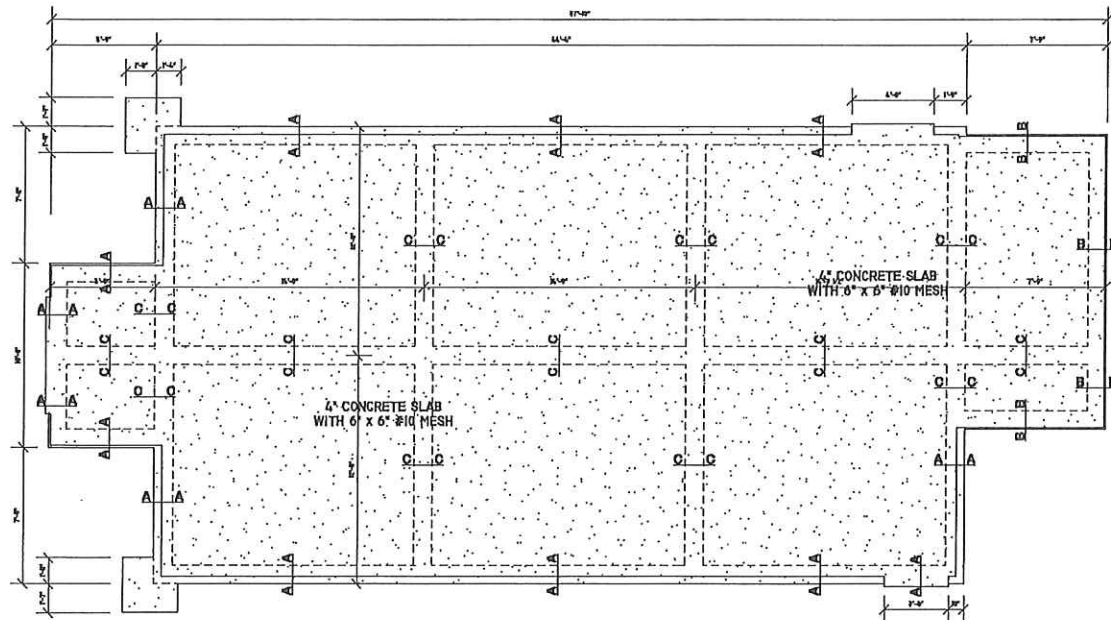


SITE PLAN

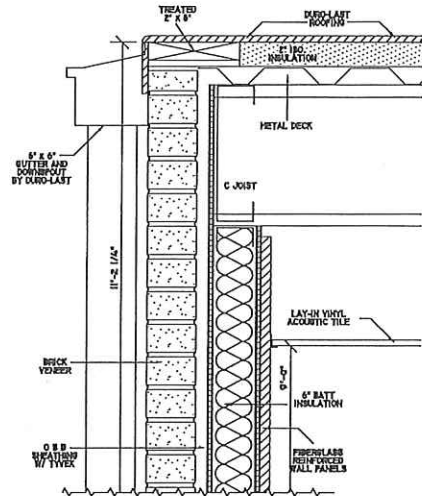
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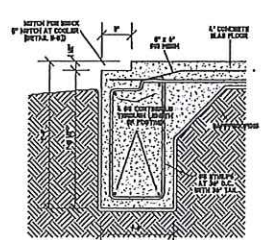
PRELIMINARY SITE PLAN		DEVELOPMENT FOR	
Alton B. Clingan, Jr.		JACKIE'S INTERNATIONAL	
Architect		Gluckstadt, Mississippi	
5144 Reddoch Drive Jackson, Mississippi 39211-4538 Phone and Fax (601) 713-0993 e-mail: altonbc@clinganjr.com		Date 06/04/21	Rev.
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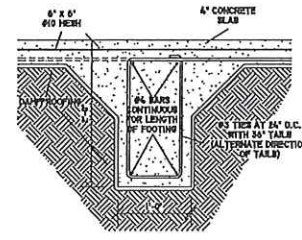
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



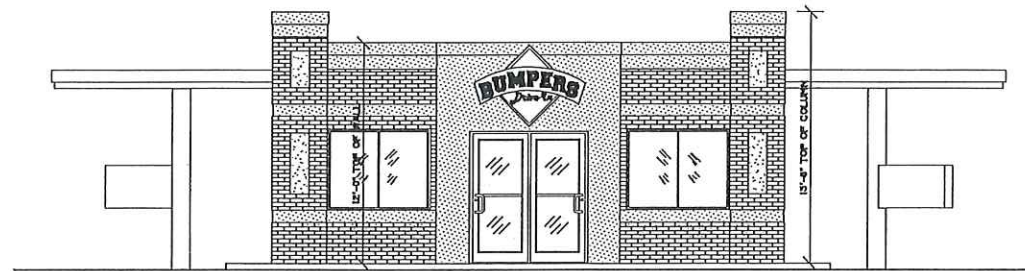
REAR WALL DETAIL
SCALE 2" = 1'-0"



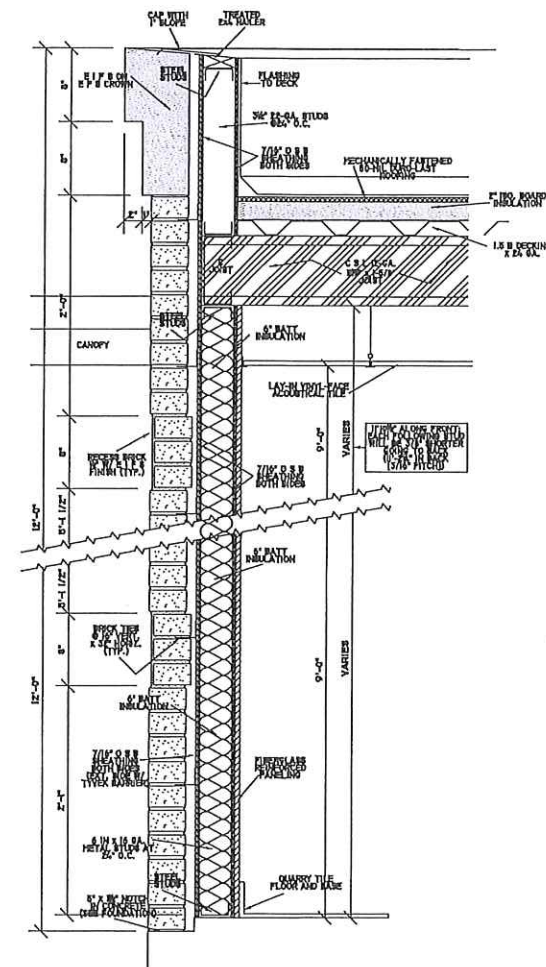
A-A PERIMETER FOOTING
SCALE 1" = 1'-0"



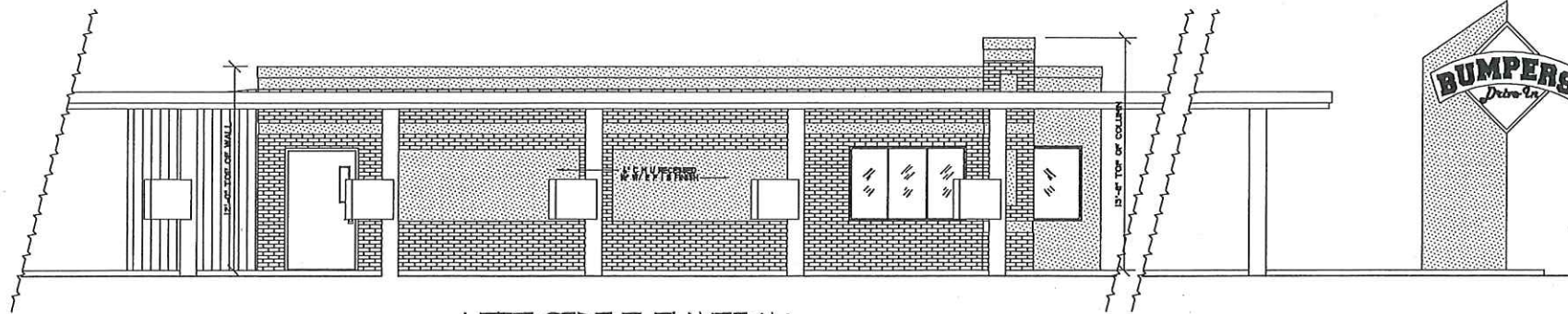
C-C INTERIOR FOOTING
SCALE 1" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



WALL SECTION
SCALE 1 1/2" = 1'-0"



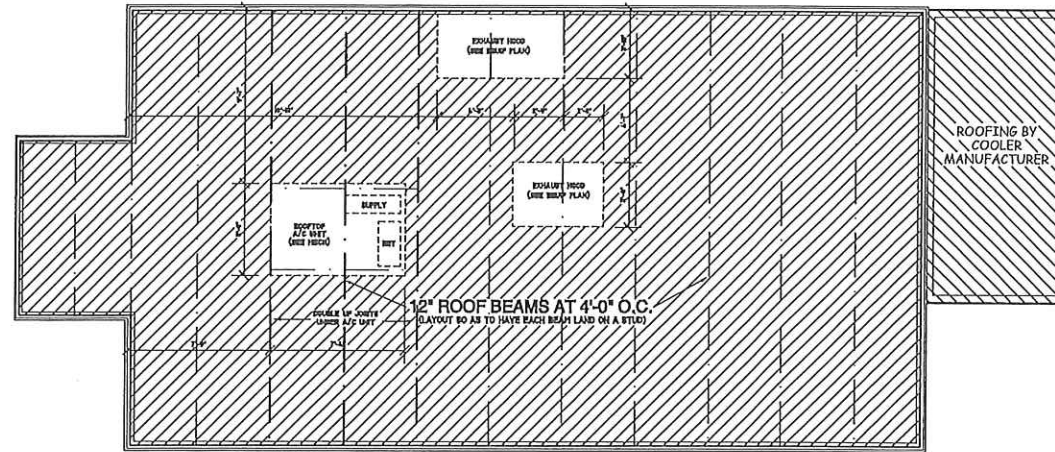
LEFT SIDE ELEVATION
(OPPOSITE SIDE SAME) SCALE 3/16" = 1'-0"



