

**DESIGN REVIEW COMMISSION
AGENDA**

Tuesday, November 28, 2017 7:00 PM.
Municipal Building, 355 East Central Street
2nd Floor, Room 205

RECEIVED
2017 NOV 22 PM 2:04
TOWN OF FRANKLIN
TOWN CLERK

- 7:00 PM** Agway- 157 Cottage Street
Pylon Sign, Building Sign
- 7:05 PM** Cataldo Law Offices- 1000 Franklin Village Drive
Replacing Monument Sign
- 7:10 PM** McDonalds- 345 East Central Street
Site Plan and Signs
- 7:20 PM** Alpine Place- 116 Alpine Place
Site Plan

General Matters

Approval of Meeting Minutes from 11-14-17

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: November 22, 2017
The next meeting of the Design Review Commission is tentatively scheduled for December 19, 2017

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Agway

Property Address 157 Cottage St.

Assessors' Map # _____ Parcel # 287-044-000-00

Zoning District (select applicable zone): C-1

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Signs By Cam, Inc.

Address: 837 Upper Union Street
Suite C-18
Franklin, MA 02038

Telephone Number: 508-366-2905

Contact Person: _____

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Neil White Property Owner: Same

Address: 157 Cottage St.
Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

Neil White
Signature of Applicant

Neil White
Signature of Owner

Neil White
Print name of Applicant

Neil White
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite C-18
Address _____ Franklin, MA 02038
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: _____ replace pylon sign add building
sign _____

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

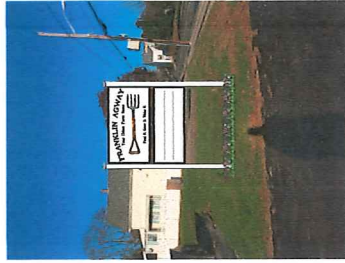
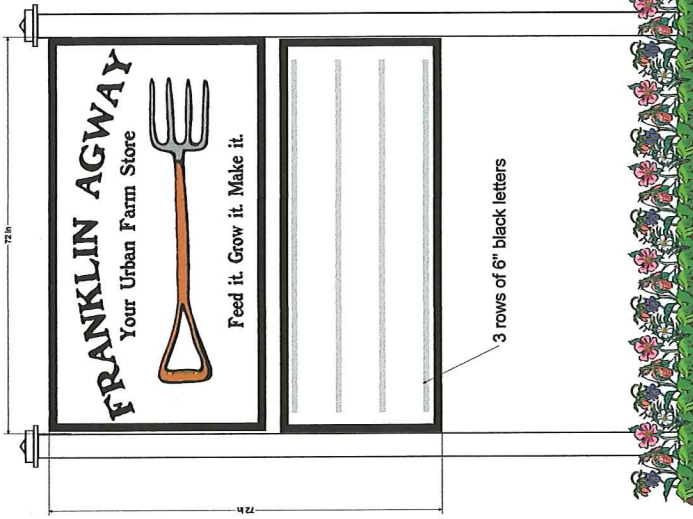
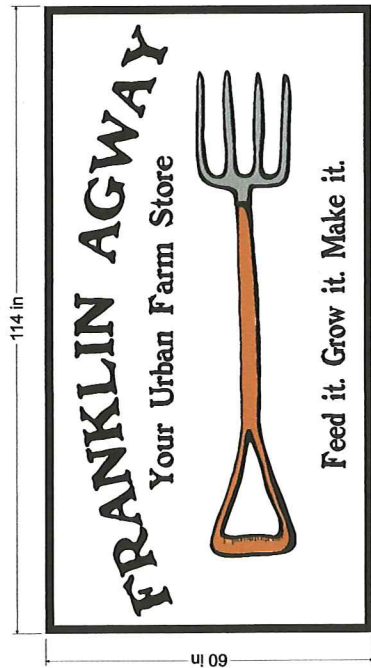
b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

*** no lighting**



APPROVED FOR PRODUCTION:

X

JOB INFORMATION

JOB TITLE: _____
 CONTACT: _____
 PHONE: _____
 FAX: _____
 JOB DESCRIPTION: _____

SQUARE FOOTAGE: =

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS:
 BACKGROUND:
 COPY:

OUTLINE:
 SHADOW:
 BORDER:
 LOGO:



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Signs By Cam^{Inc}

Sign & Graphic Solutions • Uncompromising Integrity

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Cataldo Law Offices

Property Address 1000 Franklin Village Dr

Assessors' Map # _____ Parcel # 271-001-001-000

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Suite C-18
Address: _____ Franklin, MA 02038

Telephone Number: 508-364-2905

Contact Person: Cam

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: Paul Cataldo Property Owner: Cataldo Franklin Village LLC
Address: 1000 Franklin Village Dr. 1000 Franklin Village Dr.
Franklin, MA 02038 Franklin, MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of _____ 20____

Cam Afonso
Signature of Applicant

Frank Reposa
Signature of Owner

Cam Afonso
Print name of Applicant

Frank Reposa (Rep.)
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company
Business Name: _____ Signs By Cam, Inc.
837 Upper Union Street
Contact Person: _____ Suite G-18
Franklin, MA 02038
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)
Business Name: _____
Contact Person: _____ X
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: replace existing sign

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

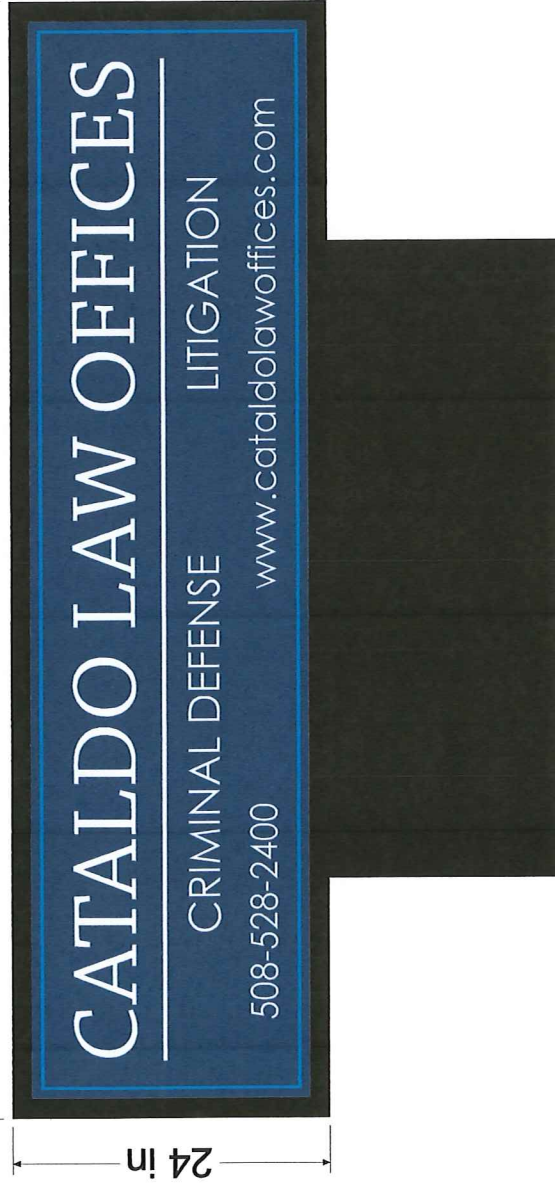
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5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

***LED INTERNAL LIGHTING**

84 in



APPROVED FOR PRODUCTION:

X

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JOB INFORMATION

JOB TITLE: _____
 CONTACT: _____
 PHONE: _____
 FAX: _____
 JOB DESCRIPTION: _____
 SQUARE FOOTAGE: = _____

SIGN MATERIAL SPECS

BANNER: COROPLAST: WOOD:
 ACRYLIC: MAGNETIC: URETHANE:
 PVC: ALUMINUM: NUEDGE:
 SINGLE SIDED: DOUBLE SIDED:
 OTHER: _____

COLOR SPECS:

BACKGROUND: _____
 COPY: _____

OUTLINE: _____
 SHADOW: _____
 BORDER: _____
 LOGO: _____

Sign & Graphic Solutions • Uncompromising Integrity

Cam Afonso
 837 Upper Union St., Suite C-18
 Franklin, MA 02038

Phone: 508-364-2905
 Fax/Office: 508-528-0766
 E-Mail: cam@signsbycam.com
 Website: www.signsbycam.com

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) **General Information**

Name of Business or Project: McDonald's Restaurant

Property Address 345 East Central Street

Assessors' Map # 285 Parcel # 112

Zoning District (select applicable zone): Commercial II District

Zoning History: Use Variance _____
Non-Conforming Use _____

B) **Applicant Information:**

Applicant Name: McDonald's USA, LLC

Address: 690 Canton Street
Westwood, MA

Telephone Number: (781) 329-1450

Contact Person: Rhona Murray (Rhona.murray@us.mcd.com)

C) **Owner Information (Business Owner & Property Owner if different)**

Business Owner: _____ Property Owner: McDonald's Real Estate Company
Address: _____ One McDonald's Plaza
_____ Oak Brook, IL 60523

All of the information is submitted according to the best of my knowledge

Brian Sheedy
Signature

Print Name: BRIAN T. SHEEDY

11.20.2017
Date Submitted

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: _____

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: SkyBorne Technologies

Contact Person: _____

Address P.O. Box 875, Westford, MA 01886

Telephone Number: _____

E) Work Summary

Summary of work to be done: Re-design of drive-thru configuration, accessibility upgrades and exterior/interior building remodel.

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

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type of sign (wall, pylon etc.) colors
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4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____

The Height of the new structure will be the same as it was before construction $\pm 19'-4"$.

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

The existing windows and doors will be replaced with new energy efficient windows and doors of like kind and size. The only difference will be the removal of the existing bay window with a regular store front

window. Doors will be replaced with new doors of same size.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

The building is not changing from the existing footprint/size

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. The roof shape did not change in the front of the building but

the rear mansard roof is proposed to change to a parapet to match the front.

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The scale of the building is not changing. _____

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

Façade to be streamlined and will be one uniform color.

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

The new signage will be of like size and kind limited to (2) Arch signs, and (1) wordmark sign and will not be any color that wasn't already approved.

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties.

This is a commercial area with existing advertising signs. All new signs are of like size and color to what is currently existing.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.

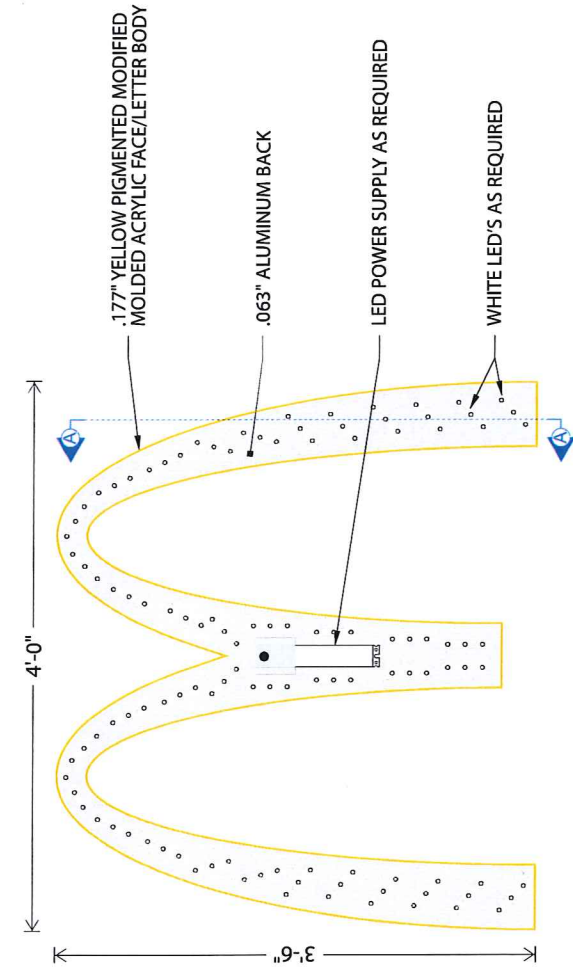
Not applicable

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. The new windows are energy efficient and materials used are made from sustainable materials.

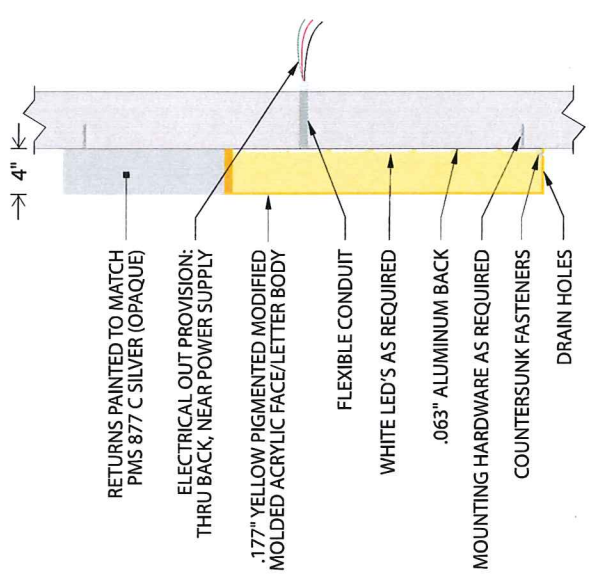
11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

No new landscaping will be added nor any existing removed.

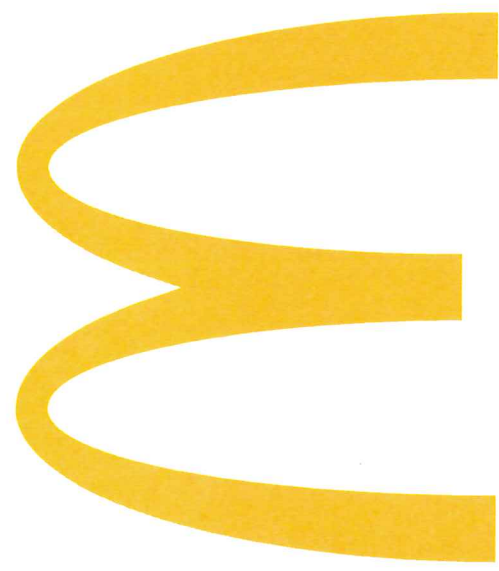
SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



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



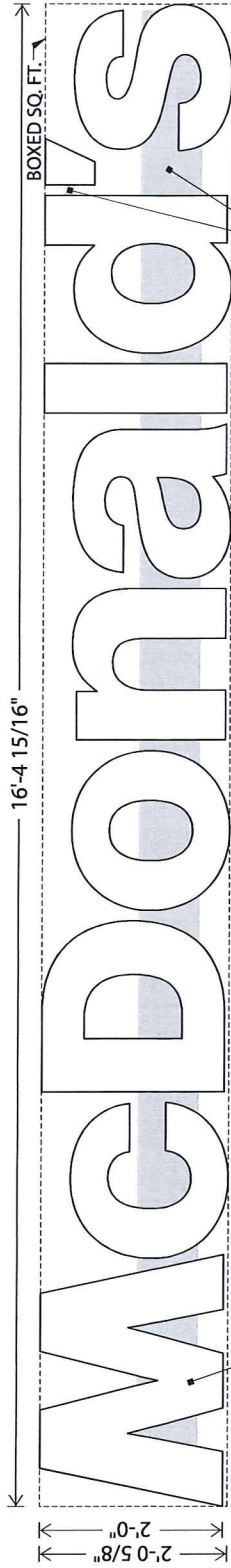
GRAPHIC DETAIL
SCALE: 3/4" = 1'-0"

FRAME DETAIL:
 DESIGN FACTOR: TBD
 .177" FORMED YELLOW PIGMENTED (PMS 123 C)
 MODIFIED ACRYLIC FACE/LETTER BODY
 EXTERIOR FINISH: PAINTED TO MATCH PMS 877 C
 SILVER (OPAQUE)
 INTERIOR FINISH: PAINTED STARBRIGHT WHITE
 (OPAQUE)
 .063" ALUMINUM BACK - PAINTED STARBRIGHT
 WHITE
 LETTER BODY REMOVABLE FOR SERVICE ACCESS
 U.L. APPROVED
 ELECTRICAL: 0.85 AMPS, 120 VOLTS
 SQUARE FOOTAGE:
 BOXED = 14.00
 ACTUAL = 4.90

Customer:	McDONALD'S	Prepared By:	RA	Revision:	-
Date:	08/01/12	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>			
Item Number:	MCD-42WALLARCHING-S	File Name:	McD 42" Wall Arch (Next Gen)		

DISTRIBUTED BY SIGN UP COMPANY
 700 21st Street Southwest
 PO Box 210
 Watertown, SD 57201-0210
 1 (800) 843-9888 • www.personasigns.com

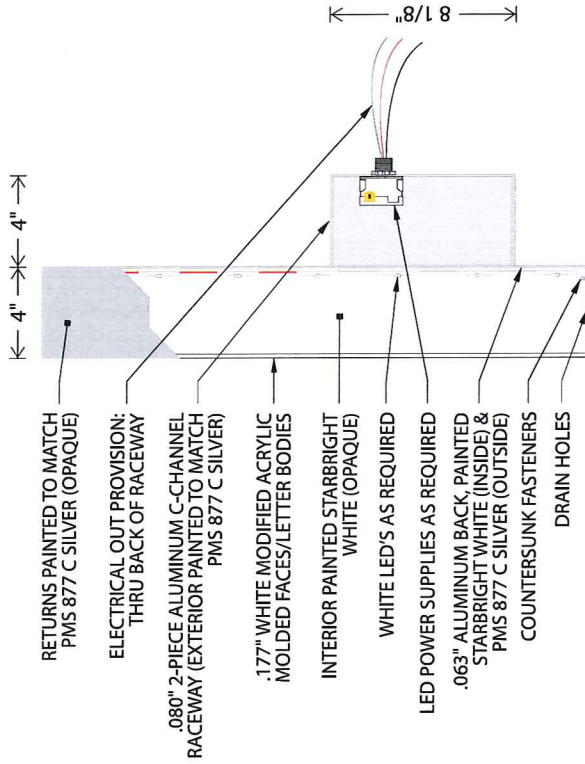




RACEWAYS AND CONNECTOR
TUNNEL TO BE PAINTED TO MATCH
PMS 877 C SILVER

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

.177" WHITE MODIFIED ACRYLIC
MOLDED FACES/LETTER BODIES



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

- NOTES:**
- .177" MOLDED WHITE MODIFIED ACRYLIC LETTER BODIES
INSTALLED ON ALUMINUM BACKS
 - EXTERIOR FINISH: MATCH PMS 877 C SILVER (OPAQUE);
BACKS PAINTED PMS 877 C SILVER
 - INTERIOR FINISH: STARBRIGHT WHITE (OPAQUE)
 - LETTER BODIES REMOVABLE FOR SERVICE ACCESS
 - ACCESS PANEL BEHIND LETTER "n" FOR RACEWAY ACCESS
 - U.L. APPROVED
 - ELECTRICAL: 2.50 AMPS, 120 VOLTS
 - SQUARE FOOTAGE:
BOXED = 33.38
ACTUAL = 19.53

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Revision: -

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.personasigns.com

PERSONA
SIGN MAKERS / IMAGE BUILDERS

Prepared By: **RA**

Date: **07/31/12**

Customer: **McDonald's**

Item Number: MCD-24WORDMARKS

File Name: **MCD 24" WORDMARK**





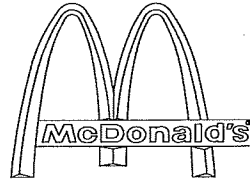






SITE DEVELOPMENT PLANS

FOR:
PROPOSED

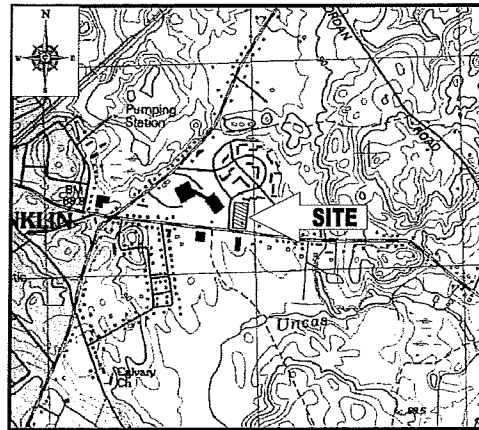


WITH DRIVE-THRU

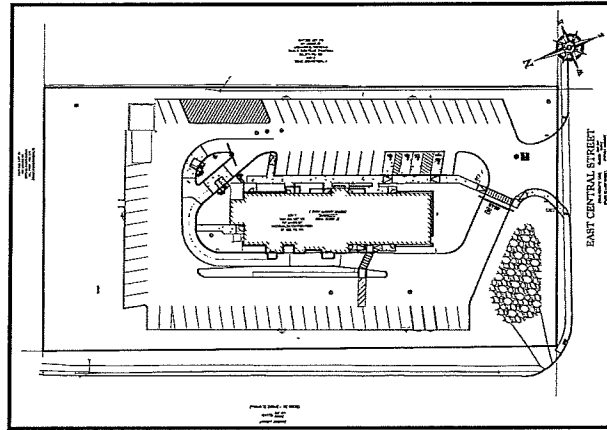
LOCATION OF SITE:

345 EAST CENTRAL STREET
TOWN OF FRANKLIN
NORFOLK COUNTY, MASSACHUSETTS

LOT 112, MAP 285



LOCATION MAP
SCALE: 1"=100'
PLAN REFERENCE: MASSGIS OVER



AREA PLAN
SCALE: 1"=50'

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1 OF 11
GENERAL NOTES SHEET	C-2 OF 11
DEMOLITION PLAN	C-3 OF 11
SITE PLAN	C-4 OF 11
GRADING & DRAINAGE PLAN	C-5 OF 11
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6 OF 11
SOIL EROSION CONTROL NOTES & DETAILS SHEET	C-7 OF 11
DETAIL SHEET	C-8 OF 11
DETAIL SHEET	C-9 OF 11
LANDSCAPE PLAN	C-10 OF 11
LANDSCAPE NOTES	C-11 OF 11
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 OF 1

SHEET INDEX

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND GRADING.
- ALL ELEVATIONS SHOWN ARE BASED UPON HANDS.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONDUIT FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION
 -1.5" M44.07- CLASS 2 TOP COURSE
 -1.5" M44.02- CLASS 1 BASE COURSE
 -12" M42.04 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION
 -8.0" 4500 PSI AIR-ENTRAINED CONCRETE
 -8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
 -12" M42.04 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEOTECHNICAL REPORT RECOMMENDATIONS. AGGRAVATED DRIVER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, E.G. WILL BE CHARGED.

LOT LIGHTING SUPPLIED BY



PARKING INFORMATION

TOTAL SPACES	PROPOSED SPACES	EXISTING SPACES	PROPOSED ACCESSIBLE SPACES
75	11	63	4

8.0' x 18.0' @ 40'
8.0' x 20.0' @ 80'

UTILITY INFORMATION

SANITARY SEWER	SIZE	TYPE	LOCATION
WATER	8"	TBO	ON-SITE
STORM SEWER	15"	RCF	EAST CENTRAL ST. R.O.W. ON-SITE
ELECTRIC	TBO	OH	ON-SITE
GAS	TBO	TBO	ON-SITE

SURVEY INFORMATION

PREPARED BY: CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTH BORDEN, MA 01772
 JOB # 03-10135
 DATE: JUNE 12, 2017

TYPICAL LEGEND

EXISTS	PROPOSED
PROPERTY LINE	PROPERTY LINE
SETBACK	SETBACK
EASEMENT	EASEMENT
CURB	CURB
STORM MANHOLE	STORM MANHOLE
SEWER MANHOLE	SEWER MANHOLE
CATCH BASIN	CATCH BASIN
WETLAND FLAG	WETLAND FLAG
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
TOP & BOTTOM OF CURB	TOP & BOTTOM OF CURB
CONTOUR	CONTOUR
FLYING ARROW	FLYING ARROW
PAINTED ARROW	PAINTED ARROW
OVERHEAD WIRE	OVERHEAD WIRE
GAS LINE	GAS LINE
TELEPHONE LINE	TELEPHONE LINE
ELECTRIC LINE	ELECTRIC LINE
WATER LINE	WATER LINE

SITE DEVELOPMENT PLANS

STREET ADDRESS
345 EAST CENTRAL STREET

CITY: FRANKLIN STATE: MA
 COUNTY: NORFOLK

REGIONAL DWS. NO: 20-0271 PLAN DESCRIPTION: COVER SHEET

STATUS	DATE	BY
DRAWN BY:	11/21/17	DJF
PLAN CHECKED:	11/21/17	WL
AS-BUILT		

SHEET NO. C-1 OF 11

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

* UPRATE NEW YORK * INDIANAPOLIS, IN * NORTH BEND, WI
 * NEW ENGLAND * LINCOLN, NE * RALEIGH, NC
 * SCOTSDALE, MA * SOUTH BORDEN, MA * CHARLOTTE, NC
 * NEW YORK, NY * BALTIMORE, MD * TAMPA, FL
 * NEW BRUNSWICK, NJ * SOUTH BEND, IN * TAMPA, FL

352 TURNPIKE ROAD
 SOUTH BORDEN, MA 01772
 PHONE: (508) 400-5500
 www.BohlerEngineering.com

COMPLIANCE CHECK DATE: _____
 CONSTRUCTION CHECK DATE: _____
 PROJECT NO.: M172008
 CAD L.D. # M172008_110.dwg

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GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY UNDERSTAND AND COMPLY WITH THESE REQUIREMENTS.
1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS CONTRACT:
a. SURVEY, "SODANARY TOPOGRAPHIC SURVEY, MAJORS LANE, LLC, 345 EAST CENTRAL STREET, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 12, 2017.

GENERAL DEMOLITION NOTES

- THIS PLAN REFLECTS DEMOLITION AND RECONSTRUCTION BY:
SURVEY, "SODANARY TOPOGRAPHIC SURVEY, MAJORS LANE, LLC, 345 EAST CENTRAL STREET, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JUNE 12, 2017.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, 29 USC § 661 AND 29 CFR 1926.
3. BOILER ENGINEERING HAS CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION OR ANYTHING RELATED TO SAME.

GENERAL GRADING & UTILITY PLAN NOTES

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

TYPICAL ABBREVIATIONS

Table with columns: KEY, DESCRIPTION, KEY, DESCRIPTION. Includes items like BOTTOM CURB, TOP CURB, SACK OF CURB, BOTTOM OF WALL GRADE, etc.

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE/ZONING INFORMATION & NOTES

REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

ADA INSTRUCTIONS TO CONTRACTOR:

- CONTRACTOR MUST PROVIDE APPROPRIATE CURB AND PAVEMENT IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS AS CONTRACTED MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY (LAW) AND REGULATIONS AND THE CURRENT ADA DESIGN TRAIL AND TECHNICAL ASSISTANCE MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

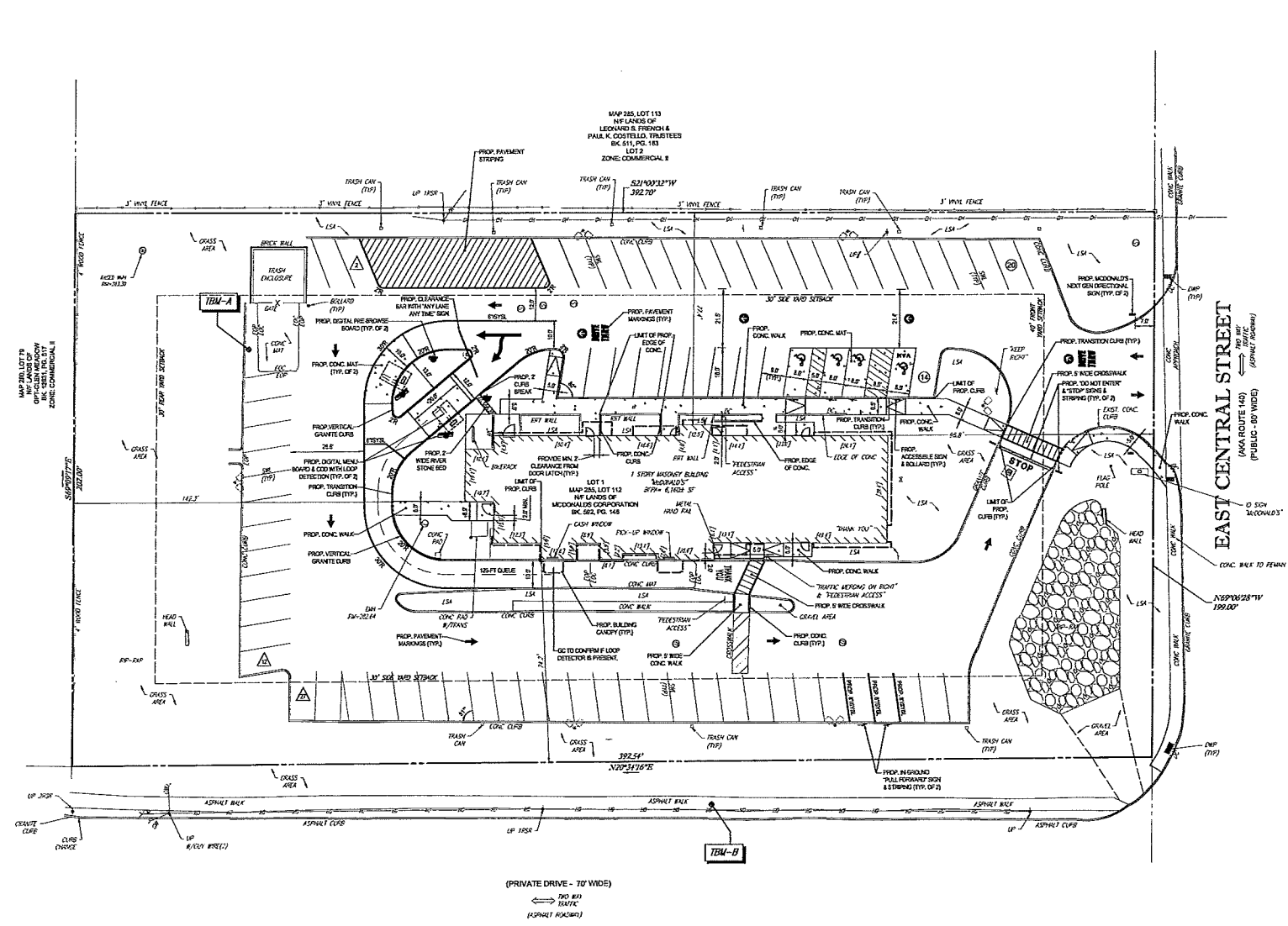
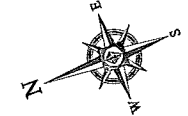
Bohler Engineering logo and contact information including address (100 South Main Street, Southborough, MA 01772) and phone number (508-885-1100).

Table for compliance and construction check dates. Columns: COMPLIANCE CHECK, DATE, CONSTRUCTION CHECK, DATE.

Site Development Plans form with fields for Street Address (345 East Central Street), City (Franklin), State (MA), County (Norfolk), and Plan Description (General Notes Sheet).

McDonald's logo and vertical text: 'ALL SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE PLANNING AND SPECIFICATIONS DIVISION OF THE PROPERTY OF MASSACHUSETTS COMMONWEALTH'. Includes office address: 800 CANTON STREET, WESTWOOD, MA.

Vertical text on the far left edge of the page.



LAND USE / ZONING INFORMATION & NOTES

1. APPLICANT / OWNER: MCDONALD'S USA, LLC, 800 CANTON STREET, WESTWOOD, MA, 02090
2. PARCEL: LOT 112 MAP 205, 345 EAST CENTRAL STREET, CITY OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS

ZONING ANALYSIS TABLE

ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
ANIMAL LOT AREA	40,000 SQ. FT.	78,720 SQ. FT.	NO CHANGE
ANIMAL LOT WIDTH	122.5 FT.	180 FT.	NO CHANGE
MAX. BUILDING COVERAGE	75%	2%	NO CHANGE
MAX. FRONT SETBACK	40 FT.	56.8 FT.	NO CHANGE
MAX. SIDE SETBACK	30 FT.	74.2 FT.	NO CHANGE
MAX. REAR SETBACK	30 FT.	143.3 FT.	NO CHANGE
MAX. BUILDING HEIGHT	1 STORY MAX	1 STORY	NO CHANGE
APPROXIMATE COVERAGE	82%	5%	5%
COURTYARD FRONTAGE	15 FT.	150 FT.	NO CHANGE
LOT DEPTH	220 FT.	300 FT.	NO CHANGE
PARKING SPACES	40	64	75
ACCESSIBLE SPACES	3	4	4
PARKING CRITERIA	REQUIRED (P1): 1 SPACE PER EVERY 25 RESTAURANT SEATS + 40 SPACES (ASSUMED 120 SEATS) ACCESSIBLE (P1): 1 FOR 50 SPACES, NEED 3 ACCESSIBLE SPACES (1 + 1 + 1)		

SIGN SUMMARY TABLE

TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING SIGN	MAX AREA = 40 SQ. FT., MAX HEIGHT = 20 FT.	1 "MCDONALD'S" I.D. SIGN (10 SQUARE)	
BUILDING SIGNAGE			
FRONT WALL SIGN	SEE BELOW	1 "MCDONALD'S" SIGN @ 33 SF, 1 "M" LOGO	1 "MCDONALD'S" SIGN @ 33 SF, 1 "M" LOGO @ 14 SF
NON DRIVE THRU WALL SIGN	SEE BELOW	1 "M" LOGO SIGN	1 "M" LOGO @ 14 SF
DRIVE THRU WALL SIGN	SEE BELOW	1 "M" LOGO SIGN	
REAR WALL SIGN	SEE BELOW		
TOTAL BUILDING SIGNAGE (FIRST FLOOR STOREFRONT FACING STREET CORNER)	MAX NUMBER = 3 SIGNS, MAX AREA = 64 SF	3 SIGNS*	3 SIGNS TOTAL: 1 "MCDONALD'S" SIGN, 2 "M" LOGOS = 64 SF

NOTE: ALL SIGNS ARE "BLOCKED" FOR CALCULATIONS
*NUMBER OF SIGNS; EXISTING NONCONFORMITY, MAX ALLOWABLE AREA NOT EXCEEDED.



REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

DOOR PULL NOTE: NEW SIDEWALK CONSTRUCTION SHALL BE ADA COMPLIANT WITH EDGE OF NEW SIDEWALK AND ANY OBSTRUCTION, INCLUDING RAILINGS, BEING INSTALLED A MINIMUM OF 24" FROM THE DOOR LATCH.



McDonald's

1000 WESTWOOD AVENUE, WESTWOOD, MASSACHUSETTS 02090
 800 CANTON STREET, WESTWOOD, MA

PLAN APPROVALS

DATE	SIGNATURE	APPROVED MCDONALD'S AGENT

STATUS: DATE BY

DRAWN BY: 11/21/17 DJF

PLAN CHECKED: 11/21/17 WL

AS-BUILT

SHEET NO. **C-4**

OF 11

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

40 EAST NEW YORK ST. PHILADELPHIA, PA 19106
 1000 WESTWOOD AVENUE WESTWOOD, MA 02090
 1000 WESTWOOD AVENUE WESTWOOD, MA 02090
 1000 WESTWOOD AVENUE WESTWOOD, MA 02090

302 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
 PHONE: 508-840-0000
 www.BohlerEngineering.com

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M172008
CAD I.D. #:	M172008_s13.dwg

SITE DEVELOPMENT PLANS

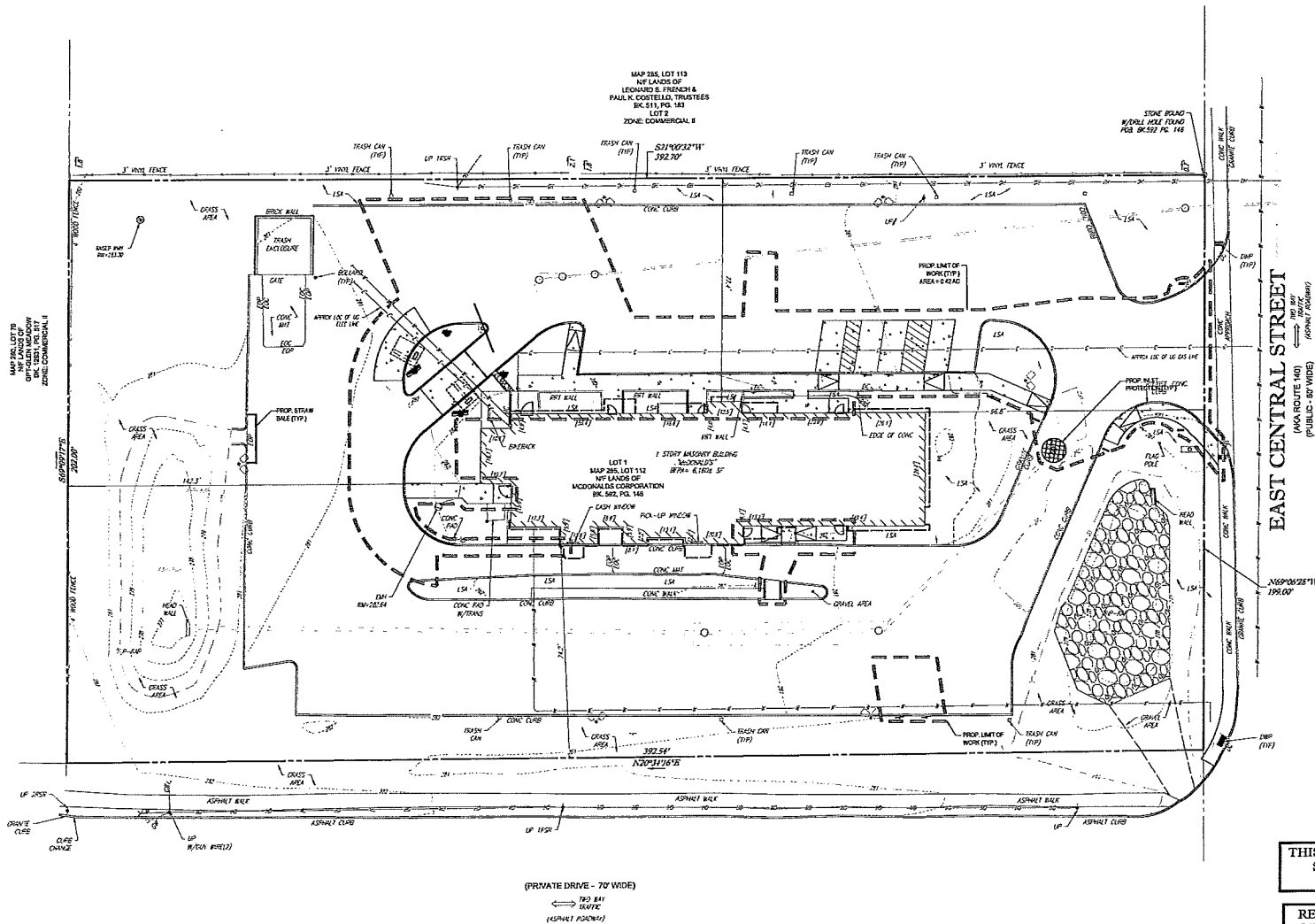
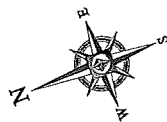
STREET ADDRESS: 345 EAST CENTRAL STREET

CITY: FRANKLIN STATE: MA

COUNTY: NORFOLK

REGIONAL DWG. NO: 20-0271 PLAN DESCRIPTION: SITE PLAN





THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

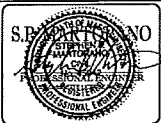


BOHLER ENGINEERING

100 STATE STREET, SUITE 200, FRANKLIN, MA 01720
 508-882-3333
 www.BohlerEngineering.com

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M172005
CAD LD. #:	M172005_02.dwg

SITE DEVELOPMENT PLANS	
STREET ADDRESS	
345 EAST CENTRAL STREET	
CITY	STATE
FRANKLIN	MA
COUNTY	
NORFOLK	
REGIONAL DVG. NO	PLAN DESCRIPTION
20-0271	SOIL EROSION & SEDIMENT CONTROL PLAN



McDonald's

NO PLAN SET OR BUSINESS OPERATIONS PERMITTED WITHOUT APPROPRIATE PLAN SET AND IMPLEMENTATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION
 NORTH-EAST REGION
 685 CANTON STREET
 WESTWOOD, MA

PLAN APPROVALS	DATE	SIGNATURE
APPROVED MCDONALD'S REPRESENTATIVE		

STATUS	DATE	BY
DRAWN BY:	11/21/17	D.J.F.
PLAN CHECKED:	11/21/17	W.L.
AS-BUILT		
SHEET NO.	C-6	
	OF 11	



PROJECT NO. 20-0271, DATE 11/21/17, DRAWN BY D.J.F., CHECKED BY W.L., PROJECT NO. 20-0271

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE REGULATION AND ERCS ON CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNDISTURBED UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 45 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF FINAL DRAINAGE OF THE SOIL. IF THE DISTURBED AREA IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 30 DAYS OF ANY STREAM EVENT (THIS WOULD INCLUDE NETWORKS).
3. SEDIMENT BARRIERS (SILT FENCE, HAY BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTROLLING DRAINAGE AREA AND MORE THAN 100 FEET FROM THE BARRIERS. BARRIERS SHALL BE SPACED AT LEAST 10 FEET FROM EACH OTHER. BARRIERS SHALL BE THE SAME APARTS FOR ALL SLOPES GREATER THAN 1%.
4. INSTALL SILT FENCE AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTES.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR WIND HUNT OR WHEN LONGER SERVICEABLE. TO REMOVE ACCUMULATION OR TECHNOLOGICAL SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIERS. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREA UNDOUBT ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN 1 TO 1 (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 60 DAYS PRIOR TO THE FIRST RAINING PERIOD, USE TEMPORARY MALLOW (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST RAINING PERIOD TO PROTECT FROM EROSION AND TREE LOSS.
9. DURING THE CONSTRUCTION PHASE, INTERRUPTED SEEDING WILL BE RETURNED TO THE SITE AND RESEEDING ON 10 OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 80 LB PER ACRE OR 18 LB PER 1000 SF OF LOAM OR EQUIVALENT. APPLY CRACK AND CRACK FILL MOISTURE TO CRACKS AT A RATE OF 1.0 LB PER ACRE.
 - 10.3. FLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDING TO A MATURE OF 4% CREEPING RED FESCUE, OR PERIOR AND 4% TALL FESCUE. THE MAIN AREAS WILL BE SEEDING TO A PERMANENT TURF MATURE OF 4% TALL FESCUE, 4% CREEPING RED FESCUE, AND 4% PERIOR. MALLOW PERIOR SEEDING RATE IS 10 LB PER 1000 SF OF LOAM OR EQUIVALENT. SEEDING MAY BE SUBSTITUTED FOR SEED.
 - 10.4. MALLOW AT THE RATE OF 10 LB PER 1000 SF. MALLOW SEEDING FOR WOOD OR POND AREAS SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE INCHER BLOCKS OR CURBS OR 1/4" PULP WILL BE USED ON ANY MALLOW FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

MALCH

LOCATION	MALCH	SITE (1000 SF)
PROJECT AREA	STRAW OR HAY	100 POLARIS
WINDY AREA	8' FREEDOM OR CHOPPED CORNFALUS STRAW OR HAY (AND GRASS)	185-275 POLARIS 100 POLARIS
MODERATE TO HIGH WINDY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCESS BOM MAT	AS REQUIRED

*A HYDROLOGICAL TEST OF WOODS OR PAPER TESTS MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE INCHER BLOCKS OR CURBS OR 1/4" PULP WILL BE USED ON ANY MALLOW FOR WIND CONTROL.

