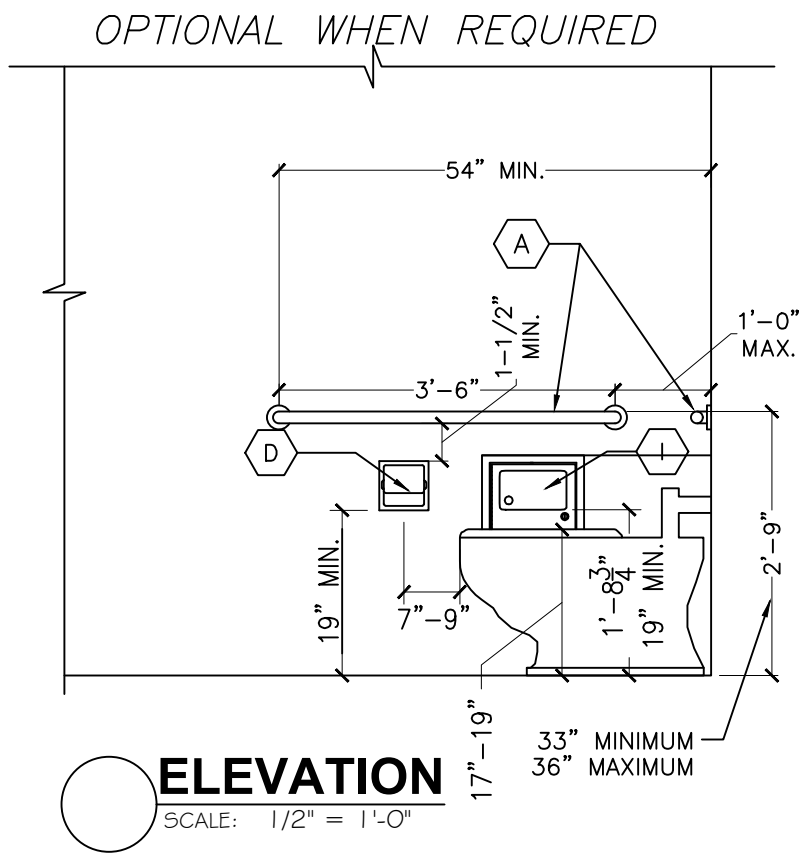


RESTROOM PLAN
SCALE: 1/2" = 1'-0"

NOTE:
REFER TO APPROVED SEATING AND DECOR
DRAWINGS FOR ALL FINISHES AND RESTROOM FIXTURE
SPECIFICATIONS.



RESTROOM SIGN DETAIL
SCALE: 1/2" = 1'-0"



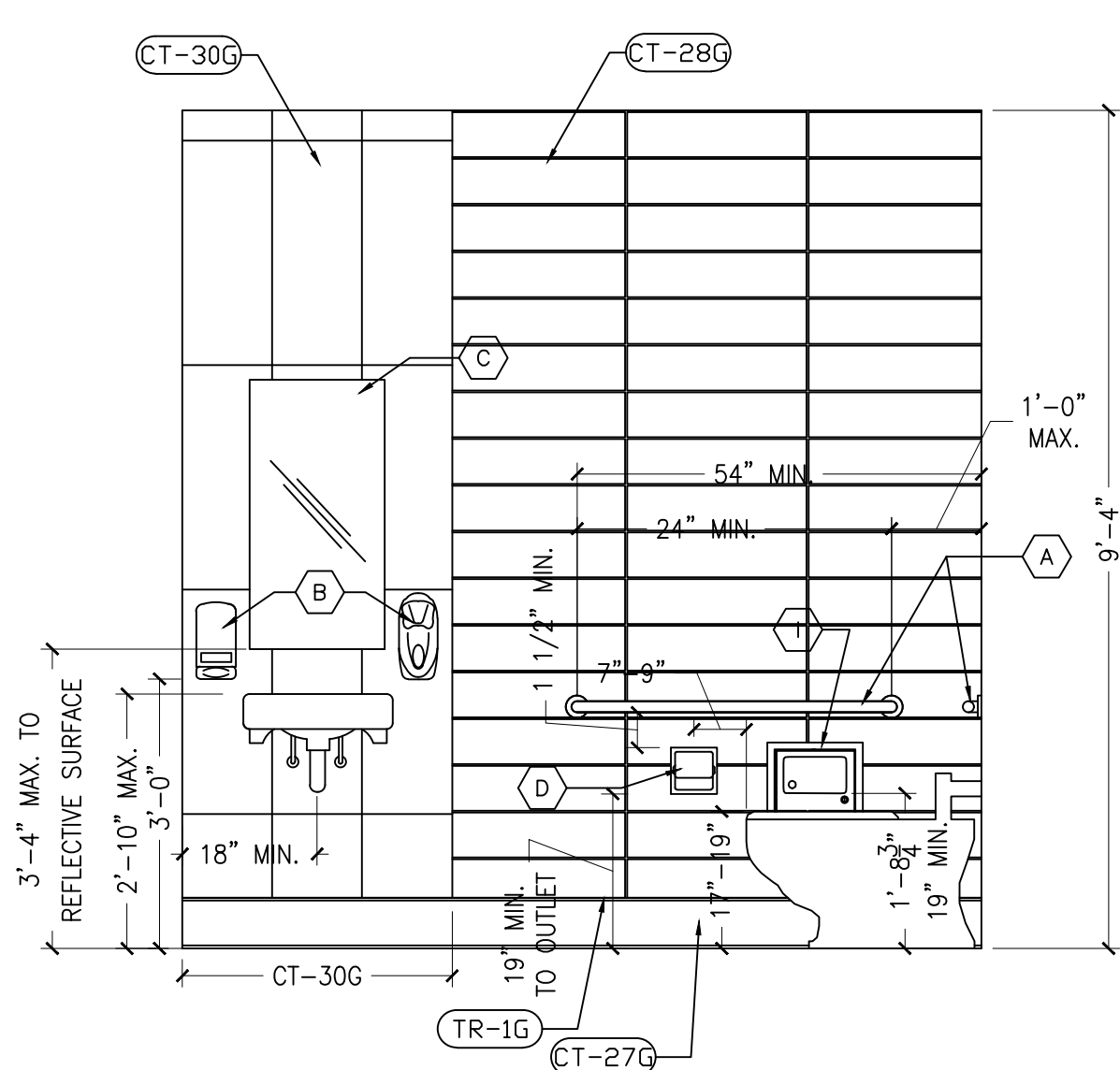
ELEVATION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

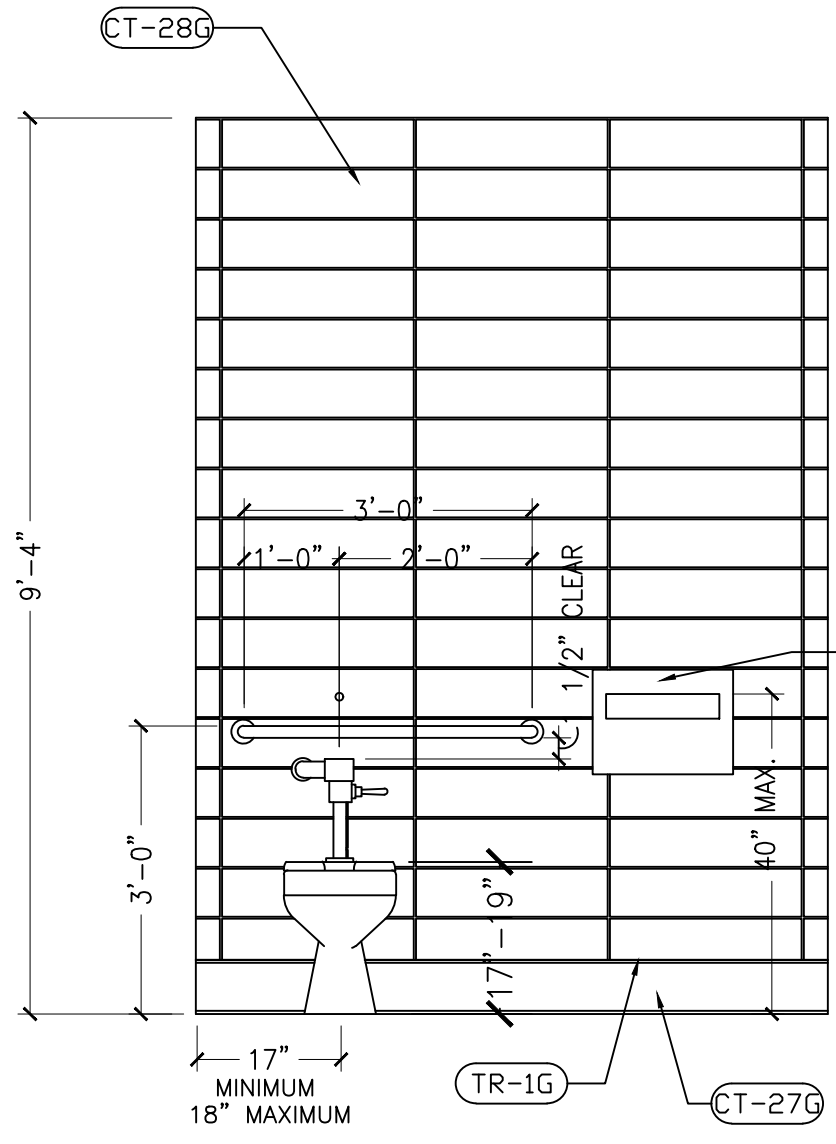
- A. FOR INTERIOR FINISHES, REFER TO INTERIOR DECOR SHEETS.
- B. PLUMBING FIXTURES TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- C. ALL PLUMBING FIXTURES, FAUCETS AND ACCESSORIES TO BE ADA COMPLIANT.
- D. ALL EXPOSED PIPING UNDER LAVATORIES TO BE INSULATED TO PROTECT FROM CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

RESTROOM / KITCHEN ACCESSORIES:

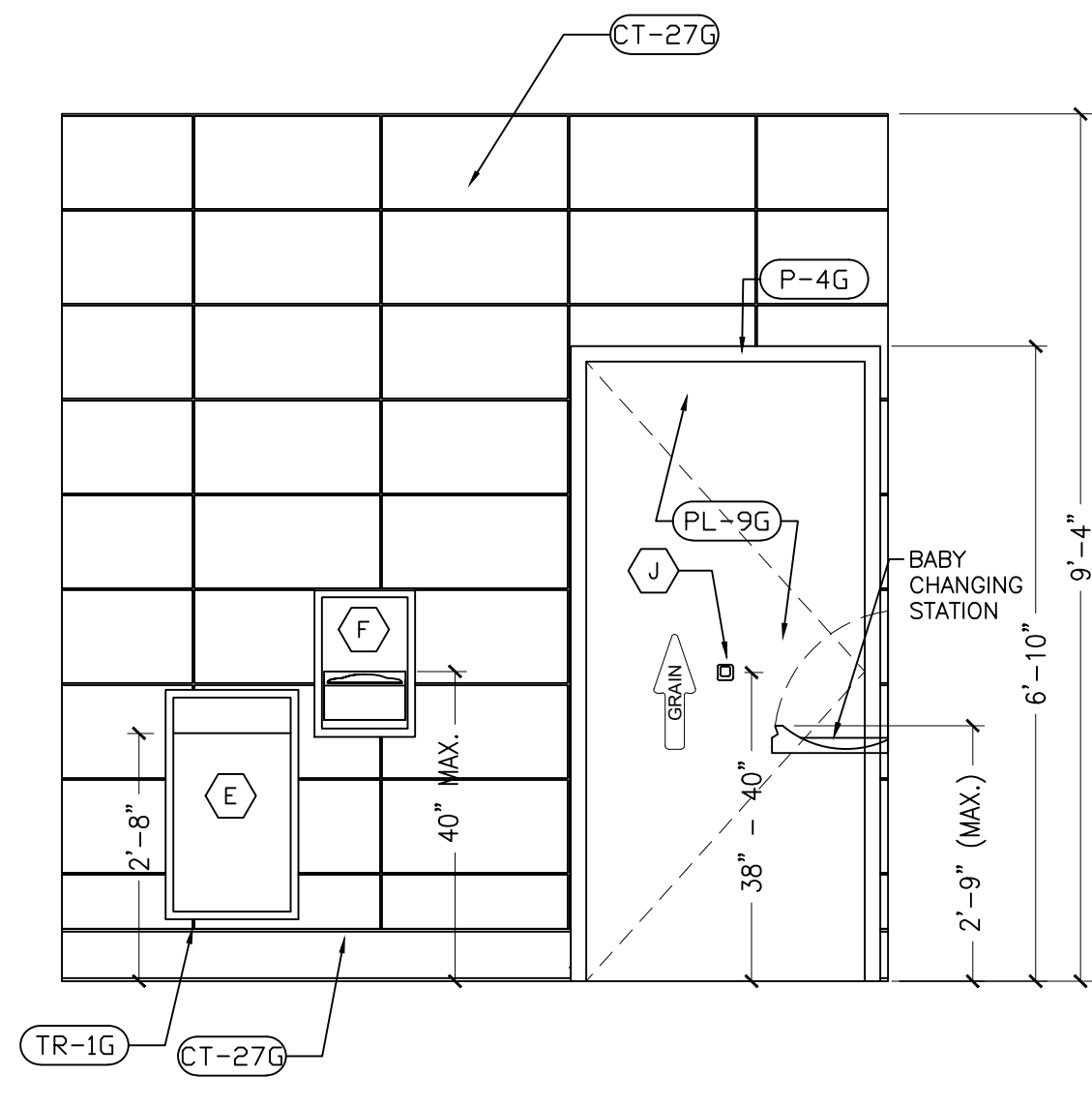
- A. GRAB BAR: BOBICK 250 LBF. MINIMUM 33" MIN. TO 36" MAX. HEIGHT TO THE TOP OF THE GRIPPING SURFACE. PROVIDE THE REQUIRED QUANTITY AND LENGTH AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE GOVERNING CODE. THE BAR SHALL BE 1-1/2" IN DIAMETER AND MOUNTED WITH 1-1/2" CLEARANCE FROM THE WALL.
- B. WALL MOUNTED SOAP DISPENSER AND HAND SANITIZER DISPENSER (36" MAX. HEIGHT) INSTALLED BY THE G.C. NOTE: SOAP AND HAND SANITIZER DISPENSERS TO BE PROVIDED AT EACH KITCHEN HANDSINK.
- C. MIRROR: (BOTTOM OF REFLECTIVE SURFACE AT 40" MAXIMUM HEIGHT).
- D. TOILET PAPER HOLDER:
- E. PAPER WASTE RECEPTACLE:
- F. REQUIRED - PAPER TOWEL DISPENSER: OPTIONAL - HAND DRYER: NOTE: HAND DRYER TO BE INSTALLED AT A MAXIMUM HEIGHT OF 40" FROM FINISH FLOOR ELEVATION TO TOP OF SENSOR OR PER ADA REQUIREMENTS. CAN ONLY PROTRUDE 4" FROM WALL. NOTE: PROVIDE PAPER TOWEL DISPENSER "SAN JAMAR" MODEL #T-1490BK AT EACH HAND SINK IN KITCHEN.
- G. TOILET SEAT COVER DISPENSER:
- H. BURGER KING SIGNAGE, REFER TO DECOR
- I. SANITARY NAPKIN DISPOSAL: SURFACE MOUNTED - OPTIONAL
- J. COAT HOOK: TO BE MOUNTED ON INSIDE OF EACH RESTROOM DOOR FOR SINGLE OCCUPANCY RESTROOMS AND EACH RESTROOM STALL DOOR FOR MULTIPLE OCCUPANCY RESTROOMS. MOUNT AT 48" A.F.F. MAXIMUM TO TOP OF HOOK.
- K. BABY CHANGING STATION: NOTE: CHANGING STATION OPTION TO COMPLY WITH ALL ACCESSIBILITY REQUIREMENTS. PROVIDE BLOCKING AS REQUIRED FOR STATION SUPPORT.
- L. LAVATORY FAUCET: SINGLE LEVER HANDLE LAVATORY FAUCET, CHROME-PLATED FINISH
- M. WATER CLOSET- ADA: HEIGHT 1.6 GPF FLUSHOMETER TOILET SYSTEM.
- N. LAVATORY- ADA: H&K STAINLESS STEEL SINKS #52959



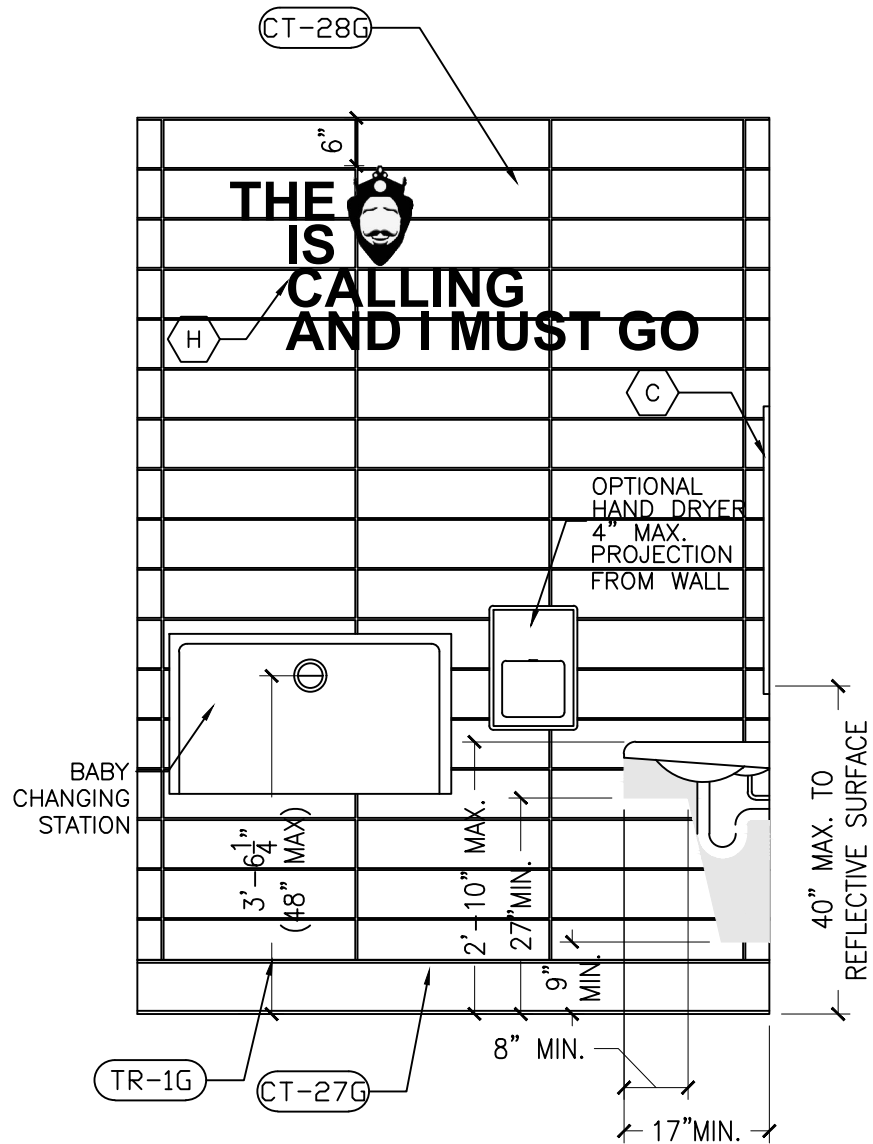
A ELEVATION
SCALE: 1/2" = 1'-0"



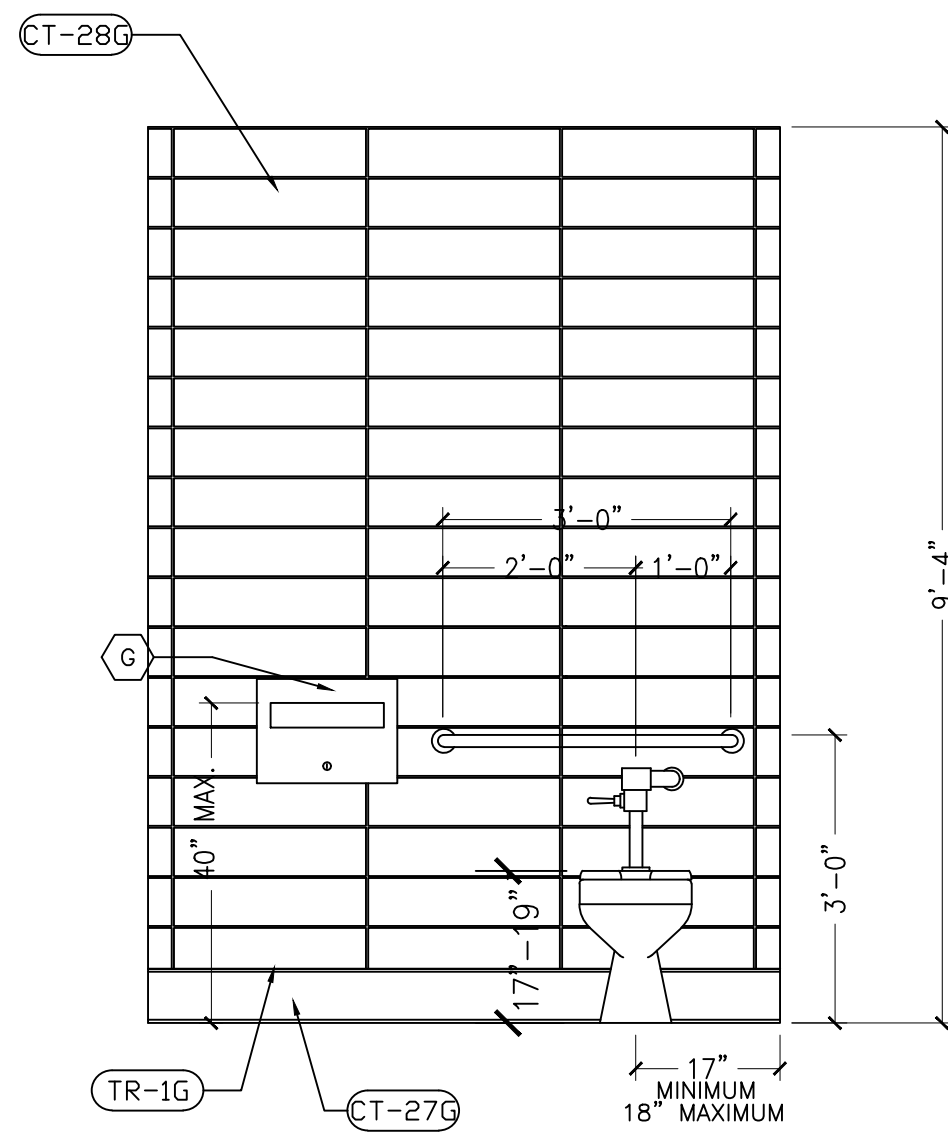
B ELEVATION
SCALE: 1/2" = 1'-0"



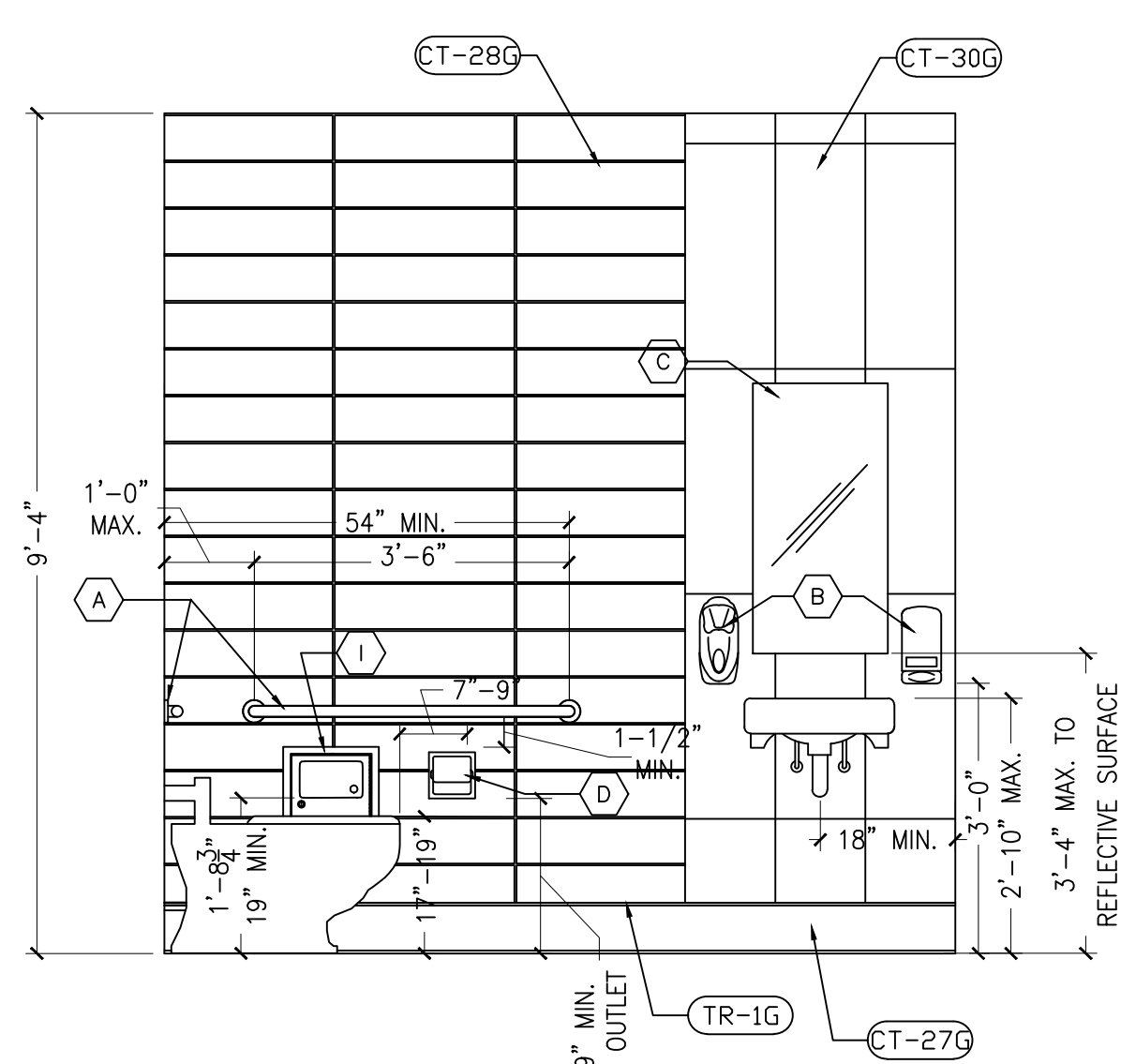
C ELEVATION
SCALE: 1/2" = 1'-0"



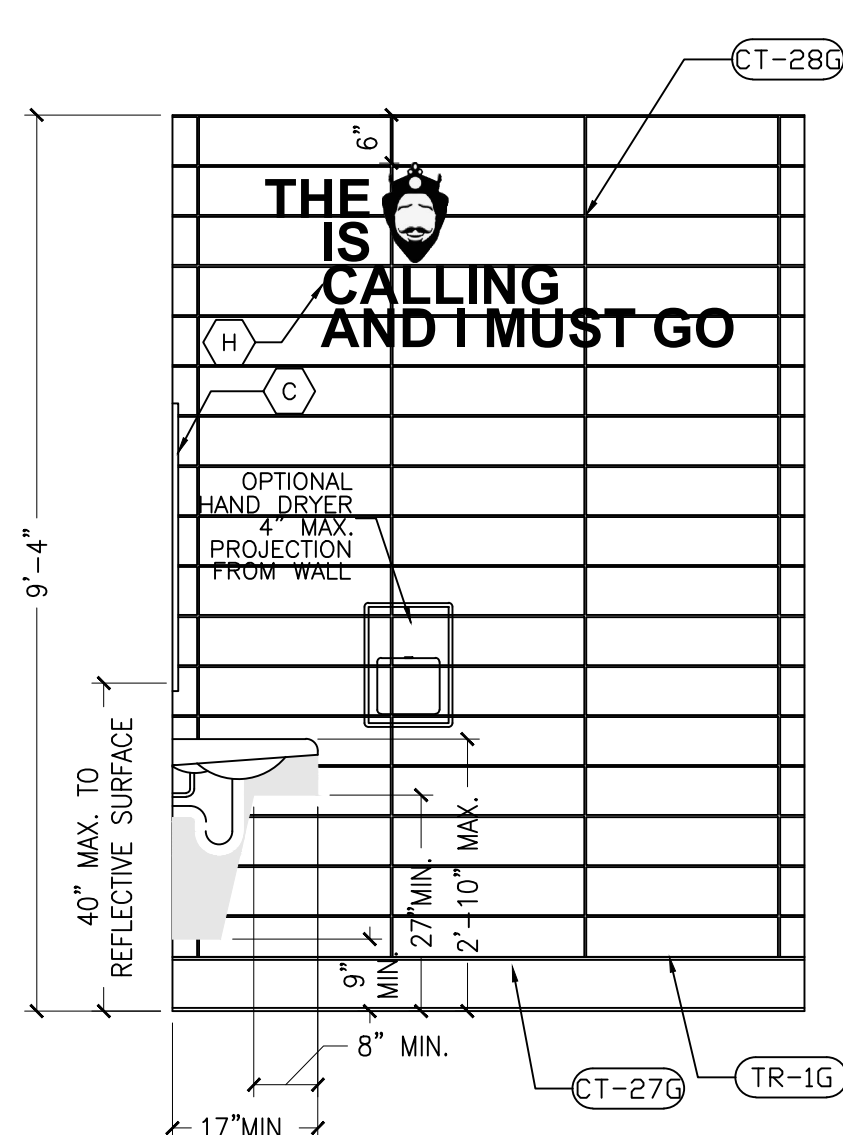
D ELEVATION
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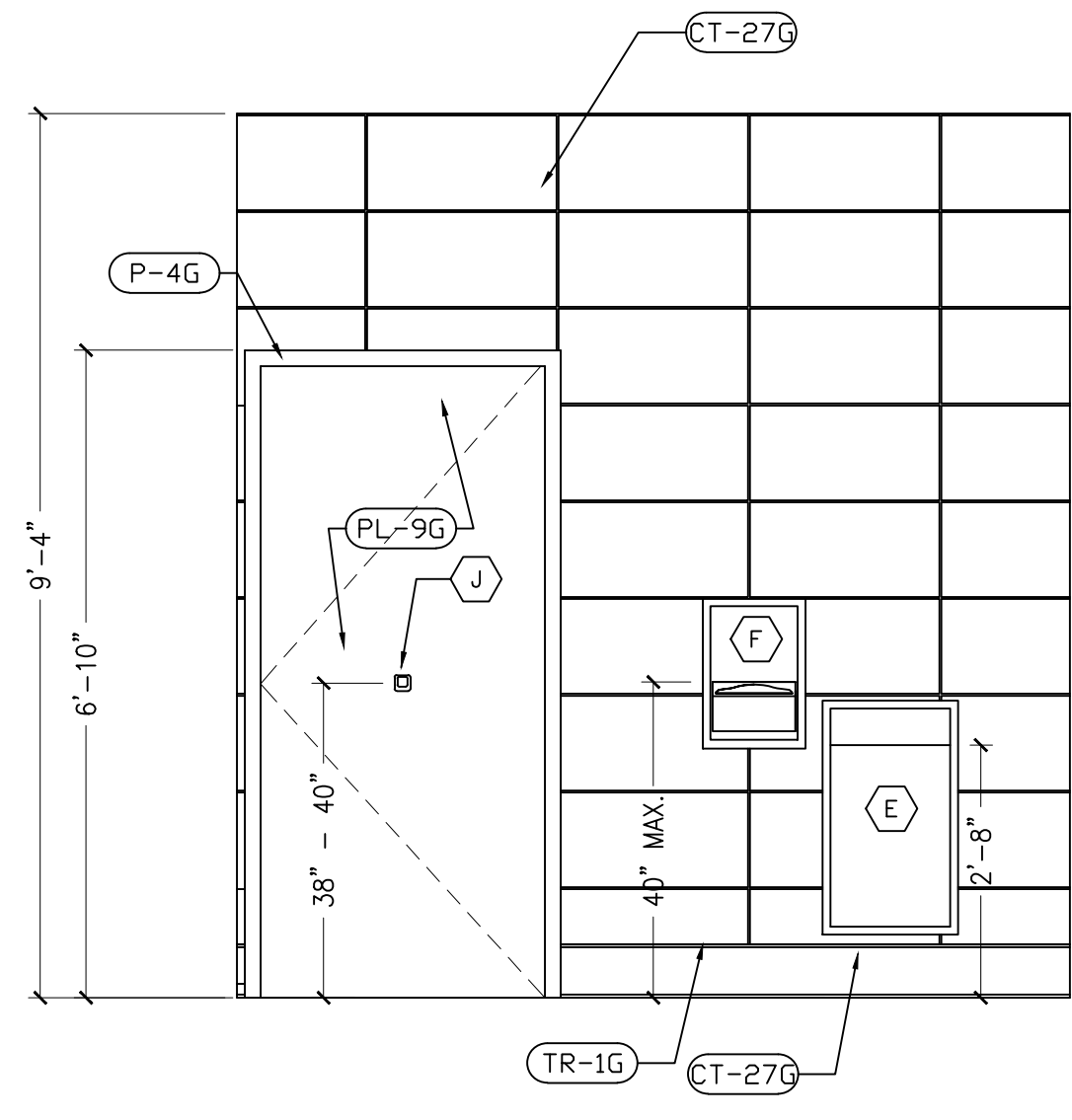
E ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

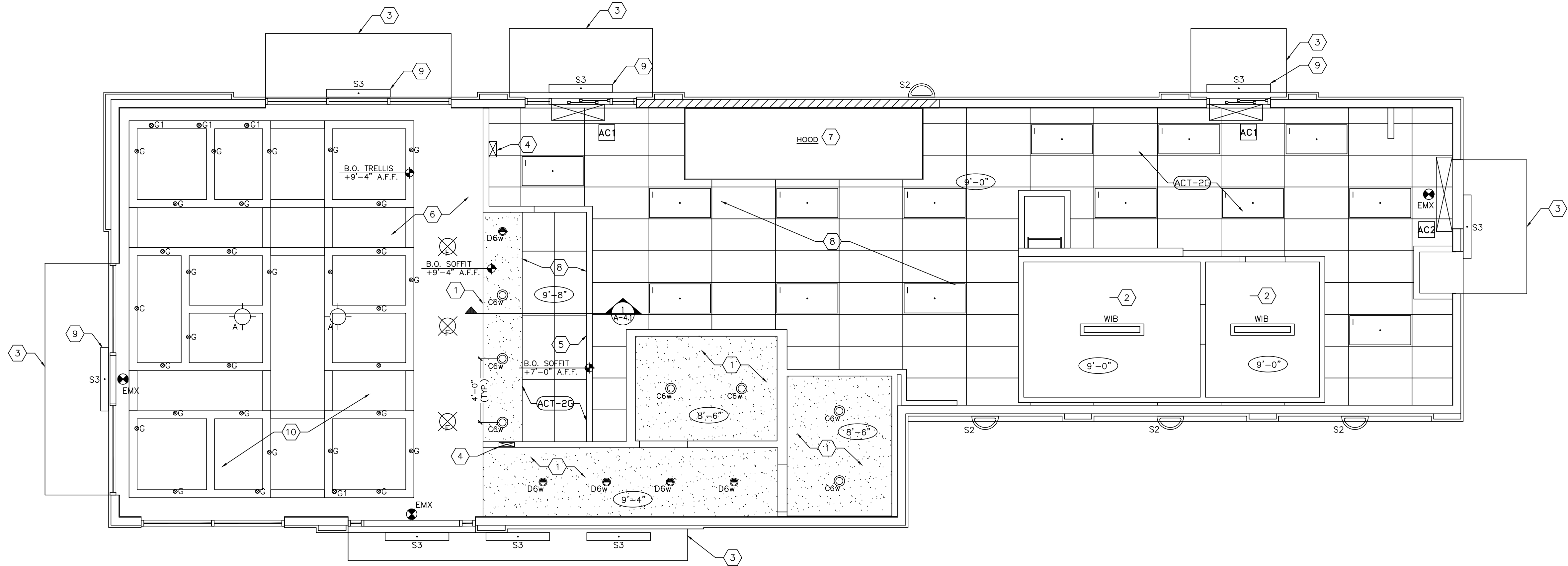
PROJECT #	INS - 001
DRAWN BY:	T.T.A. & S.L.E.
CHECKED BY:	G.H.
DATE:	05/23/2021
REVISION	
NO.	
DATE	



DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST. SUITE 300
OAK BROOK, IL 60521-8854
PHONE: 630-592-3196



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
RESTROOM ADA PLANS & INTERIOR ELEVATIONS



REFLECTED CEILING PLAN

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

NOTE:

DINING ROOMS ARE DESIGNED TO A 35 - 40 FOOT-CANDLE LEVEL.
KITCHENS ARE DESIGNED TO 50 FOOT-CANDLE LEVEL.
RESTROOMS ARE DESIGNED TO 50 FOOT-CANDLE. FOR
ADDITIONAL INFORMATION ON LIGHTING REQUIREMENTS REFER
TO BURGER KING LIGHTING STANDARDS POSTED @
DESIGNWITHBK.COM/COMMON DOCUMENTS.

NOTE:

REFER TO APPROVED SEATING AND DECOR PLANS FOR FINAL
REFLECTED CEILING PLAN, LIGHTING PLAN, SUSPENDED LED
WHOPPER AND CROWN LIGHTING.

AIR CURTAIN SCHEDULE						
	MANUFACTURER	MODEL	SERVES	AIRFLOW	ELECTRICAL	NOTES
AC1	READY ACCESS	AA300	DRIVE-THRU	VARIABLE	40 AMP 208 Single Phase 60HZ	1-2
AC2	POWERED AIRE	MP 1-48	SERVICE ENTRANCE 2,559 CFM	VARIABLE	MCA: 10 MOCp: 20 3/4 HP	2
NOTES: 1. SET DELAY TIMER TO 30 SECONDS 2. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECT SWITCH						

GENERAL NOTES:

- ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
- THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM FINISH FLOOR (F.F.)
- GENERAL CONTRACTOR TO COORDINATE DINING ROOM LIGHTING WITH APPROVED INTERIOR DECOR DRAWINGS.
- CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.
- FOR H.V.A.C. PLAN, SECTIONS, DUCT LOCATIONS, SUPPLY AND RETURN GRILLE SIZES AND ADDITIONAL INFORMATION, REFERENCE SHEET M-1.
- ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.
- REFERENCE SHEET E-1 FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.
- REFERENCE INTERIOR DECOR SHEETS FOR FINISH SPECIFICATIONS.
- CONTRACTOR TO COORDINATE PENDANT LIGHT LOCATIONS WITH DECOR SUPPLIER DRAWINGS.

KEYED NOTES:

- GYPSUM BOARD CEILING/SOFFIT
- EXPOSED STRUCTURE ABOVE WALK-IN BOX, REFER TO WALK-IN BOX DRAWINGS FOR INTERIOR LIGHT FIXTURES
- PREFABRICATED METAL CANOPY OR AWNING
- STAINLESS STEEL SERVICE CHASE
- MENU BOARD AND HEADER. REFERENCE DTL 1/A-4.1
- EXPOSED STRUCTURE TO BE PAINTED
REFER TO ID SHEETS FOR COLOR
- MECHANICAL EXHAUST HOOD ABOVE
- SUSPENDED ACCOUSTICAL TILE CEILING.
REFER TO SEATING & DECOR PLANS
- CENTER LIGHT TO DOOR OR WINDOW
- EXPOSED PLYWOOD ROOF DECK SHEATHING
REFER TO ID SHEETS FOR COLOR.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2'x4' T-GRID CEILING, REFERENCE INTERIOR FINISH SCHEDULE FOR TYPE, SHEET D8.4
	GYPSUM BOARD CEILING. ARMSTRONG DRYWALL GRID SYSTEM (ESR 1289)
	AIR CURTAIN.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION	REF. SHEET M-1 FOR SPECIFICATIONS
	SUPPLY AIR DIFFUSERS	
	RETURN AIR GRILLES	REFERENCE SHEET E-1.0 FOR SPECIFICATIONS
	EXHAUST FAN GRILLES	
	SHAKER PENDANT LIGHT. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER.	
	6" DIAMETER WHT LED RECESSED DOWNLIGHT	
	6" DIAMETER WHT LED RECESSED DOWNLIGHT WALL WASHER	
	SINGLE PENDANT LIGHT. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER.	
	2" LED DOWNLIGHT	
	2" LED DOWNLIGHT WALL WASHER	
	2x4 RECESSED LED TROFFER LIGHTING KITCHEN LIGHT	
	4" WET LINEAR LED LIGHT	
	UNIVERSAL EMERGENCY LED LIGHTING	EXTERIOR LIGHTING
	UNIVERSAL EXIT & EMERGENCY LED LIGHTING	
	LED POLE LIGHT	
	LED WALL MOUNTED EXTERIOR WALL SCONCE (ALSO USED IN OPEN CANOPIES)	
	LED AWNING 4'-0" AWNING LIGHT (USED UNDER AWNINGS AND CLOSED CANOPIES)	

DRAWN BY: T.TA & SLE	CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	REVISION
2	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW

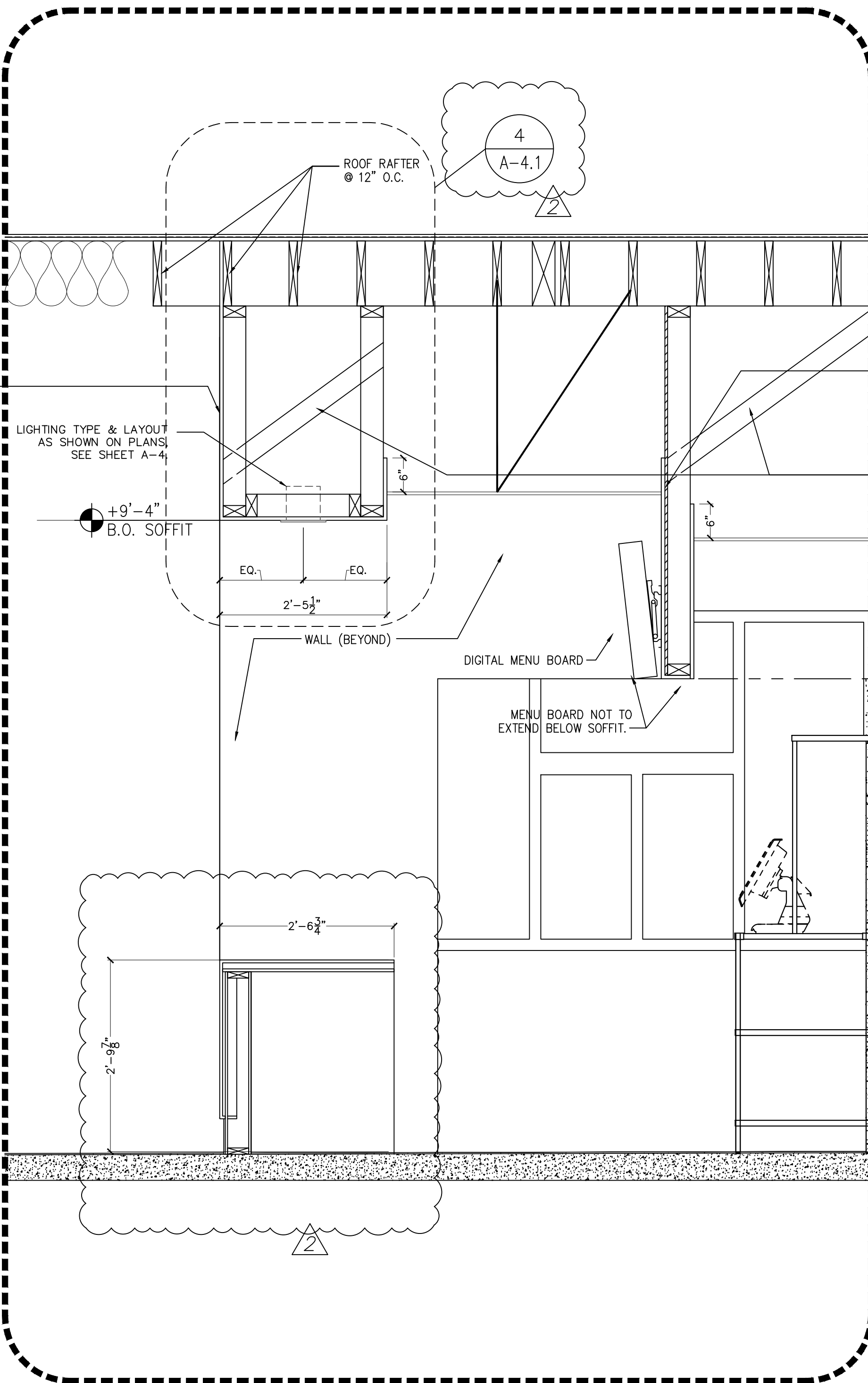


DESERT HOT SPRINGS, CA
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BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
REFLECTED CEILING DETAILS

5/8" GYP. WALL BOARD ON
2x4 FRAMING @ 24" O.C.
CARRY GYP. BOARD TO UNDERSIDE
OF DECK ON DINING ROOM SIDE
& 6" ABOVE CLG ON KITCHEN SIDE.



**1 MENU BOARD HEADER &
FRONT SERVICE COUNTER SOFFIT DETAIL**
SCALE: 3/4"=1'-0"

B.O. OF FRAMING
VARIES

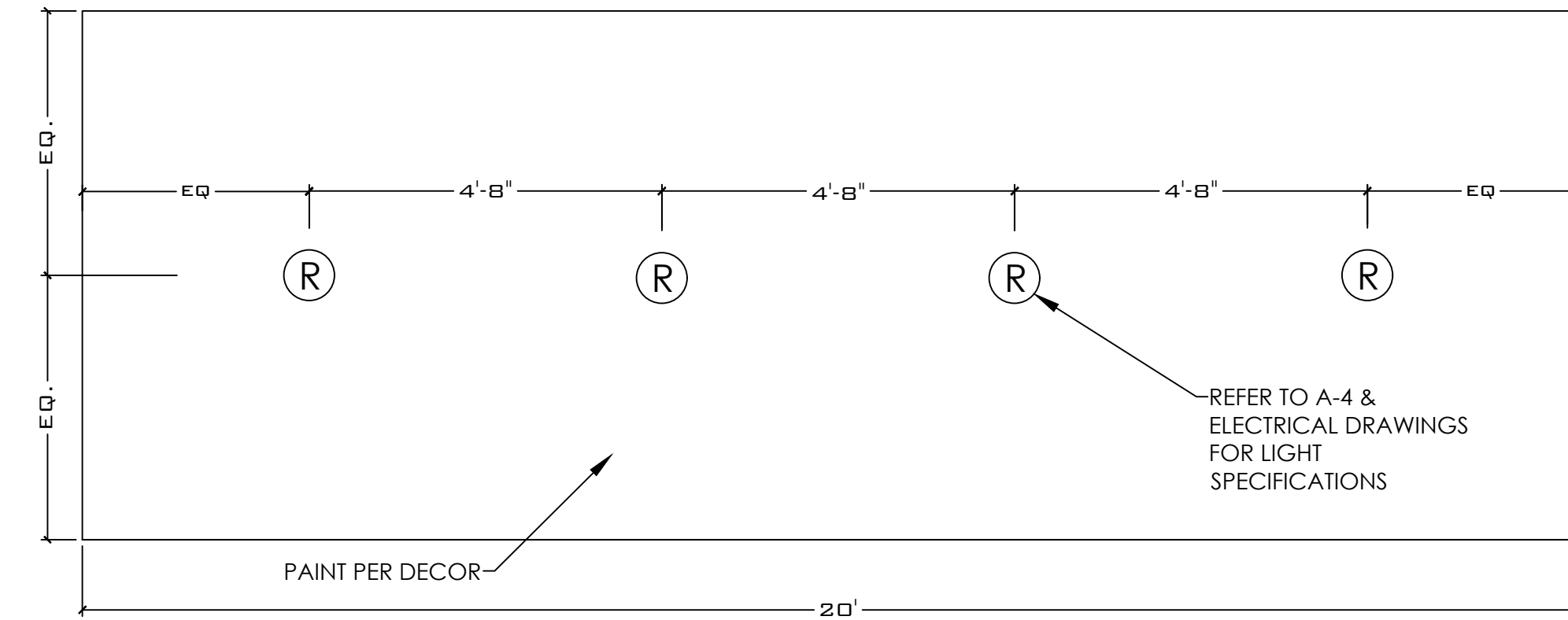
5/8" GYP. WALL BOARD ON
2x4 FRAMING @ 24" O.C.
CARRY GYP. BOARD TO
6" ABOVE CEILING
PROVIDE 3/4" PLYWOOD BACKING
BEHIND MENU BOARD.

2x4 BRACING @ 48" O.C.
W/ (2) 16d NAILS EACH END

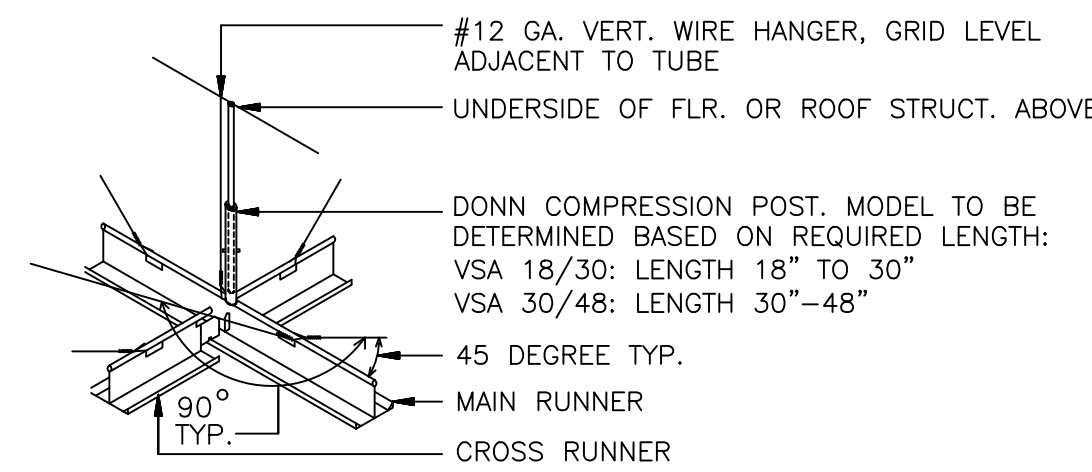
+9'-0"
B.O. CEILING

+7'-0"
B.O. SOFFIT (FINISH)

0'-0"
T.O. SLAB



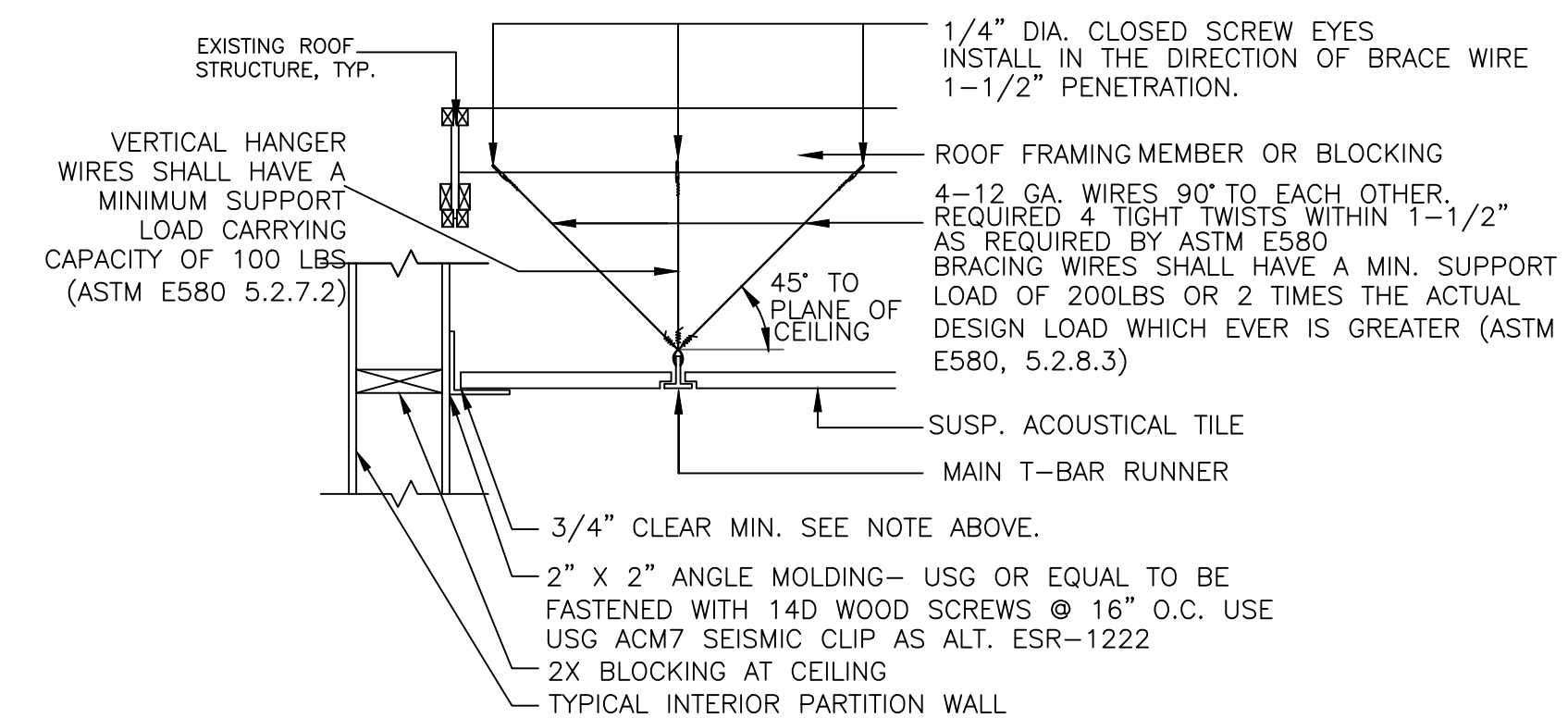
2 FRONT SERVICE COUNTER SOFFIT DETAIL - RECESSED LIGHTING LAYOUT
SCALE: 1/2" = 1'-0"



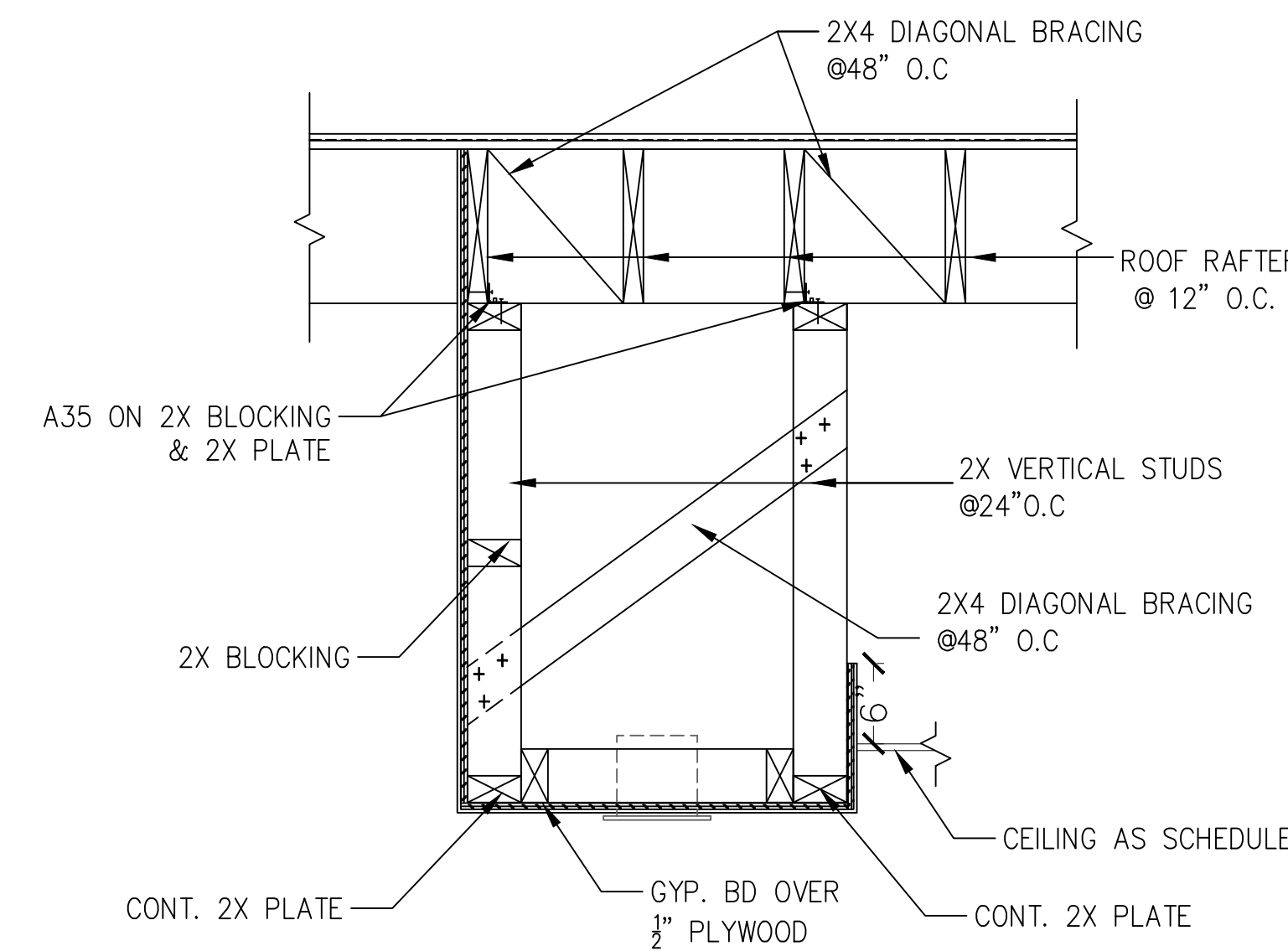
1. GRID SYSTEM TO BE HEAVY DUTY T-BAR.
2. INSTALL PER ESR-1222 IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSING ANGLE. THE OTHER END SHALL HAVE A 0.75" CLEARANCE FROM THE WALL.
3. ENDS OF MAIN RUNNERS AND CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT THEIR SPREADING
4. ALL TERMINAL ENDS OF MAIN RUNNERS AND CROSS TEES MUST HAVE A VERT. HANGER WIRE WITHIN 8" OF EA. WALL OR CLG DISCONTINUITY.
5. Y12 GA. VERTICAL WIRES SHALL BE USED AT 48" O.C. PERIMETER HANGARS SHALL BE 8" MAX. FROM WALL AND NOT MORE THAN 1 IN 6 OUT OF PLUMB.
6. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSING ANGLE. THE OTHER END SHALL HAVE A 0.75" CLEARANCE FROM THE WALL.
7. PERIMETER HANGER WIRES SHALL BE LOCATED WITHIN 8" OF THE END OF EACH RUNNER (CROSS AND MAIN RUNNERS)

3 SEISMIC GRID DETAIL
SCALE: 1/2"=1'-0"

8. ALL LIGHT FIXTURES TO BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING GRID SYSTEM.
9. PROVIDE INDEPENDENT WIRE SUPPORT FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE AS FOLLOWS:
 - FIXTURES LESS THAN 10 POUNDS, PROVIDE ONE #12 GAGE WIRE (MAY BE SLACK)
 - FIXTURES 11-55 POUNDS, PROVIDE TWO#12 GAGE WIRES (MAY BE SLACK)
 - FIXTURES 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING #9 GAGE WIRE
10. REFER TO NOTES SECTION E, SHEET A-0 FOR ADDITIONAL CRITERIA



COMPLY WITH ASTM E580 SECTION 5 FOR SEISMIC DESIGN CATEGORY D & E



4 SOFFIT AND HARD CEILING CONNECTION
SCALE: 1" = 1'-0"

DRAWN BY: T.T.A. & S.L.E.	CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	REVISION
2	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW



DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC.
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1400 16TH ST. SUITE 300
OAK BROOK, IL 60521-5854
PHONE: 630-592-3196



PROJECT # INS - 001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
REFLECTED CEILING DETAILS

GENERAL NOTES:

- A. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPIILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
- B. THE ROOFING SYSTEM SHALL BE AS PER DRAWINGS AND PER MANUFACTURERS SPECIFICATIONS.
- C. COORDINATE ROOF ELEVATIONS WITH STRUCTURAL DRAWINGS. REFER TO SPECIFICATION SHEET FOR ROOF RELATED ITEMS, INCLUDING GUARANTEES, CURBS, FLASHING, ETC.

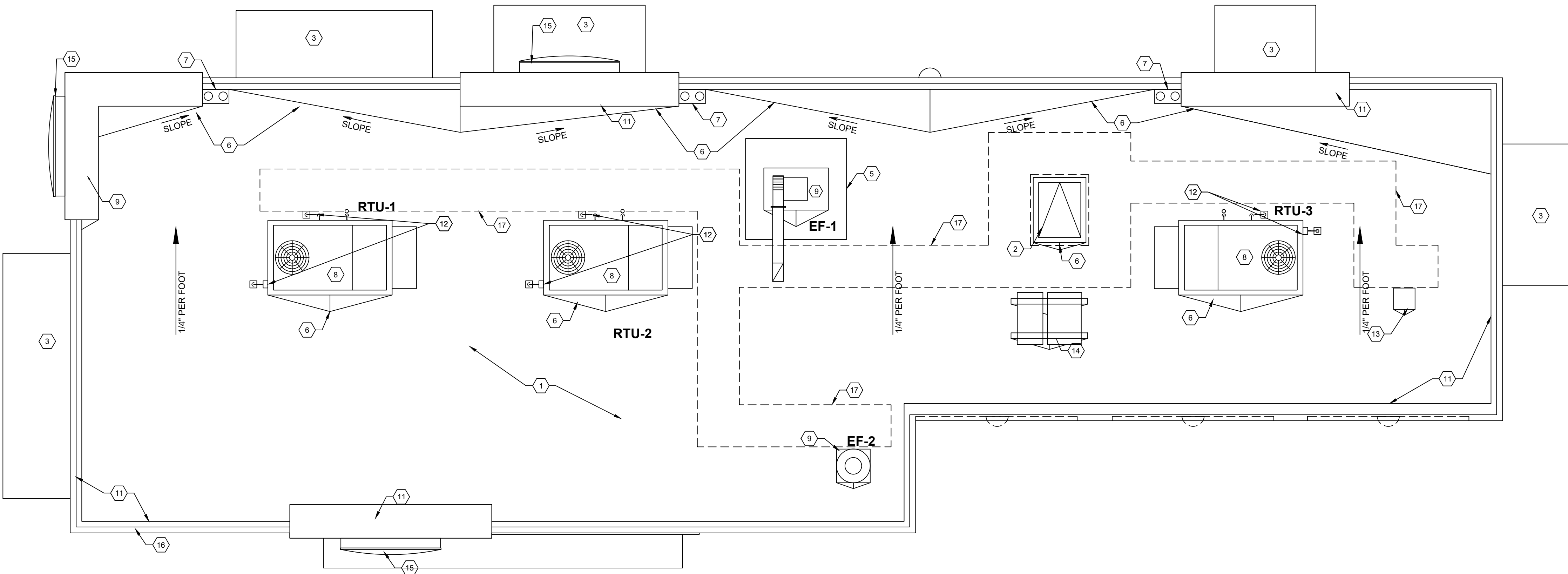
GENERAL ROOFING NOTES:

- 1. ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
- 2. ROOF SYSTEMS SPECIFIED SHALL BE EPDM OR DUROLAST AND APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
- 3. COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
- 4. HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
- 5. REFER TO STRUCTURAL AND M-E-P DRAWINGS FOR ADDITIONAL INFORMATION.
- 6. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
- 7. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
- 8. CONTRACTOR TO USE EPDM OR DUROLAST ROOFING TO MATCH EXISTING COLORATION OF THE MINERAL SURFACE CAP SHEET.
- 9. ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURES'S BRAND. ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.

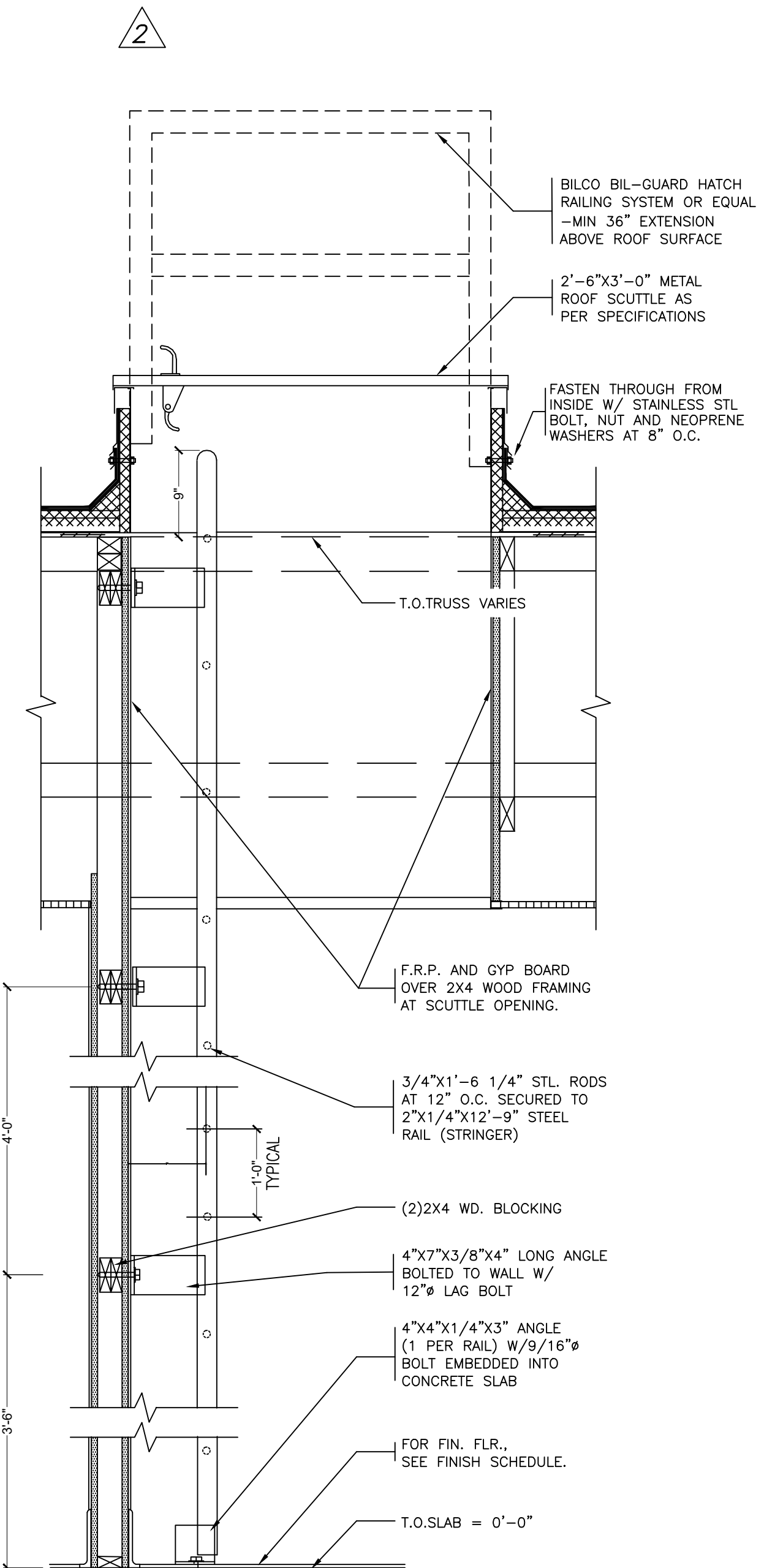
KEYED NOTES:

- 1. SINGLE PLY PREFABRICATED DURO-LAST 50 MIL OR EPDM, EITHER MECHANICALLY FASTENED, ADHERED, OR BALLASTED PER CONTRACTOR.
- 2. ROOF ACCESS SCUTTLE, REFERENCE DETAIL, THIS SHEET.
- 3. PREFABRICATED METAL CANOPY UNDER SEPARATE PERMIT.
- 4. VENT THROUGH ROOF - PROVIDE PREFABRICATED DURO-LAST VENT FLASHING FOR ALL VENTS AND PIPE PENETRATIONS.
- 5. INSTALL MODIFIED BITUMEN SACRIFICE SHEET 6'-0" (MIN.) FROM KITCHEN EXHAUST OR AS SPECIFIED.
- 6. ROOF CRICKET WITH SLOPE TO MATCH ROOF, REFER TO DETAIL #3/SHEET A5.1.
- 7. ROOF DRAIN - REFER TO DETAIL #4 SHEET A5.1.
- 8. ROOT-TOP AIR CONDITIONING UNIT - REFER TO MECHANICAL PLANS.
- 9. EXHAUST FAN - REFER TO MECHANICAL PLANS
- 10. ILLUMINATED PARAPET LIGHT BAND.
- 11. METAL COPING.
- 12. CONDENSATE DRAIN, REFER TO MECHANICAL SHEET M1.1
- 13. PROVIDE PITCH PAN WITH CONDUIT OVER OFFICE FOR SATELLITE DISH/ANTENNA.
- 14. EQUIPMENT STAND FOR WALK-IN BOX COOLER/FREEZER CONDENSERS AND ICE MACHINE CONDENSER. REFER TO EQUIPMENT STAND DETAIL, 6/A5.1.
- 15. BUILDING SIGN - REFER TO EXTERIOR ELEVATIONS AND ROOF POWER PLAN.
- 16. PARAPET LIGHT BAND BY APPROVED VENDOR. REFER TO ROOF POWER PLAN.
- 17. DASHED LINE TO INDICATE 30" AREA OF WALKWAY PADS

NOTE: INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURED'S SPECIFICATIONS AND PER UL ER10128-1



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



2 ROOF SCUTTLE DETAIL
SCALE: 3/4" = 1'-0"

DRAWN BY: T.T.A. & S.L.E.		CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	PLAN REVIEW COMMENTS	REVISION
3	10/19/21	ADDENDUM 2 / CITY PLAN REVIEW	
2	09/19/21		



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PLANNING AND DESIGN
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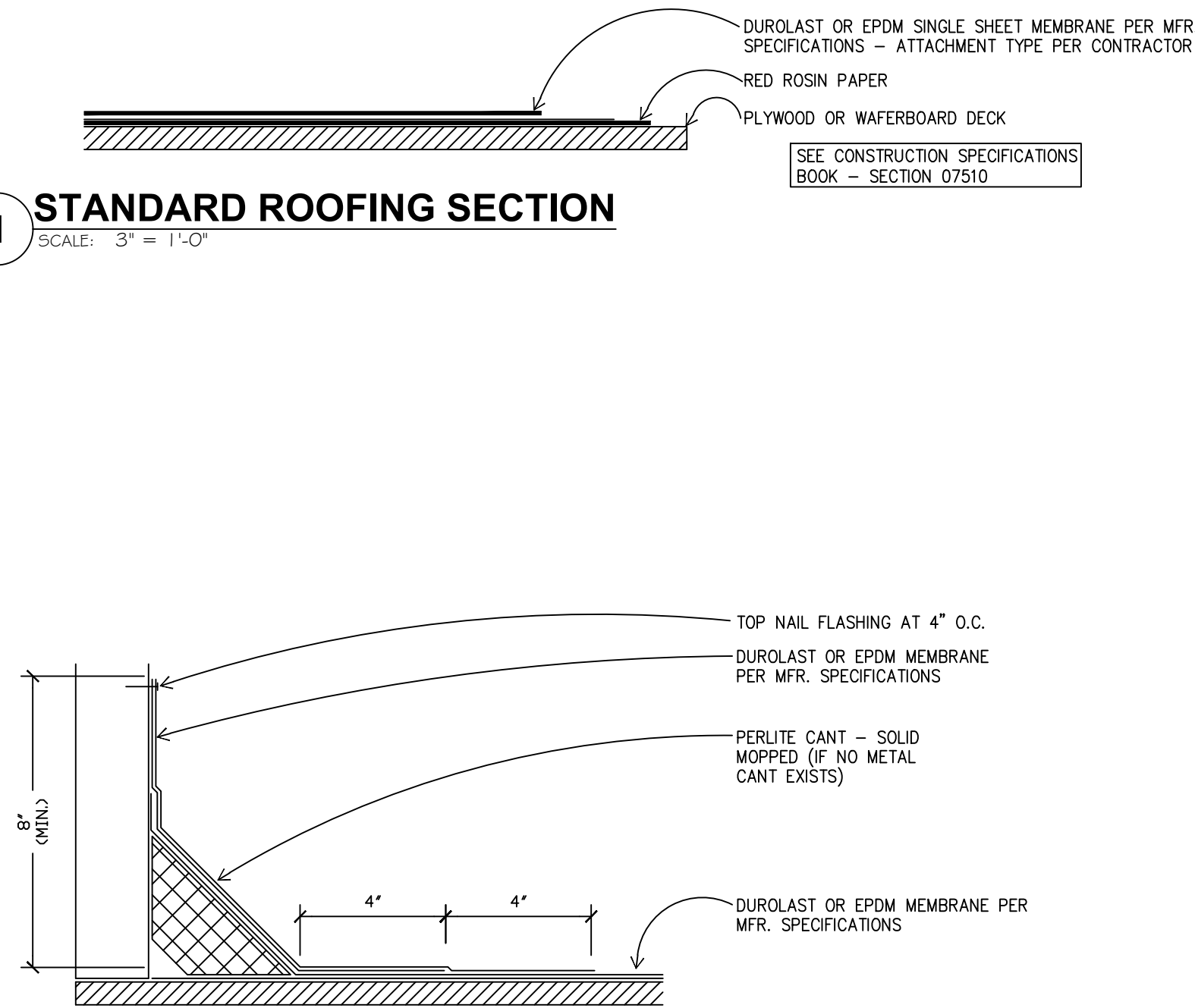
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

ROOF PLAN AND DETAILS

NOTE:
ALL ROOFING DETAILS TO BE VERIFIED
AND COORDINATED WITH MANUFACTURERS
SPECIFICATIONS AND WARRANTIES.

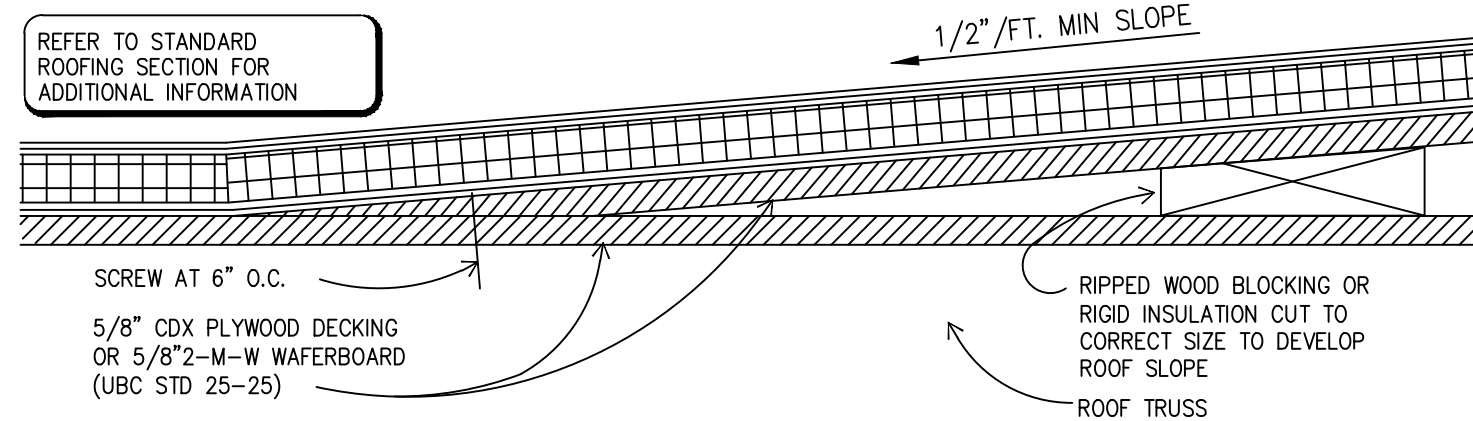
1 STANDARD ROOFING SECTION

SCALE: 3" = 1'-0"



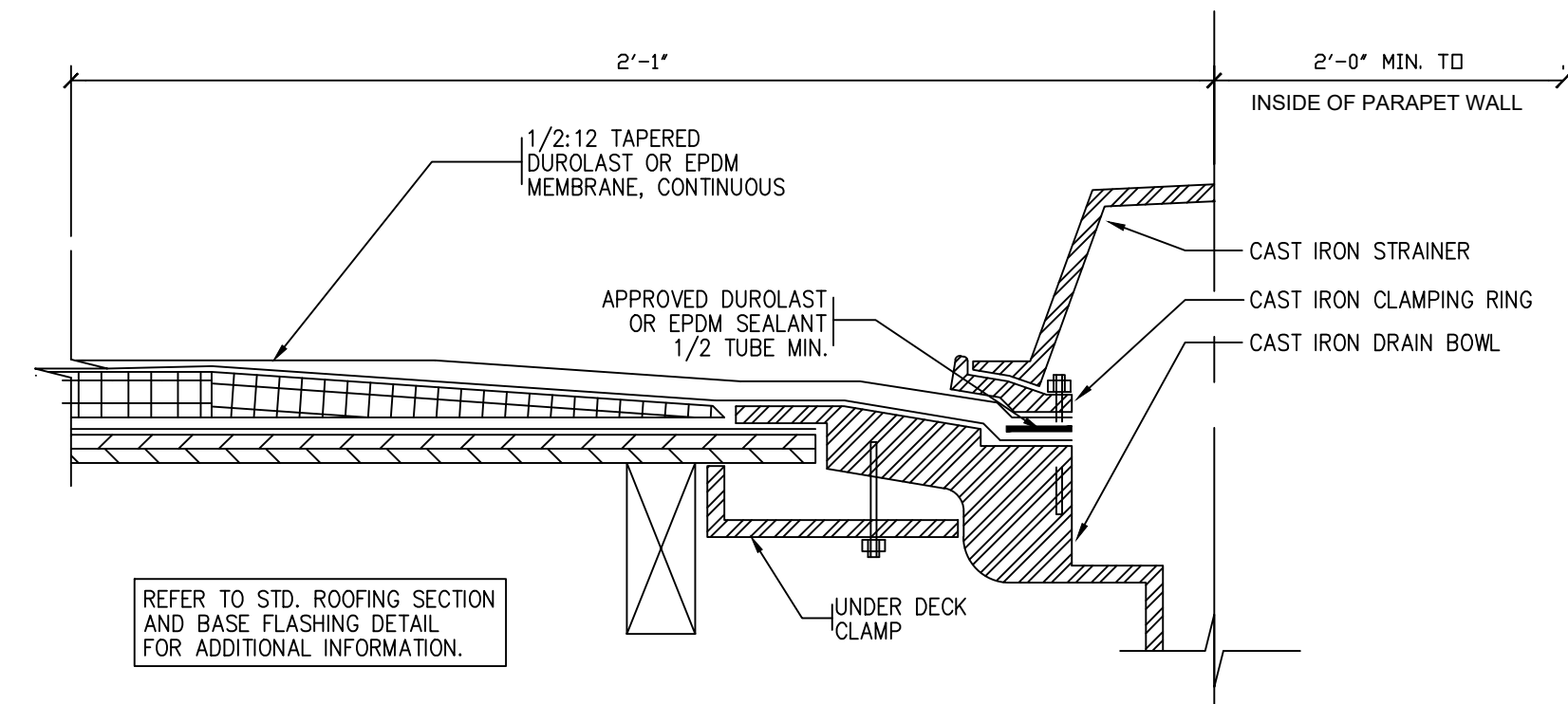
2 STANDARD BASE FLASHING CONFIGURATION

SCALE: 3" = 1'-0"



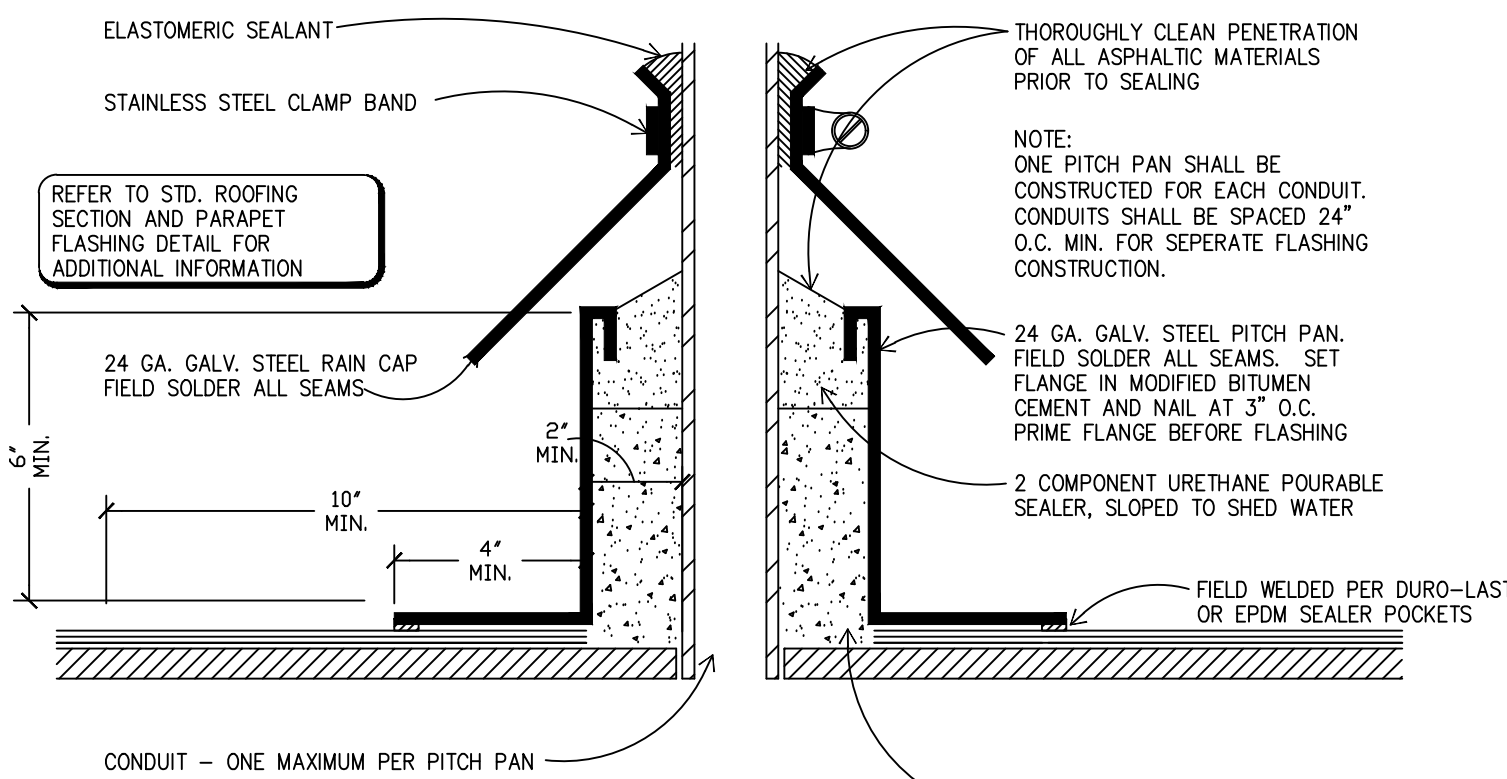
3 TYPICAL CRICKET DETAIL

SCALE: 3" = 1'-0"



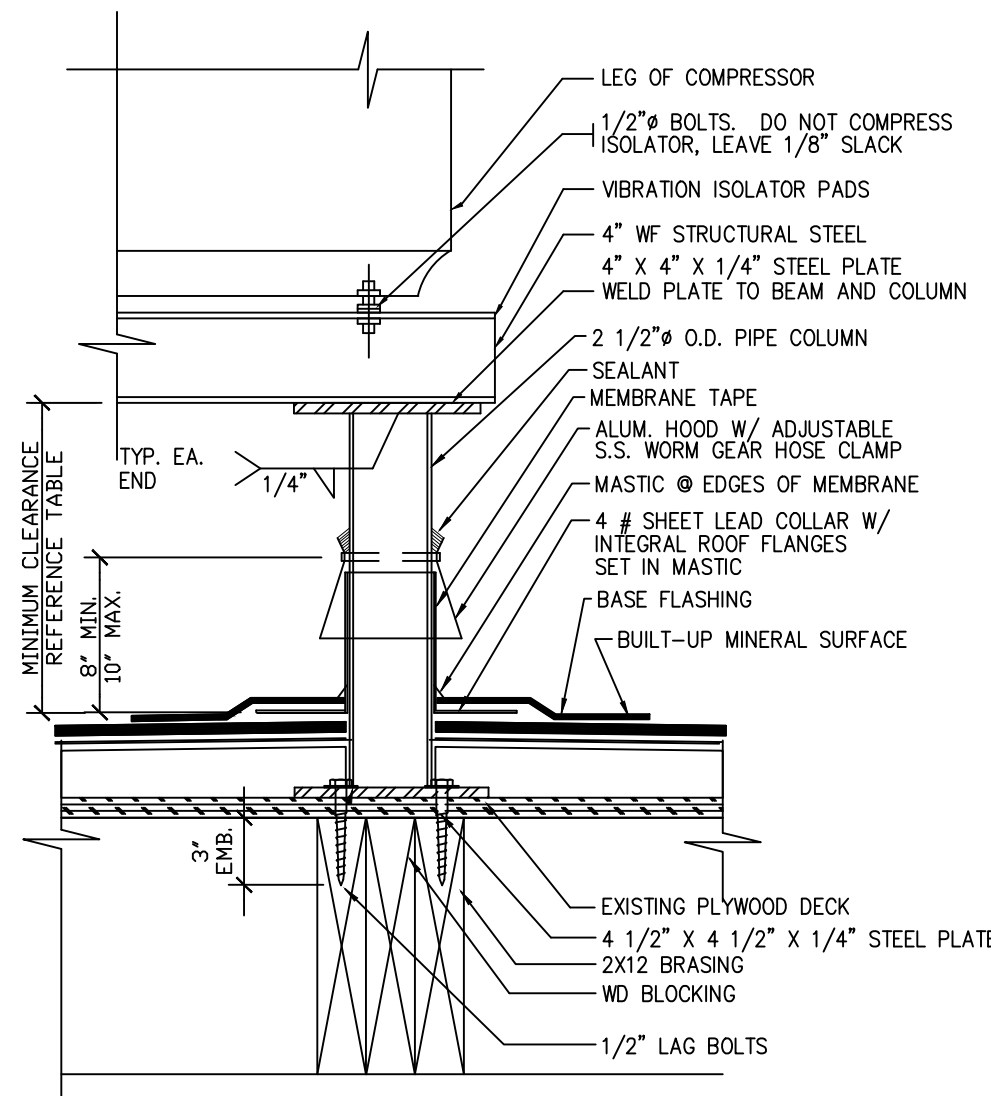
4 ROOF DRAIN DETAIL

SCALE: 3" = 1'-0"



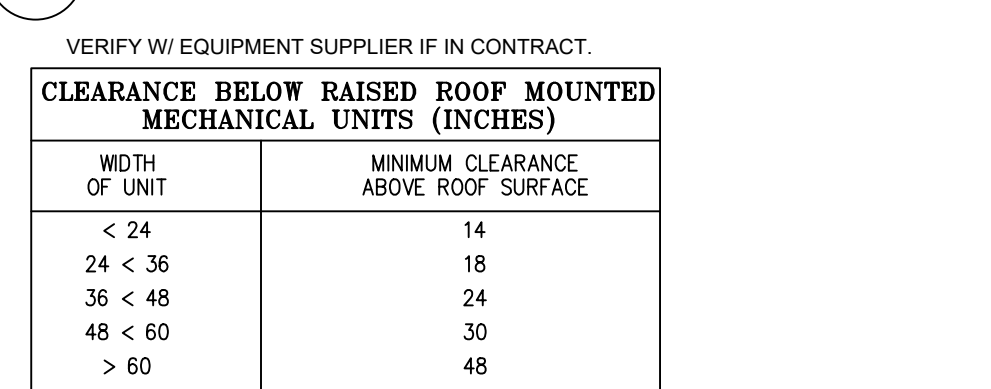
5 PITCH PAN DETAIL

SCALE: 3" = 1'-0"



6 EQUIPMENT STAND DETAIL

SCALE: 3" = 1'-0"



7 CONDENSATE LINE SUPPORT DETAIL

SCALE: NONE



PRODUCT DATA SHEET

DURO-LAST® 50-MIL MEMBRANE

Advantages:
Duro-Last® 50-Mil (DL50) membrane is an excellent choice for projects requiring a long lasting, energy efficient roofing membrane. The membrane is available in custom-fabricated sections or as roll goods. A complete line of custom-prefabricated accessories is available for the DL50 membrane.

Description:
DL50 membrane is composed of PVC film laminated to both sides of a reinforcement fabric (well-inserted scrim).

Duro-Last membranes must not be used with Duro-Last EV membranes.

PVC Film - Proprietary thermoplastic PVC formulation of resins, plasticizers, stabilizers, biocides, flame retardants, and U.V. absorbents.

• **PVC film** above well-inserted scrim - 28 mil
Well-Inserted Scrim - An 18 x 14 polyester fabric construction with well insertion, composed of 540 x 1000 denier threads, provides superior tear and puncture resistance. The polyester thread is treated to prevent wicking.

Total Thickness - 50 mil, nominal.

Weight - 0.29 lb. per square foot.

Colors - White, tan, gray, dark gray and terra cotta.

R-Value - 0.1 ft²·°F·hr/Btu.

Available Configurations:

Custom-fabricated Sections - DL50 is available in custom-fabricated sections as listed within the *Ordering and Estimating* section on the Duro-Last website.

Roll Good - Typical Dimensions

Width	Length (max.)	Roll Area	Approx. Weight	Approx. Coverage ¹
64 inches	100 ft.	534 sq. ft.	155 lb.	483 sq. ft.
64 inches	50 ft.	267 sq. ft.	78 lb.	241 sq. ft.
32 inches	100 ft.	267 sq. ft.	78 lb.	217 sq. ft.
12 inches	100 ft.	100 sq. ft.	29 lb.	N/A
8 inches	100 ft.	67 sq. ft.	20 lb.	N/A

¹ Assuming 6-inch overlap.

Energy Efficiency:
White DL50 membrane is an excellent product for complying with California Title 24, LEED® and other energy efficiency programs requiring the use of a highly reflective roof membrane. It is an ENERGY STAR® qualified product.

www.duro-last.com

1 of 2

800-248-0280

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DURO-LAST® 50-MIL MEMBRANE

Codes and Standards:

Underwriters Laboratories (US & Canada), UL Evaluation Report (ER10128), FM Approvals, Canadian Construction Materials Centre (CCMC 13299-L), State of Florida, Miami-Dade County, Texas Department of Insurance.

Storage:

Store rolls lengthwise on pallets. Use tarps to keep rolls dry.

Membrane Attachment:

Mechanically Fastened - DL50 membrane may be mechanically fastened to a variety of roof deck and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Duro-Last Mechanically Fastened Roofing System Specification for custom-fabricated system requirements. If using roll goods, refer to the Roll Good Mechanically Fastened Roofing System Specification.

Duro-Bond® Roofing System - The Duro-Bond Roofing System (induction weld) may be used to attach DL50 membrane. Refer to the Duro-Bond Roofing System Specification for system requirements.

Adhered - DL50 membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and insulations. Refer to the Adhered Roofing System Specification for system requirements.

Physical Properties:

DL50 membrane has been subjected to the tests required by ASTM D4434 "Standard Specification for Poly (Vinyl Chloride) Sheet Roofing" and has been classified as a Type III, internally reinforced sheet. The results of each test are listed below. ASTM's *Overall Thickness* requirements for the membrane are plus or minus 10% (nominal) of the listed *Typical Value*.

Physical Property	Test Method	ASTM D4434 Requirement	Result	Typical Value
Overall Thickness	ASTM D751	≥ 0.045 in. (50 mil) and ≤ 0.055 in. (≥ 45 and ≤ 55 mil)	PASS	0.050 in. (50 mil), nominal
Thickness Over Scrim	ASTM D7635	≥ 0.016 in.	PASS	0.028 in. (28 mil)
Breaking Strength¹	ASTM D751 Grab Method	≥ 200 lbf./in.	PASS	438 x 390 lbf./in.
Elongation¹	ASTM D751 Grab Method	≥ 15%	PASS	31% x 31%
Seam Strength	ASTM D751 Grab Method	≥ 328 lbf. (75% of Breaking Strength.)	PASS	417 lbf.
Tear Strength¹	ASTM D751 Procedure B	≥ 45 lbf.	PASS	132 x 163 lbf.
Low Temp. Bend	ASTM D2136	Must pass at -40° F	PASS	PASS
Heat Aging	ASTM D3045	Conditioned for 56 days in oven maintained at 176° F.	PASS	PASS
Accelerated Aging	ASTM G155	10,000 hours total test time. Irradiance level of 0.35 W/m ² 340nm. Cycle: 102 minutes light, 18 minutes light + H ₂ O spray, 63±2.5° C black panel, 30±5% RH	PASS	PASS
Dimensional Stability¹	ASTM D1204	Conditioned for 6 hours in oven maintained at 176° F. Allowable change: ≤ 0.5%	PASS	-0.30% x -0.45%
Water Absorption	ASTM D570	Immersed in water at 158° F for 168 hours. Allowable weight change: ≤ 3%	PASS	1.7%
Static Puncture	ASTM D5602	≥ 33 lbf.	PASS	56 lbf.
Dynamic Puncture	ASTM D5635	≥ 14.7 ft.-lbf. (20 J)	PASS	≥ 14.7 ft.-lbf. (20 J)

¹ Typical values are shown for both machine and cross machine directions. The machine direction results are listed first.

Additional Tests

Fungi Resistance	ASTM G21	No Sustained Growth or Discoloration
Moisture Vapor Transmission	ASTM E96, Proc. B, Method A	< 0.35 U.S. perms



www.duro-last.com

2 of 2

800-248-0280

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DRAWN BY: T.T.A. & S.L.E. DATE: 05/23/2021

CHECKED BY: G.H.

