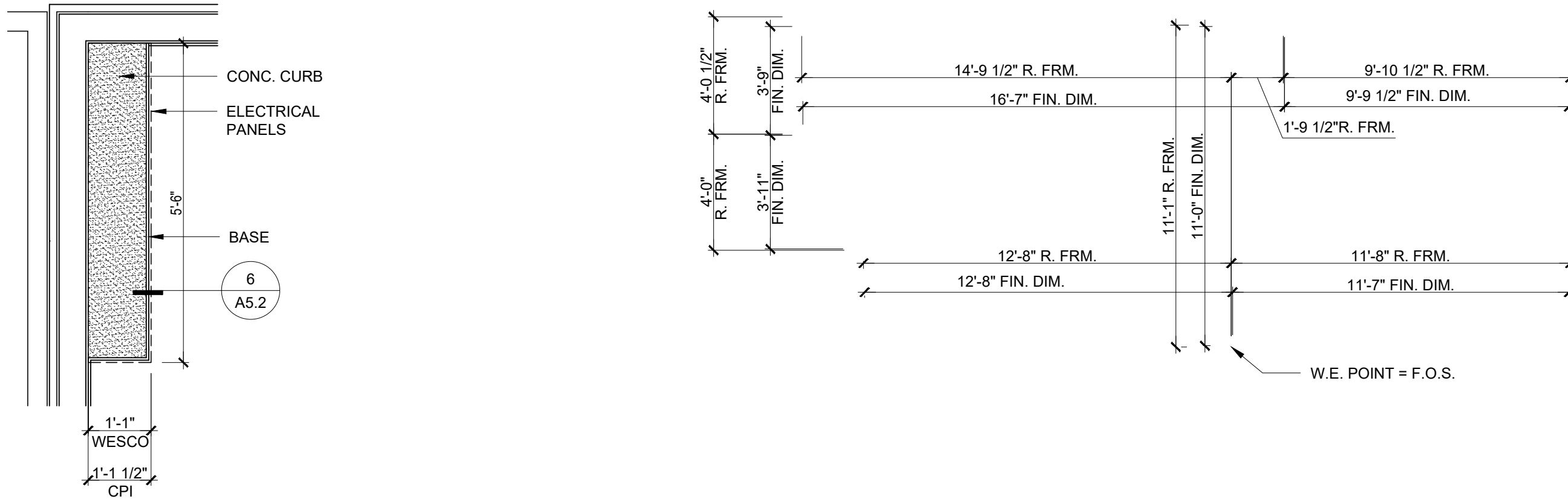
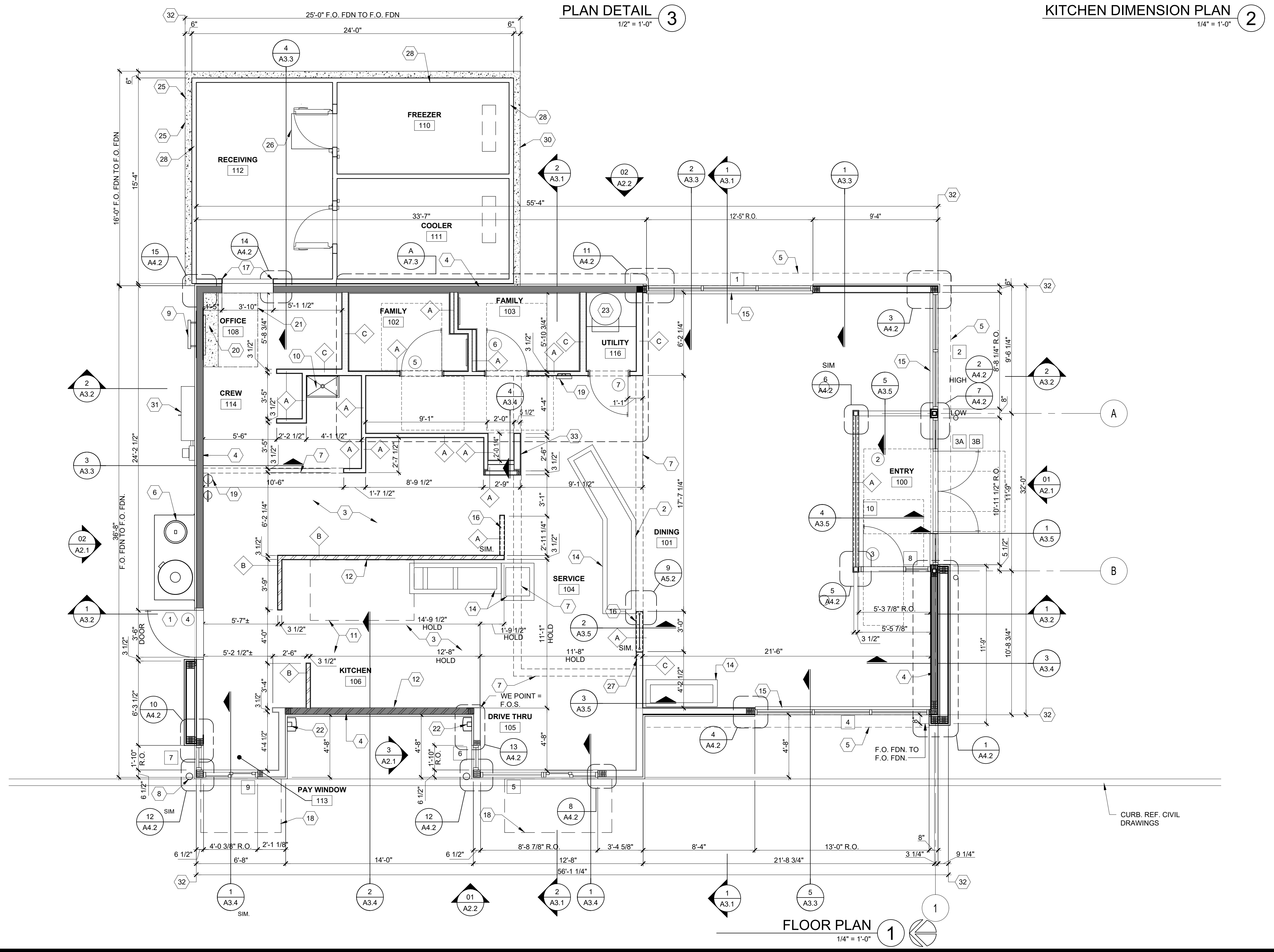


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- ### GENERAL NOTES
- EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.
  - COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
  - REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
  - THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
  - REFER TO WALL TYPES ON SHEET A4.3.
  - REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.
  - AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