clingan and associates architect 5339 I-55 NORTH, STE. 110B JACKSON, MISS. 39206-4141 PHONE AND FAX 601-713-0993 E-MAIL: cingames@aol.com		NEW RESTAURANT BUMPERS DRIVE-IN Location TBD	
Date: 12/21/16	Rev: 12/28/16	RKC	Page: 2
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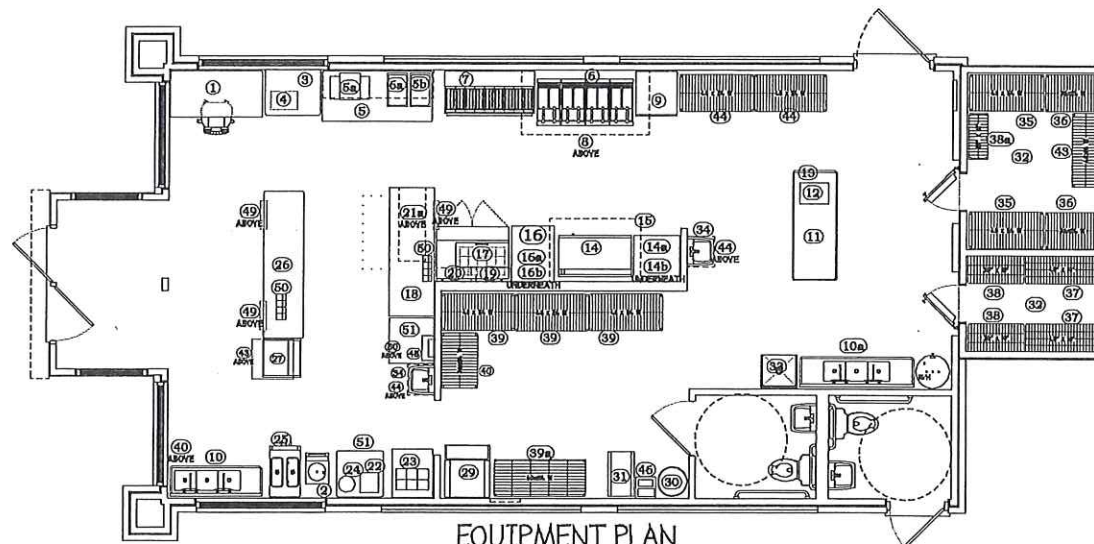
BUMPERS EQUIPMENT LIST

KEY	ITEM	DESCRIPTION	ELBC	GAS	WATER	DRAIN
1	DESK AND CHAIR	30" x 60" DESK				
2	BLUSH MACHINE	STORLING 18" W x 18" D	11K/60V1			
3	COMPUTER TABLE	88 48" W x 80" D				
4	CASH DRAWER	17" W				
5	CHILL STATION	88 72" x 84" W/O UNDERSHELF				
5A	ROUNDUP STRAMRR	17 1/2" W x 25 1/2" D	130/60V1			
5B	APW HOT WELL	18-6/8" x 25-3/8"	120/60V1			X
6	RYER	15" W x 34 1/2" D (4 REQ.)		122,000 BTU		
6A	APW COLD WELL	18" W x 30" D				X
7	FRY DUMP STATION	88 60" x 30" W/O UNDERSHELF				
7A	HOLDING CABINET		120/60V1			
8	VRNT HOOD	LOW SIDE WALL 84.5" W x 42" D				
9	REACH-IN FRZ/FRIG	27" W x 29.5" D x 88" H	4HP, 11K/60V1, 9 A			
10	8 COMP. SINK W/DRAINBOARD	88 70" W x 21" D		X	X	
10A	8 COMP. SINK W/DRAINBOARD	88 60" W x 21" D		X	X	
11	PREP TABLE	88 12" W x 80" D				
11A	PREP TABLE	88 12" W x 80" D W/ CASTERS				
12	ONION KING SLICKR	TABLE TOP				
13	CAN OPENER	TABLE TOP				
14	GRIDDLE	48" W x 88" D		100,000 BTU, 4" CONN		
14A	CHEF BASK	74" W x 88" D	1/3 HP, 11K/60V1, 6 A			
14B	FOOD WARMER	14 1/2" W x 29 1/2" D	120/60V1, 8.2 A			
15	VRNT HOOD	LOW SIDE WALL 60" W 88" D				
16	BUN TABLE	88 86" W x 28" D W/ HEATED TOP	110/60V1, 1.5 A			
16A	BUN TOASTER	24-3/8" W x 12" D	120/60V1, 18.8 A			
16B	WARMING TRAY	22" W x 18" D	110/60V1, 1.5 A			
17	SANDWICH PREP STATION	MEZA 48" W REFRIGERATED	1/3 HP, 11K/60V1, 8.6 A			
18	BAGGING TABLE	88 84" W x 90" D				
19	BAG HOLDER	88 WALL MOUNTED				
20	REAR BACK	ALUMINUM WALL MOUNTED				
21	BAGGING RACK	CEILING MTD. W/ STRIP HEATERS				
21A	HEAT STRIP		120/60V1			
22	DRINK MIXER	TABLE TOP	4 HP, 120/60V1, 5.2 A			
23	SALAD TOP COOLER	REFRIG. 27" W x 29" D (MODIFIED INFO FOUNTAINETTE)	1/6 HP, 11K/60V1, 8.6 A			
24	HOT FUDGE WARMER	TABLE TOP				
25	ICE CREAM MACHINE	21" W TAYLOR #161 DBL BARREL	120/60V1			
26	FRONT COUNTER	88" W x 28" D x 40" HIGH W/ 2 SHELVES	220/60V1			
27	SODA MACHINE	25" W x 28" D	120/60V1			
28	(NOT USED)					
29	ICE MACHINE W/BIN	48" W	11K/60V1	X	X	
30	BULK COB TANK	18" DIAMETER ON FLOOR STAND				
31	BAG N BOX RACK	17.5" W x 29" D 2 REQ. W/ WALL MOUNTED PUMP	11K/60V1			
32	WALK-IN COOLER/ FREEZER	8' x 8' COOLER & 8' x 10' FREEZER	220/60V1			
33	MOP BINK	24" W x 24" D FLOOR MOUNTED		X	X	X
34	HAND WASH BINK	88 W/ SOAP & TOWEL DISP. 2 REQ.		X	X	X
35	WIRE SHELVING - EPOXY COATED	48" W x 24" D x 72" H W/ 5 SHELVES 2 REQ.				
36	WIRE SHELVING - EPOXY COATED	96" W x 24" D x 72" H W/ 5 SHELVES 4 REQ.				
37	WIRE SHELVING - EPOXY COATED	48" W x 18" D x 72" H W/ 5 SHELVES 2 REQ.				
38	WIRE SHELVING - EPOXY COATED	36" W x 18" D x 72" H W/ 5 SHELVES 2 REQ.				
38a	WIRE SHELVING - EPOXY COATED	24" W x 18" D x 72" H W/ 5 SHELVES 2 REQ.				
39	WIRE SHELVING - SS	48" W x 24" D x 72" H W/ 5 SHELVES 1 REQ.				
39a	WIRE SHELVING - SS	60" W x 24" D x 72" H W/ 5 SHELVES 6 REQ.				
40	WIRE SHELVING - SS	84" W x 24" D x 72" H W/ 5 SHELVES 1 REQ.				
41	WIRE SHELVING - SS	2 ROWS x 18" D WALL MOUNTED				
42	WIRE SHELVING - SS	2 ROWS W x 18" D W/ DIVIDERS WALL MTD.				
43	CUP HOLDER	88 CEILING MOUNTED 2 REQ.				
44	WALL SHELF	18" x 24" WALL MOUNTED				
45	(NOT USED)					
46	SODA CARBONATER	WALL MOUNTED				X
47	MUSIC SYSTEM	WALL MOUNTED	120/60V1			
48	ORDER SYSTEM COMPUTER	WALL MOUNTED	120/60V1			
49	ORDER SYSTEM MONITOR	8" W x 18" D 2 ROWS CEILING MTD.	120/60V1			
50	ORDER SYSTEM PRINTERS	8" W x 18" D 2 ROWS W/ DIVIDER	120/60V1			
51	88 WORK TABLE	30" W x 80" D 2 REQ.				



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



EQUIPMENT PLAN

SCALE 1/4" = 1'-0"

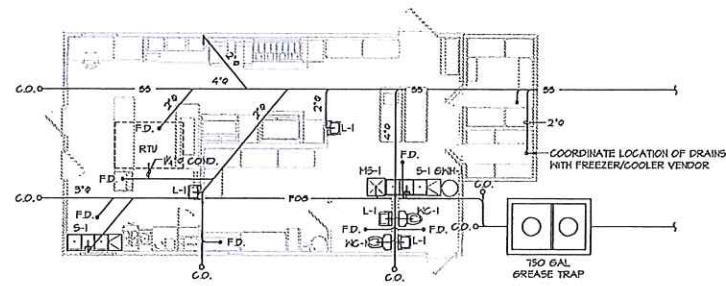


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architect

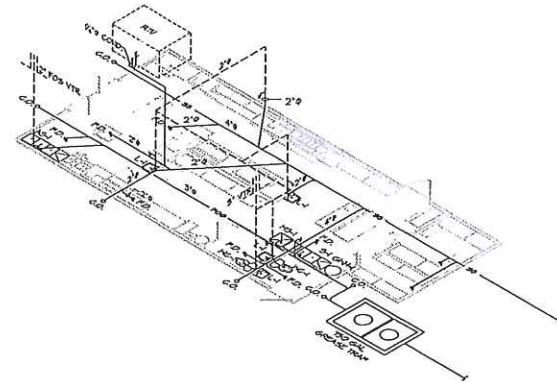
5339 I-55 NORTH, STE. 110B
JACKSON, MISS. 39206-4141
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NEW RESTAURANT
BUMPERS DRIVE-IN
Location TBD

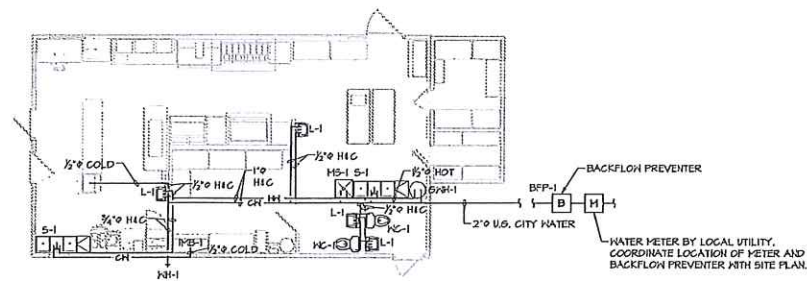
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WASTE & VENT PLAN
SCALE 1/8" = 1'-0"



WASTE & VENT ISO
SCALE 1/8" = 1'-0"