REVISION

NO. DATE

2/05/15/21

ADDITION 2 / CITY PLAN REVIEW

NO. DATE

2/05/15/21

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ADDITION 2 / CITY PLAN REVIEW

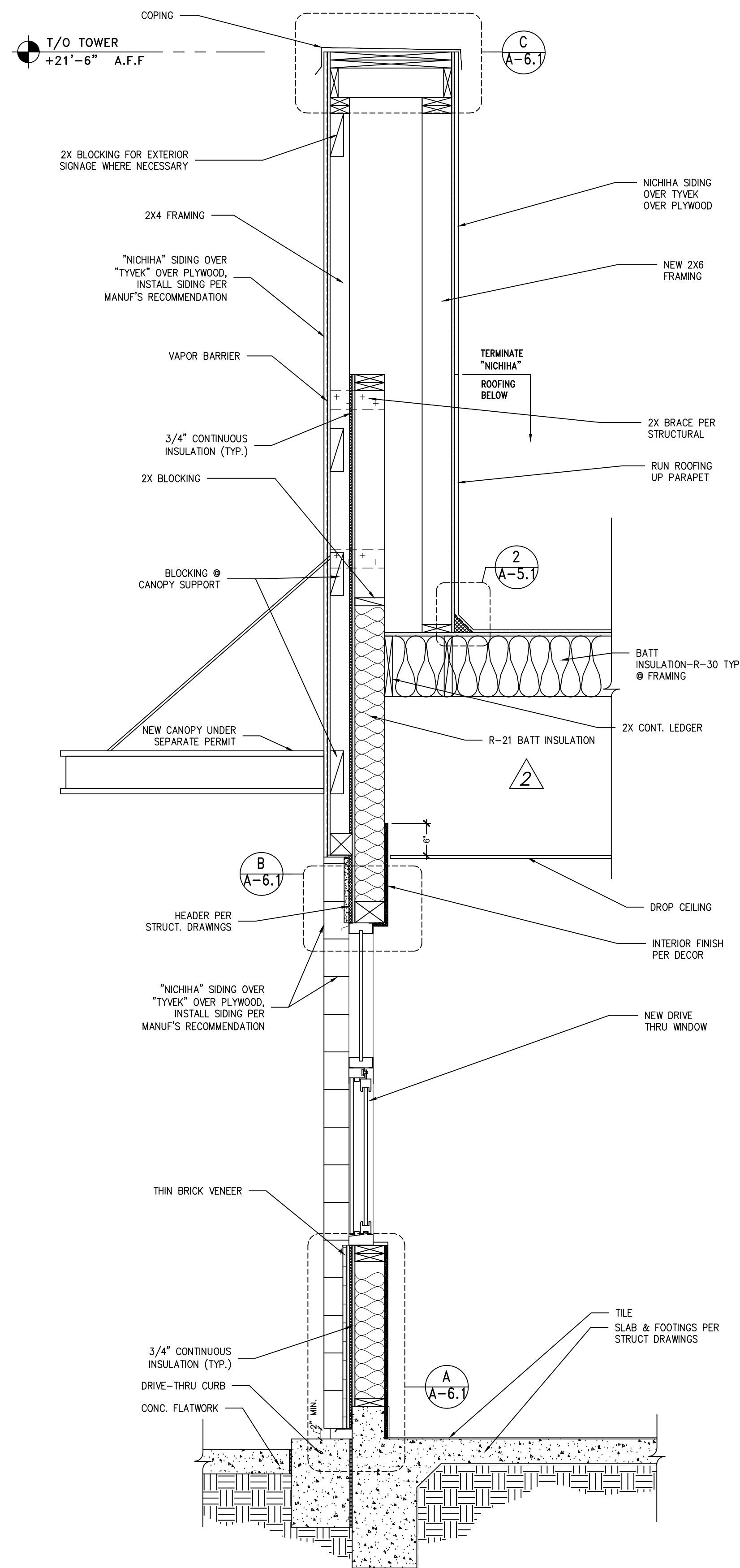
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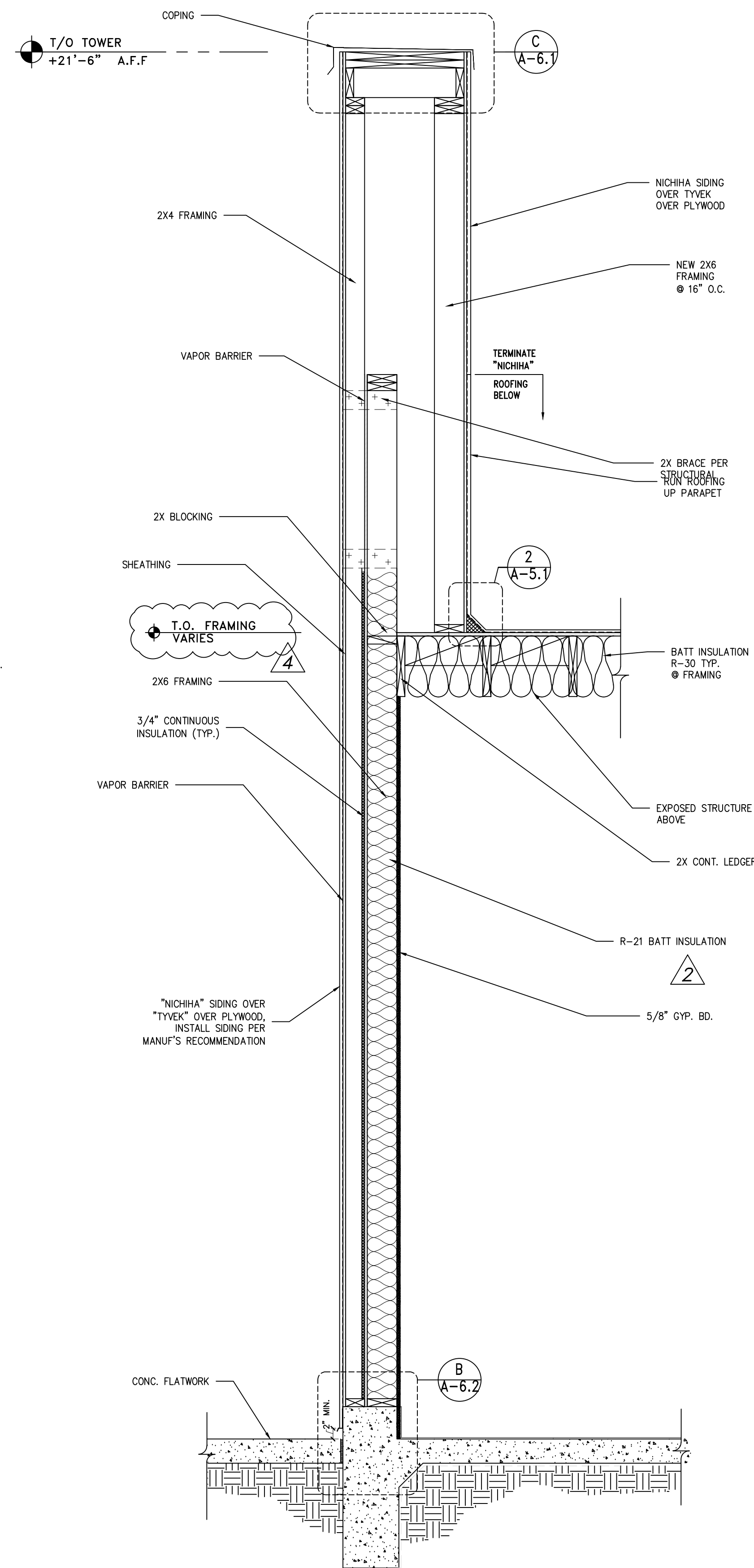
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NO. DATE

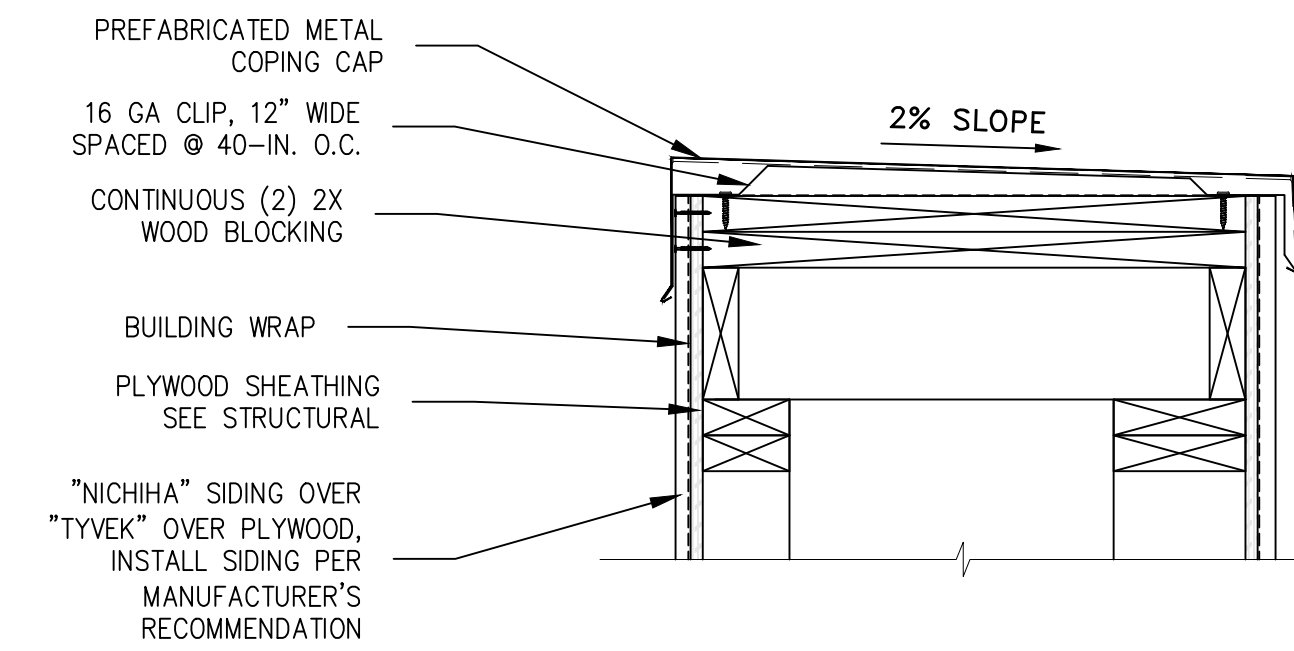
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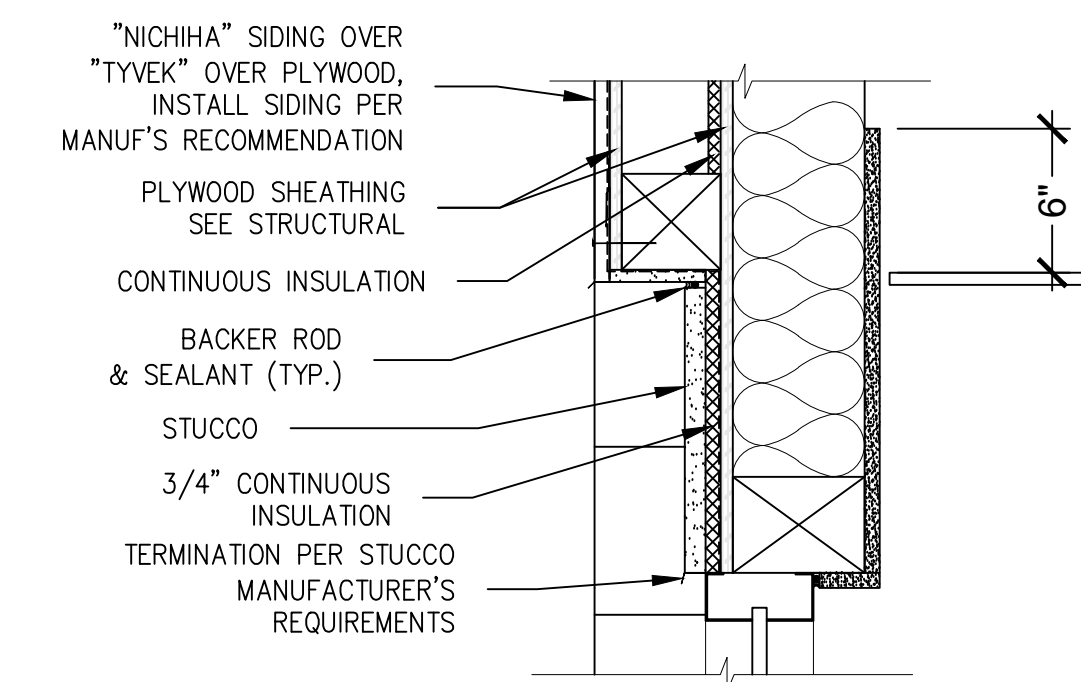
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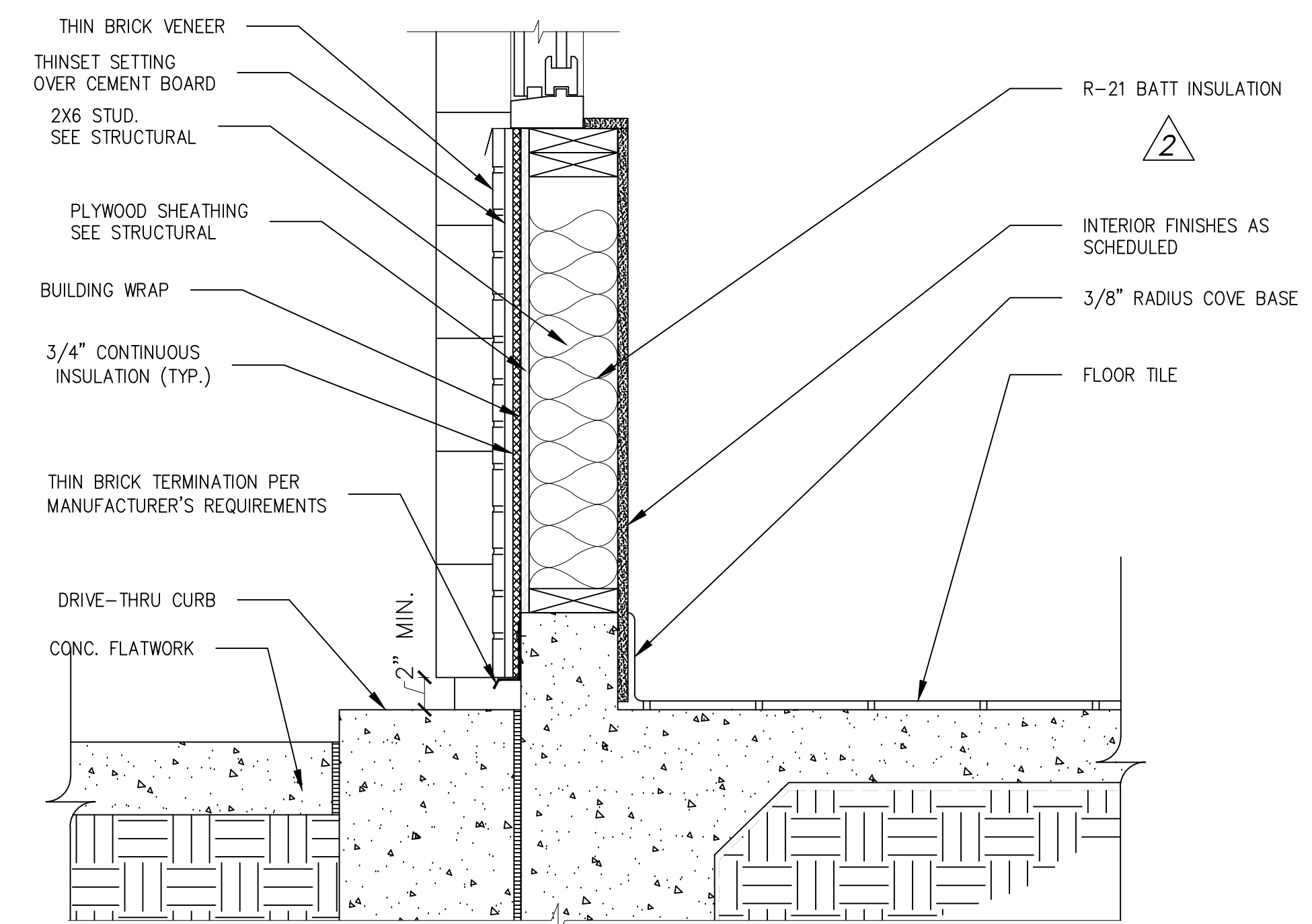
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SCALE: 3/4" = 1'-0"



C DETAIL BLOWUP
SCALE: 1 1/2" = 1'-0"



B DETAIL BLOWUP
SCALE: 1 1/2" = 1'-0"



A DETAIL BLOWUP
SCALE: 1 1/2" = 1'-0"

NO.	DATE	DRAWN BY:	T.A. & S.L.E.	CHECKED BY:	G.H.	DATE:	05/23/2021
1	11/05/21	PLAN REVIEW COMMENTS					
2	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW					



DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST, SUITE 300
OAK BROOK, IL 60521-5854
PHONE: 630-592-3196

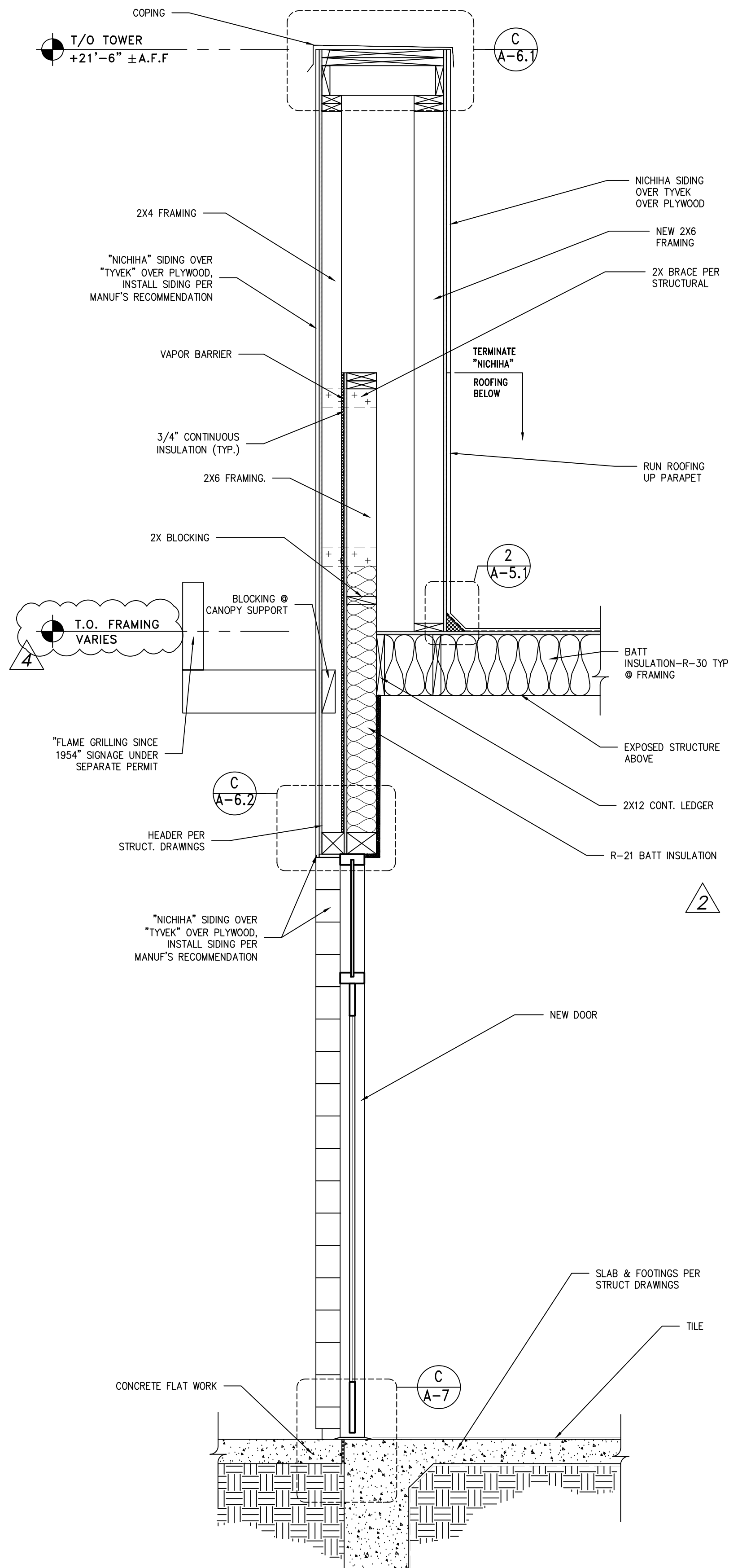


BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

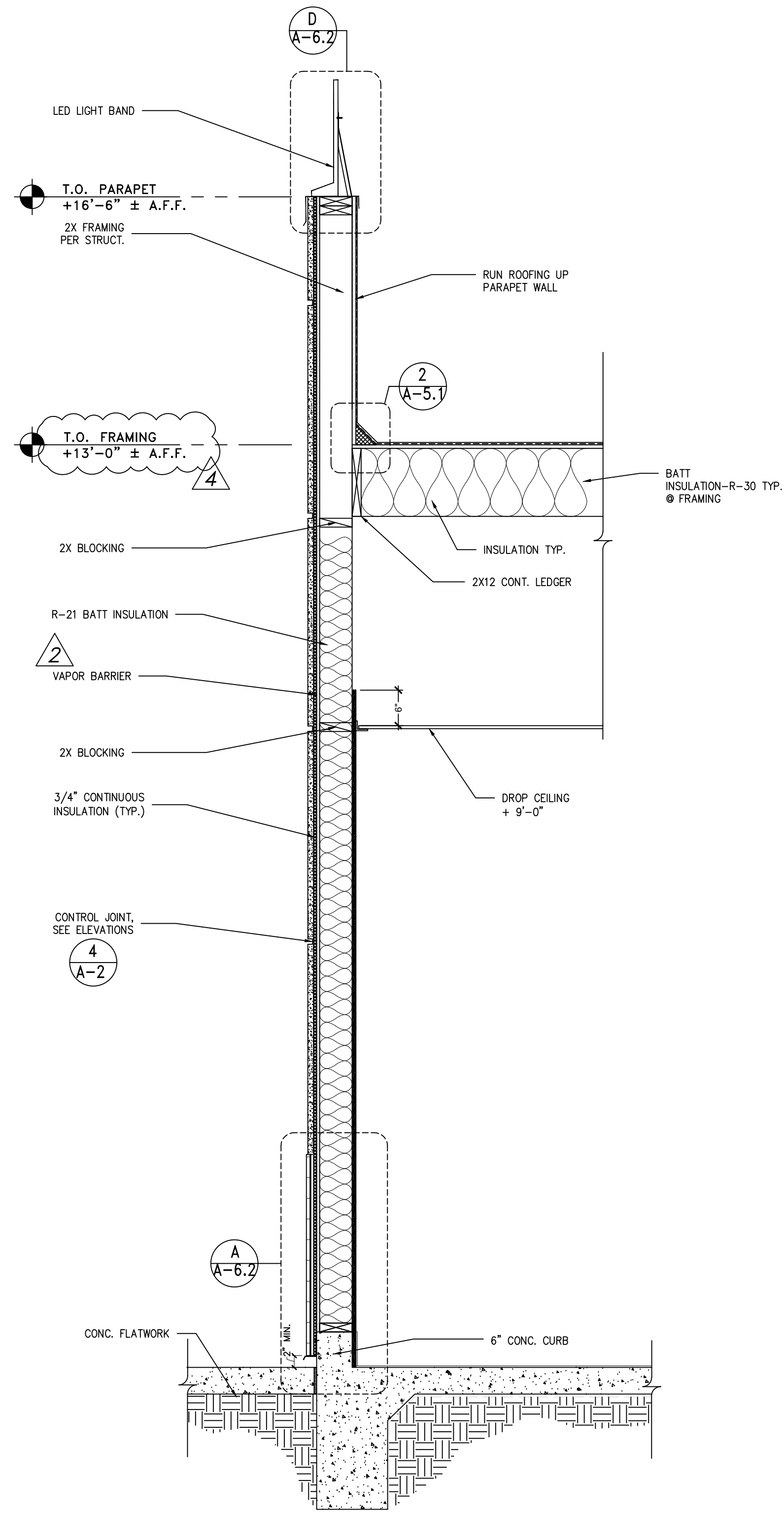
PROJECT # INS - 001

WALL SECTIONS

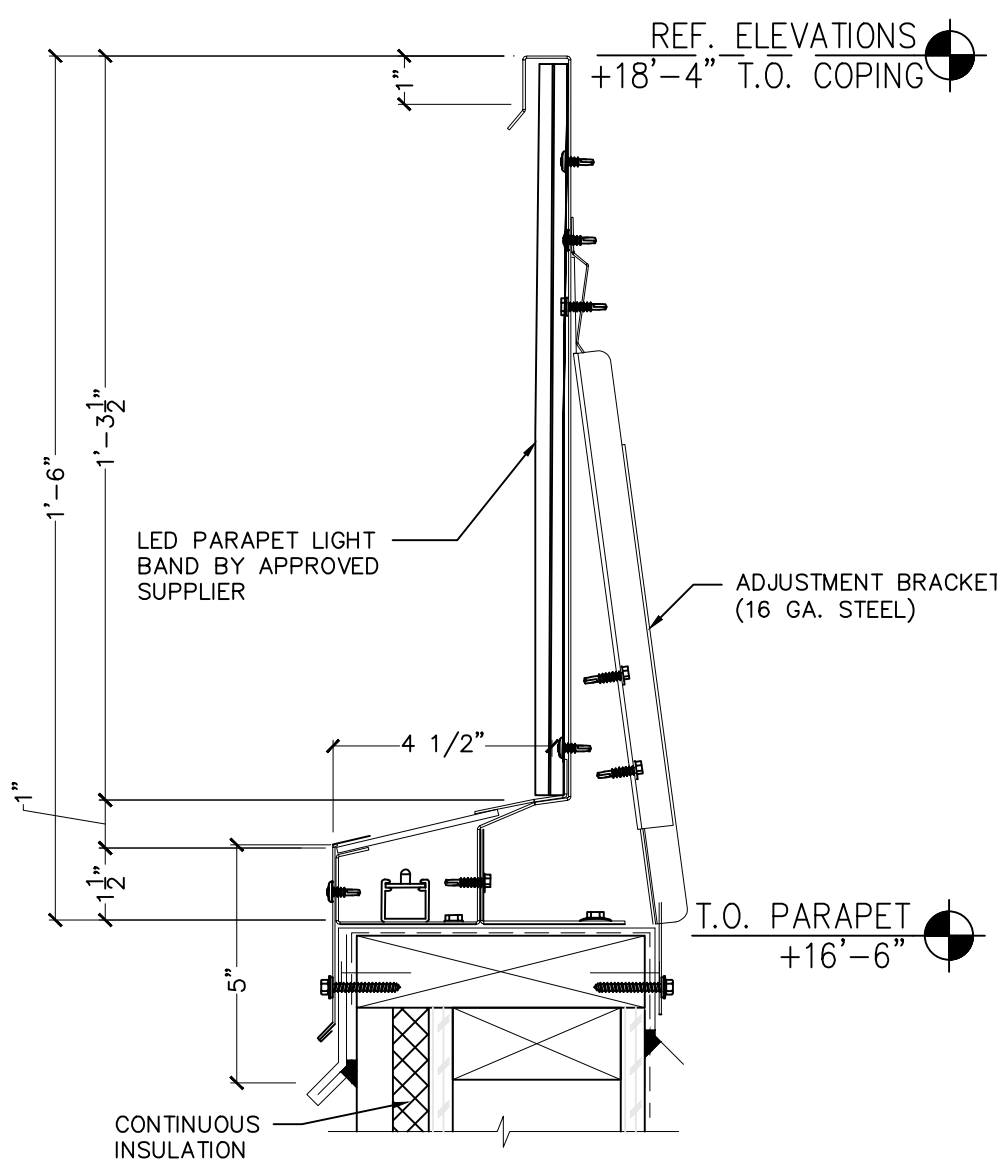
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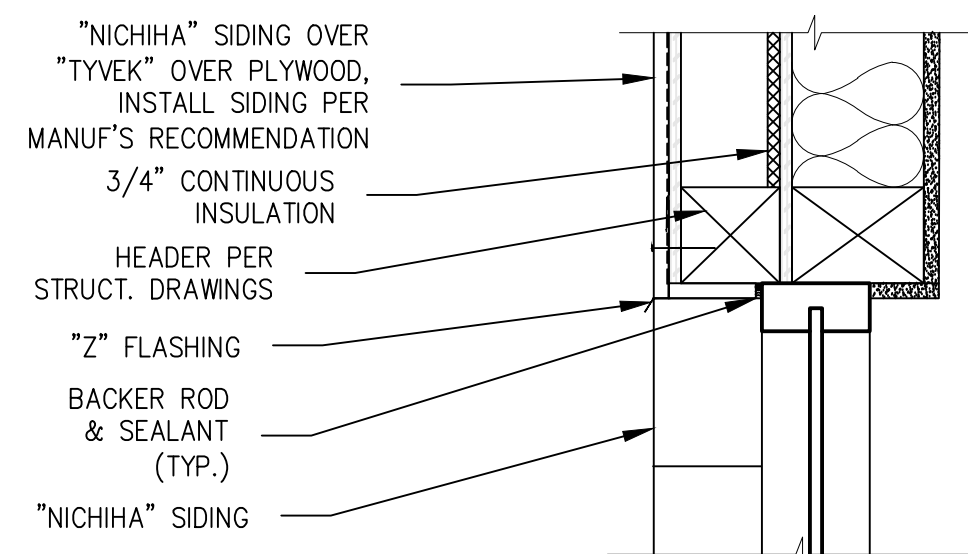
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SCALE: 3/4"=1'-0"



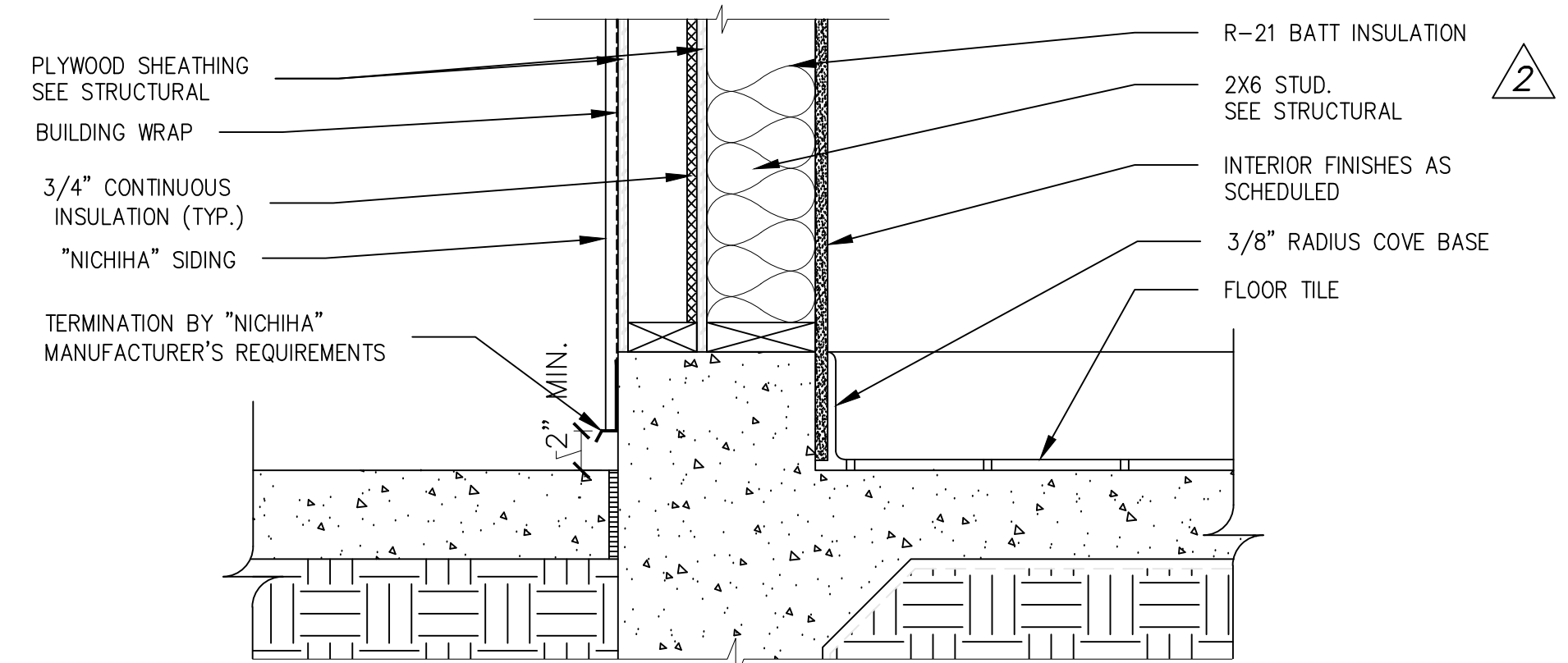
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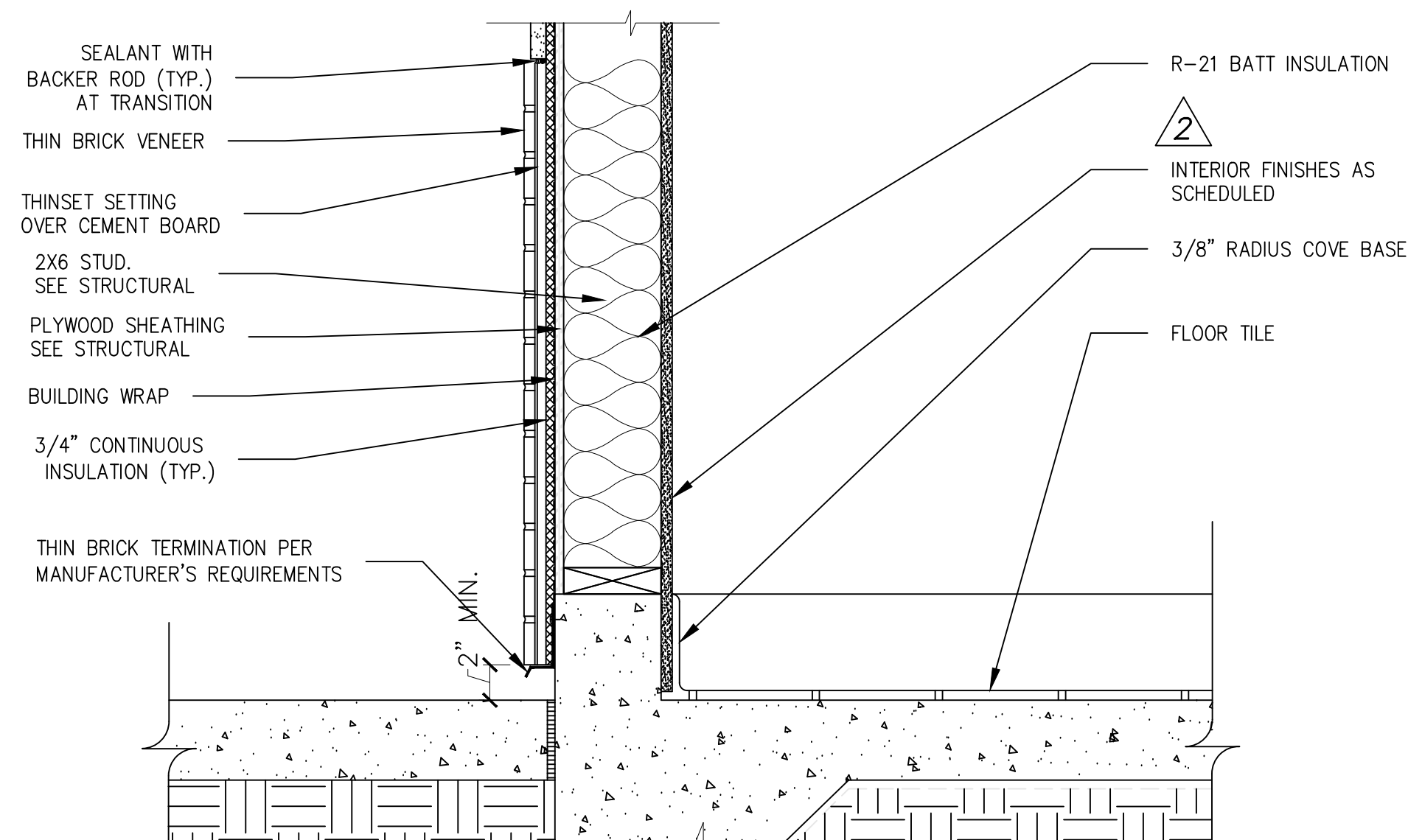
D PARAPET LIGHT BAND DETAIL
SCALE: 3/4"=1'-0"



C DETAIL BLOWUP
SCALE: 1 1/2"=1'-0"



B DETAIL BLOWUP
SCALE: 1 1/2"=1'-0"



A DETAIL BLOWUP
SCALE: 1 1/2"=1'-0"

DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST, SUITE 300
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PHONE: 630-592-3198

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PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892-3800 | robert.preece@designua.com



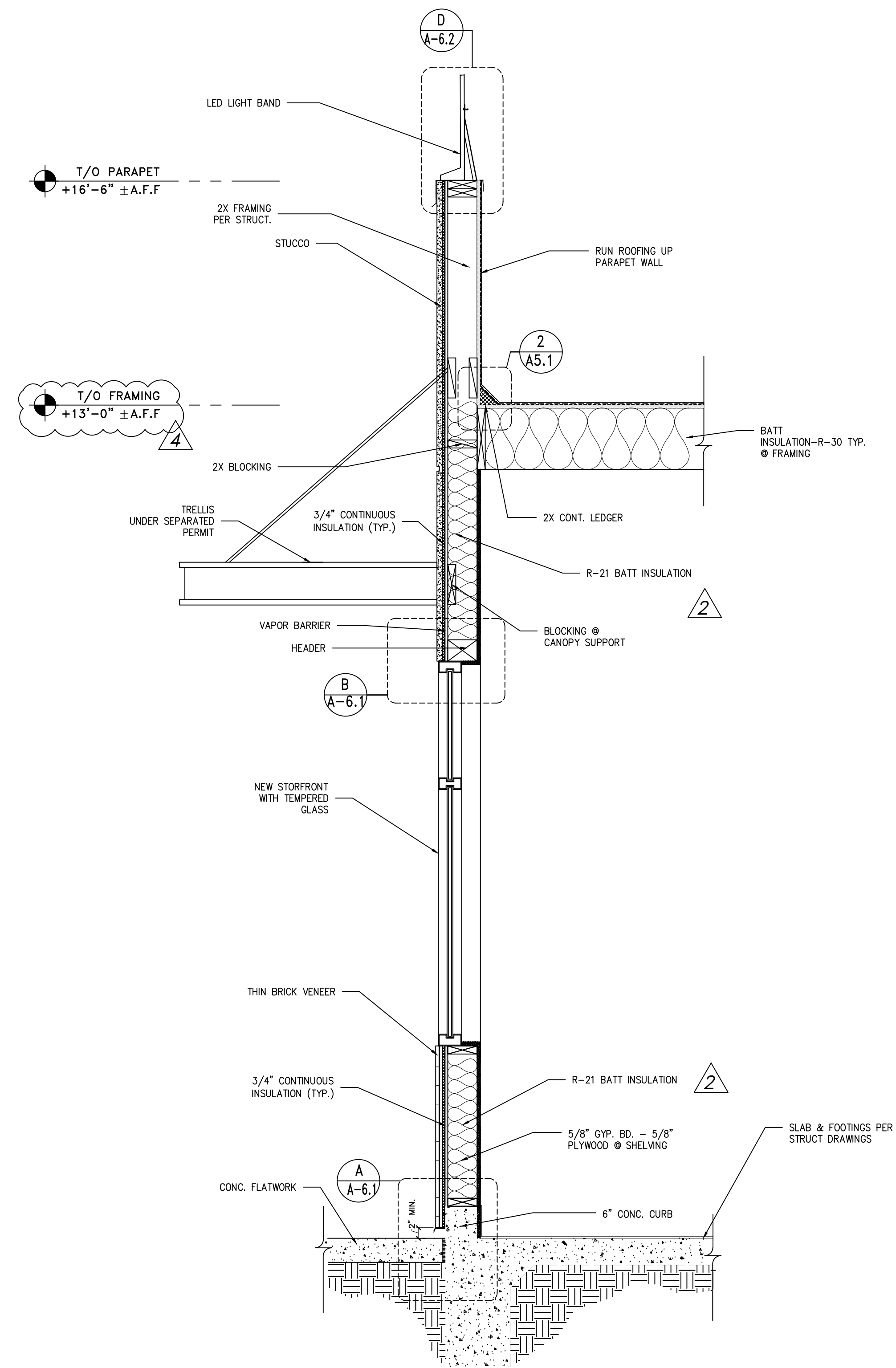
PROJECT # INS - 001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

WALL SECTIONS

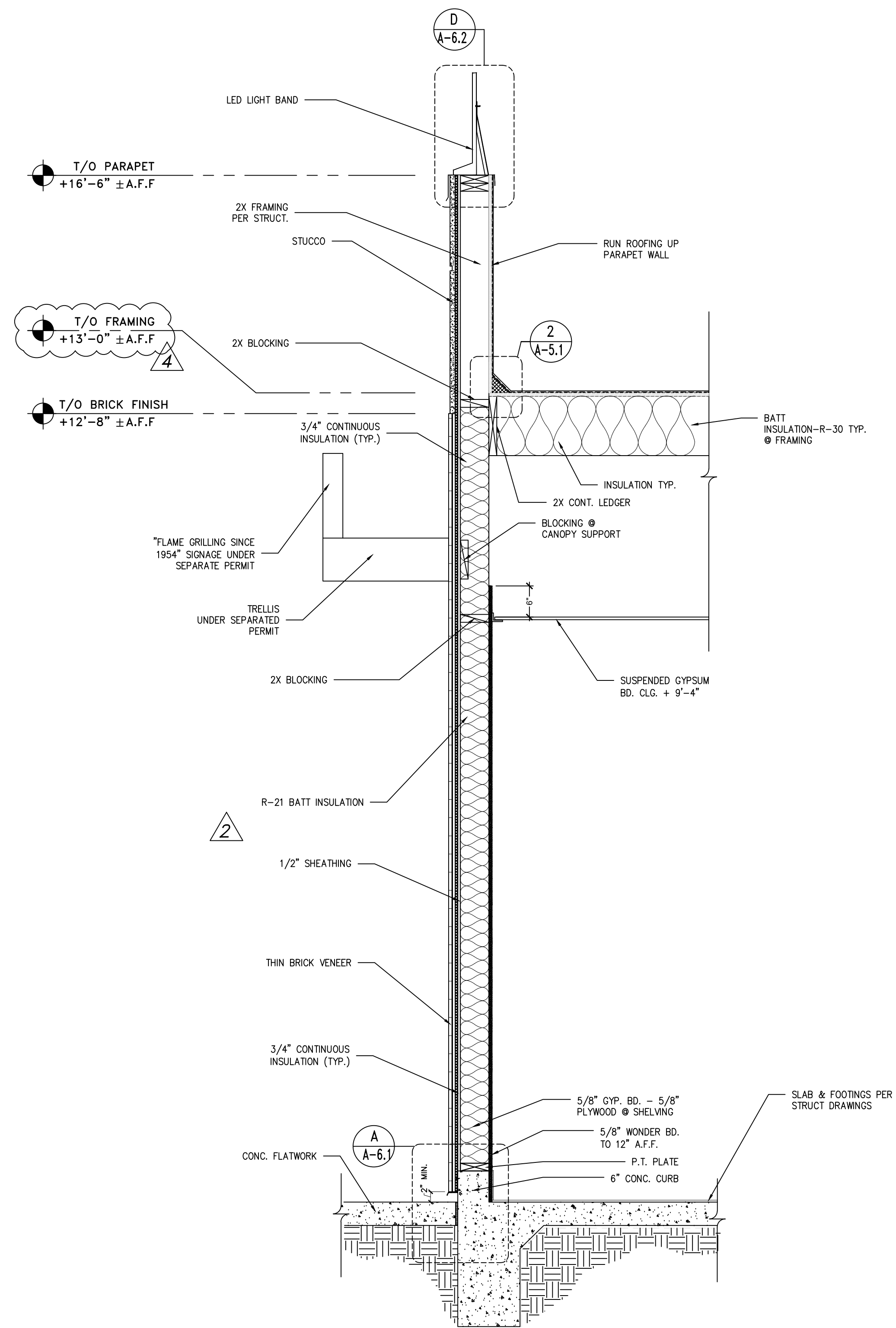
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1	11/05/21	PLAN REVIEW COMMENTS					
2	05/15/21	ADDENDUM 2 / CITY PLAN REVIEW					





1 WALL SECTION @ FRONT ENTRY
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"

NO.	DATE	DRAWN BY:	T.A. & SLE	CHECKED BY:	G.H.	DATE:	05/23/2021
1	11/05/21	PLAN REVIEW	COMMENTS	REVISION			
2	05/15/21	ADDENDUM 2	CITY PLAN REVIEW				

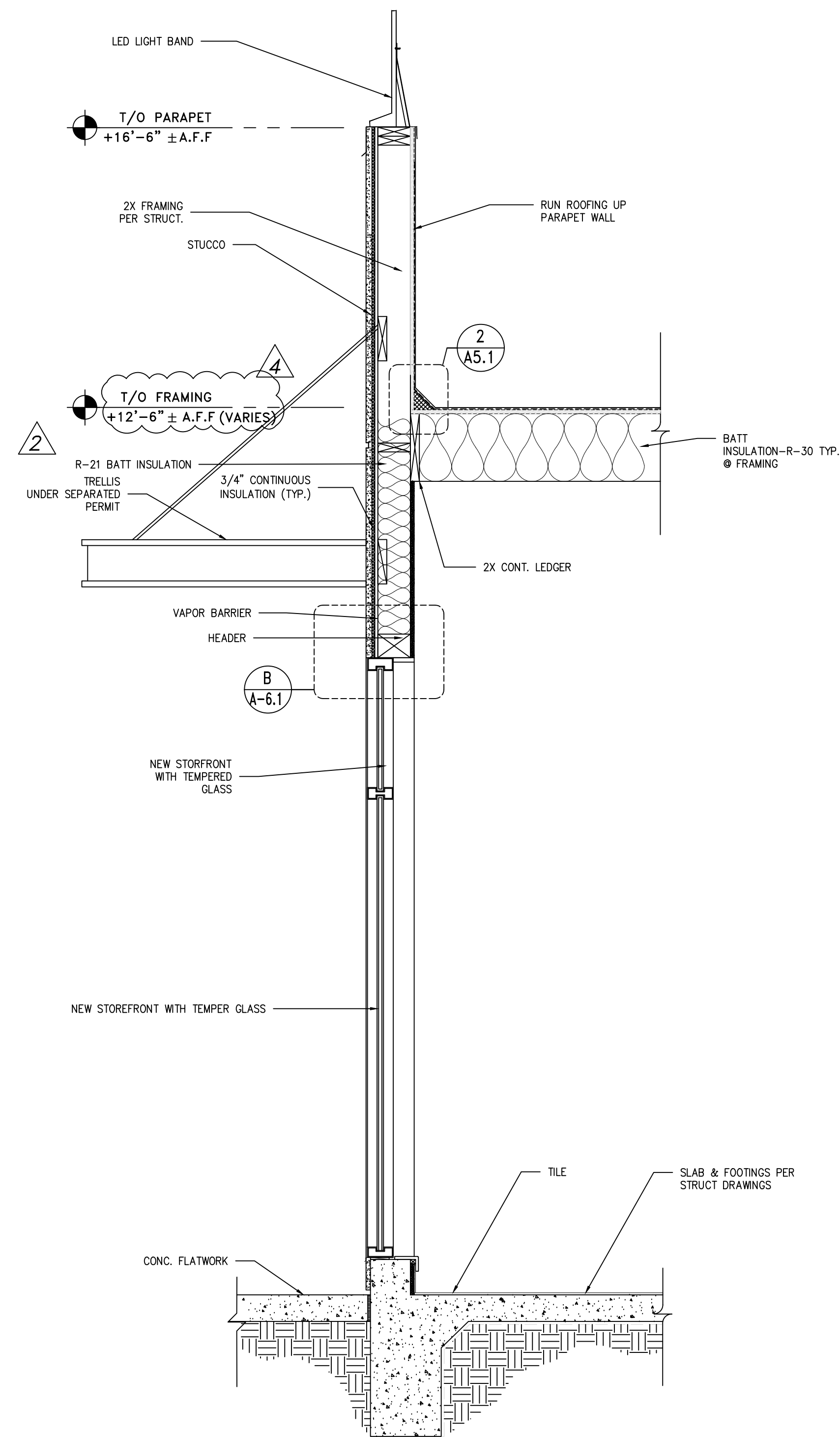


DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST. SUITE 300
OAK BROOK, IL 60521-5854
PHONE: 630-592-3198

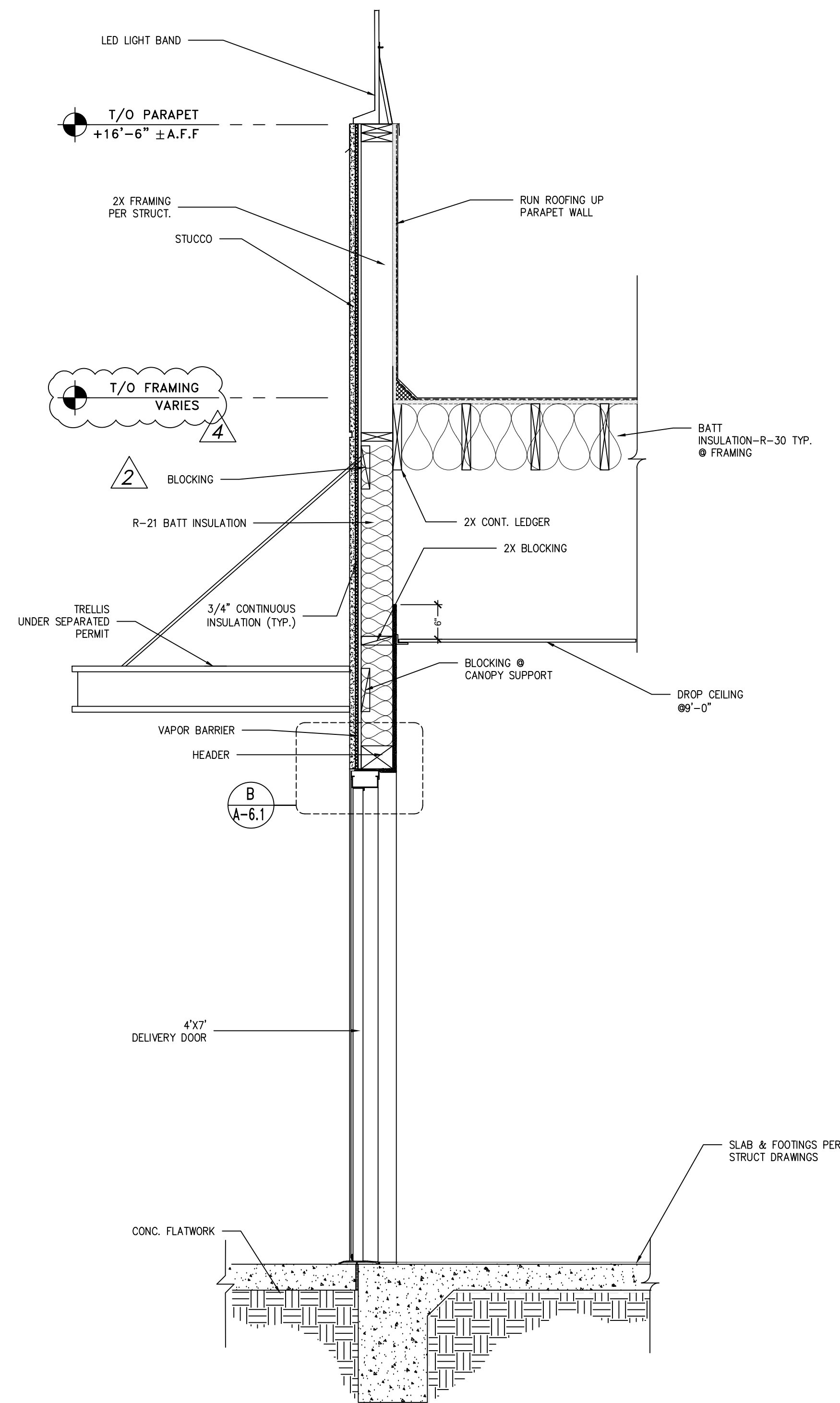


PROJECT # INS - 001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

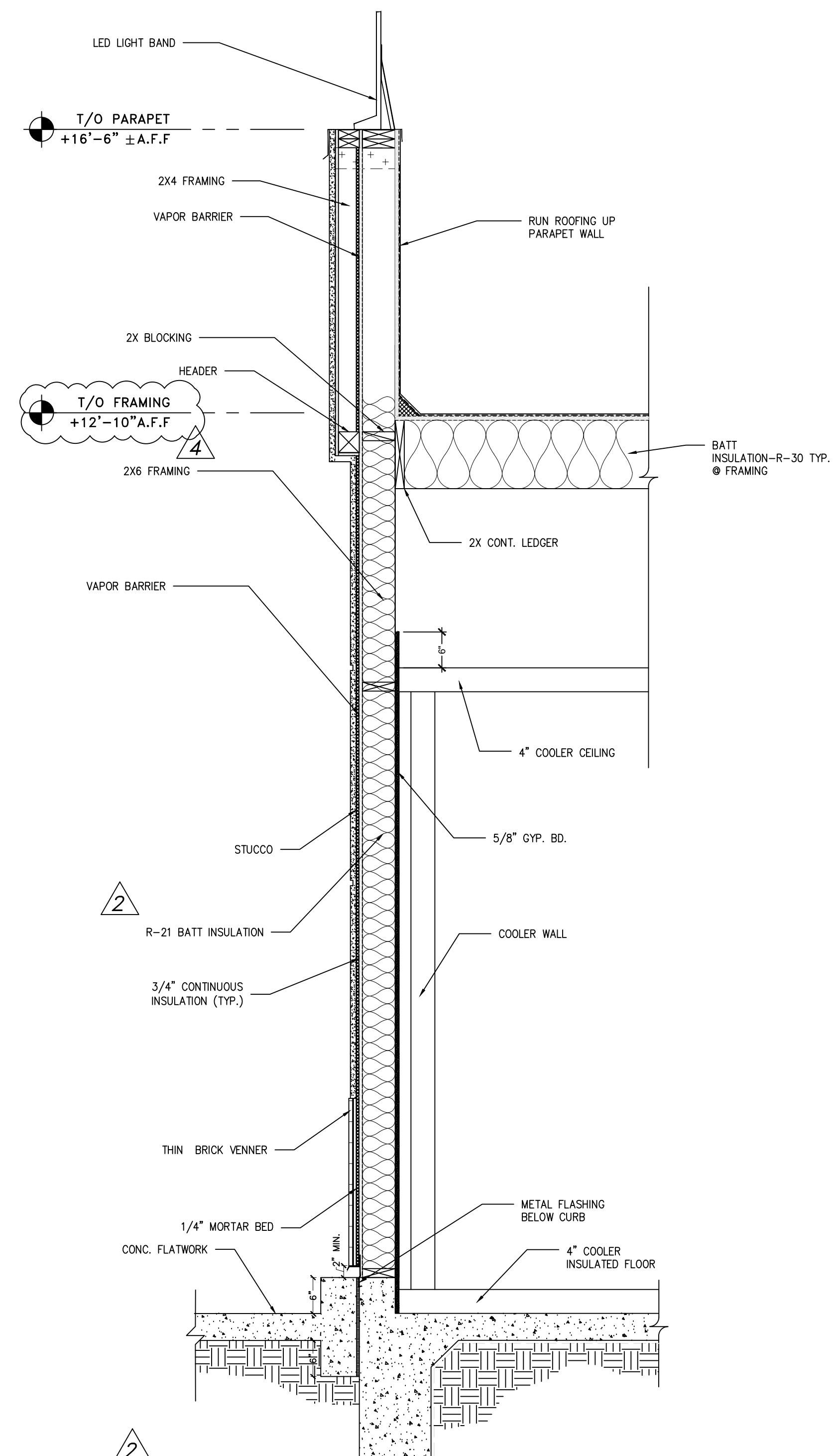
WALL SECTIONS



1 WALL SECTION @ FRONT ENTRY
SCALE: 3/4"=1'-0"



2 WALL SECTION
SCALE: 3/4"=1'-0"



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

NO.	DATE	DRAWN BY:	T.T.A. & S.L.E.	CHECKED BY:	G.H.	DATE:	05/23/2021
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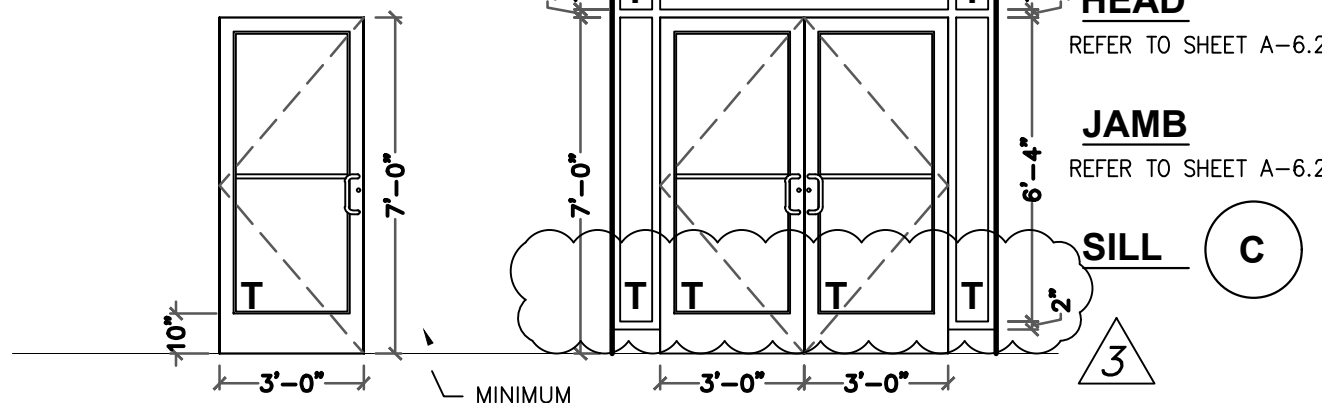
WALL SECTIONS

DOOR (PANIC HARDWARE EQUIPPED)
OPENING: 3'-0"x7'-0"x1 3/4" AD x AF
MATERIAL: ALUMINUM / GLASS
FINISH: CLEAR

HARDWARE

ENTRANCE DOOR HARDWARE SHALL CONSIST OF OFFSET PIVOTS, ADAMS RITE MS1852S DEAD BOLT LOCK, NORTON 1605 SURFACE CLOSERS WITH BACK CHECK, 9" "CLASSIC" STRAIGHT DOOR PULLS IN POLISHED STAINLESS OR CHROME, AND STANDARD THRESHOLDS, LOCKS, CYLINDERS, AND THRESHOLDS SHALL BE OMITTED ON INTERIOR VESTIBULE DOORS. (IF VESTIBULE IS PROVIDED) DUMMY CYLINDERS SHALL BE PROVIDED ON THE EXTERIOR OF ALL DOORS EXCEPT AT MAIN ENTRY.

PANIC HARDWARE: ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)

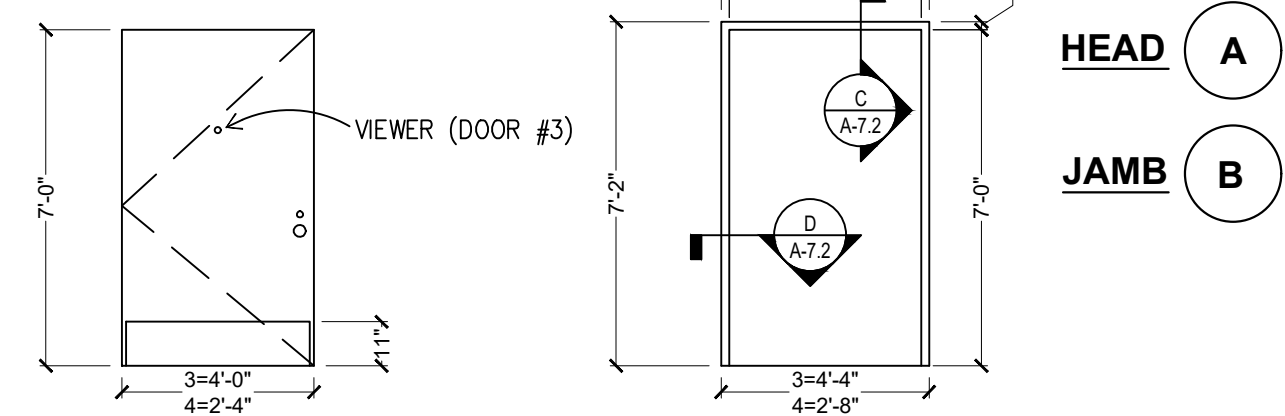


DOOR ①
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"
T = TEMPERED

DOOR
OPENING: 4'-0"x7'-0"x1 3/4" MD x MF
MATERIAL: HOLLOW METAL
FINISH: PAINT - REFER TO SHEET A-2

HARDWARE

DOOR TO RECEIVE:
HINGES: 4 EACH HAGER: BB1168 4 1/2" x 4 1/2" x USP x NRP
EXIT DEVICE: 1 EACH VON DUPRIN 22EO x 689 (DOOR #3)
CLOSER: 1 EACH LCN 4116 EDA (DOOR #3) & LCN 4116 EDA (DOOR #4)
VIEWER: 1 EACH ROCKWOOD 622 x 626
KICKPLATES: 1 EACH HAGER 1935 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
THRESHOLD: 1 EACH NATIONAL GUARD 325 x 48" x AL
DOOR SWEEP: 1 EACH NATIONAL GUARD 200NA x 48"
WEATHERSTRIP: 1 SET NATIONAL GUARD 1605A 1048", 2084"
DOOR 4: MATCH LOCKSET/TRIM OF DOOR #4
PROVIDE 8"x16" W LOUVER AT BOTTOM OF DOOR

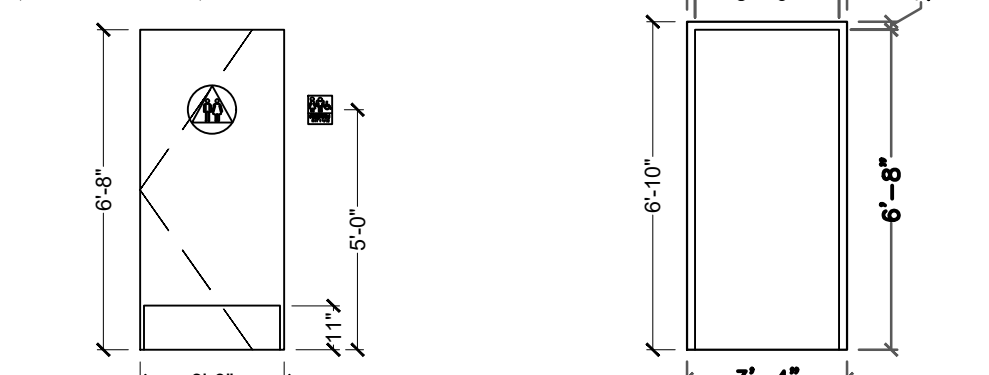


DOOR ③④
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

DOOR
OPENING: 3'-0"x6'-8"x1 3/4" WD x MF
MATERIAL: SOLID CORE HPL
FINISH: REFERENCE ID SHEETS

HARDWARE

EACH DOOR TO RECEIVE:
HINGES: 3 EACH HAGER: BB1279 4 1/2" x 4 1/2" x 652
LOOKSET: ** 1 EACH FALCON: D271 x 626
CLOSER: 1 EACH LCN 4111 EDA
PUSH PLATE: 1 EACH HAGER 305 4x16 628
PULL PLATE: *** 1 EACH HAGER H33E 4x16 628
FLOOR STOP: 1 EACH HAGER 241F x US260
KICKPLATES: 2 EACH HAGER 1935 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
SILENCERS: 3 EACH HAGER 307D RBR
NOTE: UNDERCUT DOOR 1" FOR AIR FLOW WHEN HVAC SUPPLY NOT PROVIDED. (REF. SHEET M-1)



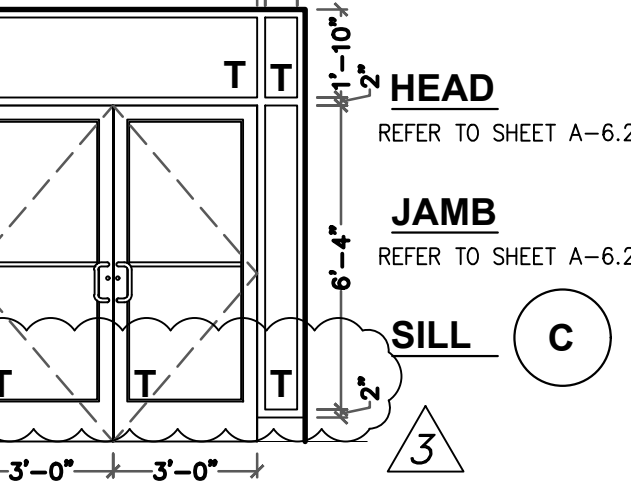
DOOR ⑥⑦
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

FRAME

MATERIAL: ALUMINUM
FINISH: CLEAR ANODIZED

REMARKS

SIGN PACKAGE: 2 "UNISEX" AND CORRESPONDING SIGNAGE IN GRADE TWO BRAILLE PER ADA REQUIREMENTS. SIGNS FURNISHED BY DECOR SUPPLIER. SIGNS INSTALLED BY GENERAL CONTRACTOR PER ADA REQUIREMENTS. AS AN OPTION IN LIEU OF SOLID CORE DOORS AND HOLLOW METAL FRAMES, RPOVIDE MARLITE HPL DOORS WITH ALUMINUM FRAMES (REF. ID SHEETS FOR COLOR)

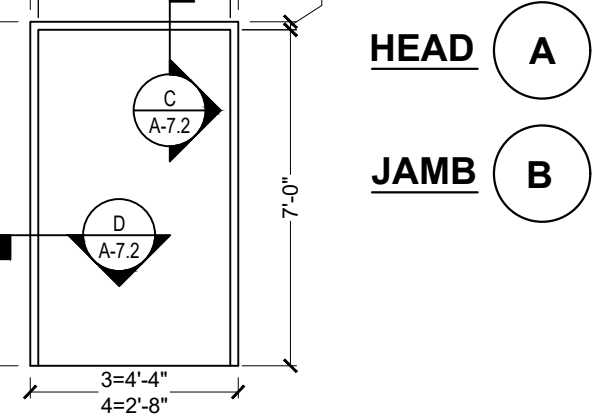


DOOR ①
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"
T = TEMPERED

FRAME
MATERIAL: HOLLOW METAL
FINISH: PAINT - REFER TO SHEET A-2

HARDWARE

DOOR TO RECEIVE:
HINGES: 4 EACH HAGER: BB1168 4 1/2" x 4 1/2" x USP x NRP
EXIT DEVICE: 1 EACH VON DUPRIN 22EO x 689 (DOOR #3)
CLOSER: 1 EACH LCN 4116 EDA (DOOR #3) & LCN 4116 EDA (DOOR #4)
VIEWER: 1 EACH ROCKWOOD 622 x 626
KICKPLATES: 1 EACH HAGER 1935 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
THRESHOLD: 1 EACH NATIONAL GUARD 325 x 48" x AL
DOOR SWEEP: 1 EACH NATIONAL GUARD 200NA x 48"
WEATHERSTRIP: 1 SET NATIONAL GUARD 1605A 1048", 2084"
DOOR 4: MATCH LOCKSET/TRIM OF DOOR #4
PROVIDE 8"x16" W LOUVER AT BOTTOM OF DOOR



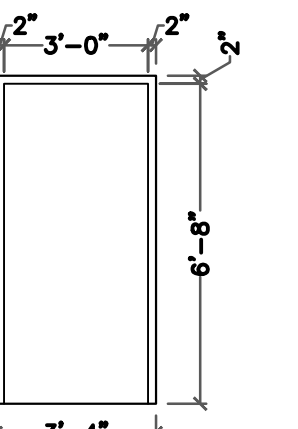
DOOR ③④
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

FRAME
MATERIAL: ALUMINUM
FINISH: REFERENCE ID SHEETS

REMARKS

SIGN PACKAGE: 2 "UNISEX" AND CORRESPONDING SIGNAGE IN GRADE TWO BRAILLE PER ADA REQUIREMENTS. SIGNS FURNISHED BY DECOR SUPPLIER. SIGNS INSTALLED BY GENERAL CONTRACTOR PER ADA REQUIREMENTS. AS AN OPTION IN LIEU OF SOLID CORE DOORS AND HOLLOW METAL FRAMES, RPOVIDE MARLITE HPL DOORS WITH ALUMINUM FRAMES (REF. ID SHEETS FOR COLOR)

** DELETE IF MULTIPLE OCCUPANCY RESTROOM
***OPTIONAL SANITGRASP #SG-101



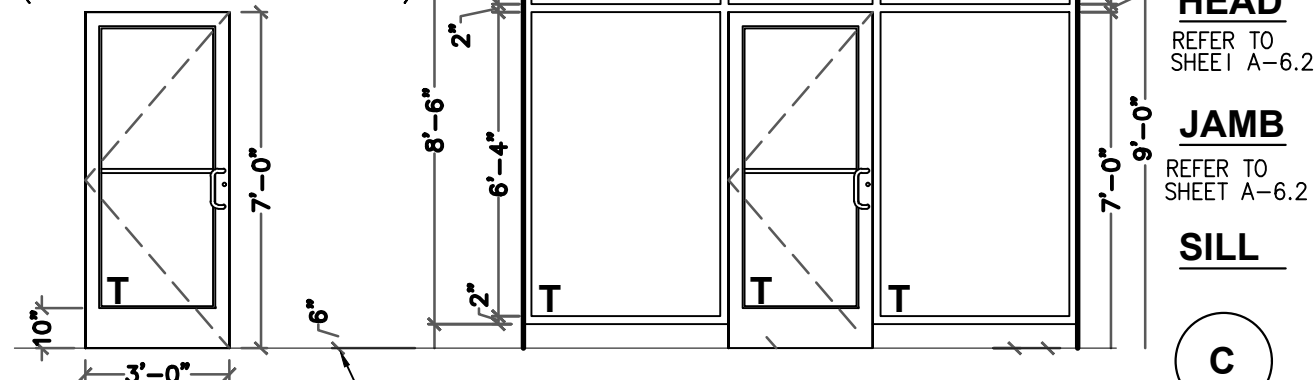
DOOR ⑥⑦
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

DOOR (PANIC HARDWARE EQUIPPED)
OPENING: 3'-0"x7'-0"x1 3/4" AD x AF
MATERIAL: ALUMINUM / GLASS
FINISH: CLEAR

HARDWARE

HINGES, OFFSET PIVOTS
LOCKSET: ADAMS RITE DEAD BOLT, MS 1852S
FLUSH BOLTS, 1 PAIR
SURFACE CLOSER:
NORTON 1605 WITH BACK CHECK
9" "CLASSIC" STRAIGHT DOOR PULLS IN POLISHED STAINLESS OR CHROME, AND STANDARD THRESHOLDS, (STANDARD)

PANIC HARDWARE: ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)

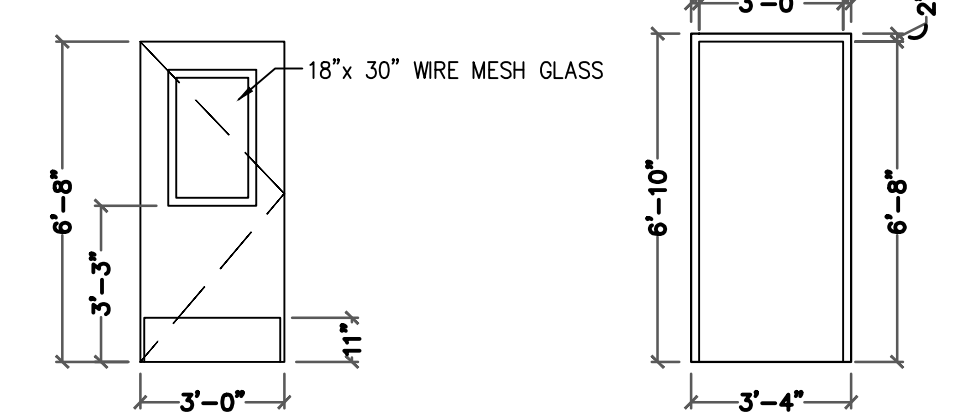


DOOR ②
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

DOOR
OPENING: 3'-0"x6'-8"x1 3/4"WD x AF
MATERIAL: SOLID CORE HPL
FINISH: REFERENCE ID SHEETS.

HARDWARE

EACH DOOR TO RECEIVE:
HINGES: 3 EACH HAGER: BB1279 4 1/2" x 4 1/2" x 652
LOCKSET: 1 EACH SCHLAGE, AL53PD SAT x 626
CLOSER: 1 EACH LCN 4111 EDA
FLOOR STOP: 1 EACH HAGER 241F x US260
KICKPLATES: 2 EACH HAGER 1935 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
SILENCERS: 3 EACH HAGER 307D RBR
DOOR VIEWER: 1 EACH ROCKWOOD 622 x 626



DOOR ⑤
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

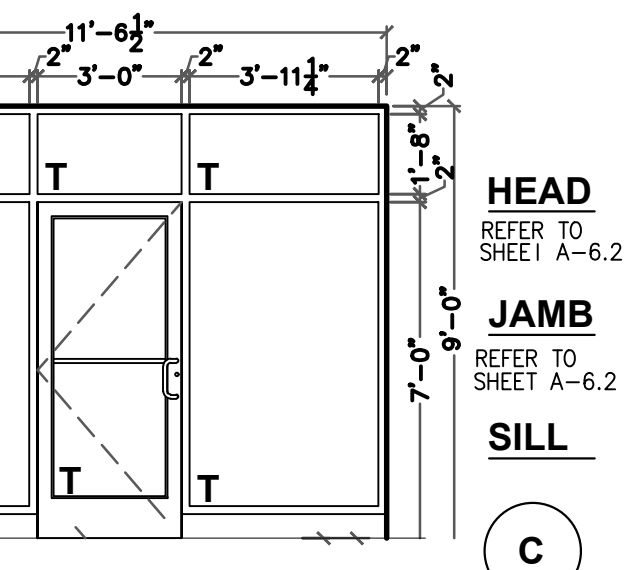
FRAME

MATERIAL: ALUMINUM
FINISH: CLEAR ANODIZED

REMARKS

DUMMY CYLINDERS SHALL BE PROVIDED ON THE EXTERIOR OF ALL DOORS EXCEPT AT MAIN ENTRY.

T = TEMPERED

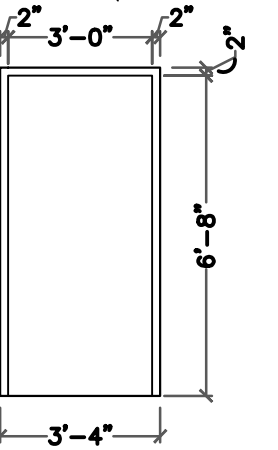


DOOR ②
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

FRAME
MATERIAL: ALUMINUM
FINISH: REFERENCE ID SHEETS.

REMARKS

SIGN PACKAGE: 1 "KITCHEN" AND CORRESPONDING SIGNAGE IN GRADE TWO BRAILLE PER ADA REQUIREMENTS. SIGNS FURNISHED BY DECOR SUPPLIER. SIGNS INSTALLED BY GENERAL CONTRACTOR PER ADA REQUIREMENTS. AS AN OPTION IN LIEU OF SOLID CORE DOORS AND HOLLOW METAL FRAMES, PROVIDE MARLITE HPL DOORS WITH ALUMINUM FRAMES (REF. ID SHEETS FOR COLOR)



DOOR ⑤
SCALE: 1/4" = 1'-0"
DOOR FRAME
SCALE: 1/4" = 1'-0"

ALL EXIT DOORS AND GATES FROM A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK, UNLESS IT IS PANIC HARDWARE.

2

Specified Products and Approved Equals

Hinges - Provide features, functions, size and finish as shown in hardware sets.

HAGER	BB1279	BB1168	253
MCKINNEY	TA2714	T4A3706	
BOMMER	BB5000	BB5004	

Locks - Provide features, functions and finish as shown in hardware sets.

FALCON - DEADLOCK	D871		NO SUBSTITUTIONS
SCHLAGE	AL53PD	AL405	
YALE	AU5307LN	AU5302LN	
FALCON	B511D	B301D	

Exit Device - Provide features, functions and finish as shown in hardware sets.

VON DUPRIN	22EO		
YALE	2100EO		
SARGENT	3828EO		

Closers - Provide features, functions and finish as shown in hardware sets.

LCN	461	4115 H-CUSH	
YALE	3301	4425T / 4421T	
DORMA	8616	8916 DST / 8956 DST	

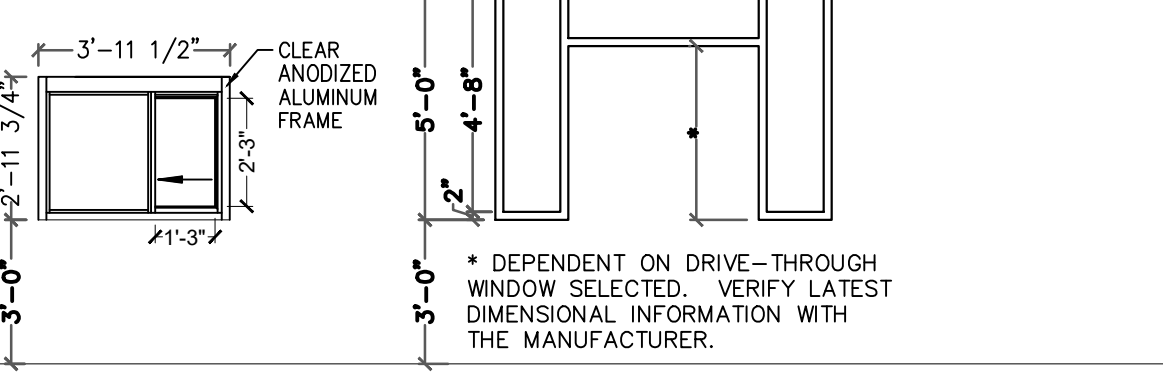
Push/Pull, KP, Stops, Etc. - Provide features, functins, size and finish as shown in hardware sets.

HAGER	KICKPLT 1935	FULL PLT H33E	PUSH PLT 305	FL STOP 241F	WALL STOP 236W	VIEWER 1756
ROCKWOOD	K1050 B3E	BPI06 X 70C	70C	441CU	409	622
TRIMCO	K0050	817-342 1 2 PROJ.	001-3	211	1270WV	976U

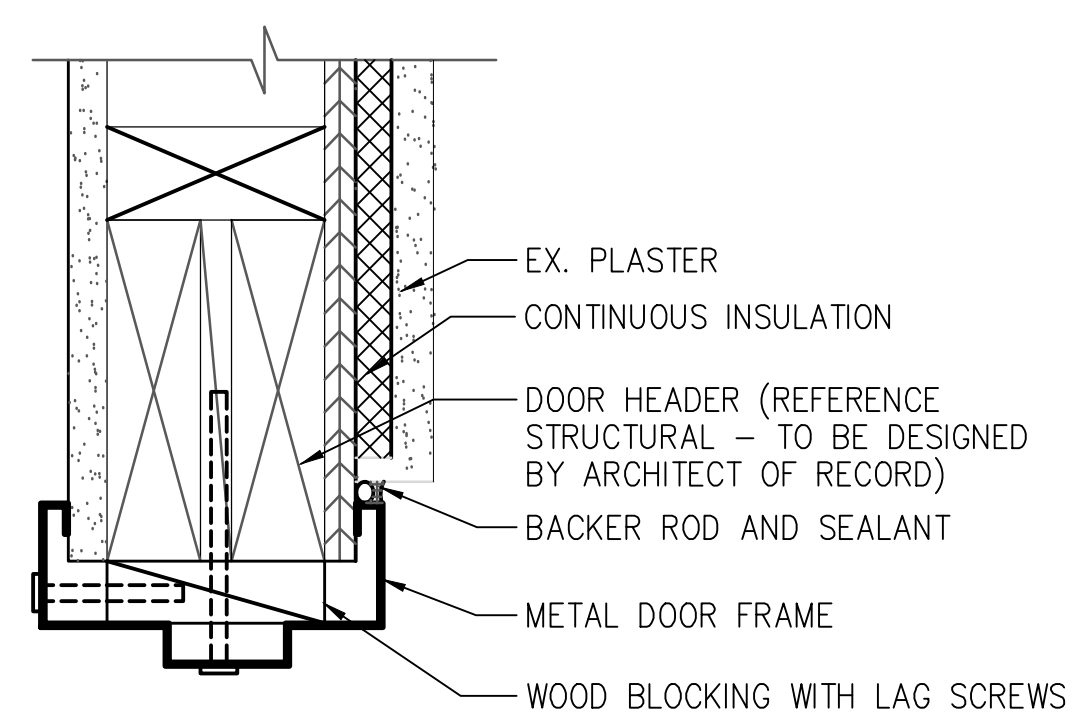
Weatherstripping, Thresholds, Etc. - provide features, functions, size and finish as shown in hardware sets.

NATIONAL GUARD	THRESHOLD 325A	SWEEP 200NA	WEATHERSTRIP 1605A
PEMCO	229A	315CN	303AS
ZERO	1675A	39A	99A

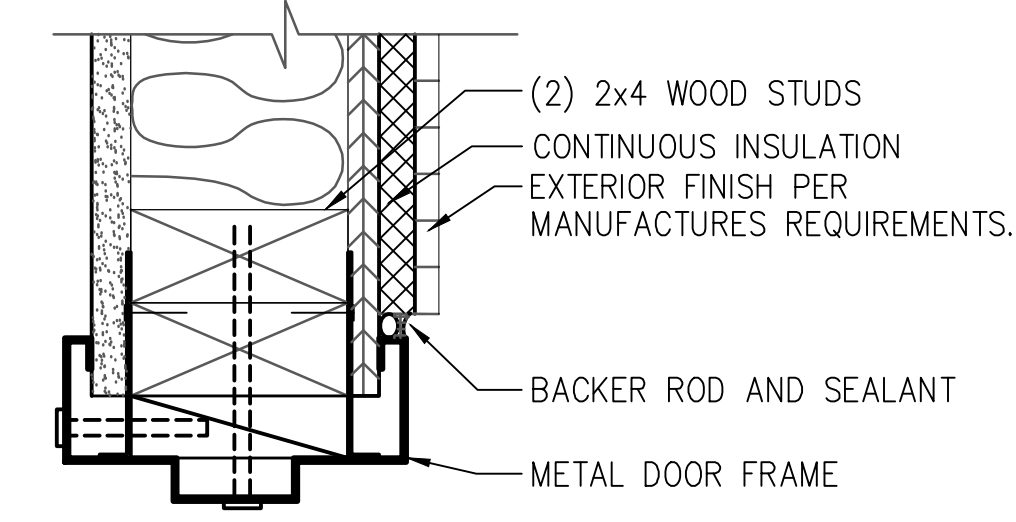
SELF-CLOSING DRIVE-THROUGH WINDOW: READY ACCESS MODEL #275 (47 1/2" W x 35 3/4" H) (15" W x 27" H SERVICE WINDOW) -OR- QUICKSERV MODEL #SC4030 (48" W x 36" H)



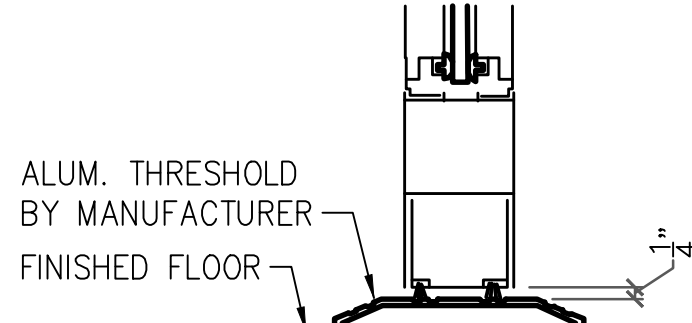
WINDOW ②
SCALE: 1/4" = 1'-0"
WINDOW ③
SCALE: 1/4" = 1'-0"



A HEADER DETAIL
SCALE: 3" = 1'-0"



B JAMB DETAIL
SCALE: 3" = 1'-0"



C THRESHOLD DETAIL
SCALE: 3" = 1'-0"

DRAWN BY: T.T.A. & S.L.E.	CHECKED BY: G.H.	DATE: 05/23/2021
NO.	DATE	REVISION
1	10/19/21	PLAN REVIEW COMMENTS
2	09/19/21	ADDENDUM 2 / CITY PLAN REVIEW



DESERT HOT SPRINGS, CA
(66675 TWO BUNCH PALMS) LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY
1400 16TH ST. SUITE 300
OAK BROOK, IL 60521-3854
PHONE: 630-592-3198



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

STOREFRONT ELEVATIONS & DOOR SCHEDULE

DIRECTORY OF MANUFACTURERS AND SUPPLIERS

DIVISION 4 - MASONRY

PINE HALL BRICK CO.
(THIN BRICK & FACE BRICK)
2701 SHOREFAIR DRIVE, NW
WINSTON-SALEM, NC 27105
THERESA BEANE: (800) 334-8689
tbeane@gpnhallbrick.com

EVOLUTION BRICK
(THINK BRICK, PANELIZED THIN BRICK
& FACE BRICK)
126 OLD HIGHWAY 60 EAST
HARDINSBURG, KY 40143
GABE POWERS: (502) 558-4612
gabe@evolutionbrick.com

HC MUDDOX BRICK CO.
(FACE BRICK)
4875 BRADSHAW ROAD
SACRAMENTO, CA 95827
ERIN LYNCH 916-206-7831

BORAL STONE
(MANUFACTURED STACKED STONE)
1370 GRAND AVENUE, SUITE B
SAN MARCOS, CA 92078
JOAN SCRUGGS 760-407-5873
jscruggs@boral.com
culturedstone@boral.com

DIVISION 5 - METALS

ADDISON STEEL
(STRUCTURAL STEEL)
ADDISON, IL
256-747-1554

DIVISION 7 - THERMAL MOISTURE

DURO-LAST ROOFING
(FLAT ROOFING)
525 MORLEY DRIVE
SAGINAW, MI 48601
LINDY BEUTHIN: 800-432-9331
SAMANTHA PICKELMAN 989-758-1048
OR 989-930-9826

BERRIDGE ROOFING
(METAL ROOF)
TYLER HALL
SAN ANTONIO, TX
210-650-7047

TAMKO ROOFING PRODUCTS
(FLAT ROOFING)
P.O. BOX 1404
JOPLIN, MO, 64802
800-641-4691

G.A.F.
(FLAT ROOF)
1361 ALPS ROAD
WAYNE, NJ. 07470
(201) 628-3000
800-766-3411

DIVISION 8 - DOORS AND WINDOWS

QUICKSERV
(DRIVE-THRU WINDOWS & AIR CURTAINS)
11441 BRITTMOORE PARK DRIVE
HOUSTON, TX. 77041
800-388-8307
BRIAN MCCLOSKEY
bmccloskey@quickserv.com

READY ACCESS
(DRIVE THRU WINDOWS & AIR CURTAINS)
1815 ARTHUR DRIVE WEST
CHICAGO, IL. 60185
KELLY MCGOLDRICK: 800-621-5045 EXT 113
kelly@ready-access.com

HAMILTON PARKER COMPANY
(HOLLOW METAL FRAMES & DOORS, WOOD
DOORS, HARDWARE (HINGES, LOCKS, ETC)
1865 LEONARD AVENUE
COLUMBUS, OH 43219
JIM CAMPBELL 614-358-7806
jimcambell@hamiltonparker.com

FINGERSAFE USA, INC.
(FINGER IN JAMB SAFETY - PLAYGROUNDS)
115 WEST OGLETHORPE AVENUE
SAVANNAH, GA 31401
MEAGAN KUJAWSKI 912-234-6120
orders@fingersafe.com
Meagan@Fingersafe.com

DIVISION 9 - FINISHES

FOR FINISH MATERIALS, AND CONTACTS, REFER TO FINISH SCHEDULES FOUND IN
THE "COMMON DOCUMENTS" SECTION OF THE WWW.DESIGNWITHBK.COM WEBSITE.

ARMSTRONG STRATEGIC ACCOUNTS
(CEILING TILE)
LOUIS JOHN: 407-697-6768
ljohn@armstrongceilings.com
OR ARMSTRONG STRATEGIC ACCOUNTS
(800) 442-4212

USG INTERIORS
(CEILING TILE)
CHRIS BENJAMIN: 312-436-5458
cbenjamin@usg.com

NOTE: USE PROGRAM QUOTE # 00103139
TO RECEIVE NATIONAL BKC PRICING

DIVISION 10 - SPECIALTIES

BOBRICK/KOALA KARE PRODUCTS
(RESTROOM ACCESSORIES, TOILET
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TABLES & HIGHCHAIRS)
CONTACT:
HAINES, JONES, & CADBURY (HJC)
OR RESTROOM REMODELS COMPANY

HAINES, JONES, AND CADBURY (HJC)
(FULL RESTROOM PLUMBING PACKAGE,
RESTROOM ACCESSORIES, TOILET
PARTITIONS, CORIAN SINKS, WATER HEATERS)
310 SW 24TH STREET
BENTONVILLE, AR 72712
bk@hjcinc.com OR 800-459-7099
BARRY BRYANT: 479-899-3555
barry.bryant@hjcinc.com

AMERICAN STANDARD
(RESTROOM ACCESSORIES)
1 CENTENNIAL AVENUE
PISCATAWAY, NJ. 08854
CONTACT:
HAINES, JONES, & CADBURY (HJC)
OR RESTROOM REMODELS COMPANY

WORLD DRYER, CO
(HAND DRYERS)
CONTACT:
HAINES, JONES, & CADBURY (HJC)
OR RESTROOM REMODELS COMPANY

SAN JAMAR
(KITCHEN PAPER TOWEL DISPENSERS &
SUPPLIES)
555 KOOPMAN LANE
ELKHORN, WI.
CONTACT:
FRANKIE, INC.
H&K INTERNATIONAL
QUALSERV SOLUTIONS

DIVISION 10 - SIGNS AND CANOPIES

ALLEN INDUSTRIES, INC
(CANOPIES AND SIGNS)
11351 49TH STREET NORTH
CLEARWATER, FL 33762
KEITH WHITLEY 919-410-1234
kwhitley@allenindustries.com

ENTERA SIGNS
(CANOPIES AND SIGNS)
1200 ENTERA DRIVE
PANAMA CITY, FL. 32401
850-797-0779
ALAN BRYANT 334-796-3313
alan.bryant@enterabranding.com

SIGN RESOURCE
(CANOPIES AND SIGNS)
6135 DISTRICT BLVD.
MAYWOOD, CA. 90270
RAMON ORTIZ: 323-326-6463
rortiz@signresource.com

DAKTRONICS, INC
(DIGITAL READERBOARD)
210 DAKTRONICS DRIVE
BROOKINGS, SD 57006
SEAN CAMPBELL 605-651-5299
sean.campbell@daktronics.com

NRS - NATIONAL READERBOARD SUPPLY
(READERBOARD LETTERS & SUPPLIES)
160 PAHLONE PARKWAY
PONCHA SPRINGS, CO 81242
Patrick Case 800-243-6676
Sales@nationalreaderboard.com

OPTEC DISPLAYS, INC.
(DIGITAL READERBOARD)
1700 SOUTH DESOTO PLACE
ONTARIO, CA 91768
JEFF GATZOW: 888-743-5220 EXT 250
jgatzow@optec-led.com

KONTECHUSA
(INTERIOR AND EXTERIOR BUILDING
LIGHTING)
18045 ROLAND STREET
CITY OF INDUSTRY, CA 91748
SUKIT SANGLI/MSUWAN 702-728-8263 OR
866-236-8701
sukit@kontechusa.com

Customer 1st LLC
(SAFES)
8899 EAST DAILY ROAD, SUITE #51
PEKIN, IN 47165
MIKE MARCOSA -877-768-9970
mike@customer1stsafes.com

SPROVER'S CUSTOM COUNTERS
(CORIAN VANITY SINKS)
55 LAURA DRIVE
ADDISON, IL 60101
CONTACT:
HAINES, JONES, & CADBURY (HJC)
RESTROOM REMODELS COMPANY

RESTROOM REMODELS COMPANY
(FULL RESTROOM PLUMBING
PACKAGE, RESTROOM ACCESSORIES,
CORIAN SINKS ETC)
15 HAMMATT STREET
IPSWICH, MA 01938
Krislynn Maciel 978-525-0008
kris@restroomremodels.com

ZURN INDUSTRIES
(PLUMBING FIXTURES)
CONTACT:
HAINES, JONES, AND CADBURY
OR RESTROOM REMODELS COMPANY

ECOLAB FOOD SAFETY SPECIALTIES
INC, DCA DAYDOTS
(FIRST AID KITS)
201 EAST JOHN CARPENTER FREEWAY
IRVING, TX 75062
JOHN PULCHER 800-321-3687
john.pulcher@ecolab.com

FRANKE, INC.
(BROILER AND FRYER VENTILATION HOODS)
800 AVIATION PARKWAY
SMYRNA, TN 37086
800-877-5718
fs-bkparts.us@franke.com

H&K INTERNATIONAL
(BROILER AND FRYER VENTILATION HOODS)
2200 SKYLINE DRIVE
MESQUITE, TX 75149
HEATHER VALVERDE 214-818-3521
heather.valverde@hki.com

LEKTRON, INC
(LED PARAPET LIGHT BANDS)
7450 E. 48th PLACE
TULSA, OK 74145
ED MILLER 918-622-4978
emiller@lektroninc.com

CUMMINGS SIGNS, INC
(CANOPIES AND SIGNS)
105 DALTON PLACE WAY
KNOXVILLE, TN 37912
BROOKE KNIGHT 865-862-4497
brooke.knight@cummingsigns.com

FEDERAL HEATH SIGN CO
(CANOPIES AND SIGNS)
12704 DUPONT CIRCLE
TAMPA FL 33626
FIONA PAUL 813-855-4415
fpaul@federalheath.com

ENERGYWISE SOLUTIONS, LLC
(MASTER LIGHTING CONSOLIDATOR, SURVEYS
AND PHOTOMETRICS)
8550 UNITED PLAZA BOULEVARD, SUITE 702
BATON ROUGE, LA 70809
JENNIFER WADDICK 877-225-1336
jennifer@energywisemail.com

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(MASTER LIGHTING CONSOLIDATOR, SURVEYS
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JENNIFER WADDICK 877-225-1336
jennifer@energywisemail.com

VAOPTO, LLC
(INTERIOR AND EXTERIOR BUILDING LIGHTING)
5178 WEST PATRICK LANE
LAS VEGAS, NV 89188
CHARLES LI 702-517-5789
charles.li@vaopto.com

HILL PHOENIX POWER SYSTEMS DIVISION
(FACTORY INTEGRATED SWITCH GEAR)
8166 INDUSTRIAL BLVD
COVINGTON, GA. 30014
PAUL BROWN: 678-699-0129
paul.brown@hillphoenix.com

DIVISION 15 - MECHANICAL

RINNAI
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RINNAI NATIONAL ACCOUNT PRICING
THROUGH HAINES, JONES, & CADBURY
bk@hjcinc.com OR 800-459-7099

RHEEM
(WATER HEATERS)
RHEEM NATIONAL ACCOUNT PRICING
THROUGH
HAINES, JONES, & CADBURY
bk@hjcinc.com OR 800-459-7099

3M FOOD SERVICE
(WATER FILTERS)
3M CENTER
BLDG. 223-2N-20
ST. PAUL, MN. 55144-1000
DAVID RADCLIFF 518-281-7754
dpradliff@mmm.com

ECOLAB
(WATER FILTERS)
1801 RIVERBEAND WEST DRIVE
FORT WORTH, TX 76118
AL POWELL 816-206-2513
al.powell@ecolab.com

TRANE
(AIR CONDITIONING UNITS, RTU's/SPLIT
SYSTEMS CONTROLS)
2884 CORPORATE WAY
MIRAMAR, FL 33025
AL MARTINEZ: 954-499-2289 OR 800-440-9554
bkhvac@trane.com

FRANKE, INC.
(BROILER AND FRYER VENTILATION HOODS)
800 AVIATION PARKWAY
SMYRNA, TN 37086
800-877-5718
fs-bkparts.us@franke.com

H&K INTERNATIONAL
(BROILER AND FRYER VENTILATION HOODS)
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MESQUITE, TX 75149
HEATHER VALVERDE 214-818-3521
heather.valverde@hki.com

DIVISION 16 - ELECTRICAL

SECURITY LIGHTING SYSTEMS
(FULL STORE PACKAGE LIGHTING FOR
INTERIOR/EXTERIOR BUILDING & SITE
LIGHTS, SURVEYS AND PHOTOMETRICS)
2100 GOLF ROAD, SUITE 460
ROLLING MEADOWS, IL. 60008
WHITNEY WATSON: 800-544-4848 EXT 131
wiig@securitylighting.com

LSI INDUSTRIES INC.
(INTERIOR AND EXTERIOR LIGHTING,
SURVEYS AND PHOTOMETRICS)
10000 ALLIANCE ROAD
CINCINNATI, OH. 45242
BOB LUCAS 480-368-9399 OR 602-740-9894
Bob.Lucas@LSI-INDUSTRIES.com

CREE LIGHTING
(INTERIOR AND EXTERIOR LIGHTING,
SURVEYS AND PHOTOMETRICS)
9201 WASHINGTON AVENUE
RACINE, WI 53406
STEVE FRIEDMAN 847-830-1444
steve.friedman@cree.com

KONTECHUSA
(INTERIOR AND EXTERIOR BUILDING
LIGHTING)
18045 ROLAND STREET
CITY OF INDUSTRY, CA 91748
SUKIT SANGLI/MSUWAN 702-728-8263 OR
866-236-8701
sukit@kontechusa.com

EVERPURE, INC
(WATER FILTERS)
1040 MUIRFIELD DRIVE
HANOVER PARK, IL. 60133
SEAN TEAL 630-306-0296
sean.teal@pentair.com

SELECTO SCIENTIFIC, INC
(WATER FILTERS)
3980 LAKEFIELD COURT
SUWANEE, GA. 30024
JUDY COLD 800-635-4017
judy@selectoinc.com

ANTUNES
(WATER FILTERS)
180 KEHOE BOULEVARD
CAROL STREAM, IL. 60188
MIKE MARSHALL 630-487-3491
mike.marshall@antunes.com

CARRIER CORPORATION
(AIR CONDITIONING)
6304 CARRIER PARKWAY
SYRACUSE, NY. 13221
KEN REVILLA 860-660-6379
ken.revilla@carrier.utc.com

LOREN COOK CO
(EXHAUST FANS)
2015 E. DALE
SPRINGFIELD, MO. 65803-4637
KEN DICKSON: 813-966-9200
ken.dickson@tampabay.rr.com

AMEREX CORPORATION
(FIRE PROTECTION SYSTEMS)
7595 GADSDEN HIGHWAY
TRUSSVILLE, AL 35173-0081
JAMES KNOWLES 205-655-5721
james.knowles@amerex-fire.com
www.amerex-fire.com

GAYLORD INDUSTRIES, INC
(BROILER AND FRYER VENTILATION HOODS)
10900 SOUTHWEST AVERY STREET
TUALATIN, OR, 97062
JOHN ANDERSON 971-223-1238
john.anderson@gaylordusa.com

heather.valverde@hki.com

HERMITAGE LIGHTING NATIONAL ACCOUNTS
(MASTER LIGHTING CONSOLIDATOR, SURVEYS
AND PHOTOMETRICS)
3640 TROUSDALE DRIVE
NASHVILLE, TN. 37204
DAVID CHUDACOFF 615-843-3369
dchudacoff@hermitagelighting.com

ENERGYWISE SOLUTIONS, LLC
(MASTER LIGHTING CONSOLIDATOR, SURVEYS
AND PHOTOMETRICS)
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HILL PHOENIX POWER SYSTEMS DIVISION
(FACTORY INTEGRATED SWITCH GEAR)
8166 INDUSTRIAL BLVD
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PAUL BROWN: 678-699-0129
paul.brown@hillphoenix.com

MANITOWOC ICE
(ICE MACHINES)
2110 SOUTH 26TH STREET
MANITOWOC, WI 54221
DEBBIE PARENZA: 920-242-1036
Deborah.parenza@welbilt.com

HOSHIZAKI AMERICA
(ICE MACHINES)
618 HIGHWAY 74 SOUTH
PEACHTREE CITY, GA 30269
TRAVIS RIEKEN: 813-995-3994
trieken@hoshizaki.com

PLAY SYSTEMS/SII (SUPERIOR PLAY
SYSTEMS)
(PLAYGROUND MANUFACTURER)
1050 COLUMBIA DR.
CARROLLTON, GA. 30717
SHAN MCGUIRE 678-390-1915
https://superiorplay.com/

MOSS RETAIL AND ENVIRONMENTS
(GRAPHICS)
2643 WEST CHICAGO AVE
CHICAGO, IL. 60622
DJ SCANDIFF: 773-435-7617
djscandiff@mossinc.com

EQUIPMENT, PLAYGROUNDS AND DECOR

SICOM
(POS, IDMB&ODMB HARDWARE/SOFTWARE,
SPEED OF SERVICE TIMER, KITCHEN
MINDER -CHEF)
4434 MEADOW DRIVE
DOYLESTOWN, PA. 18901
MICHAEL SCHWARTZ 215-489-2500 EXT
2249
michael.schwartz@xenial.com

Samsung/LSI
(INTERIOR & OUTDOOR DIGITAL MENU
BOARD SCREENS)
10000 ALLIANCE ROAD
CINCINNATI, OH 45242
SARA GROFCSIK: 214-952-1242
s.grofcsik@sea.samsung.com
DAVID SIMMONS: 513-372-3181
David.simmons@lsi-industries.com

LG ELECTRONICS
(INTERIOR & OUTDOOR DIGITAL MENU
BOARD SCREENS)
2000 MILLBROOK DRIVE
LYNCOLNSHIRE, IL. 60069
MICHAEL HA 847-309-4774
michael.ha@lge.com

HM ELECTRONICS, INC (HME)
(DRIVE THRU HEADSETS)
14110 STOWIE DRIVE
POWAY, CA. 92064
STEVE LEE 858-848-3704
Slee@hmc.com

QUALSERV SOLUTIONS
(KITCHEN EQUIPMENT CONSOLIDATOR,
SMALLWARES)
7400 SOUTH 28th STREET
FORT SMITH, AR. 72908
GARY ESPOSITO: 305-205-2938
GESposito@qualservsolutions.com

H & K INTERNATIONAL
(KITCHEN EQUIPMENT CONSOLIDATOR,
SMALLWARES, HOODS)
2200 SKYLINE DR
DALLAS, TX 75223
HEATHER VALVERDE: 214-818-3521
heather.valverde@hki.com

TRIMARK USA
(KITCHEN EQUIPMENT CONSOLIDATOR,
SMALLWARES FOR AAFES ORDERS ONLY)
2601 HOPE CHURCH ROAD
WINSTON-SALEM, NC 27103
BILLY HIGH 336-354-4262
billy.high@trimarkusa.com

FRYMASTER CORPORATION
(FRYERS)
8700 LINE AVE
SHREVEPORT, LA 71106
DEE MILAM 318-862-2328
dee.milam@welbilt.com

FBD PARTNERSHIP LP
(FROZEN BEVERAGE)
8161 INTERCHANGE PARKWAY SUITE 115
SAN ANTONIO, TX 78218
TIM GARRETT 210-637-2870 OR
866-323-2777
tgarrett@fbdrozen.com

INTERNATIONAL COLD STORAGE (ICS)
(WALK-IN COOLERS / FREEZERS, DRY
STORAGE COMPARTMENTS)
215 EAST 13th STREET
ANDOVER, KS. 67002
FERAS AFFANI: 949-500-9322
Feras.affani@everidge.com

MANITOWOC ICE
(ICE MACHINES)
2110 SOUTH 26TH STREET
MANITOWOC, WI 54221
DEBBIE PARENZA: 920-242-1036
Deborah.parenza@welbilt.com

HOSHIZAKI AMERICA
(ICE MACHINES)
618 HIGHWAY 74 SOUTH
PEACHTREE CITY, GA 30269
TRAVIS RIEKEN: 813-995-3994
trieken@hoshizaki.com

PLAY SYSTEMS/SII (SUPERIOR PLAY
SYSTEMS)
(PLAYGROUND MANUFACTURER)
1050 COLUMBIA DR.
CARROLLTON, GA. 30717
SHAN MCGUIRE 678-390-1915
https://superiorplay.com/

MOSS RETAIL AND ENVIRONMENTS
(GRAPHICS)
2643 WEST CHICAGO AVE
CHICAGO, IL. 60622
DJ SCANDIFF: 773-435-7617
djscandiff@mossinc.com

NCR HOSPITALITY
(POS)
800 CORPORATE DRIVE, SUITE 300
FORT LAUDERDALE, FL 33334
NATASHA KARPOVA 678.549.8989
natasha.karpova@ncr.com

PANASONIC
(DRIVE THRU HEADSETS)
2 RIVERVIEW PLAZA, 6TH FLOOR
NEWARK, NJ 07102
THERESA MURPHY 201-492-0925
theresa.murphy@us.panasonic.com

3M FOOD SERVICE BUSINESS
(DRIVE THRU HEADSETS)
3M CENTER
BLDG. 223-2N-20
ST. PAUL, MN. 55144-1000
JOE CIAMPI: 704-771-2449
jciampi@mmm.com

FRANKE
(KITCHEN EQUIPMENT CONSOLIDATOR,
SMALLWARES, HOODS)
800 AVIATION PARKWAY
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CUSTOMER SERVICE: 800-877-5178
fs-bkparts.us@franke.com

DUKE MANUFACTURING
(BROILERS & PRODUCT HOLDING UNITS)
2305 NORTH BROADWAY
ST. LOUIS MO. 63102
RICK GARRIGA 305-270-6242
rgarriga@dukemfg.com

NIECO CORPORATION
(BROILERS)
7950 CAMERON DRIVE
WINDSOR, CA 95492
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rgarcia@nieco.com

PITCO FRIALATOR
(FRYERS)
10 FERRY STREET
CONCORD, NH. 03301
MARK MCCABE: 603-230-5509
MMcCabe@pitco.com

LANCER CORP.
(BEVERAGE SYSTEM)
6655 LANCER BLVD
SAN ANTONIO, TX. 78219
GREG EDWARDS: 904-631-1031
greg.edwards@lancercorp.com

CORNELIUS, INC.
(BEVERAGE SYSTEM)
101 BROADWAY STREET WEST
OSSEO, MN 55369
ROSS DAVIS: 630-659-8690
ross.davis@cornelius.com

TAYLOR ULTIMATE SERVICES, INC
(SHAKE MACHINE, FROZEN BEVERAGE
MACHINE)
1780 NORTH COMMERCE PKWY
WESTON, FL. 33326
RJ PIEDRA: 954-217-9100
raul@taylorus.comTAYLOR ULTIMATE
SERVICES, INC

KOLPAK, A WELBILT COMPANY
(WALK-IN COOLERS / FREEZERS)
952 KISSWICH MANOR LANE
BALDWIN, MO 63011
SCOTT ROTAYLOR ULTIMATE SERVICES, INC
(SHAKE MACHINE, FROZEN BEVERAGE
MACHINE)
1780 NORTH COMMERCE PKWY
WESTON, FL. 33326
RJ PIEDRA: 954-217-9100
raul@taylorus.comGERS: 731-733-0576
Scott.rogers@welbilt.com

SCOTSMAN ICE SYSTEMS
(ICE MACHINES)
775 CORPORATE WOODS PARKWAY
VERNON HILLS, IL. 60061
Kurt Mueller 800-726-8762 x15550
kurt.mueller@scotsman-ice.com

SOFT PLAY, LLC
(PLAYGROUND MANUFACTURER, SAFETY
SURFACING, NON-CONTAINED PLAY
EQUIPMENT)
13620 EAST REESE BLVD. SUITE 300
HUNTERSVILLE, NC. 28078
BROCK HODGE 704-948-3430
brock.hodge@softplay.com

VGS, INC
(GRAPHICS)
1698 MABRY MILL DRIVE, SW
NORTH CANTON, OH. 44709
GREG MOROZ: 201-528-9680
ORDER EMAIL: BURGERKING@VGS-INC.COM

BMC USA LLC
(INTERIOR & EXTERIOR DÉCOR)
2655 SOUTH LE JEUNE ROAD, SUITE 905
CORAL GABLES, FL 33134
ILEANA BARBARA 305-919-0225
ileanabarbara@bmccc.com

CASABLANCA DESIGN GROUP
(DECOR)
811 PICKENS INDUSTRIAL DRIVE
MARIETTA, GA. 30026
JOHN HARRISON: 770-423-9575
John.Harrison@cdg.com

CHARTER HOUSE INC.
(INTERIOR & EXTERIOR DÉCOR)
4660 136 AVENUE
HOLLAND, MI. 49424
BARB ZILLM: 800-314-7659 OR 317-691-6930
barbara.zillm@charter-house.com

ELKAY SYSTEMS (FORMERLY ISI)
(DECOR)
201 NORTH BROADWAY, SUITE 800
MILWAUKEE, WI 53202
SCOTT HOOPINGARNER 704-575-7026
scott.hoopingarnier@elkay.com

FCC COMMERCIAL FURNITURE
(INTERIOR & EXTERIOR DÉCOR)
8452 OLD HWY. 99 NORTH
ROSEBURG, OR. 97470
PRESTON OHARA: 541-464-5284
OR 800-322-7328 EXT 284
preston.ohara@fccfurn.com

FACILITY CONCEPTS, INC (FCI)
(DECOR)
7676 ZIONSVILLE ROAD
INDIANAPOLIS, IN. 46268
KIM REAGAN 317-372-8622
Kregan@fcicui.com

SEATING CONCEPTS
(DECOR)
125 CONNELL STREET
ROCKDALE, IL. 60436
ZACH DEPYSSLER: 815-483-2244
zdepysler@seating-concepts.com

NAUTICAL FURNISHINGS, LLC
(LIMITED DÉCOR ITEMS)
60 NW 60TH STREET
FT. LAUDERDALE, FL. 33309
MICHAEL HOGGLUND: 954-771-1100
mhogglund@nauticalfurnishings.com

COMMERCIAL INTERIOR MANUFACTURERS, INC
(LIMITED DÉCOR ITEMS)
158 HOLLY STREET
JASPER, GA. 30143
AUSTIN HOLAN
austin@cimgbiz.com

MITYLITE
(GARDEN GRILL CHAIRS AND BARSTOOLS)
1301 WEST NORTH
OREM, UT
DENISE MORICE 636-293-5259
denise.morice@mitylinc.com

TWENTY FOUR 7 GLOBAL SOLUTIONS, INC.
(GARDEN GRILL & PRIME CHAIRS AND
BARSTOOLS)
898 NORTH SEPULVEDA BLVD, SUITE 465
EL SEGUNDO, CA. 90245
BARRY WOON 323-839-0356
Barry.Woon@Twenty

STRUCTURAL GENERAL NOTES:

DESIGN AND LOADING

1. THE STRUCTURAL DESIGN OF THIS BUILDING WAS BASED ON THE DESIGN CRITERIA:
- A. BUILDING CODE: 2019 CBC
 - B. FLOOR LIVE LOAD: N/A
 - C. ROOF LIVE LOAD: 20 PSF
 - ROOF DEAD LOAD: 13 PSF
 - D. SNOW LOADS: N/A
 - E. BASIC WIND SPEED: 110 MPH (3-SECOND GUST)
 - IMPORTANCE FACTOR: 1.00
 - BUILDING OCCUPANCY CATEGORY: II
 - WIND EXPOSURE: C
 - PRESSURES PER ASCE7
 - F. SEISMIC OCCUPANCY CATEGORY: II
 - IMPORTANCE FACTOR: 1.00
 - SITE CLASS: D
 - SS = 1.325, S1= 0.871
 - SDS = 1.060, SD1 = 1.045
 - DESIGN CATEGORY: E
 - PLYWOOD PANELS (R = 6.5)
 - DESIGN BASE SHEAR = 0.212
 - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 - G. FLOOD LOAD: N/A
 - H. SPECIAL LOADS: N/A
 - I. SOIL ALLOWABLE BEARING LOAD = 2,500 PSF

FOUNDATION NOTES

1. THE FOUNDATION DESIGN OF THIS BUILDING WAS BASED ON THE FOLLOWING CRITERIA:
- A. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2,500 PSF.
2. ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW THE MAXIMUM ANTICIPATED DEPTH OF FROST.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE SHOWN ON THE BORING LOGS.

CONCRETE AND REINFORCING

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301) LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 PCF) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (3500 PSI FOR SLABS AND 4000 PSI FOR BRACE FRAME FOOTING).
3. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED AS RECOMMENDED BY ACI 318.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301.
5. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 315 AND 315R.
6. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
7. THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL", 13TH EDITION.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
- A. ANCHOR RODS F1554, GRADE 36
 - B. HIGH STRENGTH STRUCTURAL BOLTS A325-N U.N.O.
 - C. STRUCTURAL SHAPES (W) A992
 - D. STRUCTURAL SHAPES (M, S, C, MC, PLATES) A36
 - E. STRUCTURAL SHAPES (HP) A572
 - F. STRUCTURAL TUBING (HSS) A500 GRADE B
 - G. STRUCTURAL ANGLES A36
3. ALL WELDING ELECTRODES SHALL BE E70-XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1 "CODE FOR WELDING IN BUILDING CONSTRUCTION" AND SHALL BE MADE BY CERTIFIED WELDERS.

LUMBER

1. ALL GRADES OF LUMBER SHALL BE RATED BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB), OR THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). LUMBER GRADES SHALL BE AS FOLLOWS, WITH A MAXIMUM MOISTURE CONTENT OF 19%:
- A. SOUTHERN PINE NO. 1.
 - B. DOUGLAS FIR-LARCH NO. 1.
 - C. HEM-FIR NORTH NO. 1
2. BOLT HEADS AND NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
3. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE OR TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE IF NO OTHER CRITERIA IS GIVEN.
4. CONNECTORS SHOWN ON THE DETAILS ARE MANUFACTURED BY SIMPSON. WRITTEN APPROVAL BY ENGINEER REQUIRED FOR SUBSTITUTIONS.

ROOF & WALL SHEATHING

1. ALL SHEATHING SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATION (APA) DESIGN SPECIFICATIONS, LATEST EDITION. SHEATHING SHALL BE CONTINUOUS OVER THREE ADJACENT SPANS MINIMUM.
2. WALL SHEATHING SHALL BE 15/32" (1/2" NOMINAL) APA RATED SHEATHING, STRUCTURE 1 32/16. ALL WALL SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBERS W/ 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATED SUPPORTS, U.N.O.
3. ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING, STRUCTURE 1, 48/24, UNO. ALL ROOF SHEATHING SHALL BE FASTENED TO SUPPORTING MEMBER w/10d COMMON NAILS @ 6:12 (CONTINUOUS PANEL EDGES: DISCONTINUOUS PANEL EDGE: FIELD).

MASONRY

MASONRY DESIGN AND CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530/ASCE 5/TMS 402.

MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS:

- HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90, GRADE N1
- MINIMUM COMPRESSIVE STRENGTH = 1900 PSI AT 28 DAYS.
- MORTAR: ASTM C-270, TYPE S
- MINIMUM COMPRESSIVE STRENGTH = 1800 PSI AT 28 DAYS.
- MORTAR: ASTM C-270, TYPE M
- MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS (USED FOR BELOW GRADE WORK)
- GROUT: ASTM C-476
- MINIMUM COMPRESSIVE STRENGTH = 2000 PSI AT 28 DAYS
- MASONRY REINFORCEMENT: ASTM A-82, GALVANIZED
- MASONRY PRISM STRENGTH: F'm = 1500 PSI

PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH TO THE OWNER AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.

GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 5'-0". LABORATORY PREPARED MIXES SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH ASTM C-270. FIELD MORTAR SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C-780 TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN DIRECTLY FROM THE MIXER FOR EACH DAY OF MASONRY WORK. TEST THE CUBES AT 28 DAYS. ACCEPTANCE OF THE MORTAR SHALL BE AT THE DISCRETION OF THE ENGINEER. PROVIDE STANDARD DUR-0-WALL OR EQUIVALENT REINFORCEMENT AT EVERY SECOND BLOCK COURSE IN ALL WALLS UNLESS MORE RESTRICTIVE REQUIREMENTS ARE NOTED. CALCIUM CHLORIDE AND/ OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX, EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTI FREEZE COMPOUNDS SHALL BE USED TO LOWER THE MORTAR'S FREEZING POINT.

NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, UNLESS THE RECOMMENDATIONS SPECIFIED BY THE INTERNATIONAL MASONRY INDUSTRY ALL WEATHER COUNCIL IN THEIR PUBLICATION "RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY" ARE STRICTLY FOLLOWED.

THE MASONRY CONTRACTOR SHALL PROVIDE BRACING TO WITHSTAND HORIZONTAL PRESSURES AS REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCE.