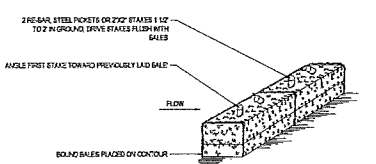
MALCH AND FERTILIZER AND/OR MALLOW WITH FERTILIZER (1.0% N, 0.5% P, 0.5% K) SHALL BE APPLIED AS PER MANUFACTURER'S INSTRUCTIONS. CHEMICAL INSTRUCTIONS FOR MANUFACTURER'S SPECIFICATIONS. USE OF A BROADCAST STRAIGHT BLADE, NETTING FOR MAIN AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA IS TO BE LIMITED TO THAT WHICH CAN BE MALCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MALCHED WITH STRAW OR HAY AT A RATE OF 10 LB PER 1000 SQUARE FEET (WITH OR WITHOUT SEEDING), MALCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOW OR REDD WILL NOT BE REQUIRED. DURING PERIODS OF ADVERSE FREEZING TEMPERATURES THE SOILS SHALL BE FINE GRADED AND OTHER PROTECTED WITH MALLOW OR TEMPORARY SEEDING AND MALCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOWEAS, FINAL GRADED AND MALCHED, THEN THE AREA MAY BE RESEED AS A RATE OF 20 LB PER 1000 SF. SEEDING SHALL BE PERMANENT SEED AND THEN MALCHED. IF CONSTRUCTION CONTINUES DURING FREEZING PERIODS, ALL EXPOSED AREAS SHALL BE CONSIDERABLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MALLOW. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION. PROTECTION IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SALES OF HAY OR FINE CRACK DRAINAGE COVERAGE WITH THE STANDARD DETAILS.
7. MALCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MALCH SHALL BE ANCHORED BY EITHER RED LIME, MALLOW NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MALLOW NETTING SHALL BE USED TO ANCHOR MALCH IN ALL DRAINAGE WALES WITH A SLOPE GREATER THAN 1% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 1%.
 - 7.3. MALLOW NETTING SHALL BE USED TO ANCHOR MALCH IN ALL AREAS WITH SLOPES GREATER THAN 1% AFTER OCTOBER 1ST THE SAME APARTS FOR ALL SLOPES GREATER THAN 1%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DOMINANT SEEDING OR MALLOW AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MALCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (SOIL, WOODS, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION PLACQU.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

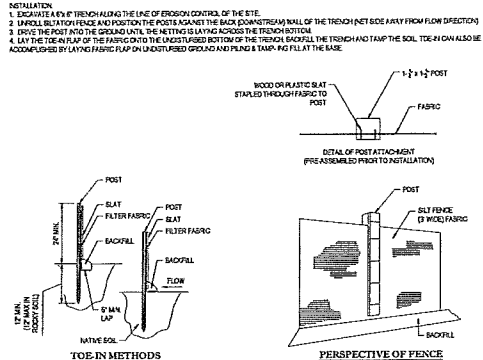
CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF ESTABLISHED CONSTRUCTION ENTRANCEWAY (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE FENCEMENT AND ADJACENT SITE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - EARTHWORK AND EXCAVATION/PILEING AS NECESSARY
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL DRAINAGE AND LANDSCAPE ELEMENTS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MALCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZER, SEED, AND MALLOW SEED MATURE TO BE INSTALLED REQUIRED.
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME ESTABLISHED TO 70% STABILIZATION OR GREATER



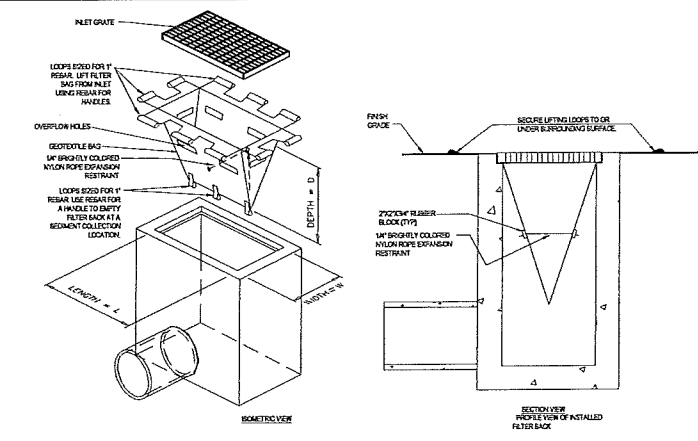
STRAW BALE DETAIL

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.



FILTER SACKS (GRADED INLETS)

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	MIN.
GRASS TENSILE STRENGTH	ASTM D-452	300 LBS
GRASS TENSILE ELONGATION	ASTM D-452	25%
PUNCTURE	ASTM D-453	100 LBS
MALLOW BURST	ASTM D-536	800 PSF
TRAPDOOR TEAR	ASTM D-453	100 LBS
UV RESISTANCE	ASTM D-456	6%*
APPROXIMATE FLOW RATE	ASTM D-451	40 US GPM/100 FT
PERMEABILITY	ASTM D-461	0.95 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	MIN.
GRASS TENSILE STRENGTH	ASTM D-452	250 LBS
GRASS TENSILE ELONGATION	ASTM D-452	20%
PUNCTURE	ASTM D-453	130 LBS
MALLOW BURST	ASTM D-536	400 PSF
TRAPDOOR TEAR	ASTM D-453	45 LBS
UV RESISTANCE	ASTM D-456	6%*
APPROXIMATE FLOW RATE	ASTM D-451	20 US GPM/100 FT
PERMEABILITY	ASTM D-461	200 GAL/MIN/100 FT

1. REMOVE TRAPPED SEDIMENT WHEN PROBABLY EXCEEDS EROSION RESTRAINT OR AND OTHER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATION TABLE.
3. PLACE IN PLACE, ADJUSTMENT PAD OR PULL OVER INLET GRATE WHEN SOIL SPILLS ARE A PROBLEM.
4. INSPECT FOR REGULATORY REQUIREMENTS.
5. THE WIDTH "W" OF THE FILTER BAGS SHALL MATCH THE INSIDE WIDTH OF THE GRADED INLET BAG.
6. THE LENGTH "L" OF THE FILTER BAGS SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH "L" OF THE FILTER BAGS SHALL MATCH THE INSIDE LENGTH OF THE GRADED INLET BAG.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS



McDonald's

AND SHALL NOT BE DEEMED VALID UNLESS THEY ARE SIGNED AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER.

NORTH-EAST REGION
690 CANTON STREET
WESTWOOD, MA

DATE	DATE
SIGNATURE	SIGNATURE

STATUS	DATE	BY
DRAWN BY:	11/21/17	D.J.F.
PLAN CHECKED:	11/21/17	W.L.
AS-BUILT		
SHEET NO.	C-7 OF 11	

BOHLER ENGINEERING

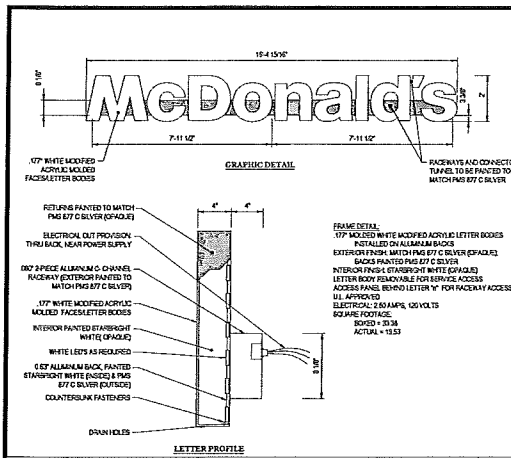
SITE, CIVIL, AND CONSULTING ENGINEERING
SUSTAINABLE DESIGN PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

332 TURNPIKE ROAD
SOUTH BOROUGH, MA 01772
PHONE: 508-465-9500
www.BohlerEngineering.com

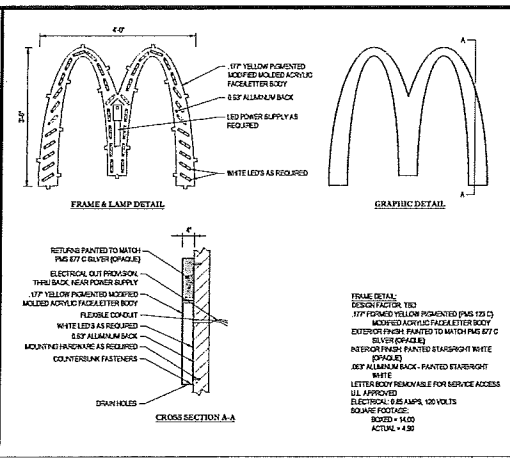
COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	M172008
CAD L.D. #:	M172008_ssd.dwg

SITE DEVELOPMENT PLANS	
STREET ADDRESS 345 EAST CENTRAL STREET	
CITY	STATE
FRANKLIN	MA
COUNTY	
NORFOLK	
REGIONAL DWG. NO.	20-0271
PLAN DESCRIPTION	SOIL EROSION CONTROL NOTES & DETAILS SHEET

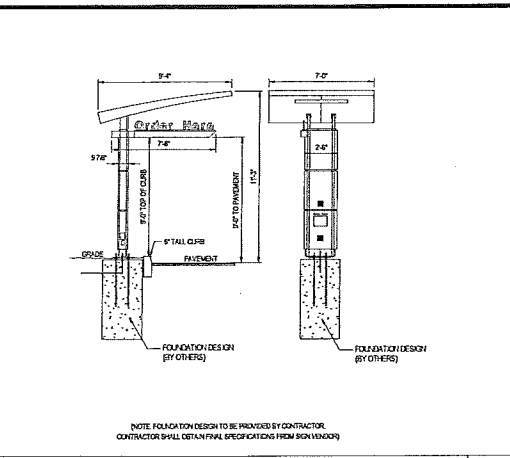




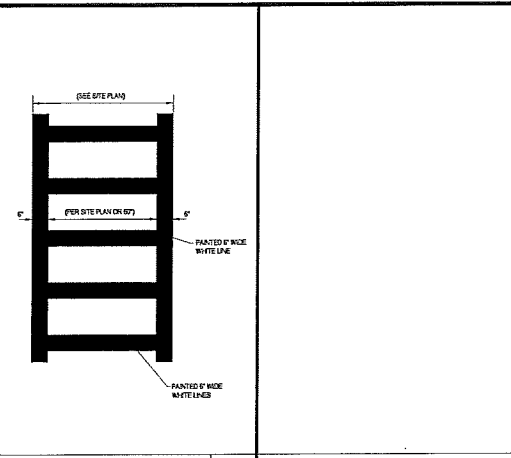
MCD WORDMARK DETAIL



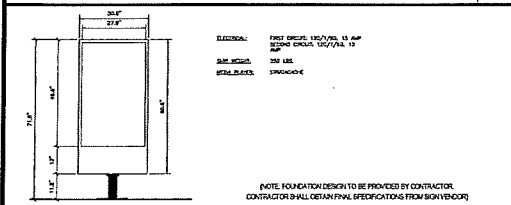
MCD WALL ARCH DETAIL



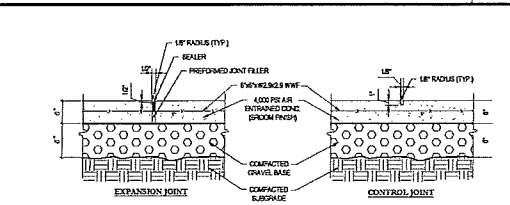
CUSTOMER ORDER DISPLAY DETAIL



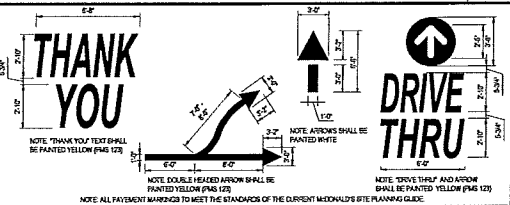
CROSSWALK DETAIL



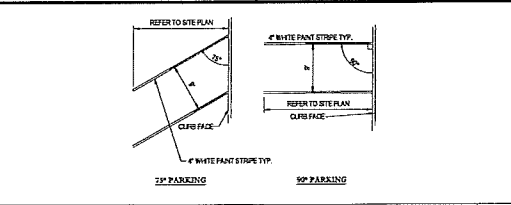
OPO DIGITAL PRESELL BOARD DETAIL



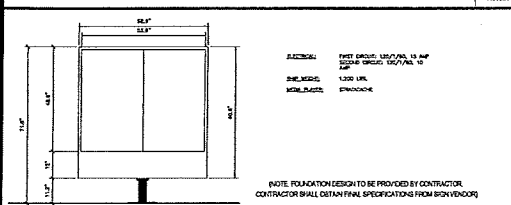
TYPICAL CONCRETE SIDEWALK DETAIL



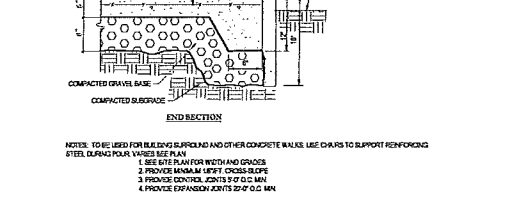
TYPICAL PAVEMENT MARKINGS



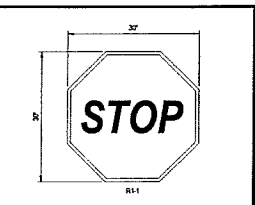
STALL STRIPING



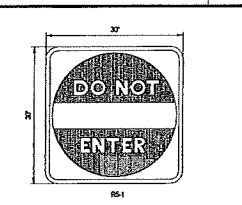
OPO DIGITAL MENU BOARD DETAIL



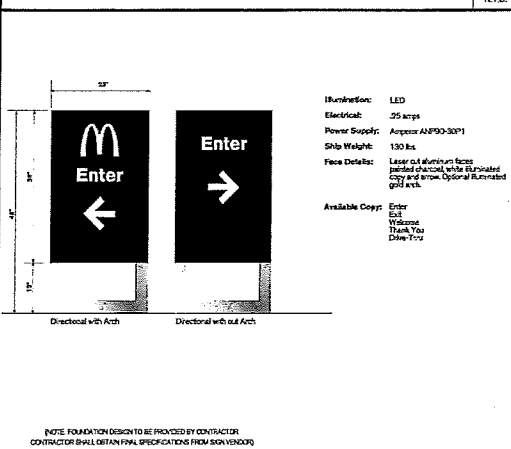
VERTICAL GRANITE CURB DETAIL



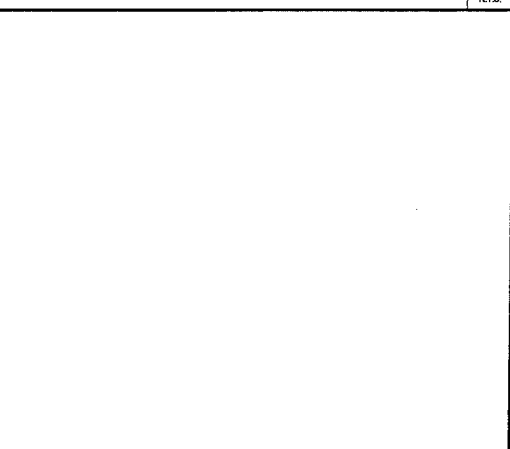
'STOP' SIGN



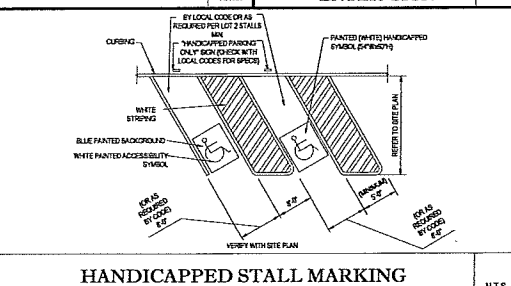
'DO NOT ENTER' SIGN



McDONALD'S DIRECTIONAL SIGN DETAIL



PRECAST CONCRETE CURB DETAIL



HANDICAPPED STALL MARKING

REV	DATE	DESCRIPTION



McDonald's

NO SHALL USE OR REPRODUCE WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION.

NORTH/EAST REGION
880 CANTON STREET
WESTWOOD, MA

PLAN APPROVALS	DATE
SUBMITTER	
APPROVED ARCHITECT/ENGINEER	

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PROJECT No.: M172008
CAD I.D. #: M172008_640.dwg

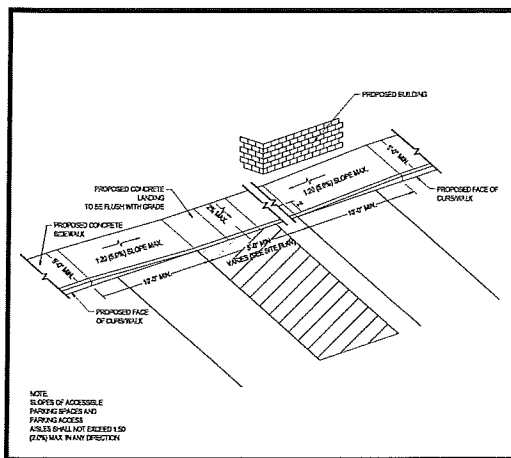
322 TERROPSKE ROAD
SOUTH BORO, MA 01772
Phone: 508-463-5942
www.BohlerEngineering.com

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE

SITE DEVELOPMENT PLANS
STREET ADDRESS
345 EAST CENTRAL STREET
CITY: FRANKLIN STATE: MA
COUNTY: NORFOLK

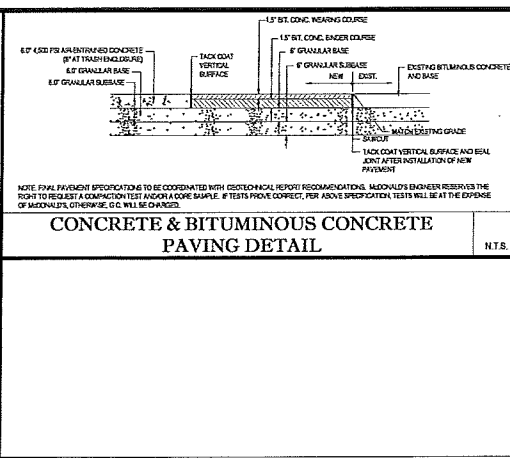
REGIONAL DWG. NO: 20-0271
PLAN DESCRIPTION: DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	11/21/17	DF
PLAN CHECKED:	11/21/17	WL
AS-BUILT		
SHEET NO.	C-8	
OF 11		



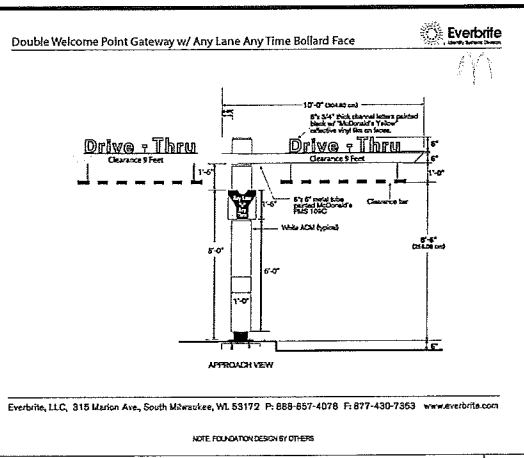
SLOPED WALK DETAIL

N.T.S.



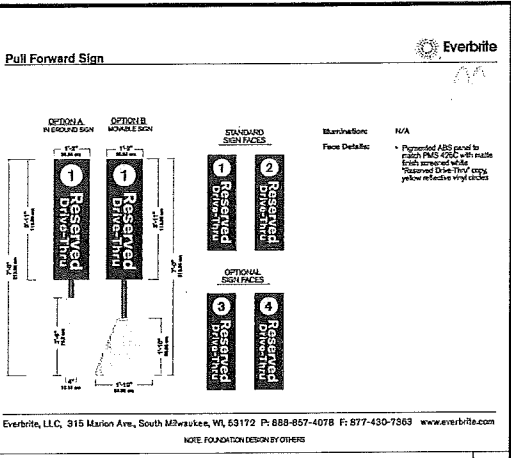
CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL

N.T.S.



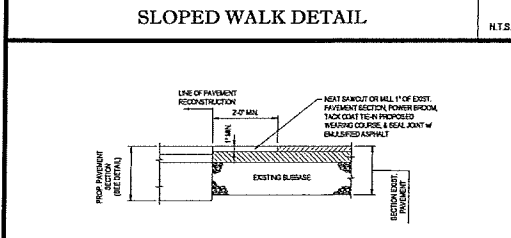
GATEWAY CLEARANCE BAR

N.T.S.



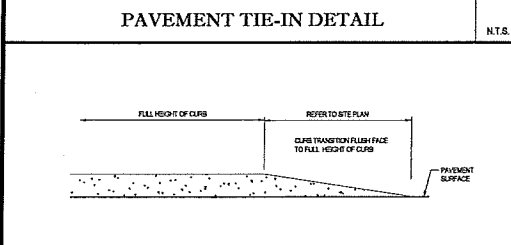
PULL FORWARD SIGN

N.T.S.



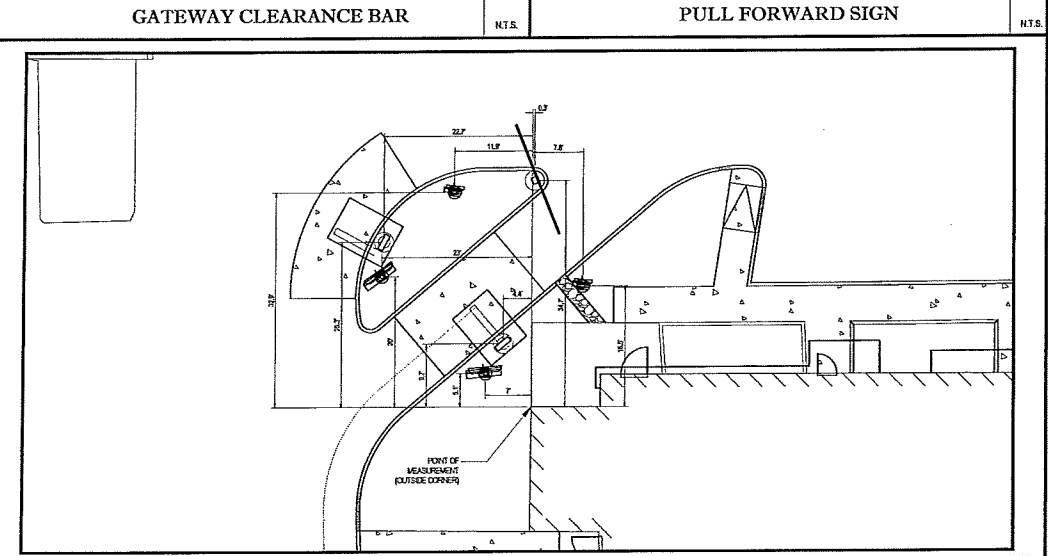
PAVEMENT TIE-IN DETAIL

N.T.S.



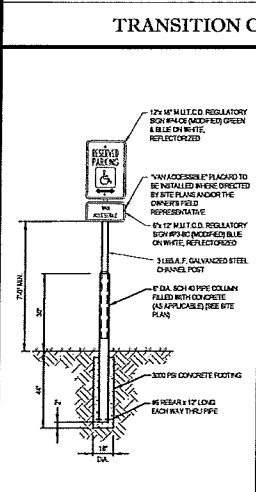
TRANSITION CURB DETAIL

N.T.S.



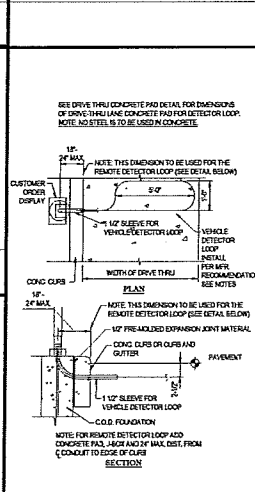
DRIVE-THRU

SCALE: 1/4\"/>



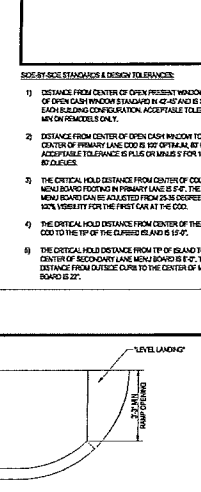
"STOP" BAR DETAIL

N.T.S.



BOLLARD DETAIL

N.T.S.



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

14 STATE AVE. SUITE 200
 SOUTH BORO, MA 01772
 TEL: 508-885-4078 FAX: 508-885-4079
 WWW.BOHLERENGINEERING.COM

COMPLIANCE CHECK DATE
 CONSTRUCTION CHECK DATE
 PROJECT No.: M172008
 CAD LID: 6: M172008_sds.dwg

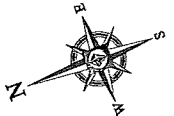
SITE DEVELOPMENT PLANS
 STREET ADDRESS
 345 EAST CENTRAL STREET
 CITY FRANKLIN STATE MA
 COUNTY NORFOLK
 REGIONAL DWG. NO 20-0271 PLAN DESCRIPTION
 DETAIL SHEET

STATUS DATE BY
 DRAWN BY: 11/2/17 DJF
 PLAN CHECKED: 11/2/17 WL
 AS-BUILT
 SHEET NO. C-9 OF 11

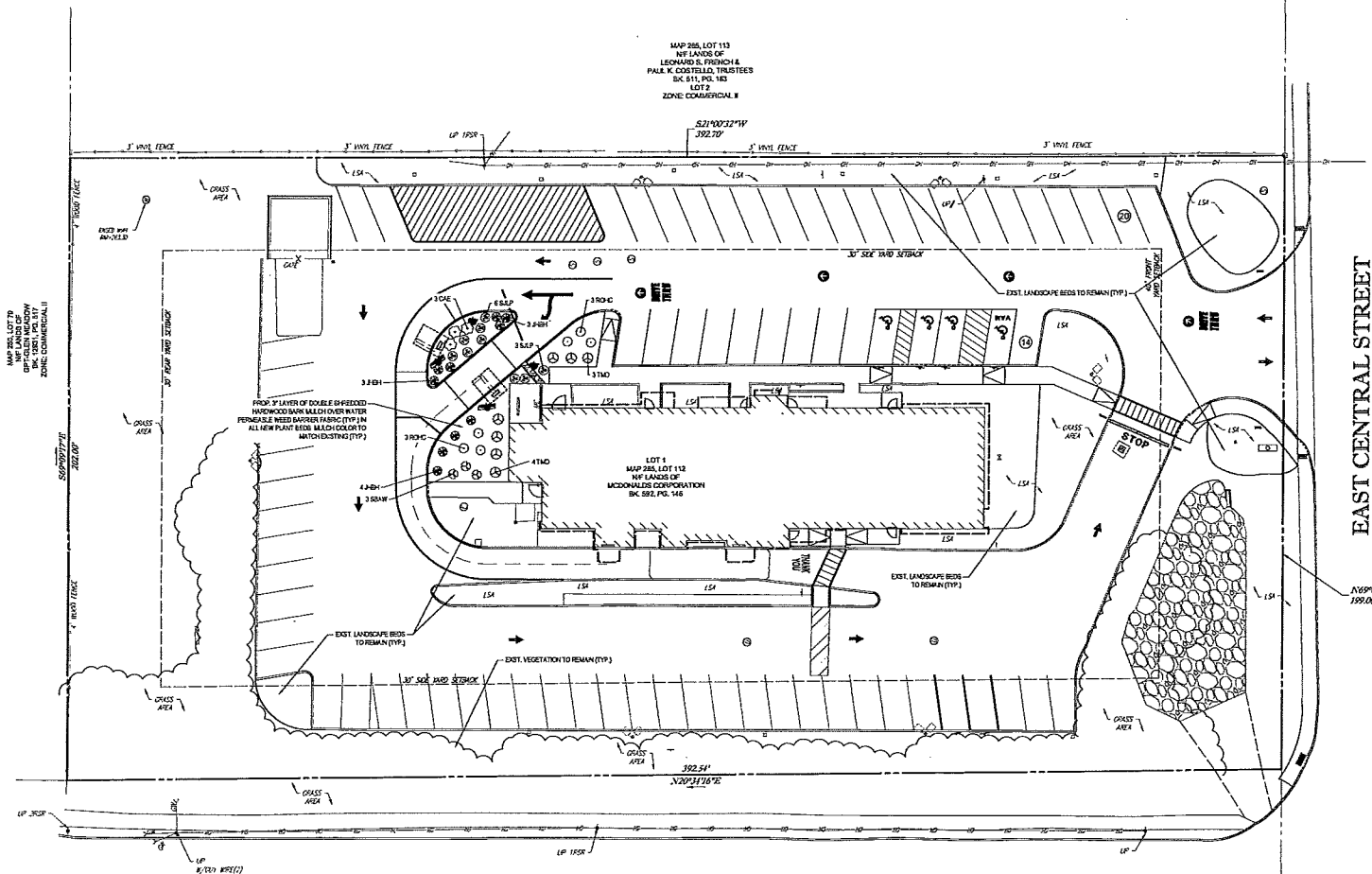
S. B. BENTLEY & SONS, INC.
 PROFESSIONAL ENGINEER
 100 CANTON STREET
 WESTWOOD, MA 02090

DATE: 11/2/17
 SIGNATURE: [Signature]

APPROVED: [Signature]



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS (S-FRUIT)					
CAE	3	CORNUS ALBA SUEGAVITSEMAN	VARIEGATED RED TWIG DOGWOOD	3-3"	#1 B
ESAW	3	SPREAEA X BLUMALDA ANTHONY WATERBURY	ANTHONY WATERBURY SPREA	15-24"	#3 CAN
ESLP	9	SPREAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPREA	15-18"	#3 CAN
SUBTOTAL: 15					
EVERGREEN (S-FRUIT)					
ROHC	6	RHOODENDERON X DISTUSAN THAI COMSON	INDO CHINAM AZALEA	18-24"	#3 CAN
TMO	8	TAKUS X MEDIA DENBESTORMS	DENBESTORMS VEY	24-30"	#1 B
SUBTOTAL: 14					
ORNAMENTAL (S-FRUIT)					
ASA	13	ZANPERUS HORIZONTALIS BAR HARBOY	BAR HARBOY CREEPING JASMINE	15-18" (FRD.)	#3 CAN
SUBTOTAL: 13					



COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.	M172008
CAD LD. #.	M172008_1410.dwg

SITE DEVELOPMENT PLANS	
STREET ADDRESS 345 EAST CENTRAL STREET	
CITY FRANKLIN	STATE MA
COUNTY NORFOLK	
REGIONAL DWG. NO. 20-0271	PLAN DESCRIPTION LANDSCAPE PLAN

STATUS	DATE	BY
DRAWN BY:	11/21/17	D.J.F.
PLAN CHECKED:	11/21/17	W.L.
AS-BUILT		
SHEET NO. C-10		OF 11

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

40 EAST NEW YORK ST. PHILADELPHIA, PA. 19106-3304
 400 NEW ENGLAND ST. LEWISVILLE, VA. 22046-4111
 400 SOUTH MAIN ST. SOUTHAMPTON, PA. 19386-0204
 400 NEW YORK AVENUE SOUTH BETHESDA, MD. 20814-4411
 400 NEW JERSEY ST. BALTIMORE, MD. 21201-4411
 400 SOUTH MAIN ST. SOUTHAMPTON, PA. 19386-0204

122 TURNPIKE ROAD, SOUTH DORSET, MA 01972
 PHONE: 508-830-8800
 www.BohlerEngineering.com



REV	DATE	DESCRIPTION

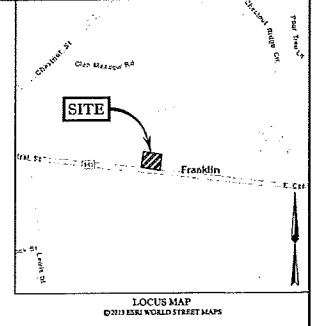
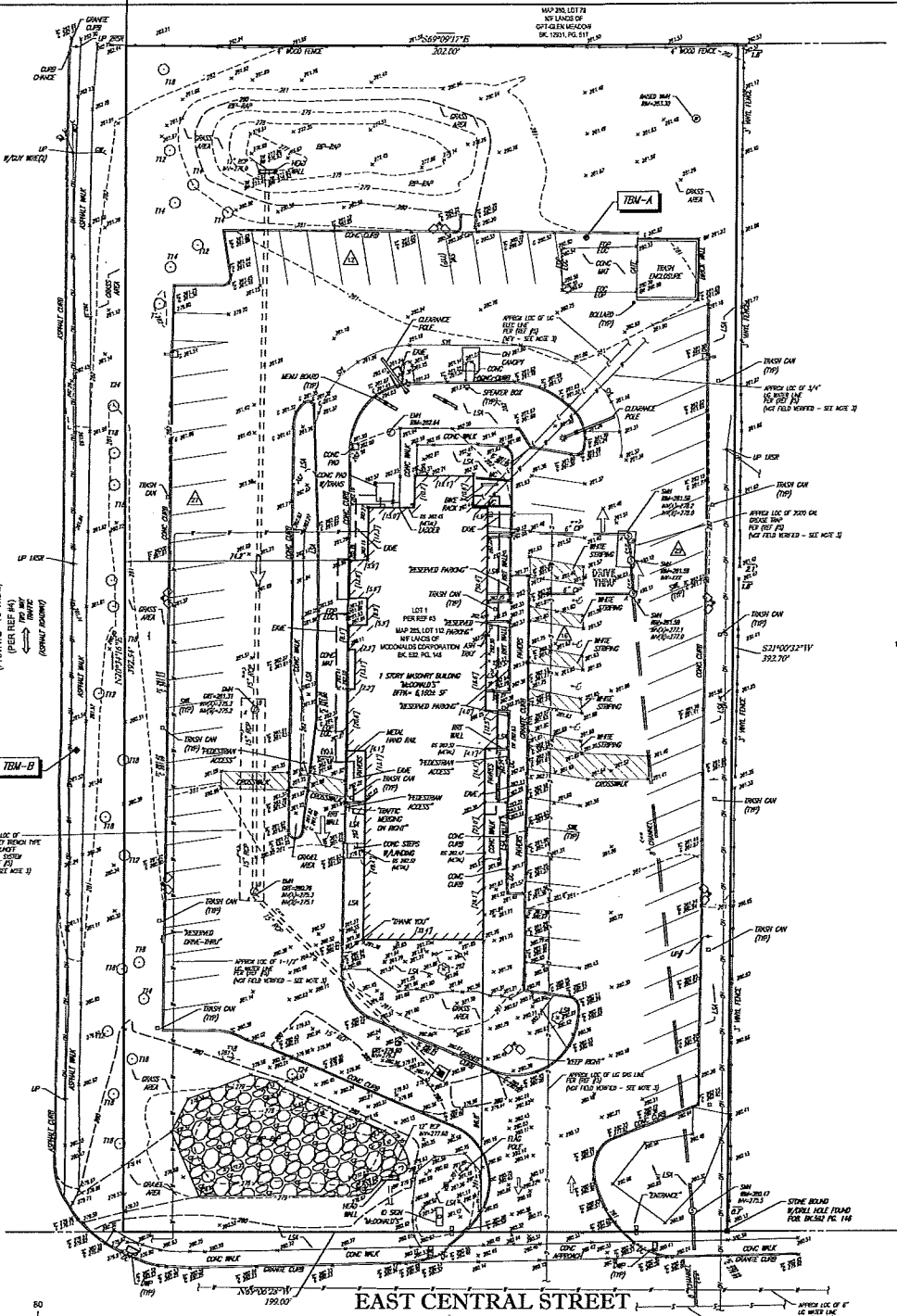
PLAN APPROVALS	DATE	ADDRESS
SIGNATURE		
APPROVED MANUFACTURER/AGENT		



LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 12.15	EXISTING TOP OF CURB ELEVATION
X 12.15	EXISTING TOP OF CURB ELEVATION
X 12.15	EXISTING GUTTER ELEVATION
X 12.15	EXISTING TOP OF WALL ELEVATION
X 12.15	EXISTING BOTTOM OF WALL ELEVATION
X 12.15	EXISTING FINISHED FLOOR ELEVATION
X 12.15	EXISTING DOOR SILL ELEVATION
□	GAS METER
— —	UTILITY POLE
— —	UTILITY POLE LIGHT POLE
□	AREA LIGHT
— —	SIGN
•	BOLLARD
U	U-BOLLARD
DC	DEPRESSED CURB
DC	EDGE OF CONCRETE
DC	EDGE OF PAVEMENT
LSM	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
⊙ DM	DRAINAGE/STORM MANHOLE
⊙ EM	ELECTRIC MANHOLE
⊙ SM	SANITARY/SEWER MANHOLE
⊙ UM	UNKNOWN MANHOLE
⊙ CB	CATCH BASIN OR INLET
FLOW →	FLOW DIRECTION
U	TREE & TRUNK SIZE
⊙	PARKING SPACE COUNT
---	DEPRESSED CURB
DWP	DETECTABLE WARNING PAD
SK	SOLID WHITE LINE
SY	SOLID YELLOW LINE
HT	HEIGHT
BLD	BUILDING
BP	BUILDING FOOTPRINT AREA
BE	INVERT ELEVATION
OE	GRATE ELEVATION
[16x7]	BUILDING DIMENSION
NY	NOT FIELD VERIFIED

GLEN MEADOW ROAD
(PRIVATE - 70' WIDE)
(PER REF #3)
(FOR REF ONLY)
(FOR REF ONLY)



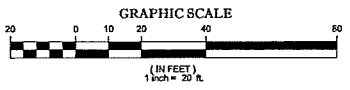
- NOTES:**
- PROPERTY KNOWN AS LOT 112 AS SHOWN ON THE TOWN OF FRANKLIN, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 285.
 - AREA = 78,730 SQUARE FEET OR 1.807 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THIS SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREOF.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COORDINATE FRAMEWORKS BASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY COLLAPSING FLOODING DATA PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD PLAIN PER REF. #2).
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYSTONETOP).
- TEMPORARY BENCHMARK SET:
TBM-SM-1 HAS SET IN ASPHALT WALKWAY, ELEVATION = 283.66
TBM-SM-2 HAS SET IN ASPHALT WALKWAY, ELEVATION = 281.51
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUTON, ETC.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS, SHEET #285.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 309 OF 432" MAP NUMBER 2521-10000E, MAP REVISION: JULY 17, 2012.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND IN FRANKLIN," PREPARED BY SWANER E. ELLSWORTH, DATED DECEMBER 18, 1965, LAND COURT CASE 11933F.
 - MAP ENTITLED "GLEN MEADOWS AT FRANKLIN SUBDIVISION PLAN OF LAND IN FRANKLIN, MASS" PREPARED BY SURDY CARRI HONDE-BELT, DATED MARCH 28, 1975.
 - MAP ENTITLED "SITE CONSTRUCTION PLAN MCDONALD'S RESTAURANT EAST CENTRAL STREET FRANKLIN, MASSACHUSETTS," DATED DECEMBER 5, 1981, LAST REVISED MAY 8, 1984.
 - MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASS" AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED OCTOBER 18, 1911, LAYOUT NO 2436 (SHEETS 1-3).

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #28211		DATE
FIELD DATE 6-2-17	BOUNDARY & TOPOGRAPHIC SURVEY McDONALD'S USA, LLC	
FIELD BOOK NO. 17-03	345 EAST CENTRAL STREET LOT 112, MAP 285	
FIELD BOOK PG. 8-9	TOWN OF FRANKLIN NORFOLK COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD CROW J.A.	CONTROL POINT ASSOCIATES, INC.	
DRAWN PRIMA	325 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508-462-3200 - SEE THE 3032 FAX	
REVISIONS:	DATE	SCALE
R.D.N.	G.L.H.	6-12-17 1"=20'
FILE NO.	DATE	DWG. NO.
03-170135	6-12-17	I OF 1



EAST CENTRAL STREET
(AKA ROUTE 140)
(PUBLIC - 60' WIDE)
(PER REF #3)

THE COMMONWEALTH OF MASSACHUSETTS RESOLVES NOTIFICATION BY EXCAVATION, REPAIRS, OR ANY OTHER MEANS TO OBTAIN THE EXACT SURFACE APPROXIMATE TO THE COMMONWEALTH.