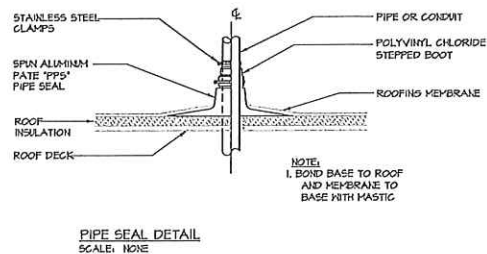
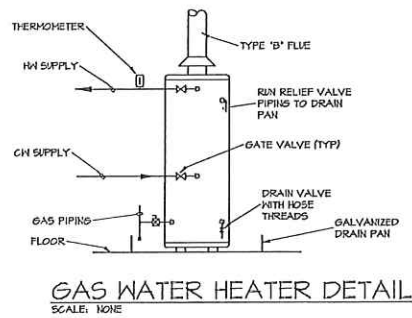
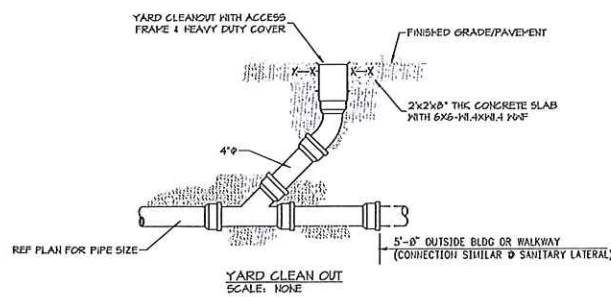
PLUMBING PLAN
SCALE 1/8" = 1'-0"

PIPING LEGEND	
— CN —	COLD WATER PIPING
— HW —	HOT WATER PIPING
— SS —	SAN SEWER PIPING
— FOG —	FAT OIL & GREASE PIPING
- - - - -	VENT PIPING

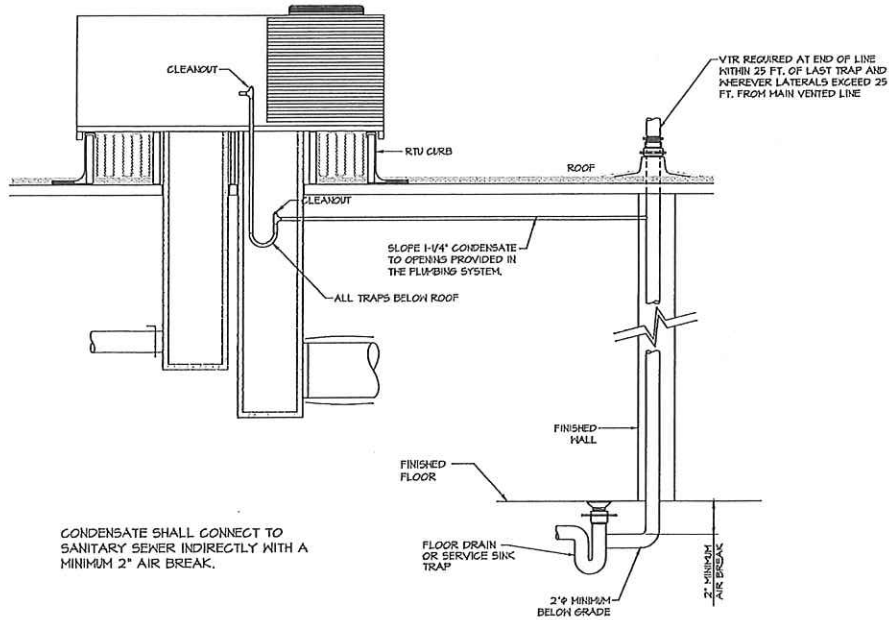
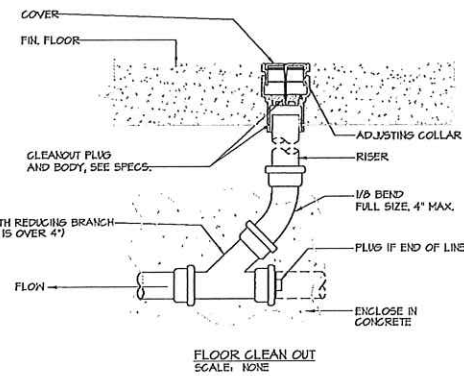
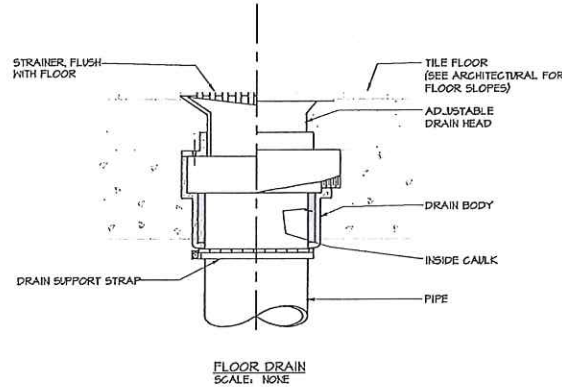
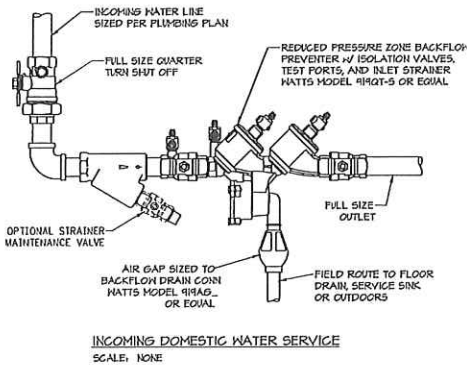
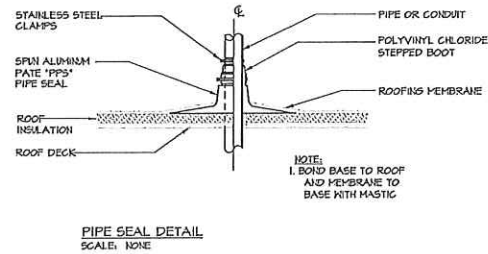


Thomas E Lovelace Mechanical Engineering 2423 Satal Drive Pascagoula, TN 38053 Phone: (901)803-3991 email: thlovelace@thlovelace.com	PLUMBING PLANS <i>clingan and associates</i> architect	BUMPER'S DRIVE-IN Gluckstadt, MS											
	5339 I-55 NORTH, STE. 110B JACKSON, MISS. 39206-4141 PHONE AND FAX 601-713-0993 E-MAIL: clinganassociates@live.com ALL MATERIAL HEREIN © 2016 CLINGAN AND ASSOCIATES ARCHITECT	<table border="1"> <tr> <td>Date</td> <td>12/19/16</td> <td>By:</td> <td></td> </tr> <tr> <td>Drawn</td> <td>TEL</td> <td>By:</td> <td></td> </tr> <tr> <td>Check</td> <td></td> <td>By:</td> <td></td> </tr> </table>	Date	12/19/16	By:		Drawn	TEL	By:		Check		By:
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P-1



PLUMBING FIXTURE/EQUIPMENT SCHEDULE				
MARK	DESCRIPTION	MIN. SUPPLY	DRAIN	MIN. TRAP
L-1	LAVATORY, HALL MOUNT, EQUAL TO AMERICAN STANDARD LUCERNE 0356 W/ 655010 WIDESPREAD FAUCET AND WREST CONTROL HANDLES. PROVIDE OFFSET DRAIN AND TRAP W/ASP.	1/2"	2"	1/2"
WC-1	WATER CLOSET, FLUSH TANK TYPE, ADA COMPLIANT, ELONGATED BOWL, COLOR PER ARCH. EQUAL TO AMERICAN STANDARD 2332.1285, PROVIDE SEAT.	1"	2"	3"
MS-1	WOP BASIN, FLAT HESD162424 24" X 24" MOLDED STONE W/ 8500A FAUCET, 8500AA HOSE AND BRACKET, 8846C WOP HANGER BRACKET	1/2"	2"	1/2"
WH-1	WATER HEATER, NATURAL GAS, 40 GALLON, 40,000 BTU, EQUAL TO RHEEM XG40TORHE40D	SEE PLAN	N/A	N/A
BFP-1	BACKFLOW PREVENTER, REDUCED PRESSURE ZONE, W/ ISOLATION VALVES, TEST PORTS, AND BLEET STRAINER, EQUAL TO MATTS MODEL 4180T-5 OR EQUAL	SEE PLAN	N/A	N/A
MB-1	ICE MAKER OUTLET BOX, IPS WATER-TITE PAN 9100 W/ 1/2" SWEAT CONNECTION, QUARTER TURN SHUT OFF VALVE	1/2"	N/A	N/A
F.D.	FLOOR DRAIN ASSEMBLY 2", PVC ADAPTER, NICKEL BRONZE TOP, ADJUSTABLE, 5/8X6 CHEF 886342NR	N/A	2"	2"
WH-1	HALL HYDRANT, FREEZELESS, KEYS TYPE, WITH ANTI SIPHON VACUUM BREAKER, EQUAL TO HODDFORD MODEL 65, PROVIDE RC-SIK KEY	1/2"	N/A	N/A
S-1	SINK, 3 BOWL, EQUAL TO ADVANCE TABCO 45-3-4-SINK, PROVIDE 1/2" HALL MOUNT SINK FAUCET EQUAL T45 BRASS B-0230	1/2"	2"	1/2"



