topic	condition	quantity	unit	quantity	unit	IBC ref.	notes	21-07 Sitework consists of
	primary: assembly, unconcentrated	69	m²	740	ft²	303		30) and electrical site imp
	@10 net square feet per occupant	49		occupants		T1004.1.1	1	21-07 10 Site
	Outdoor seating	78	m²	844	ft₂			21-07 10 10 Site
	@10 net square feet per occupant	56		occupants	·····	•	•	Site clearing consist
occupancy: As	restrooms	8	m²	88	ft2	303 505	İİ	21-07 10 10 50 <u>Eart</u>
occupancy. Az	Commercial kitchen	ت 1د	m>	مدد مدد	ft>		*	for access. Remove only
		ا2					<u>+</u>	21-07 10 70 <u>Site</u>
	Champer	2			<u></u>			Site earthwork cons
	Storage	3	rm²	30	1172		ļ	
	@300 gross square feet per occupant	1		occupants				Grade the site as inc
	Total Occupant Load (indoors only)	52		occupants			ļ	21-07 10 70 20 <u>Exca</u>
construction	type:	VB		VB				I he building pad coi
	allowable	12	m	40	ft		[]	achieved, a soils report is
	proposed average roof height	3.5	m	11.5	ft			is waived. Excavate the r
building height	# stories allowed	1	stories	1	stories	T.503, 506.2,		the eave drip line ensurin
	# stories proposed	1	story	1	story	504.2, 505		the building.
	base allowable	511	m²	5,500	ft²	4	p	Provide silt fencing
building area	total proposed gross building area	106	m²	2,110	ft2		(including porch and patio under roof)	21-07 20 <u>Site</u>
	primary structural frame		hour		hour			Site improvements o
	avtorior booring walls	0	hour		hour			21-07 20 60 60 Reta
		0	noui		noui			_ Where slopes appro
<i>a</i>	Interior bearing walls	0	nour	0	nour		ļ	control blanket and irriga
fire protection	interior partitions	0	hour	0	hour	T.601, 903.2.1.3	ļ	Prior to landscaping
	floor construction	0	hour	0	hour			redistributed neatly prior
	Roof-ceiling, <20' height	0	hour	0	hour		ļ	(21-07 10 70 20). Outside
	Roof-ceiling, >20' height	0	hour	0	hour		<u> </u>	cover and associated irrig
sprinkler		n.r.		n.r.		903.2.1.2		The Contractor is re
commercial hood		Type l		Type I		IFC 609, 904.2.1	with automatic fire-extinguishing	21-07 <u>3</u> 0 10 Wat
		0.76	cm /occ.	0.30	in /occ.	1005		The Contractor is re
earess width	required	40	cm	16	inches		••	The site irrigation is
- 9	proposed	250	cm	08	inches			harvesting is recommend
	allowable	تار <u>د</u> دم	m	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	f+	1016	******	lawn irrigation, and Xeris
max. travel dist.	anowable	01		200	- T C - F+	1010	<u>+</u>	21-07 30 20 20 Sani The Contractor is re-
C-f-t-clin		11		30	10			21-07 30 30 Stor
satety Glazing	not required for panes <.84m²(9ft²)		<u> </u>			2406.4.7.1	will use satety glazing for security	Use gutters and dov
		water (	closets	lavatories	d.f.	service sink		21-07 30 30 30 Culv
plumbing fixtures	male	1		1	1	1	ļ	systems.
	female	1			·	· ·		

3 2009 IBC Code Analysis

STREET	S/W	SIDE	
NAME	WIDTH		
FLORIDA	5 FT	EAST	
 STREET			

Legend: OmniClass# OmniClassTitle Project notes. (references) {IBC / IRC reference}. General Requirements..

22-01 All work must meet the requirements all locally adopted codes and ordinances including the Building Code (22-01 00 10) and the Accessibility Code (22-01 00 20), as well as all requirements, drawings, details, specifications and references in these construction documents.

#### Bu<u>ilding Coa</u>r 22-01 00 10

All work must meet the requirements of the International Building Code 2009 edition with local amendments. Seismic design shall comply with 2012 edition IBC. Building envelope and systems design shall comply with the 2009 International Energy Conservation Code. Accessibility Code... 22-01 00 20

All work must meet the requirements of the 2009 version of ANSI ICC A 117.1 2009 in conjunction with Chapter 11 of 2009 IBC 22-013100 Project Management and Coordination

The Contractor is fully responsible for the construction and its conformance with all General Requirements (22-01 00 00) in order to be eligible for payment by the Owner. The Owner, under separate contract, may enlist the services of the Architect as a consultant to assess and confirm in writing the compliance of the work with the General Requirements (22-01 00 00). Otherwise, the Architect's liability is waived except for non-conformance of the design with applicable codes and ordinances. The presence of a representative of the Architect or Owner on the job site does not constitute approval of the work.