2017 MAJOR REMODEL PROJECT

CORE 16 EXTERIOR - PLAYPLACE

BOSTON REGION

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE: 20-0271
 STREET ADDRESS: 345 EAST CENTRAL STREET
 CITY: FRANKLIN
 COUNTY: NORFOLK COUNTY
 STATE: MA

STRUCTURE:

EXISTING STRUCTURE TO REMAIN (VERIFY IN FIELD)

UTILITIES:

EXISTING UTILITIES TO REMAIN (VERIFY IN FIELD)

ZONING DATA

ZONING CLASSIFICATION: C-2 (COMMERCIAL II)
 MIN. SETBACK REQUIREMENTS: FRONT = 40' SIDE = 32' REAR = 30'
 PROPOSED SETBACK: FRONT = NC SIDE = NC (EAST) & NC (WEST) REAR = NC
 COMMUNITY DEVELOPMENT DEPARTMENT
 FLOOD INSURANCE RATE MAP: ZONE X (AREA OF MIN. FLOODING)

BUILDING DATA:

OCCUPANCY CLASSIFICATION: ASSEMBLY A-2 (EXISTING TO REMAIN)
 CONSTRUCTION TYPE: EXISTING BUILDING (TYPE I/II-MASSIVE AND WOOD FRAME-UNPROTECTED, UNSPRINKLERED)
 FRAME: UNPROTECTED, UNSPRINKLERED
 EXTERIOR/INTERIOR ALTERATION: 1

RENOVATION TYPE:

NUMBER OF STOREYS: 1
 BUILDING HEIGHT: 41'6" - 47'0"
 FIRST FLOOR AREA: 5,527 S.F. GROSS BUILDING AREA: 6,168 S.F.
 EXISTING OCCUPANCY UNCHANGED

BUILDING CODE:

BUILDING CODE: IBC 2015
 PLUMBING CODE: IPC 2015
 ELECTRICAL CODE: NEC 2015, NEC 2017 CHAPTER 27
 MECHANICAL CODE: IMC 2015
 ENERGY CODE: DEC 2015
 ACCESSIBILITY CODE: IBC 2015, 2010 ADA STANDARDS, ADA, MA ENR 521
 FIRE CODE: IFC 2015

LIFE SAFETY SYSTEM:

- EMERGENCY LIGHTS: PROVIDE EMERGENCY LIGHTS OF ONE (1) FOOT-CANDLE AT FLOOR LEVEL EVERY 100' WITH ALL EXISTING LEVELS.
- EXIT SIGNS: PROVIDE EXIT SIGNS FOR ALL EXITS AS REQUIRED BY CODE. SIGNS SHALL BE PLACED AT THE ENTRIES TO EXITS AND AT THE ENDS OF LONG CORRIDORS. SIGNS SHALL BE PLACED AT THE ENDS OF LONG CORRIDORS.
- PANIC HARDWARE: EXISTING HARDWARE SHALL BE REMOVED FROM ALL EXITS. THE USE OF A KEY OR ANY OTHER DEVICE TO OPERATE EXITS SHALL BE AN APPROVED TYPE. ALL NEW DEVICES SHALL BE APPROVED LIST MODELS.

SCOPE OF WORK:

THIS PROJECT IS AN INTERIOR AND EXTERIOR ALTERATION. THE SCOPE OF WORK INCLUDES THE FOLLOWING:
 RESTROOM RENOVATION
 NEW EXTERIOR SIGNAGE
 INTERIOR BUILDING EXTERIOR FINISHES
 NEW SEATING LAYOUT WITH NEW FINISHES
 NEW FRONT COUNTER AND FINISHES

DESIGNER OF RECORD:

DISCIPLINE:	NAME:	EMAIL ADDRESS:	PHONE #:	LICENSE #:
ARCHITECT:	CHRIS PETERSON	29 MAIN STREET COLD SPRING HARBOR, NY 11724	631-482-6168	
ENGINEER:	PAUL WACCI	P.O. BOX 875 WESTFORD, MA 01886	617-677-8450	40619

CONSTRUCTION PROJECT MANAGER:

NAME:	MAILING ADDRESS:	EMAIL ADDRESS:	PHONE #:
MANAGER:	PHOENIA MURPHY 850 GASTON ST. SUITE 310 WESTWOOD, MA 02090	Phenia.Murphy@skyb.com	(781)269-8774

SYMBOL LEGEND:

	SECTION TAG		DOOR TAG
	DETAIL TAG		ROOM NAME & NUMBER
	ELEVATION TAG		PARTITION TAG
	VIEW NAME TAG		

DRAWING INDEX

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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CV COVER SHEET

ARCHITECTURAL

- D1.0 DEMOLITION - FLOOR PLAN
- D1.1 DEMOLITION - ELEVATIONS AND NOTES
- A0.1 GENERAL NOTES
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A1.2 ROOF LIGHTING PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A2.2 WALL SECTIONS & DETAILS
- A2.3 WALL SECTIONS & DETAILS
- A2.4 WALL SECTIONS & DETAILS
- A3.0 BRACK WALL DETAILS
- A4.1 ENLARGED RESTROOM PLANS & NOTES
- A4.2 ENLARGED RESTROOM PLANS
- A4.3 DETAILS, NOTES, & SCHEDULES

ELECTRICAL

- E1.0 ELECTRICAL SPECIFICATIONS AND GENERAL NOTES
- E1.1 ELECTRICAL ROOM-IN-PLAN AND NOTES
- E2.0 ELECTRICAL LIGHTING PLAN AND NOTES
- E3.0 FIRE ALARM PLAN

PLUMBING

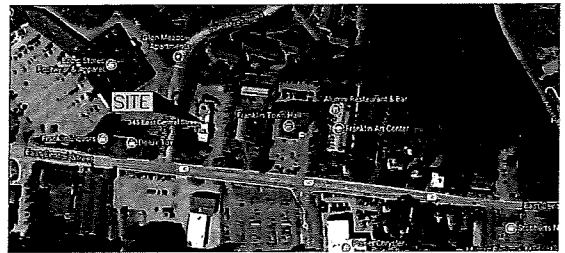
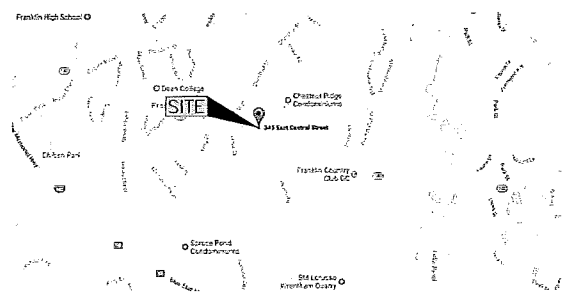
- P1.0 GENERAL NOTES
- P2.0 WASTE, VENT AND DOMESTIC PIPING PLAN
- P3.0 PLUMBING RISER DIAGRAM, DETAILS AND SCHEDULES

(UNDER A SEPARATE PERMIT)

1 NOT USED
CV NO SCALE

2 VICINITY MAP
CV NOT TO SCALE

3 AERIAL VIEW
CV NOT TO SCALE

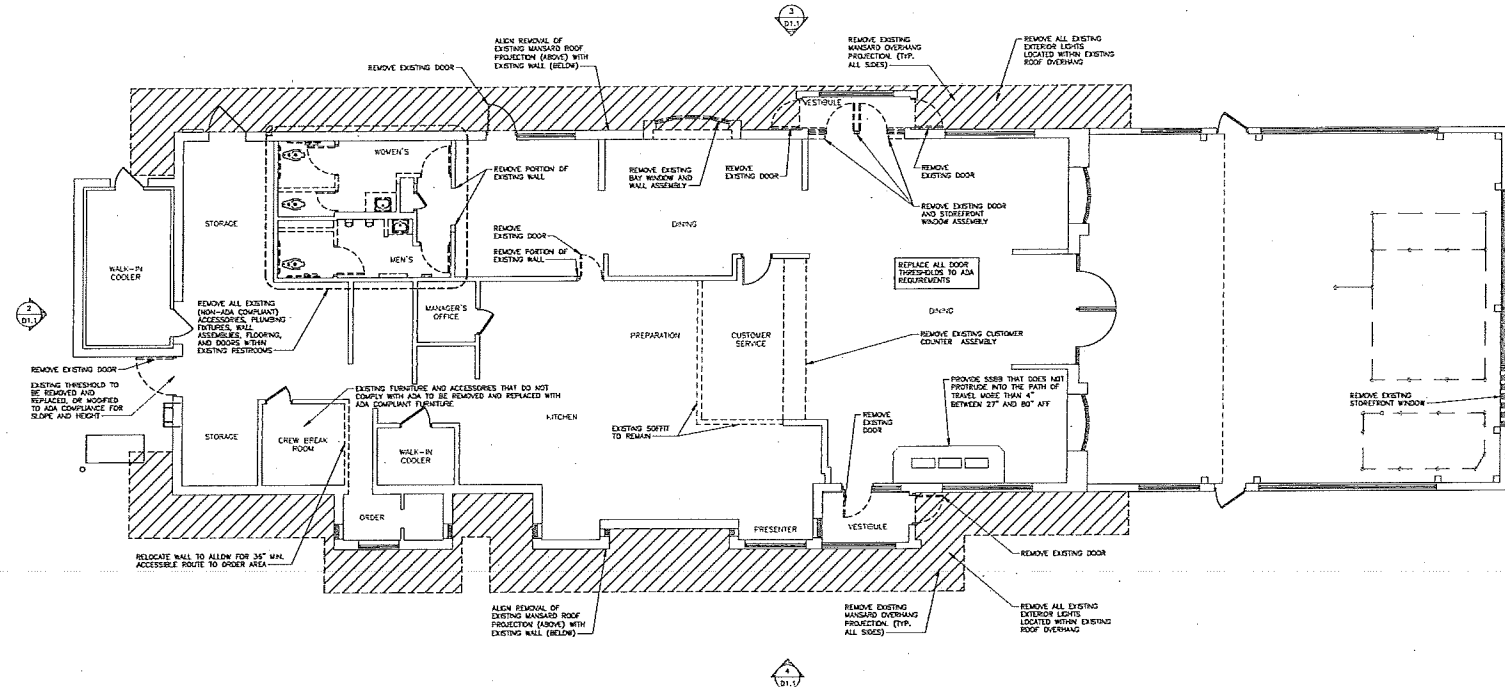


skyBorne
Technologies
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FRANKLIN, MA 02038
508-528-4928

McDonald's USA, LLC
100 WEST CENTRAL STREET
FRANKLIN, MA 02038
508-528-4928

PROJECT: 170261
 CORE 16 EXTERIOR - PLAYPLACE
 DATE: 02/23/2017
 SHEET: 01 OF 01
 COVER SHEET

2017 MAJOR REMODEL PROJECT - CORE 16 EXTERIOR - PLAYPLACE - BOSTON REGION - 11-14-2016 - 0008



1 DEMOLITION FLOOR PLAN
D1.D 3/16" = 1'-0"



REMOVAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNATED REPRESENTATIVE FOR CLARIFICATION AND APPROVEMENT AS REQUIRED.
2. EXTENT OF REMOVAL SHOWN HEREON IS APPROXIMATE. COORDINATE EXACT REMOVAL REQUIREMENTS WITH EXTENT OF NEW WORK SHOWN ELSEWHERE IN THIS SET OF DRAWINGS.
3. ADEQUATELY PROTECT AND SECURE ALL PENETRATIONS AND OPENINGS IN THE EXISTING BUILDING ENVELOPE, DUE TO REMOVAL AND/OR CONSTRUCTION, FROM ALL HAZARDS OF FLOOD, WEATHER AND UNRESTRICTED PERSONNEL ENTRY.
4. WALLS OF THE BUILDING MAY SUPPORT PORTIONS OF THE EXISTING STRUCTURE. I.C. SHALL COORDINATE REMOVALS OF SELECTED PORTIONS OF SUCH WALLS FOR THE PURPOSE OF CREATING NEW MISCELLANEOUS OPENINGS WITH RELATED TRACES.
5. TEMPORARY SHORING AND BRACING SHALL BE INSTALLED WHERE NECESSARY TO ACCOMMODATE ALL LOADS WHICH THE STRUCTURE MAY BE SUBJECTED TO DURING CONSTRUCTION, INCLUDING ANY EQUIPMENT AND THE OPERATIONS OF SAME. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY, AND THEN REMOVED UPON COMPLETION OF PERMANENT INSTALLATIONS.
6. UNLESS OTHERWISE NOTED, REMOVE EXISTING FLOOR FINISHES DOWN TO SUBSTRATE AS REQUIRED TO ACCOMMODATE THE WORK.
7. SHOWN UNLESS NOTED, THE REMOVAL UNLESS OTHERWISE NOTED ON REMOVAL PLAN, GO TO VERIFY COORDINATION PRIOR TO ISSUING BID. HORIZONTAL.
8. EXTENSIVE CARE SHALL BE TAKEN TO ENSURE PROPER PATCHING/EXTENSION OF EXISTING ASSEMBLIES FROM LINE OF REMOVAL TO NEW CONSTRUCTION.
9. REMOVE ALL WOOD AND METAL STUD PARTITION TRACES AT ALL REMOVED WALLS, ALL CEILING AND OTHER PREEXISTING MATERIALS TO BE SCRAPED FROM ALL SURFACES PRIOR TO FINISHING.
10. WHERE REMOVAL IS INDICATED, REMOVE PIPING, ELECTRIC OUTLETS, SWITCHES, THERMOSTATS, VOICE/DATA RECEPTACLES, SECURITY DEVICES, ETC. PULL ALL PIPING AND/OR BRING BACK TO SOURCE AND CAP AS REQUIRED. SEE ALL DRAWINGS FOR REMOVAL REQUIREMENTS. DETACH ITEMS WILL REMAIN AND BE RE-USED.
11. PROVIDE WRITTEN NEW SCHEDULE OF OPERATIONS FOR REMOVAL WORK TO DESIGNATED REPRESENTATIVE FOR REVIEW PRIOR TO START OF WORK. INCLUDE COORDINATION FOR SHUT-DOWN, SAVINGS AND COMPARISON OF UTILITY SERVICES AS REQUIRED, TOGETHER WITH DETAILS FOR EJECT AND NOISE CONTROL, PROTECTION TO ENSURE UNINTERRUPTED CONTINUITY OF ON-GOING OCCUPANT ACTIVITIES.
12. PROVIDE PHOTOGRAPHS OF EXISTING CONDITIONS THAT MIGHT BE MISCONSTRUED AS HAZARDOUS BY REMOVAL OPERATIONS. FILE WITH DESIGNATED REPRESENTATIVE PRIOR TO START OF WORK.
13. CONDUCT REMOVAL WORK IN MANNER THAT WILL UNHINDER NEED FOR DISRUPTION TO THE OCCUPANTS NORMAL OPERATIONS. PROVIDE MINIMUM OF 72 HOURS WRITTEN ADVANCE NOTICE TO THE DESIGNATED REPRESENTATIVE OR FIELD OFFICE OPERATIONS AND ONE WEEK WRITTEN ADVANCE NOTICE TO DESIGNATED REPRESENTATIVE FOR ANY REQUIRED SHUTDOWNS OF BASE BUILDING PLUMBING, MECHANICAL, ELECTRICAL, OR OTHER CRITICAL SYSTEMS. OWNER AND DESIGNATED REPRESENTATIVE DO NOT ASSUME RESPONSIBILITY FOR ACTUAL CONDITION OF COMPONENTS OR STRUCTURE TO BE REMOVED.
14. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES. CEASE OPERATIONS AND NOTIFY DESIGNATED REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
15. REMOVE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OCCUPANTS AND GENERAL PUBLIC IN OCCUPIED PORTIONS OF BUILDING.
16. PROTECT FROM DAMAGE EXISTING FROM WORK, EXISTING EQUIPMENT, AND UTILITIES THAT ARE TO REMAIN IN PLACE, BUT BECOME EXPOSED DURING OPERATION, PROTECT FROM DAMAGE EXISTING FLOORS, WALLS, AND CEILING WITH SUITABLE COVERINGS.
17. WHERE REMOVAL OCCURS IMMEDIATELY ADJACENT TO THE BUILDING, CONSTRUCT DUST-PROOF PARTITIONS.
18. CONDUCT REMOVAL OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
19. DO NOT BLOCK OR OTHERWISE OBSTRUCT TRAFFIC, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITY'S TRAFFIC ADMINISTRATION.
20. DO NOT USE CUTTING TORCHES FOR REMOVAL UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS.
21. IN CONCEALED SPACES, SUCH AS INTERIOR CEILING AND FINE SPACES, VERIFY LOCATION OF HOISTED SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS. MAINTAIN EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITY'S HAVING JURISDICTION.

NOTE

CONTRACTOR TO REMOVE ALL EQUIPMENT, EXISTING LIGHTS, SECURITY, ETC. LOCATED WITHIN EXISTING ROOF OVERHANG, COORDINATE WITH MCDONALD'S SCM AND STORE OWNER.

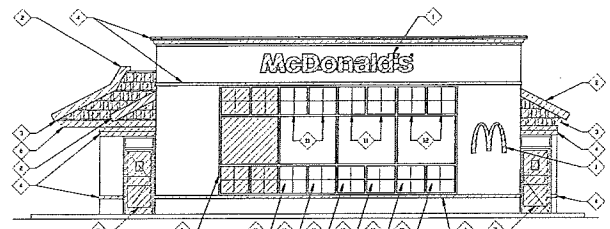


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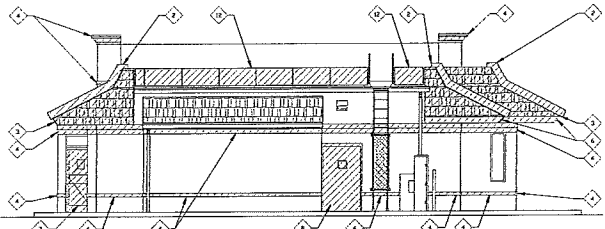
McDonald's USA, LLC
10000 13th Ave SE
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PROJECT: DEMOLITION - FLOOR PLAN
DATE: 03/20/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 03/20/2013
SCALE: 3/16" = 1'-0"
SHEET NO: D1.0
TOTAL SHEETS: 10

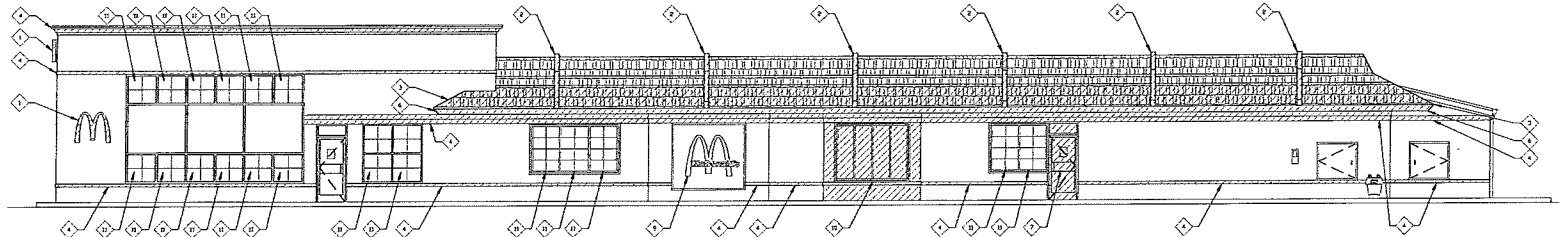
REV	DATE	DESCRIPTION
0	03/21/13	FOR TENG



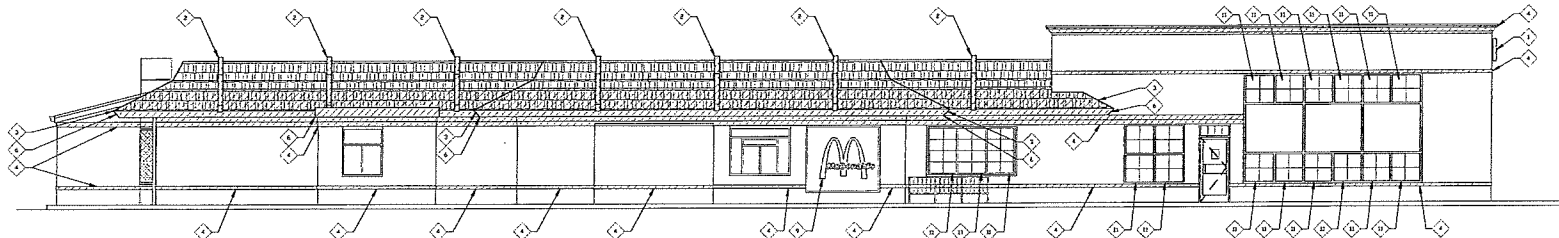
1 DEMOLITION FRONT ELEVATION
D1.1 3/16" = 1'-0"



2 DEMOLITION REAR ELEVATION
D1.1 3/16" = 1'-0"



3 DEMOLITION NON-DRIVE-THRU ELEVATION
D1.1 3/16" = 1'-0"



4 DEMOLITION DRIVE-THRU ELEVATION
D1.1 3/16" = 1'-0"

- 1 REMOVE EXISTING BUILDING STORAGE EXTERIOR AND REMOVE EXISTING EXTERIOR FINISHES APPROVED
- 2 REMOVE ALL EXISTING HANGING LIGHT BEAMS
- 3 REMOVE EXISTING BRONZE AT LOWER AND UPPER PORTION OF DOUBLE HANGING ROOF
- 4 REMOVE EXISTING DECKING TRIM
- 5 REMOVE EXISTING STORAGE WINDOW
- 6 REMOVE EXISTING WOOD TRIM

- 7 REMOVE EXISTING STOREFRONT DOOR ASSEMBLY TRIM
- 8 REPAIR OR REPLACE EXISTING DOOR, SEE FLOOR PLAN 1/4" = 1'-0" FOR MORE INFO
- 9 REMOVE EXISTING SIDEWALKS LEVEL EXISTING IN EXISTING GRADING
- 10 REMOVE EXISTING BAY WINDOW AND WALL ASSEMBLY
- 11 REMOVE EXISTING WINDOW DETAILS OR REPAIR EXISTING WINDOW GLASS IF REQUIRED TO REMOVE WINDOW DETAILS
- 12 REMOVE EXISTING WINDOW SILLER

NOTE:
CONTRACTOR TO REMOVE ALL EQUIPMENT, EXISTING LIGHTS, SECURITY, AND ETC. LOCATED WITHIN EXISTING ROOF OVERHEAD COORDINATE WITH McDONALD'S AEM AND STORE OWNER.

THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A PRE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION. A NOTICE TO FIELD IN CASE OF DISCREPANCIES. CONTRACTOR TO BE RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING, A REPAIR WILL BE REQUIRED THAT IS NOT INTERFERE WITH STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

1 ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DIMENSIONS WITH ARCHITECT PRIOR TO DEMOLITION.

2 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

3 CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SERVICES TO REMAIN. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO DEMOLITION. CONTRACTOR TO BE RESPONSIBLE TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING, A REPAIR WILL BE REQUIRED THAT IS NOT INTERFERE WITH STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

4 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

5 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

6 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

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12 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

13 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

14 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.

15 CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF DEMOLITION.



**Skyborne
Technologies**

McDonald's USA, LLC

Demolition - Elevations and Notes

D1.1
Elevations & Notes

REV	DATE	DESCRIPTION
0	08-23-17	FOR ISSUE

GENERAL NOTES:

- CONSTRUCTION SAFETY SAFETY PLAN**
1. ALL PRECAUTIONS AND MEASURES WILL BE TAKEN TO ENSURE THE SAFETY OF THE OCCUPANTS OF THE BUILDING AS WELL AS THE SAFETY OF THE PEDESTRIANS BELOW.
 2. BARRICADES WILL BE ERECTED SEPARATING WORK AREAS FROM ALL PUBLIC SPACES AS REQUIRED.
 3. ALL FIRE AND OTHER REQUIRED EXITS, WAY OF APPROACH THERETO AND WAY OF TRAVEL FROM THE ENTR TO THE STREET SHALL BE CONTINUOUSLY MAINTAINED FREE FOR UNOBSTRUCTED EGRESS.
 4. PROVIDE A PORTABLE FIRE EXTINGUISHER(S) WITH A MINIMUM RATING NOT LESS THAN 2-A OR 2-A10BC WITHIN 75' OF ALL PORTIONS OF THE WORK AREA.

SITE WORK GENERAL NOTES

1. THE CONTRACTOR SHALL CALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK SHALL BE RELOCATED AS SPECIFIED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE, BUT NOT BE LIMITED TO:
 - A. FALL PROTECTION
 - B. CONFINED SPACES
 - C. ELECTRICAL SAFETY
 - D. TRENCHING & EXCAVATION
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PRODUCT SPECIFICATIONS.
4. IF NECESSARY, PROTECT EXISTING UTILITIES, SEWER, STEEL, STEEL, TOPSOIL AND OTHER UTILITIES SHALL BE PROTECTED FROM THE SITE LEVEL.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR COVERED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER, OWNER AND /OR LOCAL UTILITIES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING SITE DURING CONSTRUCTION.
7. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE. SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
8. THE SOIL SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISH SURFACE APPLICATION. SEE SOIL CONSTRUCTION NOTES.
9. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEED, AND COVERED WITH MULCH.
10. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL ORDINANCES FOR EROSION AND SEDIMENT CONTROL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CLEAN SUITABLE FILL REQUIRED TO COMPLETE THE PROJECT.

DELIVERY, STORAGE, AND HANDLING:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROCEDURES AND SCHEDULING ASSOCIATED WITH HOISTING, STAGING, AND ERECTING OF MATERIALS AND EQUIPMENT TO AND/OR UPON THE SITE.
2. ALL ELEMENTS OF THE EXISTING SITE, IE. STRUCTURES, SITE PLANTINGS, ETC. SHALL BE PROTECTED AS NECESSARY FROM STAB ACTIONS. THIS WORK MUST BE DONE IN A SAFE, SECURE, NONDESTRUCTIVE MANNER FOR PROTECTIVE PERSONNEL AND PROPERTY.

WARRANTIES AND BONDS:

1. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS USED IN THIS PROJECT FOR A WORKMAN PERIOD OF ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
2. FINAL DATE OF ACCEPTANCE IS DEFINED AS THE DATE THAT ALL REQUIRED STATE AND FEDERAL APPROVALS HAVE BEEN OBTAINED, INCLUDING, BUT NOT LIMITED TO:
 - A. FINAL INSPECTION - 3-14
 - B. CERTIFICATE OF OCCUPANCY
3. ANY DEFICIENCIES THAT COME EXISTENT DURING THIS ONE (1) YEAR PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LOCAL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES REGARDING THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEING THE JOB IS NEVERTHELESS CAUTIONED THAT MAJOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE THE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR USE OF ALL PERSONNEL INVOLVED IN THE PROJECT.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIPTION DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PARTITIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
6. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, DRIVEWAYS, ETC. DURING CONSTRUCTION UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
7. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND MAINTAIN FREE EGRESS. CONSTRUCTION AND DEPOSE ALL DIRT, DEBRIS, RUBBISH AND REMOVE ALL UNNECESSARY MATERIAL.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERMITS AND ORDINANCES OF THE STATE BUILDING CODE, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS SPECIFIED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PER DRILLING AROUND OR NEAR UTILITIES.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

SHEET NO.	THE	GENERAL NOTES	PROJECT # 170601	PROJECT LOCATION	DATE	SCALE	DESCRIPTION	REV	DATE	DESCRIPTION
								0	08/03/2017	FOR PLUMB

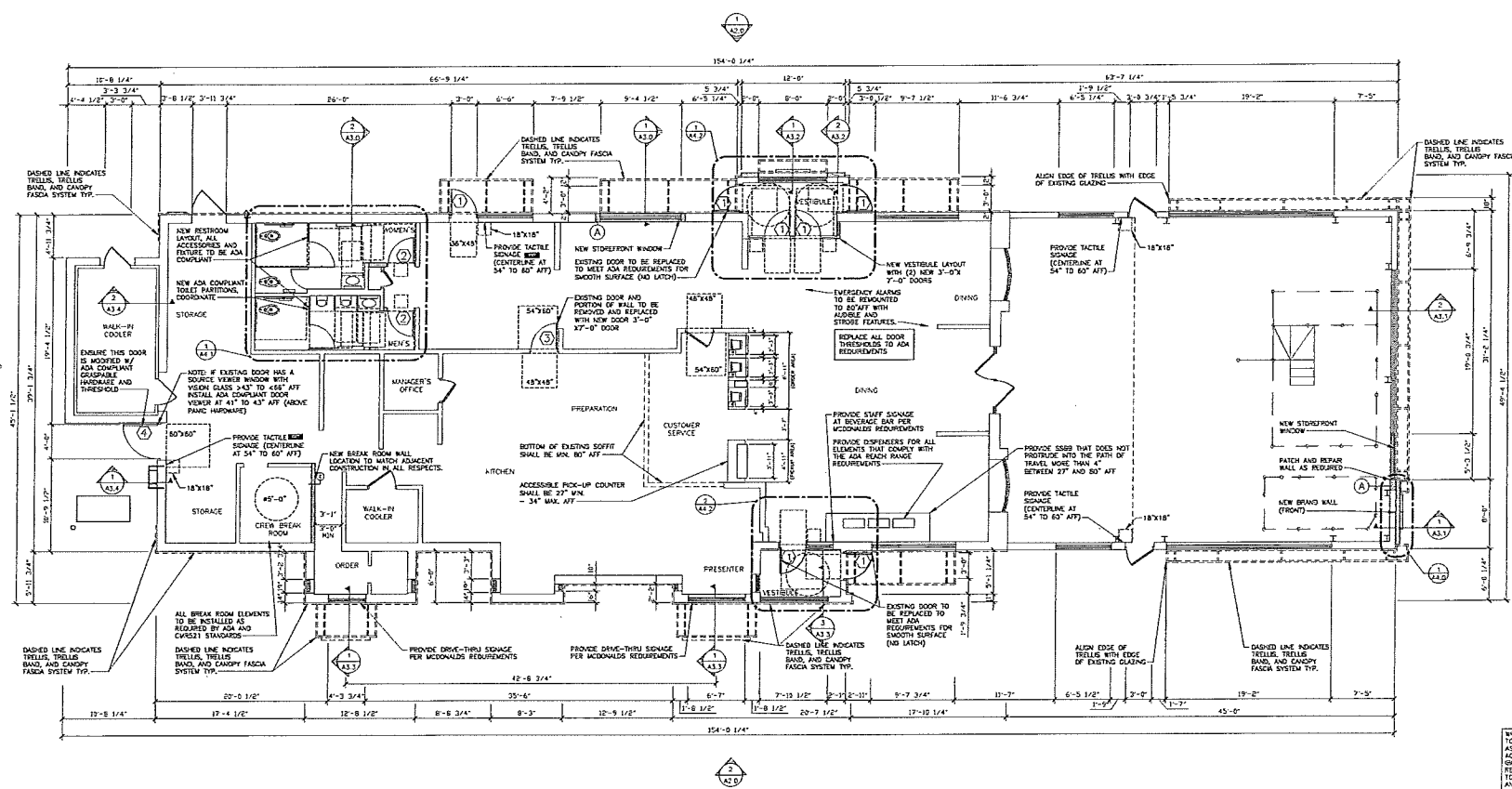


PROVIDED BY
SkyBorne Technologies
 P.O. BOX 674
 WARREN, MI 48090

PROJECT MANAGER: THE, LLC
McDonald's USA, LLC
 PROPERTY AT 170601 STATE ST., WARREN, MI 48090. THE PROJECT IS BEING CONSTRUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO EXISTING SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO EXISTING SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

DATE OF ISSUE: 08/03/2017
 SCALE: AS SHOWN
 PROJECT: 170601
 SHEET: 170601-01
 PROJECT LOCATION: 170601 STATE ST., WARREN, MI 48090

NOTE:
 ALL CLEARANCES, ACCESSIBLE PATHS, REACH RANGES AND ALL OTHER AIA REGULATED ITEMS TO BE COMPLIANT WITH THE 2010 ADA STANDARDS AND MANDATORY SCS 201. CONTRACTOR TO NOTIFY THE E.O.R. OF ANY DISCREPANCIES BETWEEN THE PLANS SHOWN AND CODES REFERENCED ABOVE PRIOR TO THE START OF CONSTRUCTION.
 CONTRACTOR TO ENSURE THAT ALL BARRIERS FOUND WITHIN THE PRE CONSTRUCTION ADA REPORT COMPLETED BY SIGHTING TECHNOLOGIES ARE SATISFIED.



WHEN APPLICABLE, CONTRACTOR TO PROVIDE RECEIVERS FOR POSITIVE LISTENING SYSTEMS IN ACCORDANCE WITH THE 2010 ADA, TABLE 106.2.1.1. NEW RECEIVERS TO BE CONNECTED TO THE EXISTING POSITIVE LISTENING SYSTEM (RELEASER SYSTEM).

CONTRACTOR TO VERIFY ALL CLEAR FLOOR SPACES ARE PROVIDED/MAINTAINED AT ALL EXTERIOR DOORS AND INTERIOR CIRCULATION DOORS IN ACCORDANCE WITH THE 2010 ADA, 501 CMR AND ADO.

CONTRACTOR TO VERIFY WITH TRELIS AND ACENT BAND MANUFACTURER FOR MOUNTING REQUIREMENTS.

CONTRACTOR TO VERIFY ALL FINISHES WITH INTERNATIONAL'S ACV PRIOR TO ORDERING. ALL AREAS OF NEW WORK ARE TO BE REFERRED TO FINISHES AREA TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.



1 FLOOR PLAN
 A1.0 3/18" = 1'-0"

SYMBOL LEGEND	GENERAL NOTES
1	DOOR TAG
2	SEE DOOR SCHEDULE A1.3
3	WALL TYPE
4	FOR EXTERIOR WALL ASSEMBLY TYPE, SEE NOTES 5/20.0
5	FOR INTERIOR WALL ASSEMBLY TYPE, SEE NOTES A/1.3

GENERAL NOTES:
 1. EXISTING ARE SHOWN.
 2. EXTERIOR WALLS: FROM INTERIOR FACE OF OTHER SIDE TO THE INTERIOR FACE OF FINISH WALL TO THE FACE OF FINISH WALL, UNO.
 3. SEE A/1.3 FOR EXTERIOR WALL ASSEMBLY TYPES.
 4. SEE A/1.3 FOR FINISHES, FINISHES, ETC.
 5. SEE A/1.3 FOR WINDOW TYPES.
 6. SEE A/1.3 FOR WINDOW TYPES.
 7. SEE A/1.3 FOR WINDOW TYPES.
 8. SEE A/1.3 FOR WINDOW TYPES.
 9. SEE A/1.3 FOR WINDOW TYPES.
 10. SEE A/1.3 FOR WINDOW TYPES.

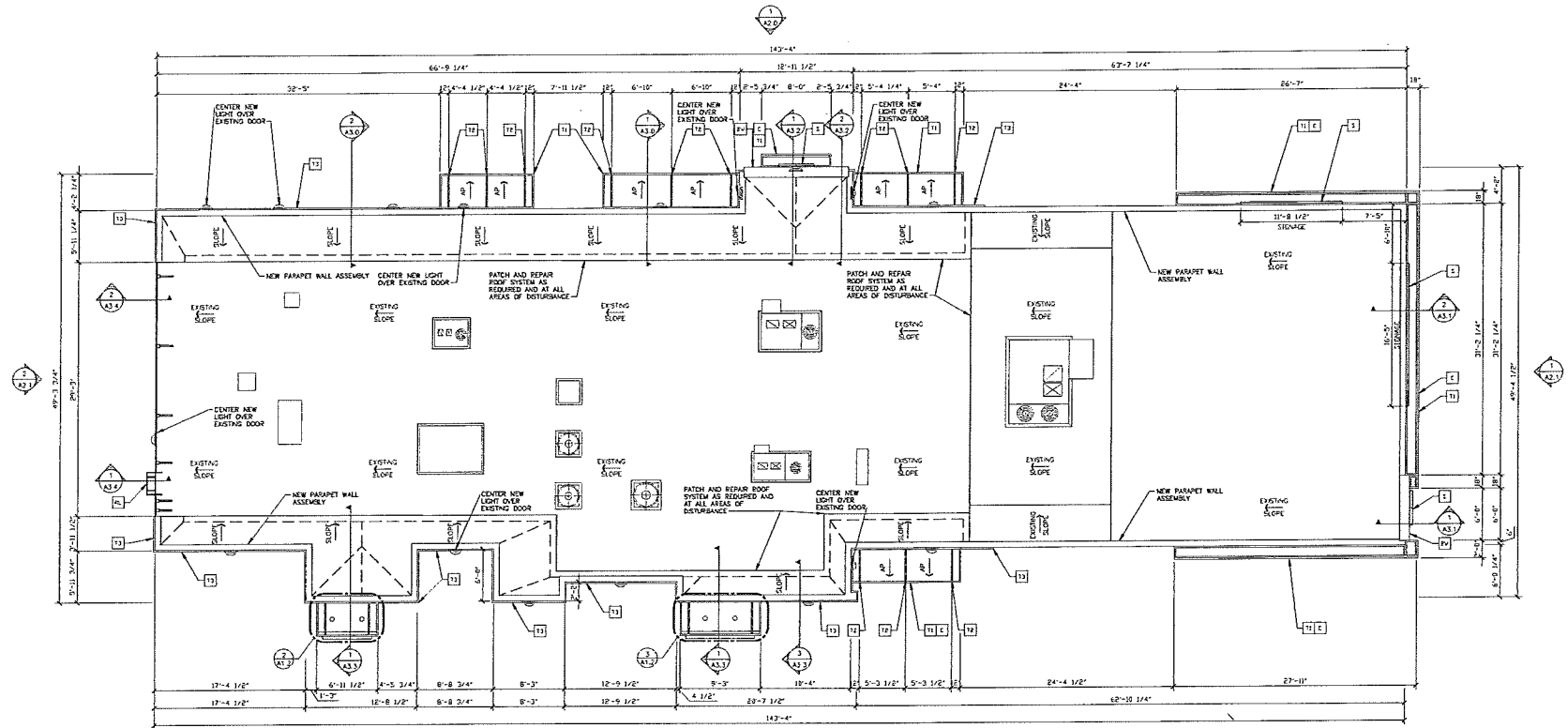
ADA NOTES:
 1. NEW RESTROOM LAYOUT TO BE UPDATED TO COMPLY WITH 2010 ADA STANDARDS, ADA, MA DMR 521 AND ADA REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CORRECT, AND/OR CHANGES WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA, MA DMR 521 AND ADA REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CORRECT, AND/OR CHANGES WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA, MA DMR 521 AND ADA REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CORRECT, AND/OR CHANGES WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA, MA DMR 521 AND ADA REQUIREMENTS.
 2. ALL NEW PLUMBING FIXTURES AND RESTROOM ACCESSORIES TO COMPLY WITH 2010 ADA STANDARDS, ADA, MA DMR 521 AND ADA REQUIREMENTS.
 3. "CLEAR WAY" DIMENSIONS ARE TO BE CLEAR OF ANY WALLS, STRUCTURE OR FINISHES (CORNER CAPS, CHAIR RAIL, FINISH EDWARDS, BASE TILES, ELECTRICAL PANEL DOORS, EQUIPMENT, ETC.)
 4. AFTER AIR BALANCING IS COMPLETED AND PRIOR TO OPENING STORE, ADJUST ALL DOORS OPENING FORCE PRIOR TO WINDING UP STORE. ALL INTERIOR DOORS OPENING FORCE SHALL BE 5#F MAX AND ALL EXTERIOR DOORS OPENING FORCE IS ADVISED TO BE 6#F MAX.

5. CLOSING SPEED OF DOORS WITH CLOSER SHALL BE MIN 5 SECONDS/OPEN FROM POSITION 90° POSITION OF 12".
 6. FINISH PACKAGE AND INSTALL, SHOW AT LOCATION AND POSITIONS INDICATED IN FINISHES OR AS REQUIRED BY LOCAL CODES. FINISH PACKAGE SUPPLIED BY FORREST REMANSON 1-800-214-8768 9292 191 ST. EDA 328 WWW.FORRESTREMANSON.COM HER WISCONSIN, WI 10802
 7. EXTERIOR DOOR BELLS AND BUZZERS AT DELIVERY DOORS IF INSTALLED OR MODIFIED DUE TO FINISHES (WORK) MUST COMPLY WITH REAR-RANGE MARK HEIGHTS FOR ACCESSIBILITY. TOP OF BUZZER/AUDITOR IS NOT TO EXCEED 48" AFF.
 8. ADA REQUIRED MANEUVERING CLEARANCE AT MANUAL OPERATING DOOR.
 9. NOTE: FINISHES OR EQUIPMENT OR FURNITURE OBSTACLES ON REQUIRED CLEAR FLOOR SPACE IN FRONT OF THE DOOR.

