

# Brooks Building

## Commercial Development

### GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE VALID BUSINESS LICENSES TO DO BUSINESS IN THE CITY OF MONTCLAIR, CA.
- ALL WORK SHALL CONFORM TO THE CITY OF MONTCLAIR, CA BUILDING CODE STANDARDS AND TO ANY OTHER APPLICABLE ORDINANCES.
- ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE(CBC), STATE OF CALIFORNIA TITLE 24 REQUIREMENTS, CITY OF MONTCLAIR, CA REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION SAFETY. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE SITE. ALL DIMENSIONS INDICATED ARE TO FACE OF STUD, MASONRY OR CONCRETE, EXCEPT WHERE CENTERLINES ARE INDICATED, OR AS SPECIFICALLY NOTED OTHERWISE.
- ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK SO INVOLVED.
- ANY DETAIL THAT APPLIES TO A PARTICULAR SITUATION SHALL APPLY TO ALL OTHER LIKE SITUATIONS.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY, AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING.
- PRODUCT SUBSTITUTIONS SHALL BE ALLOWED ONLY WITH THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
- ANY DIMENSIONS NOT GIVEN ON THE DRAWINGS SHALL BE AVAILABLE FROM THE ARCHITECT. SCALING OF THE DRAWINGS IS EXPRESSLY FORBIDDEN.
- ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 25.
- PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
- VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASE, ETC. AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, CONDUITS, FINISH HARDWARE, ETC.(COORDINATION).
- NOT USED.
- PROVIDE CONTINUOUS AND SOLID BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TOILET ACCESSORIES, MILLWORK ITEMS, ETC. IN ADDITION, PROVIDE SOLID BLOCKING AS REQUIRED FOR ALL RECESSED AND SEMI-RECESSED FIXTURES AND ACCESSORIES, INCLUDING, BUT NOT LIMITED TO MEDICINE CABINETS, ETC.
- FIRE BLOCKING, VERTICAL AND/OR HORIZONTAL, SHALL CONFORM TO CHAPTER 7 OF THE CBC.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF TRASH AND WASTE MATERIALS, AND AT THE COMPLETION OF ALL REQUIRED WORK HE SHALL REMOVE ALL SUCH MATERIAL FROM THE SITE. LEAVE ALL WORK AREAS BROOM CLEAN AND DUST FREE. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR WORK. REMOVE ALL MARKS, STAINS, PAINT SPATTERS, AND SIMILAR DEFECTS FROM ALL FINISHED SURFACES. WASH ALL GLASS SURFACES, PLASTIC LAMINATE SURFACES, AND SIMILAR ITEMS. VACUUM AND WIPE CLEAN ALL CABINET INTERIORS AND DRAWERS.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS MATERIALS, WORK AND INSTALLATION DURING THE PROCESS OF CONSTRUCTION.
- THE SUCCESSFUL BIDDER SHALL ENTER INTO A CONTRACT WITH THE OWNER USING AIA DOCUMENT A-107, "ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR", LATEST EDITION.
- THE CONTRACTOR SHALL GUARANTEE AND SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTS DUE TO FAULTS IN LABOR AND/OR MATERIALS, NORMAL WEAR AND TEAR EXCEPTED, WHICH MAY APPEAR WITHIN ONE YEAR AFTER FINAL PAYMENT HAS BEEN MADE.
- THE SCOPE OF THE CONTRACT SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, APPLIANCES, TRANSPORTATION, SERVICES, AND FEES AS NECESSARY FOR THE COMPLETION OF THE PROJECT, UNLESS SPECIFICALLY EXCLUDED BY THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE REQUIRED TO PAY ALL PERMITS, FEES, AND LICENSES REQUIRED FOR THE COMPLETION OF THE CONSTRUCTION OF THE PROJECT, EXCEPT FOR PLAN CHECK FEES, WHICH SHALL BE PAID BY OTHERS (OWNER). THE BUILDING PERMIT WILL BE REIMBURSED BY THE OWNER.
- THE OWNER RESERVES THE RIGHT TO PERFORM PORTIONS OF THE WORK, TO HAVE PORTIONS OF THE WORK INSTALLED BY OTHERS, TO INSTALL FIXTURES AND EQUIPMENT, AND TO OCCUPY PORTIONS OF THE CONSTRUCTION AREA AFTER SUBSTANTIAL COMPLETION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY THEFT OR DAMAGE TO MATERIALS, WORK IN PLACE, EQUIPMENT, AND RELATED PORTIONS OF THE BUILDING DURING CONSTRUCTION, AND SHALL MAINTAIN ALL INSURANCE COVERAGE AS REQUIRED BY THE CONTRACT AGREEMENT AND THE OWNER.
- ALL MATERIALS PROVIDED IN THIS PROJECT SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE.
- THE OWNER MAY FURNISH CERTAIN ITEMS TO THE CONTRACTOR FOR INSTALLATION (O.F.C.I.). THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ACCESSORY AND ATTACHMENT ITEMS FOR A COMPLETE INSTALLATION.
- THE CONTRACTOR SHALL EXAMINE THE EXISTING SPACE AND BUILDING AND BECOME FAMILIAR WITH ALL CONDITIONS REQUIRED TO COMPLETE THE WORK. SUBMITTING A BID BY THE CONTRACTOR SHALL DEEM THAT THE CONTRACTOR HAS MADE THE INSPECTIONS AND HAS ACCEPTED THE EXISTING CONDITIONS, AND HAS MADE THE ALLOWANCES FOR THE SAME IN HIS BID. NO EXTRA CHARGES WILL BE CONSIDERED FOR COSTS RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ITEMS NOTED AS EXISTING SHALL REMAIN AS IS, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL PARTITION WALLS SHALL EXTEND 6" ABOVE SUSPENDED CEILING HEIGHTS. BRACE TO STRUCTURE ABOVE. DEMISING WALL BETWEEN NEIGHBORING SUITE SHALL EXTEND TO UNDERSIDE OF FLOOR ABOVE.
- ALL EXPOSED SURFACES SHALL BE FINISHED PER THE FINISH NOTES.
- ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, 2019 CBC.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL EFFORT OR KNOWLEDGE. LOCKS IF PROVIDED SHALL NOT REQUIRE USE OF A KEY FOR OPERATION FROM INSIDE. INSIDE HARDWARE SHALL NOT REQUIRE THE USE OF A KEY OR SPECIAL KNOWLEDGE AND SHALL BE SELF-RELEASING. ALL NEW HARDWARE AT NEW DOORS ENTERING INTO THE EXISTING BUILDING CORRIDOR SHALL MATCH EXISTING CORRIDOR DOOR HARDWARE.

### GENERAL NOTES-CONT.

- NEW DOOR HARDWARE SHALL BE LEVER TYPE AND BE CENTER BETWEEN 34" TO 44" ABOVE THE FLOOR AND OPERABLE WITH A MAXIMUM EFFORT OF TO OPERATE DOORS SHALL NOT EXCEED 5.0 POUNDS FOR EXTERIOR DOORS AND INTERIOR DOORS, DIVISION 4 SEC.11B-404.2.9.
- 15, 20, AND 30 AMP RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE FINISHED FLOOR.
- THE MAXIMUM HEIGHT FOR CONTROLS, SWITCH, RECEPTACLES, OUTLETS AND THERMOSTATS IS 48" MEASURED TO THE TOP OF THE BOX TO THE LEVEL OF FINISH OR WORKING PLATFORM. THE MINIMUM HEIGHT FOR RECEPTACLES IS 15" MEASURED TO THE BOTTOM OF THE BOX TO THE LEVEL OF FINISH FLOOR OR WORKING PLATFORM.
- ALL PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION, AND CHAPTER 11B, 2019 CBC SHALL APPLY TO THE CONSTRUCTION AND FINAL PLACEMENT OF WALLS, DOORS, HARDWARE, TOILET FACILITIES, AND OTHER SIMILAR FEATURES.
- EMPLOYEE AREAS SHALL COMPLY TO ALL REQUIREMENTS OF THE OFFICE OF STATE ARCHITECT/ACCESS COMPLIANCE SECTION IN THE CBC, PLUMBING CODE, AND ELECTRICAL CODE.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES OF A BUILDING OR SITE, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH DIVISION 7, SECTION 11B CBC. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH, OUTSIDE THE DOOR. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF BUILDING OR SITE, THEY SHALL COMPLY WITH DIVISION 7, SECTION 11B CBC. MEANS OF EGRESS SIGNS AND IDENTIFICATION FOR VISUAL EXIT SIGNS, GRAPHICS, ILLUMINATION, POWER SOURCE, TACTILE EXIT SIGNAGE, TACTILE STAIR LEVEL IDENTIFICATION AND SPECIAL EGRESS CONTROL DEVICES SHALL COMPLY WITH DIVISION 7, SECTION 11B CBC.
- TENANT SIGNAGE PER LANDLORDS APPROVED SIGN CRITERIA.
- ADEQUATE VENTILATION SHALL BE PROVIDED PER CH.4 OF THE 2019 C.M.C AND OR CH.12 OF THE 2019 C.B.C.

### FIRE DEPARTMENT NOTES

- FIRE DEPARTMENT ACCESS ROAD COMPLYING WITH THE CFC, CHAPTER 5 AND THE APPROVED FIRE DEPARTMENT ACCESS PLANS SHALL BE INSTALLED PRIOR TO BUILDING CONSTRUCTION.
- THE FIRE DEPARTMENT ACCESS ROAD SHALL BE INSPECTED BY MONTCLAIR FIRE PREVENTION BUREAU PRIOR TO BUILDING CONSTRUCTION.
- THE FIRE DEPARTMENT ACCESS ROAD SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- A FIRE DEPARTMENT CONNECTION (FDC) SHALL BE PROVIDED AND LOCATED WITHIN 50 FEET OF A PUBLIC FIRE HYDRANT. THE USE OF A PRIVATE HYDRANT MAY BE USED WITH THE USE OF AN ABOVEGROUND CHECK VALVE TO PREVENT THE FLOW FROM THE FDC BACK TO THE FIRE HYDRANT, AND WITH THE APPROVAL OF MONTCLAIR FIRE PREVENTION BUREAU.
- ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION. ALL FIRE HYDRANTS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- ALL REQUIRED FIRE HYDRANTS SHALL BE READILY VISIBLE AND IMMEDIATELY ACCESSIBLE. A CLEAR SPACE OF NOT LESS THAN 3- FEET SHALL BE MAINTAINED AT ALL TIMES.
- PRIOR TO CONSTRUCTION A TEMPORARY ADDRESS SIGN SHALL BE POSTED AND CLEARLY VISIBLE FROM THE STREET.
- THE PERMANENT BUILDING ADDRESS SHALL BE PROVIDED AND EITHER INTERNALLY OR EXTERNALLY LIGHTED DURING HOURS OF DARKNESS. THE ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND COMPLY WITH CALIFORNIA FIRE CODE SECTION 505.1 FOR SIZE AND COLOR.
- MONTCLAIR FIRE PREVENTION BUREAU APPROVAL SHALL BE OBTAINED PRIOR TO THE STORAGE AND/OR USE OF HAZARDOUS MATERIALS AS DEFINED BY THE CALIFORNIA FIRE CODE.
- MONTCLAIR FIRE PREVENTION BUREAU APPROVAL SHALL BE OBTAINED PRIOR TO HIGH FILED COMBUSTIBLE STORAGE AS DEFINED BY THE FIRE CODE.
- THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. CONSTRUCTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF MONTCLAIR PRIOR TO INSTALLATION.
- PRIOR TO BUILDING FINAL, THE BUILDING SHALL BE PROVIDED WITH A KNOX LOCK KEY BOX LOCATED NO MORE THAN SEVEN- FEET ABOVE THE FINISHED SURFACED AND NEAR THE MAIN ENTRANCE DOOR.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE BUILDING SHALL BE PROVIDED WITH AN EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM. THE EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL MEET THE REQUIREMENTS OF CFC § 510 AND ALL APPLICABLE SUBSECTION. THE SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE CITY OF MONTCLAIR BUILDING DEPARTMENT BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED. THE REQUIREMENT CAN BE WAIVED BY THE FIRE MARSHAL IF THE BUILDING IS EVALUATED BY AN EMERGENCY RADIO COMMUNICATION SPECIALIST LICENSE BY FCC, WHO CERTIFIES THE BUILDING MEETS THE EMERGENCY COMMUNICATIONS CAPABILITY AS SPECIFIED BY THE CALIFORNIA FIRE CODE § 510. THE CERTIFICATION SHALL BE IN THE FORM OF A WRITTEN REPORT WHICH OUTLINES THE ANALYSIS USED IN DETERMINING THE BUILDING MEETS THE EMERGENCY COMMUNICATIONS WITHOUT AN ENHANCEMENT SYSTEM.

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- P1.1 PLUMBING PLAN

### UNDER SEPARATE PERMIT

SEPARATE PERMIT APPLICATION IS REQUIRED FOR THE FOLLOWING ITEMS:

- SIGNAGE

### DEFERRED SUBMITTALS

- SPRINKLER SYSTEM NFPA 13
- SPRINKLER MONITORING SYSTEM NFPA 72

### PROJECT TEAM

**PROPERTY OWNER**  
MY BUILDERS LLC  
4790 BROOKS ST  
MONTCLAIR, CA. 91763

**STRUCTURAL ENGINEER**  
SHUCRI I YAGHI STRUCTURAL ENGINEERING  
112 E. CHAPMAN AVE., STE D  
ORANGE, CA. 92866  
TEL (714) 997-9120

**CIVIL ENGINEER**  
MID CITIES ENGINEERING  
9744 MAPLE ST #101  
BELLFLOWER, CA. 90706  
TEL. (562) 866-3625

**M.E.P. ENGINEER**  
AUNG ENGINEERING  
7111 GARDEN GROVE, STE 108  
GARDEN GROVE CA. 92841  
(714) 349-9181

### BUILDING DATA

#### LEGAL DESCRIPTION

APN: 1012-101-20-0000

NO. OF STORIES:  
OCCUPANCY GROUP(S):  
FIRE SPRINKLERS:  
TYPE OF CONSTRUCTION:  
ZONE OF SITE:

1 (BLDG. HT. 30'-0")  
B.  
NO  
TYPE III-B  
BP (BUSINESS PARK)  
LIGHT INDUSTRIAL COMMERCIAL BUILDING,  
OFFICE SPACE

#### SQUARE FOOTAGE:

OVERALL BUILDING AREA 6,820 SF.  
SITE AREA 16,432 SF.

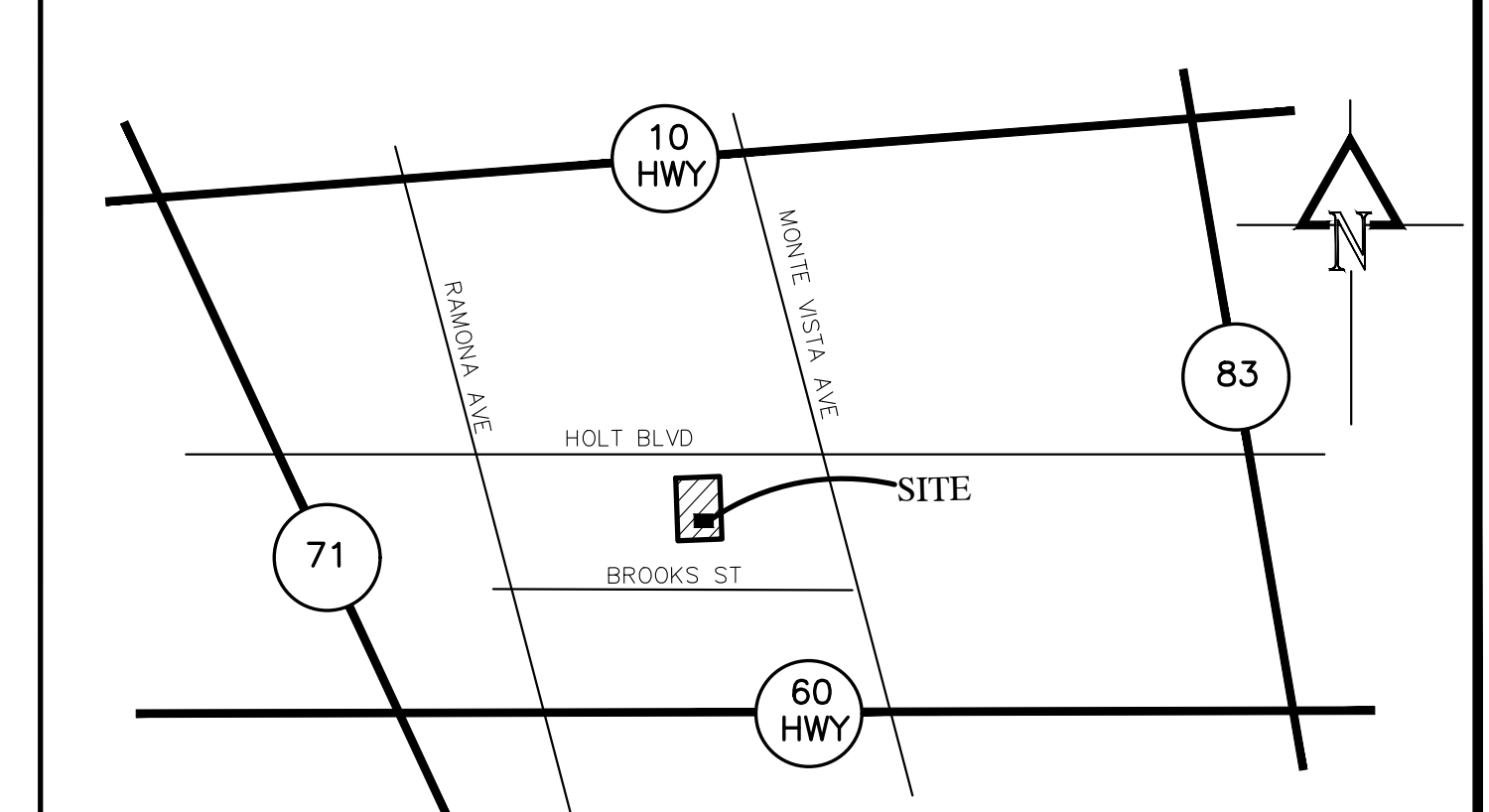
### SCOPE OF WORK

BUILT NEW COMMERCIAL BUILDING AT A VACANT LOT. A SINGLE TENANT WAREHOUSE/OFFICE SPACE. BUILDING HEIGHT 30'-0" HT.

### APPLICABLE BUILDING CODES

CODE YEAR	CODE TYPE
2019	CALIFORNIA BUILDING CODE
2019	CALIFORNIA MECHANICAL CODE
2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA ELECTRICAL CODE
2019	CALIFORNIA ENERGY CODE
2019	CALIFORNIA ADMINISTRATIVE CODE
2019	CALIFORNIA FIRE CODE

### VICINITY MAP



SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS

112 E. Chapman Ave.  
Suite#D  
Orange Ca 92866  
Tel. (714) 997-9120  
Fax. (714) 774-3676

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Engineers.

STAMP:



CONSULTANT:

BROOKS BUILDING

4790 Brooks Street  
Montclair, California 91763

XXX HEALTH DEPT. SUBMITTAL

XXX XXX

XXX XXX

XXX XXX

XXX XXX

5-19-22 CITY CORRECTIONS

ISSUES & REVISIONS

TITLE:

SHEET INDEX

PROJECT TEAM

GENERAL

NOTES

CITY SUBMITTAL DATE:

11-01-21

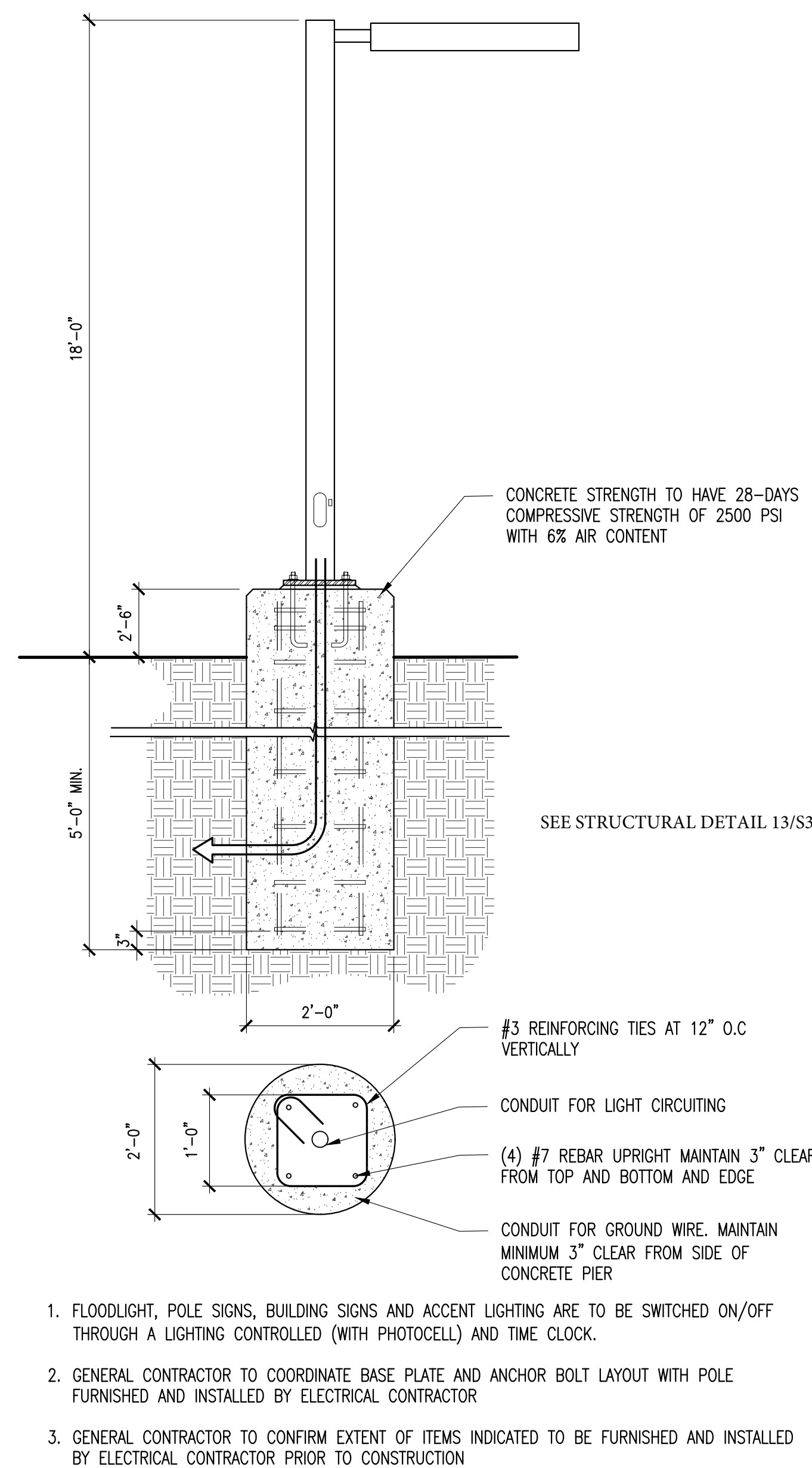
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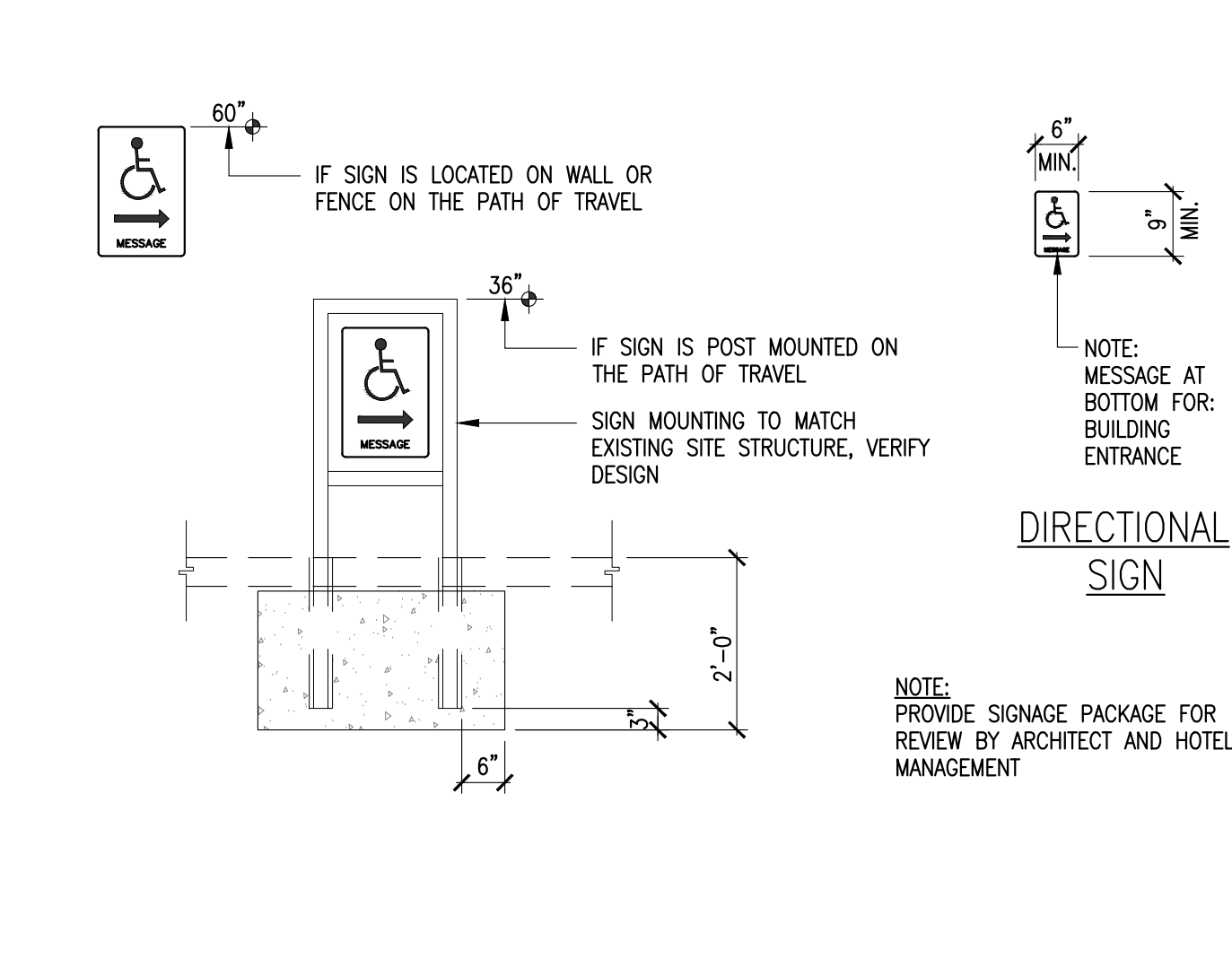
SHEET #:

T-100

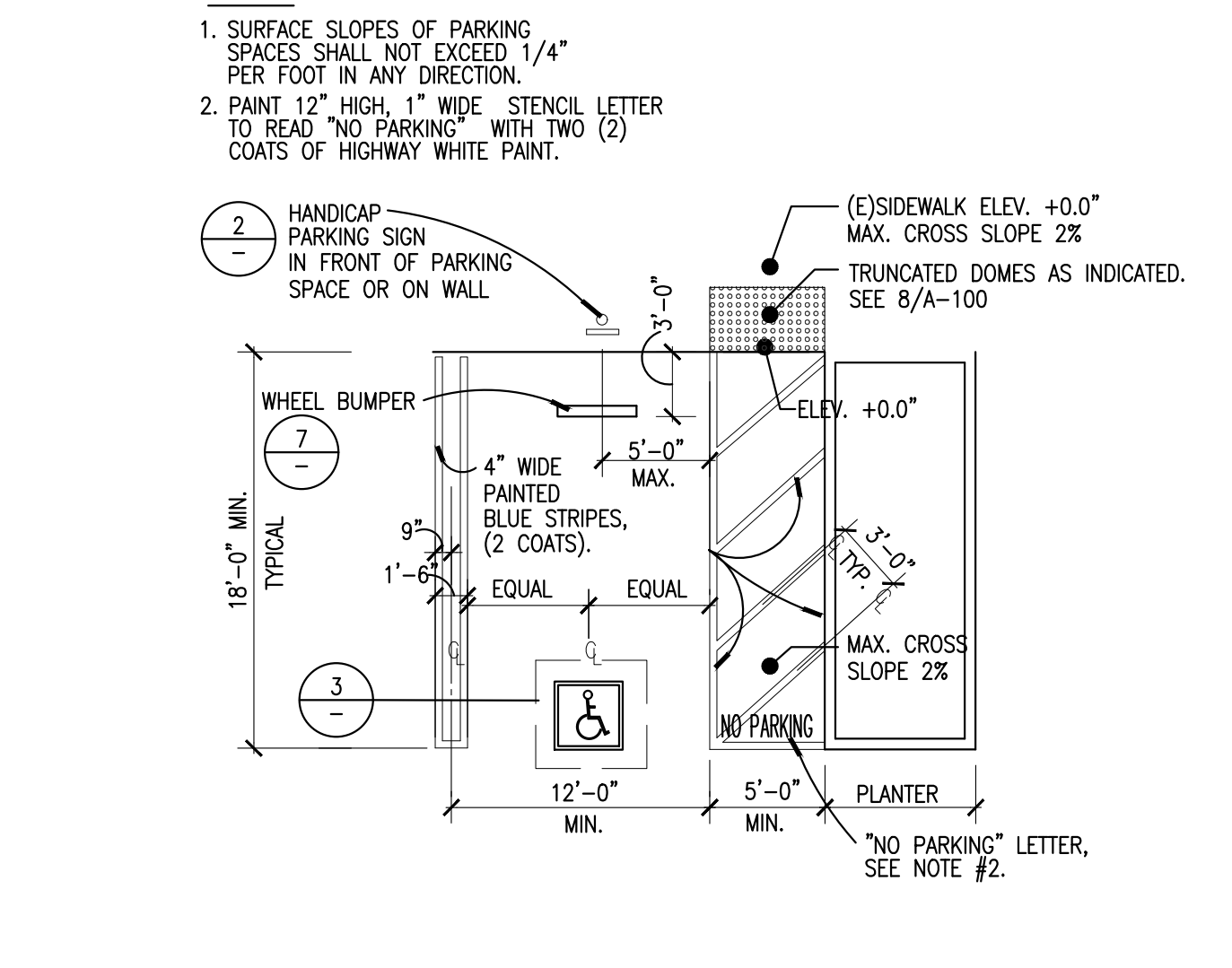




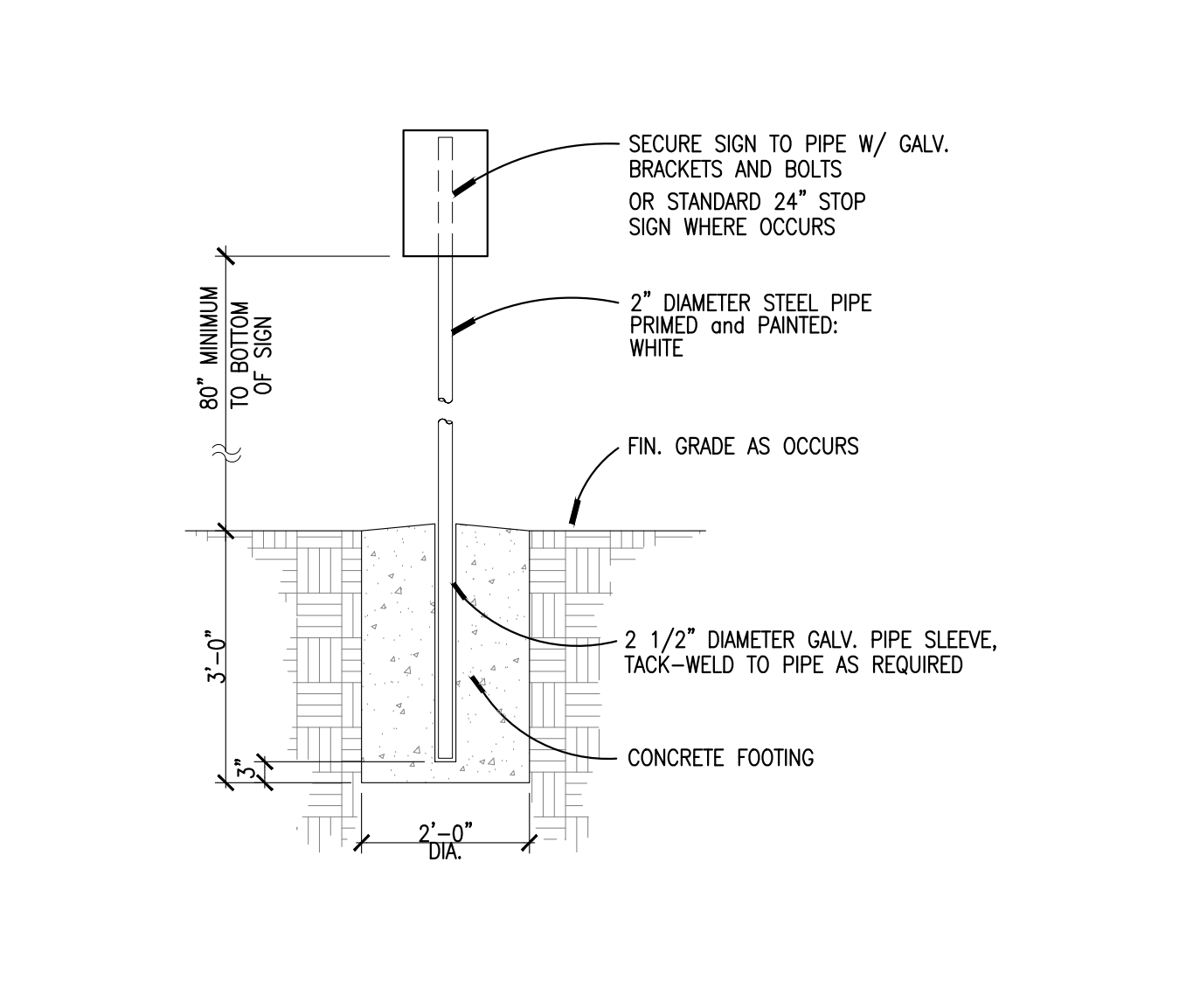
**LIGHT POLE**  
SCALE: N.T.S. - A-100



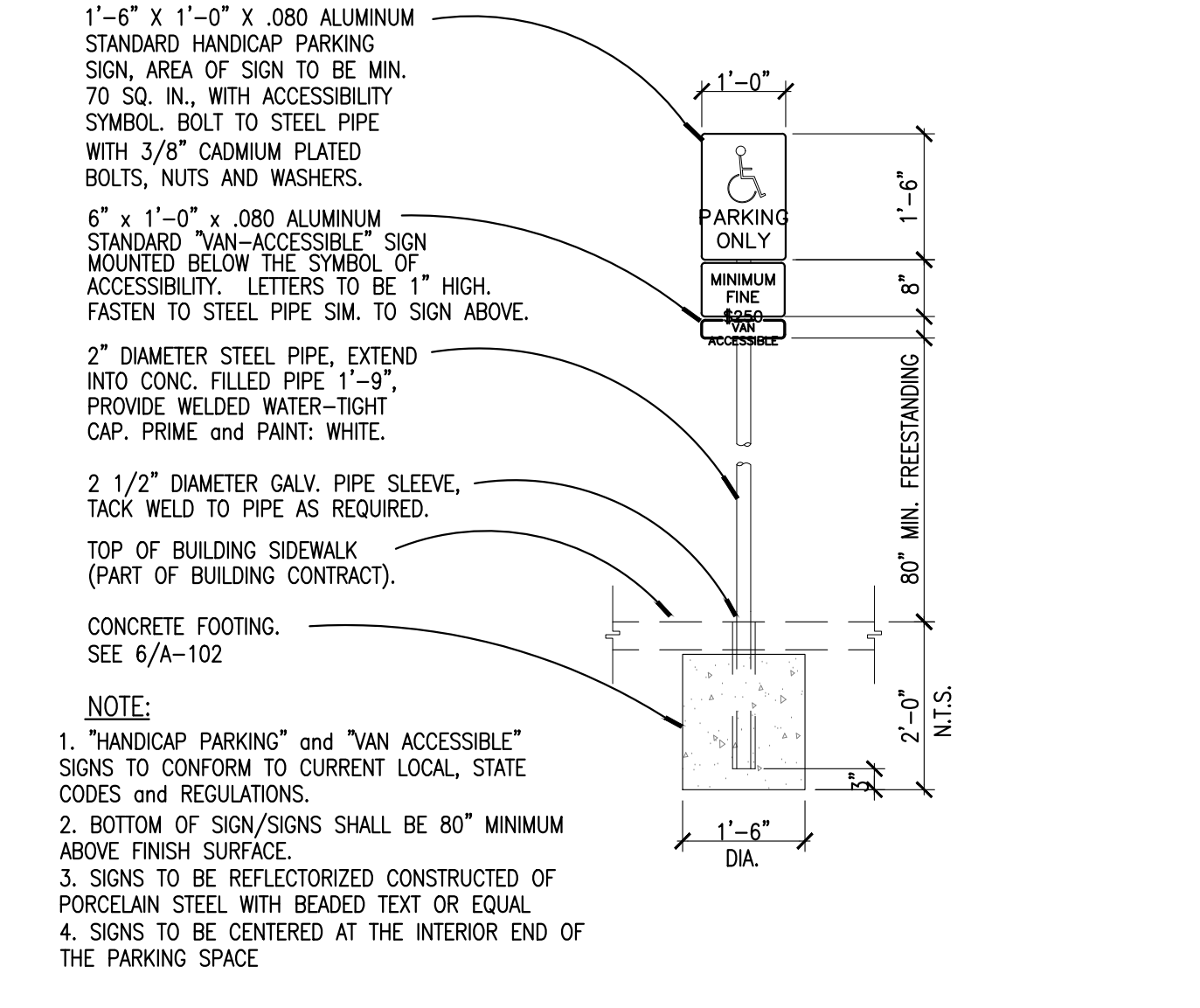
**DIRECTIONAL SIGN**  
SCALE: N.T.S. - A-100