Project Coordination.. 22-013113 Contact Sustainable Architecture, PLLC, wbswain@SustainableArch.com, 662/801-2701, with any questions regarding these documents or discrepancies between the design and actual conditions. 22-01311310

The data given in the design documents is for design purposes only and not guaranteed to a level of accuracy suitable for construction; the Contractor shall obtain exact locations, measurements, levels, etc. at the site, and shall adapt his work to the actual site conditions – and shall preserve the integrity of the design. Do not scale drawings. All notes and noted dimensions take precedence over scaled values, visual representations, or assumed information shown. Dimensioning guidelines are as follows: vertical dimensions are measured from finished floor elevation "FFE" – i.e. top of slab or subfloor prior to installation of the finished floor – unless noted otherwise, -door frames not dimensioned are to be placed as shown: 5" from the face of stud at adjacent corners, centered along the wall length, or to match existing conditions, -windows not elevated shall be placed vertically to have same head height as doors exterior doors taking precedence – coordinate with the Exterior Window & Door Schedule, -stairs are dimensioned to face of nosing for riser, tread and handrail elevation dimensions, with handrails at 36"h. and guardrails at 42"h.

Pre-Construction Meetings.. 22-01 31 19 13 The Owner, Architect and Contractor shall have an on-site pre-construction meeting to review the contract documents and to confirm Owner, Architect and Contractor responsibilities, and schedule and fee requirements. The Owner fails to have the meeting at Owner's risk.

22-01311923 The Contractor shall adhere to the construction progress schedule (22-01 32 16), and shall notify the Architect or Owner at each construction milestone (22-013216) so progress meetings can occur to inspect the work, authorize payment and approve construction to proceed. Architect's assessments are only recommendations; the Owner is ultimately responsible for payment and authorization and the Architect is not a de facto mediator.

Construction Progress Schedule.. 22-013216 The construction progress schedule shall be negotiated between the Owner, Architect and Contractor, during the preconstruction meeting. It shall be coordinated with any draw schedule in place. If the project falls behind schedule, the Owner may be entitled to Contractor fee discounts as negotiated in the pre-construction meeting. The construction milestones are as follows: 1) just prior to each concrete pour, 2) at completion of exterior wall and roof framing, 3) at completion of fenestration and Weather-Resistive Barrier (36-11 21 00 07) but before finishes, 3) at completion of interior framing, 5) at completion of plumbing, mechanical, electrical and fire protection but before finishes, 6) at completion of millwork and casework installation, 7) at completion of finishes and plumbing, mechanical, electrical top-out, 8) at preliminary closeout review (22-017713), and 9) at Final Closeout Review (22-017716).

Acceptance of Conditions, Substitution 22-017116 Substitutions are permitted but must be reviewed by the Architect. The Architect shall review any proposed changes for violations of the general requirements. The Architect may be entitled to additional design fees compensating for loss of intellectual property due to said changes. If the Contractor, Owner or their Agents explicitly alter the work so that it does not conform with these Documents without the Architect's written approval, (e.g. alter the design, substitute a material or system, revise a construction detail or method of attachment from what is shown) such action will relieve the Architect of any liability regarding possible subsequent failure, property damage or personal liability.

713 <u>Preliminary Closeout Review...</u> Within 1 week after the preliminary closeout review progress meeting, the Architect will issue a Completion and Correction 22-017713 List (22-01 78 13), and establish a date for the Final Closeout Review (22-01 77 16). 22-017716 Final Closeout Review..

At the final closeout review, the Architect will inspect against the Completion and Correction List (22-01 78 13), and if all items are handled satisfactorily a substantial-completion certificate will be issued. Closeout preparation items include but are not limited to the following procedures: 1) Remove all construction debris, scraps, material, and equipment from site. 2) All glass shall be free of all manufacturer's tags, shall be cleaned on both sides, and shall be scratch free. 3) All millwork, doors, wall materials, painted surfaces, fixtures & fittings, mechanical grilles, ductwork, etc. are to be wiped down and free of dirt or other foreign matter. 4) All ductwork shall be power brush cleaned, vacuumed, and sanitized before owner takes possession. 5) All hard and soft floor surfaces are to be cleaned per manufacturer's specifications. 6) All areas used for storage, and all travel routes to and from the Project are to be returned to their original condition at the completion of Work. Any items not required in the construction documents will be handled under separate contract between the Owner and Contractor, and the Owner-Architect contract will be considered closed.