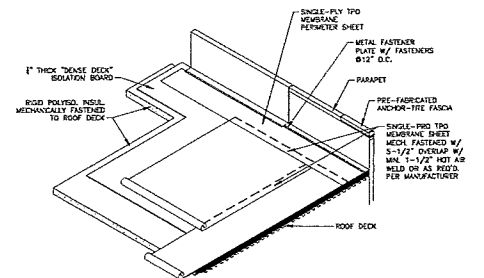
FIRE ALARM NOTES:
 (IF REQUIRED/ADDED/PROCESSED BY FIRE MARSHALL OR LOCAL/STATE AHA)
 1. ALL PULL STATIONS MUST MEET ADA REQUIREMENTS OR LOCAL/STATE AHA IF MORE STRINGENT. ADA ALLOWS A MAX. REACH HEIGHT OF 48" AS LONG AS THE REACH IS NOT AN OBSTACLE GREATER THAN 10" KEEP THE MAX. REACH HEIGHT TO THE OPERABLE MEDIUM ALLOWED FOR COMPLIANCE WITH 2010 ADA STANDARDS WHEN REACH IS OVER AN OBSTACLE (FROM RECFWALL, DISPLAY, ETC.) 10" OR 48" AFF.
 2. CONSIDER LOCATION OF BELL (RING, TRANSDUCER) RELOCATES TO LOCATE THE PULL STATIONS WHERE THEY WILL NOT BE OBSCURED BY THESE ITEMS. ENSURE FIRE ALARM CONTRACTOR HAS A COPY OF THE FINAL DESIGN PLAN FOR COORDINATION.
 3. A/V DEVICES MUST BE INSTALLED PER ADA REQUIREMENTS OR LOCAL/STATE AHA IF MORE STRINGENT. ADA/IFP/PTZ REQUIRES STRIPES TO BE MOUNTED AT 38" AFF. (TO A PORTION OF THE CLEAR LENS OF THE STRIPES) UNLESS A LOW-CLEARANCE CONDITION EXISTS, WHERE A MIN. OF 6" BELOW THE CEILING PLANE IS REQUIRED FOR VISIBILITY THROUGH STRIPES.
 4. MOUNTING NOTE: MOUNTING ISSUES A CLARIFICATION IN WHICH MANDATES WALL-MOUNTED A/V DEVICES. IF LOCAL/STATE AHA REQUIRES CEILING-MOUNTED A/V DEVICES IN PUBLIC AREAS (DINING ROOMS, RESTROOMS, PLAYPLACES, ETC.) THEN WALL-MOUNTED A/V'S MUST BE INSTALLED IN ADDITION TO THE CEILING UNITS. PER #2 ABOVE.

McDonald's USA, LLC
 SkyBorne Technologies
 PROJECT # 170651
 A1.0 FLOOR PLAN

NO.	DATE	DESCRIPTION
1	08/23/2017	FOR FINISH
2	08/23/2017	FOR FINISH
3	08/23/2017	FOR FINISH
4	08/23/2017	FOR FINISH
5	08/23/2017	FOR FINISH
6	08/23/2017	FOR FINISH
7	08/23/2017	FOR FINISH
8	08/23/2017	FOR FINISH
9	08/23/2017	FOR FINISH
10	08/23/2017	FOR FINISH



1 ROOF PLAN
A1.1 1/4" = 1'-0"



2 ROOFING SYSTEM
A1.1 NOT TO SCALE

ROOFING SYSTEM

- MANUFACTURERS AND PRODUCTS**
 - CARULITE SYSTEM, INC.
 - JONES MANVILLE
 - INSTANTANEOUS 391-60
 - NO SUBSTITUTIONS ALLOWED
- SPECIFIED ROOFING SYSTEMS (AS SHOWN)**
 - TPO ROOFING SYSTEM AS MANUFACTURED BY ONE OF THE TWO MANUFACTURERS LISTED ABOVE TO COMPLY WITH ASTM D-6788, AND FIG. 1-93 FOR WIND UPLIFT.
 - FASTENERS: METAL FASTENERS AND PLATES AS PER MANUFACTURER
 - ACCESSORIES: FREE-FASHIONED GUTS, FLASHING, CORNERS, TERMINATION BARS, PIPE FLASHING, VENT FLASHING ETC. AS PER MANUFACTURER
- WALKWAYS**
 - 34" WIDE WALKWAY ROLL, HOT AIR WELDED TO MEMBRANE.
 - PROVIDE WALKWAY FROM ROOF LASCOR EXIT TO ALL ROOF TOP EQUIPMENT AS PER ROOF PLAN ABOVE.
 - INSTALL WALKWAY ACCORDING TO WALKWAY PAD MANUFACTURER'S WRITTEN INSTRUCTION
- ROOF INSULATION**

PROVIDE REQUIRED LAYERS OF POLYISOCYANURATE INSULATION W/ COVER BOARD TO MEET A MINIMUM CONTINUOUS R-25 VALUE - THICKNESS AS REQUIRED. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAIN (SEE ROOF PLAN). PROVIDE TOP LAYER PROTECTION MATERIAL AS PER MANUFACTURER'S RECOMMENDATIONS. BOTTOM LAYER OF INSULATION OVER 1/2" TYPE "A" EXTERIOR GRADE GYPSUM BOARD ASSEMBLY SHALL COMPLY WITH U.L. 1256 OR FIG. 4450
- TAPERED INSULATION**

FACTOR TAPERED INSULATION AS REQUIRED FOR POSITIVE DRAINAGE TO ROOF DRAINS AS INDICATED PER ROOF PLAN ABOVE. "A" PER FOOT MIN. REQUIRED.
- EXHAUST FANS**

PROVIDE ADDITIONAL LAYER OF ROOF MEMBRANE AROUND EXHAUST FANS AS INDICATED PER ROOF PLAN ABOVE.

SYMBOL LEGEND

- ▲ TRELIS/CANOPY SYSTEM WITH ALUMINUM INFL PANELS. SLOPE TO EDGE @ 1/4" PER FT.
- ↖ SLOPE DIRECTION OF DRAINAGE

KEY NOTES

- 1 NEW ALUMINUM CANOPY FASCIA SEE ELEVATIONS FOR COLOR
- 2 NEW ALUMINUM TRELIS SYSTEM SEE ELEVATIONS FOR COLOR
- 3 NEW WALL SCOURE PUTUP SEE ELEVATIONS FOR COLOR UP/DOWN & COLOR
- 4 ROOF LADDER (EXISTING)
- 5 NEW MCDONALD'S SIGNAGE BY OTHERS. SEE ELEVATIONS
- 6 NEW ALUMINUM TRELIS SYSTEM SEE ELEVATIONS FOR COLOR
- 7 NEW ALUMINUM TRELIS TE-BACK SEE ELEVATIONS FOR COLOR
- 8 NEW ALUMINUM TRELIS 2x8 WALL FASCIA SEE ELEVATIONS FOR COLOR
- 9 NEW BRAND WALL SEE ELEVATIONS FOR COLOR

ROOFING NOTES

- SINGLE-PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED USING COPING NOT WELDED TO SEALING STRIP SECURED TO WOOD BLOTTING
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2/41.1
- PROVIDE PREFABRICATED METAL DRYER EQUIVANT SIZE, LOCATION AND INSTALLATION REQUIREMENTS W/ M. E. P. A. S SHEETS. PROVIDE SHIMS TO LEVEL CORNERS WHERE ROOF SLOPE IS PREPARED.
- FOR EACH LOCATION OF EXHAUST FAN, WIND UPLIFT, AND ROOF HATCH REFER TO STRUCTURAL DRAWINGS
- CONCRETE MUST BE DETALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERAL CONTRACTOR.

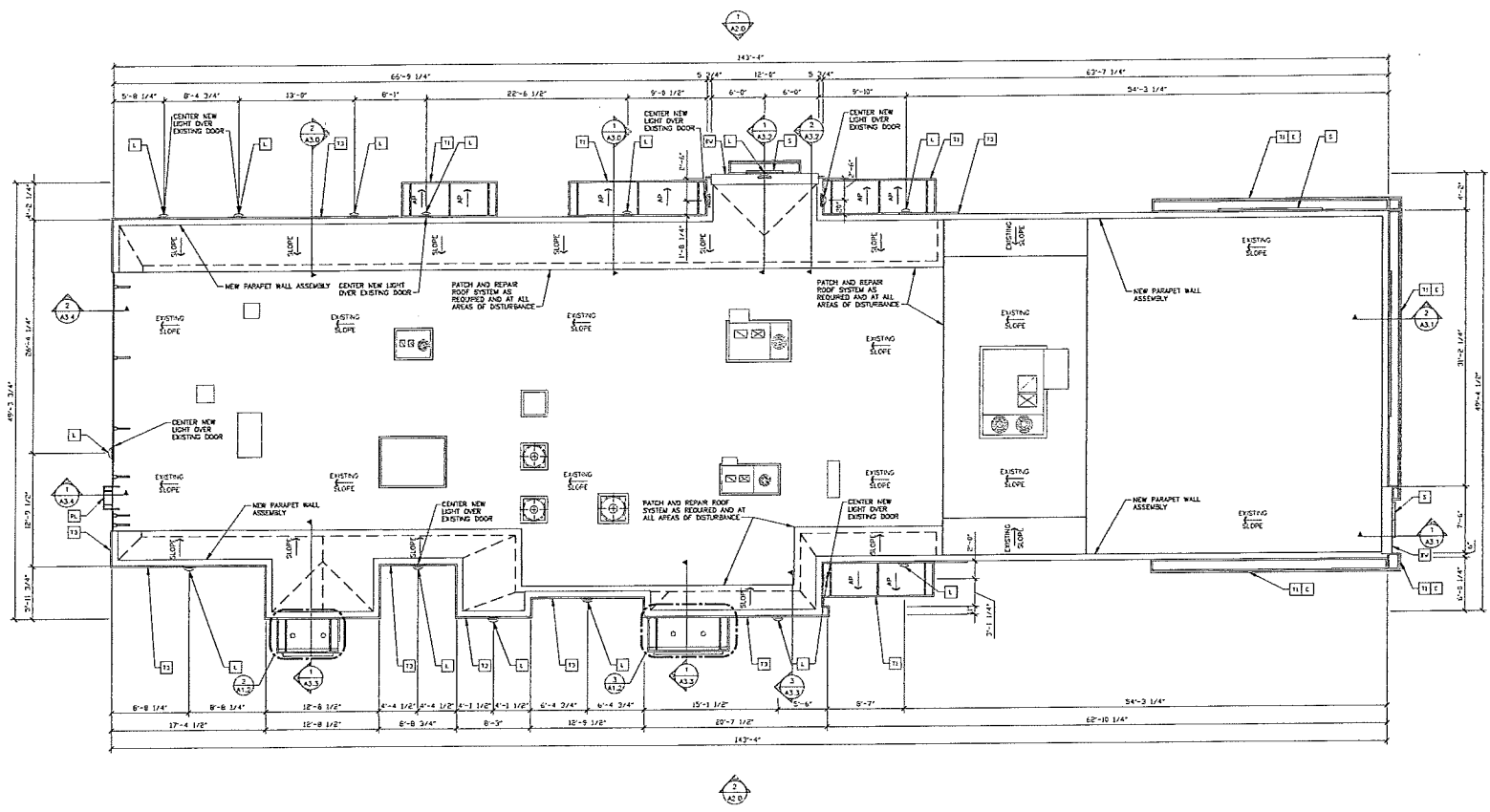
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 PROJECT NO: 147-4" x 142-4"
 DATE: 08/07/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

McDonald's USA, LLC

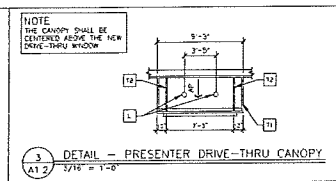
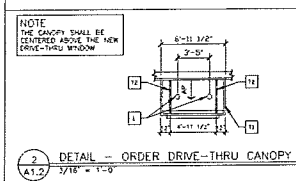
SkyBorne Technologies
 1000 W. 10th Street
 Tulsa, Oklahoma 74103
 (918) 437-1234

NO.	DATE	DESCRIPTION
1	08/07/2017	ISSUED FOR PERMITS
2		
3		
4		
5		

PROJECT TITLED: A1.1
 ROOF PLAN



1 ROOF LIGHTING PLAN
A1.2 3/16" = 1'-0"



ROOFING SYSTEM
SEE 2/7A1.2 FOR ROOFING SYSTEM NOTES

SYMBOL LEGEND

AR TRELLIS/CANOPY SYSTEM WITH ALUMINUM INFILL PANELS
SLOPE TO EDGE @ 1/4" PER FT.
SLOPE DIRECTION OF DRAINAGE

KEY NOTES

[1] NEW ALUMINUM CANOPY FASCIA SEE ELEVATIONS FOR COLOR	[11] NEW ALUMINUM TRELLIS SYSTEM SEE ELEVATIONS FOR COLOR
[2] NEW WALL SCHEDULE EXPLORE SEE ELEVATIONS & ELECTRICAL FOR UP/DOWN & COLOR	[12] NEW ALUMINUM TRELLIS TE-BAG SEE ELEVATIONS FOR COLOR
[3] ROOF LINDER (EXISTING)	[13] NEW ALUMINUM TRELLIS 2 1/2" WALL FASCIA SEE ELEVATIONS FOR COLOR
[4] NEW MCDONALD'S SQUARE BY OTHERS. SEE ELEVATIONS	[14] NEW BRAND WALL SEE ELEVATIONS FOR COLOR

ROOFING NOTES

- SINGLE-PLY ROOFING SYSTEM WITH BASE FLASHING SHEET EXTENDING UP PARAPETS AND TERMINATED UNDER COPING. NOT WELDED TO SEALING STOP. SECURED TO WOOD BLOCKING.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER DETAIL 2/7A1.1.
- PROVIDE PREFABRICATED METAL CURBS. LOCATE AND PROVIDE EXACT LOCATION OF ENHAUST FANS, HVAC UNITS, AND ROOF PATCH. REFER TO STRUCTURAL DRAWINGS.
- CONCRETE MUST BE INSTALLED AT ALL ROOF CURBS & EQUIPMENT PLATFORMS BY GENERAL CONTRACTOR.

DATE: 08/27/2017
PROJECT: MCDONALD'S USA, LLC
DRAWING: ROOF LIGHTING PLAN
SCALE: 3/16" = 1'-0"

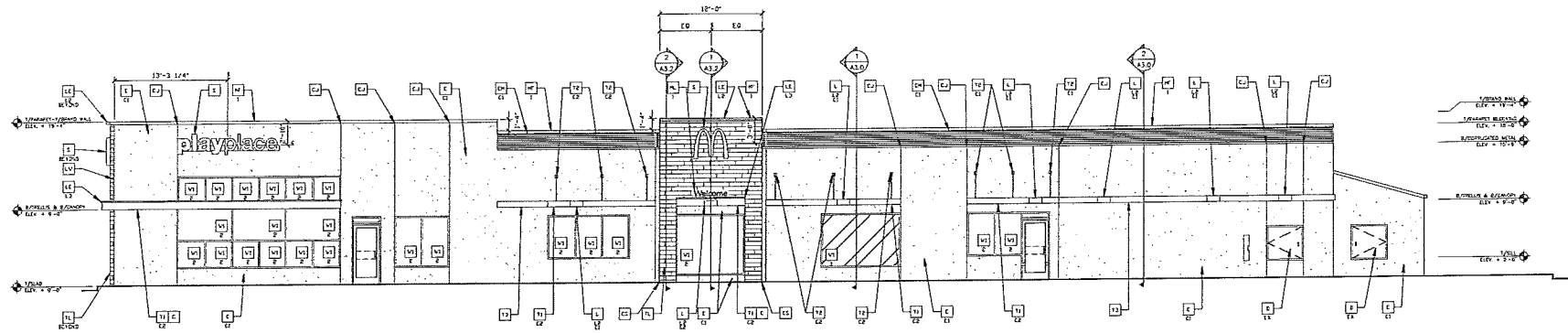
PROJECT BY: SkyBorne Technologies
DESIGNED BY: SkyBorne Technologies
CHECKED BY: SkyBorne Technologies
DATE: 08/27/2017

REVISIONS:

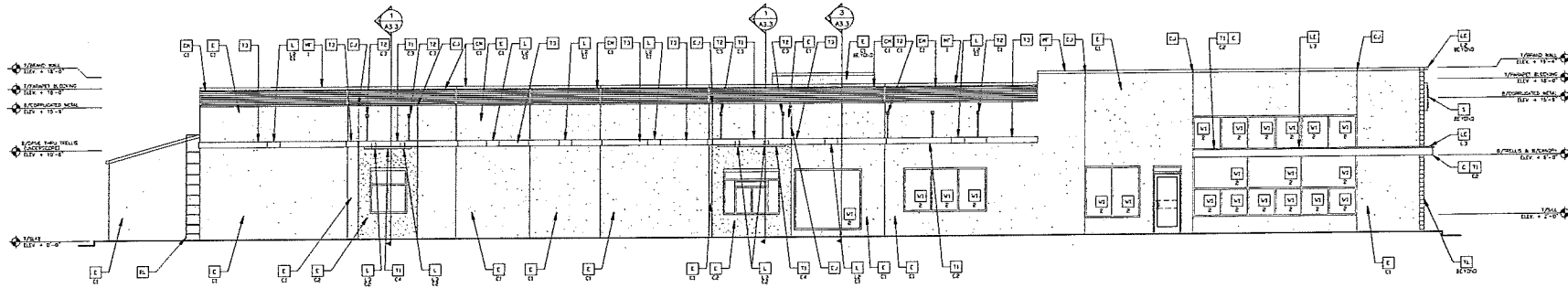
NO.	DATE	DESCRIPTION
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2	08/27/2017	ISSUE FOR PERMITS
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17	08/27/2017	ISSUE FOR PERMITS
18	08/27/2017	ISSUE FOR PERMITS
19	08/27/2017	ISSUE FOR PERMITS
20	08/27/2017	ISSUE FOR PERMITS

PROJECT: MCDONALD'S USA, LLC
PROJECT NO: 17001
DRAWING: ROOF LIGHTING PLAN
SCALE: 3/16" = 1'-0"

DATE: 08/27/2017
PROJECT: MCDONALD'S USA, LLC
DRAWING: ROOF LIGHTING PLAN
SCALE: 3/16" = 1'-0"



1 NON-DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"



2 DRIVE-THRU ELEVATION
SCALE: 3/16" = 1'-0"

COLOR SCHEME: "MODERN" SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- 1. LIGH FIXTURE - SEE ELECTRICAL
- 2. GUARDRAIL
- 3. PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
- 4. ROOF DRAIN OVERFLOW PIPE
- 5. PAINT TO MATCH SURROUNDING MATERIAL
- 6. ALUMINUM TRILLES SYSTEM
- 7. ALUMINUM TRILLES TE-BACK SYSTEM
- 8. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 9. NEW MECHANICAL SCREEN
- 10. NEW STIFFENING AND BLADING
- 11. NEW STIFFENING AND BLADING
- 12. CONTROL JOINT
- 13. HIGH FUTURE - SEE ELECTRICAL
- 14. HIGH IMPACT JONES "HANGER 10" ULTRA HIGH IMPACT MESH EXTERIOR INSULATION FINISH SYSTEM (I.I.F.S.) OUTSLATCH PLUS 40" BY DRYVET DR EQUAL ACCESSIT FOR EYE AREAS WITHIN 8'-0" OF GRADE.
- 15. CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A30 FOR ADDITIONAL SPECIFICATIONS
- 16. ROOF LAZOR
- 17. TILE
- 18. SUPERMEST, E-WOOD COLLECTION
- 19. BUTLERISE EDGER STREPS
- 20. ALUMINUM CANOPY FASCIA SYSTEM
- 21. ALUMINUM TRILLES SYSTEM
- 22. ALUMINUM TRILLES TE-BACK SYSTEM
- 23. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 24. NEW MECHANICAL SCREEN
- 25. NEW STIFFENING AND BLADING
- 26. CONTROL JOINT
- 27. LIGH FIXTURE - SEE ELECTRICAL
- 28. GUARDRAIL
- 29. PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
- 30. ROOF DRAIN OVERFLOW PIPE
- 31. PAINT TO MATCH SURROUNDING MATERIAL
- 32. ALUMINUM TRILLES SYSTEM
- 33. ALUMINUM TRILLES TE-BACK SYSTEM
- 34. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 35. NEW MECHANICAL SCREEN
- 36. NEW STIFFENING AND BLADING
- 37. CONTROL JOINT
- 38. HIGH FUTURE - SEE ELECTRICAL
- 39. GUARDRAIL
- 40. PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
- 41. ROOF DRAIN OVERFLOW PIPE
- 42. PAINT TO MATCH SURROUNDING MATERIAL
- 43. ALUMINUM TRILLES SYSTEM
- 44. ALUMINUM TRILLES TE-BACK SYSTEM
- 45. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 46. NEW MECHANICAL SCREEN
- 47. NEW STIFFENING AND BLADING
- 48. CONTROL JOINT
- 49. HIGH FUTURE - SEE ELECTRICAL
- 50. GUARDRAIL
- 51. PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
- 52. ROOF DRAIN OVERFLOW PIPE
- 53. PAINT TO MATCH SURROUNDING MATERIAL
- 54. ALUMINUM TRILLES SYSTEM
- 55. ALUMINUM TRILLES TE-BACK SYSTEM
- 56. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 57. NEW MECHANICAL SCREEN
- 58. NEW STIFFENING AND BLADING
- 59. CONTROL JOINT
- 60. HIGH FUTURE - SEE ELECTRICAL
- 61. GUARDRAIL
- 62. PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
- 63. ROOF DRAIN OVERFLOW PIPE
- 64. PAINT TO MATCH SURROUNDING MATERIAL
- 65. ALUMINUM TRILLES SYSTEM
- 66. ALUMINUM TRILLES TE-BACK SYSTEM
- 67. ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
- 68. NEW MECHANICAL SCREEN
- 69. NEW STIFFENING AND BLADING
- 70. CONTROL JOINT



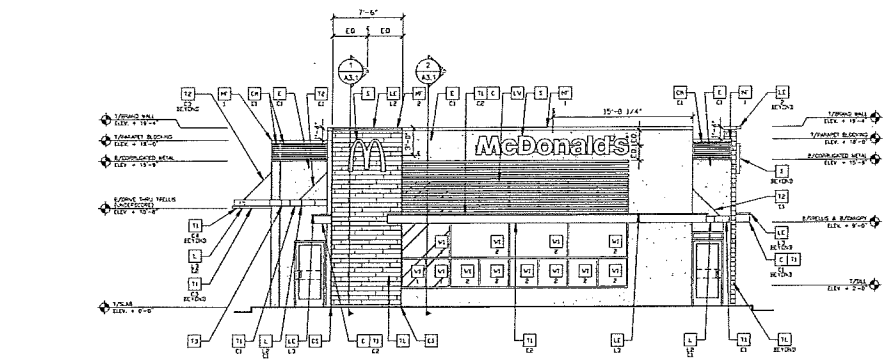
SkyBorne Technologies
P.O. BOX 811008
MEMPHIS, TN 38181

PROJECT: McDonald's USA, LLC
REVISIONS:
DATE: 09/25/2017

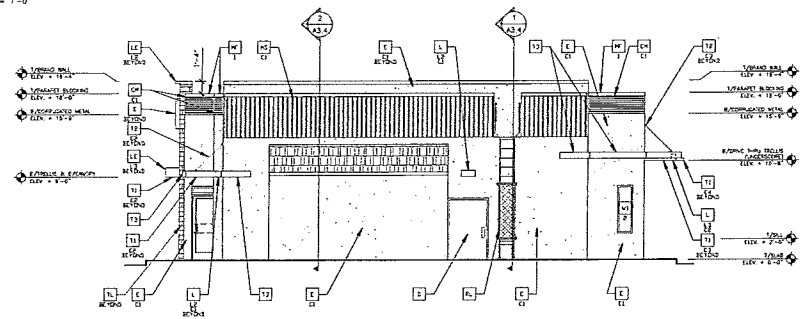
SCALE: 3/16" = 1'-0"
ELEVATIONS
A2.0
ELEVATIONS

REV	DATE	DESCRIPTION
0	09/23/17	FOR FILING

KEYNOTE	DESCRIPTION
L1	HIGH FUTURE - SEE ELECTRICAL
L2	GUARDRAIL
L3	PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
L4	ROOF DRAIN OVERFLOW PIPE
L5	PAINT TO MATCH SURROUNDING MATERIAL
L6	ALUMINUM TRILLES SYSTEM
L7	ALUMINUM TRILLES TE-BACK SYSTEM
L8	ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
L9	NEW MECHANICAL SCREEN
L10	NEW STIFFENING AND BLADING
L11	CONTROL JOINT
L12	HIGH FUTURE - SEE ELECTRICAL
L13	GUARDRAIL
L14	PASS-THRU COIN COLLECTOR - OPTIONAL (RWHK)
L15	ROOF DRAIN OVERFLOW PIPE
L16	PAINT TO MATCH SURROUNDING MATERIAL
L17	ALUMINUM TRILLES SYSTEM
L18	ALUMINUM TRILLES TE-BACK SYSTEM
L19	ALUMINUM TRILLES 2" x 6" WALL FASCIA SYSTEM
L20	NEW MECHANICAL SCREEN
L21	NEW STIFFENING AND BLADING
L22	CONTROL JOINT



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

COLOR SCHEME: 'MODERN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- [L1] TILE
UPPERMOST: E-WOOD COLLECTION
COLORS: BR BLACK; SIZE: 6"X36" 1/4" RAUING BOND
WATERPROOFING SETTING MATERIAL AND GROUT: BY MANTE
GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
CONTACT: JAN CETER, (714) 937-7500
- [L2] OUTSIDE CORNER STRIPS
FINISH: 100% POLYURETHANE BY SCHLUTER SYSTEMS
ALUMINUM HEIGHT: 10MM COLOR: BRN WITH BRN
COMMERCIAL: SUPPLY: SCHLUTER-KOLLEKTION (ECC) 267-0517
- [L3] ALUMINUM CANOPY FASDA SYSTEM
COLOR: WHITE
- [M1] ALUMINUM TRELLIS SYSTEM
1 - COLOR:
C1 = CRYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
- [M2] ALUMINUM TRELLIS TE-BACK SYSTEM
1 - COLOR:
C1 = CRYSCAPE
C2 = WHITE
C3 = CHARCOAL
- [M3] ALUMINUM TRELLIS 2" x 8" WALL FASDA SYSTEM
COLOR: CRYSCAPE
- [M4] NEW MECHANICAL SCREEN
1 - TYPE:
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = CONTROL JOINT

- [L4] LIGHT FIXTURE - SEE ELECTRICAL
1 - TYPE:
L1 = NOT USED
L2 = DOWN DRAY FIXTURE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
- [L5] ACCENT LIGHTING - SEE ELECTRICAL
1 - TYPE:
L1 = NOT USED
L2 = DOWN DRAY FIXTURE
L3 = INTERNAL CANOPY FIXTURE
L4 = FLOOD LIGHT
- [M5] METAL LOUVER PANEL BY TRELLIS VENDOR
COLOR: CRYSCAPE
- [M6] METAL FASDA (COLOR: CRYSCAPE) SEE 1/AS.0
1 - TYPE:
1 = PRE-FAB WAGON-TRE FASDA
2 = PRE-FAB CUSTOM ARCADE FASDA
- [M7] METAL LETTERING - BY OTHERS
1 - TYPE:
1 = "WELCOME" - COLOR: SILVER
2 = 24" x 3/4" THIN METAL SIGN
COLOR: PANTONE 123C
- [M8] NEW STOREFRONT AND GRADING -
1 - TYPE:
1 = NEW STOREFRONT AND GRADING -
SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

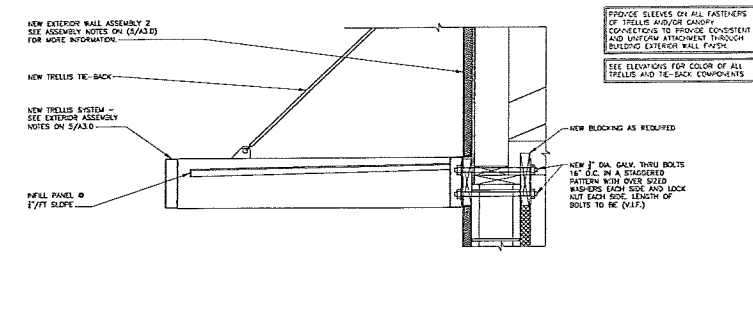
- [M9] CLAWBALL
- [M10] PASS-THRU CON. COLLECTOR - OPTIONAL (FINCH)
- [M11] ROOF DRAIN OVERFLOW PIPE
MATCH TO MATCH SURROUNDING MATERIAL
- [M12] MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE
PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- [M13] PIPE BOLLARD - PAINTED YELLOW
- [M14] HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- [M15] HIGH IMPACT ZONES: TRANZER 20' ULTRA HIGH IMPACT MESH EXTERIOR
MELLANUM FINISH SYSTEM (E.P.S.) QUERQUASON 850 140' BY DRYVET OR
EQUAL ASSEMBLY FOR EXPOSURE WITHIN 8'-0" OF GRADE.
FINISH: HYPERBONOMIC TEXTURE; SANDABLE.
COLOR: STATISTONE HIGH PERFORMANCE COLORANT - MATCH TO BENJAMIN
MOORE OR EQUAL
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A3.0 FOR
ADDITIONAL SPECIFICATIONS
1 - COLOR:
C1 = "CRYSCAPE"
C2 = "CHARCOAL" (IT WINDOW SURROUNDED ON UNPAINTED
IRON BASE BUILDING)
- [M16] ROOF LOUVER
1 - TYPE:
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE

PROJECT NO: 177001
 SHEET NO: A2.1
 ELEVATIONS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/23/2017
 PROJECT: MCDONALD'S USA, LLC
 10000 WILLOW CREEK DRIVE, SUITE 100
 DALLAS, TEXAS 75243
 (972) 412-1000
 WWW.SKYBORNE.COM

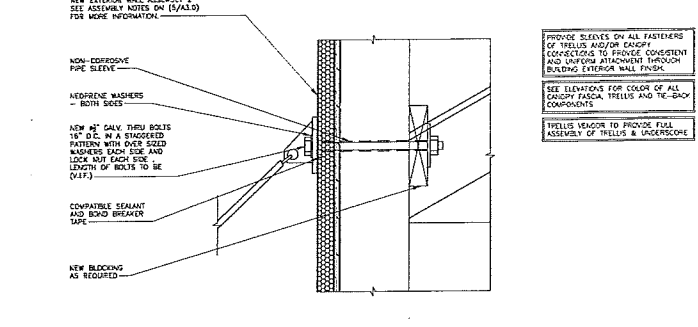
APPROVED FOR: [Signature]
 PROJECT MANAGER: [Name]
 DATE: 08/23/2017

MCDONALD'S USA, LLC
 10000 WILLOW CREEK DRIVE, SUITE 100
 DALLAS, TEXAS 75243
 (972) 412-1000
 WWW.MCDONALDSUSA.COM

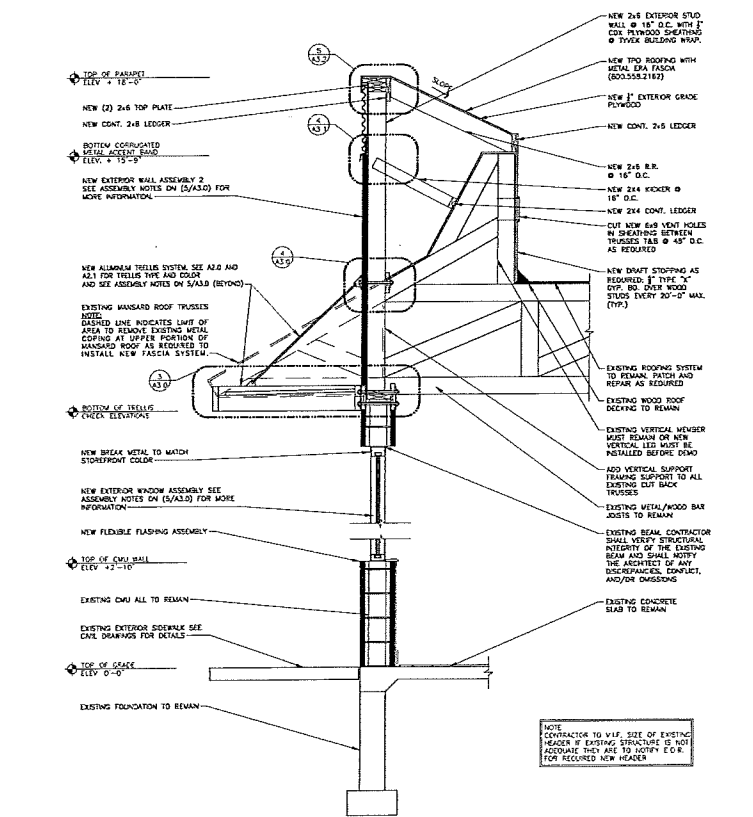
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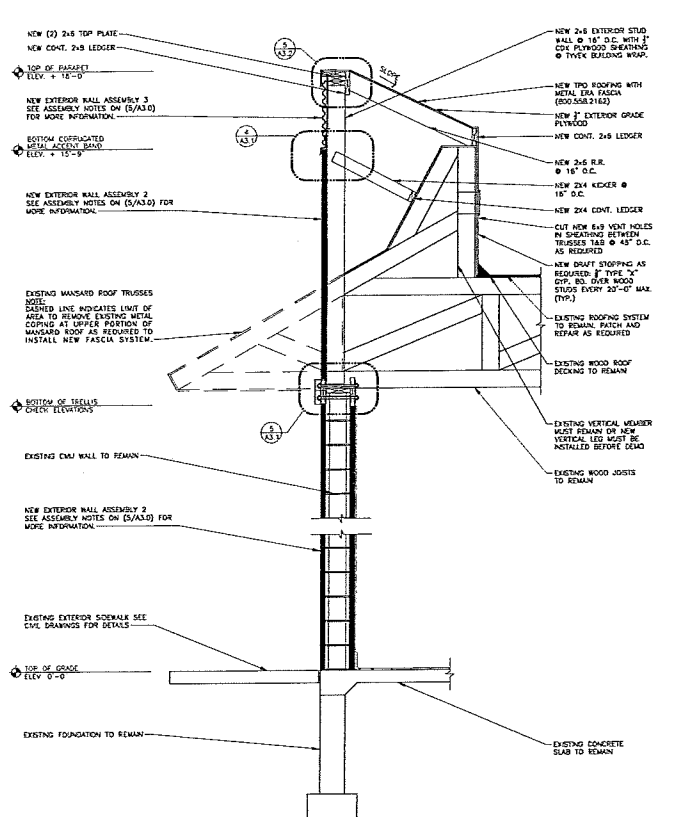
3 DETAIL - TRELLIS SYSTEM
1/2" = 1'-0"



4 TIEBACK DETAIL
1/2" = 1'-0"



1 SECTION - SIDE WINDOW
3/4" = 1'-0"



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

EXISTING EXTERIOR WALL ASSEMBLY 1

1. 1" BACK VEEBEE W/70% ACCESSIBLE METAL TIES @ 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY. PROVIDE 10" HIGH MESH EXISTING CANTY DRAINAGE SYSTEM. PROVIDE MESH WITH VENTS 24" O.C. AT ALL FLASHING LOCATIONS. MESH COLOR TO BE STANDARD.
2. AIR SPACE - USE VENTS ACCORDING TO OVERALL WALL WIDTH AT 16" WALL (1/2" AIR SPACE @ 2'-0" MAX) WOOD.
3. PERMISSIBLE BLENDING WRAP OVER EXISTING GRADE PLYWOOD.
4. 2x4 WOOD STUD FRAMING @ 16" O.C. WITH CONTIGUOUS BRISTLE/TYPICAL BLENDING AT OTHER LEVELS.
5. 1/2" VENT FACED BATT INSULATION (R VALUE = 10).
6. IMPERMEABLE VAPOR BARRIER (MEETS ALL REQUIREMENTS).
7. WALL BASE 1/2" CEMENT BOARD 1/2" IN THICK. ADHESIVE BASE. EXTENDING TO STRUCTURE ABOVE 1/2" OVER EXTERIOR WRAP AND MOLD TIGHTEN CAPSULES OR 1/2" PLYWOOD BACKUP AS NOTED ON THE SOON FLASH SCHEDULES.
8. NEW 2x4 PANEL SUBSTITUTIONS MUST SCREW TO PER ASTM D3273.
9. SEE FLASH & PARTITION SCHEDULE.

NEW EXTERIOR WALL ASSEMBLY 2

1. DRAINAGE E.L.F.S. SYSTEM (NOT BARRIER) CONSISTING OF 1/2" INSULATION MECHANICALLY FASTENED OVER REMAINING WEATHERING WITH OPEN WEAVE HIGH IMPACT FIBER REINFORCING MESH OVER EXTERIOR GRADE PLYWOOD. PROVIDE CORROSION RESISTANT PLASTIC DRAINAGE STRIP AT BOTTOM OF THE PANEL WITH PVC J CHANNELS WITH WEIR HOLES. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. 2x4 PRESSURE TREATED STUD FRAMING @ 16" O.C. ANCHORED TO EXISTING WALL ASSEMBLY 1 - SEE STRUCTURAL DRAWINGS FOR ANCHORAGE DETAILS.

NEW EXTERIOR WALL ASSEMBLY 3

1. CORRUGATED METAL PANEL SYSTEM
CORRUGATED METAL PANELS WITH RAIN DRAINAGE WITH FLASHING, TRIM, PARAPET WALLS AND OTHER ADJOINING WORK TO PROVIDE A LEAK-PROOF WEATHER AND NON-CORROSIVE INSTALLATION. PREPARED 7/8" PANELS SHALL BE FABRICATED OF 24 GA. STEEL. PANELS ARE LAPPABLE. PANEL HS 26 3/4" COLDER SHALL BE PER ELEVATIONS. FLASH SHALL BE 60% MIN. ACCESSORIES/PASTERS: ALL FASTENERS SHALL BE APPLIED IN ACCORDANCE WITH THE FASTENING SCHEDULE AS PROVIDED BY PANEL MANUFACTURER. FLASH AND COLDER TO MATCH PANEL. MATCH SEAMANT TYPE OR GASKETS AS NECESSARY AT FLASHING AND PANEL JOINTS TO PREVENT WATER PENETRATION.
A. CUTS MADE TO PANELS IN THE FIELD SHALL BE DONE WITH A TONGUE CUT. FINISHES ONLY. I.E. POWER WHEELER. HEAT OR FRICTION CUT WITH AN ABRASIVE OR BLADE SHALL NOT BE USED.
B. WHERE HORIZONTAL CUTS ALONG THE LENGTH OF THE PANEL ARE MADE, CARE SHOULD BE TAKEN TO MAKE THE CUTS AT THE TOP OF THE PANEL. WHERE IT IS CONSIDERED BY THE FACIAL, VERTICAL CUTS ALONG THE HEIGHT OF THE PANEL SHALL BE LAPPED UNDER THE 1/2" TRIM AT CORNERS.
2. ICE AND WATER SHIELD (A.I.W. SHEET) ON
3. 1/2" EXT. GRADE PLYWOOD ON 2x4 WOOD STUDS @ 16" O.C. CORRUGATED METAL PANELS. FASTENERS: AS ELEVATIONS BY METAL E.L.F.S. (E03-253-2142)

NEW EXTERIOR WALL ASSEMBLY 4

BRAND WALL ASSEMBLY. SEE DETAILS 1/A4.0 AND 2/A4.0 FOR MORE INFO.

NEW EXTERIOR WINDOW ASSEMBLY (STOREFRONT & ENTRANCE SYSTEM)

1. CLEAR ANODIZED ALUMINUM FRAME. THERMALLY BROKEN WITH HEAD RECEIVER CHANNELS. PROVIDE WEATHERING WITH HEAD INSULATED GASKETS - SET EXT ELEVATIONS FOR LOCATION OF SAFETY GLASS.
2. PROVIDE FLASHING AT HEAD & SILL - CONTINUOUS SEALANT.
3. PROVIDE METAL CAP @ EXTERIOR BROCK SILL.
4. 1/2" CORRAL SILL AT INTERIOR.