SHOP DRAWINGS

1. SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 REPRODUCIBLES OF EACH DRAWING.
2. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER.
3. DRAWINGS CREATED BY THE ENGINEER OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL. SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
- A. CONCRETE MIX DESIGN
 - B. FOUNDATION REINFORCING BARS
 - C. STRUCTURAL STEEL
 - D. STRUCTURAL MASONRY
 - E. ROOF SHEATHING
 - F. TRELLIS SYSTEM & CALCULATIONS
 - G. SAWN LUMBER AND CONNECTORS

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704 OF CBC AND THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704. THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED 2016 CBC SECTIONS/LOCATIONS:

1. SOILS - SECTION 1704.7 PER TABLE 1704.7.
2. CONCRETE - SECTION 1704.4 PER TABLE 1704.4.
3. STEEL - SECTION 1704.3 PER TABLE 1704.3.
4. MASONRY - SECTION 1704.5 PER TABLE 1704.5.1.
5. WOOD - SECTION 1704.6.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION: STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM COMPLYING WITH CBC SECTION 1702. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR TESTING LABORATORY.
2. STRUCTURAL OBSERVER: THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER OR ARCHITECT TO PERFORM STRUCTURAL OBSERVATIONS. THE ENGINEER OR ARCHITECT SHALL BE REGISTERED OR LICENSED IN THE STATE OF CALIFORNIA.
3. OBSERVATION REPORTS: STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR.
4. FINAL OBSERVATION REPORT: STRUCTURAL OBSERVER SHALL PREPARE AND SUBMIT A FINAL OBSERVATION REPORT STATING THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM IS IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL SHEET INDEX:

- S-0 STRUCTURAL GENERAL NOTES
- S-1 FOUNDATION PLAN
- S-2 ROOF FRAMING PLAN
- S-3 STRUCTURAL DETAILS
- S-4 STRUCTURAL DETAILS

SPECIAL INSPECTION IS REQUIRED FOR:

1. CMU WALL CONSTRUCTION (PERIODIC)
2. SHEARWALL NAILING FOR TYPE 2 AND ABOVE (PERIODIC)
3. 3,000PSI CONCRETE FOOTING (PERIODIC)

STRUCTURE OBSERVATION IS REQUIRED AT:

1. Foundation
2. Shear Wall Nailing
3. Roof Nailing

STRUCTURAL OBSERVATION PROGRAM

AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 66675 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240 PERMIT APPL. NO.:

Description of Work: TENAN IMPROVEMENT

Owner: MCD Architect: -- Engineer: BEN PHAN

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or individual to be responsible for the Structural Observation:			
Name: BEN PHAN		Phone: (714) 251-4537	Calif. Registration: C-57550
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☒ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☐ Stepping/Retaining Foundation, Hillside Special Anchors	☐ Others: List	☐ Masonry Wall Frame	☐ Others: List
☐ Others: List		☒ Others: Wood	

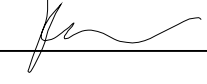
DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD
(required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect of Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature  C57550 05/18/2021
License No. Date

VP ENGINEERING

LICENSE # C-57550
153 E. City Place Drive
SANTA ANA, CA 92705
TEL: (714) 251 4537
Email: benphanconsultant@gmail.com



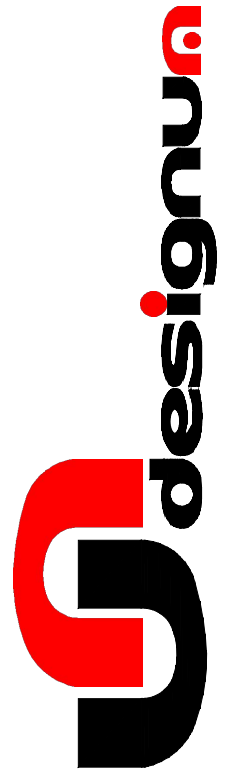
PROJECT # BK-001

DRAWN BY: T.TA & SLE CHECKED BY: G.H. DATE: 05/23/2021



BURGER KING RESTAURANT

66675 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240



PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892-3900 | robert.preece@designua.com

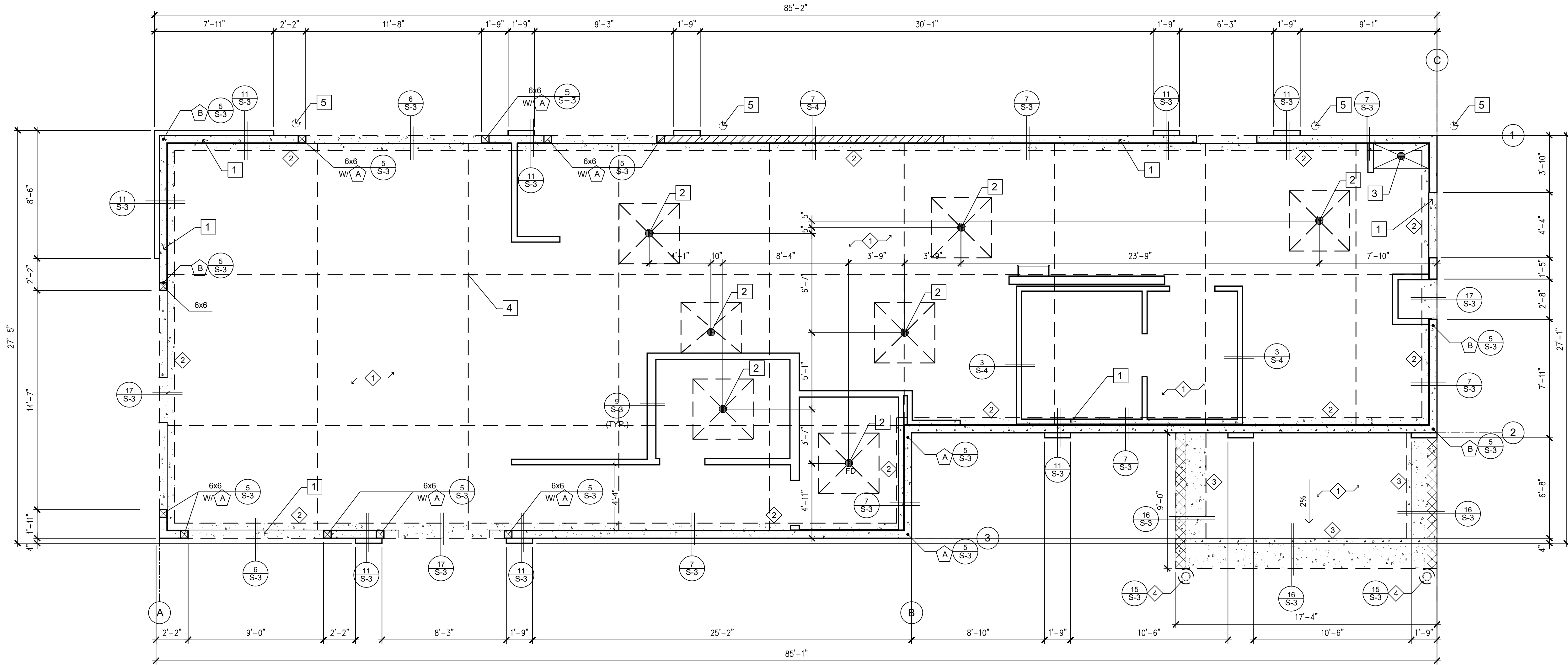
PROJECT # INS - 001

BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

S-0

STRUCTURAL GENERAL NOTES



- 5 1/2" x 20 GA STUD @ 16" O.C., ICC ESR-1166P
- 8" THICK CMU WALL, SOLID GROUT, W/ #4 VERT. REBAR @ 16" OC AND #4 HORZ. REBAR @ 24" OC

NOTES:

- FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- SHEARWALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- USE 2X6 P.T. SILL FOR ALL EXTERIOR WALLS (TYP.), UNLESS OTHERWISE NOTICED ON PLAN

1 FOUNDATION PLAN

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

SYMBOLS LEGEND

- FOOTING
- DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
- FOUNDATION NUMBER
- PAD NUMBER
- HOLDOWN NUMBER
- DETAIL NUMBER
DETAIL SHEET NUMBER
- EXISTING FOUNDATION
- NEW FOUNDATION
- POST OR TRIMMER AS NOTED

FOUNDATION PLAN NOTES

- (N) 5" CONC. SLAB, 3,000 PSI @ 28 DAYS, W/ #3 @ 18" OCEW O/ 2" SAND, O/ 10-MIL VISQUEEN, O/ 3" OF 3/4" MAX. CLEAN GRAVEL
- 12" W x 18" D CONT. FOOTING W/ 2-#4 T&B
- 2'-0" W x 12" D CONT. FOOTING W/ 3-#4 BOTTOM
- 12" DIA. X 5'-3" DEEP CAISSON, 3,000 PSI @ 28 DAYS, W/ (4) #4 VERT REBAR & #3 TIES @ 12" OC

HOLDOWN NOTES

- A HDU2 & SSTB16
- B HDU5 & SSTB24

KEYED NOTES:

- 8"Wx6"H CONCRETE CURB - REINFORCEMENT AS SPECIFIED.
- DRAINAGE FIXTURE - REFERENCE PLUMBING DRAWINGS. SLOPE 4"x4" AREA TO DRAIN @ 2% SLOPE.
- MOP SINK. SEE DETAIL 1/S-3.
- SAW-CUT CONSTRUCTION JOINTS EVERY 10' EACH WAY. SEE DETAIL 13/S-3.
- 6"x8' 8'-0" STEEL BOLLARD, FILL WITH CONCRETE, TOP OF BOLLARD AT 5'-0" ABOVE SURFACE OF PAVING WITH 24"x0 x 3'-0" DEEP CONCRETE FOOTING.
- DESIGNER OF RECORD TO COORDINATE ALL F.D. AND F.S. LOCATIONS WITH KICHEN OPTION AND APPROVED KITCHEN MECHANICALS.

GENERAL NOTES:

- FOUNDATION PLAN WAS BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2,500PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS BEARING CAPACITY WITH SOIL BORINGS.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY A QUALIFIED SOILS ENGINEER REPRESENTING THE OWNER PRIOR TO PLACING CONCRETE. EXCAVATIONS SHALL BE FREE OF WATER AT ALL TIMES.
- NO ENGINEERED FILL SHALL BE PLACED UNTIL EXCAVATION BOTTOMS HAVE BEEN INSPECTED AND APPROVED BY A SOILS ENGINEER.
- BACKFILLING:
 - BOTH SIDES OF FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY SO AS TO PREVENT OVERTURNING OR LATERAL MOVEMENT OF WALLS.
 - NO FILL OR BACKFILL SHALL BE SETTLED BY THE USE OF WATER.
- SEE SHEET S-3 FOR STRUCTURAL NOTES.
- SEE ELECTRICAL SHEETS FOR LOCATIONS OF UNDERGROUND CONDUIT.
- SEE PLUMBING PLAN FOR LOCATIONS OF UNDERGROUND PIPING.
- ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER FOUNDATION WALLS UNLESS NOTED OTHERWISE.
- SOILS CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN THE SOILS GEOLOGICAL REPORT. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS, OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC. - CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- BEAMS, COLUMNS AND FOOTING AT GRID LINES 2.6 & 1.1 ARE ACTING AS WIND FRAMES FOR THE BUILDING. ALL MEMBERS TO BE DESIGNED TO SUPPORT THE LATERAL & UPLIFT REACTIONS AS REQUIRED.

VP ENGINEERING

LICENSE # C-57550
153 E. City Place Drive
SANTA ANA, CA 92705
TEL: (714) 251 4537
Email: benphanconsultant@gmail.com



PROJECT #:

INS - 001

BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

S-1

FOUNDATION PLAN

PROJECT # BK-001

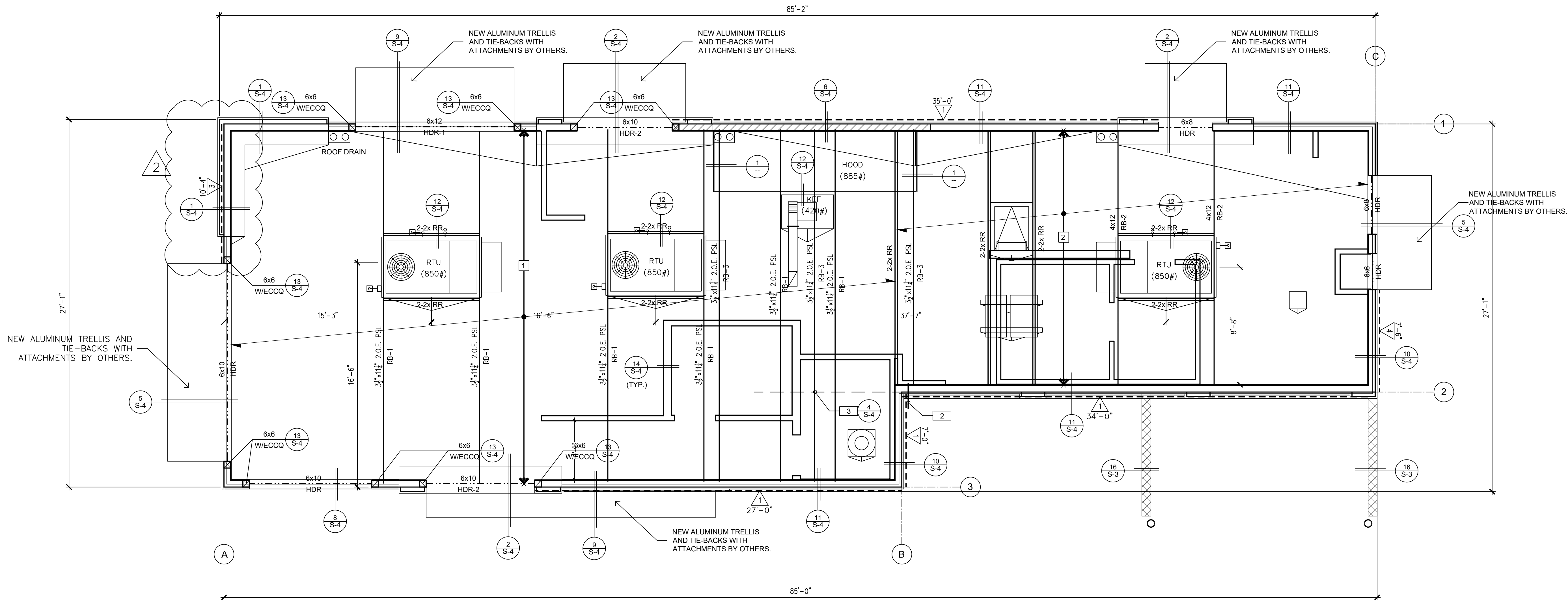
BURGER KING RESTAURANT

66675 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

DRAWN BY: T.TA & SLE

CHECKED BY: G.H.

DATE: 05/23/2021



2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTES:

1. ROOF DIAPHRAGM: 5/8" C-D EXTERIOR APA RATED 32/16, 104 @ 6" @ PANEL EDGES & 12" @ INTERMEDIATE.
2. USE 2X6 STUDS @ 16" OC FOR ALL EXTERIOR WALLS (TYP.), UNLESS OTHERWISE NOTICED ON PLAN
3. USE TYPE 1 SHEARWALL FOR ALL EXTERIOR WALLS (TYP.), UNLESS OTHERWISE NOTICED ON PLAN

	5 1/2" x 20 GA STUD @ 16" O.C., ICC ESR-1166P
	6" HIGH, 8" THICK CMU WALL, SOLID GROUT, W/ #4 VERT. REBAR @ 16" OC AND #4 HORZ. REBAR @ 24" OC

1	(N) 2x12 RR @ 12" OC (RR-1)
2	(N) 2x12 RR @ 24" OC (RR-2)

STRAP SCHEDULE

1	MSTAM36 (HORZ)
2	ST6236 (HORZ)
3	CMST14 CONT. STRAP (HORZ). SEE DET. 4/S-4

POST NOTES

- ☒ 6X6 POST, U.N.O

SYMBOLS LEGEND

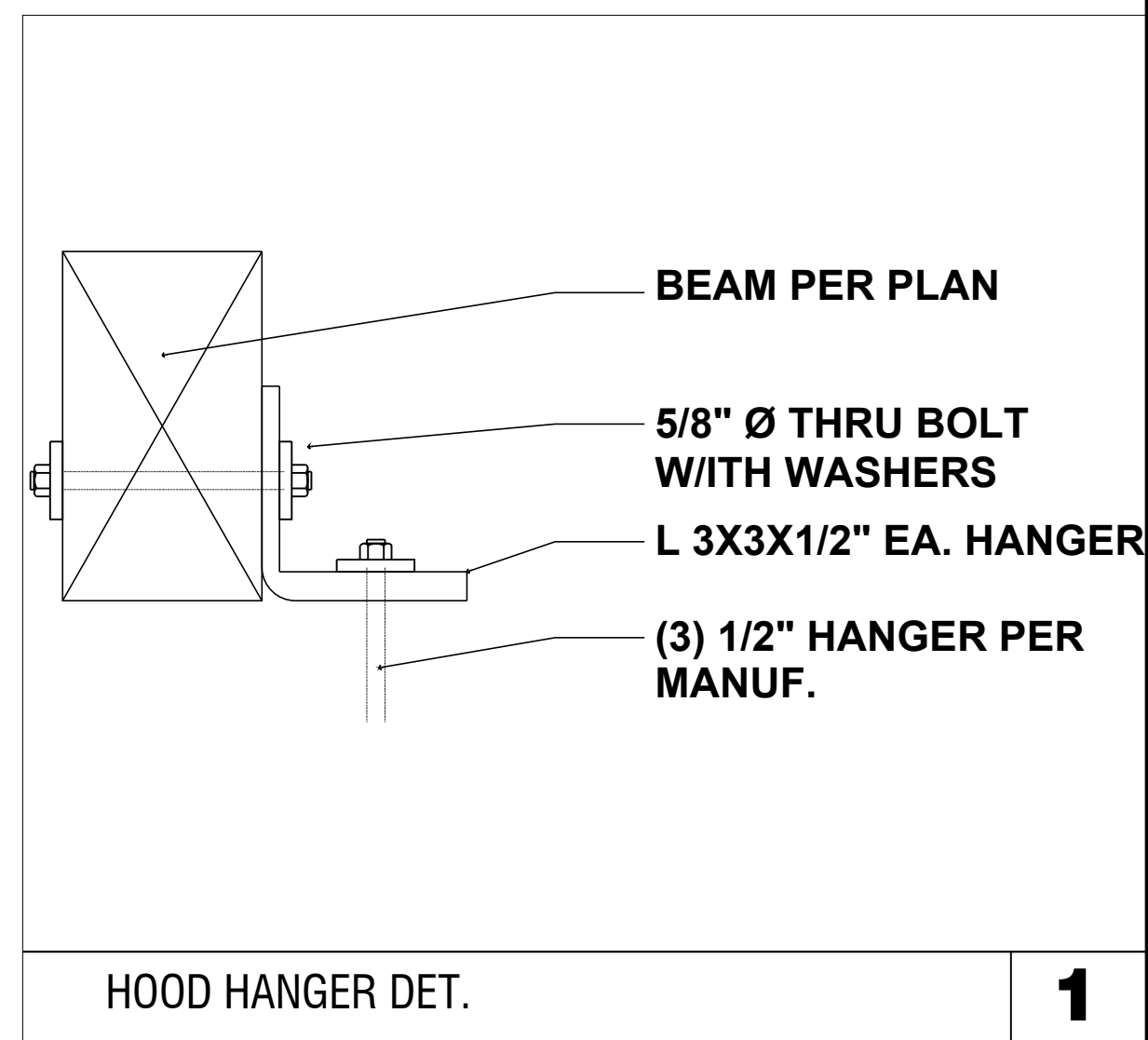
	POST OR TRIMMER AS NOTED
	SPAN AND DIRECTION OF ROOF MEMBER PER SCHEDULE
	SPAN AND DIRECTION OF FLOOR MEMBER PER SCHEDULE
	SHEAR PANEL NUMBER, MINIMUM LENGTH NOTED, REFER TO SHEET SD.2 FOR PANEL TYPE
	DETAIL NUMBER DETAIL SHEET NUMBER
	HANGER TYPE
	HOLDOWN TYPE
	VERT. STRAP NUMBER
	HORZ. STRAP NUMBER

	1	2	3	4
PANEL THICKNESS	1/2"	1/2"	1/2"	1/2"
PANEL INDEX	24/0	24/0	24/0	24/0
EDGE NAILING	8 D @ 6"	8 D @ 4"	8 D @ 3"	8 D @ 2"
FIELD NAILING	8 D @ 12"	8 D @ 12"	8 D @ 12"	8 D @ 12"
TOP PLATE	2-2X	2-2X	2-2X	2-2X
SILL PLATE ON WOOD FLOOR	2X	2X	3X	3X
FOUNDATION SILL PLATE	2X	2X	3X	3X
END POSTS (MIN.)	4X OR DBL 2X	4X OR DBL 2X	4X OR DBL 3X	4X OR DBL 3X
SILL CONN.	16 D @ 6"	16 D @ 4"	40 D @ 4"	40 D @ 3"
ANCHOR BOLTS	5/8" @ 24"	5/8" @ 24"	5/8" @ 16"	5/8" @ 12"
A35	24" O.C.	16" O.C.	12" O.C.	9" O.C.
RATING	APA CDX Struct. 1	APA CDX Struct. 1	APA CDX Struct. 1	APA CDX Struct. 1
CAPACITY	280	345	550	730

(SHEAR WALL SCHEDULE FOR CBC-2019)
(SHEAR WALL #3 & 4: W/ 3X OR 2-2X STUD. SILL & BLOCKS BETWEEN ADJACENT PANELS 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING)
(X) = FOR METAL STUD, BOUNDARY NAILS TO BE #10 SCREW @ 6" OC

GENERAL NOTES:

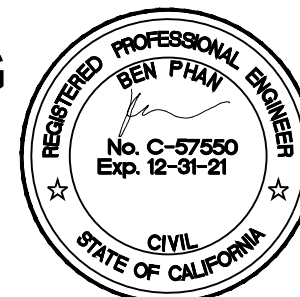
1. ROOF OPENINGS FOR A/C UNITS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH MFR. AND SUPPLY SHOP DRAWINGS FOR INSTALLATION.
2. IF REMOTE COMPRESSORS ARE USED, CONTRACTOR SHALL COORDINATE INSTALLATION WITH EQUIPMENT MANUFACTURER.
3. SEE SHEET A-5 FOR DETAIL OF SCUPPERS, ROOF DRAINS, ROOF PENETRATIONS AND PITCH PANS.
4. REFERENCE MECHANICAL SHEETS FOR RTU MOUNTING DETAILS.
5. STRUCTURAL DESIGN CRITERIA. REFERENCE GENERAL NOTE, SHEET S-0.
6. ALL HORIZ. FRAMING LUMBER, INCLUDING 2x JOISTS, BEAMS AND HEADERS SHALL BE DENSE NO. 2 DOUGLAS FIR-LARCH OR BETTER.
7. ALL WOOD STUDS SHALL BE STRUCTURAL NO. 2 DOUGLAS FIR-LARCH OR BETTER.
8. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORT COLUMNS.
9. VERIFY EXACT LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL CONTRACTOR.



HOOD HANGER DET.

VP ENGINEERING

LICENSE # C 57550
153 E. City Place Drive
SANTA ANA, CA 92705
TEL: (714) 251 4537
Email: benphancoconsultant@gmail.com



NO.	DATE	PLAN REVIEW COMMENTS	REVISION
3	10/19/21	ADDENDUM 2 / CITY PLAN REVIEW	
2	09/15/21		

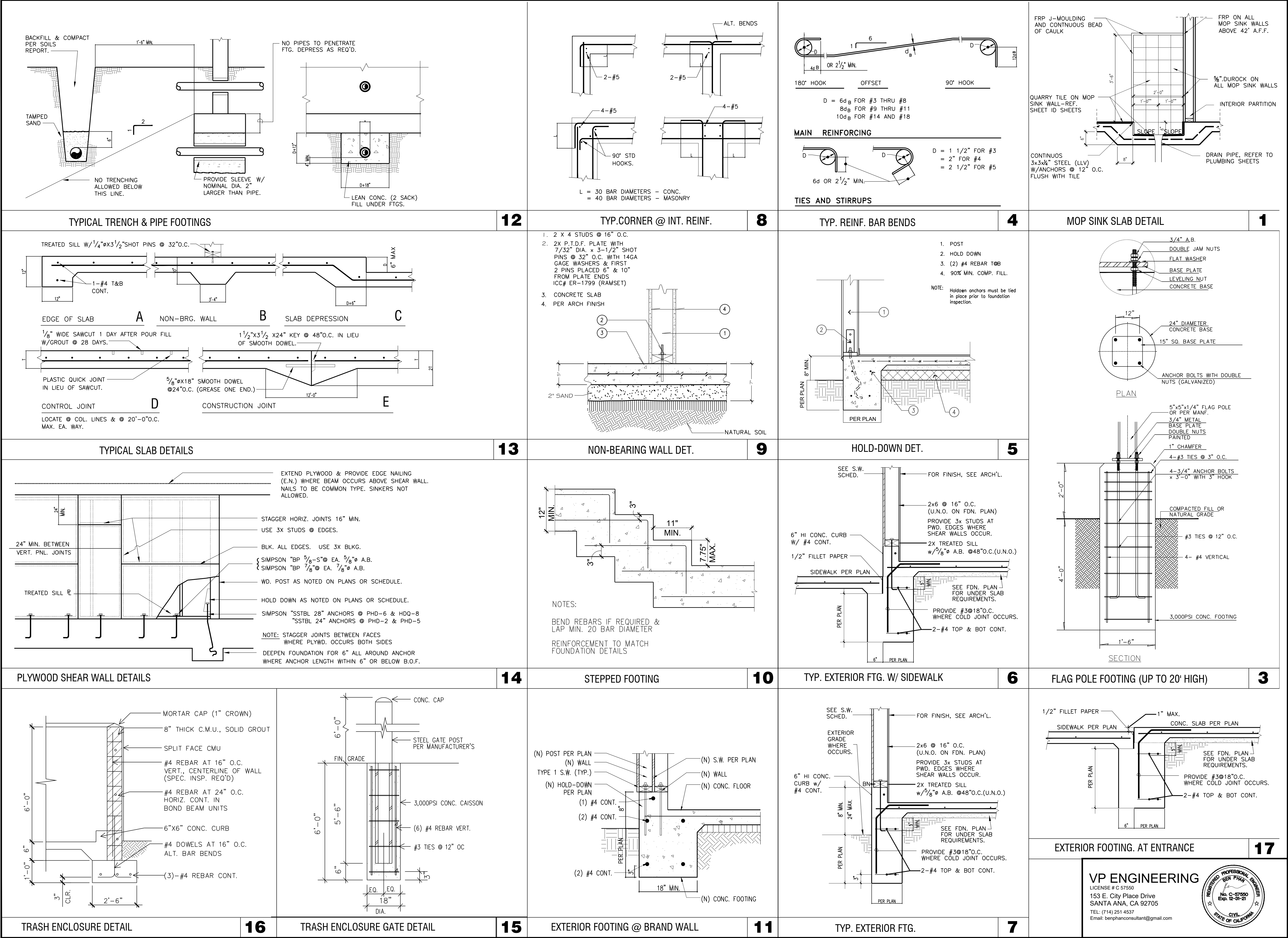


BURGER KING RESTAURANT
66675 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240



PROJECT # INS - 001

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240



PROJECT # BK-001

DATE: 05/23/2021

CHECKED BY: G.H.

DRAWN BY: T.T.A. & S.L.E.

BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL

DESERT HOT SPRINGS, CA 92240

designua

PLANNING AND DESIGN

153 E. City Place Dr. | Santa Ana | CA | 92705

Phone 714.892.3900 | robert.preece@designua.com

PROJECT # INS - 001

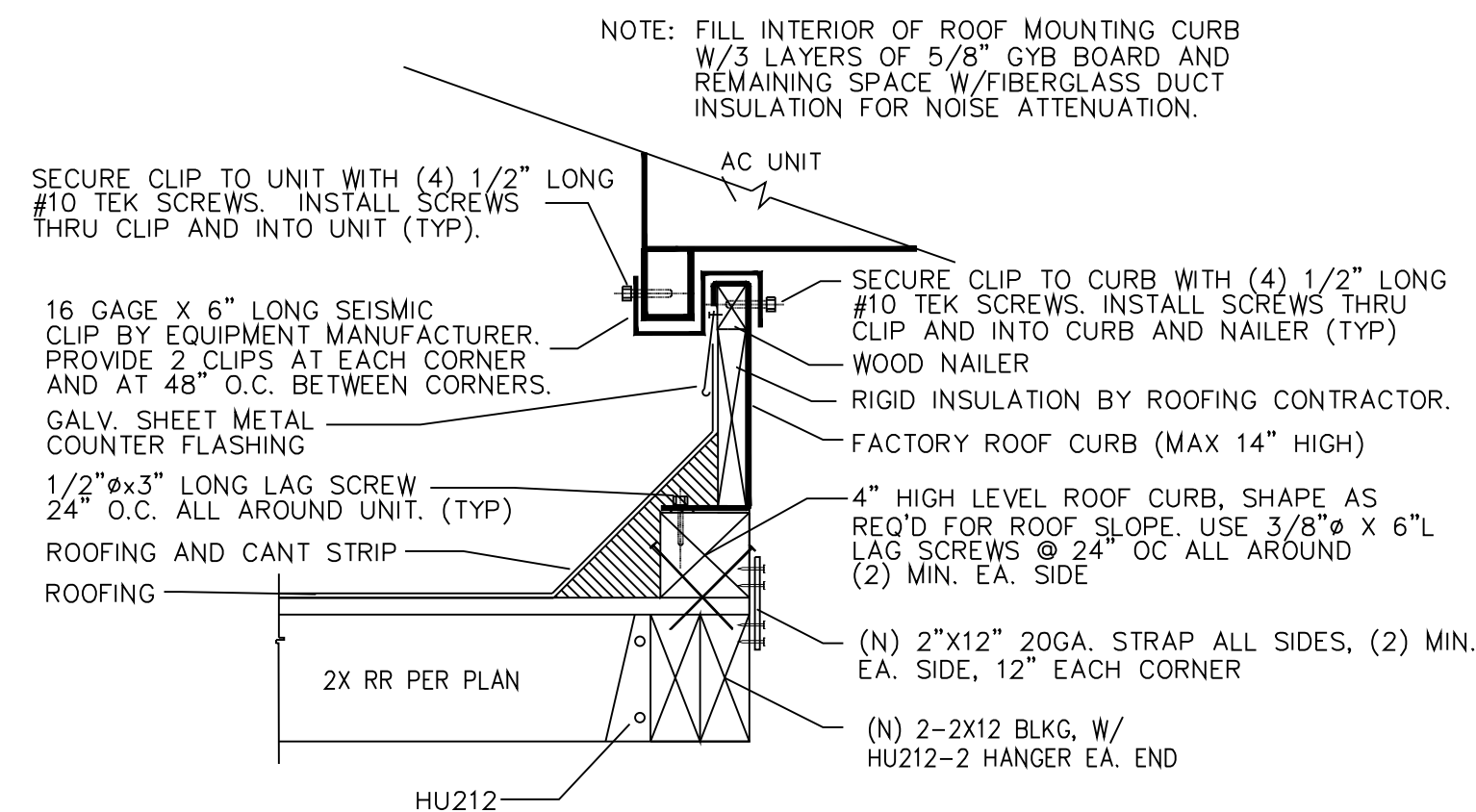
BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL

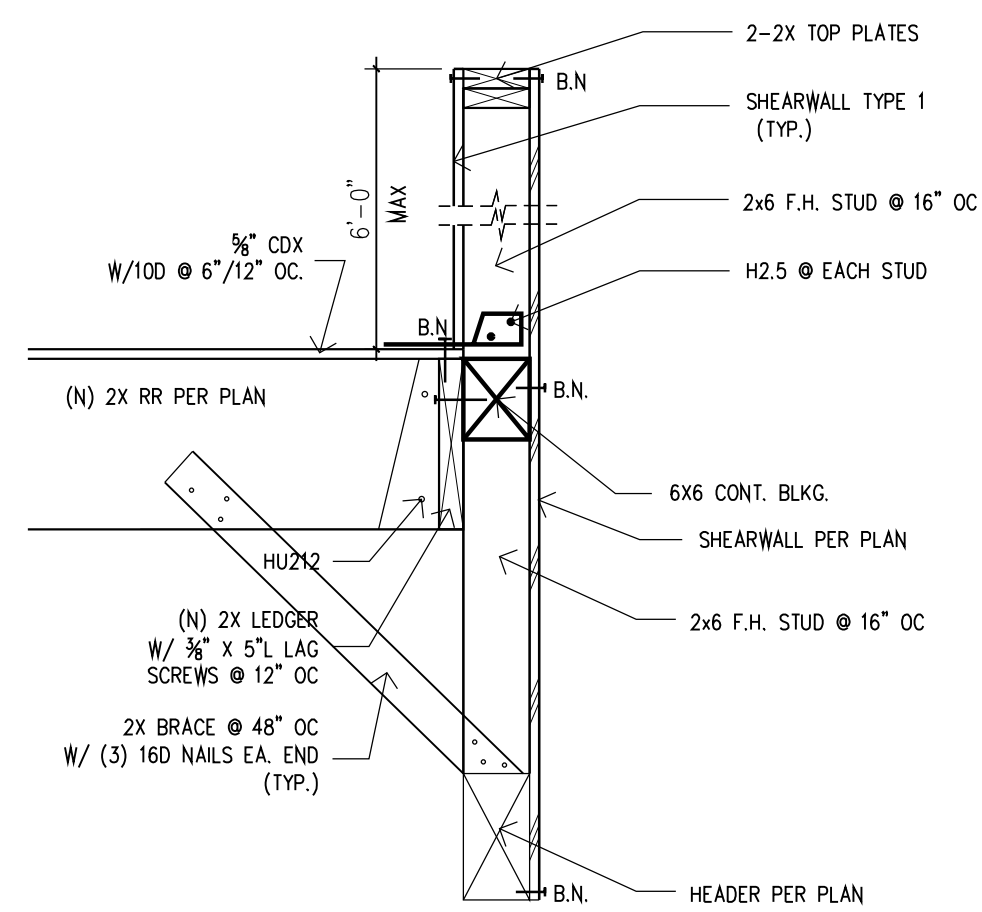
DESERT HOT SPRINGS, CA 92240

S-3

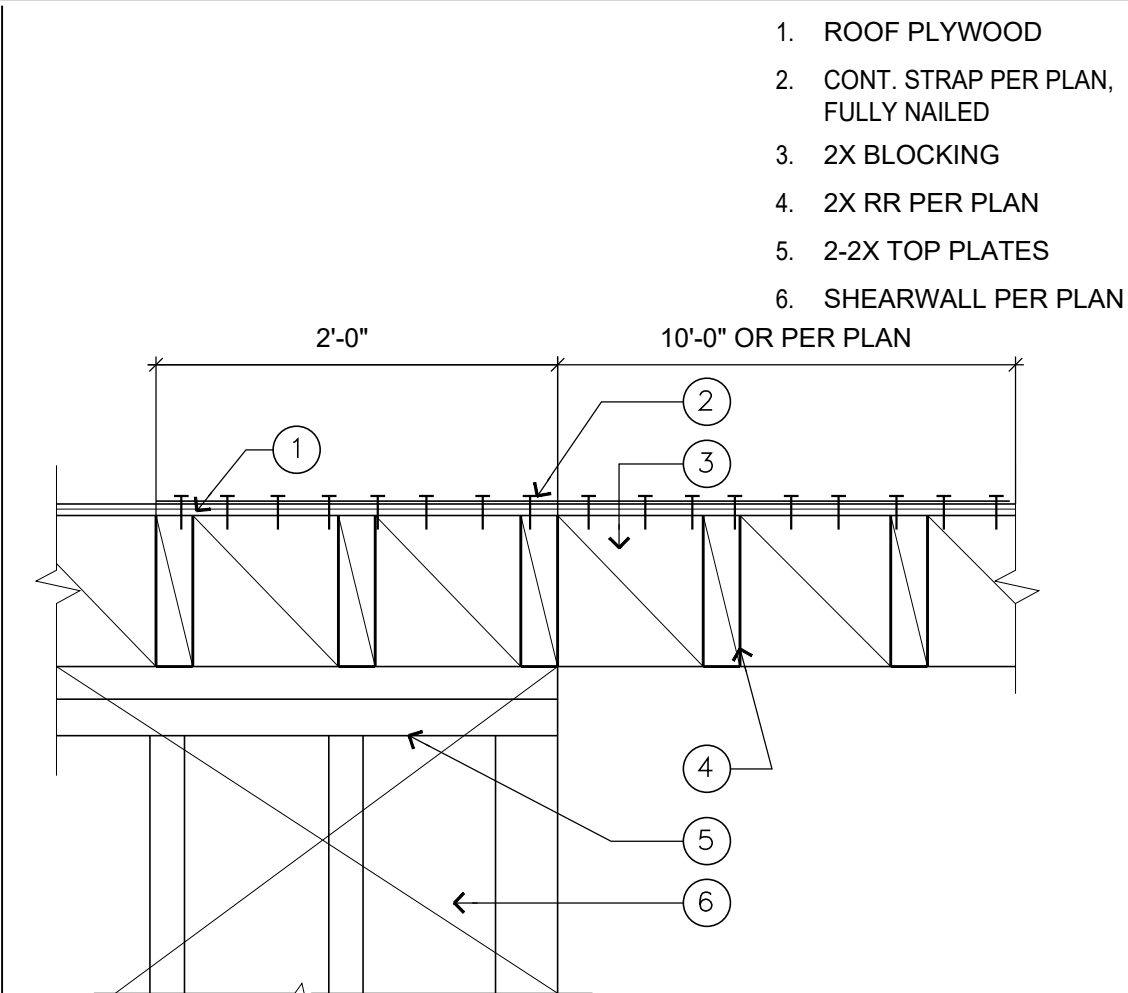
STRUCTURAL DETAILS



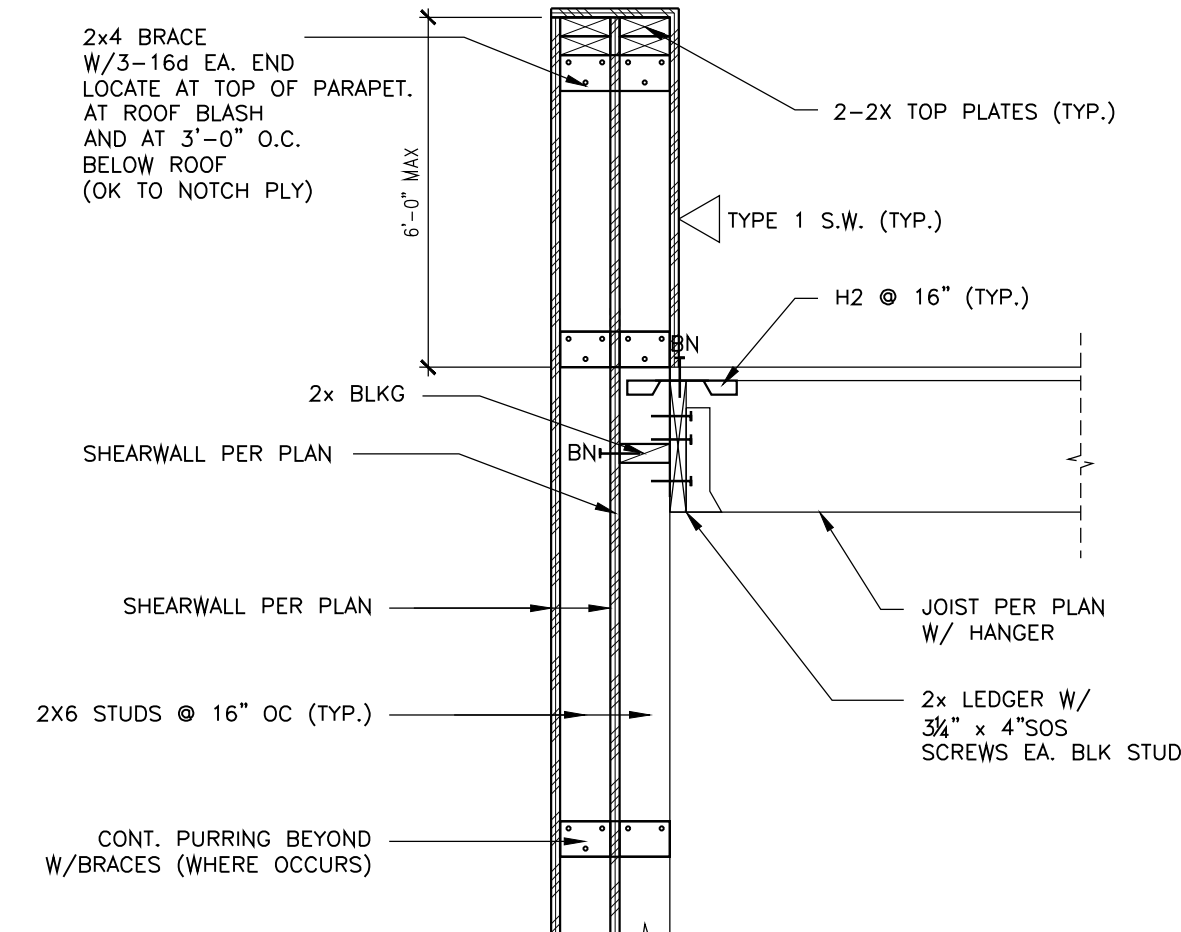
AC UNIT MOUNTING DETAIL



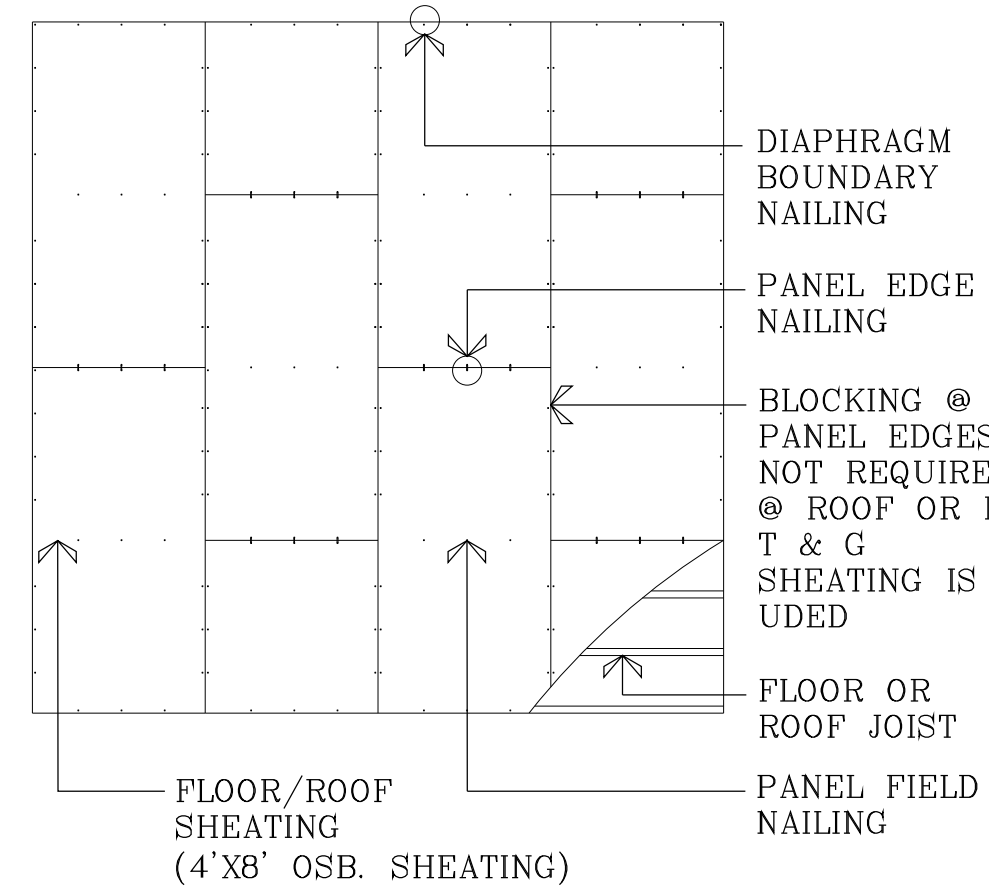
PARAPET WALL (PERPENDICULAR)



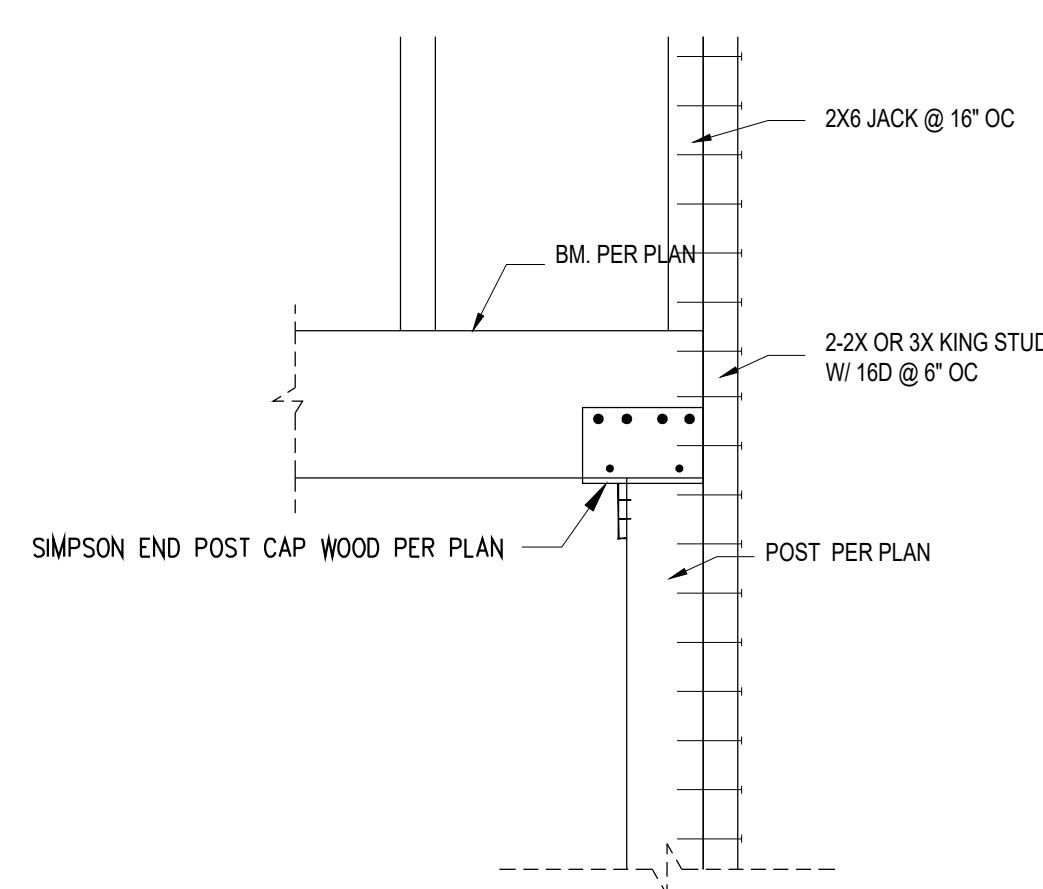
DRAG DETAIL



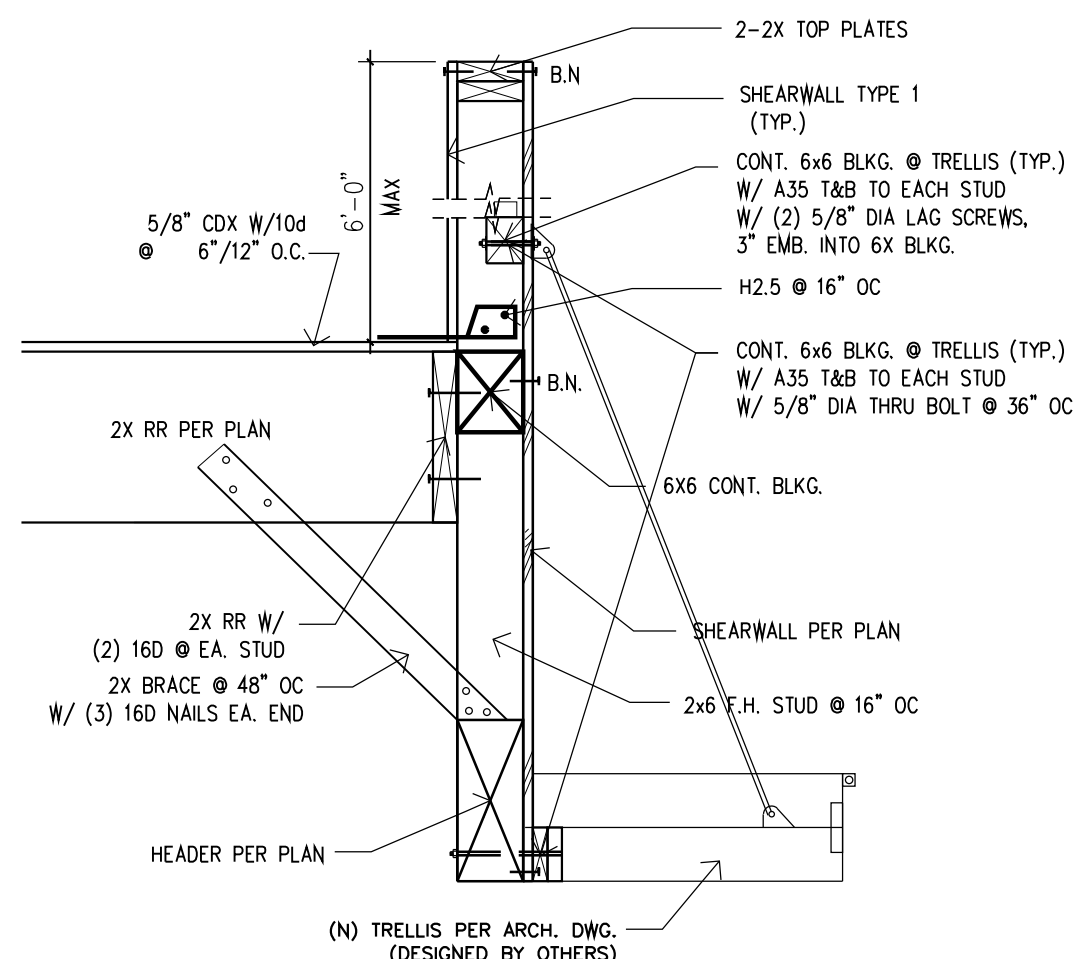
BRAND WALL DET.



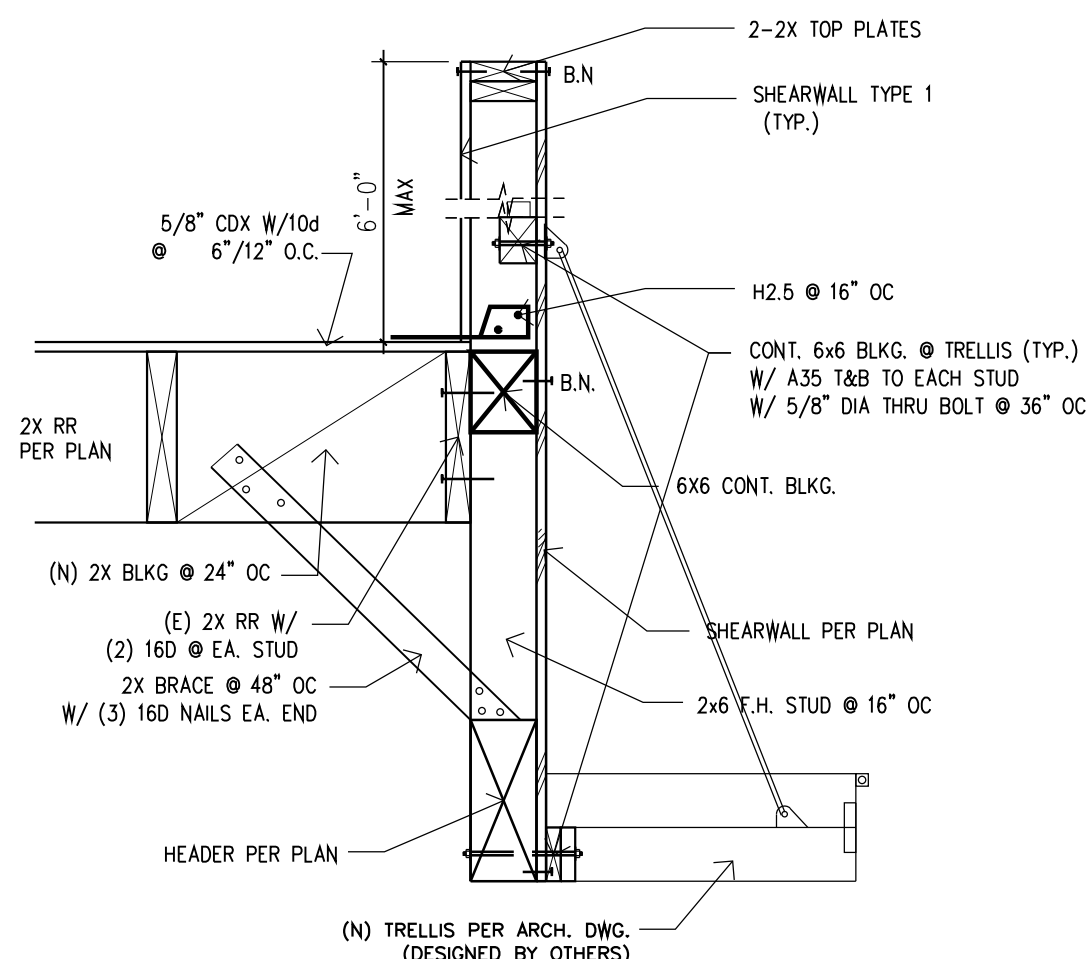
TYP. ROOF/FLOOR DIAPH.



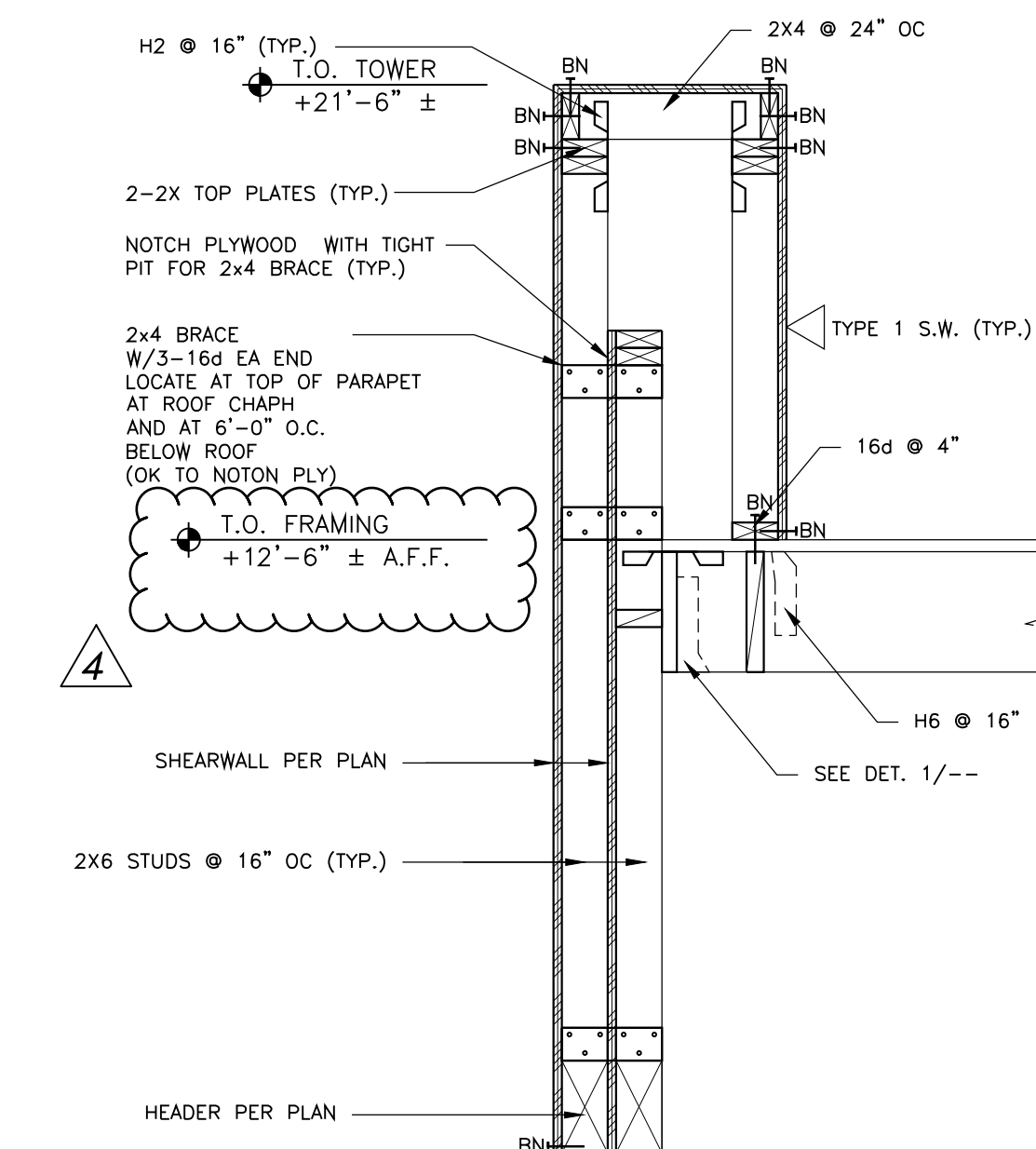
BM. TO POST CONN.



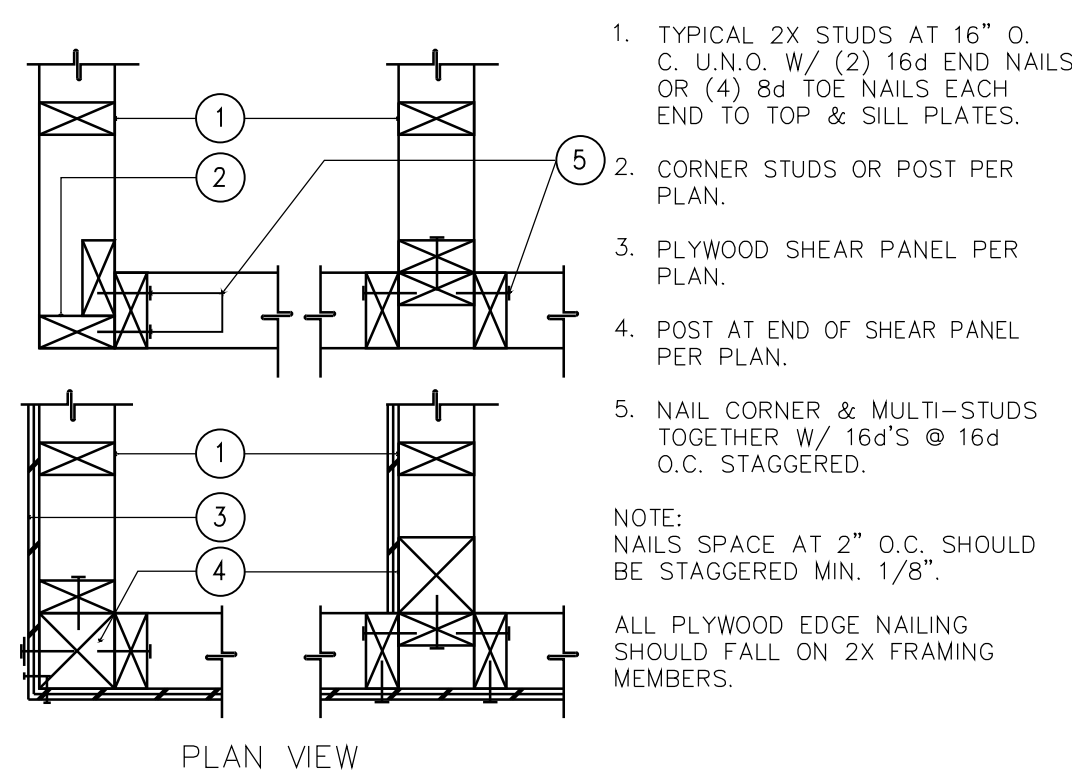
PARAPET WALL @ TRELLIS



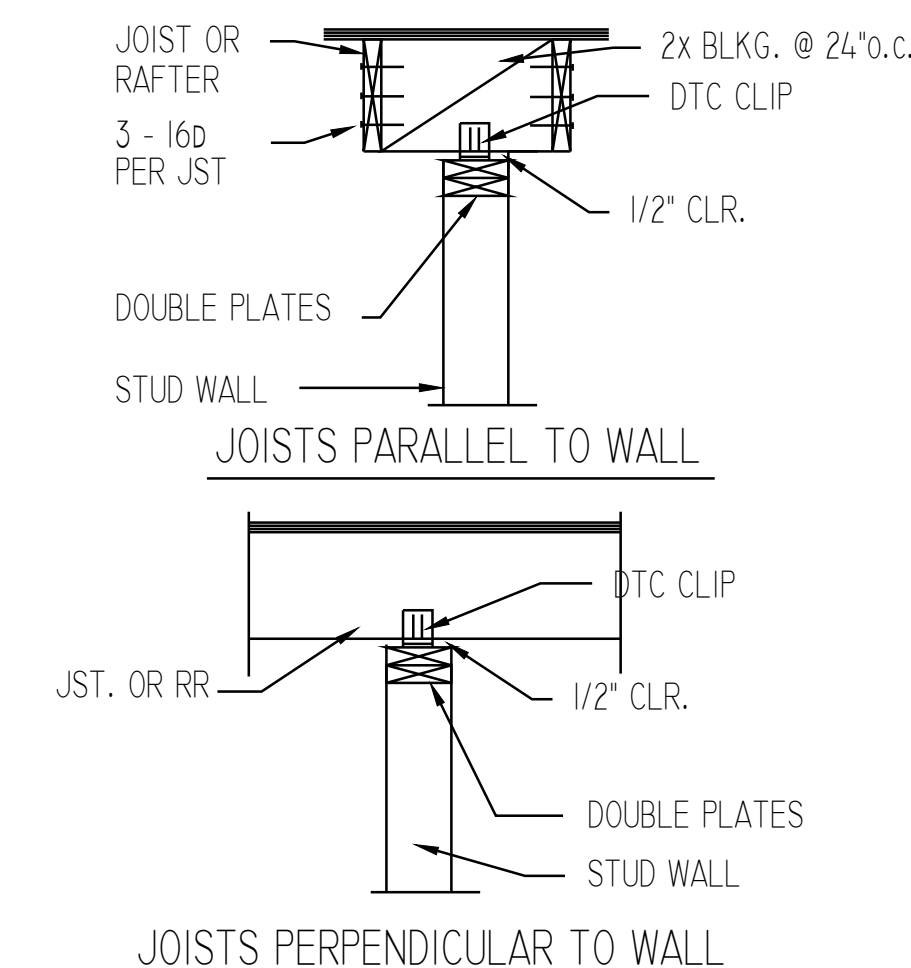
PARAPET WALL @ TRELLIS



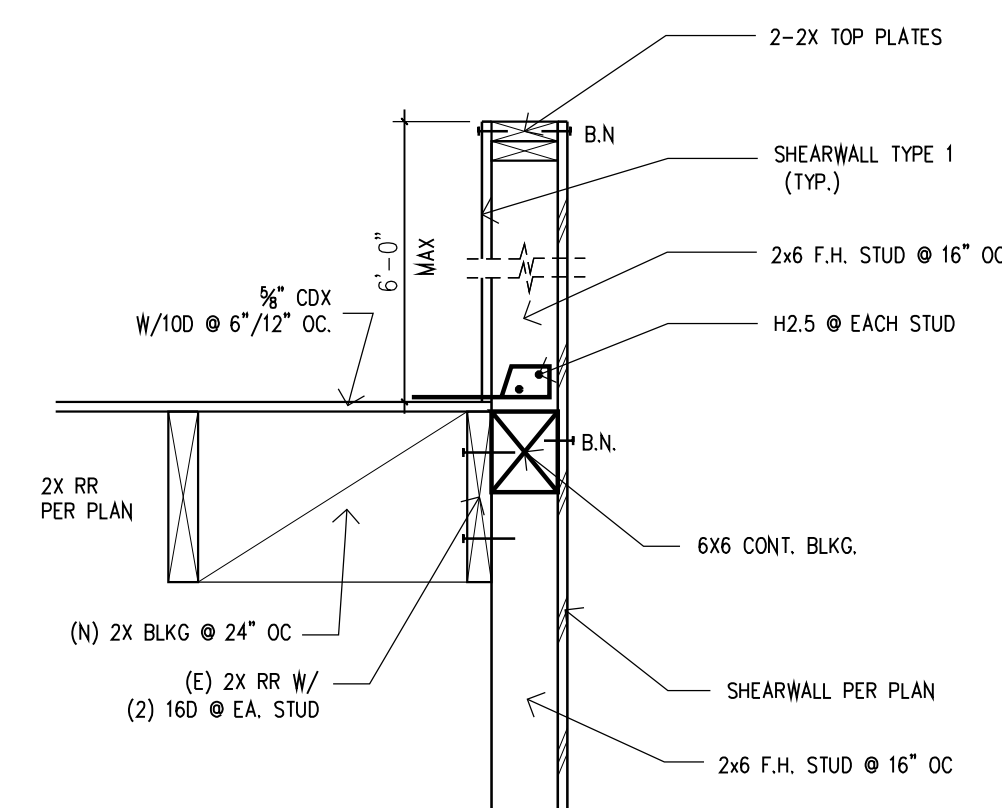
BRAND WALL DET.



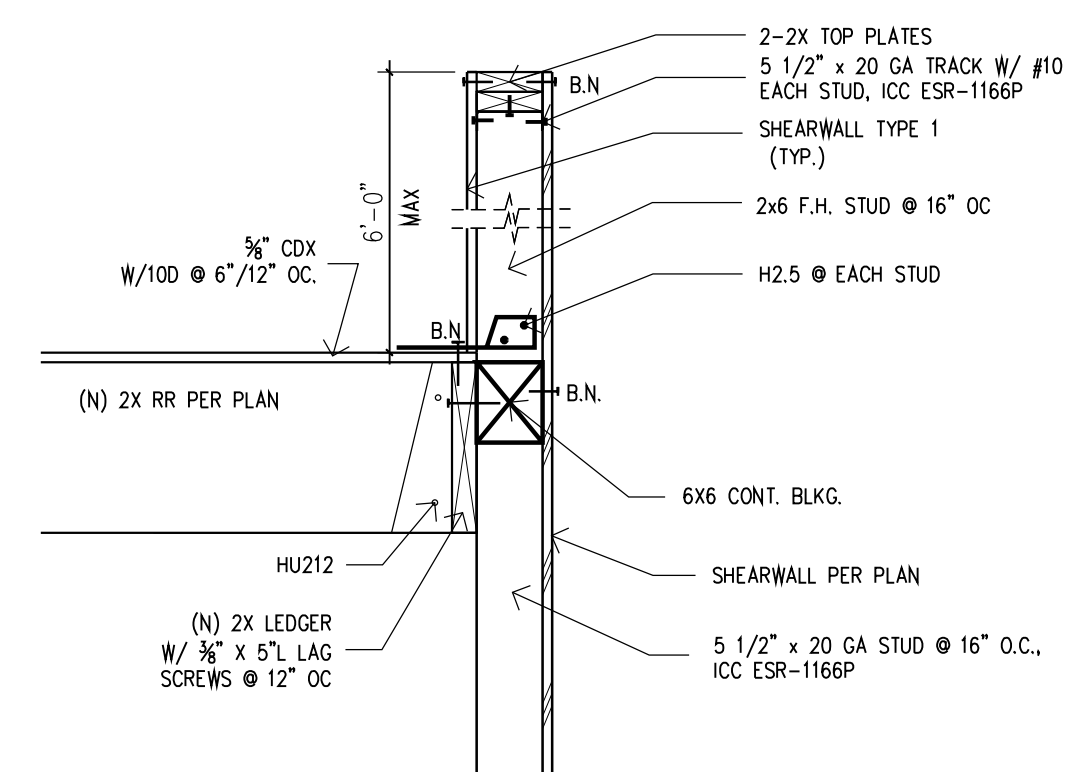
SHEAR WALL/WALL INTERSET



NON-BEARING WALL DET.



PARAPET WALL (PARALLEL)



PARAPET WALL (METAL STUD)

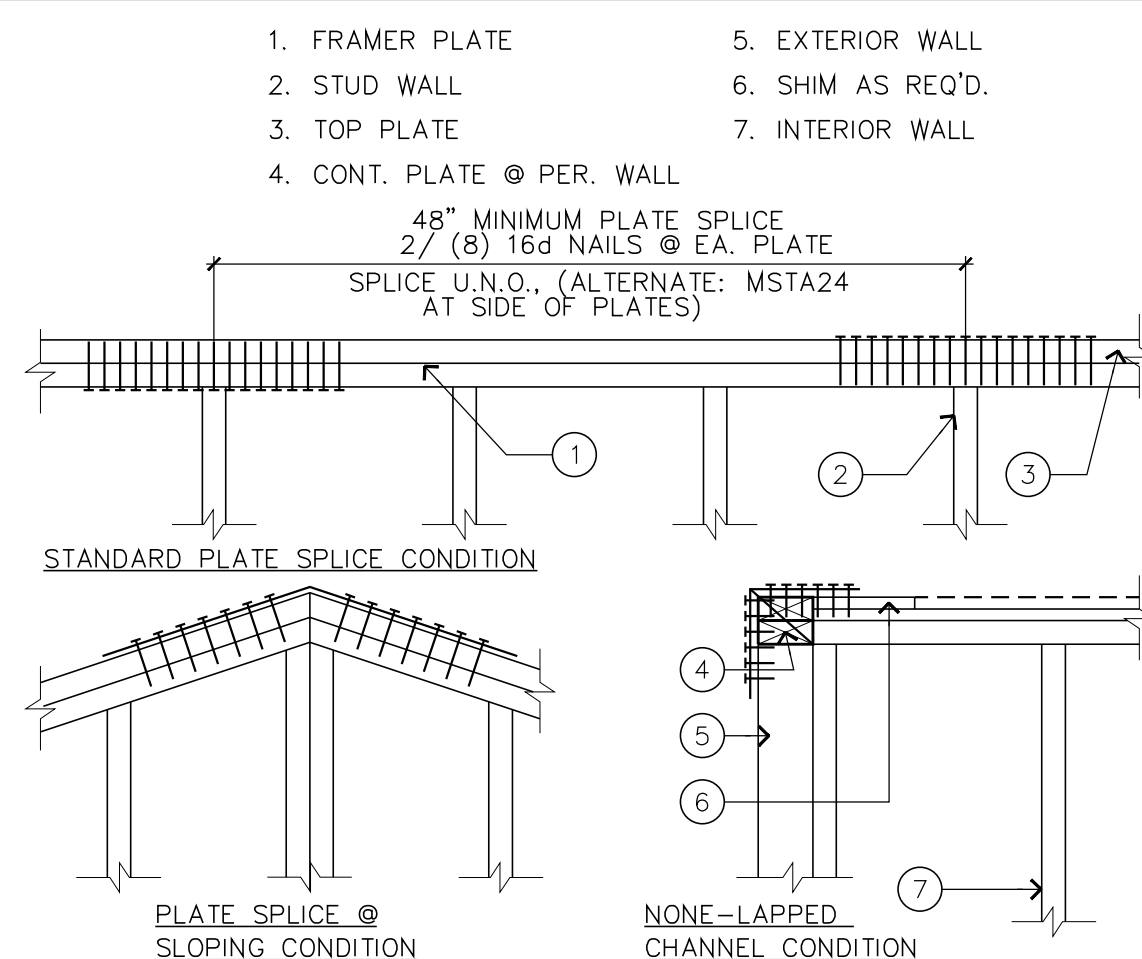
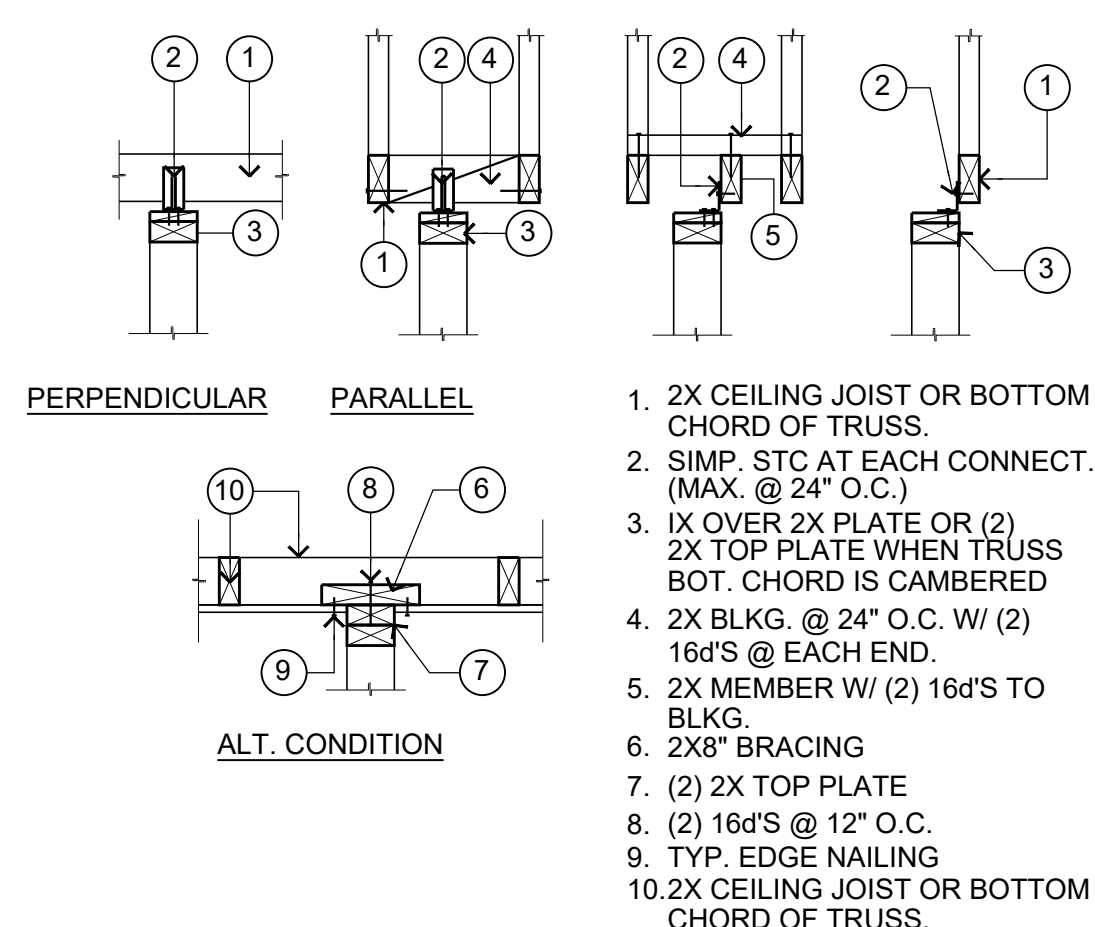
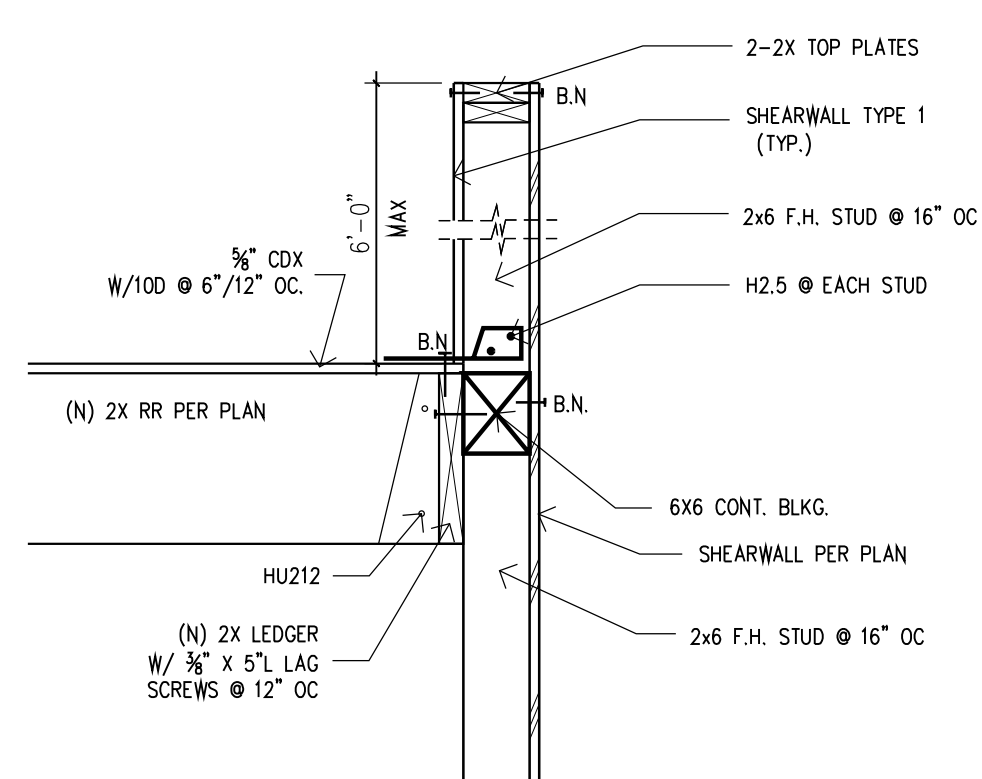


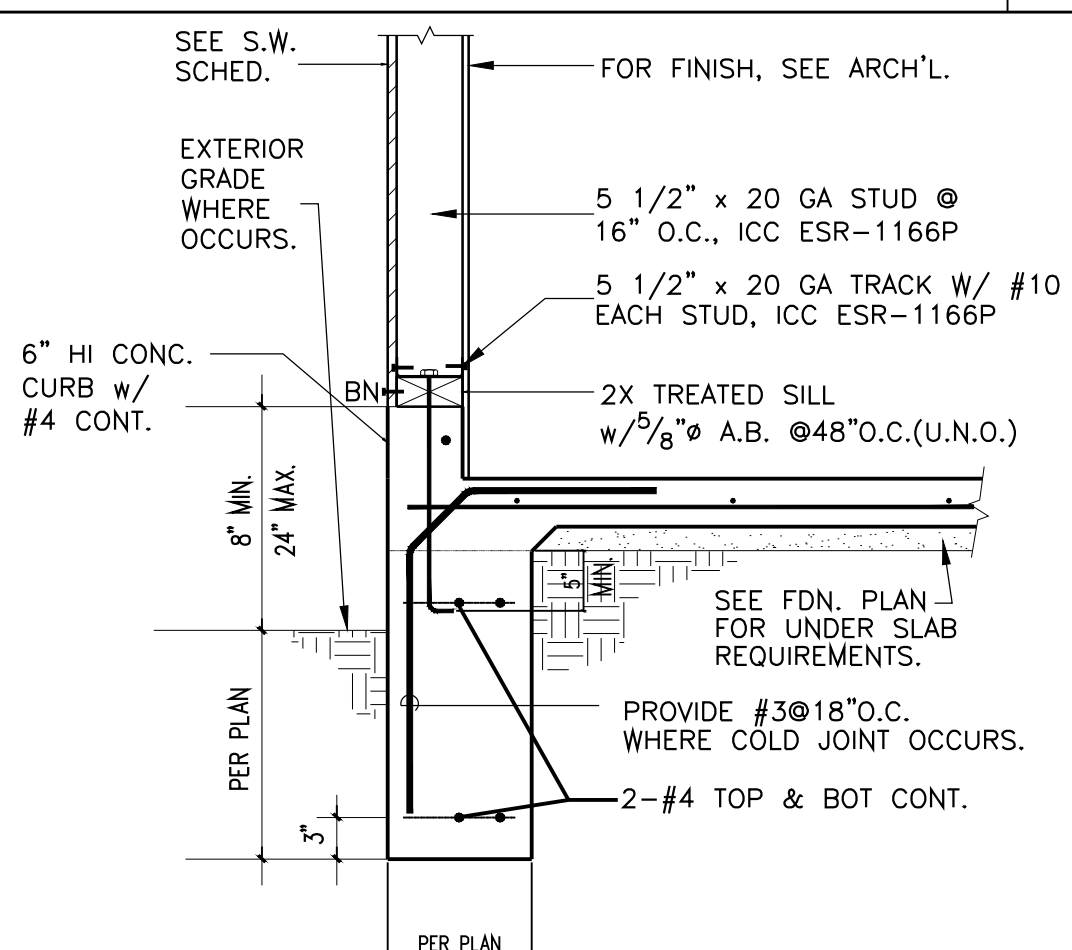
PLATE SPLICING



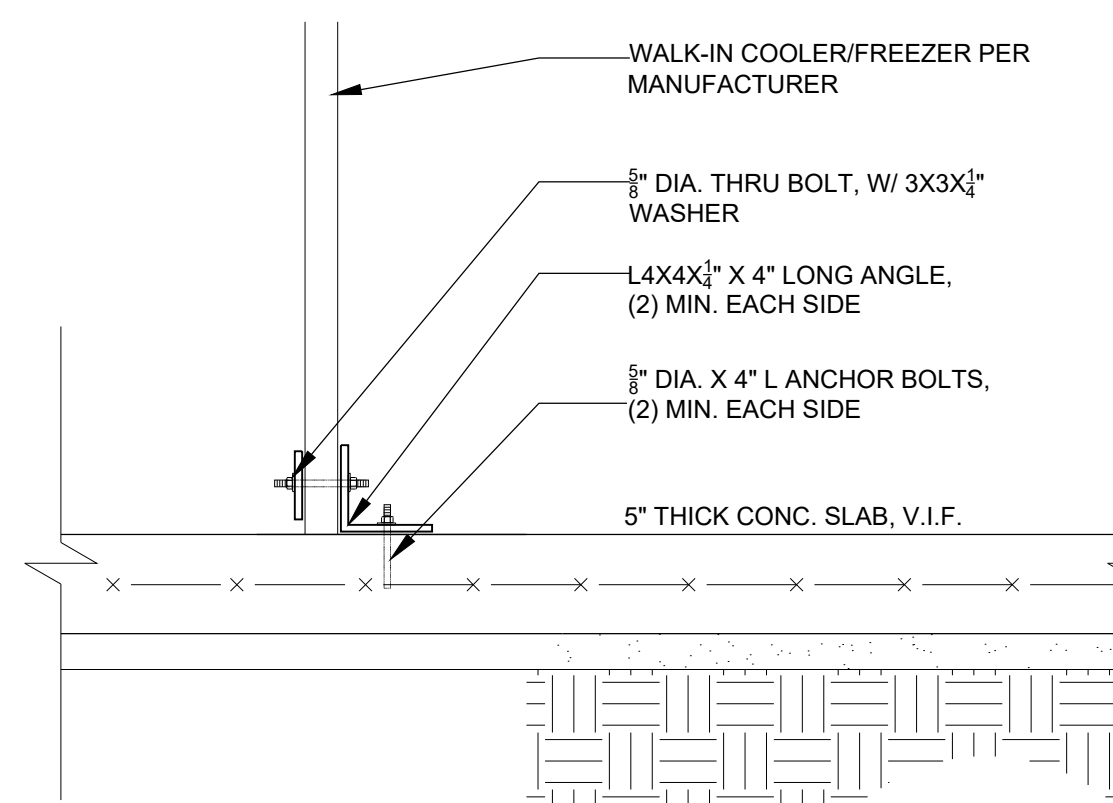
NON-BEARING WALL DET.



PARAPET WALL (PERPENDICULAR)

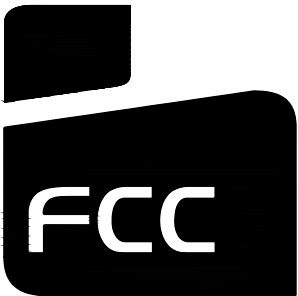


EXTERIOR FOOTING W/ METAL STUD



WALK-IN COOLER/FREEZER DET.







Burger King

66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240

FCC COMMERCIAL FURNITURE INC | APPROVED SEATING & DECOR PROVIDER

GENERAL NOTES: CONTRACTOR / INSTALLER

GENERAL CONSTRUCTION NOTES:

- ALL WORK, CONSTRUCTION, FURNITURE AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF LOCAL BUILDING CODES AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF CONSTRUCTION.
- FCC COMMERCIAL FURNITURE CONTRACT DOCUMENTS STRIVE TO CONFORM TO THE INTERNATIONAL BUILDING CODE. FCC COMMERCIAL FURNITURE IS NOT LICENSED TO PROVIDE SIGNED/SEALED DRAWINGS. FCC COMMERCIAL FURNITURE COOPERATES WITH OWNER/CLIENT'S LICENSED PROFESSIONALS TO PROVIDE DRAWINGS AND SPECIFICATIONS THAT MEET LOCAL BUILDING CODES.
- FCC COMMERCIAL FURNITURE CONTRACT DOCUMENTS STRIVE TO CONFORM TO THE TITLE III OF THE AMERICANS WITH DISABILITY ACT (ADA). FCC COMMERCIAL FURNITURE IS NOT LICENSED TO PROVIDE SIGNED/SEALED DRAWINGS. FCC COMMERCIAL FURNITURE COOPERATES WITH OWNER/CLIENT'S LICENSED PROFESSIONALS TO PROVIDE DRAWINGS AND SPECIFICATIONS THAT ARE IN COMPLIANCE WITH ADA. FCC CANNOT BE RESPONSIBLE FOR CONSTRUCTION DEVIATIONS BY OTHERS FROM THE DESIGN THAT MAY BE OUT OF COMPLIANCE.
- IT IS THE RESPONSIBILITY OF ALL PARTIES SUPPLYING LABOR, MATERIAL, OR BOTH TO BRING TO THE ATTENTION OF FCC'S CUSTOMER SERVICE MANAGER, THE PROJECT ARCHITECT, AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE CODE REQUIREMENT AND THESE DESIGN INTENT DRAWINGS.
- THE APPLICABLE CODES SHOULD INCLUDE, BUT SHALL NOT BE LIMITED TO THE INTERNATIONAL BUILDING CODE, BOCA NATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, UNIFORM ELECTRICAL CODE, UNIFORM MECHANICAL CODE AND THE UNIFORM FIRE CODE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK IN ACCORDANCE WITH ALL LOCAL AND CITY BUILDING CODES/ ORDINANCES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL AMERICANS WITH DISABILITIES ACT GUIDELINES, INCLUDING BUT NOT LIMITED TO TABLE TOP/BASE INSTALLATIONS, AISLE WAY CLEARANCES, AND QUEUE LINE AREA CLEARANCES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING CONSTRUCTION AND INSTALLATION PERMITS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COPYING AND DISTRIBUTING ALL FCC COMMERCIAL FURNITURE INC'S PLANS AND DOCUMENTS TO ALL SUBCONTRACTORS INVOLVED.
- FCC PROVIDED DIMENSIONS ARE INDICATED FROM INSIDE WALL FACES.
- ALL SEATING, FINISH, AND DECOR ITEMS INDICATED AS BEING SUPPLIED AND OR INSTALLED BY GENERAL CONTRACTOR ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER'S RESPONSIBILITIES INCLUDE ALL CONTRACTS WITH THE GENERAL AND SUB-CONTRACTORS AND THEIR COMPLIANCE WITH THESE DOCUMENTS AND SPECIFICATIONS.
- THESE DRAWINGS AND DOCUMENTS REPRESENT THE DESIGN INTENT AND CONCEPTS FOR THIS PROJECT. THE DRAWINGS AND DOCUMENTS MUST BE SIGNED AND APPROVED BY OWNER.

STANDARD STORES PROJECTS:

- THESE DRAWINGS, SCHEDULES, AND SPECIFICATIONS, AS WELL AS, OTHER SEGMENTS OF SERVICES ARE AND SHALL REMAIN THE PROPERTY OF FCC COMMERCIAL FURNITURE WHETHER OR NOT THE PROJECT THESE DOCUMENTS WERE PREPARED FOR IS COMPLETED OR EXECUTED. IF THE OWNER/CLIENT HAS COMPENSATED FCC COMMERCIAL FURNITURE UNDER SIGNED CONTRACT, THE OWNER IS PERMITTED TO RETAIN COPIES OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS. FCC COMMERCIAL FURNITURE IS NOT RESPONSIBLE FOR ANY LOSS, COSTS OR DAMAGES RELATING TO USE OR APPLICATION. THE OWNER/CLIENT MAY NOT USE THE DRAWINGS, SCHEDULES, SPECIFICATIONS OR ALTERATIONS TO THE PROJECT. THE DESIGN DEPICTED WITHIN THE CONTENTS OF THESE DRAWINGS MAY NOT BE USED BY THE OWNER TO SHOP FOR OTHER SEATING AND DECOR MANUFACTURES TO FULFILL THE INTENDED DESIGN. UNAUTHORIZED USE WILL RESULT IN PAYMENT FOR DESIGN SERVICES AT FCC COMMERCIAL FURNITURE'S STANDARD DESIGN RATE. ALL COMPUTER GENERATED IMAGERY, GRAPHICS, DRAWINGS AND ILLUSTRATIONS WITHIN THESE DOCUMENTS REMAIN THE PROPERTY OF FCC COMMERCIAL FURNITURE. ALL RIGHTS RESERVED.
- THE OWNER/CLIENT AND GENERAL CONTRACTOR AGREE THAT FCC COMMERCIAL FURNITURE REPRESENTATIVES MAY VISIT THE SITE AT ANY POINT DURING CONSTRUCTION IN THE INTEREST OF COMPLETING FCC'S WORK.
- THE OWNER/CLIENT'S GENERAL CONTRACTOR AGREES TO PROVIDE CONDITIONS CONDUCTIVE TO COMPLETE INSTALLATION OF FCC'S WORK UPON DELIVERY OF SEATING AND DECOR ELEMENTS. THE GENERAL CONTRACTOR AGREES TO COOPERATE WITH FCC'S INSTALLATION CREWS IN THE INTEREST OF COMPLETION OF WORK. THE GENERAL CONTRACTOR WILL NOTIFY FCC IN A TIMELY MANNER, ANY PHYSICAL RESTRICTIONS THAT MAY IMPEDE THE COMPLETION OF THE SEATING AND DECOR PACKAGE.
- WRITTEN DIMENSIONS SUPERSEDE SCALED MEASUREMENTS IN ALL CASES. DO NOT SCALE OFF OF PLANS. FOR ADDITIONAL DIMENSIONS CALL FCC'S CUSTOMER SERVICE MANAGER AT 800.322.7328.
- FCC REQUIRES VERIFICATION OF FIELD DIMENSIONS FROM THE ARCHITECT / GENERAL CONTRACTOR FOR THE FABRICATION OF COMMERCIAL FURNITURE, DECOR, CORE DRILL AND SEATING SPACE PLANS. WHEN FIELD DIMENSIONS CANNOT BE ATTAINED, SHIPMENTS MAY BE SUBJECT TO TIME DELAYS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY FCC COMMERCIAL FURNITURE OF ALL DISCREPANCIES PRIOR TO COMMENCING DECOR DESIGN.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSAL OF ALL PACKAGING MATERIAL FROM SEATING AND DECOR PRODUCTS.
- THE CREW ROOM AND VESTIBULE FINISHES TO BE THE SAME AS THE MAIN DINING ROOM, UNLESS OTHERWISE STATED BY THE OWNER OR NOTED ON PLANS AND IN THE SPECIFICATION BY FCC.

REBUILDS AND REMODEL PROJECTS:

- CASE OF REBUILDING OR REMODELING PROJECTS, ALL EXISTING SEATING, DECOR, AND WALL FINISHES ARE TO BE PREPPED AND READY TO RECEIVE NEW FINISHES BY THE OWNER AND/OR GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- FLOOR AND BASE TILE MUST BE IN GOOD REPAIR BEFORE ANY CORE DRILLING IS ALLOWED.
- ALL DIMENSIONS ARE FROM EXISTING FINISHES, UNLESS OTHERWISE NOTED. MAKE APPROPRIATE ALLOWANCES FOR NEW FINISH WORK.
- CONTACT FCC'S CUSTOMER SERVICE MANAGERS FOR ANY CONFLICTS BETWEEN FCC'S DECOR AND ELECTRICAL OR HVAC EQUIPMENT.

GENERAL FLOORING NOTES:

- ALL FLOOR, SCHLUTER STRIP, AND COVE BASE TILE TO BE PROVIDED BY AND INSTALLED BY GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- FCC IS NOT LIABLE FOR CORED STEEL THAT MAY BECOME UNSTABLE AS A RESULT OF DRILLING THROUGH A CONCRETE SLAB. NOTIFY FCC, ARCHITECT, AND GENERAL CONTRACTOR OF ANY SLAB LESS THAN FIVE (5") INCHES THICK.
- FCC IS NOT RESPONSIBLE FOR DAMAGE OF ANY MECHANICAL ELEMENTS LOCATED IN THE FINISHED FLOOR.
- COVE BASE AND/OR BULLNOSE TILE ON FCC DIVIDER WALLS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL BACK OF HOUSE TILE. REFER TO ARCHITECTURAL PLAN SET FOR FULL KITCHEN PLANS.

GENERAL ELECTRICAL/HVAC/CEILING NOTES:

FCC LIGHTING PLANS ARE GUIDELINES ONLY. FCC WILL NOT BE HELD LIABLE FOR ADDITIONAL COSTS DUE TO ADJUSTING LIGHTING QUANTITIES OR LOCATIONS, VARIATIONS WITH ARCHITECTURAL PLANS OR LOCAL CODES. GENERAL CONTRACTOR TO SUPPLY AND CONNECT ELECTRICAL PIGTAILS AT ALL CODED LOCATIONS FOR FCC DECOR PRODUCTS. ALL ELECTRICAL FIXTURES, WIRING AND INSTALLATION TO BE "U.L. APPROVED." LIGHTING FIXTURES AND/OR HVAC MAY NEED TO BE RELOCATED BY GENERAL CONTRACTOR TO ACCOMMODATE DECOR. REFER TO CEILING PLANS. GENERAL CONTRACTOR TO CONTACT CONSTRUCTION ENGINEER TO VERIFY ALL LIGHTING PLACEMENTS AND FINAL HVAC LOCATIONS.

GENERAL WARRANTIES:

LIMITED WARRANTY: FCC COMMERCIAL FURNITURE WARRANTS TO THE OWNER/CLIENT THAT THE PRODUCTS SOLD WILL BE FREE FROM MATERIAL DEFECTS IN WORKMANSHIP UNDER NORMAL USE AND SERVICE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FCC COMMERCIAL FURNITURE'S DELIVERY OF PRODUCTS TO THE DELIVERED LOCATION. THERE IS NO WARRANTY IN CASES OF DAMAGES IN TRANSIT, NEGLIGENCE, ABUSE, ABNORMAL USAGE, MISUSE, ACCIDENTS, NORMAL WEAR AND TEAR, DAMAGE DUE TO ENVIRONMENTAL OR NATURAL ELEMENTS, FAILURE TO FOLLOW FCC'S INSTRUCTIONS, OR IMPROPER INSTALLATION, STORAGE AND/OR MAINTENANCE. THE OWNER/CLIENT SHALL VERIFY THE CONDITIONS OF THE SHIPMENT AND NOTIFY FCC COMMERCIAL FURNITURE OF ANY DAMAGES WITHIN 24 HOURS. TRANSFER OF TITLE OCCURS UPON SHIPMENT F.O.B. FROM FCC'S FACILITY. THE OWNER/CLIENT SHALL ACCOMPANY A FCC COMMERCIAL FURNITURE REPRESENTATIVE ON A PROJECT COMPLETION WALK THROUGH TO IDENTIFY INCOMPLETE WORK.

B.K.C. APPROVED
THIS PROJECT HAS BEEN SUBMITTED AND
APPROVED BY BURGER KING CORPORATE.

APPROVED DRAWINGS FOR CONSTRUCTION:
ITEMS PROVIDED AND/OR BUILT BY G.C. / INSTALLER / CUSTOMER ARE
APPROVED TO BE ORDERED / BUILT PER THIS SET OF PLANS.
ITEMS BUILT / PROVIDED BY FCC COMMERCIAL FURNITURE SHOULD STILL
BE CONSIDERED PRELIMINARY UNTIL FINAL DRAWINGS ARE RELEASED.

INDEX OF DRAWINGS:

- SHEET D0.0 - COVER SHEET**
CUSTOMER INFORMATION, GENERAL NOTES
- SHEET D1.0 - SEATING LAYOUT**
FURNITURE COMPONENT, SEATING CAPACITY
- SHEET D1.1 - PRELIMINARY METALWORK LAYOUT**
DO NOT CORE DRILL FROM THIS PLAN
- SHEET D2.0 THRU D2.2 - INTERIOR BUILDING ELEVATIONS**
INTERIOR WALL CONDITIONS AND FINISHES
- SHEET D3.0 - DECOR ELEVATIONS / DETAILS**
FCC DECOR ITEMS
- SHEET D4.0 - REFLECTED CEILING PLAN**
FOR REFERENCE ONLY, DECOR LIGHTING
- SHEET D5.0 - FLOOR TILE PLAN**
MAIN & ACCENT FLOOR TILE LOCATION
- SHEET D6.0 - BUILDING FINISH LAYOUT**
BUILDING FINISH LOCATIONS
- SHEET D7.0 - G.C. PLAN**
GC BUILT ITEMS AND ELECTRICAL
- SHEET D7.1 - WAY FINDING SIGNAGE**
- SHEET D8.0 THRU D8.3 - DECOR SPECIFICATIONS**
FCC FURNITURE ITEMS
- SHEET D8.4 THRU D8.6 - FINISH SPECIFICATIONS**
INTERIOR BUILDING FINISH SPECIFICATIONS
- SHEET D9.0 - VERIFICATION PLAN**
NOTE: FILL OUT AND RETURN TO FCC

PROJECT CONTACTS:

PLEASE CONTACT ONE OF THE FOLLOWING FCC COMMERCIAL FURNITURE TEAM MEMBERS TO ADDRESS CONCERNS YOU MAY HAVE:

FCC COMMERCIAL FURNITURE, INC.
T. 800.322.7328

DESIGN MANAGER:
MICKEY HINES
T. 800.322.7328 EXT. 210
DRAFTING MANAGER:
DAVID GALSTER
T. 800.322.7328 EXT. 226

PROJECT COORDINATOR
CHANDRA COUNTS
T. 800.322.7328 EXT. 211

SALESPERSON
VIRGLE OSBORNE
T. 800.322.7328 Ext. 268

LEGEND:

REFER TO EACH SHEET FOR ALL NOTES OR CONTRACTOR INFORMATION AND / OR SCHEDULES.

-  FCC SEATING / DECOR ELEMENT
-  ITEMS NOT BY FCC & BK CODES

APPROVAL PRINT
PLEASE SIGN, DATE AND RETURN TO
FCC COMMERCIAL FURNITURE INC

APPROVED: _____ DATE: _____

AS NOTED: _____ DATED: _____

APPROVED: _____ DATE: _____

NOTES:

PROJECT REVISIONS			
DATE	REV. #	DESCRIPTION	INITIALS
04/13/21	△	Approved for Construction.	ALM
00/00/00	△	---	---
00/00/00	△	---	---
00/00/00	△	---	---
00/00/00	△	---	---
00/00/00	△	---	---



FCC COMMERCIAL FURNITURE INC.
8452 OLD HWY 90 N, ROSEBURG, OR 97470 USA
T. 800.322.7328 | F. 541.673.7441 | WWW.FCCFURN.COM
DESIGNED AND BUILT IN U.S.A.

PROPERTY OF FCC COMMERCIAL FURNITURE
THIS IS A FOR DESIGN PURPOSE TO EXPRESS DESIGN CONCEPTS TO THE ARCHITECT, CLIENT, CONTRACTOR AND INSTALLER FOR THE PROJECT SHOWN. THIS DESIGN AND THE CONCEPTS HEREIN SHALL NOT BE ALTERED OR USED AS CONSTRUCTION DOCUMENTS. DO NOT REPRODUCE OR LEND WITHOUT WRITTEN PERMISSION FROM FCC COMMERCIAL FURNITURE INC.

IMPORTANT

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE IN ALL CASES.

DO NOT SCALE OFF PLANS. CONTACT FCC COMMERCIAL FURNITURE'S REPRESENTATIVE TO VERIFY ANY QUESTIONABLE DIMENSIONS AT TELEPHONE # 800.322.7328

THE GENERAL CONTRACTOR MUST VERIFY ALL BUILDING DIMENSIONS, EQUIPMENT, FURNITURE PLACEMENT, UTILITY LOCATIONS, AND CONDITIONS AT THE JOB SITE.

THE GENERAL CONTRACTOR MUST NOTIFY FCC COMMERCIAL FURNITURE OF ALL DISCREPANCIES AND/OR REQUIRED ADJUSTMENTS PRIOR TO STARTING WORK.

FCC COMMERCIAL FURNITURE HAS PREPARED THESE DOCUMENTS AS ACCURATELY AS POSSIBLE WITH THE ARCHITECTURAL INFORMATION PROVIDED. DUE TO LACK OF ACCURATE AND AND COMPLETE DIMENSIONED ARCHITECTURAL PLANS, OWNER UNDERSTANDS THAT ADJUSTMENTS TO THE FINAL LOCATIONS OF EQUIPMENT AND/OR FURNITURE PLACEMENT MAY BE REQUIRED AT THE OWNER'S EXPENSE DUE TO DISCREPANCIES BASED ON ACTUAL JOB SITE DIMENSIONS AND CONDITIONS.

REFER TO ARCHITECTURAL OR ENGINEER DRAWINGS FOR COMPLETE AND ACCURATE DIMENSIONS OF BUILDING STRUCTURE.

THESE CONTRACT DOCUMENTS AND THE INFORMATION THEY CONTAIN ARE THE PROPERTY OF FCC COMMERCIAL FURNITURE INC., ROSEBURG, OREGON, 97470

ALL PREPARED CONTRACT DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FCC COMMERCIAL FURNITURE INC.

ANY UNAUTHORIZED USE OF THESE PLANS WILL RESULT IN PAYMENT DUE FOR SERVICES RENDERED BY FCC COMMERCIAL FURNITURE INC.

ANY DEVIATIONS FROM THESE DRAWINGS FOR ANY REASON SHALL NOT BE DONE WITHOUT CONSENT OF FCC COMMERCIAL FURNITURE INC. IN ADVANCE. IN WRITING. FCC COMMERCIAL FURNITURE IS NOT RESPONSIBLE FOR DEVIATIONS, CHANGES, ADDITIONS, OR DELETIONS NOT REVIEWED AND APPROVED IN ADVANCE BY FCC COMMERCIAL FURNITURE INC.

THESE DOCUMENTS REFLECT SPECIFIC SEATING AND DECOR EQUIPMENT ORDERED OF DATE SHOWN BELOW.

CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
PROJECT COVER PAGE

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW

SCALE:
NTS

ORIGINAL DATE:
March 29, 2021

PLOT DATE:
April 5, 2021

PROJECT #:
22114-001

SHEET #:
D0.0



FCC COMMERCIAL FURNITURE INC.
8452 OLD HWY 90 N, ROSEBURG, OR 97470 USA
T. 800.322.7328 | F. 541.673.7441 | WWW.FCCFURN.COM
DESIGNED AND BUILT IN U.S.A.

PROPERTY OF FCC COMMERCIAL FURNITURE
THIS IS A FOR DESIGN PURPOSE TO EXPRESS DESIGN
CONCEPTS TO THE ARCHITECT, CLIENT, CONTRACTOR
AND INSTALLER FOR THE PROJECT SHOWN. THIS DESIGN
AND THE CONCEPTS HEREIN SHALL
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DOCUMENTS. DO NOT REPRODUCE OR LEND WITHOUT
WRITTEN PERMISSION FROM FCC COMMERCIAL
FURNITURE INC.

IMPORTANT

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IN ALL CASES.