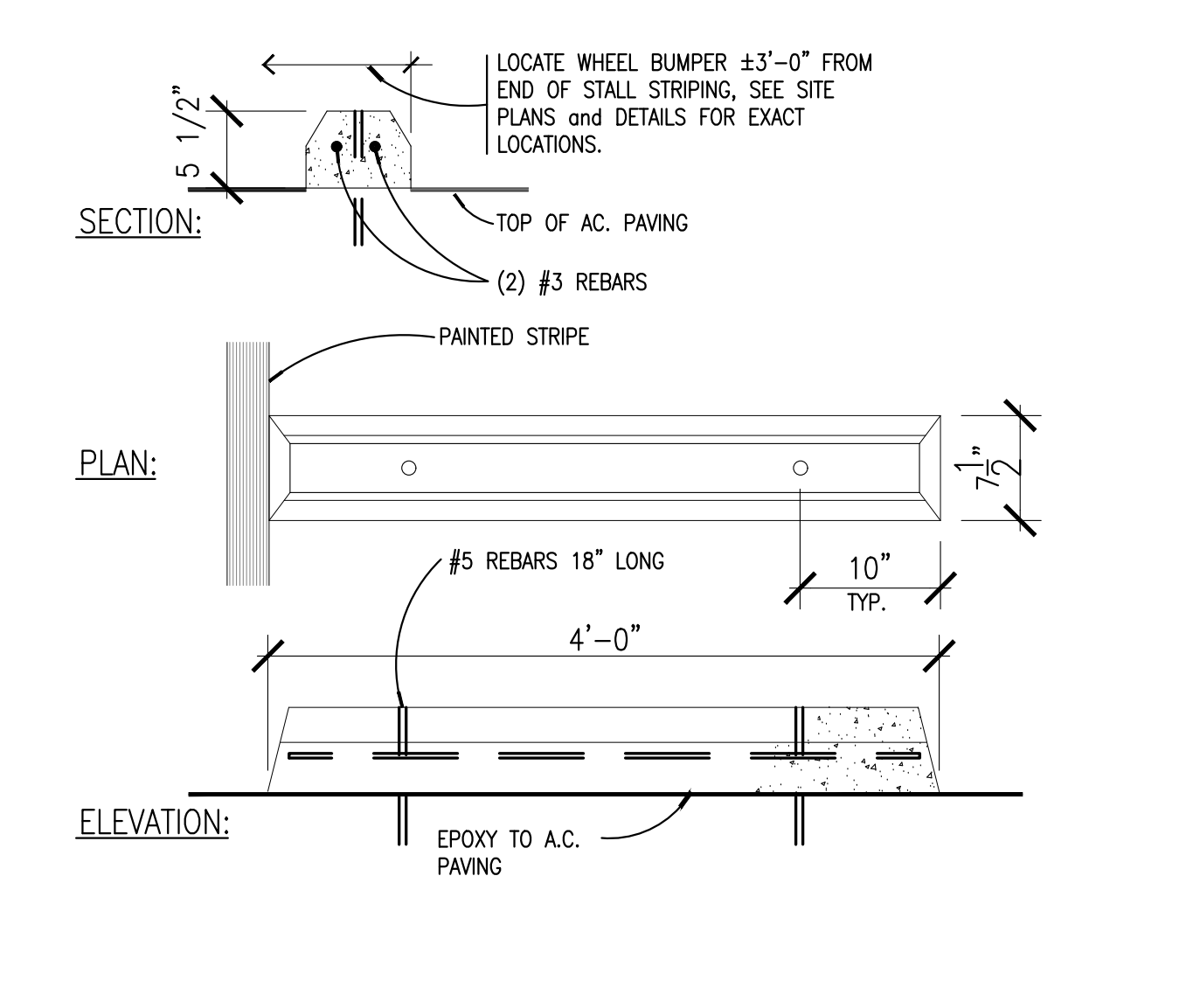
**VAN ACCESSIBLE PARKING**  
SCALE: 1/8"=1'-0" - A-100



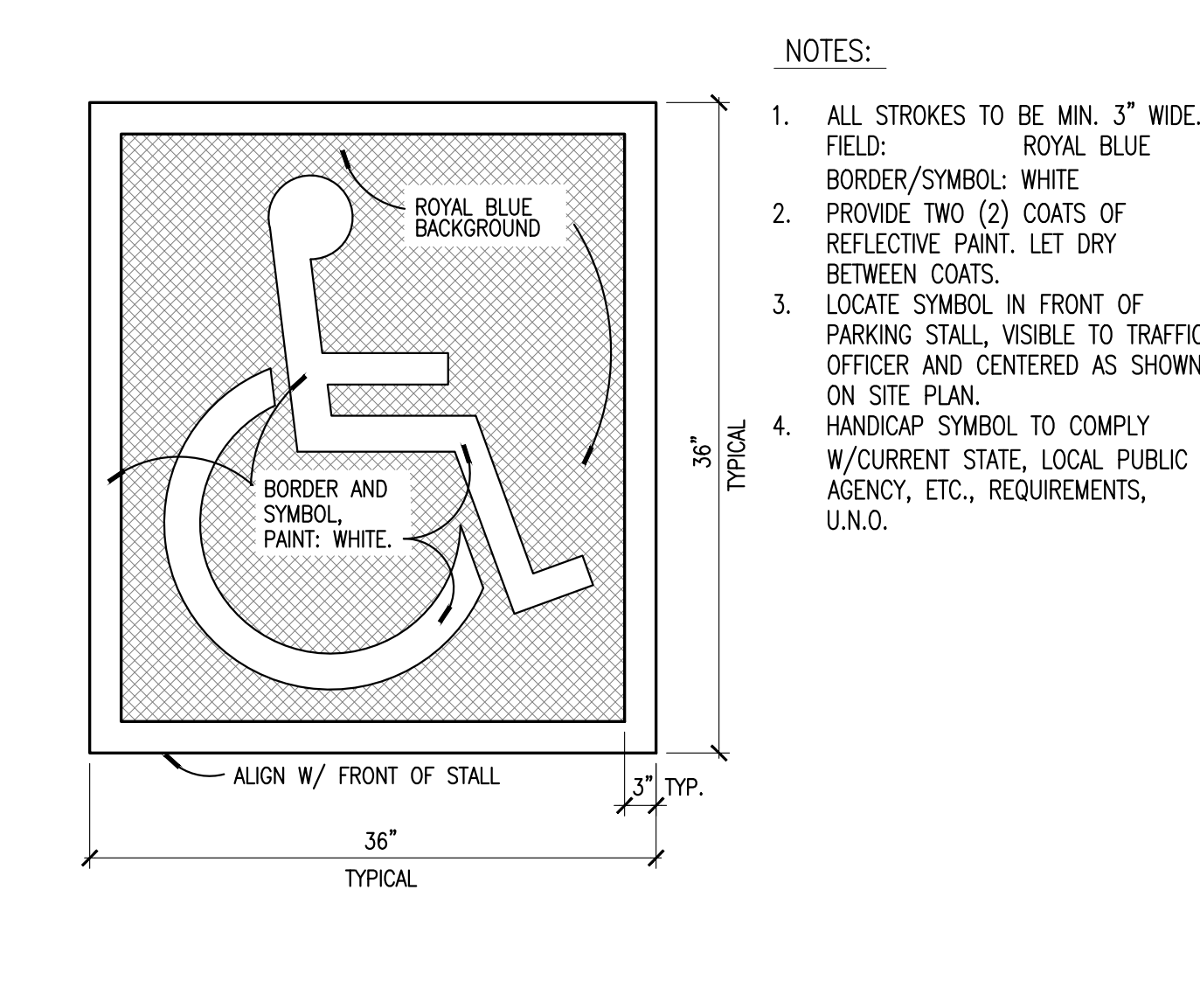
**TYP. SIGN POLE INSTALLATION**  
SCALE: N.T.S. - A-100



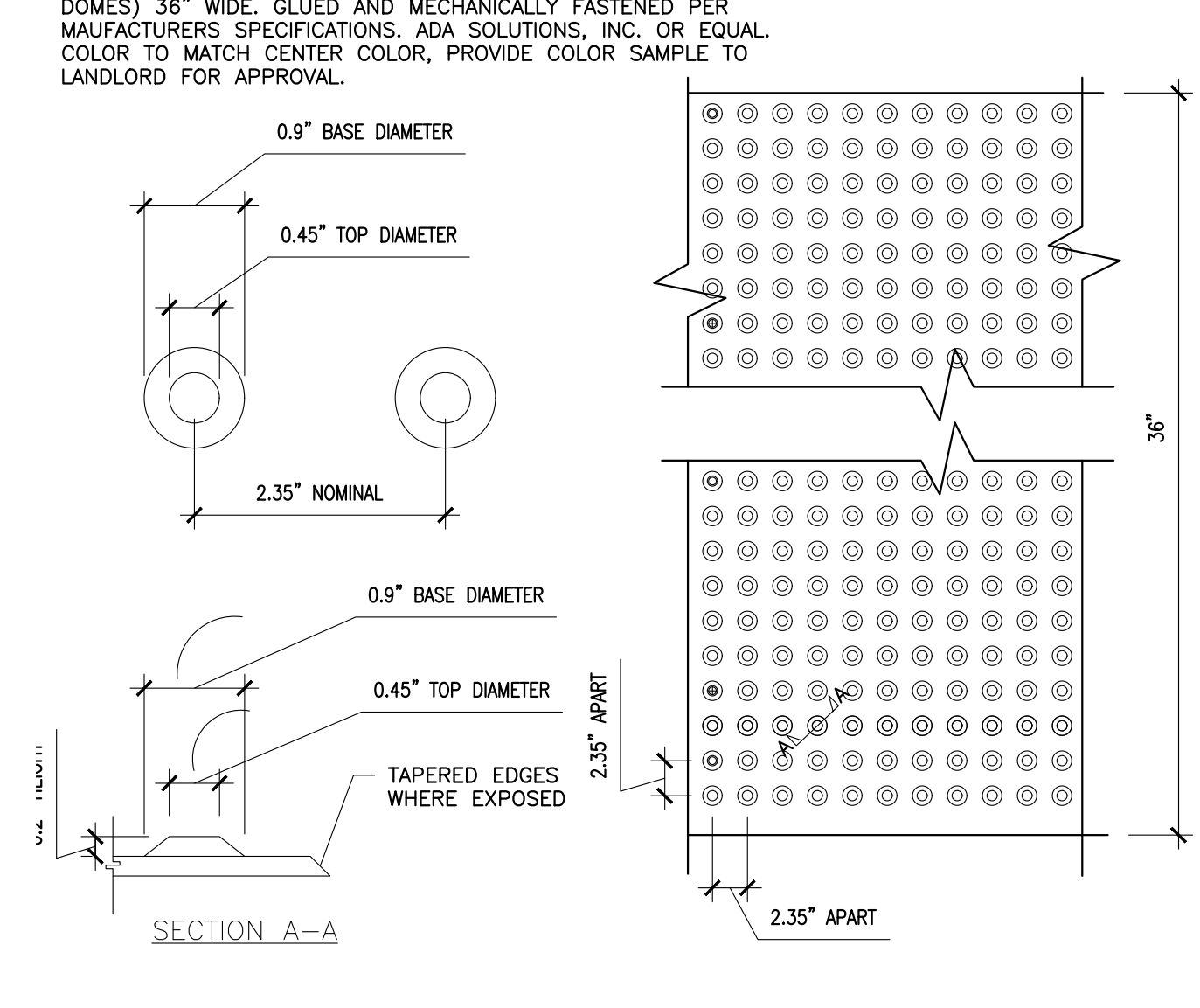
**HANDICAP PARKING SIGN**  
SCALE: 1/2"=1'-0" - A-100



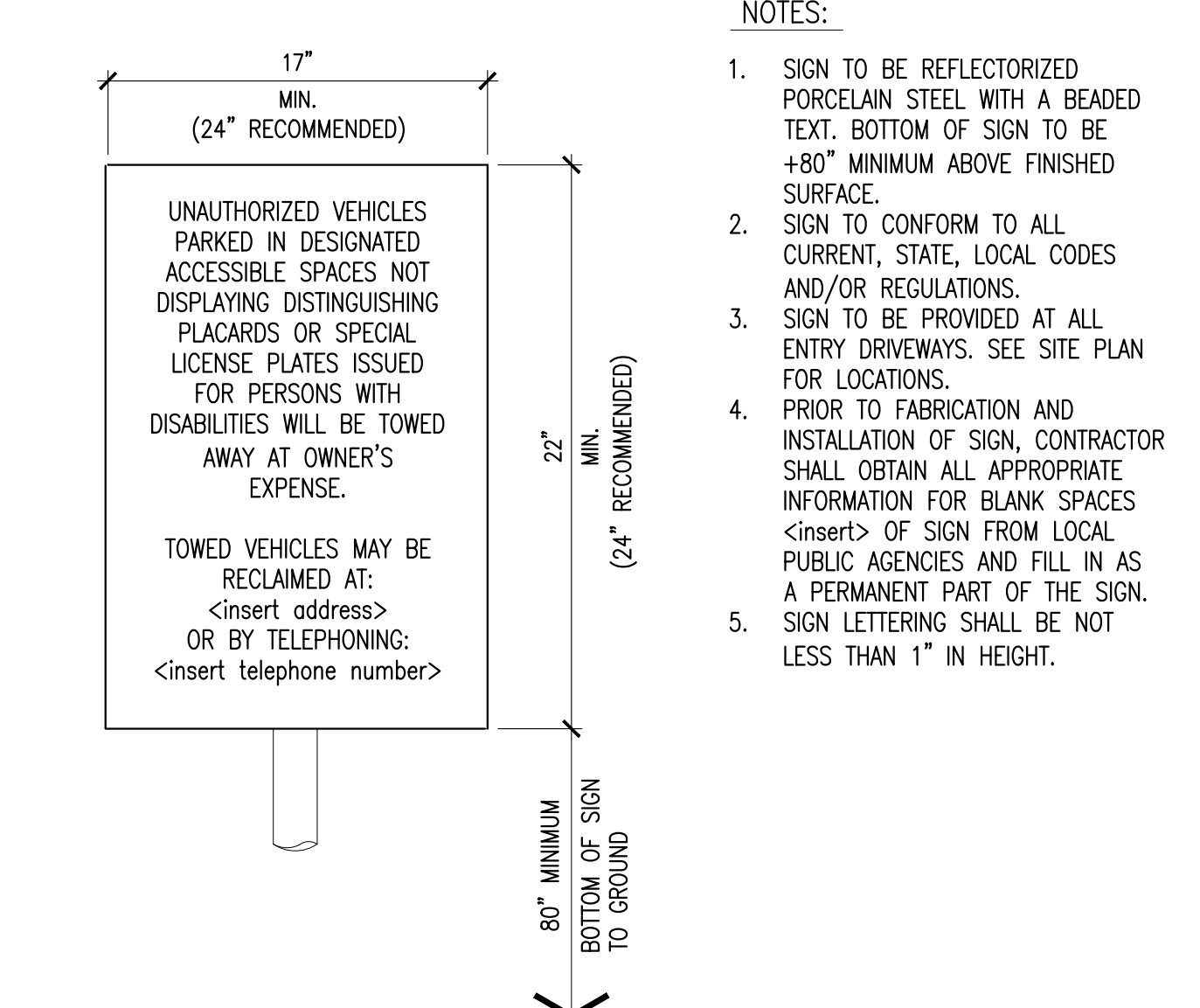
**TIRE STOP**  
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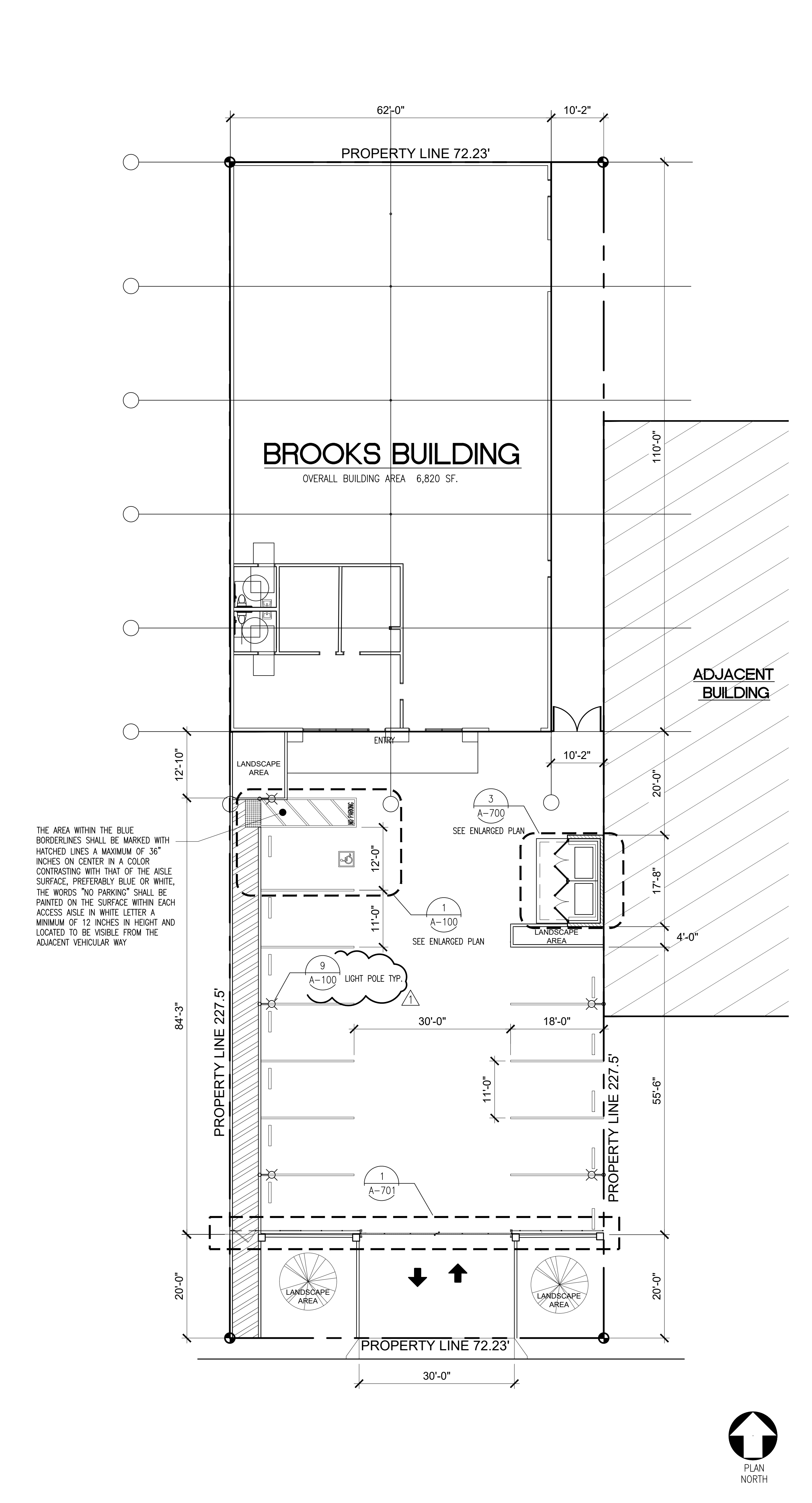
**TYP. ACCESSIBILITY SYM.**  
SCALE: NTS - A-100



**SURFACE APPLIED TACTILE**  
SCALE: N.T.S. - A-100



**SITE ENTRANCE H.C. SIGN**  
SCALE: NTS - A-100



**SITE PLAN**  
SCALE: 3/32"=1'-0" - A-100

SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS

112 E. Chapman Ave.  
Suite#D  
Orange Ca 92666  
Tel. (714) 907-9120  
Fax. (714) 774-3676

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Engineers.

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CONSULTANT:

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4790 Brooks Street  
Montclair, California 91763

HEALTH DEPT. SUBMITTAL

CITY CORRECTIONS

ISSUES & REVISIONS

TITLE:  
**SITE PLAN  
ADA DETAILS**

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

SHEET #:  
**A-100**

WALL SHALL RECEIVE:

(1) LAYER 5/8" TYPE "X" GYPSUM WALLBOARD

3-5/8" MTL. STUDS @ 16" O.C.

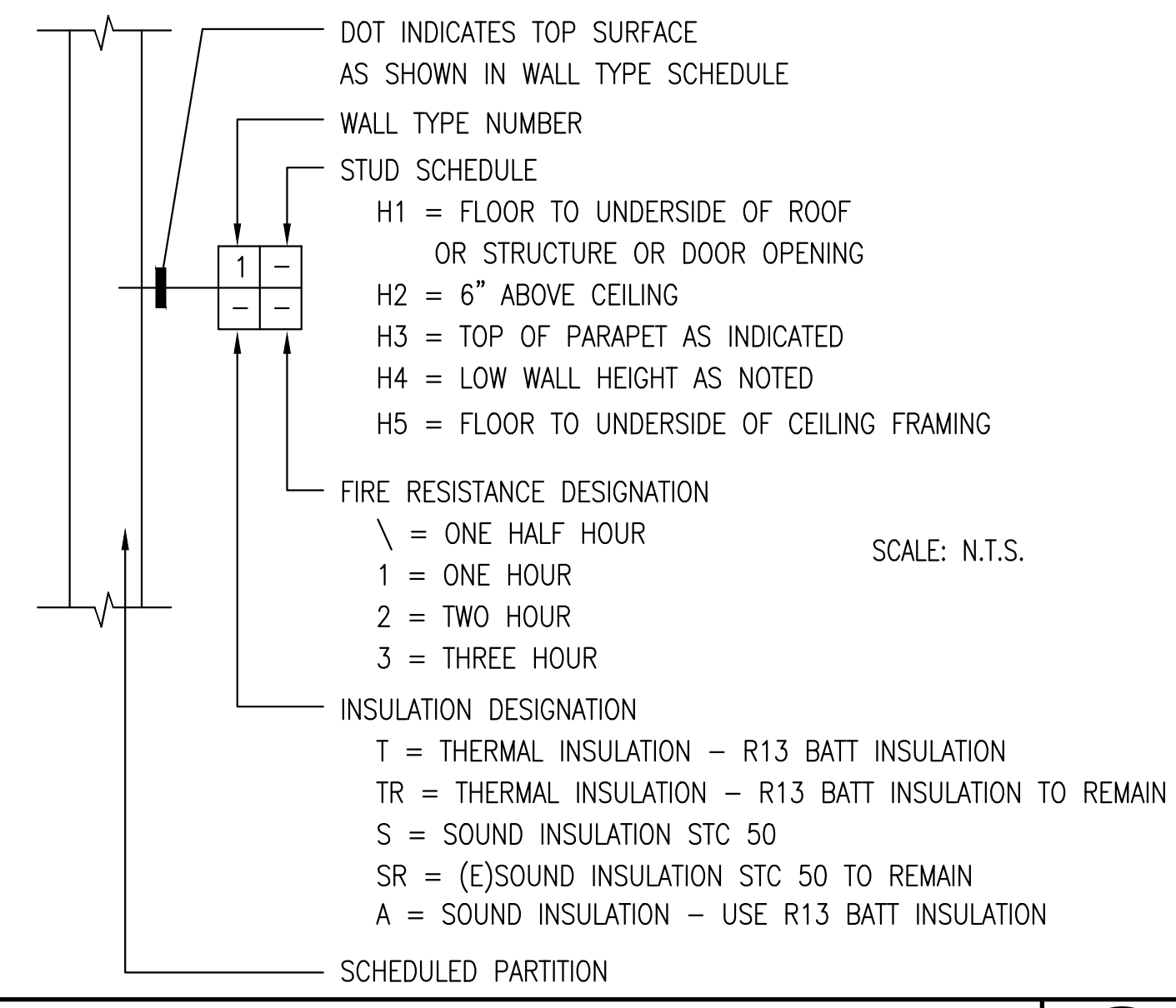
(1) LAYER 5/8" TYPE "X" GYPSUM WALLBOARD

WALL SHALL RECEIVE:

(1) LAYER 5/8" TYPE "X" GYPSUM WALLBOARD

6" MTL. STUDS @ 16" O.C.

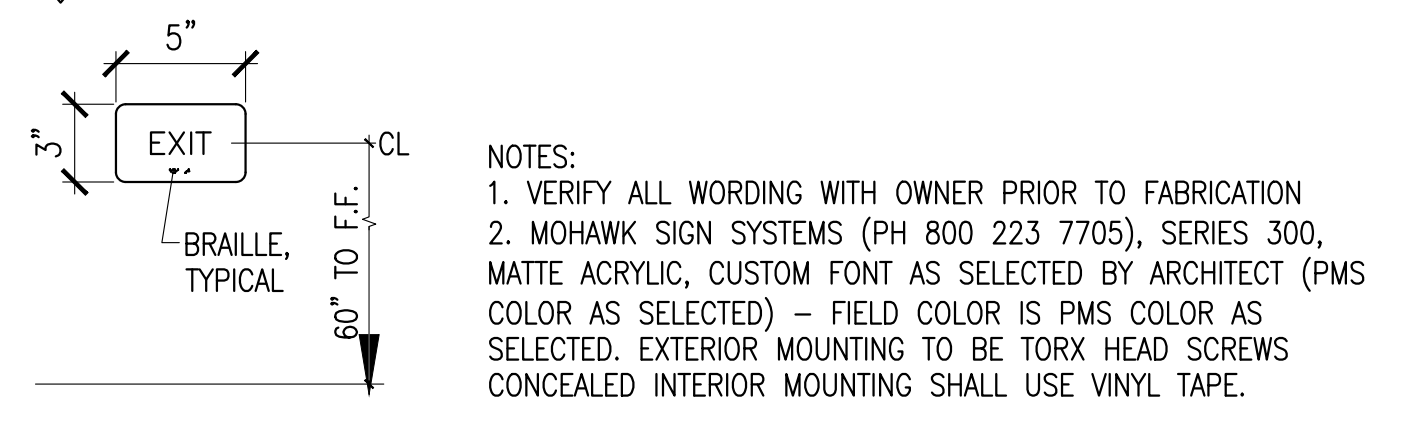
(1) LAYER 5/8" TYPE "X" GYPSUM WALLBOARD



**WALL TYPES** SCALE: N.T.S.

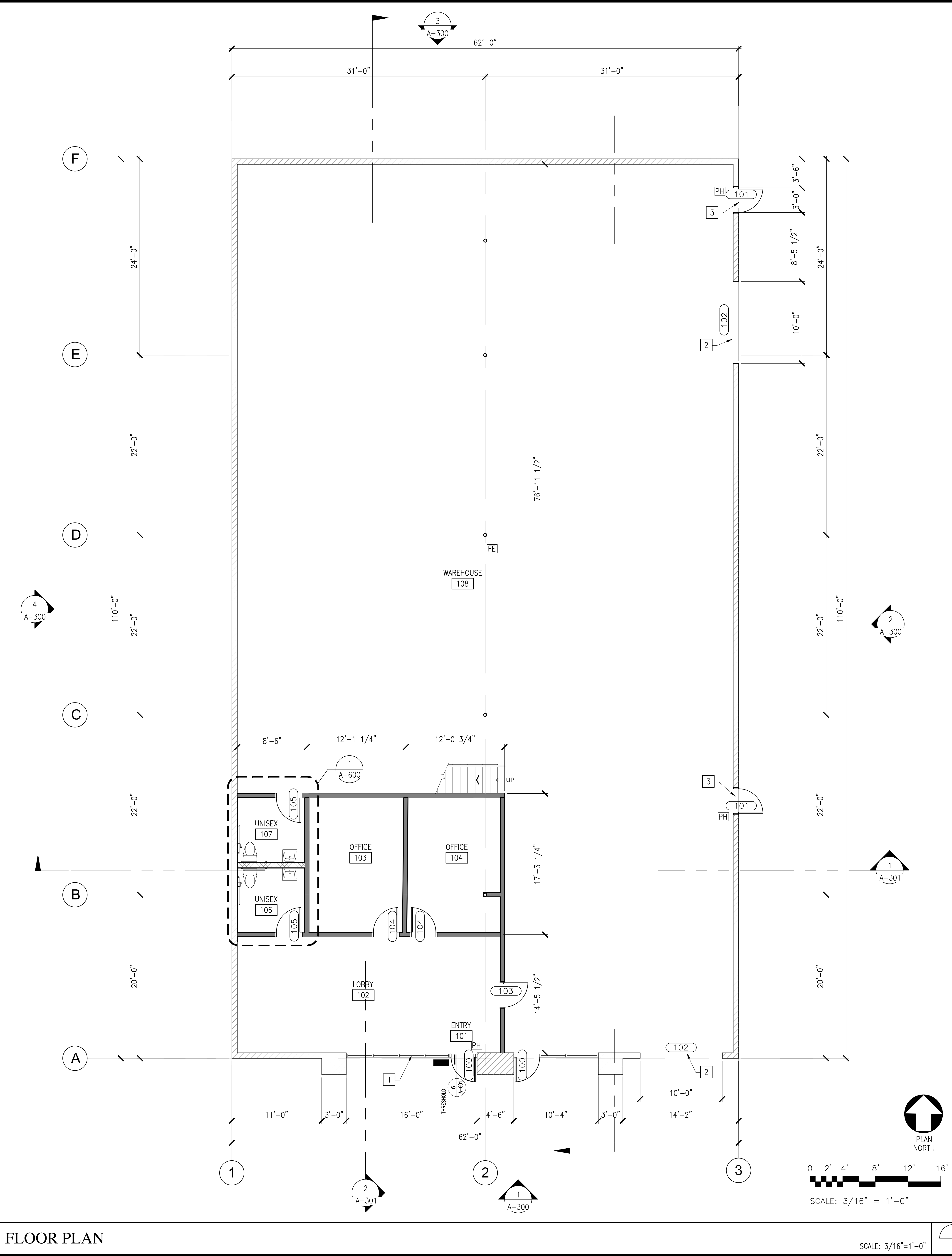
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: CBC SEC.1011.4, AND SEC. 11B-703

- A EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT"
- B EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
  - "EXIT STAIR DOWN"
  - "EXIT RAMP DOWN"
  - "EXIT STAIR UP"
  - "EXIT RAMP UP"
- C EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"
- D EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"
- E EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "TO EXIT"
- F AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ENTRANCE. CBC 11-B 216.6



**TYPICAL ADA SIGN KEY NOTES** SCALE: N.T.S.

**FLOOR PLAN**



LEGEND

- ===== EXTERIOR WALL-
- ===== LOW WALL AT 42"

FLOOR PLAN KEY NOTES

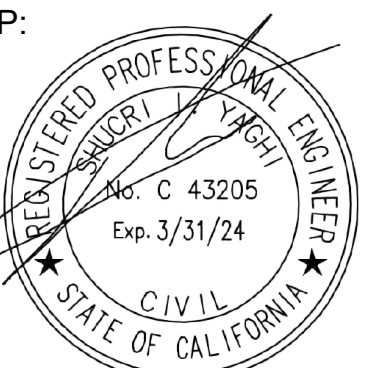
- 1 NEW STOREFRONT WITH DOORS (TEMPERED), SEE A-400  
(E) STRUCTURAL HEADER AND FRAMING TO REMAIN
- 2 ROLL-UP DOOR, SEE A-400
- 3 SOLID EXTERIOR DOOR, SEE A-400

SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS

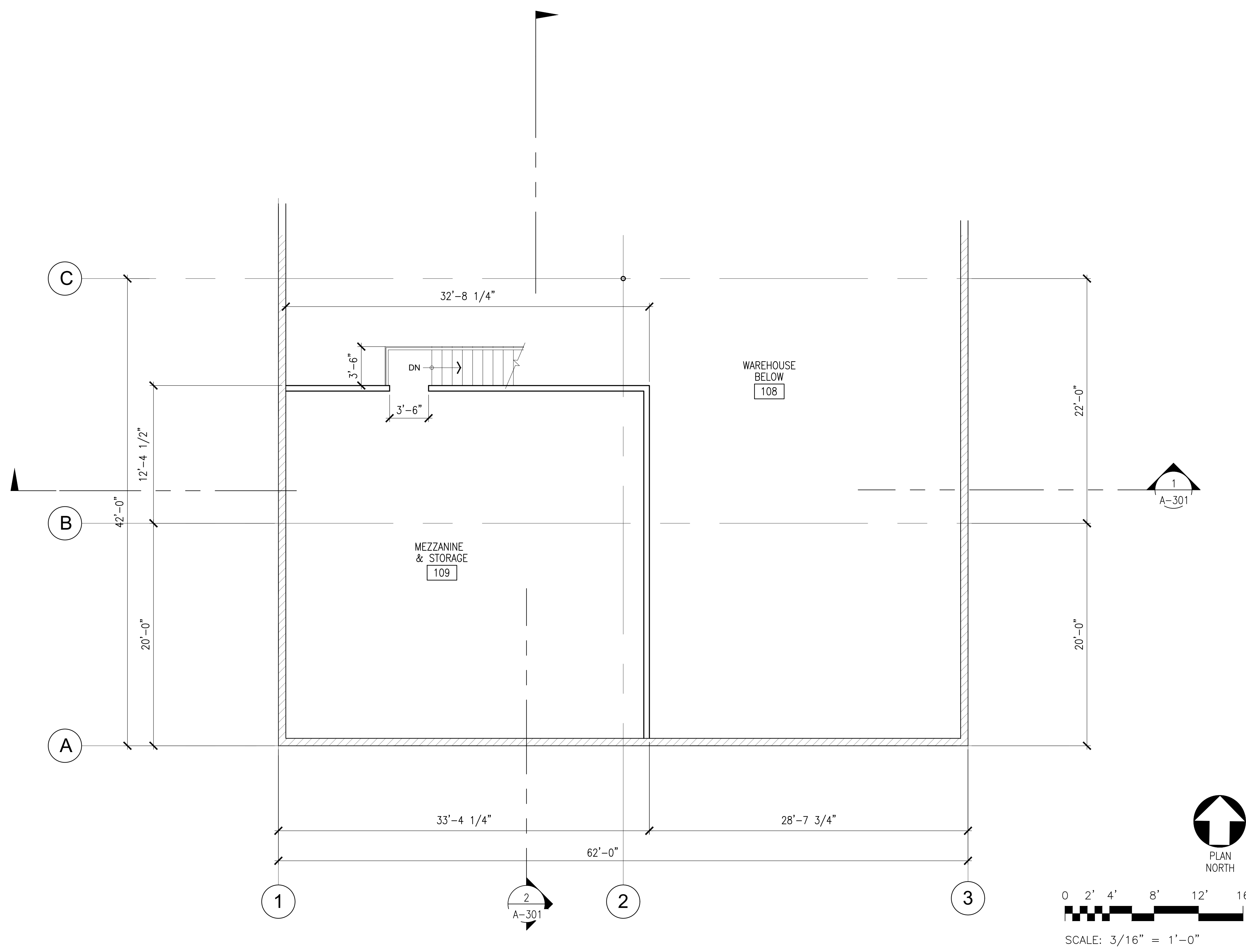
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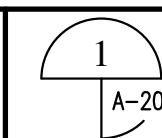


CONSULTANT:



SECOND FLOOR PLAN- MEZZANINE AND STORAGE

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



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Montclair, California 91763

XXX HEALTH DEPT. SUBMITTAL

XXX XXX

XXX XXX

XXX XXX

XXX XXX

5-19-22 CITY CORRECTIONS

ISSUES & REVISIONS

TITLE:

**PROPOSED  
MEZZANINE  
AND STORAGE  
FLOOR PLAN**

CITY SUBMITTAL DATE:

11-01-21

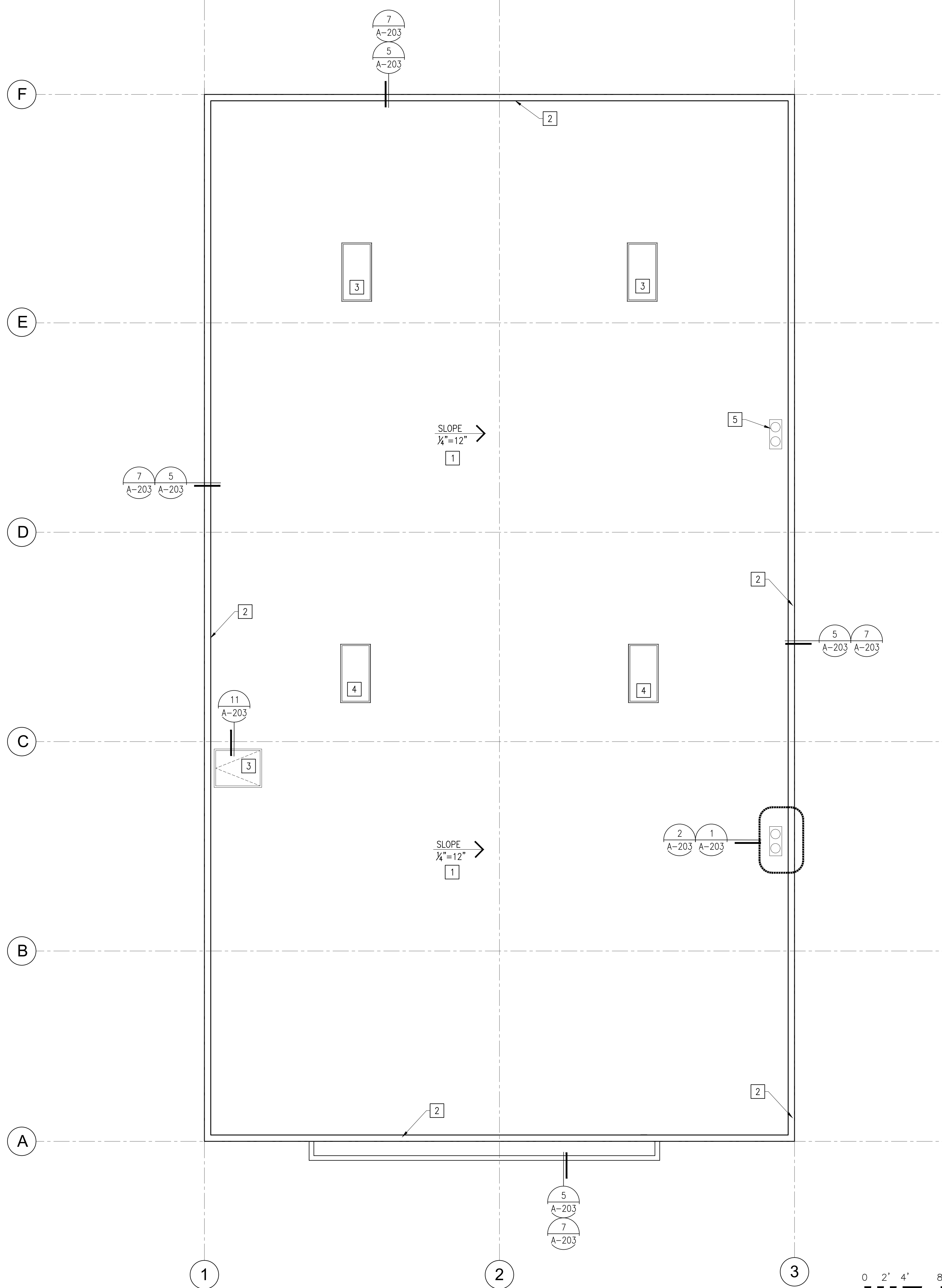
ISSUED FOR CONSTRUCTION:

XXX

SHEET #:

**A-200A**





**LEGEND**

EXISTING PARAPET WALL

**ROOF PLAN KEY NOTES:**

- 1 BUILT-IN CLASS "A" ROOFING
- 2 PARAPET WALL WITH METAL CAP
- 3 ROOF ACCESS HATCH
- 4 SKYLIGHT
- 5 ROOF DRAIN AND OVERFLOW

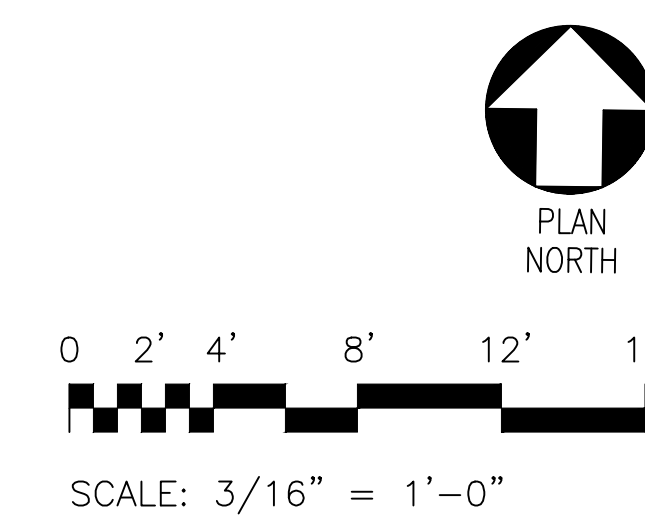
SEE MECHANICAL DWG'S FRO ADDITIONAL INFORMATION

**ROOF NOTES**

1. CONTRACTOR SHALL MINIMIZE ALL ROOF PENETRATIONS.
2. ALL PENETRATIONS SHALL BE FLASHED PER ROOF MANUFACTURE RECOMMENDATIONS
3. PAINT ALL VENT STACK PIPES, EXHAUST HOOD, FLASHING AND FRESH AIR VENTS TO MATCH ROOF.
4. ROOF TOP MECHANICAL EQUIPMENT LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. FINAL LOCATION TO BE COORDINATED WITH STRUCTURAL AND MECHANICAL DRAWINGS
5. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FLASHING, COUNTER FLASHING, WATER DIVERSION AND SEALING OF ROOF FOR A WATERTIGHT INSTALLATION
6. GENERAL CONTRACTOR SHALL SEAL AND COORDINATED THE WORK OF ALL VENDORS PROVING ROOF TOP EQUIPMENT.
7. FIELD PROTECTION MUST BE PROVIDED BY THE CONTRACTOR AT THE JOB SITE SO MATERIAL ARE NOT EXPOSED TO WEATHER AND MOISTURE

**GENERAL NOTES**

1. EQUIPMENT EXHAUST FANS, AND UTILITY VENTS CANNOT BE HIGHER THAN THE PARAPET WALL IN THE ROOF WELL AREA AND BE VISIBLE TO NORMAL VIEWING ANGLE. CERTAIN EXCEPTIONS TO THIS RULE APPLY AT LANDLORDS DISCRETION.
2. ROOFTOP HVAC ELECTRICAL CONDUIT AND CONDENSATE DRAIN LINE MUST IMMEDIATELY PENETRATE ROOF AND RUN ALONG THE UNDERSIDE OF THE ROOF STRUCTURAL. ALL CONDENSATE DRAIN MUST RUN INSIDE TENANT'S PREMISES AND DRAIN TO EITHER A FLOOR SINK OR MOP SINK INSIDE TENANT'S PREMISES.
3. ANY SATELLITE DISH INSTALLATION MUST CONFORM TO LANDLORD'S INSTALLATION GUIDELINES
4. THE LANDLORD REQUIRED FOR ALL ROOF WORK THAT THE TENANT UTILIZE THE LANDLORD CONSULTANT TO REVIEW TENANT'S DRAWING SITE INSPECTIONS DURING CONSTRUCTION AT THE PREMISED AT THE TENANT'S EXPENSE. THE INSPECTION CONSULTANT MUST BE USED TO VERIFY METHOD OF IMPLEMENTATION PROVIDE DIRECTION ON RELATED ROOF WOOK, AND THAT WORK IS PERFORMED BY LANDLORD ROOFING CONTRACTORS IN ACCORDING WITH LANDLORD ROOF DETAILS.
5. INSTALLATION OF ALL NEW ROOF TOP EQUIPMENT (EXHAUST, MAKE-UP AIR, FANS, HVAC, ETC.) AND MODIFICATION TO THE BUILDING STRUCTURAL STRUCTURAL, INCLUDING SLAB WORK, REQUIRES A STRUCTURAL PEER REVIEW OF TENANT'S DRAWINGS AT THE TENANT'S EXPENSE WITH WRITTEN APPROVAL BY LANDLORD'S STRUCTURAL ENGINEER



**ROOF PLAN**

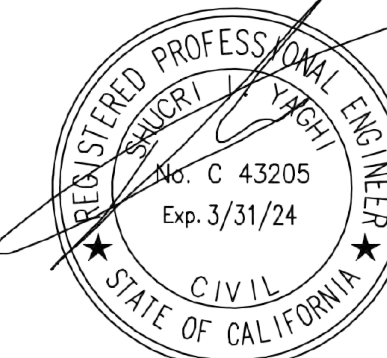
SCALE: 3/16"=1'-0"

SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS

112 E. Chapman Ave.  
Suite#D  
Orange Ca 92666  
Tel: (714) 997-9120  
Fax: (714) 774-3676

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5-19-22 CITY CORRECTIONS

ISSUES & REVISIONS

TITLE:

**ROOF PLAN**

CITY SUBMITTAL DATE:

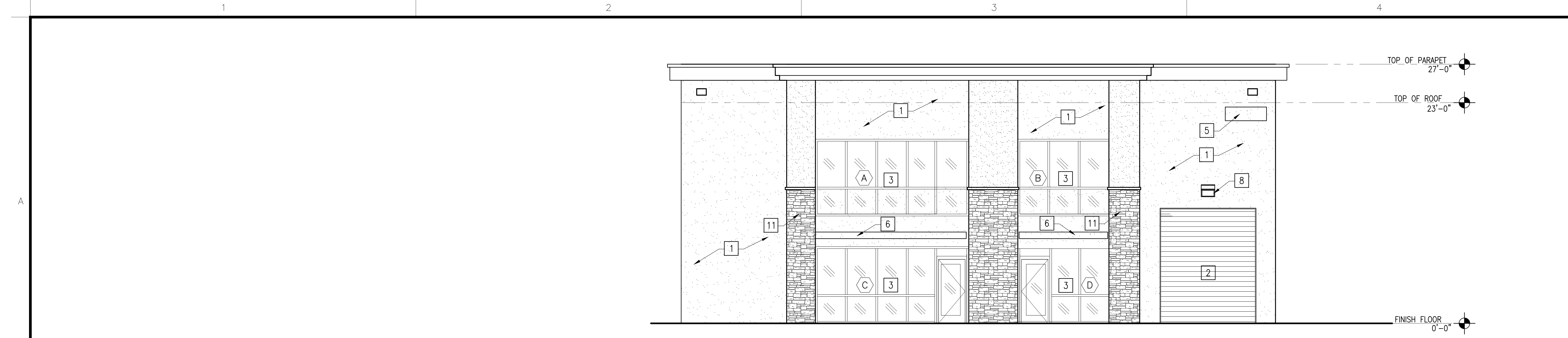
11-01-21

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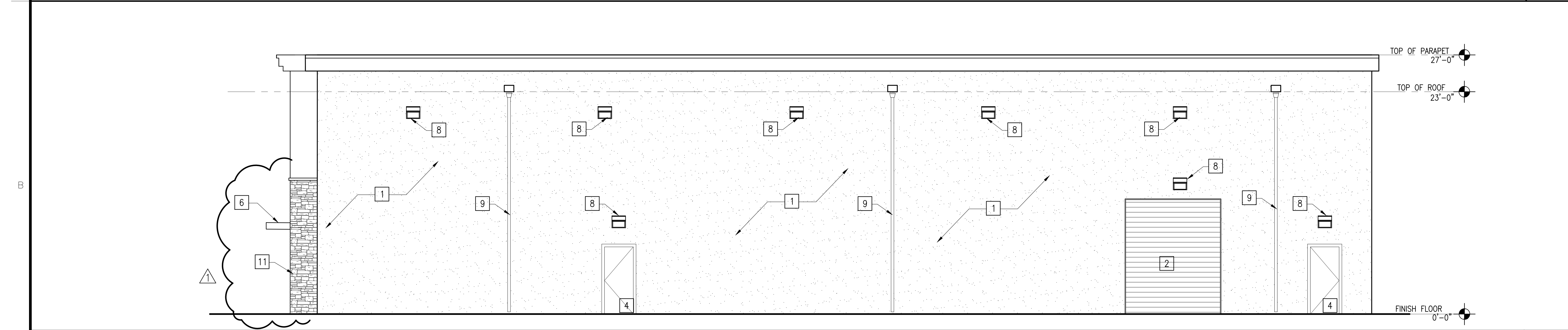
SHEET #:

**A-202**



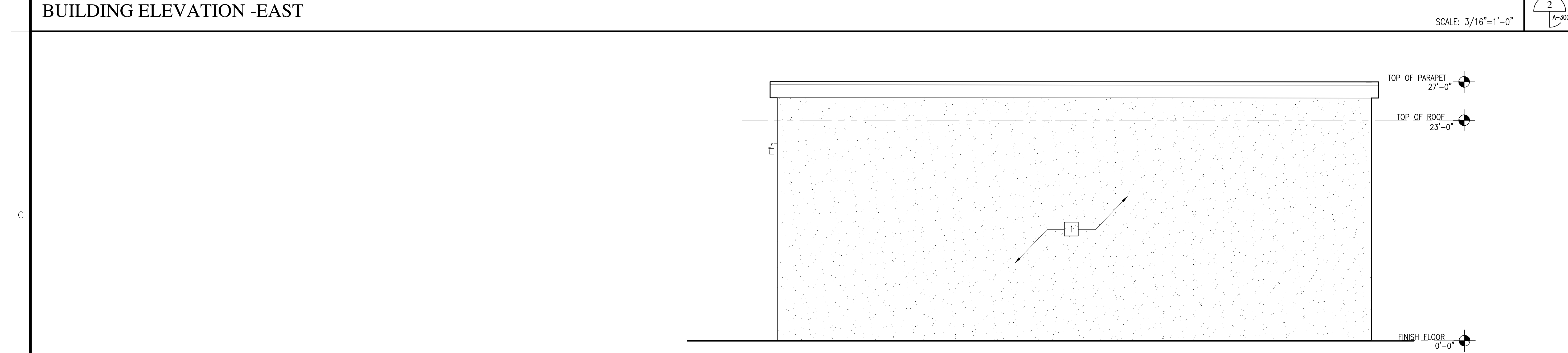
BUILDING ELEVATION - SOUTH

SCALE: 3/16"=1'-0" 1 A-300



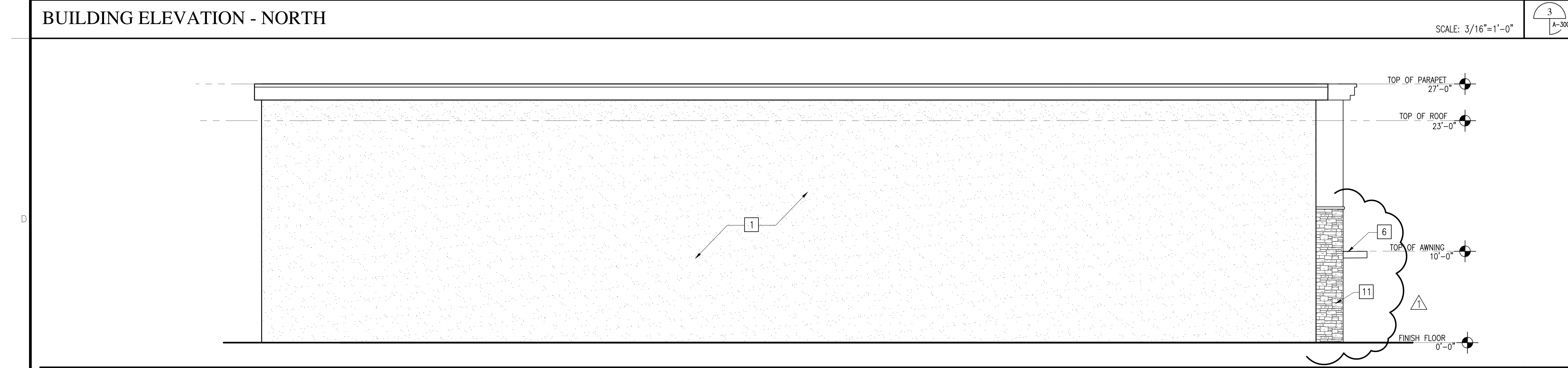
BUILDING ELEVATION - EAST

SCALE: 3/16"=1'-0" 2 A-300



BUILDING ELEVATION - NORTH

SCALE: 3/16"=1'-0" 3 A-300



BUILDING ELEVATION - WEST

SCALE: 3/16"=1'-0" 4 A-300

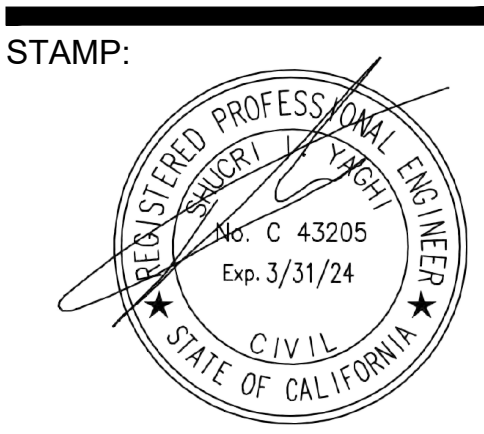
**ELEVATION KEY NOTES:**

- 1 SMOOTH STUCCO FINISH WHERE ROLL-UP DOORS REMOVED
- 2 ROLL-UP DOORS, SEE A-400
- 3 STORE FRONT AND WINDOW ABOVE (TEMPERED), SEE A-400
- 4 NEW HOLLOW METAL DOOR, SEE A-400
- 5 BUILDING NUMBER. THE NUMBER SHALL BE A MINIMUM OF 10 INCH HEIGHT WITH A MINIMUM STROKE 1.25 INCHES. THE BUILDING NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE BUILDING AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS AND SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED.
- 6 IMPERIAL MARQUEE METAL AWNING WITH LATTICE TUBES
- 7 NOT USED
- 8 COMMERCIAL EXTERIOR LIGHTING FIXTURE, TYP. TO BE SHIELD MODEL WPB3-100W-S BY JMKMGL LED LIGHTING INDUSTRIAL WITH DARK SKY SHIELD IP65 WATERPROOF
- 9 RAIN GUTTER DOWNSPOUT
- 10 SKYLIGHTS
- 11 STONE VANEER

**GENERAL NOTES**

- 1. EXTERIOR DOORS THAT HAVE BEEN RENDERED NON-FUNCTIONAL SHALL BE LABELED ON THE EXTERIOR WITH A SIGN STATING, "THIS DOOR BLOCKED" WITH 6" LETTER BY 3/4" STROKE OF AN APPROVED COLOR THAT IS CONTRASTING TO THEIR BACKGROUND IN AN APPROVED LOCATION
- 2. REFER TO MONTCLAIR BUILDING SECURITY REQUIREMENTS FOR ADDITIONAL INFORMATION

SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS  
112 E. Chapman Ave.  
Suite#D  
Orange Ca 92666  
Tel. (714) 997-9120  
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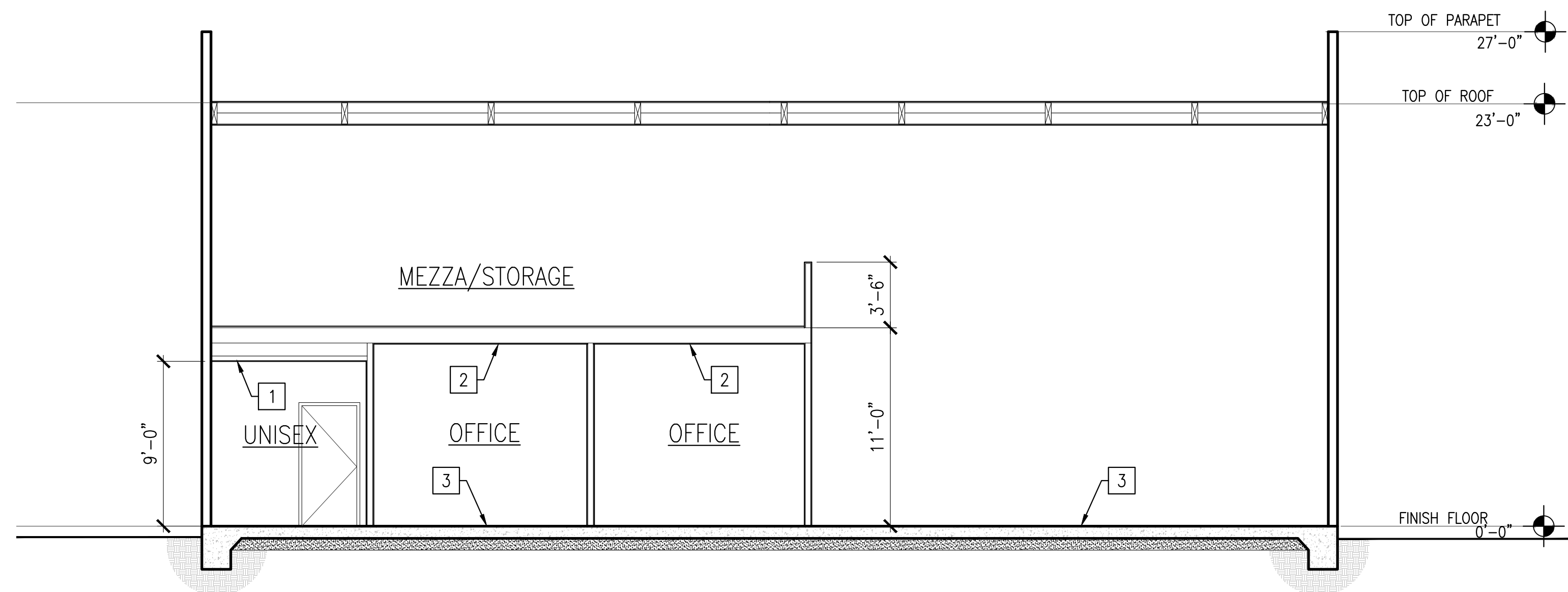
△ XXX	HEALTH DEPT. SUBMITTAL
△ XXX	XXX
△ XXX	XXX
△ XXX	XXX
△ XXX	XXX
△ 5-19-22	CITY CORRECTIONS

TITLE:  
**BUILDING  
ELEVATIONS**

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

SHEET #:  
**A-300**



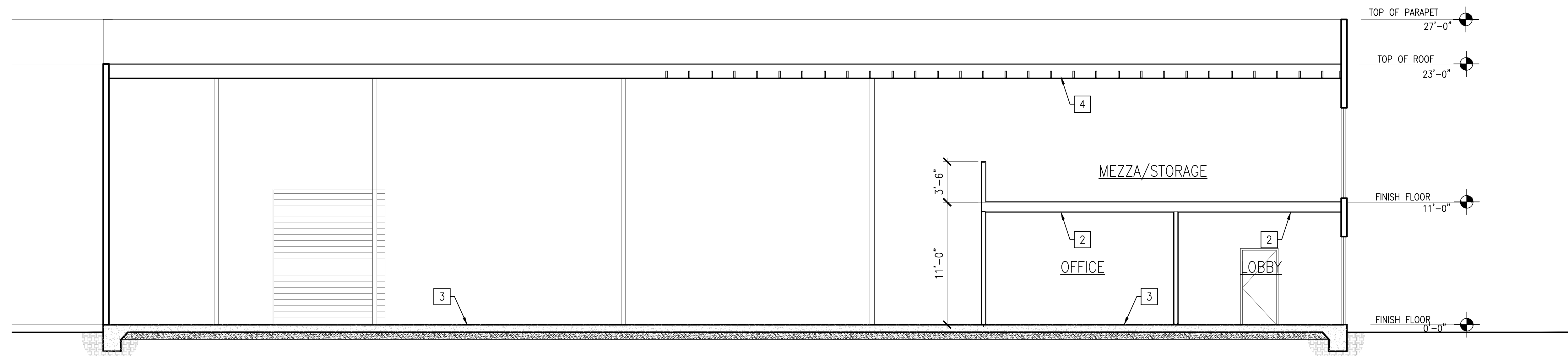
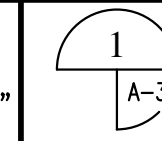


**BUILDING SECTION KEY NOTES**

- 1 5/8" GYP. BD.
- 2 NEW 2X4 ACOUSTICAL DROP-IN CEILING, SEE 1/A-700 FOR DETAILS
- 3 FOOTING AND SLAB, SEE STRUCTURAL DWG'S
- 4 STRUCTURAL FRAMING, SEE STRUCTURAL DWG'S

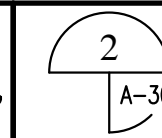
**BUILDING SECTION**

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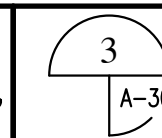
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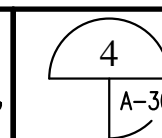
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SCALE: 3/16"=1'-0"



**NOT USED**

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

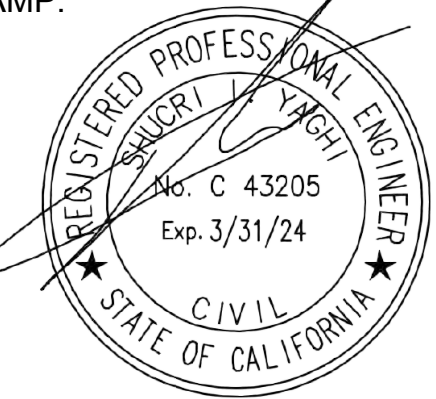


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112 E. Chapman Ave.  
Suite#D  
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5-13-22 CITY CORRECTIONS

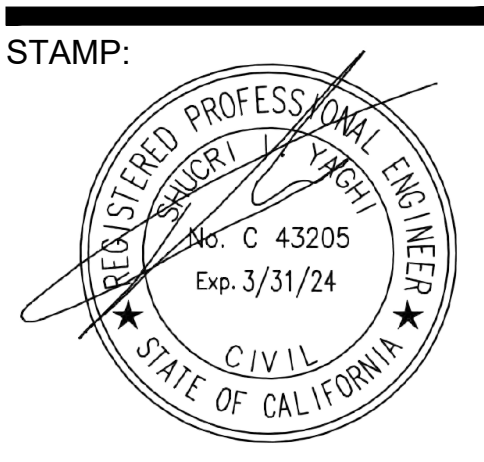
ISSUES & REVISIONS

TITLE:  
**BUILDING  
SECTIONS**

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

SHEET #:

**A-301**



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XXX	XXX
XXX	XXX
XXX	XXX
XXX	XXX
5-19-22	CITY CORRECTIONS

TITLE:  
**DOOR/WINDOW  
SCHEDULE**

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

SHEET #:  
**A-400**

**DOOR SCHEDULE**

MARK	OPENING W X H	THK.	DOOR TYPE	DESCRIPTIONS	DETAILS				KEYNOTES
					H	J RIGHT	J LEFT	S	
100	3'-0" x 7'-0"	-	A	STOREFRONT ENTRY DOOR					1 2 4 7 10 11 12
101	3'-0" x 7'-0"	-	C	SINGLE					2 3 6
102	10'-0" x 12'-0"	-	F	ROLL-UP					12
103	3'-0" x 7'-0"	-	D	SINGLE	1/A-400	2/A-400	2/A-400		3 5 7 8 9 10
104	3'-0" x 7'-0"	-	D	SINGLE	1/A-400	2/A-400	2/A-400		3 5 7 8 9 10
105	3'-0" x 7'-0"	-	E	SINGLE	1/A-400	2/A-400	2/A-400		3 4 7 8 9 10

**WINDOW SCHEDULE**

MARK	OPENING W X H	WINDOW TYPE	DESCRIPTIONS	REMARKS	KEYNOTES
A	16'-0" x 8'-0"	FIXED		TEMPERED GLASS	1 2
B	9'-6" x 8'-0"	FIXED		TEMPERED GLASS	1 2
C	16'-0" x 8'-0"	FIXED	STOREFRONT	STOREFRONT WITH 3'-0" ENTRY DOOR, TEMPERED GLASS	1 2
D	9'-6" x 8'-0"	FIXED	STOREFRONT	STOREFRONT WITH 3'-0" ENTRY DOOR, TEMPERED GLASS	1 2
E					

**KEY NOTES**

- 1 CONTRACTOR TO VERIFY SIZE ON FIELD
- 2 TEMPERED GLASS

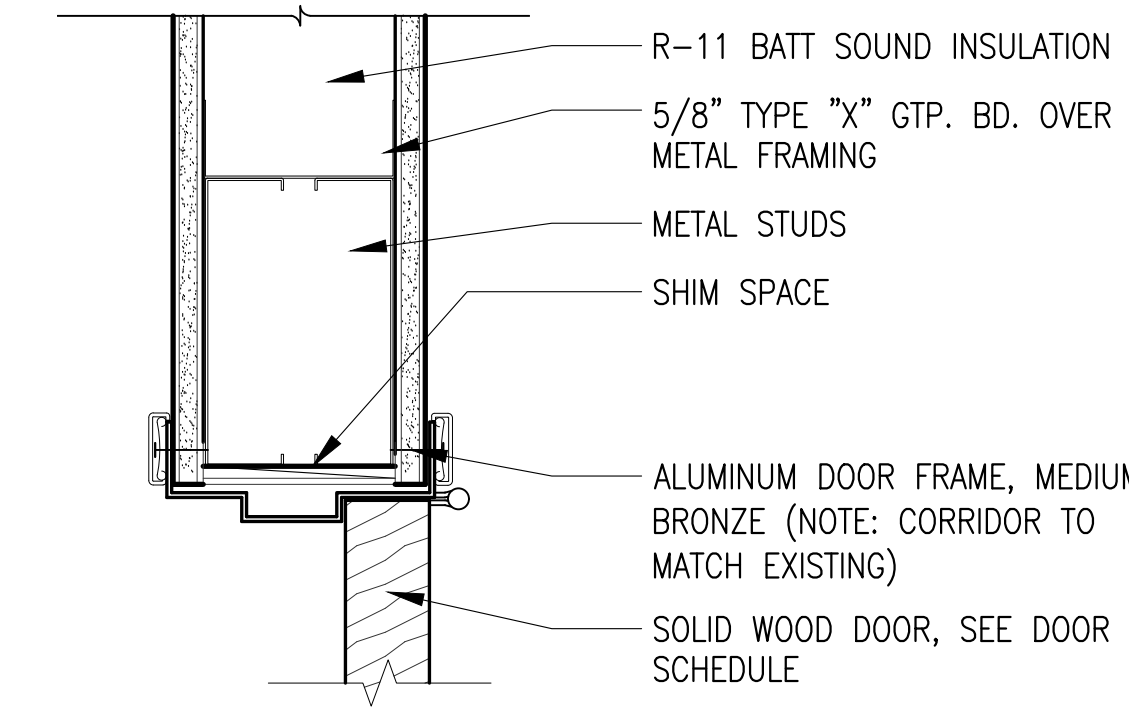
**WINDOW GENERAL NOTES**

**KEY NOTES**

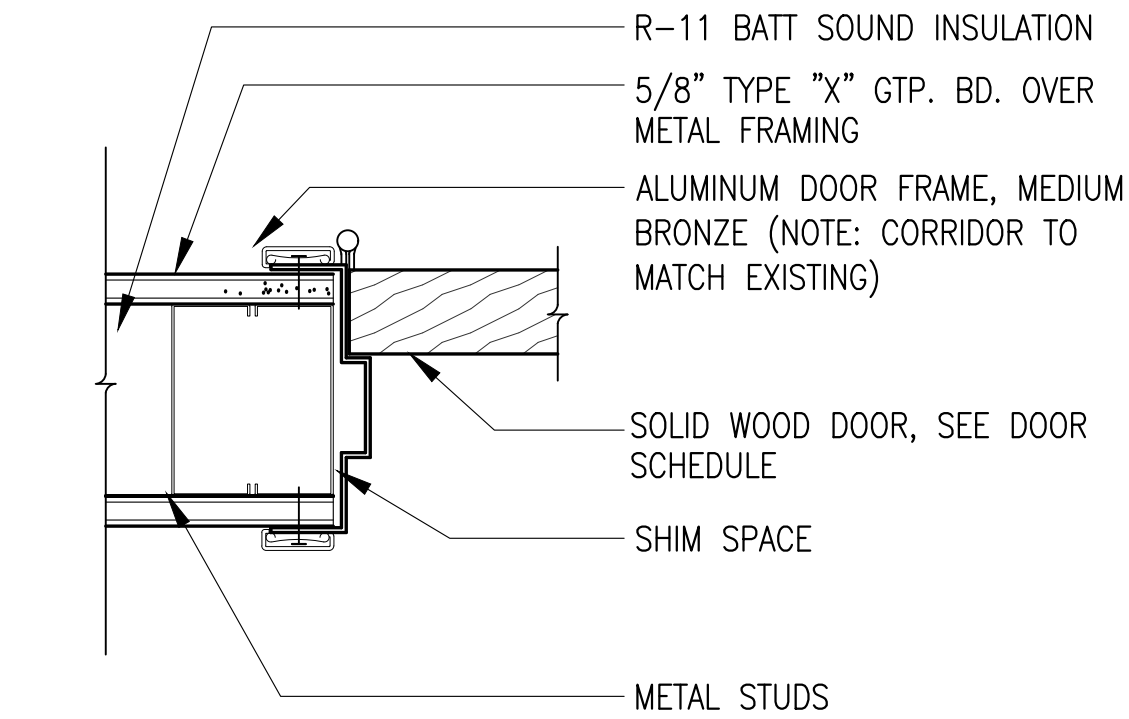
- 1 STOREFRONT DOOR- TEMPERED GLASS
- 2 DOOR EQUIPPED WITH APPROVED PUSH PAD TYPE PANIC HARDWARE
- 3 EQUIPPED WITH KICK PLATE
- 4 EQUIPPED WITH SELF-CLOSURE
- 5 EQUIPPED WITH GLASS VIEW PANEL
- 6 DOOR PEEPHOLE
- 7 APPROVED ACCESSIBLE LEVER HANDLE
- 8 HOLLOW METAL DOOR
- 9 FLUSH BOLT IN ONE DOOR LEAF
- 10 EQUIPPED PRIVACY DOOR LATCH. THE OPERABLE PART SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
- 11 DOOR SHALL ONLY BE EQUIPPED WITH NO-KNOWLEDGE, SINGLE ACTION HARDWARE. LOCKS THAT REQUIRE KEYS (SUCH AS DEAD BOLTS) OR ADDITIONAL ACTIONS TO OPERATED (SUCH AS MANUAL BOLTS ) ARE NOT PERMITTED.
- 12 INSTALL PER MANUFACTURE SPECIFICATIONS

**DOOR GENERAL NOTES**

**DOOR NOTES AND REQUIREMENTS:**  
 1. EXIT ACCESS DOORS TO HAVE  
 A. PANIC HARDWARE  
 B. LEVER HARDWARE WHICH RETRACTS BOTH LOCKS WITH A SINGLE OPERATION, OR  
 C. FOR EXITS ACCESS DOORS WITH TWO LEAVES AND FLUSH BOLT, ONLY AUTOMATIC FLUSH BOLT WILL BE PERMITTED. LEAF CONTAINING FLUSH BOLT SHALL NOT HAVE HARDWARE UNLESS IT IS THE MAIN ENTRANCE DOOR AND REMAINS OPEN DURING BUSINESS HOURS. WHEN UNLOCKED, BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE.  
 2. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.  
 3. MAXIMUM EFFORT TO OPERATE EXTERIOR OR INTERIOR DOORS WITH CLOSURES SHALL NOT EXCEED FIVE POUNDS. THIS MAY BE INCREASED TO 15 POUNDS FOR FIRE-RATED DOORS.  
 4. DOOR SHALL ONLY BE EQUIPPED WITH NO-KNOWLEDGE, SINGLE-ACTION HARDWARE. LOCKS THAT REQUIRED KEYS (SUCH AS DEAD BOLTS) OR ADDITIONAL ACTIONS TO OPERATE (SUCH AS MANUAL BOLTS) ARE NOT PERMITTED (CBC 1010.1.9.1, 1010.1.9.4, 1010.1.9.5)  
 5. ALL EXTERIOR DOORS TO BE INSTALLED WITH NEW THRESHOLDS AND WEATHER STRIPPING.  
 6. EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-1 OR I-2.1 OCCUPANCY HAVING AN OCCUPANT LOAD OF 50 OR MORE AND GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. (CBC 1010.1.9)  
 7. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM ROOM OR SPACE. (CBC 1004.3)  
 8. IN A3, B, F, M AND S OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY DOORS, PROVIDED A SIGN IN CONTRASTING LETTERS 1" OR MORE IS PROVIDED AT THE DOORS STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED".  
 9. EXITS AND EXIT DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. SEE FLOOR PLAN FOR LOCATIONS OF ALL EXIT SIGNS. (CBC 1022)  
 10. PANIC HARDWARE IS REQUIRED ON ALL DOORS ALONG THE PATHS OF EGRESS TRAVEL FROM A ASSEMBLY. (CBC 1010.1.10)  
 11. DOORS CONTAINING VISION PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43" INCHES MAXIMUM ABOVE THE FLOOR (CBC 11B-404.2.11)



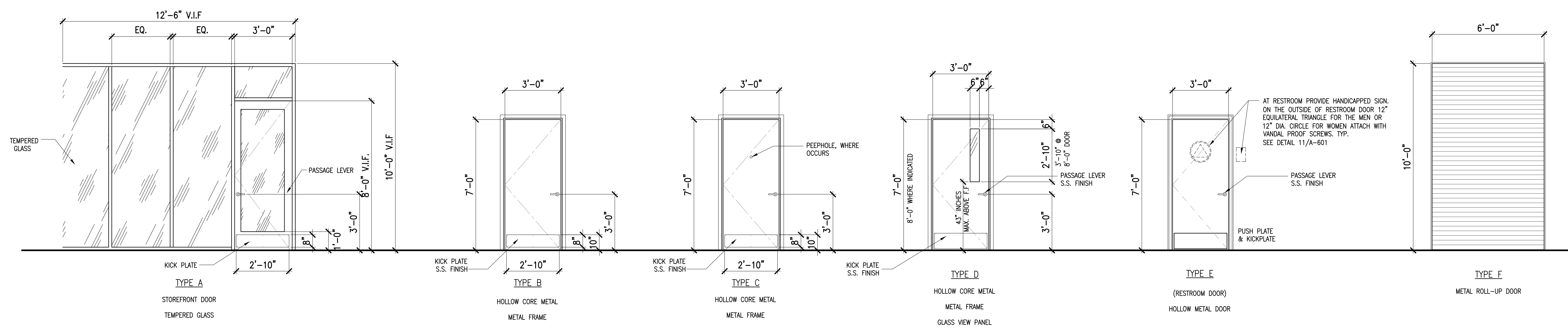
**DOOR HEAD**  
SCALE: 3"=1'-0"



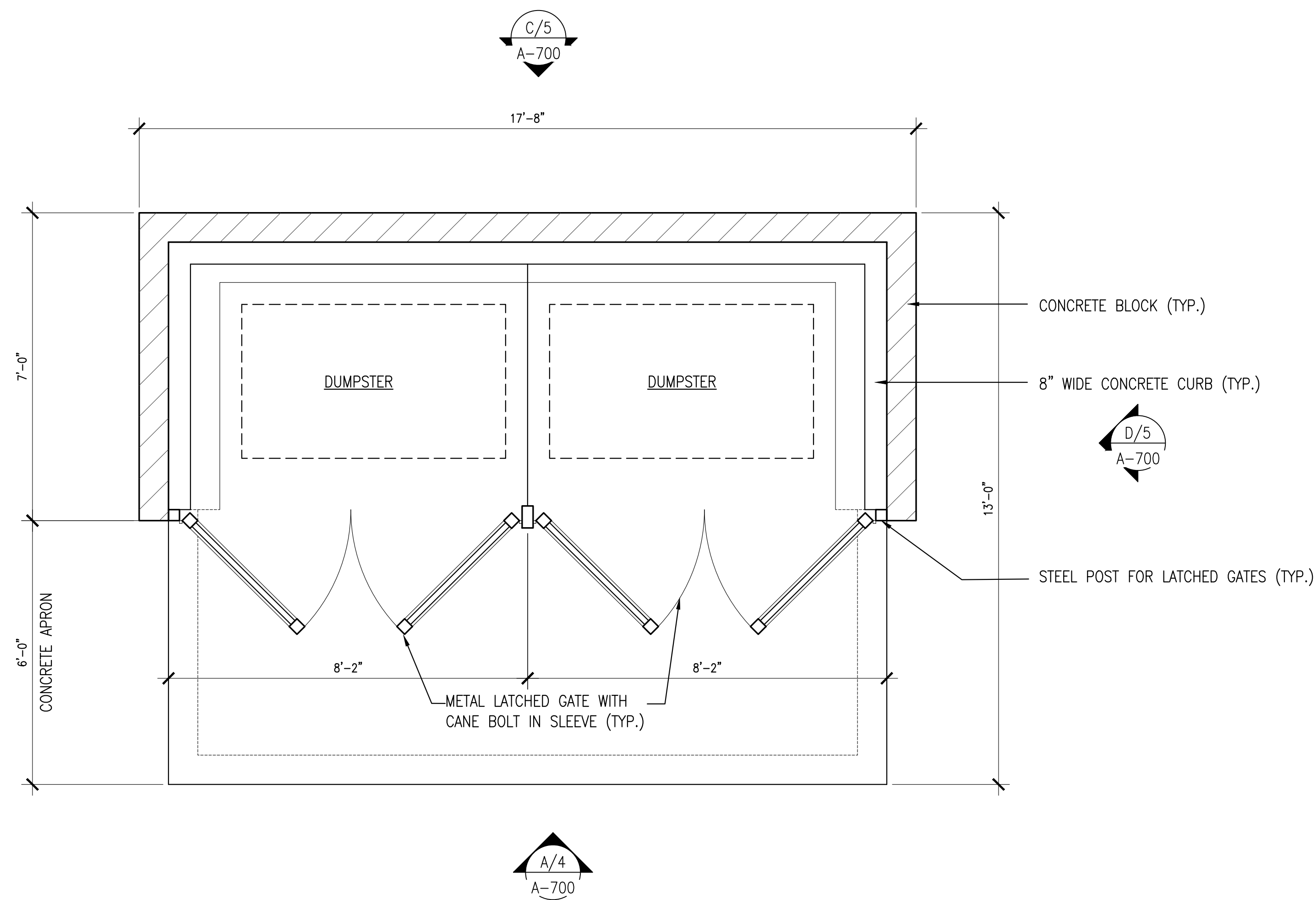
**DOOR JAMB**  
SCALE: 3"=1'-0"

**NOT USED**  
SCALE: 3"=1'-0"

**DOOR TYPE ELEVATIONS**

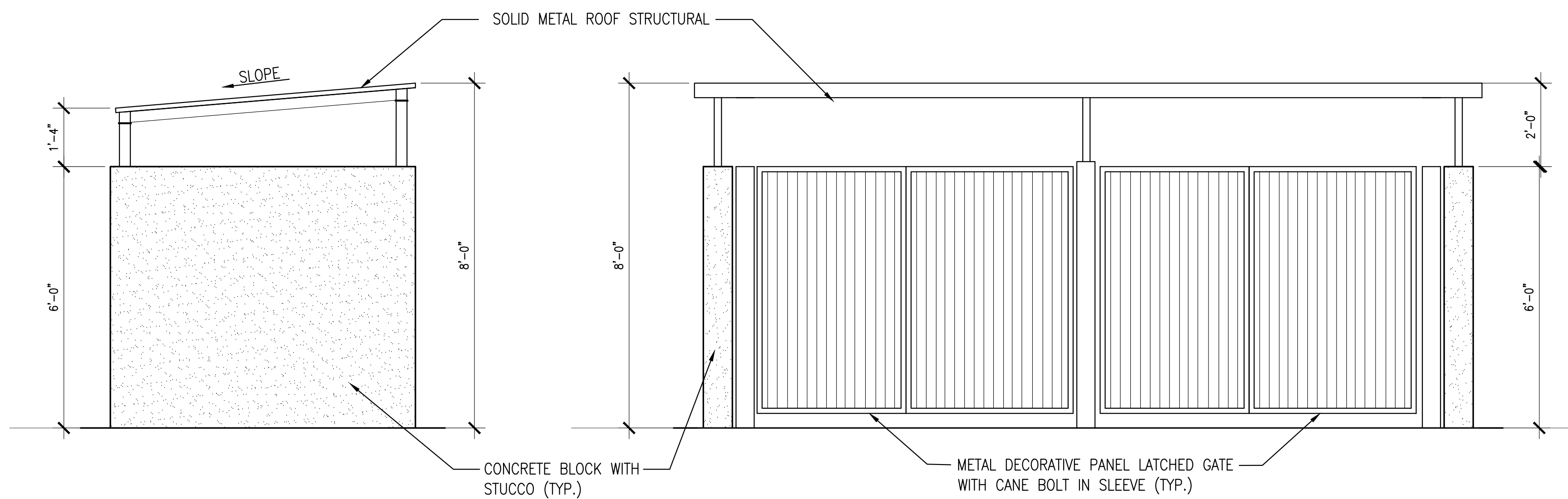
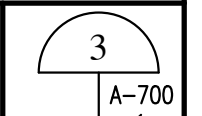






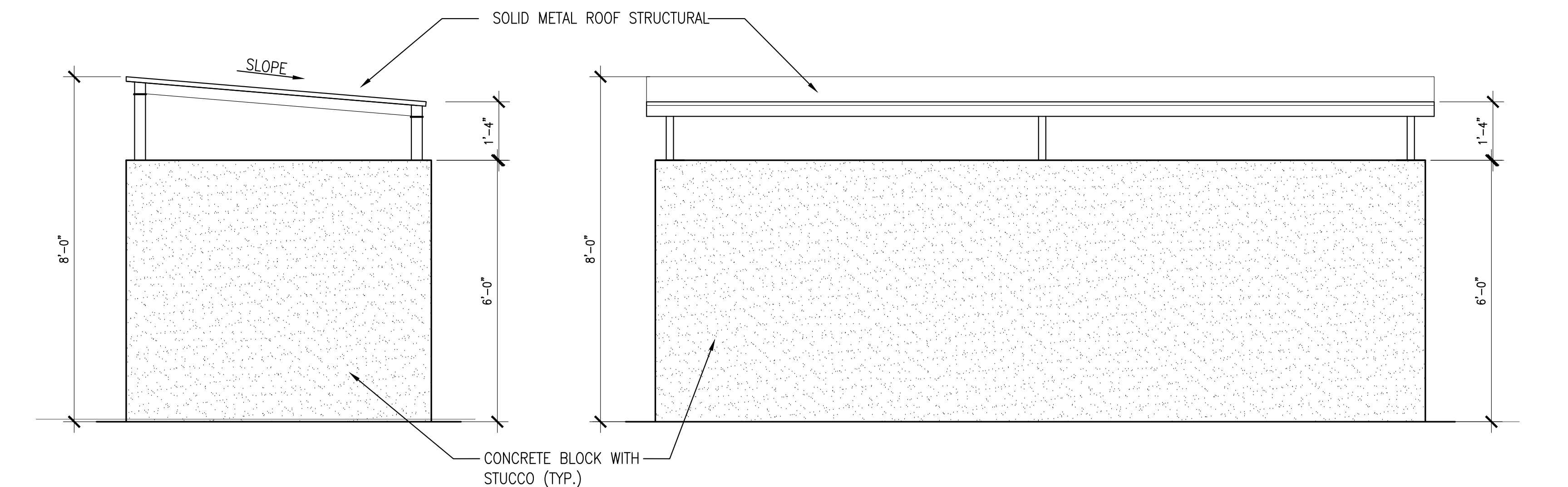
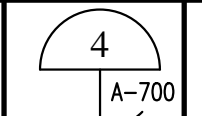
TRASH ENCLOSURE FLOOR PLAN- DOUBLE DIN FRONT LOAD

SCALE: N.T.S.



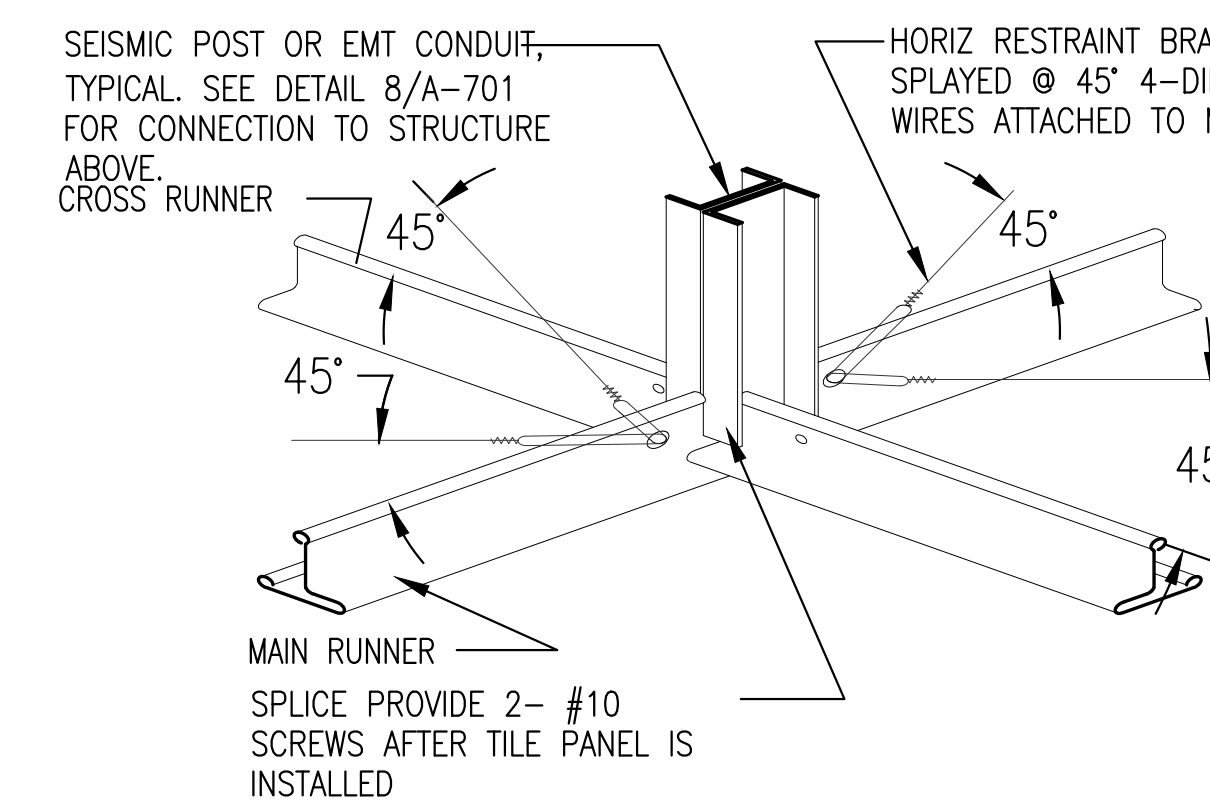
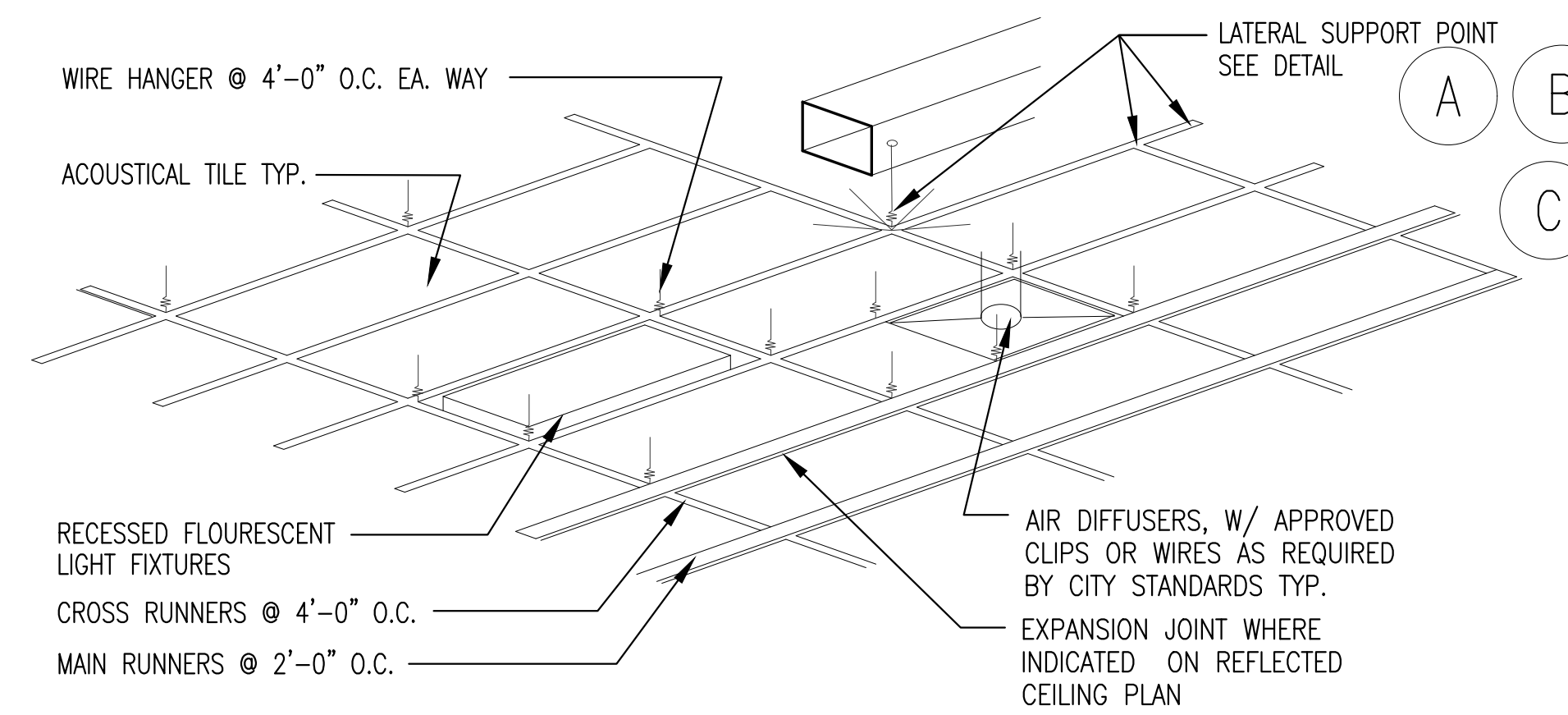
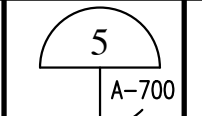
TRASH ENCLOSURE ELEVATIONS

SCALE: N.T.S.

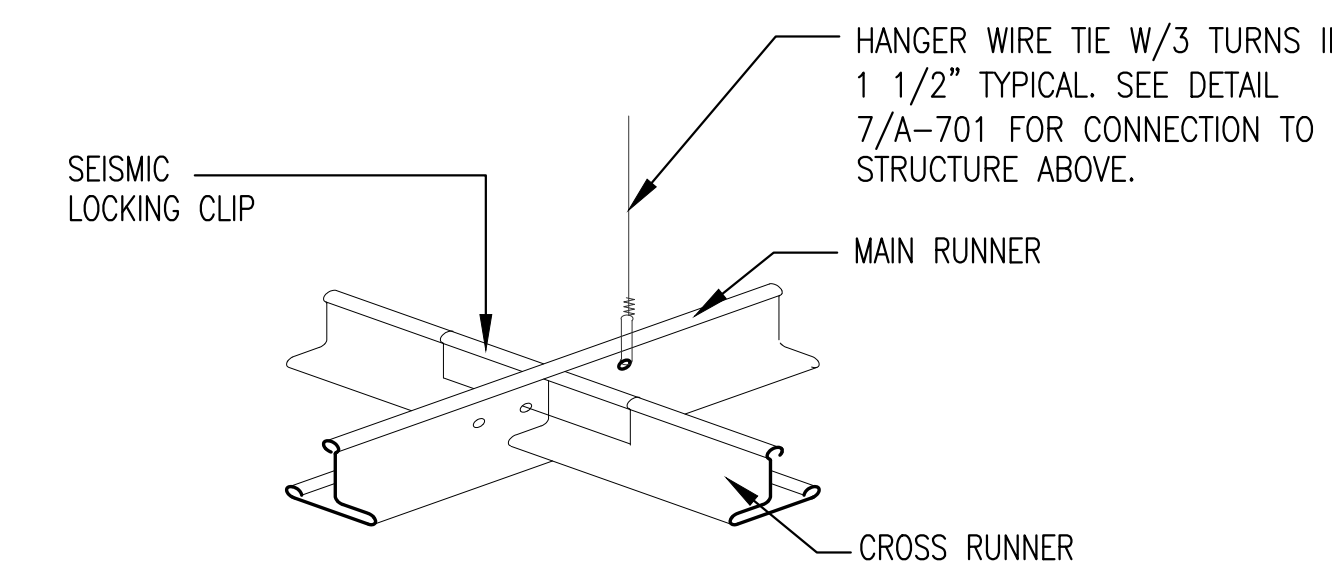


TRASH ENCLOSURE ELEVATIONS

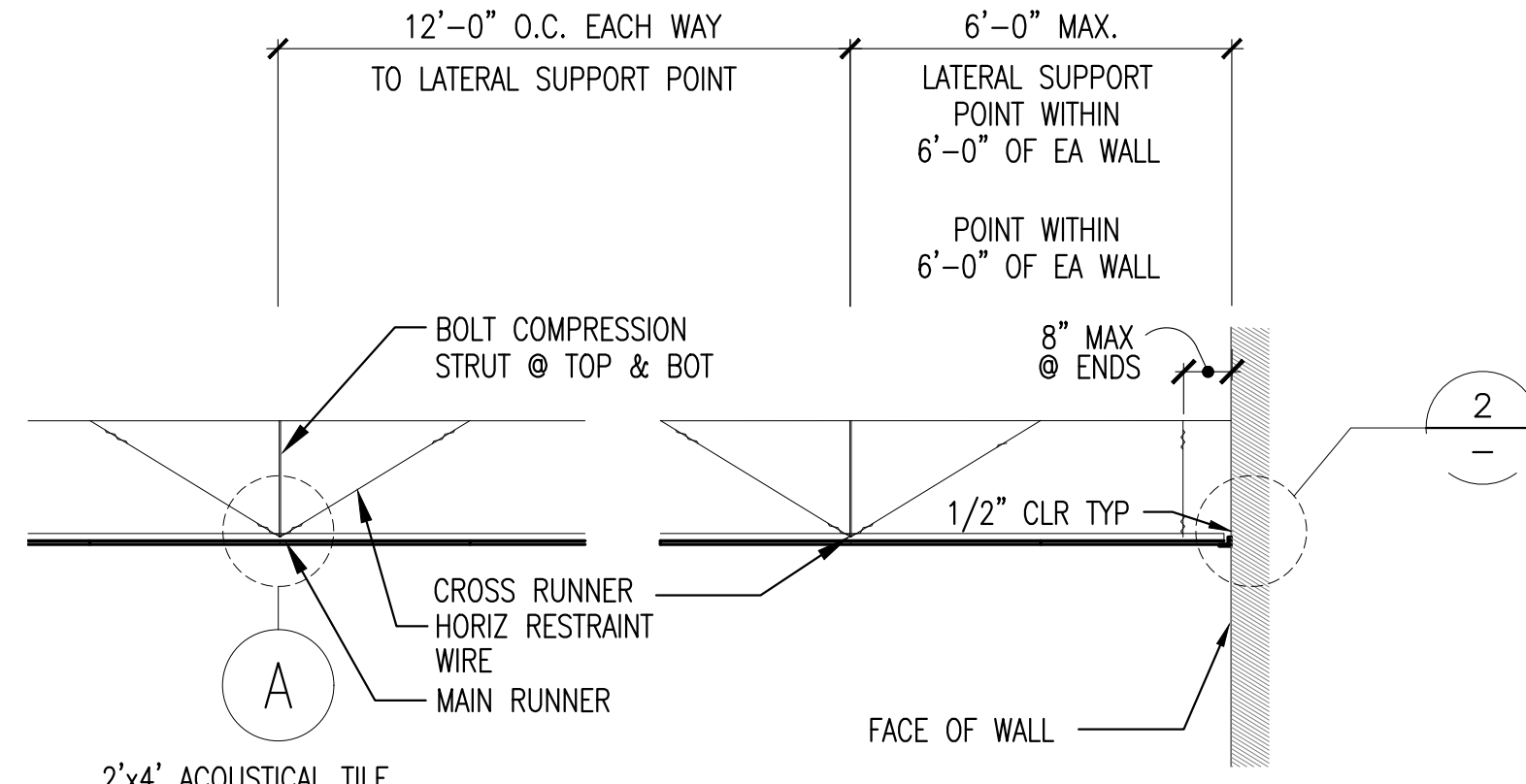
SCALE: N.T.S.



A LATERAL SUPPORT BRACE @12'-0" O.C. EACH WAY



B TYPICAL RUNNER INTERSECTION



C SECTION

REFERENCE- THE SUSPENDED CEILING SYSTEM SHALL COMPLY 2019 CALIFORNIA BUILDING CODE (CBC) SECTION 808 AND SEISMIC DESIGN PER ASCE 7-05, 13.5.6:  
 • SUSPENDED CEILING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 7-16, ASTM C635 & C636 AND THE CISCA.

- SUSPENDED CEILING WEIGHING NOT GREATER THAN 4 POUNDS PER SQUARE FEET CAN BE SUPPORTED BY WIRE WITH POWDER DRIVEN FASTENERS.
- PER ASCE 7-10 SECTION 13.5.6.2.2 SUSPENDED CEILING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE ASTM C635, ASTM C636, AND STM E580, SECTION 5- SEISMIC DESIGN CATEGORIES D, E, AND F AS MODIFIED BY THE FOLLOWING.
- USE HEAVY DUTY T-BAR GRID SYSTEM.
- MINIMUM 2" WIDE PERIMETER SUPPORTING CLOSURE ANGLE (ALL SIDES)
- ATTACH CEILING GRID AT ONE END OF EACH ORTHOGONAL DIRECTION TO CLOSURE ANGLE
- OTHER ENDS IN EACH ORTHOGONAL HORIZONTAL DIRECTION ARE FREE TO SLIDE RESTING ON THE CLOSURE ANGLE AND WITH 3/4" CLEARANCE FROM THE WALL.
- FOR CEILING EXCEEDING 1,000 SQ. FT. PROVIDE HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. HORIZONTAL RESTRAINT TRIBUTARY AREAS SHALL BE APPROXIMATELY EQUAL. RIGID BRACES ARE PERMITTED IN LIEU OF DIAGONAL SPLAY WIRE (SEE SECTION 13.5.6.2.2 FOR ADDITIONAL BRACING REQUIREMENTS).
- FOR CEILING EXCEEDING 2,500 SQ. FT PROVIDE SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITIONS TO REDUCE AREAS TO LESS THAN 2,500 SQ. FT. (SEE SECTION 13.5.6.2.2b FOR STRUCTURAL ANALYSES ALTERNATIVE IN LIEU OF THIS REQUIREMENTS).
- FOR CEILING WITHOUT RIGID BRACING PROVIDE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS TO ACCOMMODATE 1" FREE MOVEMENT IN ALL HORIZONTAL DIRECTION (SEE SECTION 13.5.6.3 FOR ALTERNATIVE DESIGN)
- CHANGE IN CEILING PLANE SHALL BE PROVIDED WITH POSITIVE BRACING
- CABLE TRAY AND ELECTRICAL CONDUITS SHALL BE INDEPENDENTLY SUPPORT AND BRACED
- SUSPENDED CEILING ARE NOT SUBJECT TO SPECIAL INSPECTION

CEILING NOTES

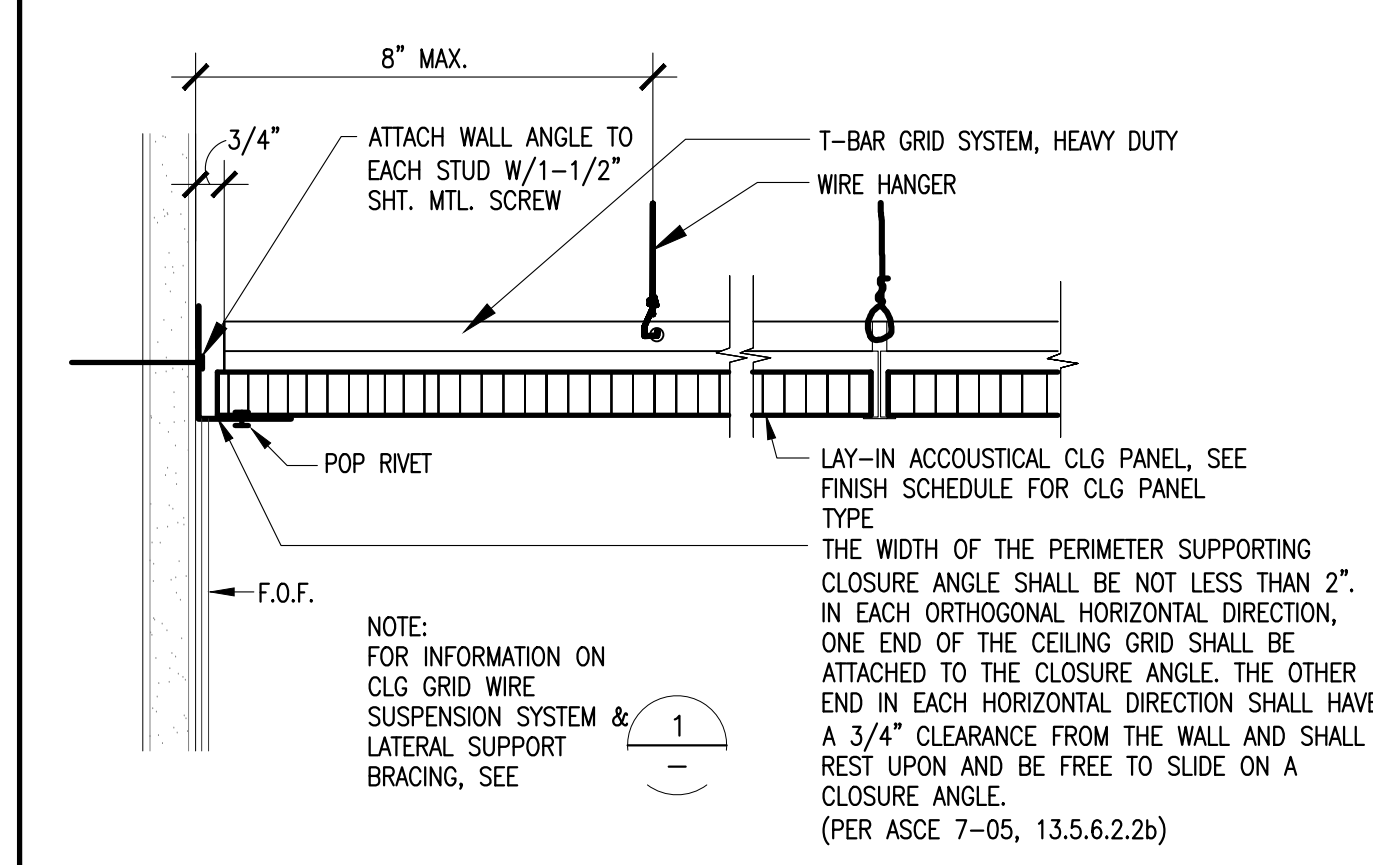
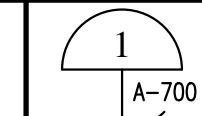
- ALL HANGER WIRE SHALL BE #12 GALV WIRE 1. OR CODE-APPROVED EQUAL
- ALL HANGERS AND RUNNERS SHALL BE ACCURATELY LEVELED AND BE SPACED IN ACCORDANCE WITH MFR SPECS.
- ALL INTERSECTIONS AND CONNECTION ACCESSORIES THROUGHOUT SHALL BE CAPABLE OF WITHSTANDING DESIGN LOADS REQUIRED BY LOCAL CODES.
- AT LIGHT FIXTURES PROVIDE #12 GALV WIRE AT DIAGONAL OPPOSED
- STRUCTURE SHALL NOT REPLACE HANGER WIRES.
- COORDINATE WIRE HANGER & STRUCTURE LOCATION WITH DUCTWORK LOCATION.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING

PRODUCT

"DUNE" BY ARMSTRONG, 2'x4' WITH INTERLUDE 9/16", WHITE, SUPRAFINE LAY-IN GRID SYSTEM, 9/16", USE HEAVY T-BAR GRID SYSTEM AS REQUIRED BY ASCE 7-05. OR EQUAL  
 ICC ES REPORT ESR-1308

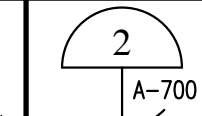
TYPICAL SUSPENDED CEILING ASSEMBLY DETAILS

SCALE: N.T.S.



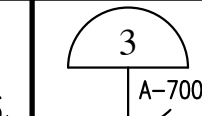
SUSPENDED CEILING DETAIL

SCALE: N.T.S.

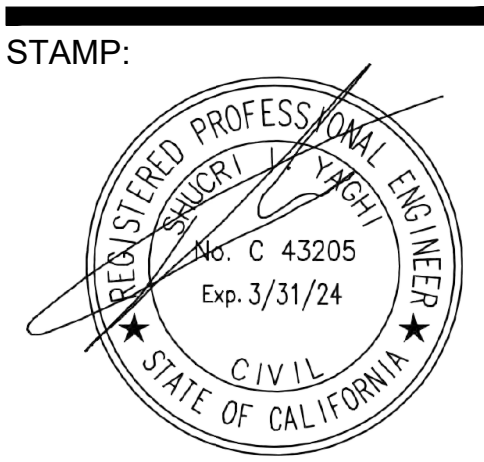


NOT USED

SCALE: N.T.S.



SHUCRI (CHUCK) I. YAGHI  
 CONSULTING ENGINEERS  
 112 E. Chapman Ave.  
 Suite#D  
 Orange Ca 92666  
 Tel: (714) 997-9120  
 Fax: (714) 774-3676  
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 of Shucri Yaghi Consulting  
 Engineers.



CONSULTANT:

BROOKS BUILDING  
 4790 Brooks Street  
 Montclair, California 91763

HEALTH DEPT. SUBMITTAL

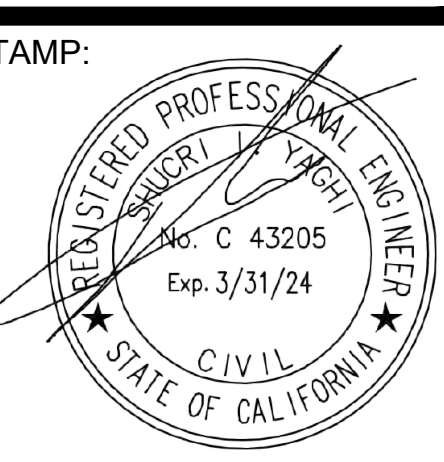
ISSUES & REVISIONS

TITLE:  
 TYPICAL  
 SUSPENDED  
 CEILING ASSEMBLY  
 DETAILS

CITY SUBMITTAL DATE:  
 11-01-21  
 ISSUED FOR CONSTRUCTION:  
 XXX

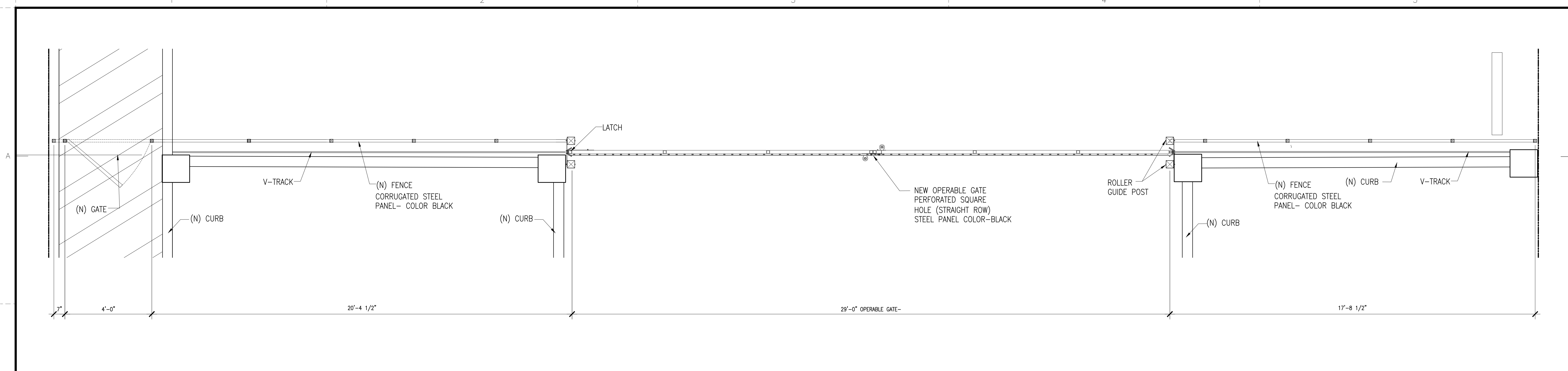
SHEET #:

A-700



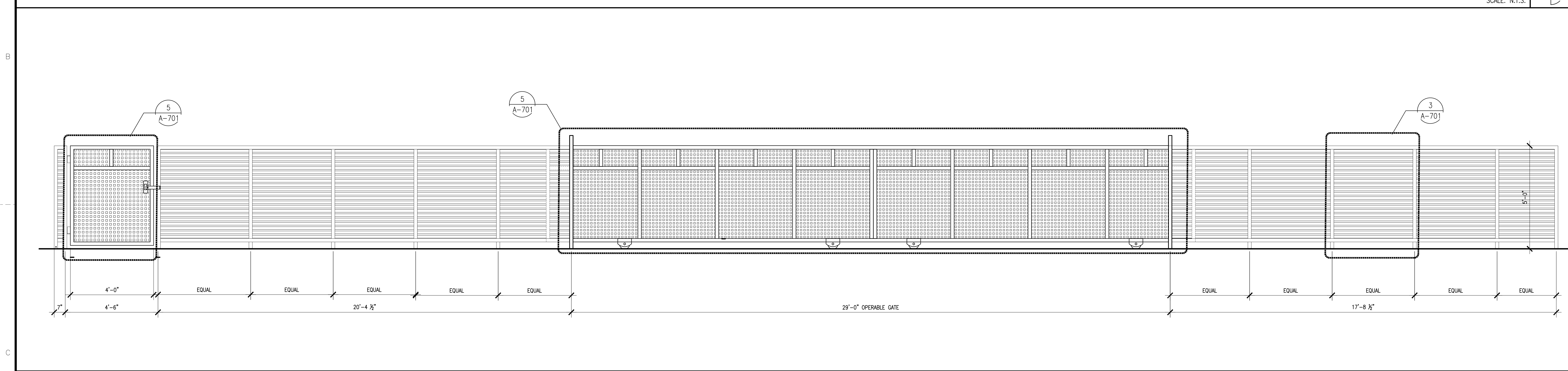
CONSULTANT:

**BROOKS BUILDING**  
4790 Brooks Street  
Montclair, California 91763



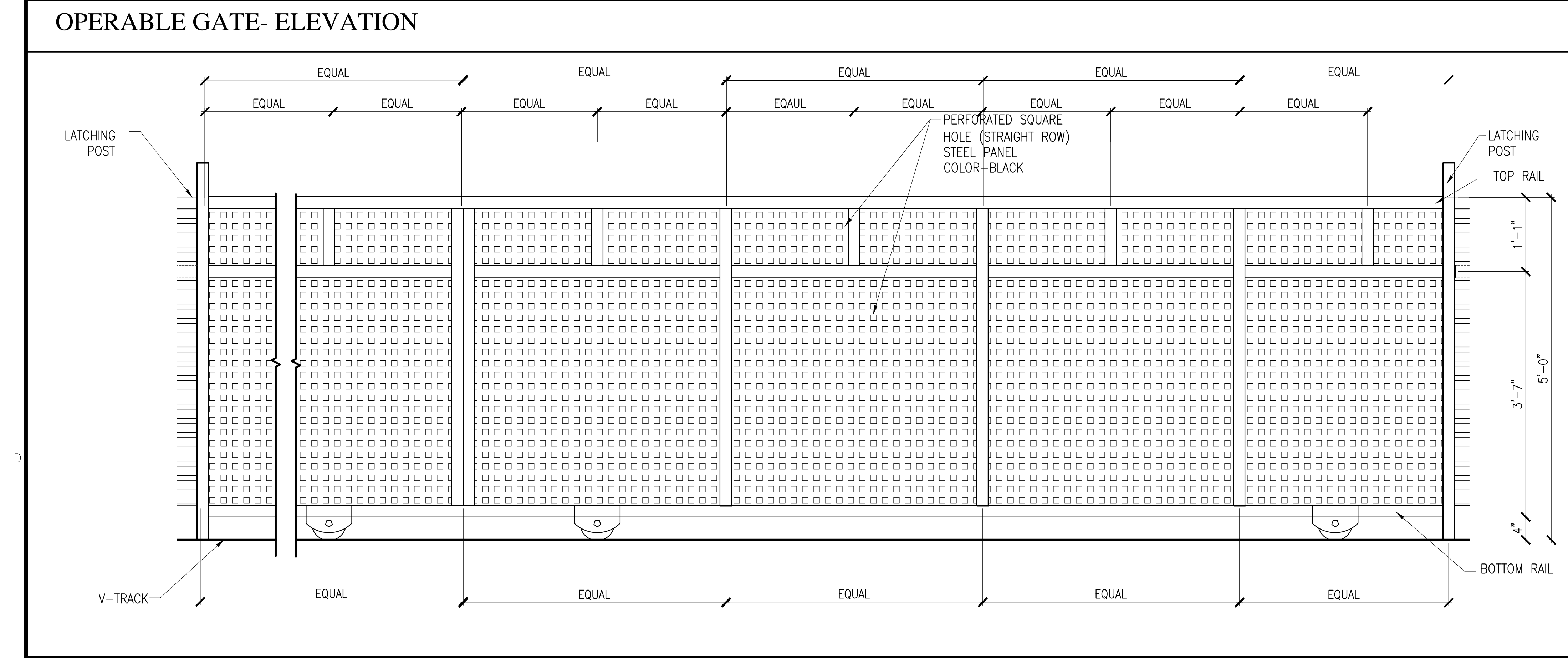
OPERABLE GATE- FLOOR PLAN

SCALE: N.T.S. 1 A-701



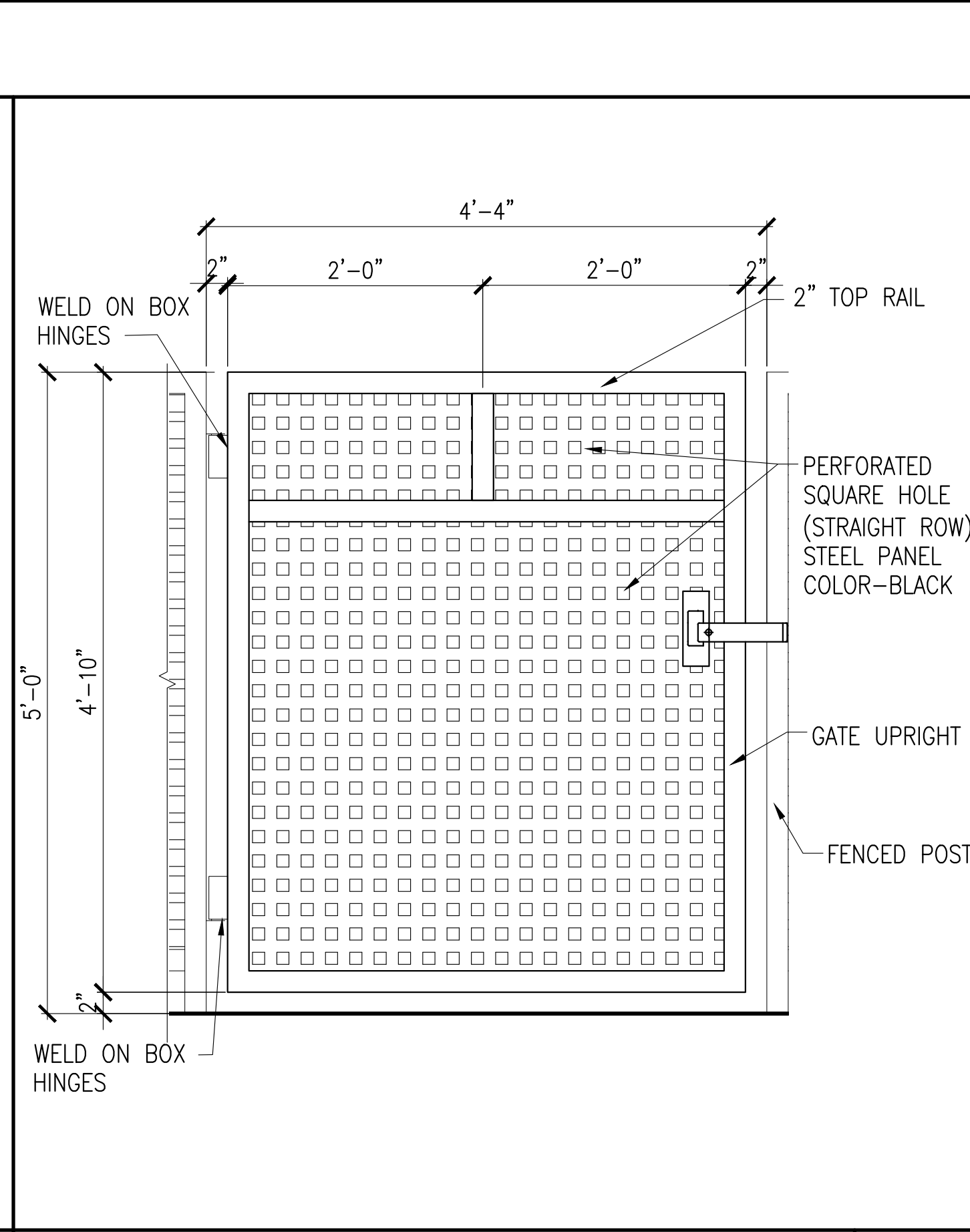
OPERABLE GATE- ELEVATION

SCALE: N.T.S. 2 A-701



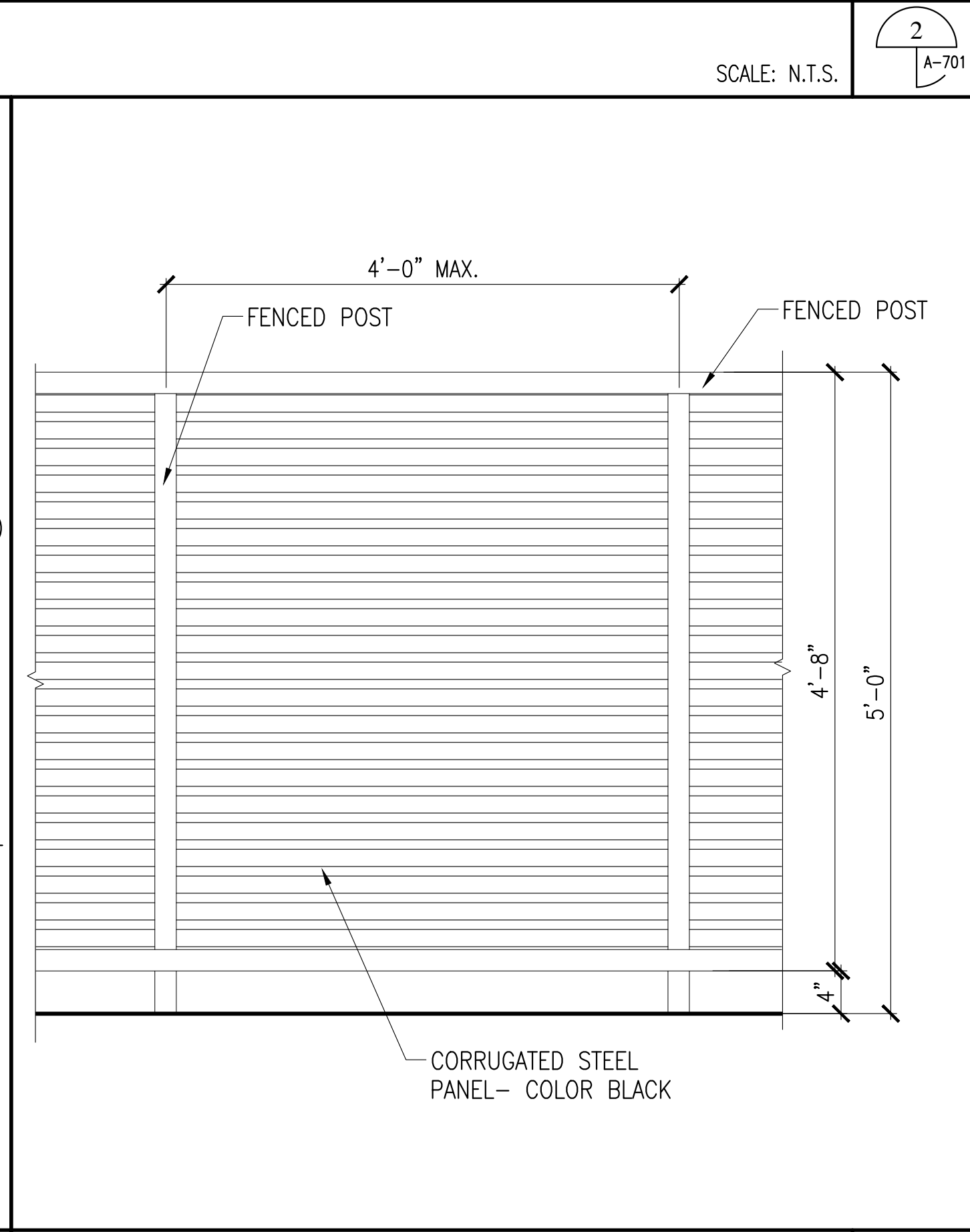
OPERABLE GATE ELEVATION

SCALE: N.T.S. 5 A-701



GATE ELEVATION

SCALE: N.T.S. 4 A-701



FENCE ELEVATION

SCALE: N.T.S. 3 A-701

ISSUES & REVISIONS
XXX HEALTH DEPT. SUBMITTAL
XXX XXX
XXX XXX
XXX XXX
XXX XXX
5-19-22 CITY CORRECTIONS

TITLE:  
**OPERABLE  
GATE FLOOR PLAN  
ELEVATIONS**

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

SHEET #:  
**A-701**

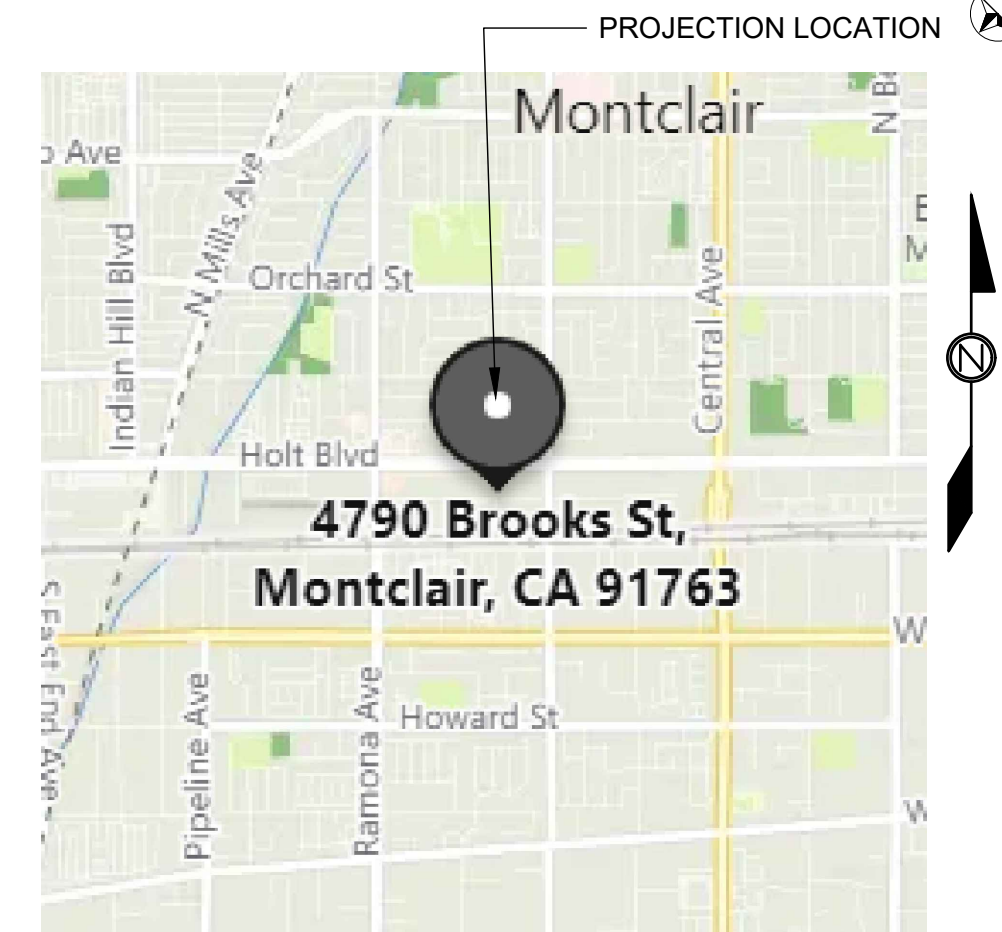


# CIVIL PLAN

4790 BROOKS ST. IN THE CITY OF MONTCLAIR, CA

### (Property Information)

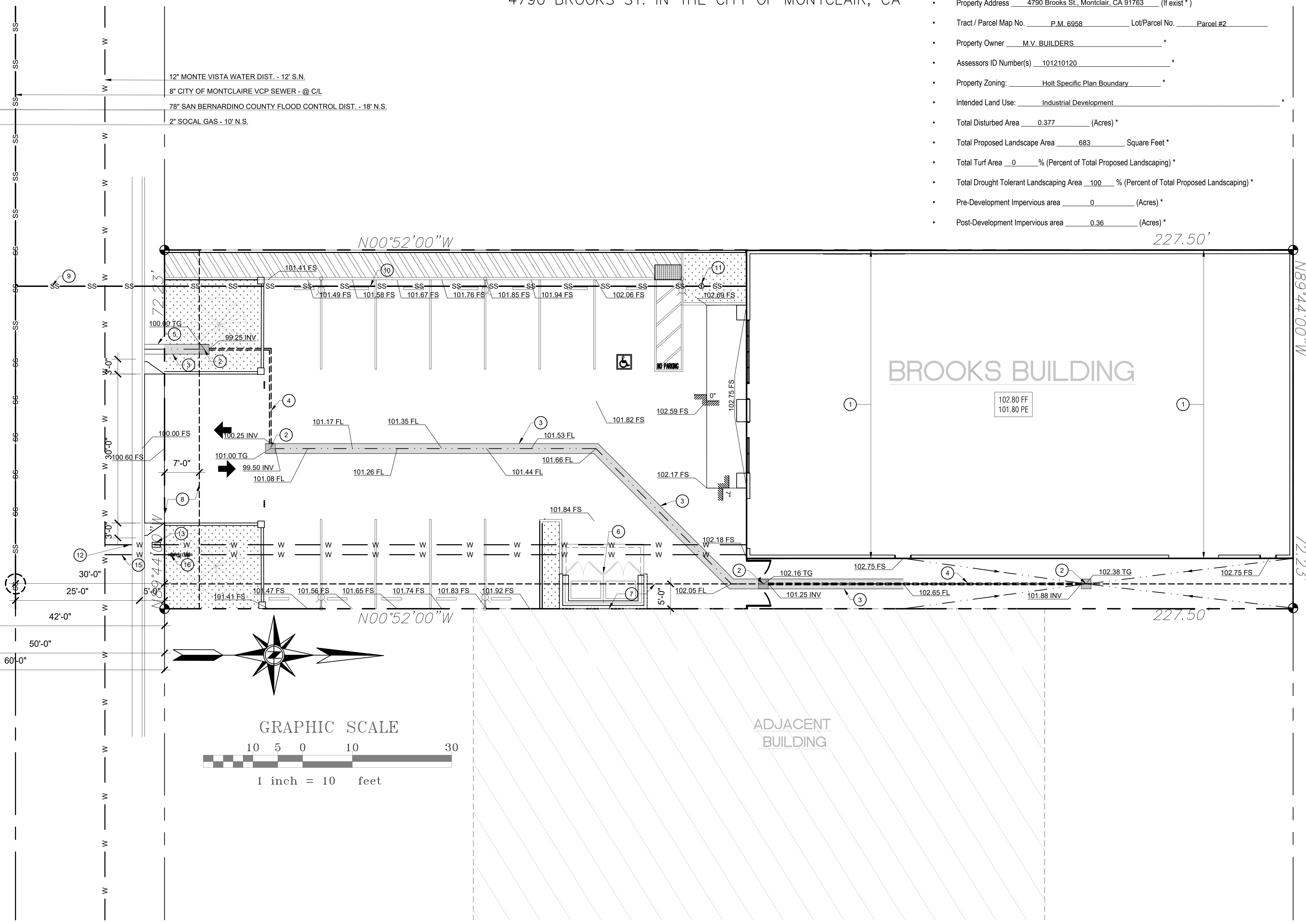
- Property Address 4790 Brooks St., Montclair, CA 91763 (If exist \*)
- Tract / Parcel Map No. P.M. 6958 Lot/Parcel No. Parcel #2
- Property Owner M.V. BUILDERS \*
- Assessors ID Number(s) 101210120 \*
- Property Zoning: Holt Specific Plan Boundary \*
- Intended Land Use: Industrial Development \*
- Total Disturbed Area 0.377 (Acres) \*
- Total Proposed Landscape Area 683 Square Feet \*
- Total Turf Area 0 % (Percent of Total Proposed Landscaping) \*
- Total Drought Tolerant Landscaping Area 100 % (Percent of Total Proposed Landscaping) \*
- Pre-Development Impervious area 0 (Acres) \*
- Post-Development Impervious area 0.36 (Acres) \*



VICINITY MAP  
N.T.S.

### LEGEND:

- (101.20) ..... ( ) ..... Existing Ground Elevation
- ..... ( ) ..... Bottom Of Step
- ..... ( ) ..... Top Of Step
- F.G. 101.20' ..... F.G. ..... Finished Grade
- ..... F.S. ..... Finished Surface
- ..... T.W. ..... Top Of Wall
- ..... B.W. ..... Bottom Of Wall
- ..... F.F. ..... Finished Floor
- ..... T.F. ..... Top of Footing
- ..... T.C. ..... Top of Curb Elevation
- ..... P.E. ..... Pad Elevation
- ..... H.P. ..... High Point
- ..... T.G. ..... Top of Grate
- ..... INV. ..... Invert Elevation
- ..... T.P. ..... Top of Planter
- ..... B.P. ..... Bottom of Planter
- ..... G.B. ..... Grade Break
- ..... F.L. ..... Flow Line
- ..... PL ..... Property Line
- ..... CL ..... Center Line
- ..... FH ..... Fire Hydrant
- ..... CONC. .... Concrete
- ..... Landscape Turf
- ..... Permeable Pavers
- ..... PP ..... Power Pole
- ..... SMH ..... Sewer Manhole
- ..... S/W ..... Sidewalk
- ..... WM ..... Water Meter
- ..... AD ..... Adjacent
- ..... Step or change of Level
- ..... Pipes underground
- ..... Retaining Wall
- ..... Planter Wall



ITEM #	CONSTRUCTION NOTES
1	NEW PROPOSED BUILDING
2	PROPOSED 24"x24" CATCH BASIN PER DETAIL A SHEET C2
3	PROPOSED 2' WIDE CONCRETE SWALE PER DETAIL B SHEET C2
4	PROPOSED 4" SCH. 40 PVC STORM DRAIN
5	PROPOSED 3' WIDE PARKWAY DRAIN PER DETAIL C SHEET C2
6	PROPOSED TRASH ENCLOSURE PER PROJECT'S ARCHITECTURAL PLANS
7	EXISTING 5' PRIVATE DRAINAGE EASEMENT
8	EXISTING 7' EASEMENT TO THE CITY OF MONTCLAIR FOR PUBLIC UTILITY PURPOSES PER O.R. 83-036300 DATED FEB. 21, 1983
9	EXISTING SEWER LATERAL
10	PROPOSED 6" ON-SITE SEWER LINE
11	PROPOSED 6" SEWER CLEANOUT
12	PROPOSED DOMESTIC WATER SERVICE
13	PROPOSED WATER METER
14	PROPOSED ON-SITE DOMESTIC WATER LINE
15	PROPOSED OFF-SITE FIRE SERVICE
16	PROPOSED DCDA PER MONTE VISTA WATER DISTRICT STD. DETAILS
17	PROPOSED ON-SITE FIRE SERVICE

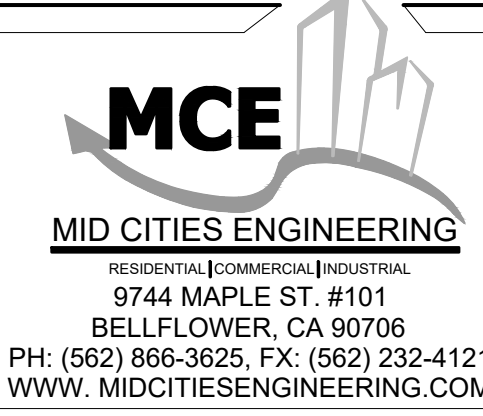
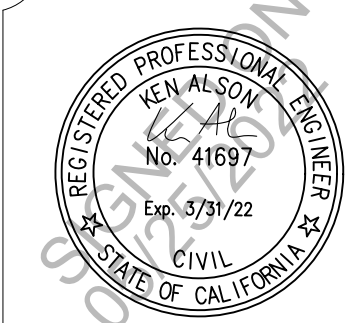
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**SOILS ENGINEER**  
HARRINGTON GEOTECHNICAL ENGINEERING, INC.  
1590 N. BRIAN ST., ORANGE, CA 92867  
PH: (714) 637-3093, FX: (714) 637-3096

PROJECT #	DATE
21-01-4289	NOV. 23, 2021

**OWNER**  
MV BUILDERS  
2983 E. LA PALMA AVE.  
ANAHEIM, CA 92806

**PROJECT ADDRESS**  
4790 BROOKS ST.  
MONTCLAIR, CA 91763



REVISIONS			
NO.	DESCRIPTION	BY	DATE APPROVED
1			
2			
3			
4			

Date: JAN 2022  
Scale: N.T.S.  
**C1**  
Sheet: 1 of 2



# CIVIL PLAN

4790 BROOKS ST. IN THE CITY OF MONTCLAIR, CA

**2424 CAST IRON GRATE**  
PARKWAY 112 lbs.

**2424 STEEL GRATES**  
PARKWAY TRAFFIC 48 lbs. 103 lbs.

**2424 STEEL COVER**  
PARKWAY TRAFFIC 81 lbs. 114 lbs.

**2424 TOP SECTION (WITH GALVANIZED FRAME)**

**2424 LOWER SECTION (NO FRAME)**  
NOTE: USE 12", 18", 24" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72"

**2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)**

NOTES:  
1. GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED  
2. "ADA" GRATES AVAILABLE IN PARKWAY & TRAFFIC  
3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY ONLY  
4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	495	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	970	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUTS
2424 L12	12"	495	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	970	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1905	(4) 18" x 18"

24" x 24" CATCH BASIN

**2424 CB**

7-10-4

**Ultra-Urban® Filter TSS**

CATCH-BASIN FILTRATION

**DESCRIPTION**  
This NJCAT-Verified Ultra-Urban Filter TSS (UUF-TSS) model is part of AbTech's all new stainless-steel, Chester catch basin family. Providing minimal installation and service costs, this UUF-TSS is your best choice for improving impaired waters with years of carefree service.

**AbTech NJCAT**

**BENEFITS**

- All stainless steel
- NJCAT Verification
- 20-year warranty for stainless steel device
- Capable of bypassing on average up to 10x its design flow
- Safely retains captured TSS for a wide range of flow rates
- Simple installation, maintenance, and servicing
- Can extend the life and performance of downstream BMPs

**PURIFICATION CAPABILITIES**

- Verified to remove 99.5% TSS down to 53 microns

**APPLICATIONS AND MARKETS**

- Catch-basins and storm drains
- Roadways, highways, and streets
- Parking structures, lots, and garages
- Airports
- Fueling and transportation depots
- Commercial and industrial facilities
- Residential areas
- Urban and Agricultural runoff
- Protection of watersheds and recreational areas

4110 N Scottsdale Rd #235, Scottsdale, AZ 85251  
Tel: 480.874.4000 Email: info@abtechindustries.com  
Website: www.abtechindustries.com

**The Leader in Stormwater Purification**

DETAIL A REV 6/20

**Ultra-Urban® Filter TSS**

CATCH-BASIN FILTRATION

**AbTech NJCAT**

**Mounting collar:**  
A customizable stainless-steel collar for mounting

**Hook and chain:**  
Mounting system to secure UUF in place

**Stainless-steel:**  
All stainless-steel with 20-year warranty

**STANDARD SIZING**

Product Code	Size
DI1212N	12" x 12" x 18"
DI1212H	12" x 12" x 10"
DI1414N	14" x 14" x 18"
DI1414H	14" x 14" x 10"
DI1616N	16" x 16" x 18"
DI1616H	16" x 16" x 10"
DI2020N	20" x 20" x 18"
DI2020H	20" x 20" x 10"
DI2814N	28" x 14" x 18"
DI2814H	28" x 14" x 10"
DI3216N	32" x 16" x 18"
DI3216H	32" x 16" x 10"

Other sizes available upon request.

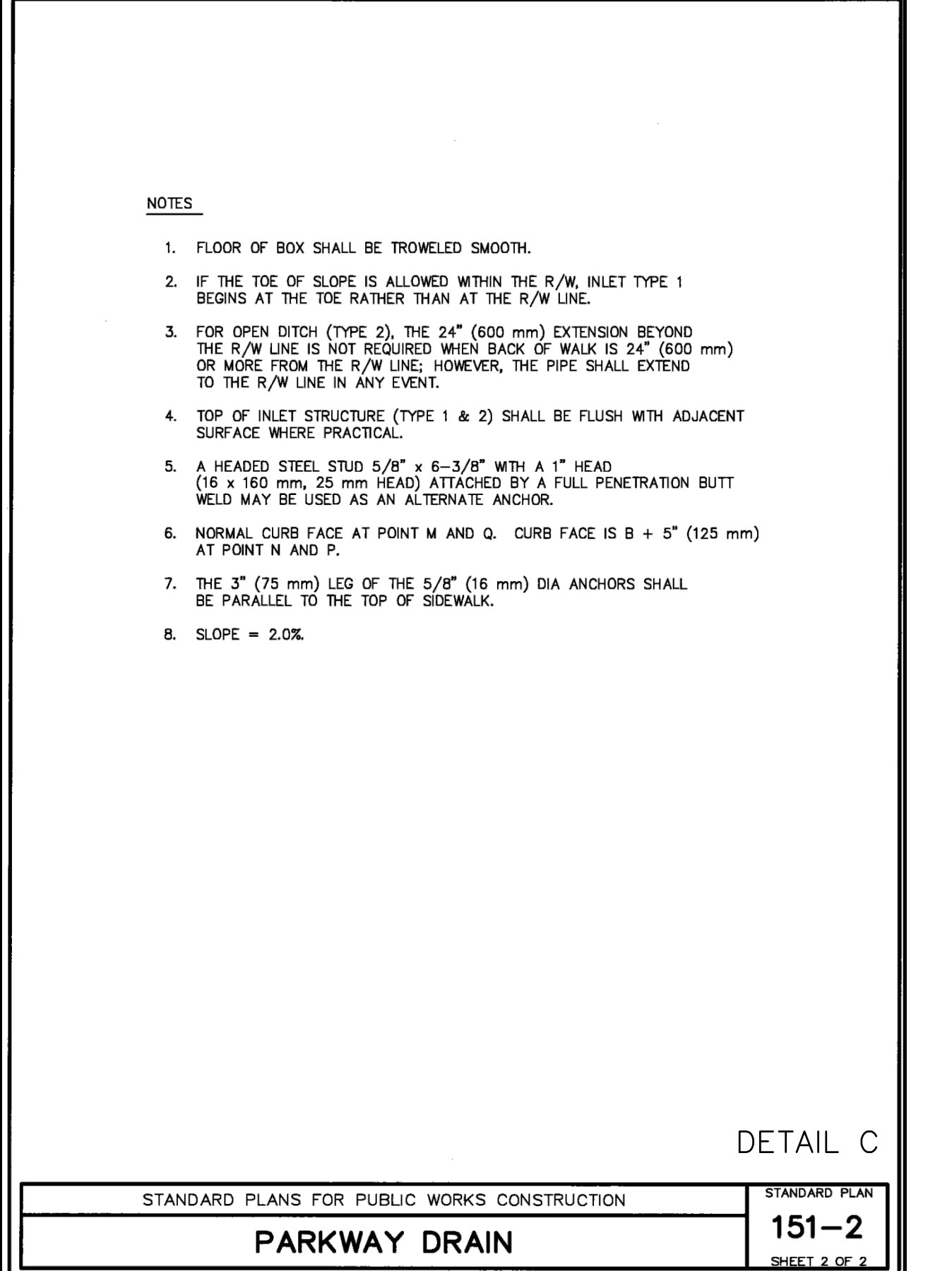
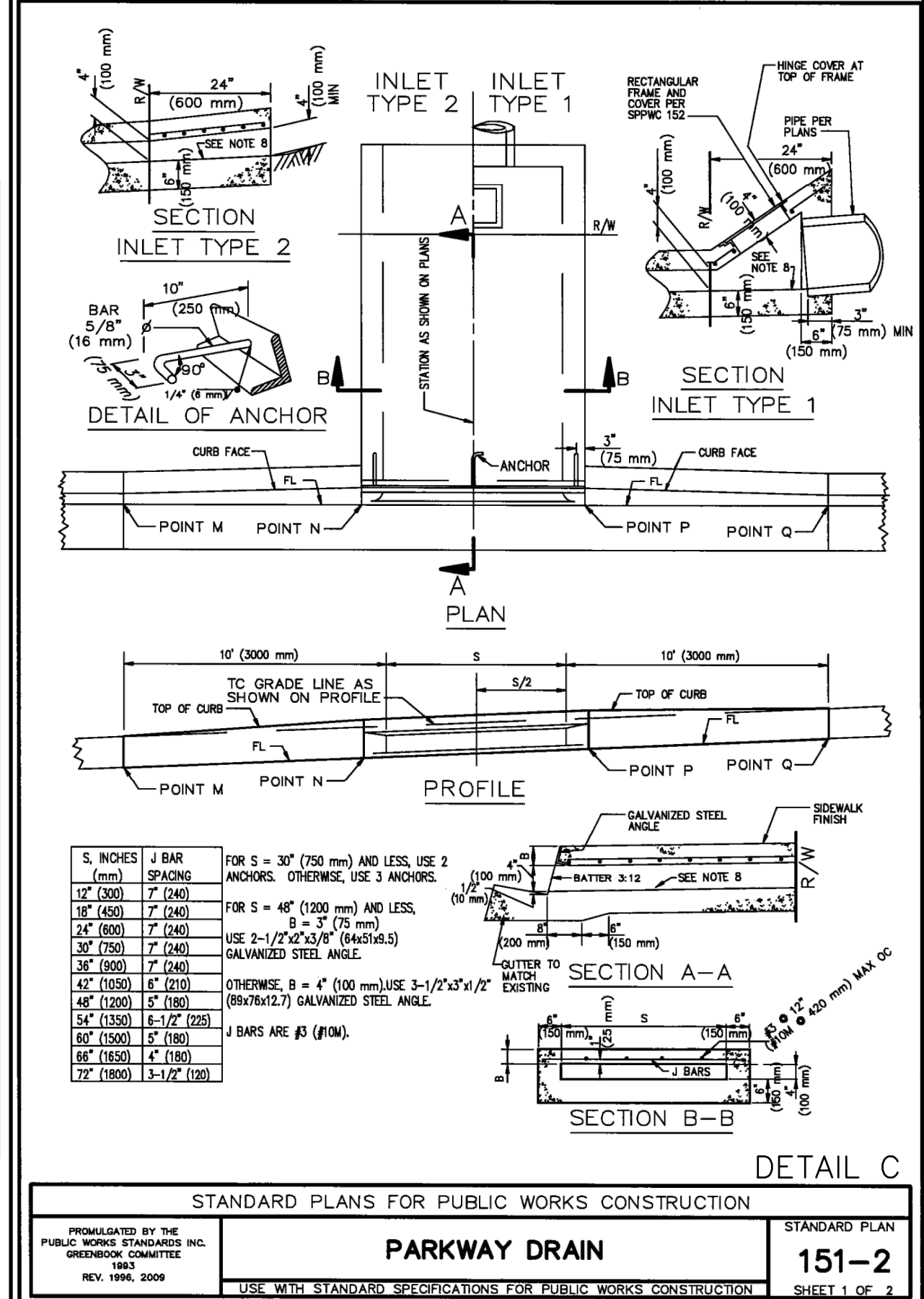
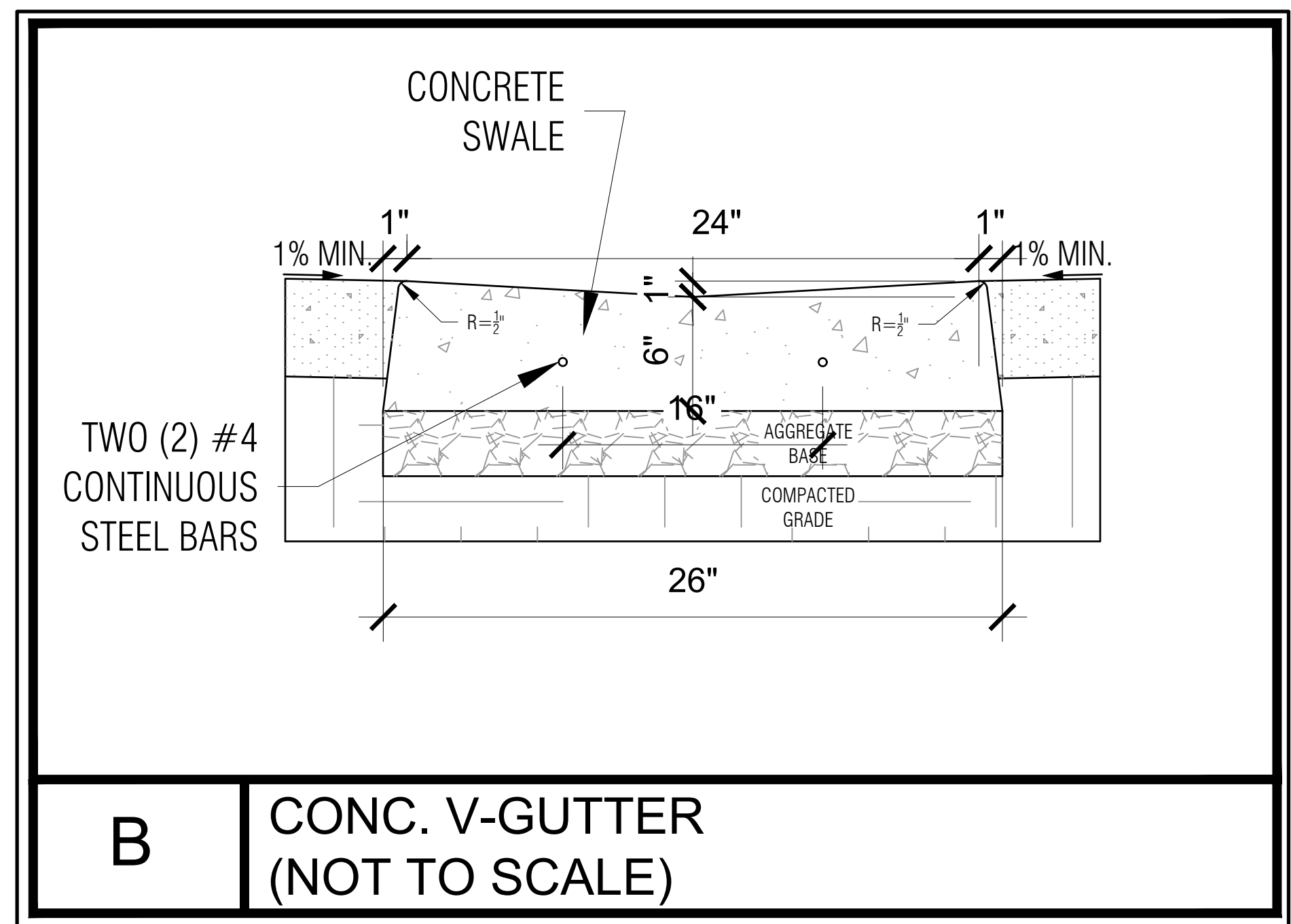
**DISPOSAL AND SERVICE**

- Easy installation and maintenance
- Clean out by hand or by traditional vacuum truck processes
- Inspection and maintenance schedule should be followed - minimum 1x annually

4110 N Scottsdale Rd #235, Scottsdale, AZ 85251  
Tel: 480.874.4000 Email: info@abtechindustries.com  
Website: www.abtechindustries.com

**The Leader in Stormwater Purification**

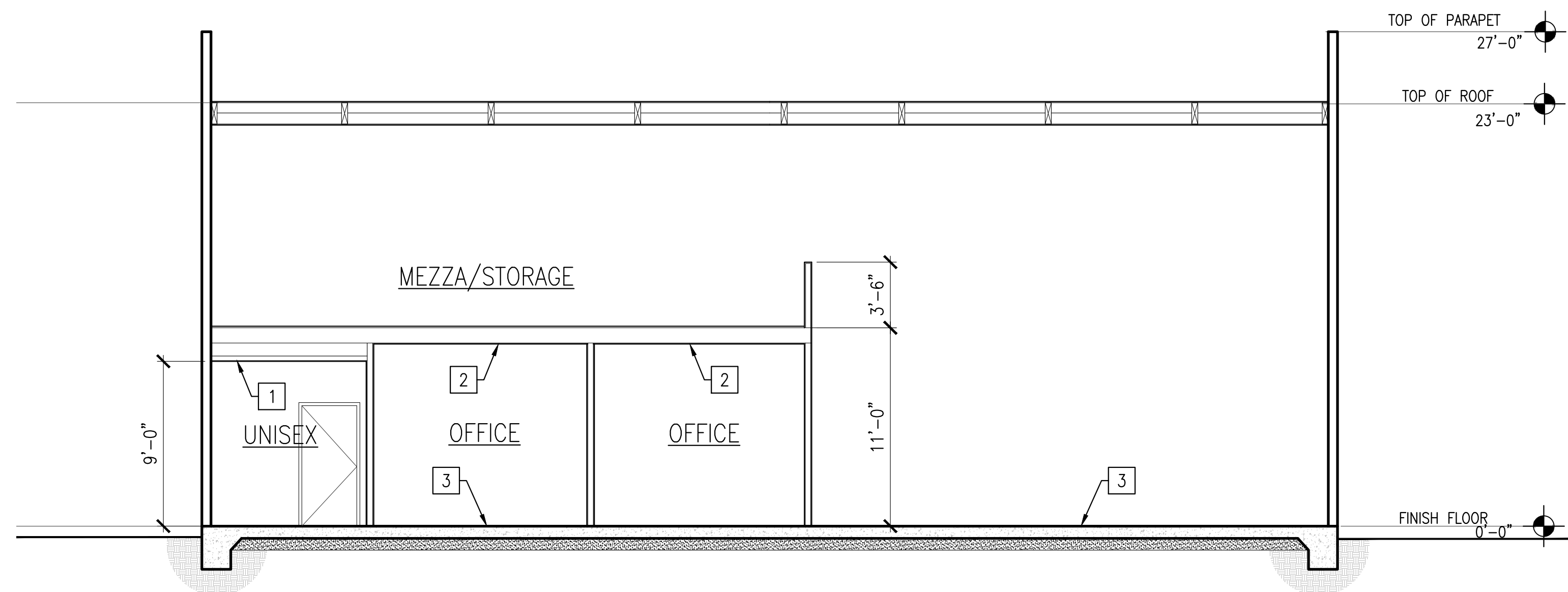
DETAIL A REV 6/20



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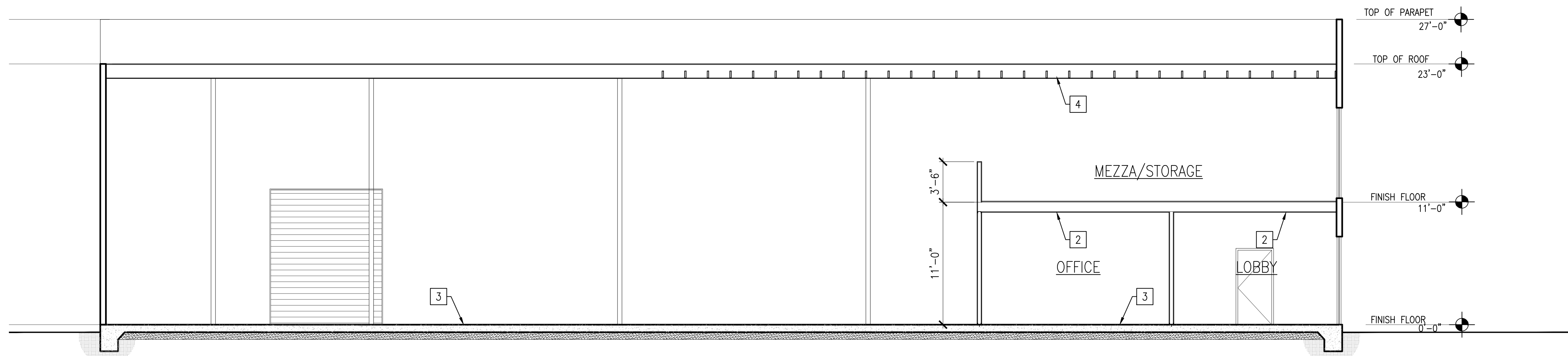
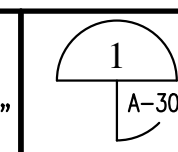
<p><b>SOILS ENGINEER</b> HARRINGTON GEOTECHNICAL ENGINEERING, INC. 1590 N. BRIAN ST., ORANGE, CA 92867 PH: (714) 637-3093, FX: (714) 637-3096</p> <p><b>PROJECT #</b> 21-01-4289 <b>DATE</b> NOV. 23, 2021</p>	<p><b>OWNER</b></p> <p>MV BUILDERS 2983 E. LA PALMA AVE. ANAHEIM, CA 92806</p>	<p><b>PROJECT ADDRESS</b></p> <p>4790 BROOKS ST. MONTCLAIR, CA 91763</p>		<p>RESIDENTIAL COMMERCIAL INDUSTRIAL 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 PH: (562) 866-3625, FX: (562) 232-4121 WWW.MIDCITIESENGINEERING.COM</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE	APPROVED	1					2					3					4					<p>Date: JAN 2022 Scale: N.T.S. <b>C2</b> Sheet: 2 of 2</p>
NO.	DESCRIPTION	BY	DATE	APPROVED																											
1																															
2																															
3																															
4																															





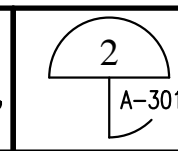
BUILDING SECTION

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



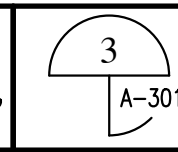
BUILDING SECTION

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



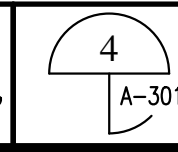
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SCALE: 3/16"=1'-0"



NOT USED

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



**BUILDING SECTION KEY NOTES**

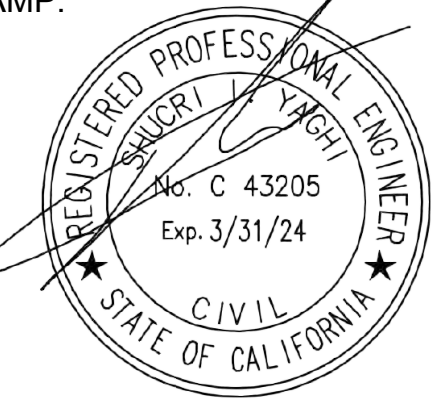
- 1 5/8" GYP. BD.
- 2 NEW 2X4 ACOUSTICAL DROP-IN CEILING, SEE 1/A-700 FOR DETAILS
- 3 FOOTING AND SLAB, SEE STRUCTURAL DWG'S
- 4 STRUCTURAL FRAMING, SEE STRUCTURAL DWG'S

SHUCRI (CHUCK) I. YAGHI  
CONSULTING ENGINEERS

112 E. Chapman Ave.  
Suite#D  
Orange Ca 92666  
Tel. (714) 997-9120  
Fax. (714) 774-3676

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Engineers.

STAMP:



CONSULTANT:

**BROOKS BUILDING**

4790 Brooks Street  
Montclair, California 91763

XXX HEALTH DEPT. SUBMITTAL

XXX XXX

XXX XXX

XXX XXX

XXX XXX

5-13-22 CITY CORRECTIONS

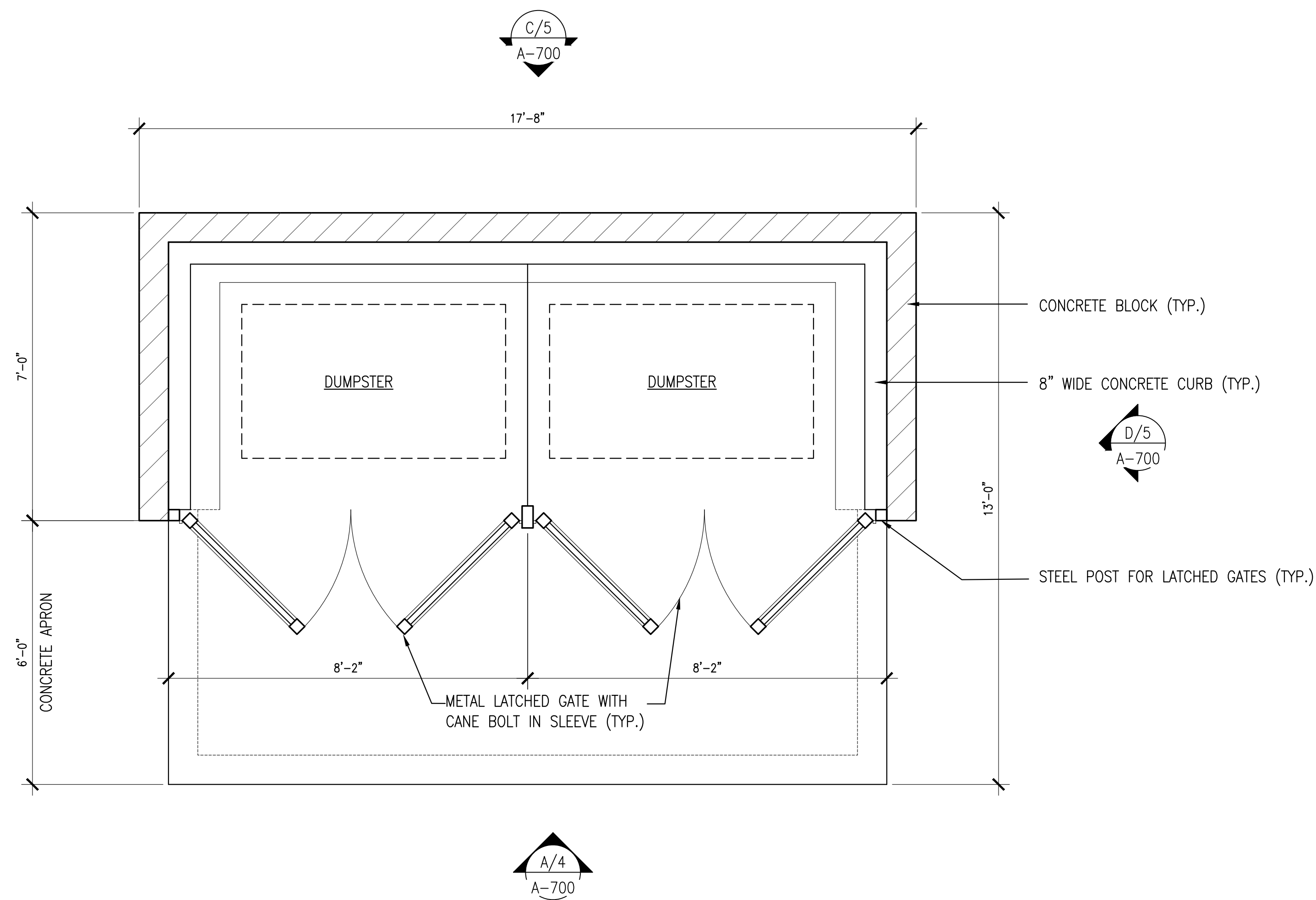
ISSUES & REVISIONS

TITLE:  
BUILDING  
SECTIONS

CITY SUBMITTAL DATE:  
11-01-21  
ISSUED FOR CONSTRUCTION:  
XXX

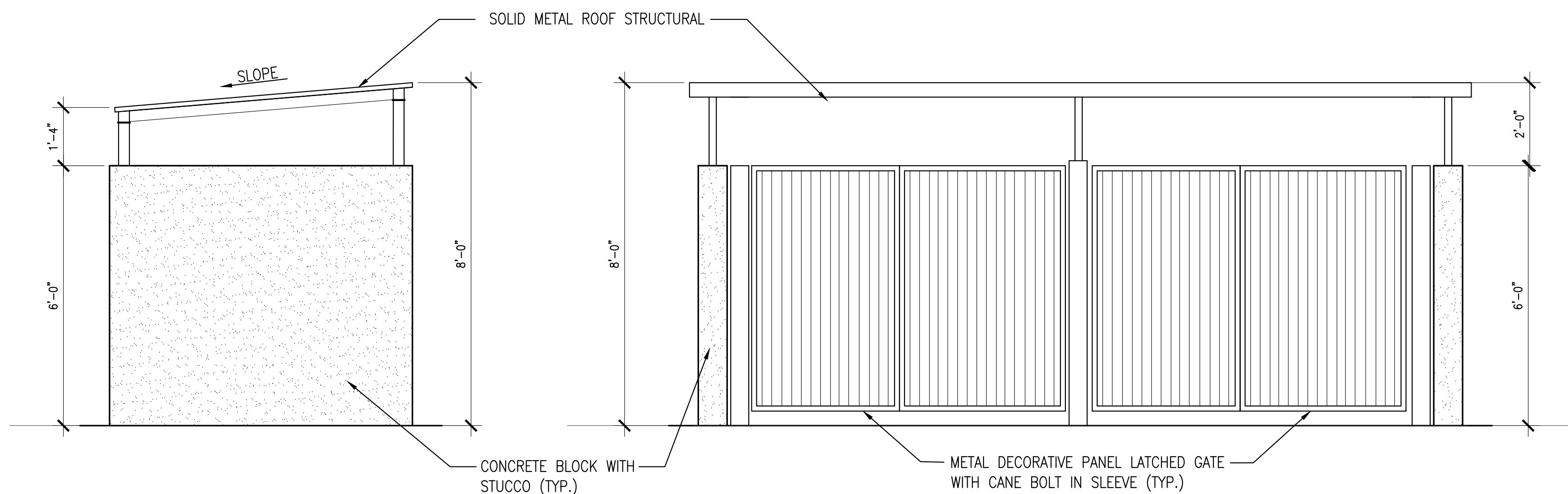
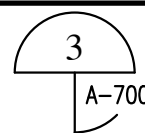
SHEET #:

**A-301**



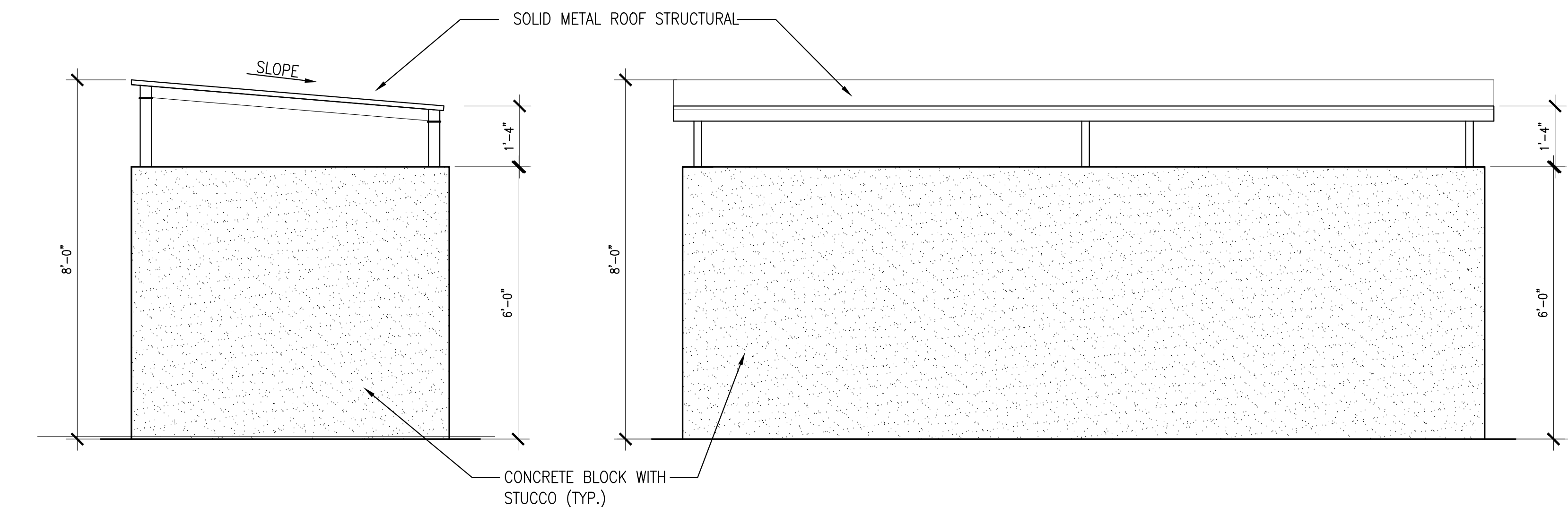
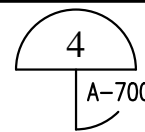
TRASH ENCLOSURE FLOOR PLAN- DOUBLE DIN FRONT LOAD

SCALE: N.T.S.



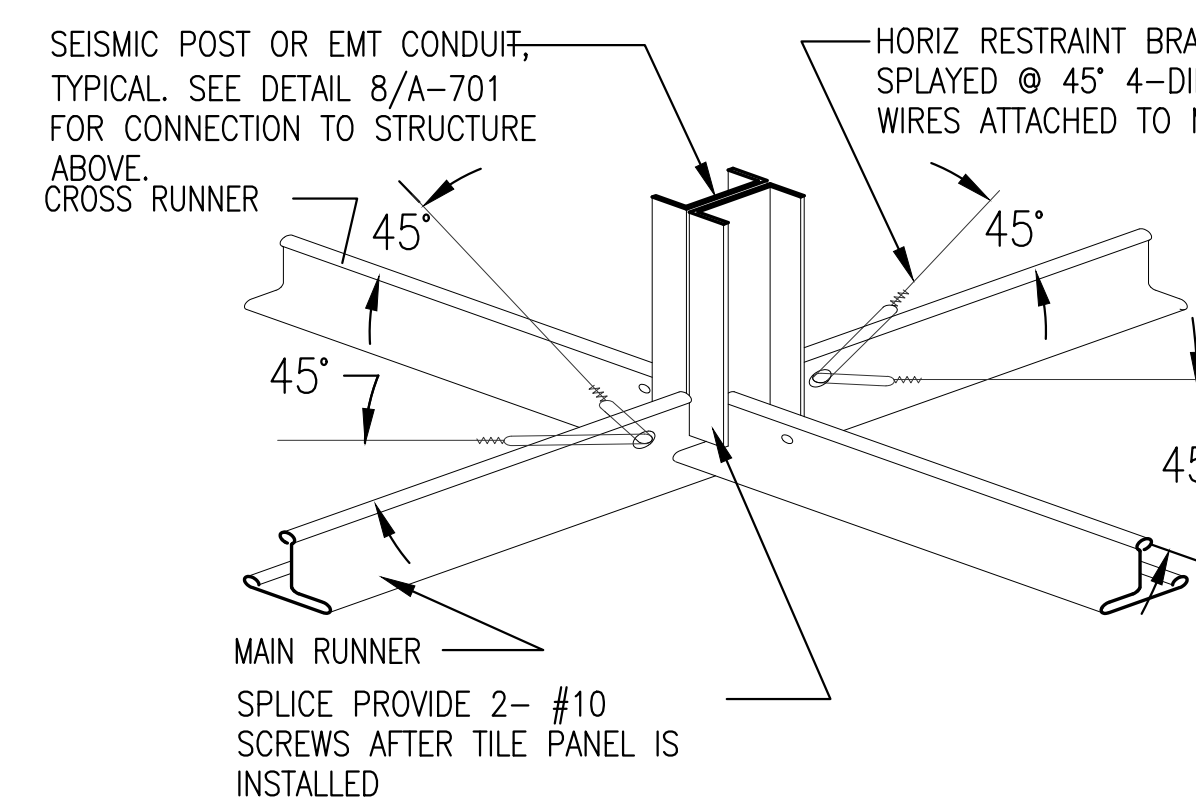
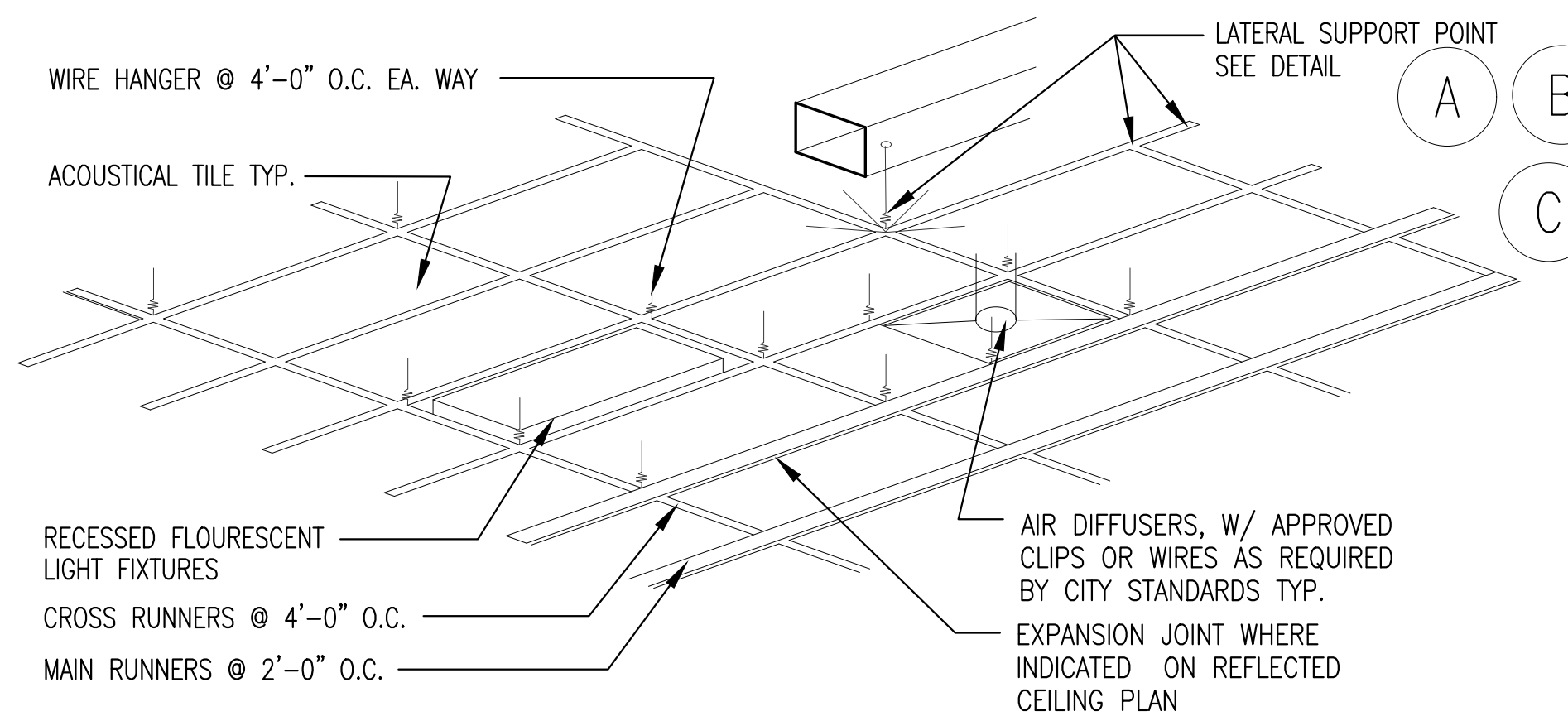
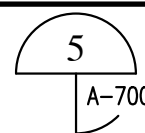
TRASH ENCLOSURE ELEVATIONS

SCALE: N.T.S.

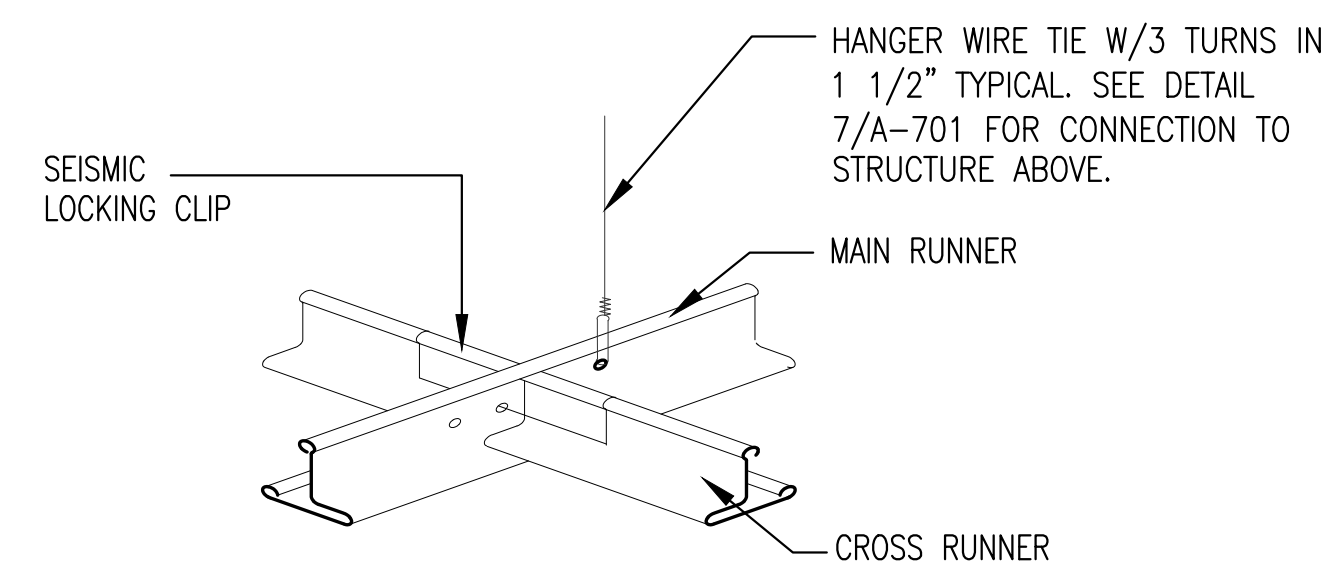


TRASH ENCLOSURE ELEVATIONS

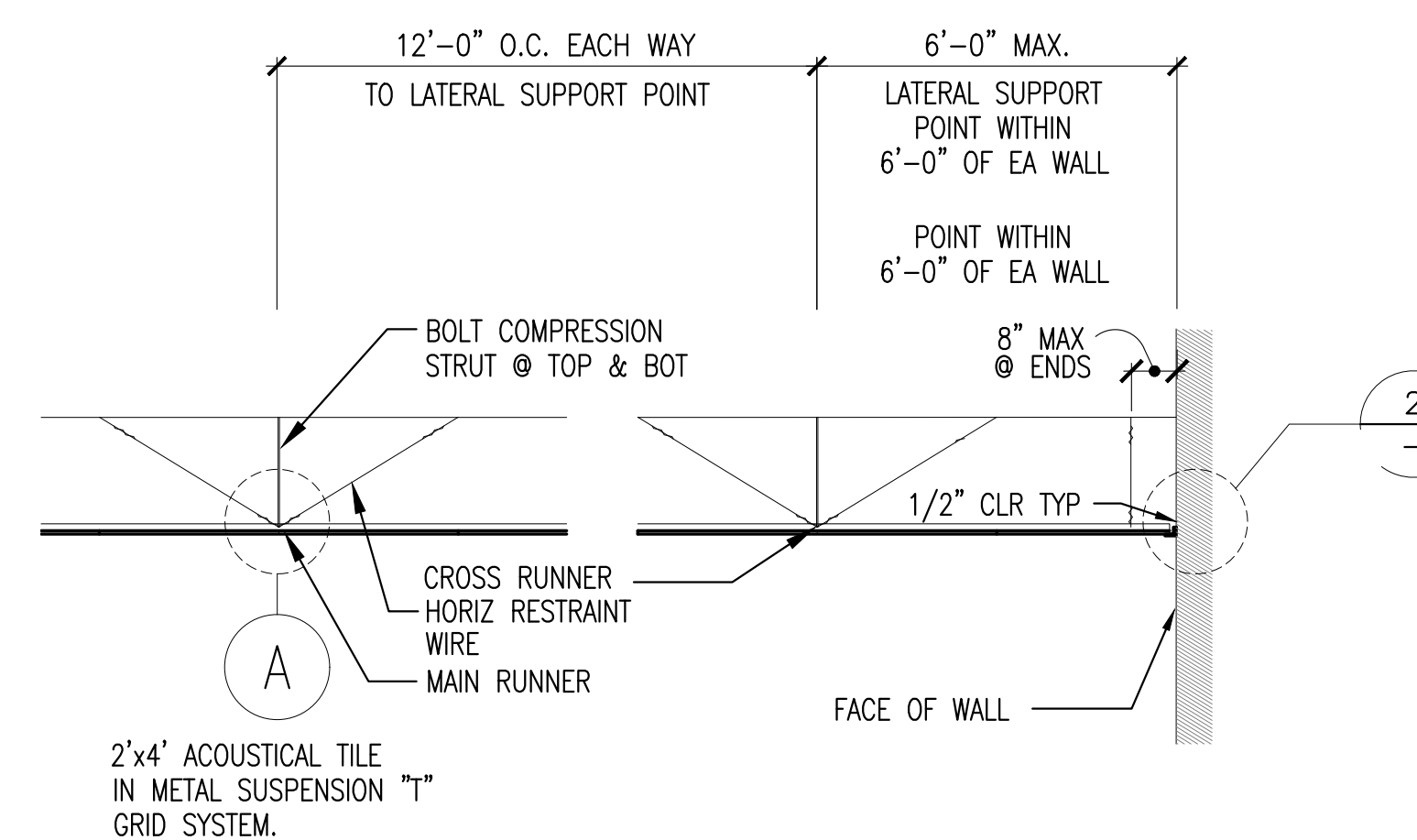
SCALE: N.T.S.



A LATERAL SUPPORT BRACE @12'-0" O.C. EACH WAY



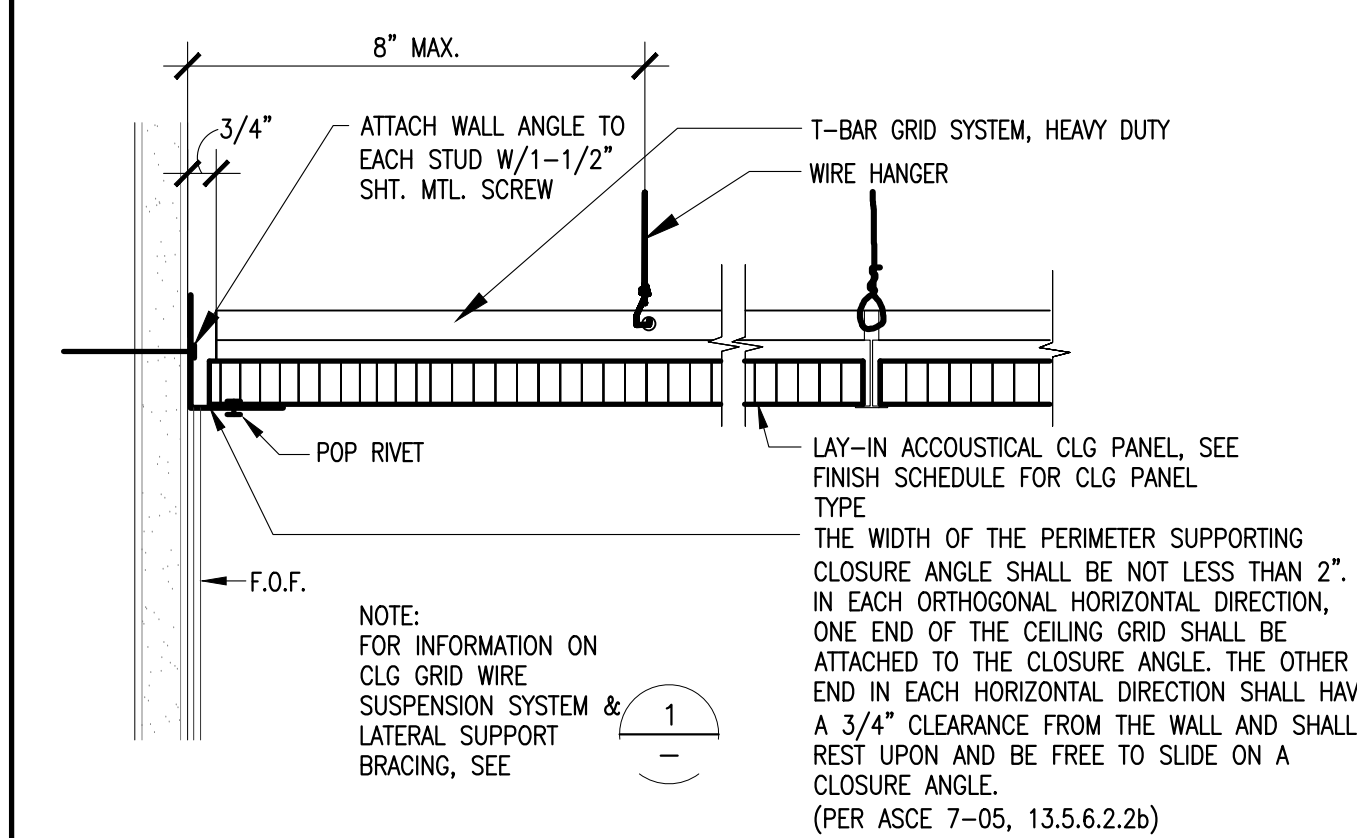
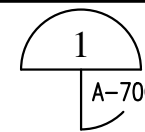
B TYPICAL RUNNER INTERSECTION



C SECTION

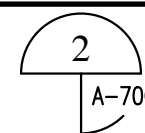
TYPICAL SUSPENDED CEILING ASSEMBLY DETAILS

SCALE: N.T.S.



SUSPENDED CEILING DETAIL

SCALE: N.T.S.



REFERENCE—  
THE SUSPENDED CEILING SYSTEM SHALL COMPLY 2019 CALIFORNIA BUILDING CODE (CBC) SECTION 808 AND SEISMIC DESIGN PER ASCE 7-05, 13.5.6:  
• SUSPENDED CEILING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 7-16, ASTM C635 & C636 AND THE CISCA.

- SUSPENDED CEILING WEIGHING NOT GREATER THAN 4 POUNDS PER SQUARE FEET CAN BE SUPPORTED BY WIRE WITH POWDER DRIVEN FASTENERS.
- PER ASCE 7-10 SECTION 13.5.6.2.2 SUSPENDED CEILING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE ASTM C635, ASTM C636, AND STM E580, SECTION 5- SEISMIC DESIGN CATEGORIES D, E, AND F AS MODIFIED BY THE FOLLOWING.
  - USE HEAVY DUTY T-BAR GRID SYSTEM.
  - MINIMUM 2" WIDE PERIMETER SUPPORTING CLOSURE ANGLE (ALL SIDES)
  - ATTACH CEILING GRID AT ONE END OF EACH ORTHOGONAL DIRECTION TO CLOSURE ANGLE
  - OTHER ENDS IN EACH ORTHOGONAL HORIZONTAL DIRECTION ARE FREE TO SLIDE RESTING ON THE CLOSURE ANGLE AND WITH 3/4" CLEARANCE FROM THE WALL.
  - FOR CEILING EXCEEDING 1,000 SQ. FT. PROVIDE HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. HORIZONTAL RESTRAINT TRIBUTARY AREAS SHALL BE APPROXIMATELY EQUAL. RIGID BRACES ARE PERMITTED IN LIEU OF DIAGONAL SPLAY WIRE (SEE SECTION 13.5.6.2.2 FOR ADDITIONAL BRACING REQUIREMENTS).
  - FOR CEILING EXCEEDING 2,500 SQ. FT PROVIDE SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITIONS TO REDUCE AREAS TO LESS THAN 2,500 SQ. FT. (SEE SECTION 13.5.6.2.2b FOR STRUCTURAL ANALYSES ALTERNATIVE IN LIEU OF THIS REQUIREMENTS).
  - FOR CEILING WITHOUT RIGID BRACING PROVIDE 2" OVERSIZED TRIM RINGS FOR SPRINKLERS AND OTHER PENETRATIONS TO ACCOMMODATE 1" FREE MOVEMENT IN ALL HORIZONTAL DIRECTION (SEE SECTION 13.5.6.3 FOR ALTERNATIVE DESIGN)
  - CHANGE IN CEILING PLANE SHALL BE PROVIDED WITH POSITIVE BRACING
  - CABLE TRAY AND ELECTRICAL CONDUITS SHALL BE INDEPENDENTLY SUPPORT AND BRACED
- SUSPENDED CEILING ARE NOT SUBJECT TO SPECIAL INSPECTION

CEILING NOTES

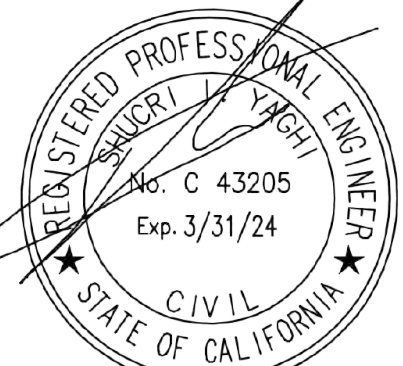
- ALL HANGER WIRE SHALL BE #12 GALV WIRE 1. OR CODE-APPROVED EQUAL
- ALL HANGERS AND RUNNERS SHALL BE ACCURATELY LEVELED AND BE SPACED IN ACCORDANCE WITH MFR SPECS.
- ALL INTERSECTIONS AND CONNECTION ACCESSORIES THROUGHOUT SHALL BE CAPABLE OF WITHSTANDING DESIGN LOADS REQUIRED BY LOCAL CODES.
- AT LIGHT FIXTURES PROVIDE #12 GALV WIRE AT DIAGONAL OPPOSED
- STRUCTURE SHALL NOT REPLACE HANGER WIRES.
- COORDINATE WIRE HANGER & STRUCTURE LOCATION WITH DUCTWORK LOCATION.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING

PRODUCT

"DUNE" BY ARMSTRONG, 2'x4' WITH INTERLUDE 9/16", WHITE, SUPRAFINE LAY-IN GRID SYSTEM, 9/16", USE HEAVY T-BAR GRID SYSTEM AS REQUIRED BY ASCE 7-05. OR EQUAL

ICC ES REPORT ESR-1308

STAMP:



CONSULTANT:

XXX HEALTH DEPT. SUBMITTAL

XXX XXX

XXX XXX

XXX XXX

5-19-22 CITY CORRECTIONS

ISSUES & REVISIONS

TITLE:

TYPICAL

SUSPENDED

CEILING ASSEMBLY

DETAILS

CITY SUBMITTAL DATE:

11-01-21

ISSUED FOR CONSTRUCTION:

XXX

SHEET #:

A-700





Landscape & Art

Landscape Architecture & Art Presentation  
DESIGN - 3D RENDER - CAD PLAN - LAYOUT

BROOKS BUILDING

4790 BROOKS ST - MONTCLAIR CA





# Landscape & Art

Landscape Architecture & Art Presentation  
 DESIGN - 3D RENDER - CAD PLAN - LAYOUT

BROOKS BUILDING

FIRAS SLIM

4790 BROOKS ST - MONTCLAIR CA

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

01

LA





# Landscape & Art

Landscape Architecture & Art Presentation  
 DESIGN - 3D RENDER - CAD PLAN - LAYOUT

BROOKS BUILDING

FIRAS SLIM

4790 BROOKS ST - MONTCLAIR CA

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
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# Landscape & Art

Landscape Architecture & Art Presentation  
 DESIGN - 3D RENDER - CAD PLAN - LAYOUT

BROOKS BUILDING

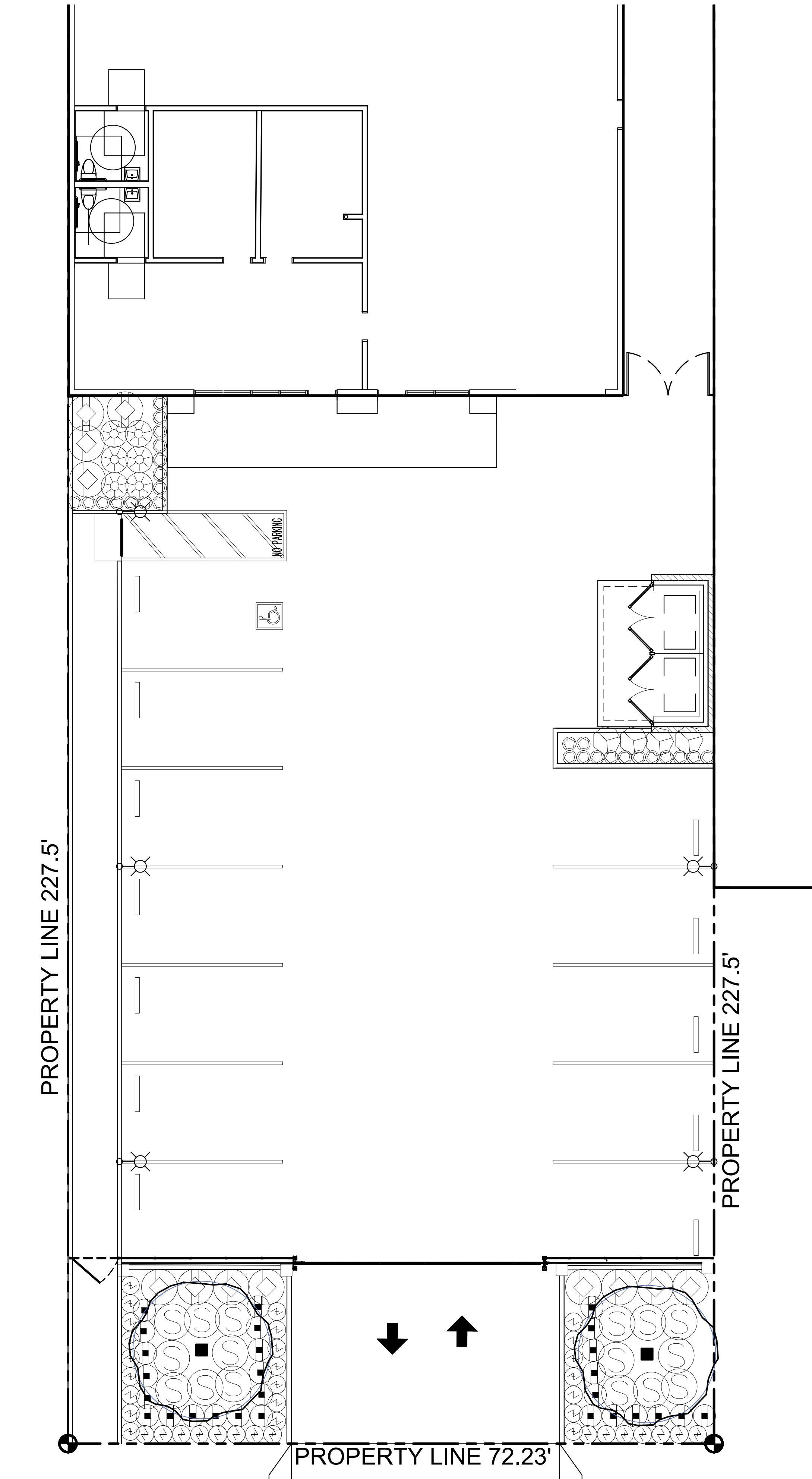
FIRAS SLIM

4790 BROOKS ST - MONTCLAIR CA

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...





PLANTING LEGEND							
SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS	HYDRZN.	
<b>SHRUBS</b>							
	AGAVE DESMETIANNA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL. @ 3' O.C.	6	L	A	
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL. AT 18" O.C.	27	L	A	
	ALOE STRIATA	CORAL ALOE	5 GAL. AT 30" O.C.	27	L	A	
	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE	5 GAL. @ 3' O.C.	4	L	A	
	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	WINNIFRED GILMAN BLUE SAGE	5 GAL. AT 4' O.C.	16	L	A	
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL. @ 2' O.C.	38	L	A	
	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL. @ 4' O.C.	12	L	A	
<b>TREES</b>							
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	2	L	B	

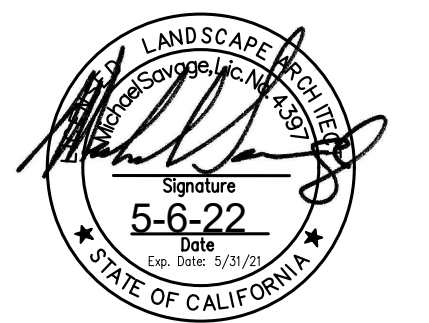


**SAVAGE LAND DESIGN**  
LANDSCAPE ARCHITECTURE-LAND PLANNING-DESIGN

2651 E. CHAPMAN AVE, SUITE 110  
FULLERTON, CA 92831  
P: 714-878-0335  
Email: savagelanddesign@att.net

**NEW COMMERCIAL BUILDING**  
4790 BROOKS ST,  
MONTCLAIR, CA 91763

No.	Revision/Issue	Date

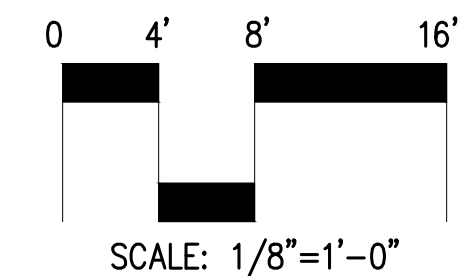


PLANTING PLAN

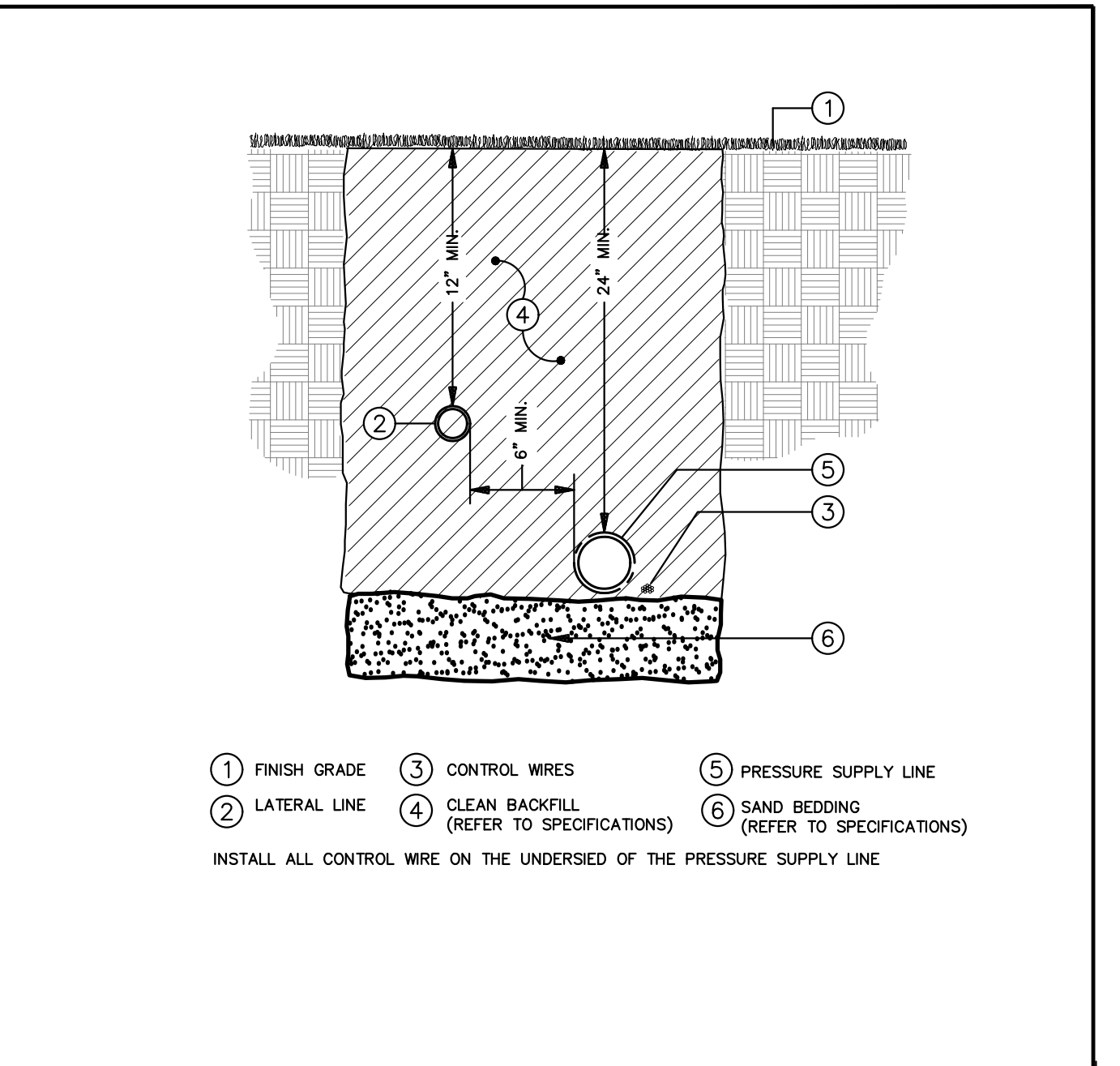
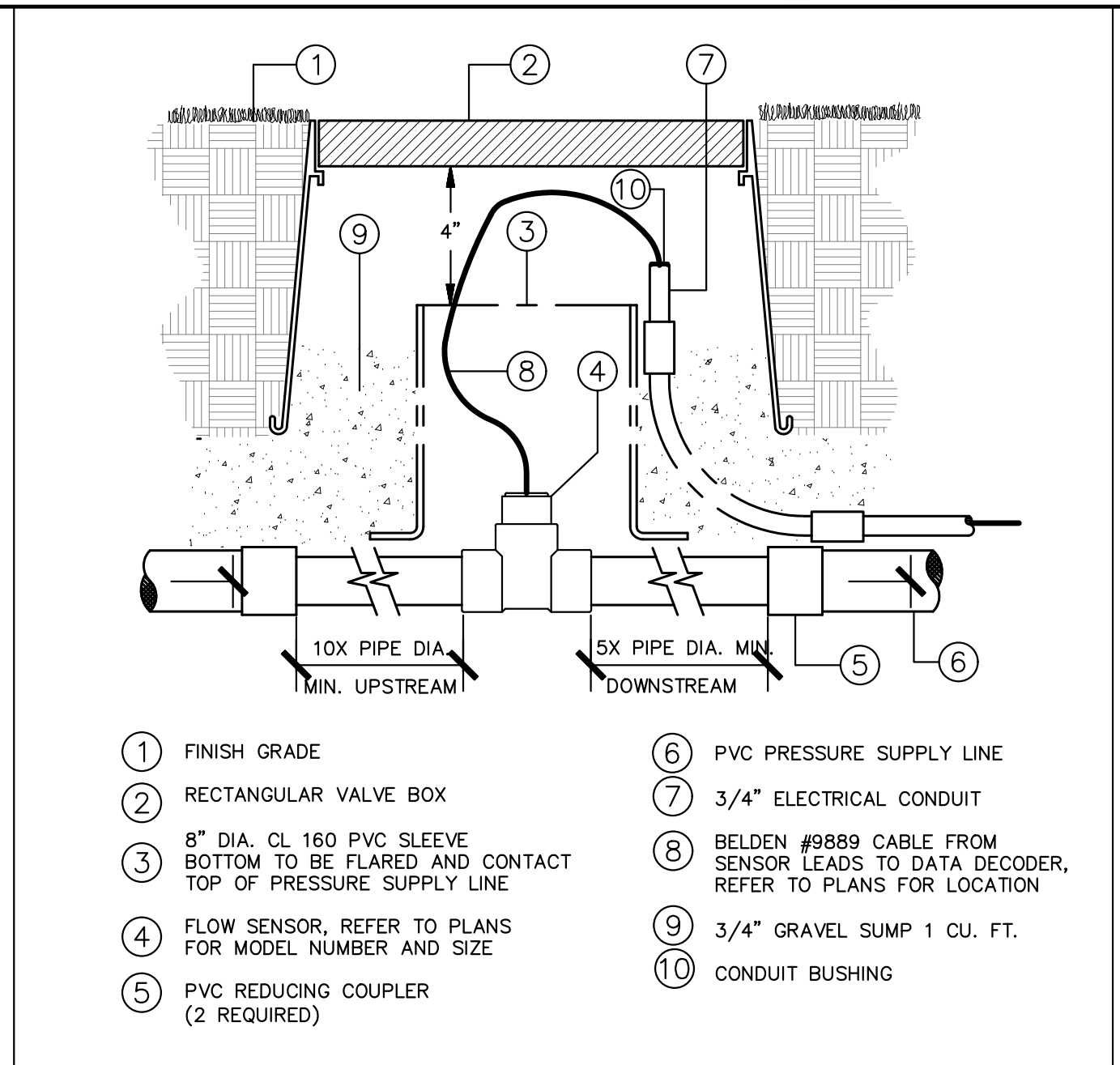
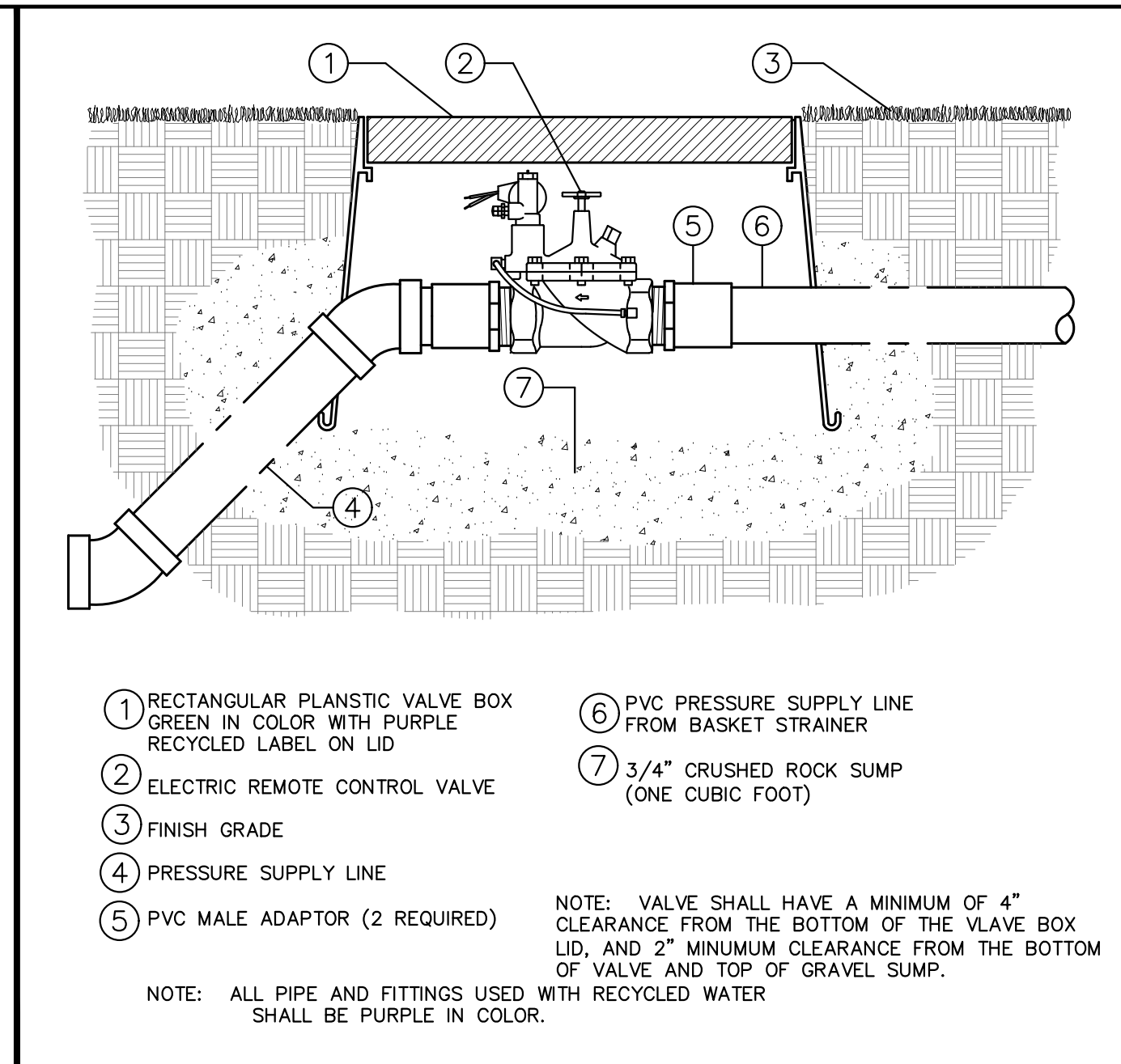
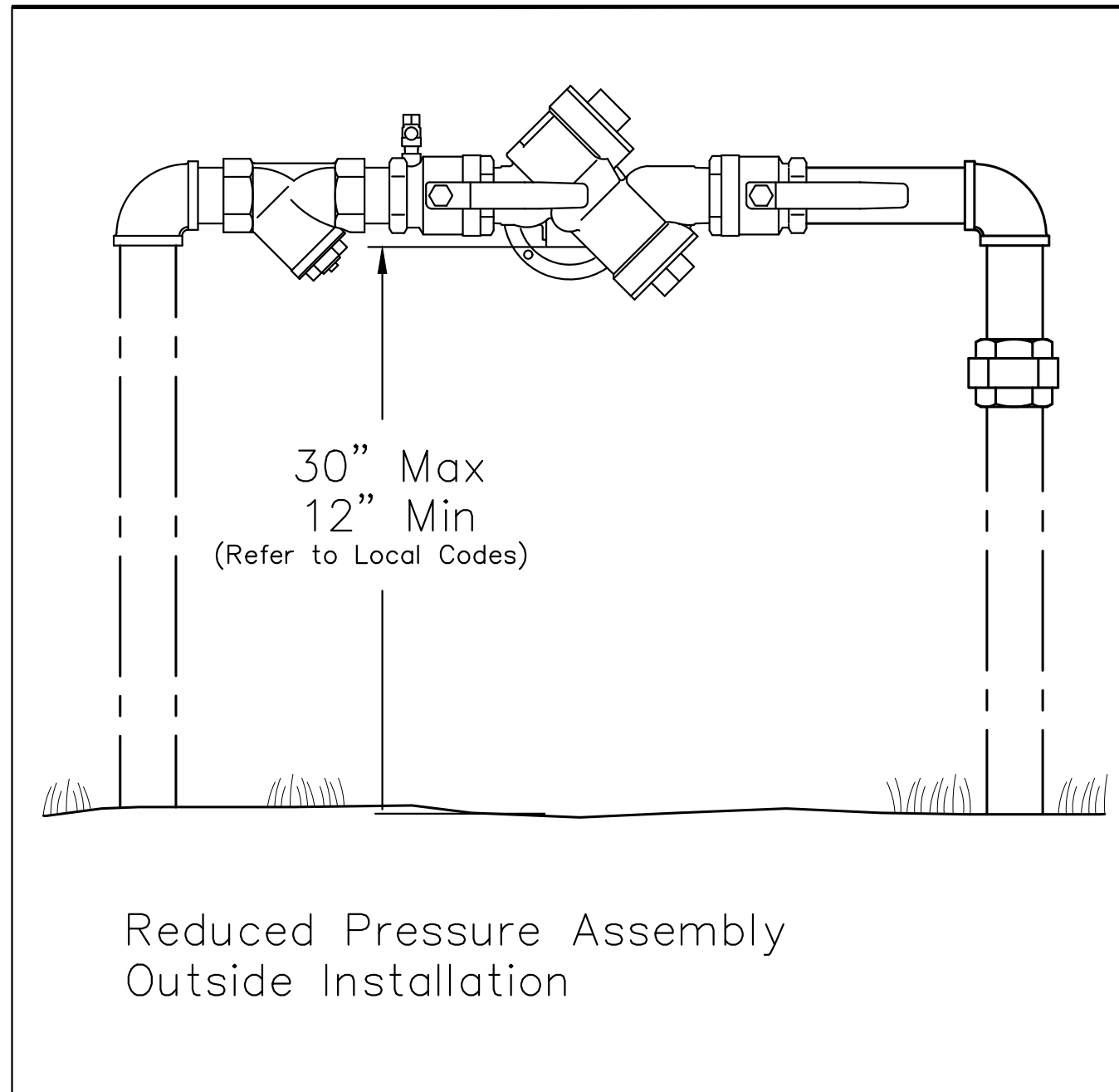
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Scale			
Sheet	5 of 6		



NORTH





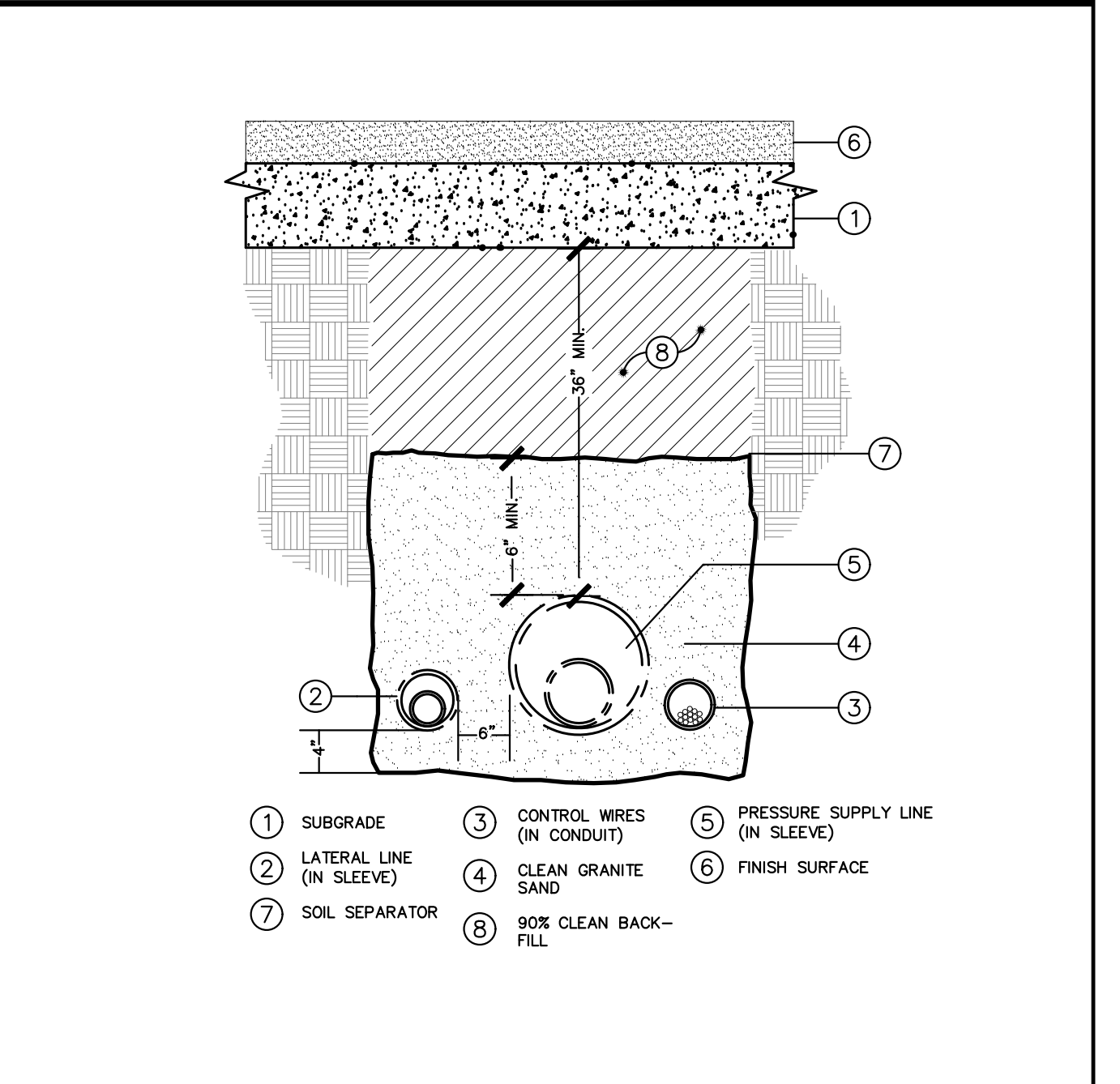
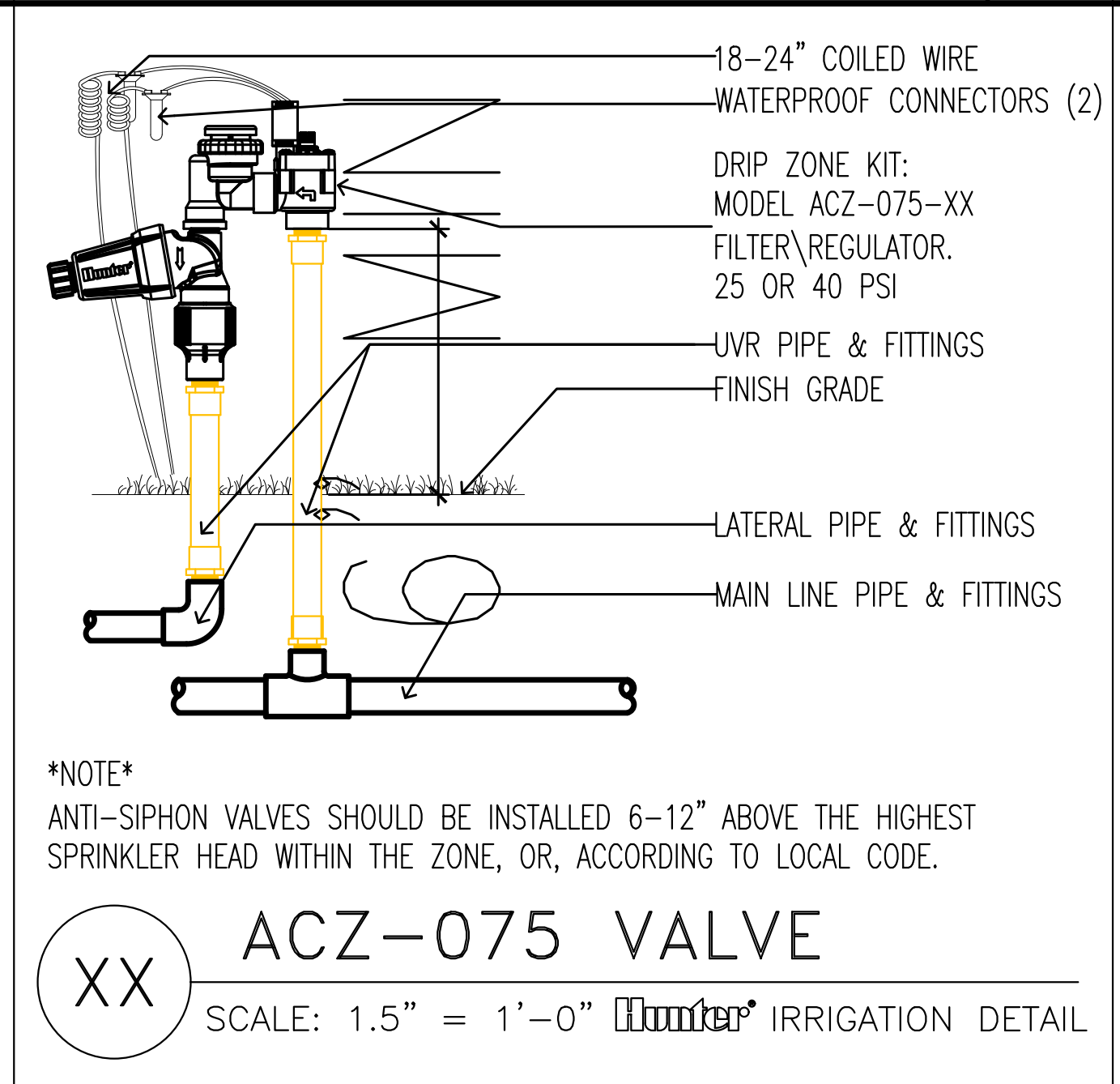
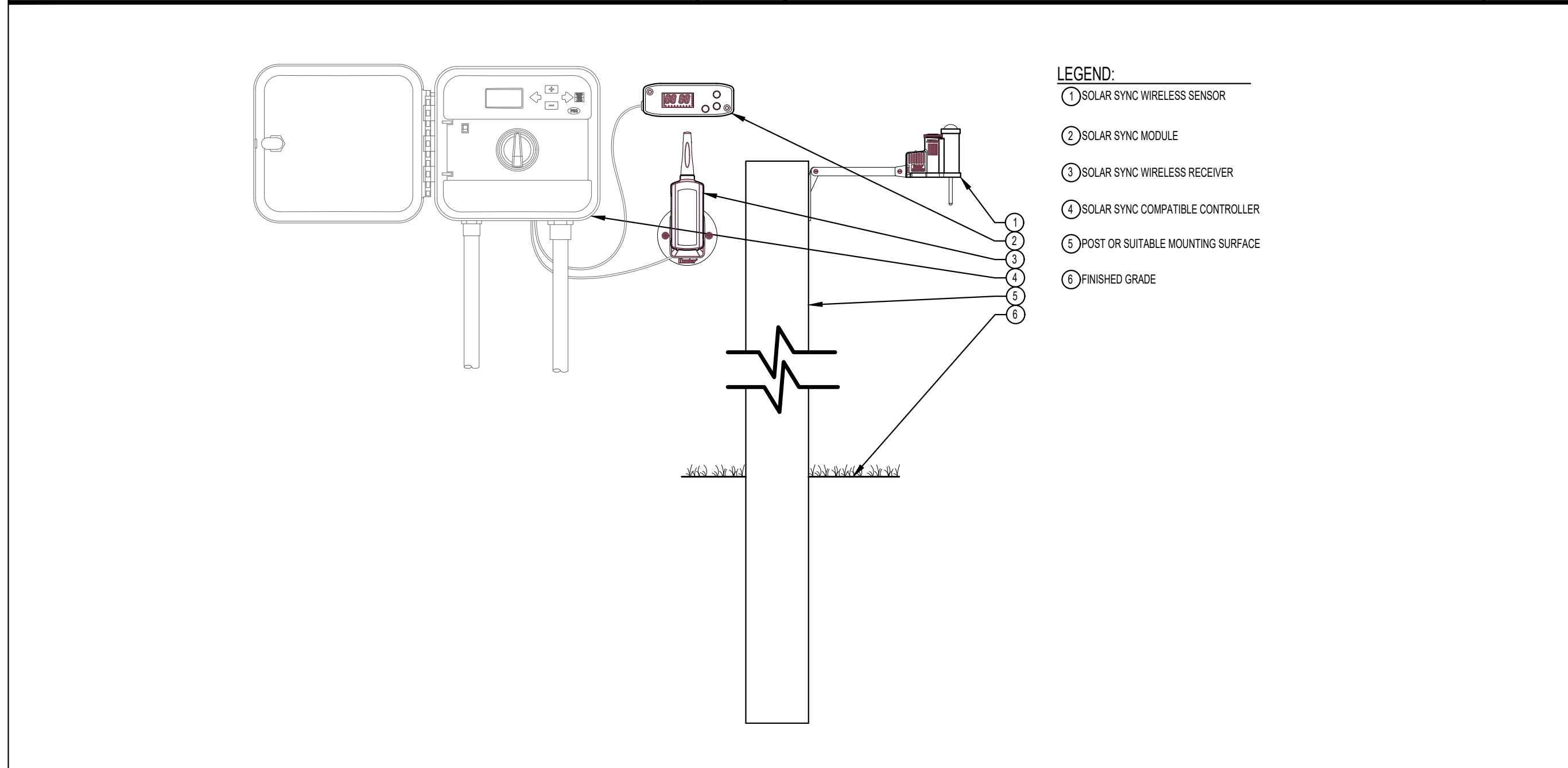


FEBCO MODEL 825Y P

MASTER VALVE L

FLOW SENSOR E

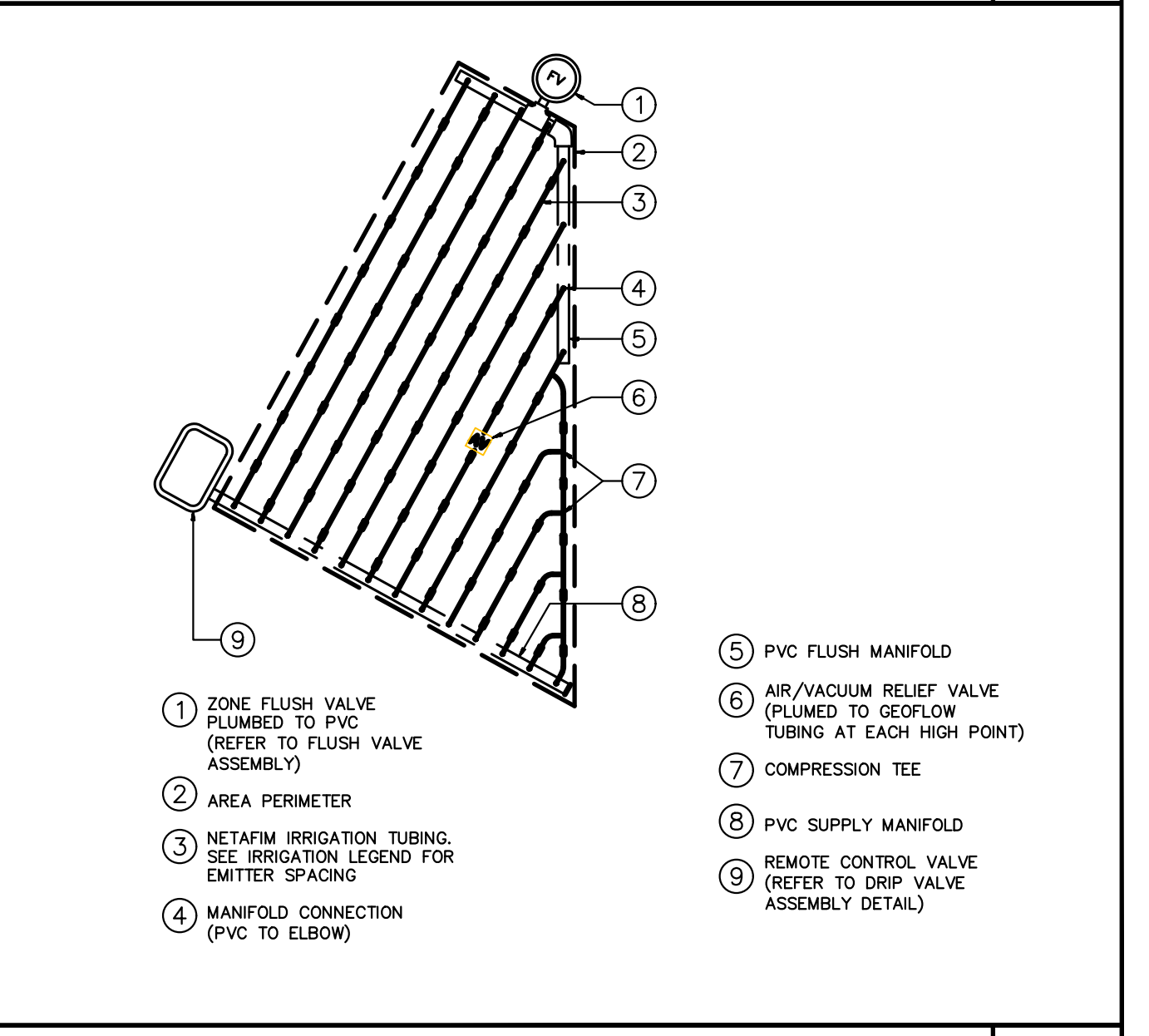
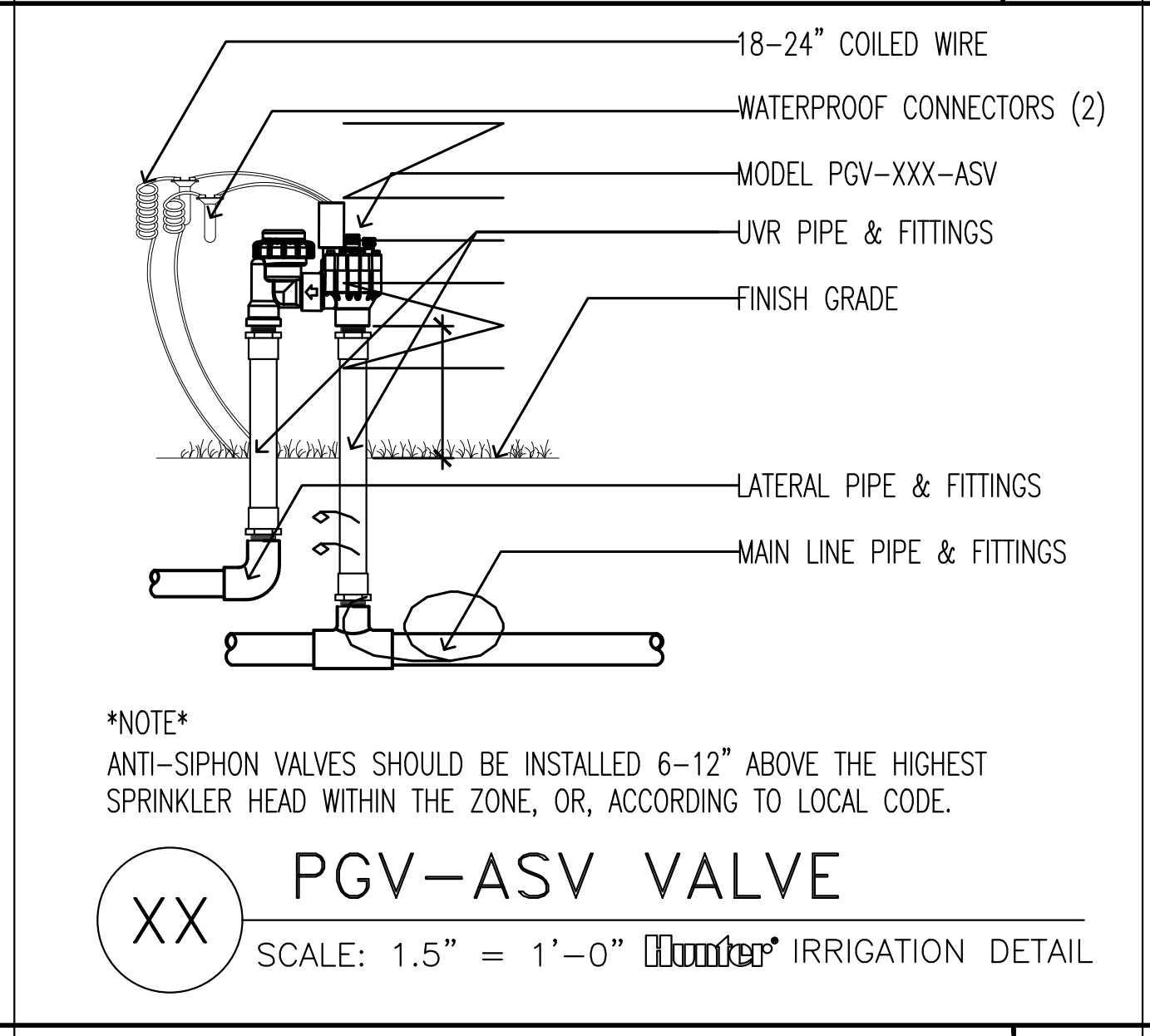
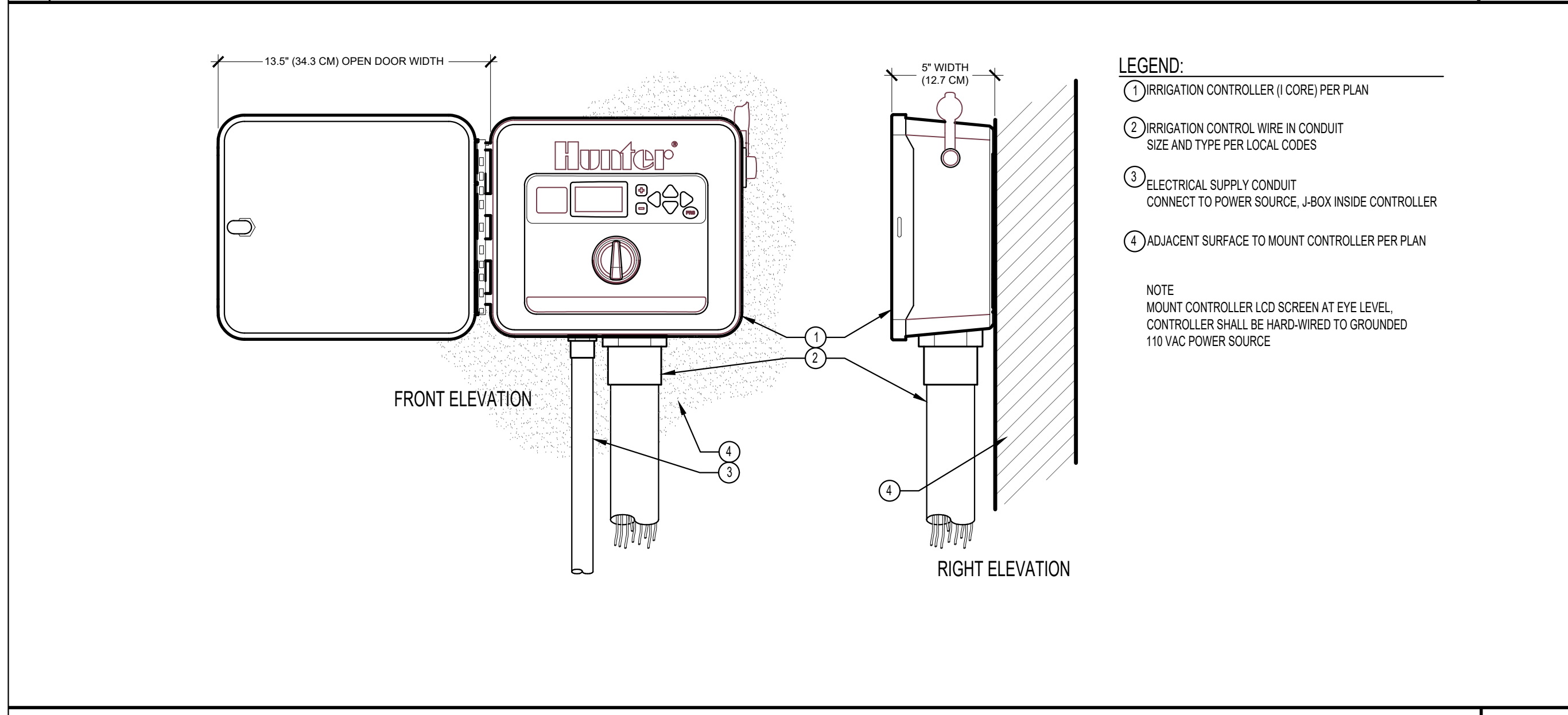
TRENCHING IN LANDSCAPE AREAS A



WIRELESS SOLAR SYNC M

CONTROL VALVE ASSEMBLY (DRIP) I

TRENCHING UNDER HARDSCAPE B



IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT N

CONTROL VALVE ASSEMBLY J

INLINE DRIP TUBING LAYOUT C



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MONTCLAIR, CA 91763

No.	Revision/Issue	Date
<b>IRRIGATION DETAILS</b>		
Date	5-6-22	Sheet
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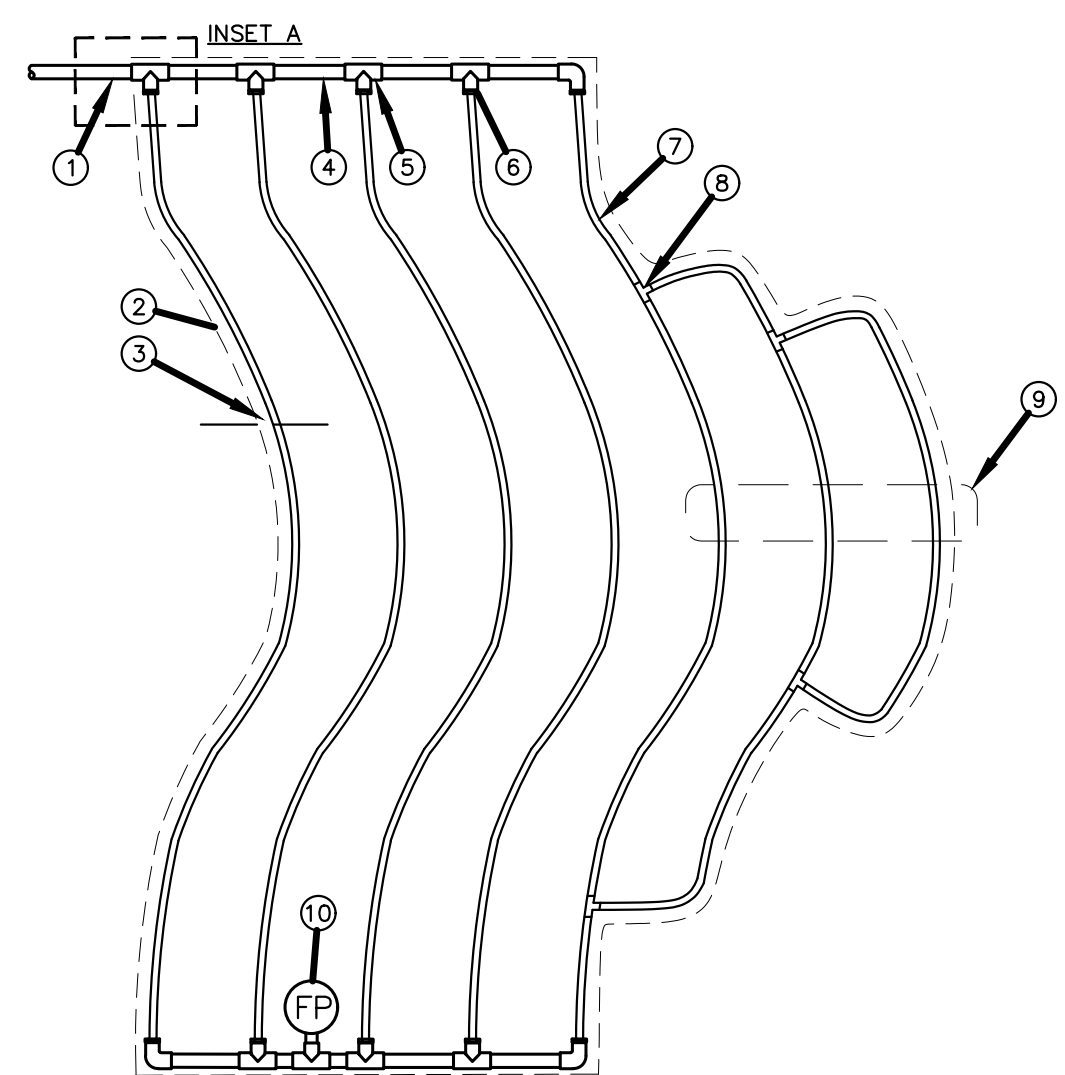
**NEW COMMERCIAL BUILDING**  
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MONTCLAIR, CA 91763

No.	Revision/Issue	Date
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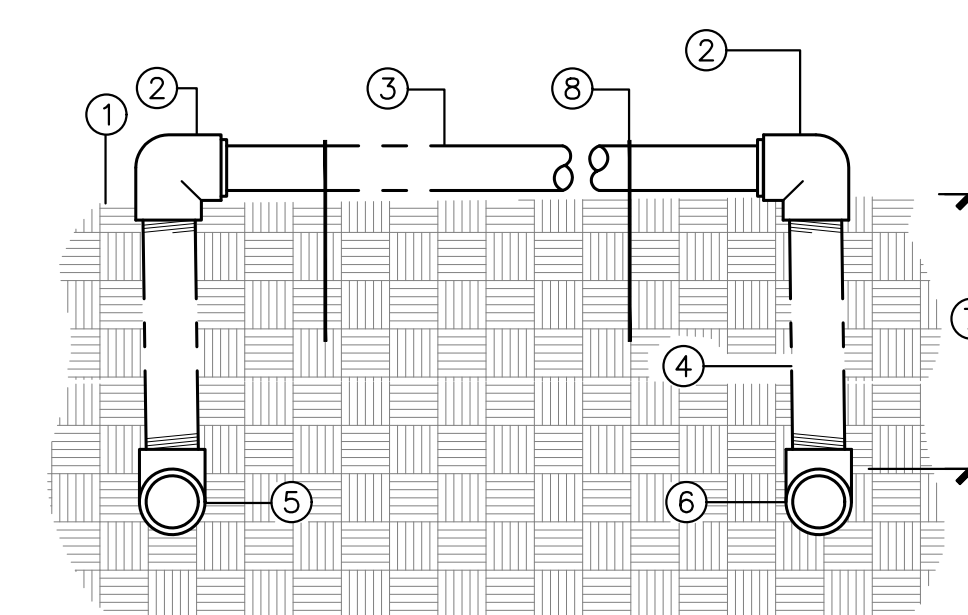
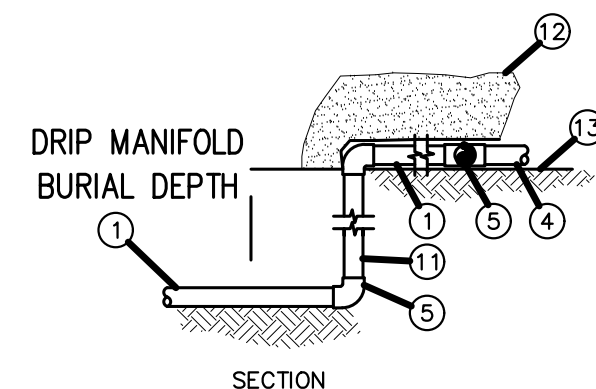
**IRRIGATION  
DETAILS**

Date	5-6-22	Sheet	LI-4
Scale			
Sheet	4 of 6		



- ① PVC SUPPLY PIPE FROM CONTROL VALVE (SIZEPER PLAN) PERIMETER IF IRRIGATED AREA.
- ② PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- ③ PVC SCH 40 TEE OR EL (TYPICAL)
- ④ BARB X MALE FITTING
- ⑤ ON-SURFACE DRIPLINE
- ⑥ BARB X BARB INSERT TEE
- ⑦ TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- ⑧ FLUSH VALVE LOCATION
- ⑨ PVC RISER PIPE
- ⑩ 2"-3" DEPTH OF MULCH
- ⑪ FINISH GRADE

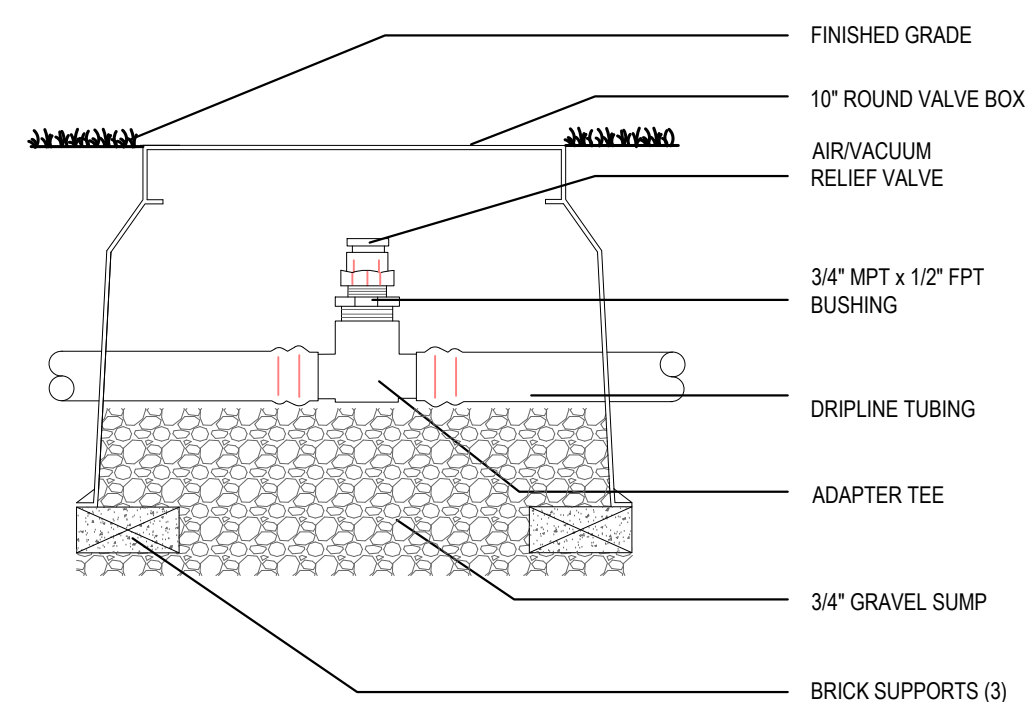
- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
  2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
  3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
  4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
  5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



- ① FINISH GRADE
- ② THREAD X COMPRESSION ELBOW
- ③ SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES
- ④ 10" THREADED PVC SCH. 40 RISER
- ⑤ PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
- ⑥ PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
- ⑦ HEADER DEPTH REFER TO SPECIFICATIONS
- ⑧ SALCO DTS-30-750 TUBING STAKES

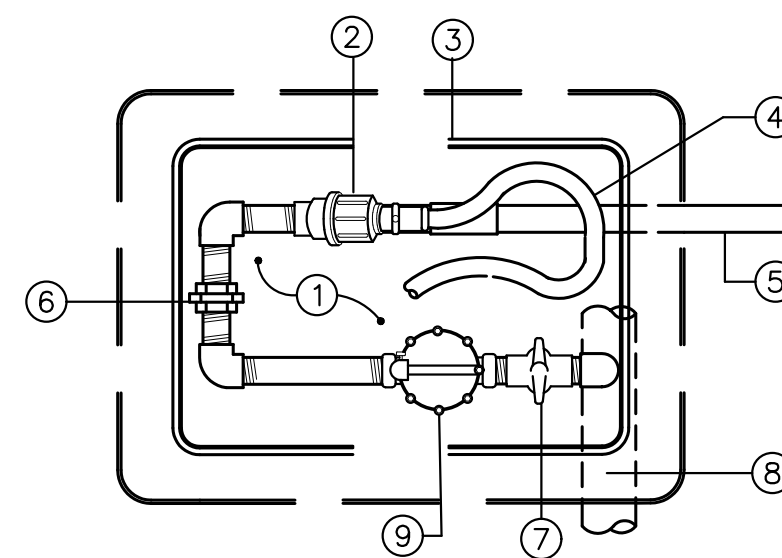
G INLINE DRIP TUBING ON GRADE- CURVED LAYOUTS

D INLINE DRIP TUBING ON GRADE A

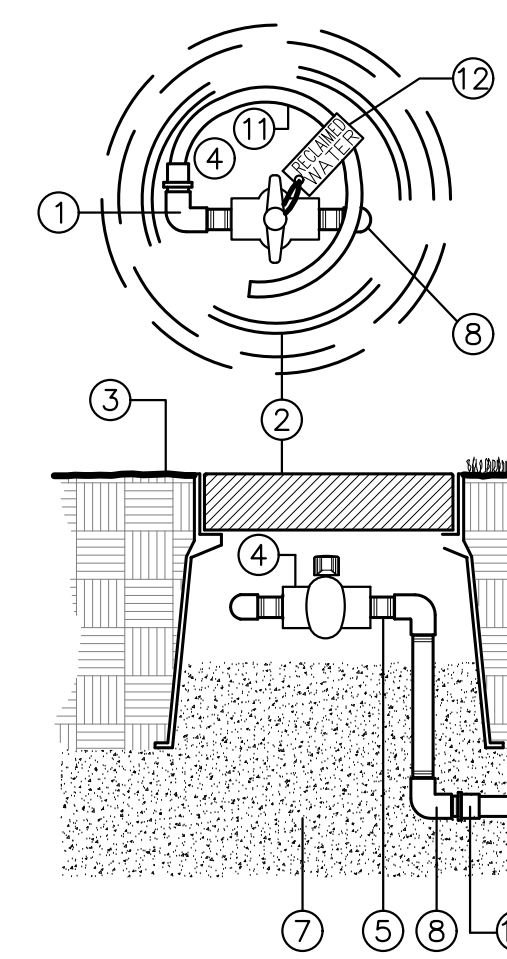


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.
  3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  4. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADDDETAILS.COM/INFO REFERENCE NUMBER 901-342.

○ DRIP MICRO  
○ AIR RELIEF TUBING



- ① 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
- ② AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN
- ③ RECTANGULAR VALVE BOX, GREEN IN COLOR, BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
- ④ 1/2" X 1/2" DIA. FLEX HOSE- CONNECT TO FILTER FLUSH PORT
- ⑤ PVC LATERAL LINE PIPE
- ⑥ PVC UNION (LINE SIZE)
- ⑦ PVC BALL VALVE (LINE SIZE)
- ⑧ PRESSURE SUPPLY LINE
- ⑨ ELECTRIC REMOTE CONTROL VALVE



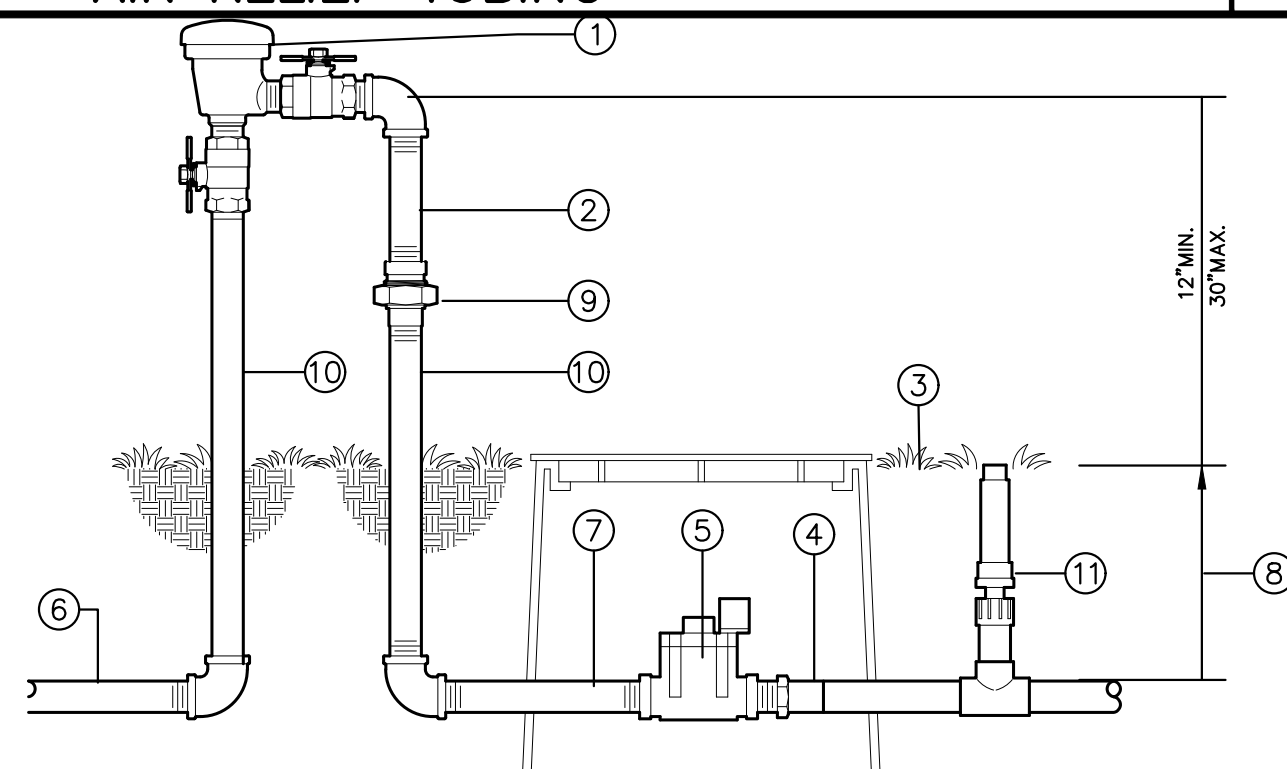
- ① INSERT X MIP 90 ELL
- ② 10" ROUND VALVE BOX GREEN IN COLOR
- ③ FINISH GRADE
- ④ PVC BALL VALVE (F X F)
- ⑤ MIP X FIP SCH. 40 PVC ELL
- ⑥ SCH 80 PVC NIPPLE LENGTH AS REQUIRED
- ⑦ 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
- ⑧ FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
- ⑨ PVC LATERAL LINE PIPE
- ⑩ SLIP X MIP SCH. 40 PVC FITTING
- ⑪ 1/2" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

AIR RELIEF TUBING

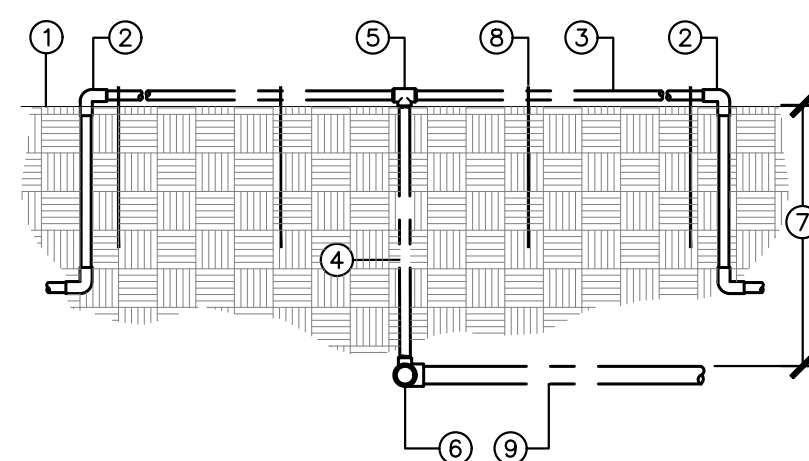
G DRIP VALVE ASSEMBLY

E FLUSH VALVE

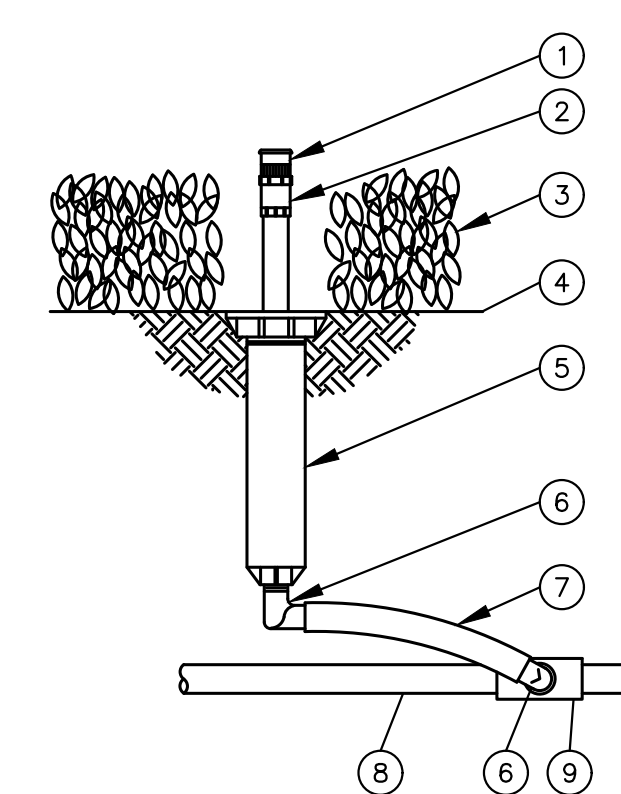


- ① PRESSURE VACUUM BREAKER DEVICE ASSEMBLY
- ② GALVANIZED NIPPLE
- ③ FINISH GRADE
- ④ THREADED BY SLIP COUPLING
- ⑤ CONTROL VALVE IN VALVE BOX
- ⑥ FROM WATER SOURCE
- ⑦ PVC PRESSURE SUPPLY LINE, TRENCH DEPTH MINIMUM 12"
- ⑧ UNION
- ⑨ GALVANIZED STEEL RISER
- ⑩ IRRIGATION SPRAY HEAD

NOTE: CONTRACTOR SHALL PROVIDE DECORATIVE LOCKING ENCLOSURE WITH CONCRETE PAD



- ① FINISH GRADE
- ② 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY.
- ③ NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM T156 SOIL STAPLE.
- ④ 12" THREADED PVC SCH. 40 RISER
- ⑤ PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
- ⑥ PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
- ⑦ LATERAL LINE DEPTH REFER TO SPECIFICATIONS
- ⑧ NETAFIM T156 SOIL STAPLE
- ⑨ LATERAL LINE PIPE



- ① PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- ② PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- ③ PLANT MATERIAL
- ④ FINISH GRADE/TOP OF MULCH
- ⑤ POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- ⑥ 1/2-INCH MALE NPT X .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- ⑦ SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- ⑧ PVC LATERAL PIPE
- ⑨ PVC SCH 40 TEE OR ELL

J PRESSURE VACUUM BREAKER

F INLINE DRIP TUBING ON GRADE

C POP UP BUBBLER HEAD



# NEW COMMERCIAL BUILDING

## 4790 BROOKS ST, MONTCLAIR, CA 91763

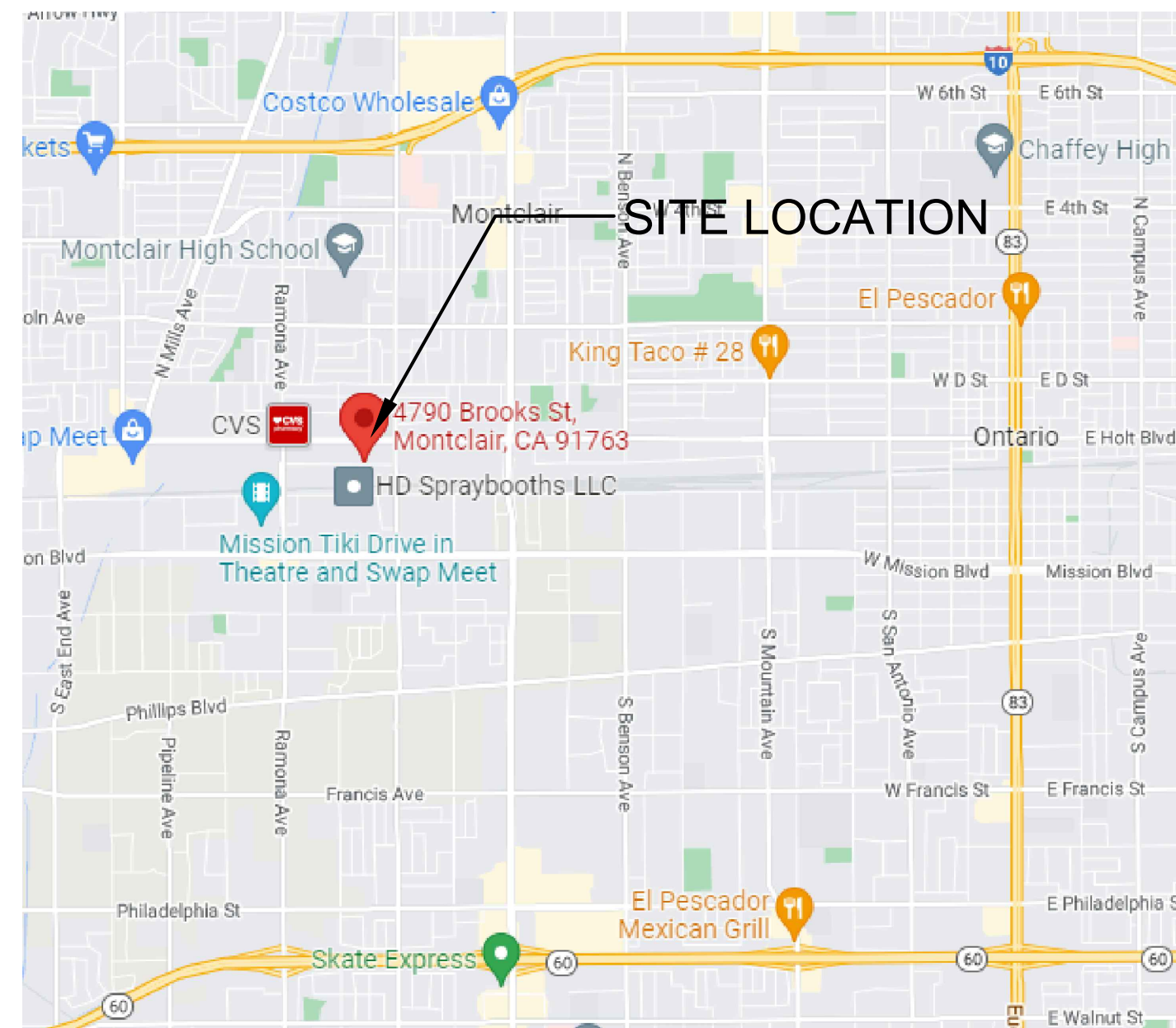
LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN  
680 LANGSDORF DRIVE, SUITE 202B  
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE

714-878-0335  
SAVAGELANDDESIGN@ATT.NET

### VICINITY MAP



### SHEET INDEX

CS-0	COVER SHEET	1 OF 6
LI-1	IRRIGATION LAYOUT PLAN	2 OF 6
LI-2	IRRIGATION DETAILS	3 OF 6
LI-3	IRRIGATION DETAILS	4 OF 6
LP-1	PLANTING LAYOUT PLAN	5 OF 6
LP-2	PLANTING DETAILS	6 OF 6

### GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

LANDSCAPE AREA: 855 SF

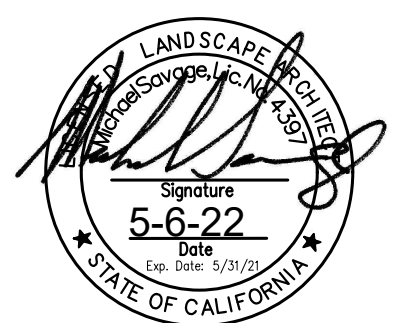


SAVAGE LAND DESIGN  
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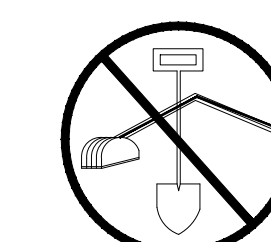
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No.	Revision/Issue	Date



COVERSHEET

Date	5-6-22	Sheet	CS-0
Scale			
Sheet	1 of 6		



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TWO WORKING DAYS BEFORE YOU DIG