TRELLIS & CANOPY SYSTEMS

- TRELLIS & CANOPY SYSTEMS SHALL BE CONSTRUCTION DOCUMENTS IN THE PROJECT MANUAL. REFER TO THE PROJECT MANUAL FOR THE FOLLOWING INFORMATION:
1. FASCIA (CANOPY) CONT. 1 1/2" WHITE PAINTED ALUM. W/ LED CHANNEL LIGHT FIXTURE. DUE TO 2x4 ALUM. TIE.
 2. CLIMBERS (TRELLIS) ANODIZED 2x4" ALUMINUM TUB. CLIMBERS (CANOPY) PAINTED 2x4" ALUMINUM TUB.
 3. TIEBACKS (TRELLIS) ANODIZED ALUM. THINNEST ROSS BY MFR. TIEBACKS (CANOPY) PAINTED ALUM. THINNEST ROSS BY MFR. LOCATIONS AS NOTED ON ROOF PLAN. FINAL LOCATIONS AND QUANT. SHALL BE AS NOTED ON TRELLIS INSTALLATION DRAWINGS. MATERIAL COLOR PER ELEVATIONS.
 4. WERE ADJUSTED ON ROOF PLAN. PROVIDE ANODIZED ALUM. PANEL WALL (TRELLIS) WHITE PAINTED ALUM. PANEL (CANOPY) TO PROVIDE PROTECTIVE COVER FOR WEATHERING JOINTS AND FOR PROTECTION OF EXTERIOR WALL SYSTEM ON WHICH THE TRELLIS OR CANOPY IS MOUNTED.
 5. STRUCTURAL ATTACHMENTS & LOAD CALCULATIONS SHALL BE PROVIDED BY TRELLIS OR CANOPY SYSTEM DESIGNER. RECORD SUPPLIER'S DESIGNER OF RECORD SHALL DESIGN PER PREVAILING CODES.
 6. TRELLIS SYSTEM MAY BE SELECTED FROM ONE OF THE SUPPLIERS LISTED BELOW.
 7. RECORD SUPPLIER SHALL PROVIDE RESUME WITH INSTALLATION INSTRUCTIONS. MANUFACTURER SHALL DESIGN TRELLIS IN ACCORDANCE WITH THE WALL SYSTEM AND ELECTRICITY AS NOTED IN THE CONSTRUCTION DOCUMENTS.
 8. INSTALLER SHALL NOTIFY TRELLIS & CANOPY DESIGNER OF RECORD. MANUFACTURER'S A.M. O.C. AND ARCHITECT OF ANY DEFICIENCIES THAT SHOULD NOT ALLOW FOR THE PROPER INSTALLATION OF THE TRELLIS. TRELLIS SHALL NOT BE INSTALLED UNTIL THE DESIGNER HAS REVIEWED AND APPROVED. REFER TO THE CONSTRUCTION DOCUMENTS FOR THE TRELLIS MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TRELLIS SYSTEMS, INC.
GREENHURST (714) 355-2455
HUNTSVILLE (256) 424-1400
www.trellisusa.com
- ALL-LINE (817) 500-2300
www.all-line.com
- APRIL 1970 714-7110
800-667-7767
BOISE (208) 352-1100
EVANSTON (847) 827-0778
www.parkerusa.com
- PERFORMA (800) 843-5253
www.performa.com

WALL ASSEMBLY NOTES

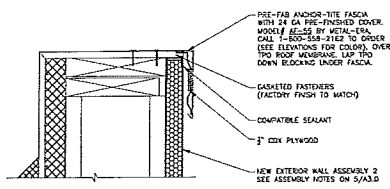
1. NO SCALE

NO. 001	DATE	DESCRIPTION
NO. 002	11/08/17	FOR PERMITS
NO. 003	11/08/17	FOR PERMITS
NO. 004	11/08/17	FOR PERMITS
NO. 005	11/08/17	FOR PERMITS
NO. 006	11/08/17	FOR PERMITS
NO. 007	11/08/17	FOR PERMITS
NO. 008	11/08/17	FOR PERMITS
NO. 009	11/08/17	FOR PERMITS
NO. 010	11/08/17	FOR PERMITS

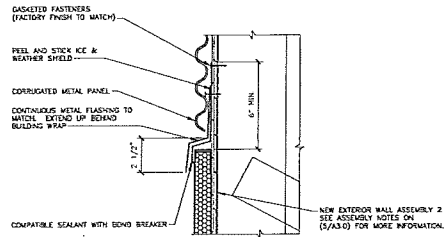
PROJECT NO. 170001
A3.0
WALL SECTIONS & DETAILS

McDonald's USA, LLC
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DENVER, CO 80201
www.mcdonalds.com

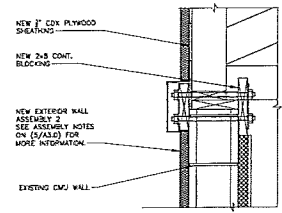
SKYBORNE TECHNOLOGIES
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DENVER, CO 80201
www.skyborne.com



3 DETAIL - FASCIA @ PARAPET
A3.1 3/4" = 1'-0"



4 DETAIL - CORRUGATED PANEL
A3.1 3/4" = 1'-0"

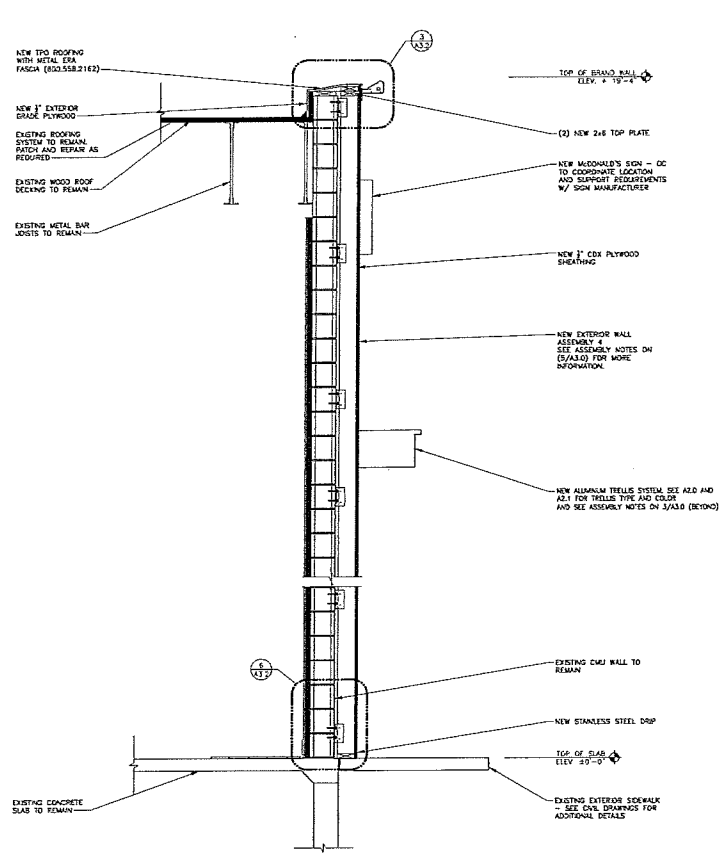


5 DETAIL @ PARAPET WALL
A3.1 3/4" = 1'-0"

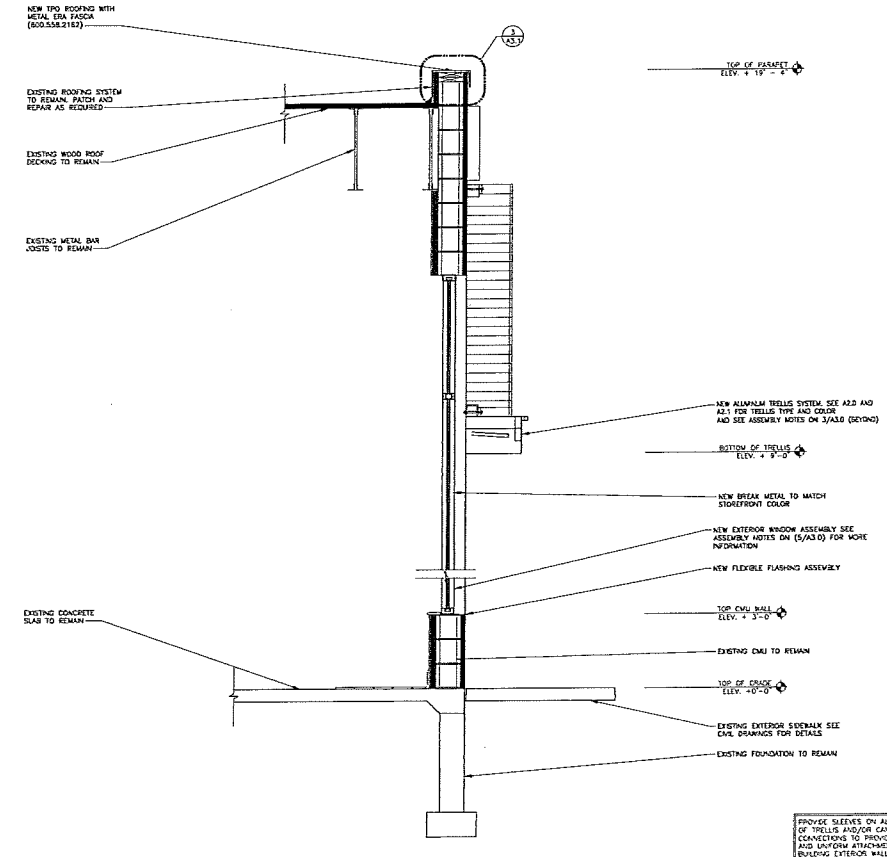
PROVIDE SLEEVES ON ALL FASTENERS OF TRELLIS AND/OR CANOPY CONNECTIONS TO PROVIDE CONSISTENT AND UNIFORM ATTACHMENT THROUGH BUILDING EXTERIOR WALL FINISH.

SEE ELEVATIONS FOR COLOR OF ALL CANOPY FACIAL TRELLIS AND TIE-BACK COMPONENTS.

TRELLIS VELOUR TO PROVIDE FULL ASSEMBLY AND ATTACHMENT OF TRELLIS & UNDERSCORE.



1 SECTION - FRONT BRAND WALL
A3.1 3/4" = 1'-0"



2 SECTION - FRONT DINING ROOM WALL
A3.1 3/4" = 1'-0"

PROVIDE SLEEVES ON ALL FASTENERS OF TRELLIS AND/OR CANOPY CONNECTIONS TO PROVIDE CONSISTENT AND UNIFORM ATTACHMENT THROUGH BUILDING EXTERIOR WALL FINISH.

SEE ELEVATIONS FOR COLOR OF ALL CANOPY FACIAL TRELLIS AND TIE-BACK COMPONENTS.

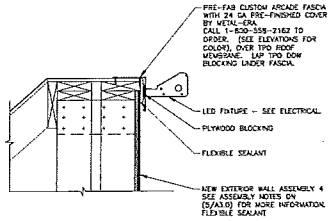
TRELLIS VELOUR TO PROVIDE FULL ASSEMBLY AND ATTACHMENT OF TRELLIS & UNDERSCORE.

NO.	DESCRIPTION	DATE	BY
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2	ISSUE FOR PERMIT	08/12/2011	SKYBORNE
3	ISSUE FOR PERMIT	08/12/2011	SKYBORNE
4	ISSUE FOR PERMIT	08/12/2011	SKYBORNE
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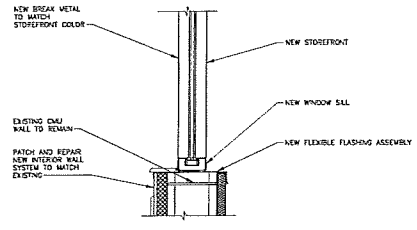


McDonald's USA, LLC
 12000 Westchase Drive, Suite 1000
 Houston, TX 77040
 (713) 865-1100
 www.mcdonalds.com

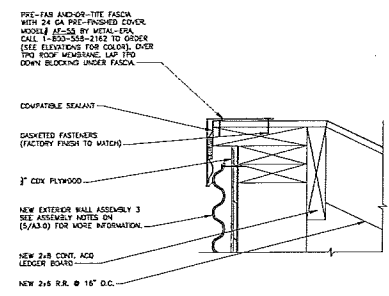
PROJECT NO: A3.1
 WALL SECTIONS & DETAILS
 DATE: 08/12/2011
 DRAWN BY: SKYBORNE
 CHECKED BY: SKYBORNE
 APPROVED BY: SKYBORNE



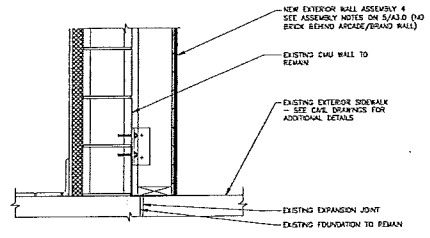
3 DETAIL - LED FIXTURE
A3.2 1/2" = 1'-0"



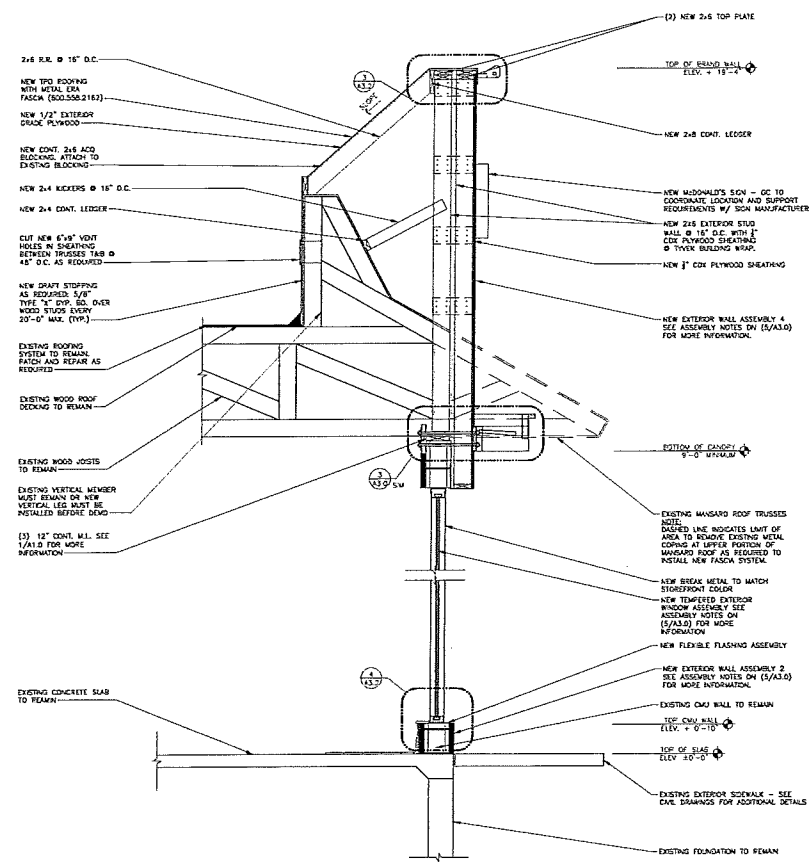
4 DETAIL @ WINDOW SILL
A3.2 1/2" = 1'-0"



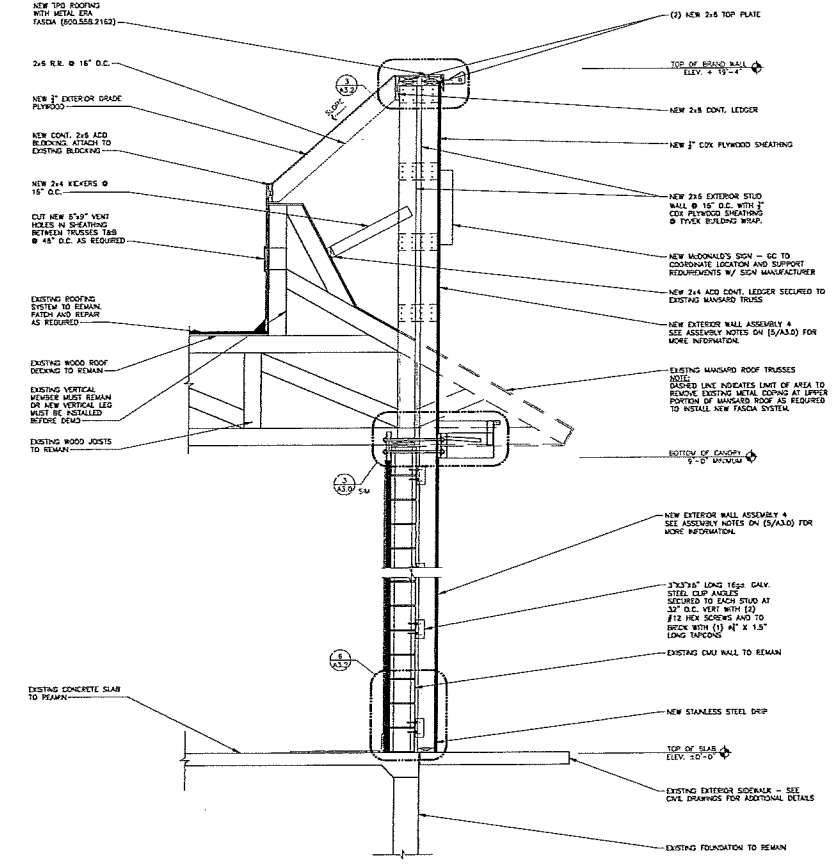
5 DETAIL - FASCIA @ PARAPET
A3.2 3" = 1'-0"



6 BRAND WALL BASE DETAIL
A3.2 1/2" = 1'-0"



1 SECTION - SIDE VESTIBULE (WINDOW)
A3.2 3/4" = 1'-0"



2 SECTION - SIDE VESTIBULE (WALL)
A3.2 3/4" = 1'-0"

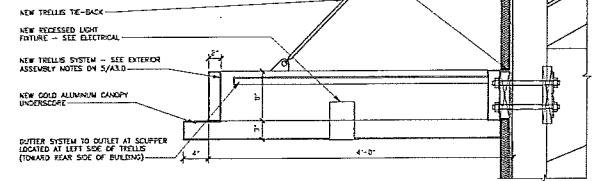
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2		
3		
4		
5		
6		
7		
8		
9		
10		

McDonald's USA, LLC
 SkyBorne Technologies
 PROJECT NO. 170101
 WALL SECTIONS & DETAILS
 DATE: 08/31/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT: 170101
 SHEET: A3.2
 WALL SECTIONS & DETAILS

PROVIDE SLEEVES ON ALL FASTENERS OF TRUSSES AND/OR GASKETS CONNECTIONS TO PROVIDE CONSISTENT AND UNIFORM ATTACHMENT THROUGH BUILDING EXTERIOR WALL FINISH.

SEE ELEVATIONS FOR COLORS OF ALL CANOPY FASCIA, TRUSSES AND TRUSS COMPONENTS.

TRUSSES VENDOR TO PROVIDE TELL ASSEMBLY OF TRUSSES & UNDERSCORE.

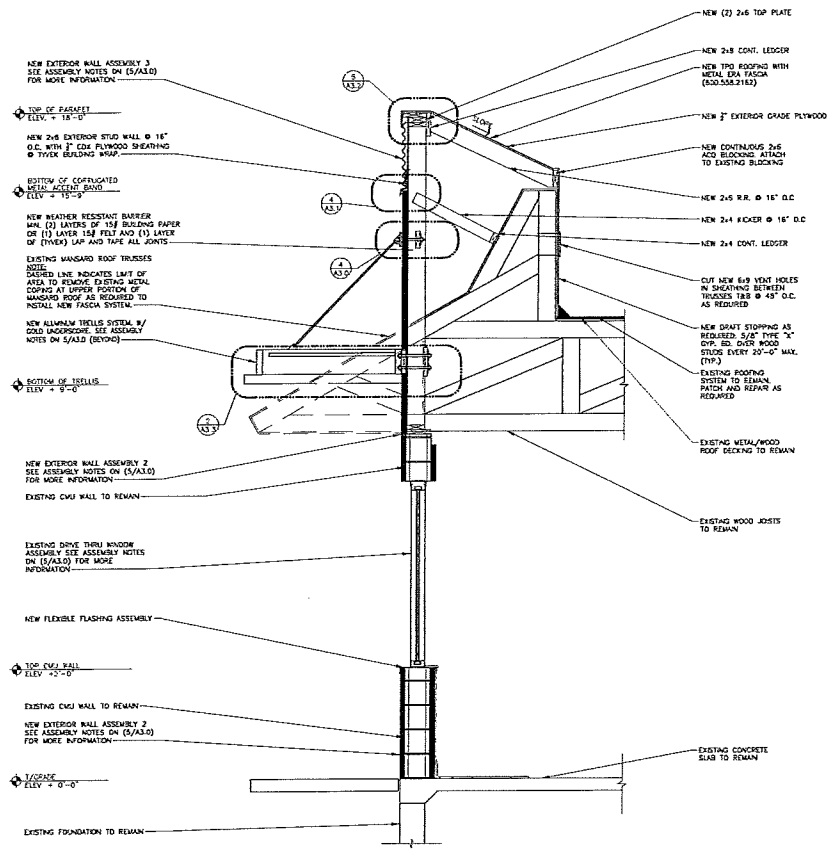


2 DETAIL - TRUSS SYSTEM W/ GOLD UNDERSCORE
A3.3 1/2" = 1'-0"

4 NOT USED
A3.3

5 NOT USED
A3.3

6 NOT USED
A3.3

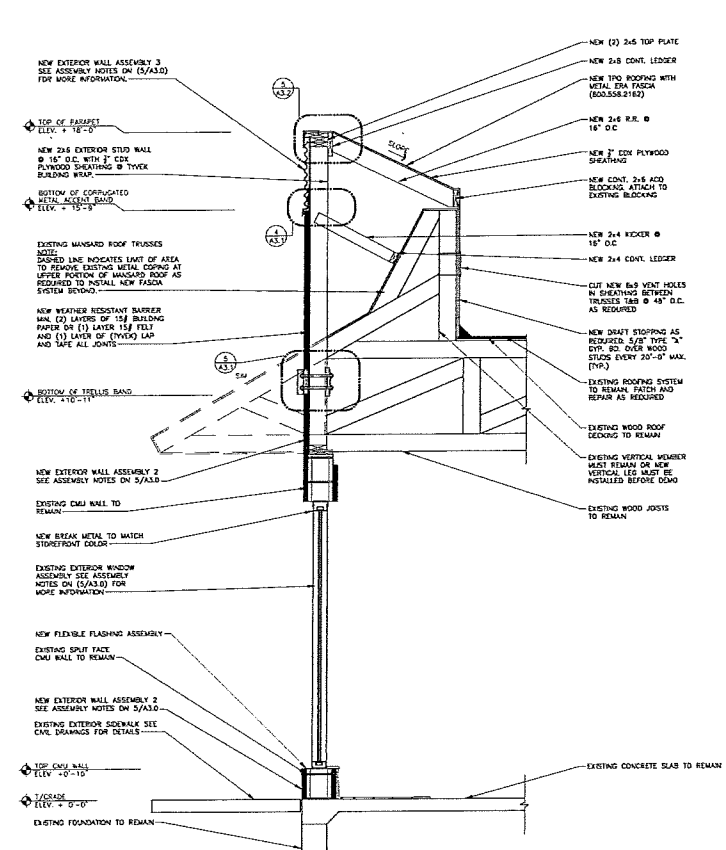


1 SECTION - DRIVE THRU WINDOW
A3.3 3/4" = 1'-0"

7 NOT USED
A3.3

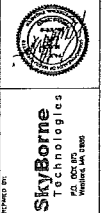
8 NOT USED
A3.3

9 NOT USED
A3.3



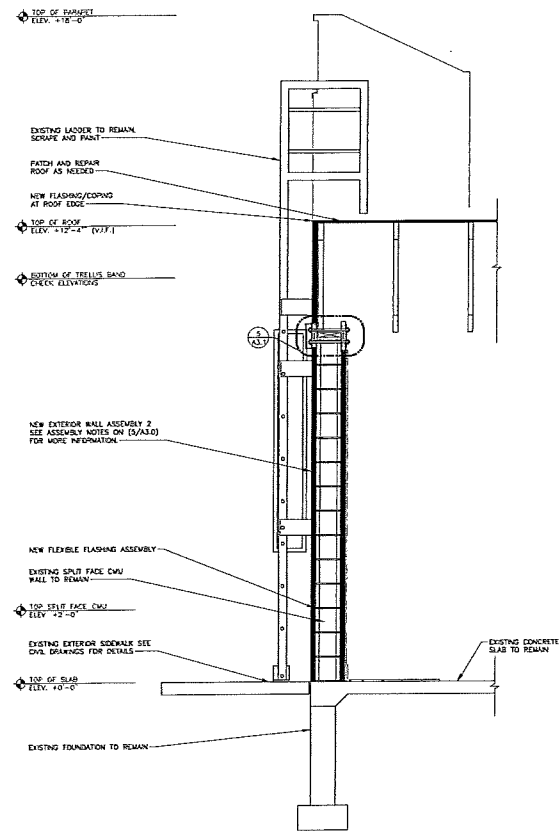
3 SECTION - DRIVE THRU VESTIBULE
A3.3 3/4" = 1'-0"

REV	DATE	DESCRIPTION
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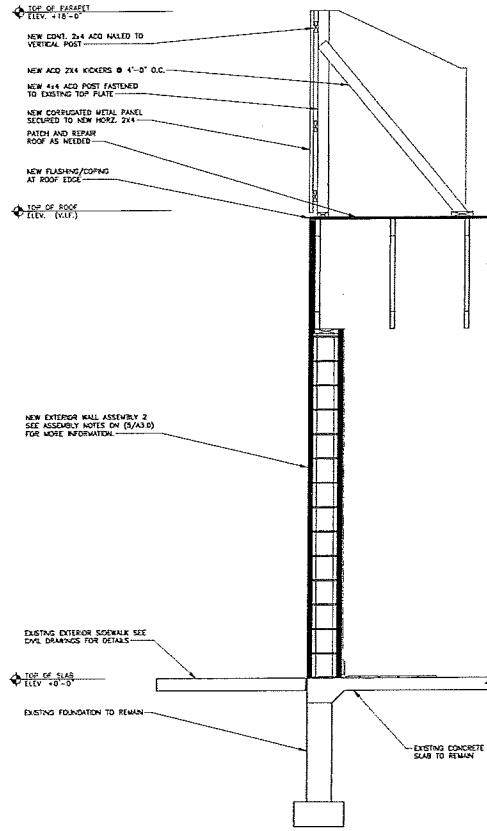


McDonald's USA, LLC
 100 EAST COASTWAY, SUITE 100
 PHOENIX, ARIZONA 85001
 PHONE: (602) 955-1111
 FAX: (602) 955-1112
 WWW.MCDONALDSUSA.COM

PROJECT: 175400
 WALL SECTIONS & DETAILS
 DATE: 05/2017
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DATE: 05/2017
 PROJECT: 175400
 WALL SECTIONS & DETAILS
 A3.3



SECTION - REAR WALL AT LADDER
 1/4" = 1'-0"



SECTION - REAR WALL AT MACHINE SCREEN
 1/4" = 1'-0"

PROJECT NO.	120601
DATE	08/02/2017
SCALE	1/4" = 1'-0"
DRAWN BY	SKYBORNE
CHECKED BY	SKYBORNE
DATE	08/02/2017
PROJECT NO.	120601
DATE	08/02/2017
SCALE	1/4" = 1'-0"
DRAWN BY	SKYBORNE
CHECKED BY	SKYBORNE
DATE	08/02/2017

WALL SECTIONS & DETAILS
 PROJECT: 120601
 DATE: 08/02/2017
 SCALE: 1/4" = 1'-0"
 DRAWN BY: SKYBORNE
 CHECKED BY: SKYBORNE
 DATE: 08/02/2017

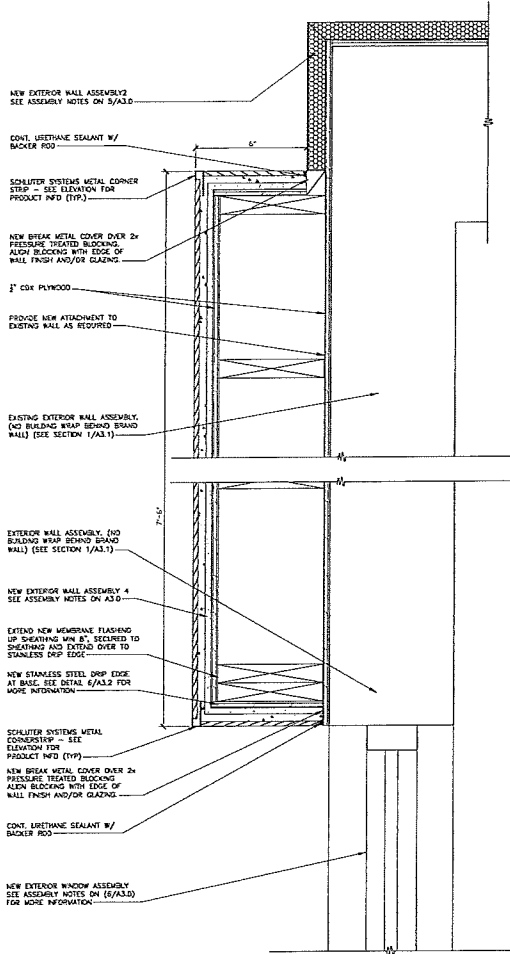
McDonald's USA, LLC
 1000 N. WINDY HILL BLVD
 CHICAGO, IL 60614
 PREPARED BY: SKYBORNE TECHNOLOGIES
 1000 N. WINDY HILL BLVD
 CHICAGO, IL 60614

SkyBorne Technologies
 1000 N. WINDY HILL BLVD
 CHICAGO, IL 60614

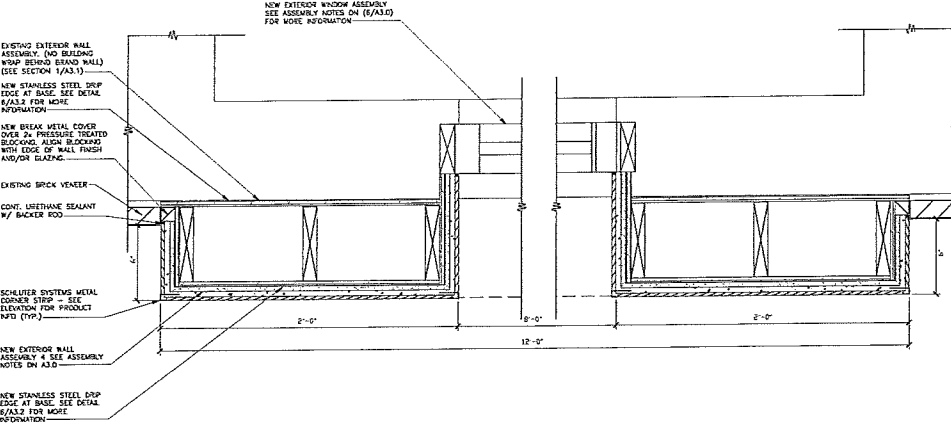
REV	DATE	DESCRIPTION
0	08/03/17	TOP FILING
BY		

NOTE:
SEE FLOOR PLANS FOR
ADDITIONAL DIMENSIONS.

NOTE:
REVISE AND/OR ADJUST FOR
TELEVISION REQUIREMENTS.



1 DETAIL AT BRAND WALL
A4.0 3' - 1'-0"



2 DETAIL AT BRAND WALL VESTIBULE
A4.0 3' - 1'-0"

NOTE #1
NEW WALL ASSEMBLY:
1. 2x8 WOOD STUD FRAMING @ 16" O.C. (WITH CONTINUOUS DRAFTSTOP/PRESTOP BLOODING AT FINISH CEILING LEVEL)
2. 5/8\"/>

BRAND WALL FINISH NOTES
SEE:
EUPHONETEL E-WOOD COLLECTION
COLOR: 202 BLACK. SIZE: 4\"/>

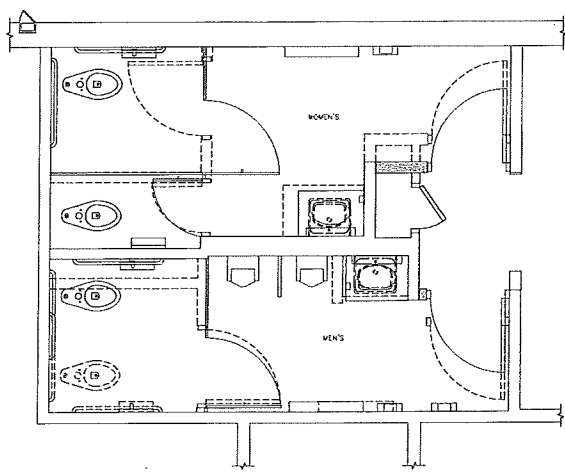
NO.	REV.	DATE	DESCRIPTION
0	REVISION		



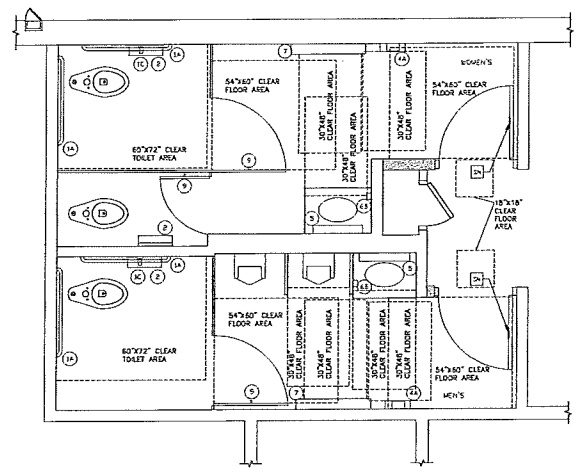
SKYBORNE
Technologies
INC. 808 87
FARMINGDALE, NY 11735

McDonald's USA, LLC
PROJECT NO. 170201
DATE: 08/03/2017

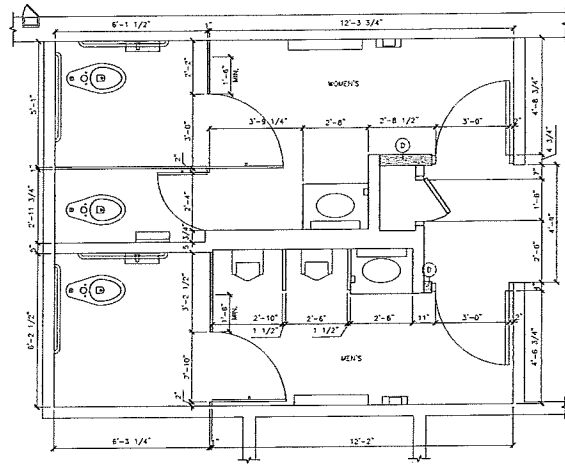
BRAND WALL DETAILS
ISSUE NO. A4.0
DATE: 08/03/2017



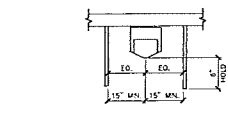
1 ENLARGED RESTROOM DEMO PLAN
1/2" = 1'-0"



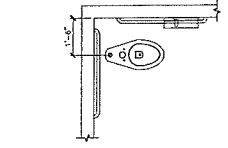
2 ENLARGED RESTROOM PLAN ADA COMPLIANCE
1/2" = 1'-0"



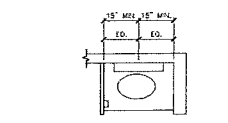
3 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



4 DETAIL - TYPICAL RESTROOM CONDITIONS - URINAL
1/2" = 1'-0"



5 DETAIL - TYPICAL RESTROOM CONDITIONS - WATER CLOSET
1/2" = 1'-0"



6 DETAIL - TYPICAL RESTROOM CONDITIONS - MIRROR/VANITY
1/2" = 1'-0"

ADA NOTES:

- NEW RESTROOM LAYOUT TO BE UPDATED TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS AND/OR OMISSIONS WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS. SHOULD THE FIELD FOLLOW THIS PROCEDURE AND COLLIDE WITH THE WORK, HE SHALL RESUME ALL RESPONSIBILITY AND LIABILITY TO THE ARCHITECT.
- ALL NEW PLUMBING FIXTURES AND RESTROOM ACCESSORIES TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS.
- CLEAR MIN. DIMENSIONS ARE TO BE CLEAR OF ANY WALLS, STRUCTURE OF FINISHES (CORONAL BARS, CHAIR RAIL, CORNER GUARDS, BASE TILES ELECTRICAL PANEL, DOORS, EQUIPMENT AND ETC).
- AFTER AIR BALANCE IS COMPLETED AND PRIOR TO OPENING STORE, ADJUST ALL DOORS SPRING FORCE PRIOR TO OPENING OF STORE. ALL INTERIOR DOORS OPENING FORCE SHALL BE 5# MAX. AND ALL EXTERIOR DOORS OPENING FORCE IS ADVISED TO BE 8.5# MAX.
- CLOSING SPEED OF DOORS WITH CLOSER SHALL BE W/IN 5 SECONDS (FROM OPEN POSITION 90° TO POSITION OF 17°).
- SPONGE PACKAGE AND RETAIL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SPONGE PACKAGE SUPPLIED BY: FOREST PERMA-SIGN 1-800-214-8145 9192 1ST ST., BOX 588 www.forestperma-signs.com NEW ROCHELLE, NY 10602
- ANY JOB REQUIRING MANEUVERING CLEARANCE AT MANUAL SPRING DOORS, NOTE: ENSURE NO EQUIPMENT OR FURNITURE IMPEDES ON REQUIRED FLOOR SPACE IN FRONT OF THE DOOR.

PLUMBING FIXTURE CALCULATION:

FIXTURE TYPE	REQUIRED	PROVIDED	EXISTING	NET CHANGE
WATER CLOSETS (1 PER 75 OCCUPANTS)	1	1	1	0
WATER CLOSETS (1 PER 75 OCCUPANTS)	1	1	1	0
WATER CLOSETS (1 PER 75 OCCUPANTS)	1	1	1	0

GENERAL NOTES:

- NEW RESTROOM LAYOUT TO BE UPDATED TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS AND/OR OMISSIONS WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS. SHOULD THE FIELD FOLLOW THIS PROCEDURE AND COLLIDE WITH THE WORK, HE SHALL RESUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.
- ALL NEW PLUMBING FIXTURES AND ACCESSORIES MUST TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 521 AND ANY REQUIREMENTS.
- GC TO PROVIDE ADA SPONGE PACKAGE AND RETAIL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SPONGE PACKAGE SUPPLIED BY: FOREST PERMA-SIGN 1-800-214-8145 9192 1ST ST., BOX 588 www.forestperma-signs.com NEW ROCHELLE, NY 10602
- FOR RESTROOM FINISH SCHEDULE REFER TO JOB DRAWINGS INCLUDED IN THIS PACKAGE.
- FOR INTERIOR SEATING LAYOUT, FRONT COUNTER, CREAM FINISHES, HEIGHTS AND FLOOR FINISHES SEE JOB DRAWINGS.
- SPONGE DOOR AND GATE SURFACES WITHIN 1' OF THE FLOOR OR CEILING MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE FINISH 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 1/4" PLATES SHALL BE CARVED.

KEY NOTES:

- NEW ADA SCHEDULE - SEE 4/JA.3 FOR MORE INFO.
- NEW URINAL SCREEN - TOILET PARTITION STYLE; SEPARATOR PRODUCTS HONEY MOON, COLOR: T80
- TOILET PARTITION - TOILET PARTITION STYLE; SEPARATOR PRODUCTS HONEY MOON, COLOR: T80
- NEW FOCAL WALL - SEE JOB INTERIORS DRAWINGS
- DOOR - SEE DOOR SCHEDULE A4.3 FOR MORE INFO.
- NEW WALL PARTITION, FOR EXTERIOR WALL ASSEMBLY TYPE; SEE NOTES A4.3

NOTE:

ALL CLEARANCES, ACCESSIBLE PATHS, REACH RANGES AND ALL OTHER ADA REGULATED ITEMS TO BE COMPLIANT WITH THE 2010 ADA STANDARDS AND MANUFACTURER'S SET OWN. CONTRACTOR TO NOTIFY THE E.O. OF ANY DISCREPANCIES BETWEEN THE PLANS SHOWN AND COPIES REFERENCED ABOVE PRIOR TO THE START OF CONSTRUCTION.

ITEM	QTY	UNIT	MARK #	SUPPLIER	BACKUP SUPPLY
GRAB BAR 42"	1	BRADLEY	812-031-47	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	FIRE TREATED WOOD BLOCKING OR 1/4" X 2" STEEL PLATE STEEL BACKING
VERTICAL GRAB BAR 24"	1	BRADLEY	812-031-24	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	
TOILET TISSUE DISPENSER, FANDED SURFACE MOUNTED	1	BRADLEY	8424	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	
NOT USED					
HAND DRYER, ENERGY EFFICIENT MODEL ADA, ALUMINUM BRUSHED	1	WORLD CENTER	1214	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	
MIRROR, CHANNEL FRAME	1	BRADLEY	7181	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	
SOAP DISPENSER, WALL-MOUNTED	1	BRADLEY	6542	HUGHES SUPPLY (888) 310-3578 MCDONALD@HUGHES.COM	
BABY CHANGING STATION	1	KOMA	K2200-00	FIRE TREATED WOOD BLOCKING OR 1/4" X 2" STEEL PLATE STEEL BACKING	
NOT USED					
FOOT HOOK	1	BRADLEY	933	FOOT HOOK: P352 FACE OF DOOR Ø 48" AFF. MAX	

NOTES:
1) SEE THIS SHEET FOR ACCESSORY MOUNTING HEIGHTS.
2) SELECT ONE ITEM FROM ITEM GROUPS 4 & 6. VERIFY WITH AREA CONSTRUCTION MANAGER.
3) GC TO COORDINATE ALL PANEL SELECTIONS WITH MCDONALD'S CONSTRUCTION MANAGER PRIOR TO PURCHASING.
4) GC TO PROVIDE ADA SPONGE PACKAGE AND RETAIL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES.

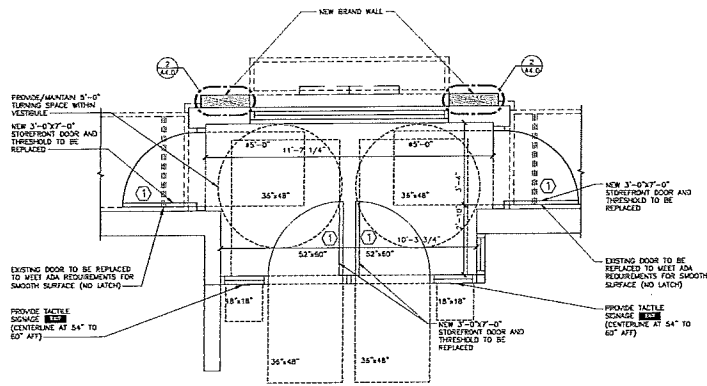


McDonald's USA, LLC
SkyBorne Technologies
14100 141st Ave SE
Bellevue, WA 98007

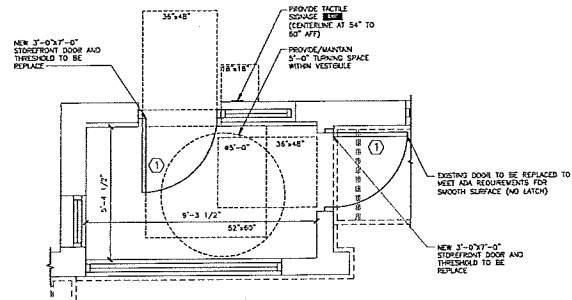
PROJECT NO: 170601
DATE: 08/23/2011
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 08/23/2011

ENLARGED RESTROOM PLAN & NOTES
A4.1
1/2" = 1'-0"

NO.	DATE	BY	DESCRIPTION
0	08/23/11	JJJ	FOR FINALS
1			
2			
3			
4			
5			
6			
7			
8			
9			



1 ENLARGED VESTIBULE PLAN (ENTRY)
A4.2 1/2" = 1'-0"



2 ENLARGED VESTIBULE PLAN (DRIVE-THRU)
A4.2 1/2" = 1'-0"

CONTRACTOR TO VERIFY ALL FINISHES WITH MANUFACTURER'S ACP FINISH TO COMPLY. ALL AREAS OF NEW WORK ARE TO BE FINISHED IN FINISHES AREA TO BE VETTERED AS PER MANUFACTURER'S RECOMMENDATIONS.