- GENERAL PLUMBING NOTES:**
- THE CONTRACTOR SHALL EXECUTE ALL WORK SO THAT IT PROCEEDS WITH A MINIMUM OF INTERFERENCE WITH OTHER TRADES AND NORMAL FUNCTIONS OF EXISTING FACILITIES AND SERVICES.
 - VERIFY EXACT ROUGH-IN AND FINAL EQUIPMENT REQUIREMENTS IN FIELD.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT UNDO. THIS INCLUDES, BUT IS NOT LIMITED TO FURNISHING AND INSTALLING ALL TRAPS, DRAINS, AND SUPPLIES WITH STOPS.
 - THE CONTRACTOR SHALL VERIFY THAT ALL PIPING, AS SHOWN ON THESE DRAWINGS, WILL NOT CONFLICT WITH ANY DRAINS, SCUTTLIES, JOINTS, VENTS, EQUIPMENT, ETC.
 - COORDINATE ROUTING AND LOCATIONS OF WASTE AND VENT PIPING WITH ALL OTHER TRADES.
 - THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES, ALL REQUIRED OPENINGS AND EXCAVATIONS. ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, HALL, AND ROOF SHALL BE DESIGNED INTO THE STRUCTURE INITIALLY BY THE USE OF SLEEVES, CURBS, ETC. CUTTING AND PATCHING SHALL BE HELD TO A MINIMUM.
 - ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10' FROM ANY OUTSIDE AIR INTAKE. ALL VENTS SHALL BE OFFSET SO THAT ALL ROOF PENETRATIONS SHALL BE TO THE REAR OF THE BUILDING.
 - ALL UNDERGROUND WASTE PIPES SHALL BE 2" MINIMUM.
 - LOCATE ALL HORIZONTAL SEWER MAINS AWAY FROM LOAD BEARING STRUCTURAL MEMBERS.
 - INSULATE WATER SUPPLY AND WASTE PIPING UNDER HANDICAPPED LAVATORIES WITH "HAND-LAV GUARD" JACKET.
 - CONTRACTOR SHALL FURNISH 1/2" "ARMAFLEX" PIPE INSULATION FOR ALL METAL CONDENSATE DRAIN PIPING.
 - PROVIDE STOPS AND SHOCK ABSORBERS AT EACH FIXTURE OR GROUP OF FIXTURES.
 - PROVIDE VACUUM BREAKERS AT FIXTURES WITH HOSE THREAD CONNECTIONS AND APPLIANCES WITH DIRECT CONNECTIONS TO DOMESTIC WATER.
 - PROVIDE DI-ELECTRIC UNIONS AT ALL DISSIMILAR METAL PIPE CONNECTIONS.
 - ALL WATER LINES INSTALLED IN EXTERIOR WALLS OR ABOVE CEILING SHALL BE INSTALLED INSIDE OF WALL INSULATION AND INSULATED INDIVIDUALLY TO PROTECT FROM FREEZING.
 - FLUSH HANDLES ON HANDICAP FIXTURES SHALL BE INSTALLED ON THE WIDE SIDE OF THE STALL.
 - A PRESSURE TEST OF PLUMBING SYSTEM SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF DRINKING WATER. THIS TEST IS TO BE PERFORMED UNDER THE SUPERVISION OF OWNER OR OWNER'S DESIGNEE.
 - ALL VENTS TO BE TERMINATED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - PENETRATIONS THRU RATED WALL AND FLOOR ASSEMBLIES SHALL BE PROTECTED BY UL RATED FIRESTOPPS COMPATIBLE AND EQUAL IN RATING TO THE WALL OR FLOOR ASSEMBLY BEING PENETRATED.
 - ALL SEWER, VENT, AND WATER PIPING ROUTED IN CEILING SHALL BE COORDINATED WITH FLOOR FRAMING TO RUN PARALLEL TO JOISTS AND TO MINIMIZE PENETRATIONS THRU FRAMING MEMBERS.
 - ALL WATER HEATER DRAIN PANS SHALL BE MIN. 6" DEEP. PROVIDE 1" INDIRECT WASTE PIPE TO NEAREST FLOOR DRAIN OR ROUTE TO OUTSIDE OF BUILDING. TERMINATE EXTERIOR DRAINS WITH 90° ELL TURNED DOWN 6" TO 24" ABOVE FINAL GRADE. PROVIDE TYP VALVE RATED AT 100 PSIS AND 180°F. PIPE TO PAN WITH COPPER PIPE SIZED TO VALVE.
 - PLUMBING CONTRACTOR SHALL PROVIDE INDIRECT CONDENSATE DRAIN TO WITHIN 2 FT. OF COOLING COILS. CONNECT DRAIN TO HOUSE SIDE OF TRAP & FLOOR DRAIN OR SERVICE SINK WITH 2" MIN. AIR BREAK. FINAL CONNECTION TO COOLING COIL BY MECH CONTRACTOR.

RTU CONDENSATE DETAIL
SCALE: NONE



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GENERAL ELECTRICAL

- 1. THE WORK DESCRIBED UNDER THIS SECTION OF THE SPECIFICATIONS INCLUDES FURNISHING ALL MATERIAL, LABOR AND EQUIPMENT, EXCEPT AS FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATION TO INSTALL ALL ELECTRICAL WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED AND REFERRED TO HEREIN.

- 2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT, PAY ALL FEES AND COSTS, SHALL OBTAIN ALL PERMITS, APPROVALS AND INSPECTIONS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION.

- 3. ALL ELECTRICAL EQUIPMENT AND THE RESULTANT INSTALLATION OF SUCH EQUIPMENT, DEVICES, ETC. SHALL BE IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, NFPA 70, ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND THE STANDARD FOR ELECTRICAL SAFETY IN THE NONRESIDENTIAL NFPA 70E.

- 4. ALL CONNECTIONS TO EXISTING POWER AND ALL TESTING SHALL BE DONE WITH THE ASSISTANCE AND GUIDANCE OF THE CONSTRUCTION MANAGER AND THE LOCAL POWER COMPANY.

- 5. ALL CONDUITS SHALL BE PROPERLY SUPPORTED FROM THE CEILING STRUCTURE, NOT FROM GYPSUM BOARD OR PLASTER. BRANCH OR POINTS FROM WHICH SHALL BE LOCATED TOGETHER FOR PROPER ALIGNMENT AND PROTECTION.

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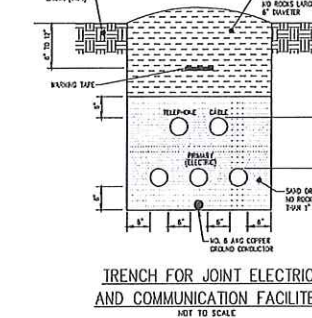
- 22. ALL CONDUITS SHALL BE PROPERLY SUPPORTED FROM THE CEILING STRUCTURE, NOT FROM GYPSUM BOARD OR PLASTER. BRANCH OR POINTS FROM WHICH SHALL BE LOCATED TOGETHER FOR PROPER ALIGNMENT AND PROTECTION.

- 23. ALL CONDUITS SHALL BE PROPERLY SUPPORTED FROM THE CEILING STRUCTURE, NOT FROM GYPSUM BOARD OR PLASTER. BRANCH OR POINTS FROM WHICH SHALL BE LOCATED TOGETHER FOR PROPER ALIGNMENT AND PROTECTION.

- 24. ALL CONDUITS SHALL BE PROPERLY SUPPORTED FROM THE CEILING STRUCTURE, NOT FROM GYPSUM BOARD OR PLASTER. BRANCH OR POINTS FROM WHICH SHALL BE LOCATED TOGETHER FOR PROPER ALIGNMENT AND PROTECTION.

Table with columns: UL CLASS, VOLT, DESCRIPTION, MANUFACTURER, RELIANCE, MANUFACTURE, LITREUSE. Rows include RA1, RA2, RA3, RA4, RA5, RA6, RA7, RA8, RA9, RA10.

Table with columns: ID, FEEDER AMPS, CONDUIT AND FEEDER. Rows include 150, 300, 300A.



systems engineering automation power electrical 142 Woodberry Place, Madison, MS 39110 601-214-5513 LannyPurvisPE@SystemsEng.com

RISER DIAGRAM NOTES:

- 1. FURNISH AND INSTALL A #6 COPPER E.D. GND CONDUCTOR FOR EACH MAIN DISTRIBUTION PANEL TO THE INDIVIDUAL TELEPHONE BACKBOARDS AND TERMINATE WITH MECHANICAL LUG ON THE BACKBOARD.

- 2. COORDINATE THE EXACT LOCATION OF THE UNDERGROUND SERVICE ENTRANCE WITH THE LOCAL UTILITY CO. FURNISH AND INSTALL ALL NECESSARY HARDWARE AND/OR STRUCTURE FOR CONNECTION OF OVERHEAD TRANSFORMER PAD AND CONDUITS PER UTILITY REQUIREMENTS.

- 3. INSTALL LIGHTING CONTACTOR WITH THE CLICK / PHOTOEYE / MANUAL OVERRIDE AT POS. COUNTER. VERIFY EXACT LOCATION PRIOR TO INSTALLATION.

- 4. INSTALL METERING CT ENCLOSURE AND METER PER LOCAL UTILITY REQUIREMENTS.

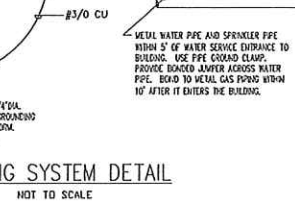


Table with columns: Date, Drawn LEP, Check 12.27.16, Rev., and a large 'E1' in a box.

- 5. EQUIPMENT ISOLATED ELECTRICAL WORK: EQUIPMENT AS REFERRED TO IN THESE NOTES SHALL MEAN ANY HEATING, VENTILATING OR AIR CONDITIONING EQUIPMENT, FLOOR AND CEILING SYSTEMS, SPECIALTY LIGHTING EQUIPMENT, MEDICAL EQUIPMENT, LAUNDRY EQUIPMENT, OFFICE EQUIPMENT, FLOOR AND CEILING SYSTEMS, SPECIALTY LIGHTING EQUIPMENT, SPECIAL OR OTHERWISE THAT IS REFERENCED ON ANY CONTRACT DOCUMENTS FOR THIS PROJECT.

- 6. A COMPLETE SET OF CONTRACT DOCUMENTS SHALL BE OBTAINED AND REVIEWED BY THE ELECTRICAL CONTRACTOR FOR THE PURPOSE OF VERIFYING THE ARCHITECTURAL, HVAC, PLUMBING, GAS SERVICE, SPECIALTY SYSTEMS, SPECIALTY LIGHTING, AND ALL OTHER WORKING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR UNDER HIS CONTROL AND RESPONSIBILITY AND WHETHER OR NOT IT IS INDICATED IN THE ELECTRICAL DOCUMENTS.

