

OUTLINE SPECS

- 1: DIVISION 1: GENERAL REQUIREMENTS
 - A: CONTRACT TO BE NEGOTIATED TYPE.
 - B: PROJECT TO COMPLY WITH SAN ANTONIO ZONING/DEVELOPMENT ORDINANCES.
 - C: OTHER
- 2: DIVISION 2: SITEWORK
 - A: NEW AND EXISTING PARKING: CONCRETE PAVING
 - B: LANDSCAPING AND LAWN IRRIGATION SYSTEMS AS NEEDED.
 - C: EXISTING SITE UTILITIES: EXTEND EXISTING
 - D: LIGHTING PARKING AREA AHEAD: HAVE AREA LIGHTS.
 - E: LIGHTING AROUND NEW BLDG FROM WALL PACKS ON BLDG.
 - F: DRIVE THRU AREA RECESSED SOFT/LIGHTS.
 - G: MENU BOARD/DUMPSYER AREA: MATCH EXISTING AREA LIGHT
 - H: TRAFFIC TREATMENT AS REQUIRED.
- 3: DIVISION 3: CONCRETE
 - A: BLDG SLAB: SLAB ON GRADE TYPE FOUNDATION W/STRUCTURAL FILL RASSED FLOOR SLAB WITH SUE RESISTANT FINISH.
 - B: FILL RASSED FLOOR SLAB WITH SUE RESISTANT FINISH.
- 4: DIVISION 4: MASONRY
 - A: STONE VENER: FOR EXTERIOR WALL WANSICOTE COLOR AND MANUFACTURED TO BE DETERMINED.
- 5: DIVISION 5: METALS
 - A: DIVISION 5: METALS DIMS FOR STEEL OR STEEL BEAM AT DRIVE THRU CANOPY: STEEL LADDER, POLE BOLLS, ETC.
 - B: BARS: ENAMELED STEEL WOOD CONNECTORS AS REQUIRED.
 - C: DIVISION 6: WOOD
 - A: INTERIOR WOOD STUDS @ 16" O.C.
 - B: BLDG: ROOF-EGE 5/8" PLYWOOD EXT. GRADE DECKING OVER INTERIOR WOOD STUDS @ 16" O.C.
 - C: DRIVE THRU/AWNING/ACCENT ROOFS: 25 GAUGE.
 - D: GALVALUME STANDING SEAM ROOF/SLAS INSULATION AS REQUIRED.
 - E: INTERIOR WALLS: R-13 UNFACED EXTERIOR WALL: R-19 FACED INTERIOR WALLS: R-13 UNFACED WHERE NOTED.
 - F: WATERPROOFING SLAB MEMBRANE: 6 MIL VESQUEEN.
 - G: EXTERIOR WALL WATERPROOFING MEMBRANE: ASPHALTIC TYPE WATERPROOFING MEMBRANE.
 - H: DOWNSPOUTS: STANDARD GALVANIZED, PAINTED W/CONC. SPLASH BLOCKS AS REQUIRED.
- 6: DIVISION 6: WOOD
 - A: INTERIOR WOOD STUDS @ 16" O.C.
 - B: BLDG: ROOF-EGE 5/8" PLYWOOD EXT. GRADE DECKING OVER INTERIOR WOOD STUDS @ 16" O.C.
 - C: DRIVE THRU/AWNING/ACCENT ROOFS: 25 GAUGE.
 - D: GALVALUME STANDING SEAM ROOF/SLAS INSULATION AS REQUIRED.
 - E: INTERIOR WALLS: R-13 UNFACED EXTERIOR WALL: R-19 FACED INTERIOR WALLS: R-13 UNFACED WHERE NOTED.
 - F: WATERPROOFING SLAB MEMBRANE: 6 MIL VESQUEEN.
 - G: EXTERIOR WALL WATERPROOFING MEMBRANE: ASPHALTIC TYPE WATERPROOFING MEMBRANE.
 - H: DOWNSPOUTS: STANDARD GALVANIZED, PAINTED W/CONC. SPLASH BLOCKS AS REQUIRED.
- 7: DIVISION 7: ROOFING
 - A: ROOFING:
 - 1: MAIN BLDG AT PARAPET AREA: WHITE, SINGLE PLY COLOR TO BE WHITE OVER 9" RIGID BOARD INSULATION.
 - 2: DRIVE THRU AWNING/ACCENT ROOFS: 25 GAUGE.
 - 3: GALVALUME STANDING SEAM ROOF/SLAS INSULATION AS REQUIRED.
 - 4: INTERIOR WALLS: R-13 UNFACED EXTERIOR WALL: R-19 FACED INTERIOR WALLS: R-13 UNFACED WHERE NOTED.
 - 5: WATERPROOFING SLAB MEMBRANE: 6 MIL VESQUEEN.
 - 6: EXTERIOR WALL WATERPROOFING MEMBRANE: ASPHALTIC TYPE WATERPROOFING MEMBRANE.
 - 7: DOWNSPOUTS: STANDARD GALVANIZED, PAINTED W/CONC. SPLASH BLOCKS AS REQUIRED.
- 8: DIVISION 8: DOORS AND WINDOWS
 - A: STORERONT DOORS & WINDOWS: KAWNEER OR APPROVED EQUAL.
 - 1: STORERONT WINDOWS: FIXED DOUBLE PANE, INSULATED INTERIOR WINDOWS FRAME COLOR TO BE DETERMINED.
 - 2: TRANSACTION WINDOW AND GLASS TO BE DETERMINED.
 - 3: STORERONT DOORS: SINGLE AND DOUBLE DOORS: KAWNEER: NARROW STEEL OR APPROVED EQUAL TINTED SAFETY, INSULATED GLASS, WITH STANDARD HARDWARE. FRAME COLOR TO BE DETER.
 - 4: DOORS: STANDARD STEEL HARD UNITS WITH STANDARD LEVER HARDWARE.
 - 5: HARDWARE: BRONZE OR POLYURETHANE PAINTED DR. C. HARDWARE: KETCH EXTERIOR LOCKS.
- 9: DIVISION 9: FINISHES
 - A: FLOORS:
 - 1: GENERAL: TILED FLOORS AND BASE AND AS NOTED BELOW.
 - 2: KITCHEN AND RESTROOMS: SLIP RESISTANT TILE FLOOR WITH TILE BASE.
 - 3: CHARCOAL STORAGE RMS: SEALED CONCRETE.
 - 4: WALK IN FREEZER/REFRIGERATOR: SLIP RESISTANT TILE FLOOR.
 - B: INTERIOR WALLS:
 - 1: GENERAL: 5/8" GYPSUM WALLBOARD THROUGHOUT.
 - 2: RESTROOMS: CERAMIC TILE OVER DUROPOCK GEMENT.
 - 3: KITCHEN: OPEN CABINET: FLR TO CEILING, AREAS INTER STORAGE: RAL, CABINET: P-151, FRP PANELS SYSTEM, OVER 5/8" WR. GYPSUM BOARD.
 - 4: DINING AND HALL: DURO-PLX.
- 10: DIVISION 10: SPECIALTIES
 - A: TOILET COMPARTMENTS: WOOD STUD CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD.
 - B: LOCKERS: STANDARD, VENTED 1X1X7" STACKED METAL LOCKERS, WITH STANDARD HOOKS/SHELVES. COLOR TO BE DETERMINED.
 - C: FILE ROOM ACCESSORIES: STANDARD SS ACCESSORIES: FILED, ROPE ACCESSORIES: STANDARD PAPER 10X14 DISPENSER, BABY CHANGER TABLES, ETC.
 - D: AWNINGS: (SEE ROOFING, DIV. 7)
 - E: SIGNAGE: (SEE ROOFING, DIV. 7)
 - F: EXTERIOR SIGNAGE: STANDARD, ALUMINUM, REFLECTIVE TYPE.
 - G: PROJECT SIGN: TO BE DETERMINED, ACCESSIBLE TYPE.
 - H: MENU BOARDS/HEADACHE BOARD: TO BE DETERMINED.
 - I: FIRE EXTINGUISHERS: STANDARD WALL MOUNT, TYPE AND SIZE AS DETERMINED BY FIRE MARSHALL.
- 11: DIVISION 11: EQUIPMENT
 - A: KITCHEN EQUIPMENT: REFER TO EQUIPMENT SCHEDULE TO BE DETERMINED BY KIT. EQUIP SUPPLIER.
 - B: WALK IN FREEZER/COOLER UNITS: STANDARD, INSULATED, OR APPROVED EQUAL.
- 12: DIVISION 12: FURNISHING
 - A: SITE FURNISHING: DIMS W/LOCATES, HEADACHE BAR, MENU BOARD, INTEROOK, ETC. TO BE DETERMINED.
 - B: DINING ROOM FURNISHINGS: BENCHES, CHAIRS, TRASH CONTAINERS, ETC. BY OWNER.
 - C: DINING CABINETS: OFFICE CHAIR, ETC BY OWNER.
 - D: INTERIOR MENU BOARDS: DISPLAYS, ETC BY OWNER.
- 13: DIVISION 13: SPECIAL CONSTRUCTION
 - A: ROOF LADDER: STANDARD, STEEL RING, WALL MOUNTED.
- 14: DIVISION 14: CONVEYING SYSTEMS: NOT APPLICABLE
- 15: DIVISION 15: MECHANICAL AND PLUMBING
 - A: MECHANICAL: PACKAGE/SPLIT SYSTEM, ROOF TOP UNITS, WITH FRESH AIR INTAKE, EXHAUST FANS, MAKE UP AIR, CONDENSING PACKAGE FOR FREEZER/COOLER EQUIPMENT DETERMINED. PACKAGE FOR FRI W/CONDENSING, ETC. TO BE DETERMINED.
 - B: PLUMBING: STANDARD HOOP APPROVED FITURES, FAJETS, ETC. WITH INSULATED EXPOSED WATER PRING & DRAINS
 - C: KITCHEN FIRE EXTINGUISHING (ANSEL) SYSTEM: STANDARD PPR CODES.
- 16: DIVISION 16: ELECTRICAL
 - A: GENERAL: STANDARD COMMERCIAL ELECTRICAL SYSTEMS 3 PHASE, 277/208 VOLTS.
 - B: FIRE ALARM/SECURITY/INTERCOM SYSTEMS: TO BE DETERMINED.
 - C: TELEPHONE SYSTEM: TO BE DETERMINED.
 - D: INTERIOR LIGHTING:
 - 1: GENERAL: 2X4 LAY IN, FLUORESCENT LIGHT FIXTURES.
 - 2: ACCENT/RECESSED LIGHTING: TO BE DETERMINED.
 - 3: EXIT LIGHTS AND AV LIGHTS.
 - E: EXTERIOR LIGHTING:
 - 1: EXTERIOR BLDG: WALL PACKS, WITH NEON ACCENT LIGHTING.
 - 2: EXISTING PARKING: EXISTING LIGHT STANDARDS.
 - 3: NEW DRIVE THRU SOFTS: RECESSED FLUORESCENT LIGHTS PROJECT SIGN LIGHTING.
 - F: POP SYSTEM, MONITORS, ETC. TO BE DETERMINED.