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FURNITURE'S REPRESENTATIVE TO VERIFY ANY
QUESTIONABLE DIMENSIONS AT TELEPHONE #
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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:
DINING ROOM
SEATING LAYOUT

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:

AARON McCRAW

SCALE:

3/16" = 1'-0"

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

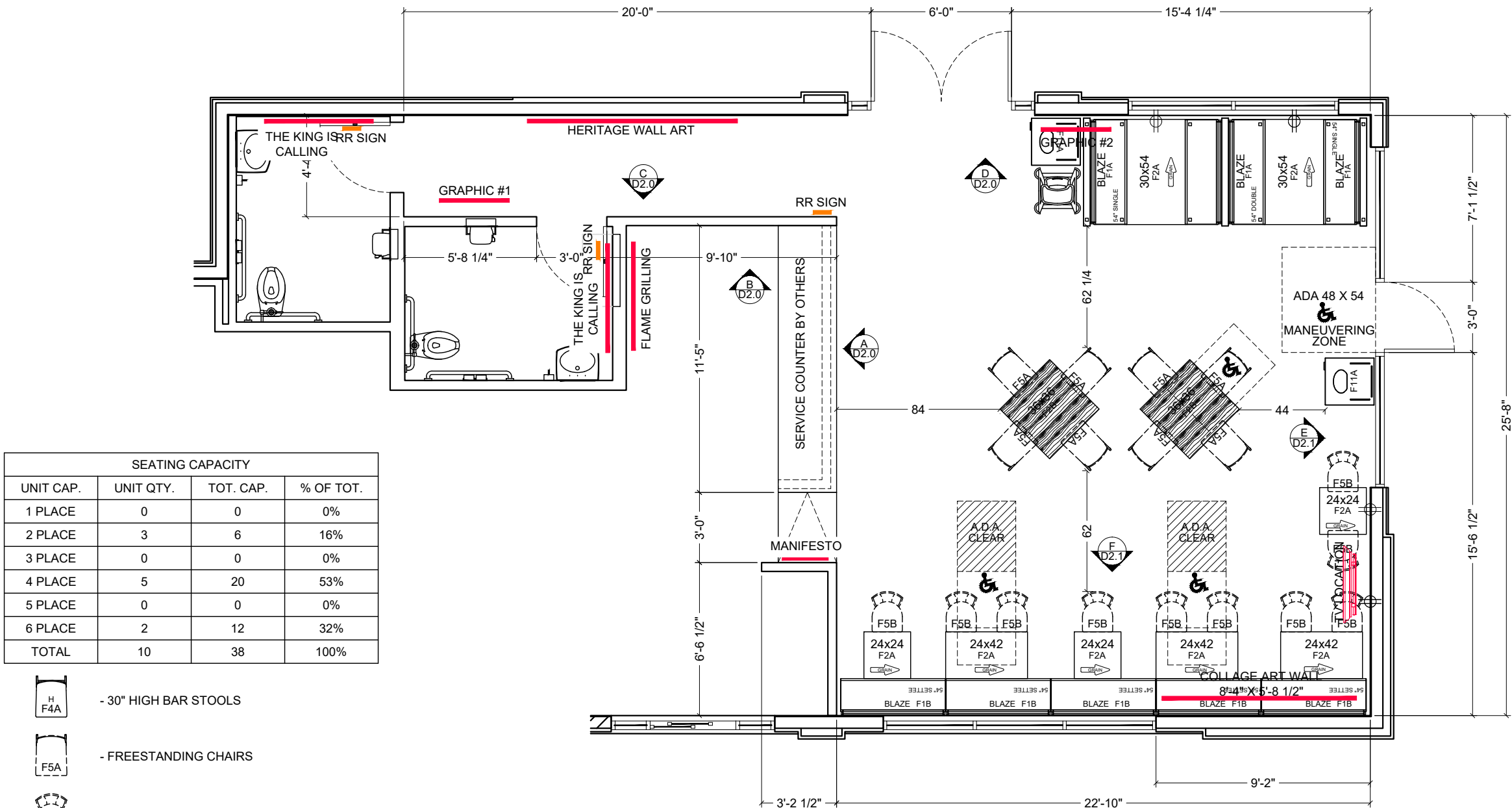
April 5, 2021

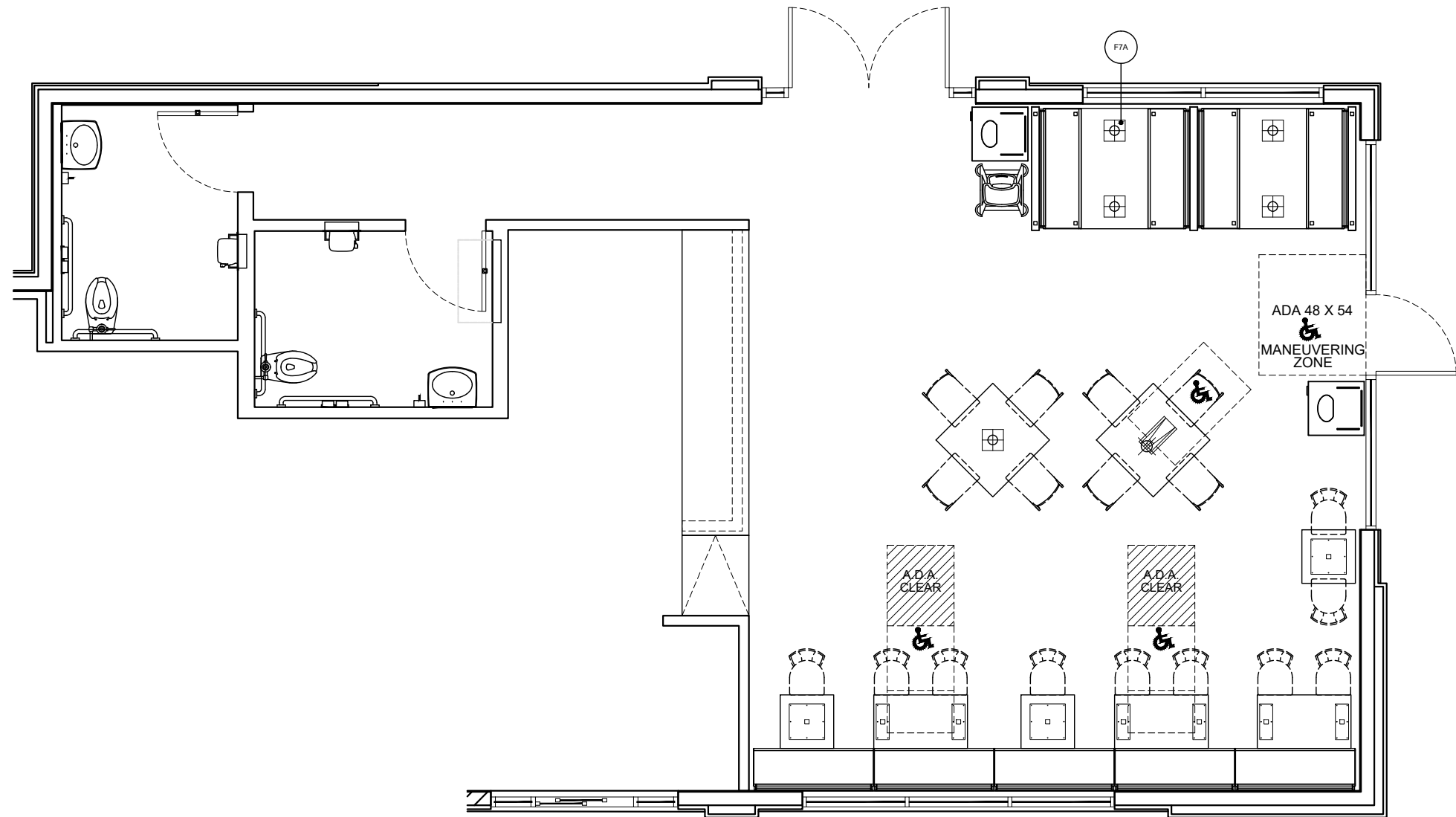
PROJECT #:

22114-001

SHEET #:

D1.0





*Note: Preliminary Metalwork.
(DO NOT CORE FROM THIS PLAN)



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66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
DINING ROOM PRELIM.
METALWORK LAYOUT

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

3/16" = 1'-0"

ORIGINAL DATE:

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PLOT DATE:

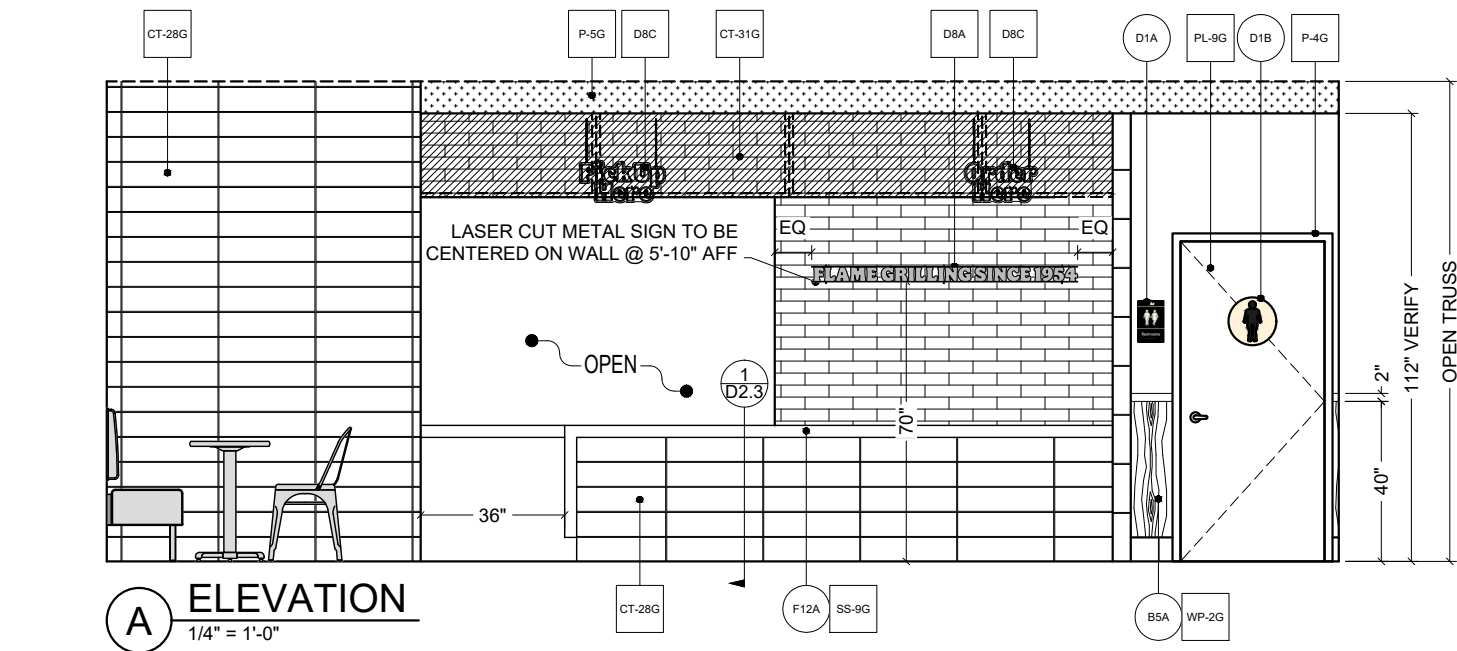
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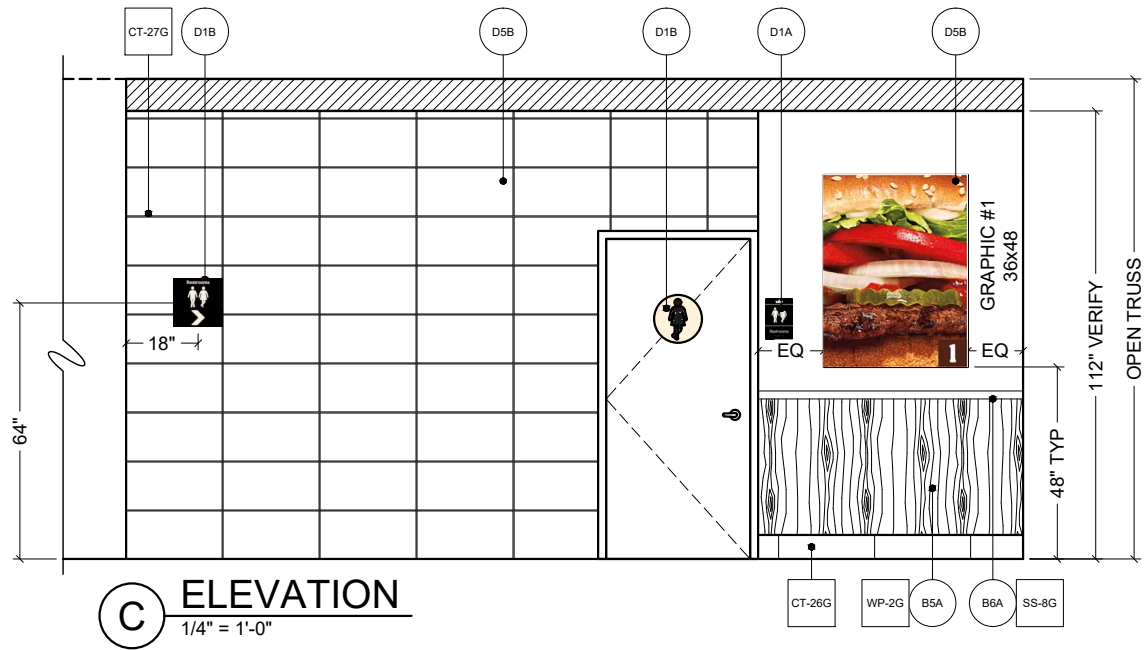
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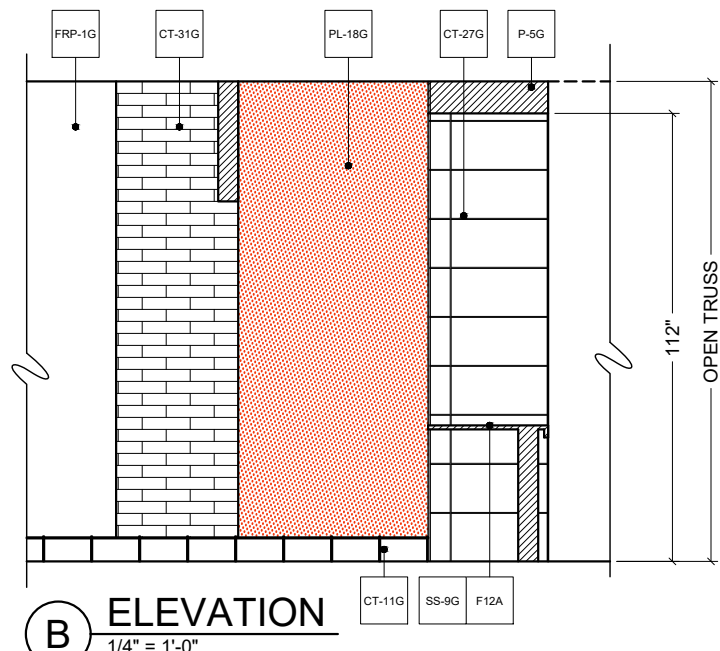
D1.1



A ELEVATION
1/4" = 1'-0"



B ELEVATION
1/4" = 1'-0"



C ELEVATION
1/4" = 1'-0"



D ELEVATION
1/4" = 1'-0"



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66745 Two Bunch Palms Trail
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Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
INTERIOR BUILDING
ELEVATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

1/4" = 1'-0"

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

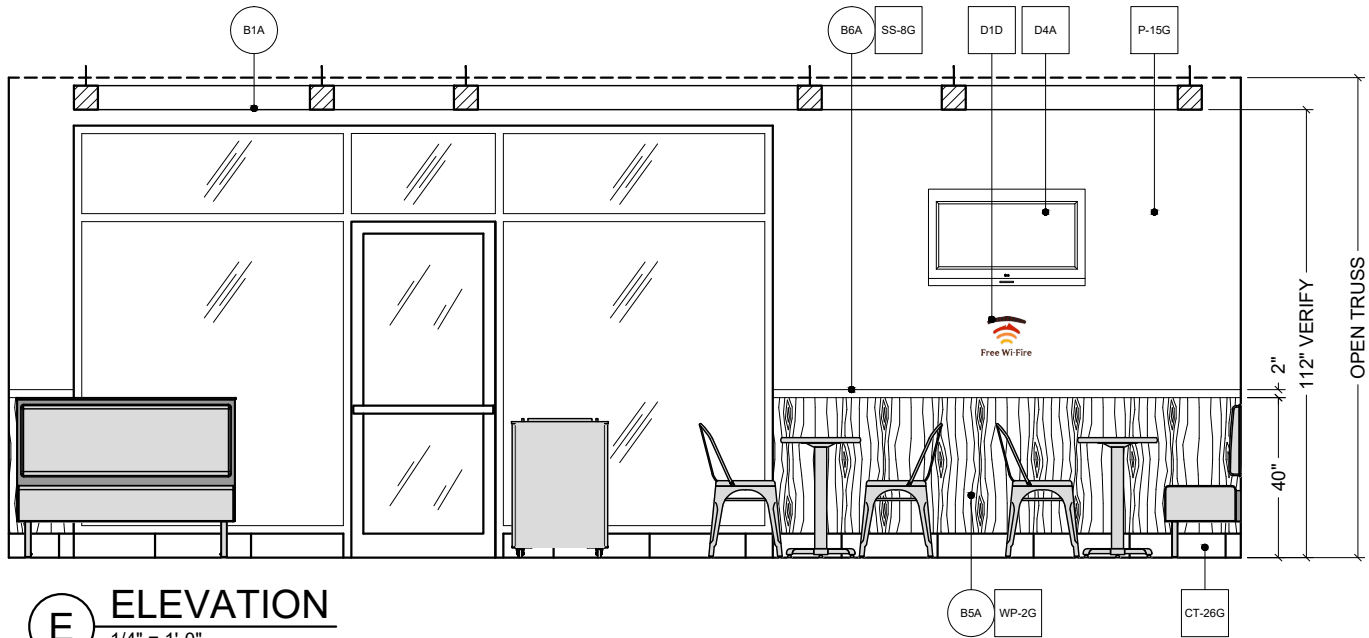
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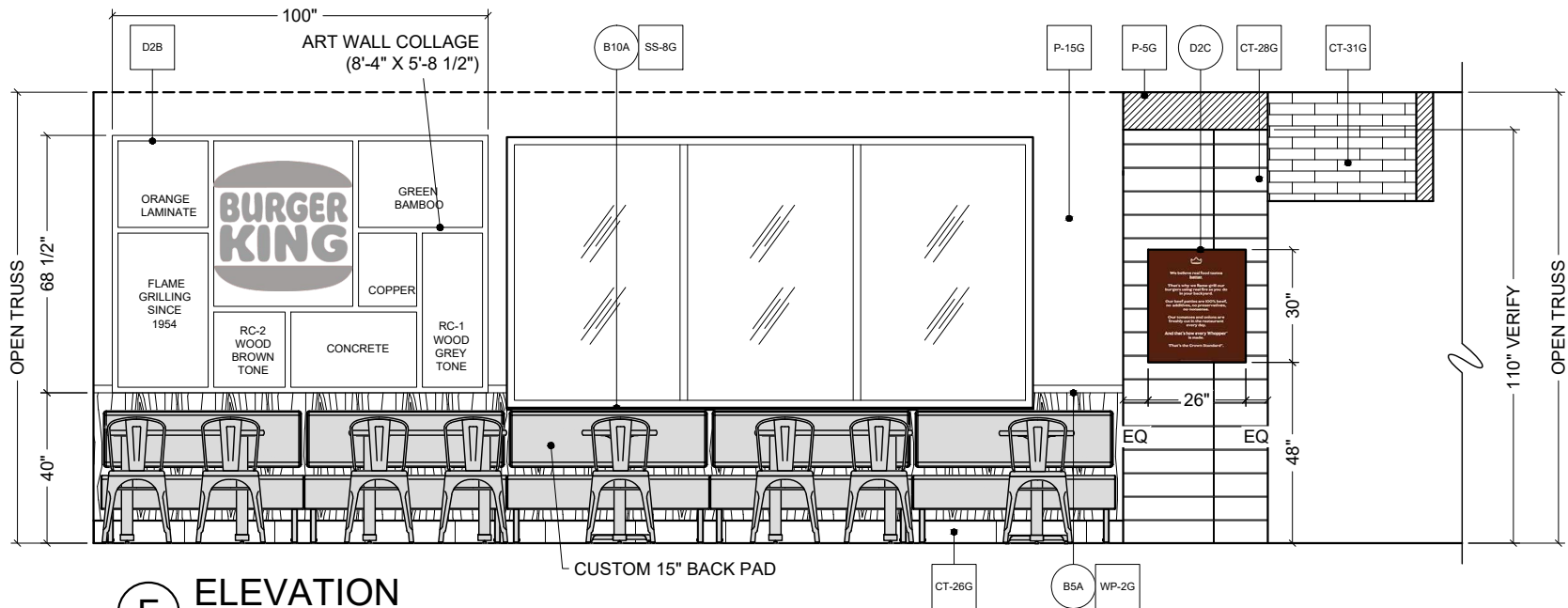
22114-001

SHEET #:

D2.0



E ELEVATION
1/4" = 1'-0"



F ELEVATION
1/4" = 1'-0"



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F & N Investments

SHEET TITLE:
**INTERIOR BUILDING
ELEVATIONS**

WORK ORDER NUMBER:

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1/4" = 1'-0"

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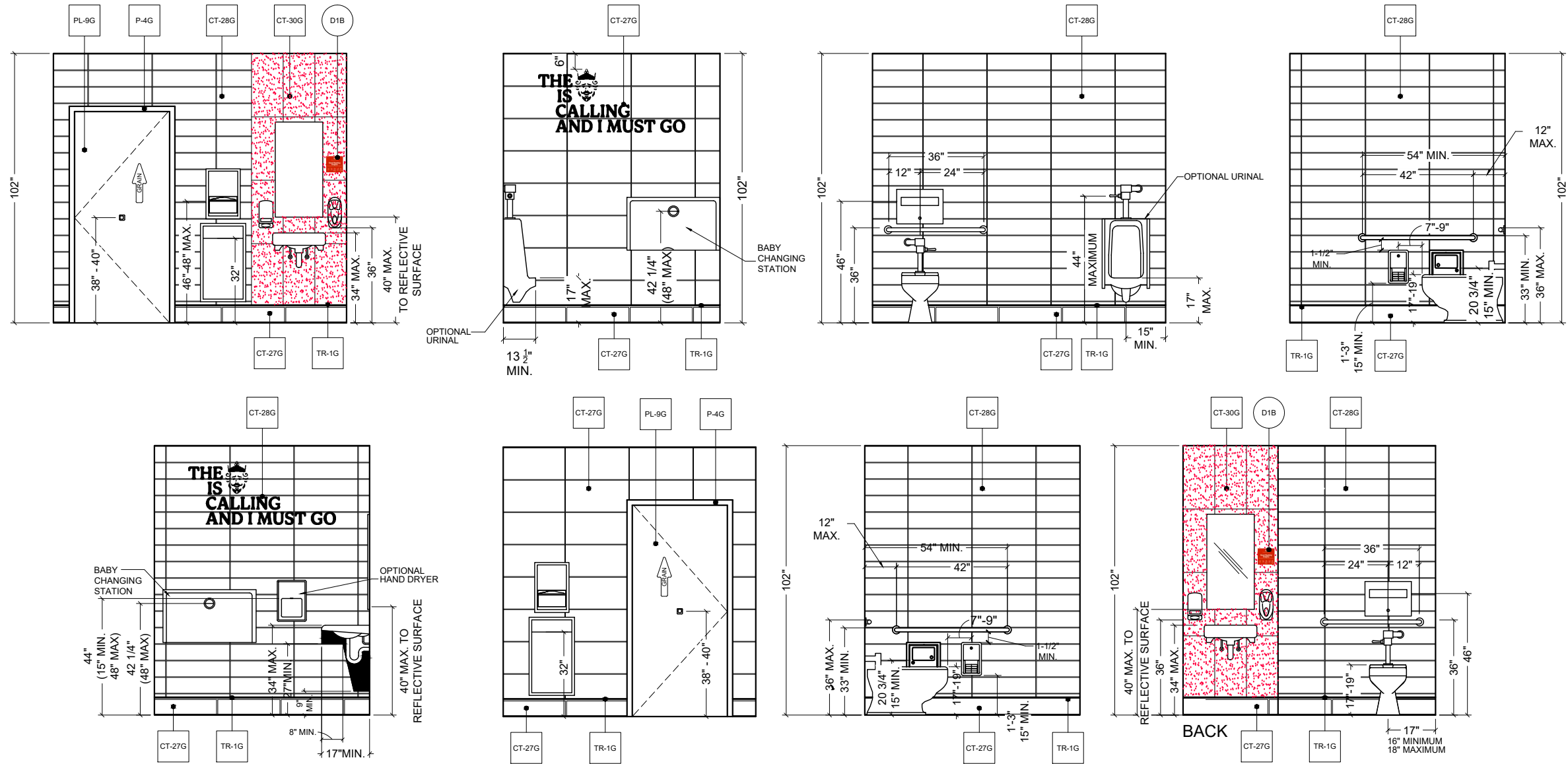
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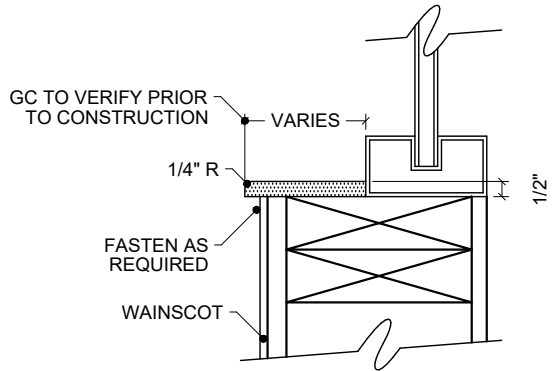
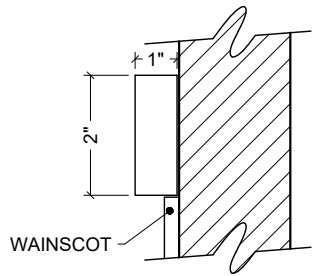
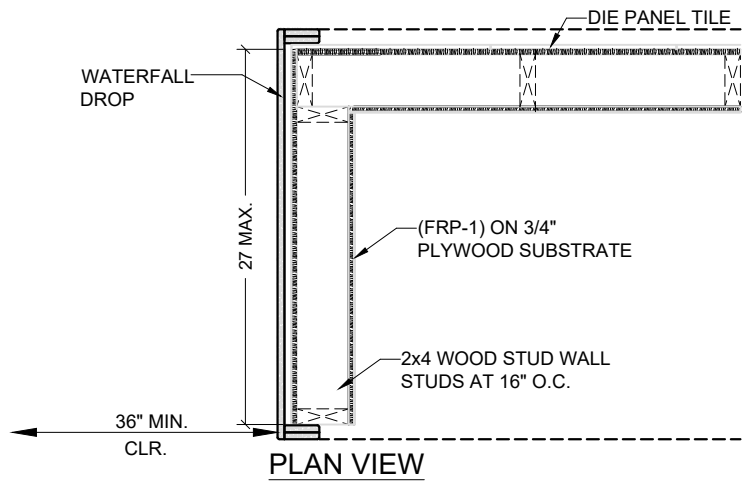
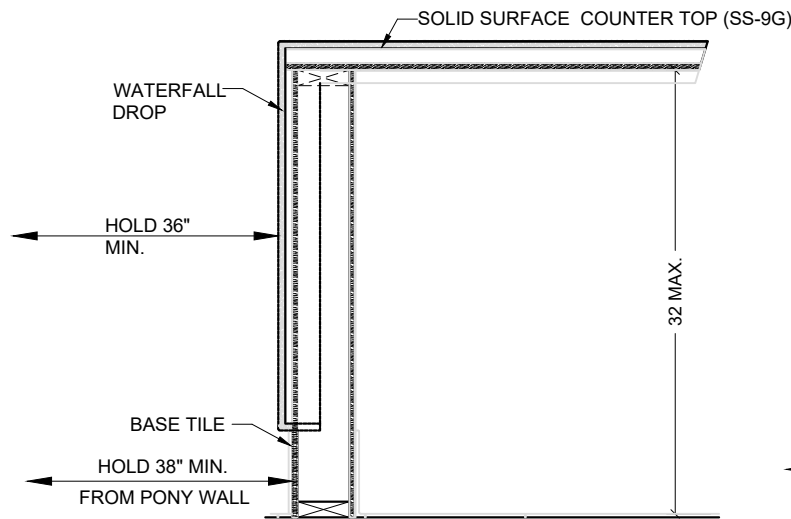
SHEET #:

D2.1



TYPICAL RESTROOM FINISH ELEVATIONS
RE : WALL FINISH PLAN

NOTE:
REFER TO 20/20 GARDEN GRILL DECOR GUIDELINES
FOUND AT DESIGNWITHBK.COM. (INTERIOR DESIGN
GUIDELINES) FOR REQUIRED RESTROOM GRAPHICS.



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CUSTOMER
F & N Investments

SHEET TITLE:
INTERIOR BUILDING
ELEVATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
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SCALE:

1/4" = 1'-0"

ORIGINAL DATE:

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PLOT DATE:

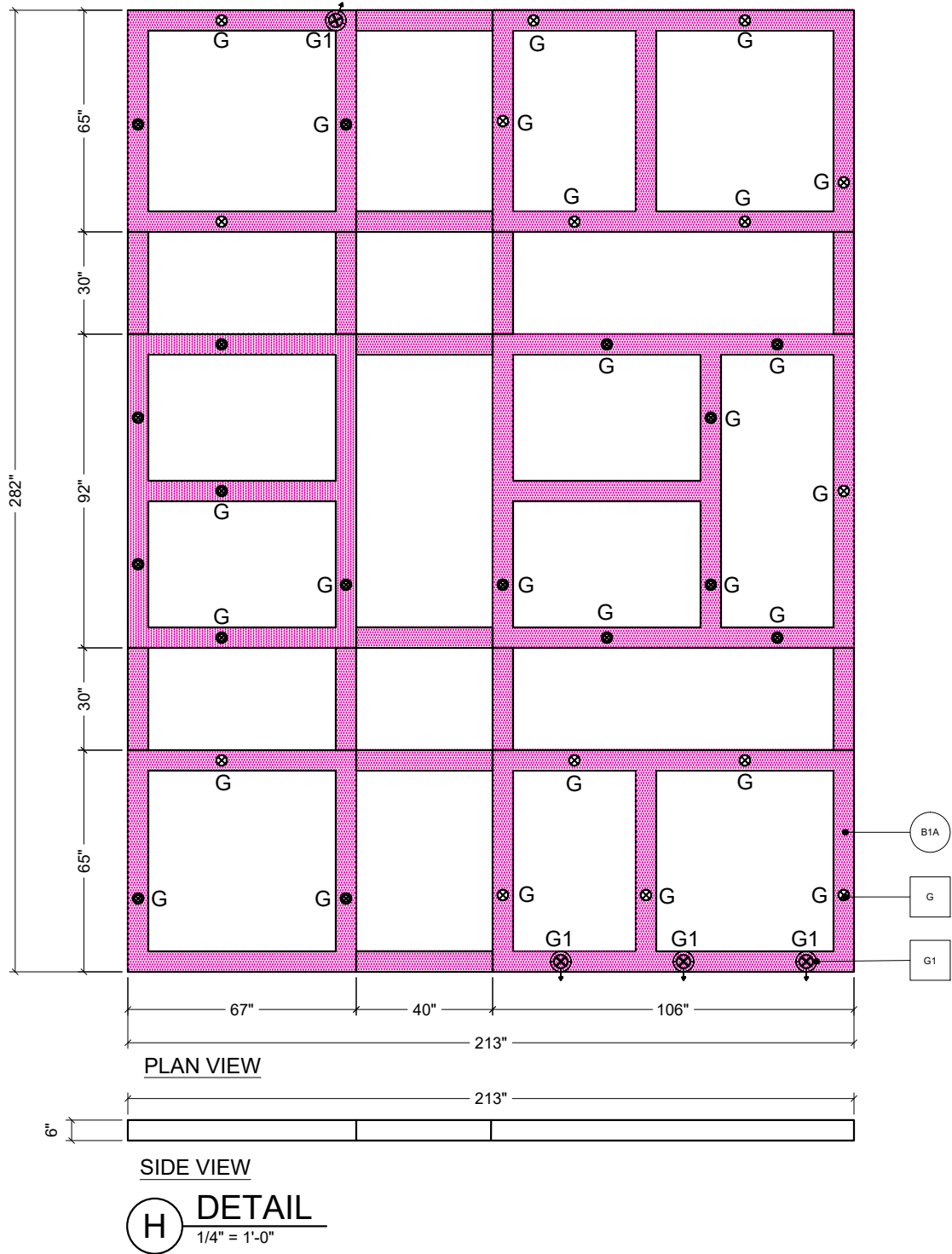
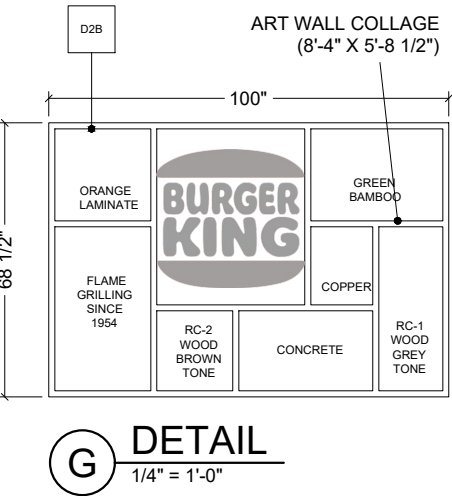
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PROJECT #:

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SHEET #:

D2.2



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CUSTOMER
F & N Investments

SHEET TITLE:
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ELEVATIONS

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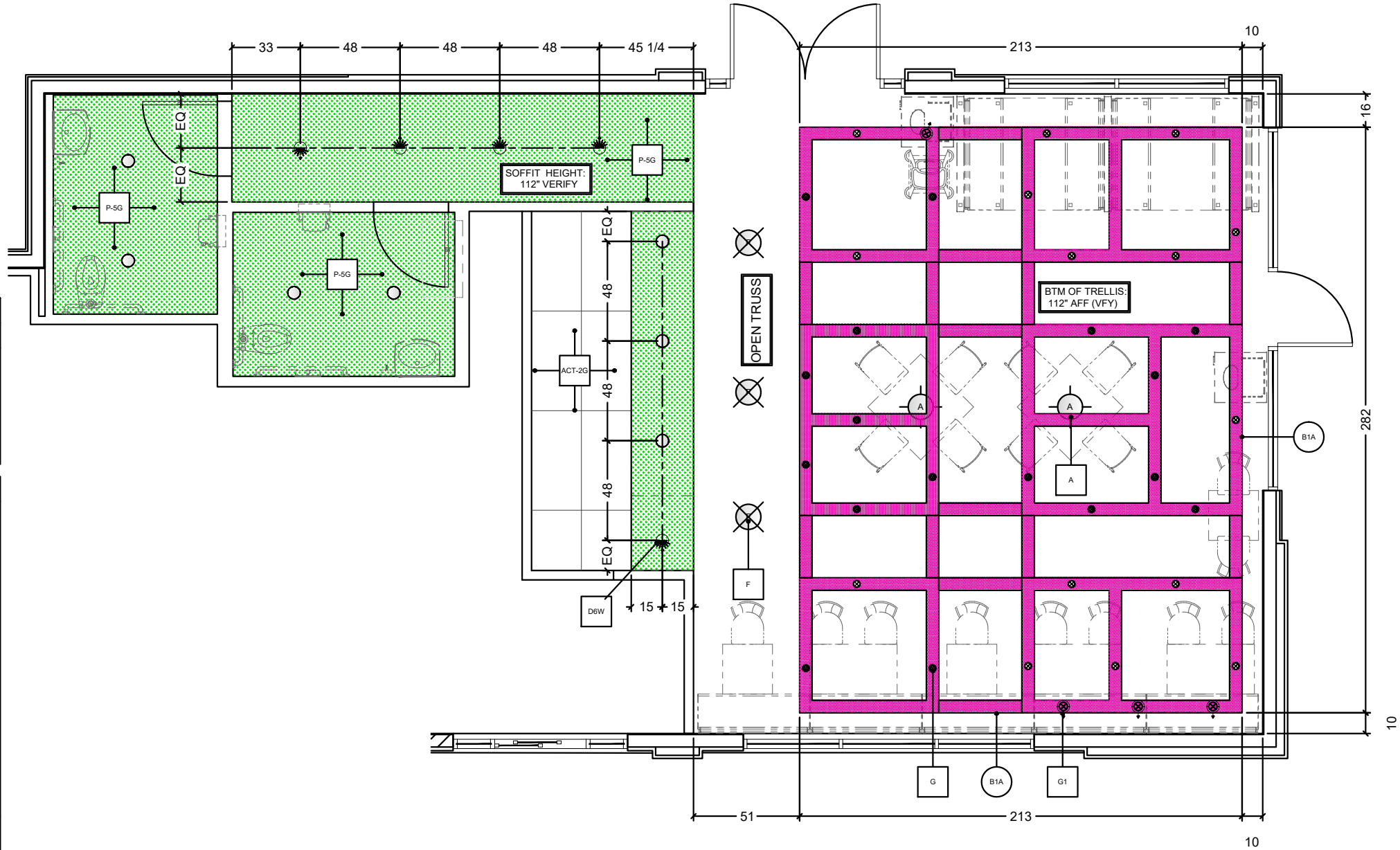
D3.0

CEILING LEGEND	
SYMBOL	SPEC / DESCRIPTION
	 - DECOR SOFFITS (BY FCC)
	 - DECOR SOFFITS (BY GC)

STANDARD LIGHTING LEGEND	
	 - PENDANT LIGHT
	 - PENDANT LIGHT
	 - CAN LIGHT (WHITE)
	 - WALL WASHER (WHITE)
	 - QUEUING AREA LIGHTING
	 - ACCENT TRELLIS LIGHT (SINGLE)
	 - ACCENT TRELLIS LIGHT (ADJUSTABLE GIMBAL)

NOTES:
-PATTERNS AND COLORS DO NOT REFLECT TRUE FINISH.
-SEE D8.0SERIES SHEETS FOR SPECIFICATIONS.
-FCC DECORATIVE LIGHTING LOCATIONS ARE GUIDELINES ONLY.
-GENERAL LIGHTING AND REQUIRED ILLUMINATION LEVELS TO BE COORDINATED WITH ARCHITECT TO VERIFY FINAL LIGHTING PLACEMENTS AND HVAC LOCATIONS.

BOH ACT AND LIGHTING ARE REQUIRED. FRP MIGHT BE ADDED.



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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:
DINING ROOM
REFLECTED CEILING PLAN
WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

3/16" = 1'-0"

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

April 5, 2021

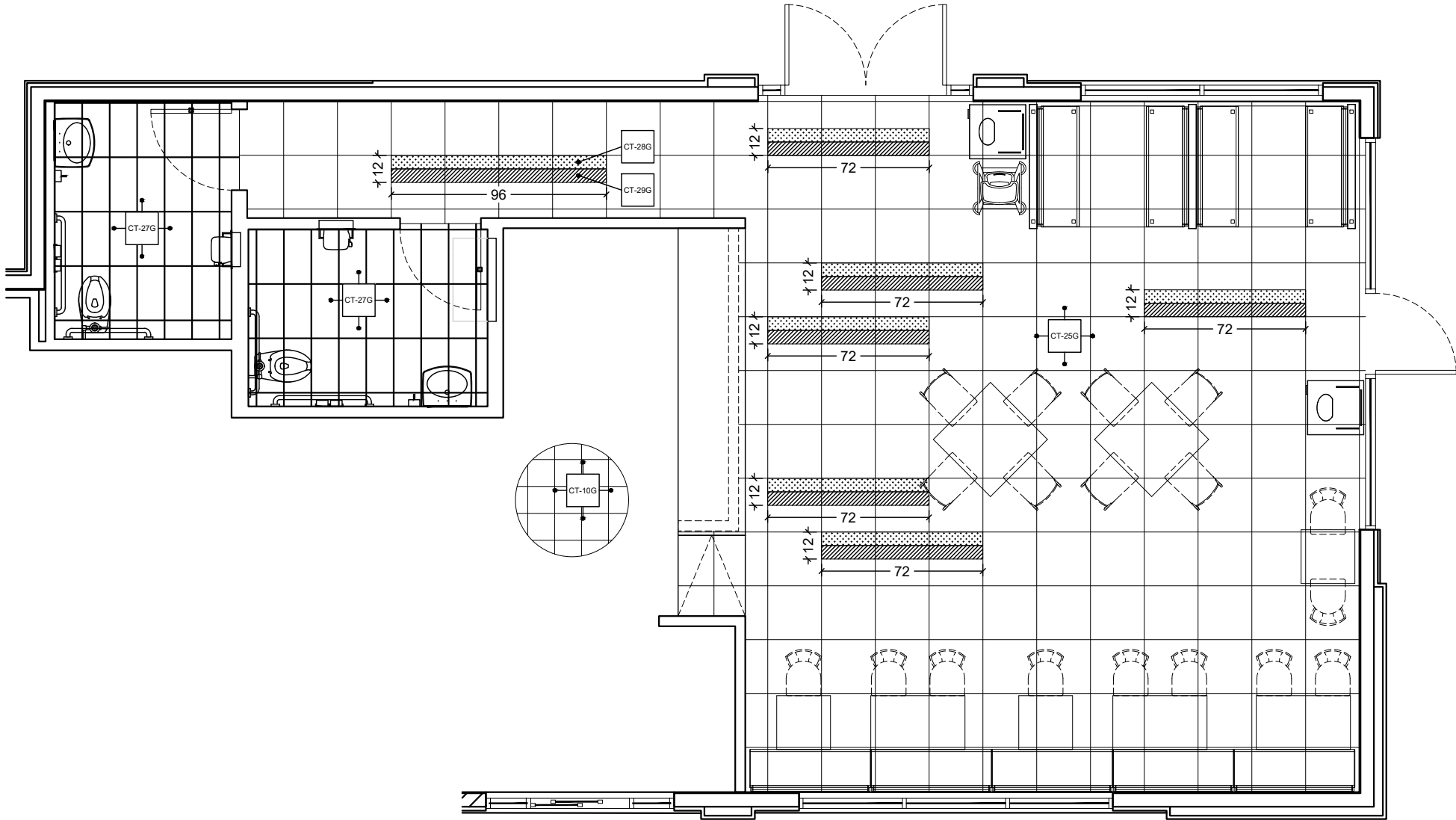
PROJECT #:

22114-001

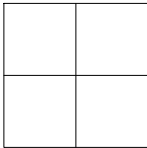
SHEET #:

D4.0

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SET FOR FULL KITCHEN PLANS.

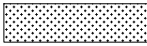


LEGEND



CT-25G

MAIN FLOOR TILE



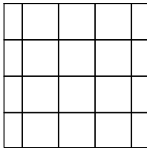
CT-28G

ACCENT FLOOR TILE



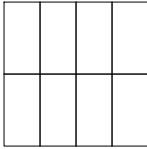
CT-29G

ACCENT FLOOR TILE



CT-10G

KITCHEN FLOOR TILE



CT-27G

RESTROOM FLOOR TILE (R6A)



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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:
DINING ROOM
FLOOR TILE PLAN

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

3/16" = 1'-0"

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

April 5, 2021

PROJECT #:

22114-001

SHEET #:

D5.0

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66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:
INTERIOR WALL
FINISHES

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:
3/16" = 1'-0"
ORIGINAL DATE:

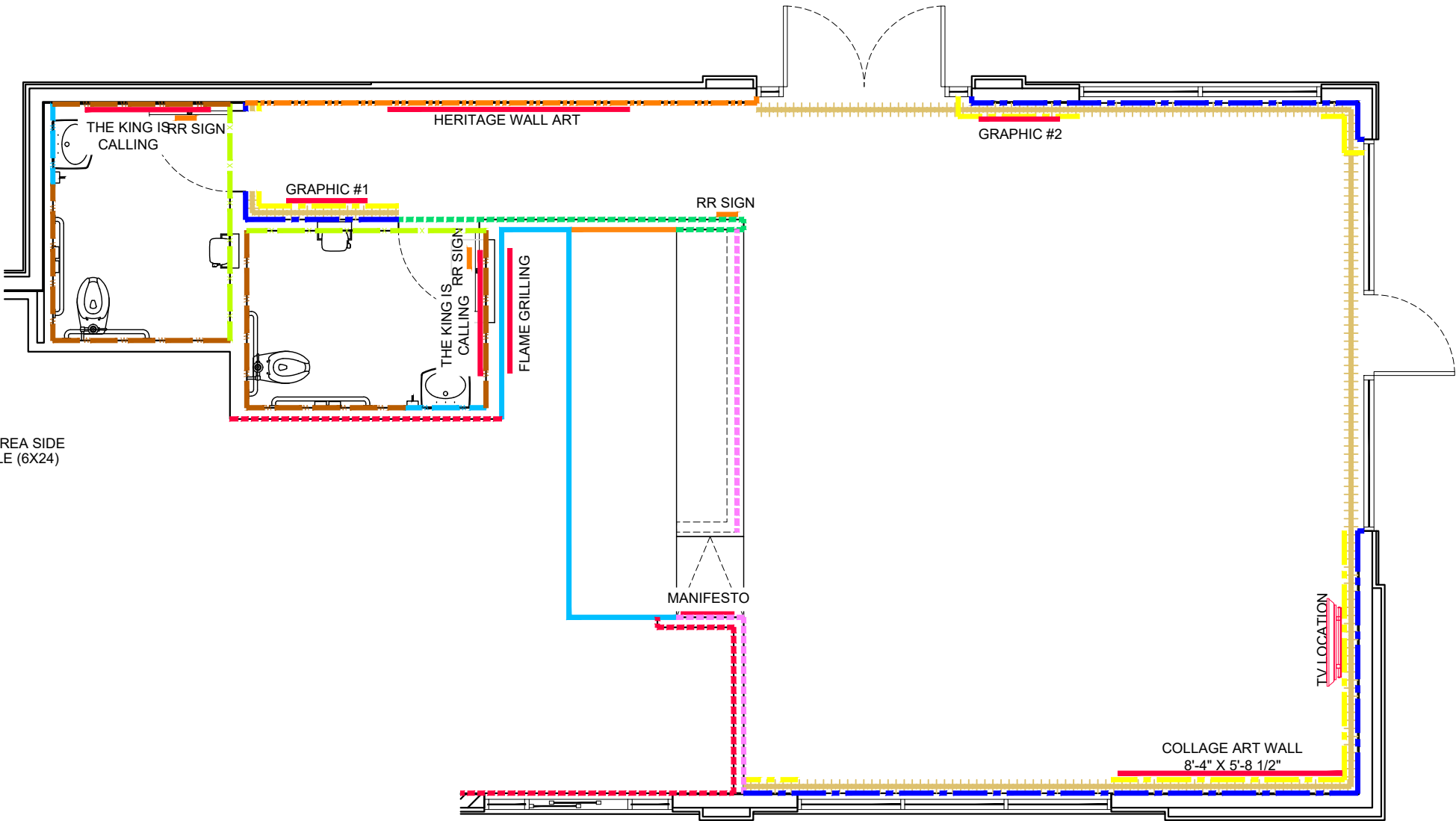
March 29, 2021

PLOT DATE:
April 5, 2021

PROJECT #:
22114-001

SHEET #:

D6.0



LEGEND

- CT-28G UNDER SERVICE COUNTER, SERVICE AREA SIDE WALL, DRINK STATION SIDE WALLS - TILE (6X24)
- CT-27G SERVICE AREA SIDE WALL & CORRIDOR WALL - TILE (12X24)
- CT-28G B3C ACCENT LAMINATE AT SERVICE AREA
- FRP-1G BACK OF HOUSE
- WP-2G B5A WAINSCOT
- SS-8G B6A CHAIR RAIL
- P-15G MAIN WALL FINISH
- BR-2G ACCENT BRICK FINISH
- CT-31G MENU BOARD & SERVICE AREA BACK WALL - TILE (3X12)
- CT-27G RESTROOM FULL HEIGHT (GREY) TILED WALLS
- CT-30G RESTROOM FULL HEIGHT (RED) TILED WALLS
- CT-28G RESTROOM FULL HEIGHT (WOOD LOOK) TILED WALLS
- GRAPHIC & METAL SIGN LOCATION
- DIRECTIONAL SIGNAGE



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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:

G.C. PROVIDED ITEMS
AND DETAILS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:

AARON McCRAW

SCALE:

3/16" = 1'-0"

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

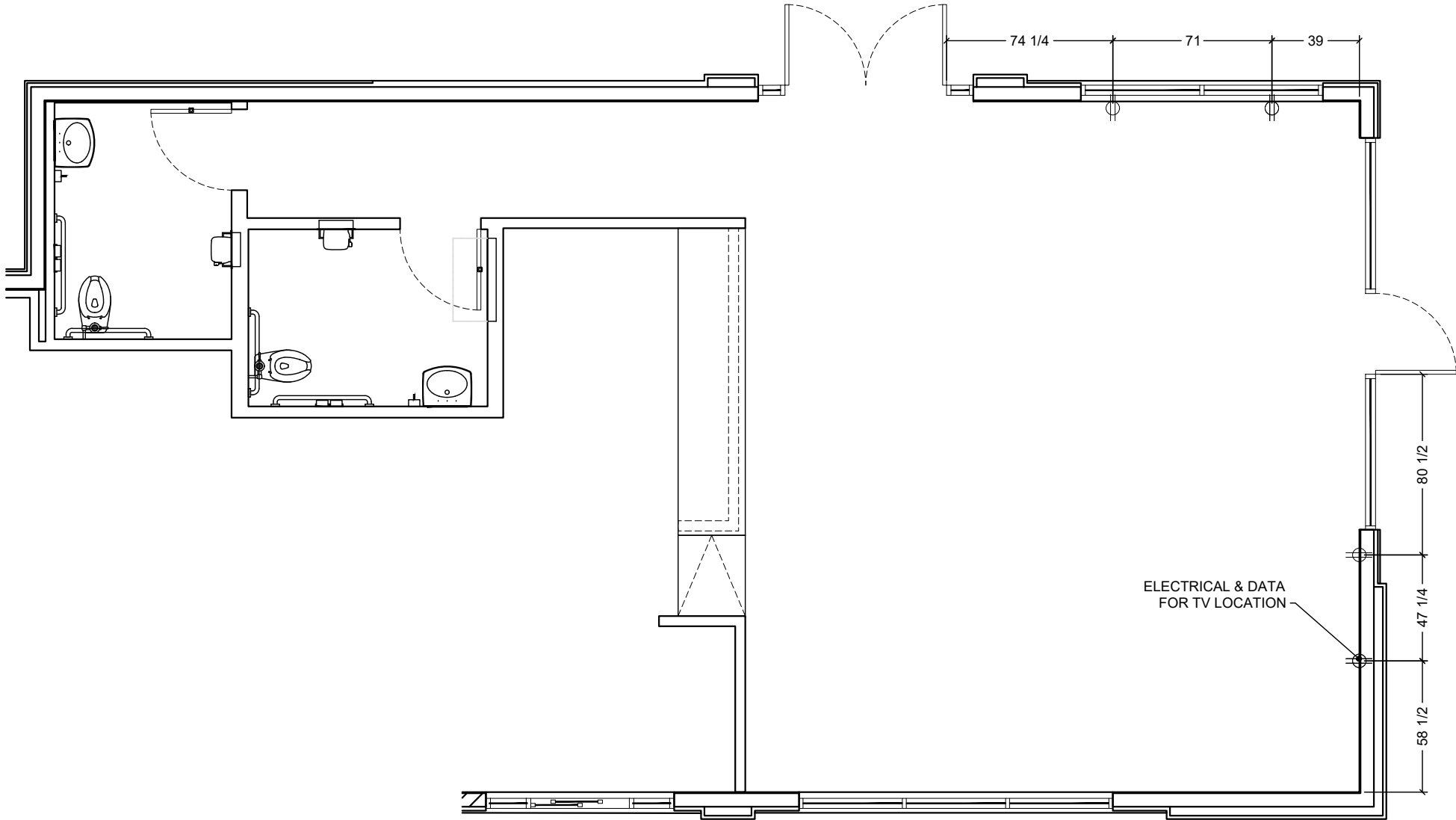
April 5, 2021

PROJECT #:

22114-001

SHEET #:

D7.0



NOTE: ALL ELECTRICAL OUTLETS ARE SHOWN
AS SUGGESTED LOCATIONS ONLY. VERIFY W/
ARCHITECT PRIOR TO INSTALLATION.

Common Wayfinding Graphics

Required unless noted. Graphics may not always be applicable to all locations. Refer to décor plans for Image specific graphics.

Wi-Fi



Free Wi-Fi

Freshly Sliced Onions

Freshly sliced onions and tomatoes every day.

Trash Bin Decals (optional)

Thank you! Recycle Compost



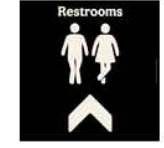
Tray Return



No Smoking (optional)

 No Smoking

Restroom Wayfinding (selection varies based on store layout)









Hours of Operation



Door Push-Pull Decals



Approved Graphic Suppliers:

LSI Graphics

Contact: Bob Lucas or Shawn Perry

Email: Bk.Graphics@LSI-Industries.com

Phone: (800) 436-7800

Moss Retail

2643 West Chicago Ave.

Chicago, IL 60622

Contact: DJ Scandiff; (773) 435-7600 ext. 617

Contact: Rob Lorts; (773) 435-7600 Ext. 655

Order e-mail: BK@mossinc.com

VGS, Inc.

1696 Mabry Mill Dr., SW

North Canton, OH 44709

Contact: Greg Moroz; (201) 528-9680

Order e-mail: burgerking@vgs-inc.com

APA Color Graphics

2929 Pacific Drive

Norcross, GA 30071

Contact: Tony Tantillo; (404) 355-1355

Email: tony@apacolorgraphics.com

The King is Calling Restroom Graphic



Crew Members Must Wash Hands



Exterior Drive-Thru Panels (selection varies based on allowable space) (Not Applicable to Pavilion Bldg.)





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CLIENT:



Burger King

66745 Two Bunch Palms Trail

Desert Hot Springs, CA 92240

Decor: Garden Grill

Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:

WAYFINDING SIGNAGE

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:

AARON McCRAW

SCALE:

NA

ORIGINAL DATE:

March 29, 2021

PLOT DATE:

April 5, 2021

PROJECT #:

22114-001

SHEET #:

D7.1

	Customer: F&N Investments Store: Burger King Location: Desert Hot Springs, CA Project Number: 22114-001 Designer: ALM Sales: Virgle Osborne Date: April 2021 Décor: Garden Grill	Environmentally Friendly Finishes by FCC Standards		Additional Notes	
			Greenguard Certified (Low VOC)	V 03.03.21	
			SCS Certified Recycled Content		
			PVC Free Upholstery		
			Crypton Green Upholstery		

 Specifications are for REFERENCE ONLY and are current from the date of the last revision. See architecturals for updated information. Contact FCC immediately with any modifications to building finishes.

Furniture Items			Supplier		Installer		BK	Notes
Item	Description	Finish	FCC	Others	FCC	Others	Codes	
F1A	Standard Height Perimeter Booths (wall incl.)	Style: Blaze Booth (40" H Wall) 1/2" Top Cap (No Drop): Solid Surface Corian, Deep Noctume (matte finish) Booth Wall: Laminate, Nevamar N/WF0011T Macchiato (grain) Edge Trim: Rehau, Match to Macchiato CP41002 Booth Seat: Vinyl, Maharam Lariat 440401, 010 Taupe 17.5" Back Pad: Vinyl, Maharam Lariat 440401, 007 Oyster Bottom Trim: 3MM Black PVC Booth Base: 1/8" Black ABS Crumb Trough Trim: Laminate, Pionite, Black SE101 Legs: Powdercoat, Blackened Steel	X			X	SS-8G PL-15G MEB-2G UPH-7G UPH-10G MF-1G	 Nevamar Wood Grain to run vertically Clipped Down Hardware
F1B	Standard Height Settees (no wall)	Style: Blaze Settee Booth Seat: Vinyl, Maharam Lariat 440401, 010 Taupe 15" Back Pad: Vinyl, Maharam Lariat 440401, 007 Oyster Crumb Trough Trim: Laminate, Pionite, Black SE101 Bottom Trim: 3MM Black PVC Booth Base: 1/8" Black ABS Legs: Powdercoat, Blackened Steel	X			X	UPH-7G UPH-10G PL-19G MF-1G	 Nevamar Wood Grain to run vertically Clipped Down Hardware
F2A	Table Tops (at booths/ settees)	Style: T0025 (1/8"R) 1 5/16" Thick Top: Laminate, Nevamar WK0017T Venerable Old Oak (grain) Edge: Rehau 592E Multiplex 1-5/16"	X			X	PL-9G MEB-1G	All VBE seams to be placed against walls where possible Arrows on floor plan denote table grain location.
F2B	Table Tops (center)	Style: T0027 R (1/8"R) 3 Equal Stripes 1 5/16" Thick Top: Left Stripe: Laminate, Nevamar WZ2001T Santa Rosa Plum Tree (grain) Middle Stripe: Laminate, Nevamar N/WF0011T Macchiato (grain) Right Stripe: Laminate, Nevamar WF0013T Carmel Macchiato Suede (grain) Edge: Rehau 592E Multiplex 1-5/16"	X			X	PL-16G PL-15G PL-17G MEB-1G	 Pionite/Wilsonart Table F2B is only applicable on tables in the center of the store
F2C	Coffee Tables (at lounge)	Not Applicable						

Furniture Items			Supplier		Installer		BK	Notes
Item	Description	Finish	FCC	Others	FCC	Others	Codes	
F3A	Community Table	Not Applicable						
F4A	Bar Height Seats	Not Applicable						
F5A	Standard Height Seats (center)	Style: Isabel Chair Model: 8018-CMC Chair Back & Seat: Laminate, Match PL-17G Caramel Macchiato Frame Finish: Powdercoat, Blackened Steel Glides: Black	X			X	PL-17G MF-1G	Contact: 323.319.2722 Rep: Barry Woon Supplier: Twenty Four 7
F5B	Standard Height Seats (settee seats)	Style: Bronze Gale Standard Chair Model: 80-014-211-9 Chair Back & Seat: Laser Cut Steel with Bronze Powdercoat Glides: Rubber	X			X	NA	Contact: 323.319.2722 Rep: Barry Woon Supplier: Twenty Four 7
F5C	Standard Height Lounge Chairs	Not Applicable						
F6A	High Chairs	Manufacturer: Rubbermaid Style: Sturdy Chair FG-7805, Green Material: Molded Plastic, ASTM F404-04		X		X		
F7A	Metal Work	Color: Blackened Steel (Square Steel)	X			X	MF-1G	* Tile grout by GC after steel is installed (typ.)
F8A	Divider Walls	Not Applicable						
F9A	Décor Screens (Option A, B)	Not Applicable						
F10A	Low Décor Screen	Not Applicable						

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THESE DOCUMENTS REFLECT SPECIFIC SEATING AND DECOR EQUIPMENT ORDERED OF DATE SHOWN BELOW.

CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
SPECIFICATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:
NTS
ORIGINAL DATE:
March 29, 2021
PLOT DATE:
April 5, 2021
PROJECT #:
22114-001
SHEET #:
D8.0

Furniture Items			Supplier		Installer		BK	
Item	Description	Finish	FCC	Others	FCC	Others	Codes	Notes
F11A	Cabinets (Condiment and Trash)	Style: Cube (33/44gal) Top w/Tray Bumpers: Solid Surface, Corian, Deep Noctume (matte finish) Sides: Laminate, Nevamar WK0017T Venerable Old Oak (grain) Edge: Charter Black Access Door: Laminate, Nevamar WK0017T Venerable Old Oak (grain) Door Edge Pull: Stainless Steel Base Style: Open With Casters - Roll Out Liners Base Color: UFB-551-S2 Matte Black	X			X	SS-8G PL-9G	<i>Interior Trash Cabinet Laminate to Match Exterior</i> <i>Wood Grain to run vertically</i>  Corian/Nevamar
F11B	Drink Station and Condiments	Not Applicable						
F11C	Coke Free-Style	Not Applicable						
F11D	Optional Sauce Bar	Not Applicable						
F12A	Service Counter	Style: Square Face (Eased Edge) Material: Manufactured Silestone, Quartz Volcano Texture Color: Grey Expo Front Drop: 3" Back Edge: 2" Note: Min. 14'-0" L to fit menuboards		X		X	MS-1G or SS-9G	Silestone Contact: 305.398.5700 Rep: Jennifer Ryan, Cosentino
			X (optional)			X		Additional supplier available Optional Top Finish: Solid Surface Avonite, BK Smoke #7885 Edge: 3" Square Drop Avonite Contact: 423.290.4805 Rep: Bob Dahl, Aristech Surfaces Additional supplier available
F13A	Queue Line	Not Applicable						
F14A	Smoothie Surround	Not Applicable						
F15A	POS Shroud (optional)	Not Applicable						

Miscellaneous Decor Items			Supplier		Installer		BK	
Item	Description	Finish	FCC	Others	FCC	Others	Codes	Notes
D1A	ADA RR Signs	Item: ADA/Braille Sign Mounted on Wall Next to Restroom Door	X			X		
D1B	Directional Signage (required)	1. Wayfinding Sign "Restrooms", 2. RR Door Signs-Circle of Man/Woman 3. Restroom - "Crew Members Must Wash" 4. Tray Return (as applicable)	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D1C	Entry Signage (required)	1. Door Decal "Hours of Operation" 2. Door Decal "Push/Pull"	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D1D	Wi-Fi Decal (required)	Item: "Free Wi-Fi" vinyl decal Size: Varies Per Store	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D1E	King is Calling RR Decal (required)	Item: "The king is calling and I must go" Size: 55"W x 24"H	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D2A	Heritage Wall Art (optional)	Style: Framed and Matted BK Heritage Images Color: Black & White	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings Total Quantity: 10
D2B	Wall Art Collage (Option A)	Style: Natural Element Wall Art Collage Materials: Concrete, Grey Wood, Brown Wood, Copper, Green Bamboo IPE w/Logo, Brick, Orange Laminate Frame/Dividers: Black		X		X		Supplier: Nautical Furnishings Contact: 954.771.1100 Rep: Michael Hoglund Size: 8'-4" x 5'-8 1/2"
D2C	Manifesto Graphic (required)	Style: Manifesto Opt. 1 1/8" Aluminum Composite Panel Standoffs: 1/2" Silver Size: 26"W x 30"H	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D3A	Drink Station Wall Decals (Optional)	Not Applicable						
D4A	Flat Screen	By Owner		X		X		
D5A	Wall Shelves	Not Applicable						
D5B	Graphic Panels (required)	Style: Black Metal Framed Print Size: 36"W x 48"H Refer to Drawings for Image Selections	X			X		Supplier: Refer to Drawings Contact: Refer to Drawings
D5C	Shelf Artwork (required*)	Not Applicable						
D5D	Shelf Artwork (required*)	Not Applicable						
D7A	Ordering Kiosk (Opt.)	Not Applicable						
D8A	Metal Signage	1. Restroom Signage (optional) 2. Flame Grilling Since 1954 (required) (Mount at 70"H AFF on center)		X		X		Supplier: Nautical Furnishings Contact: Michael Hoglund; 954.771.1100

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AND/OR FURNITURE PLACEMENT MAY BE REQUIRED AT
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Miscellaneous Decor Items			Supplier		Installer		BK	
Item	Description	Finish	FCC	Others	FCC	Others	Codes	Notes
D8B	Metal Home of the Whopper LED Sign	<i>Not Applicable</i>						
D8C	Order Here & Pick Up Here (optional)	<i>Item:</i> Acrylic Sign with White Metal Lettering <i>Mounting:</i> Chain <i>Sign 1:</i> Order Here, 18"W x 10"H <i>Sign 2:</i> Pick Up Here, 21"W x 10"H		X		X		<i>Supplier:</i> Nautical Furnishings or APA, refer to drawings for contact
D8D	Mobile Order Pick Up Here (optional)	<i>Item:</i> Acrylic Sign with Neon Lettering <i>Size:</i> 60"W x 20"H		X		X		<i>Supplier:</i> Nautical Furnishings or APA, refer to drawings for contact
D9A	Have It Your Way LED Sign (optional)	<i>Not Applicable</i>						
D9B	Brown Flame Grilling Crown Sign (optional)	<i>Not Applicable</i>						
D10A	Exterior Drive-Thru Image Panels (required)	<i>Item:</i> 40"W x 54"H Framed Posters	X			X		<i>Qty:</i> 1, 2 or 3 (as space allows)
		<i>Refer to Architecturals for Installation Information</i>						<i>Supplier:</i> Refer to Drawings
								<i>Contact:</i> Refer to Drawings <i>Not Applicable to Pavilion Bldg</i>
D10B	Exterior Whopper Billboard (Optional)	<i>Item:</i> 120"W x 60"H Vinyl, (size may vary per site)	X			X		<i>Qty:</i> 1
		<i>Refer to Architecturals for Installation Information</i>						<i>Supplier:</i> Refer to Drawings <i>Contact:</i> Refer to Drawings <i>Not Applicable to Pavilion Bldg</i>

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Ceiling Elements			Supplier		Installer		BK	
Item	Description	Finish	FCC	Others	FCC	Others	Codes	Notes
B1A	Suspended 3D Lam Trellis	<i>Finish:</i> Omnova, 3D Laminate Almond Cherry 508837 <i>Size:</i> 6"W x 6"H <i>Shroud/Hardware:</i> Powdercoat, Tiger BLM 38/60400, Sudan Brown	X			X		Can lights to be installed by GC in soffit - See RCP for Details
B2A	Slat Laminate Soffit	<i>Not Applicable</i>						
OPTIONAL FINISHES								
B5A	Wainscot (Lower Wall Surface)	<i>Supplier/Item:</i> Marlite, Allure Panel <i>Color:</i> Nevamar, WF001-T Macchiato	X (optional)			X	WP-2G	Install: Wood grain runs vertically
		<i>Panel Size:</i> 4' x 4' <i>Trim:</i> Match to Marlite Macchiato						<i>Panel Qty (4' x 4'):</i> 17 panels <i>Divider Trim AP-30N (9'):</i> 6 sticks <i>Edge Trim AP-28N (9'):</i> 11 sticks <i>I/C AP-32N (9'):</i> 2 sticks <i>O/C AP-34N (9'):</i> 2 sticks
		<i>Adhesive:</i> By Others						
B6A	Chair Rail	<i>Style:</i> FDBC084 <i>Material:</i> Solid Surface, Corian, Deep Noctume <i>Size:</i> 1" x 2"	X (optional)			X	SS-8G	<i>Qty. (12'):</i> 4 sticks or 48 LF
B10A	Window Sills	<i>Material:</i> Solid Surface Corian, Deep Noctume <i>Thickness:</i> 1/2"	X (optional)			X	SS-8G	<i>Qty. (12'):</i> 3 sticks or 36 LF

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D8.2

Restroom Interior Finishes			Supplier		Installer		BK	Notes
Item	Description	Finish	FCC	Others	FCC	Others	Codes	
R1A	Restroom Sink	Style: Custom Trough Corian Sink Finish: Solid Surface, Corian, Summit White Size: 18"D x 22"W x 5"H		X		X		HJC Corp: barry.bryant@hjcinc.com OR Restroom Remodels Co.: keith@restroomremodels.com
R1B	Faucet	Manufacturer: Grohe Model: Eurosmart Cosmopolitan Finish: Chrome		X		X		
R2A	Stall Doors and Frames	Finish: Laminate, Nevamar WK0017T Venerable Old Oak (grain) Frames: Clear Anodized Aluminum Finish: Paint, PPG Primer: 90-712 Pitt Tech Paint: 6-1510Xl, Speedhide Int/Ext WB Alkyd Semi Gloss Color: Ashen		X		X	PL-9G P-4G	Install: Wood Grain Runs Vertically Nevamar Contact: 877.726.6526 Rep: John Trulock PPG Contact: 616.335.3259 Rep: Kevin Lastacy, klastacy@ppg.com Additional supplier(s) available per BKC Finish Schedule
R3A	Soap Dispenser	Style: Dispenser 6562, Surface Mounted, Tank-type Horizontal Valve Finish: Stainless Steel		X		X		HJC Corp: barry.bryant@hjcinc.com OR Restroom Remodels Co.: keith@restroomremodels.com
R3B	Hand Dryer	World Dryer: Q-974A or, Excel Dryer: XL-BW BMC or, ASI: 10-0135-1 Or Approved Hand Dryer Option		X		X		
R4A	Urinal	Style: Toto UT104E, TopSpud Inlet, Color: #01 Cotton		X		X		
R4B	Toilet	Style: American Standard, Madera, 16-1/2"H, 1.6gpf, Flushometer sytem with everclean		X		X		
R5A	Wall Mirrors	Style: BOBRICK B-165 2436 Channel Frame Mirror		X		X		
R5B	Sanitary Disposal	Style: BOBRICK B-353		X		X		
R5C	Seat Cover Dispenser	Style: BOBRICK B-3013 Recessed Seat Cover Dispenser Finish: Stainless Steel		X		X		
R5D	Waste Receptacle	Style: BOBRICK B-3644 Recessed Waste Receptacle		X		X		
R5E	Toilet Paper Dispenser	Style: BOBRICK B-6997 Recessed Multi-Roll		X		X		
R5F	Coat Hook	Style: BOBRICK B-6717 Surface Mounted Single Robe Hook, Stainless		X		X		
R5G	Paper Towel Dispenser	Style: BOBRICK B-35903 Recessed Mounted Towel Dispenser		X		X		
R5H	Baby Changing Table	Style: Koala Kare KB110-SSRE Finish: Stainless Steel Optional Style: Koala Kare KB200-05 Finish: Polypropylene Optional Style: Custom Corian Finish: Corian, Summit White		X		X		

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20/20 GARDEN GRILL INTERIOR FINISH SCHEDULE							
INTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH 2020 GARDEN GRILL GUIDELINES & DOC.							
02.08.21							
CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	COLOR	DIMENSION	ADDITIONAL INFORMATION
ACOUSTICAL CEILING							
ACT-1G	ACOUSTICAL CEILING TILE	DINING	ARMSTRONG	CORTEGA PN81311 #770	PANEL COLOR: SEPIA EDGE: FLAT INLAY 15/16 GRID: PRELUDE 15/16" EXPOSED TEE GRID COLOR: SEPIA	2' x 2' x 5/8"	CONTACT: CHERYL SMITH 252-214-4426 CBSMITH@ARMSTRONGCEILINGS.COM ARMSTRONG STRATEGIC ACCOUNTS: (800) 442-4212 ARMSTRONGCSA@ARMSTRONGCEILINGS.COM
ACT-2G	ACOUSTICAL CEILING TILE	BACK OF HOUSE		#EP672 KITCHEN ZONE	PANEL COLOR: WHITE GRID: PRELUDE 15/16" EXPOSED TEE GRID COLOR: WHITE	2' x 4' x 1/2"	
ACT-2G	ACOUSTICAL CEILING TILE	BACK OF HOUSE	USG INTERIORS	SHEETROCK BRAND LAY-IN CEILING PANEL CLIMAPLUS #3270	PANEL COLOR: WHITE GRID: Dom DX/DXL GRID COLOR: WHITE	2' x 4' x 1/2"	CONTACT: JOHN FUNES (312) 436-6841 JFUNES@USG.COM NOTE: USE PROGRAM QUOTE # 00103139 TO RECEIVE BK PRICING
ACT-3G	ACOUSTICAL CEILING TILE	PLAYGROUND	ARMSTRONG	FINE FISSURED #1732	WHITE GRID: 2'x2' ANGLED TEGULAR 15/16 GRID COLOR: WHITE	2' x 2' x 3/4"	CONTACT: CHERYL SMITH 252-214-4426 CBSMITH@ARMSTRONGCEILINGS.COM ARMSTRONG STRATEGIC ACCOUNTS: (800) 442-4212 ARMSTRONGCSA@ARMSTRONGCEILINGS.COM
ACT-3G UPGRADE	ACOUSTICAL CEILING TILE	PLAYGROUND		FINE FISSURED #1732	ADOBE GRID: 2'x2' ANGLED TEGULAR 15/16 GRID COLOR: ADOBE	2' x 2' x 3/4"	
ACT-3G	ACOUSTICAL CEILING TILE	PLAYGROUND	USG INTERIORS	WHITE RADAR CLIMA PLUS #2210	PANEL COLOR: WHITE GRID: Dom DX/DXL GRID COLOR: WHITE	2' x 2' x 3/4"	CONTACT: JOHN FUNES (312) 436-6841 JFUNES@USG.COM NOTE: USE PROGRAM QUOTE # 00103139 TO RECEIVE BK PRICING
ACT-3G UPGRADE	ACOUSTICAL CEILING TILE	PLAYGROUND		TAUPE RADAR CLIMA PLUS #2210	PANEL COLOR: TAUPE GRID: Dom DX/DXL GRID COLOR: TAUPE	2' x 2' x 3/4"	
TILES							
CT-25G	CERAMIC TILE	FIELD FLOOR TILE / BEVERAGE WALL	GRANITE FIANDRE / EUROWEST	TOG2424027SQ	SIMPLY GRAY HONED (RECTIFIED)	24" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	X600292X8	URBAN GRAY HONED (RECTIFIED)	24" x 24"	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.COM JOY KLEIN (813) 334-3302 NOTE: USE WITH GR-15G (1/16" THICK)
			EMSER	89UPTOG2424	UPTOWN CUSTOM GRAY # 15 (RECTIFIED)	24" x 24"	CONTACT: CRISTINA DUNBAR (713) 462-2411 BURGERKING@EMSER.COM NOTE: USE WITH GR-15G (1/16" THICK)
			DALTILE	N627BK24241PK	N627 ROYAL GREY	24" x 24"	SUPPORT CENTER NATIONALACCOUNTS@DAL TILE.COM (877) 556-5728 NOTE: USE WITH GR-15G (1/16" THICK)
CT-26G	CERAMIC TILE	BASE TILE (MAIN DINING)	GRANITE FIANDRE / EUROWEST	TOG1224027SQ	SIMPLY GRAY HONED (RECTIFIED)	6" x 24" (CUT TILE)	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	X630292X8	URBAN GRAY HONED (RECTIFIED)	6" x 24" (CUT TILE)	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.COM JOY KLEIN (813) 334-3302 JKLEIN@TRANSCERAMICA.COM NOTE: USE WITH GR-15G (1/16" THICK)
			EMSER	CUT BASE TILE (FROM 12" X 24")	UPTOWN CUSTOM GRAY # 15 (RECTIFIED)	6" x 24" (CUT TILE)	CONTACT: CRISTINA DUNBAR (713) 462- 2411 BURGERKING@EMSER.COM NOTE: 4 WEEKS LEAD TIME CUT BASE TILE IF PURCHASE DIRECTLY FROM EMSER NOTE: USE WITH GR-15G (1/16" THICK)
			DAL-TILE	CUT BASE TILE N627BK12241PK	N627 ROYAL GREY	6" x 24" (CUT TILE)	SUPPORT CENTER NATIONALACCOUNTS@DAL TILE.COM (877) 556-5728 NOTE: USE WITH GR-15G (1/16" THICKNESS)
CT-27G	CERAMIC TILE	CORRIDOR WALL / RESTROOM WALL AND FLOOR	GRANITE FIANDRE / EUROWEST	TOG1224027SQ	SIMPLY GRAY HONED (RECTIFIED)	12" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	X630292X8	URBAN GRAY HONED (RECTIFIED)	12" x 24"	CONTACT: CHRISTINA MASTRANGELO JOY KLEIN (813) 334-3302 JKLEIN@TRANSCERAMICA.COM NOTE: USE WITH GR-15G (1/16" THICK)
			EMSER	89UPTOG12424	UPTOWN CUSTOM GRAY # 15 (RECTIFIED)	12" x 24"	CONTACT: CRISTINA DUNBAR (713) 462- 2411 BURGERKING@EMSER.COM NOTE: USE WITH GR-15G (1/16" THICK)
			DALTILE	N627BK12241PK	N627 ROYAL GREY (RECTIFIED)	12" X 24"	SUPPORT CENTER NATIONALACCOUNTS@DAL TILE.COM (877) 556-5728 NOTE: USE WITH GR-15G (1/16" THICKNESS)
CT-28G	CERAMIC TILE	DINING / ACCENT TILE LIGHT WOOD/KNEE WALL AND FSC SIDE WALL WAINSCOT TILE (STACKED BOND)	GRANITE FIANDRE / EUROWEST	Larch US (french wood) IRG 0624123	WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G @ FLOOR (1/16" THICK) NOTE: USE WITH GR-17G @ DINING WALLS ONLY (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	TCL Larch US (french wood) IRG0624123	WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.COM JOY KLEIN (813) 334-3302 JKLEIN@TRANSCERAMICA.COM NOTE: USE WITH GR-15G @ FLOOR (1/16" THICK) NOTE: USE WITH GR-17G @ DINING WALLS ONLY (1/16" THICK)
			EMSER	D99DEREBE0624	DEREVO BEIGE WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: CRISTINA DUNBAR (713) 462- 2411 BURGERKING@EMSER.COM NOTE: USE WITH GR-15G @ FLOOR (1/16" THICK) NOTE: USE WITH GR-17G @ DINING WALLS ONLY (1/16" THICK)

CT-29G	CERAMIC TILE	DINING / ACCENT DARK WOOD	GRANITE FIANDRE / EUROWEST	Elm US (french wood) IRG 0624122	WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	TCL Elm US (french wood) IRG0624122	WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.CO JOY KLEIN (813) 334-3302 JKLEIN@TRANSCERAMICA.COM NOTE: USE WITH GR-15G (1/16" THICK)
			EMSER	D99DEREGR0624	DEREVO GRAY WOOD TILE (RECTIFIED)	6" x 24"	CONTACT: CRISTINA DUNBAR (713) 462-2411 BURGERKING@EMSER.COM NOTE: USE WITH GR-15G (1/16" THICK)
			DALTILE	N625BK6241PK	N625 BROWN WOOD	6" x 24"	NOTE: USE WITH GR-15G (1/16" THICK) SUPPORT CENTER NATIONAL ACCOUNTS@DAL TILE.COM (877) 556-5728 NOTE: USE WITH GR-15G @ FLOOR (1/16" THICK) NOTE: USE WITH GR-17G @ DINING WALLS ONLY (1/16" THICK)
CT-30G	CERAMIC TILE	RESTROOM WALL / EXTERIOR ACCENT RED TILE	GRANITE FIANDRE / EUROWEST	SENSIBLE STONE ED5052	SIGN RED NATURAL	12" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-15G (1/16" THICK)
			TCL TRANSCERAMIC A, LTD	TCL ED5052 SENSIBLE STONE	SIGN RED NATURAL	12" x 24"	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.CO JOY KLEIN (813) 334-3302 JKLEIN@TRANSCERAMICA.COM NOTE: USE WITH GR-15G (1/16" THICK)
CT-31G	CERAMIC TILE	SERVICE AREA / FOOD PREP	CERAMIC TECHNICS	SASSUOLO STONE TONES	WHITE GLOSSY SUBWAY TILE	3" x 12" SUBWAY TILE	CONTACT: LYDIA KURTH (954) 520-4283 LKURTH@CERAMIC TECHNICS NOTE: USE WITH GR-18G (1/8" THICK)
			GRANITE FIANDRE / EUROWEST	1318 GLOSS WHIT1	WHITE GLOSSY SUBWAY TILE	3" x 12" SUBWAY TILE	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-18G (1/8" THICK)
			TCL TRANSCERAMIC A, LTD	TOG1318	WHITE GLOSSY SUBWAY TILE	3" x 12" SUBWAY TILE	CONTACT: CHRISTINA MASTRANGELO CMASTRANGELO@TRANSCERAMICA.CO M NOTE: USE WITH GR-18G (1/8" THICK)
			EMSER	CHOICE GLOSSY WHITE 89CHOIWH0312	WHITE GLOSSY SUBWAY TILE	3" x 12" SUBWAY TILE	CONTACT: CRISTINA DUNBAR (713) 462-2411 BURGERKING@EMSER.COM NOTE: USE WITH GR-18G (1/8" THICK)
CT-10G	TILE	BACK OF HOUSE	GRANITE FIANDRE / EUROWEST	TOG1212142	CAPITOL GRAY TX	12" X 12"	CONTACT: ALEXANDRA STEFAN alexandra.stefan@dal tile.com SUPPORT CENTER NATIONAL ACCOUNTS@DAL TILE.COM (877) 556-5728 NOTE: USE WITH GR-15G (1/8" THICKNESS)
							CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-6G (1/8" THICK)
CT-11G	TILE BASE	BACK OF HOUSE COVE BASE	GRANITE FIANDRE / EUROWEST	TOG612C142- BASE TOG60C142C-CORNER	CAPITOL GRAY TX	6" X 12 6" X 1"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-6G (1/8" THICK)
CT-32G	CERAMIC TILE	OUTDOOR TERRACE FLOOR	EUROWEST	QUARTZITE	ALPES R11	24" x 24"	CONTACT: JAN DETEER (714) 309-9551 JDETER@EUROWEST.COM BK@EUROWEST.COM NOTE: USE WITH GR-6G (1/8" THICK)
FRP-1G	FIBERGLASS REINFORCED PANEL	BACK OF HOUSE	MARLITE	FRP SYMMETR X 204561B (4x8) 204551 (4x10) WHITE/BLK CORE NO TOP COAT (GRAY SCORE LINE)	A916 G312	4x8" 4x10"	CONTACT: CUSTOMER SERVICE (330) 343-6621 ANITA CRAIG 330-260-7621 ACRAIG@MARLITE.COM NOTE: USE WITH TR-3G
TR-1G	EDGE PROFILE	OUTSIDE CORNERS OF WALL TILE & BASE TILE TRIM AT RESTROOM	SCHLUTER	QUADEC Q100AT	SATIN NICKEL ANODIZED ALUMINUM	3/8"	RRUIZ@SCHLUTER.COM NOTE: GC TO COORDINATE HEIGHT AS REQUIRED BASED UPON TILE THICKNESS AND SETTING SYSTEM
TR-2G	COVE BASE PROFILE	GENERAL RESTROOM	SCHLUTER	DILEX-AHK100AT	SATIN NICKEL ANODIZED ALUMINUM	3/8"	CONTACT: ROSANNA RUIZ (786) 858-0010 RRUIZ@SCHLUTER.COM NOTE: GC TO COORDINATE HEIGHT AS REQUIRED BASED UPON TILE THICKNESS AND SETTING SYSTEM
TR-3G	EDGE PROFILE	BACK OF HOUSE	SCHLUTER	OUTSIDE CORNER A560	SATIN ANODIZED ALUMINUM	7/16" EXPOSED EDGE / 8" LONG	CONTACT: ROSANNA RUIZ (786) 858-0010 RRUIZ@SCHLUTER.COM NOTE: GC TO COORDINATE HEIGHT AS REQUIRED SETTING SYSTEM
TS -1G	TRANSITION STRIP	CERAMIC TILE TO CERAMIC TILE	SCHLUTER	TRANSITION PROFILES FOR FLOORS	SCHEME (RADIUS) AE 100 - R SATIN ANODIZED ALUMINUM AE 100 - R, SATIN ANODIZED 3/8" - 10MM	3/8" 10mm	CONTACT: ROSANNA RUIZ (786) 858-0010 RRUIZ@SCHLUTER.COM
GROUT							
GR-6G	GROUT	BACK OF HOUSE	LATICRETE	SPECTRALOCK 2000 IG	#45 "RAVEN"		CONTACT: KIRBY DAVIS AT LATICRETE (203) 671-7210 NOTE: USE WITH CT-10G, CT-11G, LATICRETE HYDROBAN FOR WATERPROOF
			CUSTOM BUILDING PRODUCTS	FUSION PRO SINGLE COMPONENT GROUT	#370 DOVE GRAY		CONTACT: LARRY MAURA @CBPMAIL.NET (561) 543-6558 LAZARO MAURA@CBPMAIL.NET NOTE: USE WITH CT-10G, CT-11G, LATICRETE HYDROBAN FOR WATERPROOF



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THESE DOCUMENTS REFLECT SPECIFIC SEATING AND
DECOR EQUIPMENT ORDERED OF DATE SHOWN BELOW.

CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
SPECIFICATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

NTS
ORIGINAL DATE:
March 29, 2021
PLOT DATE:
April 5, 2021
PROJECT #:
22114-001
SHEET #:
D8.4

GR-15G	GROUT	FIELD FLOOR TILE / BEVERAGE WALL	CUSTOM BUILDING PRODUCTS	FUSION PRO SINGLE COMPONENT GROUT	# 335 WINTER GRAY	CONTACT: LARRY MAURA (561) 543-6658 LAZARO.MAURA@CBPMAIL.NET ***PROLITE® PREMIUM LARGE FORMAT TILE MORTAR-RAPID SETTING CONTACT: KIRBY DAVIS AT LATICRETE (203) 671-7210
			LATICRETE	PERMACOLOR	#60 DUSTY GRAY	
GR-17G	GROUT	DINING / ACCENT TILE LIGHT WOOD	CUSTOM BUILDING PRODUCTS	FUSION PRO SINGLE COMPONENT GROUT	#145 LIGHT SMOKE	CONTACT: LARRY MAURA (561) 543-6658 LAZARO.MAURA@CBPMAIL.NET ***PROLITE® PREMIUM LARGE FORMAT TILE MORTAR-RAPID SETTING CONTACT: KIRBY DAVIS AT LATICRETE (203) 671-7210 NOTE: USE WITH CT-28G @ WALLS ONLY
			LATICRETE	PERMACOLOR	#56 DESERT KHAKI	
GR-18G	GROUT	SERVICE AREA WALL TILE	LATICRETE	PERMACOLOR	#78 STERLING SILVER	CONTACT: KIRBY DAVIS AT LATICRETE (203) 671-7210 CONTACT: LARRY MAURA (561) 543-6658 LAZARO.MAURA@CBPMAIL.NET ***PROLITE® PREMIUM LARGE FORMAT TILE MORTAR-RAPID SETTING NOTE: USE WITH CT-31G
			CUSTOM BUILDING PRODUCTS	FUSION PRO SINGLE COMPONENT GROUT	#543 DRIFTWOOD	
WALL FINISHES AND PAINT						
BR-2G	FACE BRICK	GENERAL DINING/ ACCENT WALLS	PINEHALL BRICK	THINBRICK (Use WITH EGR-1G)	OLD IRVINGTON	7-5/8" x 3-5/8" x 1/2" CONTACT: TERESA BEANE (336)-779-6131 TBEANE@PINEHALLBRICK.COM NOTE: USE WITH EGR-1G
			EVOLUTION BRICK	THINBRICK (Use WITH EGR-1G)	"Olde Hillsboro" Mod/QS Tumbled (Full Brick) "Sierra Tumbled" (Thin Brick)	7-5/8" x 3-5/8" x 1/2" CONTACT: GABE POWERS (502) 558-4612 gabe@evolutionbrick.com NOTE: USE WITH EGR-1G
EGR-1G	BRICK MORTAR	General Dining/ Accent Walls	LEHIGHHANSON	(USE WITH BR-2G)	Ohio River Masonry Sand B-12C / B-12	CONTACT: GABE POWERS (502) 558-4612 gabe@evolutionbrick.com NOTE: USE WITH BR-2G
			ARGOS US		LITE BUFF	
P-4G	PAIN T	INTERIOR DOOR FRAMES	PPG	PRIMER 90-712 PITT TECH PAINT: 6-1510XI SPEEDHIDE INT/EXT WB ALKYD SEMI-GLOSS	ASHEN	CONTACT: KEVIN LASTACY KLASTACY@PPG.COM 616-335-3259 NOTE: USE WITH BR-2G
P-5G	PAIN T	SOFFITS AND RESTROOM CEILING		PRIMER: 6-4900XI SPEEDHIDE ZERO INT LATEX SATIN PAINT: PPG 6-4310XI	WHITE ON WHITE	
P-6G	PAIN T	EXPOSED DECKING AND BAR JOISTS/ WALLS OVER SOFFIT		SPEEDHIDE ZERO INT ZERO VOC LATEX EGGSHELL PRIMER: 17-921 SEAL GRIP PAINT: PPG 6-417	CABIN FEVER PPG 1021-7	
P-15G	PAIN T	INTERIOR WALLS		SPEEDHIDE ZERO INT LATEX SATIN PAINT: 6-4310XI SPEEDHIDE ZERO INT ZERO VOC LATEX EGGSHELL	ASHEN	
P-16G	PAIN T	INTERIOR SERVICE AREA DOOR FRAME		PRIMER 90-712 SPEED TECH PAINT: 6-150XI SPEEDHIDE INT/EXT WB ALKYD SEMI-GLOSS	CAFÉ SIENNA	
P-17G	PAIN T	HVAC AIR RETURN & REGISTERS LOCATED AT ACT-1G		PRIMER 90-712 PITT TECH PAINT: 6-1540XI SPEEDHIDE INT/EXT WB ALKYD SEMI-GLOSS	GRANTE PPG 1022-6	
P-4G	PAIN T	INTERIOR DOOR FRAMES		SHERWIN WILLIAMS	PRIMER: PM 200 0 VOC B28V2600 PAINT: PM 200 0 VOC B20W2600	
			PRIMER: ProCryl B66-310 PAINT: Pro Industrial WB Urethane Alkyd Enamel B53-1150 Semi-Gloss			
P-5G	PAIN T	INTERIOR UNDERSIDE OF CORRIDOR SOFFIT AND RESTROOM CEILING	PRIMER: PM 200 0 VOC B28V2600 PAINT: PM 200 0 VOC B20W2600 Eggsell		EXTRA WHITE SW 7006	
P-6G	PAIN T	EXPOSED DECKING AND BAR JOISTS	PRIMER: Multi Surface Acrylic B66-560 PAINT: Multi Surface Acrylic B66-560		WELL-BRED BROWN SW 7027	
P-15G	PAIN T	INTERIOR WALLS/ SOFFIT	Eggsell PRIMER: PM 200 0 VOC B28V2600 PAINT: PM 200 0 VOC B20W2600 Eggsell		BUNGALOW BEIGE SW 7511	
P-16G	PAIN T	INTERIOR SERVICE AREA DOOR FRAME	PRIMER: ProCryl B66-310 PAINT: Pro Industrial WB Urethane Alkyd Enamel B53-1150 Semi-Gloss		GG ORANGE CUSTOM COLOR	

P-17G	PAINT	HVAC AIR RETURN & REGISTERS LOCATED AT ACT-1G		PRIMER: INT/EXT PRO INDUSTRIAL SEMI-GLOSS PAINT: Pro Industrial WB Urethane Alkyd Enamel FC 8112NP Semi-Gloss	ARMSTRONG CEILING MATCH CUSTOM COLOR		
WP-2G	WALL PANEL SYSTEM	GENERAL WAINSCOTING	MARLITE	ALLURE PANEL	Nevamar WF001 Macchiato X-Grain	4' x 4' Panels	CONTACT: CUSTOMER SERVICE (330) 343-6621 ANITA CRAIG 330-260-7621 ACRAIG@MARLITE.COM
			CIM	MATTAKI CONVERGE	Nevamar WF001 Macchiato X-Grain	32" x 48" 48" x 48" Panels	CONTACT: AUSTIN HOLAN (706) 253-4761 AUSTIN@CIMGBIZ.COM
UPHOLSTERY							
UPH-7G	UPHOLSTERY	SEATING (Booth/Seatee) SEAT PADS	MAHARAM	LARIAT 440401	010 TALPE		CONTACT: JANELLE AROLZ (404) 909-8444 JARAUZ@MAHARAM.COM
UPH-10G	UPHOLSTERY	SEATING (Booth/Seatee) BACK PADS AND LOUNGE CHAIR		LARIAT 440401	007 OYSTER		
UPH-11G	UPHOLSTERY	LOUNGE CHAIR "COLLECTION OPTION"	C.F STINSON	CASSIDY	CAS 82 HOSTA		CONTACT: GLENN STINSON (248) 299-3800 GSTINSON@CFSTINSON.COM
METALS							
MF-1G	METAL FINISH POWDER COAT	FIXTURES AS NOTED	PER VENDOR		BLACKENED STEEL		PER VENDOR
MF-2G	METAL FINISH ALUMINUM	FIXTURES AS NOTED	PER VENDOR		FLAT BLACK ANODIZED		PER VENDOR
MF-3G	METAL FINISH ALUMINUM	SLAT PERGOLA SUPPORTS	PER VENDOR	POWDER COATED BROWN	MATCH P-6G (SLATE BROWN)		PER VENDOR
MF-4G	METAL FINISH ALUMINUM	DIVIDER SCREEN & SAUCE BAR	PER VENDOR	POWDER COATED	STATUARY BRONZE		PER VENDOR
SPECIALTY FINISHES AND TRIMS							
PL-9G	PLASTIC LAMINATE	PERIMETER TABLES, DOORS, TRASH UNIT	NEVAMAR	VK0017T	VERNERABLE OLD OAK		CONTACT: CUSTOMER SERVICE (877) 726-6526 JOHN TRULOCK JOHN_TRULOCK@PANOLAM.COM (407) 618-3732
PL-15G	PLASTIC LAMINATE	TABLES / BOOTHS	NEVAMAR	WF0011T	MACCHIATO		
PL-16G	PLASTIC LAMINATE	TABLES	NEVAMAR	VZ2001T	SANTA ROSA PLUM TREE		
PL-17G	PLASTIC LAMINATE	TABLES	NEVAMAR	WF0013-T	CARAMEL MACCHIATO SUEDE		
PL-18G	PLASTIC LAMINATE	BEVERAGE STATION CABINET DOORS/ INNER SIDE OF WOOD SLAT PERGOLA/ INTERIOR SERVICE AREA ACCENT WALL & DOOR	NEVAMAR	SO3300 SD	CAFÉ SIENNA		
PL-19G	PLASTIC LAMINATE	BOOTH BASE	PIONITE	SE101S	BLACK		
WS-1G	WOOD STAIN	SHELVING LOUNGE AREA	PER VENDOR	BALTIC BIRCH	CLEAR COATED		LOCAL DISTRIBUTOR
WS-2G	WOOD STAIN	COMMUNITY TABLE/ SAUCE BAR	PER VENDOR	WHITE OAK	CLEAR COATED		LOCAL DISTRIBUTOR
WS-3G	WOOD STAIN	TRELLIS SOFFIT	PER VENDOR	STAINED POPLAR WOOD	MATCH NEVAMAR SANTA ROSA PLUM TREE		LOCAL DISTRIBUTOR
TR-01G	DRYWALL REVEAL BEAD	BETWEEN P-6G & P-15G WHEN PERIMETER SOFFIT IS OMITTED	TRIM-TEX	AS5110S	ARCHITECTURAL SILVER	1/2" X 1/2"	CONTACT: LOCAL SUPPLIER
SL-1G	SURF(X) 3D LAMINATE	TRELLIS SOFFIT	OMNOVA SOLUTIONS	SURF(X) 3D LAMINATES ON SUNTRAIT	ALMOND CHERRY	12 MIL (0.12)	CONTACT: CHERI RUKAVINA (404) 971-8119 CHERI.RUKAVINA@OMNOVA.COM
MEB-1G	MULTIPLEX EDGE BAND	TABLES (STANDARD TABLE THICKNESS)	REHAU	PREMIUM EDGE BAND #592E	MULTIPLEX	1-5/16" THICK	CONTACT: MEG HUIZENGA (616) 666-7932 MEG.HUIZENGA@REHAU.COM
MEB-2G	MULTIPLEX EDGE BAND	BOOTH EDGE PROTECTION	REHAU	NEVAMAR MACCHIATO CP41002	MATCH PL-15G (MACCHIATO)		
SOLID SURFACES							
SS-8G	SOLID SURFACE	FIXTURES AS NOTED TOP CAP/ SILL	DUPONT	CORIAN	DEEP NOCTURNE	30" x 144" x 1/2" THICKNESS	CONTACT: TIANA MARIE BRAGG (925) 337-3438 TIANA.MARIE.BRAGG@DUPONT.COM
SS-9G	SOLID SURFACE	FSC/ BEVERAGE COUNTERTOP (ALTERNATE TO MS-1G)	AVONITE	CUSTOM COLOR BK SMOKE	#7885	30" x 144" x 1/2" THICKNESS	CONTACT: SANDRA COHEN (410) 259-8508 sochen@aristechsurfaces.com
			US SURFACES	LIVINGSTONE	STORM		CONTACT: ED ROGERS (505) 710-3999 EDR@USSURFACES.COM
MS-1G	MANUFACTURED STONE	FSC/ BEVERAGE COUNTERTOP	SILESTONE	QUARTZ VOLCANO TEXTURE	GREY EXPO	3/4" THICK	CONTACT: JENNIFER RYAN (305) 398-5700 JENNIFERR@COSENTINDO.COM
			US SURFACES	VADARA	BRUSHED CEMENT	2 CM THICK	CONTACT: ED ROGERS (505) 710-3999 EDR@USSURFACES.COM
RESIN							
R-1G	RESIN	FSC SMOOTHIE SCREENS	3-FORM	PUNCH 021	VELLUM F04 FINISH FRONT & BACK	3/8" THICK	CONTACT: JULIANA SHARKEY JULIANA.SHARKEY@3FORM.COM (954) 579-6545



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THESE DOCUMENTS REFLECT SPECIFIC SEATING AND DECOR EQUIPMENT ORDERED OF DATE SHOWN BELOW.

CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
SPECIFICATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:
NTS
ORIGINAL DATE:
March 29, 2021
PLOT DATE:
April 5, 2021
PROJECT #:
22114-001
SHEET #:
D8.5

BURGER KING 20/20 GARDEN GRILL INTERIOR						
INTERIOR LIGHT FIXTURE SCHEDULE						
06.03.20						
STANDARD TRELLIS (6"x 6")						
TYPE		VENDOR	CATALOG No.	WATTAGE	COLOR TEMP	REMARKS
A		NAUTICAL	BK304 & SP305-18-60D-927-03	10	2700	SHAKER PENDANT LAMP
			LED EDISON STYLE 10 WATT			
A1		NAUTICAL	BK-GG-A2 CUSTOM PENDANT LIGHT	10	2700K	RED PENDANT LIGHT
			RED			
			LED CLEAR ANTIQUE STYLE 6 WATT			
B		NAUTICAL	BK305 & LED 8W EDISON INCANDESCENT	6	2700K	BRONZE CAGE PENDANT LIGHT
			LED CLEAR ANTIQUE STYLE 6 WATT			
B1		NAUTICAL	BK305 & LED 8W EDISON INCANDESCENT	6	2700K	BRONZE CAGE WALL SCONCE LIGHT
			LED CLEAR ANTIQUE STYLE 6 WATT			
C6w		CREE	LR6-10L-30K-120V-A-DR-RC6-12W-GU24	12.5	3000	6" DIAMETER, WHITE, RECESSED DOWN LIGHT
		SECURITY	SL5DBXQL-LB6LEDA30KWH	14	3000	
		LSI	LCD6 13 LED 30 48 UE TR6RL HAZ WH	13	3000	
		JUNO	SP34505-930-6-WWH	11	3000	
		VAOPTO	VO-DL-6WW20-85E26-110-WHITE	18	3500	
		ENERGYWISE	EWRR6 1130W-L7	11	3000	
D6w		CREE	LE6C-GU24W-RR6-GU24	12	3000	6" DIAMETER, WHITE, RECESSED DOWN LIGHT & WALL WASHER
		LSI	PDL6KADJ-LED-07-30-120-PDL6KADJHSGNC	14	3000	
		VAOPTO	VO-DL-6WW13-90K90A	13	3000	
		JUNO	SP34506-27K-6WWH	11	3000	
		ENERGYWISE	EWRAA61030W	10	3000	
E		JUNO	R600L3KNBZ	10	2700	TRACK LIGHT
F		CREE	SCG-CM-BL-GU24-CR6-800L-30K-120V-GU24CTGA			PENDANT LIGHT
		SECURITY	LBC6CM-LB6LEDA1030KBL	12	3000	
		ENERGYWISE	EWLBC6BLK		3000	
G		JUNO	SP34378B-9-F1-SSN	10	3000	2" DIAMETER DOWN LIGHT, SATIN NICKEL FINISH
		ZANIBONI	D2LUNA20930A3CSNP0BK0P	9	3000	
G1		JUNO	SP34378A-930-F1-SN	10	3000	2" DIAMETER WALL WASHER, SATIN NICKEL FINISH
		ZANIBONI	D2LUN200930A3CSNP0BK0D	9	3000	
I		CREE	CL-E-TFA04A-24R-40N	42	4000	1. TO BE USED IN KITCHEN
		SECURITY	LJT24-40-MLG-FSA12-EU-C388	45	4000	2. 2x4 RECESSED
		LSI	SFP24 LED 50 UE DIM 40	50	4000	
		VAOPTO	VO-PL-2NW4-60	60	4000	
		ENERGYWISE	EWMLFP24EP4841	48	4100	
J		CREE	CL-E-TR14L2404U	42	3500	1. FOR REMODELS ONLY
		SECURITY	LJT14-35LWG-FSA12-EDU-C388	27	3500	2. TO BE USED IN RESTROOMS
		LSI	SFP14 LED 40 UE DIM 35 FK14	40	3500	3. 1x4 RECESSED
		VAOPTO	VO-PL-1XWW4-50	50	3000	
		ENERGYWISE	EWMLFP14EP3535	35	3500	

PG		CREE	CL-E-TFA03A-22R-40N	32	3500	1. TO BE USED IN PLAYGROUND
		SECURITY	LJT22-35MLG-FSA12 EU	35	3500	2. 2x2 RECESSED
		LSI	SFP22 LED 30 UE DIM 35 FK22	30	3500	
		VAOPTO	VO-PL-2XWW2-36	36	3000	
		ENERGYWISE	EWMLFP22EP3535	36	3500	
EM		CREE	EM22RWH	11		EMERGENCY LIGHT
		SECURITY	CU2	1	3000	
		LSI	LTEMWH	(2) 1 LED		
		VAOPTO	VO-EM	2	5000	
		ENERGYWISE	EWCU2	1	3000	
EMX		CREE	EXDMBRWH	11		EXIT / EMERGENCY LIGHT
		SECURITY	CCRRC	4		
		LSI	LPRXRUBWBWHL11R	(2) 1 LED		
		VAOPTO	VO-EMX-R1	2	5000	
		ENERGYWISE	EWCCR	4	3000	
WIB		CREE	WS4-50L-57K-10V-FD	55	5300	TO BE USED IN WALK IN BOX ONLY
		SECURITY	LXEM4-50ML-RFA-EU	53	5000	
		LSI	EG34SLEDHOCWUE	52	5300	
		VAOPTO	VO-TF-14W	32	5000	
		ENERGYWISE	EWMLD-LSV2XT8USE4806	36		
O		CREE	LS4-25L-35K-10V	23	3500	PLAYGROUNG PENDANT LIGHT
O1		CREE	LS8-80L-35K-10V	88	3500	PLAYGROUNG PENDANT LIGHT
CONTACT INFORMATION						
CREE		HERMITAGE "MASTER CONSOLIDATOR"		ENERGYWISE		JUNO / ACUITY BRANDS
ELVIR SULJIC		WYATT CULVER		JENNIFER WADDICK		BRETT D KINZLER
262-884-3332		615-843-3379		877-225-1336		o 847-813-8350 m 847-312-1578
esuljic@creelighting.com		wyatt@hlg.co		jennifer@energywisemail.com		brett.kinzler@acuitybrands.com
SECURITY LIGHTING		NAUTICAL FURNISHINGS		VaOpto		ZANIBONI LIGHTING
WHITNEY WATSON		MICHAEL HOGLUND		LINDA XU		JENNIFER MORRIS
630-550-9320		954-771-1100		702-517-5789		727-213-0410
quotations@securitylighting.com		mhoglund@nauticalfurnishings.com		linda@vaopto.com		southeastusa@zanibonilighting.com
LSI						
BOB LUCAS						
800-436-7800 Ext 4052						
bob.lucas@lsi-industries.com						
NOTES						
1. NOT ALL LIGHT FIXTURES TYPES SHOWN ON SCHEDULE MAY BE USED ON THIS PROJECT. REFER TO LIGHTING PLAN FOR PROJECT SPECIFIC TYPES AND QUANTITIES.						
2. PENDANT FIXTURES "A" MUST BE CENTERED OVER TABLE TOPS. COORDINATE WITH DÉCOR DRAWINGS.						
3. EXCEPT FOR DROPPED CEILING OPTION, ALL LIGHT FIXTURES IN DINING ROOM AREA & RESTROOM CORRIDOR ARE TO BE SUPPORTED FROM EXPOSED ROOF TRUSSES.						
4. CONTRACTOR TO NOTIFY LIGHTING SUPPLIER OF THE FOLLOWING: FIXTURE TYPES "C" AND "D" WILL BE REQUIRED TO BE LENS AT THE LOCATIONS OVER THE SERVICE AREA AND OVER THE SELF-SERVE DRINK AREA. FIXTURE TYPE "I" WILL REQUIRE A LENS OR TUBE GUARD AT THOSE LOCATIONS.						

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CONCEPTS TO THE ARCHITECT, CLIENT, CONTRACTOR
AND INSTALLER FOR THE PROJECT SHOWN. THIS DESIGN
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FURNITURE INC.

IMPORTANT
WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE
IN ALL CASES.
DO NOT SCALE OFF PLANS. CONTACT FCC COMMERCIAL
FURNITURE'S REPRESENTATIVE TO VERIFY ANY
QUESTIONABLE DIMENSIONS AT TELEPHONE #
800.322.7328

THE GENERAL CONTRACTOR MUST VERIFY ALL BUILDING
DIMENSIONS, EQUIPMENT, FURNITURE PLACEMENT,
UTILITY LOCATIONS, AND CONDITIONS AT THE JOB SITE.

THE GENERAL CONTRACTOR MUST NOTIFY FCC
COMMERCIAL FURNITURE OF ALL DISCREPANCIES
AND/OR REQUIRED ADJUSTMENTS PRIOR TO STARTING
WORK.

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OF ACCURATE AND AND COMPLETE DIMENSIONED
ARCHITECTURAL PLANS, OWNER UNDERSTANDS THAT
ADJUSTMENTS TO THE FINAL LOCATIONS OF EQUIPMENT
AND/OR FURNITURE PLACEMENT MAY BE REQUIRED AT
THE OWNER'S EXPENSE DUE TO DISCREPANCIES BASED
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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER
F & N Investments

SHEET TITLE:
SPECIFICATIONS

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:

NTS
ORIGINAL DATE:
March 29, 2021

PLOT DATE:
April 5, 2021

PROJECT #:
22114-001

SHEET #:
D8.6

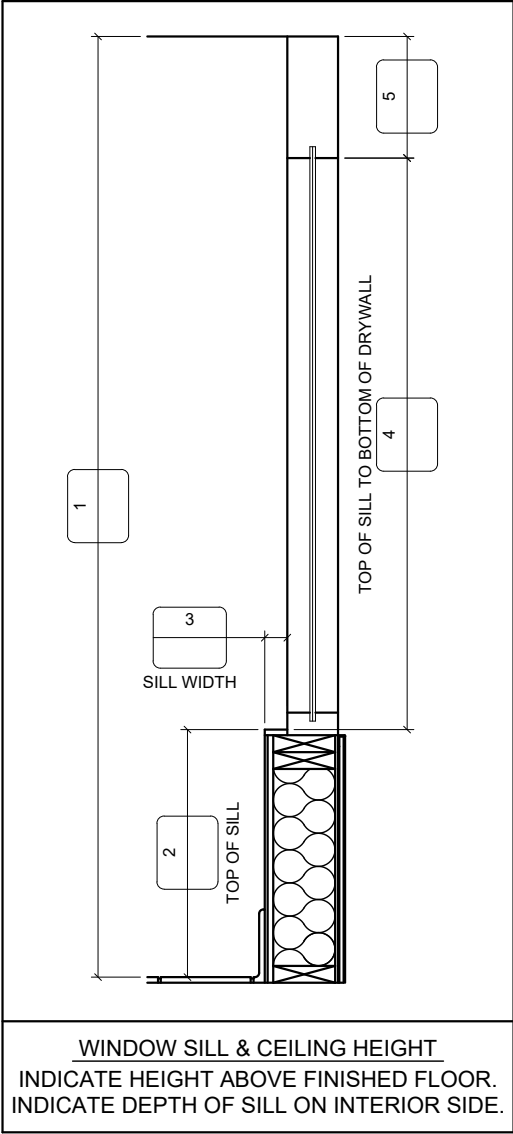
PLEASE PROVIDE THE INFORMATION REQUESTED BELOW
IN CASE THERE ARE ANY QUESTIONS ABOUT DIMENSIONS.

CONTACT: _____

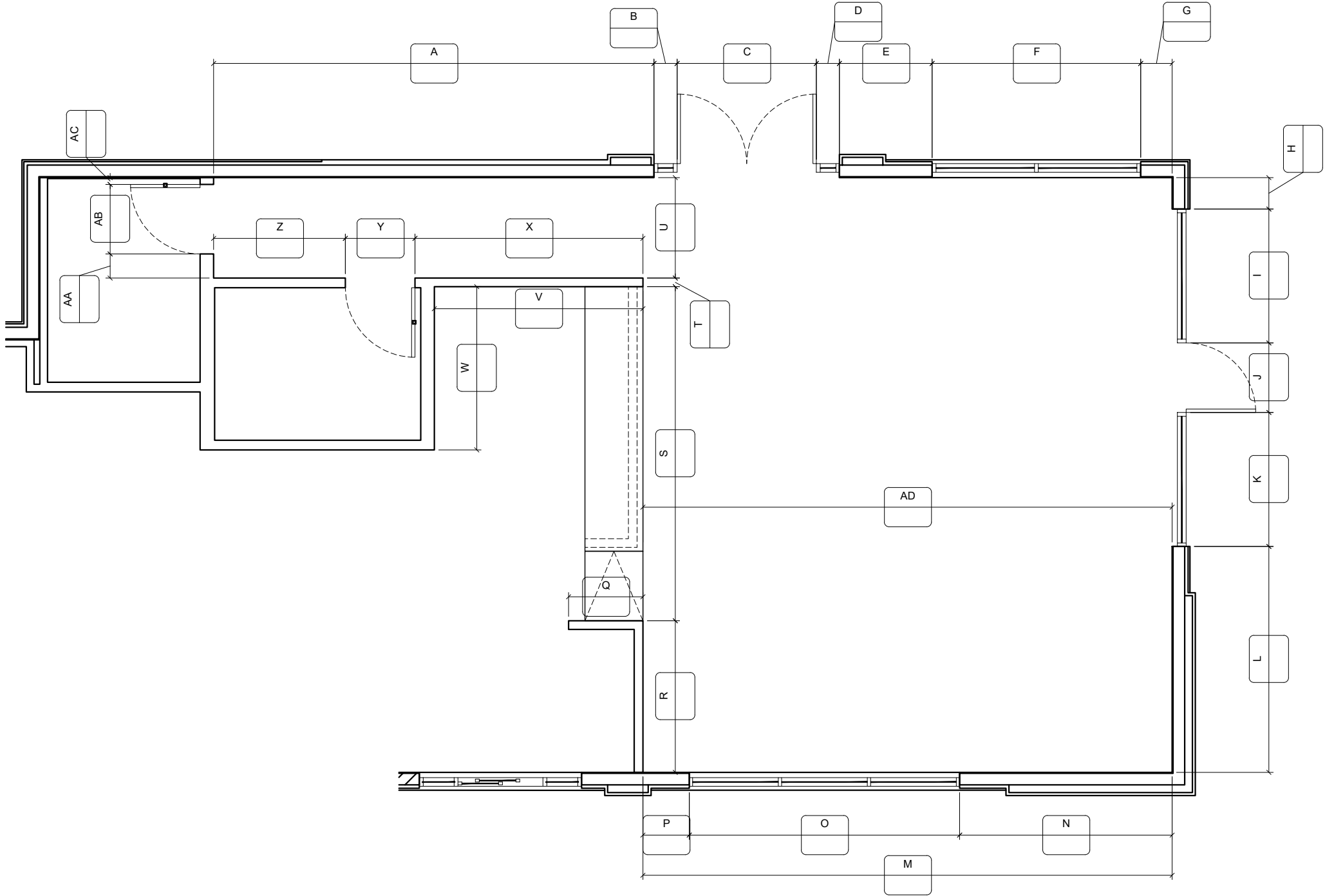
PHONE #: _____

DIMS ARE FROM:

- ☐ STUD TO STUD
- ☐ DRYWALL TO DRYWALL



PLACE REQUIRED DIMENSIONS IN LETTERED BOXES.
PLEASE INDICATE OR NOTIFY FCC REGARDING CHANGES
OR MODIFICATIONS TO THE BUILDING; SUCH AS:
DOOR LOCATIONS, VESTIBULE(S), FURRING & WINDOWS.



FCC COMMERCIAL FURNITURE INC.
8452 OLD HWY 90 N, ROSEBURG, OR 97470 USA
T: 800.322.7328 | F: 541.673.7441 | WWW.FCCFURN.COM
DESIGNED AND BUILT IN U.S.A.

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CLIENT:



Burger King
66745 Two Bunch Palms Trail
Desert Hot Springs, CA 92240
Decor: Garden Grill
Building Type: Custom

CUSTOMER

F & N Investments

SHEET TITLE:
VERIFICATION PLAN

WORK ORDER NUMBER:

FINALS BY:

DRAWN BY:
AARON McCRAW
SCALE:
NTS

ORIGINAL DATE:
March 29, 2021

PLOT DATE:
April 5, 2021

PROJECT #:
22114-001

SHEET #:

D9.0



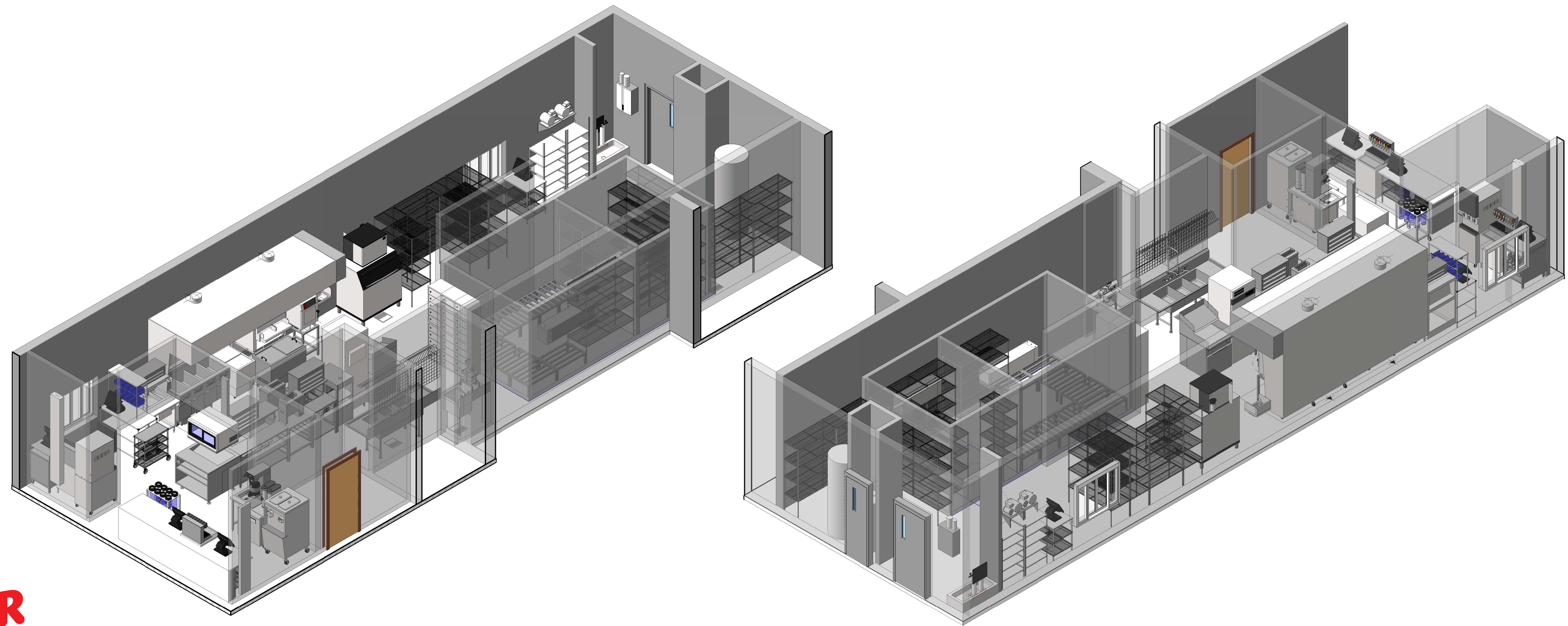
ORDER NUMBER 39797043

66745 TWO BUNCH PALMS TRL

DESERT HOT SPRINGS, CA 92240-5775

SHEET LIST

SHEET NUM.	SHEET NAME
K0.0	KES COVER SHEET
K1.0	KES EQUIPMENT PLAN
K2.0	KES SCHEDULES
K3.0	KES ELEVATIONS
K4.0	KES NOTES AND DETAILS
K4.1	KES HOOD DETAILS
KE1.0	KES ELECTRICAL PLAN
KM1.0	KES MECHANICAL PLAN
KP1.0	KES PLUMBING PLAN



Make
it
Wonderful



Frankie Foodservice Systems Americas, Inc.
800 Aviation Parkway
Smyrna, TN 37167
Tel. +1800 472-2564
fr-customer-service.us@franke.com
www.frankeus.com

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and construction specifications shall be confirmed
by the client prior to installation. Specifications for power
consumption and connections are limited to equipment
supplied by FRANKE. All third party accessories shown
are within the responsibility of the client. FRANKE
reserves the right to change equipment without notice.