- ### LEGEND
- SHADED AREA = SHEAR WALL
  - DIAGONAL HATCH = METAL STUD WALLS
  - STIPPLE = SOUND BATT INSULATION
  - 2 X 4 @ 16" O.C.
  - 3 1/2" METAL STUD @ 16" O.C.
  - 2 X 6 @ 16" O.C.
- SEE A5.1 FOR ADDITIONAL INFORMATION  
\*\*Tags updated in plan

- ### CODED NOTES:
- WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
  - APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION. SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
  - G.C. TO INSTALL STAINLESS STEEL CORNER GUARD. REFER TO FINISH PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
  - SHADED AREA INDICATES SHEAR WALL. REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE.
  - ROOF/PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
  - PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6" THICK, 7'-4" X 3'-6" CONC. SLAB.
  - SOFFIT / BULKHEAD ABOVE. REFER TO REFLECTED CEILING PLAN.
  - 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL BOLLARD PER CIVIL DRAWINGS.
  - ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
  - RECESSED MOP SINK. INSTALL WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE INTO DRAIN. REF DETAIL ON A5.1.
  - EXHAUST HOOD. REF. MECHANICAL DRAWINGS.
  - STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
  - INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH MANUFACTURER.
  - EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
  - 6" C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
  - PARTIAL HEIGHT WALL. REFER TO INTERIOR ELEVATIONS AND SECTIONS.
  - STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
  - AWNING / CANOPY ABOVE.
  - SEMI-RECESSED FIRE EXTINGUISHER CABINET. SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
  - PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
  - CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
  - PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
  - HOT WATER TANK ON SHELF. TOP OF SHELF 4'-0" AFF. REFER STRUCTURAL DRAWINGS, DETAIL 04/S2.3.
  - 1/2" ISOLATION JOINT
  - EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX / PATIO. REF. STRUCTURAL DRAWINGS.
  - RAMP BY WIB MANUFACTURER.
  - PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE MOUNTED 6'-10" AFF.
  - WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.
  - CONTROL JOINT
  - HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
  - C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
  - FACE OF SHEATHING / FACE OF FOUNDATION
  - INSTALL 1/2" PLYWOOD SHEATHING BEHIND GYPSUM BOARD TO MAINTAIN FINISH ALIGNMENT WITH BULKHEAD ABOVE.

SITE NUMBER: 0000  
BUILDING TYPE: (2.0) SMART 30+  
ASSET TYPE: FREESTANDING  
CLASSIFICATION: NEW  
OWNER: COMPANY/FRANCHISE  
BASE VERSION: 2020  
UPGRADE CLASSIFICATION: NEW BUILD  
PROJECT YEAR: XXXX  
DESIGN TYPE: (2.0) UM BRITE  
DRAWING RELEASE: SUMMER