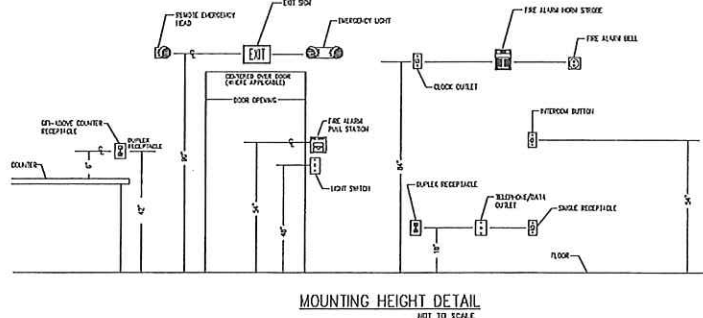
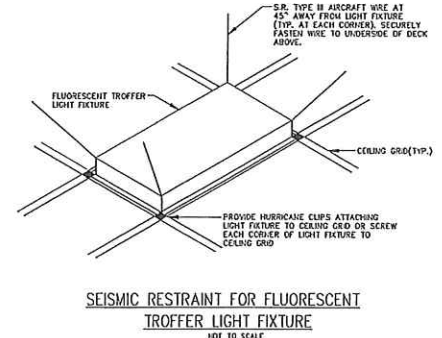
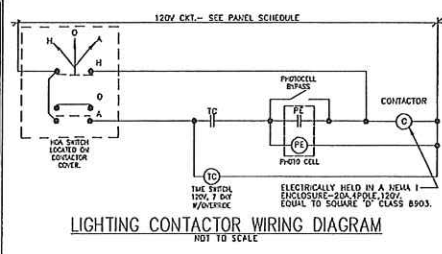
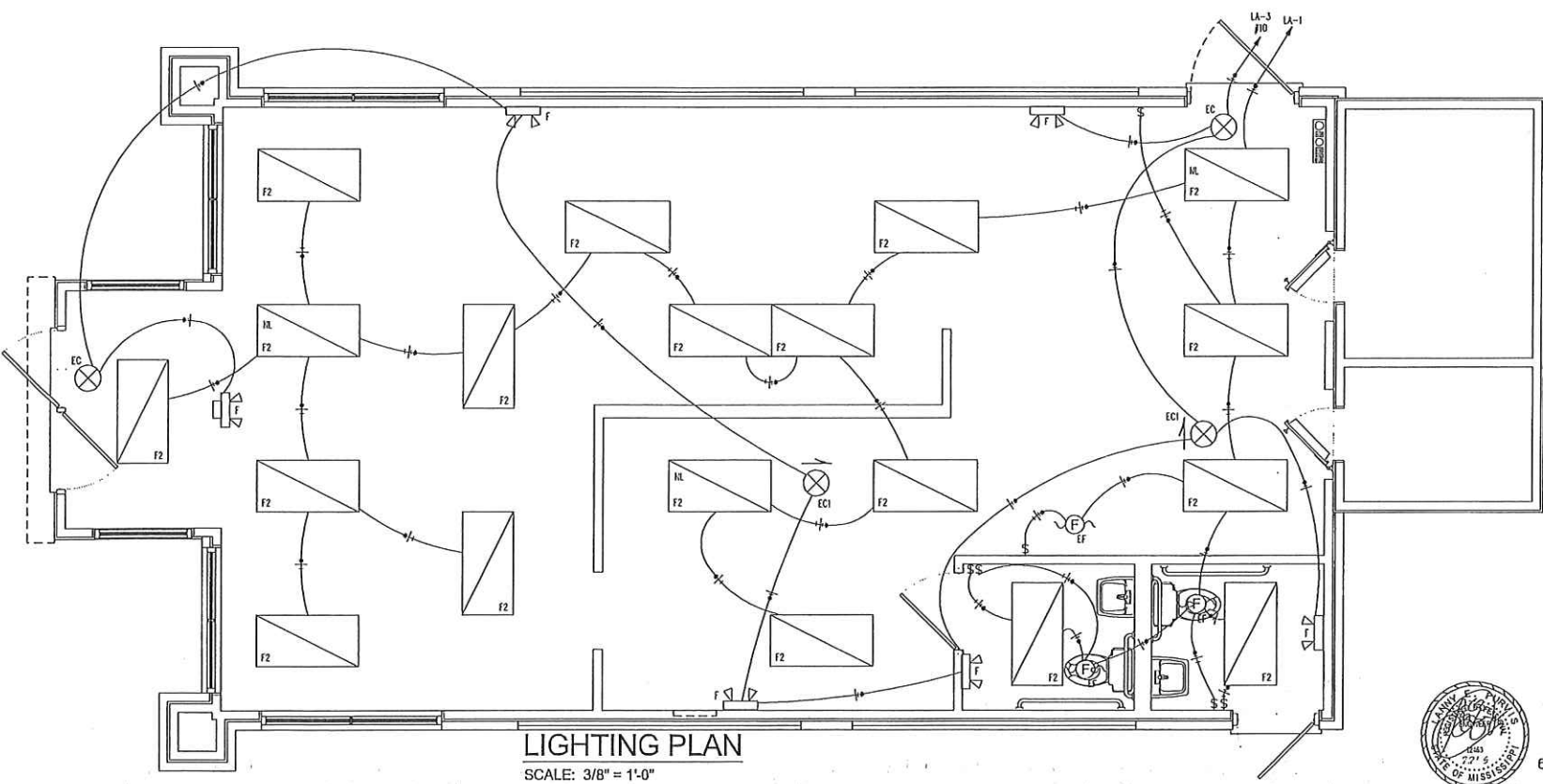
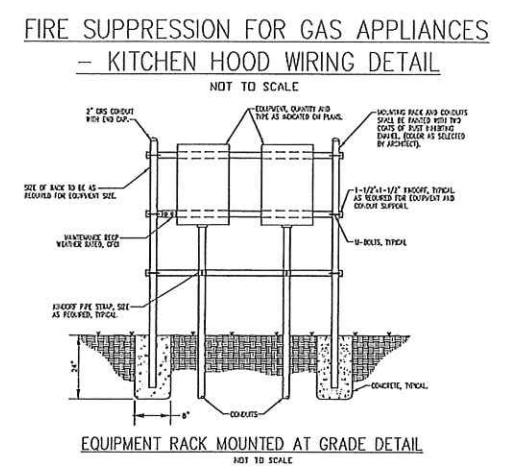
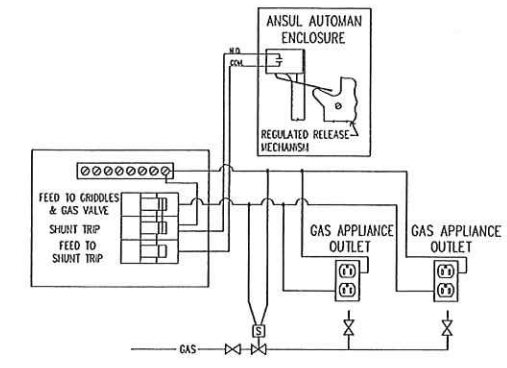
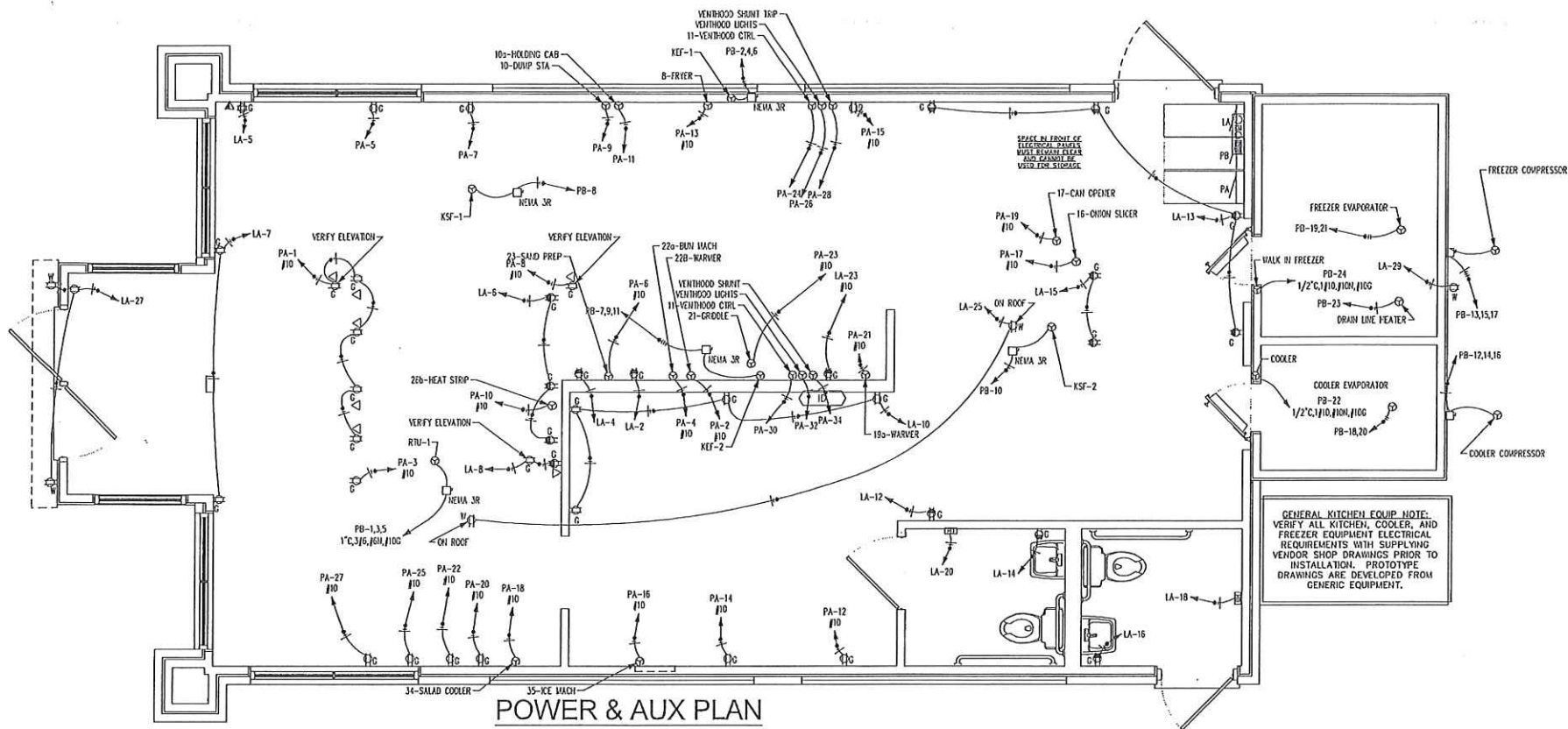
- 7. PRIOR TO BID, ANY CONFLICT BETWEEN THE ELECTRICAL CONTRACTOR AND ANY OTHER CONTRACT-RELATED DOCUMENTS SHALL BE REPORTED TO THE ELECTRICAL ENGINEER. CONFLICT SHALL BE RESOLVED BY THE ELECTRICAL ENGINEER.

- 8. FOR EACH ITEM OF EQUIPMENT, VERIFY THE ELECTRICAL CHARACTERISTICS INCLUDING LOAD, VOLTAGE, AND PHASE. LOAD BALANCES ON PHASES, AND GROUNDING REQUIREMENTS, ETC.