ACCOUNT
BURGER KING

RESTAURANT #
N/A

TITLE
KES COVER SHEET

OPERATOR
K & K Foods , Inc.

SITE ADDRESS
66745 TWO BUNCH PALMS TRL

CITY
DESERT HOT SPRINGS

STATE
CA

ZIP CODE
92240-5775

COUNTRY
USA

REGION
N. AMERICA

BUILDING TYPE
FREESTANDING

ELECTRICAL SERVICE
208-230V/60Hz

GAS SERVICE
NATURAL

MARKET MANAGER
ROBERT GERDES

FRANKE PROJECT NUMBER
1435354

FRANKE STORE NUMBER
5193384

CREATED BY
DK996

DATE ISSUED
08/20/2021

MODIFIED BY
HP033

DRAWING SCALE
As Noted

UNITS
INCH

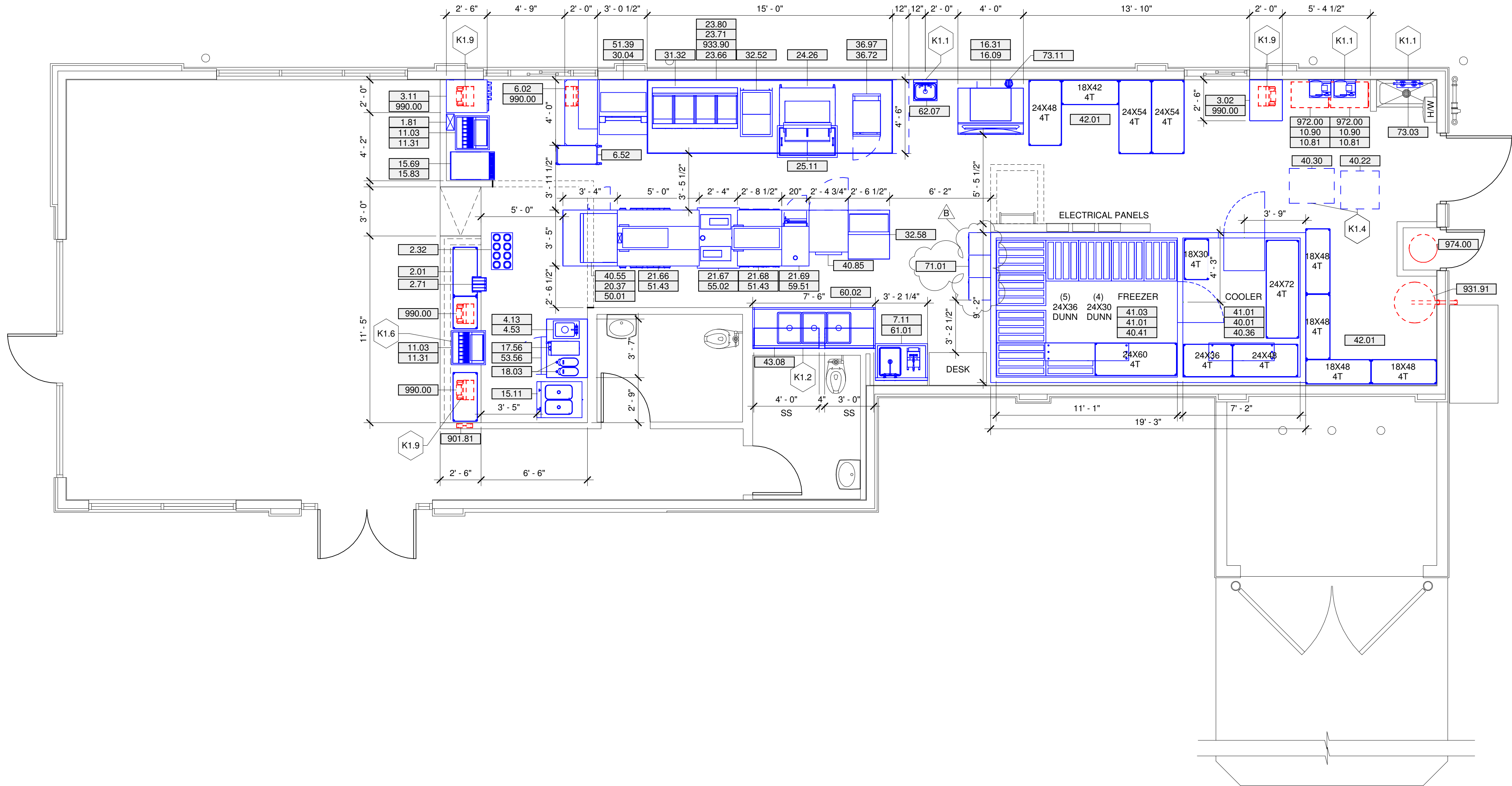
DRAWING NUMBER
Desert Hot Spring, CA

SHEET NAME
K0.0

REVISION
B

FRANKE CONTACT INFORMATION

MARKET MANAGER	ROBERT GERDES
EMAIL	ROBERT.GERDES@FRANKE.COM
PHONE	615-768-1203
PROJECT MANAGER	CANDACE LEATH
EMAIL	CANDACE.LEATH@FRANKE.COM
PHONE	615-462-4255



1 KES Equipment Plan
1/4" = 1'-0"

EQUIPMENT KEYNOTES

KEY VALUE	KEYNOTE TEXT
K1.1	WALL BACKING BY G.C.
K1.2	WALL BACKING BY G.C. SEE DETAILS ON SHEET K4- G.C. TO EXTEND BACKING BEYOND END OF EQUIPMENT, EACH SIDE.
K1.4	WALK-IN BOX REMOTE COND. UNIT ON ROOF BY G.C. VERIFY LOCATION SEE NOTE GC7)
K1.6	GC TO MAKE CUT IN FRONT COUNTER.
K1.9	ALL P.O.S SYSTEM SUPPLIED & INSTALLED BY OWNER.

DRAWING NOTES

- THIS DRAWING REFLECTS THE EQUIPMENT ORDERED AS OF THE DATE SHOWN. ADDITIONS OR DELETIONS MAY BEEN MADE TO THE ORDER, AND THESE CHANGES MAY NOT BE REFLECTED IN THIS DRAWING. PLEASE CONTACT FRANKIE, INC. TO ADDRESS ANY QUESTIONS OR TO CONFIRM YOUR ORDER.
- ANY DEVIATIONS FROM THESE PLANS, FOR ANY REASON, SHALL NOT BE DONE WITHOUT PRIOR WRITTEN NOTIFICATION TO FRANKIE FOODSERVICE SYSTEMS, INC. FRANKIE FOODSERVICE SYSTEMS, INC. SHALL NOT BE HELD RESPONSIBLE FOR DEVIATIONS, CHANGES, ADDITIONS OR DELETIONS NOT REVIEWED AND APPROVED IN ADVANCE BY A FRANKIE REPRESENTATIVE.
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- FOR ANY KITCHEN AREAS NOT SHOWING EQUIPMENT, NO WORK IS TO BE PERFORMED IN THAT AREA UNLESS SPECIFICALLY INSTRUCTED OTHERWISE ON THESE DRAWINGS OR BY A FRANKIE REPRESENTATIVE IN A WRITTEN COMMUNICATION.

GENERAL CONTRACTOR NOTES

- GC1 PRIOR TO CONSTRUCTION START, IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR VERIFY ALL BUILDING DIMENSIONS, EQUIPMENT PLACEMENT, FURNITURE PLACEMENT, & UTILITY LOCATIONS. PLEASE NOTIFY A FRANKIE REPRESENTATIVE IN WRITING IF ADJUSTMENTS TO THE DRAWINGS ARE REQUIRED.
- GC2 ALL WORK SHALL BE PERFORMED BY A QUALIFIED LICENSED CONTRACTOR IN ACCORDANCE WITH ALL COUNTRY, STATE, & LOCAL CODES.
- GC3 ALL WORK SHALL BE COMPLETED IN A NEAT, PROFESSIONAL, & SAFE WORKMAN-LIKE MANNER.
- GC4 NOTIFY FRANKIE IMMEDIATELY IF COMPLIANCE WITH ANY CODES IS IN CONFLICT WITH THESE DRAWINGS.
- GC5 NOTIFY FRANKIE IMMEDIATELY IF THESE DRAWINGS DIFFER FROM THE ARCHITECTURAL OR MEP DRAWINGS.
- GC6 THESE DRAWINGS ONLY INCLUDE THE REQUIREMENTS FOR THE ITEMS PROVIDED BY FRANKIE. G.C. TO VERIFY THE REQUIREMENTS FOR ITEMS NOT PROVIDED BY FRANKIE. REFER TO ARCHITECTURAL, STRUCTURAL, OR MEP DRAWING FOR OTHER REQUIREMENTS.
- GC7 G.C. SHALL PROVIDE & INSTALL PLYWOOD WALL BACKING FOR EQUIPMENT WHERE IT IS REQUIRED.
- GC8 G.C. TO DETERMINE THE LOCATION OF & SET REMOTE CONDENSERS ON ROOF.
- GC9 G.C. TO PROVIDE & INSTALL EQUIPMENT STAND & PITCH PANS FOR ROOF MOUNTED CONDENSING UNITS.
- GC10 G.C. SHALL PROVIDE ACCESS FOR THE EQUIPMENT TRUCK TO WITHIN 10' (3m) OF THE BUILDING DOORS PRIOR TO THE ARRIVAL OF THE EQUIPMENT TRUCK AT THE RESTAURANT.
- GC11 BY OWNER EQUIPMENT WILL BE LISTED IN THE MAIN EQUIPMENT SCHEDULE.

	EXISTING EQUIPMENT
	DEMOLISHED EQUIPMENT
	RELOCATED EQUIPMENT
	NEW EQUIPMENT
	FUTURE EQUIPMENT

REV	DATE	DESCRIPTION	BY
B	08/20/2021	MOVED DRAIN, CHANGE HUB, ADDED LOCKERS	HP033
A	04/09/2021	INITIAL ISSUE	DK996



Frankie Foodservice Systems Americas, Inc.
800 Aviation Parkway
Smyrna, TN 37167
Tel. +1800 472-2954
fr-customer-service.us@frankie.com
www.frankiesupply.com

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ACCOUNT
BURGER KING
RESTAURANT #
N/A
TITLE
KES EQUIPMENT PLAN
OPERATOR
K & K Foods , Inc.
SITE ADDRESS
66745 TWO BUNCH PALMS TRL
CITY
DESERT HOT SPRINGS
STATE
CA
ZIP CODE
92240-5775
COUNTRY
USA
REGION
N. AMERICA

BUILDING TYPE
FREESTANDING
ELECTRICAL SERVICE
208-230V/60Hz
GAS SERVICE
NATURAL
MARKET MANAGER
ROBERT GERDES
FRANKIE PROJECT NUMBER
1435354
FRANKIE STORE NUMBER
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DRAWING NUMBER
Desert Hot Spring, CA

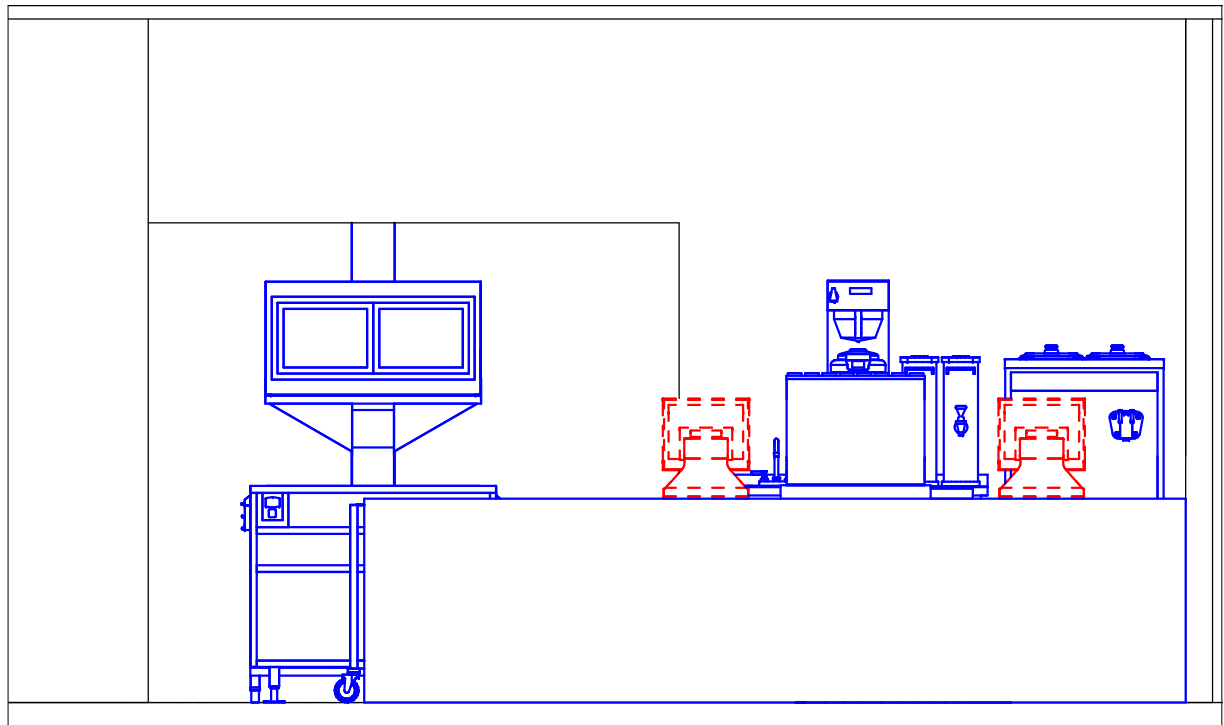
SHEET NAME
K1.0
REVISION
B

KES EQUIPMENT SCHEDULE												
ITEM #	ST.	QTY.	DESCRIPTION	MANUFACTURER	MODEL #	FRANKE PART #	UL #	NSF	FURNISHED BY	REMARKS		
1.81	N	1	SERVICE CHASE	FRANKE	-	18000937	-	2	FRANKE	5-3/4" x 11-3/4" - FOR SODA LINES		
2.01	N	6	DRY STORAGE SHELVING	SPG INTERNATIONAL	-	-	-	2	FRANKE			
2.03	N	12	UNDERCOUNTER POST	SPG INTERNATIONAL	-	-	-	2	FRANKE	NOT SHOWN		
2.32	N	1	MOBILE CUP DISPENSER CART	FRANKE	-	18006842	-	2	FRANKE	F(8) CUP DISPENSERS		
2.71	N	1	4-COMPARTMENT CONDIMENT BIN HOLDER	FRANKE	-	18000982	-	2	FRANKE			
2.88	N	1	EXTREME COUNTERTOP DISPENSER	SERVER PRODUCTS	ECO D7500	620754	-	-	FRANKE			
3.02	N	1	DRIVE THRU COUNTER	INTERMETRO	2430FS	70002920	-	-	FRANKE	(2) SHELVES, (4) POSTS		
3.11	N	1	24"W x 30"D DRIVE THRU TABLE W/CUP DISPENSER	FRANKE	980-000-00	18005294	-	2	FRANKE			
4.13	N	1	DRIVE THRU TABLE W/ HAND SINK	FRANKE	18006428	FS01505	-	2	FRANKE			
4.53	N	1	DROP-IN-SINK	ADVANCE TABCO	DI-1-5	19000444	-	2	FRANKE			
6.02	N	1	DRIVE THRU WORKSTATION	INTERMETRO	BKROC2448DT	70000517BK	-	2	FRANKE			
6.52	N	1	14" X 30" ORDER ASSEMBLY CART	INTERMETRO	BKBC1430	70004322	-	-	FRANKE			
7.11	N	1	SLICER, SABER KING	PRINCE CASTLE, INC.	980-000-00	622938	-	2	FRANKE			
10.81	N	2	CARBONATOR	LANCER	85-1923-00	617544	UL403	2	FRANKE	SEE DETAIL ON K4.0		
10.90	N	2	SHELF CARBONATOR F/ LANCER	LANCER	82-3876	822999	-	2	FRANKE			
11.03	N	2	ICE/SODA DISPENSER	LANCER	85-2378T-124	852378T124	-	18	FRANKE			
11.31	N	2	ICE/SODA CONVERSION STAND	LANCER	84-0058	840058	-	2	FRANKE			
15.11	N	1	COMBINATION FREEZER	TAYLOR	632D	620916	SA2650	6	FRANKE			
15.69	N	1	FROZEN BEVERAGE DISPENSER	FBD	12-7361-0010	624559	-	2	FRANKE			
15.83	N	1	FROZEN BEVERAGE DISPENSER CART	FBD	12-2516-0003	621552	-	2	FRANKE	PRE-PLUMBED		
16.09	N	1	ICE MACHINE	MANITOWOC	IY10750A-261	624679	-	12	FRANKE			
16.31	N	1	ICE STORAGE BIN	MANITOWOC	D970	616546-1	-	2	FRANKE			
17.56	N	1	INFUSION TEA COFFEE BREWER	BUNN-O-MATIC	DI0B-DV	622290	-	2	FRANKE	970LB [323 KG] ICE BIN F/ S300-S2170C SERIES ICE MACHINES		
18.03	N	2	ICED TEA DISPENSER - SLIM	BUNN-O-MATIC	-	619935	-	-	FRANKE			
20.37	N	1	41" EXPEDITER STATION STD FLOW	FRANKE	EXPO5	18016254	E163328	2	FRANKE			
21.66	N	1	60" PREP MODULE "A" - (ABCD/ACBD)	FRANKE	-	18015498	-	2	FRANKE			
21.67	N	1	28" BUN TOASTER MODULE "B"	FRANKE	-	18008969	-	2	FRANKE			
21.68	N	1	32.5" PREP MODULE "C"	FRANKE	-	18011951	-	2	FRANKE			
21.69	N	1	20" PREP MODULE "D"	FRANKE	-	18011954	-	2	FRANKE			
23.66	N	1	180" CANOPY HOOD	FRANKE	5424 FR-ND-2	CUSTOM	UL710	2	FRANKE	REFER TO DETAIL SHEET K4.1 FOR INSTALLATION OF HOOD & COMPONENTS		
23.71	N	1	EXHAUST FAN	FRANKE	FR-USB-18DD-RM	CUSTOM	UL 762	2	FRANKE			
23.80	N	1	ROOF CURB	FRANKE	KEF-1	CUSTOM	-	2	FRANKE	ROOF CURB FOR CANOPY HOOD		
24.26	N	1	BROILER	NIECO	JF93G	624882	-	4	FRANKE			
25.11	N	1	44" MEAT WELL FREEZER	FRANKE	-	18004826	-	2	FRANKE			
30.04	N	1	35" FRY STATION - ROC GEN 3.5 LH	FRANKE	-	18015141	-	4	FRANKE			
31.32	N	1	4-BANK FRYER	FRYMASTER	FPGL430CASC	70005105	-	4	FRANKE			
31.89	N	1	PORTABLE FILTER	FRYMASTER	MF-90U/90BK	614708	-	2	FRANKE	NOT SHOWN		
32.52	N	1	PRODUCT HOLDING FREEZER	FRANKE	-	18007216	-	7	FRANKE	W/ PORTION PAN & FRY RACK		
32.58	N	1	REFRIGERATED BATTER STATION	H&K	52976	626544	-	7	FRANKE			
36.72	N	1	MINI COMBI OVEN-STEAMER	BLODGETT	BLCT-6E	626513	-	4	FRANKE			
36.97	N	1	COMBI OVEN STAND	BLODGETT	62646	70008609-1	-	2	FRANKE			
40.01	N	1	WALK-IN COOLER/FREEZER BOX	ICS	-	-	-	7	FRANKE	SEE DETAIL ON K4		
40.22	N	1	WALK-IN COOLER CONDENSING UNIT	ICS	RFO080M4SDAALNTQC8	-	-	7	FRANKE			
40.30	N	1	WALK-IN FREEZER CONDENSING UNIT	ICS	RFO300L4SEANTQC8	-	-	7	FRANKE			
40.36	N	1	WALK-IN COOLER EVAPORATOR	ICS	RL6A086ADAREQC	-	-	7	FRANKE			
40.41	N	1	WALK-IN FREEZER EVAPORATOR	ICS	RFO300L4SEANTQC8	-	-	7	FRANKE			
40.55	N	1	BEVERAGE REFRIGERATOR	H&K	52614-1	624179	-	7	FRANKE			
40.85	N	1	REACH-IN FREEZER	TURBO AIR	M3F24-2-N-L	624280-1	-	7	FRANKE			
41.01	N	20	COLD STORAGE SHELVING	SPG INTERNATIONAL	-	-	-	2	FRANKE			
41.03	N	9	RACK DUNNAGE - COLD	NEW AGE	-	-	-	2	FRANKE			
42.01	N	32	DRY STORAGE SHELVING	SPG INTERNATIONAL	-	-	-	2	FRANKE			
42.10	N	52	POST	SPG INTERNATIONAL	-	70000102BK	-	2	FRANKE	NOT SHOWN		
43.08	N	1	DOUBLE SMARTWALL SHELVING	SPG INTERNATIONAL	WST1692E	622719	-	3	FRANKE	SEE DETAIL ON K4		
50.01	N	2	MICROWAVE OVEN	ACP	HDC18SD2	614701	-	2	FRANKE			
51.39	N	1	MULTI-PRODUCT HOLDING UNIT	PRINCE CASTLE	EHB24	625025	-	4	FRANKE			
51.43	N	2	MULTI-PRODUCT HOLDING UNIT	PRINCE CASTLE	EHB24-2	625033-1	-	4	FRANKE			
53.56	N	1	REACH-IN UNDERCOUNTER REFRIGERATOR - RH DOOR	TURBO AIR	TUR-28SD-N	624282	-	7	FRANKE			
55.02	N	2	RAPID VERTICAL TOASTER	ANTUNES	BKT-2V	624482	-	4	FRANKE			
59.51	N	1	EGG COOKER	A.J. ANTUNES & CO.	ES-1200	620840-1	E49407	4	FRANKE			
60.02	N	1	3 COMPARTMENT SINK	FRANKE	-	M1334	-	2	FRANKE			
61.01	N	1	ONE COMPARTMENT SINK W/ LH DRAINBOARD	FRANKE	-	18008341	-	2	FRANKE			
62.07	N	1	HAND SINK	ADVANCE TABCO	7-PS-66-1X	70005004	-	2	FRANKE			
70.07	N	1	SAFE	181 SAFES	BFD-3020-LO1-L22	70006855	-	2	FRANKE	NOT SHOWN		
71.01	N	3	LOCKER	PENCO PRODUCTS	EL10/S/GRAY (GRAY)	EL10	-	-	FRANKE			
73.03	N	1	WATER FILTER	SELECTO INC	ICR20-2	620896	-	2	FRANKE	SEE DETAIL ON K4		
73.11	N	1	FILTER FEEDER SCALE INHIBITOR	EVERPURE	SR-X	70002482	-	2	FRANKE			
901.81	R	1	SERVICE CHASE	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		
931.91	R	1	SHORTENING DISPOSAL CADDY SYSTEM	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		
933.90	R	1	FIRE PROTECTION SYSTEM	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		
972.00	R	2	BAG-N-BOX SYRUP RACK	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		
974.00	R	1	C02 BULK SYSTEM	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		
990.00	R	5	P.O.S. SYSTEM	VERIFY	VERIFY	VERIFY	-	-	OTHERS	VERIFY W/ OWNER		

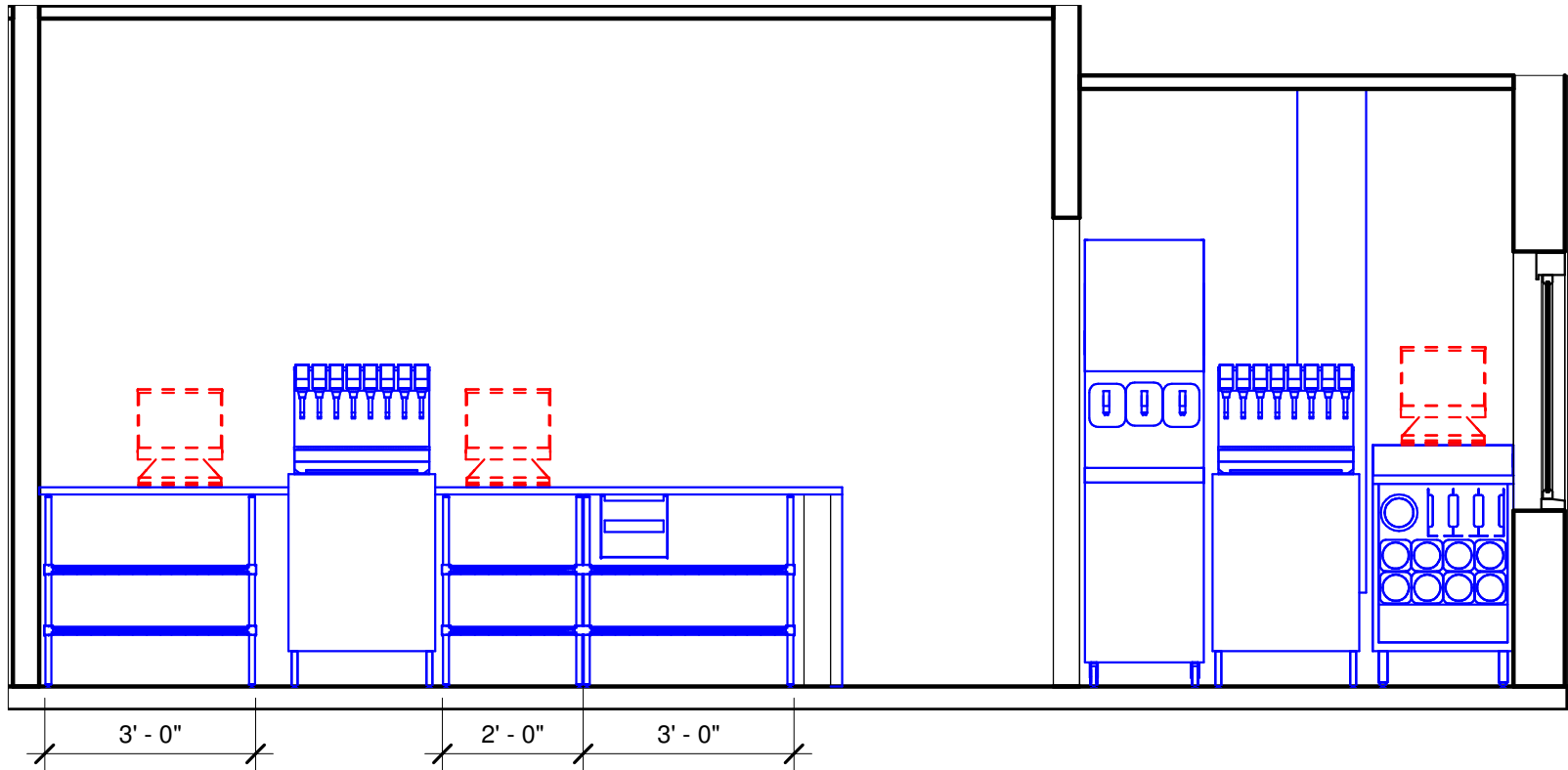
KES MECHANICAL SCHEDULE											
ITEM #	TAG #	QTY.	DESCRIPTION	HOOD LENGTH	FILTER AREA	FILTER QUANTITY/SIZE	EXHAUST ACTUAL	DUCT SIZE	DUCT VELOCITY	STATIC PRESSURE	MECHANICAL REMARKS
23.66	M1	1	180" CANOPY HOOD	180"	19.55 SF	(11)CP-1616	2475 CFM	12"	2258 FPM	0.48 in-wg	FAN SPECS: 2475 CFM @ 2.0"SP. REFER TO DETAIL SHEET K4.1 FOR INSTALLATION OF HOOD & COMPONENTS

KES PLUMBING GAS SCHEDULE										
ITEM #	TAG #	QTY.	DESCRIPTION	GAS INPUT	GAS SIZE	GAS TYPE	CO2 SIZE	CO2 RI HGHT	CO2 CONN TYPE	GAS REMARKS
10.81	P1	2	CARBONATOR				1/4"	60"	MALE FLARE	-
15.69	P1	1	FROZEN BEVERAGE DISPENSER				1/4"	36"	MALE FLARE	-
24.26	P1	1	BROILER	58000.0 Btu/h	3/4"	NG				P.C. TO CONNECT TO BROILER, AS REQ'D
31.32	P1	1	4-BANK FRYER	300000.0 Btu/h	1"	NG				P.C. TO CONNECT TO FRYERS AS REQ'D.

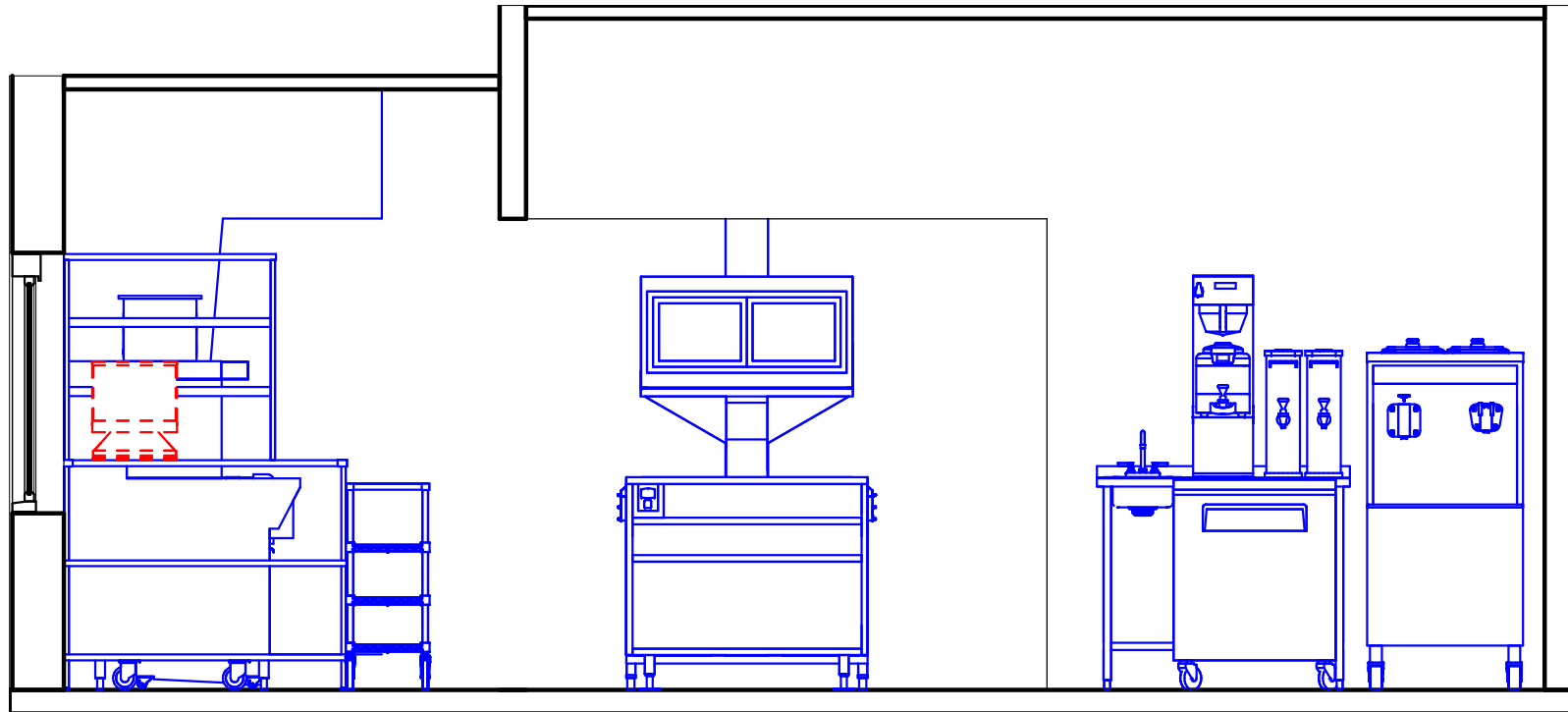
KES ELECTRICAL SCHEDULE														
ITEM #	TAG #	QTY	DESCRIPTION	VOLTS	PH	CYCLE	HP	BRKR SIZE	AMPS	ELEC CONN TYPE	PLUG TYPE	CONN RI HIGHT	ELECTRICAL REMARKS	
10.81	E1	2	CARBONATOR	120 V	1	60 Hz	1/3	20.00 A	6.20 A	PLUG & CORD	NEMA 5-20P	78"	ADDITIONAL ELECTRICAL OUTLETS TO BE PLACED 86" & 94" A.F.F. SEE DETAIL ON K4.0	
11.03	E1	1	ICE/SODA DISPENSER	115 V	1	60 Hz	-	20.00 A	5.00 A	PLUG & CORD	NEMA 5-20P	48"	24VAC ELECTRICAL SYSTEM SUPPLIED USING 115V TRANSFORMER PROVIDED WITH DISPENSER	
11.03	E2	1	ICE/SODA DISPENSER	115 V	1	60 Hz	-	20.00 A	5.00 A	PLUG & CORD	NEMA 5-20P	24"	24VAC ELECTRICAL SYSTEM SUPPLIED USING 115V TRANSFORMER PROVIDED WITH DISPENSER	
15.11	E1	1	COMBINATION FREEZER	208 V	3	60 Hz	1	20.00 A	14.00 A		REFER TO REMARKS	12"	E.C. TO SUPPLY & INSTALL 6FT. CORD & PLUG	
15.11	E2	1	COMBINATION FREEZER	208 V	3	60 Hz	1 1/2	20.00 A	15.00 A		REFER TO REMARKS	12"	E.C. TO SUPPLY & INSTALL 6FT. CORD & PLUG	
15.69	E1	1	FROZEN BEVERAGE DISPENSER	208 V	1	60 Hz	1/4	30.00 A	30.00 A		NEMA L6-30P	36"	BEATER: (3)1/6 HP FAN: 1/4 HP	
16.09	E1	1	ICE MACHINE	208 V	1	60 Hz	-	15.00 A	11.10 A	DIRECT WIRED	DIRECT	84"		
17.56	E1	1	INFUSION TEA COFFEE BREWER	120 V	1	60 Hz	-	20.00 A	14.00 A		NEMA 5-15P	24"		
20.37	E1	1	41" EXPEDITER STATION STD FLOW	120 V	1	60 Hz	-	20.00 A	16.00 A		NEMA 5-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "A" VIA 6' POWER CORD	
21.66	E1	1	60" PREP MODULE "A" - (ABCD/ACBD)	208 V	3	60 Hz	-	0.00 A	1.08 A	DIRECT WIRED	DIRECT	0"	DOWN THRU SERVICE CHASE: E.C. TO CONNECT TO LOAD CENTER PROVIDED, AS REQ'D FOR 150A-5 WIRE W/106A FEEDER. AMPERAGE LOAD FOR LOAD CENTER IN THIS CABINET TO BE CALCULATED FROM COMBINED LOADS OF EQUIPMENT ATTACHED TO THIS CABINET.	
21.67	E1	1	28" BUN TOASTER MODULE "B"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"	
21.68	E1	1	32.5" PREP MODULE "C"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"	
21.69	E1	1	20" PREP MODULE "D"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"	
23.66	E1	1	180" CANOPY HOOD										E.C. TO CONNECT TO UTILITY CABINET'S ELECTRICAL SYSTEM ON HOOD F/ HOOD'S COMPONENTS & LIGHTS. REFER TO DETAIL SHEET K4.1 FOR INSTALLATION OF HOOD & COMPONENTS	
23.71	E1	1	EXHAUST FAN	208 V	3	60 Hz	2	20.00 A	8.30 A	DIRECT WIRED	REFER TO REMARKS	12"	E.C. TO INTERCONNECT CIRCUIT W/ SAFETY INTERLOCK AT BUILDING'S MAIN BREAKER PANEL. CONNECTION HEIGHT @ 12" B.F.R.	
24.26	E1	1	BROILER	120 V	1	60 Hz	-	20.00 A	3.50 A	PLUG & CORD	NEMA 5-20P	24"	-	
25.11	E1	1	44" MEAT WELL FREEZER	120 V	1	60 Hz	-	20.00 A	7.60 A	PLUG & CORD	NEMA 5-15P	24"	-	
30.04	E1	1	35" FRY STATION - FOC GEN 3.5 LH	120 V	1	60 Hz	-	20.00 A	15.00 A	PLUG & CORD	NEMA L14-20P	24"	-	
31.32	E1	1	4-BANK FRYER	120 V	1	60 Hz	-	0.00 A	10.00 A	PLUG & CORD	NEMA 5-15P	24"	-	
31.89	E1	1	PORTABLE FILTER	120 V	1	60 Hz	1/3	0.00 A	6.20 A	PLUG & CORD	NEMA 5-15P	12"	NOT SHOWN	
32.52	E1	1	PRODUCT HOLDING FREEZER	120 V	1	60 Hz	-	20.00 A	4.60 A	PLUG & CORD	NEMA 5-15P	24"	-	
32.58	E1	1	REFRIGERATED BATTER STATION	120 V	1	60 Hz	-	20.00 A	3.00 A	PLUG & CORD	NEMA 5-20P	0"	-	
36.72	E1	1	MINI COMBI OVEN/STEAMER	208 V	3	60 Hz	-	20.00 A	20.00 A		SEE REMKS	24"	-	
40.01	E1	1	WALK-IN COOLER/FREEZER BOX	120 V	1	60 Hz	-	20.00 A	1.00 A	DIRECT WIRED	DIRECT	0"	-	
40.22	E1	1	WALK-IN COOLER CONDENSING UNIT	208 V	1	60 Hz	3/4	20.00 A	5.90 A	DIRECT WIRED	DIRECT	0"	E.C. TO SUPPLY & INSTALL CORD & PLUG	
40.30	E1	1	WALK-IN FREEZER CONDENSING UNIT	208 V	3	60 Hz	3	20.00 A	8.70 A	DIRECT WIRED	DIRECT	0"	EC TO MAKE ALL CONNECTIONS AS REQ'D	
40.36	E1	1	WALK-IN COOLER EVAPORATOR	115 V	1	60 Hz	-	20.00 A	0.80 A	DIRECT WIRED	DIRECT	0"	E.C. TO WIRE UNIT FROM ELECTRICAL KNOCKOUTS IN TOP OR BACK OF UNIT	
40.41	E1	1	WALK-IN FREEZER EVAPORATOR	208 V	1	60 Hz	3	20.00 A	10.80 A	DIRECT WIRED	DIRECT	0"	E.C. TO WIRE UNIT FROM ELECTRICAL KNOCKOUTS IN TOP OR BACK OF UNIT	
40.55	E1	1	BEVERAGE REFRIGERATOR	120 V	1	60 Hz	-	20.00 A	6.00 A	PLUG & CORD	NEMA 5-20P	0"	CONNECT TO RECEPTACLE IN EXPO 5	
40.85	E1	1	REACH-IN FREEZER	120 V	1	60 Hz	1/2	20.00 A	7.80 A	PLUG & CORD	NEMA 5-20P	0"	PLUGS INTO RECEPTACLE AT MODULE "D"	
50.01	E1	1	MICROWAVE OVEN	240 V	1	60 Hz	-	20.00 A	15.30 A	PLUG & CORD	NEMA 6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "A"; 5' 6" POWER CORD	
50.01	E1	1	MICROWAVE OVEN	240 V	1	60 Hz	-	20.00 A	15.30 A	PLUG & CORD	NEMA 6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "D"; 5' 6" POWER CORD	
51.39	E1	1	MULTI-PRODUCT HOLDING UNIT	208 V	1	60 Hz	-	20.00 A	9.00 A	PLUG & CORD	NEMA 6-15P	60"	-	
51.43	E1	2	MULTI-PRODUCT HOLDING UNIT	208 V	1	60 Hz	-	20.00 A	13.50 A	PLUG & CORD	NEMA 6-15P	0"	CONNECTS INTO RECEPTACLES ON PREP MODULE A & C	
53.56	E1	1	REACH-IN UNDERCOUNTER REFRIGERATOR - RH DOOR	115 V	1	60 Hz	1/5	20.00 A	6.60 A	PLUG & CORD	NEMA 5-15P	24"	-	
55.02	E1	2	RAPID VERTICAL TOASTER	208 V	1	60 Hz	-	20.00 A	15.80 A	PLUG & CORD	NEMA L6-30P	0"	CONNECT INTO RECEPTACLE ON PREP MODULE "B"	
59.51	E1	1	EGG COOKER	208 V	1	60 Hz	-	20.00 A	11.40 A	PLUG & CORD	NEMA L6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "D"	
931.91	E1	1	SHORTENING DISPOSAL CADDY SYSTEM	0 V	0	60 Hz	-	0.00 A	0.00 A	-	-	0"	VERIFY AND REWORK ALL EXISTING UTILITIES AS REQUIRED	



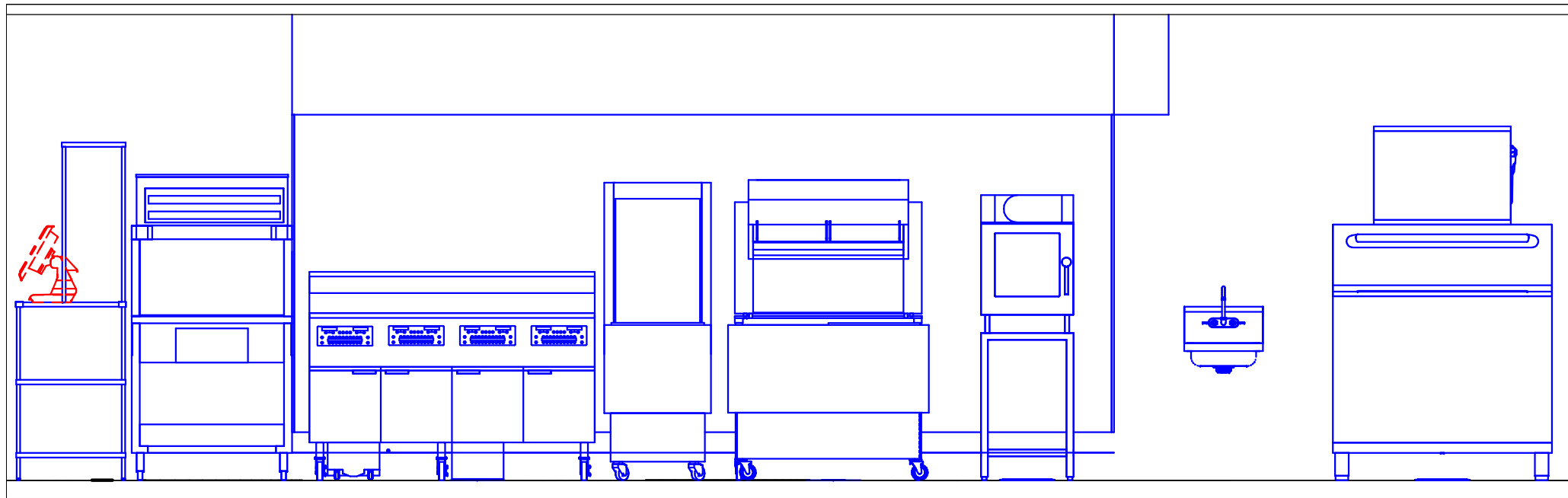
1 FRONT COUNTER CUSTOMER VIEW ELEVATION
3/8" = 1'-0"



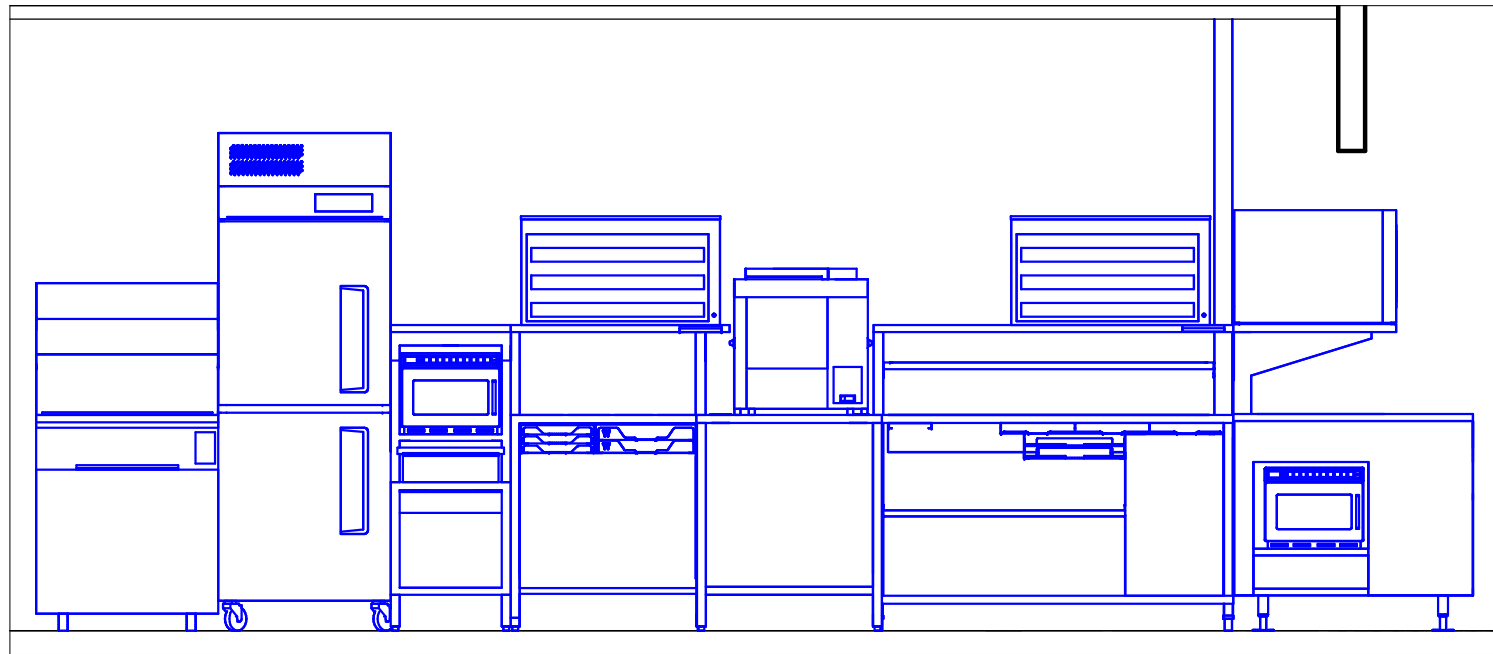
2 FRONT COUNTER CREW VIEW/DT ELEVATION
3/8" = 1'-0"



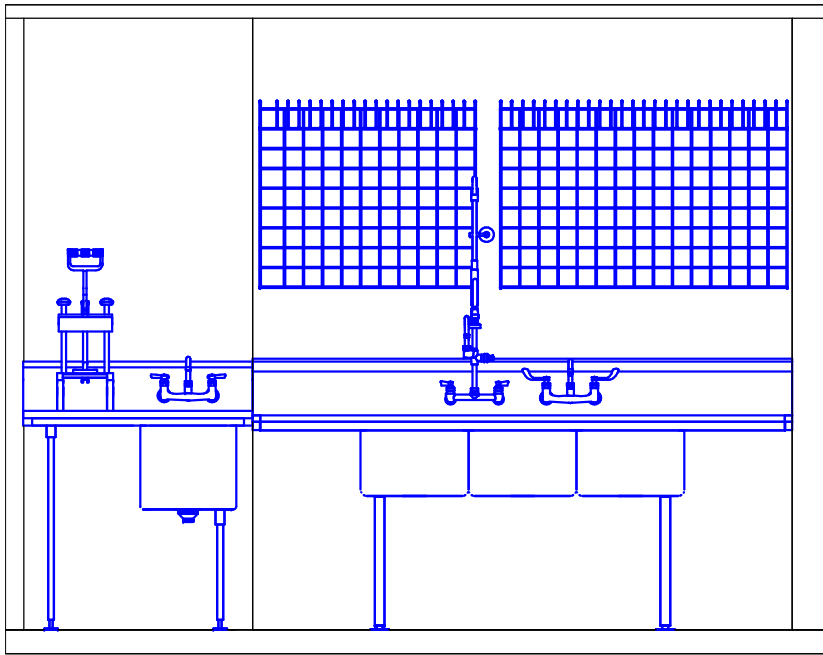
3 DT/EXPO ELEVATION
3/8" = 1'-0"



4 COOK WALL ELEVATION
3/8" = 1'-0"



5 MAINBOARD ELEVATION
3/8" = 1'-0"



6 SCULLERY WALL ELEVATION
3/8" = 1'-0"

EXISTING EQUIPMENT

DEMOLISHED EQUIPMENT

RELOCATED EQUIPMENT

NEW EQUIPMENT

FUTURE EQUIPMENT

REV	DATE	DESCRIPTION	BY
B	08/20/2021	MOVED DRAIN, CHANGE HUB, ADDED LOCKERS	HP033
A	04/09/2021	INITIAL ISSUE	DK996

Make it Wonderful

FRANKE

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ACCOUNT

BURGER KING

RESTAURANT #

N/A

TITLE

KES ELEVATIONS

OPERATOR

K & K Foods , Inc.

SITE ADDRESS

66745 TWO BUNCH PALMS TRL

CITY

DESERT HOT SPRINGS

STATE

CA

ZIP CODE

92240-5775

COUNTRY

USA

REGION

N. AMERICA

BUILDING TYPE

FREESTANDING

ELECTRICAL SERVICE

208-230V/60Hz

GAS SERVICE

NATURAL

MARKET MANAGER

ROBERT GERDES

FRANKE PROJECT NUMBER

1435354

FRANKE STORE NUMBER

5193384

CREATED BY

DK996

DATE ISSUED

08/20/2021

MODIFIED BY

HP033

DRAWING SCALE

As Noted

UNITS

INCH

DRAWING NUMBER

Desert Hot Spring, CA

SHEET NAME

K3.0

REVISION

B

Technical drawing showing a detail of a carbonator installation. The drawing illustrates a 2x4 grid of bag-in-box stands. The top section shows two carbonators mounted on a wall, with a label "CARBONATORS" and a dimension of 10" indicating the height of the carbonator unit. A label "WALL BACKING BY G.C." points to the wall. The main section shows the bag-in-box stands, with a label "BAG-IN-BOX STAND" pointing to one of the units. The overall height of the stand section is dimensioned as 84" and 78".

NTS

WATER FILTER PIPING SCHEMATIC

SELECTO IC620-2

The schematic shows a water filter unit with two vertical filter housings. A line labeled 'LINE PROVIDED BY G.C.' enters from the top left and connects to the top of the filter unit. From the bottom of the filter unit, a line exits and splits into two paths. One path goes to a set of two valves labeled 11.03 and 11.03. The other path goes to a set of three valves labeled 17.56, 36.72, and 15.69. A line from the bottom of the filter unit goes to a valve labeled 73.11, which then connects to a valve labeled 16.09. A line from the bottom of the filter unit goes to a valve labeled 73.01, which then connects to a valve labeled 3/4" C.W. @ 84" AFF SEE PC. NOTE# 1.

LINE PROVIDED BY G.C.

11.03
11.03

1/2" CW CONNECTED BY P.C. TO SODA SYSTEM.
INSTALLER TO CONNECT TO BUNDLED TUBING AND
RUN TO SODA DISPENSER THRU CHASE (1.81 & 901.81)
NOTE: WATER WORKING PRESSURE IS 10-100 PSI

17.56
36.72
15.69
73.11
16.09

73.01 3/4" C.W. @ 84" AFF SEE PC. NOTE# 1

NTS

WALK-IN BOX INTERIOR RAMP DETAIL

I.C.S. - INDOOR BOX

NOTES:

1. RAMP PANEL TO MATCH FLOOR MATERIAL.
2. NON-SKID STRIPS TO BE USED WITH INTERIOR FLOOR RAMP.
3. HEATED JAMB REQUIRED IF INTERIOR RAMP IS USED WITH A FREEZER COMPARTMENT DOOR.

The diagram is a cross-section showing the interior of a walk-in box. On the left, a vertical wall is labeled 'DOOR JAMB'. Attached to the jamb is a 'HEATER RETAINER' (with a note to 'SEE NOTE 3') and a 'BREAKER STRIP'. The floor consists of a 'FLOOR PANEL' and a sloped 'RAMP PANEL'. The ramp starts at a height of '1"' from the base and rises to a height of '4"' at its end. The horizontal distance from the jamb to the end of the ramp is '2'-8"'. The base of the ramp is labeled 'RAMP'. A 'FINISHED FLOOR' is indicated on the left, with a note to 'VERIFY THICKNESS'. A 'SEE NOTE 1' label points to the ramp's base. The area below the ramp is filled with a stippled pattern representing insulation.

NTS

Diagram illustrating the placement of a 30" X 48" grid and wood backing on a wall. The wall height is 4' 6". The grid is 2' 6" high and is positioned 3' 0" from the top. The wood backing is 4' 9" high and is positioned 2' 6" from the top. The finished floor is indicated at the bottom.

NTS

REV	DATE	DESCRIPTION	BY
B	08/20/2021	MOVED DRAIN, CHANGE HUB, ADDED LOCKERS	HP033
A	04/08/2021	INITIAL ISSUE	DK996

FRANKE

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RESTAURANT

RESTAURANT #
N/A

TITLE

KEES NOTES AND DETAILS

OPERATOR
K & K Foods , Inc.

SITE ADDRESS
66745 TWO BUNCH PALMS TRL

CITY
DESERT HOT SPRINGS

STATE	ZIP CODE
CA	92240-5775

COUNTRY	REGION
USA	N. AMERICA

BUILDING TYPE
FREESTANDING

ELECTRICAL SERVICE
208-230V/60Hz

GAS SERVICE
NATURAL

MARKET MANAGER
ROBERT GERDES

FRANKE PROJECT NUMBER
1435354

FRANKE STORE NUMBER
5193384

CREATED BY

DATE ISSUED
08/20/2021

MODIFIED BY
HP033

DRAWING SCALE
As Noted

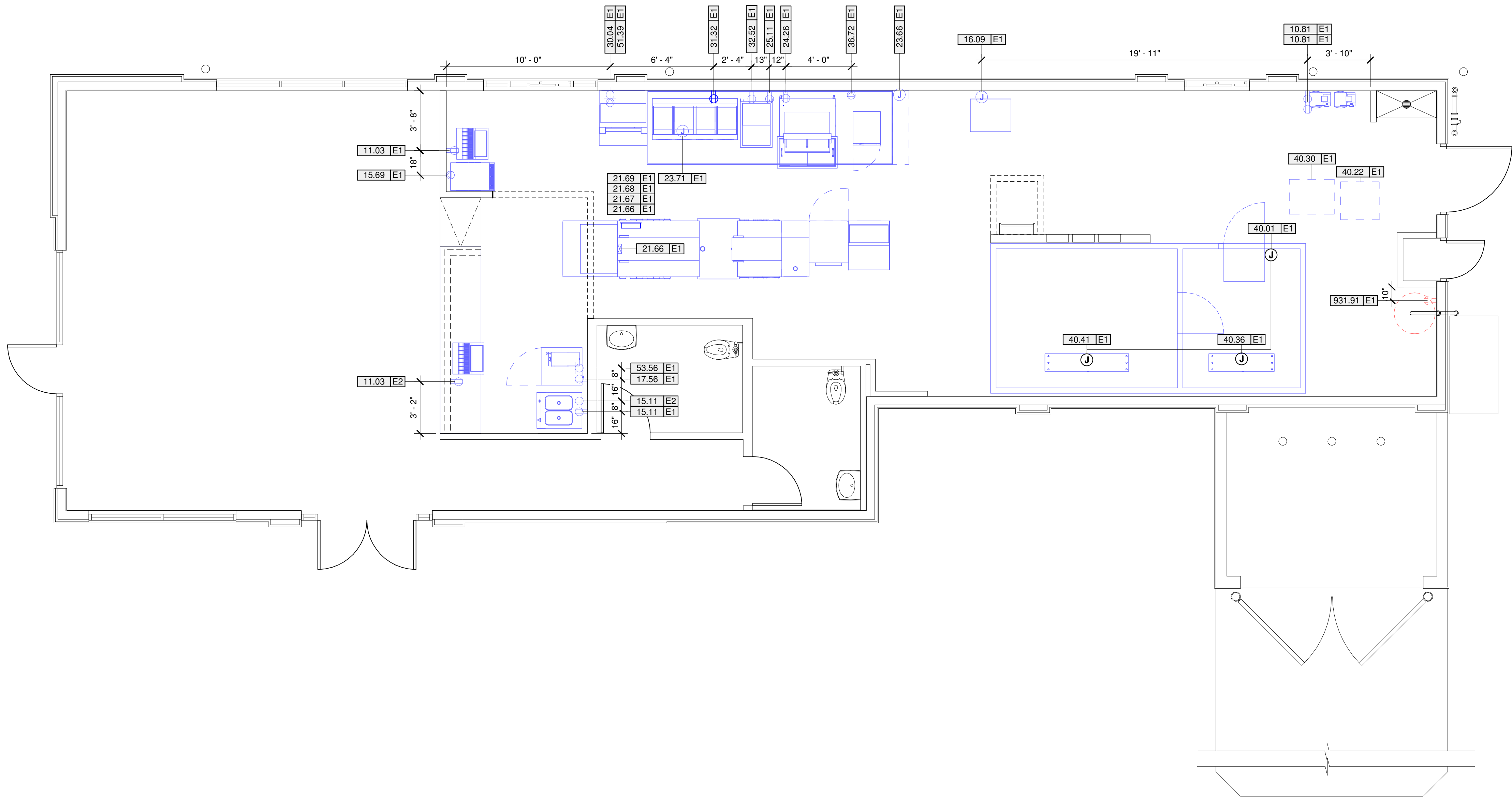
UNITS
INCH

DRAWING NUMBER
Desert Hot Spring, CA

SHEET NAME

K4.0

REVISION
B



1 KES Electrical Plan
1/4" = 1'-0"

ELECTRICAL CONTRACTOR NOTES

- 1 E.C. TO PROVIDE AND INSTALL RECEPTACLES, CAPS, AND CORDS AS REQUIRED. CAPS AND CORDS ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH ALL APPLICABLE CODES
- 2 E.C. TO CONNECT ELECTRICAL SERVICE DIRECTLY TO EQUIPMENT ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONNECTIONS SHALL COMPLY WITH ALL APPLICABLE CODES
- 3 E.C. TO RE-CONNECT ELECTRICAL CIRCUITS ON ALL PRE-WIRED EQUIPMENT DISASSEMBLED FOR SHIPMENT.
- 4 WHERE EQUIPMENT IS NOT PRE-WIRED, E.C. TO CONNECT THE ELECTRICAL SERVICE AND PROVIDE INTER-WIRING AS REQUIRED.
- 5 WHERE RECEPTACLES PROVIDED WITH THE EQUIPMENT, E.C. TO EXTEND ELECTRICAL SERVICE AS REQUIRED TO PROVIDED RECEPTACLES
- 6 FRANKE KITCHEN DRAWINGS ONLY INCLUDE RECEPTACLES REQUIRED FOR SPECIFIC KITCHEN EQUIPMENT. REFER TO BUILDING FLOOR PLANS FOR THE LOCATIONS OF UTILITY AND GENERAL PURPOSE RECEPTACLES
- 7 E.C. TO VERIFY UTILITY REQUIREMENTS FOR ITEMS NOT PROVIDED BY FRANKE.
- 8 NOTIFY FRANKE PROJECT MANAGER IMMEDIATELY IN WRITING IF THESE DRAWINGS ARE IN CONFLICT WITH ANY LOCAL, STATE OR NATIONAL CODES.

WALK-IN COOLER/FREEZER NOTES

- 1 E.C. TO PROVIDE AND INSTALL A HEATING ELEMENT ON THE COOLER AND FREEZER CONDENSATE DRAIN LINE.
- 2 E.C. TO CONNECT THE PRIMARY ELECTRICAL SERVICE TO THE CONDENSING UNITS, AND INTER-WIRE SERVICE TO THE EVAPORATOR COIL(S), CONTROLS, LIGHT FIXTURES AND DOOR PERIMETER HEATERS.

ABBREVIATIONS	
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFR	ABOVE FINISHED ROOF
BFC	BELOW FINISHED CEILING
WIB	WALK-IN BOX (COOLER/FREEZER)

SYMBOL LEGEND

	SINGLE RECEPTACLE	XXX.XX	EQUIPMENT TAG
	DUPLEX RECEPTACLE	XXX.XX E1	ELECTRICAL ROUGH-IN TAG
	SPECIAL RECEPTACLE	XXX.XX P1	PLUMBING ROUGH-IN TAG
	JUNCTION BOX	XXX.XX M1	MECHANICAL ROUGH IN TAG
	CIRCUIT BREAKER PANELS		
	COLD WATER		DIRECT WASTE DRAIN (HUB)
	HOT WATER		WASTE DRAINS (INDIRECT & DIRECT)
	HOT & COLD WATER		EXHAUST DUCT (BOILER OR FRY HOOD)
	HOT & COLD POTABLE WATER / DIRECT WASTE DRAIN COMBO		SERVICE CHASE
	GAS		

	EXISTING EQUIPMENT
	DEMOLISHED EQUIPMENT
	RELOCATED EQUIPMENT
	NEW EQUIPMENT
	FUTURE EQUIPMENT

REV	DATE	DESCRIPTION	BY
B	08/20/2021	MOVED DRAIN, CHANGE HUB, ADDED LOCKERS	HP033
A	04/09/2021	INITIAL ISSUE	DK996

Make it Wonderful

FRANKE

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ACCOUNT
BURGER KING

RESTAURANT #
N/A

TITLE
KES ELECTRICAL PLAN

OPERATOR
K & K Foods , Inc.

SITE ADDRESS
66745 TWO BUNCH PALMS TRL

CITY
DESERT HOT SPRINGS

STATE
CA

ZIP CODE
92240-5775

COUNTRY
USA

REGION
N. AMERICA

BUILDING TYPE
FREESTANDING

ELECTRICAL SERVICE
208-230V/60Hz

GAS SERVICE
NATURAL

MARKET MANAGER
ROBERT GERDES

FRANKE PROJECT NUMBER
1435354

FRANKE STORE NUMBER
5193384

CREATED BY
DK996

DATE ISSUED
08/20/2021

MODIFIED BY
HP033

DRAWING SCALE
As Noted

UNITS
INCH

DRAWING NUMBER
Desert Hot Spring, CA

SHEET NAME
KE1.0

REVISION
B

[illegible]

MECHANICAL CONTRACTOR NOTES

- 1 ALL WORK SHALL BE PERFORMED BY A QUALIFIED LICENSED MECHANICAL
CONTRACTOR IN ACCORDANCE WITH ALL COUNTRY, STATE AND LOCAL
CODES.
- 2 ALL WORK SHALL BE COMPLETED IN A NEAT, SAFE, AND WORKMAN-LIKE
MANNER.
- 3 HVAC CONTRACTOR SHALL PROVIDE AND INSTALL EXHAUST FANS AND
P-TRAP CURBS UNLESS OTHERWISE STATED IN THE EQUIPMENT SCHEDULE
OF THESE DRAWINGS.
- 4 HVAC CONTRACTOR SHALL INSTALL CEILING SUSPENDED EXHAUST
HOODS
- 5 HVAC CONTRACTOR SHALL INSTALL EXHAUST AND INDUCTION AIR DUCT
WORK PROVIDED WITH THE EXHAUST HOOD(S). NOTE: THE EXHAUST DUCTS
PROVIDED WITH THE HOODS ARE DESIGNED FOR INSTALLATION IN SINGLE
WALL, VERY STANDARD BUILDING STRUCTURES. IN OTHER APPLICATIONS, HVAC
CONTRACTOR SHALL PROVIDE AND INSTALL SUPPLEMENTAL DUCT WORK
AS REQUIRED. THE PROVIDED SUPPLEMENTAL DUCT WORK SHALL MEET
ALL APPLICABLE CODES.
- 6 ALL EXHAUST, MAKE-UP AND INDUCTION AIR QUANTITIES AND
SPECIFICATIONS ARE AT THE DUCT COLLAR UNLESS SPECIFIED
OTHERWISE.
- 7 THE FIRE SUPPRESSION SYSTEM IS TO BE INSTALLED BY AN INSTALLER
CERTIFIED AND LICENSED BY THE SYSTEM MANUFACTURER. ALL SYSTEM
COMPONENTS NOT SUPPLIED BY THE SYSTEM MANUFACTURER ARE TO BE
PROVIDED AND INSTALLED BY THE SYSTEM INSTALLER.
- 8 HVAC CONTRACTOR TO INSTALL PRE-CHARGED REFRIGERATION LINES
PROVIDED BY FRANKIE FOR THE WALK-IN COOLER/FREEZER. HVAC
CONTRACTOR SHALL START UP AND ADJUST THE WALK-IN
COOLER/FREEZER REFRIGERATION SYSTEM(S) AND ANY OTHER
REFRIGERATION SYSTEMS WITH REMOTE CONDENSING UNIT(S)
- 9 FRANKIE KITCHEN DRAWINGS INCLUDE ONLY THOSE REQUIREMENTS FOR
THE SPECIFIC EQUIPMENT PROVIDED BY FRANKIE. REFER TO OTHER
BUILDING PLANS FOR LOCATIONS OF OTHER HVAC SERVICES.
- 10 HVAC CONTRACTOR SHALL VERIFY THE REQUIREMENTS FOR ITEMS NOT
PROVIDED BY FRANKIE.
- 11 NOTIFY FRANKIE PROJECT MANAGER IMMEDIATELY IN WRITING IF THESE
DRAWINGS ARE IN CONFLICT WITH ANY LOCAL, STATE OR NATIONAL CODES
- 12 THE MAXIMUM STRAIGHT DUCT RUN FOR THE FANS SPECIFIED IS 65'-0"
FROM THE TOP OF THE HOOD TO THE BOTTOM OF THE FAN (OR TOP OF THE
P-TRAP CURB). IF IT IS NECESSARY TO CHANGE FAN REQUIREMENTS
IF THERE ARE ELBOWS IN THE DUCT RUN, ADD 2' SP FOR EVERY ELBOW
(THIS MAY CHANGE THE REQUIREMENTS FOR THE FAN AS WELL). HVAC
CONTRACTOR IS RESPONSIBLE FOR DETERMINING HVAC REQUIREMENTS
AND SIZES.

ABBREVIATIONS

CFM CUBIC FEET PER MINUTE

FPM FEET PER MINUTE

SYMBOL LEGEND

	SINGLE RECEPTACLE		EQUIPMENT TAG
	DUPLEX RECEPTACLE		ELECTRICAL ROUGH-IN TAG
	SPECIAL RECEPTACLE		PLUMBING ROUGH-IN TAG
	JUNCTION BOX		MECHANICAL ROUGH IN TAG
	CIRCUIT BREAKER PANELS		WASTE DRAINS (FLOOR SINK)
	COLD WATER		DIRECT WASTE DRAIN (HUB)
	HOT WATER		WASTE DRAINS (INDIRECT & DIRECT)
	HOT & COLD WATER		EXHAUST DUCT (BOILER OR FRY HOOD)
	HOT & COLD POTABLE WATER/ DIRECT WASTE DRAIN COMBO		SERVICE CHASE
	GAS		

 EXISTING EQUIPMENT
 DEMOLISHED EQUIPMENT
 RELOCATED EQUIPMENT
 NEW EQUIPMENT
 FUTURE EQUIPMENT

1 KES Mechanical Plan

$$1/4" = 1'-0"$$

Frankie Foodservice Systems Americas, Inc.
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Burger King

RESTAURANT #
I/A

MECHANICAL PLAN

OPERATOR

SITE ADDRESS

ITY

STATE ZIP CODE

COUNTRY	REGION
---------	--------

REESTANDING

08-230V/60Hz

NATURAL

ROBERT GERDES

435354

193384

CREATED BY

DATE ISSUED

MODIFIED BY

DRAWING SCALE

UNIT 5

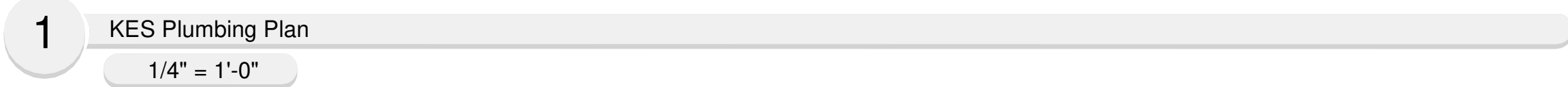
DRAWING NUMBER

Robert Hot Spring, OR

KM1 0

DEVIS

REVISION
B

[illegible]

Make
it
Wonderful

FRANKE

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Tel. +800 472-2954
fs-customer.service.us@frankie.com
www.frankiesupply.com
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ACCOUNT
BURGER KING

RESTAURANT #
N/A

TITLE
KES PLUMBING PLAN

OPERATOR	
K & K Foods , Inc.	
SITE ADDRESS	
66745 TWO BUNCH PALMS TRL	
CITY	
DESERT HOT SPRINGS	
STATE	ZIP CODE
CA	92240-5775
COUNTRY	REGION
USA	N. AMERICA

BUILDING TYPE
FREESTANDING

ELECTRICAL SERVICE
208-230V/60Hz

GAS SERVICE
NATURAL

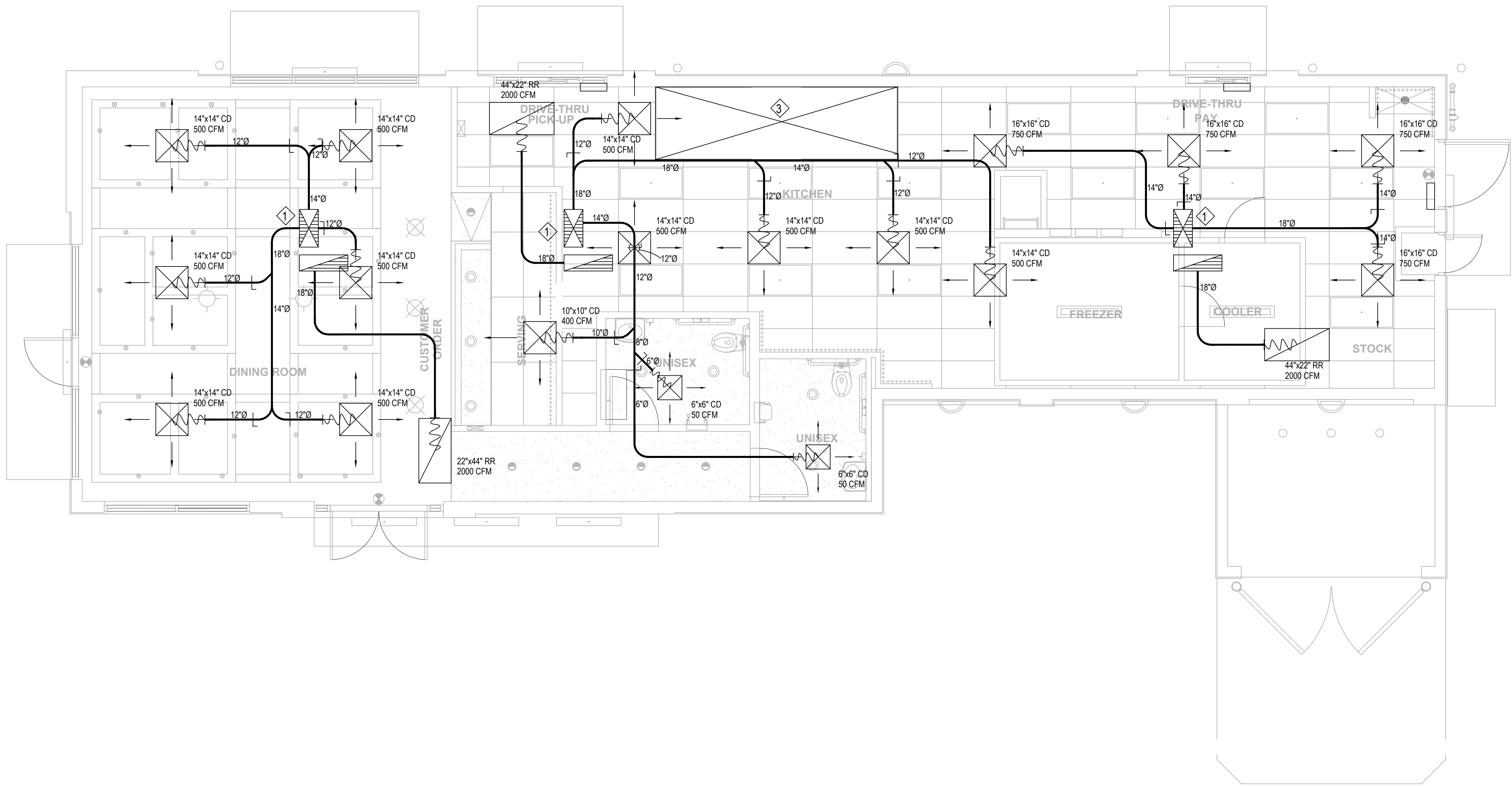
MARKET MANAGER
ROBERT GERDES

FRANKE PROJECT NUMBER
1435354

FRANKE STORE NUMBER
5193384

- CREATED BY
DK996
- DATE ISSUED
08/20/2021
- MODIFIED BY
HP033
- DRAWING SCALE
As Noted
- UNITS
INCH
- DRAWING NUMBER
Desert Hot Spring, CA
- SHEET NAME

- SHEET NAME
KP1.0
- REVISION
B



NOTES:

- 1 SA&RA DUCT WITH DUCT MOUNTED SMOKE DETECTOR AT MAIN SUPPLY DUCT UP TO ROOF. FIELD VERIFY EXACT SIZE, & LOCATION. INSTALL DETECTOR IF NEEDED.
- 2 INSTALL NEW THERMOSTAT WITH LOCKABLE VENTED BOX TO BE MOUNTED AT 48" A.F.F..
- 3 15'-0" x 4'-6" TYPE I GREASE HOOD, SEE M-4." PLANS FOR DETAILS.
- 4 GREASE EXHAUST DUCT, SEE PLAN FOR SIZE, UP TO ROOF, WITH THERMAL CERAMIC FIREMASTER FASTDUCT XL OR EQUAL. FABRICATE DUCT FROM 16 GAUGE STEEL WITH WELDED SEAM CONSTRUCTION. SEE HOOD DETAIL DRAWING ON SHEET M-4.
- 5 3"Ø FLUE VENT FROM WATER HEATER UP TO ROOF.
- 6 FULL SIZE MA DUCT UP TO ROOF MOUNTED MAU.
- 7 20"x20" SUPPLY DIFFUSER WITH PERFORATED FACE. 2,000 CFM.
- 8 FULL SIZE SA&RA DUCT UP TO ROOF MOUNTED HVAC UNIT, TRANSITION TO INLET SIZE AS REQUIRED. PROVIDE DUCT MOUNTED SMOKE DETECTOR AT MAIN SUPPLY DUCT.
- 9 PROVIDE POLLARD FOR DUCT PROTECTION.

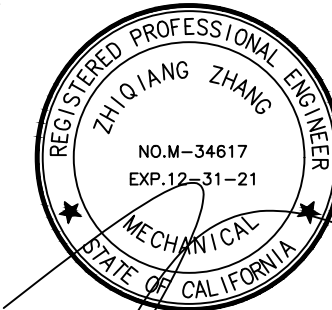
ENGINEER:	
JS ENGINEERING, INC.	
MECHANICAL	ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776	
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET	

HVAC FLOOR PLAN
SCALE: 1/4"= 1'-0"

1

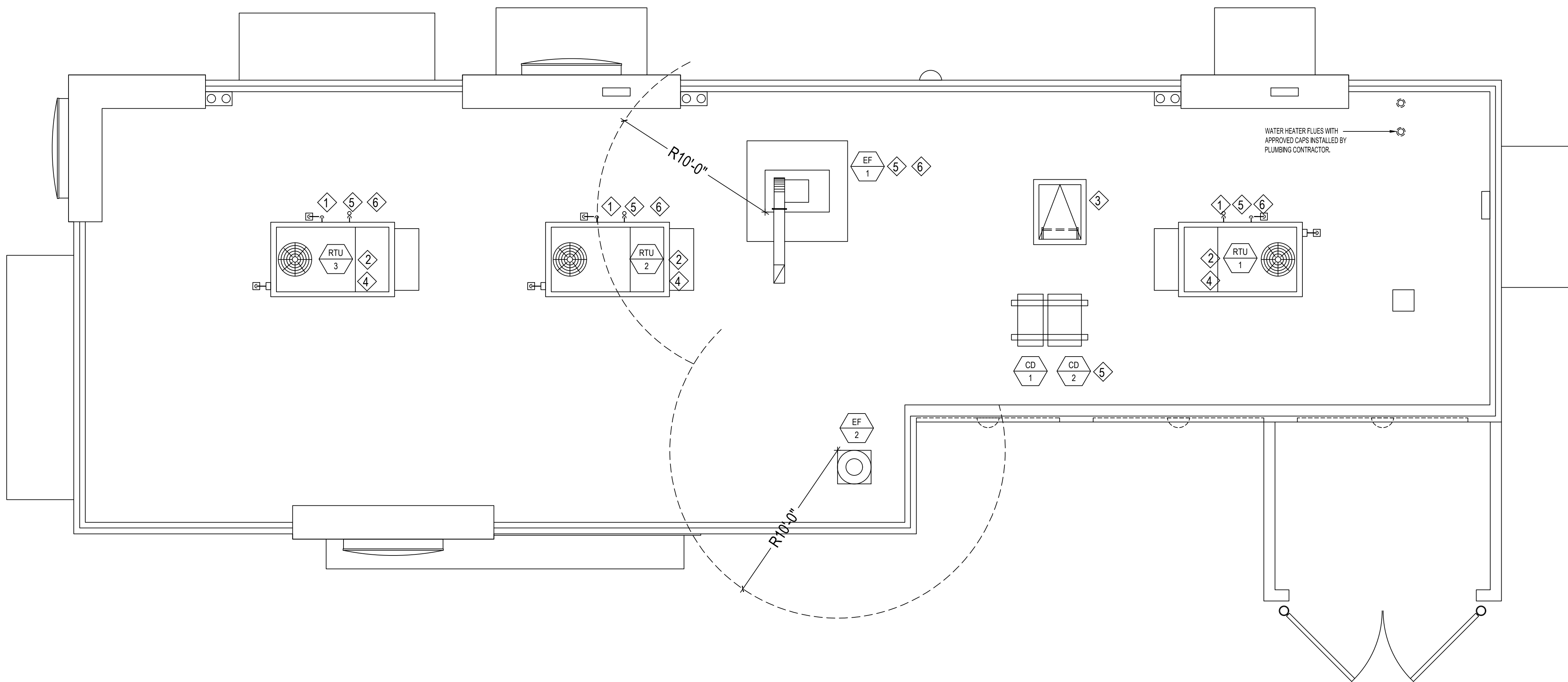


CLIENT: INSTE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198



PROJECT # INS-001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
HVAC PLAN

M-1.0



NOTES:

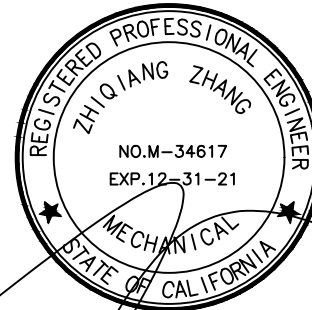
- 1-1/4" COPPER CONDENSATE DRAIN DN. TO FLOOR SINK WITH 2" AIR GAP ABOVE FLOOD RIM.
- ECONOMIZER, SET MIN. OSA = 1,000 CFM.
- ROOF ACCESS
- SMOKE DETECTOR. INSTALL IN SUPPLY SECTION OF CURB WITH SAMPLING TUBE IN SUPPLY AIRSTREAM. (TYPICAL.)
- LOCATION OF ELECTRICAL DISCONNECT AND CONTROL WIRING ENTRANCE. REFER TO ELECTRICAL PLANS (TYPICAL.)
- ELECTRICAL PENETRATION THROUGH ROOF WITH PITCH POCKET. PROVIDED BY ELECTRICAL CONTRACTOR (TYPICAL.)

ENGINEER:
JS ENGINEERING, INC.
MECHANICAL • ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET

HVAC ROOF PLAN
SCALE: 1/4"= 1'-0"



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST. SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198



PROJECT # INS-001

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

MECHANICAL ROOF PLAN

NOTES:

- KITCHEN EXHAUST FANS SHALL BE ELECTRICALLY INTERLOCKED WITH AC UNIT.
- FOR WIRING DIAGRAM, SEE FRANKIE SHOP DWG

PLENUMIZED CURB INSTALLATION NOTES

- CAREFULLY LOCATE AND MARK ROOF CURB LOCATIONS SO THAT DUCT WORK CAN BE INSTALLED IN THE APPROXIMATE LOCATIONS AS SHOWN BY THE FLOOR PLAN. PAY ATTENTION TO THE LOCATION OF THE ROOF STRUCTURE IN ORDER TO ACCOMMODATE THE DUCT DROPS.
- MARK THE EXACT LOCATION OF EACH ROOF CURB. LAY OUT ALL EQUIPMENT LOCATIONS IN ORDER TO MAINTAIN PROPER CLEARANCES FROM EXHAUST FANS AND VENTS AS WELL AS PROVIDING FOR PROPER SERVICE CLEARANCES.
- GENERAL CONTRACTOR SHALL CUT ROOF DECKING MATERIAL TAKING CARE TO AVOID CUTTING ANY STRUCTURAL COMPONENTS. GENERAL CONTRACTOR SHALL ALSO INSTALL ANY NECESSARY FRAMING OR BLOCKING AT OPENINGS.
- WITH ROOF CURB UPSIDE DOWN (SOLID METAL BOTTOM UP) MEASURE AND MARK THE LOCATION OF ANY JOISTS OR OTHER FRAMING MEMBERS THAT MUST BE AVOIDED. MEASURE AND MARK THE LOCATION OF ALL THE DUCT TAPS.
- CUT ALL DUCT TAPS INTO THE BOTTOM PANEL OF THE ROOF CURB. BE CAREFUL NOT TO DAMAGE THE ROOFING SURFACE WHILE MAKING THESE CUTS.
- INSTALL DUCT TAP FITTINGS AND MANUAL DAMPERS INTO THE OPENINGS PREVIOUSLY CUT. SEAL ALL CONNECTIONS ON BOTH THE BOTTOM AND THE TOP SIDES OF THE TAPS.
- FLATTEN TAB OF START COLLAR INSIDE CURB. TIGHT AGAINST INSULATION. SEAL INSIDE OF COLLAR AND TABS TO INSULATION USING MASTIC DUCT SEALER. ALLOW SEALER TO DRY PRIOR TO PROCEEDING.
- APPLY DUCT SEALER TO OPEN END OF COLLAR. SLIDE INNER CORE OF FLEXIBLE DUCT ONTO COLLAR, AND CONNECT FANOUT STRAP PER MANUFACTURERS INSTRUCTIONS.
- SLIDE OUTER INSULATION SLEEVE OF FLEX TIGHT TO BOTTOM OF CURB. SEAL INSULATION TO BOTTOM OF CURB WITH PRESSURE-SENSITIVE FOIL TAPE. DO NOT USE TAPE MEANT FOR RIGID DUCTBOARD. SQUEEGEE OUT ALL AIR BUBBLES FOR PROPER ADHESION.
- TURN CURB RIGHT SIDE UP. LEVEL CURB BETWEEN BOTTOM OF CURB AND DECK. INSTALL IN ROOF OPENING. SECURE CURB TO ROOF FRAMING AS REQUIRED.
- GENERAL CONTRACTOR OR ROOFING CONTRACTOR SHALL FLASH AND ROOF IN THE CURB AS DETAILED ON THE DRAWINGS.
- INSIDE BUILDING, THE DUCT RUNS SHALL BE INSTALLED FROM THE TAPS TO THE DIFFUSER LOCATIONS AS SHOWN ON THE PLANS. SUPPORT PER SMACNA AND LOCAL CODES.
- NOTE: IF NECESSARY, FLEX DROPS MAY BE CONNECTED TO TAPS AFTER CURB HAS BEEN INSTALLED. REFER TO STEPS #8 AND #9.

FAN SCHEDULE

TAG	EF-1	EF-2	EF-3
MANUFACTURER	COOK	COOK	COOK
MODEL	120 CPS	100 CPS	100C10DH
LOCATION	ROOF	ROOF	ROOF
AREA SERVED	BROILER	FRYERS	RESTROOM
CFM	1100*	800*	300
STATIC PRESSURE, "WG	1.85"	2.5"	0.25
FAN HORSEPOWER	1.0	1.0	1/25
FAN RPM	1857	2675	983.3
DRIVE	BELT	BELT	DIRECT
ELECTRICAL REQUIREMENT, V/ø/HZ	208-230/1/60	208-230/1/60	120/1/60
ROOF OPENING, INCHES	22X22	22X22	13.5X13.5
ROOF CURB	YES	YES	YES
BACKDRAFT DAMPER	NO	NO	YES
BIRDSCREEN	NO	NO	YES
GREASE TROUGH	YES	YES	NO
DISCHARGE DESIGNATION	UP BLAST	UP BLAST	CENTRE, DOWN
INTERLOCK	YES	YES	NO
NOTE: VERIFY ALL INFORMATION WITH MANUFACTURER PRIOR TO ORDERING AND INSTALLATION			

NCA HVAC EQUIPMENT PACKAGE

PLAN AND SPECIFICATIONS AS PER P.E. SEAL

BURGER KING CORPORATION HAS A NATIONAL ACCOUNT AGREEMENT WITH THE NCA GROUP. NCA SHALL VISIT THE SITE, AS AUTHORIZED, TO VERIFY ALL MATERIALS, EQUIPMENT, AND INSTALLATION ARE PER THE PROFESSIONAL ENGINEER SEAL. PLANS ARE NCA DESIGN COPYRIGHT 2019.

FOR COMPLETE INFORMATION AND PRICING ON THE FOLLOWING PACKAGE OF EQUIPMENT AND ACCESSORIES CONTACT THE NCA GROUP MARKETING DEPARTMENT TOLL-FREE AT (877) 530-0078.

HEATING/COOLING EQUIPMENT PACKAGE
INCLUDES ALL ROOFTOP (OR SPLIT SYSTEM) AIR CONDITIONING EQUIPMENT WITH ALL ACCESSORIES AS SPECIFIED ON THESE PLANS.

FAN PACKAGE
INCLUDES ALL FANS WITH ALL ACCESSORIES AS SPECIFIED ON THESE PLANS.

AIR DEVICE PACKAGE
INCLUDES ALL GRILLES, REGISTERS AND DIFFUSERS PER PLANS. SQUARE TO ROUND TRANSITIONS PROVIDED WHERE REQUIRED.

CURB PACKAGE
INCLUDES ONE-PIECE, FULLY INSULATED NCA PLENUMIZED ROOF CURBS FOR ALL ROOF MOUNTED HEATING/COOLING EQUIPMENT, AND ALL FAN CURBS. ALTERNATIVES TO NCA PLENUMIZED CURBS MAY NOT BE USED.

EXHAUST HOOD PACKAGE
INCLUDES EXHAUST FANS, HOODS, SHROUDS AND ANSUL SYSTEM, AS CODE REQUIRES.

CONTROLS PACKAGE
INCLUDES PRESET DIGITAL THERMOSTATS, THERMOSTAT WIRE, LOCKING COVERS, AND AS CODE REQUIRES SMOKE DETECTORS AND AUDIBLE-VISUAL DEVICES, OCCUPIED/UNOCCUPIED PANEL, AND INTERLOCK PANEL, IF REQUIRED.

NOTE: "RE-ENGINEERING" DEVIATIONS FROM THE SHOWN DESIGN AND REQUIRED HVAC EQUIPMENT MUST BE APPROVED IN ADVANCE BY THE ARCHITECT AND PROFESSIONAL ENGINEER. UNAUTHORIZED SUBSTITUTIONS OR ALTERATIONS WILL VOID THE SIGNATURE AND SEAL OF THE PROFESSIONAL ENGINEER AND LEAVE VIOLATORS RESPONSIBLE FOR RESUBMISSION OF SIGNED AND SEALED DRAWINGS.

AIR DEVICE SCHEDULE

SYM.	SIZE	TYPE	DUCT SIZE	MODEL#	FINISH	BOOT SIZE	OPENING SIZE	QTY.
A*	24X24	SUPPLY 4 WAY	12"	NCA12	WHITE	12"	T-BAR	4
B*	24X24	SUPPLY 2 WAY (PARALLEL)	12"	NCA12-2P	WHITE	12"	T-BAR	2
C*	24X24	SUPPLY 5 WAY	10"	NCA12-2C	WHITE	10"	T-BAR	1
D*	24X24	SUPPLY 2 WAY (CORNER)	10"	NCA10-3	WHITE	12"	T-BAR	2
E*	12X12	SUPPLY 1 WAY W/O.B.D.	8"	630	WHITE	12X12	SIZE + 1/4"	1
F*	12X12	SUPPLY 1 WAY W/O.B.D.	6"	630	WHITE	12X12	SIZE + 1/4"	2
G	24X24	RETURN	18"	630TB	WHITE	22X22	T-BAR	3
H	12X12	EXHAUST	6"	630	WHITE	12X12	SIZE + 1/4"	4
J**	12"	SUPPLY ROUND	12"	3100-14**	WHITE	12X12	SIZE + 1/4"	7

ALL DIFFUSERS SHALL BE MANUFACTURED BY METALAIR OR EQUIVALENT AND 100% ALUMINUM CONSTRUCTION.

* PROVIDE WITH PVC99 SLIDING-BLADE DAMPER AND THREE 24X24 LAY-IN FRAMES FOR INSTALLATION IN SHEETROCK CEILING.

** PROVIDE WITH SEVEN 14" x 10" REDUCERS FOR INSTALLATION ON TOP OF DIFFUSERS.

NOTE: LOCATION AND ORIENTATION OF DIRECTIONAL BLOW PATTERN DIFFUSERS IN THE KITCHEN IS CRITICAL. INSTALLER WILL ENSURE PROPER INSTALLATION OF DIFFUSERS. CONTACT THE NCA CONSULTANTS PROJECT COORDINATOR IMMEDIATELY WITH ANY CONFLICTS THAT PREVENT INSTALLATION PER THE PROPOSED DESIGN.

PACKAGE ROOFTOP UNIT SCHEDULE (RTU-1,2,3)

TAG	RTU-1,2,3
MANUFACTURER	CARRIER
MODEL	48HCED08 (7.5 TON)
LOCATION, CURB DIMENSIONS	ROOF: 88" X 60"
TYPE OF HEAT	NATURAL GAS
TOTAL COOLING CAPACITY, MBTUHR	93.3
SENSIBLE COOLING CAPACITY, MBTUHR	72.2
ENTERING AIR CONDITIONS, DB° F/WB° F	80/67
AMBIENT AIR DB TEMPERATURE, °F	95
SUPPLY AIR, CFM	3000
OUTSIDE AIR, CFM	SEE SCHEDULE
EXTERNAL STATIC PRESSURE, "WG	0.75
BHP, MEDIUM STATIC MOTOR	2.4
E.E.R.	12.0
GAS INPUT, MBTUHR	90/180
GAS OUTPUT, MBTUHR	73/148
UNIT WEIGHT, LBS.	1100
ELECTRICAL REQUIREMENT, V/ø/PHASE/HZ	208-230/3/60
MINIMUM CIRCUIT AMPERAGE	46
MAXIMUM OVER CURRENT PROTECTION	50

ACCESSORIES:

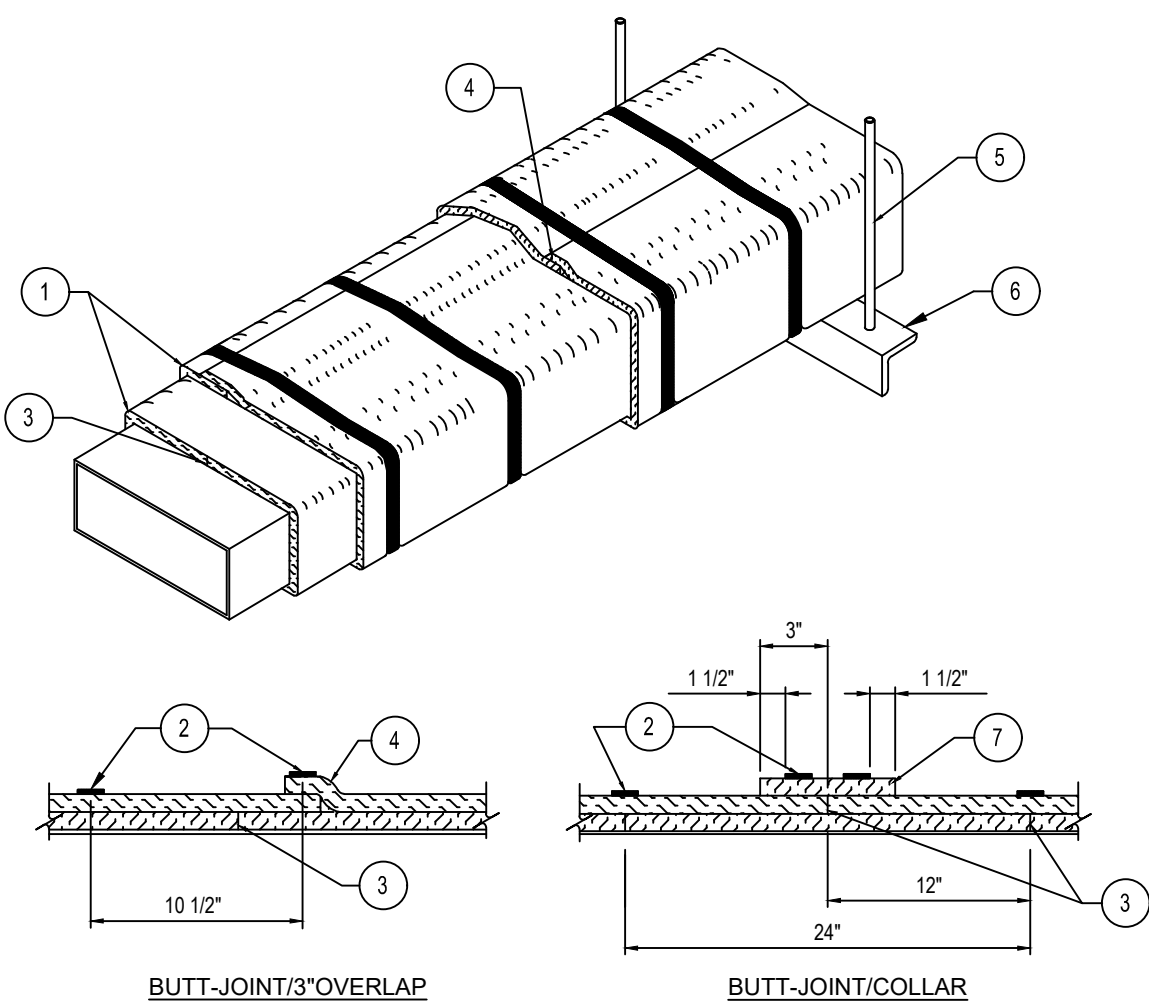
- 100% ECONOMISER WITH BAROMETRIC RELIEF
- NCA PLENUMIZED CURB. TO ORDER CALL TOLL-FREE (877) 530-0078.
- ONE YEAR COMPLETE PARTS AND LABOR WARRANTY
- ADDITIONAL FOUR YEAR PARTS WARRANTY COVERING COMPRESSORS
- SMOKE DETECTOR (SEE HVAC ROOF PLAN, SHEET M-1.1)
- AQUAGUARD AG-318KE MOISTURE SENSOR FOR PRIMARY FAN

NOTE: COORDINATE RTU PLACEMENT ON SITE PRIOR TO SETTING EQUIPMENT. IF ADJUSTMENT IS NECESSARY MAINTAIN FRESH AIR INTAKE CLEARANCES

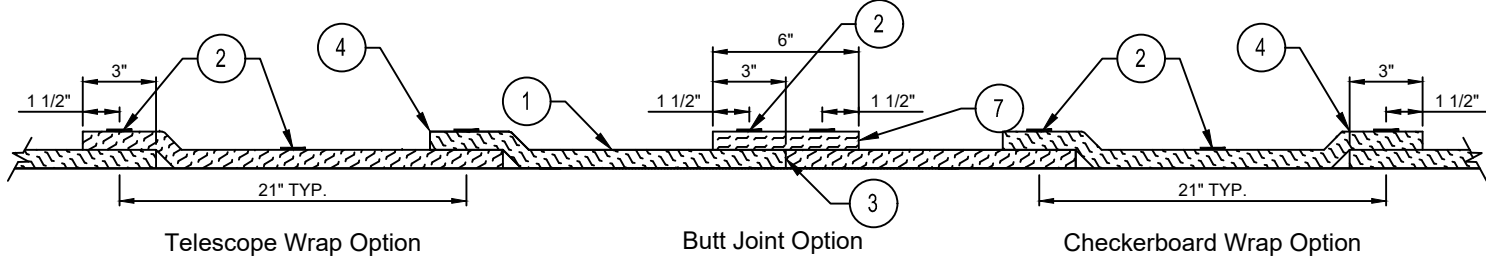
LEGEND

- Two Layers of FireMaster FastWrap XL Blanket for Grease Duct Enclosures
- One Layer of FireMaster FastWrap XL Blanket for Air Ventilation Duct Enclosures
- Tight butt joints on inner layer
- Min. 3" overlap on perimeter and between adjacent blanket on outside layer
- Min. 3/8" diameter hanger rod
- Min. 2" x 2" x 1/8" angle for Grease Duct Enclosures
Min. 1-1/2" x 1-1/2" x 1/8" angle or SMACNA Equivalent for Air Ventilation Duct Enclosures
- Optional 6" FireMaster FastWrap XL collar

The integrity of Firemaster duct systems is limited to the quality of the installation.



SINGLE LAYER OR OUTSIDE LAYER INSTALLATION OPTIONS

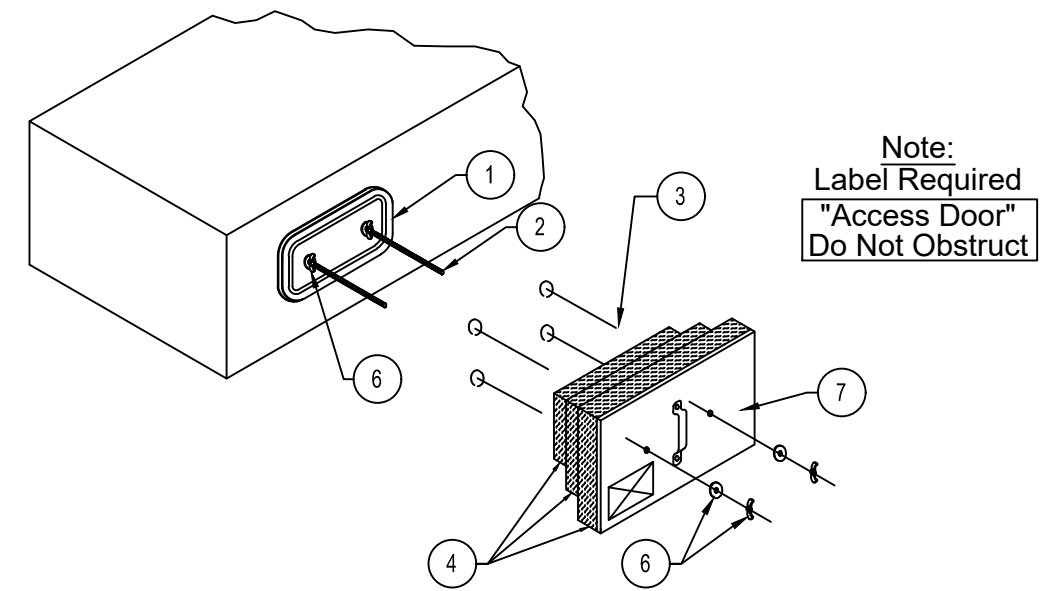


THERMAL CERAMIC FIREMASTER FASTWRAP XL

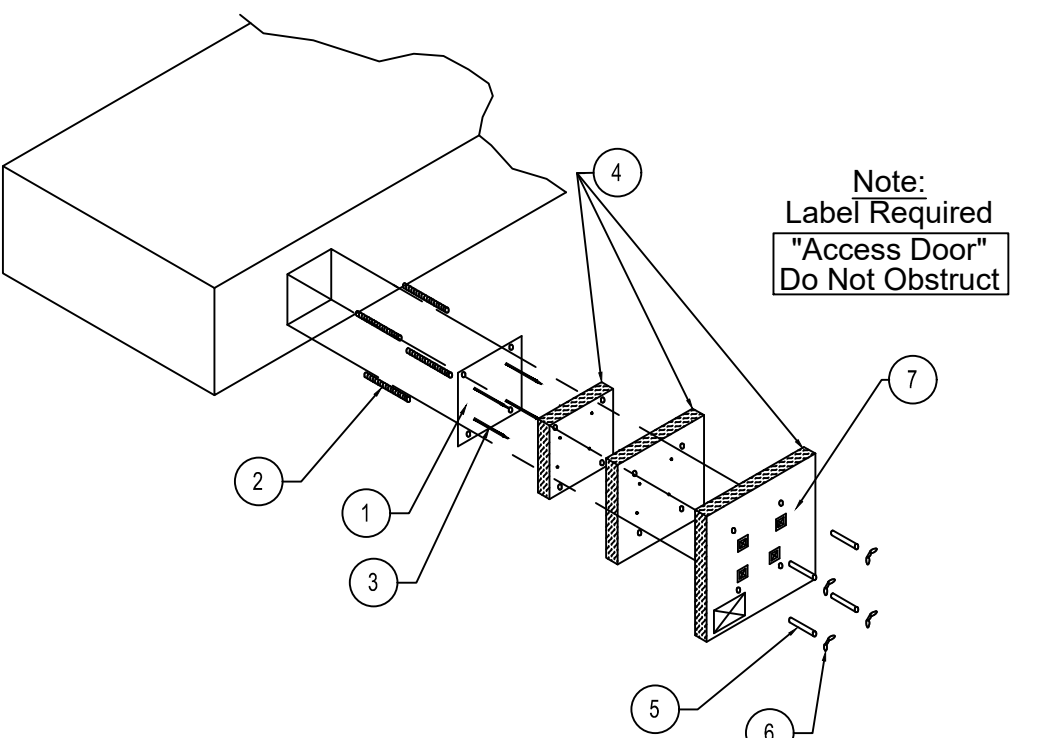
AC CONTROL WIRING DIAGRAM

N.T.S.

5



FireMaster F2-HT-XL3 Door System



FireMaster Field Fabricated Door System

- LEGEND
- DuctMate F2-HT Access Door or 16 Gauge Field Fabricated Access Door
 - All Thread Rods.
 - Installation Pins with Speed Clips
 - Three Layers of FireMaster FastWrap XL Blanket with Minimum 1" Overlaps and All Edges Sealed with Aluminum Tape.
 - Spool Pieces for Threaded Rods
 - Wing Nuts and Washers
 - Outer Cover Plate Labeled "ACCESS DOOR - DO NOT OBSTRUCT"

The integrity of the duct wrap insulation product is limited to the quality of the installation

THERMAL CERAMIC FIREMASTER ACCESS DOOR

N.T.S.

2

DATE: 05/23/2021

REVISION

NO

DATE

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CLIENT: INSTE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST. SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3188

designn
PLANNING AND DESIGN
153 E. 11TH ST. SUITE 200
SAN ANTONIO, TX 78204
Phone 714.892-3800 | info@designn.com



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

MECHANICAL NOTE & SCHEDULE

INS-001

PROJECT #

M-2.0

ENGINEER:

JS ENGINEERING, INC.

MECHANICAL ELECTRICAL

410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776

PHONE: 626-497-0558 EMAIL: INFO@JSCAL.PACIFIC.NET

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Project Name:

BURGER KING RESTAURANT

Project Address:

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BK DHS.cbdl3x

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K9. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

L. DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY

L1. DHW EQUIPMENT SUMMARY

1	2	3	4	5	6	7	8	9	10	11
DHW Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input (kBtu/h)	Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	Heat Pump Type	Tank Location or Ambient Condition
RINNAI RU98I2	Gas	Instantaneous	2	1.00	199	UEF: 0.95	NA	SLF: NA	NA	NA

L2. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS

This Section Does Not Apply

L3. SOLAR HOT WATER HEATING SUMMARY

This Section Does Not Apply

M. COVERED PROCESS SUMMARY §140.9

This Section Does Not Apply

N. INDOOR LIGHTING SUMMARY §140.6

This Section Does Not Apply

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O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Envelope	☒	☐	NRCC-ENV-01-E - Must be submitted for all buildings	☐	☐
Mechanical	☒	☐	NRCC-MCH-01-E - Must be submitted for all buildings	☐	☐
Plumbing	☒	☐	NRCC-PLB-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCC-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance	☐	☐
	☐	☒	NRCC-PLB-03-E - Must be submitted for high-rise residential and hotel/motel single dwelling unit hot water system distribution systems to be recognized for compliance	☐	☐
	☒	☐	NRCC-PLB-21-E - Must be HERS verified for central systems in high-rise residential hotel/ motel application	☐	☐
	☐	☒	NRCC-PLB-22-E - Must be HERS verified for single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCC-STH-01-E - Must be submitted for solar hot water heating systems	☐	☐
Indoor Lighting	☒	☐	NRCC-LTI-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS) to be recognized for compliance	☐	☐
	☒	☐	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance	☐	☐
	☐	☒	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance	☐	☐
Covered Process	☐	☒	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance	☐	☐
	☒	☐	NRCC-PRC-01-E - Must be submitted for all Covered Processes	☐	☐

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P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/

Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Envelope	☒	☐	NRCA-ENV-02-F - NRCC label verification for fenestration	☐	☐
Indoor Lighting	☐	☒	NRCA-LTI-03-F - Daylighting Design RMS	☐	☐
	☐	☒	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls	☐	☐
	☐	☒	NRCA-LTI-03-A - Automatic Daylight Controls	☐	☐
	☒	☐	NRCA-LTI-04-A - Demand Responsive Lighting Controls	☐	☐
Covered Process	☒	☐	NRCA-LTI-05-A - Institutional Tuning Power Adjustment Factor (PAF)	☐	☐
	☒	☐	NRCA-PRC-02-F - Kitchen Exhaust	☐	☐
	☐	☒	NRCA-PRC-03-F - Garage Exhaust	☐	☐
	☒	☐	NRCA-PRC-12-F - Elevator Lighting and Ventilation Controls	☐	☐
	☒	☐	NRCA-PRC-13-F - Escalator and Moving Walkways Speed Control	☐	☐
	☐	☒	NRCA-PRC-14-F - Lab Exhaust Ventilation System	☐	☐
☒	☐	NRCA-PRC-15-F - Fume Hood Automatic Sash Closures System	☐	☐	

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I. ENVELOPE DETAILS §120.7 & §140.3

II. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Surface Name	Surface Type	Description of Assembly Layers	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	U-Factor / F-Factor / C-Factor	U-Factor
R-30 Roof RAFTERS	Roof	Asphalt shingles - 1/4 in. Vapor permeable felt- 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Wood framed roof, 16in. OC, R-25in., R-30 Gypsum board - 1/2 in.	2080	Wood	30	NA	U-Factor: 0.035	N
Slab On Grade10	UndergroundFloor	Slab Type - UninsulatedRadOnGrade Insulation Orientation = None Insulation R-Value = R0	2080	NA	0	NA	F-Factor: 0.730	N
R-21 Wall12	ExteriorWall	Stucco - 7/8 in. Vapor permeable felt- 1/8 in. Metal framed wall, 24in. OC, 7.25in., R-22 Gypsum board - 1/2 in.	2640	Metal	22	NA	U-Factor: 0.149	N

12. OVERHANG DETAILS

This Section Does Not Apply

13. OPAQUE DOOR SUMMARY

This Section Does Not Apply

J. CRRC ROOFING PRODUCT SUMMARY §140.3

This Section Does Not Apply

K. HVAC SYSTEM SUMMARY §110.1 & §110.2

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K1. Dry System Equipment (furnaces, air handling units, heat pumps, VRF, etc.)

Dry System Equipment 1 (Fan & Economizer Info included below in Table N)

1	2	3	4	5	6	7	8	9	10
Equipment Name	Equipment Type	Qty	Total Heating Output (kBtu/h)	Supp Heat Source (V/N)	Supp Heat Output (kBtu/h)	Efficiency	Total Cooling Output (kBtu/h)	Efficiency	Status
AC-1 AC-2 AC-3	SZAC (Packaged3Phase)	3	59	No	0	AFUE-82.0	83	EER-11.0	N

K2. ECONOMIZER & FAN SYSTEMS SUMMARY §140.4¹

1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	Economizer Type (if present)
	packaged, DOAS, etc.	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control	CFM	Watts
AC-1 AC-2 AC-3	SZAC	347	3000	1.000	843.5	ConstantVolume	NA	NA	NA	NA	NA	NoEconomizer

K3. EXHAUST FAN SUMMARY

This Section Does Not Apply

K4. Wet System Equipment (boilers, chillers, cooling towers, etc.)

1	2	3	4	5	6	7	8	9	10	11	12	
Name or Item Tag	Equipment Type	Qty	Vol (gal)	Rated Capacity (kBtu/h)	Efficiency	Standby Loss	Pumps					Status
							Qty	GPM	HP	VSD (V/N)		

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K5. SYSTEM FEATURES §120.2

1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
AC-1 AC-2 AC-3	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DDC Controls, No DDC No Economizer No Supply Air Temp. Control
DHW System1 - SHW	NA	NA	NA	NA	Fixed Temperature Control, No DDC

K6. MECHANICAL VENTILATION AND REHEAT §120.1

1	2	3	4	5	6	7	8	9
Zone Name	Ventilation Function	# hotel rooms	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both	U-Factor
1-RESTAURANT	Food Service - Cafeteria/fast-food dining	0	69.34	0	1040	0	2080	NA

K7. DISTRIBUTION SUMMARY §120.4/140.4(i)

This Section Does Not Apply

Multifamily or Hotel/Motel Occupancy? (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)

No

Does the Project Include Zonal Systems?

No

K8. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY § 140.4

1	2	3	4	5	6	7	8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)	Airflow (cfm)		Fan	Min. Ratio	BHP	Watts	Cycles	ECM Motor
			Heating	Cooling	Design						
1-RESTAURANT-Trm	1-RESTAURANT	Uncontrolled	NA	NA	9000	NA	0.00	NA	NA	NA	☐

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance

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A. GENERAL INFORMATION

1.	Project Location (city)	DESERT HOT SPRING	8.	Standards Version	Compliance2019
2.	CA Zip Code	92240	9.	Compliance Software (version)	EnergyPro 8.1
3.	Climate Zone	15	10.	Weather File	PALM-SPRINGS-INTL_722868_C22010.epw
4.	Total Conditioned Floor Area in Scope	2,080 ft²	11.	Building Orientation (deg)	(W) 270 deg
5.	Total Unconditioned Floor Area	0 ft²	12.	Permitted Scope of Work	NewEnvelopeAndMechanical
6.	Total # of Stories (Habitable Above Grade)	1	13.	Building Type(s)	Nonresidential
7.	Total # of dwelling units	0	14.	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance		Building Components Complying Prescriptively	
Envelope	☒ Performance ☐ Not Included	Covered Process: Commercial Kitchens	☐ Performance ☒ Not Included
Mechanical	☐ Performance ☒ Not Included	Covered Process: Computer Rooms	☒ Performance ☐ Not Included
Domestic Hot Water	☐ Performance ☒ Not Included	Covered Process: Laboratory Exhaust	☒ Performance ☐ Not Included
Lighting (Indoor Conditioned)	☐ Performance ☒ Not Included		
Solar Thermal Water Heating	☐ Performance ☒ Not Included		

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft²-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)¹
Space Heating	0.01	1.18	-1.17
Space Cooling	475.21	659.59	-184.38
Indoor Fans	462.32	270.47	191.85
Heat Rejection	-	-	-
Pumps & Misc.	-	-	-
Domestic Hot Water	69.56	53.37	16.19
Indoor Lighting	55.90	55.90	-
ENERGY STANDARDS COMPLIANCE TOTAL	1,063.00	1,040.51	22.49 (2.1%)

¹ Notes: The number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS²

☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)³
Receptacle	74.23	74.23	-
Process	1,086.26	1,086.26	-
Other Lig	-	-	-
Process Motors	-	-	-
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	2,223.49	2,201.00	22.5 (1.0%)

² Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.

D. EXCEPTIONAL CONDITIONS

This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptively) before occupying.
This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-TI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

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E. HERS VERIFICATION

This Section Does Not Apply

F. ADDITIONAL REMARKS

This Section Does Not Apply

G. ENVELOPE GENERAL INFORMATION

1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing¹	312 ft²	66 ft²	21.2%
East-Facing¹	1,008 ft²	118 ft²	11.7%
South-Facing¹	312 ft²	66 ft²	21.2%
West-Facing¹	1,008 ft²	104 ft²	10.3%
Total	2,640 ft²	354 ft²	13.4%
Roof	2,080 ft²	0 ft²	00.0%

Notes:

¹ North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).
² East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).
³ South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).
⁴ West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).

H. FENESTRATION ASSEMBLY SUMMARY §110.6

1.	2.	3.	4.	5.	6.	7.	8.	9.
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method¹	Assembly Method	Area ft²	Overall U-Factor	Overall SHGC	Overall VT	U-Factor
Double Metal Clear	VerticalFenestration FixedWindow MetalFraming	Default Performance	Manufactured	354	0.71	0.73	0.77	N

¹ Newly installed fenestration shall have a certified NRCC Label Certificate or use the DEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix A6d and are used in the analysis.
² Status: N - New, A - Altered, E - Existing

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Report Generated at: 2021-05-19 15:39:35

PROJECT #:

DATE: 05/23/2021

CHECKED BY: C.H.

REVISION

DRAWN BY:

NO DATE

CLIENT: INSITE REALESTATE, LLC

BURGER KING CORP./FRANCHISEE

1400 16TH ST, SUITE 300

OAK BROOK, IL 60521-8854

PHONE: 630-592-3198

BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL

DESERT HOT SPRINGS, CA 92240

MECHANICAL ENERGY CALC. COMPLIANCE REPORT

M-3.0

C:\Users\charlOneDrive\2021 ProjectDesign\UA\Burger King\BK001 Desert Hot Springs\CD\1M30 ENERGY CALC dwg, 5/20/2021 7:46:21 PM, charl, AutoCAD PDF (General Documentation).pc3, CAL Arc1

HOOD INFORMATION - JOB#4667178

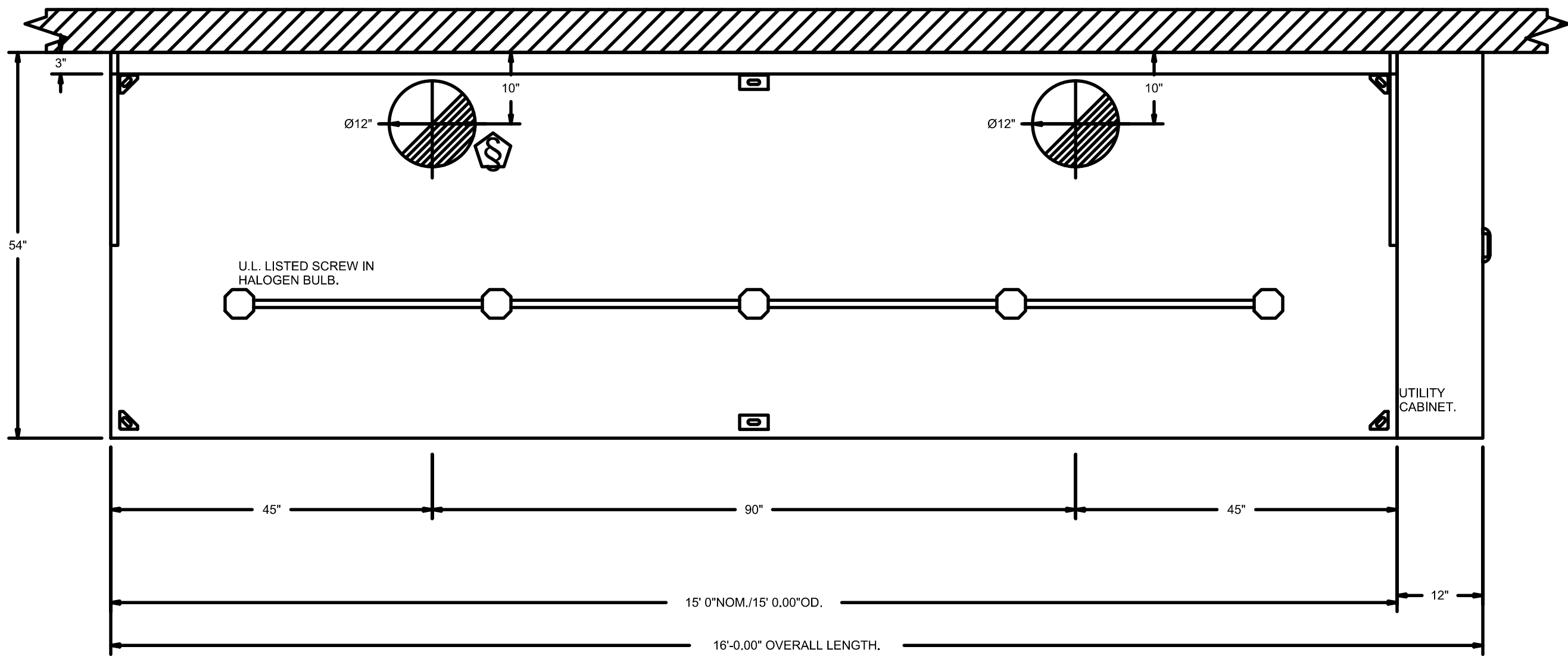
HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)						HOOD CONSTRUCTION	HOOD CONFIG		
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL		SP	END TO END	ROW
1		5424 FR-ND-2	FRANKE FOODSERVICE	15' 0"	600 DEG	I	HEAVY	165	2475			4"	12"	1237	1575	-0.483"	430 SS	ALONE	ALONE
												4"	12"	1237	1575	-0.483"	WHERE EXPOSED		

HOOD INFORMATION

HOOD NO	TAG	FILTER(S)				LIGHT(S)				UTILITY CABINET(S)						FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	TYPE	SIZE	MODEL #	QUANTITY		
1		FRANKE FILTER	11	16"	16"		5	SCREW IN HALOGEN	NO	RIGHT	12"x54"x24"	ANSUL R102	3.0/3.0	DCV-1011	1 LIGHT 1 FAN	YES	885 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1		FIELD WRAPPER 16.00" HIGH FRONT, LEFT, RIGHT. BACKSPLASH 122.00" HIGH X 228.00" LONG 430 SS VERTICAL. LEFT VERTICAL END PANEL 27" TOP WIDTH, 21" BOTTOM WIDTH, 80" HIGH INSULATED 430 SS. RIGHT VERTICAL END PANEL 27" TOP WIDTH, 21" BOTTOM WIDTH, 80" HIGH INSULATED 430 SS.



PLAN VIEW - HOOD

NOTE: ADDITIONAL HANGING ANGLE REQUIRED FOR HOODS 12' AND LONGER.

SYSTEM DESIGN VERIFICATION (SDV)

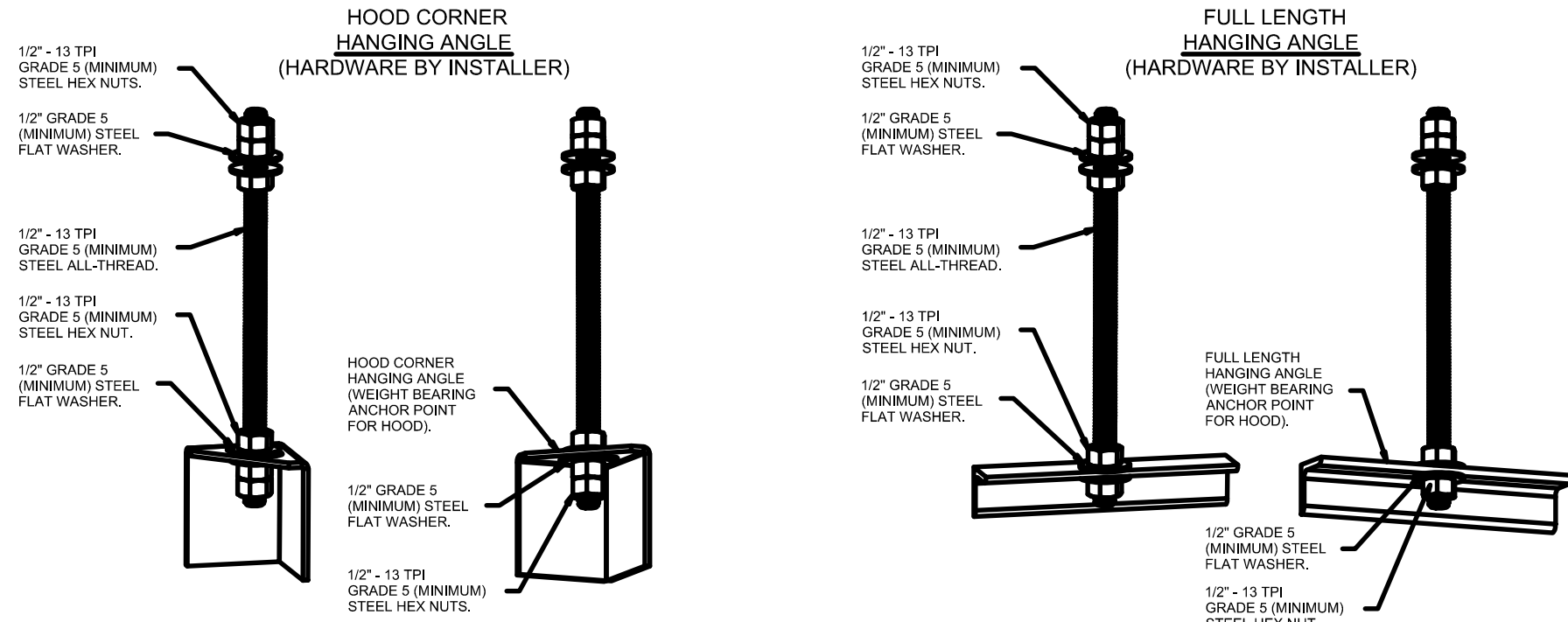
IF ORDERED, CAS SERVICE WILL PERFORM A SYSTEM DESIGN VERIFICATION (SDV) ONCE ALL EQUIPMENT HAS HAD A COMPLETE START UP PER THE OPERATION AND INSTALLATION MANUAL. TYPICALLY, THE SDV WILL BE PERFORMED AFTER ALL INSPECTIONS ARE COMPLETE.

ANY FIELD RELATED DISCREPANCIES THAT ARE DISCOVERED DURING THE SDV WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CORRESPONDING TRADES ON SITE. THESE ISSUES WILL BE DOCUMENTED AND FORWARDED TO THE APPROPRIATE SALES OFFICE. IF CAS SERVICE HAS TO RESOLVE A DISCREPANCY THAT IS A FIELD ISSUE, THE GENERAL CONTRACTOR WILL BE NOTIFIED AND BILLED FOR THE WORK. SHOULD A RETURN TRIP BE REQUIRED DUE TO ANY FIELD RELATED DISCREPANCY THAT CANNOT BE RESOLVED DURING THE SDV, THERE WILL BE ADDITIONAL TRIP CHARGES.

DURING THE SDV, CAS SERVICE WILL ADDRESS ANY DISCREPANCY THAT IS THE FAULT OF THE MANUFACTURER. SHOULD A RETURN TRIP BE REQUIRED, THE GENERAL CONTRACTOR AND APPROPRIATE SALES OFFICE WILL BE NOTIFIED. THERE WILL BE NO ADDITIONAL CHARGES FOR MANUFACTURER DISCREPANCIES.

PATENT NUMBERS

EXHAUST HOODS ND-2/BD-2/SND-2 (CANADA) - CA PATENT 2520435 C.

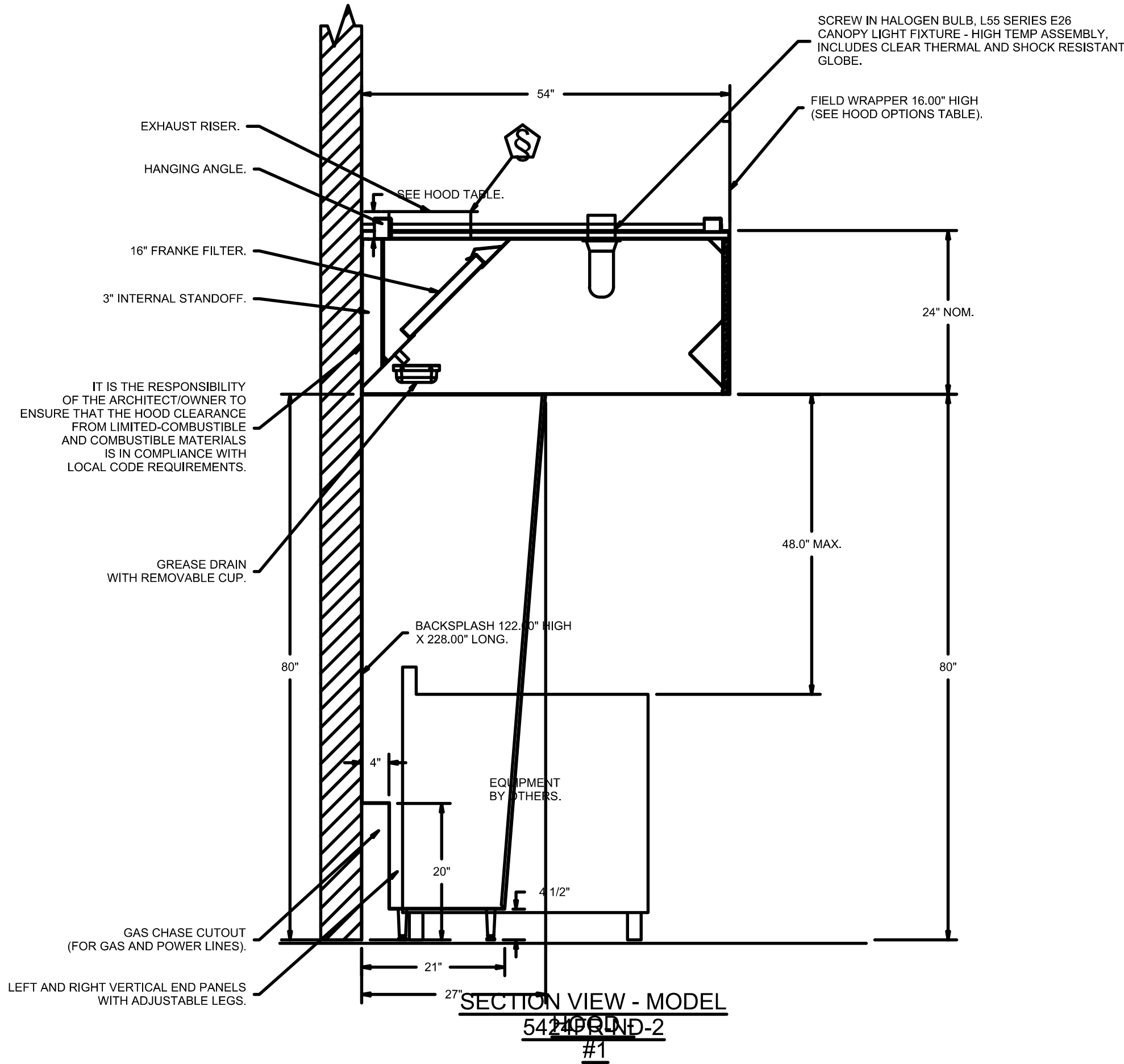


ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

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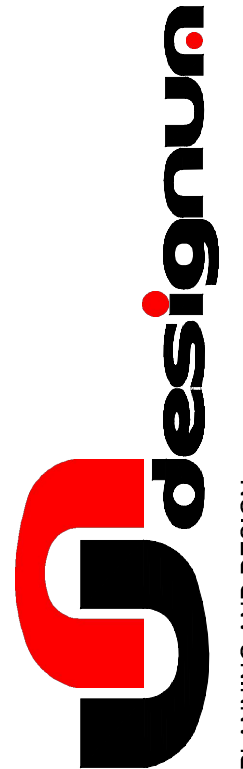


SECTION VIEW - MODEL 5424FR-ND-2 #1

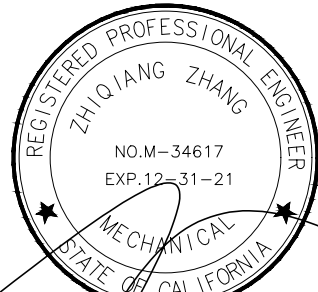
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CLIENT: INSITE REALESTATE, LLC
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PROJECT #
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

M-4.0

EXHAUST FAN INFORMATION - JOB#4667178

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	Ø	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	KEF-1	1	FR-USBI-18DD-RM	FRANKE FOODSERVICE	2475	2.000	1342	ODP,PREMIUM	2.000	1.3210	3	208	8.3	1269 FPM	420	19.8

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	KEF-1	1	BI18 - INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 20" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER.
		1	UTILITY SET GREASE CUP.
		1	BI18 - 24" DISCHARGE EXTENSION.
		1	BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
		1	BI18 - INLET CONNECTION STANDARD 20" FLANGED GREASE DUCT.
		1	UTILITY SET - SPRING VIBRATION ISOLATORS - BI18 / EQUIVALENT SIZED UTILITY SET - INDOOR/OUTDOOR USE.
		1	

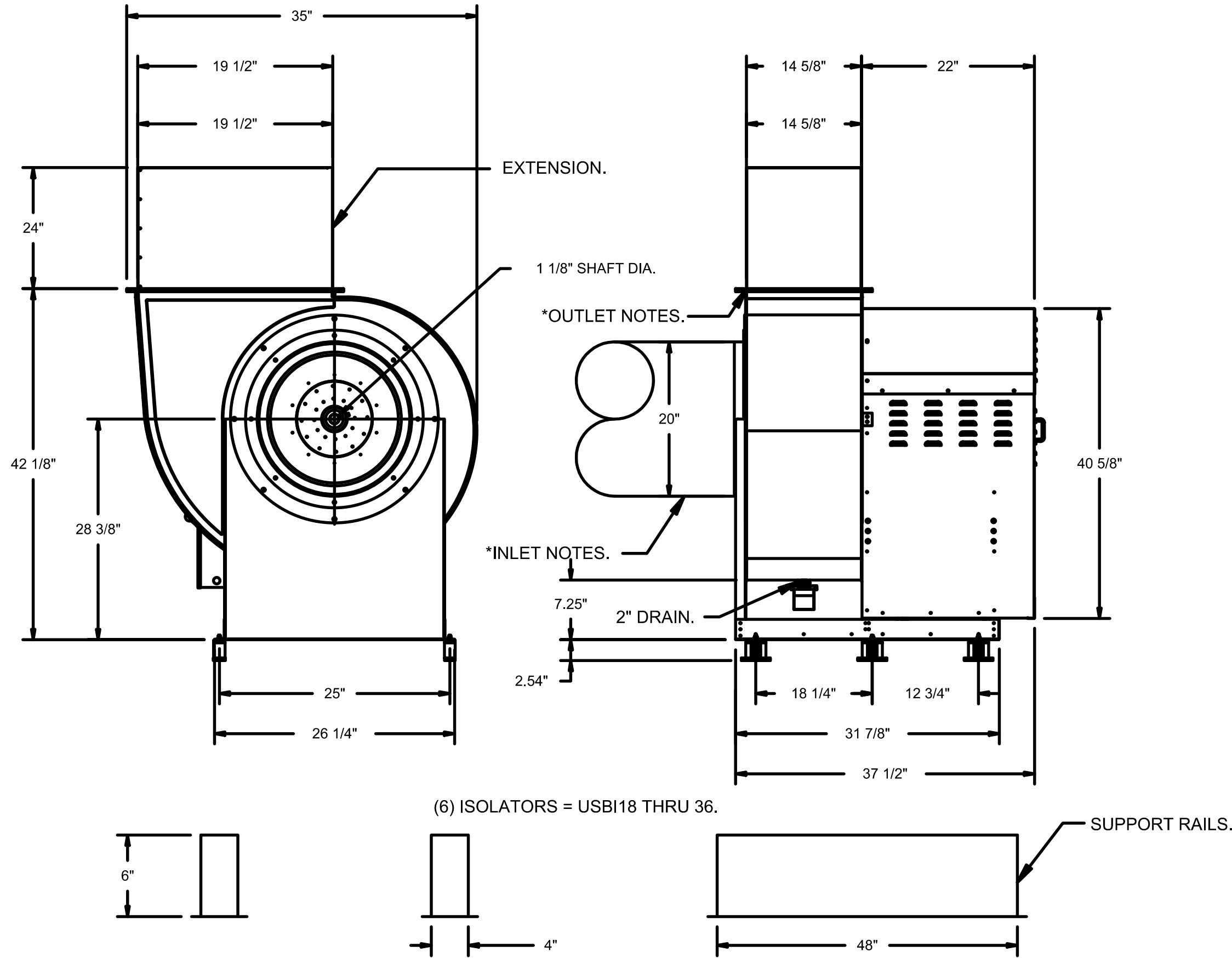
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	TORIZED DAMPER	WALL MOUNT
1	KEF-1	YES						

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	KEF-1	25 LBS	RAIL	4.000"W X 48.000"L X 6.000"H COMES AS A SET OF 2.

FAN #1 FR-USBI-18DD-RM - EXHAUST FAN (KEF-1)



FEATURES:

- ROOF MOUNTED FANS.
- UL705.
- UL762 AND ULC-S645 (RESTAURANT MODEL).
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C).
- HEAT SLINGER.
- NEMA 3R SAFETY DISCONNECT SWITCH.
- GREASE CLASSIFICATION TESTING.
- 2" DRAIN.
- MOTOR WEATHER COVER.
- FULLY SEALED SCROLL HOUSING.
- SCROLL ACCESS DOOR.
- FLANGE 1 1/4".

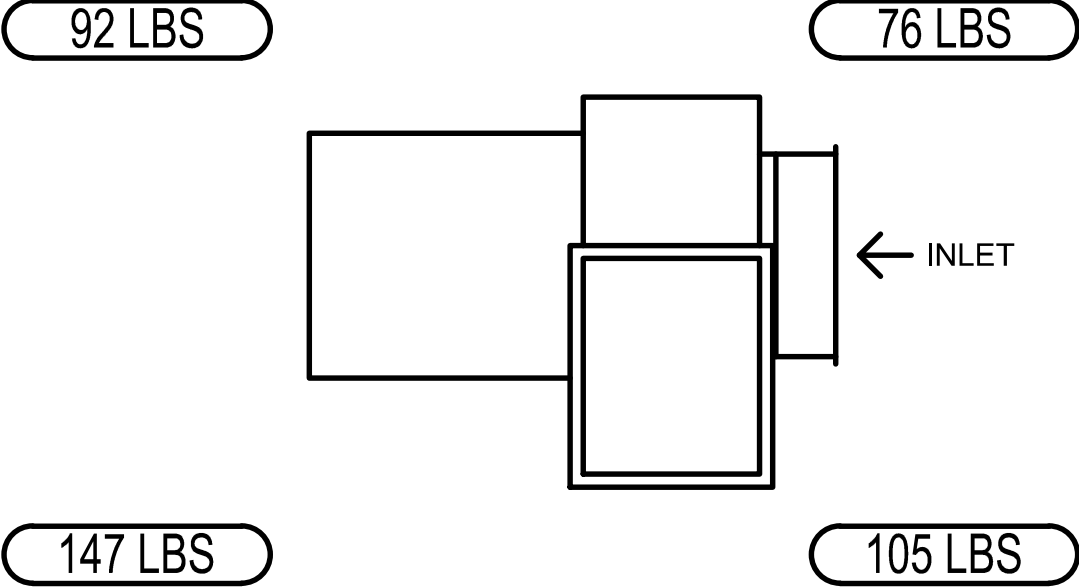
OPTIONS

BI18 - INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 20" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER. UTILITY SET GREASE CUP. BI18 - 24" DISCHARGE EXTENSION. BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE. BI18 - INLET CONNECTION STANDARD 20" FLANGED GREASE DUCT. UTILITY SET - SPRING VIBRATION ISOLATORS - BI18 / EQUIVALENT SIZED UTILITY SET - INDOOR/OUTDOOR USE.

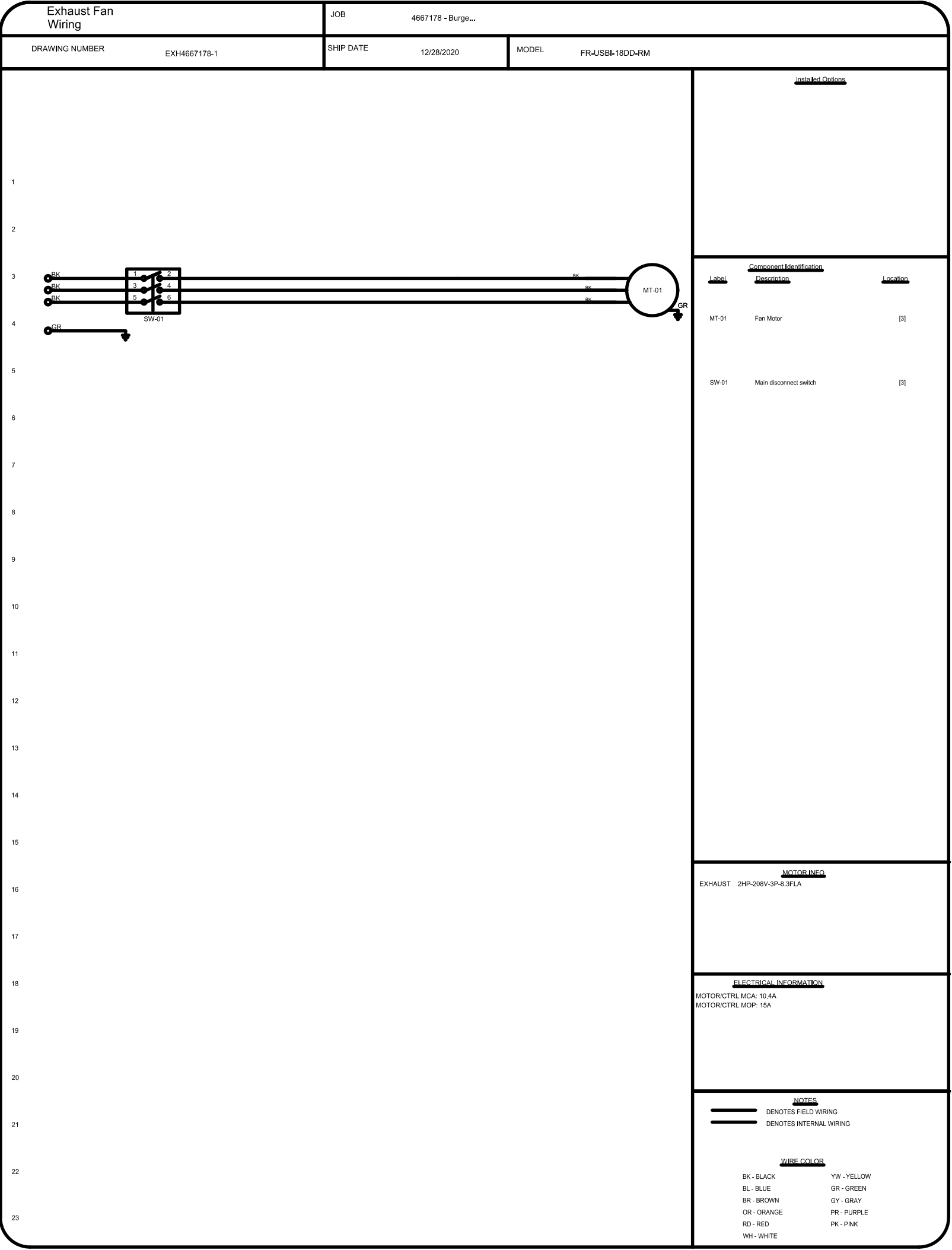
* INLET/OUTLET NOTES:
LENGTH OF THE STRAIGHT DUCT ON THE INLET AND OUTLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

NORMAL TEMPERATURE TEST DIRECT DRIVE
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

UNIT PLAN VIEW CORNER WEIGHTS:



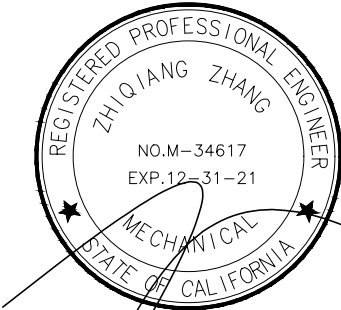
CORNER WEIGHTS ARE CALCULATED BASED ON VERTICAL DISCHARGE. SUPPORT DUCT PROPERLY BEFORE FAN TO ENSURE CORNER WEIGHTS ARE NOT AFFECTED.



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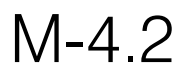
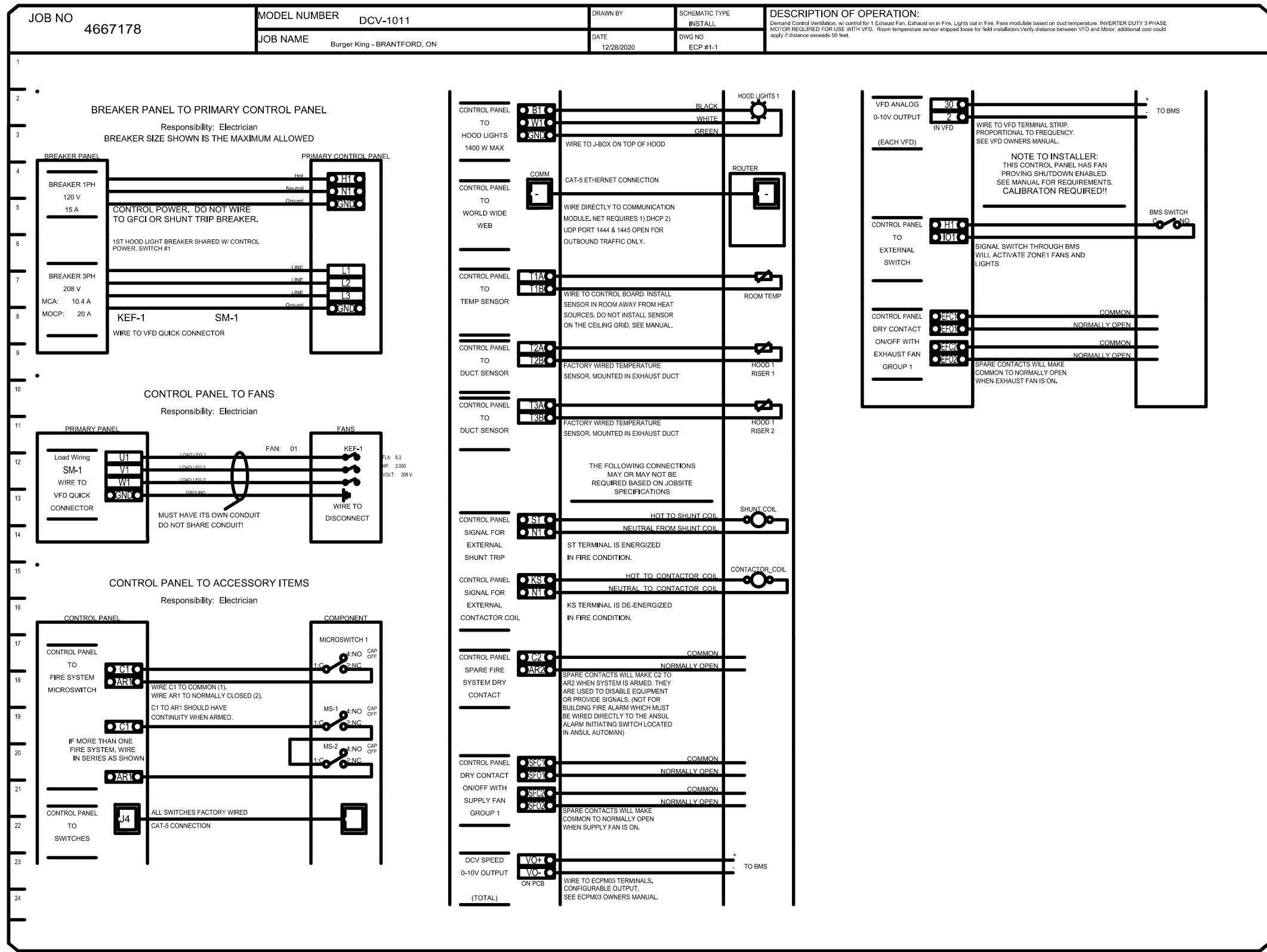


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PROJECT #:
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
HOOD DETAILS & SPECIFICATIONS

M-4.1



FIRE SYSTEM INFORMATION - JOB#4667178

FIRE SYSTEM NO	TAG	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		ANSUL R102	3.0/3.0	18	FIRE CABINET RIGHT	RIGHT, HOOD 1

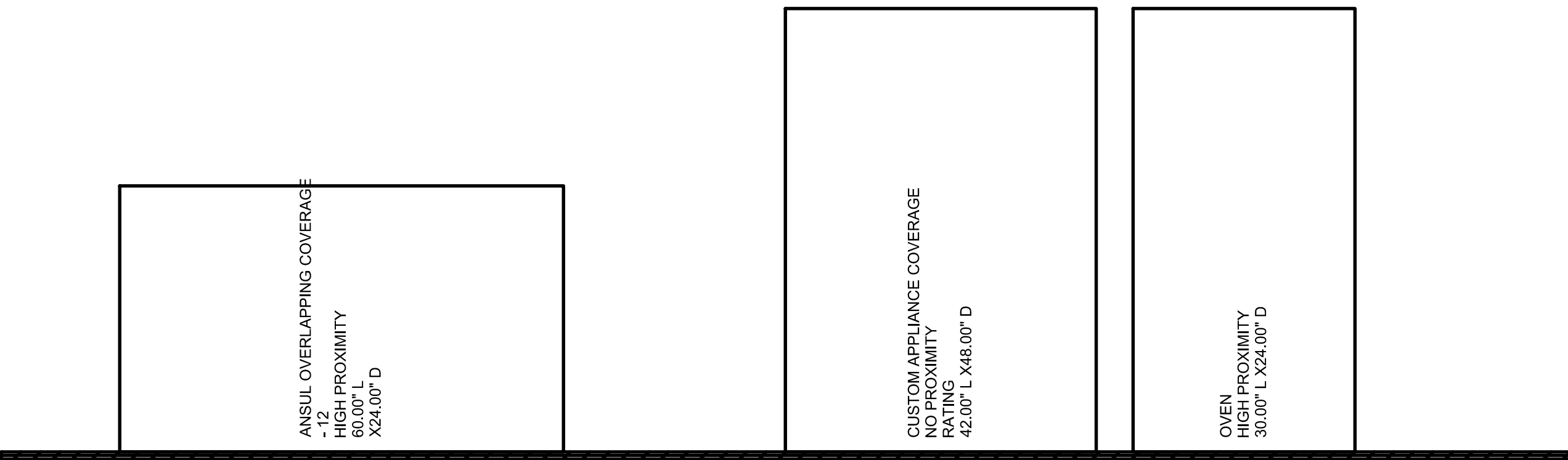
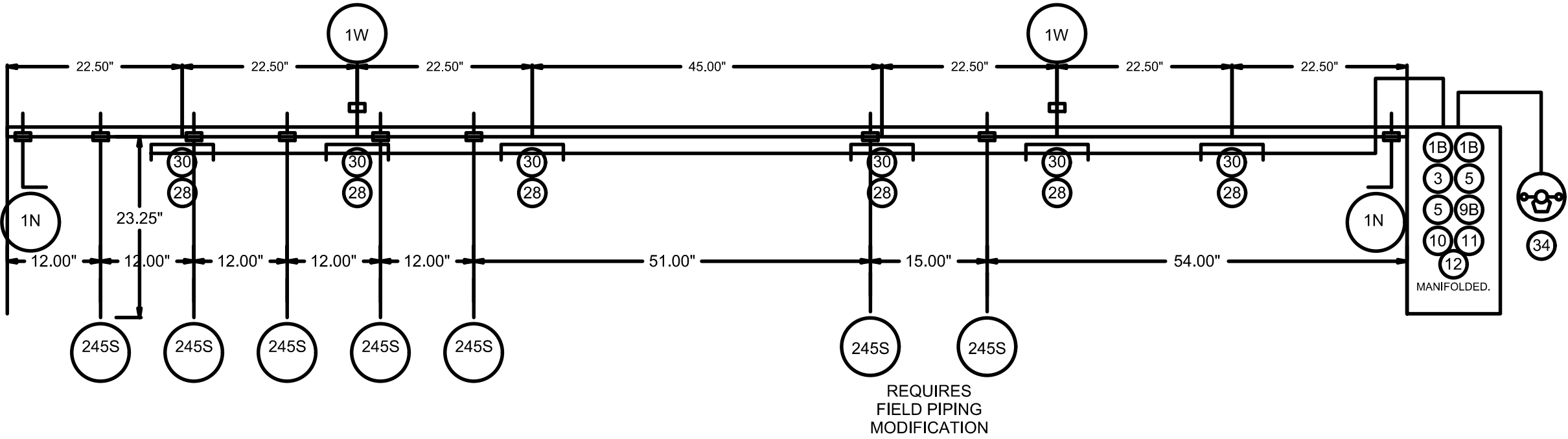
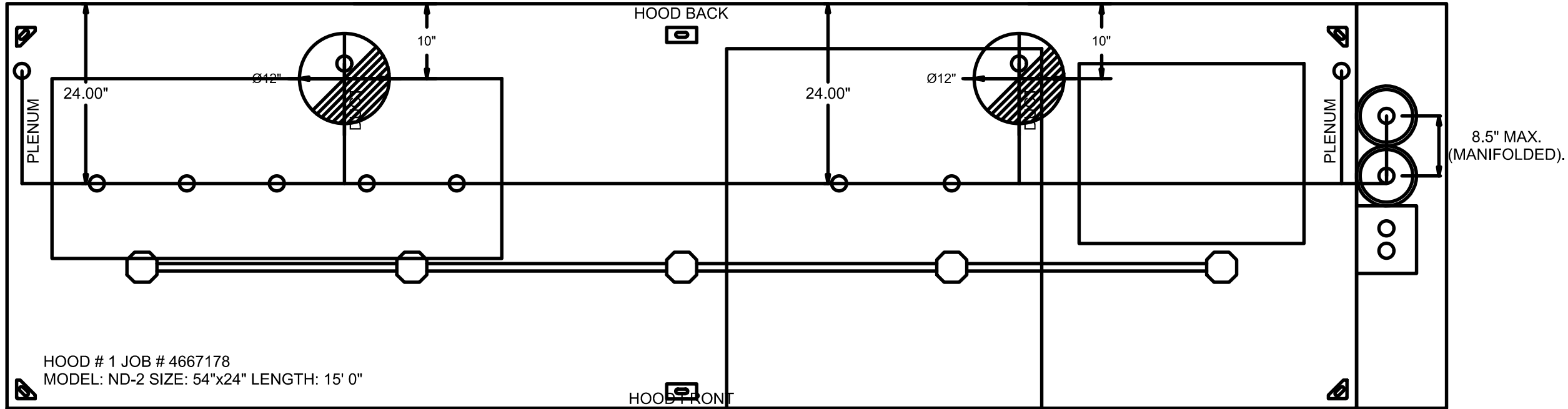
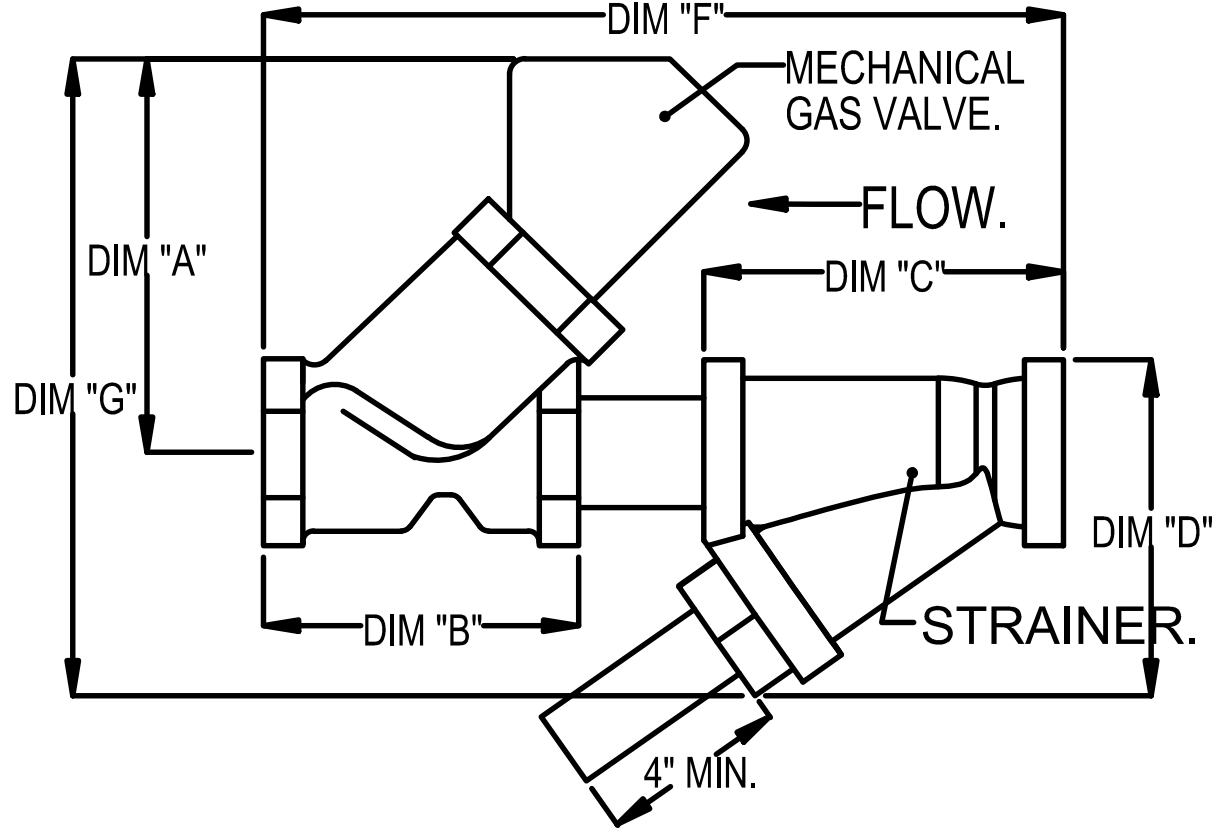
GAS VALVES AND STRAINERS

GAS VALVE SIZING							GAS VALVE DIMENSIONS					INSTALLATION	PART NUMBERS			
TYPE	SIZE	VOLTAGE	MIN. INLET PRESSURE	MAX. INLET PRESSURE	FLOW AT 1 IN.W.C. DROP NATURAL GAS	FLOW AT 1 IN.W.C. DROP PROPANE	DIM "A"	DIM "B"	DIM "C"	DIM "D"	DIM "F"	DIM "G"	MOUNTING ORIENTATION	GAS VALVE PART NUMBER	STRAINER PART NUMBER	GAS VALVE/STRAINER KIT
MECHANICAL	1-1/2"	N/A	PRE-PIPED (0 IN.W.C.)	10 PSI (277 IN.W.C.)	2,630,000 BTU/HR	1,706,569 BTU/HR	6-3/8"	4-7/8"	5-3/4"	6-3/16"	12-5/8"	11-3/8"	HORIZONTAL	27-55607	4417K67	MGVA1-1/2

ALL GAS VALVES/STRAINERS

PROPER CLEARANCE MUST BE PROVIDED IN ORDER TO SERVICE THE STRAINERS A MINIMUM OF 4" CLEARANCE DISTANCE MUST BE PROVIDED AT THE BASE OF THE STRAINER CUSTOMER MUST VERIFY BTU CONSUMPTION AS WELL AS PRESSURE RATING SPECIFIC GRAVITY OF NATURAL GAS = 0.64, SPECIFIC GRAVITY OF LP = 1.52

CALCULATIONS



ELECTRICAL PACKAGE -

JOB NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED					
				LOCATION	QUANTITY		FAN TAG	TYPE	φ	HP	VOLT	FLA
1		DCV-1011	UTILITY CABINET RIGHT	04 - UTILITY CABINET RIGHT	1 LIGHT	SMART CONTROLS DCV	KEF-1	EXHAUST	3	2.000	208	8.3
				HOOD # 1	1 FAN							

FIRE SYSTEM PARTS LIST KEY

FIRE SYSTEM NO	TAG	KEY NUMBER - PART DESCRIPTION	QTY BY FACTORY	QTY BY DIST
1		0 - 0 - 43-15733 AIR CYLINDER ASSEMBLY - AIR CYLINDER AND TUBING FOR MECHANICAL GAS VALVES (ANSUL PART #15733).	1	0
		0 - 0 - 439861 LARGE BLOWOFF CAP, METAL, TO FIT NEW LASER-ETCHED ANSUL NOZZLES, A0024201.	11	0
		0 - 0 - DISC UNION BURSTING DISC UNION ASSEMBLY FOR MANIFOLD SYSTEM.	1	0
		0 - 0 - TANK STRAP TANK STRAP - USED FOR ANSUL TANKS.	2	0
		0 - 0 - UCTANKBRACKET TANK BRACKET FOR FIRE SYSTEM TANK INSTALLATION IN UTILITY CABINETS.	2	0
		1 - 1 - AT - 3.0 TANK (#1B) - 3.0 GALLON SS TANK (FOR USE WITH AUTOMAN RELEASE, ACTUATOR, OR SS ENCLOSURE (UL/ULC))	2	0
		3 - 3 - ANS-DEM REGULATED RELEASE - ANSUL REGULATED MECHANICAL RELEASE/BRAKET ASSEMBLY, OEM, R-102.	1	0
		11 - 11 - MICRO-SDA MICROSWITCH KIT- INCLUDES 2 SWITCHES AND MOUNTING HARDWARE, SINGLE DUAL ELECTRIC SWITCH.	0	1
		5 - 5 - LIQ-3.0 AGENT - ANSULEX LOW PH WET CHEMICAL AGENT, 3 GALLON (UL) 79372.	0	2
		9 - 9 - DT-CART DOUBLE TANK NITROGEN CARTRIDGE.	0	1
		10 - 10 - TLINK LINK - TEST LINK (1 TEST LINK) ANSUL PART # 24916, MACOLA # 20-24916.	0	1
		12 - 12 - HOSE HOSE - RUBBER HOSE.	1	0
		14 - 14 - 419336 NOZZLE - 1W NOZZLE, DUCT/APPLIANCE (REPLACES ANSUL PART# 419347, CAS PART# 419336) A0001266.	2	0
		16 - 16 - 419335 NOZZLE - 1N NOZZLE, PLENUM/APPLIANCE (REPLACES ANSUL PART# 419346, CAS PART# 419335) A0001265.	2	0
		20 - 20 - 419340 NOZZLE - 245 NOZZLE, APPLIANCE (REPLACES ANSUL PART# 419351, PART# 419340) A0001270.	7	0
		25 - 25 - 418569 NOZZLE ADAPTOR - SWIVEL NOZZLE ADAPTOR (REPLACES CAS PART # 418569) A0001274.	7	0
		26 - 26 - QSA-3/8 QUIK SEAL - 3/8" (UL).	11	0
		27 - 27 - QPSA-1/2 PULLEY SEAL - 1/2" HOOD SEAL (UL) ANSUL PART # 423253, MACOLA # 32-79768.	1	0
		28 - 28 - SDET DETECTOR - SERIES (SCISSOR LINKAGE) ANSUL PART # 435547/435548 (OLD # 417369/434480); MACOLA # 05-417369.	6	0
		30 - 30 - ANS-500FL FUSIBLE LINK - 500DEG F, R-102 AND PIRANHA, ANSUL PART # 439232.	6	0
		34 - 34 - RPS-A REMOTE PULL STATION - RED COMPOSITE (WITHOUT WIRE ROPE) 434618 (OLD MACOLA #06-4835).	1	0
		35 - 35 - PE-LT PULLEY ELBOW - LOW TEMP, PULLEY ELBOW, SET SCREW TYPE ANSUL PART # 415670, MACOLA # 11-415671.	2	0
		36 - 36 - PE-HT PULLEY ELBOW - HIGH TEMP PULLEY ELBOW, COMPRESSION TYPE, ANSUL PART # 423251, MACOLA # 10-45771.	1	0

NOTES

- FIELD PIPE DROPS AS SHOWN
- SLEEVING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS.
- RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELIVING, SALAMANDERS, ETC.
- MAXIMUM 9 ELBOWS IN SUPPLY LINE.
- MINIMUM 72 INCHES OF AGENT LINE FROM TANK TO FIRST NOZZLE COVERING A RANGE, FRYER, OR WOK TO REFLECT GENERAL PIPING REQUIREMENTS.
- IF APPLICABLE, PRE-PIPED CHARBROILER DROPS ARE SHIPPED LOOSE.
- FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.

JOB #: 4667178.

JOB NAME: BURGER KING - BRANTFORD, ON.

SYSTEM SIZE: ANSUL-3.0/3.0-MANIFOLD. TOTAL FP REQUIRED: 18.

HOOD # 1 15' 0.00" LONG x 54" WIDE x 24" HIGH.

RISER # 1 SIZE: 12" DIA.

RISER # 2 SIZE: 12" DIA.

HOOD # 1 METAL BLOW-OFF CAPS INCLUDED.

LEGEND - FIRE CABINET ANSUL SYSTEM

- 1A 1.5 GALLON TANK.
- 1B 3 GALLON TANK.
- 2 OEM AUTOMAN RELEASE.
- 3 OEM REGULATED RELEASE.
- 4 OEM REGULATED ACTUATOR.
- 5 ANSULEX LIQUID AGENT (3 GAL.).
- 6 ANSULEX LIQUID AGENT (1.5 GAL.).
- 7 CARTRIDGE (101-20).
- 8 CARTRIDGE (101-10).
- 9 CARTRIDGE (101-30).
- 9A CARTRIDGE (LT-A-101-30).
- 9B DOUBLE TANK CARTRIDGE.
- 10 TEST LINK.
- 11 DOUBLE MICROSWITCH.
- 12 HOSE ASSEMBLY.
- 1100 DUCT NOZZLE (430913).
- 2W DUCT NOZZLE (419337).
- 1W NOZZLE ASSEMBLY (419336).
- 1F NOZZLE ASSEMBLY (419333).
- 1N NOZZLE ASSEMBLY (419335).
- 1/2N NOZZLE ASSEMBLY (419334).
- 3N NOZZLE ASSEMBLY (419338).
- 245 NOZZLE ASSEMBLY (419340).
- 230 NOZZLE ASSEMBLY (419339).
- 2120 NOZZLE ASSEMBLY (419343).
- 290 NOZZLE ASSEMBLY (419342).
- 260 NOZZLE ASSEMBLY (419341).
- 28 DETECTOR BRACKET.
- 29 LOW TEMP FUSIBLE LINK.
- 30 HIGH TEMP FUSIBLE LINK.
- MGV MECHANICAL GAS VALVE.
- EGV ELECTRICAL GAS VALVE.
- 34 REMOTE MANUAL PULL STATION.
- S SWIVEL ADAPTOR.

ENGINEER:

JS ENGINEERING, INC.

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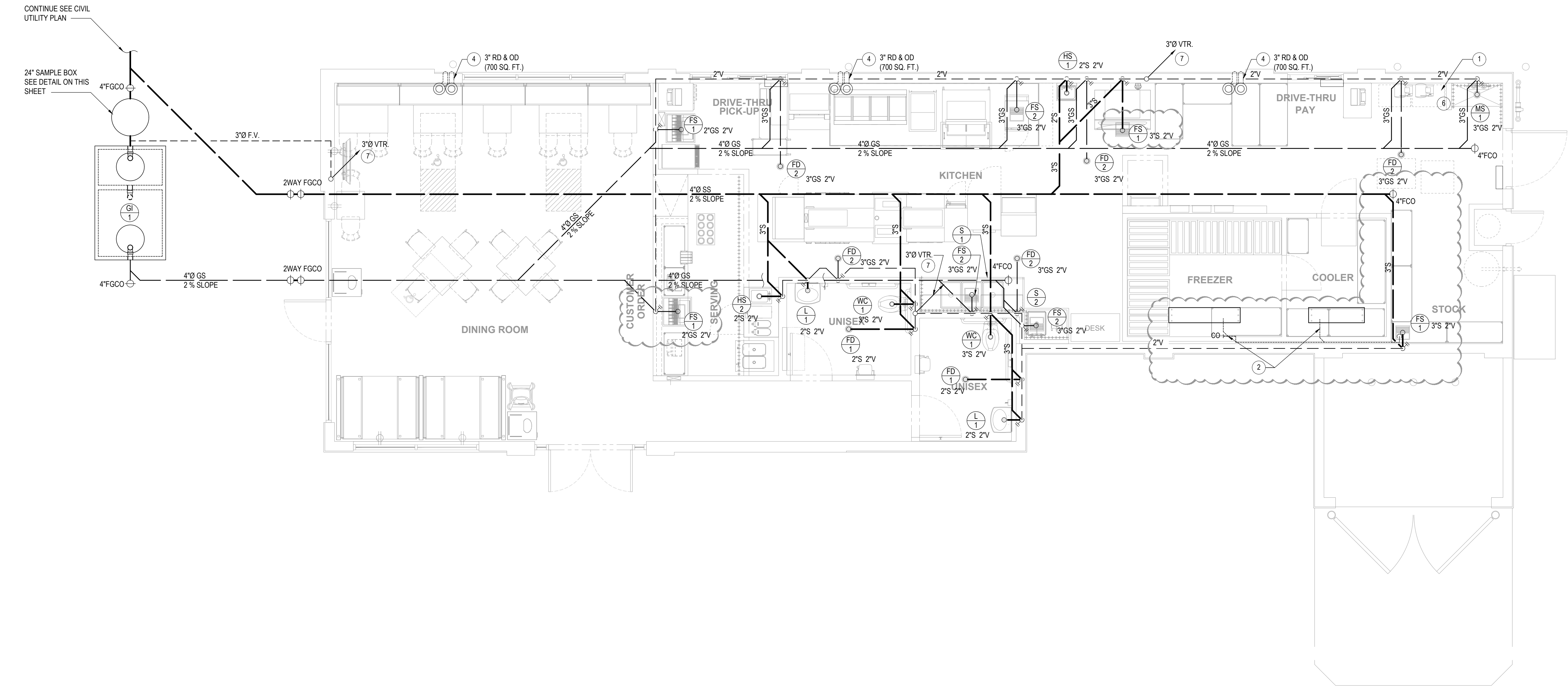
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REGISTERED PROFESSIONAL ENGINEER
ZHUO LIANG ZHANG
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EXP. 12-31-21
MECHANICAL
STATE OF CALIFORNIA

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
HOOD ANSUL SYSTEM

M-4.3



1. PLUMBING CONTR. TO COORDINATE VENT STACKS WITH OUTSIDE AIR INTAKES OF A/C UNITS AND SUPPLY FANS & MAINTAIN AT LEAST 10'-0" MIN. CLEARANCE OR AS PER LOCAL CODE REQUIREMENTS. FLAT VENTS ARE NOT ALLOWED.
2. INCREASE V.T.R.'S TO SIZE REQUIRED BY LOCAL CODES AND CONDITIONS AS REQUIRED FOR FROST ENCLOSURE. FLAT VENTS ARE NOT ALLOWED.
3. RUN SYRUP LINES FROM SODA FACTORY TO DRINK DISPENSER ABOVE CEILING.
4. CAST IRON PIPE MAY BE USED UNDER SLAB IN LIEU OF PVC ONLY IF REQUIRED BY CODE.
5. PROVIDE CONDENSATE LINES FROM A/C UNITS ABOVE CEILING ACCORDING TO LOCAL CODE REQUIREMENTS.
6. RESEAL FLOOR DRAINS ACCORDING TO LOCAL REQUIREMENTS.
7. SAKEWASTE PIPING ABOVE AND ALONG FLOOR SHALL BE SIZED IN ACCORDANCE WITH LOCAL BUILDING CODES. SEE SPECS. FOR ADDL. INFO.
8. COORDINATE SAKEWASTE LINE CONNECTIONS WITH EQUIPMENT ROUGH-IN.
9. P.V.C. (SCHEDULE 40) PIPE CAN BE USED FOR VENTS AND WASTE ONLY IF APPROVED BY LOCAL BUILDING CODES. SEE SPECS. FOR ADDL. INFO.
10. SEE FOUNDATION PLAN FOR EXACT LOCATION OF FLOOR DRAINS AND FLOOR SINKS.
11. IF WALK-IN-BOX CONDENSATE LINE IS REQUIRED BY LOCAL CODE, PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL 1" CONDENSATE LINE, AND SEAL AROUND ALL PENETRATIONS THROUGH THE WALK-IN-BOX.
12. HEAT TAP IS PROVIDED BY WALK-IN-BOX MANUFACTURER AND INSTALLED BY ELECTRICAL CONTRACTOR. IT IS TO BE SELF-LIMITING TYPE, "FROSTEX" OR EQUAL.

1. SODA CONDUT: PROVIDE 4" PVC CONDUIT AND SYRUP LINES FROM SODA FACTORY TO DRINK DISPENSER ABOVE CEILING.
2. CONDENSATE: ROUTE SHARED CONDENSATE LINE THROUGH WALK-IN COOLER. DO NOT RUN THROUGH WALK-IN FREEZER. PROVIDE 1" INSULATED CONDENSATE DRAIN PIPE FROM THE EVAPORATIVE COIL. DISCHARGE TO FLOOR SINK OR MOP SINK WITH AIR GAP OF TWICE PIPE DIAMETER. INSTALL AT MINIMUM 76" HEIGHT A.F.F. REFER TO DETAIL #3 ON SHEET P-3.0.
3. COMBINATION WASTE/VENT
4. 3" PVC ROOF DRAIN WITH 3" PVC LAMB'S TONGUE NOZZLE. COLOR ANTIQUE BRONZE, ARKUMM MODEL #PDN-3. OVERFLOW ACHIEVED WITH SCUPPER AT THIS CONDITION. REFER TO DETAIL #18 ON SHEET P-3.0
5. TRAP PRIMER REFER TO DETAIL #17 ON SHEET P-3.0
6. 3/4" CONDENSATE DRAIN FROM AIR COMPRESSOR DN. TO MOP SINK WITH 2" AIR GAP ABOVE FLOOR RIM.
7. PROVIDED 3" WALK-THROUGH ROOF

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

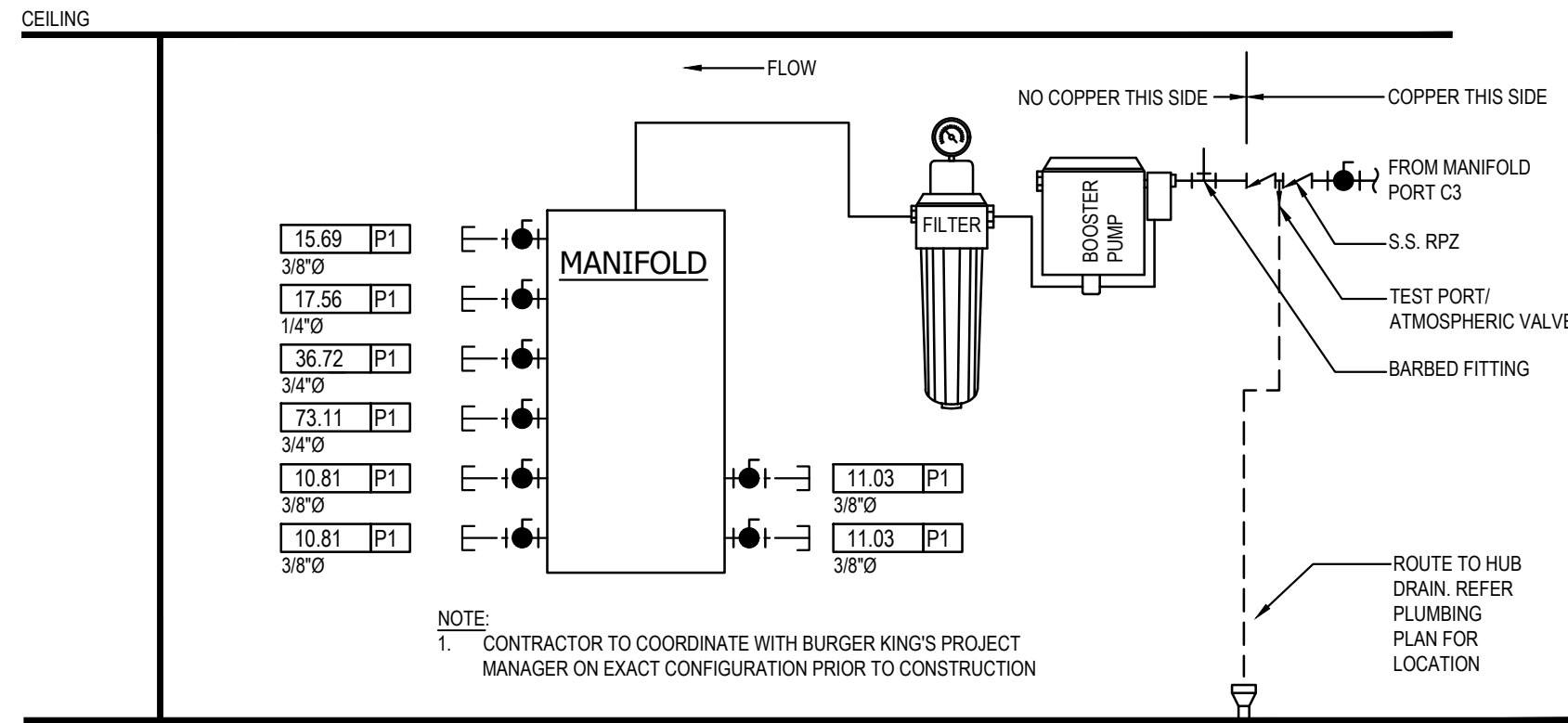
PROJECT #:	INS-001
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BURGER KING RESTAURANT

66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

SANITARY AND GREASY WASTE PLAN

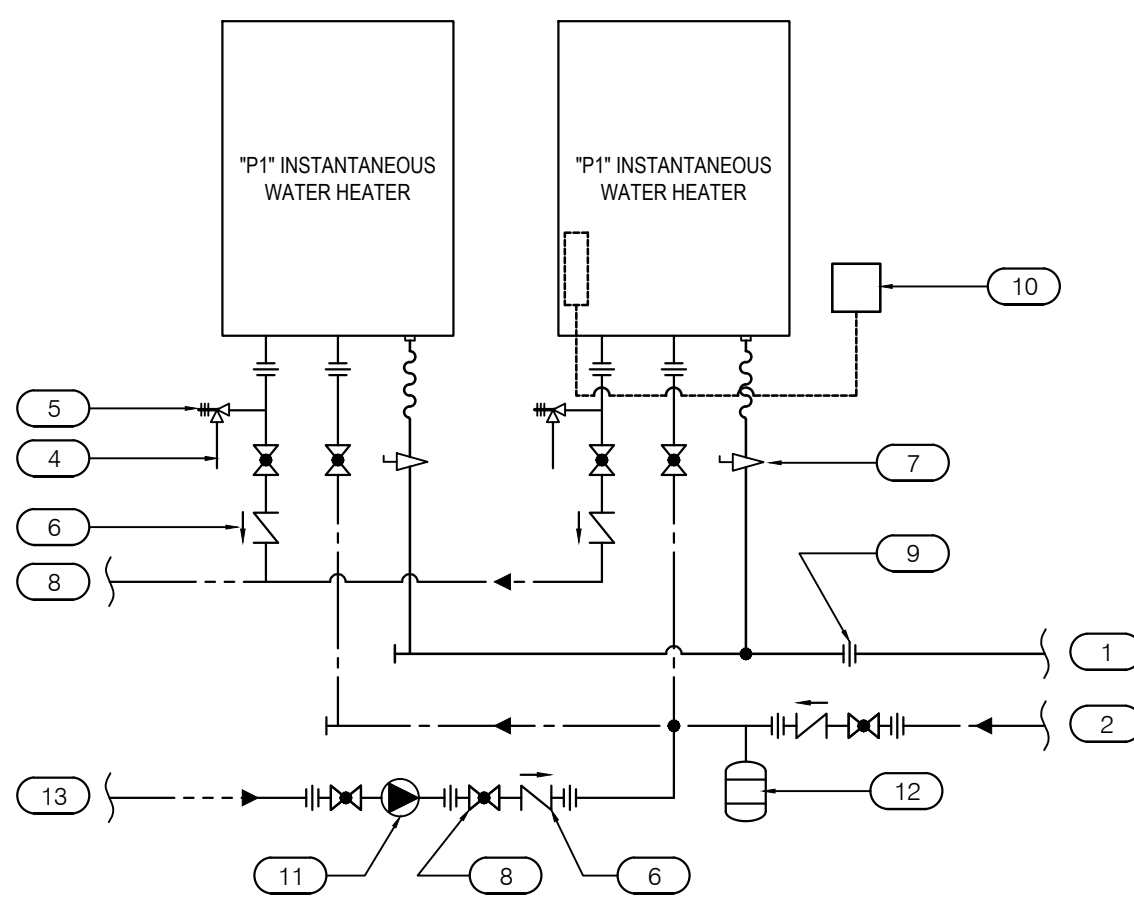
P-1.0



WATER FILTRATION DIAGRAM

SCALE: N.T.S.

3



WATER HEATER DIAGRAM

SCALE: N.T.S.

2

KEY NOTE:

- 1 GAS INLET
- 2 COLD WATER INLET
- 3 HOT WATER OUTLET
- 4 3/4" DRAIN-PIPE TO MOP SINK
- 5 PRESSURE RELIEF VALVE
- 6 CHECK VALVE
- 7 GAS SHUT-OFF VALVES
- 8 SHUT-OFF BALL VALVES
- 9 UNIONS
- 10 REMOTE CONTROLLER
- 11 RECALCULATION PUMP
- 12 EXPANSION TANK
- 13 HOT WATER RETURN

NOTE:
COPPER TUBING W/ WROUGHT COPPER SWEAT FITTINGS REQUIRED.

PLUMBING NOTES:

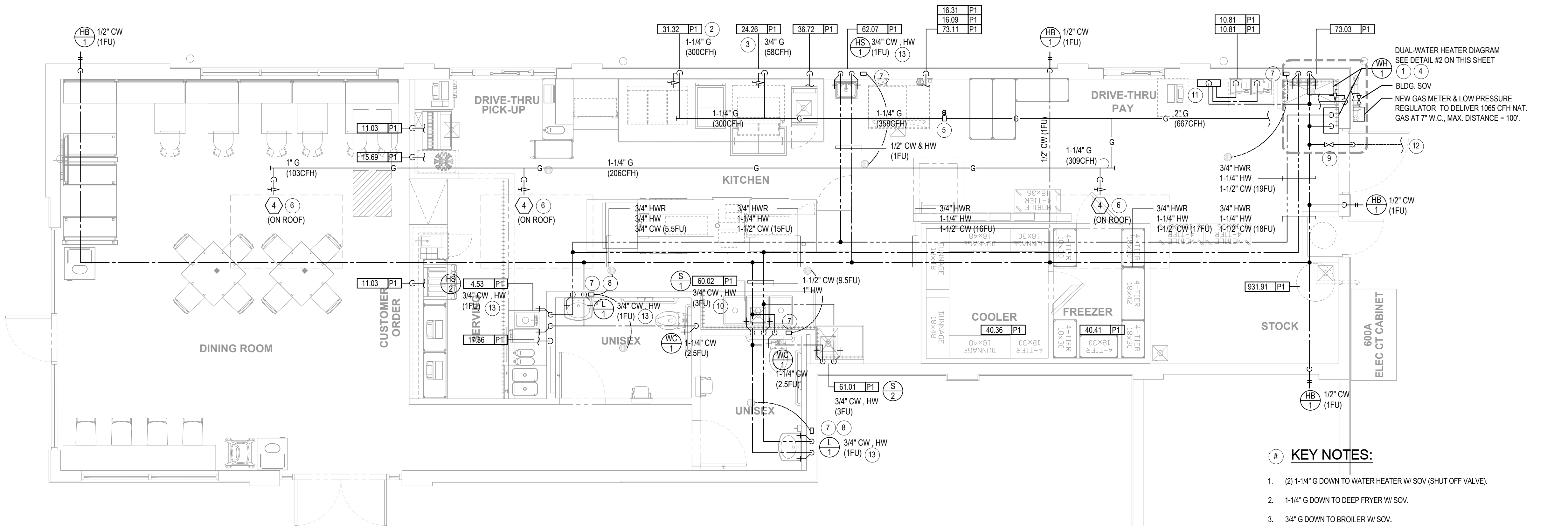
1. PLUMBING CONTR. TO COORDINATE VENT STACKS WITH OUTSIDE AIR INTAKES OF A/C UNITS AND SUPPLY FANS & MAINTAIN AT LEAST 10'-0" MIN. CLEARANCE OR AS PER LOCAL CODE REQUIREMENTS. FLAT VENTS ARE NOT ALLOWED.
2. INCREASE V.T.R.'S TO SIZE REQUIRED BY LOCAL CODES AND CONDITIONS AS REQUIRED FOR FROST ENCLOSURE. FLAT VENTS ARE NOT ALLOWED
3. RUN SYRUP LINES FROM SODA FACTORY TO DRINK DISPENSER ABOVE CEILING.
4. CAST IRON PIPE MAY BE USED UNDER SLAB IN LIEU OF PVC ONLY IF REQUIRED BY CODE.
5. PROVIDE CONDENSATE LINES FROM A/C UNITS ABOVE CEILING ACCORDING TO LOCAL CODE REQUIREMENTS.
6. RESEAL FLOOR DRAINS ACCORDING TO LOCAL REQUIREMENTS.
7. SAFEWASTE PIPING ABOVE AND ALONG FLOOR SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
8. COORDINATE SAFEWASTE LINE CONNECTIONS WITH EQUIPMENT ROUGH-IN.
9. P.V.C. (SCHEDULE 40) PIPE CAN BE USED FOR VENTS AND WASTE ONLY IF APPROVED BY LOCAL BUILDING CODES. SEE SPECS. FOR ADD'L INFO.
10. SEE FOUNDATION PLAN FOR EXACT LOCATION OF FLOOR DRAINS AND FLOOR SINKS.
11. IF WALK-IN-BOX CONDENSATE LINE IS REQUIRED BY LOCAL CODE, PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL 1" W/ CONDENSATE LINE, AND SEAL AROUND ALL PENETRATIONS THROUGH THE WALK-IN-BOX.
12. HEAT TAPE IS PROVIDED BY WALK-IN-BOX MANUFACTURER AND INSTALLED BY ELECTRICAL CONTRACTOR. IT IS TO BE SELF-LIMITING TYPE, "FROSTEX" OR EQUAL.

GAS EQUIPMENT SCHEDULE

ITEM	QTY	EQUIPMENT	CFH		
			1,000 BTUH/EACH	EACH	TOTAL
1	2	GAS WATER HEATER	199	199	398
2	1	DEEP FRYER	300	300	300
3	1	BROILER	58	58	58
4	3	AIR CONDITIONER	103	103	309
TOTAL					1065

FIXTURE UNIT SCHEDULE

FIXTURE		WATER FU		
SYMBOL	FIXTURE TYPE	QTY	EACH	TOTAL
WC 1	WATER CLOSET	2	2.5	5.0
L 1	LAVATORY	2	1	2.0
HS 1	HAND SINK	1	1	1.0
HS 2	HAND SINK (COUNTERTOP)	1	1	1.0
MS 1	MOP SINK	1	3	3.0
S 1	POT SINK (3 COMP.)	1	3	3.0
S 2	POT SINK (1 COMP.)	1	3	3.0
RO 1	REVERSE OSMOSIS SYSTEM	1	1	1.0
				19.0000



KEY NOTES:

1. (2) 1-1/4" G DOWN TO WATER HEATER W/ SOV. (SHUT OFF VALVE).
2. 1-1/4" G DOWN TO DEEP FRYER W/ SOV.
3. 3/4" G DOWN TO BROILER W/ SOV.
4. EXHAUST & INTAKE VENTS UP TO ROOF. COORDINATE WITH MECHANICAL DRAWINGS AND DETAIL #20 ON SHEET P-3.0.
5. 1-1/4" GAS ANSUL VALVE INSTALL GAS ANSUL VALVE AS CLOSE TO EXTERIOR WALL AS ALLOWED PER LOCAL CODE.
6. 1" G UP TO ROOF W/ SOV. FOR ROOFTOP UNITS.
7. 1/2" CW TO TRAP PRIMER. PROVIDE WALL ACCESS PANEL. RUN 1/2" CW BELOW FLOOR TO FLOOR DRAIN. SEE DETAIL #17 ON PLAN P-3.0.
8. LAV. TAILPIECE WITH TRAP PRIMER. RUN 1/2" CW BELOW FLOOR TO FLOOR DRAIN. SEE DETAIL #12 ON PLAN P-3.0.
9. SHUT OFF VALVE W/ HANDLE AT 12" ABOVE CEILING EASILY ACCESSIBLE. G.C. TO INSTALL LOCATION INDICATOR STICKER
10. 3/4" HW & CW TO FAUCET (S-1) 3 COMP. SINK FOR CHEMICAL FEED SYSTEM.
11. COLD WATER MANIFOLD BELOW CEILING.
12. 1-1/2" UNDERGROUND DOMESTIC WATER SERVICE. SEE SITE UTILITY PLAN FOR CONTINUATION TO METER VAULT WITH BFP LOCATION.
13. PROVIDE AND INSTALL ZURN WILKINS MODEL ZW1070XL AQUA-GARD® THERMOSTATIC MIXING VALVE OR APPROVED EQUIVALENT.

KES PLUMBING POTABLE WATER SCHEDULE

ITEM #	Tag #	QTY.	DESCRIPTION	CW SIZE	CW RI HGHT	HW SIZE	HW RI HGHT	FW TYPE	FW SIZE	FW RI HGHT	POT. WATER CONN TYPE	POT. WATER REMARKS
4.53	P1	1	DROP-IN-SINK	1/2"	18"	1/2"	18"				VIA SHUT OFF VALVE ON WALL	
10.81	P1	2	CARBONATOR					FILTERED	3/8"	60"	MALE FLARE	P.C. TO RUN WATER THRU WATER FILTER.
11.03	P1	2	ICE/SODA DISPENSER					FILTERED	3/8"	18"	MALE BARB	P.C. TO RUN WATER THRU SODA LINES (NOT SHOWN)
15.69	P1	1	FROZEN BEVERAGE DISPENSER					FILTERED	3/8"	36"	MALE FLARE	P.C. TO RUN WATER THRU WATER FILTER AND SODA LINES
16.09	P1	1	ICE MACHINE					SCALE INHIBITOR	3/8"	48"	FPT	P.C. TO RUN WATER THRU WATER FILTER.
17.56	P1	1	INFUSION TEA COFFEE BREWER					FILTERED	1/4"	48"	MALE BARB	P.C. TO RUN WATER THRU WATER FILTER.
36.72	P1	1	MINI COMBI OVEN-STEAMER					FILTERED	3/4"	12"	SHUT	P.C. TO RUN WATER LINES THRU WATER FILTER.
60.02	P1	1	3 COMPARTMENT SINK	1/2"	12"	1/2"	12"				VIA SHUT OFF VALVE ON WALL	VERIFY REQ'MTS W/LOCAL CODES
61.01	P1	1	ONE COMPARTMENT SINK W/ LH DRAINBOARD	1/2"	12"	1/2"	12"				VIA SHUT OFF VALVE ON WALL	VERIFY REQ'MTS W/LOCAL CODES
62.07	P1	1	HAND SINK	1/2"	12"	1/2"	12"				VIA SHUT OFF VALVE ON WALL	
73.03	P1	1	WATER FILTER	3/4"	84"						FNPT	SEE DETAIL ON K4
73.11	P1	1	FILTER FEEDER SCALE INHIBITOR					FILTER	3/4"	48"	FNPT	P.C. TO RUN WATER THRU WATER FILTER AND CONNECT TO EQUIVALENT AS REQ'D.

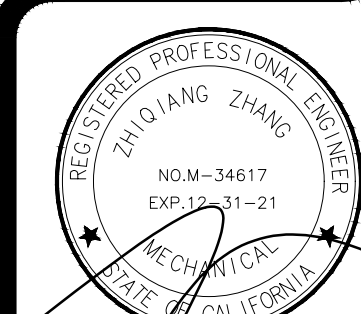
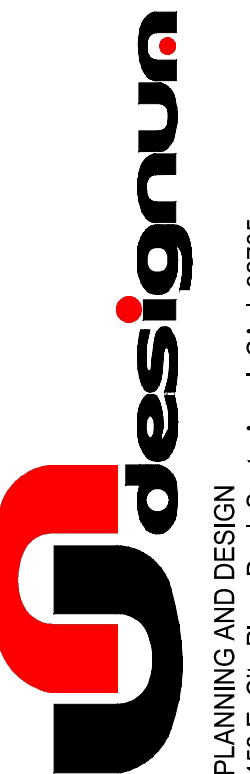
WATER & GAS PLAN

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

1



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198

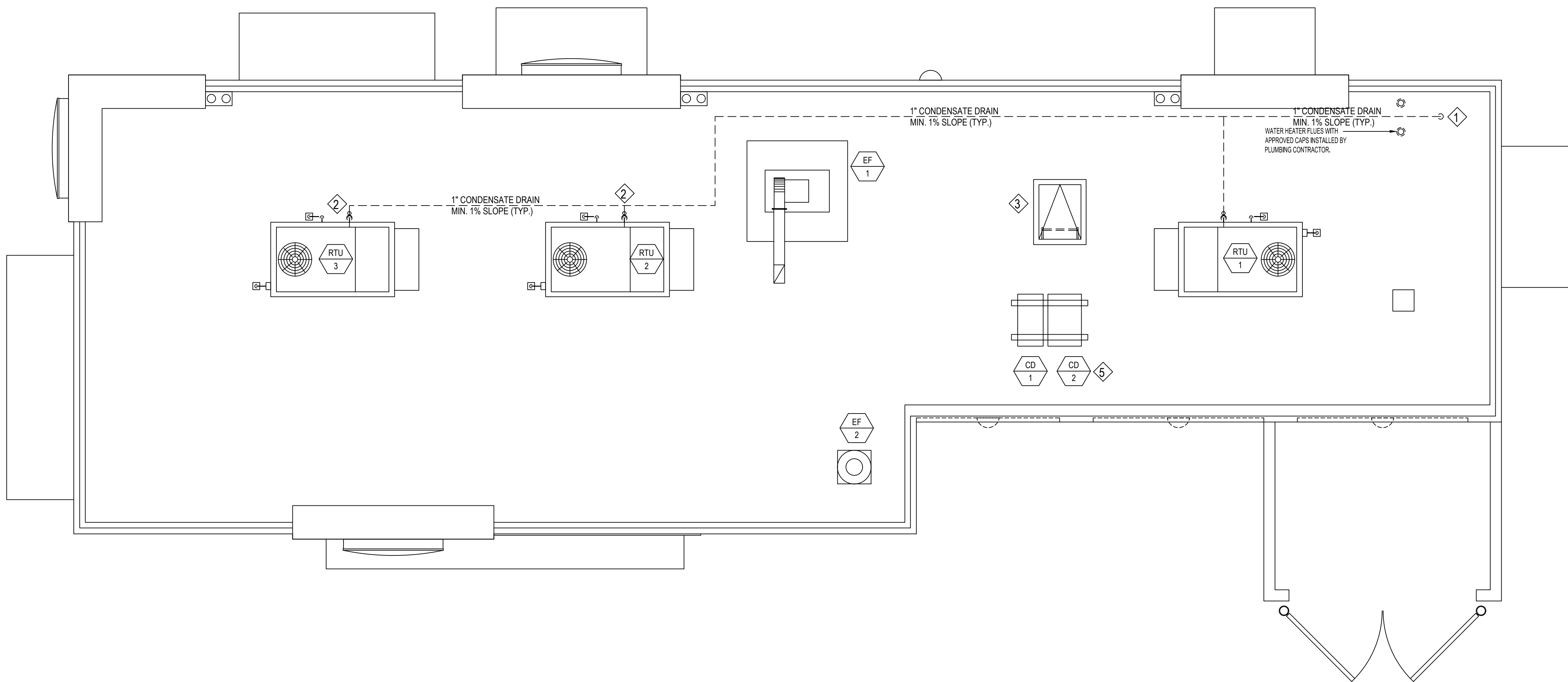


PROJECT #
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
WATER & GAS PLAN

P-1.1

DRAWN BY: CL/AW
CHECKED BY: C.H.
REVISION
NO. DATE

DATE: 05/23/2021



- NOTES:
- 1-1/4" COPPER CONDENSATE DRAIN DN. TO MAP SINK WITH 2" AIR GAP ABOVE FLOOD RIM.
 - PLUMBING PENETRATION THROUGH ROOF WITH PITCH POCKET. PROVIDED BY PLUMBING CONTRACTOR (TYPICAL.)
 - ROOF ACCESS

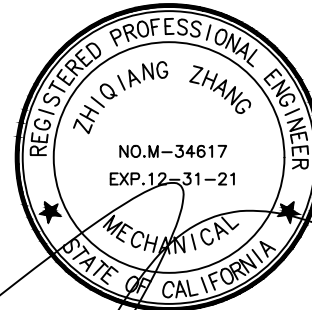
ENGINEER:
JS ENGINEERING, INC.
MECHANICAL • ELECTRICAL
66745 TWO BUNCH PALMS TRAIL
PHONE: 928.497.0558 EMAIL: INFO@CAL-PACIFIC.NET

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



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
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155 E. UNIVERSITY AVE. SUITE 200
SANTA ANA, CA 92705
Phone 714.892-3800 | robert.preece@designn.com



PROJECT # INS-001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
PLUMBING ROOF PLAN

P-1.2

PLUMBING

THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS SECTIONS SHALL APPLY DIRECTLY TO THIS SECTION AS THOUGH PRINTED HEREIN

1. SCOPE

- A. WORK INCLUDED; ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED TO FURNISH AND INSTALL ALL HVAC WORK AS INDICATED ON THE PLANS, SPECIFIED HEREIN, AND/OR AS NECESSARY TO COMPLETE THE WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- 1) SANITARY SOIL, WASTE AND VENT SYSTEM.
 - 2) DOMESTIC HOT AND COLD WATER SYSTEMS.
 - 3) CONDENSATE DRAIN SYSTEM.
 - 4) PLUMBING FIXTURES, EQUIPMENT, TRIM
 - 5) ROUGH-IN AND FINAL CONNECTIONS OF WATER, GAS AND DRAIN TO EQUIPMENT, NOT INCLUDED IN THIS SECTION OR AS FURNISHED BY OWNER.
 - 6) TESTING.
2. EXAMINATION OF THE SITE
- EXAMINE THE SITE AND ALL CONDITIONS THEREON OR THEREIN. TAKE INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK UNDER THIS CONTRACT. LACK OF THIS INFORMATION WILL NOT BE CONSIDERED AS JUSTIFICATION FOR EXTRA COST OR ALLOWANCES TO THE CONTRACT SUM.

3. CODES AND REGULATIONS.

- A. ORDINANCES AND REGULATIONS: IN ADDITION TO COMPLYING WITH THE SPECIFIED REQUIREMENTS, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION
- B. PERMITS AND INSPECTIONS: APPLY AND PAY FOR ALL PERMITS FOR THE INSTALLATION OR CONSTRUCTION OF THE PLUMBING WORK REQUIRED BY ANY LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION AND FURNISH ALL NECESSARY DRAWING REQUIRED FOR SAME. ARRANGE FOR INSPECTIONS AND EXAMINATIONS AS REQUIRED, AND DELIVER CERTIFICATES OF ALL INSPECTIONS TO THE OWNER.
4. DRAWINGS AND SPECIFICATIONS.
- A. THE DRAWING ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK; THEY INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE SIZES OF EQUIPMENT, PIPING, ETC. FOLLOW THE DRAWINGS AS CLOSELY AS PRACTICAL IN LAYING OUT THE WORK, BE GUIDED BY THE CONDITIONS AT THE JOB AND CONSULT THE CONSTRUCTION DRAWINGS OF THE OTHER TRADES TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.
- B. VERIFY ALL CLEARANCES IN AREAS WHERE WORK WILL BE INSTALLED AND COORDINATE THE WORK WITH THAT OF THE OTHER TRADES AND OTHER SECTIONS OF THE SPECIFICATIONS.
- C. WHERE JOB CONDITIONS, OR THE ARCHITECT REQUIRE REASONABLE CHANGES IN INDICATED LOCATIONS AND ARRANGEMENT, MAKE SUCH CHANGES WITHOUT ADDITIONAL CHARGE.
- D. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO PROVIDE COMPLETE OPERATING SYSTEMS, UNLESS SPECIFICALLY NOTED TO THE CONTRARY. THE OMISSION FROM THE DRAWINGS OR SPECIFICATIONS OF ANY MINOR DETAILS OF CONSTRUCTION, INSTALLATION, MATERIALS, OR SPECIALTIES NECESSARY FOR A SAFETY OPERABLE SYSTEM SHALL NOT RELIEVE THE CONTRACTOR FROM FURNISHING THE SUCH ITEMS, IN PLACE, COMPLETE.

5. SUBSTITUTIONS

- A. WHENEVER A PRODUCT IS SPECIFIED BY TRADE NAME OR MANUFACTURER'S NAME, EITHER IN THE SPECIFICATIONS OR ON THE DRAWINGS SUCH DESIGNATION IS INTENDED TO ESTABLISH A STANDARD OR MERIT AND DESIGN.
- B. SUBMIT WRITTEN REQUESTS FOR SUBSTITUTIONS IN TRIPLICATE. INCLUDE CATALOG NUMBERS, CAPACITIES, RATINGS AND THE CUTS OF PRODUCTS SPECIFIED AS WELL AS PRODUCTS TO BE SUBSTITUTED ALSO INCLUDE ACCURATE COST DATA ON THE PROPOSED AND WHETHER OR NOT MODIFICATION OF THE CONTRACT AMOUNT IS TO BE CONSIDERED.
- C. SUBSTITUTIONS OF UNLISTED MANUFACTURERS WILL NOT BE ALLOWED AFTER THE CONTRACT IS SIGNED.

6. SUBMITTALS

- A. PRODUCT DATA: SUBMIT MATERIAL LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION. INCLUDE MANUFACTURER'S SPECIFICATIONS, CATALOG CUTS, AND OTHER DATA NEEDED TO COMPLY WITH THE SPECIFIED REQUIREMENTS. SUBMIT ALL PRODUCT DATA AT ONE TIME, BOUND BETWEEN COVERS. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.
- B. SHOP DRAWINGS OR OTHER DATA AS REQUIRED TO INDICATE METHOD OF INSTALLATION AND ATTACHMENT OF PIPING, AND EQUIPMENT, EXCEPT WHERE SUCH DETAILS ARE FULLY SHOWN ON THE DRAWINGS.
- C. RECORD DRAWINGS AND MANUALS : PROVIDE AND KEEP AT JOB SITE A COMPLETE RECORD SET OF BLUE LINE PRINTS, CORRECTED DAILY TO SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS. PRINTS FOR THIS PURPOSE MAY BE OBTAINED FROM THE ARCHITECT. DELIVER THE SET TO THE ARCHITECT. PAY FOR BLUEPRINTING PROJECT RECORD DRAWINGS.

7. OPENINGS

- A. OPENINGS OR HOLES FOR PIPING OR EQUIPMENT WILL NOT BE ALLOWED IN ANY STRUCTURAL MEMBERS WITHOUT CONSENT OF THE ARCHITECT.
- B. FRAMED OPENINGS HAVE BEEN INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT A TIME IN ADVANCE OF THE WORK, VERIFY THE LOCATION AND SIZE OF OPENINGS OR FURNISH NEW INSTRUCTIONS AS TO THE REQUIREMENTS FOR THESE OPENINGS. SHOULD THE FURNISHING OF THIS INFORMATION BE NEGLECTED, DELAYED OR INCORRECT, AND ADDITIONAL CUTTING, NOTCHING, OR BORING IS FOUND TO BE REQUIRED, THE WORK SHALL BE DONE AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

- C. MAKE ABSOLUTELY WATERTIGHT ANY OPENINGS THROUGH WATERPROOFED CONSTRUCTION CAUSED BY THE PENETRATION OF PIPING IN A MANNER APPROVED BY THE ARCHITECT.

8. QUALITY ASSURANCE AND PRODUCT HANDLING

- A. USE ALL MEANS NECESSARY TO PROTECT PLUMBING MATERIALS BEFORE, DURING AND AFTER INSTALLATION AND TO PROTECT THE INSTALLED WORK AND MATERIALS OF ALL OTHER TRADES.
- B. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

9. NOISE AND VIBRATION

- IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS AND DESIGN CONDITIONS THAT THE ENTIRE SYSTEM INCLUDING EQUIPMENT, PIPING, AND ALL OTHER PARTS BE NOISELESS AND FREE OF VIBRATION TRANSMISSION. PROVIDE AND INSTALL VIBRATION DAMPER, SOUND INSULATION PADS, FLEXIBLE CONNECTORS AND SIMILAR MATERIAL AS REQUIRED, TO PREVENT TRANSMISSION TO THE BUILDING STRUCTURE OF SOUND AND VIBRATION CAUSED BY THE FLOW OF FLUIDS, MOTORS, MOTOR OPERATED EQUIPMENT. IF AS A RESULT OF THE INSTALLATION, NOISE OR VIBRATION OCCURS IN THE BUILDING, MAKE THE NECESSARY CORRECTIONS AT NO COST TO THE OWNER. DO NOT REDUCE THE CAPACITY OF ANY EQUIPMENT.

10. WARRANTY

- BE RESPONSIBLE FOR ALL WORK UNDER THIS SECTION, ADJUST ALL VALVES, CONTROLS, VACUUM BREAKERS AND OTHER INCIDENTAL ITEMS. LEAVE THE SYSTEM IN PERFECT OPERATING CONDITION. REPAIR, REGULATE AND REPLACE ANY DEFECTIVE WORKMANSHIP, MATERIALS, AND EQUIPMENT WHICH MAY BECOME APPARENT WITHIN ONE YEAR AFTER THE DATE OF THE FINAL ACCEPTANCE OF THE WORK, AT NO ADDITIONAL COST TO THE OWNER. FURNISH THE OWNER ALL MANUFACTURER'S WRITTEN WARRANTIES OF MATERIALS AND EQUIPMENT.

11. MATERIALS

- PROVIDE ALL NEW MATERIALS, IN PROPER CONDITION, OF THE BEST QUALITY FOR THE PURPOSE INTENDED, CLEARLY MARKED OR STAMPED WITH THE MANUFACTURER'S NAME AND/OR STAMP AND RATING.
- A. SOIL, WASTE AND VENT: CAST IRON NO HUB PIPE AND FITTINGS WITH STAINLESS STEEL CLAMP.
- B. DOMESTIC WATER (ABOVE GROUND): TYPE L HARD DRAWN COPPER ASTM B88, AND WROUGHT COPPER FITTINGS.

B. PIPE FITTINGS

1. PROVIDE FITTINGS FOR CAST IRON SOIL PIPE OF THE SAME MATERIAL WEIGHT AND QUALITY SPECIFIED FOR PIPE.
2. PROVIDE FOE BLACK STEEL PIPES 2-1/2" AND SMALLER, BANDED BLACK MALLEABLE IRON FITTINGS.
3. PROVIDE FOE COPPER WATER PIPES, WROUGHT COPPER SOLDER JOINT FITTINGS. CAST FITTINGS WILL NOT BE PERMITTED.
4. PROVIDE FOR EXPOSED FIXTURE CONNECTIONS, 85% CAST RED BRASS, POLISHED AND CHROMIUM PLATED FITTINGS.

C. UNIONS

- UNION SHALL BE PROVIDED AT ALL EQUIPMENT, AT POINTS ADJACENT TO ALL VALVES, AND ELSEWHERE AS REQUIRED TO PERMIT SERVING OF FIXTURES. UNIONS TO AS MANUFACTURED BY CRANE OR EQUAL.

D. VALVES

1. GENERAL: NON RISING STEM MAY BE USED ONLY WHERE THERE IS INSUFFICIENT CLEARANCE. SOLDER JOINT OR SCREWED TYPE VALVES SHALL BE USED IN COPPER PIPING. VALVES OF ONE TYPE SHALL BE OF THE SAME MANUFACTURER. NIBCO OR APPROVED EQUAL

VALVES SCHEDULE

- GATE VALVE: NIBCO NO. S-113
GLOBE VALVE:NIBCO S-211-Y
CHECK VALVE:NIBCO NO. S-413-Y
BALL VALVE:NIBCO NO. S-580

E. PIPE SUPPORTS

- FEE MASON OR APPROVED EQUAL

F. SLEEVES

- PROVIDE ELCEN "E-Z CRETE" RUST-PROOF SLEEVES OF THE SIZE

G. ACCESS PANELS & BOXES

- PROVIDE ACCESS PANELS AS MANUFACTURED BY J.R.SMITH ELMODR OR EQUAL I QUALITY AND STYLE. PROVIDE ACCESS PANELS WITH THE SAME FIRE RATING AS THE WALL OR CEILING IN WHICH THE ARE INSTALLED.

1. PLASTER WALL AND CEILING: ELMODR PW SERIES AKL HINGED PRIME COATED STEEL TRIM LESS ACCESS IN WITH PLASTER GROUND.
2. TILE, DRYWALL AND CEILING: ELMODR PW SERIES AKL HINGED STAINLESS STEEL FLANGED ACCESS PANEL WITH BRIGHT FINISH FOR TILE WALLS, PRIME COATED STEEL FOR PAINTED WALLS.
3. ACOUSTICAL TILE : ELMODR AT SERIES AKL HINGED PRIME COATED STEEL FLANGED ACCESS PANEL.
4. FIRE RATED WALL AND CEILING : ELMODR FR SERIES AKL WITH RECESSED TURN LATCH.

H. FLASHING

- PROVIDE FOR EACH PIPE PASSING THROUGH THE ROOF 3 LBS. SEAMLESS LEAD FLASHING ASSEMBLY-FLASHING TO HAVE STEEL REINFORCED CONICAL BOOT AND COUNTER FLASHED WITH HOODED CAST IRON COUNTER FLASHING MANUFACTURED BY STONE MAN OR EQUAL.

L. PRESSURE GAUGES AND THERMOMETER

- MARSH TRERICE OR APPROVED EQUAL.

13. MANUFACTURER'S RECOMMENDATIONS

- INSTALL ALL EQUIPMENT, MATERIAL, FIXTURES, AND DEVICES IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF CONFLICT, CONSULT THE ARCHITECT FOR A DECISION AND PERFORM THE WORK IN ACCORDANCE WITH HIS DECISION.

14. INSTALLATION PIPING

A. GENERAL:

1. CLEAN ALL PIPE AND REMOVE ALL SCALE, SAND, DIRT, ECT. BEFORE INSTALLATION. USE FULL LENGTHS OF PIPE WHENEVER POSSIBLE TO MINIMIZE THE NUMBER OF COUPLINGS.
2. CUT PIPES ACCURATELY TO MEASUREMENTS ESTABLISH ON THE SITE. WORK PIPES INTO PLACE WITHOUT SPRINGING OR FORCING, AND PROPERLY CLEAR EQUIPMENT, DOORS, AND OPENINGS OF BUILDINGS.
3. INSTALL ALL PIPING TO RUN PARALLEL TO THE BUILDING CONSTRUCTION AND ARRANGE TO FORM NEAT AND SYMMETRICAL PATTERNS TO INSURE THE BEST APPEARANCE POSSIBLE.
4. UNLESS OTHERWISE SPECIFIED, CONCEAL ALL PIPE IN WALLS, PARTITIONS OR FURRED SPACES.
5. PROCEED WITH THE ROUGH PIPING AS RAPIDLY AS THE GENERAL CONSTRUCTION WORK WILL PERMIT AND HAVE ALL OF THE ROUGH PIPING IN AND STUBBED OUT TO THE PROPER POINT AND TESTED, IN EACH CASE, BEFORE ANY LATH, PLASTER OR FINISH WORK OF THE CEILINGS, PARTITIONS, WALL, OR FLOOR ARE IN PLACE.
6. INSTALL ALL PIPES WITH ALLOWANCES FOR EXPANSION AND CONTRACTION. CONSTRUCT SO THAT STRAINS WILL BE EVENLY DISTRIBUTED WITHOUT DAMAGE TO THE SYSTEM. AVOID BUILDING ERECTION STRESSES INTO THE PIPING.
7. MAKE CONNECTION BETWEEN COPPER OR BRASS PIPING AND STEEL WITH APPROVED DIELECTRIC COUPLINGS
8. AVOID CONNECTIONS BETWEEN COPPER INSTALLATION THAT COULD CAUSE A CROSS CONNECTION BETWEEN WATER SUPPLY AND DRAINAGE.
9. COVER ALL EXPOSED CONNECTIONS TO PLUMBING FIXTURES WITH POLISHED AND CHROMIUM PLATED SEAMLESS COPPER CASING.
10. SHOW NO TOOL MARKS OR THREADS ON EXPOSED PLATED, POLISHED, OR ENAMELED CONNECTIONS FROM FIXTURES.

B. SOIL, WASTE, VENT AND DRAINAGE PIPING:

10. INSTALL PIPING AS STRAIGHT AS POSSIBLE AND MAKE ALL CHANGE IN DIRECTION WITH FITTINGS. MAKE OFFSETS AT 45 DEGREES OR LESS.
 10. EXTEND ALL VENT PIPES AT LEAST 6" ABOVE FINISHED ROOF SURFACES AND HIGHER WHEREVER REQUIRED BY LOCAL PLUMBING ORDINANCES.
- C. WATER PIPING.
1. RUN LEVEL WITHOUT POCKETS AND AS STRAIGHT AS POSSIBLE.
 2. INSTALL HOT AND COLD WATER LINES AT LEAST 12" APART.
 3. INSTALL ALL WATER LINES FROM ALL PART OF THE BUILDING STRUCTURE AND HANGERS WITH 1/2" THICK WAFFLE PATTERN, HAIR FELT STRIPS OF A 2" MINIMUM WIDTH COMPLETELY SURROUNDING THE PIPES. USE PIPE ISOLATORS TO ISOLATE ALL PIPE HANGERS AND SUPPORTS.
 4. INSTALL WATER HAMMER ARRESTORS IN AN UPRIGHT POSITION ON HOT AND COLD WATER PIPING HEADERS, AT EACH QUICK CLOSING VALVES AND WHERE INDICATED ON THE DRAWINGS.
 5. INSTALL VACUUM BREAKER ON WATER LINES WHERE REQUIRED BY CODE EVEN IF NOT SPECIFICATION OR INDICATED ON THE DRAWINGS.
 6. ARRANGE THERMOMETERS FOR EASY READING FORM THE FLOOR AND INSTALL ALL PRESSURE GAUGES WITH SHUT-OFF COCKS.

15. JOINTS

- A. SCREWED STEEL PIPE: CUT THREADS WITH NEW CLEAN DIES. CAREFULLY - REAM AND INSPECT EACH PIECE OF PIPE BEFORE ERECTION. APPLY PIPE DOPE TO MALE THREADS ONLY. EXPOSED NO MORE THAN TWO THREADS.
- B. COPPER TUBING: CUT PIPE SQUARE. USING PROPER TOOLS AND REMOVE ALL BURRS. THOROUGHLY CLEAN AND OF PIPE EQUAL TO DEPTH OF FITTING, USING SAND CLOTH, SANDPAPER OR STEEL WOOL FOR CLEANING PURPOSES. APPLY A COAT OF NO. 50 STREAMLINE PASTE TO PIPE AND FITTINGS. LIQUID FLUX WILL NOT TO BE PERMITTED. USE 95-5 SOLDER INSTALL ALL PIPING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
- C. COPPER OR BRASS PIPE: CUT THREADS WITH NEW CLEAN DIES. FULL THICKNESSES OF DIES. MAKE JOINTS WITH FRICTION CLAMPS AND FRICTION WRENCHES. THOROUGHLY REAM EACH PIECE OF PIPE. APPLY TAPE TO MALE THREADS.

16. UNIONS

- INSTALL UNIONS ON CONNECTION TO ALL EQUIPMENT ON THE DOWNSTREAM SIDE OF ALL THREADED OR SOLDERED VALVES AND ELSEWHERE AS INDICATED ON THE DRAWINGS.

17. VALVES

- A. INSTALL SHUT-OFF VALVES IN ALL MAIN SERVICES, AT FIXTURES, AND WHERE REQUIRED TO PROVIDE COMPLETE ISOLATION OF ALL EQUIPMENT, DEVICES, ETC. FOR THEIR PROPER SERVICING. ARRANGE VALVES TO GIVE COMPLETE AND REGULATING CONTROL OF PIPING SYSTEMS THROUGHOUT THE BUILDING. INSTALL ALL VALVES WITH BEST OF WORKMANSHIP, WITH NEAT APPEARANCE AND GROUPING, SO THAT ARE EASILY ACCESSIBLE FOR MAINTENANCE..

18. PIPE SUPPORTS

- A. SUPPORT SUSPEND PIPING WITH CLEVIS OR TRAPEZE HANGERS AND RODS, IN CONCRETE SLABS SUPPORT PIPING FROM INSERTS OR ANCHORS. WHERE STEEL FRAMING IS USED, ATTACH SUPPORTS WITH SUITABLE CLAMPS AND TO WOOD FRAMING USE SUITABLE BOLTS OR LAG SCREWS.
- B. SUPPORT EACH ITEM INDEPENDENTLY FORM OTHER PIPES. DO NOT USE WIRE FOR HANGING OR STRAPPING PIPES.
- C. SPACE HANGERS AND SUPPORT FOR HORIZONTAL STEEL PIPES ACCORDING TO THE FOLLOWING SCHEDULE:
- D. ALL PIPING WHICH IS NOT ISOLATED FROM CONTACT WITH THE BUILDING BY ITS INSULATING SHALL BE INSTALLED WITH A MANUFACTURED TYPE ISOLATOR. HORIZONTAL PIPING IN STUD WALL MAY BE ISOLATED WITH HAIR FELT PADS SECURELY WIRED IN PLACE.
- E. ISOLATOR SHALL BE SEMCO TRISOLATORS. SERIES NO. 100 LPS PIPING AND SERIES NO. 500 FOR COPPER TUBING AS MANUFACTURED BY STONEMAN ENGINEERING AND MFG. CO.
- | | |
|---|--|
| PIPE SIZE:
1-1/4" AND SMALLER:
1-1/4" AND LARGER: | MAXIMUM SPACING ON CENTER
8'-0"
10'-0" |
|---|--|
- F. SPACE HANGERS AND SUPPORTS FOR HORIZONTAL COPPER TUBING ACCORDING TO THE FOLLOWING SCHEDULE:
TUBE SIZE; MAXIMUM SPACING ON CENTERS:
- | | |
|---------------------------------------|----------------|
| 1-1/2" AND SMALLER:
2" AND LARGER: | 6'-0"
8'-0" |
|---------------------------------------|----------------|
- OTHER LOCATIONS: VALVES, FITTINGS AND CHANGE IN DIRECTION.
- G. PROVIDE SWAY BRACING ON HANGERS LONGER THAN 18".
- H. ARRANGE PIPE SUPPORTS TO PREVENT EXCESSIVE DEFLECTION, AND TO AVOID EXCESSIVE BENDING STRESS.

- I. SUPPORT VERTICAL PIPING WITH RISER CLAMPS SECURED TO THE PIPING AND RESTING ON THE BUILDING STRUCTURE. PROVIDE AT EACH FLOOR UNLESS OTHERWISE NOTED.
- K. HUBLESS PIPING: PROVIDE HANGERS ON THE PIPING AT EACH SIDE OF, AND WITHIN 6" OF, HUBLESS PIPE COUPLING SO THE COUPLING WILL BEAR NO WEIGHT. MAINTAIN ALIGNMENT AND PREVENT SAGGING OF PIPE, AND MAKE ADEQUATE PROVISION TO PREVENT SHEARING AND TWISTING OF THE PIPE AND THE JOINT. DO NOT PROVIDE HANGERS ON COUPLING.

HORIZONTAL SPACING: 5'-0"

OTHER LOCATIONS: FITTINGS AND CHANGE IN DIRECTION.

- L. SUPPORT PIPING ON ROOF ON 2"x4" REDWOOD BLOCKS 12" LONG AT MAXIMUM OF 8'-0" O.C. ANCHOR PIPING TO BLOCKS.

M. HANGERS RODS SHALL CONFORM TO THE FOLLOWING TABLE:

- | | |
|---|--|
| PIPE SIZE 2" AND SMALLER:
PIPE SIZE 2-1/2" AND 3":
PIPE SIZE 4" AND 5": | 3/8" INCH ROD
1/2" INCH ROD
5/8 INCH ROD |
|---|--|

19. INSULATION

- A. INSULATE ALL DOMESTIC HOT WATER SUPPLY PIPING. DO NOT COVER UNIONS THICKNESS SHALL BE IN ACCORDANCE WITH TABLE ON P-1 (ENERGY NOTES). MATERIAL TO BE SAME AS SPECIFIED BELOW IN "B".
- B. INSULATE ALL NEW AND EXISTING DOMESTIC COLD WATER PIPING. (EITHER) EXPOSED OR CONCEALED) WITH 1/2" THICK ARMSTRONG 2000 OR ELASTOMERIC OR IMCOA POLYOLFIN FOAM PIPE INSULATION. ALL JOINTS SHALL BE SEALED WITH IMCOA ADHESIVE. ALL FITTINGS TO BE INSULATED WITH WITER CUT PIECES. WATER PIPES RUN IN EXTERIOR WALL CHASES ARE TO BE COVERED WITH 3/4" INSULATION. FIBERGLASS INSULATION IS NOT ALLOWED.
- C. PROVIDE INSULATION CONTINUOUS THROUGH HANGERS AND ROLLERS.
- D. INSULATE THE TAIL PIECE, "P" TRAP, TRAP ARM AND HOT WATER SUPPLY PIPING AT EACH FIXTURE FOR HANDICAPPED USE. HANDI LAV-GUARD INSULATION KITS. MANUFACTURED BY TRUEBRO INC.

20. PIPE WRAPPING

- SPIRALLY WRAP ALL UNDERGROUND STEEL AND COPPER PIPING WITH PLASTIC TAPE ONE HALF LAPPED TO GIVE DOUBLE THICKNESS. WRAPALL FIELD JOINTS AFTER PRESSURE TEST. WHERE SOIL IS CORROSIVE ATTACH ANODES TO ALL UNDERGROUND STEEL PIPING WITH ISOLATION UNIONS IN ACCORDANCE WITH RECOMMENDATIONS OF A CORROSION ENGINEERS.

21. SLEEVES AND ESCUTCHEONS

- A. PROVIDE SLEEVES FOR EACH PIPE PASSING THROUGH WALLS, PARTITIONS, FLOORS, ROOFS, AND CEILINGS. FOR CONCRETE CONSTRUCTION SET PIPE SLEEVES IN PLACE BEFORE CONCRETE IS POURED.
- B. FOR UN INSULATED PIPE, PROVIDE SLEEVES TWO PIPE SIZES LARGER THAN THE PIPE PASSING THROUGH, OR PROVIDE A MINIMUM OF 1/2" CLEARANCE BETWEEN INSIDE AND OUTSIDE OF THE PIPE.
- C. FOR INSULATED PIPE, PROVIDE SLEEVES OF ADEQUATE SIZE TO ACCOMMODATE THE FULL THICKNESS OF PIPE COVERING, WITH CLEARANCE FOR PACKING AND CALKING.
- D. CALK THE SPACE BETWEEN SLEEVES AND PIPE COVERING, USING A NON COMBUSTIBLE, PERMANENTLY PLASTIC, WATERPROOF, NON-STAINING COMPOUND WHICH LEAVES A SMOOTH FINISHED APPEARANCE, OR PACK WITH NON COMBUSTIBLE ASBESTOS COTTON ROPE TO WITHIN 1/2" OF BOTH WALL FACES, AND PROVIDE THE WATERPROOF COMPOUND DESCRIBED ABOVE.
- E. FINISHED AND ESCUTCHEONS:

1. SMOOTH UP ROUGH EDGES AROUND SLEEVES WITH PLASTER OR SPACKLING COMPOUND.
2. PROVIDE 1" WIDE CHROME OR NICKEL PLATED ESCUTCHEONS HELD IN PLACE WITH SET SCREW FOR ALL PIPES EXPOSED TO VIEW IN FINISHED SPACES.

22. CLEANOUTS

- A. PROVIDE CLEAN OUTS OF SAME NOMINAL SIZE AS THE PIPES THEY SERVE, EXCEPT WHERE CLEAN OUTS ARE REQUIRED IN PIPES 4" AND LARGER PROVIDE 4" CLEANOUTS.
- B. MAKE CLEAN OUTS ACCESSIBLE. AFTER PRESSURE TESTS ARE MADE AND APPROVED, THOROUGHLY GRAPHITE THE CLEAN OUT THREADS.
23. TAGGING AND IDENTIFICATION
- LABEL ALL VALVES WITH SECURELY ATTACHED METAL TAGS SHOWING THE SERVICE AND VALVE NUMBER. STAMP TAGS WITH BLACK FILLED NUMBERS AND LETTERS. PRIOR TO FINAL INSPECTION, SUBMIT TO ARCHITECT TWO COPIES OF CHART. SHOWING VALVE NUMBER, SERVICE, VALVE LOCATION AND AREA CONTROLLED.
24. TESTING

- A. TEST ALL WORK UNDER THE SUPERVISION OF THE REPRESENTATIVE OF THE ARCHITECT AND/OR OWNER AND INSPECTED BY ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK. DELIVER FOUR (4) SETS OF ALL TEST AND REPORTS TO THE ARCHITECT.
- B. PRESSURE TESTS:

TEST THE VARIOUS PARTS OF THE SYSTEMS BEFORE PIPING IS CONCEALED AS REQUIRED BY GOVERNING AUTHORITIES AND PAY ALL COSTS FOR SAME.

1. ENTIRE SOIL, WASTE AND VENT PIPING SHALL BE TESTED WITH MINIMUM OF 10 FEET HEAD OF WATER THREE (3) HOURS.
2. ALL DOMESTIC WATER PIPING SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 150 PSI FOR THREE (3) HOURS.

C. OPERATING TESTS:

1. BEFORE FINAL ACCEPTANCE, PERFORM OPERATING TEST FOR A DURATION OF EIGHT HOURS. FURNISH ALL LABOR AND INSTRUMENTS FOR TEST.
- D. SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE ANY TEST NECESSARY TO SATISFY THE OWNER, OR HIS REPRESENTATIVE, THAT HE HAS CARRIED OUT THE TRUE INTENT AND MEANING OF THE SPECIFICATIONS, THE OWNER MAY MAKE SUCH TEST AND CHARGE THE EXPENSE THERE OF TO THE CONTRACTOR.

25. CLEANING

- A. THOROUGHLY CLEAN ALL EQUIPMENT AND PIPING TO REMOVE DUST, SCALE, PLASTER, OR ANY INTERNAL OBSTRUCTIONS BEFORE ANY COVERING IS INSTALLED OR ANY PIPING, OR EQUIPMENT IS PAINTED AND/OR PLACED IN OPERATION. CLEAN EXPOSED PARTS OF EQUIPMENT, REMOVE OIL AND GREASE, AND LEAVE THE BRIGHT METAL PARTS CLEAN AND POLISHED. RESTORE FINISHED SURFACES IF DAMAGED, AND DELIVER ENTIRE INSTALLATION IN APPROVED CONDITION.
- B. DURING THE PROGRESS OF THE WORK, CAREFULLY CLEAN UP AFTER YOUR MEN, AND LEAVE THE PREMISES AND ALL PORTIONS OF THE BUILDING IN WHICH YOU ARE WORKING, FREE FROM DEBRIS. UPON COMPLETION OF THE WORK, REMOVE ALL RUBBISH, DEBRIS AND SURPLUS MATERIALS RESULTING THEREFROM FROM THE PREMISES, AND LEAVE THE SITE IN AND, CLEAN AND ACCEPTABLE CONDITION AS APPROVED BY THE ARCHITECT.
- C. BEFORE BEING PLACED IN OPERATION, FLUSH CLEAN INSIDE OF PIPES, ECT. CLEAN ALL STRAINERS AFTER OPERATIONAL TEST. CLEAN PLUMBING FIXTURES OF PROTECTIVE MATERIALS AND CLEAN AND POLISHED ENTIRE ASSEMBLIES. CLEAN FLOOR DRAIN GRATES AND CHECK EACH FIXTURE TO INSURE AGAINST TRAP STOPPAGE.

26. WATER SYSTEM STERILIZATION

- BEFORE THE USE OF ANY PORTION OF WATER SYSTEM AND BEFORE FINAL ACCEPTANCE OF THE SYSTEM, THE PURITY OF THE SYSTEM MUST MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH. SUBMIT A CERTIFICATE FROM AN APPROVED TESTING LABORATORY THAT THE WATER SYSTEM MEETS ALL THE PURITY REQUIREMENTS OF THE STATE BOARD OF HEALTH. OBTAIN WRITTEN APPROVAL FROM WATER TESTING LABORATORY AND SUBMIT TO GENERAL CONTRACTOR FOR APPROVAL.

27. GROUTING

- GROUT BEHIND ALL WALL-HUNG PLUMBING FIXTURES WITH HARD, WHITE DURABLE PLASTER MATERIALS, ELIMINATING ALL VOIDS AND CRACKS AND PROVIDING SUFFICIENT PLANE-BEARING SURFACES FOR MOUNTING.

28. ADJUSTING

- UPON COMPLETION OF AND AFTER CLEANING OF SYSTEM AND EQUIPMENT, CAREFULLY ADJUST FOR NORMAL OPERATION THE AUTOMATIC PARTS OF PLUMBING SYSTEMS.

29. OPERATION AND MAINTENANCE INSTRUCTIONS

- UPON COMPLETION OF THE WORK OF THIS SECTION AND BEFORE FINAL ACCEPTANCE, DELIVER TO THE ARCHITECT TWO COPIES OF AN OPERATION AND MAINTENANCE MANUAL.

ENGINEER:
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MECHANICAL ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE B, SAN GABRIEL, CA 91776
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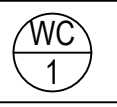
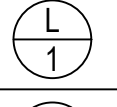
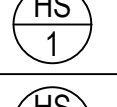
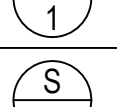
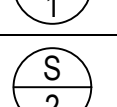
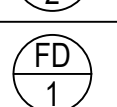
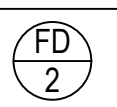
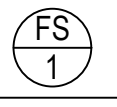
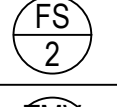
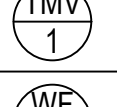
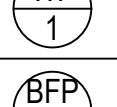
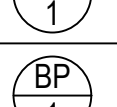
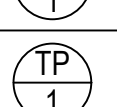
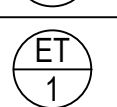
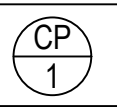
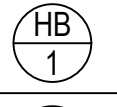
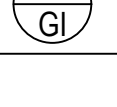
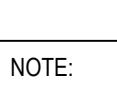
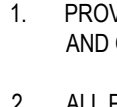


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BURGER KING CORP./FRANCHISEE
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BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
PLUMBING GENERAL NOTES

PLUMBING FIXTURE SCHEDULE (COMMERCIAL)							
SYMBOL	FIXTURE TYPE	PIPE CONNECTION					DESCRIPTION
		WASTE	TRAP	VENT	CW	HW	
	WATER CLOSET (DISABLED)	4"	INT	2"	1-1/4"	—	A/S FLOOR MOUNTED, FLUSH VALVE, MAX 1.28 GPF, ELONGATED, ADA COMPLIANT, OPEN FRONT SEAT W/ LESS COVER, WHITE VITREOUS CHINA
	LAVATORY (DISABLED)	2"	1-1/2"	1-1/2"	3/4"	3/4"	A/S COUNTERTOP MOUNTED, WHITE VITREOUS CHINA, SELF-CLOSING FAUCETS, MAX. 0.25 GPM, WITH MIXING VALVE SET @ 110°F MAX, ADA COMPLIANT
	HAND SINK (WALL MOUNTED)	2"	1-1/2"	1-1/2"	1/2"	1/2"	SEE KITCHEN DWGS FOR EQUIPMENT & FAUCET MODEL
	HAND SINK (COUNTERTOP MOUNTED)	2"	1-1/2"	1-1/2"	1/2"	1/2"	SEE KITCHEN DWGS FOR EQUIPMENT & FAUCET MODEL
	MOP SINK	3"	2"	2"	3/4"	3/4"	SEE KITCHEN DWGS FOR EQUIPMENT & FAUCET MODEL, PROVIDE NON-REMOVABLE VACUUM BREAKER
	POT SINK (3 COMP. SINK)	3"	2"	2"	3/4"	3/4"	SEE KITCHEN DWGS FOR EQUIPMENT & FAUCET MODEL
	PREP. SINK (1 COMP. SINK)	FS	—	—	3/4"	3/4"	SEE KITCHEN DWGS FOR EQUIPMENT & FAUCET MODEL
	FLOOR DRAIN	2"	1-1/2"	1-1/2"	—	—	*JR. SMITH* 2005 TRAPPED WITH TRAP PRIMER
	FLOOR DRAIN	3"	1-1/2"	2"	—	—	*JR. SMITH* 2005 TRAPPED WITH TRAP PRIMER
	FLOOR SINK	2"	1-1/2"	1-1/2"	—	—	HALF GRATE, 906-2-C-G 12"X12"X6" W/ DOME STRAINER *ZURN* OR EQUAL
	FLOOR SINK	3"	2"	2"	—	—	HALF GRATE, 910-2-C-G 12"X12"X6" W/ DOME STRAINER *ZURN* OR EQUAL
	THERMOSTATIC MIXING VALVE				3/4"	3/4"	*NAVIGATOR* MODEL S59-4016 , UNDER SINK
	WATER FILTER				3/4"		PROVIDE BY OWNER INSTALL BY G.C.
	BACK-FLOW PREVENTER (CARBONATED BEVERAGE MACHINES)				3/4"		*WATTS* MODEL SD-3, ASSE 1022 APPROVED DUAL CHECK WITH ATMOSPHERIC VENT
	BOOSTER PUMP						PROVIDE BY OWNER INSTALL BY G.C.
	TRAP PRIMER				3/4"		PRECISION PLUMBING PRODUCTS PRIME-TIME ELECTRONIC TRAP PRIMING ASSEMBLY PTS.
	EXPANSION TANK						AMTROL THERM-X-TROL NO. ST-12
	CIRCULATING PUMP						DOMESTIC HOT WATER CIRCULATING PUMP *GRUNDFOS* MODEL UP 15-18 1/25 HP 120V 1PH, W/ PROGRAMMABLE TIMER AND SENSORS.
	HOUSE BIBB						FREEZE-PROOF HOSE BIBB, WITH VACUUM BREAKER BACKFLOW PREVENTOR IN A RECESSED BOX WITH LOCK. WOODFORD MB65 OR APPROVED EQ.
	WATER HAMMER ARRESTOR						JR SMITH, MODEL 5005
	DUAL TANK-LESS WATER HEATER						DUAL TANK-LESS WATER HEATER SYSTEM, MODEL NCG-1890DV, WITH QUICK CONNECT CORD. INSTALLATION CONTACT NORITZ AMERICA 1-866-766-7489 DETAIL INFO.
	GREASE INTERCEPTOR						JENSEN PRECAST 1,500 GAL GREASE INTERCEPTOR APPROVED TRAFFIC RATED UP TO 6FT COVER.
NOTE: 1. PROVIDED & INSTALLED BY PLUMBING CONTRACTOR. ALL EQUIPMENT SHALL BE APPROVED BY THE ARCHITECT AND OWNER OTHERWISE NOTED. 2. ALL PLUMBING FIXTURES SHALL BE LISTED AND LABELED.							

GREASE INTERCEPTOR CALCULATION			
FIXTURE	QUANTITY	SEWER FU EACH	SEWER FU TOTAL
MOP SINK	1	3	3
POT SINK	2	3	6
FLOOR SINK	5	3	15
FLOOR DRAIN	5	2	10
			#
TOTAL			34

MIN. 1,000 GAL. CAPACITY REQUIRED FOR BURGER KING
PROVIDE 1,500 GAL. GREASE INTERCEPTOR PER 2019 CPC SEC. 1014.3.6

PLUMBING GENERAL NOTES

- THE PLUMBING SYSTEM SHALL COMPLY WITH THE 2016 CALIFORNIA PLUMBING CODE.
- DRAWING AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF UTILITIES AT POINT OF CONNECTION BEFORE START OF WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL UNDERGROUND SHUT OFF VALVES OUTSIDE OF BUILDING SHALL BE IN CONCRETE BOXES WITH THE NAME OF THE SERVICE CASTED IN THE COVER.
- ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATING VALVES ON WATER SUPPLY LINES. VALVE SHALL BE LINE SIZE, UNLESS NOTED OTHERWISE.
- ALL PLUGGED TEES AND PLUGGED WYES SHALL BE LINE SIZE, UNLESS NOTED OTHERWISE.
- ALL PIPING PENETRATING WALL, CEILING, AND FLOOR SHALL BE ISOLATED FROM BUILDING STRUCTURES WITH RESILIENT SEALS.
- RUN ALL INDOOR PLUMBING PIPING CONCEALED IN WALL OR ABOVE CEILING, UNLESS NOTED OTHERWISE.
- PROVIDE DIELECTRIC UNIONS AT BIMETALLIC PIPE JOINTS.
- PROVIDE CHROME PLATED CAPS FOR WALL CLEANOUTS.
- WASTE LINE SHALL BE SLOPED NOT LESS THAN 1/4" PER FT. IN THE DIRECTION OF FLOW.
- ALL VALVES AND COCKS SHALL BE LOCATED TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS OR CEILING, ACCESS PANEL SHALL BE INSTALLED.
- WATER SUPPLY AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE BE CONFIGURED TO PROTECT AGAINST CONTACT. PROTECTORS, INSULATORS, OR BOTH SHALL COMPLY WITH ASME A112.18.9.
- EACH VENT SHALL TERMINATE NOT LESS THAN 10 FT. FROM, OR AT LEAST 3 FT. ABOVE ANY WINDOW, DOOR, OPENING AIR INTAKE OR VENT SHAFT, NOR LESS THAN 3 FT. IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY AND STREET EXCEPTED.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE PLUMBING CODE.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- PLUMBING FIXTURES SHALL BE CERTIFIED BY CEC. (WATER CLOSET 1.28 GPF, URINAL 0.125 GPF, SHOWER HEAD 2.0 GPM, COMMERCIAL SINK FAUCETS 1.8 GPM, LAVATORY(METERING) 0.2GPM.)
- PROVIDE NON-LEAD SOLDER FOR POTABLE WATER PIPING JOINTS AND CONNECTION.
- MAX. HOT WATER TEMPERATURE TO PUBLIC LAVATORIES TO BE 110°F & MIN. HOT WATER TEMPERATURE TO KITCHEN FIXTURES TO BE 120°F.
- FLOOR DRAIN OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH TRAP PRIMING. TRAP PRIMING DEVICES SHALL BE ACCESSIBLE FOR MAINTENANCE.(SECTION 1007 CPC)
- COMBUSTIBLE PIPING INSTALLATIONS SHALL BE INSTALLED PER CHAPTER 14 OF THE CALIFORNIA PLUMBING CODE FOR "FIRESTOP PROTECTION."
- PROPOSED ADDITION, ALTERATION, OR IMPROVEMENT REQUIRES ALL NON-COMPLIANT FIXTURES TO BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURE.
- CONDENSATE DRAIN ARE TRAPPED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTION.
- PROTECT RECEPTOR ON ROOF OR OUTSIDE OF BUILDING FROM RAIN WATER BY ELEVATING THE RIM TWO (2) INCHES ABOVE ADJACENT SURFACE.
- PUBLIC LAVATORIES SHALL HAVE A WATER TEMPERING DEVICE THAT COMPLIES WITH ASSE 1070 OR CSA B125.3. WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL TO MEET THIS PROVISION.
- INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH SECTION 609.11.1 AND SECTION 609.11.2.

FIXTURE UNIT SUMMARY

SERVICE	OLD F.U.	NEW F.U.	TOTAL F.U.
DOMESTIC WATER	0	34	34
SANITARY SEWER	0	49	49

SERVICE REQUIREMENTS

SERVICE	SIZE MAIN	CAPACITY
DOMESTIC WATER	(E) 1-1/2 INCH	44 GPM
SANITARY SEWER	(E) (2) 6 INCH	49 F.U.
FUEL GAS	2-1/2 INCH	846 CFH

(E) WATER PIPE SIZING CHART

		(COLD WATER)			
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS		
			F - TANK		F - VALVE
1/2"	2.0	MAX. 8	1 F.U. @ 5.0	psi	F.U. @ psi
3/4"	6.0		7 F.U. @	psi	F.U. @ psi
1"	13.0		18 F.U. @	psi	F.U. @ psi
1-1/4"	22.0		34 F.U. @	psi	F.U. @ psi
1-1/2"	35.0	↓	66 F.U. @	psi	F.U. @ psi

(E) WATER PIPE SIZING CHART

		(COLD WATER)			
PIPE SIZE	GPM	VELOCITY FT/SEC	FIXTURE UNITS		
			F - TANK		F - VALVE
1/2"	2.0	MAX. 8	1 F.U. @ 5.0	psi	F.U. @ psi
3/4"	6.0		7 F.U. @	psi	F.U. @ psi
1"	12.0	↓	16 F.U. @	psi	F.U. @ psi

PLUMBING LEGEND		
SYMBOL	ABBREV.	DEFINITION
— S OR W —	S OR W	SANITARY SEWER OR WASTE ABOVE GRADE/FLOOR
— — — S OR W —	S OR W	SANITARY SEWER OR WASTE BELOW GRADE/FLOOR
— — — V — —	V	SANITARY VENT
— — — D — —	D	INDIRECT DRAIN
— — — — — CW	CW	DOMESTIC COLD WATER
— — — — — HW	HW	DOMESTIC HOT WATER
— — — — — G	G	NATURAL GAS
— — — — — COTG	COTG	CLEANOUT TO GRADE
— — — — — FCO	FCO	FLOOR CLEANOUT
— — — — — WCO	WCO	WALL CLEANOUT
— — — — — WHA	WHA	WATER HAMMER ARRESTOR
— — — — — GV	GV	GATE VALVE
— — — — — GLV	GLV	GLOBE VALVE
— — — — — STR	STR	STRAINER
— — — — — U	U	UNION
— — — — — GAS OR GATE COCK		GAS OR GATE COCK
— — — — — POC	POC	POINT OF CONNECTION
— WC - 1 —		PLUMBING FIXTURE DESIGNATION
— — — — —		PLUMBING EQUIPMENT DESIGNATION
— — — — — FD	FD	FLOOR DRAIN
— — — — — FS	FS	FLOOR SINK
(E)	EXIST'G	EXISTING
	ABV	ABOVE
	AP	ACCESS PANEL
	CONT.	CONTINUATION
	DN.	DOWN
	FLR.	FLOOR
	GPM	GALLONS PER MINUTE
	PLBG	PLUMBING
	TEMP.	TEMPERATURE
	TYP.	TYPICAL
	VTR	VENT THROUGH ROOF
	W/	WITH
	YB	YARD BOX
	RPPBFP	REDUCE PRESSURE PRINCIPLE BACKFLOW PREVENTER

NON-RESIDENTIAL ENERGY CONSERVATION STANDARDS NOTE :

- PIPING INSULATION SHALL COMPLY WITH CEC BUILDING ENERGY EFFICIENCY STANDARD.
- ALL PLUMBING EQUIPMENT SHALL BE CERTIFIED PER CEC BUILDING EFFICIENCY STANDARD.
- THE "MANDATORY MEASURES" OF THE ENERGY EFFICIENCY STANDARD HAVE BEEN REVIEWED AND THE DESIGN, DRAWINGS AND CALCULATIONS COMPLY WITH THESE STANDARDS.

PIPE MATERIAL SCHEDULE		
SERVICE	UNDERGROUND	ABOVE GROUND
COLD & HOT WATER	HARD DRAWN COPPER TUBE TYPE "K" OR "L"	HARD DRAWN COPPER TUBE TUBE "L"
SANITARY WASTE	"NO-HUB" CAST IRON OR ABS *	"NO-HUB" CAST IRON OR ABS *
SANITARY VENT	"NO-HUB" CAST IRON OR ABS *	GALV. STEEL, SCHEDULE 40/ "NO-HUB" CAST IRON OR ABS *
INDIRECT DRAIN	—	HARD DRAWN COPPER TUBE TYPE "M"
GAS	—	BLACK STEEL, SCHEDULE 40

NOTE: * ABS MAY BE USED ONLY WITH OWNER AND LOCAL AUTHORITY APPROVAL.

ENGINEER:
JS ENGINEERING, INC.
MECHANICAL ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE B, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
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PHONE: 630-592-3198

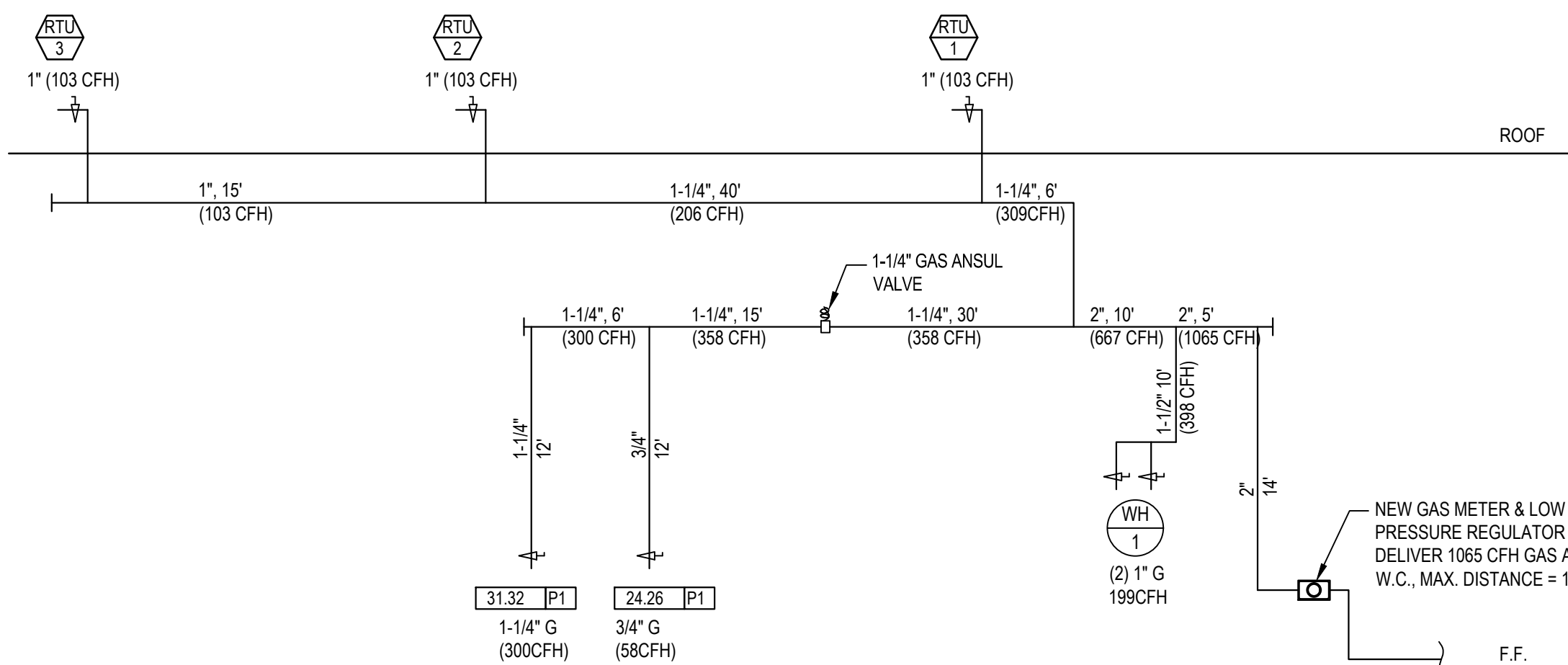


PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
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PROJECT #
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

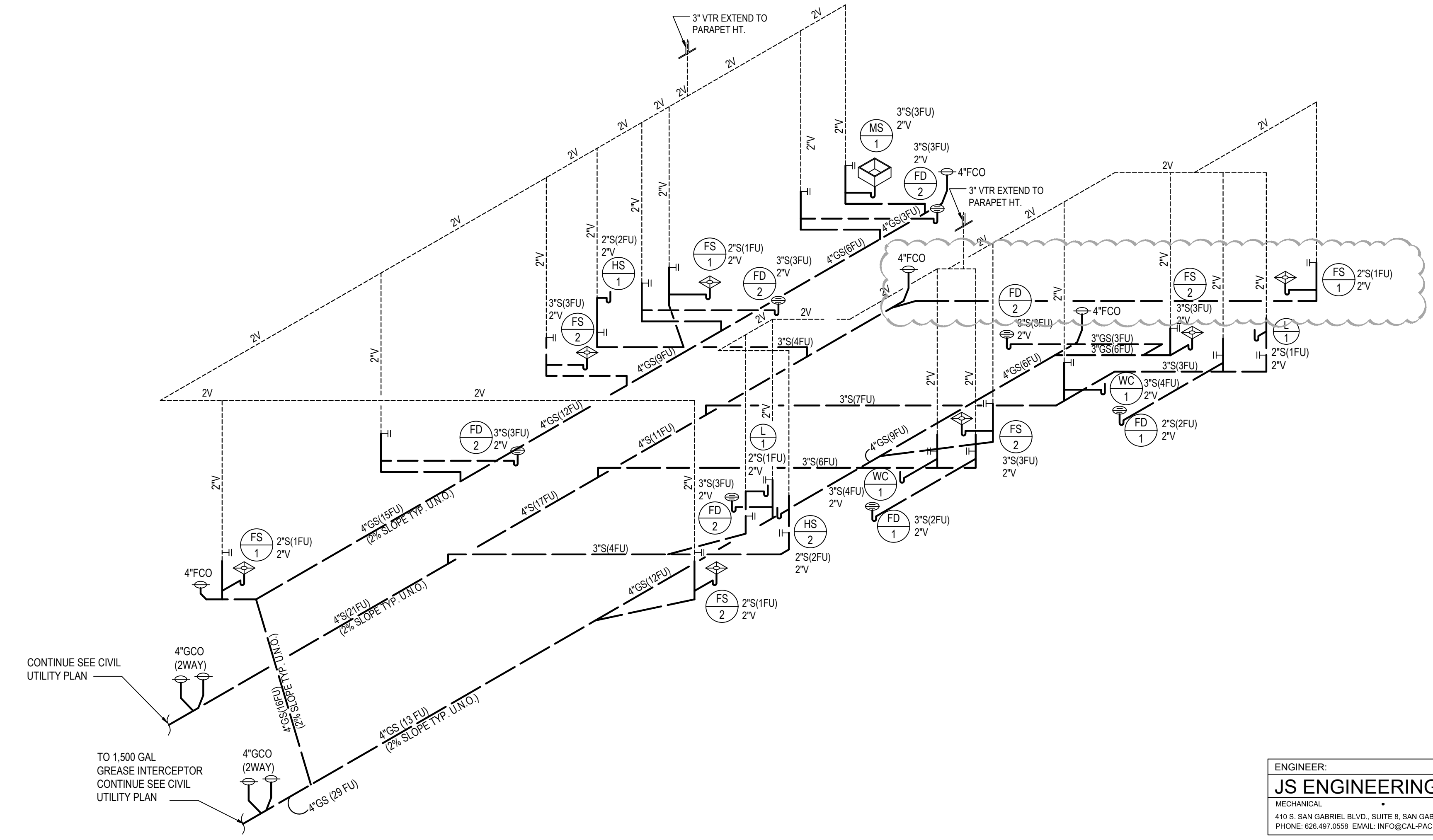
PLUMBING SPECIFICATION & SCHEDULE



GAS RISER DIAGRAM

N.T.S.

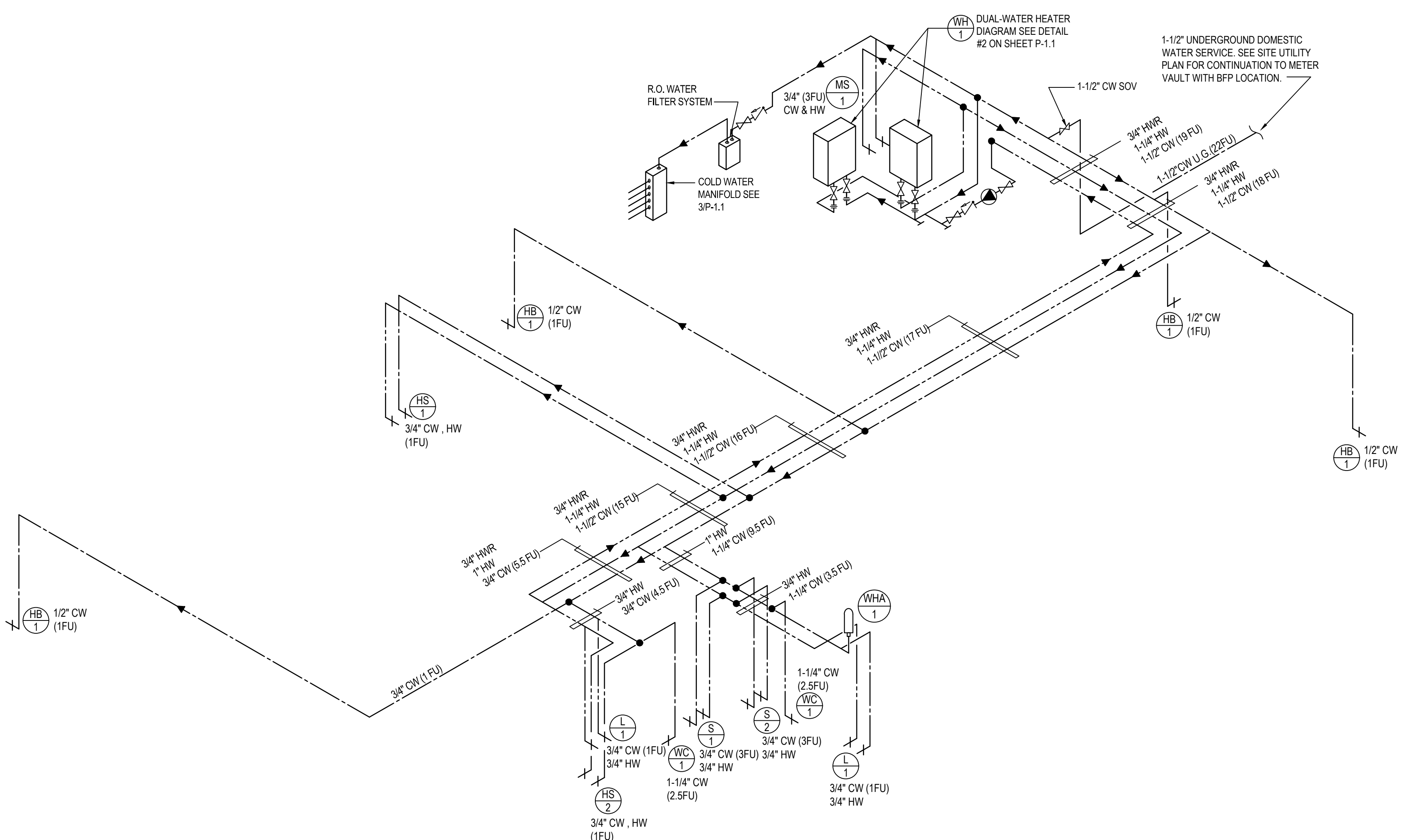
3



WASTE & VENT RISER DIAGRAM

N.T.S.

1



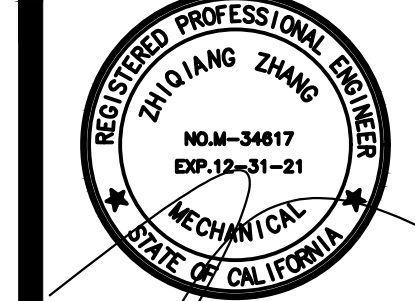
WATER RISER DIAGRAM

N.T.S.

2



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PROJECT #
BURGER KING RESTAURANT
66675 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
PLUMBING RISER DIAGRAM

P-2.2

THE WORK SHALL INCLUDE:

- A. PROVISION OF ELECTRICAL AND TELEPHONE SERVICE.
B. LIGHTING AND POWER SYSTEM.
C. LIGHTING FIXTURES, LAMPS, OUTLETS, DEVICES.
D. WIRING FOR HVAC. AND PLUMBING, INCLUDING CONTROLS AND CONTROL WIRING PER MECH. DRAWING. (SEE NOTES 43 & 44)
E. TELEPHONE CONDUITS AND OUTLETS.
F. SHOP DRAWINGS, WIRING DIAGRAMS, EQUIPMENT DATA.
G. TESTING, CLEANING, ADJUSTING.
H. METAL SUPPORTS, PLYWOOD BACKINGS.
I. PERMITS, INSPECTIONS, FEES.
J. TEMPORARY POWER AND LIGHT FOR ELECTRICAL WORK.
K. RECORD "AS BUILT" DRAWINGS.
L. PANELBOARDS, TRANSFORMERS, FEEDERS ETC.
M. EMERGENCY LIGHTING.
N. GROUNDING, BONDING.
O. PULL WIRE IN ALL EMPTY CONDUITS.
P. SERVICE & EQUIPMENT GROUNDING SYSTEM..

NOTES:

ELECTRICAL CONTRACTOR SHALL OBTAIN ARCHITECTURAL REFLECT. CEILING PLAN, LIGHT FIXTURES SPECIFICATIONS ON ARCHITECTURAL PLANS SHALL SUPERSEDE ELECTRICAL LIGHTING FIXTURES SCHEDULE SPECIFICATIONS.

CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING OR BIDDING.

NOTES: FIXTURE LIST

1. FIXTURE CATALOG NUMBERS ARE INDICATED FOR GUIDANCE PURPOSES. ALL WRITTEN DESCRIPTION IN SPECIFICATIONS AND ON DRAWING SHALL APPLY.
2. ALL ADJUSTABLE FIXTURES SHALL BE ADJMED AND ADJUSTED DURING EVENING HOURS TO THE SATISFACTION OF THE ARCHITECT.
3. ALL RECESSED FIXTURES SHALL BE COMPATIBLE WITH THE FINISH CEILING SYSTEM.
4. RECESSED INCANDESCENT FIXTURES SHALL BE PRE-WIRED TO ATTACHED JUNCTION BOX IN ACCORDANCE TO LOCAL CODE REQUIREMENTS.
5. ALL SUSPENDED FIXTURES SHALL BE STEM MOUNTED UNLESS SPECIFICALLY CALLED FOR AS CHAIN MOUNTED. SEE SPECIFICATION FOR REQUIREMENTS.
6. FIXTURES INSTALLED IN WET LOCATION SHALL BE MARKED "SUITABLE FOR WET LOCATIONS".
7. FIXTURES INSTALLED IN LUMINOUS CEILING SHALL BE APPROVED FOR THAT PURPOSE.
8. VERIFY LETTER SIZE AND COLOR OF INTERNALLY ILLUMINATED EXIT SIGN WITH LOCAL CODE AUTHORITY PRIOR TO SUBMITTING SHOP DRAWINGS.

ALL FIXTURES IN CORRIDOR & STORAGE ROOM
NOTED WITH N.L. SHALL HAVE INTEGRAL
BUILT IN BATTERY (90 MIN., 1400 LUMENS).

CHANGES TO EXISTING CONDITIONS

1. CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS.
2. ALL WORK SHALL BE PERFORMED TO CHANGE THE EXISTING ELECTRICAL INSTALLATION AS INDICATED OR AS REQUIRED TO PERFORM THE NEW WORK.
3. REMOVE ALL LIGHT FIXTURES, SWITCHES, SPEAKERS, TELEPHONE OUTLETS, RECEPTACLES, MISCELLANEOUS CONDUIT, WIRE, ETC., THAT INTERFERES WITH NEW CONSTRUCTION. EXTEND ANY INTERRUPTED CIRCUITS. PROVIDE BLANK COVER PLATES AS REQUIRED. IN FINISHED AREAS, COVER PLATES SHALL MATCH THE WALL SURFACE.
4. NO INFORMATION IS GIVEN ON THE DRAWINGS ABOUT EXISTING INSTALLATIONS. VERIFY ALL INFORMATION BEFORE PROCEEDING WITH ANY WORK THAT MAY BE AFFECTED. INCLUDE AS A PART OF THE CONTRACT ALL WORK REQUIRED TO PRODUCE THE INDICATED RESULT.
5. EXCEPT AS MAY BE SPECIFICALLY INDICATED OTHERWISE, ALL ELECTRICAL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING INSTALLATION IN THE COURSE OF PERFORMING THE INDICATED WORK SHALL BE REUSED AND SHALL BE TREATED AS FOLLOWS:
A. ALL CONDUITS, CONDUCTORS, OUTLET BOXES AND FITTINGS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE
B. ALL OTHER REMOVED ITEMS SHALL BE TURNED OVER TO THE OWNER AND DISPOSED OF AS DIRECTED BY THE OWNER.
6. CLEAN ALL REMOVED ITEMS THAT ARE TO BE REUSED. CONDUITS THAT ARE TO BE REUSED SHALL BE CLEANED BEFORE INSTALLING ANY NEW CONDUCTORS. WHERE A CHOICE IS POSSIBLE, SLECT THE BEST OF THE REMOVED ITEMS FOR REUSE.
7. REMOVE EXISTING PANEL AND RELOCATE TO LOCATION SHOWN. EXTEND EXISTING FEEDER TO NEW LOCATION.
8. PROVIDE CONDUITS, WRING, BREAKERS, DISCONNECTS AND CONTROLS TO A/C UNITS(NOT PART OF THIS WORK)
9. ON ADDITIONS AND/OR REHABILITATION OF EXISTING CONSTRUCTION, ALL PHASES OF THE NEW WORK SHALL BE SCHEDULED TO KEEP SHUT-DOWN AND CUT-OVER TIMES TO A MINIMUM. ALL SUCH SHUT-DOWNS OF THE ELECTRICAL AND SIGNAL SYSTEMS WHICH WILL INTERRUPT SERVICE TO THE EXISTING FACILITIES SHALL BE PRE-ARRANGED WITH THE OWNER IN ADVANCE. IN EVENT SHUT-DOWN TIMES INTERFERE WITH THE SCHOOL SCHEDULE, THIS WORK SHALL BE PERFORMED DURING THE "OFF" HOURS, AT NO ADDED COST OR INCONVENIENCE TO THE OWNER.
10. CONTRACTOR MAY USE EXISTING CONDUITS, OUTLETS, JUNCTION BOXES, ETC. TO ACHIEVE THE DESIGN REQUIREMENTS OF THE ELECTRICAL DRAWINGS. CONTRACTOR SHALL CLEAN AND CHECK ALL ITEMS THAT ARE REUSED FOR CIRCUIT INTEGRITY AND CONTINUITY.

GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE DONE. TAKING INTO ACCOUNT ANY SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
3. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE APPLICABLE ELECTRICAL CODE OF CITY OF BROOKINGS ENERGY CONSERVATION IN STATE OF OREGON, AND OTHER APPLICABLE ORDINANCES AND STATUTES.
4. OVERCURRENT PROTECTION AND DISCONNECTING MEANS FOR ALL MOTORS SHALL BE INSTALLED TO COMPLY WITH ELECTRICAL CODE AND EQUAL TO MOTOR H.P.
5. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
6. ALL ELECTRICAL EQUIPMENT OUTDOORS SHALL BE WEATHERPROOF AND LISTED FOR THE PURPOSE.
7. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL JOB. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
8. CONTACT POWER AND TELEPHONE CO. AND INSTALL SERVICES AS PER UTILITY CO. REQUIREMENTS. CONTRACTOR SHALL PAY ALL FEES AND INCLUDE THEM IN HIS/HER BID.
9. THE CONTRACTOR SHALL EXAMINE THE CONTRACT PLANS IN ORDER TO LOGICALLY LOCATE WORK IN COORDINATION WITH CONSTRUCTION SUCH AS CABINETS, BEAMS, FURRING, DOOR SWINGS E.T.C.
10. CONDUITS SHALL BE CLEAN OF WATER, DEBRIS, AND OTHER FOREIGN MATERIAL PRIOR TO PULLING CONDUCTORS.
11. CONDUITS WHICH ARE INSTALLED AT THIS TIME AND LEFT EMPTY FOR FUTURE USE, INCLUDING TELEPHONE AND INTERCOMMUNICATION SYSTEM, SHALL HAVE #12 GALVANIZED PULL WIRE LEFT IN PLACE FOR FUTURE USE.
12. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PHASING OF THE BRANCH CIRCUITS INSIDE PANELBOARD(S), TO WITH 10% OF EACH PHASE.
13. ALL PANELS SHALL HAVE HINGED AND LOCKABLE DOORS. INSTALL A TYPEWRITTEN DIRECTORY IN ALL PANELS.
14. ALL CONTROL WIRING FOR THE A/C AND HEATING SHALL BE OF 600V INSULATION. CABLE SHALL BE PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR.
15. ALL WIRING SHALL BE TYPE THHN OR THWN 600 VOLTS UNLESS NOTED OTHERWISE.
16. THERMOSTATS SHALL BE MOUNTED ON 4S x 1 1/2" DEEP J-BOX.
17. BOND ALL METALLIC GAS AND WATER PIPING FOR CONTINUITY PER N.E.C. PREVAILING EDITION.
18. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LTG. FIXTURE LOCATION.
19. CONDUITS ENTERING OR LEAVING FREEZER OR COOLER AREA SHALL BE PROVIDED WITH SEAL.
20. CONTRACTOR SHALL CONSULT WITH ARCHITECT AND KITCHEN SUPPLIER FOR EXACT LOCATIONS OF EQUIPMENTS PRIOR TO ROUGH-IN AND COORDINATE LOCATION OF OUTLETS AND SWITCHES WITH OTHER TRADES.
21. ROOF ACCESS IS PROVIDED. SEE ARCHITECTURAL PLAN.
22. CHECK WITH MECHANICAL FOR ACTUAL NO. OF CONTROL WIRE TO A/C UNIT AND TIMECLOCK. CONTRACTOR TO PROVIDE AND INSTALL TIMECLOCK AS REQUIRED BY MECHANICAL CONTRACTOR FOR A/C UNIT IN ACCORDANCE TO TITLE 24 PRIOR TO START OF WORK. ELECTRICAL CONTRACTOR SHALL VERIFY WITH A/C CONTRACTOR THE ELECTRICAL REQUIREMENTS FOR THE A/C AND HEATING SYSTEM. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL WORK TO MAKE A COMPLETE AND OPERABLE SYSTEM. PROVIDE 1/2" C.O. FROM EACH A/C UNIT TO THERMOSTAT.
23. ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASED ON COPPER CONDUCTOR RATING.
24. ALL CONTINUOUS ROWS OF FLUORESCENT FIXTURES SHALL BE WIRED WITH "RHH" OR "XWV" WIRES.
25. ALL BALLASTS SHALL BE HPF, C.B.M. - E.T.L. CERTIFIED, CLASS P EQUAL TO UNIVERSAL VLN SERIES, OF QUIETEST SOUND RATING AVAILABLE AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING PROPER TYPES OF TRIM FOR ALL RECESSED FLUORESCENT FIXTURES AND INCANDESCENT FIXTURES TO FIT CEILING.
27. ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
28. ALL ACRYLIC TO BE EXCLUDED.
29. ALL LIGHTING FIXTURES SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
30. RECESSED FIXTURES IN FIRE RATED CEILING OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE FIRE RATING OF THE CEILING. PROVIDE AIR-TIGHT GASKETS TO SEAL AROUND OPENINGS.
31. FIXTURES IN LUMINOUS CEILINGS OR CEILING CAVITIES OR SOFFITS SHALL BE APPROVED FOR TYPE OF INSTALLATION.
32. FINISH OF TRIMS OF ALL RECESSED INCANDESCENT FIXTURES SHALL MATCH CEILING FINISH AS DIRECTED BY THE ARCHITECT.
33. VERIFY LETTER SIZE AND COLOR OF INTERNALLY ILLUMINATED EXIT SIGNS WITH LOCAL AUTHORITIES PRIOR TO SUBMITAL OF SHOP DRAWINGS.
34. ALL WIRING OF ANY TYPE TO BE INSTALLED IN METAL CONDUIT.

ELECTRICAL NOTES

1. MAXIMUM SHORT CIRCUIT AVAILABLE AT THE MAIN SWITCHBOARD IS _____ N/A _____ AMPS SYMMETRICAL.
2. MAIN SWITCHBOARD SHALL HAVE A MINIMUM BUS BRACING OF _____ N/A _____ AMPS.
3. MAIN DISCONNECT SHALL BE PADLOCKABLE IN THE "OFF" POSITION.
4. UNLESS OTHERWISE NOTED, ALL FUSES SHALL BE CURRENT LIMITING CLASS RK1 EQUAL TO BUSS KTN-R FOR 250V DISCONNECT SWITCHES AND BUSS KTS-R FOR 480V DISCONNECT SWITCHES.
5. UNLESS OTHERWISE NOTED, ALL FUSES FOR MOTOR CONTROL CENTERS OR FOR THE PROTECTION OF MOTOR CIRCUITS SHALL BE DUAL-ELEMENT (TIME DELAY) CLASS RK5 EQUAL TO BUSS FRN-R FUSETRON FUSES FOR 250V AND BUSS FR5-R FUSES FOR 480V.
6. ALL CIRCUIT BREAKERS SHALL HAVE A MINIMUM 10,000 A.I.C. UNLESS NOTED OTHERWISE.
7. ALL FEEDER LENGTHS SHOWN ARE FOR VOLTAGE DROP CALCULATIONS ONLY. ELECTRICAL CONTRACTOR SHALL DETERMINE EXACT FEEDER LENGTH FOR HIS BID.
8. ALL CONDUCTORS OF ANY TYPE TO BE COPPER.
9. PROVIDE A METAL CABINET AND SET OF SPARE FUSES FOR EACH SIZE AND TYPE SHOWN ON THE SINGLE LINE DIAGRAM. CABINET SHALL HAVE HINGED DOOR AND NAMEPLATE "SPARE FUSES".
10. ALL SECTIONS OF THE MAIN SWITCHBOARD SHALL BE EQUIPPED WITH MICARTA NAMEPLATES INDICATING: "CAUTION--INSTALL CURRENT LIMITING FUSES AS ORIGINALLY INSTALLED"
11. THE DISCONNECTING MEANS FOR THE F.A. CONTROL PANEL SHALL BE 10' MIN. AND 25' MAX. AWAY FROM SERVICE MAIN DISCONNECT.
12. PROVIDE CARD HOLDERS ON INSIDE OF DOORS OF PANELBOARDS FOR INDEX CARDS.
13. PROVIDE TWO (2) KEYS WITH EACH PANELBOARD.
14. SPACES IN PANELBOARDS SHALL BE FULLY BUSSED TO ACCEPT FUTURE CIRCUIT BREAKERS.
15. TOP AND BOTTOM GUTTERS SHALL BE MINIMUM 6" HIGH. PROVIDE 12" GUTTER WHERE DOUBLE LUGS ARE REQUIRED.
16. SUBMIT MAIN SWITCHBOARD SHOP DRAWINGS TO THE UTILITY COMPANY FOR THEIR REVIEW AND APPROVAL.
17. ALL PULL BOXES SIZES SHALL BE PER UTILITY CO.'S REQUIREMENTS.
18. SHOP DRAWINGS FOR ALL MOTOR CONTROL CENTERS SHALL BE PREPARED IN ACCORDANCE WITH THE CONTROL DIAGRAMS SUBMITTED BY THE MECHANICAL CONTRACTOR AND BEARING BOTH ELECTRICAL AND MECHANICAL ENGINEERS' APPROVAL.
19. WHERE CIRCUIT BREAKERS SUPPLY POWER TO FLUORESCENT FIXTURES, MOTORS, AND SIGNAL SYSTEMS, THE BREAKERS SHALL BE FURNISHED WITH LOCKING FACILITIES SO THAT EACH INDIVIDUAL BREAKER CAN BE LOCKED OFF WITH A PADLOCK.
20. ALL CIRCUIT BREAKERS USED TO CONTROL LIGHTING FIXTURES SHALL BE U.L. LISTED FOR SWITCHING DUTY, "SWO".
21. A. CONTRACTOR SHALL PROVIDE A "USER GROUND" FOR SERVICE GROUNDING SYSTEM WHICH SHALL CONSIST OF, BUT NOT LIMITED TO:
1. 20' LENGTH OR MORE OF A COPPER CONDUCTOR (SIZED PER N.E.C. 75, SEC.#250-94A) LOCATED BELOW THE VAPOR BARRIER AND ABOUT 3" ABOVE THE BASE OF CONCRETE FOOTING. MINIMUM NO. 2 BARE COPPER CONDUCTOR ENCASES IN MINIMUM 2" OF CONCRETE.
2. ACCESSIBLE AND APPROVED GROUND CLAMPS.
3. BONDING OF COPPER CONDUCTOR TO INTERIOR METALLIC COLD WATER PIPING SYSTEM.
4. BONDING JUMPER OR SCREWS FOR NEUTRAL TERMINAL IN MAIN SWITCHBOARD, IF INSTALLED FROM THE CAN.
B. COLD WATER PIPE GROUNDING METHOD, IF USED, SHALL BE SUPPLEMENTED BY AN ADDITIONAL GROUNDING ELECTRODE AS INDICATED BY SECTION 250-81(A). SUPPLEMENTAL ELECTRODE SHALL BE 5/8" DIAMETER X 10 FEET DRIVEN COPPER GROUND ROD BONDED TO WATER MAIN BY CONDUCTOR SIZED THE SAME AS THE SERVICE GROUND CONDUCTOR.
22. BUSES IN PANEL BOARDS, SWITCHBOARDS, SERVICES ETC., FEEDERS AND BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER. THIS REQUIREMENT SUPERSEDES OTHER DOCUMENTATION. ALUMINUM BUS OR CONDUCTORS CAN BE USED ONLY WHEN CONTRACTOR OBTAINS APPROVAL IN WRITING FROM ENGINEER.
23. INSTALL NYLON PULL WIRE IN EACH SPARE CONDUIT.
24. TEMPERATURE RATING OF ALL CONDUCTOR TERMINALS SHALL BE 75 DEGREE CELSIUS. FOR SWITCHBOARDS, PANELBOARDS AND EQUIPMENT CONTAINING BREAKERS, SWITCHES AND CONDUCTOR TERMINATIONS SHALL BE LISTED FOR 75 DEGREE TERMINATION.
25. HORIZONTAL PORTION OF CONDUIT EXPOSED ON THE ROOF AND FEEDING EQUIPMENT SHALL NOT BE MORE THAN 5' UNLESS THE WRITTEN APPROVAL FROM ARCHITECT OR ENGINEER IS OBTAINED.
26. PANELBOARDS TO HAVE BOLT ON CIRCUIT BREAKERS.
27. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF BROOKINGS RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.

SCOPE

1. THE GENERAL CONDITIONS AND THE ELECTRICAL SECTION OF SPECIFICATIONS SHALL APPLY TO THIS PORTION OF WORK, IN ADDITION TO ELECTRICAL NOTES AND GENERAL NOTES STATED HEREIN.
2. REFER TO ALL THE DRAWINGS AND VISIT SITE IN ORDER TO COORNATE THE ELECTRICAL WORK WITH OTHER WORK ON THE PREMISES AND WITH FIELD CONDITIONS. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS IN THE REPRESENTATION OF THE GENERAL CONSTRUCTION WORK OF THESE TRADES. REFER TO REFLECTED CEILING PLANS FOR FIXTURE LOCATION AND TO EQUIPMENT SUPPLIER DRAWINGS FOR OUTLET LOCATION.
3. WHERE THE WORK AFFECTS THE OPERATION OF EXISTING FACILITIES INCLUDE ANY PREMIUM COSTS REQUIRED TO AVOID SHUT-DOWN OF FACILITIES DURING NORMAL OPERATION.
4. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, AND SERVICE REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM AS INDICATED ON DRAWINGS OF SPECIFIED.

SYMBOL LIST

- T — TELEPHONE CONDUIT 3/4" C. UNLESS OTHERWISE NOTED
— T + — TELEPHONE CONDUIT 1" C. UNLESS OTHERWISE NOTED
— HOMERUN
— CONDUIT CONCEALED IN WALL OR CEILING, UNLESS OTHERWISE NOTED
— — — CONDUIT CONCEALED IN FLOOR OR UNDERGROUND, UNLESS OTHERWISE NOTED
— E — EXITING CONDUIT
2 #12 IN 1/2" C. UNLESS OTHERWISE NOTED
2 #12 IN 1/2" C. UNLESS OTHERWISE NOTED
4 #12 IN 3/4" C. UNLESS OTHERWISE NOTED
5 #12 IN 3/4" C. UNLESS OTHERWISE NOTED
6 #12 IN 1" C. UNLESS OTHERWISE NOTED
7 #12 IN 1" C. UNLESS OTHERWISE NOTED
8 #12 IN 1" C. UNLESS OTHERWISE NOTED
○ CONDUIT UP
● CONDUIT DOWN
#10 ... INDICATES CONDUCTOR SIZE, CONDUIT SIZE AS REQUIRED BY CODE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	FLUORESCENT LIGHTING FIXTURE
	INCANDESCENT LT. FIXTURE (CEILING MT'D.) WIRED TO PANEL 'A' CKT. 1
	INCANDESCENT LT. FIXTURE (WALL MT'D.) CONTROLLED BY SWITCH 'd'
	EQUIPMENT/SERVICE CHASE
	LIGHTED EXIT SIGN — CEILING & WALL MT'D. — PROVIDED W/ BATT. PACK
	LIGHT FIXTURE TYPE 'A' — SEE LIGHTING FIXTURE SCHEDULE
	PADDLE FAN — SEE LIGHT FIXTURE SCHEDULE FOR SPECS.
	\$ a SINGLE POLE TOGGLE SWITCH (20A, 125/277V) +48", SWITCH 'a'
	\$ 2 DOUBLE POLE TOGGLE SWITCH (20A, 125/277V) +48".
	\$ 3 THREE-WAY TOGGLE SWITCH (20A, 125/277V) +48"
	\$ 4 FOUR-WAY TOGGLE SWITCH (20A, 125/277V) +48"
	\$ P SWITCH WITH LIGHTED HANDLE WHEN--HANDLE IS IN THE 'ON' POSITION IT IS LIT
	\$ F FAN, DISC. SWITCH (FURNISHED WITH FAN CONNECTED BY CONTRACTOR)
	\$ M MOTOR RATED TOGGLE SWITCH WITH HEATERS (MANUAL STARTER)
	\$ PR TOGGLE SWITCH WITH PILOT LIGHT FURNISHED PRE-WIRED WITH WALK-IN REFRIGERATOR/ FREEZER
	\$ ST MAIN BREAKER SHUNT TRIP. BREAK GLASS STATION — ASCO OR EQUAL. (FOR FIRE FIGHTERS DIS. WHEN REQ'D. BY LOCAL CODE AUTHORITY)
	\$ SL CONTROL SWITCH FOR STOCK LEVEL SYSTEM PROVIDED BY FIXTURE MANUF.
	(H)R WALK-IN REFRIGERATOR/FREEZER DOOR HEATER PRE-WIRED IN DOOR FRAME
	(H)R WALK-IN REFRIGERATOR/FREEZER WALL MOUNTED LIGHT PRE-WIRED IN WALL COORDINATE LAMP WITH SUPPLIER
	Ⓢ DUPLEX RECEPTACLE OUTLET, 20A, 125V, 3W, SPEC. GRADE, WALL MT'D., +18"
	Ⓢ DUPLEX RECEPTACLE OUTLET, 20A, 125V, 3W, SPEC. GRADE, CEILING MOUNTED
	Ⓢ SINGLE RECEPTACLE OUTLET, 30A, 125V, 3W, SPEC. GRADE
	W.P. INDICATES "WEATHER PROOF"
	R.T. INDICATES "RAINTIGHT"
	E.W.H. INDICATES "ELECTRIC WATER HEATER"
	G.F.I. INDICATES "GROUND FAULT INTERRUPTING" DEVICE
	M.R.P. MASTER RELAY PANEL (SEE WIRING DIAGRAM)
	E.C. EMPTY CONDUIT
	NL NIGHT LIGHT — UNSWITCHED
	Ⓢ SPECIAL PURPOSE OUTLET--TO MATCH EQUIPMENT PLUG
	Ⓢ JUNCTION BOX--CEILING AND WALL
	J--PRE-WIRED J--BOX IN EQUIPMENT — SUPPLIED BY EQUIP. MANUFACTURER
	Ⓢ PREWIRED OUTLETS BY EQUIPMENT MANUFACTURER
	Ⓢ TELEPHONE OUTLET
	Ⓢ PUSH BUTTON — EDWARDS #B52
	Ⓢ BELL — EDWARDS #17-4
	Ⓢ TRANSFORMER — EDWARDS #99B
	Ⓢ CLOCK OUTLET
	Ⓢ DUCT STRIP HEATER WITH DISC. (FUSED) SWITCH & CONTACTOR--SIZE FUSES AS PER MANUFACTURER'S DIRECTION
	Ⓢ MOTOR — CONNECTED BY ELECTRICIAN
	Ⓢ MOTOR STARTER — MOUNTED AND CONNECTED BY ELECTRICIAN
	Ⓢ HEAVY DUTY SAFETY (DISC.) SWITCH: 3=3 POLE: 60=60 AMP: F=FUSE SIZE AS DIRECTED BY EQUIP.MANUF.(FUSED IF REQ'D. BY CODE GOVERNING AUTHORITY).
	Ⓢ JUNCTION BOX ON STUBBED UP CONDUIT
	Ⓢ DISTRIBUTION PANEL OR GUTTER
	Ⓢ LIGHTING OR GENERAL PANELBOARD
	Ⓢ EMERGENCY BATTERY LIGHT/REMOTE HEAD (WALL MT'D.)
	Ⓢ BRANCH CIRCUIT HOMERUN TO PANEL
	Ⓢ FLEXIBLE METAL CONDUIT
	Ⓢ CONDUIT RUN CONCEALED IN WALL OR CEILING
	Ⓢ CONDUIT RUN UNDERGROUND, IN OR BELOW FLOOR SLAB
	Ⓢ CONDUIT RUN CONCEALED, TO VIEW, ABOVE EXPOSED WOOD BRIDGING AND PAINTED TO MATCH WOOD
	Ⓢ DIRECT CURRENT WIRING (12 V.)
	Ⓢ DUCT SMOKE DETECTOR--FURNISHED & INSTALLED BY H.V.A.C. CONTRACTOR SELF-POWERED (24V.) TO SHUT DOWN A/C UNIT UPON SMOKE DETECTION.
	Ⓢ SMOKE DETECTOR ALARM PANEL FURNISHED BY H.V.A.C. CONTRACTOR 48"A.F.F. PROVIDE IDENTIFICATION ENGRAVED PLATE OR SIGN.

ABBREVIATIONS

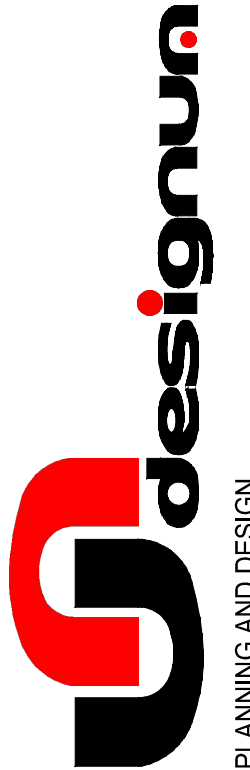
- AFF ABOVE FINISHED FLOOR
CO CONDUIT ONLY
EX EXPLOSION--PROOF
GFI GROUND FAULT INTERRUPTER
HID HIGH INTENSITY DISCHARGE
LCL CALCULATED @ 125 %
MTO MOUNTED
NIC NOT IN CONTRACT
NTS NOT IN THIS SECTION
NTS NOT TO SCALE
UON UNLESS OTHERWISE NOTED
VL VERIFY EXACT LOCATION
WP WEATHER--PROOF

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MECHANICAL ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET

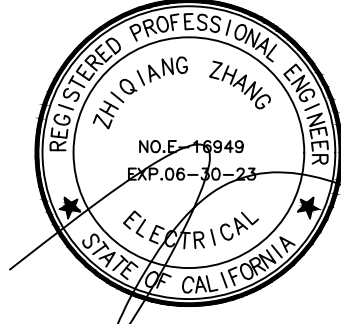
DRAWN BY:	CLAW	CHECKED BY:	G.H.	DATE:	05/23/2021
NO.	DATE	REVISION			



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60223-8854
PHONE: 630-592-3198



PLANNING AND DESIGN
153 E. City Plaza Dr. | Santa Ana | CA 92705
Phone 714.892.9500 | robert.preece@designnua.com



PROJECT # INS-001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

SYMBOL LEGEND, GENERAL NOTES

A. LAMP

- NEW CONSTRUCTION AND REMODELING LIGHTING SHALL BE LED.

B. LUMINAIRE

- ONE PIECE NON-CORROSIVE METAL WITH BAKED-ON POWDER COATING.
- COLOR: BLACK, BRONZE OR SILVER (MATCH POLES)
- LUMINAIRE SHALL HAVE OPTIONAL BACKLIGHT SHIELDS PROVIDED TO CONTROL LIGHT SPILLAGE BEYOND PROPERTY LINES.

C. POLES

- 24" POLES FOR 1000 WATT LUMINAIRES OR LED'S
- 28'-0" OVERALL HEIGHT WITH 18" DIA. ROUND OR SQUARE BASE.
- POLE, FIXTURE AND BASE AS AN ASSEMBLY SHALL MEET WIND LOADING REQUIREMENTS OF ALL LOCAL CODES AND ORDINANCES.
- ALL MOUNTING HARDWARE AND BASE PLATE COVER TO BE SUPPLIED BY MANUFACTURER.
- POLES TO BE BLACK, BRONZE OR SILVER (MATCH LUMINAIRES)
- UNPAINTED CONCRETE OR FIBERGLASS POLES ARE ACCEPTABLE ALTERNATES

D. ILLUMINATION LEVELS

- LED TO MAINTAIN A MINIMUM OF 4 FOOTCANDLE AVERAGE ACROSS THE SITE
- WITH 5,000K-5700K TEMPERATURE AND X-1 MAXIMUM CONTRAST
- LIGHTING FIXTURE MANUFACTURER/SUPPLIER OR ARCHITECT/ENGINEER TO PROVIDE COMPUTER DESIGNED LAYOUTS.

E. ELECTRICAL REQUIREMENTS (PER MFR'S SPECS)

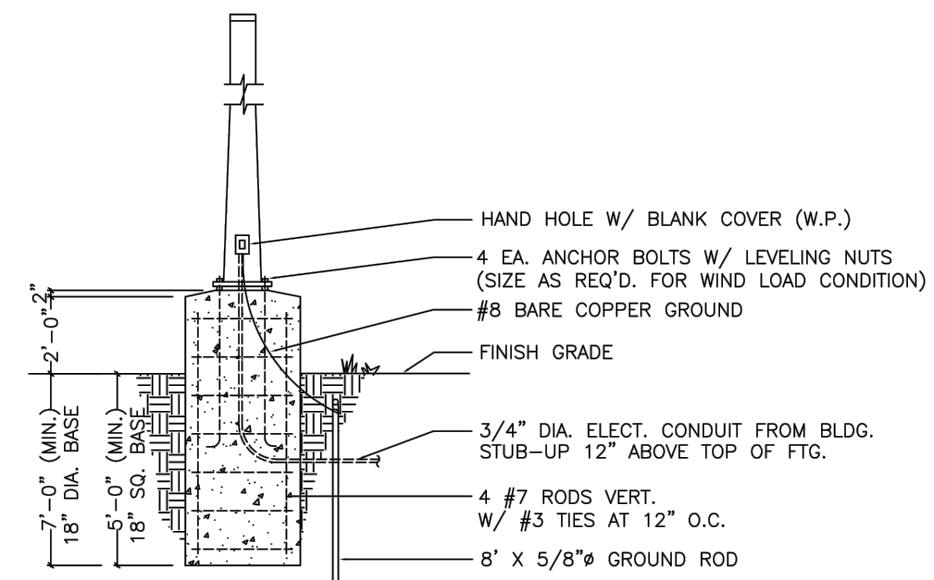
- MULTI-TAP (120V-208V) LOW TEMPERATURE START BALLAST.
- POLE GROUND:

 1. PROVIDE A 5/8" x 8'-0" LONG COPPER CLAD DRIVEN GROUND ROD WITH WIRE CLAMP TO BUILDING SIDE OF EACH POLE BASE.
 2. CAST A SINGLE #6 COPPER GROUND CONDUCTOR IN CONCRETE BASE. PROVIDE 5' OF SLACK AT EACH END.
 3. TIE LUMINAIRE GROUND AND POLE GROUND CONDUCTORS TO POLE GROUND LUG AND POLE CONDUCTOR TO DRIVEN GROUND ROD.



1
OF
2

	VENDOR	CATALOG No.	REMARKS
	CREE	OSQ-A-DA AA-X-T-57K-UL-COLOR	1. FINISH TO BE BLACK, BRONZE OR SILVER
	SECURITY	VP-L-80NB-180-SE-T4-UNV-RA-COLOR	
	LSI	XLCMFTEHDHCWUE-COLOR	
	VAOPTO	VO-SL-NW-A56	
	ENERGYWISE	EWEC724M2	



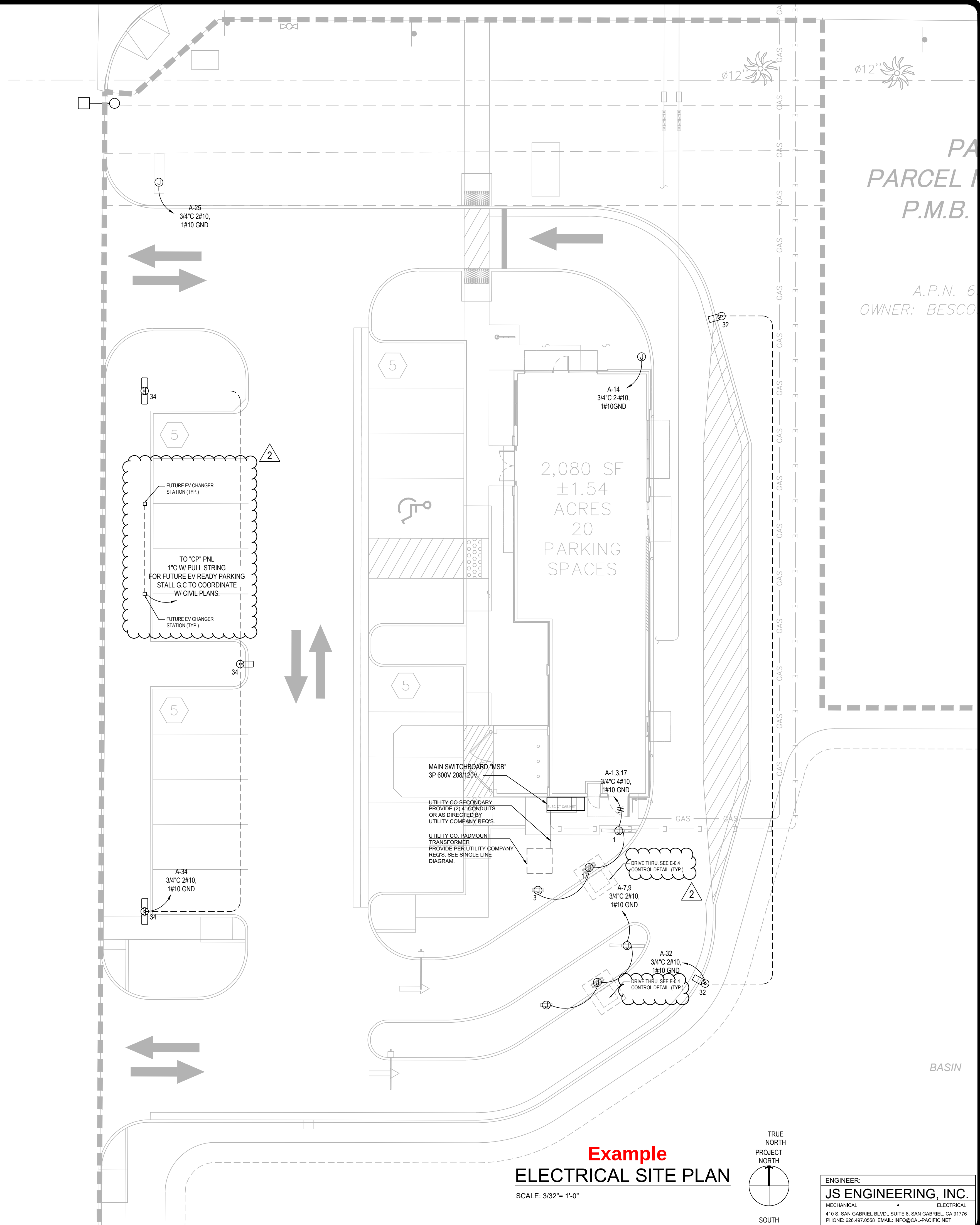
SITE LIGHTING

SCALE: 1/4"=1'-0" NOVEMBER 1, 2017



2
OF
2

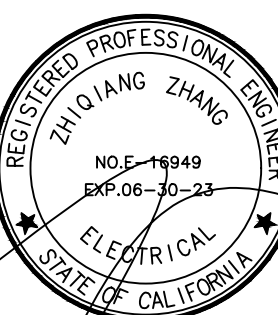
LIGHTING FIXTURE SCHEDULE			PROVIDED FOR INFORMATION ONLY. VERIFY AND INSTALL PER ELECTRICAL DRAWING			BURGER KING 5/19/2021
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK	
EXTERIOR LIGHTING ITEM						
		LED POLE LIGHT	5	SECURITY, LED POLE LIGHT W/ 20FT LIGHT POLE 5000K, VPL-80L-180-5K-T4-UNV RA-COLOR	SENSOR SWITCH - AUTOMATIC DIMMING CONTROL PHOTOCELL - FIXTURE MOUNT	
		LED WALL MOUNT LIGHT	4	SECURITY, LED WALL SCONCES MODEL RWSC72LED-UD-PS-MT 5000K, 25W, BRONZE	SENSOR SWITCH - AUTOMATIC DIMMING CONTROL PHOTOCELL - FIXTURE MOUNT	
		LED AWNING LIGHT	8	KONTECH, MODEL KON-DVP-182-14-JY 5000K, 40W, BRONZE	PROVIDED BY SIGN SUPPLIER W/ AWNING / CANOPY	



NO	DATE	REVISION
1	7/15/2021	ADDENDUM 1
2	09/15/21	ADDENDUM 2 / CITY PLAN REVIEW



BURGER KING CORP./FRANCHISEE
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OAK BROOK, IL 60523-8854
PHONE: 630-592-3198



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

E-0.2

ENGINEER:	
JS ENGINEERING, INC.	
MECHANICAL	ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776	
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET	



VOLTAGE 120/208 3ø, 4W.

BUS AMPS 225A

MAIN BREAKER ☐ AMP.

LUGS ONLY ☒

PANEL "A"

LOCATION SEE PLAN

TOP FEED ☐ SURFACE MTG. ☐

BOTTOM FEED ☐ FLUSH MTG. ☒

REMARKS

DESCRIPTION	VOLT-AMPS			LOAD CODE	OUTLETS			C	C K T	BUS	C K T	C	OUTLETS			LOAD CODE	VOLT-AMPS			DESCRIPTION									
	A	B	C		L	R	M						L	R	M		A	B	C										
DRIVE THRU MENU BD.	1000																			DINING ROOM LIGHT									
PRE-SALE MENU BD.	1000																			DINING ROOM LIGHT									
SHOW WIND. RECEPT.		1200																		602 KITCHEN LIGHT									
OCU/CREDIT CARD SWIPE																													
DIGITAL MENU BOARD	1200																			540									
SHOW WIND. RECEPT.		1200																		560									
SHOW WIND. RECEPT.																													
DRIVE THRU MENU SIGN	720																												
SPARE																													
ORDER STATION		900	K	1	20A/1P	17														360									
CHANNAL LETTERS LOGO	1200			L	1	20A/1P	19																						
PARAFET LIGHT BAND		240	L	1	1	20A/1P	21																						
CHANNAL LETTERS LOGO																													
MONUMENT SIGN	1200																												
SPARE																													
SMOKE DETECTOR																													
EXTERIOR LITG																													
LITG CONTROL																													
EXTERIOR LITG.																													
TELEPHONE BOARD																													
EXTERIOR RECEIPTS.																													
KITCHEN RECEIPT.																													
SITE LIGHTING																													
SITE LIGHTING																													
MANAGER STATION																													
MANAGER STATION																													
SPARE																													
SUB TOTALS	6820	3760	6240																										
CONN. PHASE TOTAL: A 9146 B 6256 C 8502 ;										2526 2496 2262										SUB TOTALS									
CONN. PANEL TOTAL 23904 (VA);										LOAD CODE										K KITCHEN L LONG CONT. LOAD/ O OTHERS R RECEPTACLE									
L.C.I. & L.W. 12004 x1.25 16255 (VA)																													
KIT. EQUIP 12004 x1.25 16255 (VA) (K => 6 Ø 650)																													
REC. <=10KVA 3960 (VA) (VA) (1ST 10 KVA +100%)																													
REC. REMAINDER 0 x0.5 0 (VA)																													
OTHERS LOAD 2920 x1 2920 (VA)																													
TOTAL DEMAND LOAD 27155 (VA) 75 AMPS;																													

VOLTAGE 120/208				3Ø, 4W.				PANEL "C"				LOCATION SEE PLAN				SURFACE M.T.G.					
BUS AMPS 225A												TOP FEED ☒				☒					
MAIN BREAKER ☐				AMP.								BOTTOM FEED ☐				FLUSH M.T.G. ☒					
LUGS ONLY ☒												REMARKS									
DESCRIPTION		VOLT-AMPS			LOAD CODE	OUTLETS			C	K	BUS	C	K	B	OUTLETS	LOAD CODE	VOLT-AMPS			DESCRIPTION	
	A	B	C		L	R	M			A	B	C		L	R	M		A	B	C	
OHU / MICROWAVE	1760			K				1	30A/2P	1				2	20A/2P	1	K	1242			WJ. FREEZER EVAPORATOR
				K					30A/2P	4							K	1242			
OHU / MICROWAVE	1760			K				1	30A/2P	5				6	20A/1P	1	K	690	650		WJ. COOLER EVAPORATOR
				K					30A/2P	7				8	20A/1P						BEVERAGE REF.
VERTICAL TOASTER	1817			K				1	30A/2P	9				10	20A/1P	1	K	840			REACH-IN FREEZER
				K				1	30A/2P	11				12	20A/1P	1	K	1553			MULTI-HOLDING UNIT
VERTICAL TOASTER	1817			K				1	30A/2P	13				14	20A/1P	1	K	1553			
				K					30A/2P	15				16	20A/1P	1	K	1200			SANDWICH STATION
HOLDING FRYER	529			K				1	20A/1P	17				18	20A/1P	1	K	1553			MULTI-HOLDING UNIT
REF. BATTER STATION	345			K				1	20A/1P	19				20	-		K	1553			-
WJ. COOLER LTG. CONTROL	450			K				1	20A/1P	21				22	20A/1P	1	K	759			UNDER COUNTER REF.
WJ. CONDENS UNIT	679			K				1	20A/2P	23				24	20A/2P	1	K	1311			EGG COOKER
				K					20A	25				26							
WJ. FREEZER CONDENS UNIT	1001			K				1	20A/3P	27				28	20A/1P	1	R	1311			DISPOSAL CADDY SYSTEM
				K					20A/3P	29				30							
				K					20A/3P	31				32							
				K					20A/3P	33				34							
				K					20A/3P	35				36							
				K					20A/3P	37				38							
				K					20A/3P	39				40							
				K					20A/3P	41				42							
SUB TOTALS	7362	6925	5786															6349	4221	5067	SUB TOTALS
CONN. PHASE TOTAL: A		13711	B	11146	C	10853															
CONN. PHASE TOTAL:		35710	(VA):																		
L.C.I. & L.M.		0	0 (VA)																		
KIT. OTHER		35530	23095 (VA) (K >= 6 @ 65%)																		
REC. <=10KVA		180	180 (VA) (1ST 10 KVA +100%)																		
REC. REMANAGER		0	0 (VA)																		
OTHERS LOAD		0	0 (VA)																		
TOTAL DEMAND LOAD		0	23275 (VA)			65 AMPS															
LOAD CODE																	K	KITCHEN			
																	L	LONG COUNT LOAD /			
																	X	LARGEST MOTOR			
																	O	OTHERS			
																	R	RECEPTACLE			

ENGINEER.

JS ENGINEERING, INC.

MECHANICAL • ELECTRICAL

410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET

"MORNING ARRIVAL"

STEP 1

TURN THE KITCHEN UNOCCUPIED-OCCUPIED SWITCH TO THE THE OCCUPIED POSITION. THE KITCHENS AIR CONDITIONING SYSTEM WILL GO FROM NIGHT SETBACK MODE TO THE THERMOSTAT SET POINT.

NOTE: THE AIR CONDITIONING FAN WILL START AND RUN CONTINUOUSLY. EXHAUST FAN WILL NOT RUN UNTIL THIS SWITCH IS IN THE OCCUPIED POSITION.

STEP 2

TURN ON THE EXHAUST FAN SWITCH TO THE ON POSITION THIS WILL ALLOW YOU TO TURN ON THE FRYERS AND BROILER.

"RESTAURANT OPEN FOR BUSINESS"

STEP 1

TURN THE DINING UNOCCUPIED-OCCUPIED SWITCH TO THE THE OCCUPIED POSITION. THE DINING AIR CONDITIONING SYSTEM WILL GO FROM NIGHT SETBACK MODE TO THE THERMOSTAT SET POINT.

STEP 2

TURN THE SIGN AND PARKING LOT LIGHTING SWITCHES TO THE AUTO POSITION, THIS WILL ENGAGE THE LIGHTING PHOTOCELLS SO THAT THE LIGHTS WILL AUTOMATICALLY COME ON AFTER DARK. TURN THE SWITCH TO THE ON POSITION TO OVER RIDE THE PHOTOCELLS AT ANY TIME THE LIGHTING MUST REMAIN ON.

"RESTAURANT CLOSE FOR BUSINESS"

STEP 1

TURN THE DINING UNOCCUPIED-OCCUPIED SWITCH TO THE UNOCCUPIED POSITION. THE DINING AIR CONDITIONING SYSTEM WILL GO FROM THE THERMOSTAT SET POINT TO THE NIGHT SET BACK MODE.

STEP 2

TURN THE SIGN AND PARKING LOT LIGHTING SWITCHES TO THE OFF POSITION, THIS WILL DISENGAGE THE LIGHTING PHOTOCELLS.

STEP 3

TURN THE EXHAUST FAN SWITCH TO THE OFF POSITION. THE BROILERS EXHAUST FAN WILL CONTINUE TO RUN FOR 15 MINUTES FOR A COOL DOWN CYCLE, AND THEN SHUT OFF AUTOMATICALLY.

NOTE: THE FRYERS AND BROILER SHOULD BE TURNED OFF AND ALLOWED TO COOL DOWN BEFORE TURNING THE HOOD OFF. TO PREVENT ACCIDENTAL ANSUL DISCHARGE, THE BROILERS HOOD WILL ALWAYS RUN 15 MINUTES AFTER THE EXHAUST FAN SWITCH IS TURNED TO THE OFF POSITION.

"EMPLOYEES LEAVING THE BUILDING"

STEP 1

WHEN READY TO EXIT THE BUILDING PUSH THE SECURITY DEPARTURES SWITCH. THE PARKING LOT LIGHTS WILL COME BACK ON FOR 15 MINUTES THEN SHUT OFF AUTOMATICALLY.

"MANAGER/LAST PERSON LEAVING THE BUILDING"

STEP 1

TURN THE KITCHEN UNOCCUPIED-OCCUPIED SWITCH TO THE UNOCCUPIED POSITION. THE KITCHENS AIR CONDITIONING SYSTEM WILL GO FROM THE THERMOSTAT SET POINT TO THE NIGHT SET BACK MODE.

STEP 2

WHEN READY TO EXIT THE BUILDING PUSH THE SECURITY DEPARTURE SWITCH. THE PARKING LOT LIGHTS WILL COME BACK ON FOR 15 MINUTES THEN SHUT OFF AUTOMATICALLY.

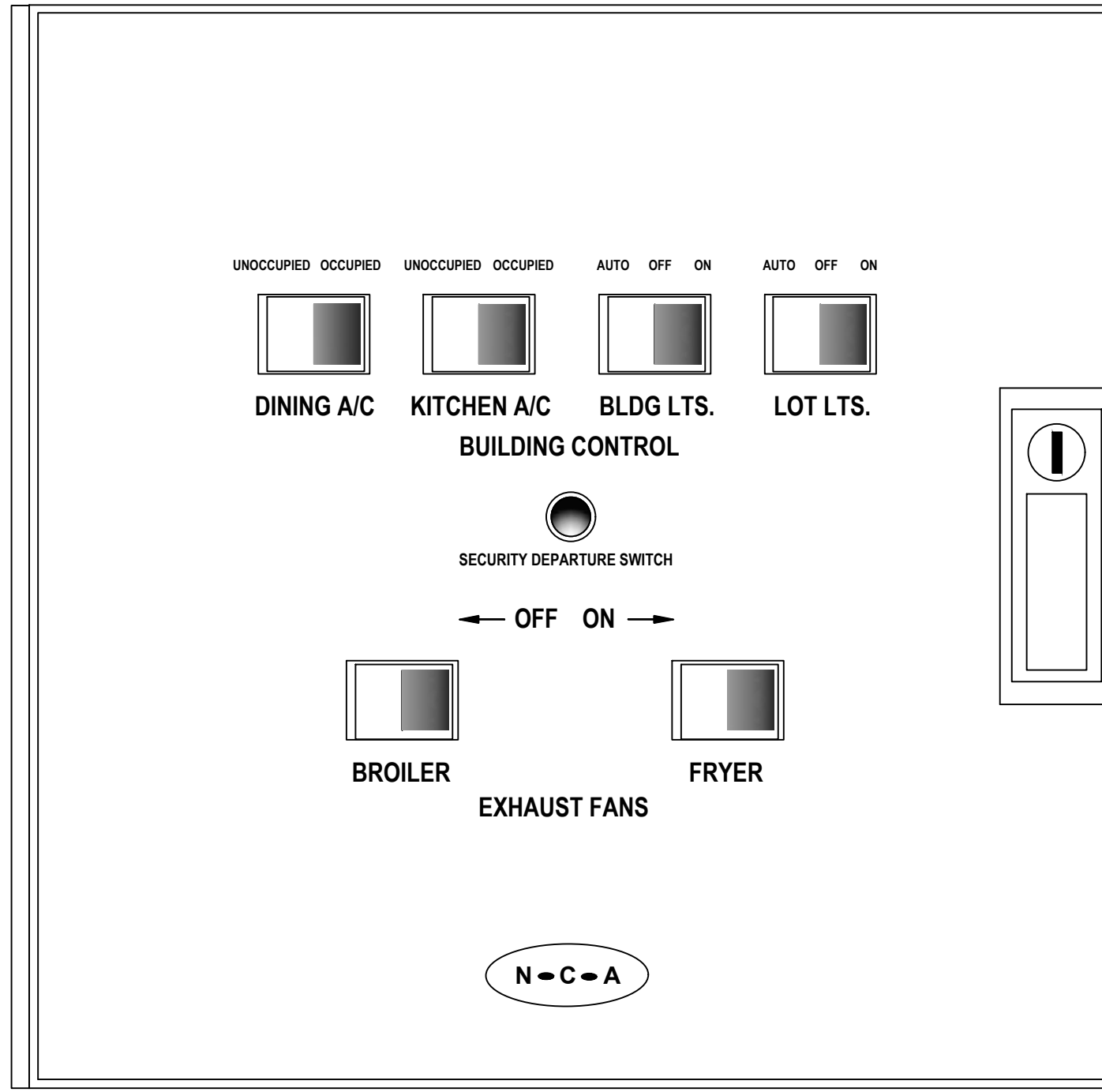
"HOOD VENTILATION SYSTEM NOTE"

WHEN THE HOOD EXHAUST FAN CURRENT SENSOR DETECTS A DROP IN AMPERAGE (SUCH AS A BELT BREAKING) IT WILL DISABLE THE LINE VOLTAGE TO THE EXHAUST FAN(S), FRYER AND BROILER APPLIANCES. THE EXHAUST FAN SWITCH SHOULD BE PLACED IN THE OFF POSITION AND THE FAN SHOULD BE CHECKED AND/OR REPAIRED BEFORE TURNING THE SWITCH TO THE ON POSITION.

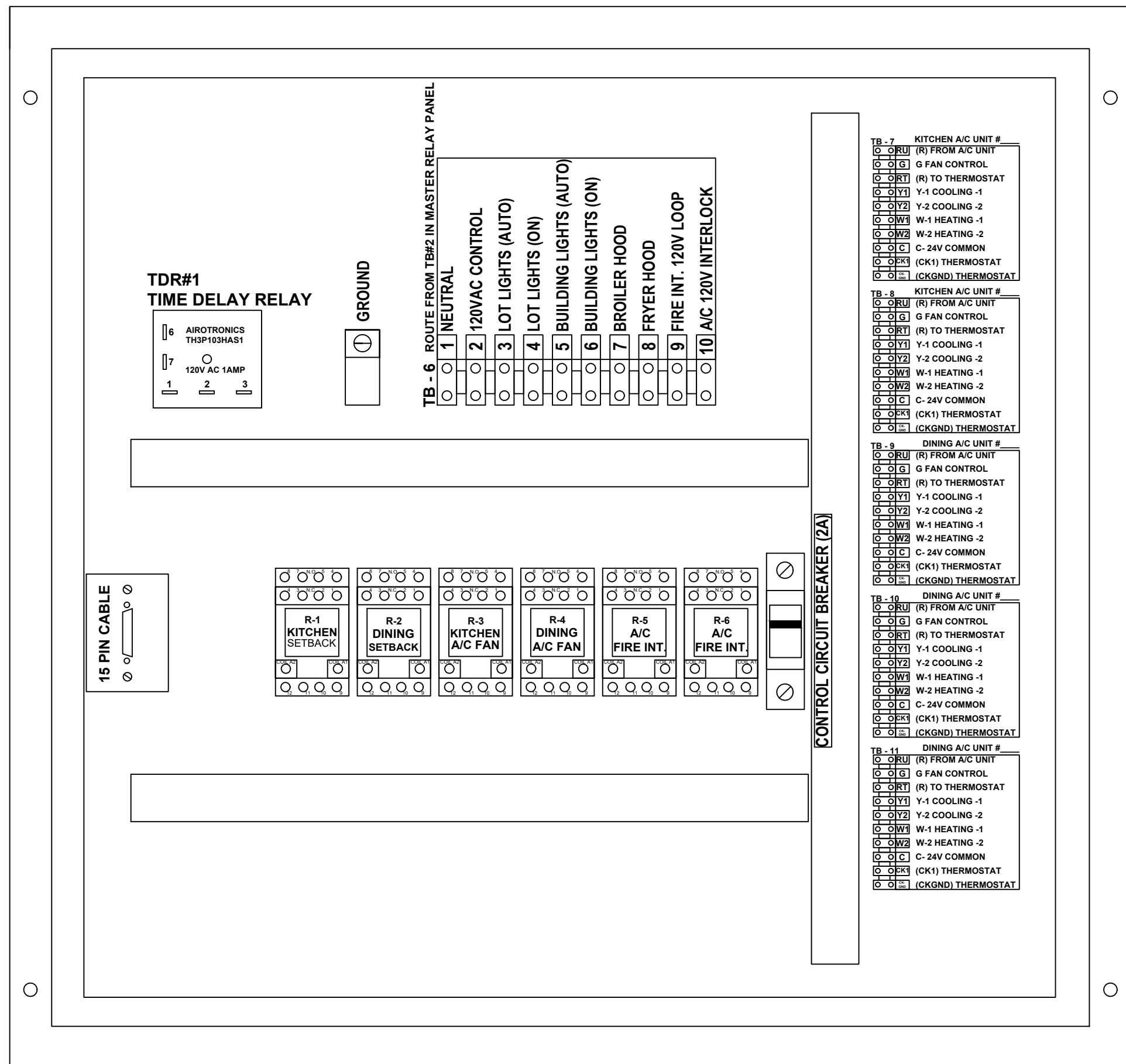
"PARKING LOT LIGHTING NOTE"

WHEN THE PARKING LOT LIGHTS ARE TURNED OFF, THEY MUST COOL DOWN FOR ABOUT 10 MINUTES BEFORE THEY WILL COME BACK ON.

*NOTE: IF IT IS NECESSARY TO ADJUST THE AMPERAGE OF THE BROILER EXHAUST HOOD FAN MOTOR, THE FAN MOTOR CURRENT SENSOR MUST BE RESET AS FOLLOWS: ADJUST UNDERCURRENT POTENTIOMETER TO MAXIMUM (CLOCKWISE IS MAXIMUM.) APPLY CURRENT, ONCE CURRENT IS STABILIZED, DECREASE UNDERCURRENT POT UNTIL RED LIGHT TURNS OFF. WITHIN SEVEN SECONDS TURN UP UNTIL RED LIGHT TURNS ON. IF A LIGHT REMAINS OFF FOR MORE THEN TEN SECONDS, DISCONNECT SUPPLY VOLTAGE TO RESET. SEE INSTALLATION INSTRUCTIONS PN MRP COVER.



UL Underwriters Laboratories, Inc.



SEQUENCE OF OPERATION

MANUAL CONTROL SYSTEM

THE A/C UNITS UNOCCUPIED-OCCUPIED SWITCH IS USED TO: TURN THE STORE ON IN THE MORNING AND OFF IN THE EVENING.

WHEN A/C UNIT UNOCCUPIED-OCCUPIED SWITCH IS TURNED TO THE ON POSITION: THE AIR CONDITIONING SYSTEM WILL GO FROM NIGHT MODE TO SYSTEM ON.

THE AIR CONDITIONING FANS WILL START AND RUN CONTINUOUSLY.

THE OUTDOOR DAMPERS WILL OPEN TO A PRESET POSITION. (OPTIONAL)

DAMPERS WILL NOT OPEN DURING NIGHT SET BACK MODE. (OPTIONAL)

THE AIR CONDITIONERS WILL BEGIN TO COOL OR HEAT AT THE OCCUPIED TEMPERATURE SETPOINT.

THE COOKING EQUIPMENT AND EXHAUST FANS CAN NOW BE TURNED ON WHEN NEEDED.

WHEN A/C UNOCCUPIED-OCCUPIED SWITCH IS TURNED TO THE OFF POSITION: EXHAUST FANS, SUPPLY FANS, AND EVAPORATOR BLOWERS WILL SHUT DOWN.

THE HEATING AND COOLING OPERATION SHALL REVERT TO SYSTEM NIGHT SET BACK MODE.

THE COOKING EQUIPMENT SHALL BE DISABLED.

THE SIGNAGE LIGHTING & LOT LIGHTING SHALL BE DISABLED IF SWITCHES ARE IN THE OFF POSITION.

THE PARKING LOT POLE LIGHTS & SECURITY LIGHTS SHALL REMAIN ON FOR 15 MIN AFTER THE SECURITY DEPARTURE SWITCH IS ACTIVATED.

WHEN THE HOOD EXHAUST FAN CURRENT SENSOR DETECTS A DROP IN AMPERAGE IT WILL DISABLE THE LINE VOLTAGE TO THE FRYER AND BROILER APPLIANCES.

HOOD VENTILATION SYSTEM

IF THE HOOD VENTILATION SWITCH IS IN THE OPEN POSITION, THE HOOD VENTILATION SYSTEM CAN BE STARTED.

THE BROILER SYSTEM AND THE FRYER SYSTEM SHALL BE STARTED BY MOVING THE ON/OFF SWITCH TO THE ON POSITION, IF EITHER THE BROILER OR FRYER SWITCH IS IN THE ON POSITION, THE MAKE-UP AIR UNIT (IF APPLICABLE) SHALL START AUTOMATICALLY.

ACTIVATION OF THE HOOD FIRE SUPPRESSION SYSTEM SHALL DE-ENERGIZE THE MAKE-UP AIR UNIT, ALL A/C UNITS, AND THE CONTROLLED COOKING EQUIPMENT. THE BROILER AND THE FRYER EXHAUST SYSTEM SHALL CONTINUE TO OPERATE. THE FIRE SUPPRESSION SYSTEM SHALL BE MANUALLY RESET.

EXTERIOR LIGHTING CONTROL

ALL OF THE EXTERIOR LIGHTING SHALL BE CONTROLLED, WITH THE EXCEPTION OF THE SECURITY LIGHTS WHICH SHALL BE OPERATED BY ITS OWN PHOTOCELL. SECURITY LIGHTING IS OPTIONAL.

THE SIGNAGE SELECTOR SWITCH (3-POS.) CONTROLS THE PRIME SIGN, ALL MARQUEE SIGNS, AND BUILDING ACCENT LIGHTING.

ON POSITION: LIGHTING SHALL BE ON PERMANENTLY.

OFF POSITION: LIGHTING SHALL BE OFF PERMANENTLY.

AUTO POSITION: LIGHTING SHALL BE CONTROLLED BY THE PHOTO CELL.

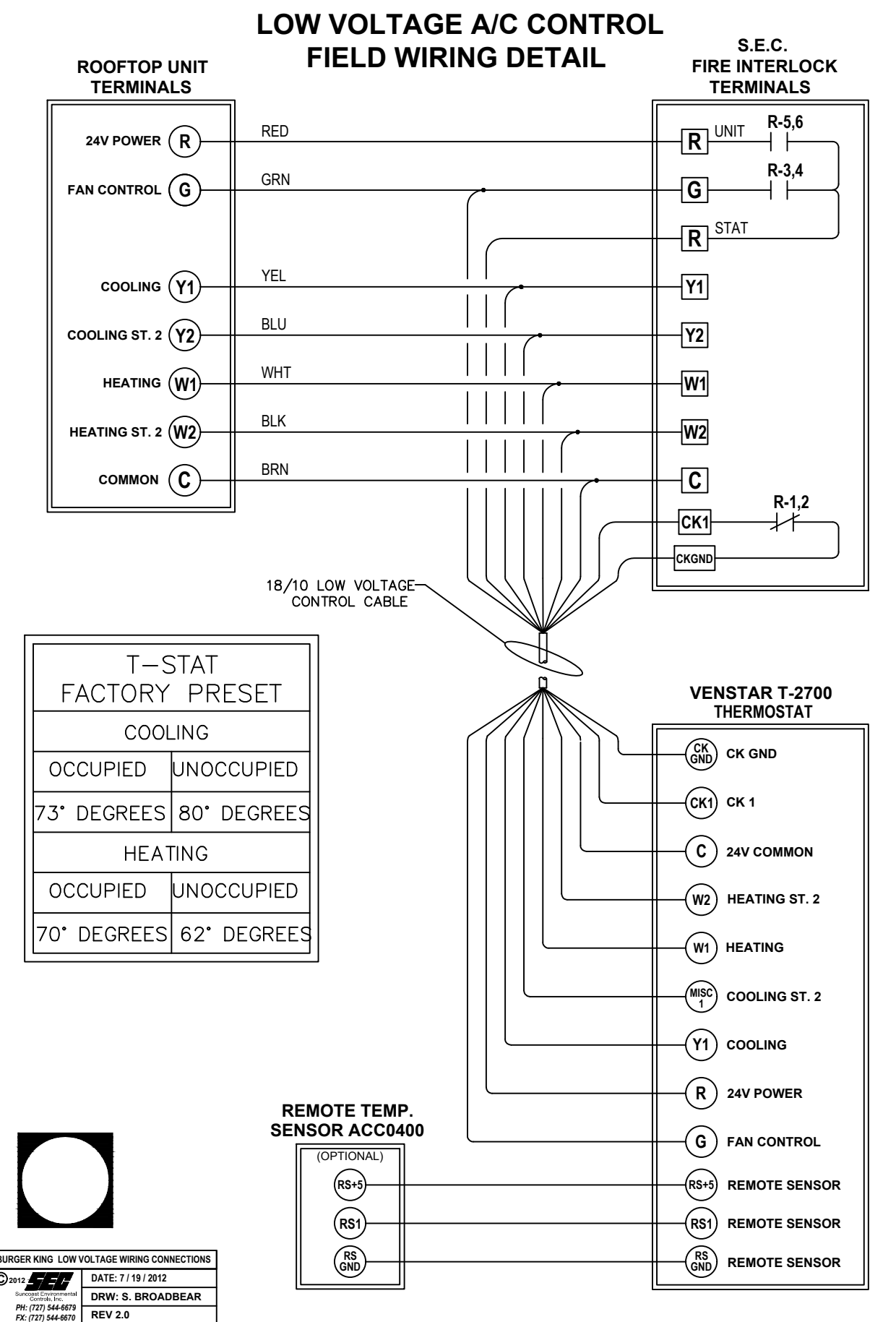
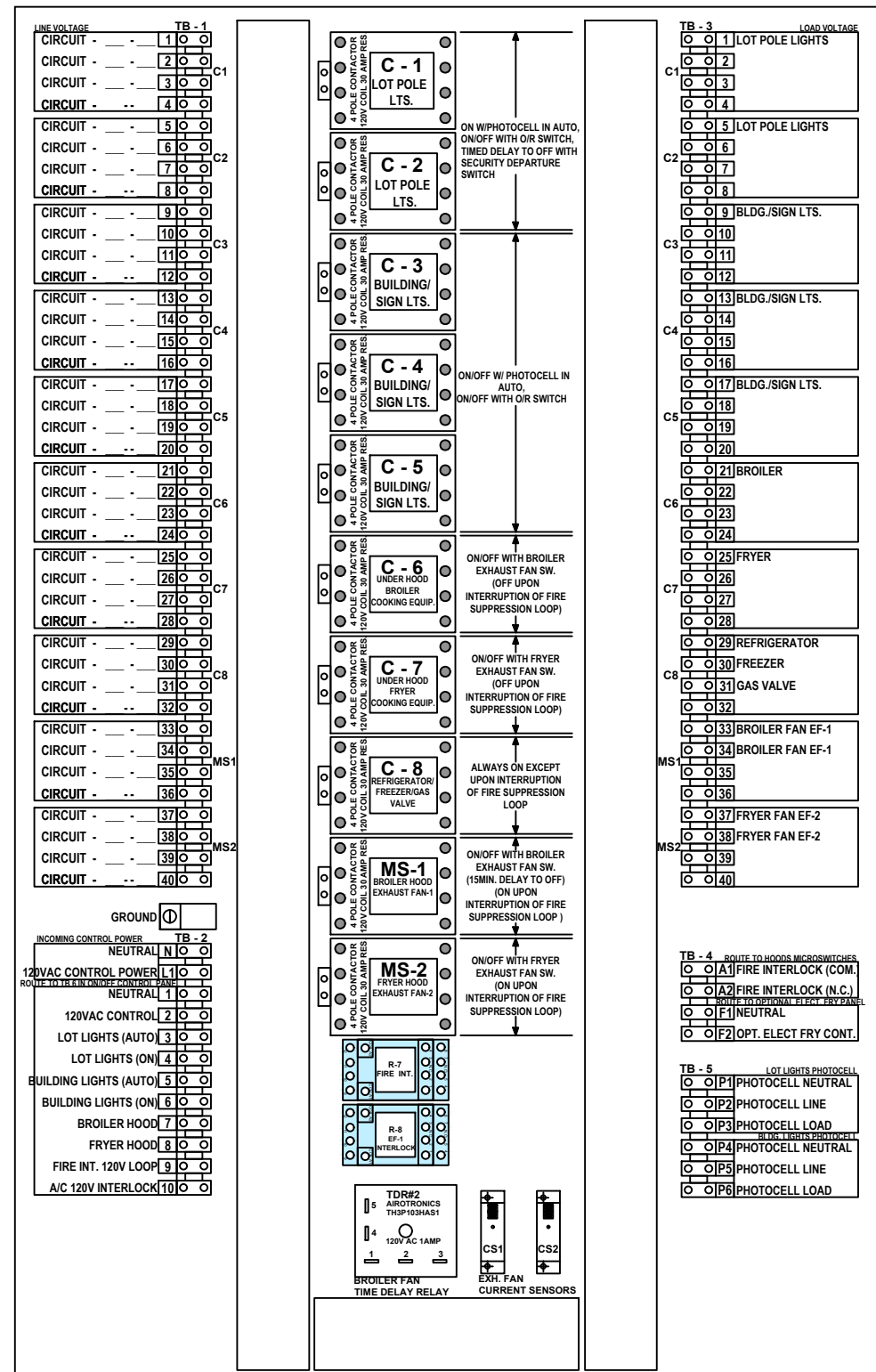
THE LOT LIGHTS THREE POSITION SWITCH WORKS THE SAME AS THE SIGNAGE SWITCH.

NOTE: UNOCCUPIED-OCCUPIED / MASTER RELAY PANEL SHALL BE COMPLETE WHEN SHIPPED TO THE JOB SITE. NO INTERNAL WIRING SHALL BE REQUIRED. MAKE ALL EXTERNAL WIRING CONNECTIONS AS REQUIRED.

HVAC SYSTEM
N-C-A
CONSULTANTS / GROUP
NATIONAL CORPORATE ACCOUNT SERVICES, INC.
DRAWINGS SHOWN ARE FOR PROTOTYPICAL CONSIDERATIONS ONLY. SITE-SPECIFIC DESIGN IS REQUIRED BY BURGER KING CORPORATION. A COURTESY, NCA CONSULTANTS PROVIDES SITE-SPECIFIC DESIGN WITH SITE-SPECIFIC PROFESSIONAL ENGINEER SEAL UNDER AN AGREEMENT BETWEEN NCA CONSULTANTS AND BURGER KING CORPORATION.
FOR SITE-SPECIFIC DESIGN, ARCHITECTS EMAIL REFLECTED CEILING PLAN, ELEVATIONS, KITCHEN PLANS, FLOOR PLAN, SITE PLAN, EXTERIOR ELEVATIONS, AND ROOF STRUCTURAL PLAN TO DESIGN@NCACONSULTANTS.COM
TO CONTACT THE NCA CONSULTANTS BY PHONE, CALL TOLL-FREE (877) 530-0078.

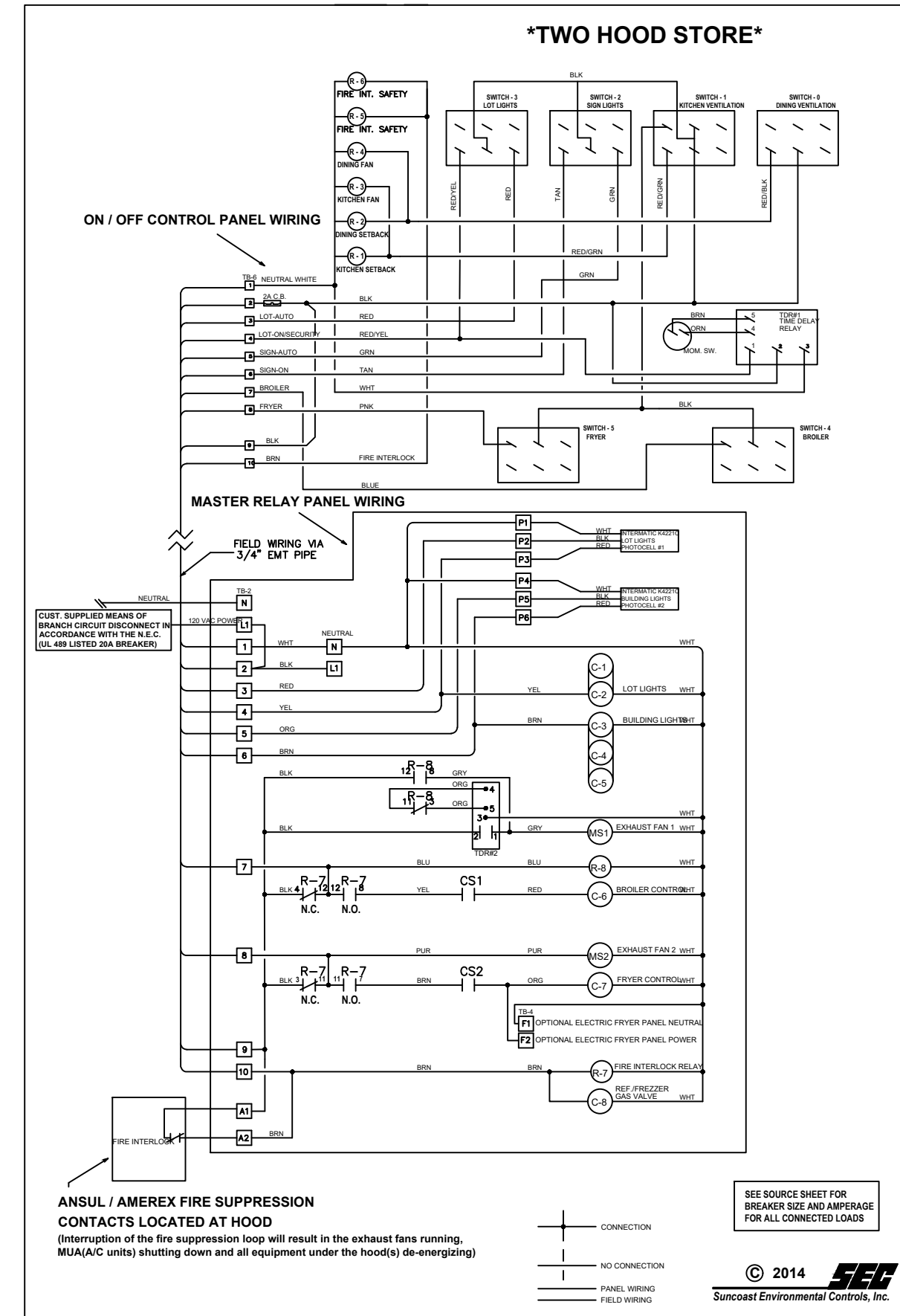
DATE	DESCRIPTION	BY
08-26-20	PROTOTYPE USE ONLY	KM

NOT FOR CONSTRUCTION



ELECTRICAL CONTRACTOR NOTES:

- RUN ONE (10) CONDUCTOR 18 GAUGE THERMOSTAT CABLE FROM THE ROOFTOP AIR CONDITIONING UNIT TO THE "UNOCCUPIED-OCCUPIED" PANEL.
- RUN ONE (10) CONDUCTOR 18 GAUGE THERMOSTAT CABLE FROM THE "UNOCCUPIED-OCCUPIED" PANEL TO THE THERMOSTAT LOCATION.
- RUN ONE (10) CONDUCTOR 18 GAUGE THERMOSTAT CABLE FROM THE ROOFTOP AIR CONDITIONING UNIT TO THE NIGHT SETBACK THERMOSTAT LOCATION. IF NOT CONTROLLED WITH P-374-2700 T-STAT. REFER TO SHEET M-1
- TERMINATION OF ALL 24 VOLT AIR CONDITIONING CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL RUN LINE VOLTAGE FROM THE CURRENT SENSOR LOCATED IN THE BROILER HOOD EXHAUST FAN TO THE CONTACTOR PANEL LOCATED BY THE SWITCHGEAR.



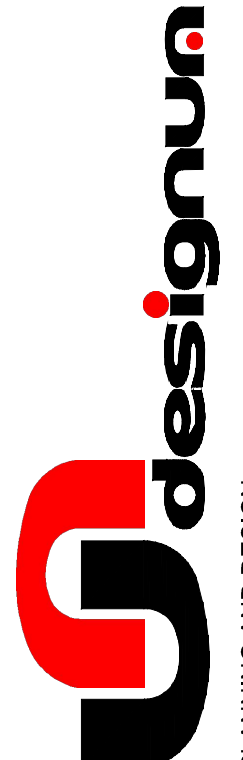
PANEL SCHEMATIC DIAGRAMS

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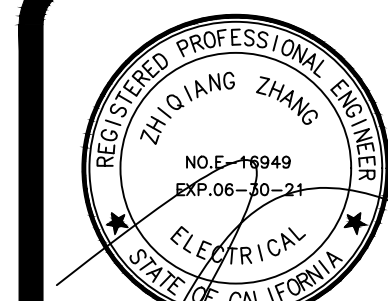
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CHECKED BY: G.H.
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DRAWN BY: CL/AW
NOI DATE



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
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PLANNING AND DESIGN
155 E. City Place Dr. | Santa Ana | CA | 92705
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PROJECT #
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
MASTER CONTRACTOR PANEL

BEACON

intelligent lighting

VIPER L

LARGE VIPER LUMINAIRE

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

CONTROLS

SiteSync™ – Precommissioning Ordering Information:

When ordering a future with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit the SiteSync family page on our website or contact Hubbell Lighting tech support at 800-888-8006.

SiteSync features with Motion control (SWMP) require the mounting height of the fixture for selection of the lens.

Examples: VPL-80L-235/4K/73LHV/ADB/SWP
VPL-80L-235/4K/73LHV/ADB/SWP/40F

SiteSync only
SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interfere with occupancy sensors

SWMP

NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.

NX Integrated Controls Reference									
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth® App Programming	
NX Networked – Wireless								Yes, Bluetooth App	
NXDM-RTICURV	SCINX	Yes	Yes	Yes	Yes	Yes	Yes		

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.

wiSCAPE Reference									
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth® App Programming	
Networked – Wireless								Yes, wiSCAPE Gateway	
WIR-RMEL	WIR-RMEL-L	Yes	Yes	No	Yes	Yes	Yes		

BEACON

intelligent lighting

VIPER L

LARGE VIPER LUMINAIRE

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #:

# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5000K nominal, 70 CR)					4K (4000K nominal, 70 CR)					3K (3000K nominal, 70 CR)				
				LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G	LUMENS	LPW*	B	U	G
64	625 mA	180W	VA	16220	125	2	1.0	2	16220	125	2	1.0	2	16220	125	2	1.0	2
			2	17220	135	2	1.0	2	17220	135	2	1.0	2	17220	135	2	1.0	2
			4	17720	135	2	1.0	2	17720	135	2	1.0	2	17720	135	2	1.0	2
			6	18220	135	2	1.0	2	18220	135	2	1.0	2	18220	135	2	1.0	2
			8	18720	135	2	1.0	2	18720	135	2	1.0	2	18720	135	2	1.0	2
			10	19220	135	2	1.0	2	19220	135	2	1.0	2	19220	135	2	1.0	2
			12	19720	135	2	1.0	2	19720	135	2	1.0	2	19720	135	2	1.0	2
			14	20220	135	2	1.0	2	20220	135	2	1.0	2	20220	135	2	1.0	2
			16	20720	135	2	1.0	2	20720	135	2	1.0	2	20720	135	2	1.0	2
			18	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			20	21720	135	2	1.0	2	21720	135	2	1.0	2	21720	135	2	1.0	2
			22	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
80	700 mA	180W	VA	17220	135	2	1.0	2	17220	135	2	1.0	2	17220	135	2	1.0	2
			2	18220	135	2	1.0	2	18220	135	2	1.0	2	18220	135	2	1.0	2
			4	18720	135	2	1.0	2	18720	135	2	1.0	2	18720	135	2	1.0	2
			6	19220	135	2	1.0	2	19220	135	2	1.0	2	19220	135	2	1.0	2
			8	19720	135	2	1.0	2	19720	135	2	1.0	2	19720	135	2	1.0	2
			10	20220	135	2	1.0	2	20220	135	2	1.0	2	20220	135	2	1.0	2
			12	20720	135	2	1.0	2	20720	135	2	1.0	2	20720	135	2	1.0	2
			14	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			16	21720	135	2	1.0	2	21720	135	2	1.0	2	21720	135	2	1.0	2
			18	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
			20	22720	135	2	1.0	2	22720	135	2	1.0	2	22720	135	2	1.0	2
			22	23220	135	2	1.0	2	23220	135	2	1.0	2	23220	135	2	1.0	2
80	875 mA	235W	VA	20220	135	2	1.0	2	20220	135	2	1.0	2	20220	135	2	1.0	2
			2	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			4	21720	135	2	1.0	2	21720	135	2	1.0	2	21720	135	2	1.0	2
			6	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
			8	22720	135	2	1.0	2	22720	135	2	1.0	2	22720	135	2	1.0	2
			10	23220	135	2	1.0	2	23220	135	2	1.0	2	23220	135	2	1.0	2
			12	23720	135	2	1.0	2	23720	135	2	1.0	2	23720	135	2	1.0	2
			14	24220	135	2	1.0	2	24220	135	2	1.0	2	24220	135	2	1.0	2
			16	24720	135	2	1.0	2	24720	135	2	1.0	2	24720	135	2	1.0	2
			18	25220	135	2	1.0	2	25220	135	2	1.0	2	25220	135	2	1.0	2
			20	25720	135	2	1.0	2	25720	135	2	1.0	2	25720	135	2	1.0	2
			22	26220	135	2	1.0	2	26220	135	2	1.0	2	26220	135	2	1.0	2
96	700 mA	220W	VA	18220	135	2	1.0	2	18220	135	2	1.0	2	18220	135	2	1.0	2
			2	19220	135	2	1.0	2	19220	135	2	1.0	2	19220	135	2	1.0	2
			4	19720	135	2	1.0	2	19720	135	2	1.0	2	19720	135	2	1.0	2
			6	20220	135	2	1.0	2	20220	135	2	1.0	2	20220	135	2	1.0	2
			8	20720	135	2	1.0	2	20720	135	2	1.0	2	20720	135	2	1.0	2
			10	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			12	21720	135	2	1.0	2	21720	135	2	1.0	2	21720	135	2	1.0	2
			14	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
			16	22720	135	2	1.0	2	22720	135	2	1.0	2	22720	135	2	1.0	2
			18	23220	135	2	1.0	2	23220	135	2	1.0	2	23220	135	2	1.0	2
			20	23720	135	2	1.0	2	23720	135	2	1.0	2	23720	135	2	1.0	2
			22	24220	135	2	1.0	2	24220	135	2	1.0	2	24220	135	2	1.0	2
96	875 mA	280W	VA	20220	135	2	1.0	2	20220	135	2	1.0	2	20220	135	2	1.0	2
			2	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			4	21720	135	2	1.0	2	21720	135	2	1.0	2	21720	135	2	1.0	2
			6	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
			8	22720	135	2	1.0	2	22720	135	2	1.0	2	22720	135	2	1.0	2
			10	23220	135	2	1.0	2	23220	135	2	1.0	2	23220	135	2	1.0	2
			12	23720	135	2	1.0	2	23720	135	2	1.0	2	23720	135	2	1.0	2
			14	24220	135	2	1.0	2	24220	135	2	1.0	2	24220	135	2	1.0	2
			16	24720	135	2	1.0	2	24720	135	2	1.0	2	24720	135	2	1.0	2
			18	25220	135	2	1.0	2	25220	135	2	1.0	2	25220	135	2	1.0	2
			20	25720	135	2	1.0	2	25720	135	2	1.0	2	25720	135	2	1.0	2
			22	26220	135	2	1.0	2	26220	135	2	1.0	2	26220	135	2	1.0	2
96	1000 mA	315W	VA	21220	135	2	1.0	2	21220	135	2	1.0	2	21220	135	2	1.0	2
			2	22220	135	2	1.0	2	22220	135	2	1.0	2	22220	135	2	1.0	2
			4	22720	135	2	1.0	2	22720	135	2	1.0	2	22720	135	2	1.0	2
			6	23220	135	2	1.0	2	23220	135	2	1.0	2	23220	135	2	1.0	2
			8	23720	135	2	1.0	2	23720	135	2	1.0	2	23720	135	2	1.0	2
			10	24220	135	2	1.0	2	24220	135	2	1.0	2	24220	135	2	1.0	2
			12	24720	135	2	1.0	2	24720	135	2	1.0	2	24720	135	2	1.0	2
			14	25220	135	2	1.0	2	25220	135	2	1.0	2	25220	135	2	1.0	2
			16	25720	135	2	1.0	2	25720	135	2	1.0	2	25720	135	2	1.0	2
			18															



RWSC

LED RADIUS WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,400 lumens and up to 100 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

Features

- Durable cast aluminum housing
- Integrated design eliminates high angle brightness
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- D.L.C. Downlight only, full cut-off

Operating Temperature

- -30°C to 40°C

Electrical:

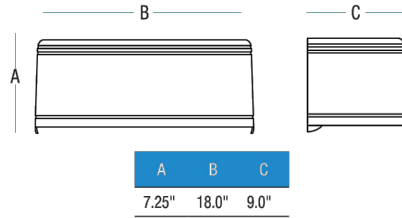
- Dimming is an option (consult factory)

Mounting

RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.



Dimensions



Certifications/Listings



Ordering Information

Ordering Example: RWSC - XXL - XK - XX - U - XX - XX

Series	# of LEDs	CCT	Distribution	Voltage	Finish	Options
RWSC Radius Wall Sconce	36L 36 Mid-Power LEDs 72L 72 Mid-Power LEDs	3K 3000K 5K 5000K	DD Down only UD Up/Down	W Universal 120/277V	DB Dark Bronze WH White BK Black PS Platinum Silver RA RAL Color CC Custom Color*	PC Photocopy**
Quick Ship:						
RWSC36LUGDDDB						
RWSC36LUGDDWH						
RWSC36LUGDDDB						
RWSC72LUGDDWH						
RWSC72LUGDDDB						
RWSC72LUGDDDB						
RWSC72LUGDDPS						
Accessories:						
L61251 Remote Emergency Inverter (grid mount only)						
L61256 Remote Emergency Inverter (surface mount only)						

Web: www.securitylighting.com
2900 Gulf Road, Suite 400, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4348, Fax: 847-279-0342
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RWSC

LED RADIUS WALL SCONCE

Performance Data

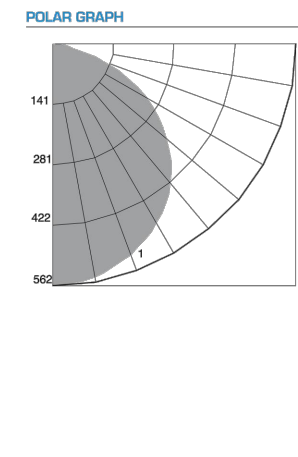
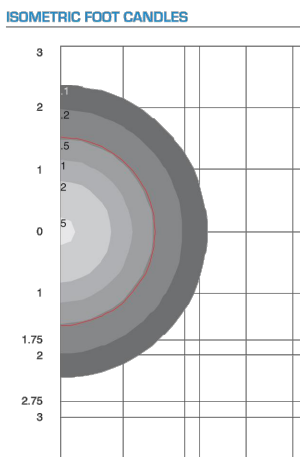
# of LEDs	Driver Current (mA)	System Watts	Distribution Type	3K (3000K nominal, 80 CRI)						5K (5000K nominal, 80 CRI)					
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*
36	350	14.4	down	1565	108.7	0	0	0	1561	109.1	0	0	0	0	0
72	700	28.8	up/down	3130	217.4	100	100	100	3122	217.8	100	100	100	0	0

*Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and applications.

Photometric Data

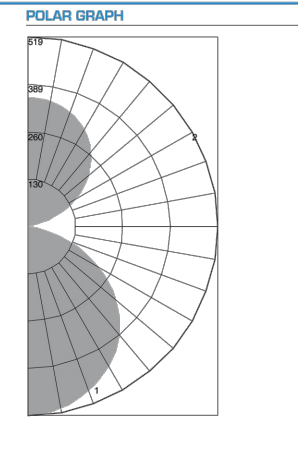
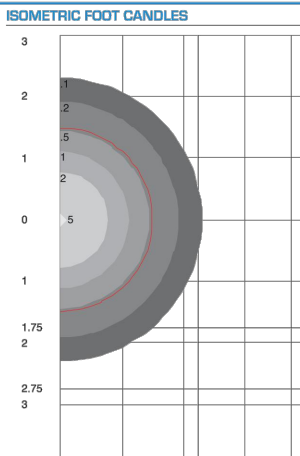
LUMINAIRE DATA		
RWSC36LUGDDDB		
Wall Mounting Outdoor Fixture		
DRIVER	LED3030W-4400-CO350	
Lamp	LED	
Lumens	1565	
Watts	14.4	
Efficiency	109	
Mounting	Wall	
Spacing Criterion (F=180)	1.80	

ZONE	LUMENS	% FWT
Front Low (F=30)	218.8	14.0
Front Medium (F=45)	404.2	25.1
Front High (F=60)	135.5	8.7
Front Very High (F=90)	4.5	0.3
Back Low (F=30)	218.8	14.0
Back Medium (F=45)	404.2	25.1
Back High (F=60)	135.5	8.7
Back Very High (F=90)	4.5	0.3
Uplight Low (U=100)	0.0	0.0
Uplight High (U=150)	0.0	0.0



LUMINAIRE DATA		
RWSC72LUGDDDB		
Wall Mounting Outdoor Fixture		
DRIVER	LED3030W-4400-CO350	
Lamp	LED	
Lumens	3130	
Watts	28.8	
Efficiency	98	
Mounting	Wall	
Spacing Criterion (F=180)	1.80	

ZONE	LUMENS	% FWT
Front Low (F=30)	261.4	8.4
Front Medium (F=45)	567.9	18.1
Front High (F=60)	1168	3.7
Front Very High (F=90)	3.5	0.1
Back Low (F=30)	261.4	8.4
Back Medium (F=45)	567.9	18.1
Back High (F=60)	1168	3.7
Back Very High (F=90)	3.5	0.1
Uplight Low (U=100)	0.0	0.0
Uplight High (U=150)	0.0	0.0



Web: www.securitylighting.com
2900 Gulf Road, Suite 400, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4348, Fax: 847-279-0342
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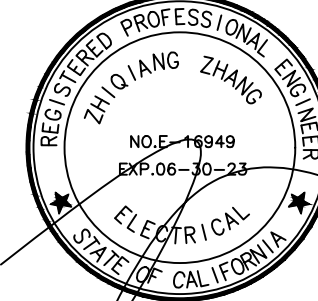


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designnua
PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892.3900 | robert.preece@designnua.com



PROJECT # INS-001
BURGER KING RESTAURANT
65/45 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

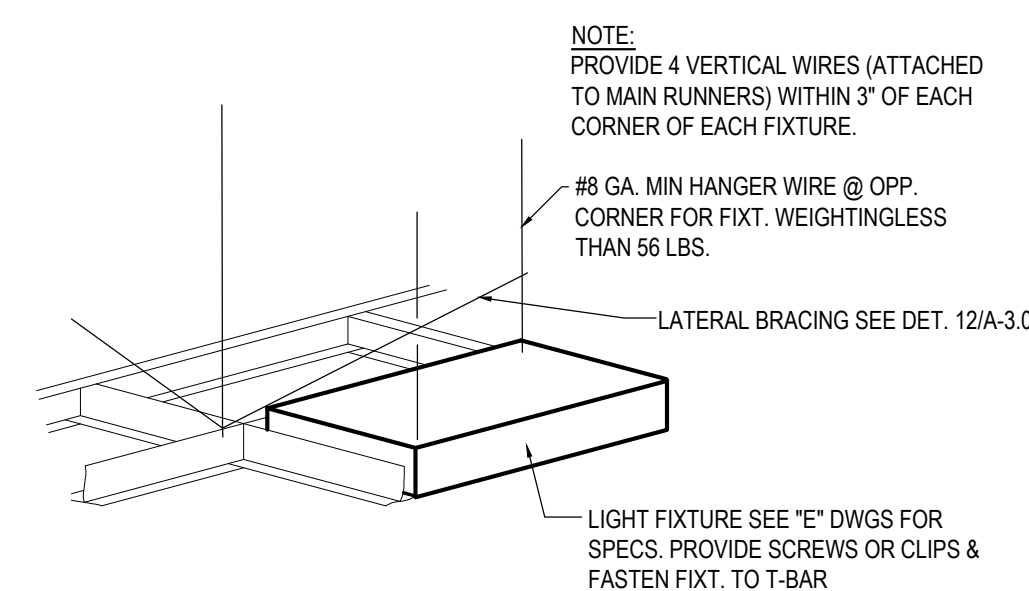
EFC-2

SITE LIGHTING FIXTURE SPECIFICATION

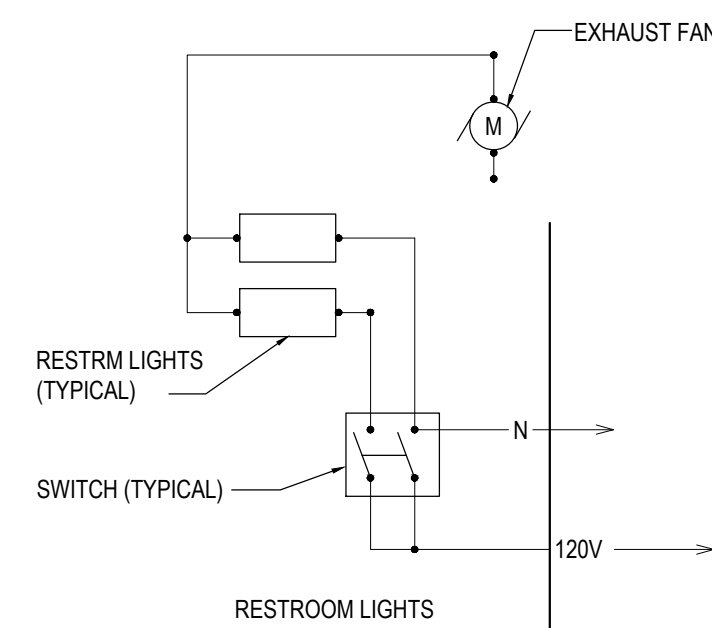
ITEM	SYMBOL	DESCRIPTION	QTY.	MFR. & CAT. NO.	REMARK																								
INTERIOR LIGHTING ITEM																													
		SHAKER PENDANT LIGHT	2	NAUTICAL, LED EDISON STYLE 10 WATT, 2700K, BK304 & SP305-18-600-927-03																									
		6" WHT LED RECESSED DOWNLIGHT	7	CREE, LR6-10L-30K-120V-A-DR-C6-12W-GU24 120V 12.5W, 3000K,																									
		6" WHT LED RECESSED DOWNLIGHT WALL WASHER	5	CREE, LE6C-GU24W-RR6-GU24 120V 12W, 3000K,																									
		PENDANT LIGHT LIGHT	3	SECURITY, LBC6CM-LB6LEDA1030KBL 12W / 3000K																									
		2" LED DOWNLIGHT	31	JUNO, SP34378B-9-F1-SSN, 10W 120V 3000K SATIN NICKEL FINISH																									
		2" LED DOWNLIGHT WALL WASHER	4	JUNO, SP34378B-930-F1-SSN, 10W 120V 3000K SATIN NICKEL FINISH																									
		2x4 RECESSED LED TROFFER LIGHTING KITCHEN LIGHT	14	CREE CL-E-TEAD04A-24R-40N 120/277V, 42W, 4000K,																									
		4' WET LINEAR LED LIGHT	2	CREE, WS4-50L-57K-10V-FD 55W, 120V, 5300K																									
		UNIVERSAL EMERGENCY LED LIGHTING	4	SECURITY CU2 LED 120V WITH 90 MIN. BATTERY PACK,																									
		UNIVERSAL EXIT & EMERGENCY LED LIGHTING	3	SECURITY CCRR 4W LED LAMPS 120V WITH 90 MIN. BATTERY PACK,																									
EXTERIOR LIGHTING ITEM																													
		LED POLE LIGHT	5	SECURITY, LED POLE LIGHT W/ 20FT LIGHT POLE 5000K, VPL-80L-180-5K-T4-UNV RA-COLOR	SENSOR SWITCH - AUTOMATIC DIMMING CONTROL PHOTOCELL - FIXTURE MOUNT																								
		LED WALL MOUNT LIGHT	4	SECURITY, LED WALL SCONCES MODEL RWSC72LED-UD-PS-MT 5000K, 25W, BRONZE	SENSOR SWITCH - AUTOMATIC DIMMING CONTROL PHOTOCELL - FIXTURE MOUNT																								
		LED AWNING LIGHT	8	KONTECH, MODEL KON-DVP-182-14-JY 5000K, 40W, BRONZE	PROVIDED BY SIGN SUPPLIER W/ AWNING / CANOPY																								
NOTE:																													
DENOTES FIXTURE TYPE DENOTES CIRCUIT NUMBER						DENOTES FIXTURE TYPE DENOTES CIRCUIT NUMBER						LIGHTING FIXTURES SHOWN HALF SHADED SHALL BE WIRED TO AN EMERGENCY INVERTER AND CIRCUITED AS A NIGHT LIGHT.						DENOTES FIXTURE TYPE DENOTES CIRCUIT NUMBER						LIGHTING FIXTURES SHOWN WITH A SLASH SHALL BE WIRED TO AN EMERGENCY INVERTER AND CIRCUITED AS SWITCHED EMERGENCY FIXTURES SO THE FIXTURE IS CONTROLLED VIA TIMECLOCK BUT TURNS ON UPON LOSS OF POWER.					

1. SWITCHBANK 'A'. REFER TO SCHEDULE 4/E-101.
2. ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCHES AS NOTED IN LOWER CASE).
3. ROUTE THROUGH CONTACTS IN HOOD CONTROL PANEL FOR CIRCUIT POWER.
4. PROVIDE SEPARATE UNSWITCHED HOT CONDUCTOR (SAME CIRCUIT, NOT CONTROLLED BY SWITCH IN SWITCHBANK) TO LOCALLY SWITCHED FIXTURES AND EMERGENCY FIXTURE BATTERY TRIGGER LEADS.
5. WALK-IN COOLER LIGHT FIXTURES AND PILOT LIGHT SWITCH PROVIDED WITH COOLER INSTALLED BY E.C.
6. WALK-IN FREEZER LIGHT FIXTURE AND PILOT LIGHT SWITCH PROVIDED WITH FREEZER INSTALLED BY E.C.
7. RESTROOM REFER TO 'EXHAUST FAN CONTROL DIAGRAM' #2/ E-1.0.
8. FIXTURES IN THIS ROOM SHALL BE LOCALLY SWITCHED.
9. PROVIDE CEILING JUNCTION BOX FOR THE B2-150 UNIVERSAL POWER PACK REQUIRED FOR EXTERIOR MOTION CONTROL LED FIXTURES. PROVIDE LOW VOLTAGE CONNECTIONS AS REQUIRED TO LIGHTS/BAV LS-102 SWITCHING PHOTOSENSOR SO THAT WHEN STORE OPERATIONS ARE OFF THIS EXTERIOR SECURITY LIGHT IS ACTIVATED BY EXTERIOR MOTION ONLY. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY IN-CEILING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
10. PROVIDE CEILING JUNCTION BOX FOR SUSPENDED CEILING INSTALLATION. INSTALL LIGHTSAVER LS-102 SWITCHING PHOTOSENSOR FOR EXTERIOR MOTION CONTROL SECURITY FIXTURES TYP OF 2 LOCATIONS. CONTROL TIMES OF CONTROL SO THAT WHEN STORE OPERATIONS ARE OFF INTERIOR LIGHTS GO OFF AND THE EXTERIOR MOTION LIGHTS ARE ACTIVATED WITH ANY MOTION DETECTED AFTER STORE HOURS. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS FOR WIRING DIAGRAM. VERIFY IN-CEILING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

- CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARES, BRACKETS, ETC. FOR A COMPLETE LIGHTING FIXTURE INSTALLATION.
- ALL LIGHTING FIXTURES SHALL BE SUPPORTED PER N.E.C. 410-16(C). SEE DETAIL, 3/E-1.1.
- CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES INCLUDING OWNER-FURNISHED FIXTURES.
- ALL FIXTURE BALLASTS SHALL BE U.L. LISTED.
- E.C. SHALL INSTALL OWNER SUPPLIED LED STRIP LIGHTING & CUT TO PROPER LENGTH. COORDINATE WITH OWNER FOR EXACT LENGTHS AND FINAL LOCATIONS.
- WHEN WORKING IN JURISDICTIONS WHICH HAVE ADOPTED THE 2020 NEC, ALL MULTI-WIRE BRANCH CIRCUITS TO HAVE SEPARATE NEUTRALS TO MEET THE REQUIREMENTS OF 2020 NEC 210.4(B).
- ALL CIRCUITRY SHOWN WITHOUT TICS SHALL HAVE (2) WIRES PLUS EARTH CIRCUITRY GROUNDING CONDUCTOR.
- 'N.L.' DESIGNATION INDICATES NIGHT LIGHT ON UNSWITCHED CIRCUIT.



NTS



SCALE : N.T.S.

DENOTES
 FIXTURE TYPE

DENOTES CIRCUIT
 NUMBER

F2
 41

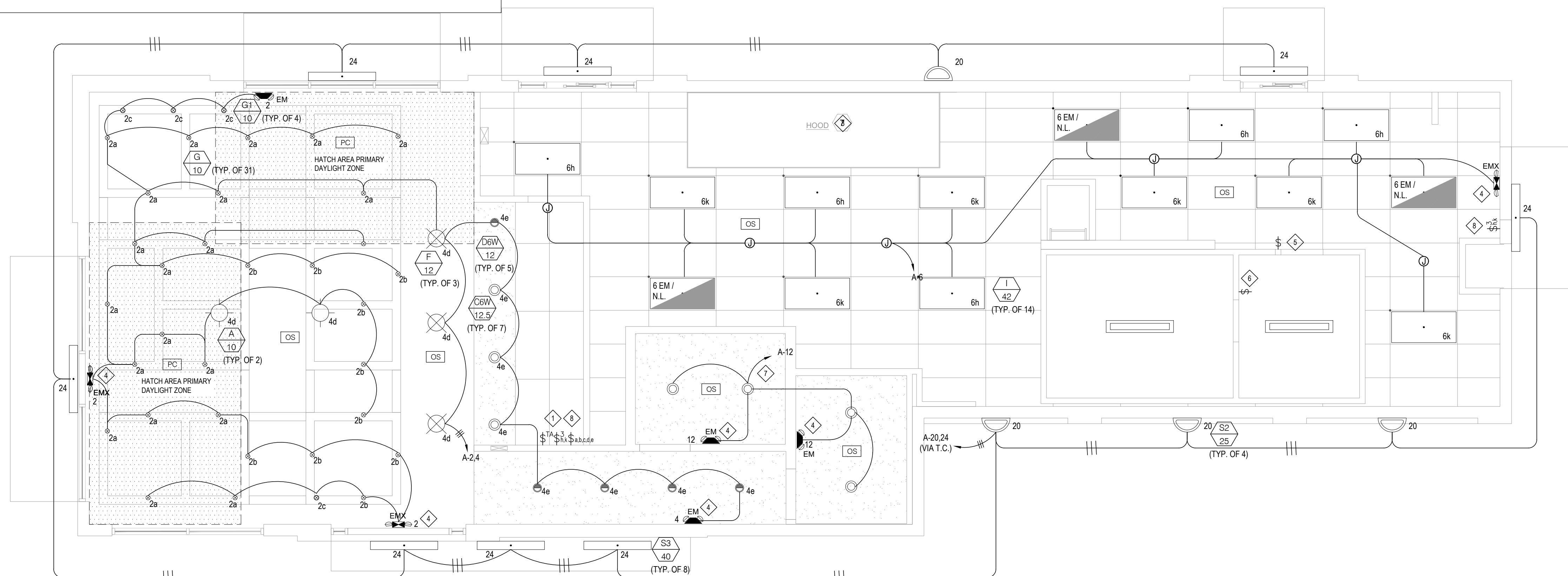
LIGHTING FIXTURES SHOWN HALF SHADED
 SHALL BE WIRED TO AN EMERGENCY
 INVERTER AND CIRCUITED AS A NIGHT
 LIGHT

A diagram showing a rectangular symbol for a lighting fixture. The symbol is divided by a diagonal line from the bottom-left to the top-right. The upper-left portion is labeled 'F2' and the lower-left portion is labeled '41'. A yellow circle is drawn around the top-right corner of the rectangle. Three lines with arrows point from text labels to the symbol: one points to the 'F2' label, one points to the '41' label, and one points to the yellow circle.

DENOTES
 FIXTURE TYPE

DENOTES CIRCUIT
 NUMBER

LIGHTING FIXTURES SHOWN WITH A SLASH SHALL BE
 WIRED TO AN EMERGENCY INVERTER AND CIRCUITED
 AS SWITCHED EMERGENCY FIXTURES SO THE FIXTURE
 IS CONTROLLED VIA TIMECLOCK BUT TURNS ON UPON
 LOSS OF POWER.

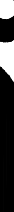
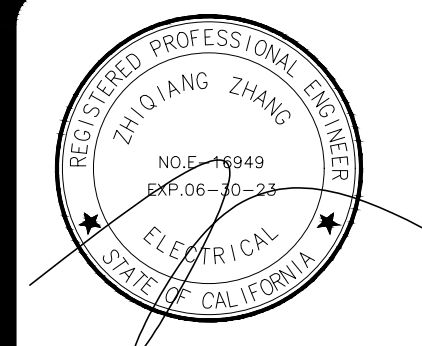


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SCALE: 1/4" = 1'-0"



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1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198

The logo for Gunsap design features a large, stylized 'G' in red and black, followed by the word 'design' in a black, lowercase, sans-serif font. The 'G' is composed of a thick red stroke and a black stroke, with a small red dot above the 'S' in 'design'.

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL

IGHTING PLAN

E-1.0

KES ELECTRICAL SCHEDULE

ITEM #	TAG #	QTY	DESCRIPTION	VOLTS	PH	CYCLE	HP	BRKR SIZE	AMPS	ELEC CONN TYPE	PLUG TYPE	CONN RI HIGHT	ELECTRICAL REMARKS
10.81	E1	2	CARBONATOR	120 V	1	60 Hz	1/3	20.00 A	6.20 A	PLUG & CORD	NEMA 5-20P	78"	ADDITIONAL ELECTRICAL OUTLETS TO BE PLACED 86" & 94" A.F.F. SEE DETAIL ON K4.0
11.03	E1	1	ICE/SODA DISPENSER	115 V	1	60 Hz	-	20.00 A	5.00 A	PLUG & CORD	NEMA 5-20P	48"	24VAC ELECTRICAL SYSTEM SUPPLIED USING 115V TRANSFORMER PROVIDED WITH DISPENSER
11.03	E2	1	ICE/SODA DISPENSER	115 V	1	60 Hz	-	20.00 A	5.00 A	PLUG & CORD	NEMA 5-20P	24"	24VAC ELECTRICAL SYSTEM SUPPLIED USING 115V TRANSFORMER PROVIDED WITH DISPENSER
15.11	E1	1	COMBINATION FREEZER	208 V	3	60 Hz	1	20.00 A	14.00 A	PLUG & CORD	REFER TO REMARKS	12"	E.C. TO SUPPLY & INSTALL 6FT. CORD & PLUG
15.11	E2	1	COMBINATION FREEZER	208 V	3	60 Hz	1 1/2	20.00 A	15.00 A	PLUG & CORD	REFER TO REMARKS	12"	E.C. TO SUPPLY & INSTALL 6FT. CORD & PLUG
15.69	E1	1	FROZEN BEVERAGE DISPENSER	208 V	1	60 Hz	1/4	30.00 A	30.00 A	PLUG & CORD	NEMA L6-30P	36"	BEATER: (3)1/6 HP FAN: 1/4 HP
16.09	E1	1	ICE MACHINE	208 V	1	60 Hz	-	15.00 A	11.10 A	DIRECT WIRED	DIRECT	84"	-
17.56	E1	1	INFUSION TEA COFFEE BREWER	120 V	1	60 Hz	-	20.00 A	14.00 A	PLUG & CORD	NEMA 5-15P	24"	-
20.37	E1	1	41" EXPEDITER STATION STD FLOW	120 V	1	60 Hz	-	20.00 A	16.00 A	PLUG & CORD	NEMA 5-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "A" VIA 6" POWER CORD
21.66	E1	1	60" PREP MODULE "A" - (ABCD/ACBD)	208 V	3	60 Hz	-	0.00 A	1.08 A	DIRECT WIRED	DIRECT	0"	DOWN THRU SERVICE CHASE: E.C. TO CONNECT TO LOAD CENTER PROVIDED: AS REQ'D FOR 150A-5 WIRE W/106A FEEDER. AMPERAGE LOAD FOR LOAD CENTER IN THIS CABINET TO BE CALCULATED FROM COMBINED LOADS OF EQUIPMENT ATTACHED TO THIS CABINET.
21.67	E1	1	28" BUN TOASTER MODULE "B"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"
21.68	E1	1	32.5" PREP MODULE "C"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"
21.69	E1	1	20" PREP MODULE "D"										CONNECTS TO LOAD CENTER ON PREP MODULE "A"
23.66	E1	1	180" CANOPY HOOD										E.C. TO CONNECT TO UTILITY CABINETS ELECTRICAL SYSTEM ON HOOD F: HOOD'S COMPONENTS & LIGHTS. REFER TO DETAIL SHEET K4.1 FOR INSTALLATION OF HOOD & COMPONENTS
23.71	E1	1	EXHAUST FAN	208 V	3	60 Hz	2	20.00 A	8.30 A	DIRECT WIRED	REFER TO REMARKS	12"	E.C. TO INTERCONNECT CIRCUIT W/ SAFETY INTERLOCK AT BUILDING'S MAIN BREAKER PANEL. CONNECTION HEIGHT @ 12" B.F.R.
24.26	E1	1	BROILER	120 V	1	60 Hz	-	20.00 A	3.50 A	PLUG & CORD	NEMA 5-20P	24"	-
25.11	E1	1	44" MEAT WELL FREEZER	120 V	1	60 Hz	-	20.00 A	7.80 A	PLUG & CORD	NEMA 5-15P	24"	-
30.04	E1	1	35" FRY STATION - ROC GEN 3.5 LH	208 V	1	60 Hz	-	20.00 A	16.00 A	PLUG & CORD	NEMA L14-20P	24"	-
31.32	E1	1	4-BANK FRYER	120 V	1	60 Hz	-	0.00 A	10.00 A	PLUG & CORD	NEMA 5-15P	24"	-
31.89	E1	1	PORTABLE FILTER	120 V	1	60 Hz	1/3	0.00 A	6.20 A	PLUG & CORD	NEMA 5-15P	12"	NOT SHOWN
32.52	E1	1	PRODUCT HOLDING FREEZER	120 V	1	60 Hz	-	20.00 A	4.60 A	PLUG & CORD	NEMA 5-15P	24"	-
32.58	E1	1	REFRIGERATED BAITER STATION	120 V	1	60 Hz	-	20.00 A	3.00 A	PLUG & CORD	NEMA 5-20P	0"	-
36.72	E1	1	MINI COMBI OVEN-STEAMER	208 V	3	60 Hz	-	30.00 A	20.00 A	PLUG & CORD	SEE RMKS	24"	E.C. TO SUPPLY & INSTALL CORD & PLUG
40.01	E1	1	WALK-IN COOLER/FREEZER BOX	120 V	1	60 Hz	-	20.00 A	1.00 A	DIRECT WIRED	DIRECT	0"	EC TO MAKE ALL CONNECTIONS AS REQD
40.22	E1	1	WALK-IN COOLER CONDENSING UNIT	208 V	1	60 Hz	3/4	20.00 A	5.90 A	DIRECT WIRED	DIRECT	0"	-
40.30	E1	1	WALK-IN FREEZER CONDENSING UNIT	208 V	3	60 Hz	3	20.00 A	8.70 A	DIRECT WIRED	DIRECT	0"	-
40.36	E1	1	WALK-IN COOLER EVAPORATOR	115 V	1	60 Hz	-	20.00 A	0.80 A	DIRECT WIRED	DIRECT	0"	E.C. TO WIRE UNIT FROM ELECTRICAL KNOCKOUTS IN TOP OR BACK OF UNIT
40.41	E1	1	WALK-IN FREEZER EVAPORATOR	208 V	1	60 Hz	3	20.00 A	10.80 A	DIRECT WIRED	DIRECT	0"	E.C. TO WIRE UNIT FROM ELECTRICAL KNOCKOUTS IN TOP OR BACK OF UNIT
40.55	E1	1	BEVERAGE REFRIGERATOR	120 V	1	60 Hz	-	20.00 A	6.00 A	PLUG & CORD	NEMA 5-20P	0"	CONNECT TO RECEPTACLE IN EXPO 5
40.85	E1	1	REACH-IN FREEZER	120 V	1	60 Hz	1/2	20.00 A	7.80 A	PLUG & CORD	NEMA 5-20P	0"	PLUGS INTO RECEPTACLE AT MODULE "D"
50.01	E1	1	MICROWAVE OVEN	240 V	1	60 Hz	-	20.00 A	15.30 A	PLUG & CORD	NEMA 6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "A", 5' 6" POWER CORD
50.01	E1	1	MICROWAVE OVEN	240 V	1	60 Hz	-	20.00 A	15.30 A	PLUG & CORD	NEMA 6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "D", 5' 6" POWER CORD
51.39	E1	1	MULTI-PRODUCT HOLDING UNIT	208 V	1	60 Hz	-	20.00 A	9.00 A	PLUG & CORD	NEMA 6-15P	60"	-
51.43	E1	2	MULTI-PRODUCT HOLDING UNIT	208 V	1	60 Hz	-	20.00 A	13.50 A	PLUG & CORD	NEMA 6-15P	0"	CONNECTS INTO RECEPTABLES ON PREP MODULE A & C
53.56	E1	1	REACH-IN UNDERCOUNTER REFRIGERATOR - RH DOOR	115 V	1	60 Hz	1/5	20.00 A	6.60 A	PLUG & CORD	NEMA 5-15P	24"	-
55.02	E1	2	RAPID VERTICAL TOASTER	208 V	1	60 Hz	-	20.00 A	15.80 A	PLUG & CORD	NEMA L6-30P	0"	CONNECT INTO RECEPTACLE ON PREP MODULE "B"
59.51	E1	1	EGG COOKER	208 V	1	60 Hz	-	20.00 A	11.40 A	PLUG & CORD	NEMA L6-20P	0"	CONNECTS INTO RECEPTACLE ON PREP MODULE "D"
931.91	E1	1	SHORTENING DISPOSAL CADDY SYSTEM	0 V	0	60 Hz	-	0.00 A	0.00 A	-	-	0"	VERIFY AND REWORK ALL EXISTING UTILITIES AS REQUIRED

KEY NOTE: #

- ALL CIRCUITRY/CONDUIT FOR DISPLAY CABINET TO BE ROUTED IN CASEWORK TO J-BOX IN WALL AND CONCEAL IN WALL.
- J-BOX FOR SIGNAGE. COORDINATE LOCATION WITH ARCHITECT / OWNER / SIGN PACKAGE. SIGN DISCONNECT PROVIDED BY SIGN CONTRACTOR.
- ROUTE HOMERUN THROUGH LIGHTING SWITCHBANK 'A' (SWITCH AS NOTED IN LOWER CASE).
- CUBICLE ELECTRICAL & DATA RACEWAY BY FURNITURE VENDOR AND GENERAL CONTRACTOR TO COORDINATE J-BOX LOCATION.
- CEILING MOUNT ELECTRICAL & DATA OUTLET.
- SUB-PANEL TO COORDINATE ARCHITECT LOCATION PRIOR TO INSTALL.
- G.C. (GENERAL CONSTRUCTOR) TO COORDINATE WITH OWNER TO PROVIDE NECESSARY ELECTRICAL POWER, DATA OUTLET READY FOR WORK TABLE AND CABINET INSTALLATION. FURNITURE BY OWNER.
- ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH SHUNT TRIP CIRCUIT BREAKER AND WATERPROOFING BOX (RED DOT #CKSVU).

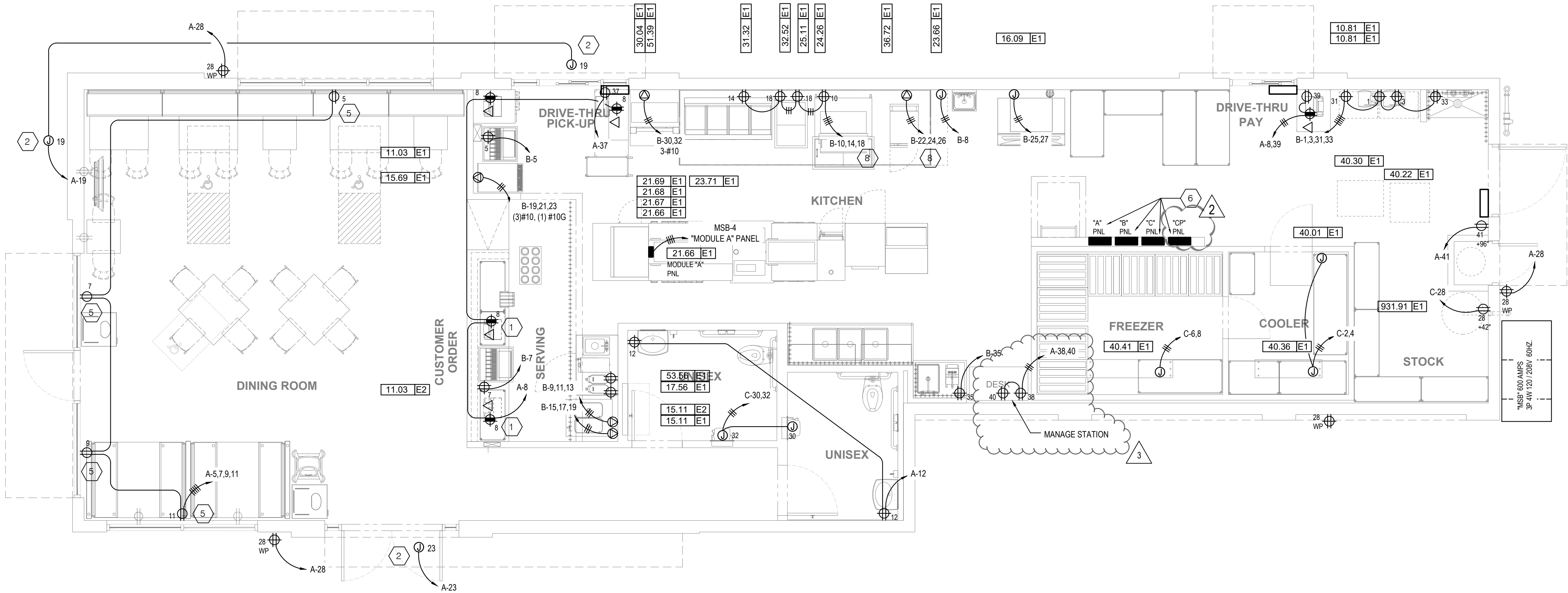
GFCI NOTE:

SECTION 210.8(B) PROVIDES GFCI PROTECTION REQUIREMENTS FOR SPECIFIC RECEPTACLES IN OTHER THAN DWELLINGS. OTHER LOCATIONS IN THE NEC PROVIDE ADDITIONAL REQUIREMENTS WHERE GFCI PROTECTION IS REQUIRED FOR RECEPTACLES AND SPECIFIC EQUIPMENT, WHETHER CORD AND PLUG CONNECTED OR DIRECTLY WIRED.

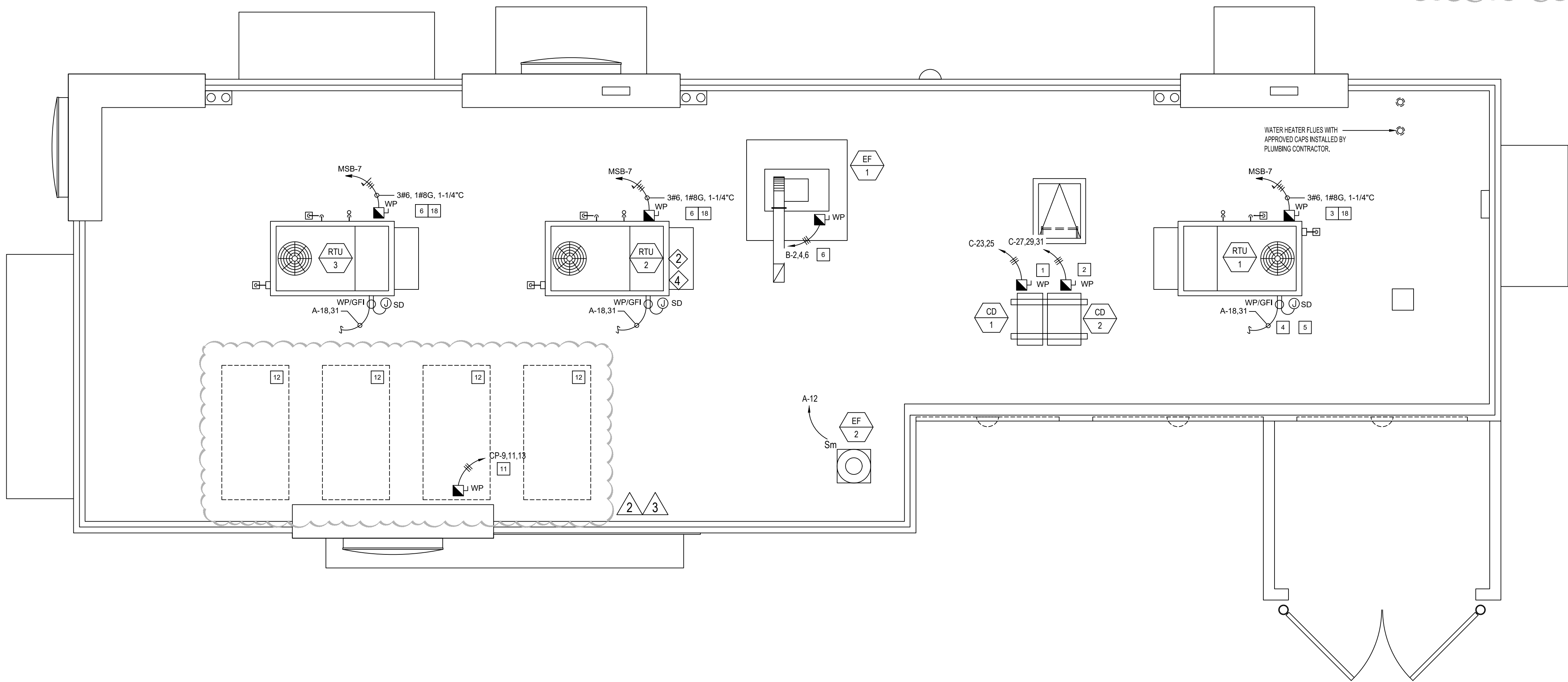
FOR MANY CODE CYCLES, 210.8(B) HAS PROVIDED GFCI REQUIREMENTS BUT ONLY WHEN DEALING WITH 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN SPECIFIC LOCATIONS. NOW, THIS SECTION HAS BEEN REWORDED TO INCLUDE THE FOLLOWING:

- ALL 50 AMPERES OR LESS, SINGLE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS.
- ALL 100 AMPERES OR LESS, THREE-PHASE RECEPTACLES RATED 150 VOLTS TO GROUND OR LESS.

IT'S ALWAYS IMPORTANT TO REMEMBER THAT GFCI PROTECTION CAN BE PROVIDED AT THE RECEPTACLE ITSELF OR AHEAD OF A RECEPTACLE BY USING GFCI TYPE CIRCUIT BREAKERS (IF AVAILABLE) TO PROTECT THE ENTIRE CIRCUIT.



ENGINEER:



POWER PLAN KEY NOTES

- 1 NEMA 3R FUSED DISCONNECT SWITCH FOR WALK-IN REFRIGERATOR CONDENSING UNIT LOCATED ON ROOF. FUSE PER EQUIPMENT NAMEPLATE. PROVIDE LIQUID TIGHT FLEX CONNECTION.
- 2 NEMA 3R FUSED DISCONNECT SWITCH FOR WALK-IN FREEZER CONDENSING UNIT LOCATED ON ROOF. FUSE PER EQUIPMENT NAMEPLATE. PROVIDE LIQUID TIGHT FLEX CONNECTION.
- 3 PROVIDE LOCAL 3 POLE, NEMA 3R FUSED DISCONNECT SWITCH ON RTU'S LOCATED ON ROOF. PROVIDE LIQUID TIGHT FLEX CONNECTION TO UNIT. FUSE PER UNIT MANUFACTURER'S NAMEPLATE INFORMATION.
- 4 PROVIDE GFCI PROTECTED 5-20R DUPLEX RECEPTACLE INSTALLED IN WP BOX W/ "IN-USE" COVER AT RTU. OUTLET DOES NOT NEED TO HAVE SURGE PROTECTION.
- 5 PROVIDE 120V WIRING TO DUCT MOUNTED SMOKE DETECTORS AND REMOTE TEST INDICATORS. FOR EXACT LOCATIONS OF DUCT DETECTORS, REMOTE INDICATORS & TEST SWS. (SEE HVAC PLANS).
- 6 E.C. SHALL INSTALL AND WIRE RELAY CONTROL PANEL PACKAGE FOR HOOD EXHAUST FANS EF-1 FOR HOOD #1 AND EF-2 FOR HOOD #2. PROVIDE POWER AND INTERLOCK CONTROL WIRING FOR WP1-F CONTROL PANEL AND HOOD FIRE SUPPRESSION SYSTEM. SEE HOOD FAN CONTROL INTERLOCK WIRING DIAGRAM. SHEET M2. MOUNT STARTERS AND CONTROLS ON WALL. CONNECT PER MANUFACTURER'S WIRING DIAGRAMS.
- 7 "ON/OFF" SELECTOR SWITCH AND PILOT LIGHT IN NEMA 4X STAINLESS STEEL ENCLOSURE MOUNTED ON THE FACE OF THE HOOD. PROVIDED BY HOOD MFR.
- 8 PROVIDE 30 AMP, 2 POLE, NEMA 3R FUSED DISCONNECT SWITCH & L.T. FLEX CONNECTION TO ROOF MOUNTED ICE MAKER CONDENSING UNIT. FUSE PER UNIT MANUFACTURER'S NAMEPLATE INFORMATION. INSTALL WP/GFCI RECEPTACLE WITHIN 25'-0" OF UNIT. CONNECT TO NEAREST 120-VOLT GENERAL RECEPTACLE CIRCUIT.
- 9 ROUTE ALL CONDUIT ROOF PENETRATIONS THRU (WITH-IN) ROOF CURBS FOR THE EQUIPMENT. REFER TO MECHANICAL PLANS FOR CURB DETAILS.
- 10 ALL DEVICES UNDER HOOD TO BE PROVIDED AND INSTALLED WITH SHUNT TRIP CIRCUIT BREAKER AND WATERPROOFING BOX (RED DOT #CKSU).
- 11 PROVIDE POWER 3P 30A DISCONNECT SWITCH FOR FUTURE SOLAR SYSTEM.
- 12 DASH-LINE INDICATED FUTURE SOLAR ZONE

2 3

ENGINEER:
JS ENGINEERING, INC.
MECHANICAL • ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
PHONE: 626.497.2558 EMAIL: INFO@CAL-PACIFIC.NET

HVAC ROOF PLAN

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

1

PROJECT # INS-001

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

ELECTRICAL ROOF PLAN

E-1.2

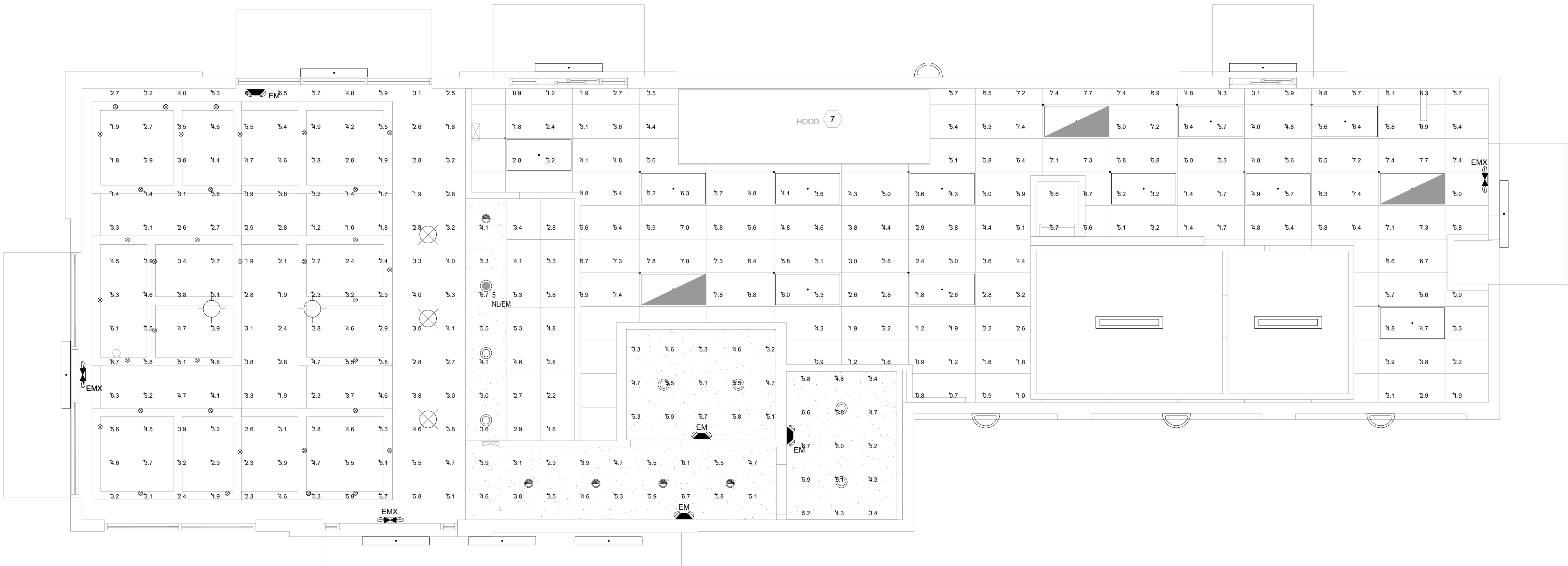
CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198

designnua
PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892.3900 | robert.preece@designnua.com



DRAWN BY: CL/AW CHECKED BY: DATE:

NO.	DATE	REVISION
1	7/15/2021	ADDITION 1
2	09/15/21	ADDITION 2 / CITY PLAN REVIEW
3	10/15/2021	PLAN REVIEW COMMENT

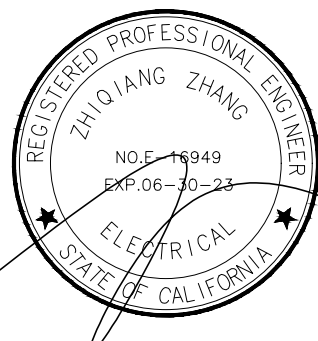


LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	C6W	1	LB6LEDA10L-35K	6"LED DOWNLIGHT	LED MODULE	LB6LEDA10L-35K_2_120_ADDE.ies	ABSOLUTE 0.81		10
	I	3	LJT24-35MLG-FSA12-EDU	LJT LED, LENSED TROFFER 2X4 LED WITH A-12 PATTERN ACRYLIC PRISMED LENS		LJT24-35MLG-FSA12-XXXU.ies	ABSOLUTE 0.30		45.34

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
DINING	+	3.9 fc	11.1 fc	0.9 fc	15.9:1	5.6:1
KITCHEN	+	3.5 fc	7.8 fc	0.9 fc	11.1:1	5.0:1
MEN'S ROOM	+	5.1 fc	9.2 fc	2.2 fc	4.2:1	2.3:1
WOMEN'S ROOM	+	5.2 fc	9.1 fc	1.8 fc	5.1:1	2.6:1

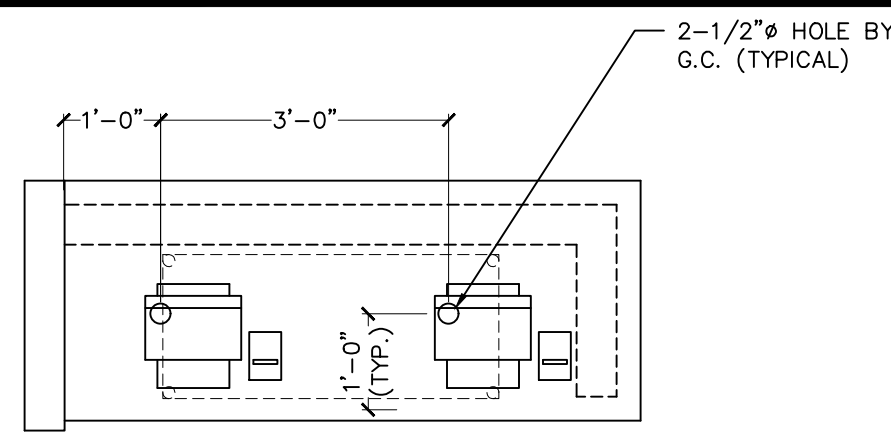


CLIENT: INSITE REALESTATE, LLC
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1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198



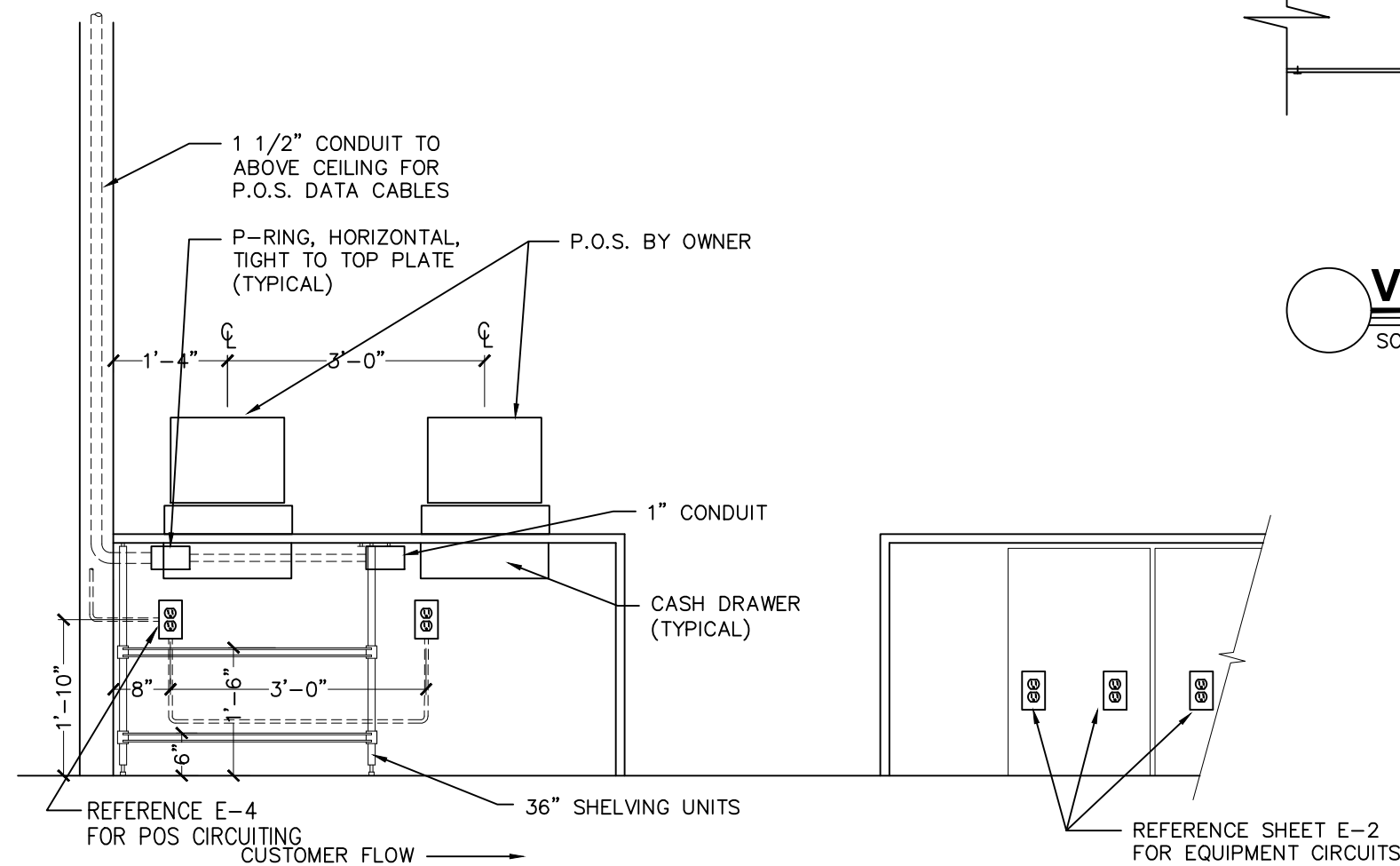
PROJECT # INS-001
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
EMERGENCY LIGHTING PHOTOMETRIC PLAN

ENGINEER:
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410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
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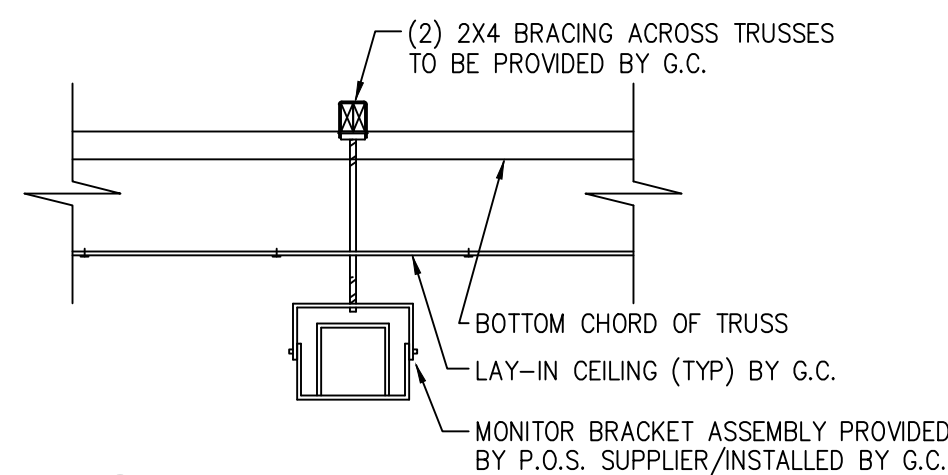
SERVICE COUNTER PLAN

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



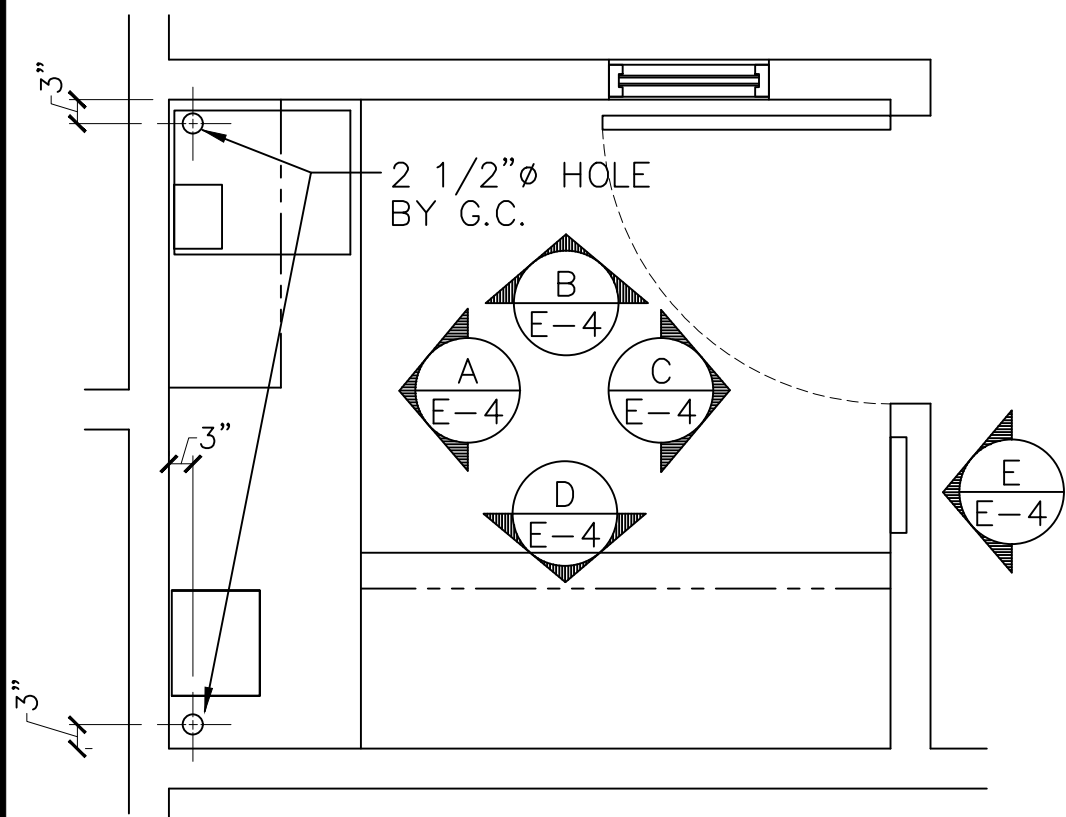
KITCHEN SIDE COUNTER ELEVATION

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



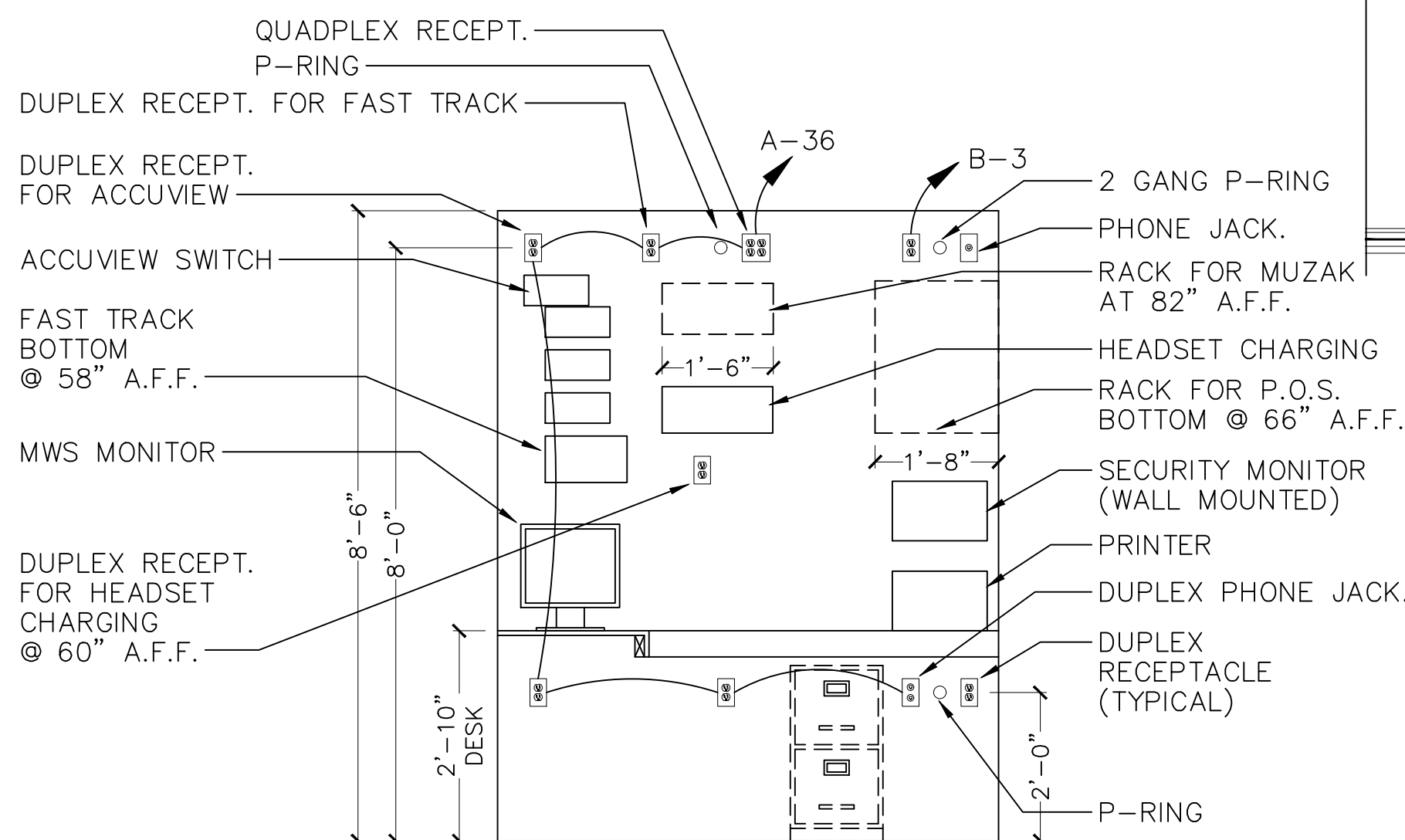
VIDEO HANGING BRACKET

SCALE: NONE



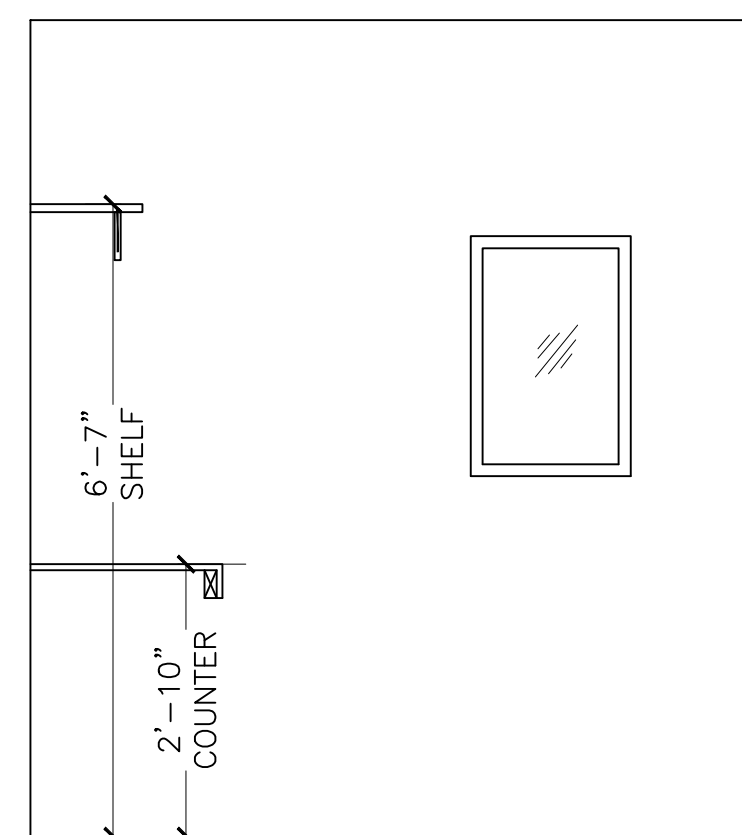
OFFICE PLAN

SCALE: 3/8" = 1'-0"



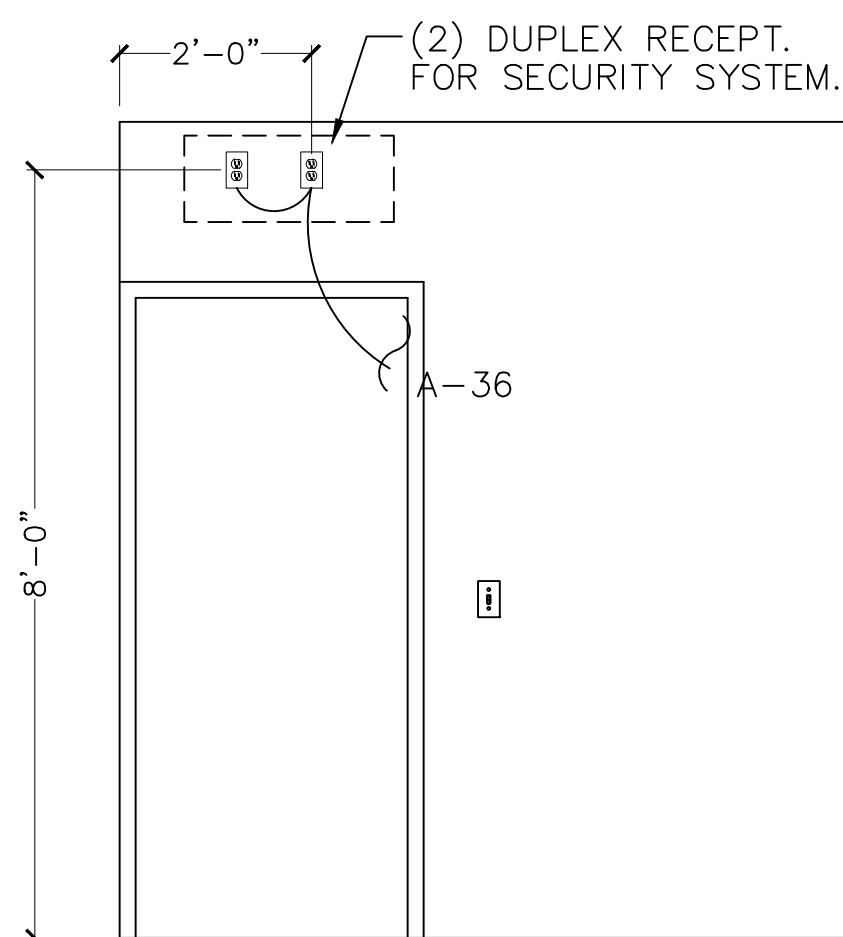
A ELEVATION

SCALE: 3/8" = 1'-0"



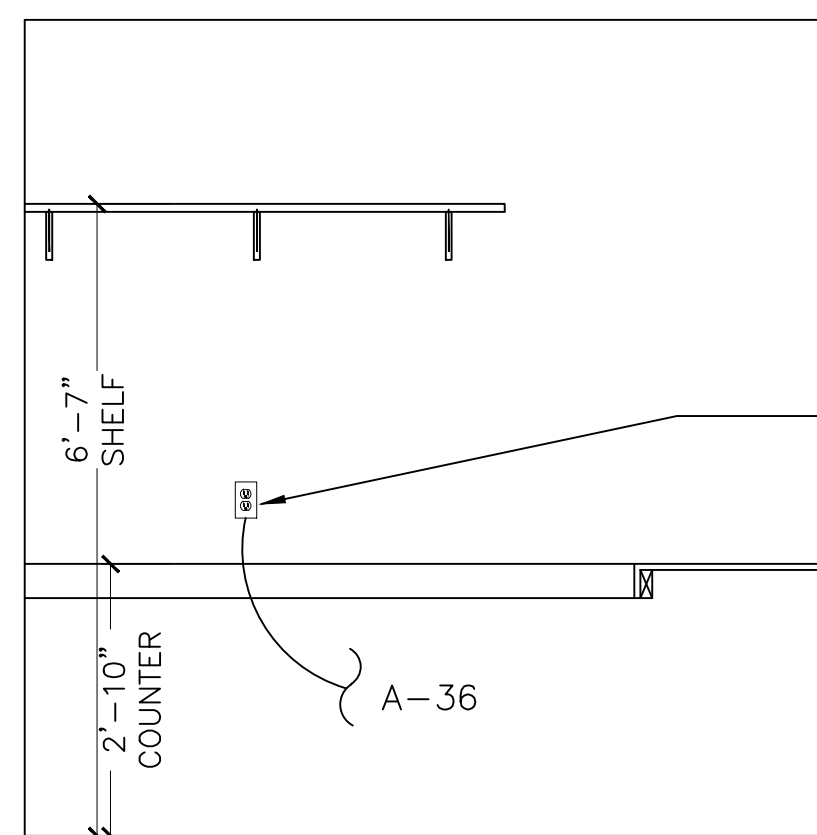
B ELEVATION

SCALE: 3/8" = 1'-0"



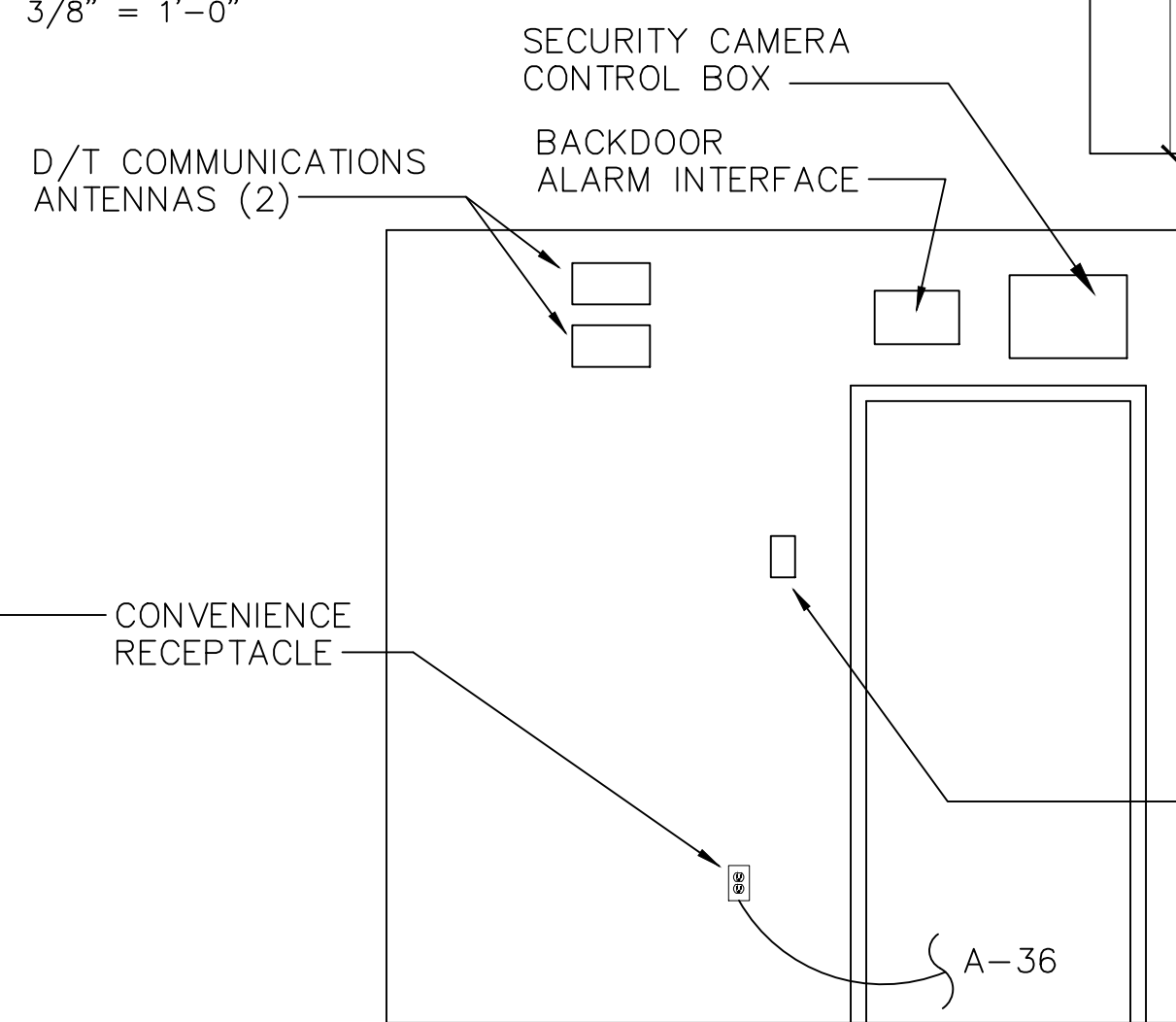
C ELEVATION

SCALE: 3/8" = 1'-0"



D ELEVATION

SCALE: 3/8" = 1'-0"



E ELEVATION

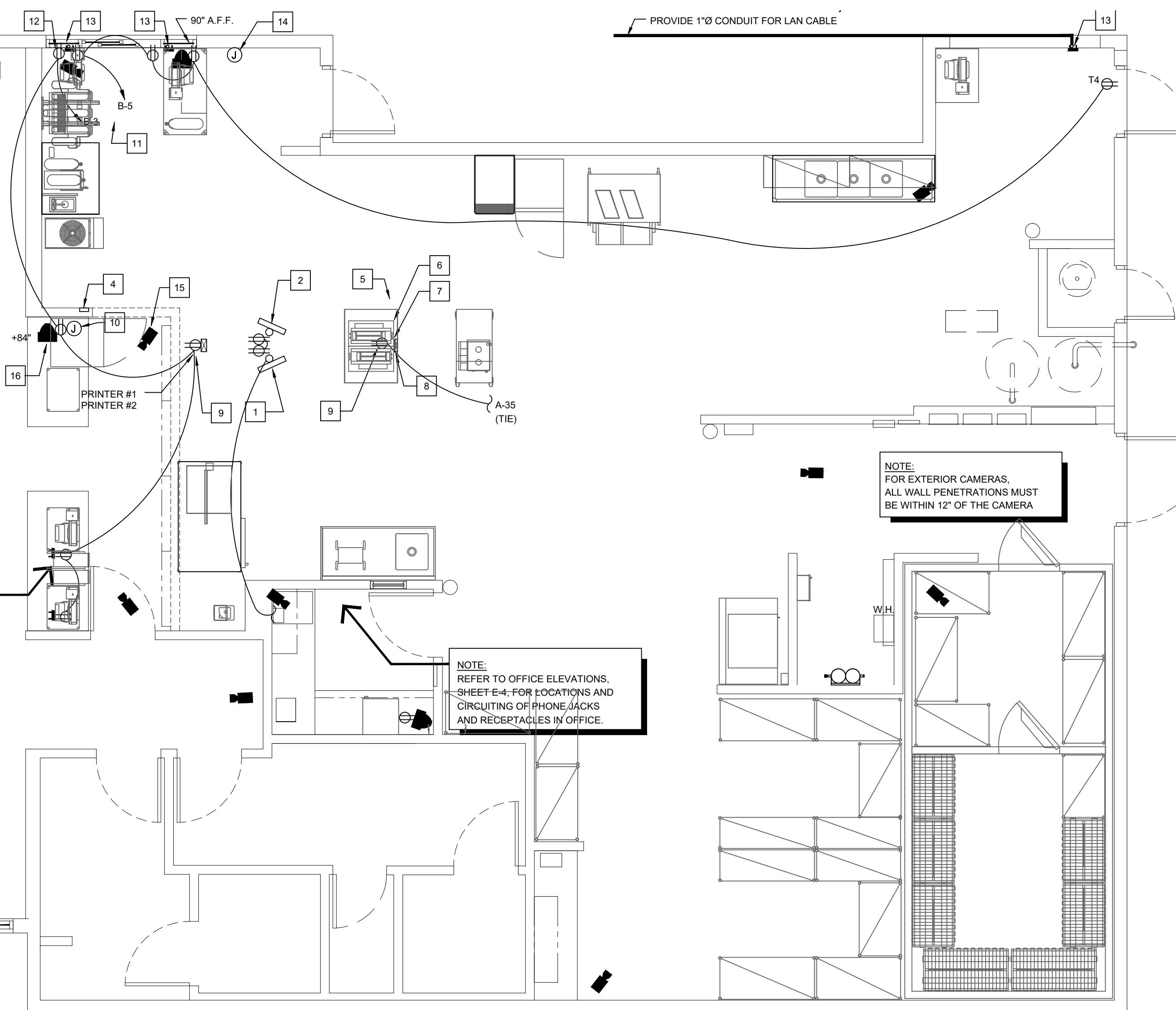
SCALE: 3/8" = 1'-0"

NOTE:
G.C. TO VERIFY POWER AND DATA REQUIREMENTS WITH OWNERS EQUIPMENT VENDORS.

NOTE:
REFER TO FRONT COUNTER PLAN AND ELEVATIONS FOR LOCATIONS OF POS RECEPT. & E-3 FOR EQUIP. RECEPT.

NOTE:
REFER TO OFFICE ELEVATIONS, SHEET E-4, FOR LOCATIONS AND CIRCUITING OF PHONE JACKS AND RECEPTACLES IN OFFICE.

NOTE:
FOR EXTERIOR CAMERAS, ALL WALL PENETRATIONS MUST BE WITHIN 12" OF THE CAMERA



POWER PLAN

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

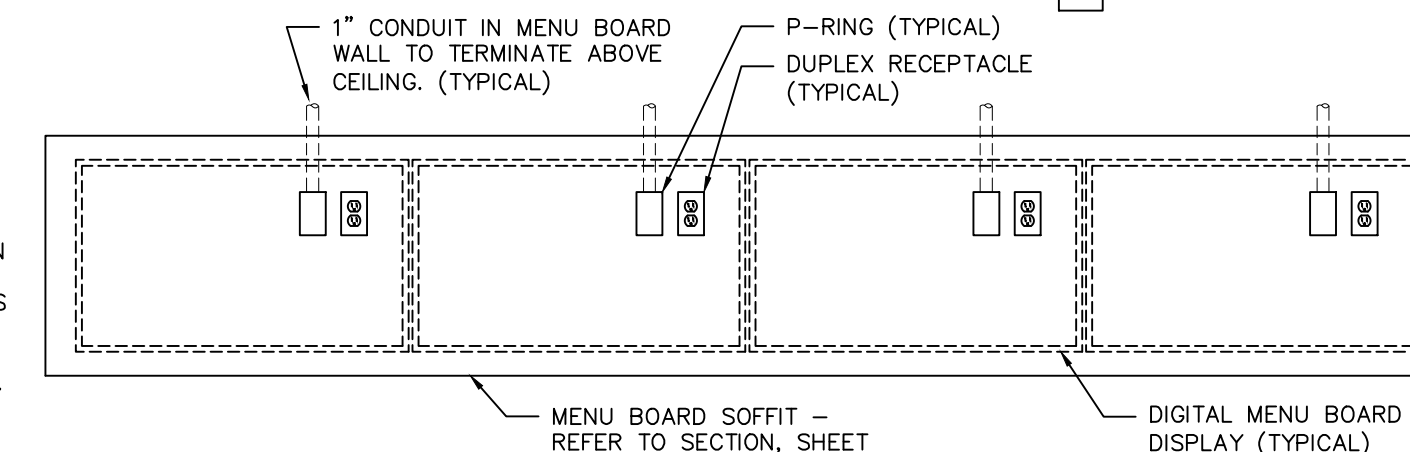
SYMBOL LEGEND

DETAIL	DESCRIPTION
	DUPLEX 125V-20A-2 POLE-3 WIRE STRAIGHT BLADE RECEPTACLE OUTLET - WALL MTD. (24" A.F.F., - U.O.N.)
	SINGLE 125V-20A-2 POLE-3 WIRE STRAIGHT BLADE RECEPTACLE OUTLET - WALL MTD. (24" A.F.F., - U.O.N.)
	DRYWALL P-RING
	BUMP-BAR
	TELEPHONE OUTLET FOR P.O.S. MODEM (ALL OUTLETS HOMERUN IN 3/4" CONDUIT TO TELEPHONE BACKBOARD) MOUNT 96" A.F.F.
	P.O.S. PRINTER DEVICE
	P.O.S. REGISTER DEVICE
	VIDEO DISPLAY DEVICE (CEILING MTD.)
	SECURITY CAMERA BY "PRIVD-EYE" CONTACT: LARRY SATTLER, 954-581-1756
	SECURITY MONITOR BY "PRIVD-EYE" PROVIDE DUPLEX RECEPTACLE @ 84" A.F.F. (VERIFY) CONNECT TO P.O.S. CIRCUIT

- 14 J-BOX W/ 1" CONDUIT TO CLG. FOR PHU DATA CABLE. (LOCATE NEXT TO PHU RECEPT.)
- 15 SECURITY CAMERA (TYPICAL)
- 16 SECURITY MONITOR (TYPICAL)

NOTES:

- (1) DUPLEX RECEPTACLE PER SCREEN
- (1) P-RING PER SCREEN WITH 1" CONDUIT TO ABOVE CEILING. DATA CABLE TO RUN TO MEDIA PLAYER(S) IN OFFICE
- VERIFY NUMBER OF SCREENS USED (3 OR 4) PRIOR TO INSTALLATION OF RECEPTACLES AND P-RINGS.
- DETERMINE SCREEN AND MOUNTING BRACKET MODELS PRIOR TO INSTALLATION OF RECEPTACLES AND P-RINGS. REFER TO SHEET E-2, POWER PLAN FOR CIRCUITING REQUIREMENTS.



DIGITAL MENU BOARD INSTALLATION

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

GENERAL NOTES:

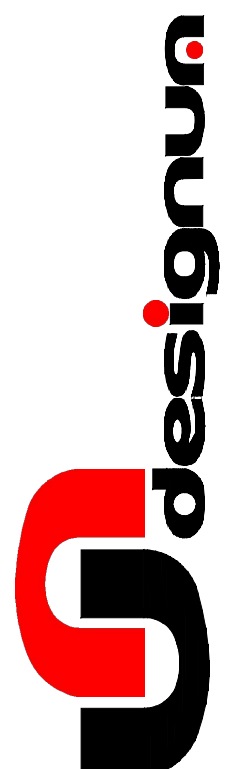
- CONTRACTOR TO VERIFY WHICH SYSTEM IS TO BE INSTALLED. REQUIREMENTS CAN VARY DEPENDING ON MANUFACTURER. THE CONTRACTOR IS CAUTIONED TO VERIFY ALL REQUIREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ALL RECEPTACLE OUTLETS, CONDUITS AND J-BOXES AS INDICATED ON PLAN.
- CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF VIDEO DISPLAY DEVICES W/ BURGER KING REPRESENTATIVE.
- MAINTAIN P.O.S. CABLES A MIN. OF 12" AWAY FROM ANY FLUORESCENT LIGHT SOURCES ABOVE CEILING.
- ELECTRICAL CONTRACTOR TO IDENTIFY P.O.S. JUNCTION BOXES ABOVE CEILING "GROUND P.O.S. ONLY".

KEYED PLAN NOTES:

- DISPLAY #1 AND BUMP BAR. PROVIDE 4" CONDUIT FOR VIDEO, BUMP BAR AND PRINTERS. PROVIDE CEILING MOUNTED RECEPTACLES. (TYPICAL FOR DISPLAY #1, #2 AND #3)
- DISPLAY #2 AND BUMP BAR
- DISPLAY #3 AND BUMP BAR
- STOCK LEVEL LIGHT CONTROLLER @ 60" A.F.F.
- TOTAL SERVICE TIME DISPLAY
- GRADE DISPLAY
- CLOCK-RECEPT. IN CHASE
- STOCK LEVEL DISPLAY RECEPT. IN CHASE
- EQUIPMENT MOUNTED RECEPTACLES BY K.E.S. CIRCUITING RUNS BY E.C.
- J-BOX W/ 3/4" CONDUIT @ 84" A.F.F.
- CEILING MOUNTED D/T TIMER WINDOW TIME DISPLAY
- 90" A.F.F. FOR D/T LAND MONITOR.
- P-RING @ 24" A.F.F. W/ 1" CONDUIT TO ABOVE CLG.



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60523-8854
PHONE: 630-592-3198



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153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892.3900 | robert.preece@designua.com

PROJECT # INS001

BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240

TECHNOLOGY PLAN

E-2.0

DRAWN BY: CL/AW CHECKED BY: C.H. DATE: 05/23/2021

NO. DATE REVISION

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 4 of 7

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: Zhiqiang Zhang

Documentation Author Signature: [Signature]

Company: JS Engineering

Signature Date: 5/20/2021

Address: 410 S. San Gabriel Blvd., Suite B

CEA/HERS Certification Identification (if applicable):

City/State/Zip: San Gabriel, CA 91776

Phone: (626) 497-0558

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Zhiqiang Zhang

Responsible Designer Signature: [Signature]

Company: JS Engineering

Date Signed: 5/20/2021

Address: 410 S. San Gabriel Blvd., Suite B

License: E-10949

City/State/Zip: San Gabriel, CA 91776

Phone: (626) 497-0558

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 4 of 7

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment
DINING	Dining - Fast Food	0.4	580	232	
SERVICE AREA	Retail Merchandise Sales, Wholesale Showroom	1	104	104	
KITCHEN	Kitchen, Food Preparation	0.95	1,186	1,126.7	
RESTRM/HALL	Restroom	0.65	210	136.5	
TOTAL:		2,080		1,599.2	See Tables J or P for detail

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This Section Does Not Apply

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

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Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
☒	☐	NRCC-LTI-01-E - Must be submitted for all buildings	☐	☐
☐	☒	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
☐	☒	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
☐	☒	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
☐	☒	NRCC-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

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CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/2019standards/providers.html>

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
☒	☐	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
☒	☐	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
☐	☒	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
☐	☒	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
☐	☒	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

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CALIFORNIA ENERGY COMMISSION

NRCC-LTI-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 1 of 7

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

A. GENERAL INFORMATION

01 Project Location (city): Desert Hot Springs

02 Climate Zone: 14

03 Occupancy Types Within Project (select all that apply): ☒ Office ☒ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Healthcare ☐ Other (write in):

04 Total Conditioned Floor Area (ft²): 2,080

05 Total Unconditioned Floor Area (ft²):

06 # of Stories (Habitable Above Grade): 1

07 Support Areas: ☐

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work

01 My Project Consists of (check all that apply): ☒ New Lighting System

02 Calculation Method: Area Category

03 Area (ft²): 2,080

04 Calculation Method:

05 Area (ft²):

06 Total Area of Work (ft²): 2,080

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)(1).	Allowed Lighting Power per §140.6(b) (Watts)				Adjusted Lighting Power per §140.6(a) (Watts)				Compliance Results
	01	02	03	04	05	06	07	08	
Complete Building §140.6(c)(1)	(See Table I)	Area Category §140.6(c)(2)	Area Category Additional §140.6(c)(2)(+)	Tailored §140.6(c)(3)(+)	Total Allowed (Watts)	Total Designed (Watts)	PAF Control Credits §140.6(a)(2)(+)	Total Adjusted (Watts) *Includes Adjustments	05 Must be ≥ 08 §140.6
(See Table I)	(See Table I)	(See Table J)	(See Table J)	(See Table K)	(See Table F)	(See Table P)	(See Table P)	(See Table P)	
Conditioned:	1,599.2				1,599.2	≥ 1,057.5		1,057.5	COMPLIES

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

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CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

C. COMPLIANCE RESULTS

Unconditioned:

Controls Compliance (See Table H for Details):

Rated Power Reduction Compliance (See Table Q for Details):

COMPLIES

Not Applicable

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture & Color Change¹	Small Aperture luminaires²	Watts per luminaire³	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)(3)	Design Watts	Field Inspector
A	SHAKER PENDANT LIGHT	☐	☐	10	Mfr. Spec²	2	☐	20	Pass Fail
CEW	6" WHIT LED DOWNLIGHT	☐	☐	12.5	Mfr. Spec²	7	☐	87.5	☐
D6W	6" LED DOWNLIGHT WALL WASHER	☐	☐	12	Mfr. Spec²	5	☐	60	☐
F	PENDANT LIGHT LIGHT	☐	☐	12	Mfr. Spec²	3	☐	36	☐
G	2" LED DOWNLIGHT	☐	☐	10	Mfr. Spec²	31	☐	310	☐
G1	2" LED DOWNLIGHT WALL WASHER	☐	☐	10	Mfr. Spec²	4	☐	40	☐
I	2x4 LED TROFFER LIGHTING	☐	☐	42	Mfr. Spec²	12	☐	504	☐
Total Designed Watts CONDITIONED SPACES:								1,057.5	

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

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CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 5/19/2021

G. MODULAR LIGHTING SYSTEMS

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Building Level Controls

01 Mandatory Demand Response §130.12(c)

02 Shut-Off Controls §130.1(c)

03 Field Inspector: Pass Fail

Area Level Controls

04 Area Controls §130.1(a)

05 Multi-Level Controls §130.1(b)

06 Shut-Off Controls §130.1(c)

07 Primary/Skylit Daylighting §140.6(a)

08 Secondary Daylighting §140.6(a)

09 Interlocked Systems §140.6(a)

10 Pass Fail

Area Description

DINING

KITCHEN

RESTRM

NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.

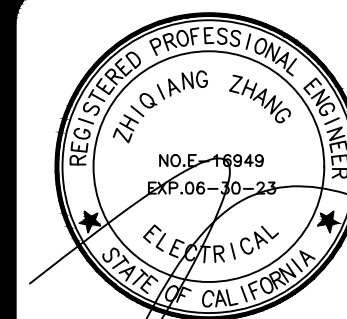
EXCEPTION 1 to §130.1(d)(2)

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2020

ENGINEER:
JS ENGINEERING, INC.
MECHANICAL ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE B, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60223-8854
PHONE: 630-592-3198



BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
INTERIOR LTG PLAN & SCHEDULE COMPLIANCE REPORTS

E-3.0

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

Parking Lot & Drive Thur.	Asphalt	31,690	0.025	792.25	0.25	0	792.25
Building Facade	Concrete	8,560	0.03	256.8	0.4	0	256.8
Initial Wattage Allowance for Entire Site (Watts):				350			
Total General Hardscape Allowance (Watts):				1,399.05			

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/

YES	NO	Form/Title	Field Inspector
☒	☐	NRCH-LTO-01-E - Must be submitted for all buildings.	☐ Pass ☐ Fail
☒	☐	NRCH-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Pass ☐ Fail

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA

Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 5 of 6

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/

YES	NO	Form/Title	Field Inspector
☒	☐	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to s 20 luminaires.	☐ Pass ☐ Fail

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

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Outdoor Lighting

NRCC-LTO-E (Created 11/19)

CALIFORNIA ENERGY COMMISSION

NRCC-LTO-E

CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 6 of 6

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: JOSEPH ZHANG

Documentation Author Signature: [Signature]

Signature Date: 10/18/2021

Company: JS ENGINEERING, INC

Address: 410 S. SAN GABRIEL BLVD, #8

CEA/ HERS Certification Identification (if applicable):

City/State/Zip: SAN GABRIEL, CA 91776

Phone: 626-497-0558

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: JOSEPH ZHANG

Responsible Designer Signature: [Signature]

Signature Date: 10/18/2021

Company: JS ENGINEERING, INC

Address: 410 S. SAN GABRIEL BLVD, #8

License: E16949

City/State/Zip: SAN GABRIEL, CA 91776

Phone: 626-497-0558

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA

Outdoor Lighting

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CALIFORNIA ENERGY COMMISSION

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CERTIFICATE OF COMPLIANCE

Project Name: Burger King @ Desert Hot Springs

Report Page: Page 1 of 6

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

A. GENERAL INFORMATION

01 Project Location (city) DESERT HOT SPRINGS, 04 Total Illuminated Hardscape Area (ft²) 40,250

02 Climate Zone 14

03 Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):

12-0: Very Low - Undeveloped Parkland ☐ 12-2: Moderate - Rural Areas ☐ 12-4: High - Must be reviewed by CA Energy Commission for Approval

12-1: Low - Developed Parkland ☒ 12-3: Moderately High - Urban Areas ☐

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.

My project consists of:

01 ☒ New Lighting System Must Comply with Allowances from §140.7

02 ☐ Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☒ No

03 ☐ % of Existing Luminaires Being Altered¹ Sum Total of Luminaires Being Added or Altered Calculation Method

04 ☐ ¹FOOTNOTES: % of Existing Luminaires Being Added or Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)

01 General Hardscape Allowance §140.7(d)1 (See Table I) 1,399.05

02 Per Application §140.7(d)2 0

03 Sales Frontage §140.7(d)2 0

04 Ornamental §140.7(d)2 (See Table L) 0

05 Per Specific Area §140.7(d)2 (See Table M) 0

06 Existing Power §141.0(b)2L (See Table N) 0

07 Total Allowed (Watts) 1,399.05

08 Total Actual (Watts) 1,280

09 07 Must be ≥ 08 COMPLIES

Cutoff Compliance (See Table G for Details) Not Applicable

Controls Compliance (See Table H for Details) COMPLIES

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA

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Project Name: Burger King @ Desert Hot Springs

Report Page: Page 2 of 6

Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2) (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How Wattage is determined	Total number luminaires ³	Luminaire Status ³	Excluded per §130.2(b) ⁴	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output	Field Inspector
S1	LED Pole Light ☐ Linear	180	Mfr. Spec ¹	5	New	☐	900	NA: <6,200 lumens	☐ Pass ☐ Fail
S2	LED Wall Mount Light ☐ Linear	25	Mfr. Spec ¹	4	New	☐	100	NA: <6,200 lumens	☐ Pass ☐ Fail
S3	LED Strip Light ☐ Linear	40	Mfr. Spec ¹	7	New	☐	280	NA: <6,200 lumens	☐ Pass ☐ Fail
Total Designed Watts:							1,280		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

¹FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
²For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
³Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope
⁴Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

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Project Name: Burger King @ Desert Hot Springs

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Project Address: 66745 TWO BUNCH PALMS TRAIL, DESERT HOT SPRINGS, CA 92240

Date Prepared: 10/18/2021

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.

Mandatory Controls

01	02	03	04	05
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector
Parking Lot	Astronomical Timer	Yes	Yes	☐ Pass ☐ Fail
Building Facade	Astronomical Timer	Yes	Yes	☐ Pass ☐ Fail

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7.4 while "Use it or lose it" Allowances are per Table 140.7.8. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Calculated General Hardscape Lighting Power Allowance per Table 140.7.4 (L2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Illuminated Area (ft²)	Area Wattage Allowance (AWA) (W/ft²)	Linear Wattage Allowance (LWA) (Watts)	Perimeter Length (ft)	Linear Wattage Allowance (LWA) (Watts)	Linear Wattage Allowance (LWA) (Watts)	Total General AWA + LWA (Watts)

Table Continued

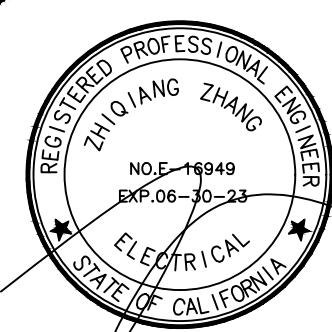
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

ENGINEER:
JS ENGINEERING, INC.
MECHANICAL ELECTRICAL
410 S. SAN GABRIEL BLVD., SUITE 8, SAN GABRIEL, CA 91776
PHONE: 626.497.0558 EMAIL: INFO@CAL-PACIFIC.NET

DATE:	REVISION
DRAWN BY:	CLAW
CHECKED BY:	INS-001
NO.	1
DATE	10/18/2021
BY	JOSEPH ZHANG
NO.	2
DATE	10/18/2021
BY	JOSEPH ZHANG
NO.	3
DATE	10/18/2021
BY	JOSEPH ZHANG



CLIENT: INSITE REALESTATE, LLC
BURGER KING CORP./FRANCHISEE
1400 16TH ST, SUITE 300
OAK BROOK, IL 60223-8854
PHONE: 630-592-3198



PROJECT #
BURGER KING RESTAURANT
66745 TWO BUNCH PALMS TRAIL
DESERT HOT SPRINGS, CA 92240
EXTEROIR LTG PLAN & SCHEDULE COMPLIANCE REPORTS

E-3.1 2