A completion and correction List... A completion and correction list ("punch list") will list all notable items that are officially deemed a discrepancy between 22-017813 the project requirements and the work. All items must be resolved for the final closeout review to commence. At the final closeout review (22-01 77 13), the Contractor shall provide a file to the Owner containing manufacturer 22-017823

specifications, operation and maintenance instructions, and warranties for all products and systems installed by the Contractor.





SCALE: 1:200

G1.01	Site Plan & General Information
L-1	Landscape Plan
L-2	Landscaping Details
A1.01	Floor Plans
A2.01	Exteriors
S1	Foundation
S2	Foundation
53	Metal Building Shop Drawings
Po.1	Plumbing General Information
P1.1	Plumbing
P4.1	Plumbing Details
P4.2	Plumbing Details
Mo.1	Mechanical General Information
M1.1	HVAC
M1.2	HVAC Roof Plan
M4.1	HVAC Details
M5.1	Hood Shop Drawings
Eo.1	Electrical General Information
Eo.2	Electrical Schedules
Eo.3	Electrical Diagram
E0.4	Electrical Details
Eo.5	COMcheck Certificates, Electrical
E1.0	Lighting, Power Communications
E2.0	Fire Alarm and HVAC
	Sheet Index



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2. IN THE EVENT DISCREPENCIES ARISE BETWEEN EXISTING CONDITIONS SHOWN ON CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS IN THE FIELD, CONTACT LANDSCAPE ARCHITECT, MRC LANDSCAPE ARCHITECTURE, AT 662-701-8099.

3. LANDSCAPE CONTRACTOR SHALL REVIEW ALL OTHER DISCIPLINE'S PLANS (ARCHITECTURAL, CIVIL, STRUCTURAL, MEP, ETC.) AND COORDINATE LANDSCAPE SCOPE OF WORK WITH ALL OTHER TRADES. OWNER AND/OR GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING LANDSCAPE CONTRACTOR WITH FULL SET OF CONSTRUCTION DOCUMENTS (PLANS & SPECIFICATIONS).

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REV 12 AUG 2019

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SHEET





PLANT SCH	EDUL	E					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	SPACING
2 contractions of the second s	PV	5	Persian Parrotia Parrotia persica `Vanessa`	CONT. / B&B	2"Cal		SEE PLAN
	QN	9	Kindred Spirit Oak Quercus x warei `Nadler`	CONT. / B&B	2.5"Cal		20'-0"
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING
÷	BW	22	Wintergreen Boxwood Buxus microphylla `Wintergreen`	3 gal	12" - 18"	9"- 18"	48" o.c.
$\odot$	ID	34	Dwarf Schillings Holly Ilex vomitoria `Schillings Dwarf`	3 gal	9" - 18"	9"- 18"	36" o.c.
¢	LV	35	Variegated Lily Turf Liriope muscari `Variegata`	1 gal	12-18" HT	6"	24" o.c.
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT	SPREAD	SPACING
· · · · · · · · · · · · · · · · · · ·	СН	3,647 sf	Bermuda Grass Cynodon dactylon `419 Hybrid`	sod			

#### PLANT SCHEDULE NOTES:

1. THIS PLANT SCHEDULE IS PROVIDED AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR AND IS NOT GUARANTEED CORRECT. IT IS THE LANDSCAPE CONNTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES ILLUSTRATED ON THE PLAN AND VERIFY THOSE FIGURES AGAINST THE PLANT SCHEDULE. 2. UNDERSIZE HEIGHT (HT) OR SPREAD (SPR) PLANT MATERIALS WILL NOT BE ACCEPTED AND THE LANDSCAPE CONTRACTOR SHALL REPLACE AT NO ADDITIONAL COST

3. CONFIRM THAT THERE ARE FIVE (5) REGIONAL SOURCES WITH LARGE NUMBERS OF THE INDIVIDUAL PLANT SPECIES AND CULTIVARS SPECIFIED ABOVE AVAILABLE. IF THERE ARE ONLY THREE (3) THERE MAY BE RISK IN OBTAINING THAT PLANT IF THE PROJECT IS FAR OUT ON THE SEASONAL CALENDAR. IF ONLY ONE SOURCE CAN BE LOCATED, THEN PLACE A DEPOSIT WITH THE VENDOR TO HOLD THE PLANT QUANTITY DESIRED UNTIL PLANT(S) ARE NEEDED.