SYMBOL	LEGEND
1	DOOR TAG SEE DOOR SCHEDULE A4.3
2	WALL TYPE
3	WALL TYPES
4	FOR EXTERIOR WALL ASSEMBLY TYPE SEE NOTES 5/2/3.0
5	FOR INTERIOR WALL ASSEMBLY TYPE SEE NOTES A4.3

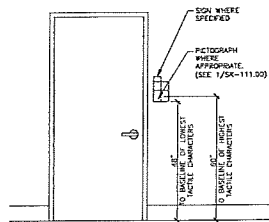
GENERAL NOTES
1. EXTERIOR WALLS FROM INTERIOR FACE OF CURB TO EXTERIOR FACE OF CURB TO THE FACE OF FINISH WALL TO THE FACE OF FINISH WALL. U-10
2. SEE 6/2/3.0 FOR EXTERIOR WALL ASSEMBLY TYPES
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SITE PLAN FOR SCHEDULES, HANDS, ETC.
5. SEE 6/2/3.0 FOR EXTERIOR WALL ASSEMBLY TYPES
6. SEE 6/2/3.0 FOR EXTERIOR WALL ASSEMBLY TYPES
7. SEE SHEET A4.3 FOR FLOORING SCHEDULE AND NOTES
8. SEE SHEET A4.3 FOR DOOR SCHEDULE AND NOTES

ADA NOTES
1. NEW RESTROOM LAYOUT TO BE UPDATED TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 501 AND ACP REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, AND/OR OMISSIONS WHICH WOULD INTERFERE WITH THE 2010 ADA STANDARDS, ADA MA CUR 501 AND ACP REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CORRECTING THE WORK. HE SHALL ASSURE ALL THE ACCESSIBILITY AND USABILITY ASPECTS OF THE WORK.
2. ALL NEW FINISHING FINISHES AND RESTROOM ACCESSORIES TO COMPLY WITH 2010 ADA STANDARDS, ADA MA CUR 501 AND ACP REQUIREMENTS.
3. "CLEAR WAYS" DIMENSIONS ARE TO BE CLEAR OF ANY WALLS, STRUCTURE OR FINISHES (INCLUDING CURB, CHAIR RAIL, CORNER GUARDS, BASE TRIMS, ELECTRICAL PANEL DOORS, EQUIPMENT, ETC.)
4. AFTER AIR BALANCING IS COMPLETED AND BEFORE OPENING STORE, ADJUST ALL DOORS' OPENING FORCE FROM TO OPENING OF STORE. ALL EXTERIOR DOORS' OPENING FORCE SHALL BE 5# MAX. AND ALL EXTERIOR DOORS' OPENING FORCE IS ADVISED TO BE 5# MAX.

5. CLOSING SPEED OF DOORS WITH CLOSER SHALL BE MIN. 5 SECONDS/FROM OPEN POSITION TO POSITION OF 12"
6. SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED BY PACKAGE OR AS PROVIDED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORESTREST PERM-SIGN 1-800-214-8765 9292 1ST ST., BOY 588 WWW.FORESTRESTPERM-SIGN.COM NEW ROCHELLE, NY 10850
7. EXTERIOR DOOR BELLS AND BUZZERS AT DELIVERY DOORS IF INSTALLED OR MODIFIED DUE TO FACED WORK MUST COMPLY WITH REACH-RANGE MAX. HEIGHTS FOR ACCESSIBILITY. TOP OF BUZZER/BELL/CHIME IS NOT TO EXCEED 48" AFF
8. ADA REQUIRED MANEUVERING CLEARANCE AT MANUAL SWINGING DOOR 1. NOTE: EXCLUDE ANY EQUIPMENT OR FURNITURE WHEELS OR PROTRUDING CLEAR FLOOR SPACE IN FRONT OF THE DOOR

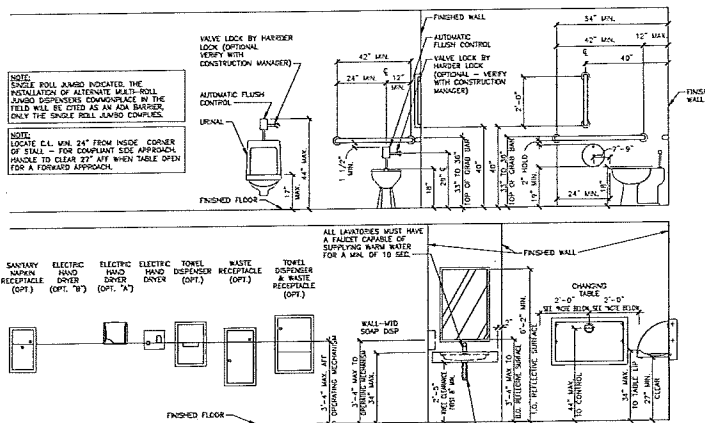
FIRE ALARM NOTES:
1. ALL PULL-STATIONS MUST MEET ADA REQUIREMENTS OR LOCAL/STATE AND IF MORE STRINGENT, ADA ALLOWS A MAX. REACH HEIGHT OF 48" AS LONG AS THE REACH IS NOT OVER AN OBSTRUCTION GREATER THAN 10" DEEP. THE MAX. REACH HEIGHT TO THE OPERABLE MECHANISM ALLOWED FOR COMPLIANCE WITH 2010 ADA STANDARDS WHEN REACH IS OVER AN OBSTRUCTION (TRASH RECEPTACLE, DISPLAY, ETC.) IS 48" AFF. CONSIDER LOCATION OF DEWAS ITEMS, TRANSDUCER RECEPTACLES TO LOCATE THE PULL STATIONS WHERE THEY WILL NOT BE OBSCURED BY THESE ITEMS. ENCLOSE FIRE ALARM CONTRACTOR HAS A COPY OF THE FINAL DECOR PLAN FOR COORDINATION.
2. A/V DEVICES MUST BE INSTALLED PER ADA REQUIREMENTS OR LOCAL/STATE AND IF MORE STRINGENT, ADA/AFPAZ2 REQUIRES STRINGS TO BE MOUNTED AT 80" AFF. TO A PORTION OF THE CLEAR LEGS OF THE STRINGS UNLESS A LOW-CLEARANCE CONDITION EXISTS, WHERE A MIN. OF 6" BELOW THE CEILING PLANE IS REQUIRED FOR VISIBILITY THROUGH STRINGS.
IMPORTANT NOTE: MANUFACTURER'S REQUIRED A CLARIFICATION IN WHICH HANGERS WALL-MOUNTED A/V DEVICES. IF LOCAL/STATE AND IF MORE STRINGENT, ADA/AFPAZ2 REQUIRES CEILING-MOUNTED A/V DEVICES IN PUBLIC AREAS (DINING ROOMS, RESTROOMS, REARPLACES, ETC.). THEY WALL-MOUNTED A/V'S MUST BE INSTALLED IN ADDITION TO THE CEILING UNITS. PER #2 ABOVE.

McDonald's USA, LLC
 SkyBorne Technologies
 PROJECT: ENLARGED VESTIBULE PLAN
 SHEET: A4.2
 DATE: 12/20/2017
 REVISIONS: 0
 REVISION: 06/03/17 FOR ELMG
 BY: BT

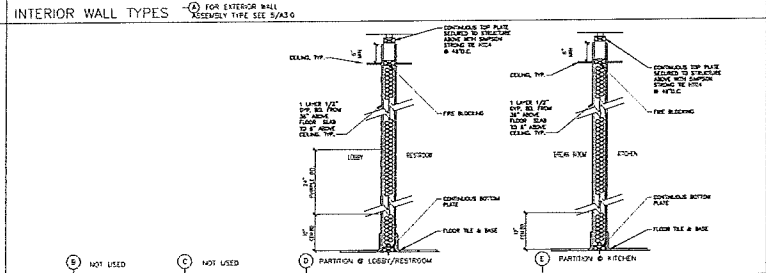
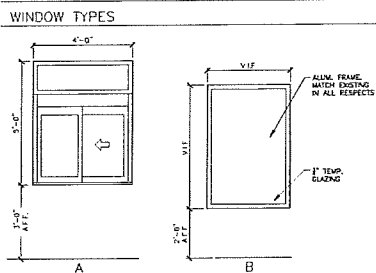


1 ADA SIGNAGE DETAIL
 A4.3 1/2" = 1'-0"

2 NOT USED
 A4.3 NO SCALE

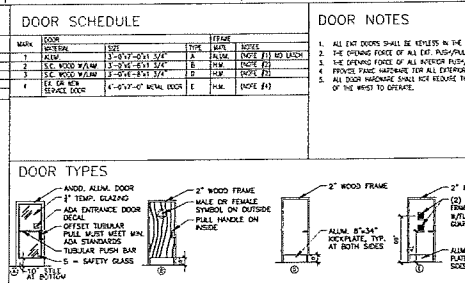


3 TYPICAL RESTROOM FIXTURE AND ACCESSORY ELEVATIONS
 A4.3 1/2" = 1'-0"



ROOM NAME	FLOOR	BASE	MORTAR SETTING BED	GROUT
CUSTOMER SERVICE	POPKAN FLOOR TILE (NO. 1)	NOE - KYLE TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
COOKING	POPKAN FLOOR TILE (NO. 1)	NOE - KYLE TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
WOMEN'S TOILET	POPKAN FLOOR TILE (NO. 1)	NOE - WALL TILE (NO. 2)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
MEN'S TOILET	POPKAN FLOOR TILE (NO. 1)	NOE - WALL TILE (NO. 2)	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT
RESTRICTION	POPKAN FLOOR TILE (NO. 1)	NOE - WALL TILE	LATEX-PORTLAND CEMENT THIN SET (MEDIUM BED)	HIGH PERFORMANCE CEMENT GROUT

TILE NOTES:
 1. REFERENCE: POLI'S MCDONALD'S PRODUCT MANUAL - SECTION 09200
 2. INSTALLATION:
 A) TILE BASE (RESTROOM ONLY) SCHLUTER DILEX-AMX SERIES, BRUSHED STAINLESS STEEL.
 B) TILE EDGE PROTECTION (KITCHEN TRANSITION) SCHLUTER-RODUC-ER, SATIN ANODIZED ALUM.
 C) TILE CORNER PROTECTION (OUTSIDE CORNERS) SCHLUTER-RODUC-ER, SATIN ANODIZED ALUM.
 D) SEE EXTERIOR DECOR DRAWINGS FOR ALL LOCATIONS.
 3. BEFORE TILE INSTALLATION:
 A) REMOVE PROTECTIVE COVERINGS AND PERFORM FINAL CLEANING.
 B) TILE CLEANER, DETERGENT, BY FEA SURFACE CARE PRODUCTS.
 C) NO SUBSTITUTIONS ALLOWED CAN BE ORDERED BY SUPPLIER, DALLAS, OR ORDERED FROM MANUFACTURER.
 D) MUST MEET THE FOLLOWING:
 1) FLOOR SURFACES MINIMUM D50 DRY AND WET (MCDONALD'S STANDARD)
 2) FLOOR SURFACES MINIMUM D50 DRY AND WET (MCDONALD'S STANDARD)
 3) FLOOR SURFACES MINIMUM D50 DRY AND WET (MCDONALD'S STANDARD)
 4) TILE BASE (RESTROOM ONLY) SCHLUTER DILEX-AMX SERIES, BRUSHED STAINLESS STEEL.
 5) TILE EDGE PROTECTION (KITCHEN TRANSITION) SCHLUTER-RODUC-ER, SATIN ANODIZED ALUM.
 6) TILE CORNER PROTECTION (OUTSIDE CORNERS) SCHLUTER-RODUC-ER, SATIN ANODIZED ALUM.
 7) SEE EXTERIOR DECOR DRAWINGS FOR ALL LOCATIONS.



McDonald's USA, LLC
 SkyBorne Technologies
 A4.3
 DETAILS, NOTES, & SCHEDULES



ADDITIONAL LIGHTING NOTES:

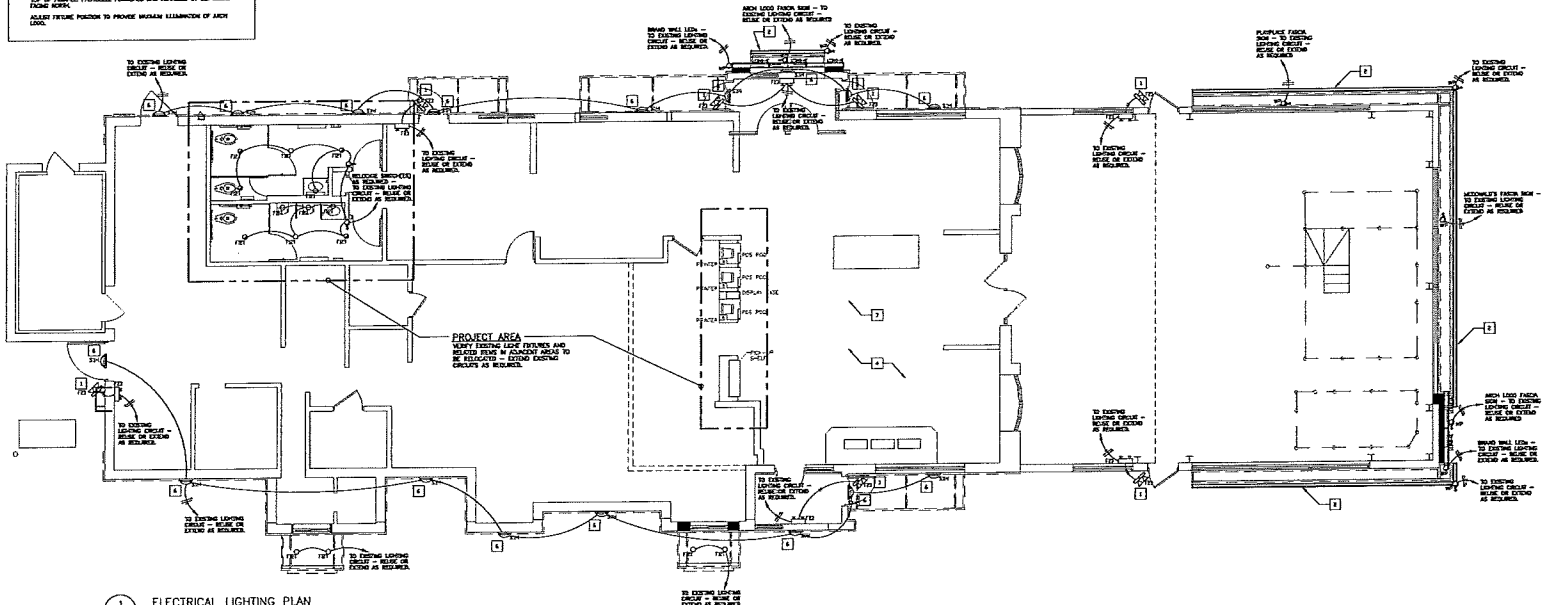
VERIFY THE OPERATIONAL FEATURES FOR ALL NEW AND EXISTING LIGHTING FIXTURES, INCLUDING THE LIGHT SOURCE, BALLAST, AND ALL ELECTRICAL CONNECTIONS. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

E.C. SHALL VERIFY THE CONNECTIONS TO PROVIDE THE PROPER WIRING.

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VERIFY THE OPERATIONAL FEATURES FOR ALL NEW AND EXISTING LIGHTING FIXTURES, INCLUDING THE LIGHT SOURCE, BALLAST, AND ALL ELECTRICAL CONNECTIONS. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.



1 ELECTRICAL LIGHTING PLAN
3/16" = 1'-0"

GENERAL NOTES FOR DRAWING E2.0:

1. ALL NOTES CONTAINED IN THIS DOCUMENT APPLY TO THE PROJECT AREAS AS SPECIFIED.

2. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AS NECESSARY FOR THE COMPLETE JOB. ADD, REMOVE OR EXTEND CIRCUITS AS DIRECTED BY THE PROJECT MANAGER. VERIFY THAT THERE IS SUFFICIENT CAPACITY FOR ADDITIONAL ELECTRICAL LOADS.

3. ALL WORK SHALL CONFORM TO ALL PROVISIONS OF CURRENT APPLICABLE NEC, ORDINANCES OF LOCAL, STATE AND FEDERAL JURISDICTIONS OF JURISDICTION HAVING AUTHORITY.

4. VERIFY WORK REQUIREMENTS WITH THE OWNER, ARCHITECT SHALL CONFIRM AND COORDINATE RECEPTACLE LOCATIONS AND MOUNTING HEIGHTS WITH THE OWNER/PROJECT MANAGER.

5. FINAL FIXTURE SELECTION AND MOUNTING LOCATIONS SHALL BE SPECIFIED BY THE OWNER AND ARCHITECT.

6. VERIFY TYPICAL REQUIREMENTS WITH OWNER - PROVIDE RECEPTACLES AS NECESSARY.

7. VERIFY ANY OTHER SPECIAL WORK REQUIREMENTS (E.G. INTERCOM, SECURITY, SPEAKERS, CONTROLS, FIRE ALARMS, ETC.) WITH OWNER AND PROVIDE AS NECESSARY FOR A COMPLETE JOB.

8. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION NOTES. VERIFY ELECTRICAL REQUIREMENTS AND MEANS OF DISCONNECT FOR ELECTRICALLY POWERED ITEMS WITH EQUIPMENT VENDOR(S).

GENERAL NOTES FOR DRAWING E2.0:

1. ALL LIGHT FIXTURES SHALL BE USED WITH THE SAME VOLTAGE.

2. LIGHTING FIXTURES AND LAMP TYPES SHALL BE USED TO PROVIDE UNIFORM ILLUMINATION AND TO AVOID EXCESSIVE CONTRAST. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

3. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

4. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

5. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

INSTALLATION METHODS:

1. ALL LIGHT FIXTURES SHALL BE USED WITH THE SAME VOLTAGE.

2. LIGHTING FIXTURES AND LAMP TYPES SHALL BE USED TO PROVIDE UNIFORM ILLUMINATION AND TO AVOID EXCESSIVE CONTRAST. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

3. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

4. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

PROJECT DEMOLITION NOTES:

1. THE FOLLOWING PROVIDES A GENERAL SUMMARY OF WORK FOR THE ELECTRICAL CONTRACTOR FOR THE DEMOLITION OF THE EXISTING LIGHTING FIXTURES AND BALLASTS. THE CONTRACTOR SHALL VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

2. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

3. VERIFY THE OPERATIONAL FEATURES FOR ALL EXISTING LIGHTING FIXTURES AND BALLASTS.

SEE DRAWING E1.0 FOR LIGHTING FIXTURE SCHEDULE

PROJECT SPECIFIC NOTES:

1. ALL NOTES CONTAINED IN THIS DOCUMENT APPLY TO THE PROJECT AREAS AS SPECIFIED.

2. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AS NECESSARY FOR THE COMPLETE JOB. ADD, REMOVE OR EXTEND CIRCUITS AS DIRECTED BY THE PROJECT MANAGER. VERIFY THAT THERE IS SUFFICIENT CAPACITY FOR ADDITIONAL ELECTRICAL LOADS.

3. ALL WORK SHALL CONFORM TO ALL PROVISIONS OF CURRENT APPLICABLE NEC, ORDINANCES OF LOCAL, STATE AND FEDERAL JURISDICTIONS OF JURISDICTION HAVING AUTHORITY.

4. VERIFY WORK REQUIREMENTS WITH THE OWNER, ARCHITECT SHALL CONFIRM AND COORDINATE RECEPTACLE LOCATIONS AND MOUNTING HEIGHTS WITH THE OWNER/PROJECT MANAGER.

5. FINAL FIXTURE SELECTION AND MOUNTING LOCATIONS SHALL BE SPECIFIED BY THE OWNER AND ARCHITECT.

6. VERIFY TYPICAL REQUIREMENTS WITH OWNER - PROVIDE RECEPTACLES AS NECESSARY.

7. VERIFY ANY OTHER SPECIAL WORK REQUIREMENTS (E.G. INTERCOM, SECURITY, SPEAKERS, CONTROLS, FIRE ALARMS, ETC.) WITH OWNER AND PROVIDE AS NECESSARY FOR A COMPLETE JOB.

8. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION NOTES. VERIFY ELECTRICAL REQUIREMENTS AND MEANS OF DISCONNECT FOR ELECTRICALLY POWERED ITEMS WITH EQUIPMENT VENDOR(S).

EMERGENCY LIGHTING NOTES:

E11. E.C. SHALL INSTALL A LOCK ON EMERGENCY BREAKER HANDLE. FOR ALL EMERGENCY LIGHTING CIRCUITS TO BE INSTALLED, VERIFY ALL REQUIREMENTS AND FINAL EMERGENCY LIGHTING LOCATIONS WITH LOCAL AUTHORITIES. INCLUDE ALL COSTS IN BASE BID.

E12. IF NOT INSTALLED BY MANUFACTURER, E.C. SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE EMERGENCY INVERTER BALLAST IN EACH LIGHTING FIXTURE SHOWN ON THIS SHEET.

E13. ALL FIXTURES DENOTED AS NIGHT LIGHTING FIXTURES SHALL BE PROVIDED WITH A BATTERY INVERTER EMERGENCY TYPE BALLAST. EMERGENCY BALLAST SHALL BE A TWO LAMP TYPE OF 600-750 WATT LAMP RATED (MINIMUM) TO ILLUMINATE FIXTURE IN THE EVENT OF A POWER FAILURE. BALLAST BATTERY SHALL MAINTAIN 50% OF THE NOMINAL BATTERY VOLTAGE AFTER 1.5 HOURS TO COMPLY WITH NEC SECTION 700 AND ILLUM. BALLAST SHALL BE AS MANUFACTURED BY ROOM, MODEL 860 FOR TR APPLICATIONS SECURITY LIGHTING (GOOD) USED FOR CONTACT FLUORESCENT APPLICATIONS OR AN APPROVED EQUAL TO MEET THE OPERATIONAL LISTED ABOVE. LED FIXTURES IDENTIFIED AS NIGHT LIGHTING SHALL BE APPROVED WITH QUALITY LIGHTING INVERTER MODEL # 12120. INVERTER SHALL BE CAPABLE OF ILLUMINATING FIXTURE FOR 1.5 HOURS TO COMPLY WITH NEC SECTION 700 AND ILLUM. E.C. SHALL NOT INSTALL MORE THAN EIGHT FIXTURES TO EACH INVERTER. PROVIDE ADDITIONAL INVERTERS AS NECESSARY.

E14. EMERGENCY LIGHTING HAS BEEN DESIGNED PER NFPA 101 TO MAINTAIN 1 FT IN PATH OF EGRESS. IF FIELD CONDITIONS REQUIRE ANY CHANGES TO LIGHTING LOCATIONS, EGRESS ROUTES, HOURS, SHALL BE INSTALLED TO MEET THE ABOVE REQUIREMENTS.



SkyBorne Technologies
10000 W. 10th Ave.
Denver, CO 80202

McDonald's USA, LLC
10000 W. 10th Ave.
Denver, CO 80202

ELECTRICAL LIGHTING PLAN AND NOTES

PROJECT NO. 20-0371

DATE: 03/20/2021

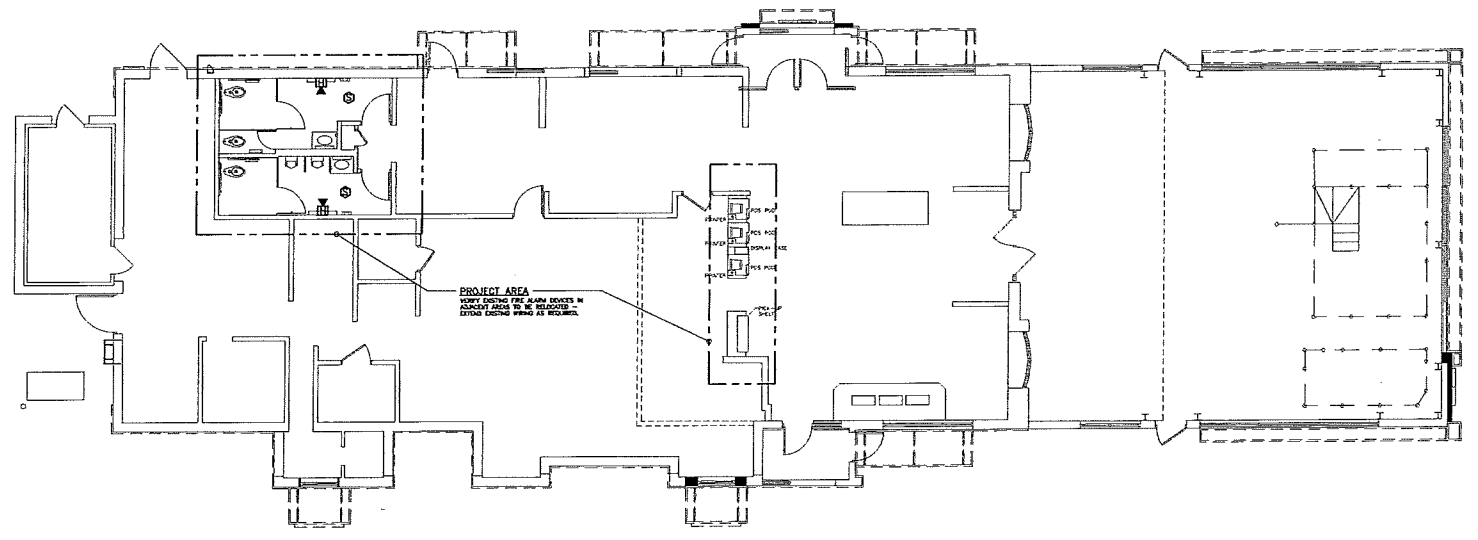
SCALE: AS SHOWN

DATE: 03/20/2021

SCALE: AS SHOWN

E2.0
LIGHTING PLAN NOTES

7 41111111
7 41111111
7 41111111



1 FIRE ALARM PLAN
E3.0 3/16" = 1'-0"

FIRE ALARM NOTES:

1. FIRE ALARM VENDOR MUST PROVIDE A SEPARATE BID PRICE TO PERFORM THE SCOPE OF WORK CONTAINED ON THESE DRAWINGS IN CONNECTION WITH THE FIRE ALARM SYSTEM. THESE DRAWINGS ARE PROVIDED FOR BID PURPOSES ONLY AND TO ILLUSTRATE THE SCOPE OF WORK INTENT OF THIS PROJECT. PRIOR TO SUBMISSION OF THE FIRE ALARM SYSTEM BID, THE FIRE ALARM VENDOR IS RESPONSIBLE TO REVIEW ALL DRAWINGS (I.E. MECHANICAL/ELECTRICAL, PLUMBING, FIRE SPRINKLER, AND ARCHITECTURAL). UPON SUBMISSION OF THE FIRE ALARM BID, THE FIRE ALARM VENDOR CERTIFIES THAT ALL DRAWINGS HAVE BEEN REVIEWED, THE SITE HAS BEEN VISITED/SURVEYED (IF APPLICABLE), AND THAT ALL LOCAL FIRE MARSHALS' REQUIRED ITEMS ARE FULLY UNDERSTOOD AND INCLUDED IN THE BID PRICE AND CHANGE ORDERS ALLOWED.
2. FIRE ALARM VENDOR MUST ADHERE TO ALL LEGAL CODES AND AUTHORITIES HAVING JURISDICTION (I.E. BUILDING DEPARTMENT, FIRE MARSHAL, ETC.). THE ENTIRE SYSTEM MUST BE DESIGNED IN ACCORDANCE WITH THESE AUTHORITIES.
3. FIRE ALARM VENDOR MUST SUBMIT TO THE DESIGNER & OWNER FINAL (AS APPROVED BY THE LOCAL BLDG. DEPT. & FIRE MARSHAL) SIGNED AND SEALED (BY ANY LICENSED PE) DESIGN/AS-BUILT DRAWINGS INCLUDING THE FIRE ALARM BIDDING LAYOUT, SCHEDULE OF OPERATION, EQUIPMENT LIST & SPECIFICATIONS PRIOR TO START OF INSTALLATION. THE COST OF THE ENGINEERING FEE, PROGRAMMING, CHANGE, NEW EQUIPMENT, CONNECTION & TESTING, TROUBLE SHOOTING OF SYSTEM, ATTENDANCE AT THE FIRE ALARM INSPECTION, ETC. ARE TO BE PART OF THE TOTAL PRICE. INSTALLATION OF THE NEW FIRE ALARM SYSTEM CAN BEGIN UPON WRITTEN APPROVAL FROM THE DESIGNER.
4. LOCATION OF ALL FIRE ALARM DEVICES (SMOKE, STROBE, ETC.) INDICATED ON THESE DOCUMENTS ARE TO BE USED AS A GUIDE ONLY. DESIGN OF THE ENTIRE SYSTEM MUST BE IN ACCORDANCE WITH THE ASES BUILDING & FIRE CODES IN ADDITION TO THE LOCAL FIRE MARSHAL'S ORDINANCE. ADDITIONAL DEVICES REQUIRED ABOVE AND BEYOND THESE DOCUMENTS OR DEVICES ADDED AT THE REQUEST OF THE FIRE MARSHAL OR BUILDING DEPARTMENT WILL BE REIMBURSED UNDER CONTRACT UNIT PRICING.

GENERAL FIRE ALARM NOTES:

1. ALL CIRCUITS MUST BE CHECKED FOR OPEN, GROUND FAULTS AND SHORTS BEFORE CONNECTING TO CONTROL PANEL.
2. ALL DETECTION, ALARMS/VISUAL, AND INITIATION DEVICE CIRCUIT WIRES MUST BE SERVICED, THEREFORE, NO PARALLEL BRANCHING OF NON-ADDRESSABLE CIRCUITS IS PERMISSIBLE.
3. DETECTORS SHALL NOT BE LOCATED (WITHIN 3 FEET) IN DIRECT AIR STREAM FROM SUPPLY AIR OUTLETS.
4. ALL BELLWEDS TO BE CONTINUOUSLY AND ISOLATED FROM GROUND.
5. ALL FIRE ALARM WIRING SHALL BE IN MINIMUM 3/4" EMT.
6. ALL DETECTION WIRING SHALL BE CLASS "T".
7. CONTRACTOR IS RESPONSIBLE FOR PERMITTING AND APPROVAL DOCUMENTATION.
8. CONTRACTOR AND VENDOR ARE JOINTLY RESPONSIBLE FOR FINAL TESTING AND SYSTEM ACCEPTANCE.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL RECOMMENDATIONS.
10. VERIFY WITH EQUIPMENT VENDOR THE NUMBER OF DEVICES EACH ZONE IS CAPABLE OF ADDRESSING AND RECONFIGURE AS NECESSARY PRIOR TO PRICING.

PROJECT SPECIFIC NOTES:

1. ALL NOTES CONTAINED IN THIS DOCUMENT APPLY TO THE PROJECT AREAS AS SPECIFIED.
2. FIRE ALARM CONTRACTOR SHALL PROVIDE FIRE ALARM DEVICES AS NECESSARY FOR A COMPLETE JOB PER CURRENT NFPA, LOCAL FIRE MARSHAL AND THE JURISDICTION HAVING AUTHORITY.
3. ALL WIRING SHALL CONFORM TO ALL PROVISIONS OF CURRENT APPLICABLE NEC, EDITIONS OF LOCAL FIRE MARSHAL AND CODES/ORDINANCES OF JURISDICTION HAVING AUTHORITY.
4. PROVIDE FIRE ALARM CONTROL PANEL, REPROGRAMMING AS REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.

FIRE ALARM LEGEND	
SYMBOL	DESCRIPTION
FACP	FIRE ALARM CONTROL PANEL
RMN	FIRE ALARM REMOTE ANNUNCIATOR PANEL
EOLR	END OF LINE RESISTOR
FCD	FUSED CUT OUT
SD	SMOKE DETECTOR - "M" INDICATES ZONE
SDM	SUPPLY DUCT-MOUNTED SMOKE DETECTOR
SDC	SMOKE DETECTOR - ABOVE DROP CEILING, REMOTE LAMP
TD	THERMAL DETECTIVE, FIXED (TWS)
TS	TAMPER SWITCH
FS	FLOW SWITCH
FMPS	FIRE ALARM MANUAL PULL STATION
HM	FIRE ALARM HORN/STROBE
SA	FIRE ALARM STROBE
WP	WEATHER PROOF
RAL	RELOCATE ALARM LAMP - (LOCATED ON CEILING)
CD	CARBON MONOXIDE DETECTOR



SkyBorne Technologies
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Waukegan, IL 60085

DESIGNED BY: **M. McDonald's USA, LLC**
DATE: 1/17/2017

APPROVED BY: [Signature]

PROJECT: FIRE ALARM PLAN
SHEET: E3.0
DATE: 1/17/2017

PROJECT: 20-037
E3.0
FIRE ALARM PLAN

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR BIDDING		
2	REVISED		

GENERAL PLUMBING NOTES

- GENERAL:**
1. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND APPLICABLE TO THE APPLICABLE JURISDICTION.
 2. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
 3. ALL DIMENSIONS, CLEARANCES AND TOLERANCES SHALL BE VERIFIED PRIOR TO INSTALLATION. ALL ROOM-AND LOCATIONS SHALL BE COORDINATED WITH THE MANUFACTURER'S SUBMITTAL INFORMATION.
 4. ALL DIMENSIONAL INFORMATION IS AS FOLLOWS (UNLESS NOTED OTHERWISE):
 - A. UNDERGROUND PIPE IS TO FINISH GRADE
 - B. OVERHEAD PIPE IS TO FINISHED WALL
 - C. ELEVATIONS ARE TO FINISHED FLOOR
 5. ALL MATERIALS, FITTINGS AND EQUIPMENT USED SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SPECIFICATIONS ARE CONTAINED WITHIN THESE DRAWINGS AND THE MANUFACTURER'S PROJECT MANUAL. ANY CONSTRUCTION IN VIOLATION OF A COPY OF THE MANUFACTURER'S PROJECT MANUAL SHALL CONTACT THE MANUFACTURER'S AREA CONSTRUCTION MANAGER. ANY VARIANCE FROM THE MANUFACTURER'S SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER-OF-RECORD.
 6. SEE COORDINATION SCHEDULE FOR ADDITIONAL SCOPE OF WORK.
 7. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 8. WHERE PROOR SOIL CONDITIONS EXIST OR WHERE SUBSTANTIAL SETTLEMENT OF EITHER THE PIPING, THE BUILDING OR ADJACENT WALLS, PLANTING, ETC., MAY OCCUR, THE CONTRACTOR SHALL PROVIDE ADEQUATE UNDERSLAB STAINLESS STEEL PIPE, HANGERS OR APPROVED OTHER SUPPORT.
 9. ALL PIPE SLEEVES SHALL BE PROPERLY SEALED AND INSULATED TO PREVENT HEAT LOSS AND SEEPAGE.
 10. ALL PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE FROM PIPE HANGERS. PROTECTION SHALL BE LIGHT GAUGE GALVANNEZED STEEL OR EQUAL.
 11. ALL PENETRATIONS OF FIRE-RATED WALLS SHALL BE FIRESTOPPED WITH AN APPROVED AND LISTED FIRESTOPPING SYSTEM.

- SANITARY AND VENT SYSTEMS:**
1. THE BUILDING SANITARY PIPE SHALL BE LOCATED A MINIMUM AS REQUIRED BY LOCAL CODES, HEALTH DEPARTMENT AND WATER AUTHORITY, FROM THE INCOMING WATER SERVICE, WHERE A 3 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM AS REQUIRED BY LOCAL CODES, HEALTH DEPARTMENT AND WATER AUTHORITY ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
 2. ALL SANITARY AND VENT PIPE SHALL BE PVC TYPE DWV, ABS OR CAST-IRON WHERE REQUIRED BY CODE.
 3. ALL HORIZONTAL SANITARY PIPE SHALL BE INSTALLED WITH A MINIMUM PITCH AS FOLLOWS:

PIPE SIZE	MIN. SLOPE
2" OR LESS	1/8" PER FT.
3" TO 4"	1/4" PER FT.
5" OR LARGER	3/8" PER FT.

4. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART.
5. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES, WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
6. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
7. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
8. CLEANOUTS ON 6-IN. AND SMALLER PIPES SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18 IN. CLEANOUTS ON 8-IN. AND LARGER PIPE SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 36 IN.
9. ALL SUSPENDED SANITARY AND VENT PIPE SHALL BE SUPPORTED AS FOLLOWS:

MATERIAL	MAX. HORIZ. SPACING	MAX. VERT. SPACING
ABS	12 FT.	12 FT.
PCV (TYPE DWV)	4 FT.	10 FT.
CAST-IRON (1/2" TO 1 1/2" PIPE SECTIONS)	5 FT.	15 FT.
CAST-IRON (1 1/2" TO 30" PIPE SECTIONS)	10 FT.	15 FT.

10. ALL PLUMBING FEATURES SHALL BE VENTED AND THE MINIMUM DISTANCE FROM THE FUTURE TRAP TO THE VENT SHALL BE AS FOLLOWS:
- | TRAP SIZE | SIZE | DISTANCE |
|--------------|------|----------|
| 1 1/2" | 2" | 3'-8" |
| 2" | 3" | 5'-0" |
| 3" | 4" | 6'-0" |
| 4" | 5" | 7'-0" |
| 5" OR LARGER | 6" | 10'-0" |
11. ALL PLUMBING VENTS THROUGH THE ROOF SHALL TERMINATE A MINIMUM OF 18 INCHES ABOVE THE ROOF, TO BE VERIFIED WITH LOCAL CODES, ENGINEER-OF-RECORD AND COMPLY WITH LOCAL CODES AND SHALL BE LOCATED A MINIMUM OF 5 FT. FROM ANY VENTED WALL. WHERE A PARAPET WALL WITHIN 5 FT. OF A PARAPET WALL, THE VENT SHALL TERMINATE A MINIMUM OF 6 INCHES ABOVE THE PARAPET.
 12. ALL PLUMBING VENTS SHALL TERMINATE A MINIMUM OF 10 FT. HORIZONTALLY FROM ANY OUTDOOR AIR INTAKE. WHERE A PLUMBING VENT IS LOCATED WITHIN 10 FT. OF AN INTAKE, THE VENT SHALL TERMINATE A MINIMUM OF 2 FT. ABOVE THE INTAKE.
 13. ALL SIDE WALL VENT TERMINATIONS SHALL BE PROTECTED TO PREVENT BIRDS OR ROOSTERS FROM ENTERING OR BLOCKING THE VENT OPENING.
 14. ALL FLOOR DRAINS THAT DO NOT SERVE EQUIPMENT SHALL BE PROTECTED AGAINST DRIVING OUT EITHER THROUGH THE INSTALLATION OF A TRAP PRIMER, OR BY SEAL TOP OF FLOOR TRAP EQUAL.
 15. ALL APPLIANCES SHALL DRAIN TO AN APPROVED SANITARY WASTE RECEPTOR (FLOOR SINK OR FLOOR DRAIN WITH TRAP). POINTS OF DRAINAGE FROM APPLIANCE SHALL MAINTAIN AN AIR GAP BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR. THE MINIMUM DISTANCE BETWEEN THE PIPE OUTLET AND THE TOP OF THE RECEPTOR SHALL BE THREE TIMES THE DIAMETER OF THE APPLIANCE DRAIN PIPE.