**DUSTIN CURTIS,**  
ARCHITECT

513 MAIN STREET SUITE 300  
FORT WORTH TX 76102

**WENDY'S RESTAURANT  
CONDITIONAL USE  
PERMIT (CUP 02-21) &  
DESIGN REVIEW (DR  
05-21)**

PROJECT TYPE: NEW  
SMART 30+

Wendy's

12898 MAIN STREET  
OAKLEY, CA 94561

REV.	DATE	DESCRIPTION
△	05/28/21	CITY COMMENTS
△		
△		
△		

ISSUE DATE: TBD  
PROJECT NUMBER: 21-0111  
DRAWN BY: BCJ  
CHECKED BY: RD

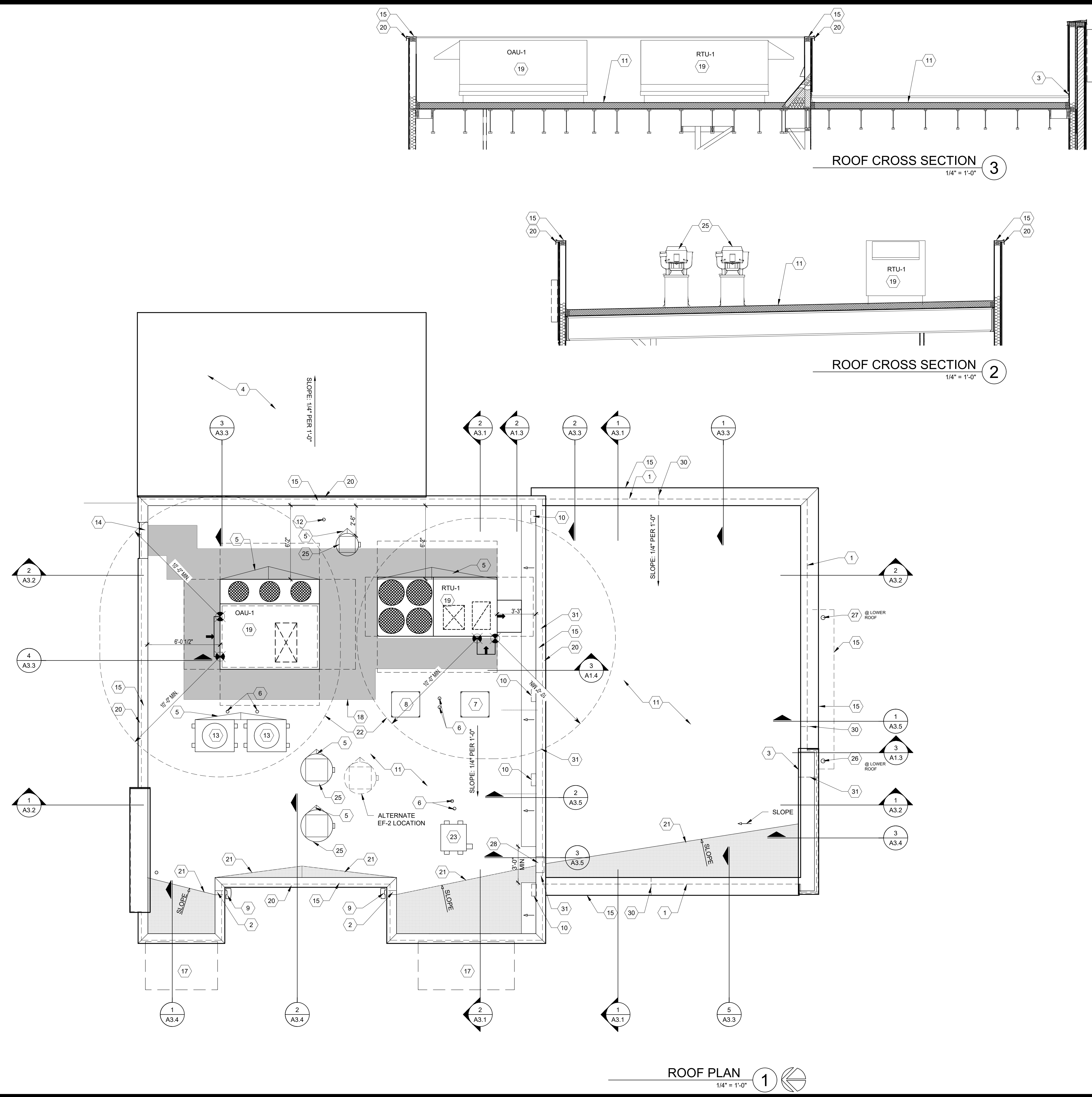
SEAL

SHEET NAME  
**FLOOR PLAN**

SHEET NUMBER

A1.1

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**GENERAL NOTES**

A. ROOF WORK TO BE INSTALLED WITH COMPATIBLE WENDY'S APPROVED ROOF MATERIAL SPECIFICATIONS. PROVIDE AND INSTALL ROOF INCLUDING BUT NOT LIMITED TO, INSULATION BOARD, EDGE FLASHING(S), COPINGS, SEALED TERMINATIONS AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. AT PENETRATIONS/ ATTACHMENTS IN THE ROOF, FLASH/ PROVIDE WEATHER TIGHT SEAL PER ROOFING SYSTEM MANUFACTURERS' WARRANTY REQUIREMENTS. THE ROOFING CONTRACTOR SHALL ENSURE THE ENTIRE ROOF SHALL BE WEATHER AND WATER TIGHT WITH POSITIVE DRAINAGE TO THE ROOF DRAINS AND NO PONDING.

B. ROOFING CONTRACTOR SHALL INSTALL RIGID INSULATION (PER LOCAL ENERGY CODE) AND PRIOR TO MEMBRANE INSTALLATION. SYSTEM TO BE COMPLETE WITH ALL ACCEPTABLE PRODUCTS AND INSTALLATION REQUIRED TO PROVIDE A FULL MANUFACTURER'S WARRANTY.

**ROOF SCREENS:**

CITYSCAPES UNIT-MOUNTED VERTICAL ROOF SCREEN SYSTEM WITH CORRUGATED 7.2 RIB HORIZONTAL (METAL), NO TOP TRIM. COLOR: SHADOW GRAY.

WWW.CITYSCAPESINC.COM

**CALCULATED ROOF AREA:**

HORIZONTAL ROOF AREA (S.F.)	= 1,968 S.F.
VERTICAL SURFACE 50% AREA (S.F.)	= 313 S.F.
TOTAL PROJECTED ROOF AREA (S.F.)	= 2,281 S.F.

**DRAINAGE CALCULATIONS:**

(SIZE OF VERTICAL CONDUCTORS & LEADERS)

100 YEAR, 1-HOUR RAINFALL (IN.) (PER FIGURE 1106.1, OHIO PLUMBING CODE)	= 2.75"
REQUIRED VERTICAL LEADER SIZE (ROUND) (OR RECTANGULAR SHAPE)	= 3" DIA.
SPECIFIED LEADER CAPACITY (SINGLE) (PER TABLE 1106.2(2), OHIO PLUMBING CODE)	= 2,930 S.F.
REQUIRED OVERFLOW SCUPPER SIZE (SINGLE)	= 4"x4"
VERTICAL LEADER (X2) CAPACITY PROVIDED	= 5,860 S.F.

- # CODED NOTES:**
- LINE OF EXTERIOR WALL BELOW.
  - PRE-MANUFACTURED 4" x 8" THRU-WALL SCUPPER, REFER TO DETAIL 12/A4.3
  - EXTEND SINGLE-PLY MEMBRANE ROOF TO TERMINATION BAR UNDER COUNTER FLASHING TO PROVIDE WEATHER TIGHT SEAL. REFER TO DETAIL 8/A4.3.
  - EXTERIOR WALK-IN COOLER / FREEZER / RECEIVING UNIT SUPPLIED AND INSTALLED BY OTHERS. WALK-IN BOX PROVIDER IS RESPONSIBLE FOR INSTALLING ROOFING SYSTEM ON PANELIZED COOLER / FREEZER SYSTEM. MEMBRANE ROOF ON WIB BY MANUFACTURER. GC TO PROVIDE AND INSTALL COUNTER FLASHING.
  - PROVIDE POSITIVE DRAINAGE AROUND ALL ROOF CURBS.
  - INSTALL PIPE FLASHING FOR ROOF MOUNTED CONDENSERS LINES. REFER TO DETAIL 3/A4.3 AND 4/A4.3.
  - ICE MACHINE CONDENSER FOR DINING ROOM FREESTYLE MACHINE. REFER TO DETAIL 5/A4.4 FOR CURB.
  - KITCHEN ICE MACHINE CONDENSER. REFER TO DETAIL 5/A4.4 FOR CURB.
  - PRE-FINISHED ALUMINUM COLLECTOR BOX (W/ OVERFLOW SLOT) & DOWNSPOUT TO STORM SEWER BELOW. REFER TO EXTERIOR ELEVATIONS.
  - PARAPET VENTING BY ROOF MEMBRANE MANUFACTURER. MIN. 1 VENT PER FIREBLOCKED AREA.
  - MECHANICALLY FASTEN SINGLE-PLY ROOF MEMBRANE OVER CONTINUOUS RIGID BOARD INSULATION OVER PLYWOOD SHEATHING.
  - PLUMBING VENT PIPE. REFER TO DETAIL 9/A4.3 FOR REQUIRED FLASHING REQUIREMENTS
  - WALK-IN FREEZER / COOLER REMOTE CONDENSER. REFER TO ELECTRICAL DRAWINGS. INSTALLED BY WALK-IN-BOX SUPPLIER. FINAL CONNECTIONS BY CONTRACTOR.
  - LADDER RECEIVER/HOOK & SAFETY GATE FOR ROOF ACCESS. REFER TO DETAIL 1/A4.3.
  - EXTEND ROOF MEMBRANE UP/OVER PARAPET & FLASH TO PRE-FINISHED ALUMINUM ROOF DRIP EDGE OR GRAVEL STOP. REFER TO WALL SECTIONS.
  - ~~ROOF MEMBRANE OVER FAN FOLD INSULATION ON PATIO ROOF.~~
  - METAL CANOPY / AWNING. REFER TO EXTERIOR ELEVATIONS AND WALLS SECTIONS FOR MORE DETAIL.
  - SHADED AREA INDICATES ARE OF ROOF TO RECEIVE WALKWAY PADS.
  - ROOFTOP UNIT. REFER TO DETAIL 6/A4.3 AND MECHANICAL DRAWINGS
  - PRE-FINISHED ALUMINUM DRIP EDGE, REFER TO WALL SECTIONS.
  - HATCH PATTERN INDICATES AREAS OF TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION AS REQUIRED TO PROVIDE ROOF DRAINAGE. G.C. TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER PROPER COUNTER SLOPE AS REQUIRED BY CODE.
  - DASHED LINE INDICATES CLEAR AREA REQUIRED FOR THE HVAC UNIT AIR INTAKE. LOCATE ALL EXHAUST AIR DEVICES OUTSIDE OF 10'-0" RADIUS (TYP).
  - COOK CENTER CONDENSER. SUPPLIED AND INSTALLED BY KED. FINAL CONNECTION BY CONTRACTOR.
  - ~~RTU MOUNTED SCREENING~~
  - EXHAUST FAN, REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.
  - OVERFLOW DRAIN. REF. DETAIL 13/A4.3. FIELD LOCATE TO BE 2" HIGHER THAN THE MAIN DRAIN.
  - ROOF DRAIN. REF. DETAIL 13/A4.3. CONNECT LEADER TO UNDERGROUND STORM SYSTEM.
  - PRE-MANUFACTURED THRU-WALL SCUPPER, 6" (H) x 12" (W) MINIMUM. BASE TO ALIGN WITH ROOF MEMBRANE TO ALLOW WATER TO "PASS THRU"
  - ~~LED UPLIGHT. REFER TO ELECTRICAL DRAWINGS.~~
  - FIRE BLOCKING AT 20'-0" MAX. INTERVALS HORIZONTALLY, TYP.
  - FIRE BLOCKING AT 10'-0" MAX. INTERVALS HORIZONTALLY, TYP.

SITE NUMBER: 00000  
 BUILDING TYPE: (2.0) SMART 30+  
 ASSET TYPE: FREESTANDING  
 CLASSIFICATION: NEW  
 OWNER: COMPANY/FRANCHISE  
 BASE VERSION: 2020  
 UPGRADE CLASSIFICATION: NEW BUILD  
 PROJECT YEAR: XXXX  
 DESIGN TYPE: (2.0) UM BRITE  
 DRAWING RELEASE: SUMMER

DUSTIN CURTIS,  
 ARCHITECT

513 MAIN STREET SUITE 300  
 FORT WORTH TX 76102

WENDY'S RESTAURANT  
 CONDITIONAL USE  
 PERMIT (CUP 02-21) &  
 DESIGN REVIEW (DR  
 05-21)

PROJECT TYPE: NEW  
 SMART 30+

Wendy's

12898 MAIN STREET  
 OAKLEY, CA 94561

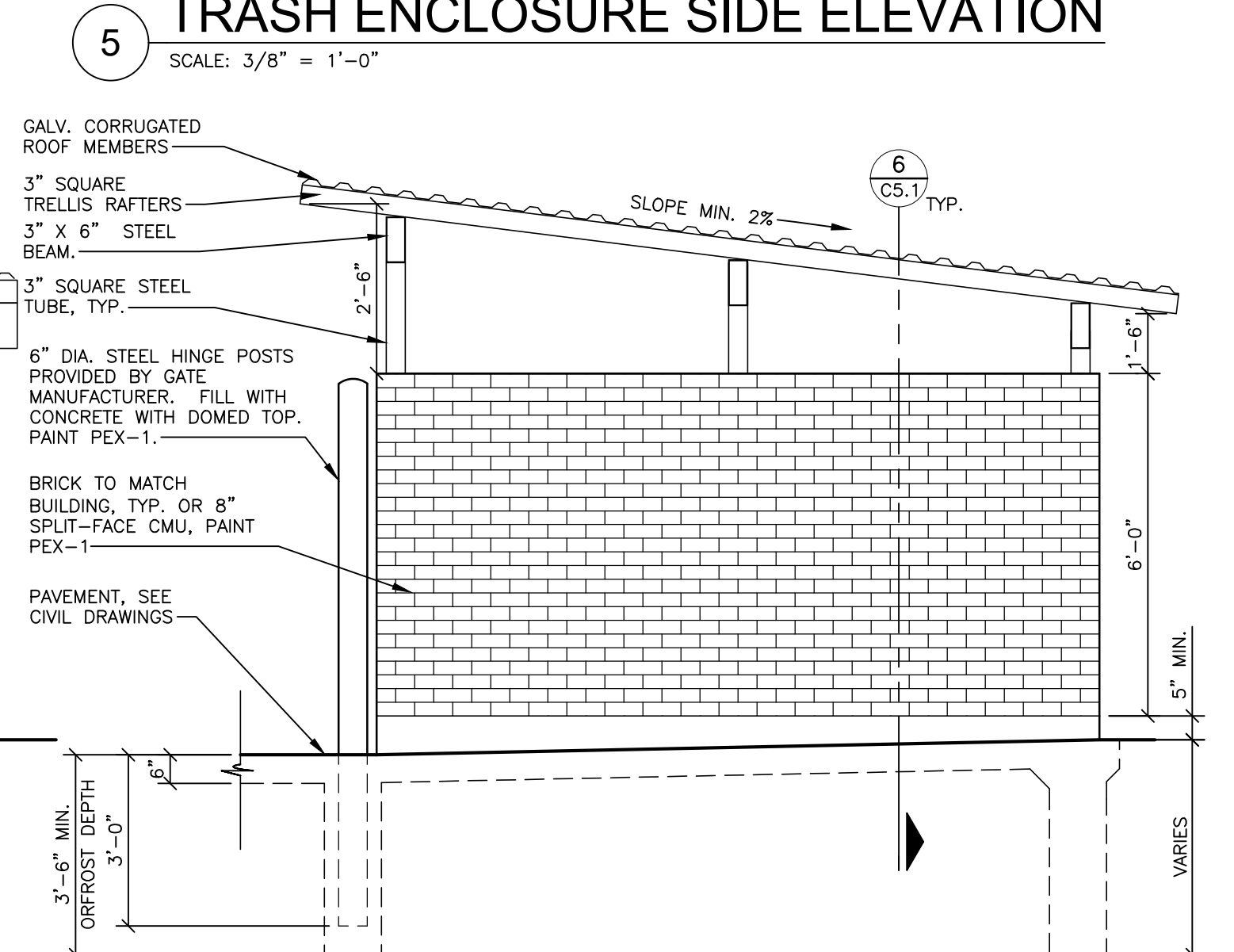
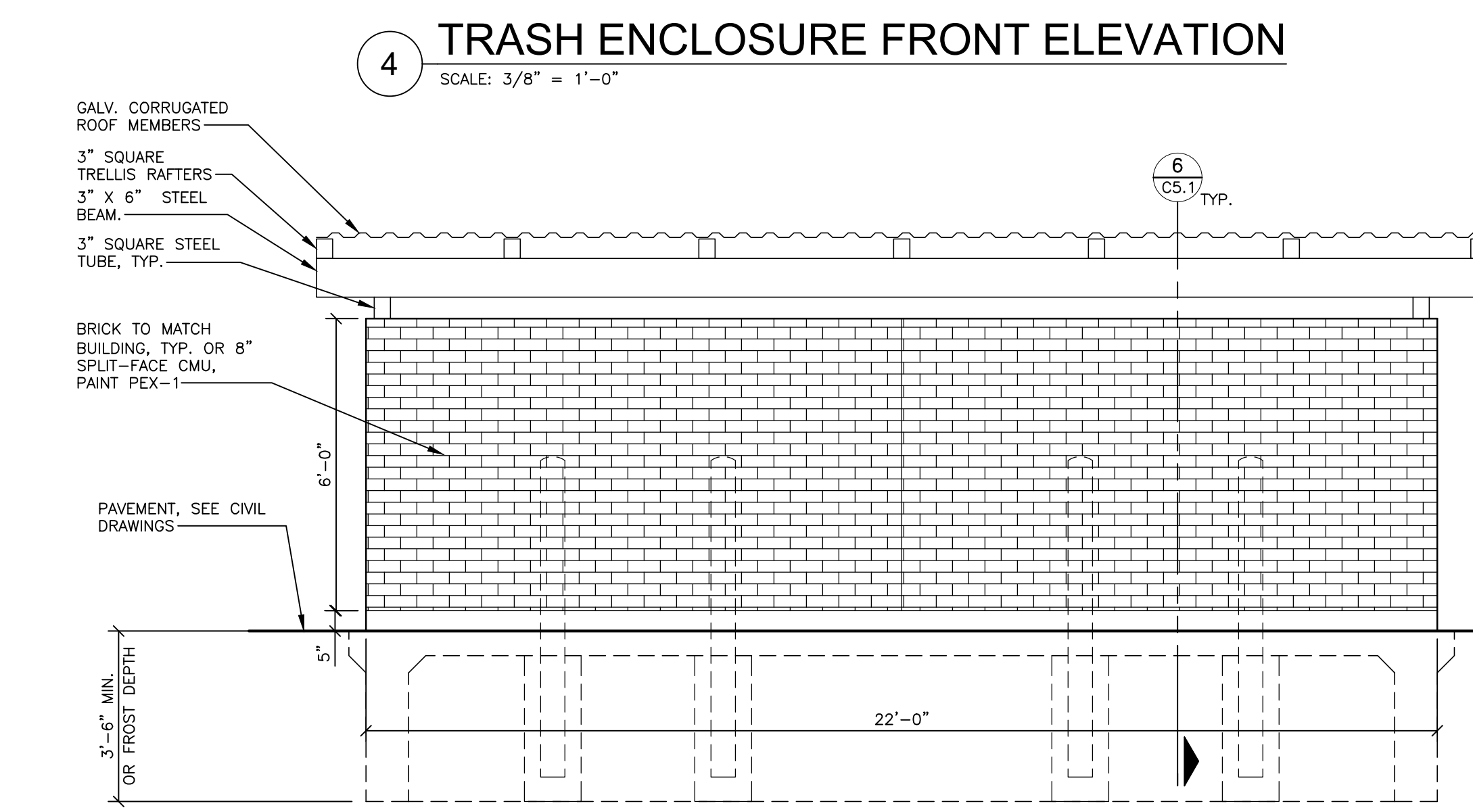
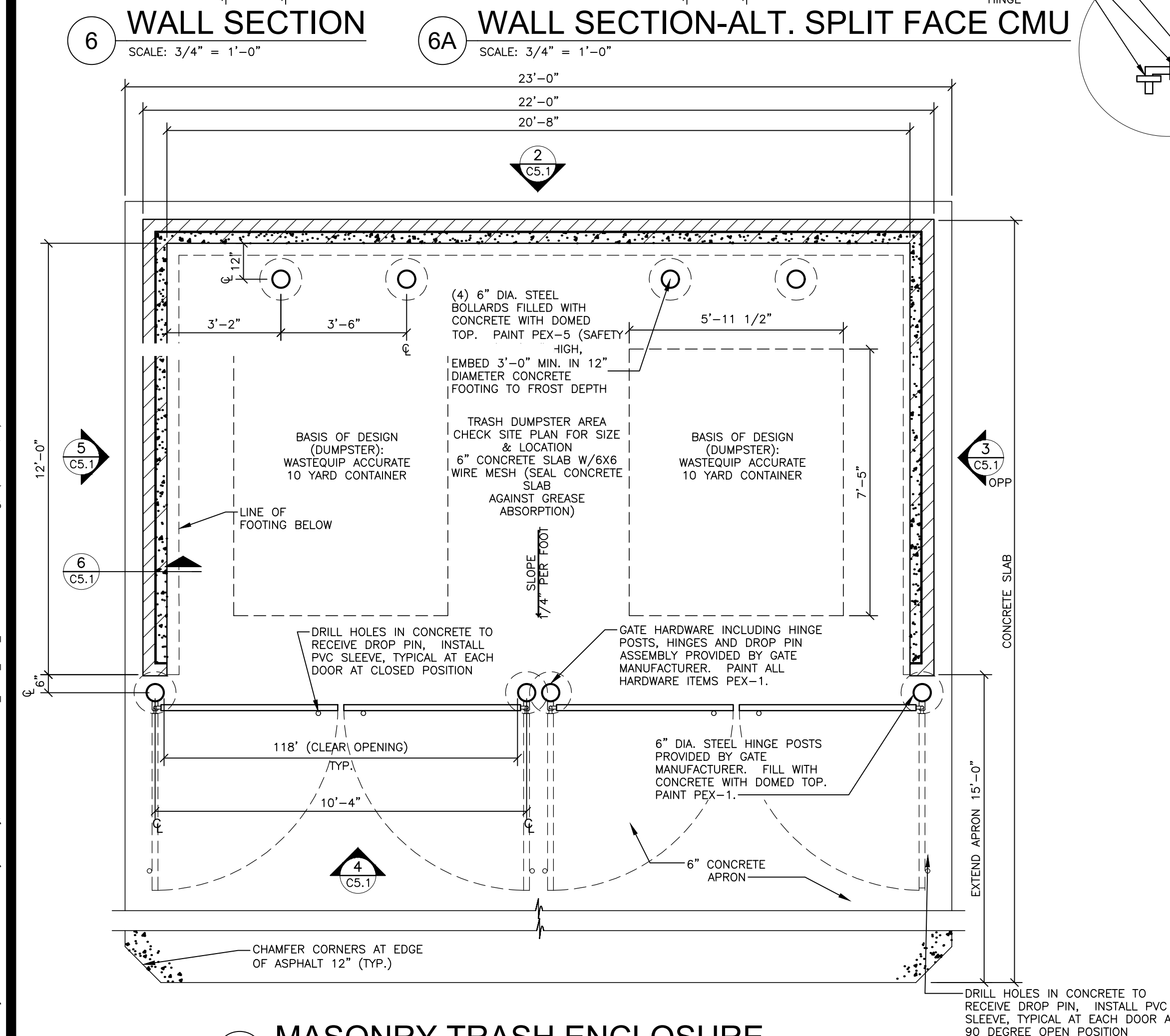
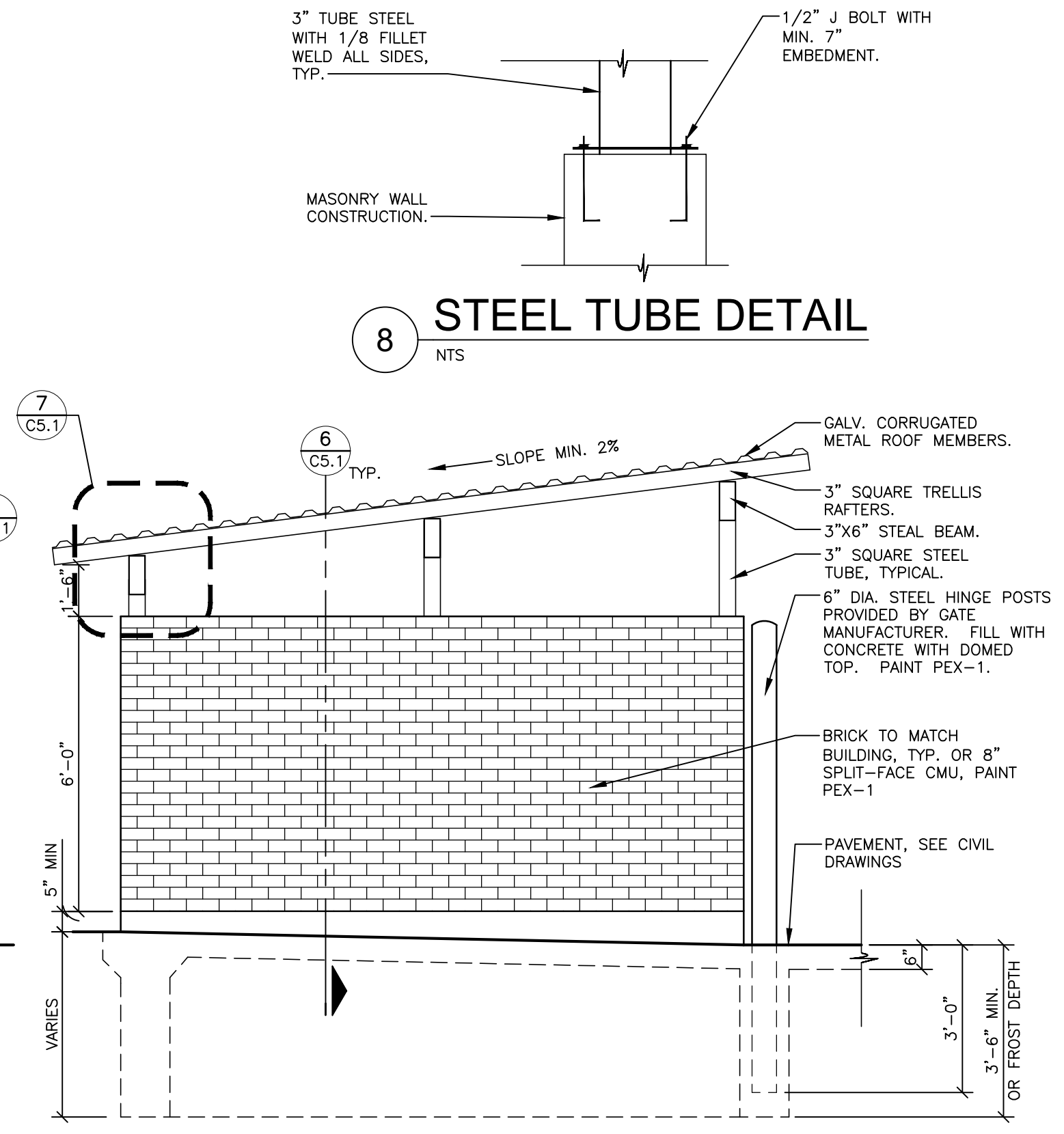
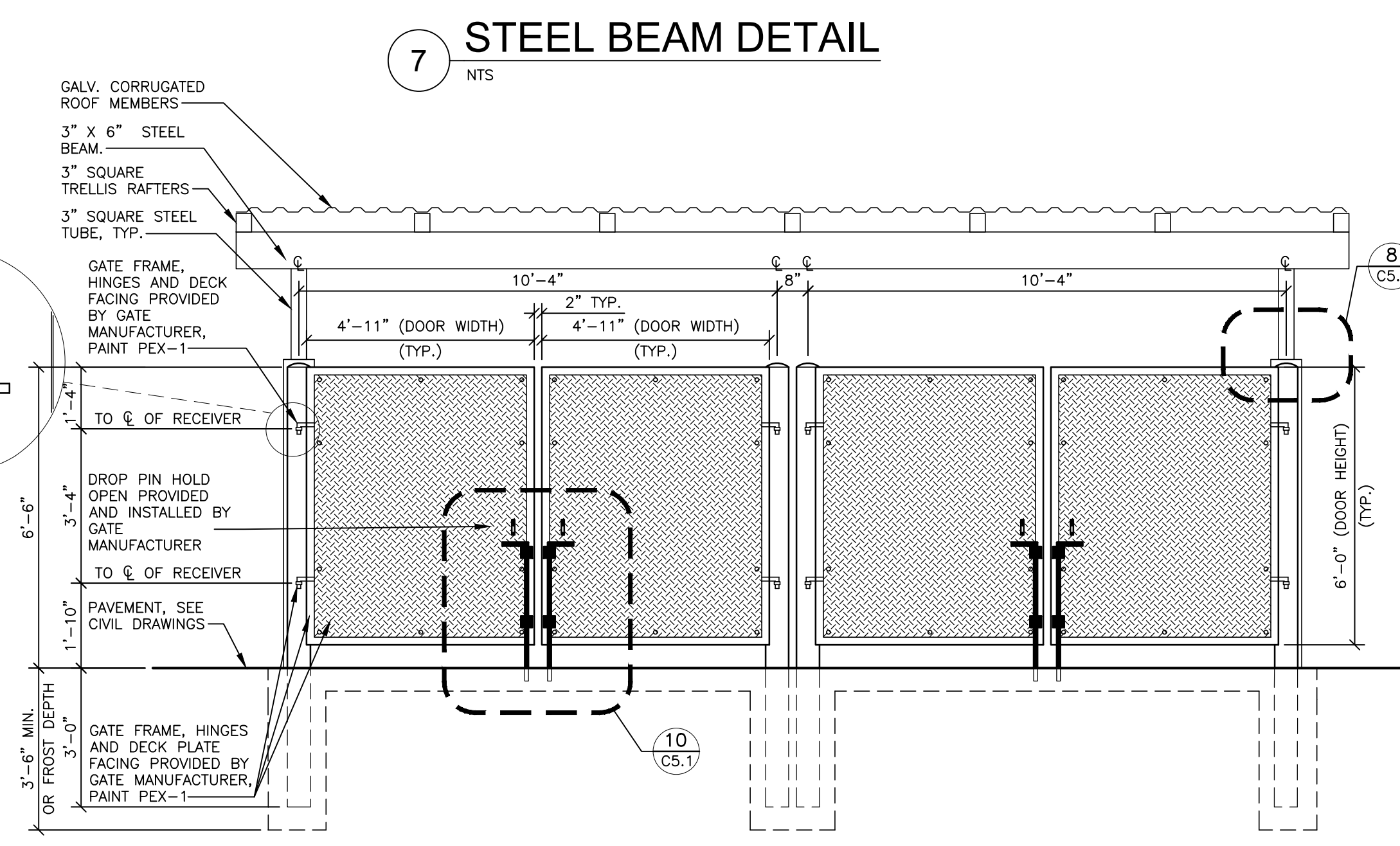
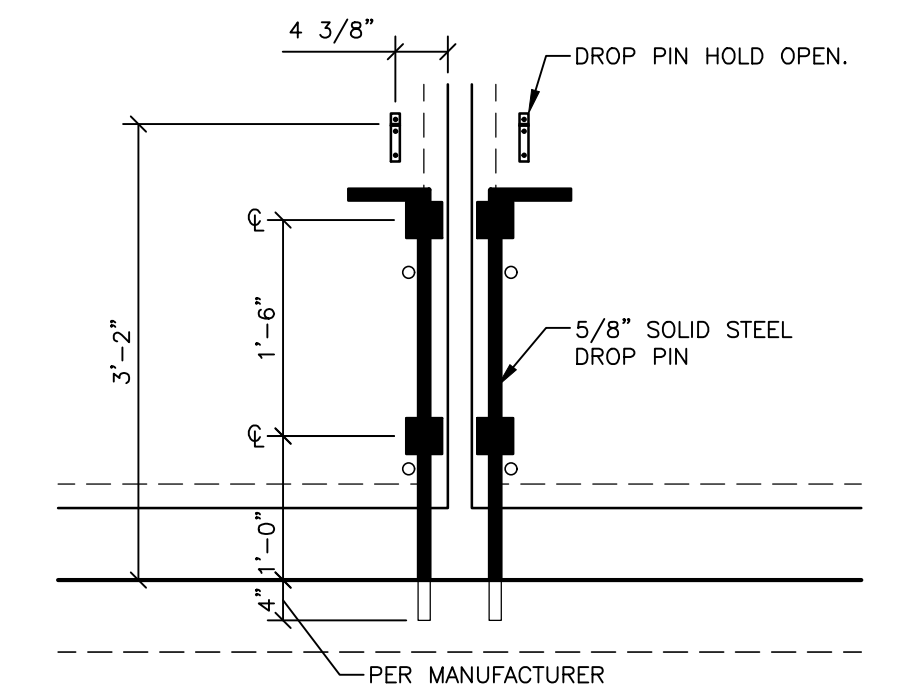
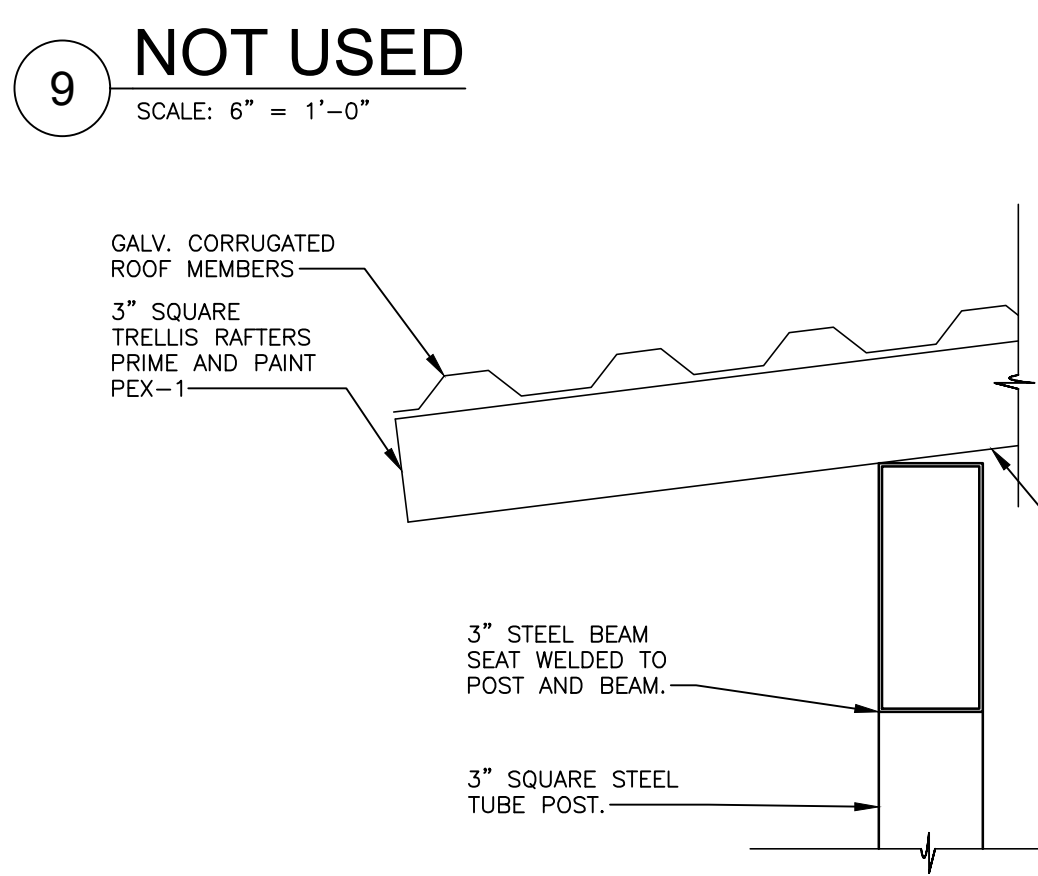
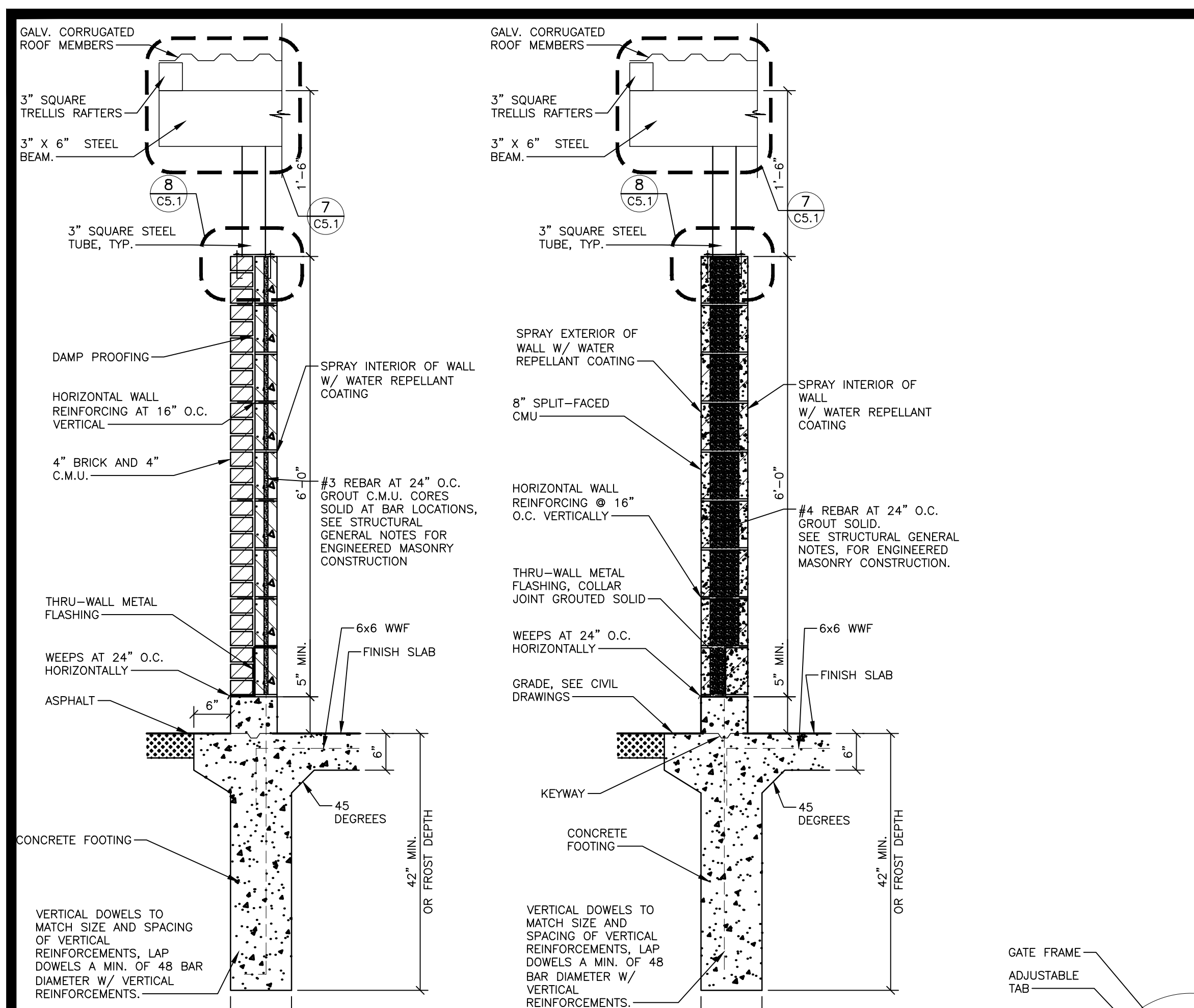
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▲	05/28/21	CITY COMMENTS
▲		
▲		

ISSUE DATE: TBD  
 PROJECT NUMBER: 21-0111  
 DRAWN BY: BJC  
 CHECKED BY: RD

SEAL

SHEET NAME  
 ROOF PLAN

SHEET NUMBER  
A1.3



SITE NUMBER:	0000
BUILDING TYPE:	(2.0) SMART 30+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	COMPANY/FRANCHISE
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	XXXX
DESIGN TYPE:	(2.0) UM BRITE
DRAWING RELEASE:	SUMMER

DUSTIN CURTIS,  
ARCHITECT

513 MAIN STREET SUITE 300  
FORT WORTH TX 76102

WENDY'S RESTAURANT  
CONDITIONAL USE  
PERMIT (CUP 02-21) &  
DESIGN REVIEW (DR  
05-21)

PROJECT TYPE: NEW  
SMART 30+

**Wendy's**  
12898 MAIN STREET  
OAKLEY, CA 94561

REV.	DATE	DESCRIPTION
▲	05/28/21	CITY COMMENTS
▲		
▲		
▲		

ISSUE DATE: TBD  
PROJECT NUMBER: 21-0111  
DRAWN BY: BCJ  
CHECKED BY: RD

SEAL

SHEET NAME  
MASONRY TRASH  
ENCLOSURE DETAILS

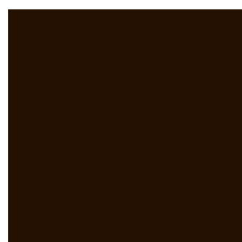
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**C5.1**

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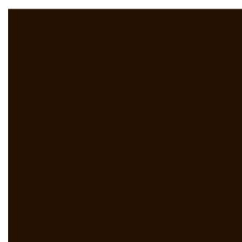
## MATERIAL/COLOR BOARD

### WENDY'S CONDITIONAL USE (CUP 02-21) & DESIGN REVIEW (DR 05-21)



SF - 1: STORE FRONT - "DARK BRONZE".

PUW - PICK UP WINDOW TO MATCH STOREFRONT



M-1: PARAPET CAP/BRAKE METAL - "DARK BRONZE".



M-3: EXCEPTIONAL METALS - "BRIGHT RED"



M-4: EXCEPTIONAL METALS - "SILVER METALLIC".



M-7: EXCEPTIONAL METALS - "CUSTOM DARK GREY".



E-2: EIFS - "WENDY'S RED".



E-7: EIFS - "DARK GREY".



E-8: - "TAN".



PEX-1: PAINT - "DARK BRONZE".

PEX-3: PRE-FINISHED "DARK BRONZE" SIGN CABINETS



PEX-2: PAINT "RED" AT REAR DOOR



PEX-6: PRE-FINISHED WALK-IN FREEZER / COOLER "DARK BRONZE"



PEX-10: PAINT/ POWDER COAT - "BLACK"



**M-5: BRAKE METAL – “CLEAR ANNOIDIZED”.**



**BL-1: BOLLARD SLEEVE- “YELLOW “.**



**PEX-12: PAINT – “DARK GREY”**