4. CONTACT THE OFFICE OF PLANNING AND DEVELOPMENT (BURK RENNER @ 901.222.8381) FOR PLANT SPECIES SUBSTITUTION APPROVAL.



TYPICAL PLANTING BED EDGE DETAIL 3 ) N.T.S.

329333–03

329343-01

- KEEP MULCH AWAY FROM TRUNK 1" TO 2"

FINISH GRADE

329333-01

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21-03 10 30 <u>Interior Doors...</u> Install interior doors with maximum 1/8" clearance at top and sides, and 1/4" clearance at bottom. Doors shall have an allowable warp tolerance of 6mm (1/4"). All 4 corners are to be square and the hypotenuse measurements must be within 1/8" of each other. Shim to ensure frames are plum and level.

21-03 20 30 20 <u>Tile Flooring...</u> Size, color and texture of all tile is to be as selected by Owner. Static coefficient of friction for all tile shall be minimum 0.6 and 0.8 for sloped surfaces wet. Ceramic tile areas to receive painted wood base; porcelain tile to receive porcelain tile cove base. Concrete beneath subfloor is to be clean and dust free, cured, flat and level. Roll-in showers are to be constructed using Kerdi pan system (36-11 29 13 07) or equal. Verify plumbing and other services are located properly before performing work. Use organic adhesive Type I in all areas exposed to prolonged moisture. Use tile manufacturerrecommended mortar bed materials, mortar bond coat materials, grout, sealant, cleavage membrane, waterproofing

membranes and backer board as required. Install tile to manufacturer recommended tolerances. For floors, install per TCA Handbook method F111 with cleavage membrane lapped 2" in all directions; mortar bed thickness is 1 1/4 to 2 inches; standard grout. At tiled shower stall receptors install per method B415, mortar bed floor; and W244, thin set over cementitious backer unit walls. At bathtub surrounds install per method B412, over cementitious backer units with waterproofing membrane. Thoroughly clean all surfaces after installation; remove wayward grout. Provide an additional 2% of each product type to Owner.

22-09 91 Painting... Interior paint shall be latex based, zero VOC paint. A primer and one finished coat is required (unless pre-primed). Luon doors require two primer coats. Finish shall be semi-gloss for all walls; gloss for all paint grade trim, posts and post wraps, exposed beams or beam wraps, millwork and doors; flat for ceilings. Stain grade posts or beams, 6-panel doors and millwork shall receive 2 coats of semi-transparent stain, alkyd or oil resin base. Submit 2 extra gallons of each paint and

22-09 29 <u>Gypsum Board Assemblies...</u> Gypsum Board shall be regular 13mm (1/2"), except board shall be moisture resistant extending 2 feet in all directions from all wet areas. Material Standard for Gypsum Board Finish is ASTM C1396. Finish standard is C840 and GA16 Level 4. Joint treatment shall be 3 coat system with paper or fiberglass tape complying with ASTM C474 and C840. There shall be not more than 2mm (1/16") difference in true plane at joints between adjacent boards before finishing and not more than 3mm per 2.5m (1/8":10") deviation from true plane, plumb, level and proper relation to adjacent surfaces in finished work. After finishing, joints shall not be visible. Install boards vertically. Do not allow butt-to-butt joints or joints that do not fall over framing members. Repair surface defects (36-11 29 13 05, pages 101 through 105).

22-06 10 <u>Rough Carpentry...</u> Interior ceilings are to be constructed according to Gypsum Board Assemblies (22-09 29). Lumber is to be stamped with American Softwood Lumber Standard and inspection agency stamps DOC PS 20. Product standard for plywood: DOC PS 1, APA PRP-108. All carpentry to be level and plumb, all door and window installations shimmed to level and plumb. Lumber to be FSC certified. Fastening requirements are to exceed {IRC T.R602.10(1)}. Provide blocking for Toilet Accessories (22-10 28 13) and Millwork (22-06 22). Grab bars shall be anchored to resist a single concentrated load of 250 pounds applied in

any direction at any point on the grab bar {1607.8.2}. 22-06 20 23 Interior Finish Carpentry... Interior finish carpentry including wood base, door casing, window stool and aprons, crown moulding at the top of millwork, and crown moulding at the top of all wall partitions where there is no ceiling is to meet AWI standards, custom grade (36-11 29 13 06). 22-06 22 <u>Millwork</u>

Millwork consists of site-fabricated, site-built Owner-selected fixed furnishings. Millwork is to be AWI custom grade (36-11 29 13 06), universal design for potential wheelchair accessibility. All countertops are to be at 864mm (34") AFF. Sink cabinets are to be fabricated with potential for removal of front for future wheelchair forward-approach knee space under-sink plumbing insulated. Bath vanities are to be maximum 21-inches deep. The cooktop controls are to be along side the burners rather than beyond. The pantry cabinet and base cabinets are to have internal or external drawers or pull-out racks at Owner request.