- 9. VERIFY BONDING CONNECTION AND FINAL CONNECTION REQUIREMENTS. PROVIDE THE PROPER RECEPTACLES TO MATCH THE CONDUIT CAP HANDLED BY THE EQUIPMENT, OR PROVIDE APPROXIMATE WATTAGE.

- 10. PROVIDE ANY INDICATED OR REQUIRED OVERCURRENT PROTECTION AND/OR DISCONNECT SWITCHES, BASED FOR THE LOAD OR PER MANUFACTURER'S RECOMMENDATIONS.

PROTOTYPE FOR BUMPERS DRIVE IN 5339 I-55 NORTH, STE. 110B JACKSON, MISS, 39206-4141 PHONE AND FAX 601-713-0933 E-MAIL: cllnganassociates@live.com



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LIGHTING & POWER PLAN
clingan and associates architect
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PROTOTYPE FOR
BUMPERS DRIVE IN
Date 12.15.16 Rev.
Drawn LEP Rev.
Check 12.27.16 Rev.
E2

GAS-ELECTRIC PACKAGED UNIT SCHEDULE

MARK	NOM. COOLING CAP. (TONS)	DESIGN BASIS	MODEL NO.	REFRIGERANT	ORIENTATION	AIRFLOW DATA			COOLING PERFORMANCE			HEATING			ELECTRICAL DATA			HEIGHT (ft)
						SA CFM	OA CFM	ESP (IN. HG)	TOTAL COOLING (BTUH)	SENSIBLE COOLING (BTUH)	SEER	EER	INPUT (BTUH)	OUTPUT (BTUH)	VOLTAGE	MCA	MOCF	
RTU-1	1 1/2	CARRIER	48TCDD08	R-410A	DOWNFLOW	3000	600	0.5	40300	68300	11	125000	103200	208-230/5/60	42	50	44	10 1/2

ALL RATINGS @ ANSI STANDARD 85°F AMBIENT AIR AND 80°F DB, 67°F WB MIXED AIR. EQUIPMENT AND INSTALLATION PROCEDURES SHALL CONFORM TO 2004 INTL. ENERGY CONSERVATION CODE. PROVIDE ELECTRONIC PROGRAMMABLE THERMOSTATS MOUNTED @ 48" AFF. PROVIDE 2" SERV. T FILTERS. PROVIDE OUTDOOR AIR ECONOMIZER. CURBS TO BE COMPATIBLE WITH ROOF SYSTEM.

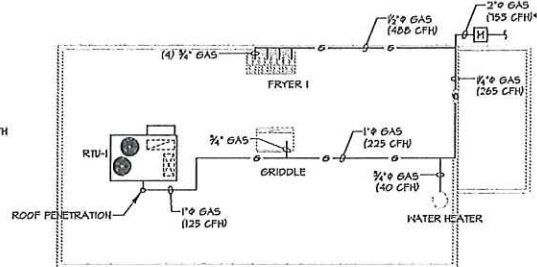
EXHAUST FAN SCHEDULE

TAG NO.	FLOW (CFM)	STATIC	VOLTAGE	FLA	DESIGN BASIS	DUCT TO OUTDOORS
EF-1 THRU EF-3	50	1/8" WG	115V/60	0.4 AMP	BROWN 60S	3"

NAT. GAS USAGE (CFM)

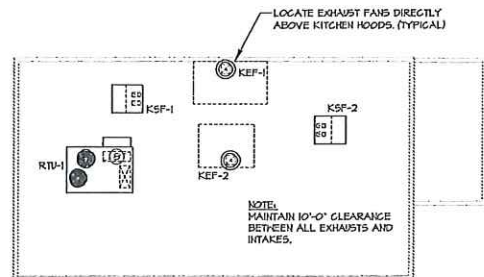
FRYER 1	122
FRYER 2	122
FRYER 3	122
FRYER 4	122
GRIDDLE	100
WATER HEATER	40
RTU-1	125
TOTAL	553

*VERIFY APPLIANCE GAS USAGE WITH OWNER AND ADJUST PIPING SIZES AS REQ'D PRIOR TO INSTALLATION.



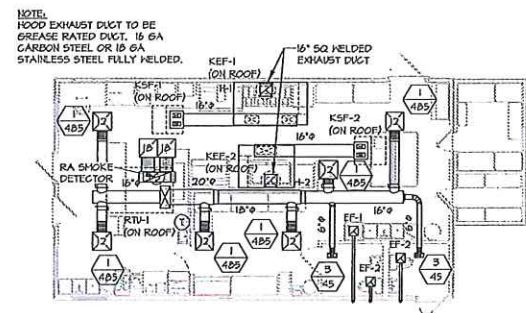
GAS PIPING PLAN

SCALE 1/8" = 1'-0"



HVAC ROOF PLAN

SCALE 1/8" = 1'-0"



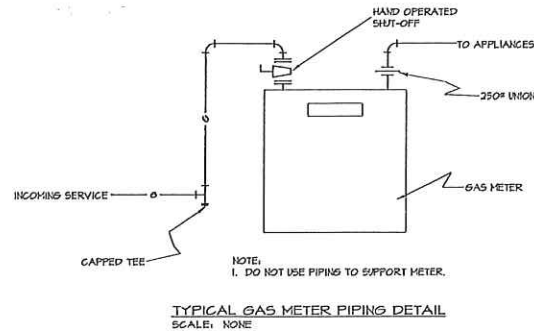
HVAC PLAN

SCALE 1/8" = 1'-0"

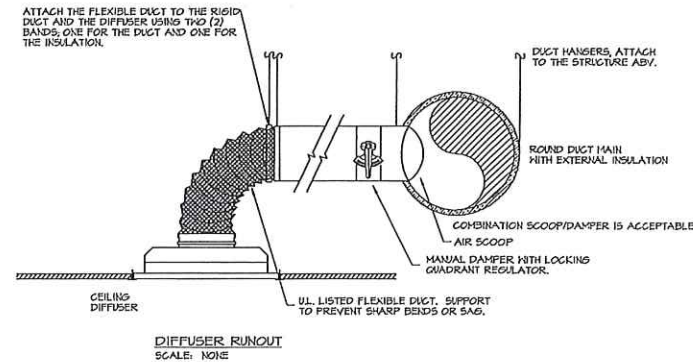
DIFFUSER, REGISTER & GRILLE SCHEDULE

TYPE	SERVICE	CFM RANGE	SIZE	NECK	RUNOUT
TITUS TMS	SUPPLY AIR SQUARE CEILING DIFFUSER (LAY IN CEILING)	0 - 100	24" x 24"	6"ø	6"ø
		105 - 220	24" x 24"	8"ø	8"ø
		225 - 360	24" x 24"	10"ø	10"ø
		365 - 600	24" x 24"	12"ø	12"ø
		345 - 500	24" x 24"	14"ø	14"ø
TITUS TMS	RETURN AIR/ EXHAUST AIR GRILLE (LAY IN CEILING)	0 - 100	24" x 24"	6"ø	6"ø
		105 - 200	24" x 24"	8"ø	8"ø
		205 - 315	24" x 24"	10"ø	10"ø
		380 - 600	24" x 24"	12"ø	12"ø
		605 - 900	24" x 24"	14"ø	14"ø
TITUS 50F	SUPPLY AIR HALL REGISTER	0 - 150	8" x 8"	—	8" x 8"
		150 - 250	8" x 6"	—	8" x 6"
		250 - 350	12" x 6"	—	12" x 6"
		350 - 450	12" x 8"	—	12" x 8"
		450 - 600	12" x 10"	—	12" x 10"
TITUS 50ORS	RETURN EXHAUST HALL GRILLE	0 - 250	8" x 8"	—	8" x 8"
		255 - 600	8" x 16"	—	8" x 16"
		605 - 1200	12" x 16"	—	12" x 16"
		1205 - 1800	16" x 16"	—	16" x 16"
		1805 - 2000	20" x 16"	—	20" x 16"
TITUS 55ORL	ROUND SUPPLY DIFFUSER (SPIRAL DUCT MOUNT)	0 - 100	8"ø	6"ø	8"ø
		105 - 250	10"ø	8"ø	10"ø
		255 - 600	14"ø	12"ø	14"ø
TITUS 55OOPS	RECTANGULAR SUPPLY DIFFUSER (SPIRAL DUCT MOUNT)	0 - 150	8" x 6"	—	8" x 6"
		150 - 250	8" x 6"	—	8" x 6"
		250 - 350	12" x 6"	—	12" x 6"

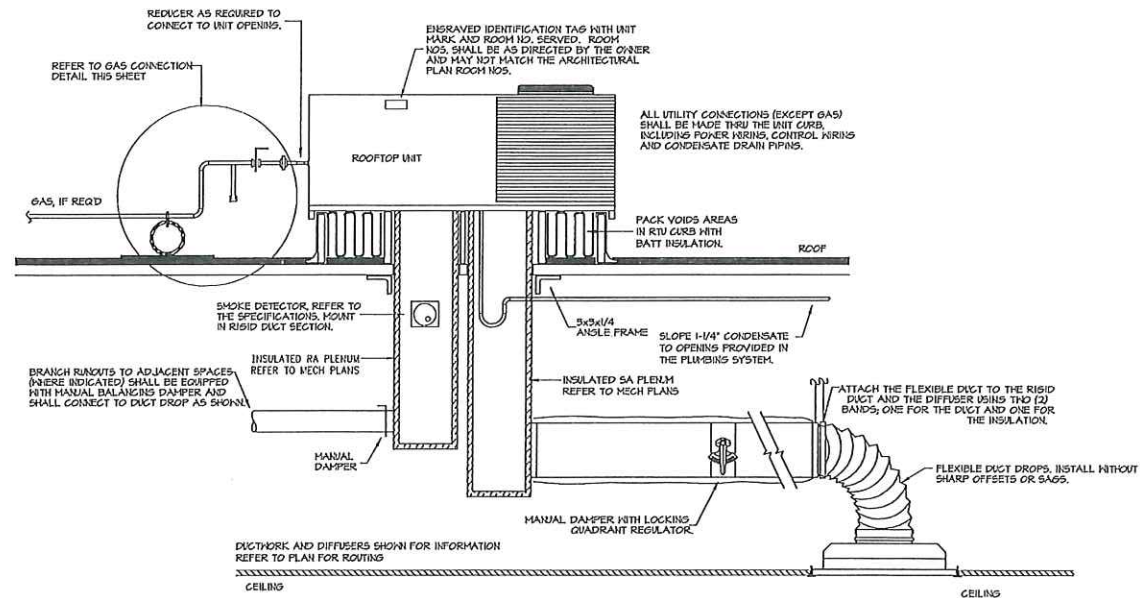
NOTES:
 1. REFER TO MECHANICAL FLOOR PLANS FOR LOCATIONS AND QUANTITIES.
 2. EXACT LOCATION OF ALL CEILING MOUNTED DIFFUSERS, REGISTERS, & GRILLES SHALL BE AS SHOWN ON THE ARCH. REFLECTED CEILING PLANS.
 3. RUNOUT SIZES ARE AS NOTED IN SCHEDULE UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
 4. NOT ALL SIZES SHOWN MAY BE USED ON THIS PROJECT.
 5. DIFFUSER TYPE 3" THORN PATTERNS INDICATED ON PLANS.
 TYPICAL SUPPLY NECK/RUNOUT: [Symbol] DIFFUSER TYPE, SEE ABOVE
 TYPICAL RETURN NECK/RUNOUT: [Symbol] DIFFUSER TYPE, SEE ABOVE (USED WHEN CFM IS NOT SPECIFIC)