- DOMESTIC SUPPLY SYSTEMS:**
1. THE INCOMING WATER SERVICE PIPE SHALL BE LOCATED A MINIMUM AS REQUIRED BY LOCAL CODES, HEALTH DEPARTMENT AND WATER AUTHORITY, FROM THE EXISTING SANITARY PIPE, WHERE A 3 FT. SEPARATION IS NOT POSSIBLE, THE BOTTOM OF THE WATER SERVICE PIPE SHALL BE A MINIMUM AS REQUIRED BY LOCAL CODES, HEALTH DEPARTMENT AND WATER AUTHORITY, ABOVE THE TOP OF THE HIGHEST POINT OF THE SANITARY PIPE.
 2. ALL UNDERGROUND SITE PLUMBING TO CONFORM AS REQUIRED BY LOCAL CODES, SHALL BE TYPE K COPPER TUBING OR COPPER PIPE, POLYETHYLENE (PE) OR CPVC. IF CPVC IS USED, IT SHALL BE INSTALLED AS FOLLOWS:
 - A. ALL UNDERGROUND SITE PLUMBING TO CONFORM AS REQUIRED BY LOCAL CODES, SHALL BE TYPE K COPPER TUBING OR COPPER PIPE, POLYETHYLENE (PE) OR CPVC.
 - B. CPVC IS USED, IT SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION TO ACCOUNT FOR EXPANSION AND

CONTRACTOR:

3. INCOMING WATER SERVICE PRESSURE SHOULD BE BETWEEN 45 AND 85 PSI STATIC, WHERE WATER SERVICE EXCEEDS 80 PSI STATIC, AN APPROVED WATER-PRESSURE REDUCING VALVE WITH STRAINER CONFORMING TO ASSE 1003 SHALL BE INSTALLED. WHERE INCOMING WATER PRESSURE IS BELOW 45 PSI STATIC, A PRESSURE BOOSTER SYSTEM SHALL BE INSTALLED.
4. IF THE RESTAURANT HAS A COMBINED WATER AND FIRE SPRINKLER SERVICE, THE INCOMING WATER SERVICE SHALL BE SIZED BASED ON THE FIRE SPRINKLER CONTRACTOR'S HYDRAULIC CALCULATIONS.
5. PROVIDE A MINIMUM 3" ANNUAL CLEARANCE AROUND ALL PIPE SLAB PENETRATIONS.
6. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE INCOMING SERVICE WHERE REQUIRED BY CODE.
7. AN EXPANSION TANK SHALL BE INSTALLED ON THE COLD WATER LINE PALET TO THE WATER HEATER. SEE EXPANSION TANK SCHEDULE.
8. ALL WATER SUPPLY PIPE WITHIN MANUFA OF THE BUILDINGS AS REQUIRED BY LOCAL CODES, HEALTH DEPARTMENT AND WATER AUTHORITY AND INSIDE THE BUILDING SHALL COMPLY WITH 1/2" AND 3/4" SHALL BE TYPE L COPPER TUBING, COPPER PIPE OR CPVC PIPE.
9. CPVC PIPE SHALL BE FLOWWARD COLD OR FLOWWARD BENDABLE AS MANUFACTURED BY LUIGOD.
10. CPVC PIPE SHALL BE CONNECTED WITH FLOWWARD GOLD YELLOW LOW-VOC SOLVENT CEMENT AS MANUFACTURED BY IPS WELD-ON OR GATEY.
11. ALL CPVC PIPE SHALL BE INSULATED TO PREVENT EXPOSURE TO GREASE.
12. ALL SUSPENDED PIPE SHALL BE SUPPORTED AS FOLLOWS:

PIPE SIZE	MAX. HORIZ. SPACING	MAX. VERT. SPACING
COPPER PIPE	12 FT.	10 FT.
COPPER TUBING (1/2")	10 FT.	10 FT.
COPPER TUBING (3/4")	10 FT.	10 FT.
CPVC (1/2")	4 FT.	10 FT.
CPVC (3/4")	10 FT.	10 FT.

13. A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPZ) SHALL BE INSTALLED AT THE PALET TO THE WATER FILTRATION SYSTEM. ALL PIPING DOWNSTREAM OF THE RPZ SHALL BE COPPER OR CROSS-LINKED POLYETHYLENE (PEX).
14. ALL SERVICE APPLIANCES AND APPLIANCES INTENDED TO SERVE SOME SPECIAL FUNCTION SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. ALL BACKFLOW PREVENTION DEVICES SHALL BE ASSE LISTED AND APPROVED FOR THE DEVICE OR APPLIANCE THEY SERVE.
15. ALL WATER SUPPLY LINES SHALL BE PROVIDED WITH A QUARTER-TURN SHUT-OFF VALVE BEFORE FINAL CONNECTION TO EQUIPMENT.
16. QUARTER-TURN SHUT-OFF VALVES SHALL BE INSTALLED UPSTREAM OF ANY INLINE BACKFLOW PREVENTION DEVICE.
17. ALL VALVES AND BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WITH FITTINGS THAT FACILITATE REMOVAL IN CASE OF FAILURE.
18. ALL OVERHEAD WATER LINES SHALL BE INSULATED WITH 1" THICK EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R-VALUE OF 3.7.
19. PRIOR TO BUILDING TURN-OVER, THE DOMESTIC WATER SUPPLY SYSTEM SHALL BE PURGED OF DILUENTIOUS MATERIAL AND DISINFECTED. DISINFECTION SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HEALTH CODE. PLUMBING CODE OR IN ACCORDANCE WITH ASME C631 OR ASME C652.

STORM DRAINAGE SYSTEMS:

1. ALL ROOF DRAINS SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODES AND SHALL CONFORM TO ASME A112.3.1M OR A112.3.1.
2. ALL STORM DRAINAGE PIPING SHALL BE ABS, PVC TYPE DWV OR CAST-IRON WHERE REQUIRED BY CODE.
3. ALL SUSPENDED STORM DRAINAGE PIPE SUPPORT REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
4. ALL HORIZONTAL STORM DRAINAGE PIPE SYSTEM REQUIREMENTS SHALL BE THE SAME AS THE SANITARY AND VENT REQUIREMENTS.
5. ALL HORIZONTAL STORM DRAINAGE PIPE SHALL BE INSULATED WITH 1" THICK EXTERNAL JACKETED INSULATION AND A MINIMUM INSTALLED R-VALUE OF 3.7 TO PROTECT AGAINST CONDENSATION.
6. CLEANOUTS SHALL BE INSTALLED IN ALL HORIZONTAL DRAINAGE PIPE AND SHALL BE LOCATED NOT MORE THAN 100 FT. APART.
7. CLEANOUTS SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION GREATER THAN 45 DEGREES, WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A SINGLE PIPE RUN, ONLY ONE (1) CLEANOUT SHALL BE REQUIRED FOR EVERY 40 FEET OF DEVELOPED LENGTH.
8. CLEANOUTS SHALL BE INSTALLED ON PIPES PRIOR TO ANY SLAB PENETRATION.
9. WHERE PIPING IS LOCATED WITHIN WALL CAVITIES, ACCESS TO THE CLEANOUTS SHALL BE PROVIDED.
10. ROOF DRAINS AND OVERFLOW ROOF DRAINS SHALL BE PIPED INDEPENDENTLY. OVERFLOW ROOF DRAINS SHALL NOT BE CONNECTED TO THE PRIMARY ROOF DRAINAGE SYSTEM.

LEGEND

—	COLD WATER PIPING
—	TEMPERED WATER PIPING (110°F)
—	HOT WATER PIPING (140°F)
—	RECIRCULATED HOT WATER PIPING
—	OVERHEAD LINES (BY P.C.)
—	UNDERGROUND SANITARY PIPING
—	UNDERGROUND GREASE WASTE PIPING
—	VENT PIPING
—	ABOVE GROUND STORM PIPING
—	UNDERGROUND STORM PIPING
⊥	HOSE BIB
⌋	CHECK VALVE
⌋	BALL VALVE
⊞	THERMOSTATIC MIXING VALVE
⌋	FLOOR DRAIN
⌋	CLEAN-OUT (FLOOR OR YARD)
⌋	FLOOR SINK
⊙	PRESSURE GAUGE
⊙	LOW PRESSURE SWITCH
⊞	HIGH PRESSURE SWITCH
⌋	SOLENOID VALVE
⌋	THREE-WAY VALVE
⌋	PRESSURE REGULATOR
⌋	DUAL CHECK VALVE OR RPZ
⌋	DUAL CHECK VALVE WITH ATMOSPHERIC VENT
⌋	STRAINER
⌋	RELIEF VENT

ABBREVIATIONS

ACM	AREA CONSTRUCTION MANAGER
AVB	ATMOSPHERIC VACUUM BREAKER
BSI	BEVERAGE SYSTEM INSTALLER
CD	CLEAN-OUT
DC	DOWNSPOUT COVER
DFU	DRAINAGE FEATURE UNIT(S)
EC	ELECTRICAL CONTRACTOR
FAC	FIRE ALARM CONTRACTOR
FED	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FR	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
GC	GENERAL CONTRACTOR
GI	GREASE INTERCEPTOR
GV	GALLONS PER FLUSH
GM	GALLONS PER MINUTE
GW	GREASE WASTE
HS	HAND SINK
I.P.S.	IRON PIPE SIZE (ALSO NPS)
KEI	KITCHEN EQUIPMENT INSTALLER
KES	KITCHEN EQUIPMENT SUPPLIER
LAV	LAVATORY
MC	MECHANICAL CONTRACTOR
MHT	MALE HOSE THREADED
MS	MOP SINK
NPS	NATIONAL PIPE THREAD STANDARD
NPT	NATIONAL PIPE THREAD TAPERED
O/D	OWNER/OPERATOR
OH	OVERHEAD
P	PUMP
PC	PLUMBING CONTRACTOR
PC	REFRIGERATION CONTRACTOR
RPZ	REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
SS	SANITARY SEWER
ST	STORM SEWER
SVB	ANTI-SEPTIC, SPILL RESISTANT VACUUM BREAKER
TAB	TEST AND BALANCE CONTRACTOR
UG	UNDERGROUND
UR	URINAL
V	VENT
WC	WATER CLOSET
WCO	WALL CLEAN-OUT
WSFU	WATER SUPPLY FEATURE UNIT(S)
YD	YARD CLEAN-OUT



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PROJECT NO: **McDonald's USA, LLC**
 PROJECT: **McDonald's USA, LLC**
 SHEET: **P1.0**
 DATE: 7/17/2017

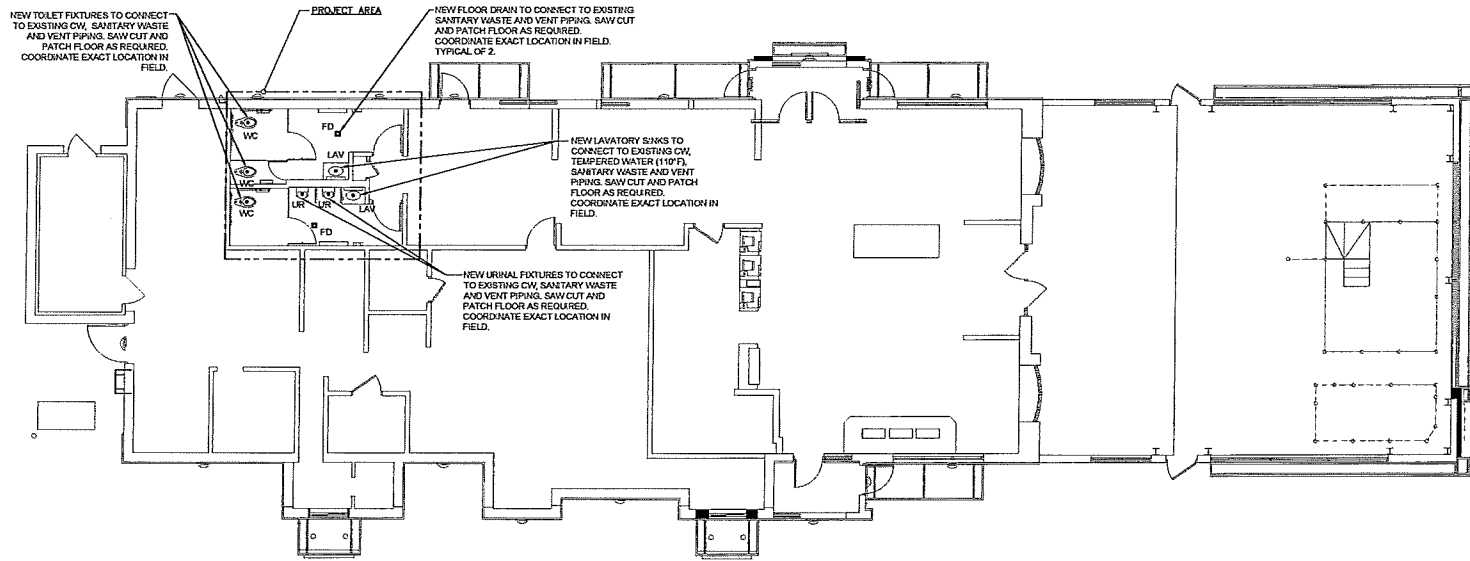
NEW TOILET FIXTURES TO CONNECT TO EXISTING CW, SANITARY WASTE AND VENT PIPING. SAW CUT AND PATCH FLOOR AS REQUIRED. COORDINATE EXACT LOCATION IN FIELD.

PROJECT AREA

NEW FLOOR DRAIN TO CONNECT TO EXISTING SANITARY WASTE AND VENT PIPING. SAW CUT AND PATCH FLOOR AS REQUIRED. COORDINATE EXACT LOCATION IN FIELD. TYPICAL OF 2.

NEW LAVATORY SINKS TO CONNECT TO EXISTING CW, TEMPERED WATER (110°F), SANITARY WASTE AND VENT PIPING. SAW CUT AND PATCH FLOOR AS REQUIRED. COORDINATE EXACT LOCATION IN FIELD.

NEW URINAL FIXTURES TO CONNECT TO EXISTING CW, SANITARY WASTE AND VENT PIPING. SAW CUT AND PATCH FLOOR AS REQUIRED. COORDINATE EXACT LOCATION IN FIELD.



1 WASTE, VENT & DOMESTIC PIPING
P2.0 SCALE: 3/16" = 1'-0"

DRAWING NOTES

- ALL SANITARY AND VENT PIPE SHALL BE CAST-IRON WHERE REQUIRED BY CODE.
- DOMESTIC WATERS SYSTEMS SHALL BE TYPE K COPPER TUBING OR COPPER PIPE. PIPING ROUTES ARE GENERAL AND MAY VARY DUE TO FIELD CONDITIONS. COORDINATE ALL PIPE ROUTES WITH OTHER TRADES.
- PROVIDE PROSET TRAP GUARD OR TRAP PRIMER FOR FLOOR DRAINS.

WASTE PIPE SIZING - IPC

FIXTURE TYPE	TRAP SIZE	DFU	QUANTITY	TOTAL
URINAL	2 IN.	4	2	8
WATER CLOSET	4 IN.	5	3	15
LAVATORY	3 IN.	1	2	2
FLOOR DRAIN DR SINK	3 IN.	5	2	10
TOTAL				35

VALVE SCHEDULE

MANUFACTURER	MODEL	TEMP SETTING	LISTING	SERVICE
WATTS	L311	324°F	ASSE 18493370	LAVS & HAND SINKS, ROEING
KUBOTA	1P-8008	-	-	RELEASING, SHUT-OFF



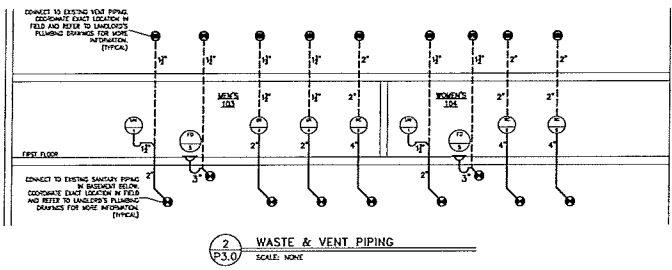
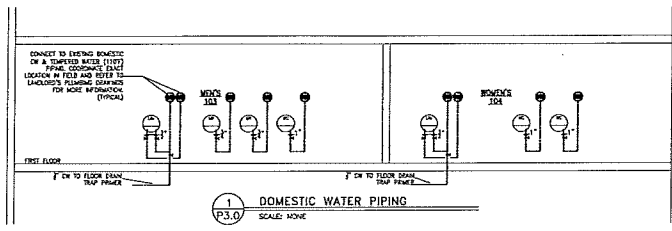
SkyBorne Technologies
P.E. JIM W. BROWN
LICENSED PROFESSIONAL ENGINEER

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DATE OF PROJECT: 7/9/2017
DATE OF ISSUE: 7/9/2017
PROJECT: WASTE, VENT AND DOMESTIC PIPING PLAN
DRAWING NO: 30-00271
SCALE: 3/16" = 1'-0"
SHEET NO: P2.0
FLOOR PLAN & NOTES

PREPARED BY: F. FRIEDMAN
CHECKED BY: F. FRIEDMAN
DATE: 7/9/2017
SCALE: 30'-00"=1'
P2.0
FLOOR PLAN & NOTES

NO.	REV.	DATE	DESCRIPTION

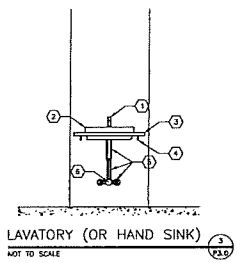


PLUMBING FIXTURE SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL	WATER USE	ACCESSORIES/COMMENTS
F-1	FAUCET FOR LAV	TOTO	TELKSS19EP	1.0 GPM 0.57 GAL/FLY (SEE CYCLE)	FAUCET OPERATION SENSOR
LAV	LAVATORY	TOTO	L1919		FAUCET: F-1 TRUSSER LAVAGUARD MODEL #12-E-2 SEE DETAIL 3 IN P33 CLEAN LEANER BY GC.
FB	6-1/2 FLOOR DRAIN	ZURN	2415-BZ		PIPE SIZE: 2"
UR	ADA WALL-HANG URINAL	JAY R. SMITH	2009		FLANSEL: NONE SEE NOTE 6
		TOTO	10441E		FLUSH VALVE: TOTO TELKSDKCP FLUSH VALVE OPERATION SENSOR SEE NOTE 2
VE	ADA WATER CLOSET	TOTO	C1726L	0.5 GPF	FLUSH VALVE: TOTO TELKSDKCP FLUSH VALVE OPERATION SENSOR SEAT: AEGIS MODEL #150CT
		ZURN	2564S	1.28 GPF	1" IPS, 1" TOP SPOD 1" IPS, 1/4" TOP SPOD

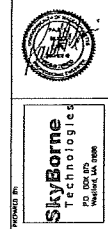
NOTES:
 1. SEE McDONALD'S PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS
 2. PLUMBING CONTRACTOR SHALL COORDINATE WITH GC TO PROVIDE BLOCKING FOR PROPER URINAL SUPPORT
 3. PLUMBING CONTRACTOR SHALL COORDINATE WITH GC TO PROVIDE INTERIOR BLOCKING ON 6/4" BILTING FOR WALL CLAMP
 4. PLUMBING CONTRACTOR SHALL COORDINATE WITH GC TO PROVIDE BLOCKING FOR PEGGER SINK SUPPORT
 5. PLUMBING CONTRACTOR SHALL SPECT CONNECTION MATERIALS/TYPE WHEN ORDERING
 6. PLUMBING CONTRACTOR SHALL SPECIFY BURR DEPTH WHEN ORDERING
 7. PLUMBING CONTRACTOR SHALL PROVIDE GRID DRAIN, P-TRAP AND VALVE STOPS FOR ALL SINKS & LAVS

TO ORDER PLUMBING FIXTURES, CONTACT A.S. SUPPLY, PHONE: 1860 319-2576, E-MAIL: KEELE@AS-SUPPLY.COM

- KEYED NOTES:
1. FAUCET (SEE PLUMBING FIXTURE SCHEDULE)
 2. LAVATORY OR HAND SINK (SEE PLUMBING FIXTURE SCHEDULE)
 3. CLEANER EXHAUSTION - TOILET ROOMS ONLY (FURNISHED BY GC)
 4. LAVATORY EXHAUST - TOILET ROOMS ONLY (SEE ARCHITECTURAL DRAWINGS)
 5. OUTLINE OF ADA COMPLIANT TRAP (SEE PLUMBING FIXTURE SCHEDULE)
 6. TERMINATING WROING VALVE (SEE VALVE SCHEDULE)



PROJ: 20-0371
 P3.0
 RISER DIAGRAMS



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 PHONE: 919-286-1000
 FAX: 919-286-1001
 WWW.MCDONALDSUSA.COM

DATE: 7/27/2017
 TIME: 10:00 AM
 USER: JSM
 PROJECT: 20-0371
 SHEET: P3.0
 TITLE: RISER DIAGRAMS

DATE: 7/27/2017
 TIME: 10:00 AM
 USER: JSM
 PROJECT: 20-0371
 SHEET: P3.0
 TITLE: RISER DIAGRAMS

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Alpine green

Property Address 116 Alpine Place

Assessors' Map # 279 Parcel # 197

Zoning District (select applicable zone): GR5

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: NE Premier Properties, LLC

Address: 5 Sheila Lane
Franklin, MA 02038

Telephone Number: 508-212-6535

Contact Person: Kevin Tucceri

C) Owner Information (Business Owner & Property Owner if different)

Business Owner: _____ Property Owner: Edward + Karla Sweeney
Address: _____

All of the information is submitted according to the best of my knowledge

Kevin Tucceri _____
Signature _____ Date Submitted 11/22/17
Print Name: Kevin Tucceri

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: JG Architecture
Contact Person: James Gilmore
Address: 200 Winter St. Holliston MA 01746
Telephone Number: (508) 380-3105

b. Architect/Engineer (when applicable)

Business Name: Level Design Group, LLC
Contact Person: Daniel Campbell, P.E.
Address: 249 South Street, Unit 1, Plainville, MA 02762
Telephone Number: _____

E) Work Summary

Summary of work to be done: Replacement of a single family house with a conforming 6 unit Townhouse

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____
The zoning allows a 40' Structure in this zone and the proposed is 39' in accordance with zoning _____

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area. _____

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. _____

There are no proposed signs and lighting will be building mounted residential fixtures.

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. _____

There are no historic features of the subject structure or property.

10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. _____

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

The landscaping is vastly improved with native species and additional multi-tiered plantings for year round growth

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

ARCHITECT

PROJECT TITLE

ARCHITECT



**JAMES GILMOUR
ARCHITECTURE**
200 WINTER STREET
HOLLISTON, MA 01746
(781) 320-3105
www.jga-architecture.com

MULTIFAMILY RESIDENCE

161 ALPINE PLACE

FRANKLIN, MA

LOCUS PLAN



● 11-22-2017 - FOR REVIEW

ABBREVIATIONS

A	ACT ACoustical CEILING TILE	I	INCL INCLUDE
	ADJ ADJUSTABLE	M	MAT MATERIAL
	AFF ABOVE FINISH FLOOR		MIN MINIMUM
	ALT ALTERNATE		MOLD MOLDING
			MTD MOUNTED
C	CLS CEILING	O	OC ON CENTER
	CLOS CLOSET		
	CLR CLEAR		
	CONC CONCRETE		
	CT CERAMIC TILE		
D	DET DETAIL	PLAS	PLASTER
	DIA DIAMETER	PNL	PANEL
	DWG DRAWING	PNT	PAINTED
		FR	PAIR
		FTD	POINTED
E	ELEC ELECTRIC	R	REF REFERENCE
	ELEV ELEVATION		REQD REQUIRED
	EQ EQUAL		
	EXIST EXISTING		
F	FAB FABRIC WALLCOVERING	SH	SHEET
	FIN FINISH	STC	SOUND TRANSMISSION CLASSIFICATION
	FLR FLOOR		
G	GNB GYPSUM WALLBOARD	T	TYP TYPICAL
H	H HIGH	VIN	VINYL
	HWK HARDWARE	VWG	VINYL WALLCOVERING
	HGT HEIGHT		
	HM HOLLOW METAL	W	WIDE, HOOD
		W	WITH

GRAPHIC SYMBOLS

	MASONRY OR PLASTER FACED MASONRY		COLUMN REFERENCE GRIDS
	PLYWOOD		BUILDING OR WALL SECTION
	WOOD FINISH		DETAIL
	WOOD ROUGH		WALL TYPES
	INSULATION		DOOR NUMBER
	GYPSUM WALLBOARD		NORTH ARROW

GENERAL NOTES

NOTES:

- NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND THE CODES AND REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES EXIST.
- GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING HIS OWN DEFECTIVE WORK AS WELL AS FOR ALL COSTS INCIDENTAL THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS AND/OR EQUIPMENT.
- DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL DEVIATIONS SHALL BE CORRECTED BY THE CONTRACTOR BEFORE HE BEGINS HIS PORTION OF THE WORK.
- DRAWINGS ARE THE PROPERTY OF THE OWNER AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER.
- CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND GENERAL PUBLIC FROM INJURY & ADJACENT PROPERTY FROM DAMAGE.
- THE GENERAL CONTRACTOR SHALL RECEIVE, STORE, PROTECT AND INSTALL ALL MATERIALS PROVIDED BY THE OWNER.

ELECTRICAL

- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH ALL WIRING SHALL BE NO. 12 THW AND COPPER MINIMUM UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERIGGED. ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURERS GUARANTEE IS FURNISHED AND ALL WORK IN CONNECTION WITH INSTALLING ANY MANUFACTURERS GUARANTEED EQUIPMENT. HIS PERSONAL GUARANTEE SHALL EXIST FOR A PERIOD OF ONE YEAR OF FINAL ACCEPTANCE OF THE WORK AND SHALL APPLY TO DEFECTS IN THE MATERIALS AND TO DEFECTIVE WORKMANSHIP OF ANY KIND.
- THE ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING REQUIRED FOR THE ELECTRICAL INSTALLATION UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. DO NOT ENDANGER THE STABILITY OF THE STRUCTURE OR ANY PART THEREOF BY CUTTING, BURNING, DIGGING ETC.
- THE ELECTRICAL CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND LICENSES.

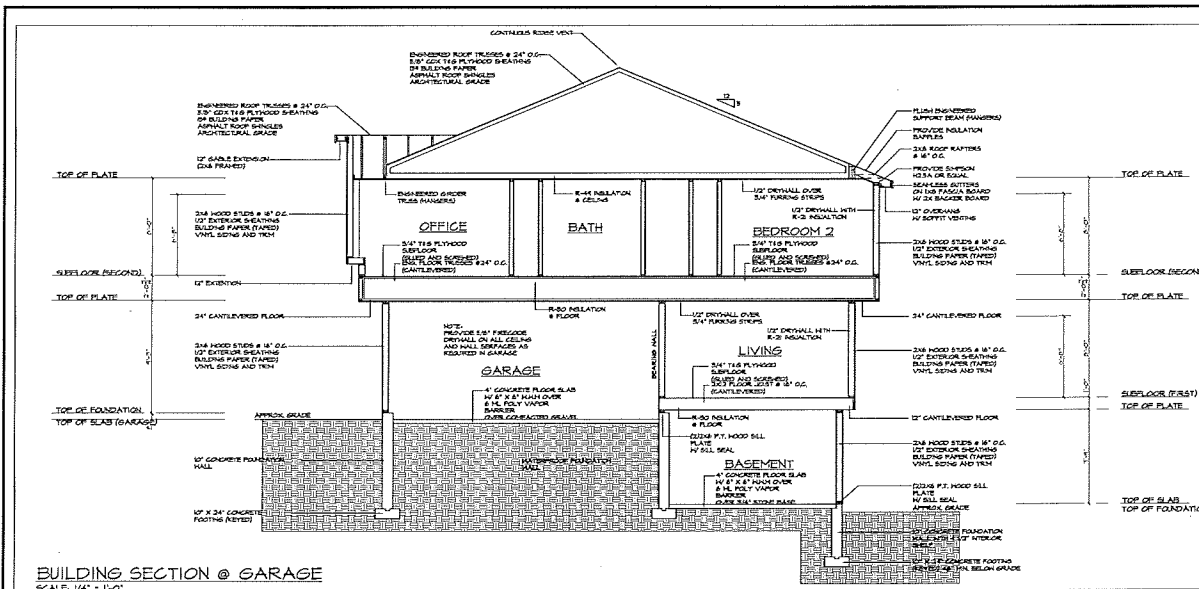
PLUMBING




- ALL PLUMBING SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES.
- PLUMBING VEAT SIZES AND LOCATIONS SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR.
- ALL SLEEVE SIZES SHALL BE DETERMINED BY THE PLUMBING CONTRACTOR.
- PROVIDE STOP VALVES IN ALL FIRING TO FIXTURES AHEAD OF THE OPERATING LEVERS OR FAUCETS.
- PROVIDE CLEANOUTS AT THE BASE OF ALL SOIL AND WASTESTACKS.
- WATER SHALL BE PROVIDED TO ALL FIXTURES IN 1/2" COPPER LINES MIN.
- THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER TRADES BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND IN OTHER AREAS WHERE CONFLICT MAY OCCUR.
- THE PLUMBING CONTRACTOR SHALL TO ALL THE REQUIRED CUTTING FOR THE PLUMBING INSTALLATION UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. DO NOT ENDANGER THE STABILITY OF THE STRUCTURE BY CUTTING, DIGGING, BURNING OR OTHERWISE.

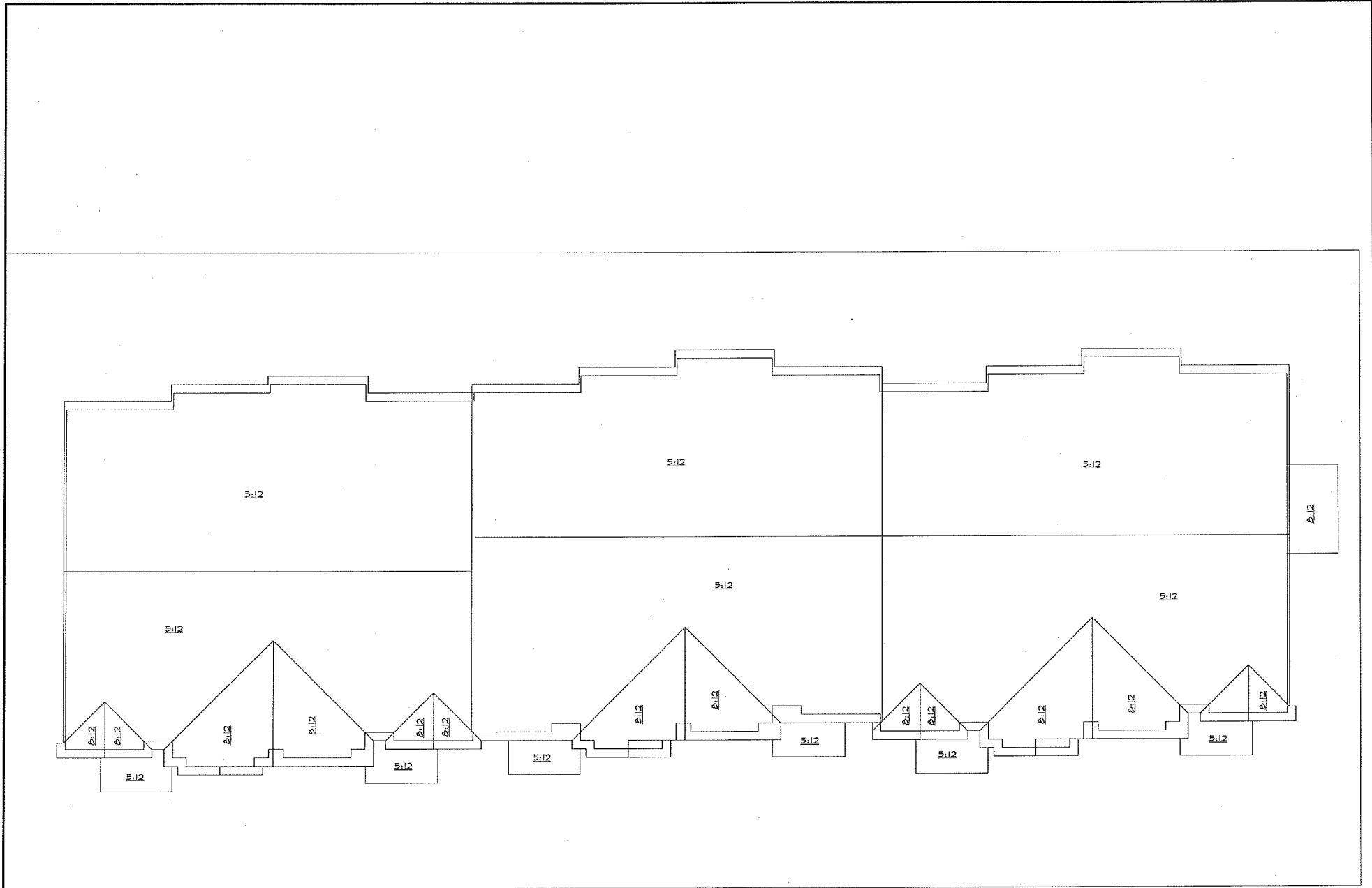
LIST OF DRAWINGS

ARCHITECTURAL

- A-100 BASEMENT / FOUNDATION PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-300 EXTERIOR ELEVATIONS
- A-400 BUILDING SECTIONS
- A-401 BUILDING SECTIONS
- S-100 BUILDING SECTIONS



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

REVISIONS		ISSUES	
DATE	BY	DATE	BY

OWNER



ARCHITECT: JCA ARCHITECTURE
200 HUNTER STREET
FROSTBURG, MD 21702
(410) 538-2222
WWW.JCA-ARCH.COM

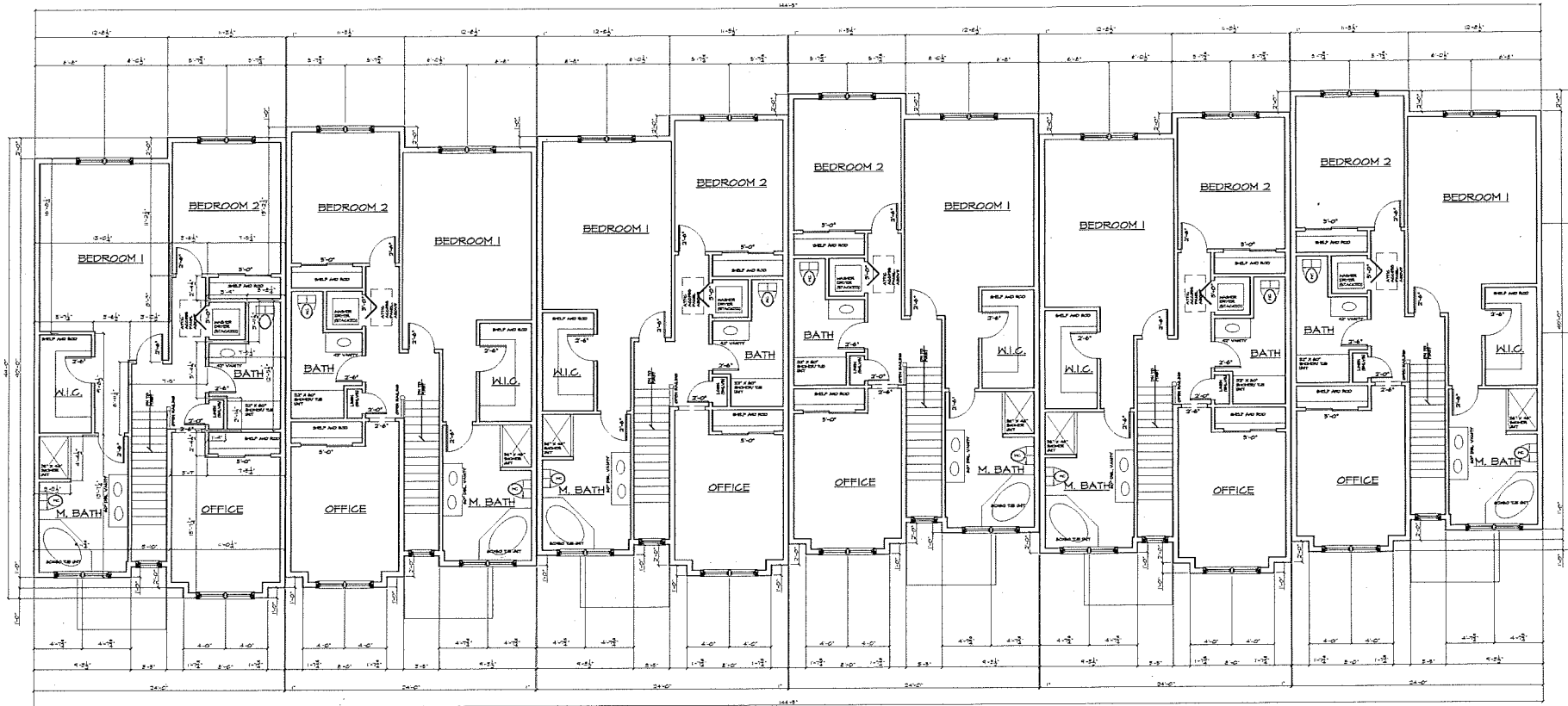
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161 ALPINE PLACE
FRANKLIN, MA

STAMP: [Blank]

REVISIONS		ISSUES	
DATE	BY	DATE	BY

DRAWN BY: JANE APPEL
CHECKED BY: JANE APPEL
DATE: 5-22-2017

SHEET TITLE: ROOF PLAN
SHEET NUMBER: A-200



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

REVISIONS		ISSUES	
DATE	BY	DATE	BY

OWNER

ARCHITECT:



JGA
ARCHITECTURE
300 HENRY STREET
ROSELAND, MA 02148
781-326-2109
WWW.JGA-ARCHITECTURE.COM

CLIENT:

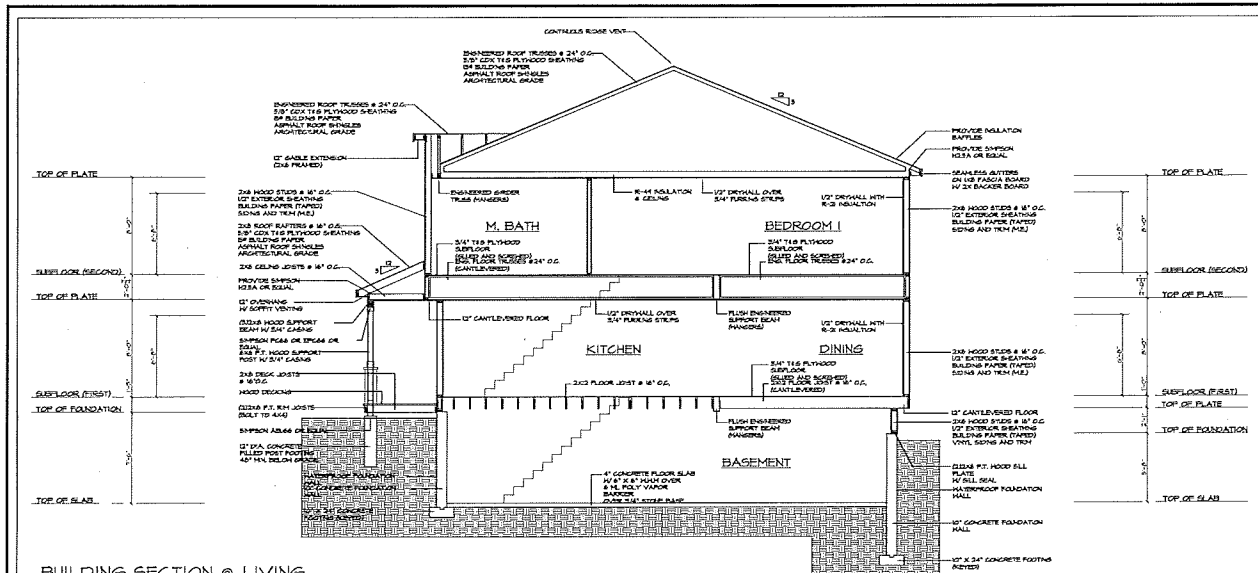
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MULTI FAMILY RESIDENCE
161 ALPINE PLACE
FRANKLIN, MA

STAMP:

REVISIONS		ISSUES	
DATE	BY	DATE	BY

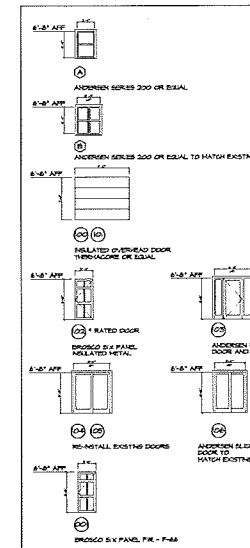
DRAWN BY:
JAN APPEL
CHECKED BY:
JMG
DATE: 11-22-2017