05 10 20 30 <u>Casework...</u> Casework consists of fully finished shop-built fixed furnishings installed and trimmed out by the Contractor. 21-05 10 20 30 Toilet Accessories... 22-10 28 13 Toilet Accessories including at a minimum towel bars and hooks, toilet paper dispensers, bathroom mirrors, and

optional wall-mounted soap dispensers and soap dishes are as selected by the Owner and installed by the Contractor. All mounting heights and clearances are per the latest ANSI 117.1. 5 21-03 Interiors





# Equipment Schedule



2)











Kitchen W SCALE: 3/8" = 1'-0" 9





	Wall/S	Wall/E	Wall/N	Wall/W	Ceiling	Note/Remarks
	painted drywall	painted drywall	painted drywall	painted drywall	exposed ceiling	
scot, 6'h.	painted drywall	painted drywall	painted drywall	painted drywall	painted drywall	
scot, 6'h.	painted drywall	painted drywall	painted drywall	painted drywall	painted drywall	stainless steel over 13mm(1/2") plywood behind cook station and out min. 30cm(1') in all directions
	painted drywall	painted drywall	painted drywall	painted drywall	exposed ceiling	
	painted drywall	painted drywall	painted drywall	painted drywall	exposed ceiling	
scot, 6'h.	painted drywall	painted drywall	painted drywall	painted drywall	painted drywall	
scot, 6'h.	painted drywall	painted drywall	painted drywall	painted drywall	painted drywall	
scot, 6'h.	painted drywall	painted drywall	painted drywall	painted drywall	painted drywall	

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

ufacturer	Model	Volts/phase/Amps.	Note/Remarks	
end	\$36D-2G			
nic	NE-1022			
Air	M3R47-2			
	GST-52			
ish Machines	UC50e			
wok	UY-0310A			
rator	SS-50			
				$\square$
005	EBMS6-2024			
ources	BKS-3-1620-12-18RS			
				$\leq$
			ADA compliant	

em	Manufacturer	Model	Note/Remarks
ab bar	Bobrick	B-68137	
dispenser	Bobrick	B-2892	
om mirror	Bobrick	B-293-1836	
ser	Bobrick	B-155	
dispenser	Bobrick	B-262	
okin disposal	Bobrick	B-270	
	Bobrick	B-682	
ng station	American Specialties, Inc.	9012	

Specialties Schedule

Description	Note/Remarks
o-door wall cabinet	
awer cabinet at 34" high	
oor cabinet at 34" high	
irtop	
oor cabinet at 34" high	

Casework Schedule





# Generated by COM*check-Web* Software Envelope Compliance Certificate Л

## Section 1: Project Information

Energy Code: <b>2009 IECC</b> Project Title: Griffin Family Restaurant- the Project Type: New Construction	e Tin Can	
Construction Site: 1482 Florida Street Memphis, Tennessee 38106 Permit No. app: B1067532	Owner/Agent: Joseph Echols 901-233-7206 jle@owneroptx.com	Designer/Contractor: W. Brent Swain Sustainable Architecture PLLC 579 Hathorn Road Oxford, Mississippi 38655 662-801-2701 wbswain@icloud.com
Building Location (for weather data): Climate Zone: Vertical Glazing / Wall Area Pct.:	Memphis, Tennessee 3a <b>3%</b>	
Building Use: Activity Type(s) 1-gross area (Dining: Family) : Nonresidential	Floor Area 1200	

Section 2: Envelope Assemblies and Requirements Checklist

#### **Envelope PASSES**: Design 0.1% better than code. Envolono Accomblica

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof: Metal Building, Standing Seam, [Bldg. Use 1 - gross area]	1200	0.0	19.0	0.051	0.055
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - gross area]	3660	13.0	13.0	0.046	0.084
Nindow: , Perf. Type: Energy code default, Double Pane, Clear , SHGC 0.70, [Bldg. Use 1 - gross area]	80			0.800	0.600
Vindow: Metal Frame, Perf. Type: Energy code default, Single Pane, Clear , SHGC 0.80, [Bldg. Use 1 - gross area]	18			1.200	0.650
Door: Insulated Metal, Swinging, [Bldg. Use 1 - gross area]	60			0.800	0.700

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.

**2**. Windows, doors, and skylights certified as meeting leakage requirements.

- **3**. Component R-values & U-factors labeled as certified. □ 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- **6**. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.

- **8**. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk. □ 10.Building entrance doors have a vestibule equipped with self-closing devices. Exceptions:
- Building entrances with revolving doors.
- Doors not intended to be used as a building entrance. Doors that open directly from a space less than 3000 sq. ft. in area.
- Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- Doors opening directly from a sleeping/dwelling unit.

#### Section 3: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title

Signature

Date

4 COMcheck Certificate, Envelope



O South Elevation SCALE: 1/8" = 1'-0"





Griffin Family Restaurant "the Tin Can" 1494 Florida Street Memphis, TN 38106



Exteriors

### **GENERAL NOTES:**

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING:

- 1. THE DETAILS DESIGNATED AS "TYPICAL DETAILS", AND NOTES MARKED "TYPICAL" OR "TYP." APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
- VERIFY REQUIREMENTS OF OTHER TRADES (MECHANICAL, ELECTRICAL, ETC.) 2. PRIOR TO PROCEEDING WITH FABRICATION OF INSTALLATION OF MATERIALS.
- 3. THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- 4. COMPLETE SHOP DRAWINGS SHALL BE PROVIDED, AS SPECIFIED FOR ALL FABRICATED ITEMS AND SHALL BE REVIEWED PRIOR TO FABRICATION. STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.
- 5. FIELD VERIFY ALL EXISTING ABOVE AND BELOW GROUND CONDITIONS PRIOR TO FABRICATION AND CONSTRUCTION.
- 6. DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS, PERMANENT FIXTURES (WALLS, CEILINGS, MECHANICAL EQUIPMENT, ETC.)

# FOUNDATION NOTES:

1. DESIGN IS IN ACCORDANCE WITH THE FOLLOWING:

- 1. INTERNATIONAL BUILDING CODE 2012
- 2. BUILDING RISK CATEGORY II (NORMAL OCCUPANCY) 3. LIVE LOAD
- ROOF = 20 psf - REDUCIBLE FLOOR = 40 psf
- 4. COLLATERAL LOAD = 1.0 psf
- 5. WIND LOAD = 115 mph (Vult)
- A. EXPOSURE "B' **B. ENCLOSED BUILDING**
- C. GCpi = 0.18/-0.18.
- 6. SNOW LOAD = 10 psf (GROUND) A. I = 1.0
- B. Ct =1.0
- 7. SEISMIC LOAD
  - A. SEISMIC USE GROUP II B. I = 1.0
  - C. SEISMIC DESIGN CATEGORY D
  - D. Ss=101.0%g S1=35.10%g E. SITE CLASSIFICATION "D" - Stiff Soil
- 8. RAINFALL INTENSITY
- A. 5-YEAR RECURRENCE = 6.64 IN./HOUR B. 25-YEAR RECURRENCE = 8.03 IN./HOUR
- 9. CONTROL JOINTS SPACED AT 15'-0" O.C. MAX.

# MATERIAL REQUIREMENTS:

CONCRETE	f'c = 3500 PSI @ 28 DAYS
REINFORCING	ASTM A615, GRADE 60
ANCHOR BOLTS	ASTM A307
FRAMING ANCHORS (WOOD)	TECO, SIMPSON OR EQUAL STEEL
FRAMING ANCHORS (CONCRETE)	HILTI FASTENERS OR EQUAL
TIMBER	#2 SO. PINE, KD, MINIMUM
VAPOR BARRIER	SEE SPECIFICATIONS
WELDED WIRE FABRIC	ASTM A185
DEFORMED BAR ANCHORS	ASTM A496
CONCRETE MASONRY UNIT	ASTM C90
CONCRETE MASONRY UNIT MORTAR	ASTM C270. TYPE M

# **CONCRETE AND CONCRETE REINFORCEMENT:**

- ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60.
- DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI 315-65 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- 3 PLACING CONCRETE.
- 4. AT SLAB-ON-GRADE FOUNDATIONS, PROVIDE CORNER BARS AT ALL EXTERIOR CORNERS OF GRADE BEAMS AND AT ENDS OF ALL INTERIOR GRADE BEAMS. BARS SHALL BE SAME SIZE AS BEAM REINFORCEMENT AND SHALL LAP 40 BAR DIAMETERS WITH BEAM REINFORCING. GRADE BEAM AND SLAB REINFORCEMENT SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAP AT ALL SPLICES.
- 5. PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER OF RECORD PRIOR TO CONCRETE PLACEMENT.
- ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTHS IN 28 DAYS, BY TEST, AS SPECIFIED:
- A. ALL SOIL SUPPORTED CONCRETE .. ..3,500 PSI B. CONCRETE FILL .. ...2,500 PSI
- 7. ALL CONDUIT AND PLUMBING LINES IN THE SLAB SHALL BE PLACED BELOW THE SLAB REINFORCING.
- IMMEDIATELY FOLLOWING FOUNDATION CONSTRUCTION AND FORM REMOVAL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB A MINIMUM OF 10 FEET IN ALL DIRECTIONS.
- ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED FILL COMPACTED TO 95% OF STANDARD PROCTOR.
- 10. BORROWED FILL MATERIAL SHALL CONSIST OF SOILS HAVING A MOISTURE CONTENT WITHIN 4% OF OPTIMUM AND A PLASTIC INDEX OF NOT LESS THAN 7 & NOT MORE THAN 15.
- ASSUMED SOIL BEARING CAPACITY = <u>1500 PSF.</u> A GEOTECHNICAL REPORT WAS NOT 11 PROVIDED. IT IS THE OWNER'S RESPONSIBILITY TO REPORT ADVERSE SITE AND SOIL CONDITIONS TO THE ENGINEER PRIOR TO CONSTRUCTION.

# **CONCRETE COVER REQUIREMENTS:**

- FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST THE GROUND: 3 INCHES
- WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO 2. WEATHER OR GROUND: BARS MORE THAN 5% INCHES IN DIAM. = 2 INCHES (MIN.) BARS EQUAL TO OR LESS THAN  $\frac{5}{8}$  INCHES IN DIAM =  $1\frac{1}{2}$  INCHES (MIN.)
- 3. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR GROUND: SLAB ON GRADE (FROM TO OF SLAB) =  $1\frac{1}{2}$  INCHES (MIN.)

# **GROUT**:

- NON-SHRINK, NON-METALLIC GROUT SHALL BE USED UNDER ALL PLATES WHEREVER CALLED FOR IN THE DRAWINGS.
- 2. MATERIALS SHALL BE READY TO USE WITH ONLY THE ADDITION OF WATER, WHICH SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. THE MANUFACTURER'S NAME AND ADDRESS MUST APPEAR ON EACH PACKAGE AND IN ALL LITERATURE. EACH BAG MUST PROVIDE BATCH CODE IDENTIFICATION.
- MATERIAL SHALL MEET THE FOLLOWING: 3 A. 28 DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 5,000 PSI AR FLUID CONSISTENCY

# **EPOXY ANCHORS:**

- WHERE PERMITTED, EPOXY ANCHORS SHALL BE COMPLETED USING ONE OF THE FOLLOWING PRODUCTS: HIT HY-150 WITH HAS ROD ANCHOR SYSTEM BY HILTI, INC. (ICBO REP. #5193) HIT HY-150 WITH TZ ROD ANCHOR SYSTEM BY HILTI, INC. (ICBO REP. #5942) SET ADHESIVE SYSTEMS BY SIMPSON STRONG TIE (ICBO REP. #5279)
- ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND 2. DETAILS AND THE CURRENT ICBO REPORT.

ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI CODE PRIOR TO

- B. EXPANSION SHALL NOT BE CAUSED BY GAS LIBERATION.

# STRUCTURAL STEEL:

- DESIGN, DETAIL AND ERECT STRUCTURAL STEEL ELEMENTS IN ACCORDANCE WITH THE FOLLOWING:
  - A. AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
  - AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES EXCEPT SECTION 1.8.2 SHALL READ AS FOLLOWS "THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE PROJECT. THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS AND SAFETY OF ERECTION OF THE STRUCTURAL STEEL FRAME."
  - D. AWS STRUCTURAL WELDING CODE, D1.1.
- 2. PROVIDE STRUCTURAL STEEL OF THE FOLLOWING ASTM DESIGNATION UNLESS NOTED OTHERWISE:
  - A. STRUCTURAL STEEL SHAPES
  - STRUCTURAL TUBE
  - STRUCTURAL PIPE HIGH STRENGTH BOLTS
  - HARDENED STEEL WASHERS
  - HEAVY HEX NUTS
  - TENSION CONTROL BOLTS
  - SHEAR STUDS
  - PLATES AND ANGLES
  - CONNECTIONS FOR STRUCTURAL STEEL: DESIGN CONNECTION AS TYPE 2 CONSTRUCTION (SIMPLE FRAMING) IN
  - ACCORDANCE WITH SECTION 1.2 OF THE AISC MANUAL. CONNECTION DESIGN SHALL BE BASED ON REACTIONS OBTAINED FROM THE UNIFORM LOAD CONSTANTS CHAPTER 2 OF THE AISC MANUAL OR AS NOTED IN
  - THE DESIGN DOCUMENTS.
- WELD MINIMUM SIZE AND STRENGTH:
- A. PROVIDE MINIMUM SIZE OF FILLET WELDS AS SPECIFIED IN TABLE J2.4 OF THE AISC MANUAL
- PROVIDE THE MINIMUM EFFECTIVE THROAT THICKNESS OF PARTIAL PENETRATION GROOVE WELDS AS SPECIFIED IN TABLE J2.3 OF THE AISC MANUAL
- C. DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER ELEMENT JOINED, ON
- ALL SHOP AND FIELD WELDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHERE CONNECTIONS ARE NOTED ON DRAWINGS AS MOMENT CONNECTION, PROVIDE WELDS TO DEVELOP FULL FLEXURAL CAPACITY OF THE LESSER
- MEMBER PROVIDE ELECTRODES FOR FIELD OR SHOP WELDING E70XX EXCEPT WHERE OTHER ELECTRODES ARE REQUIRED FOR COMPATIBILITY WITH THE MATERIAL BEING USED.
- WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS. WELDING CERTIFICATES AND PHOTO IDs ARE REQUIRED FOR ALL WELDERS AND SHALL BE SUBMITTED TO THE ENGINEER/ ARCHITECT FOR APPROVAL.
- 5. STEEL FABRICATION:
- A. FABRICATE AND ASSEMBLE STRUCTURAL MEMBERS/ASSEMBLIES IN SHOP TO GREATEST EXTENT POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS OF DETAILING ON THE SHOP DRAWINGS, ERRORS IN FABRICATION, AND THE CORRECT FITTING OF STRUCTURAL STEEL MEMBERS.
- C. TORCH CUTTING OF STEEL MEMBERS IS PROHIBITED.
- 6. STEEL CLEANING AND PAINTING:
- A. POWER TOOL CLEAN ALL STRUCTURAL STEEL FREE OF RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS WHERE REQUIRED FOR FABRICATION, FITTING, OR WELDING.
- AREAS DISTURBED DURING ERECTION AND WELDING SHALL BE POWER TOOL CLEANED AND TOUCHED UP WITH PRIMER AS SPECIFIED.
- 7. STRUCTURAL STEEL ERECTION:
  - A. DO NOT CUT STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT PRIOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.
  - TIGHTEN NUTS WITH "TURN OF NUT" METHOD OR USE TENSION CONTROL BOLTS.
  - PRIOR TO DECK PLACEMENT, VERIFY THAT STEEL BEAMS AND JOIST BEARING ON MASONRY HAVE 4 INCH MINIMUM BEARING AND ARE ANCHORED AS SHOWN ON
  - THE DRAWINGS. D. PROVIDE TEMPORARY SHORING OR BRACING DURING CONSTRUCTION.
- FURNISH STEEL SHOP DRAWINGS FOR ARCHITECTS AND STRUCTURAL ENGINEERS 8 REVIEW PRIOR TO FABRICATION. INCLUDE WELDING PROCEDURES, TESTING PROGRAMS FOR WELDING AND HIGH STRENGTH BOLTING, COATING MATERIAL, AND ERECTION SEQUENCE ON SHOP DRAWINGS AND SUBMITTALS.

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- ASTM A563 ASTM A36
- ASTM A992 (Grade 50) ASTM A500 GR B ASTM A53 GR B ASTM A325 ASTM F436 ASTM F1852 ASTM A108 TYPE "B"



# **GENERAL NOTES:**

THE FOLLOWING GENERAL NOTES CONSTITUTE A MAJOR PART OF THE PLANS AND SPECIFICATIONS. STRICT COMPLIANCE WITH THESE NOTES IS ESSENTIAL TO THE PROPER CONSTRUCTION OF THE BUILDING:

- 1. CONTROL JOINTS SHALL BE SPACED AT 15'-0" O.C. (MAX.) IN EACH DIRECTION.
- 2. CONTROL JOINTS SHALL BE INSTALLED WITHIN 6-12 HOURS AFTER THE CONCRETE POUR.
- 3. THE OWNER SHALL VERIFY THE LOCATION OF ALL FIELD LOCATED FRAMED OPENINGS, PERSONNEL DOORS AND SERVICE DOORS.
- 4. NO PANEL NOTCH AT PERSONNEL DOORS.





TYP. ENDWALL COLUMN FOOTING w/ PANEL NOTCH SCALE: NONE



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SCALE: NONE









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