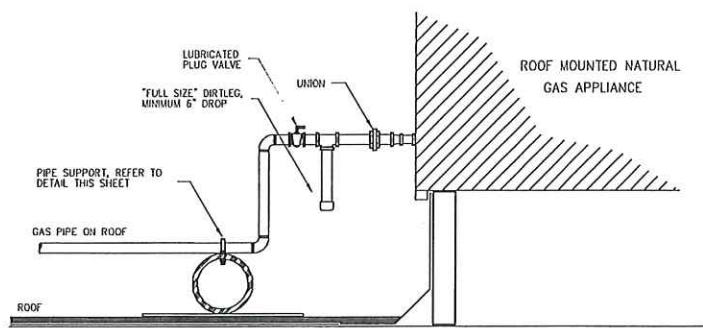
TYPICAL GAS METER PIPING DETAIL
SCALE: NONE



DIFFUSER RUNOUT
SCALE: NONE



ROOFTOP UNIT DETAIL
SCALE: NONE

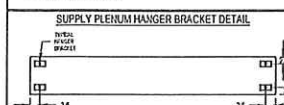
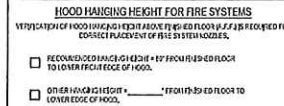
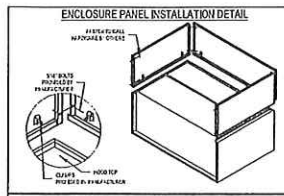


Natural Gas Connection Detail
NO SCALE

- GENERAL NOTES:**
- INSTALL EXHAUST FANS PER MFG. INSTRUCTIONS. DUCT TO OUTDOORS. TERMINATE W/ WEATHER PROOF CAP. PROVIDE BACKFLOW DAMPERS AT EACH FAN. ELECTRICAL INSTALLER TO WIRE EACH FAN TO LIGHT SWITCH PER ELECTRICAL DRAWINGS.
 - MOUNT ELECTRONIC THERMOSTATS 48" AFF. WIRE TO UNITS PER MFG. INSTRUCTIONS.
 - DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
 - CONTRACTOR TO PROVIDE NEW DISPOSABLE FILTERS AT COMPLETION OF CONSTRUCTION.
 - PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY LOCATIONS OF ANY OBSTRUCTIONS AND ADJUST DUCT LAYOUT AS REQUIRED.
 - PROVIDE BALANCING DAMPERS AT ALL BRANCH TAKE-OFFS, RUBIN MDIS (SQUARE) OR MDIS (ROUND).
 - ALL RTUS SHALL BE EQUIPPED WITH LEGAL DISCONNECTS.
 - SPCL. CONVEYANCE OUTLETS SHALL BE INSTALLED AT RTUS WHERE REQUIRED. REFER TO ELECTRICAL DRAWINGS.



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	5330 I-55 NORTH, STE. 110B JACKSON, MISS. 39206-4141 PHONE AND FAX 601-713-0993 E-MAIL: olinganmassociates@live.com ALL MATERIAL HEREIN © 2018 OLINGAN AND ASSOCIATES ARCHITECT	Date: 12/19/16 Drawn: TEL Checked:



HOOD INFORMATION																
HOOD NO.	MARK	MODEL	HOOD DIMENSIONS (IN.)			HOOD CONSTR.	HOOD TEMP. RATING	EXHAUST COLLAR(S)			SUPPLY	TOTAL WEIGHT LBS.	SECTION LOCATION			
			LENGTH	WIDTH	HEIGHT			TOTAL CFM	WIDTH	LENGTH	DIA.	CFM	AC CFM			
1	H-1	GHEW-84-S	84	42	24	EXPOSED	500 DEG F	1575	10	15	12	1575	0.403	1260	224	SINGLE

HOOD INFORMATION														
HOOD NO.	MARK	LIGHTING DETAILS			GREASE FILTRATION DETAILS			UTILITY CABINET(S)			CONTROLS			
		FIXTURE TYPE	BULB / LAMP INFO	QTY	TYPE / MODEL	MATERIAL	QTY	SIZE (IN.)	LOCATION	FIRE SYSTEM	TYPE	SIZE	MODEL	INTERFACE
1	H-1	INCANDESCENT (GLOBE)	100W A19 (BULBS NOT INCL.)	2	BAFFLE	STAINLESS STEEL	1	4 1/2	RIGHT	ANSUL R102	6			

SUPPLY PLENUM INFORMATION																			
HOOD NO.	MARK	POS.	TYPE	SIZE (IN.)			INSULATED	DAMPERS	NO.	TOTAL SUPPLIED QTY	TOTAL CFM	COLLARS							
				L	W	H						TYPE	AMOUNT	QTY	W	L	DIA.	CFM	S.P.
1	H-1	FRONT	ASP	96	14	10	NO	NO	1260	1260	1260	M/A	FACTORY	2	10	18	630	0.11	504

HOOD OPTIONS											
UL 710 LISTED W/ OUT EXHAUST FIRE DAMPER - UL AH111726											
BACK INTEGRAL AIR SPACE - 3 IN WIDE											
18 IN HIGH CEILING ENCLOSURES - FRONT LEFT RIGHT - FIELD INSTALLED											
FACTORY MOUNTED EXHAUST COLLAR(S)											
PERFORMANCE ENHANCING LIP (PEL) TECHNOLOGY											
STANDING SEAM CONSTRUCTION FOR SUPERIOR STRENGTH											

FIRE SYSTEM INFORMATION						
MARK	MODEL	LOCATION	FLOW POINTS	SUPPLY LINE	DETECTION	MARK(S) PROTECTED BY FIRE SYSTEM
KFS-1	ANSUL R102 WET CHEMICAL	CABINET - RIGHT END OF H-1	HOODS 14 UTILIZED 22 AVAILABLE	PCU	CONTINUOUS FUSIBLE LINK	H-1 SECTION 1

FIRE SYSTEM OPTIONS AND ACCESSORIES

FULL INSTALLATION INCLUDES PIPED HOOD(S) WITH DETECTION AND FACTORY COORDINATED INSTALL

CHROME ELEVATORS FOR FACTORY PROVIDED APPLIANCES DROPS - INCLUDED

METAL BLOW-OFF CAPS - INCLUDED

GAS VALVE - INCLUDED - MECHANICAL SHUT-OFF VALVE, 2 IN. (ANSUL - PART# 55510)

GAS SUPPRESSION AGENT - INCLUDED - 6 GAL. - (2) 3.0 TANK(S)

REMOTE PULL STATION - STANDARD - INSTALLATION AT SINGLE POINT OF EGRESS

EQUIPMENT SCHEDULE											
Non-Tempered Make-Up Air Unit											
Qty	Equipment Model	Volume	Exhaust SP	Total SP	FRPM	Input Volts	Mark	WVCF	End. Style	WVCF	HP
1	NSFD45463-01	1200 CFM	0.5 in. wg	8102 ps. wg	1515	430 V	KSF-1	115/60/1	60P	1125	35

EQUIPMENT SCHEDULE											
Blow Drive Upblast Centrifugal Roof Exhaust Fan											
Qty	Equipment Model	Volume	FRPM	Power (W)	WVCF	End. Style	WVCF	HP	Mark	WVCF	FLA
1	CUBE-121-S	1500	0.75	1637	60.0	100	0.5	28800	GP	1125	1 24

CONTROL INFORMATION						
MARK	MODEL	LOCATION	TYPE	LOCATION	MARK	TYPE
KFCC		SHIP LOOSE	SWITCHES	SHIP LOOSE	KSF-1	SUPPLY

FANS CONTROLLED						
MARK	TYPE	VOLT	PHASE	HP	MARK	TYPE
KSF-1	EXHAUST	208	3	1/2	KSF-1	SUPPLY

CONTROL FEATURES

CONTROL PANEL ENCLOSURE - 18 GA 300 SERIES STAINLESS STEEL ENCLOSURE (NEMA-1) - DIMENSIONS 12 X 20 X 6

STARTERS PROVIDED IN CONTROL PANEL - QTY 2

2 POSITION LIGHT SWITCH - QTY 1

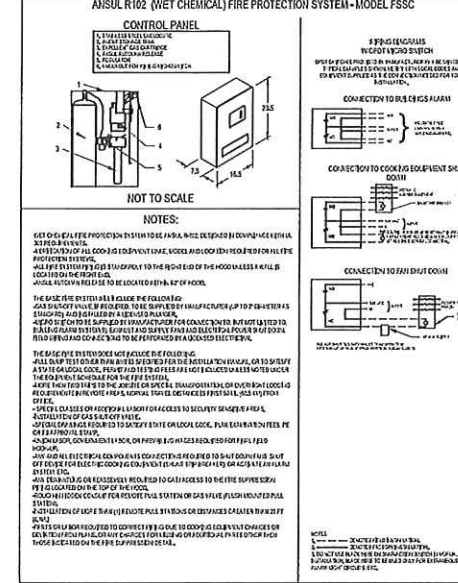
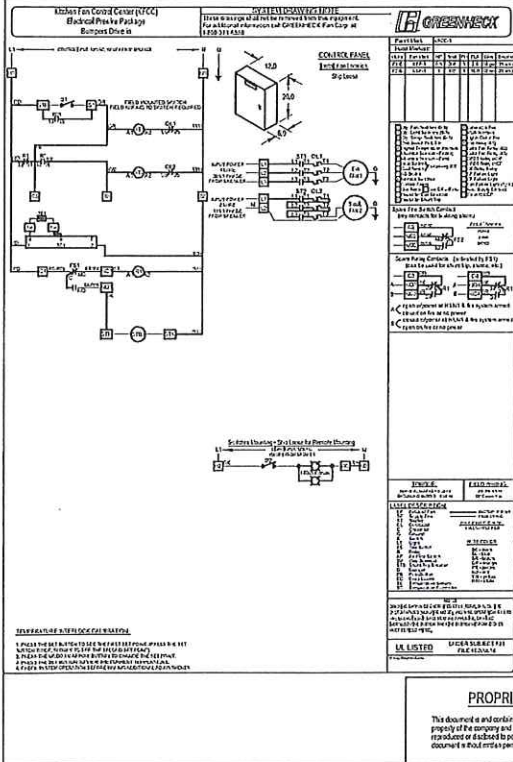
2 POSITION FAN SWITCH - QTY 1

FACTORY MOUNTED EXHAUST TEMPERATURE SENSORS - QTY 1

TURNOFF EXHAUST IN FIRE

POWER FOR SHUNT TRIP

THERMAL OVERLOADS IN CABINET



VENTILATION SYSTEM NOTES

Check with the manufacturer for all national codes (IFPA, ASHRAE, etc.) and local codes, OSHA, and other applicable codes. The manufacturer's instructions and literature should be read and followed in full. The manufacturer's instructions and literature should be read and followed in full.