SHEET TITLE:
SECOND FLOOR PLAN
SHEET NUMBER:
A-102



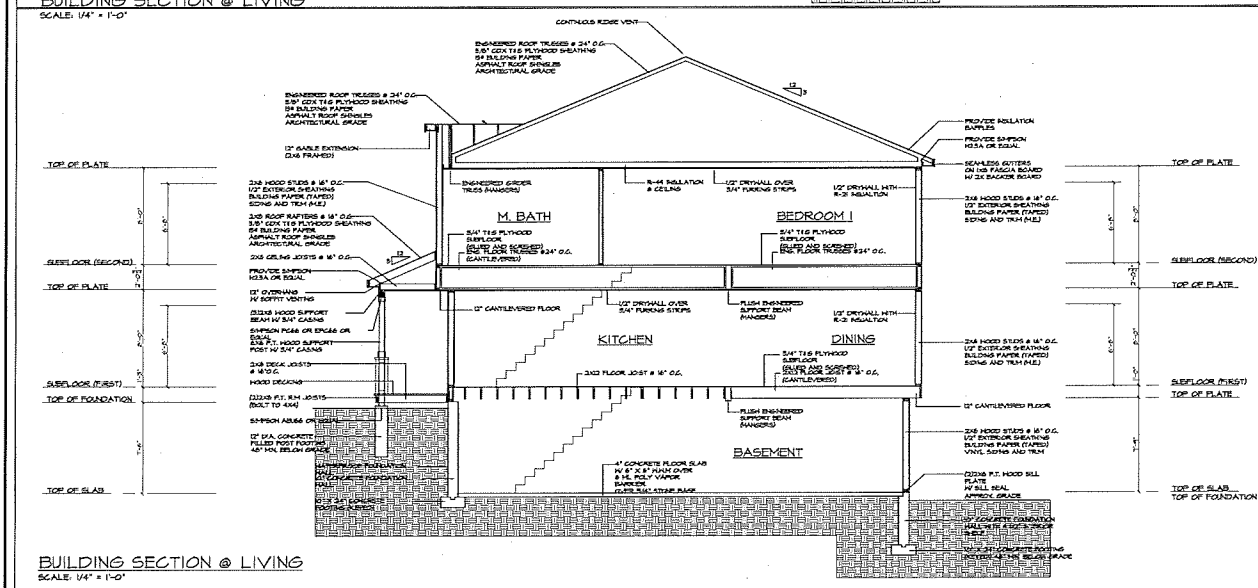
BUILDING SECTION @ LIVING

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



DOOR/WINDOW SCHEDULE

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



BUILDING SECTION @ LIVING

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

REVISIONS		ISSUES	
#	DATE	#	DATE

OWNER: _____

ARCHITECT: **JGA** ARCHITECTURE
300 WINTER STREET
HOLLISTON, MA 01946
TEL: 508-329-0200
WWW.JGA-ARCHITECTURE.COM

CIVIL ENGINEER: _____

PROJECT TITLE: _____

DATE: _____

SCALE: _____

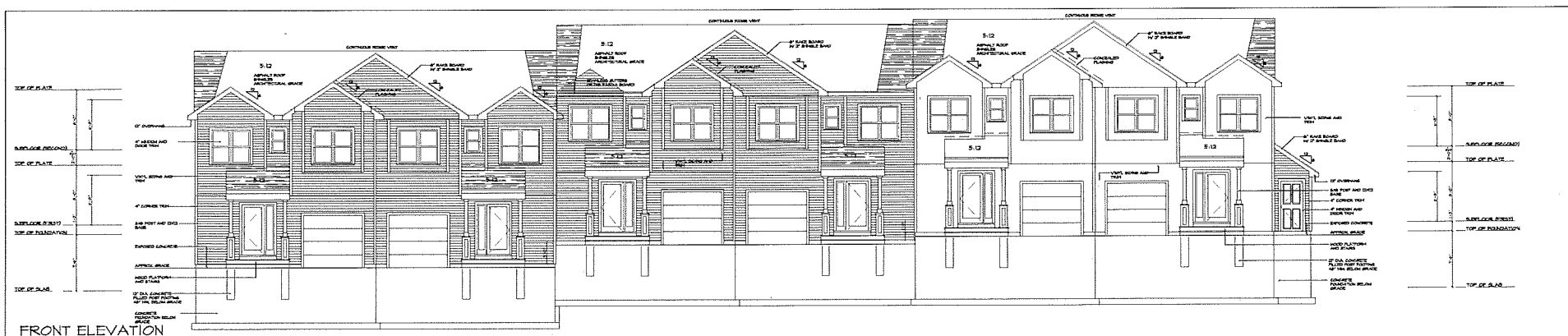
MULTI FAMILY RESIDENCE
161 ALPINE PLACE
FRANKLIN, MA

REVISIONS		ISSUES	
#	DATE	#	DATE

DRAWN BY: JMS/AM
CHECKED BY: JMS
DATE: 10-23-2017

SHEET TITLE: BUILDING SECTION

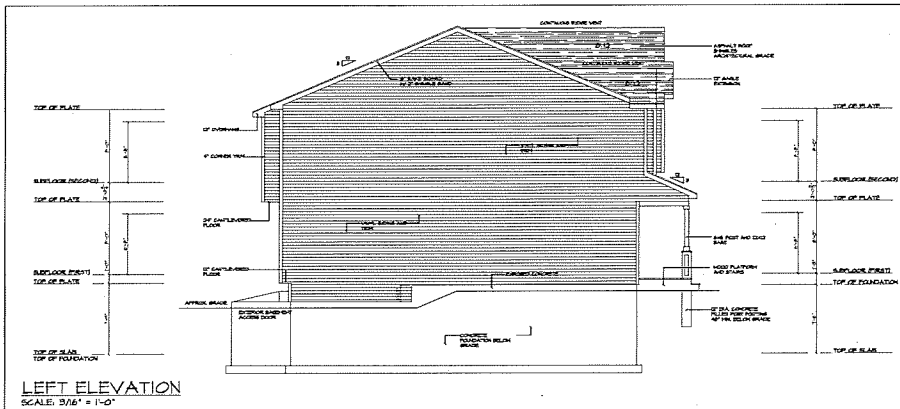
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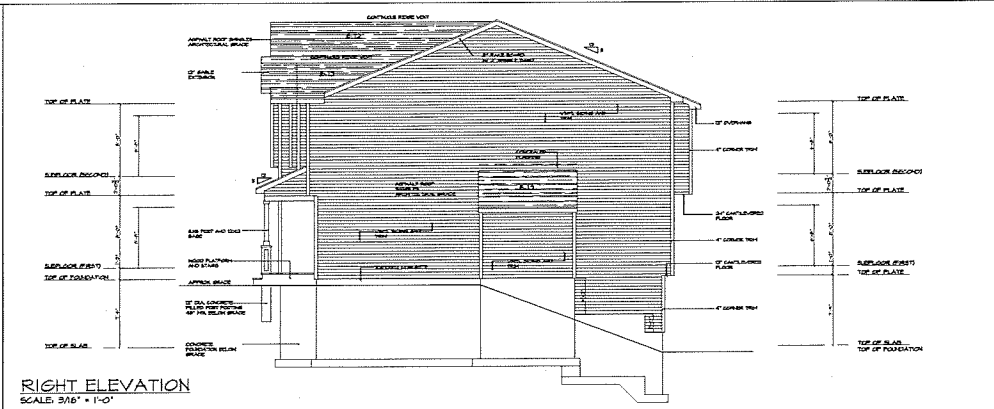
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

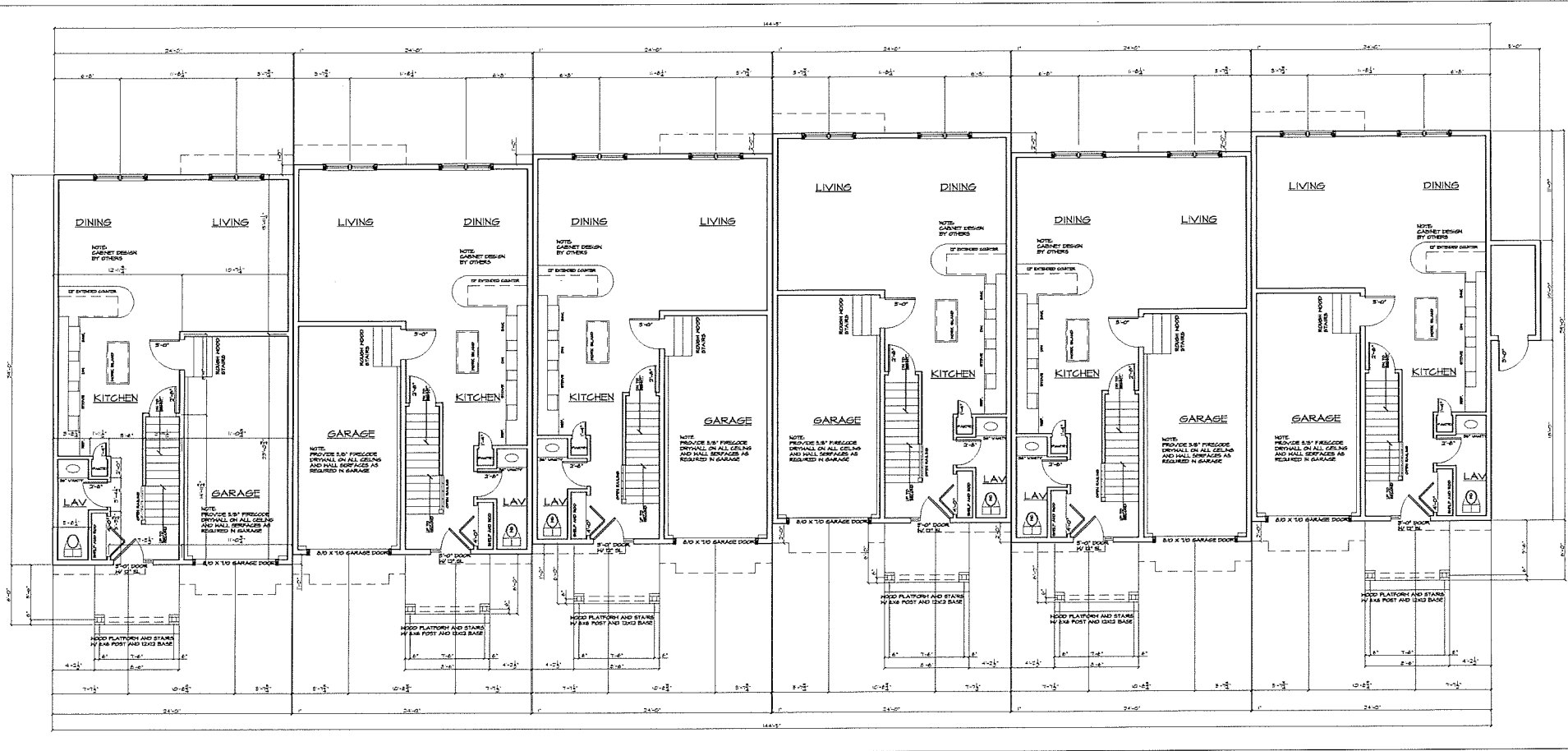


LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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

REVISIONS		ISSUES	
#	DATE	#	DATE

OWNER: _____

ARCHITECT: **JGA** ARCHITECTURE
300 HUNTER STREET
HOLLISTON, MA 01946
(978) 330-7108
www.jgarchitect.com

CIVIL ENGINEER: _____

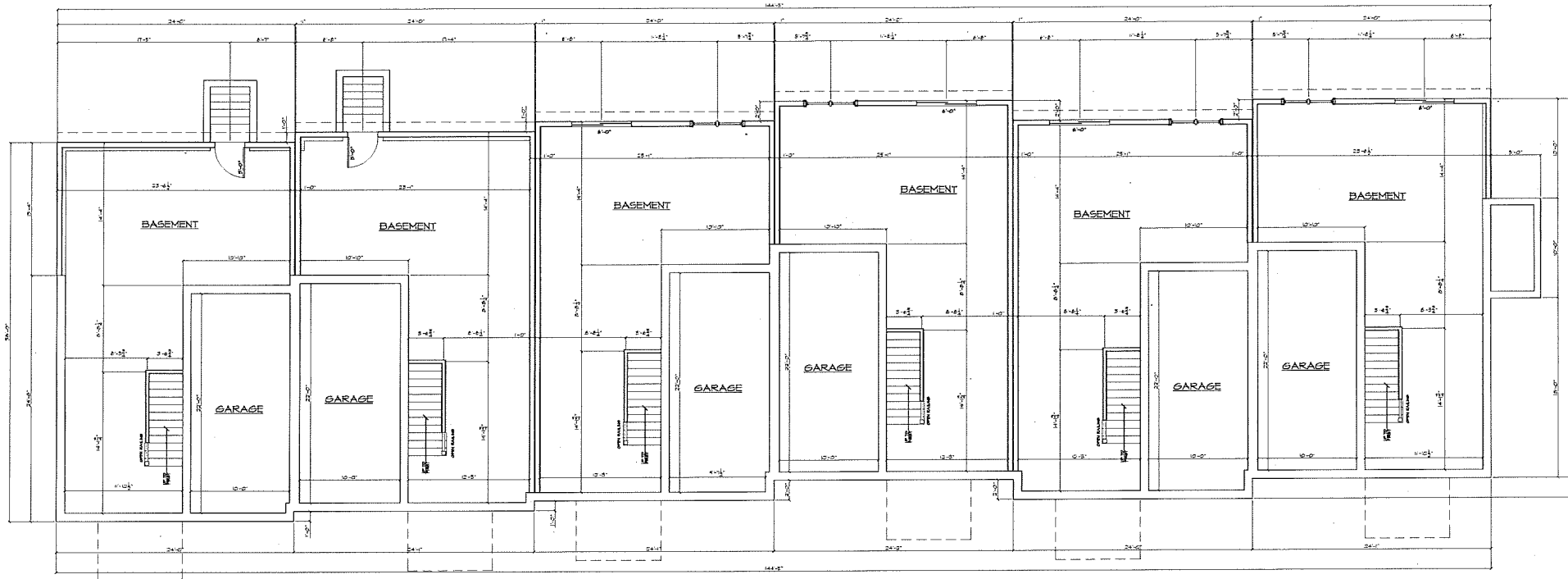
PROJECT TITLE: **MULTI FAMILY RESIDENCE**
161 ALPINE PLACE
FRANKLIN, MA

DATE: _____

REVISIONS		ISSUES	
#	DATE	#	DATE

DRAWN BY: JMG/AM
CHECKED BY: JMG
DATE: 8-22-2017

SHEET TITLE: **FIRST FLOOR PLAN**
SHEET NUMBER: **A-101**



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

REVISIONS		ISSUES	
DATE	BY	DATE	BY

OWNER

ARCHITECT



JGA ARCHITECTURE
200 HENTY STREET
ROLLISTON, MA 01956
(508) 363-3009
www.jgaarch.com

SOIL ENGINEER

PROJECT TITLE

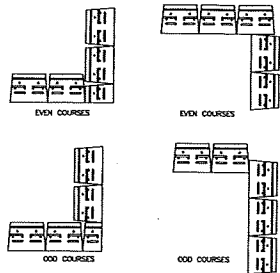
MULTI FAMILY RESIDENCE
161 ALPINE PLACE
FRANKLIN, MA

STAMP

REVISIONS		ISSUES	
DATE	BY	DATE	BY

DRAWN BY	DATE
JMS	11-22-2011
CHECKED BY	DATE
JMS	11-22-2011

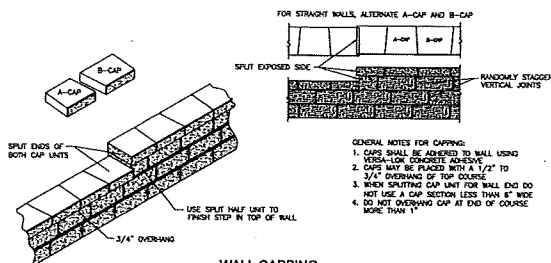
SHEET TITLE
BASEMENT FLOOR PLAN
SHEET NUMBER
A-100



CORNER 90° OUTSIDE
NOT TO SCALE

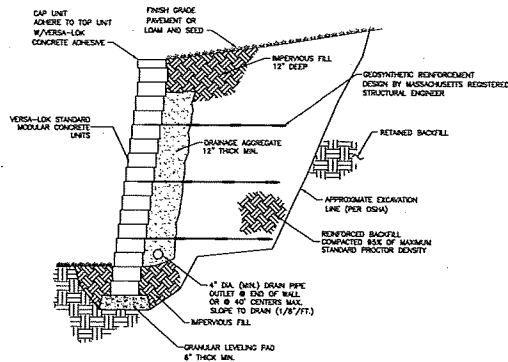
CORNER 90° INSIDE
NOT TO SCALE

NOTE: FOLLOW GEORG MANUFACTURER'S INSTRUCTIONS FOR REINFORCEMENT PLACEMENT AT CURVES AND CORNERS.

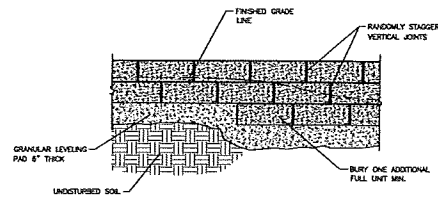


WALL CAPPING
NOT TO SCALE

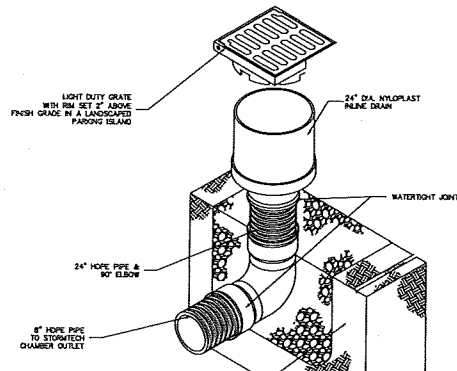
- GENERAL NOTES FOR CAPPING:**
1. CAPS SHALL BE ADHERED TO WALL USING VERSA-LOK CONCRETE ADHESIVE.
 2. CAPS MAY BE PLACED WITH A 1/2" TO 3/4" OVERHANG OF TOP COURSE.
 3. WHEN SPLITTING CAP UNIT FOR WALL END DO NOT USE A CAP SECTION LESS THAN 8" WIDE DO NOT OVERHANG CAP AT END OF COURSE MORE THAN 1".



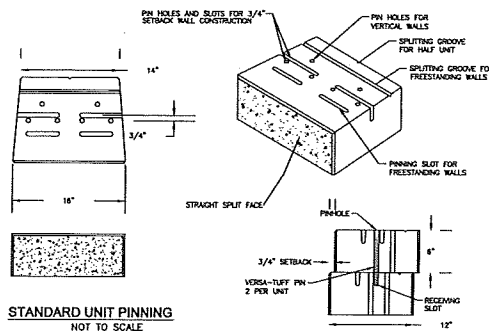
TYPICAL SECTION - REINFORCED RETAINING WALL
NOT TO SCALE



BASE STEPPING
NOT TO SCALE

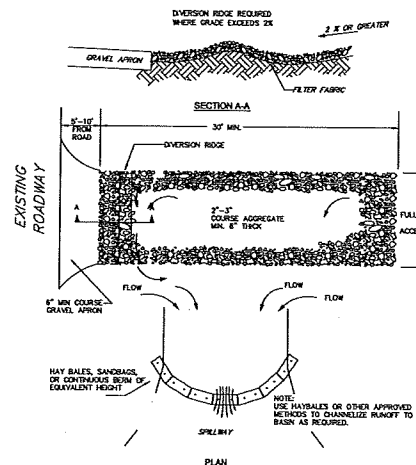
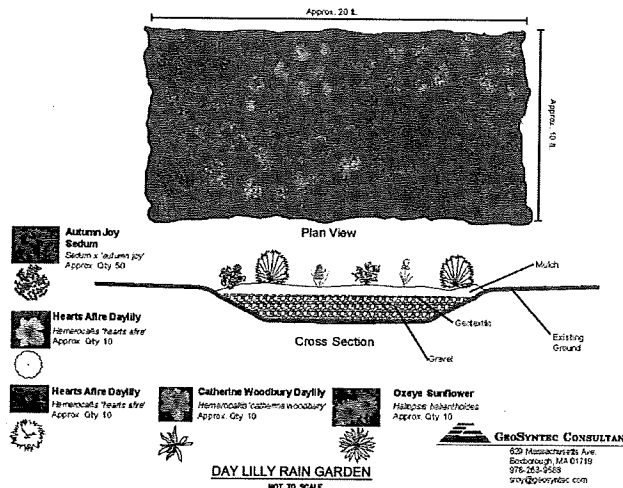


NYLOPLAST 24" INLINE DRAIN
NOT TO SCALE



STANDARD UNIT PINNING
NOT TO SCALE

Perennial Daylily Rain Garden



- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO STAY SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL
NOT TO SCALE

NO	DATE	REVISIONS
1	09/22/2017	PERMITTING SUBMISSION
2	10/04/2017	DESIGN REVIEW COMMENTS
3	11/03/2017	COMMENT RESPONSE
4	11/07/2017	BUILDING FOOTPRINT

SEA:



DATE: SEPTEMBER 22, 2017
DRAWN: DCK
SCALE: AS SHOWN

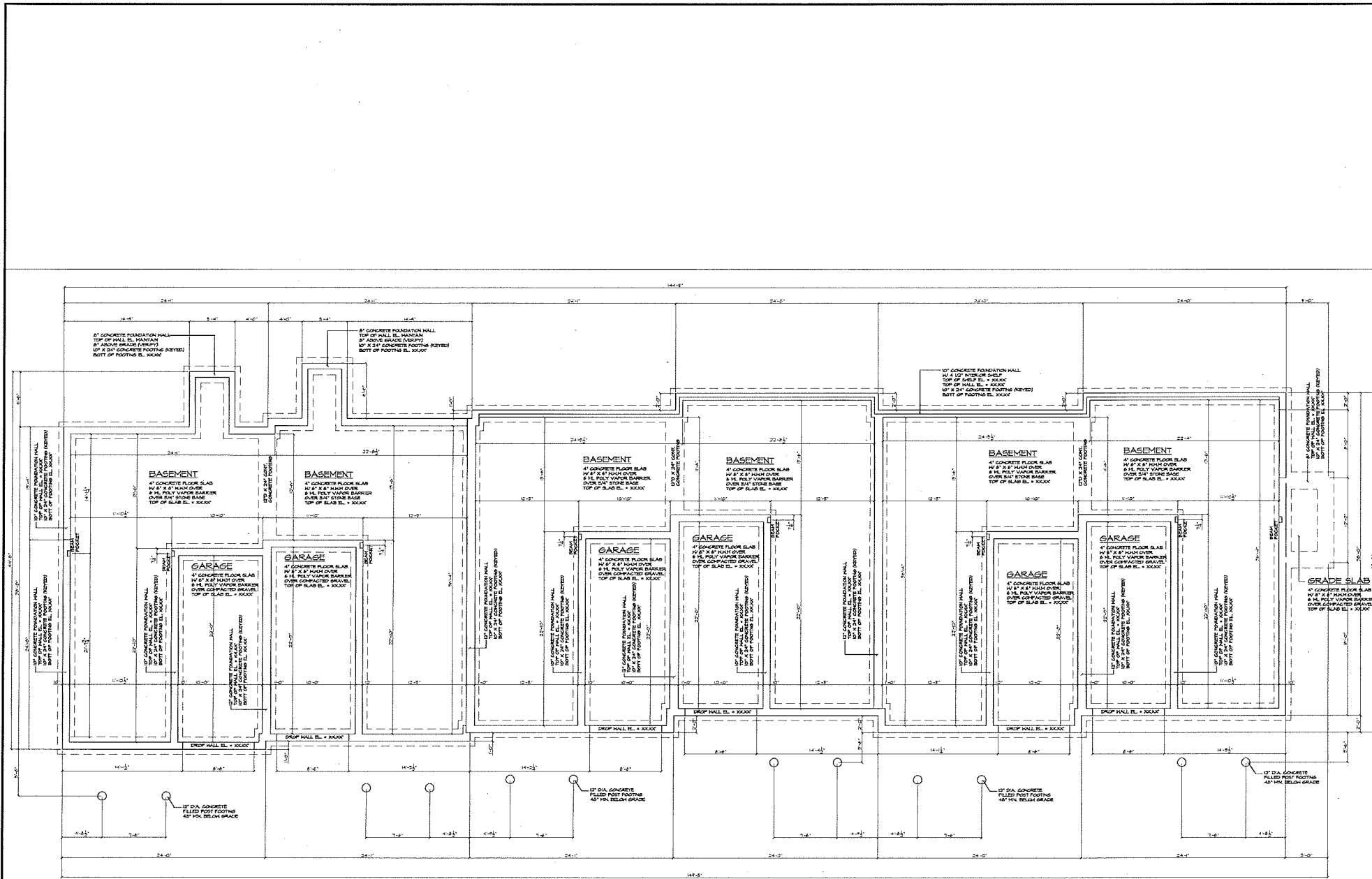
ALPINE GREEN
MULTI-FAMILY HOUSING
AM 279, PARCEL 194
116 ALPINE PLACE
FRANKLIN, MASSACHUSETTS

LEVEL
DESIGN GROUP
CIVIL ENGINEERING/LAND SURVEYING
240 SOUTH STREET
UNIT
PLAINVILLE, MA 02762
TEL: (508) 686-2221 FAX: (508) 686-2219

TYPICAL DETAILS

C-3.1
SHEET 6 OF 6

1558.00



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

REVISIONS		ISSUES	
DATE	BY	DATE	BY

ARCHITECT

JGA
ARCHITECTURE
300 HENRY STREET
HOLISTON, MA 01746
(508) 342-3709
www.jga-arch.com

CIVIL ENGINEER

PROJECT TITLE

MULTI FAMILY RESIDENCE
161 ALPINE PLACE
FRANKLIN, MA

STAMP

REVISIONS		ISSUES	
DATE	BY	DATE	BY

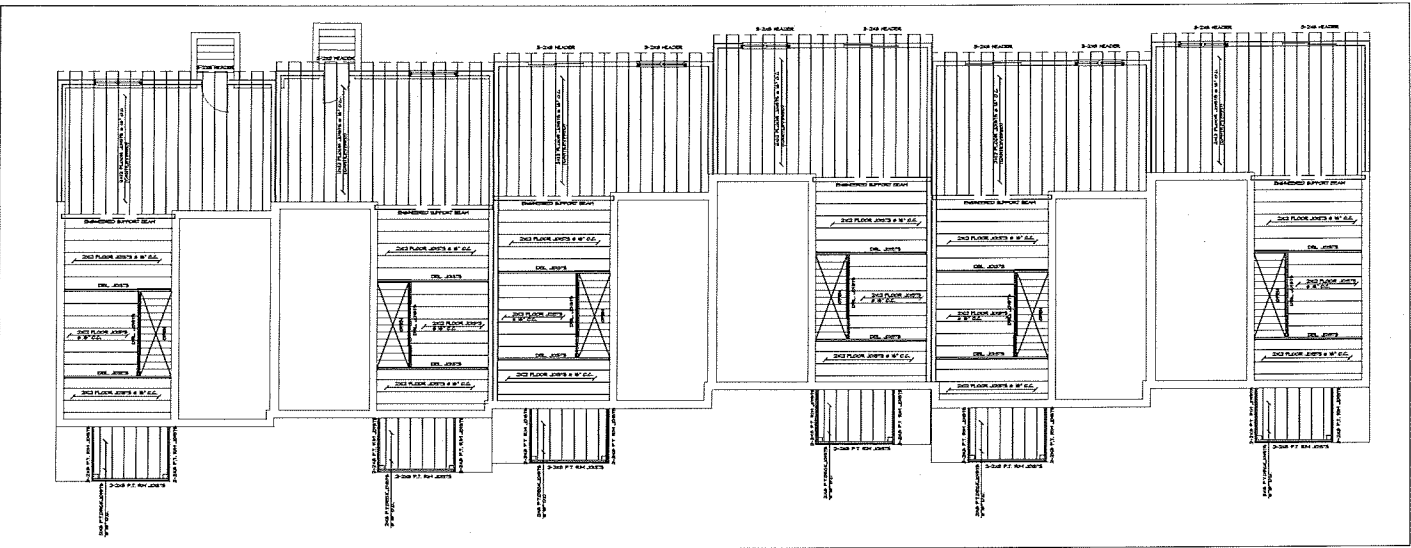
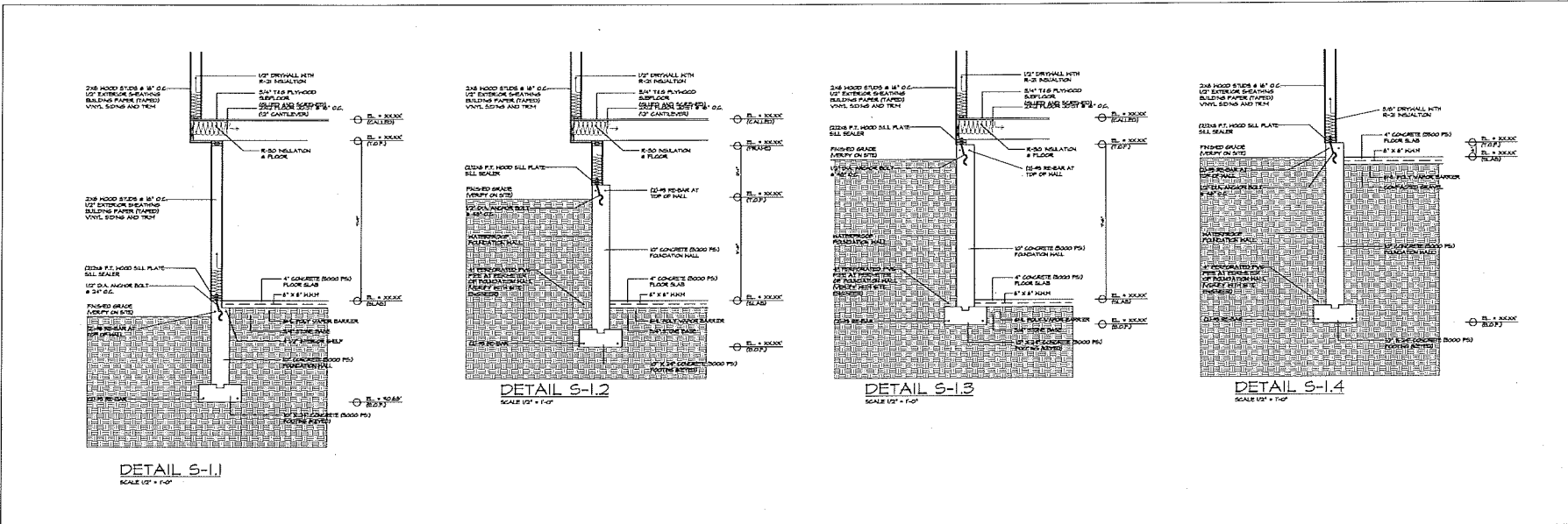
DRAWN BY:
JAS APY

CHECKED BY:
JAS

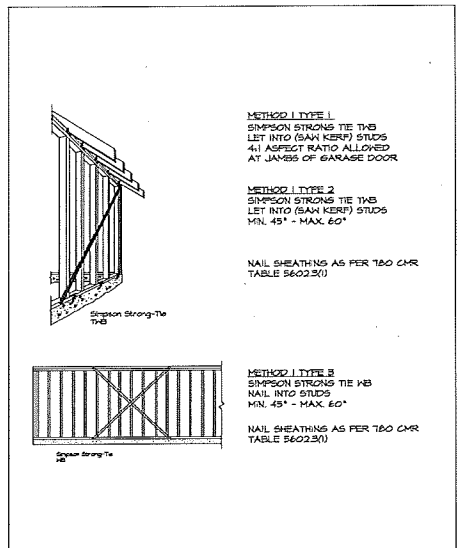
DATE: 11-22-2017

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
S-100

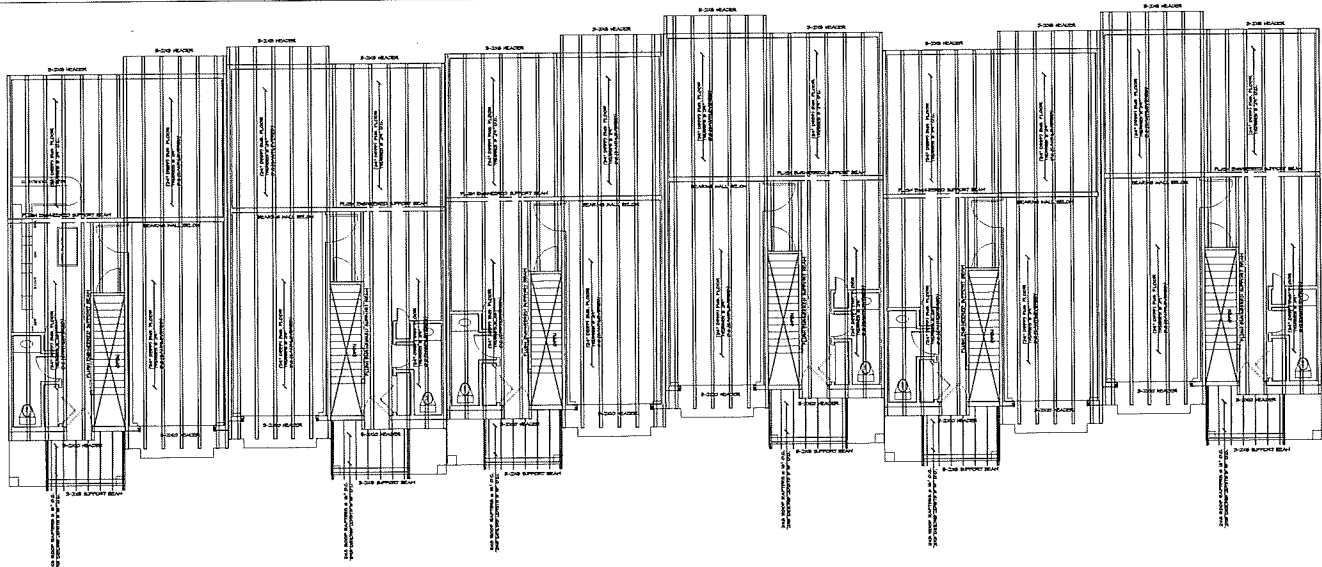


FIRST FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

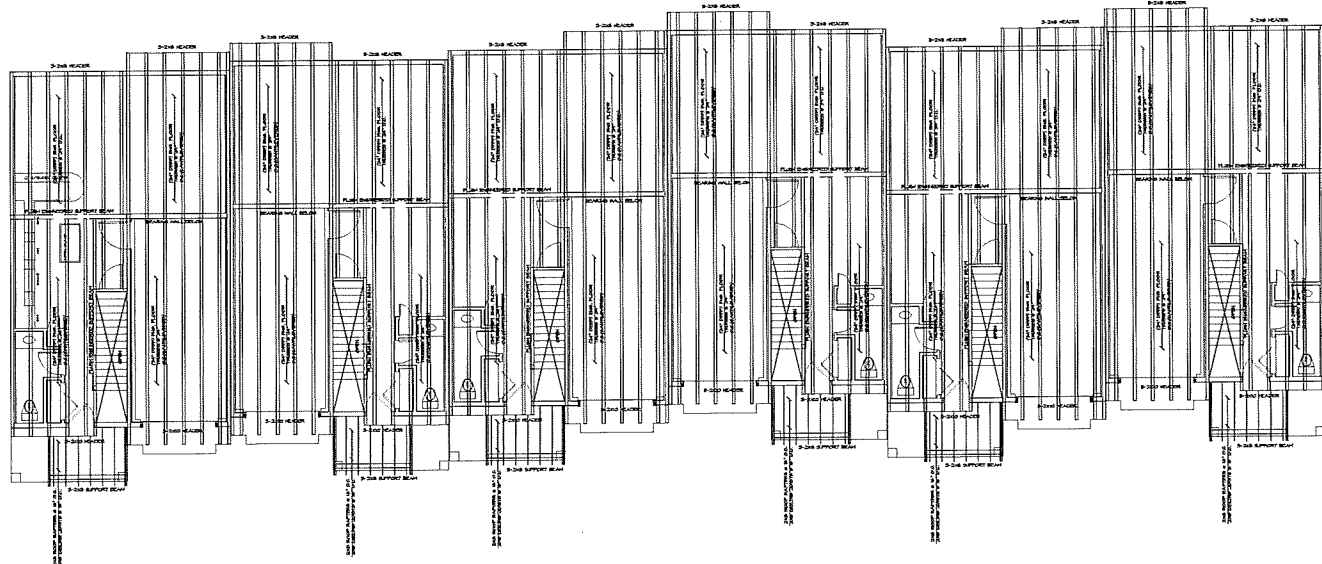


WALL BRACING DETAIL
SCALE: NOT TO SCALE

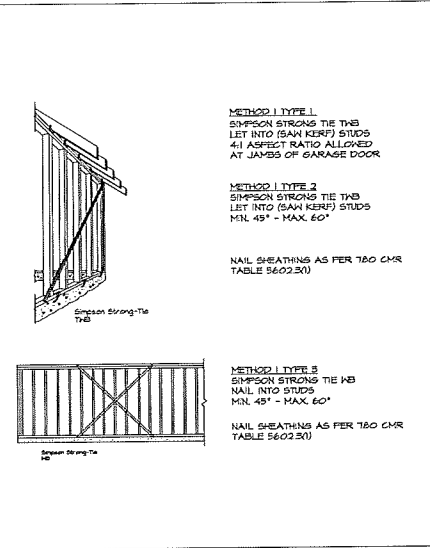
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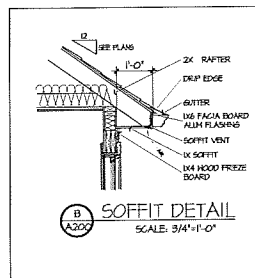
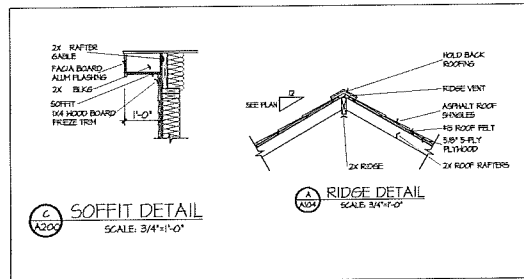
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



WALL BRACING DETAIL
SCALE: NOT TO SCALE



REVISIONS	ISSUES	OWNER
#	DATE	DATE

ARCHITECT: **JGA** ARCHITECTURE
200 HUNTER STREET
HOLLISTON, MA 01946
781.326.8200
www.jgarchitecture.com

CIVIL ENGINEER

PROJECT TITLE:
MULTI FAMILY RESIDENCE
161 ALPINE PLACE
FRANKLIN, MA

REVISIONS	ISSUES	
#	DATE	DATE

DRAWN BY:
JMS/AMH
CHECKED BY:
JMS
DATE: 11-23-2017

SHEET TITLE:
STRUCTURE PLAN

SHEET NUMBER:
S-102

**DESIGN REVIEW COMMISSION
MINUTES OF MEETING
November 14, 2017**

A meeting of the Design Review Commission was held on Tuesday, November 14, 2017, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, Vice Chairman, Claudine Silverman, Nancy Pendleton Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton and Jon Juhl (auditor).

Mark Fitzgerald, Chairman opened the meeting at 7:00 PM.

1. Montani Photography– 9 Summer Street– Pylon Sign, Wall Signs, Door Sign

Cam Afonso from Signs by Cam represented the New Business with a proposal to remove old signs and replace with new signs to existing Pylon sign, 2 Wall signs and door sign. Attractive colors. No issues.

Motion: To accept the sign package as submitted. Motioned by Baryluk. Second by Pendleton: voted (4-0-0).

Associate Member James Bartro arrived at 7:05pm

2. Keefe Insurance– 51 West Central Street– Wall Sign

Cam Afonso from Signs by Cam represented Keefe Insurance with a proposal to replace wall sign with new logo to match the carved pylon sign. No lighting.

Motion: To accept the sign package as submitted. Motioned by Pendleton. Second by Bartro: voted (5-0-0).

Member Samuel Williams arrived at 7:09pm

3. Remax– 308 West Central Street- Pylon sign

Cam Afonso from Signs by Cam represented Remax with a proposal to replace double sided urethane carved sign with new logo.

Motion: To accept the sign proposal as submitted. Motioned by Fitzgerald. Second by Williams: voted (6-0-0).

4. HFA- 31 Hayward Street – Wall Sign

Rocco Cavallaro from Cavallaro Signs Inc. represented HFA with a proposal for a wall sign. Location of the sign was high on the building for good visibility when entering area as well as not being covered by tree. Could not place the sign anywhere else as the mill feature on the building is a historical structure piece. Members made aware that if HFA choses to put a sign on the pylon they must come before the Commission again with a new application.

Motion: To accept the sign proposal as submitted. Motioned by Pendleton. Second by Bartro: voted (6-0-0).

5. Dress Code Boutique- 56 Main Street – Wall Sign and Projecting Bracket Sign.

Rocco Cavallaro from Cavallaro Signs Inc. represented the applicant with a proposal for a Wall sign and Projecting Bracket sign. The signs structure, colors and fonts are identical to the business next door. Sign is stud mounted. Projecting Bracket matches business next door and will be using the same projecting brackets.

Motion: To accept the sign proposal as submitted. Motioned by Baryluk. Second by Silverman: voted (6-0-0).

6. Woodstock Building Associates- 15 Main Street – Wall Sign

Doug Porter and Steve Keene presented a proposal for a Wall sign. Sign will be natural wood with a cedar stain and white carved out lettering with a shadow box effect. Silverman made a note to please maintain the sign as it is wood and doesn't last as long as other sign materials. Fitzgerald concerned about the texture of the grain showing too heavily.

Motion: To accept the sign proposal as submitted with the condition that if the wood grain shows through too heavily a change in materials would be needed. Motioned by Baryluk. Second by Silverman: voted (6-0-0).

7. Mak's Roast Beef and Pizza- 451 West Central Street – Wall Sign & Pylon Signs.

Maksim Xhengo, Owner presented the project proposal for wall sign and a stone veneer wall sign replacing the old lollipop sign for new restaurant located in the old Anne's Market. Sign will have the same elevation and dimensions with stone veneer. Sign colors should reflect the colors from the prior submission. Fitzgerald stated that Drawings for construction of the Wall are needed for the Building Commissioner. The members were concerned about the interface between the new stone wall and the sign on top.

Motion: To recommend the signs as submitted with the condition of submitting a Construction Drawing of the Stone veneer monument sign to the Building Commissioner and with the condition they use the color palate from the prior submission. Motioned by Silverman. Second by Bartro: voted (6-0-0).

8. AT&T– 25 Franklin Village Drive– Monument Sign, Wall Sign, Blades

Thomas Jachimczyk of Sign Design Inc. represented the applicant with a proposal to replace the Tenant Panel on Monument sign, Wall sign and Blades. Corporate has rebranded with a similar logo upgrading to Capital letters and flipped colors on the globe. Bartro made a recommendation that the mute the white background. The white polycarbonate background can take away from the branding.

Motion: To approve the sign proposal as submitted with the recommendation to mute the white background. Motioned by Pendleton. Second by Williams: voted (6-0-0).

Other Business:

- Meeting minutes from October 10, 2017 meeting were approved (6-0-1)
- Chrissy to follow up with Patti Eisenhower from last meeting on the attachment materials for her sign.

Motion to adjourn. All in favor 6-0-0.

Adjourned at 8:10 P.M.

Respectfully submitted,

Chrissy Whelton