GENERAL DRAWING NOTES

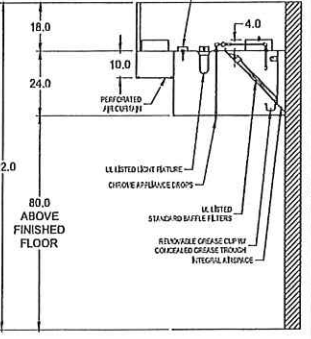
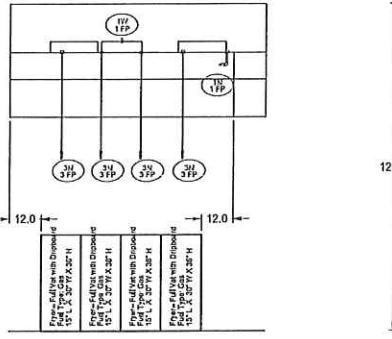
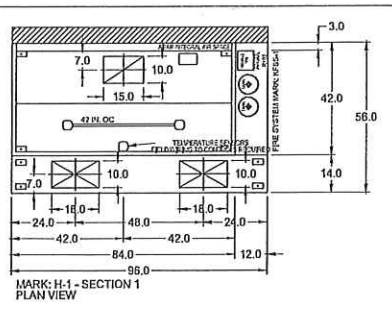
Verify all dimensions and locations for equipment access to spaces.

Verify type and height of exhaust and hood(s) may extend above finished ceiling (if any).

Electric connections and bonding equipment to be shown.

Contractor shall provide all labor and materials for installation, including all electrical and mechanical work, and shall be responsible for obtaining all necessary permits and approvals.

It is the responsibility of the contractor to verify all dimensions and locations for equipment access to spaces.



EQUIPMENT SCHEDULE						
Blow Drive Upblast Centrifugal Roof Exhaust Fan						
Qty	Equipment Model	Volume	FRPM	Power (W)	WVCF	End. Style
1	CUBE-121-S	1500	0.75	1637	60.0	100

EQUIPMENT SCHEDULE						
Blow Drive Upblast Centrifugal Roof Exhaust Fan						
Qty	Equipment Model	Volume	FRPM	Power (W)	WVCF	End. Style
1	CUBE-121-S	1500	0.75	1637	60.0	100

EQUIPMENT SCHEDULE						
Blow Drive Upblast Centrifugal Roof Exhaust Fan						
Qty	Equipment Model	Volume	FRPM	Power (W)	WVCF	End. Style
1	CUBE-121-S	1500	0.75	1637	60.0	100



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HOOD DETAILS

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BUMPER'S DRIVE-IN
Gluckstadt, MS

Date: 12/18/16
Per: []
Rev: []
Scale: M-2



JDS Real Estate Services, Inc.

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

521 S. Church Avenue | Louisville, MS 39339

Actual Property Image

Exclusively Marketed By:

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Lic. # 01928243

512.649.5185 | DIRECT
elan@SIGnnn.com

Max Freedman
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512.766.2711 | DIRECT
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In Cooperation with JDS Real Estate
Investment Services, Inc

Jennifer D. Stein
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213.446.5366 | DIRECT
jstein@jdsreservices.com

Actual Property Image



03 INVESTMENT SUMMARY
• Investment Summary
• Investment Highlights

10 TENANT OVERVIEW
• Tenant Profile

05 AREA OVERVIEW
• Location Map
• Aerial & Retail Maps
• City Overview

11 LEASE ABSTRACT
• Lease Summary
• Rent Roll

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Actual Property Image



OFFERING SUMMARY

PRICE	\$857,143
CAP	7.00%
NOI	\$60,000
PRICE PER SF	\$306.67
LEASE TERM	20 Years
LEASE GUARANTY	Corporate & Personal

PROPERTY SUMMARY

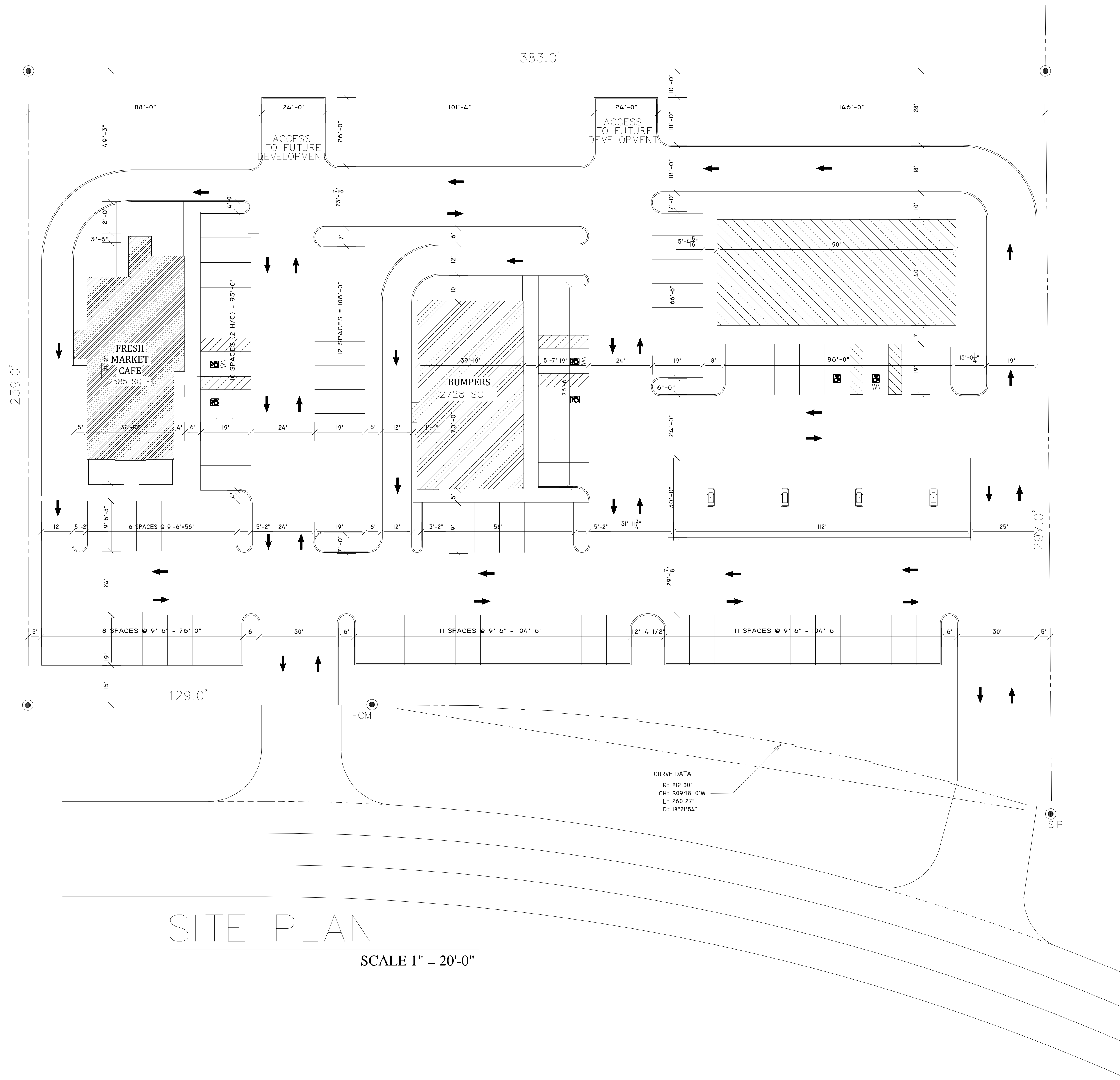
ADDRESS	521 S. Church Avenue Louisville, MS 39339
COUNTY	Winston
BUILDING AREA	2,795 SF
LAND AREA	0.64 AC
BUILT	1979 / Renovated - 2018



Actual Property Image

HIGHLIGHTS

- New 20 Year Triple Net (NNN) Lease to Begin at Close of Escrow
- Zero Landlord Responsibilities
- Family Owned Business in Operation Since 1980's
- Corporate Guarantee From Bumpers Drive-In of America; Personal Guarantee From Owners with Strong Net Worth
- Personal Guarantor Owns Hotels and Bumpers Which Employee Over 1,000 People in Four States
- Average Household Income Over \$48,410 Within a 3-Mile Radius
- Strategically Located On Church Avenue - the Main North/South Corridor in Louisville
- 2-Miles East from the Walmart Supercenter
- Nearby Tenants Include: Fred's, CARite of Louisville, Vowell's Marketplace, Sonic, Carnell's, BancorpSouth Bank, Gookins Custom and Quick Lube



SITE PLAN
SCALE 1" = 20'-0"

NOTE:
ALL PARKING SPACES ARE 9.5 FEET WIDE BY 19 FEET LONG
86 TOTAL SPACES

PROJECT NO: 21.18

SHEET NO: C1 OF

CALHOUN STATION PARKWAY
GLUCKSTADT, MISSISSIPPI

E. Lantz Kuykendall, RA
Architect
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DATE: 7/26/2021
DRAWN: CLK
DESIGNED: CLK
CHECKED: CLK
REVISED: