

SCOPE OF WORK

EXTERIOR & INTERIOR RENOVATION:

1. ADA BATHROOMS UPGRADE
2. MECHANICAL & ELECTRICAL UPGRADE
3. PARAPET HEIGHT EXTENSION
4. KITCHEN EQUIPMENT UPGRADE
5. NEW FRONT ENTRANCE TOWER
6. NEW FRONT PATIO COVER
7. NEW TRASH ENCLOSURE
8. NEW REAR PATIO COVER

PROJECT OWNER

KALAVERAS INC.
20806 FIGUEROA ST.
CARSON, CA 90745
(310) 930 8093

GOVERNING CODES

THIS PROJECT SHALL COMPLY WITH THE:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
MONTCLAIR MUNICIPAL CODE

LOT COVERAGE

LOT SIZE	1.07 acre
(E) BUILDING	4,800 SF
(N) FRONT TOWER	169 SF
(N) FRONT PATIO COVER	1,280 SF
(N) REAR PATIO COVER	200 SF
TOTAL AREA	6,449 SF

OCCUPANCY LOAD

INTERIOR SEATS	156
PATIO SEATS	70
TOTAL SEATS	226

DEFERRED SUBMITTALS

FIRE SPRINKLERS
"UNDER SEPARATE PERMIT"



KALAVERAS RESTAURANT EXTERIOR & INTERIOR RENOVATION 9645 CENTRAL AVE. MONTCLAIR, CA 91763

PROPERTY INFORMATION

ASSESSOR PARCEL Nos. 1008-611-13 and 20-0000
PROPERTY TYPE: COMMERCIAL/INDUSTRIAL
CONSTRUCTION TYPE: V-B
STORIES: 1
ZONE C2
OCCUPANCY: A2
FIRE SPRINKLERS: NO
PROPERTY BOUNDARY DESCRIPTION (S):
SYCAMORE WATER DEV CO ADD PTN LOT 21 COM AT C/L
INTERSECTION OF SAN BERNARDINO RD AND CENTRAL AVE
TH N 0 DEG 03 MIN 30 SECONDS E ALG C/L CENTRAL AVE 303
FT TH S 89 DEG 53 MIN 48 SECONDS E 50 FT TO TRUE POB TH
N 0 DEG 03 MIN 30 SECONDS E ALG E LI CENT
BUILDING DESCRIPTION (S):
(E) BUILDING
SQUARE FOOTAGE: 4,800
YEAR BUILT / EFFECTIVE YEAR BUILT 1971/1971

CONSULTANTS

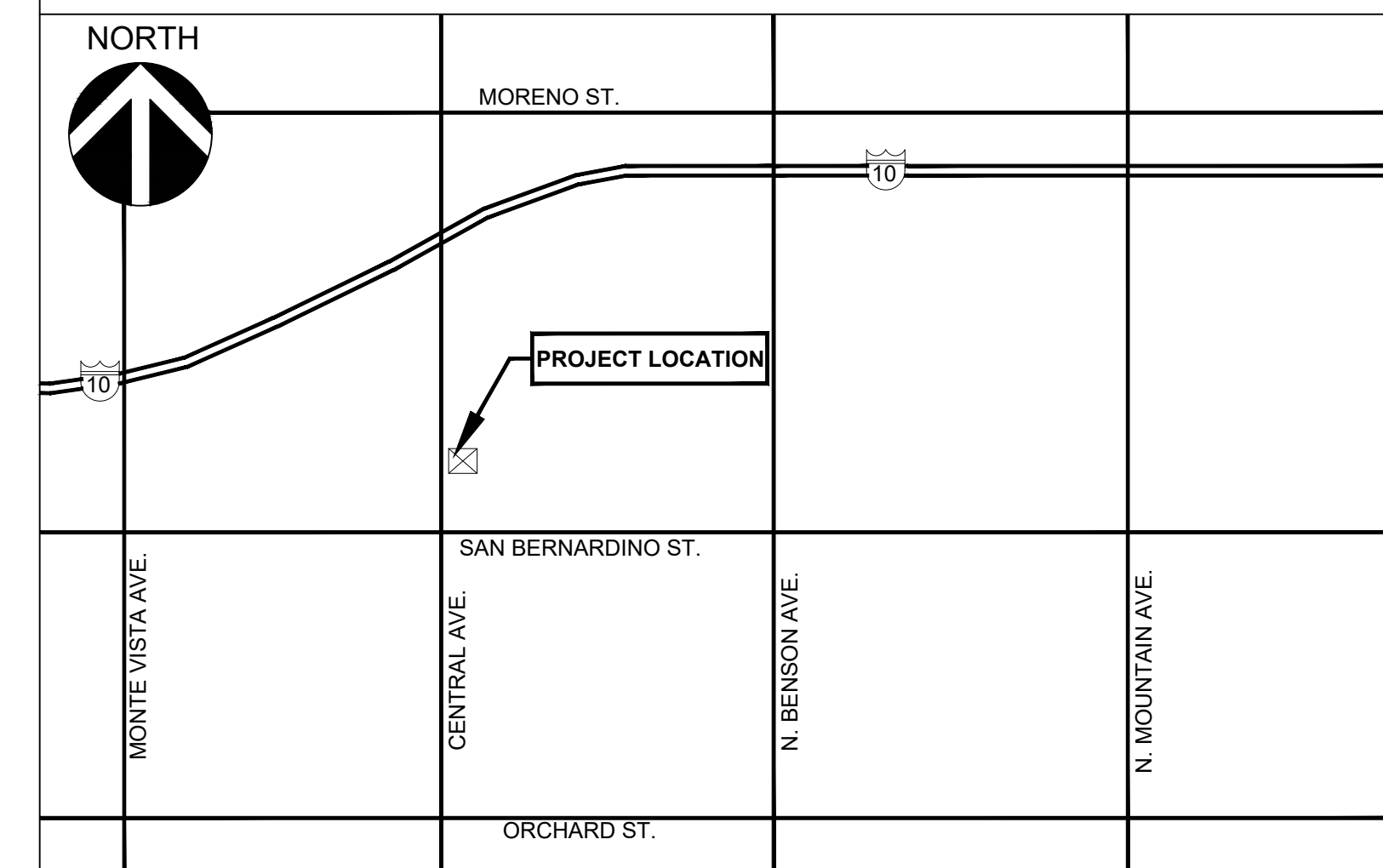
CONTRACTOR:
PRESIDENTIAL CONSTRUCTION SERVICES
5512 JONES AVE.
RIVERSIDE CA, 92505
LIC # 991825
(951) 809 8314

M.E.P.:
DESIGN 4 BUILDING
7755 CENTER AVE. SUITE # 1100
HUNTINGTON BEACH, CA 92647
(562) 981 4890

LANDSCAPE ARCHITECT:
ED SIRIBOHDI
422 PARK ROSE AVE.
MONROVIA, CA 91016
(626) 780 2020

ENERGY CALCULATIONS CONSULTANT:
DESIGN 4 BUILDING
7755 CENTER AVE. SUITE # 1100
HUNTINGTON BEACH, CA 92647
(562) 981 4890

VICINITY MAP



SHEET INDEX

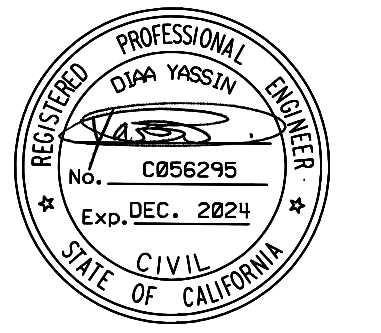
*A01	ARCHITECTURAL: COVER SHEET
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*A5	EXISTING ELEVATIONS
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*SD2	STRUCTURAL DETAILS
*SN	STRUCTURAL NOTES
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*P3	PLUMBING DETAILS
	ELECTRICAL:
*E1	POWER PLAN
*E2	LIGHTING PLAN
*E3	PARKING LOT LIGHTING PLAN
*E4	SECURITY PLAN
	MECHANICAL:
*M1	MECHANICAL NOTES & DETAILS
*M2	(E) MECHANICAL PLAN
*M3	(E) ROOF EQUIPMENT PLAN



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2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:

COVER SHEET

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

SCALE: N.T.S.

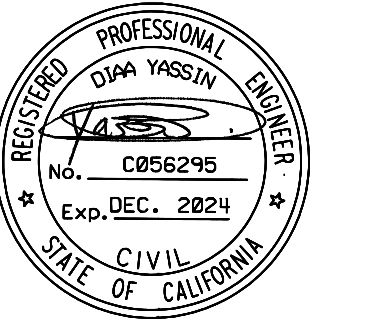
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A01



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SHEET NAME:
SITE PLAN

REVISIONS: DATE:

1	01/19/23
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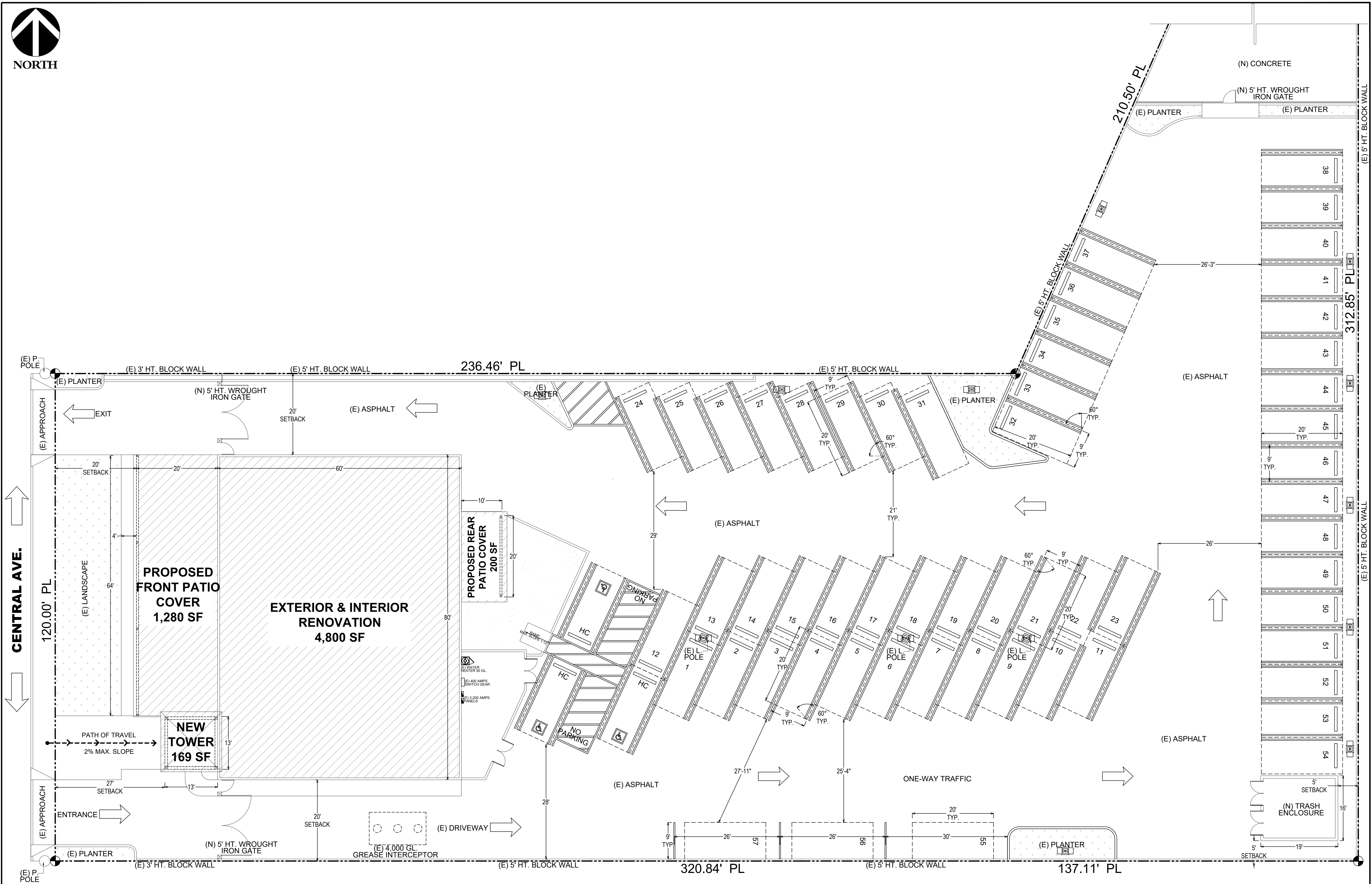
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PROJECT No. 210-22

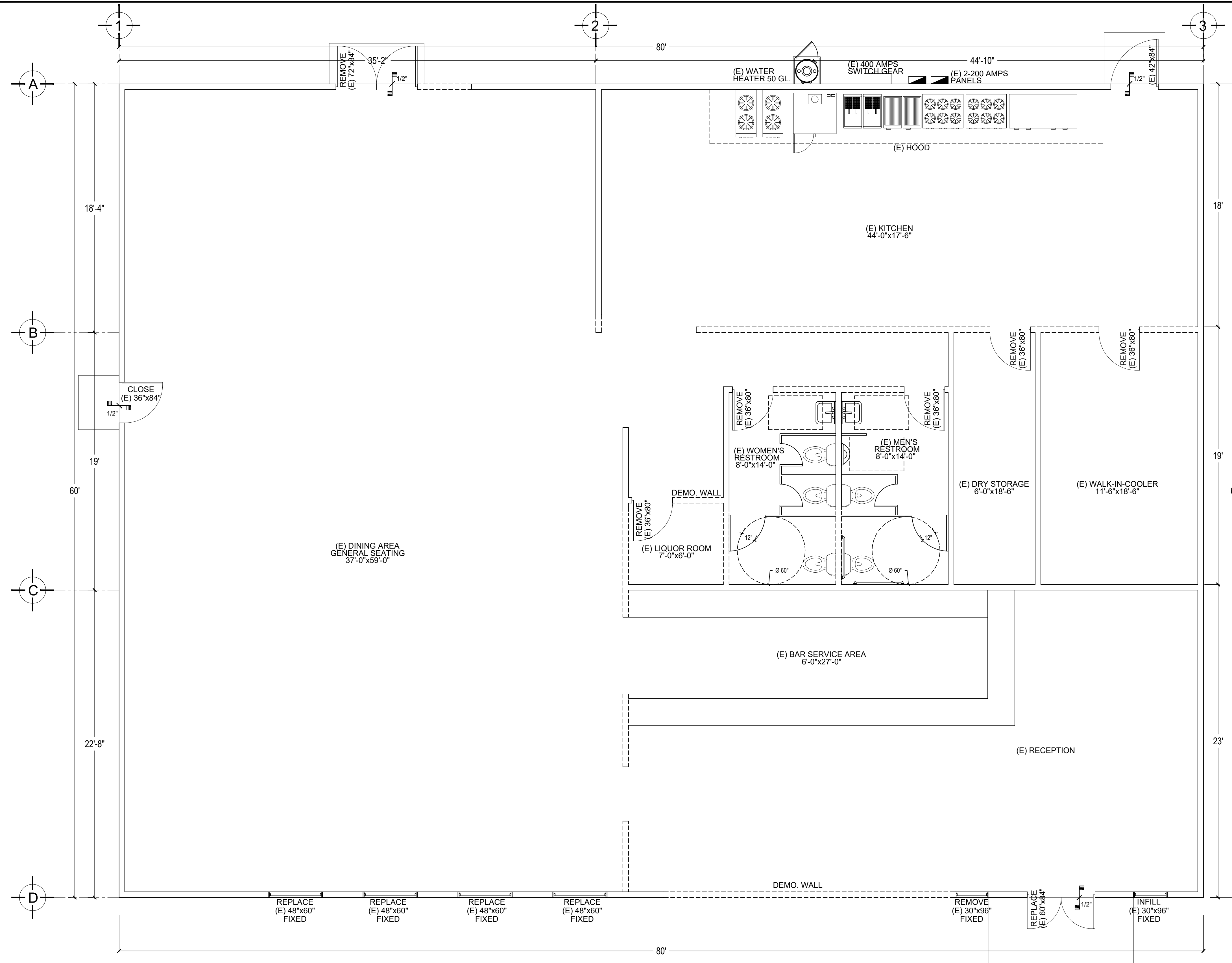
SCALE: 3/32"=1'-0"

SHEET NO:

A1



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



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

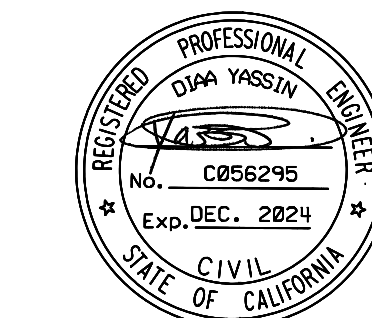
- EXISTING WALL TO REMAIN
- - - - DEMO. WALL



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SHEET NAME:

EXISTING FLOOR PLAN

REVISIONS: DATE:

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DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

A2



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PROJECT:
KALAVERAS RESTAURANT
 9645 Central Ave. Montclair, CA 91763
 SHEET NAME:
PROPOSED FLOOR PLAN

REVISIONS:	DATE:
1	01/19/23
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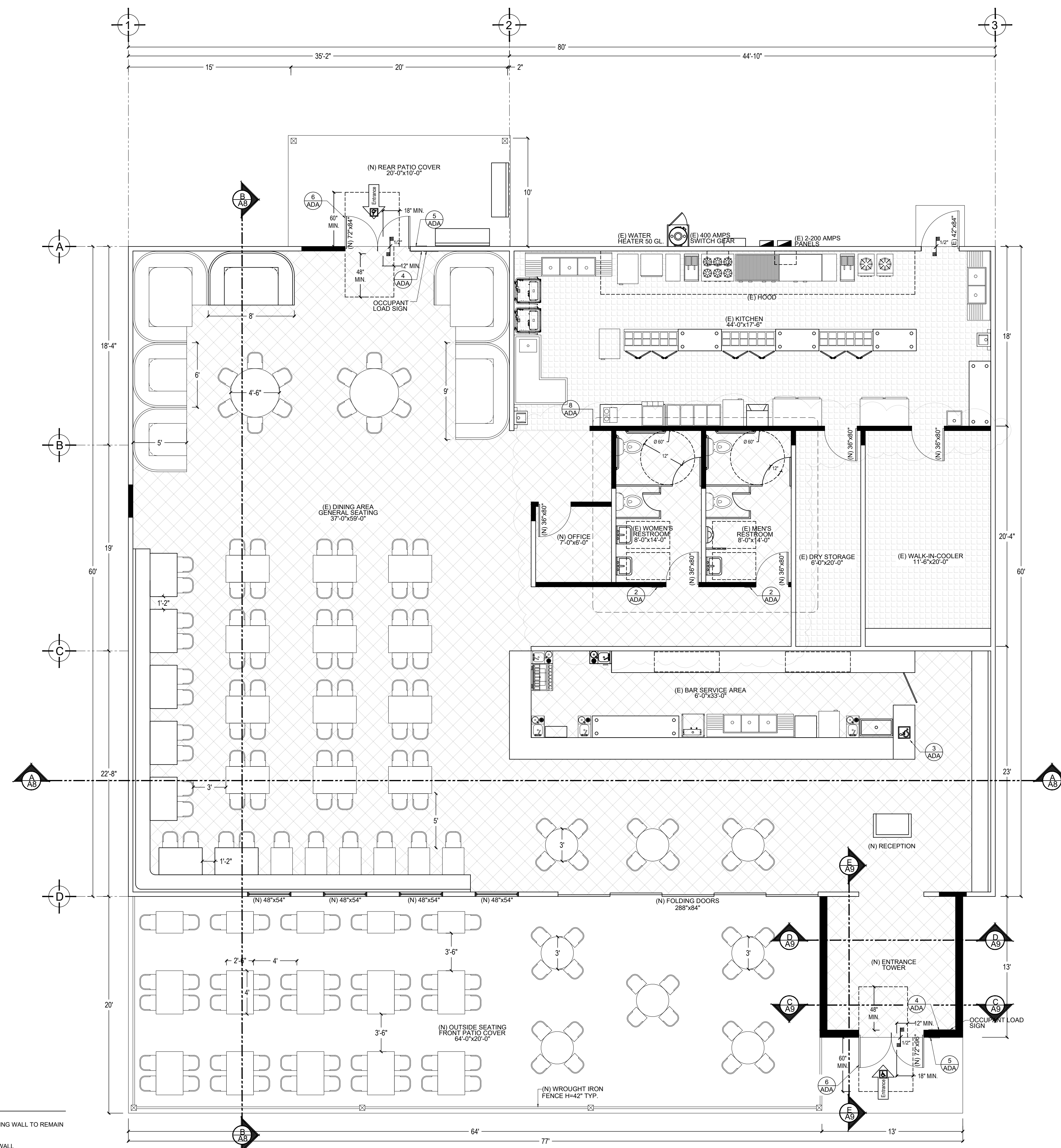
DATE: 5/24/23

PROJECT No. 210-22

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

SHEET No.:

A3



LEGEND:
 ——— EXISTING WALL TO REMAIN
 ——— NEW WALL

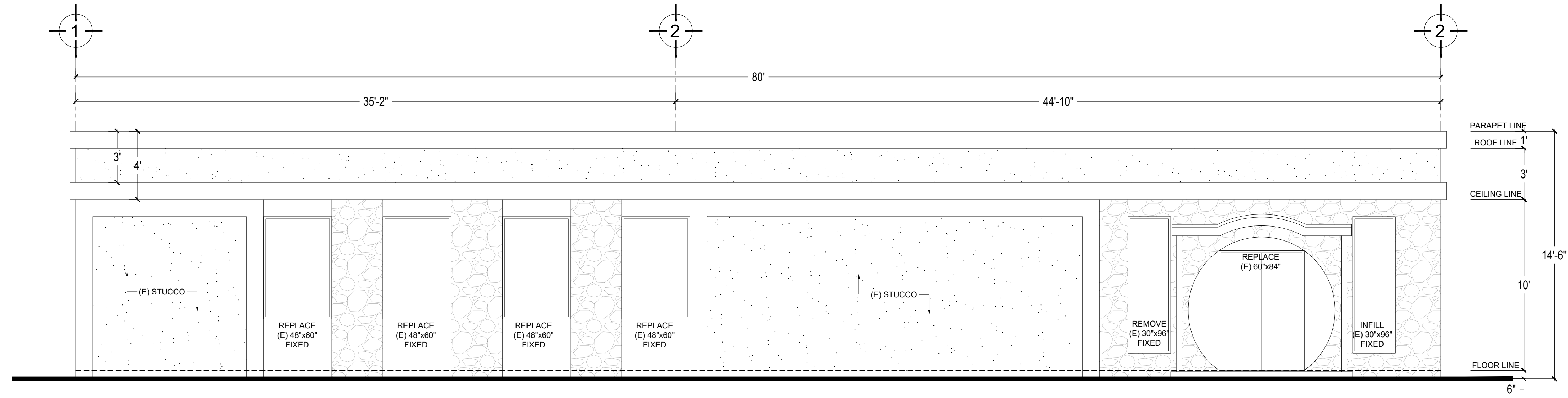
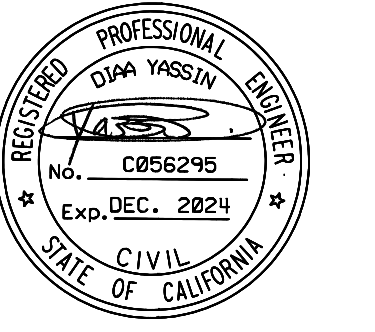
PROPOSED FLOOR PLAN
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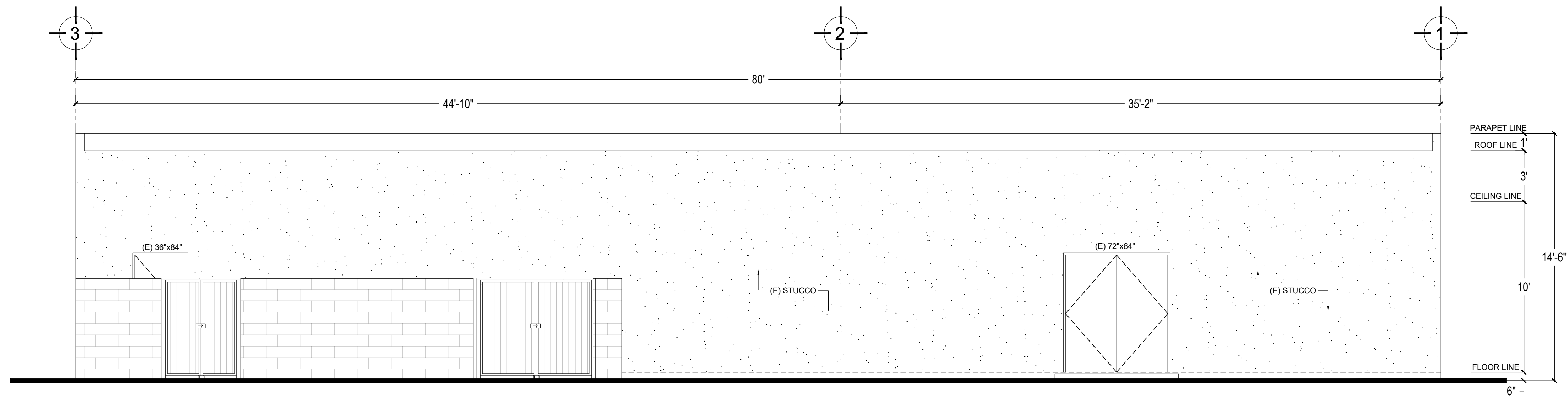
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ENGINEER STAMP:



(E) WEST ELEVATION
SCALE: 1/4"=1'-0"



(E) EAST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:

EXISTING ELEVATIONS

REVISIONS:	DATE:
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DATE: 5/24/23
PROJECT No. 210-22
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SHEET NO:

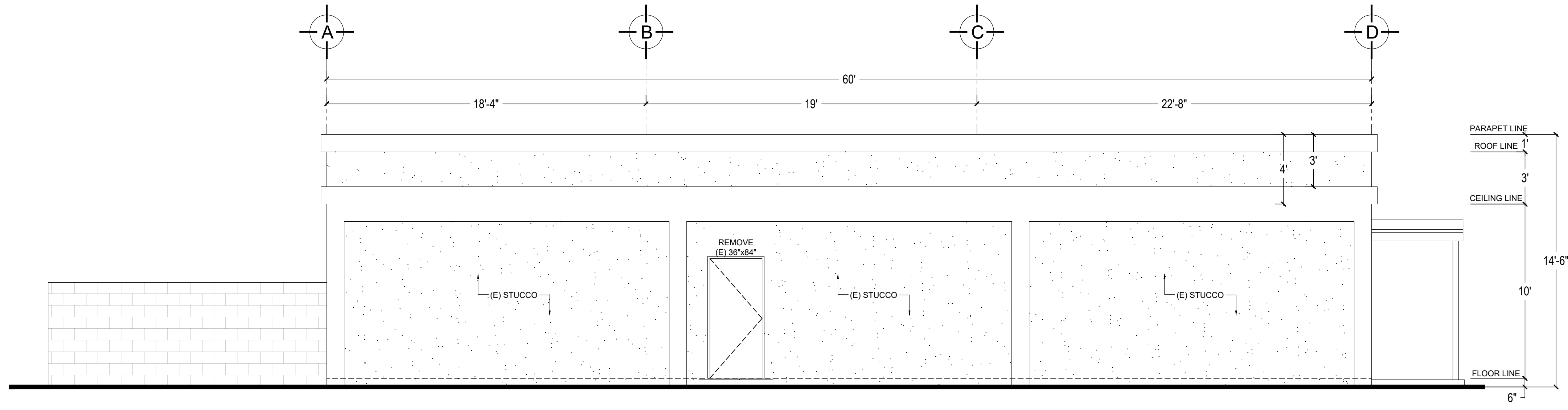
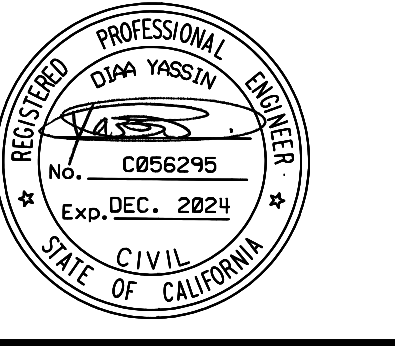
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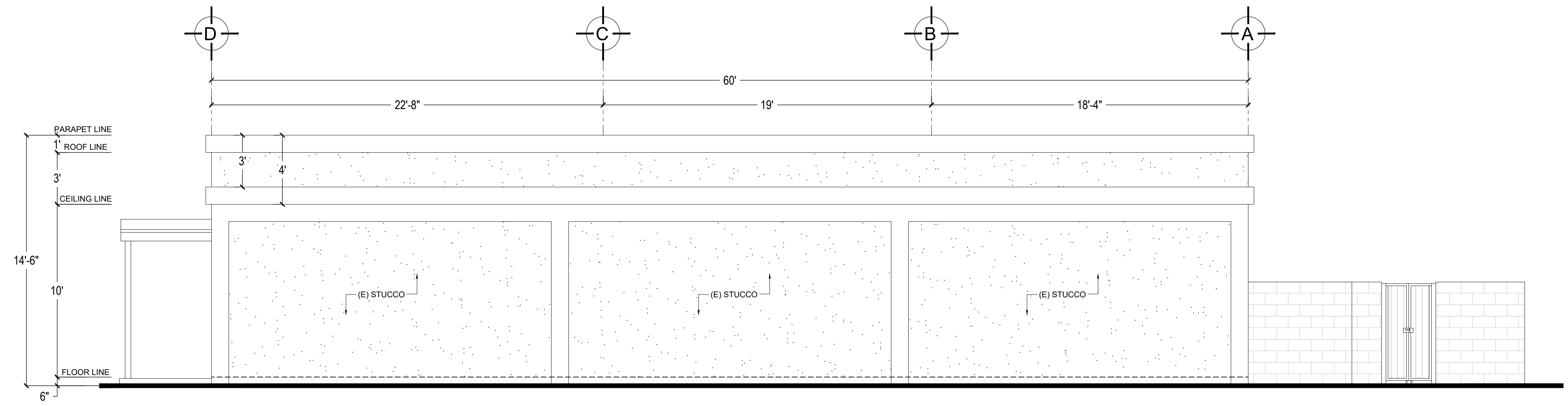
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(E) NORTH ELEVATION
SCALE: 1/4"=1'-0"



(E) SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:
EXISTING ELEVATIONS

REVISIONS:	DATE:
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DATE: 5/24/23
PROJECT No. 210-22
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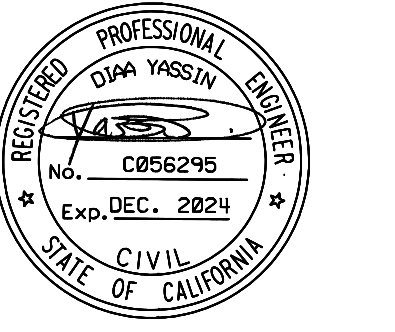
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SHEET NAME:
PROPOSED ELEVATIONS

REVISIONS:	DATE:
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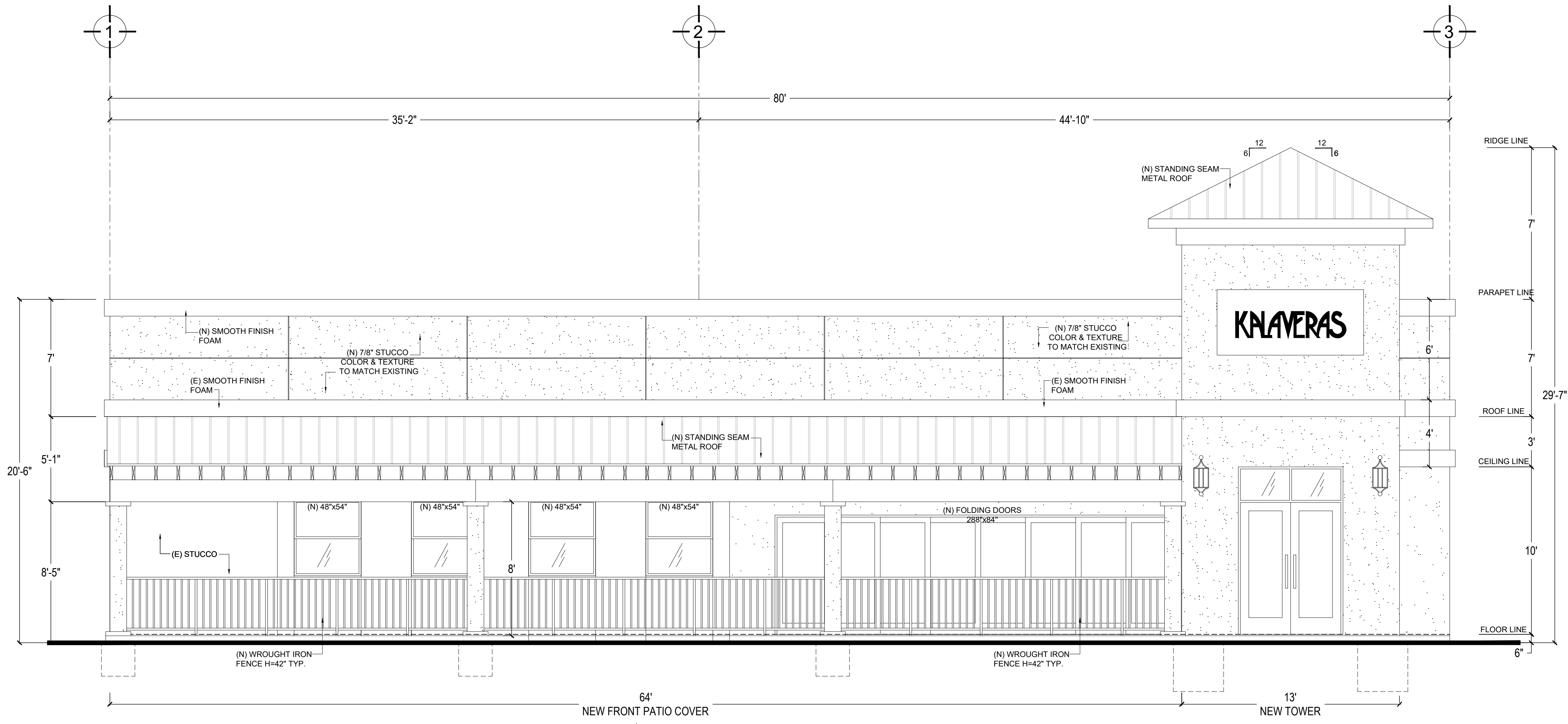
DATE: 5/24/23

PROJECT No. 210-22

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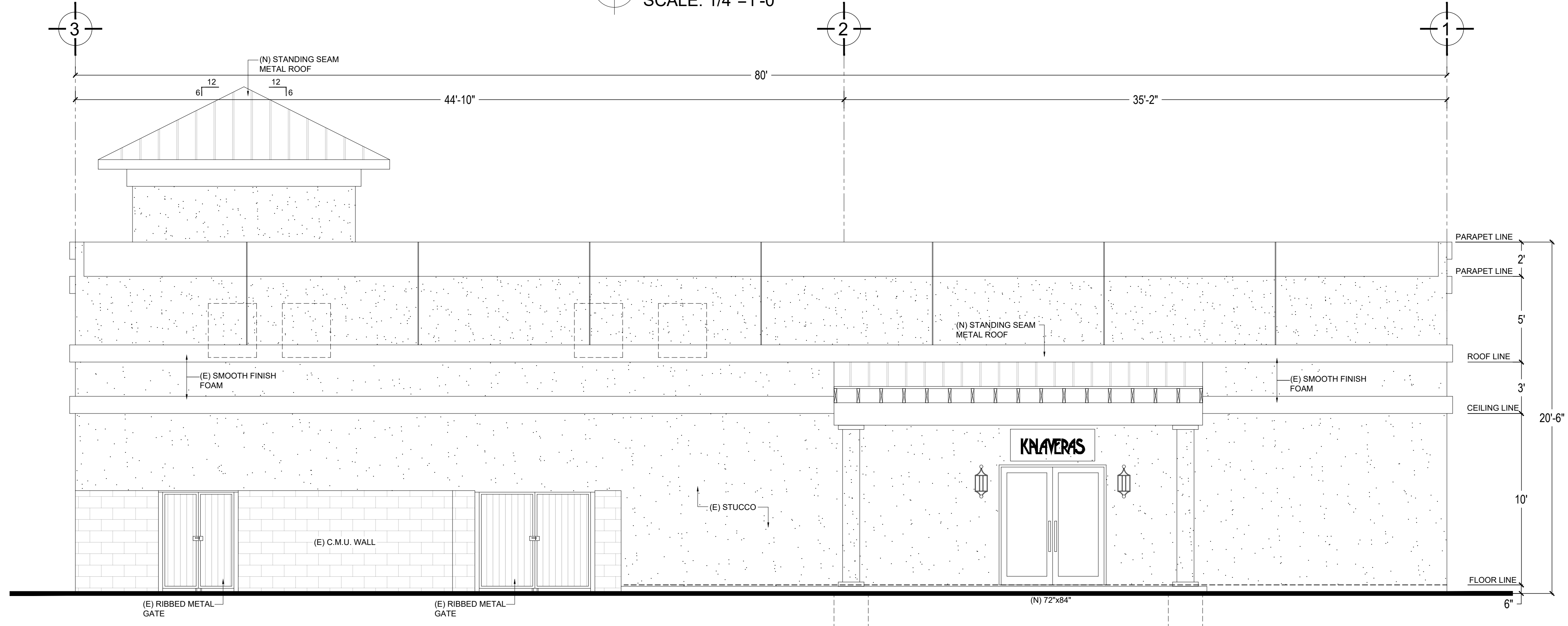
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A6



PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

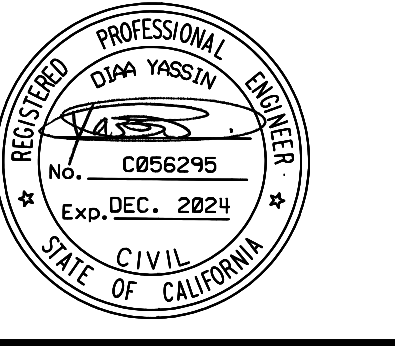
SCALE: 1/4"=1'-0"



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SHEET NAME:
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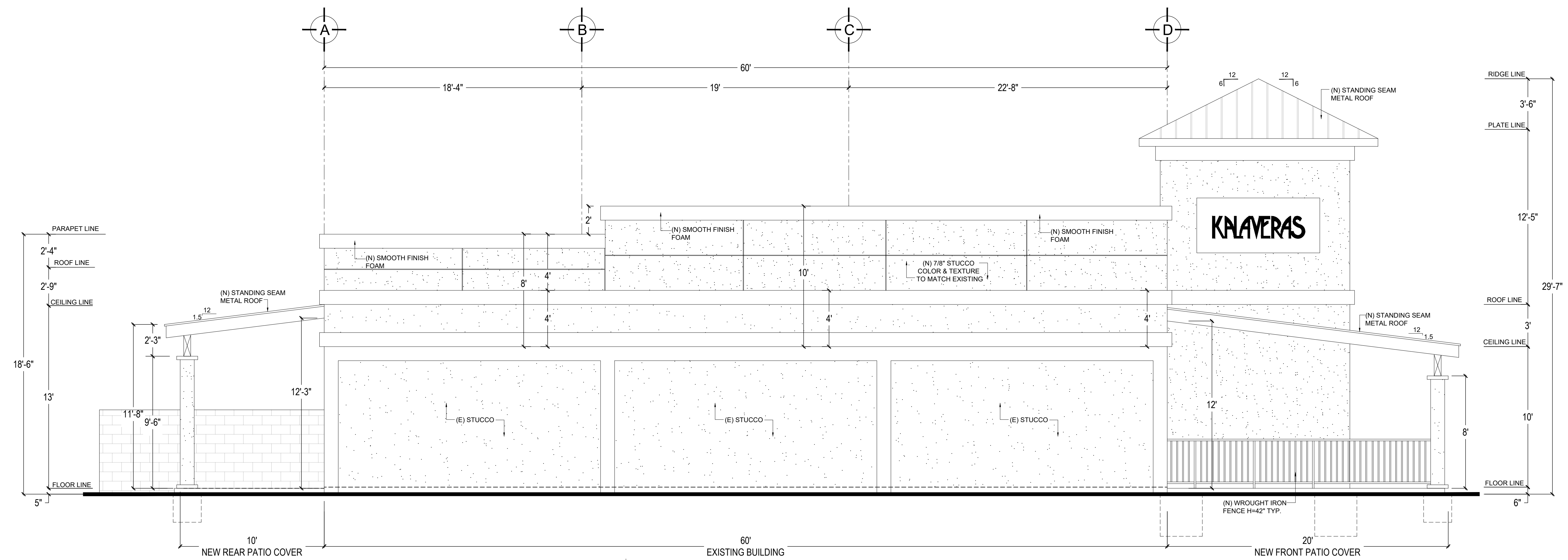
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PROJECT No. 210-22

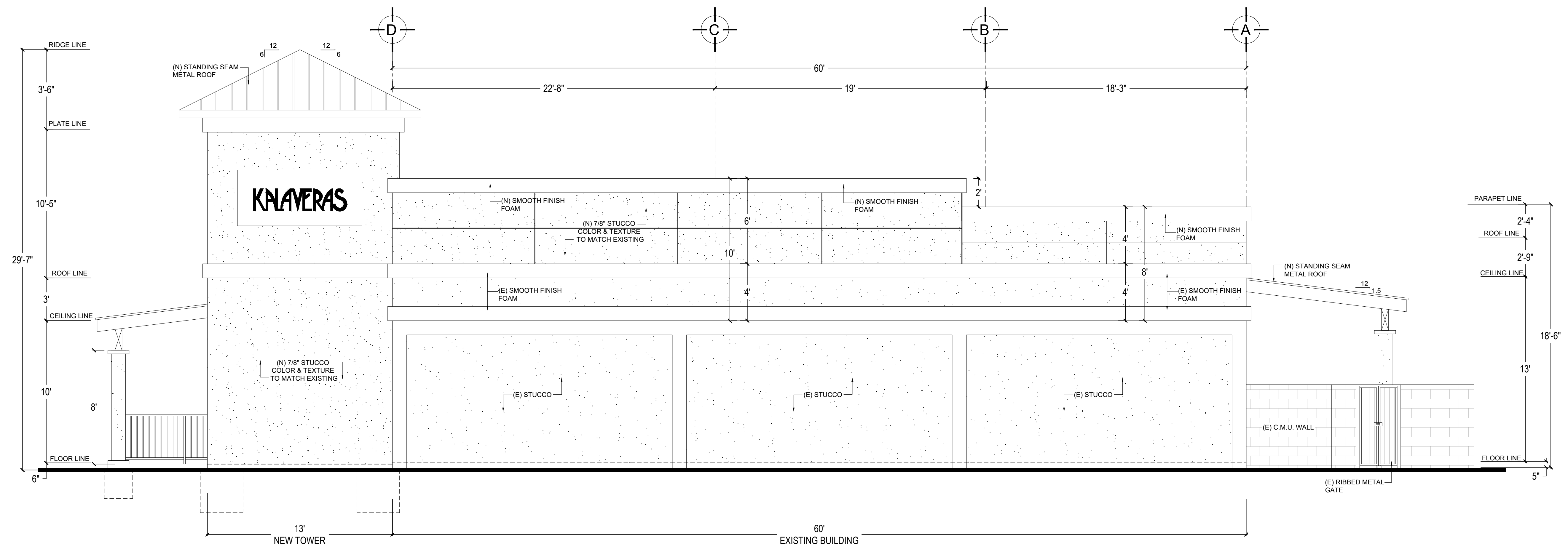
SCALE: 1/4"=1'-0"

SHEET NO:

A7



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION
N.T.S.



PROPOSED NORTH ELEVATION
N.T.S.



PROPOSED EAST ELEVATION
N.T.S.



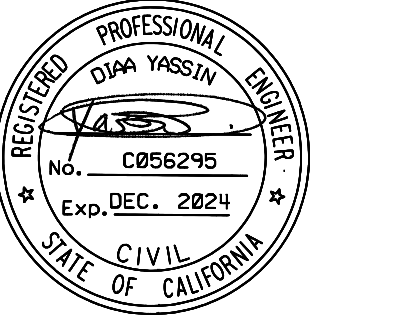
PROPOSED SOUTH ELEVATION
N.T.S.



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SHEET NAME:

ELEVATIONS RENDERING

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3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

SCALE: N.T.S.

SHEET NO:

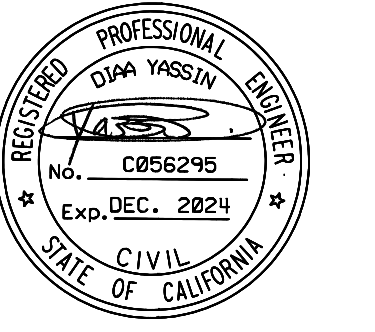
A7.1



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PROJECT:
KALAVERAS RESTAURANT
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SHEET NAME:

SECTIONS

REVISIONS: DATE:

1	01/19/23
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3	5/24/23

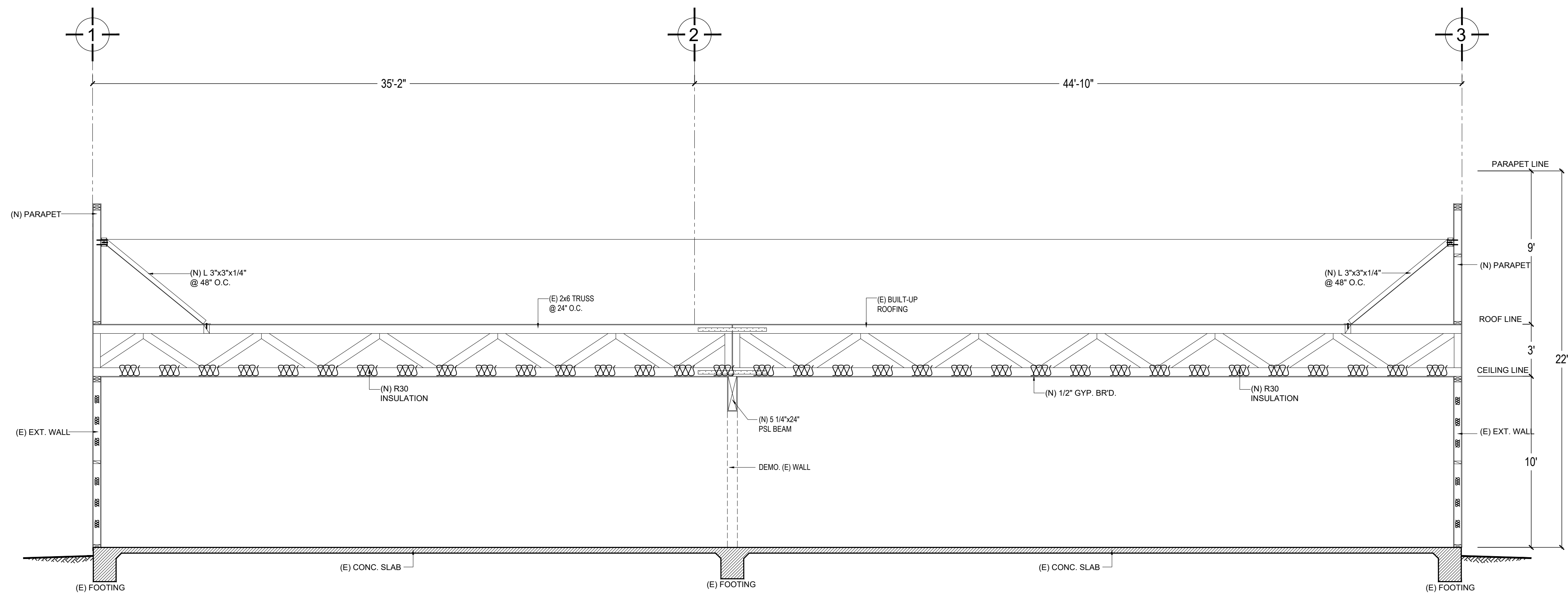
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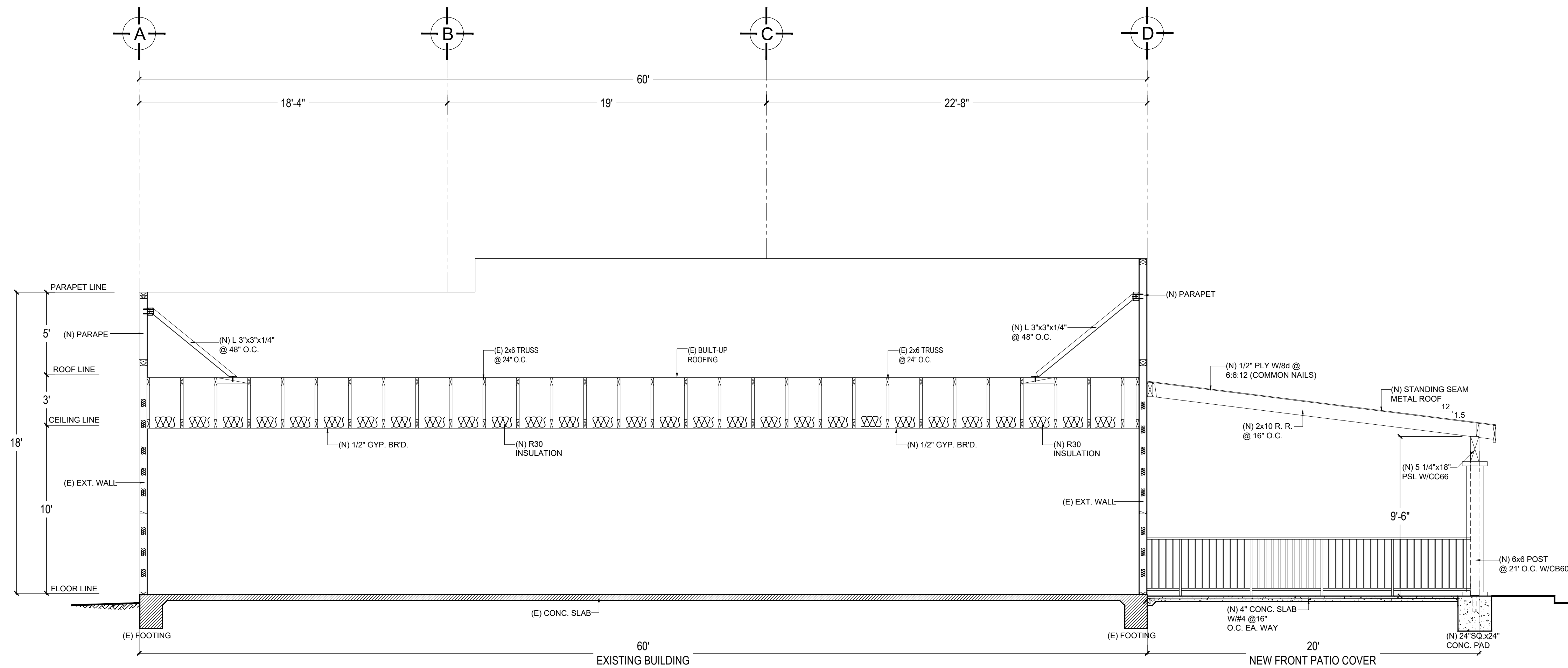
SCALE: 1/4"=1'-0"

SHEET NO:

A8



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



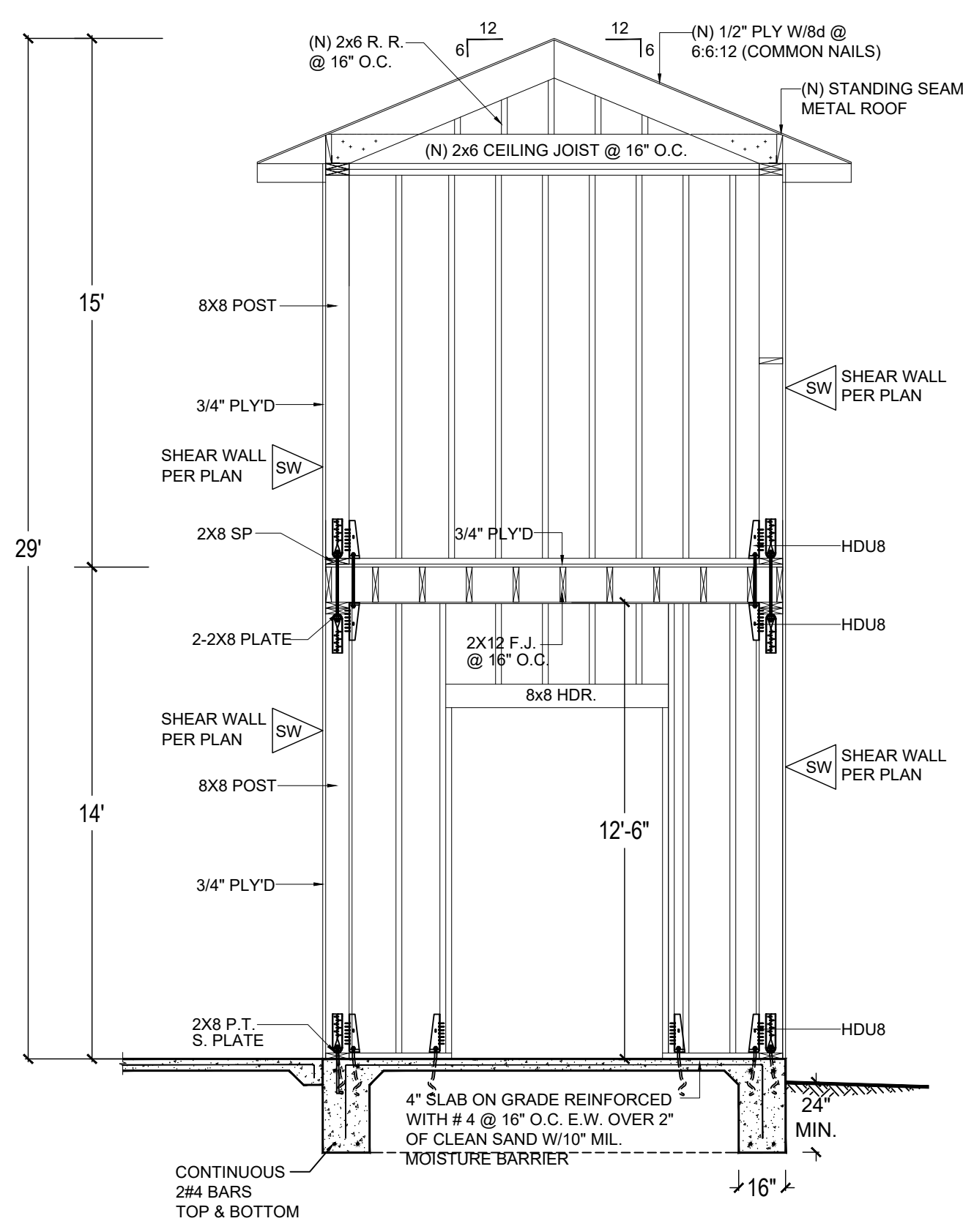
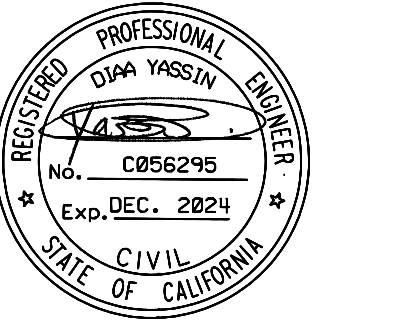
SECTION B-B
SCALE: 1/4"=1'-0"



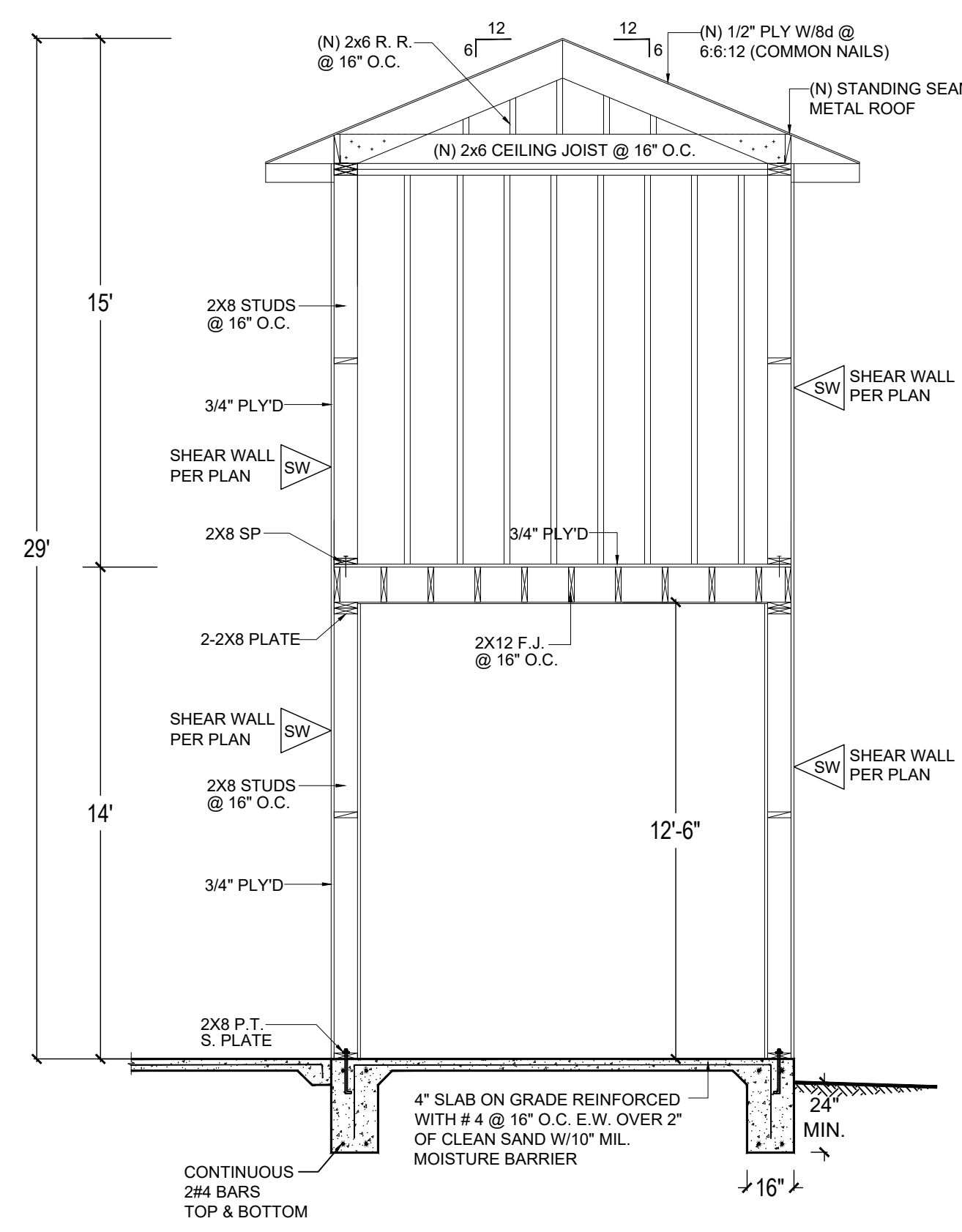
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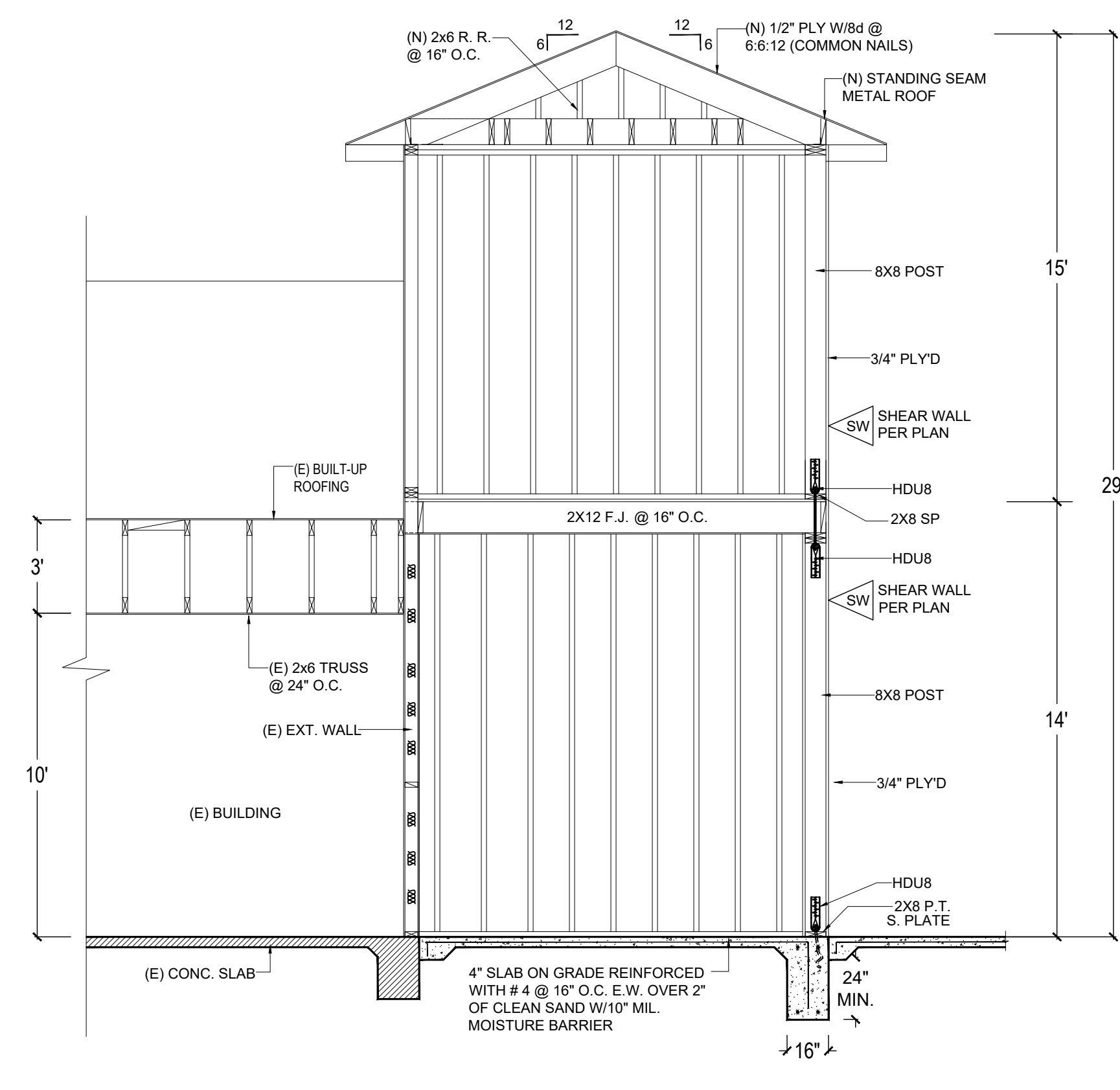
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SECTION C-C
SCALE: 1/4"=1'-0"



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



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

PROJECT:
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9645 Central Ave. Montclair, CA 91763
SHEET NAME:

ENTRANCE TOWER SECTIONS

REVISIONS:	DATE:
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PROJECT No. 210-22
SCALE: 1/4"=1'-0"

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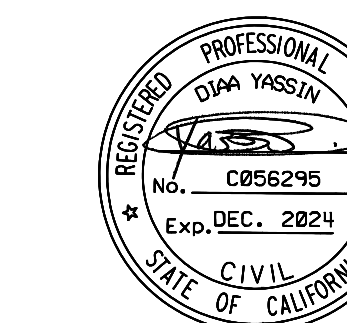
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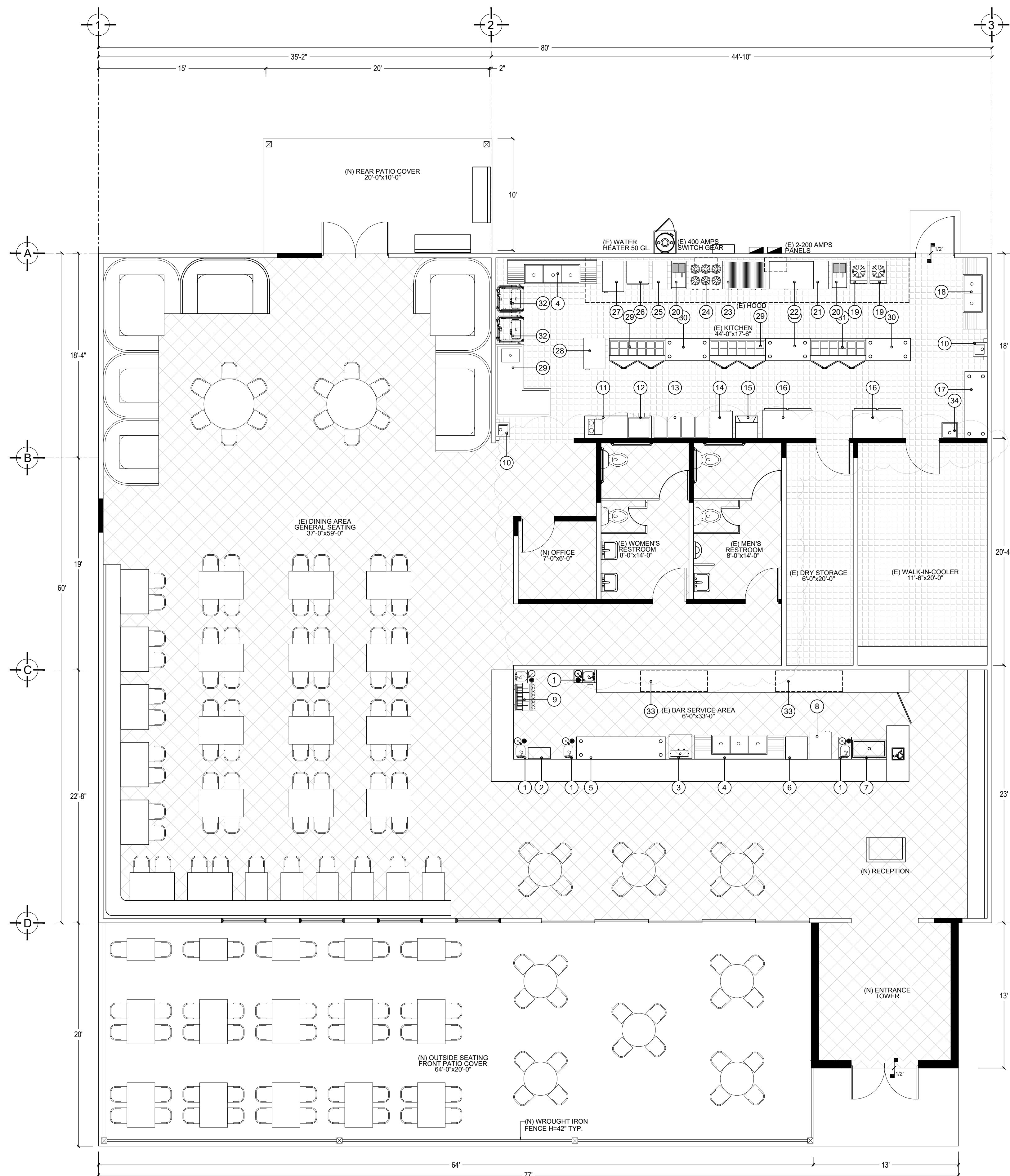
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ENGINEER STAMP:



EQUIPMENT SCHEDULE

1	DUMP SINK
2	STAINLESS STEEL TABLE
3	GLASS WASHER MACHINE
4	3-COMPARTMENT SINK
5	STAINLESS STEEL TABLE
6	STAINLESS STEEL TABLE
7	ICE B/N
8	REFRIGERATOR
9	COCKTAIL TABLE
10	HAND SINK
11	STAINLESS STEEL TABLE
12	FOUNTAIN DRINK MACHINE
13	SALSA TABLE
14	REFRIGERATOR
15	ICE MACHINE
16	REFRIGERATOR
17	STAINLESS STEEL TABLE
18	2-COMPARTMENT FOOD PREP. SINK
19	1-BURNER GAS RANGE /STOCK POT
20	FRYER
21	TABLE
22	SALAMANDER BROILER
23	GRILL
24	6-BURNER GAS RANGE
25	TABLE
26	SMALL FREEZER
27	HOT HOLDING CABINET
28	TORTILLA WARMER
29	COOL TABLE
30	STAINLESS STEEL TABLE
31	HOT TABLE
32	DISH WASHER
33	BACK BAR COOLER
34	MOP SINK



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

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SHEET NAME:

EQUIPMENT PLAN

REVISIONS: DATE:

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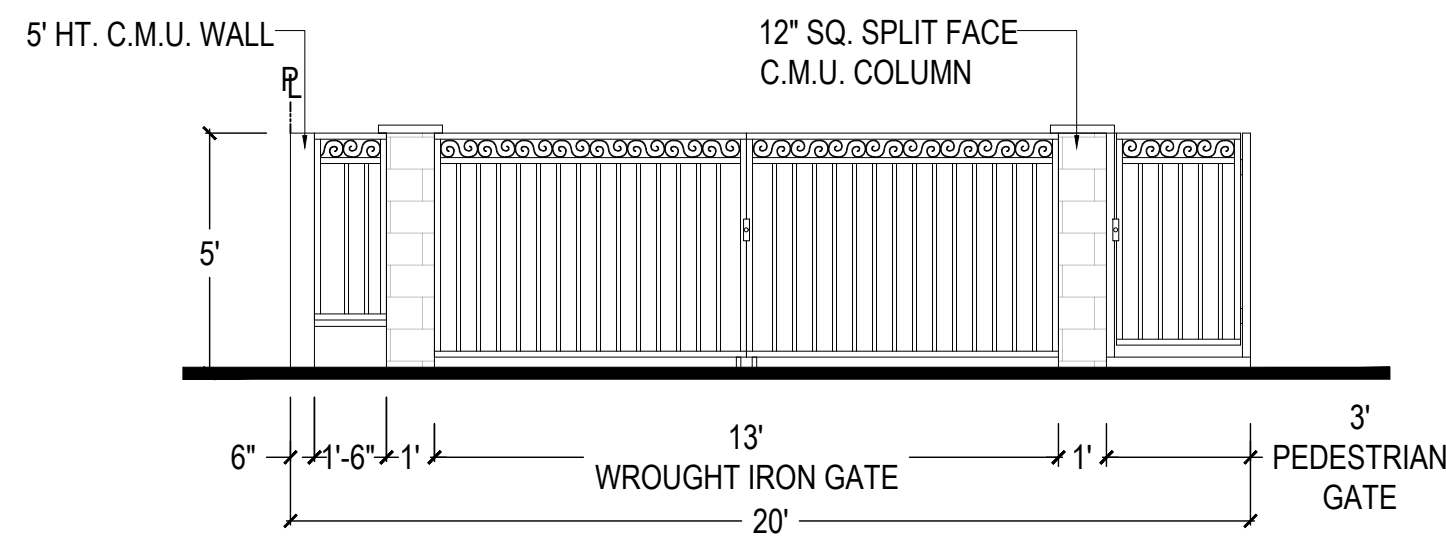
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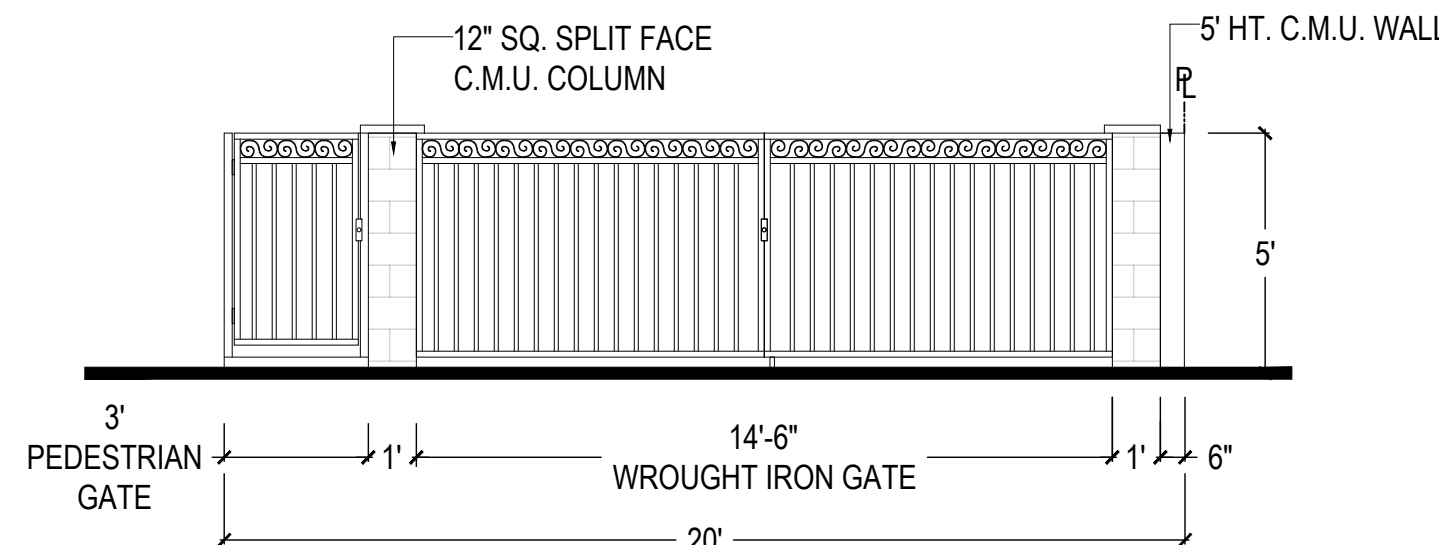
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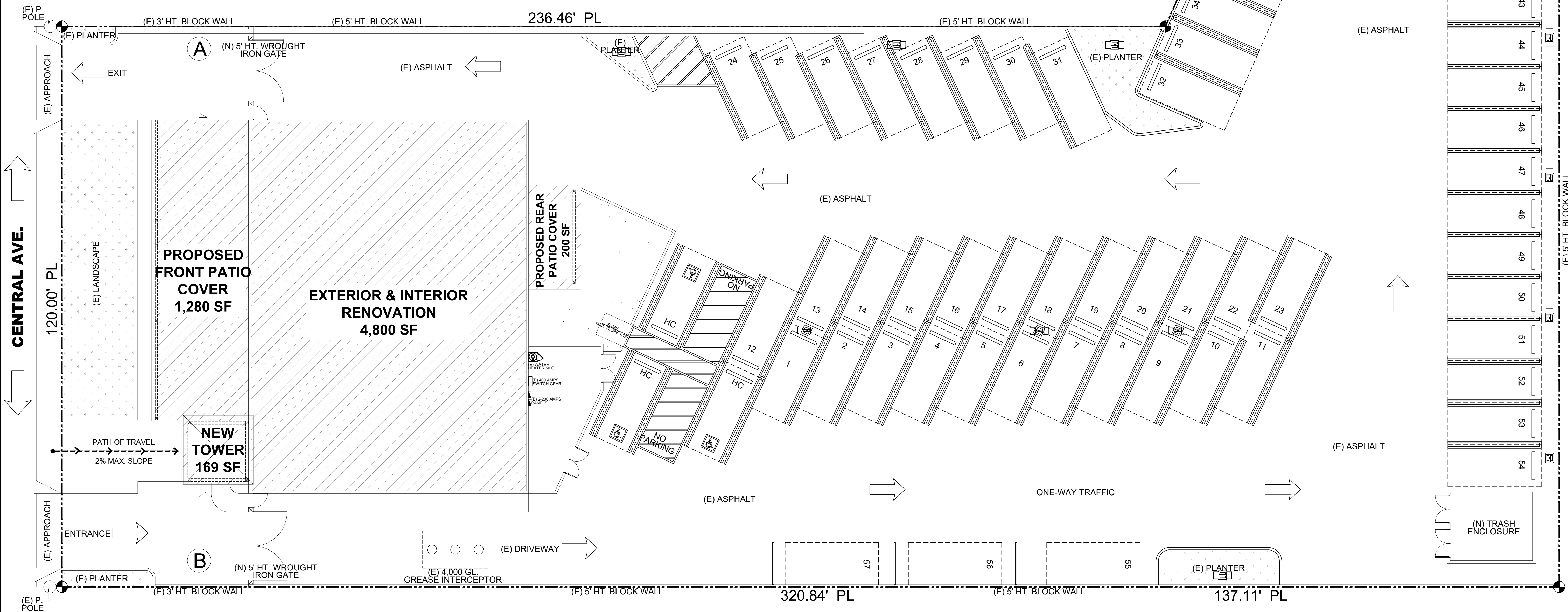
A10



GATE ELEVATION "A"
SCALE: 1/4"=1'-0"



GATE ELEVATION "B"
SCALE: 1/4"=1'-0"



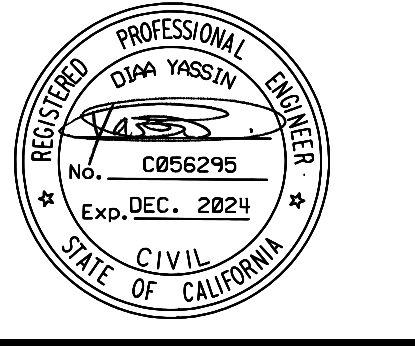
GATE PLAN
SCALE: 3/32"=1'-0"

- LEGEND:
- PROPERTY LINE
 - LANDSCAPE
 - BUILDING LINE
 - WORK AREA



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GATE PLAN

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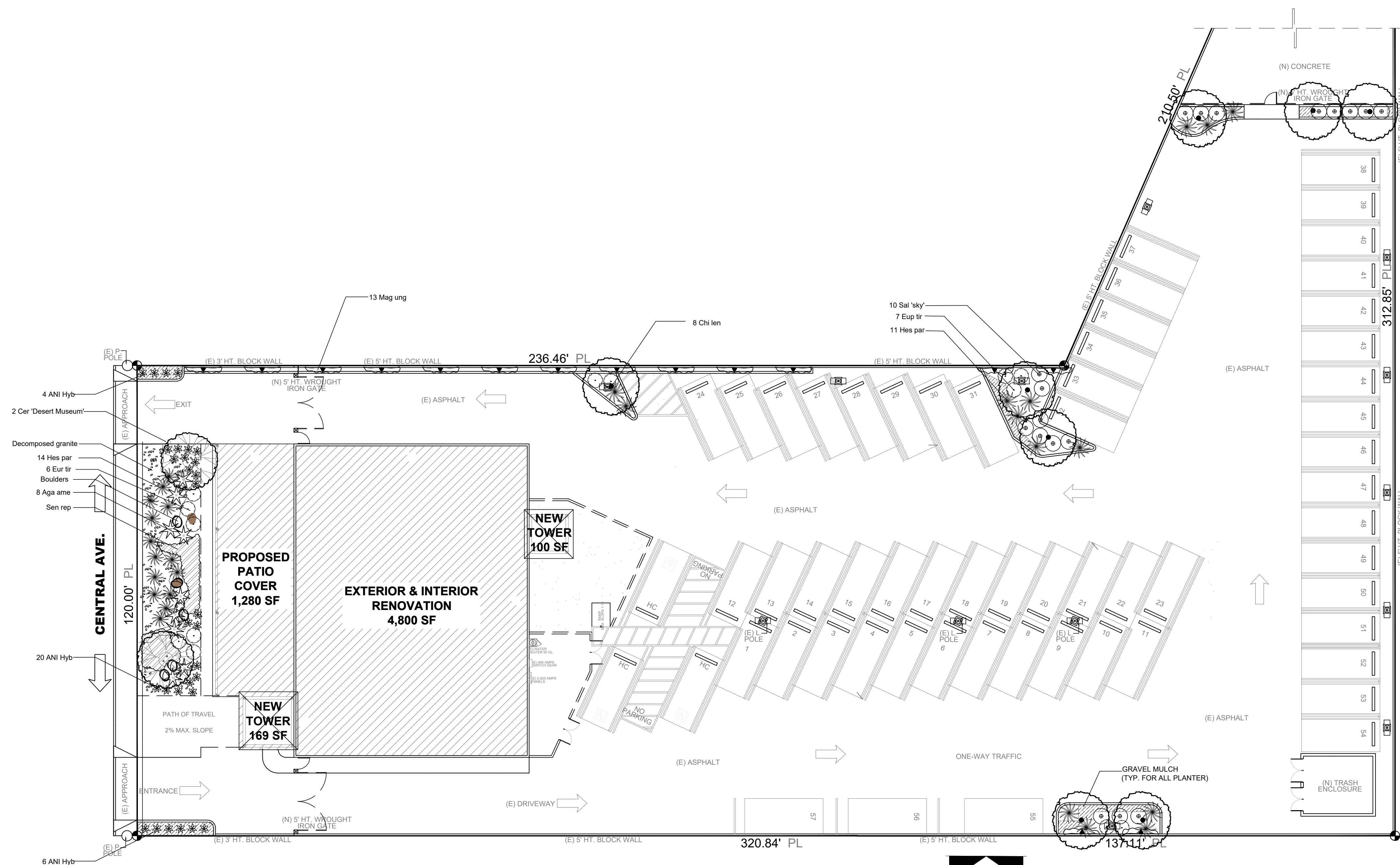
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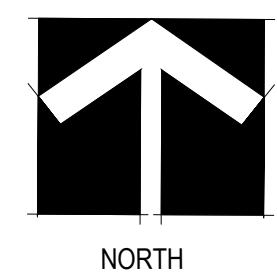
SCALE: 3/32"=1'-0"

SHEET No:

A11



PLANTING PLAN
SCALE: 1/16" = 1'-0"



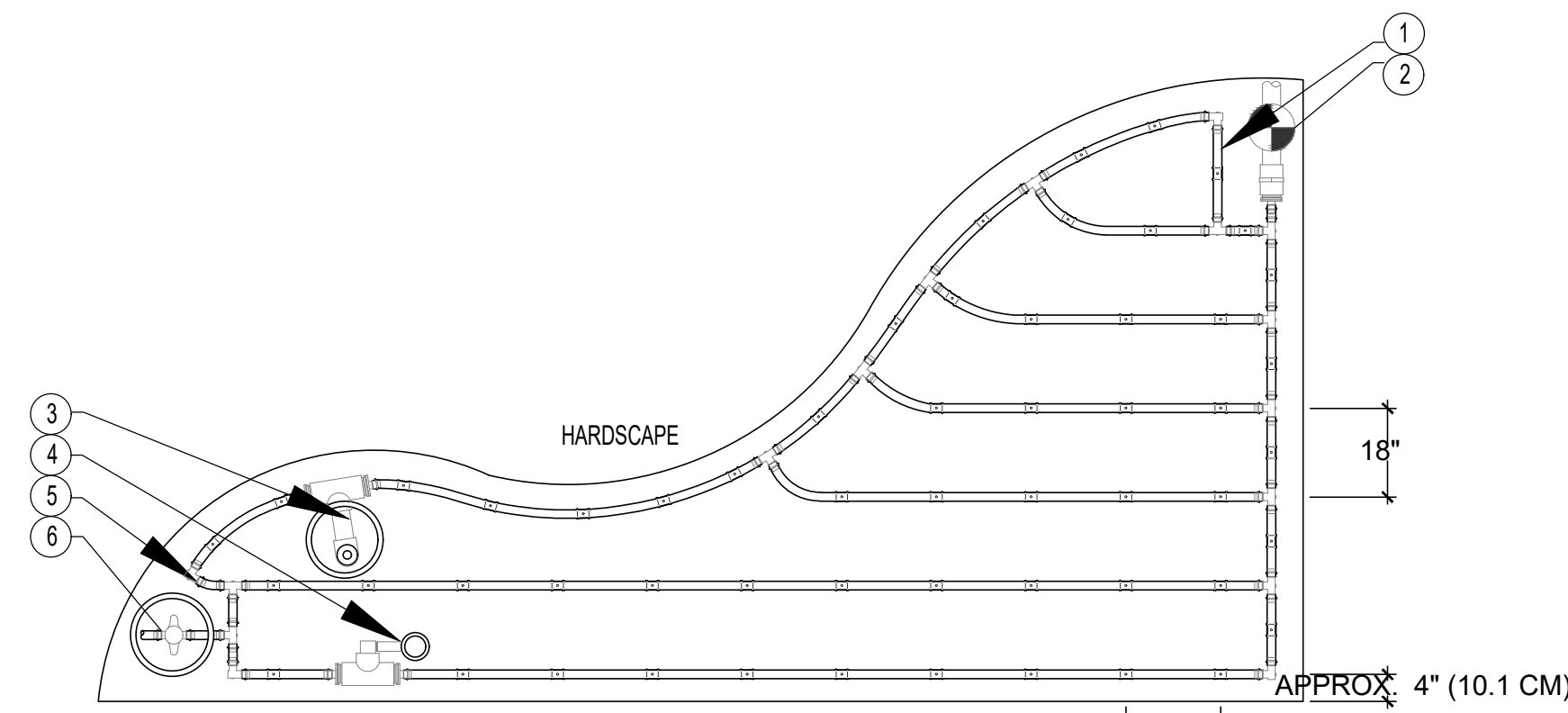
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITIES	SIZE	WUCOLS FACTOR	REMARKS
TREES						
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE TREE	2	24" BOX	L	
	CHILOPSIS LINEARIS	DESRT WILLOW	8	24" BOX	L	
SHRUBS						
	AGAVE AMERICANA' VARIEGATED'	VARIEGATED AGAVE	8	5 GAL.	L	
	ANIGOZANTHOS HYBRIDS	KANGAROO PAW	30	1 GAL.	L	'RED'
	EUPHORBIA TIRUCALLI	FIRE STICKS	13	5 GAL.	L	
	HESPERALOE PARVIFLORA	RED YUCCA	25	5 GAL.	L	⊙ 4' O.C.
	SALVIA 'SKYSCRAPPER'	PINK SAGE	10	5 GAL.	L	⊙ 4' O.C.
VINE						
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	17	5 GAL.	L	ATTACHED TO WALL
GROUNDCOVERS						
	SENECIO REPENS	BLUE CHALKS	1 GAL.		L	⊙ 12" O.C.
	ROCK MULCH COLOR: BEIGE FILL PLANTERS IN PARKING LOT					
	DECOMPOSED GRANITE - COLOR TAN					

PLANTING NOTES

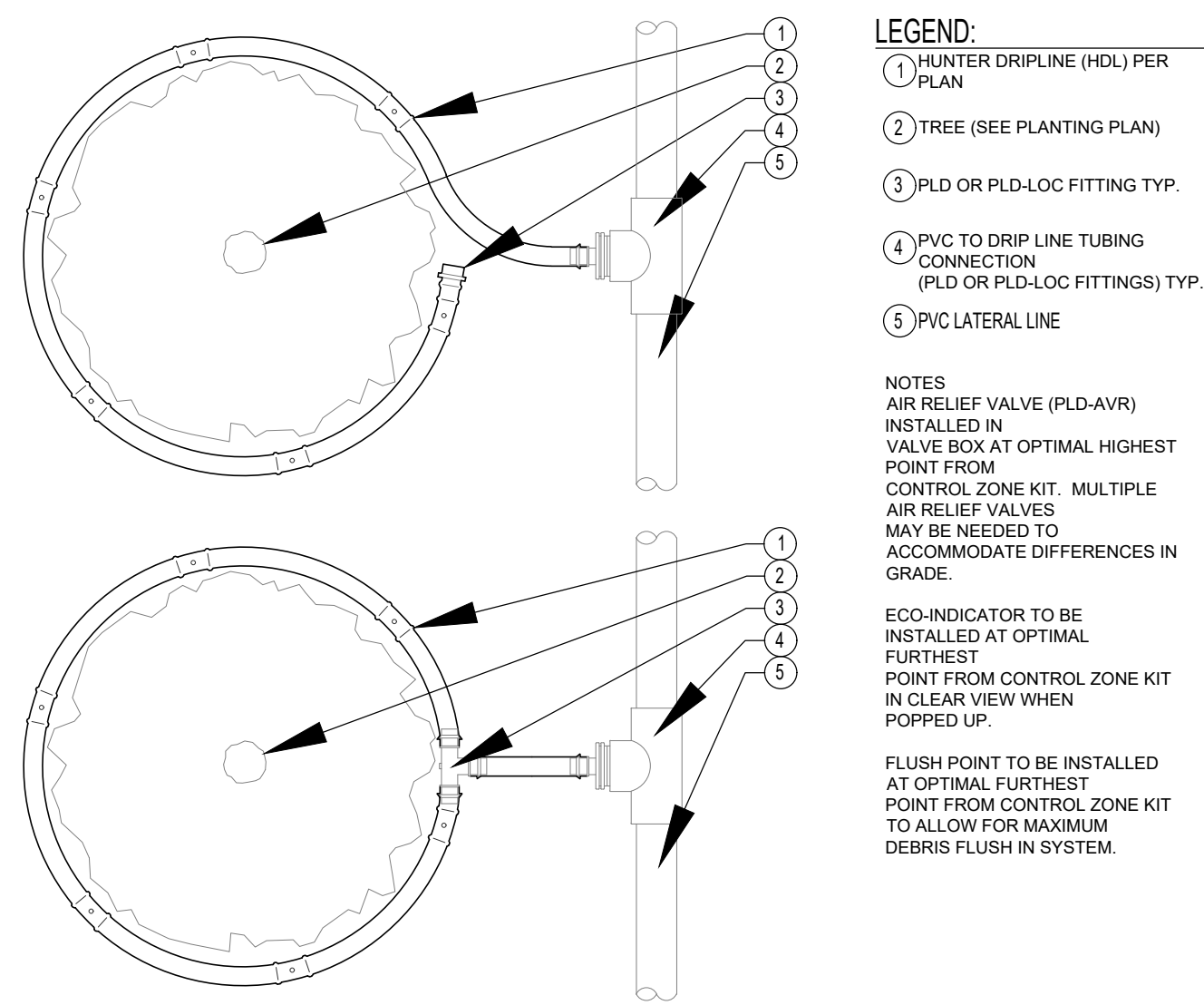
- ALL PLANTING AREAS TO RECEIVE 3" THICK OF WOOD CHIP MULCH (BEIGE COLOR) EXCEPT WHERE D.G. AND ROCK MULCH ARE SPECIFIED.
- ALL TREES SHALL BE LOCATED 5 FEET FROM LIGHT FIXTURES. UTILITY BOX.
- ALL TREES SHALL BE INSTALLED WITH ROOT BARRIER. SEE DETAIL ON SHEET L-4.
- THE PROJECT SHALL COMPLY WITH THE CITY'S WATER EFFICIENCY LANDSCAPING ORDINANCE (WELO). WELO CALCULATION WILL BE SUBMITTED ON IRRIGATION PLAN FOR PLAN CHECK IN BUILDING SERVICES.

REVISION	BY
<p>LANDSCAPE ARCHITECT ED. ESPINOZA LANDSCAPE ARCHITECT 4229 Park Road, Ave. Monterey, CA 6267 780-2020 email: aarbooth@gmail.com</p>	
<p>CLIENT: KALAVERAS RESTAURANT CONTACT: GUSTAVO ROBLES TEL: 951/805-8314</p>	
<p>SHEET TITLE: PLANTING PLAN</p>	
<p>PROJECT: KALAVERAS RESTAURANT 9645 N. CENTRAL AVENUE MONTCLAIR, CA</p>	
Date:	05/03/23
Scale:	AS SHOWN
Drawn:	ES
Approved:	ES
Job:	202302
Sheet:	L-1
of 5 Sheets	



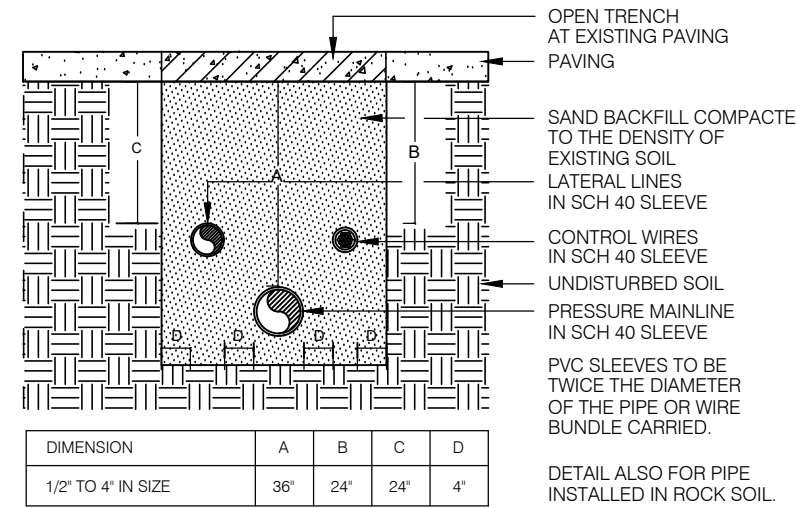
- LEGEND:**
- 1 HUNTER DRIPLINE PER PLAN
 - 2 DRIP CONTROL ZONE KIT PER PLAN
 - 3 AIR RELIEF VALVE IN VALVE BOX
 - 4 ECO-INDICATOR ON SWING ARM
 - 5 PLD OR PLD-LOC FITTING (TYP.)
 - 6 FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
- NOTES:**
- AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 - ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 - FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

SUB-SURFACE IRRIGULAR SHAPED LAYOUT
SCALE: N.T.S. 13

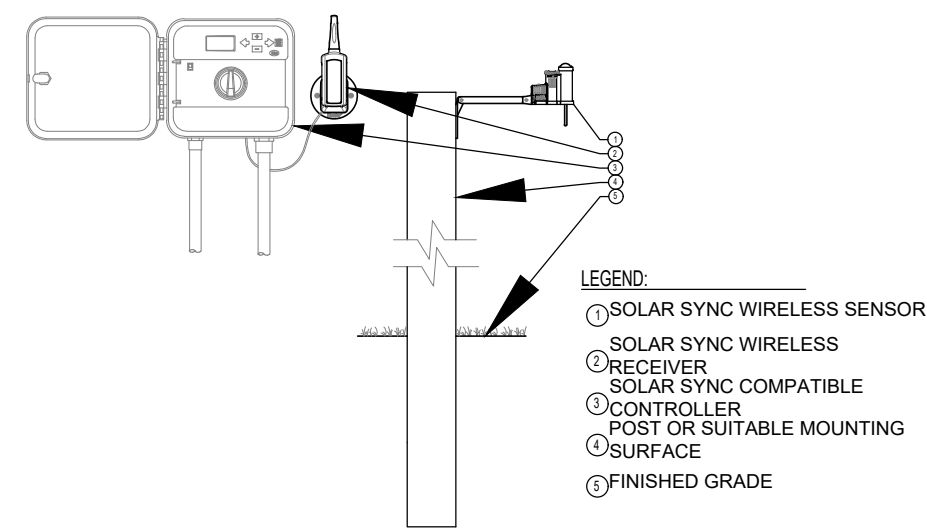


- LEGEND:**
- 1 HUNTER DRIPLINE (HDL) PER PLAN
 - 2 TREE (SEE PLANTING PLAN)
 - 3 PLD OR PLD-LOC FITTING TYP.
 - 4 PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
 - 5 PVC LATERAL LINE
- NOTES:**
- AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 - ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 - FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

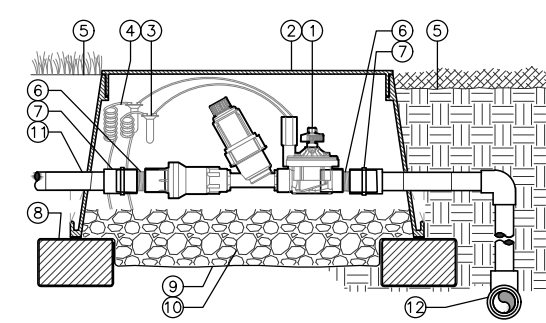
SUB-SURFACE INSTALLATION FOR TREE
SCALE: N.T.S. 14



SLEEVE INSTALLATION
SCALE: N.T.S. 15

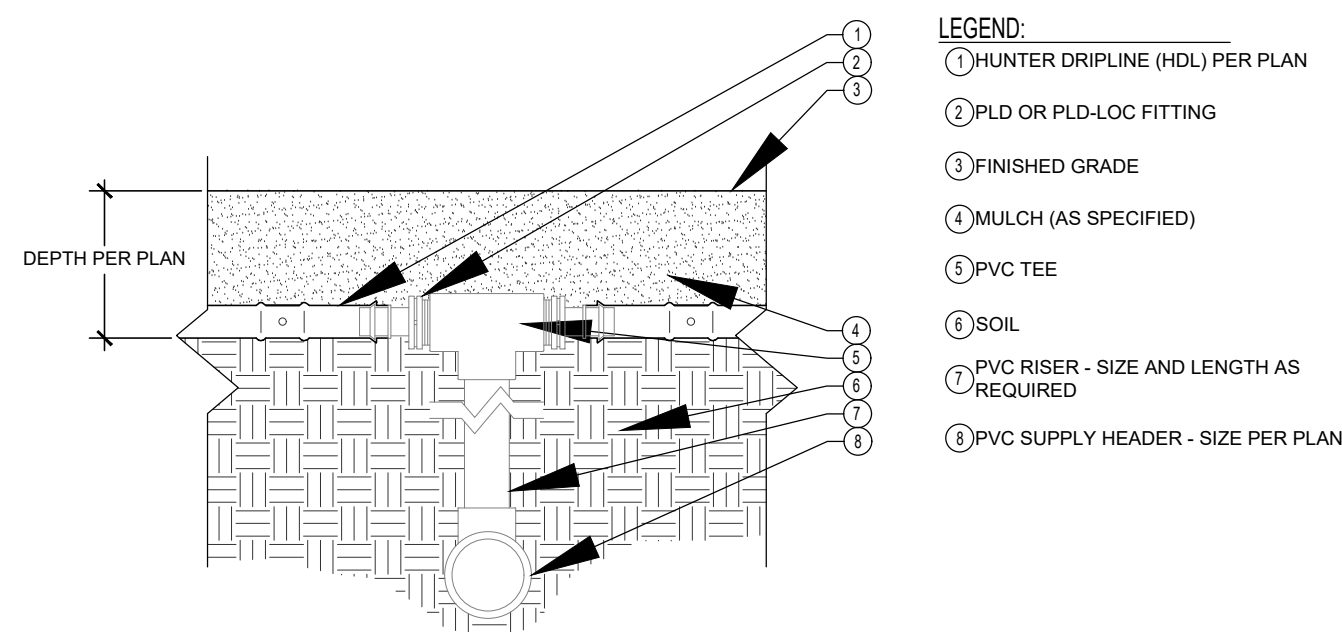


HUNTER SOLAR SYNC
SCALE: N.T.S. 9

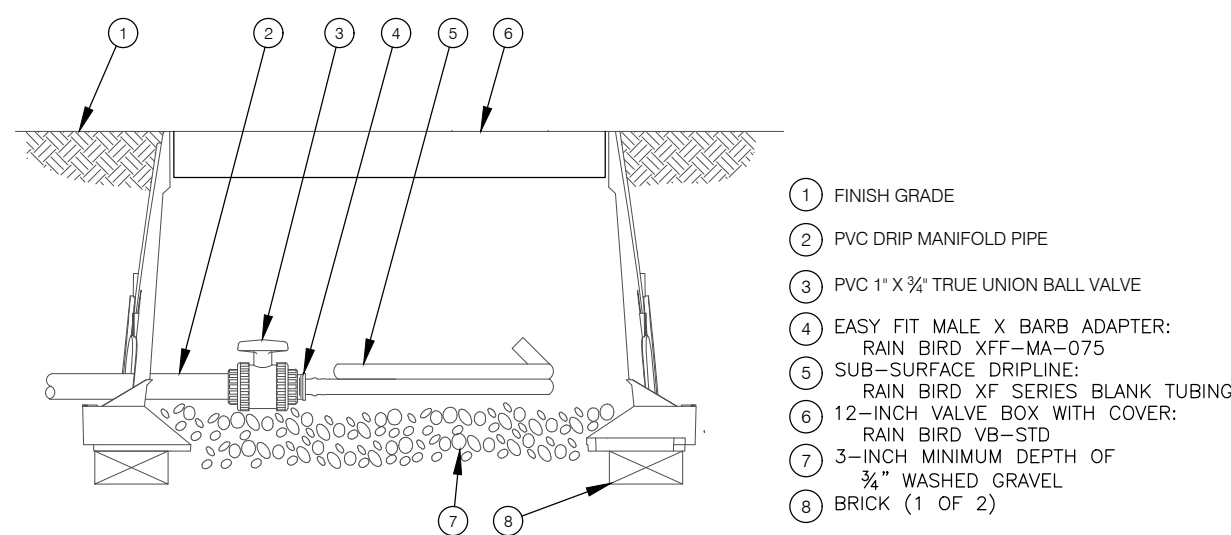


- LEGEND:**
- 1 HUNTER REMOTE CONTROL VALVE (CZ) WITH FILTER REGULATOR
 - 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
 - 3 WATERPROOF CONNECTORS (2)
 - 4 18"-24" COILED WIRE TO CONTROLLER
 - 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
 - 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
 - 7 VALVE
 - 8 PVC SLIP X FPT ADAPTOR
 - 9 BRICK SUPPORTS (4)
 - 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
 - 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
 - 12 IRRIGATION LATERAL MAINLINE LATERAL AND FITTINGS

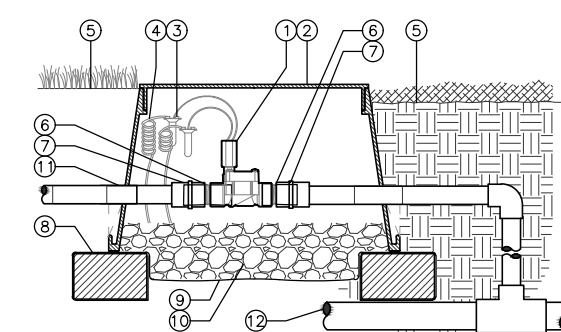
DRIP ZONE KIT: 3/4" REMOTE CONTROL VALVE
SCALE: N.T.S. 10



SUBSURFACE DRIPLINE INSTALLATION
SCALE: N.T.S. 11

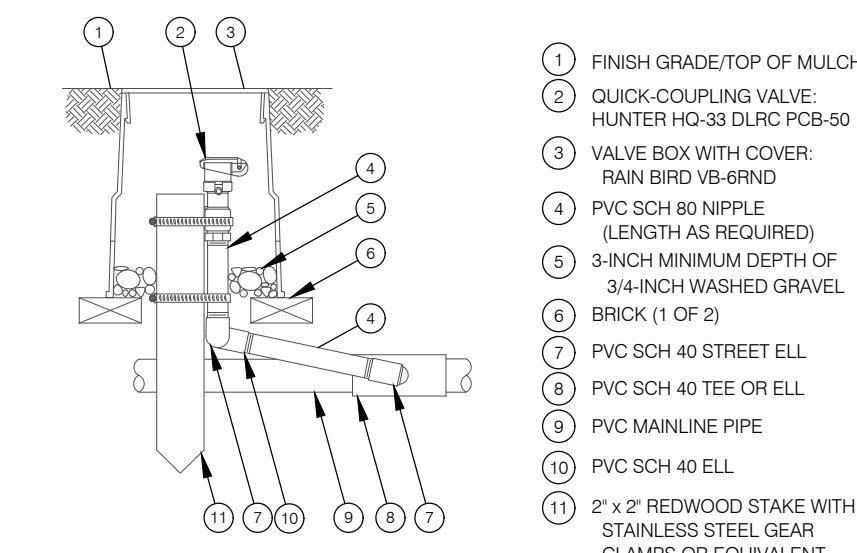


SUB-SURFACE FLUSH POINT WITH BALL VALVE
SCALE: N.T.S. 5



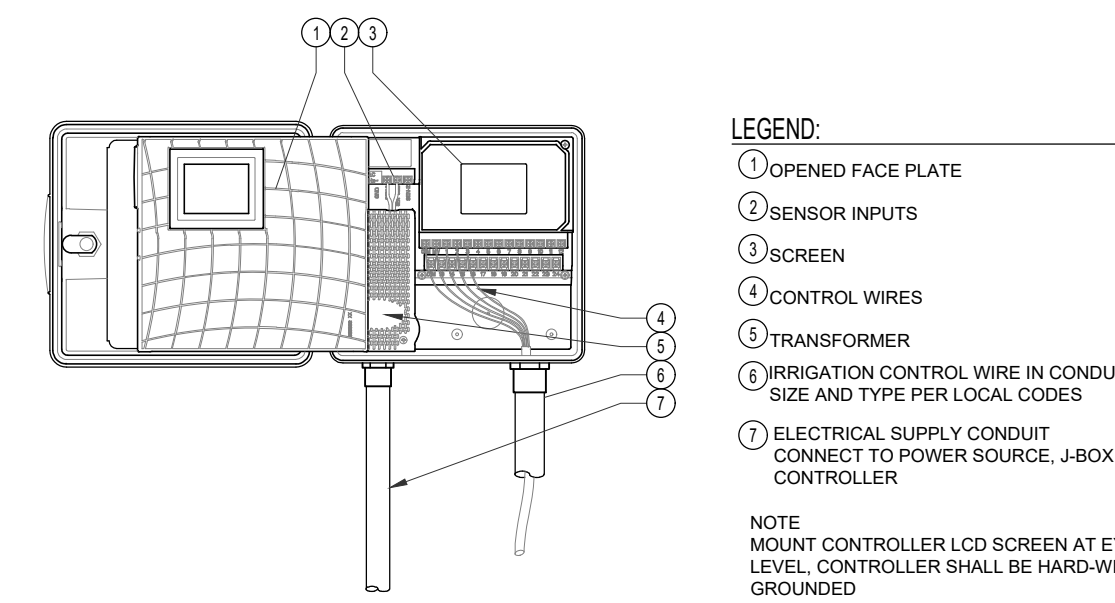
- LEGEND:**
- 1 HUNTER REMOTE CONTROL VALVE (RCV)
 - 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
 - 3 WATERPROOF CONNECTORS (2)
 - 4 18"-24" COILED WIRE TO CONTROLLER
 - 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
 - 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
 - 7 PVC SLIP X FPT ADAPTOR
 - 8 BRICK SUPPORTS (4)
 - 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
 - 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
 - 11 IRRIGATION LATERAL
 - 12 MAINLINE AND FITTINGS

REMOTE CONTROL VALVE
SCALE: N.T.S. 6

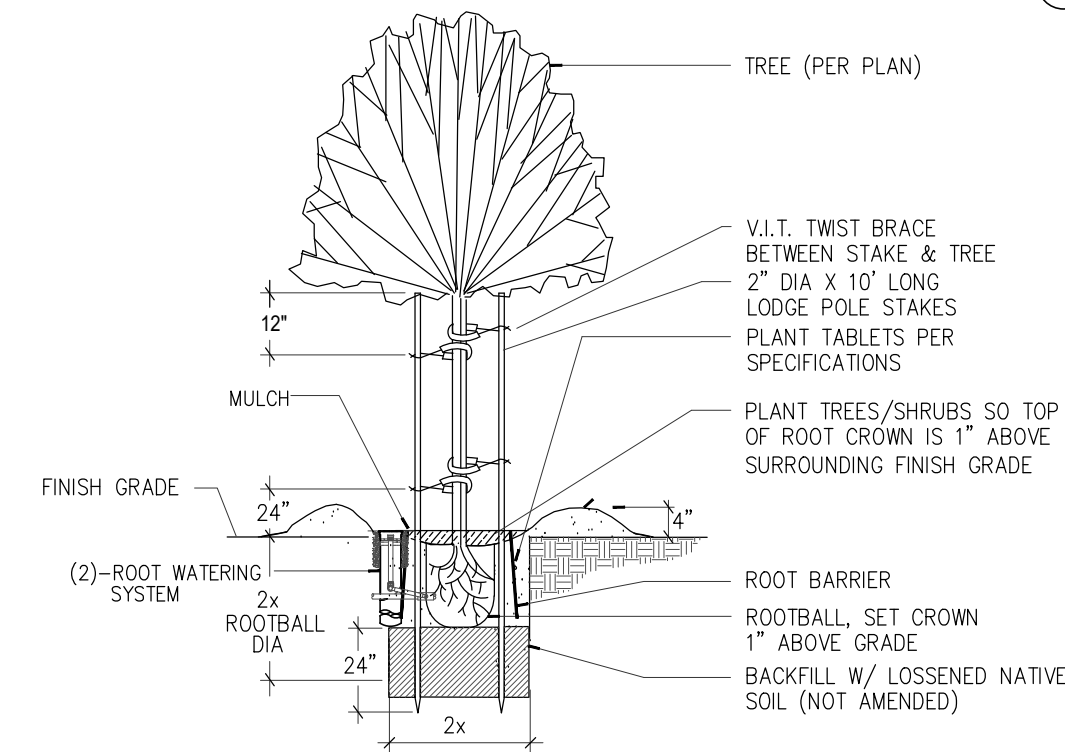


- LEGEND:**
- 1 FINISH GRADE/TOP OF MULCH
 - 2 QUICK-COUPLING VALVE: HUNTER HQ-33 DLRC PCB-50
 - 3 VALVE BOX WITH COVER: RAIN BIRD VB-GRND
 - 4 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
 - 5 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
 - 6 BRICK (1 OF 2)
 - 7 PVC SCH 40 STREET ELL
 - 8 PVC SCH 40 TEE OR ELL
 - 9 PVC MAINLINE PIPE
 - 10 PVC SCH 40 ELL
 - 11 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

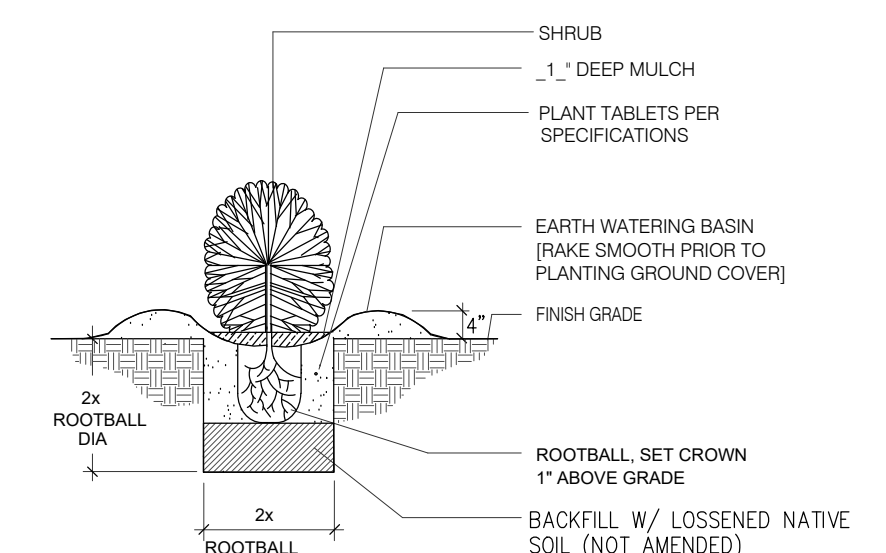
QUICK COUPLER VALVE
SCALE: N.T.S. 7



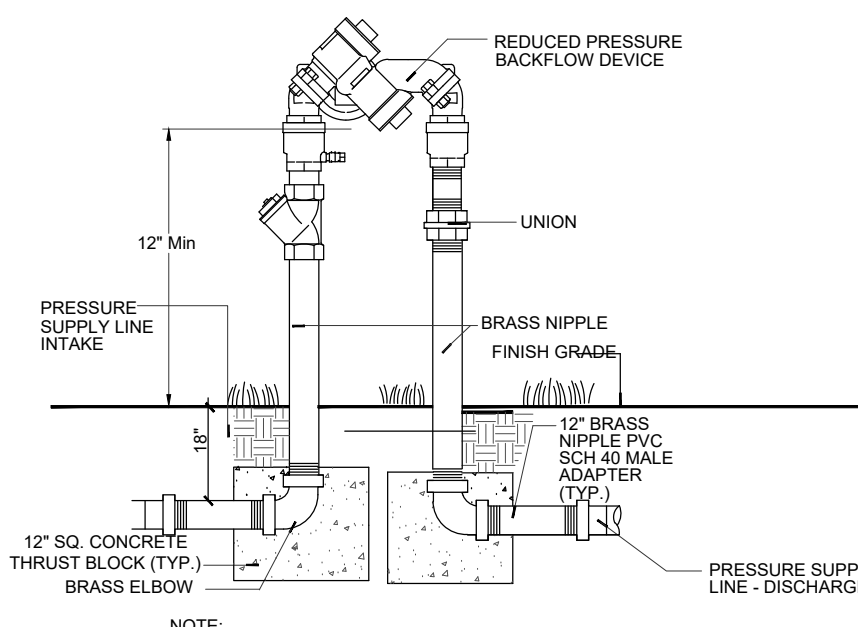
IRRIGATION CONTROLLER
SCALE: N.T.S. 1



TREE PLANTING DETAIL
SCALE: N.T.S. 2

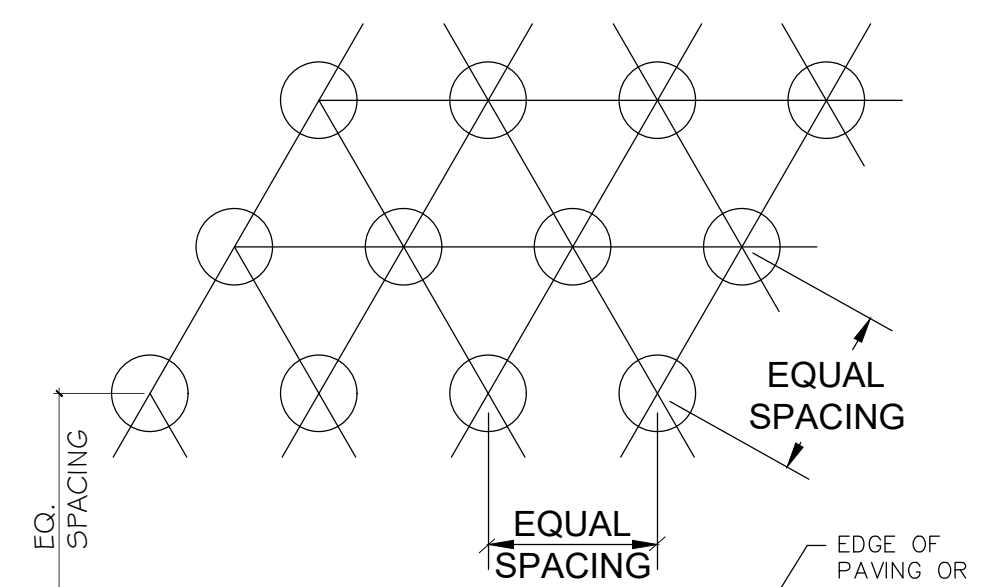


SHRUB PLANTING DETAIL
SCALE: N.T.S. 3



- LEGEND:**
- 1 EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC.
 - 2 ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PRIMER AND ONE (1) COAT PAINT.
 - 3 WHEN UNIT IS NEXT TO BUILDING WALL, ETC. TEST COCKS ARE TO BE ON OUTSIDE.

REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
SCALE: N.T.S. 8



- LEGEND:**
- 1 ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING UNLESS OTHERWISE INDICATED ON PLANS - SEE PLANTING LEGEND FOR SPACING DISTANCES
 - 2 EDGE OF PAVING OR LAWN

GROUNDCOVER PLANTING
SCALE: N.T.S. 4

SPECIFICATIONS

IRRIGATION

1. SCOPE OF WORK

- A. The work included is these specifications shall consist of the furnishing all labor, tools, materials, appliances, tests, permits, etc., necessary for the installation of a landscape irrigation systems, as shown on the drawings.
- B. It is the intent of these specifications to accomplish the work of installation of irrigation system complete and operable in an efficient and satisfactory manner according to the workmanlike standards established for sprinkler operation for full coverage.

2. IRRIGATION MATERIALS

As per irrigation legend shown on drawings

3. VERIFICATIONS

- A. Before proceeding with any bidding or work, the contractor shall carefully check and verify all dimensions and shall report any variations to the owner and/or his authorized representative
- B. The contractor shall verify and be familiar with the location, size, pressure, and detail of stubouts provided as the source of water supply to the irrigation system as shown on the drawings.
- C. The contractor finding any discrepancies on the drawings during bidding and /or prior to proceeding with any work, shall notify the owner and/or his authorized representative of such discrepancies, otherwise the contractor must assume full responsibility for any and all necessary revisions.
- D. All local, municipal and state laws, rules and regulations governing or related to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the irrigation contractor.
- E. The contractor shall verify the correctness of all finish grades within the work area in order to insure the proper soil coverage (as specified) of the irrigation system.

4. RECORD DRAWINGS

The contractor shall furnish to the owner a complete set of the original plans indicating any changes marked in red link and showing the exact locations of all items installed. These are to be delivered on or before final inspection.

5. TRENCHING

Trenches for plastic pipe shall provide a minimum earth cover of 18" above the top of the pipe for all mainlines and 12" minimum cover all lateral lines.

6. PRESSURE TESTING

- A. All mainlines in the system shall be capped and pressure tested at 120 psi for a period of two (3) hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place
- B. All laterals shall be pressure tested for a period of one (1) hour at the design pressure of the system.
- C. The contractor shall not allow to cause any of his work to be covered or enclosed until it has been inspected, tested and approved by the owner and/or his authorized representative.

7. COVERAGE TEST

When the irrigation system is complete, the contractor, in the presence of the owner and/or his authorized representative shall perform a test of coverage of water afford the turf and planting areas, complete and adequate. The contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage at his own cost.

8. CONTROLLER

- A. The controller location shall be as noted on the drawings or as located by the owner and/or his authorized representative.
- B. The 120 volt service hook-up to the controller shall be by the owner. It is the responsibility of the contractor to notify the owner when the controller is ready for the 120 volt hook-up.

9. LOW VOLTAGE CONTROLLER WIRE

- A. All common ground wire shall be white.
- B. Where several valves are manifold, different color wire shall be used on positive wires for each valve.
- C. For wire sizes, refer to the manufacturer's charts.
- D. No wires are to be spliced between the valve and the controller except at valve location.
- E. All valve hook-ups shall be with Rain Bird "Pen-tite" wire connections or equal.
- F. All control wires shall be installed within the mainline trenches.

10. CLEAN-UP

- A. The contractor shall keep the premises clean and free of excess equipment, materials, and rubbish incidental to work of this section.
- B. Upon the completion of all irrigation work and before final acceptance, the contractor shall remove all material, equipment, and debris resulting from his work. All paved areas shall be broomed clean and the site left in neat and acceptable conditions as approved by the owner and/or his authorized representative.

11. GUARANTEE

The entire irrigation system shall be guaranteed by the contractor as to materials, and workmanship, including setting of backfield areas below grade for a period of one (1) year following the date of final acceptance of the work.

PLANTING

1. SCOPE OF WORK

The work shall consist of performing, clearing and grubbing, soil preparation, Finnish grading, planting and drainage including furnishing all labor, materials, all labor, materials, tools, equipment, and any other appurtenances necessary for the completion of this project.

2. PLANT MATERIALS

- A. General – All materials shall be the best of its kind available. Do not begin soil preparation and planting until irrigation work around planting areas is complete and approved by the owner and/or authorized representative.
- B. Plants – All plants shall be healthy, of normal growth, well rooted, free from diseases and insects. Quality and size of plant material shall conform to the State of California grading Code of nursery stock and be of number one grade.
- C. Varieties and sizes of plant materials shall be as shown on the drawings.

3. FERTILIZER AND SOIL CONDITIONERS

Soil amendments listed for bid purposes only– Contractor shall obtain an agricultural suitability soil test following rough grading and install soil amendments per test report recommendations.

- A. Redwood shavings – shall be nitrogen sterilized redwood shaving (0.5% nitrogen, dry base).
- B. Organic fertilizer – shall be processed sewer sludge with minimum content of 1 % nitrogen and 2 % phosphoric acid, equal to "Niro-humus".
- C. Top dressing – shall be "Forest Humus"
- D. Organic fertilizer and soil conditioner – refer to soil report.

4. GENERAL WORK PROCEDURES

Landscape work shall be according to the workmanlike standards established for the landscape construction industry.

5. WEEDING

- A. Before and during preliminary grading and finish grading, all weeds and grasses shall be dug out, roots and all, and disposed of the contractor's expense.
- B. All planting areas shall be treated with a pre-emergent weed control mixture of Treflan Ec and Dymid 80w available from Elanco Company, Indianapolis, Indiana 46206, or equal, Apply as per manufacturer's recommendations.

6. SOIL CONDITIONING

Soil amendments refer to soil report by soil lab after grading is done. Owner will provide a copy of this report.

Cultivate all areas to be planted to a depth of as required by soil report. All debris exposed from excavation and cultivation shall be disposed.

7. PLANTING

A. Planting pits shall be dug with level bottoms with width twice the diameter of the root ball and depth twice the length of the root ball. Each planting pit shall be backfilled with the following prepared soil mixed thoroughly per soil report:

in addition to soil amendment, provide:
21 gram 'Agriform' planting tablets as follow:
1 tablet per 1 gal. Plant
2 tablets per 5 gal. Plant
3 tablets per 15 gal. Plant
larger plants one(1) tablet per 1/2" diameter of truck caliper

B. Prepared soil shall be taped firmly at the bottom of the plants pit. Full prepared soil around root ball of plant one-half way and insert 'Agriform' planting tablets. Complete backfilling and water thoroughly.

C. All plants shall be set so that when settled, they bear the same relation to the required grade as they bore to the natural grade before being transplanted.

D. Immediately after planting, stake all trees to prevent damage from wind (lodgpole stakes length as required). Fasten tee to upper end of stake in at least (2) two places using V.I.T. twist brace.

E. Prepare raised earth basin as wide as planting note of each plant except in turf areas

F. Water immediately after planting. Water shall be applied to each tree and shrub. In such a manner as not to disturb backfill and to the extent that all materials in the planting holes are thoroughly saturated.

8. GROUND COVERS

A. All ground cover areas shall receive a 1/4" layer of 'Nitro-humus' raked into the top 1" of prepared soil prior to the planting of ground cover.

B. Spacing and variety of ground cover shall be as shown drawing.

C. Immediately after planting ground cover, contractor shall thoroughly water ground cover.

9. FINISH GRADING

A. All lawn and planting areas shall be graded to a smooth even and uniform plane with no abrupt changes of surfaces. Soil areas adjacent to the buildings shall be sloped away from buildings.

B. All planting areas shall be graded and maintained to allow free flow of surface water.

10. GUARANTEE

A. Contractor shall guarantee all 15 gallon plants and larger for a period of one (1) year.

B. Contractor shall guarantee all other plant material for a period of 90 days.

11. MAINTENANCE

A. The contractor shall submit an alternate bid for a 90 day maintenance period.

B. The maintenance period to commence after final inspection is approved by the owner and/or his authorized representative.

12. CLEAN – UP

Upon the completion of all planting work, and before final acceptance, the contractor shall remove all material, equipment, and debris resulting from his work. All paved areas shall be broomed clean and the site left in a neat and acceptable condition as approved by the owner and/or his authorized representative.

13. FINAL INSPECTION

A. The project will not be completed until final inspection is conducted and approved by the owner and/or his authorized representative.

B. The project owner and/or his authorized representative and the contractor shall be present as the final inspection.

C. If, after the inspection, the owner is of the opinion that all work has been performed as per the drawings and specifications, and that the plant materials are in satisfactory growing condition, he will give the contractor written notice of acceptance.

D. Work requiring corrective action or replacement in the judgement of the owner and/or his authorized representative shall be performed within ten (10) days after the final inspection. Corrective work and materials replacement shall be made in accordance with drawings and specifications and shall be made by the contractor at no cost to the owner.

SPECIFICATIONS FOR WORKING NEAR EXISTING TREES

A. EXCAVATION/TRENCHING—ROOT SEVERANCE

Trenching can include excavation for foundations and trenching for irrigation, utility, or drainage lines.

Hand trenching should be done close to the trunk to expose the location of major roots—perhaps those two inches in diameter or greater.

When root cutting is permitted, exposed major roots should not be ripped by construction equipment. Instead, they should be cut cleanly behind torn ends, if possible back to a lateral branching root.

Trenching pathways should avoid the Tree Protection Zone2. Tunneling and bridging should be used to preserve roots two inches in diameter or greater, and wherever possible underground lines should occupy common trenches.

Absorbent tarp or heavy cloth fabric should cover new grade cuts and be overlain by compost or woodchip mulch.

B. SOIL COMPACTION

Soil compaction is a complex set of physical, chemical, and biological constraints on tree growth. Principal components leading to limited growth are the loss of aeration and pore space, poor gas exchange with the atmosphere, lack of available water, and mechanical impedance of root growth. Soil compaction is considered to be the largest single factor responsible for the decline of trees on construction sites. Soil compaction is not expected to be an issue during or post-construction.

C. CHANGES IN GRADE

Changes in grade, by the addition or removal of soil (filling or cutting), can be injurious. Lowering the grade around trees can have immediate and Trenching can include excavation for foundations and trenching for irrigation, utility, or drainage lines. Hand trenching should be done close to the trunk to expose the location of major roots—perhaps those two inches in diameter or greater. When root cutting is permitted, exposed major roots should not be ripped by construction equipment. Instead, they should be cut cleanly behind torn ends, if possible back to a lateral branching root.

Trenching pathways should avoid the Tree Protection Zone2. Tunneling and bridging should be used to preserve roots two inches in diameter or greater, and wherever possible underground lines should occupy common trenches.

Absorbent tarp or heavy cloth fabric should cover new grade cuts and be overlain by compost or woodchip mulch.

All Trees to be Preserved: Soil cuts will be required to construct the retaining wall adjacent to these trees. Minimum distances allowed for soil cuts are to be at a min. of 5 feet.

D. ALTERATION OF THE WATER TABLE/SITE DRAINAGE

The water table is the upper surface of the zone in which soil macropores are saturated with water; water tables may vary seasonally. Rather than a flat, static surface, the water moves down a gradient. Its depth varies, depending on the structure of the soil and rocks through which it flows. A perched water table may form in soils that have impermeable strata. Swamps are created where the water table intersects level ground.

Structures such as footings, basements, subterranean buildings, and retaining walls may intercept impermeable layers in the soil on which water perches. If adequate drainage is not provided, the water table upill may gradually rise and interfere with tree roots. This type of damage usually takes a period of time to be recognized and diagnosed.3

Native trees are particularly susceptible to root infections, such as Armillaria and Phytophthora. Both of these fungal diseases can progressively weaken a root system, resulting in dead branches in the canopy of the tree, loss of stability of the entire tree because of decaying roots, and premature death of the tree.

Trees form roots in accordance with existing soil composition and water availability. Minor drainage changes in the winter and spring months are insignificant to the health of the trees.

No grading of any significance will be performed upslope of trees to remain. Based on the sloping topography of the project site, drainage conditions are not anticipated to become an issue during and subsequent to construction.

long-term effects on trees. Typically, the vast majority of the root mass exists within the top 3 feet of soil, and most of the fine roots active in water and nutrient absorption are in the top 12 inches.

All Trees to be Preserved: Soil cuts will be required to construct the retaining wall adjacent to these trees. Minimum distances allowed for soil cuts are defined in Section A.

Maintenance Schedules

Maintenance schedules during the first 90 days after the plant materials and irrigation systems have been installed shall be the responsibility of the contract who constructs the landscape. The routine maintenance shall follow the specifications on the landscape plans.

After the first 90 days, landscape contractor shall contact the landscape architect to inspect the site and approve the progress of plant materials' growth and proper operations of irrigation systems. The owner/developer of the project will select a landscape maintenance contractor for continuing the maintenance program as listed below. The maintenance contractor shall maintain the landscape per this recommendation:

Irrigation


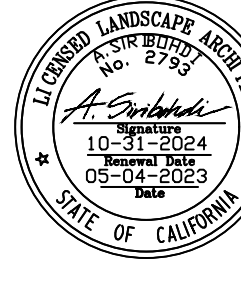
- 1) Check irrigation heads for proper spray coverage
- 2) Check main and lateral irrigation lines for any leakage.
- 3) Check the irrigation controller and schedule it per suggested schedule.
- 4) Flush dripline. Check dripline for water leakage.
- 4) Check Rain Sensor Device for proper operations.
- 5) Adjust shrub heads' height and extend them with extension for adequate spray to the taller shrubs.

Landscape

- 1) Apply fertilizer twice per year to all landscape areas.
- 2) Replenish mulches to all landscape areas
- 3) Keep all landscape areas free of weeds and invasive plants.
- 4) Prune trees and shrubs once per year. Pruning shall be done according to Horticulturist's standard.
- 5) Protect drain inlet with straw wattle from sediment runoff.

REVISION	BY

LANDSCAPE ARCHITECT
 SCHEDULED SPECIFIED
 LANDSCAPE ARCHITECT
 422 Park Rose Ave.
 Menlo Park, CA
 94025
 650/780-2020
 email: a@schobach@gmail.com

LANDSCAPE ARCHITECT
 10-31-2024
 05-04-2024
 STATE OF CALIFORNIA

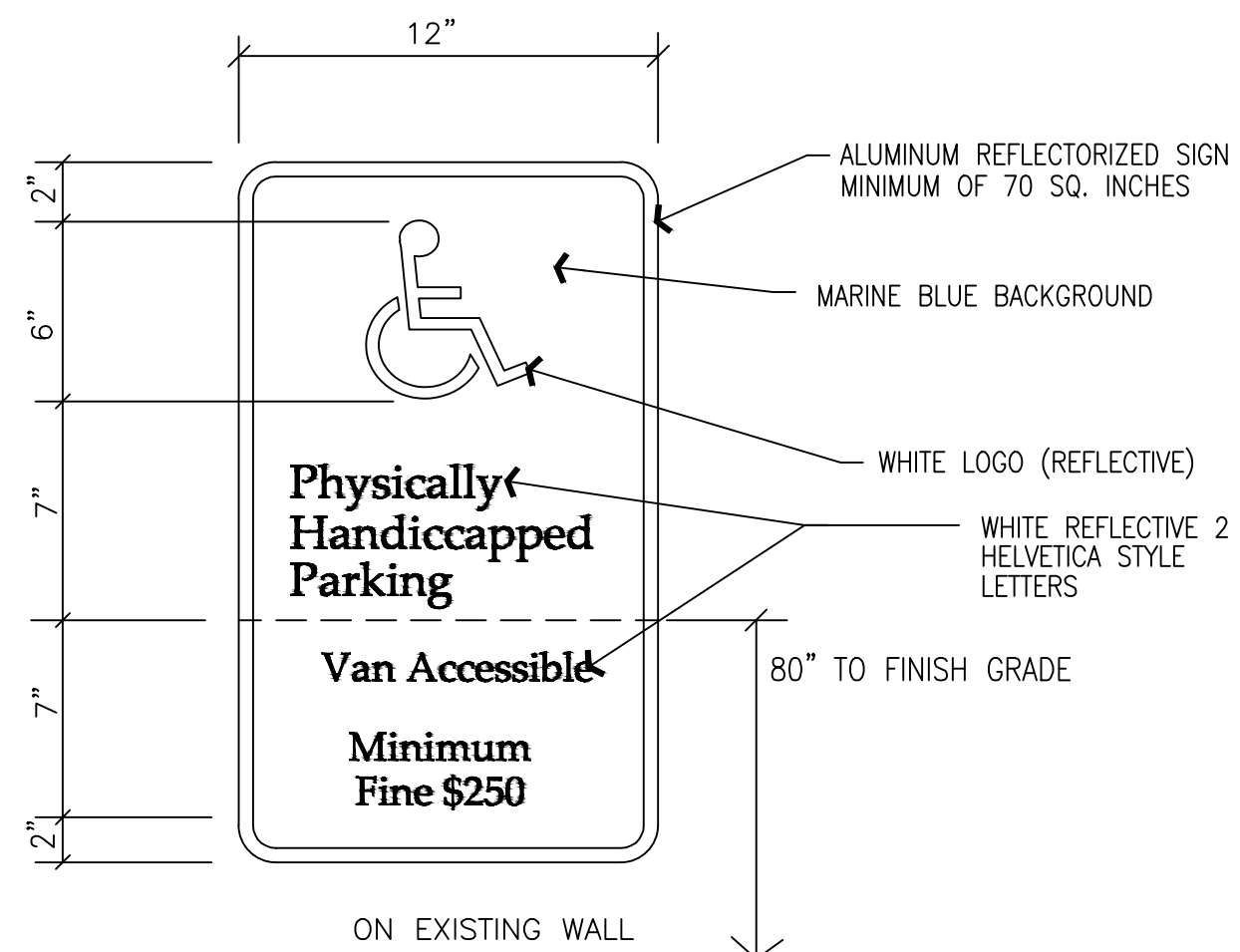
CLIENT
 KALAVERAS RESTAURANT
 CONTACT: GUSTAVO ROBLES
 TEL: 951/809-8314

SHEET TITLE:
SPECIFICATIONS

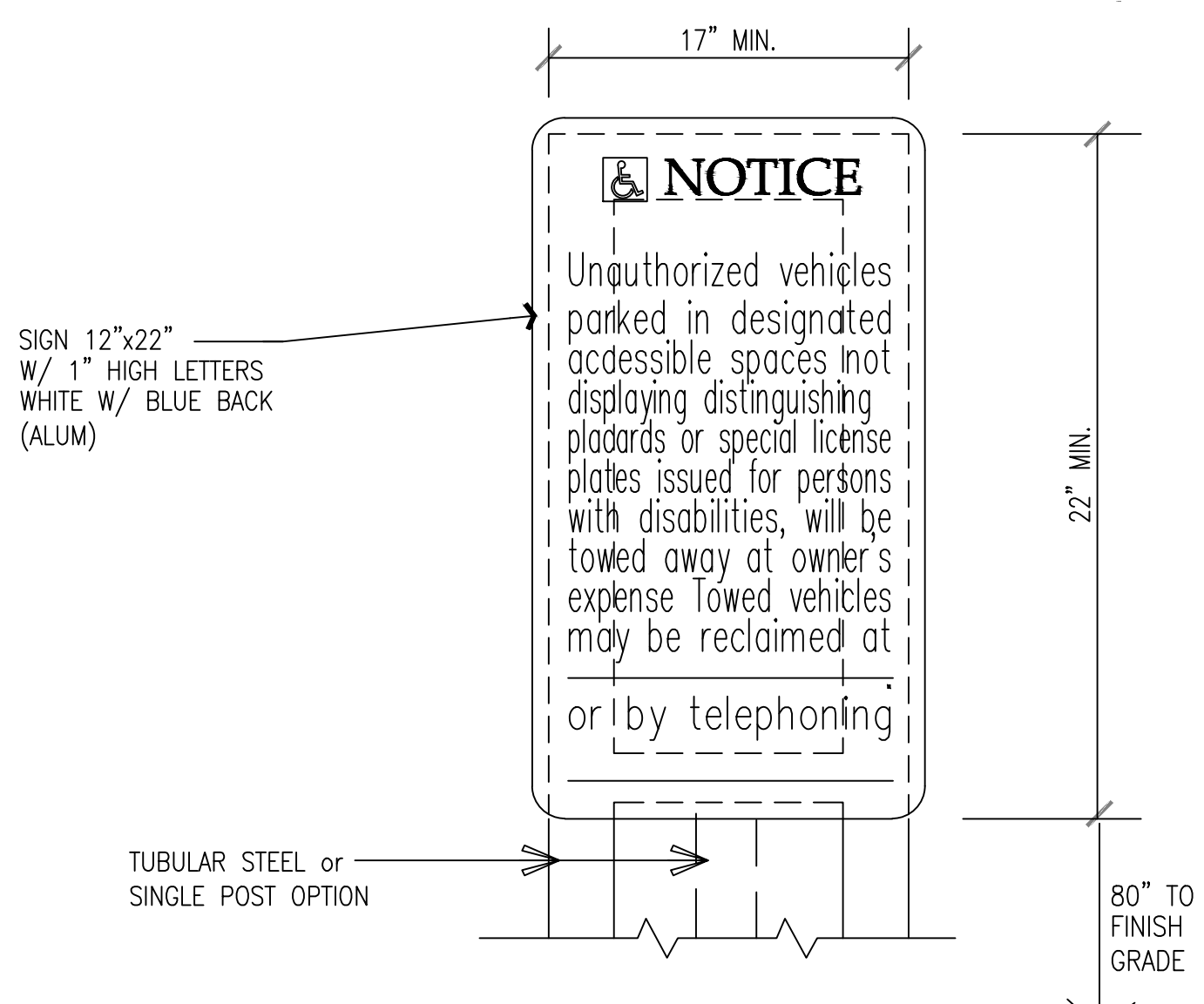
PROJECT:
 KALAVERAS RESTAURANT
 9645 N. CENTRAL AVENUE
 MONTCLAIR, CA

Date: 05/02/2023
 Scale: AS SHOWN
 Drawn: ES
 Approved: ES
 Job: 202302

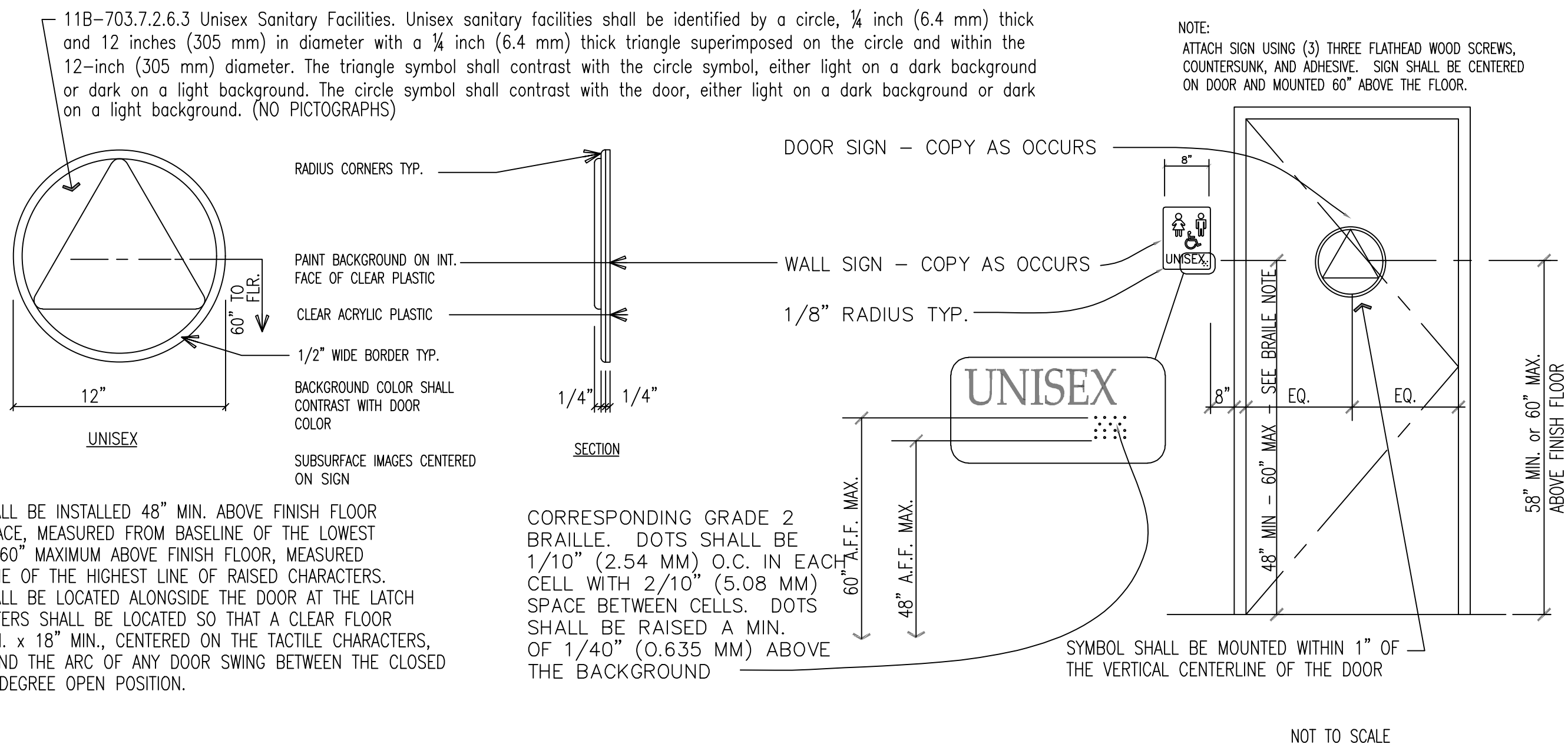
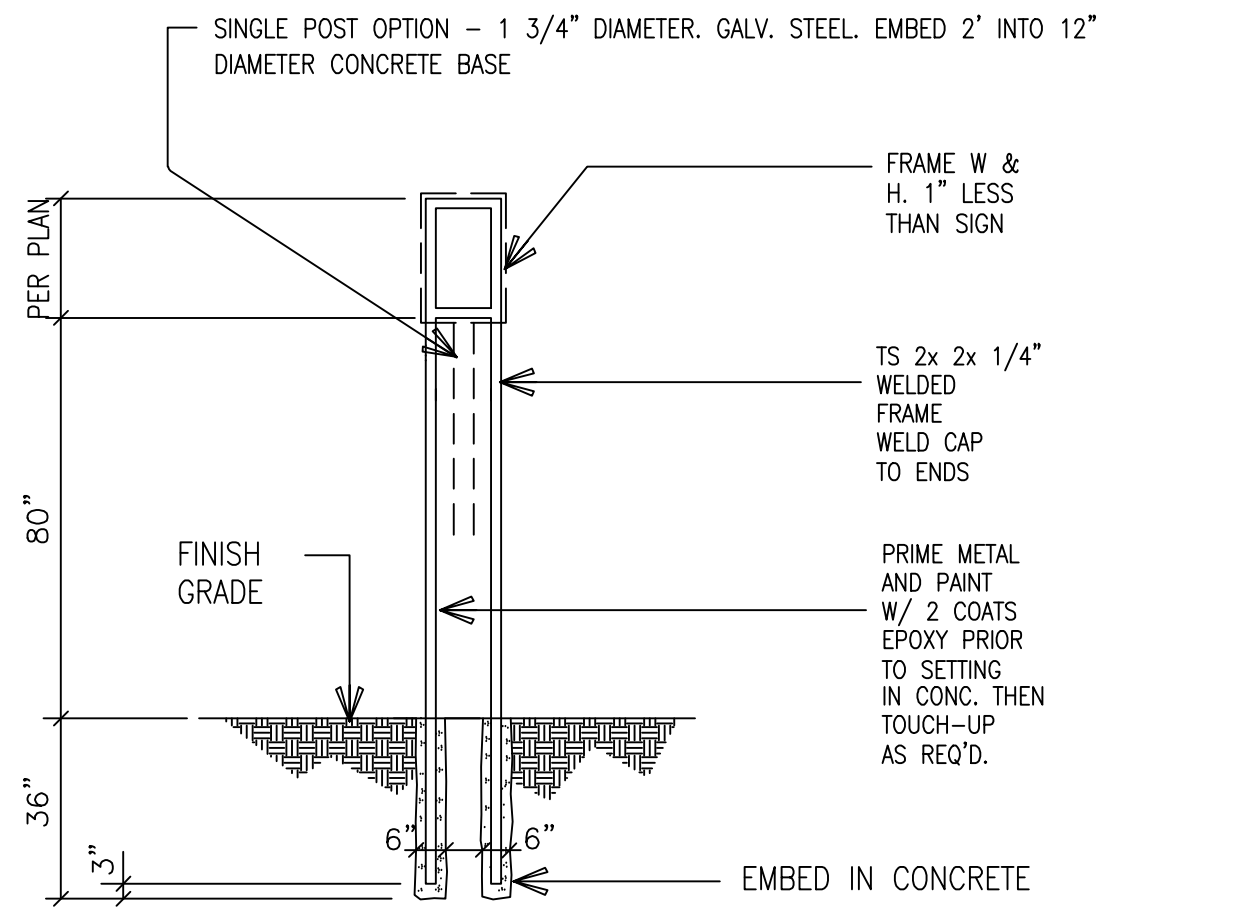
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- NOTES:
1. PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE.
 2. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE.
 3. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.



- SITE ENTRANCE SIGNAGE**
- Installed at a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each accessible stall or space.
 - The sign shall not be less than 17-inches wide by 22-inches high with 1" lettering.
 - When mounted in path of travel the bottom edge of the sign shall not be less than 80-inches.

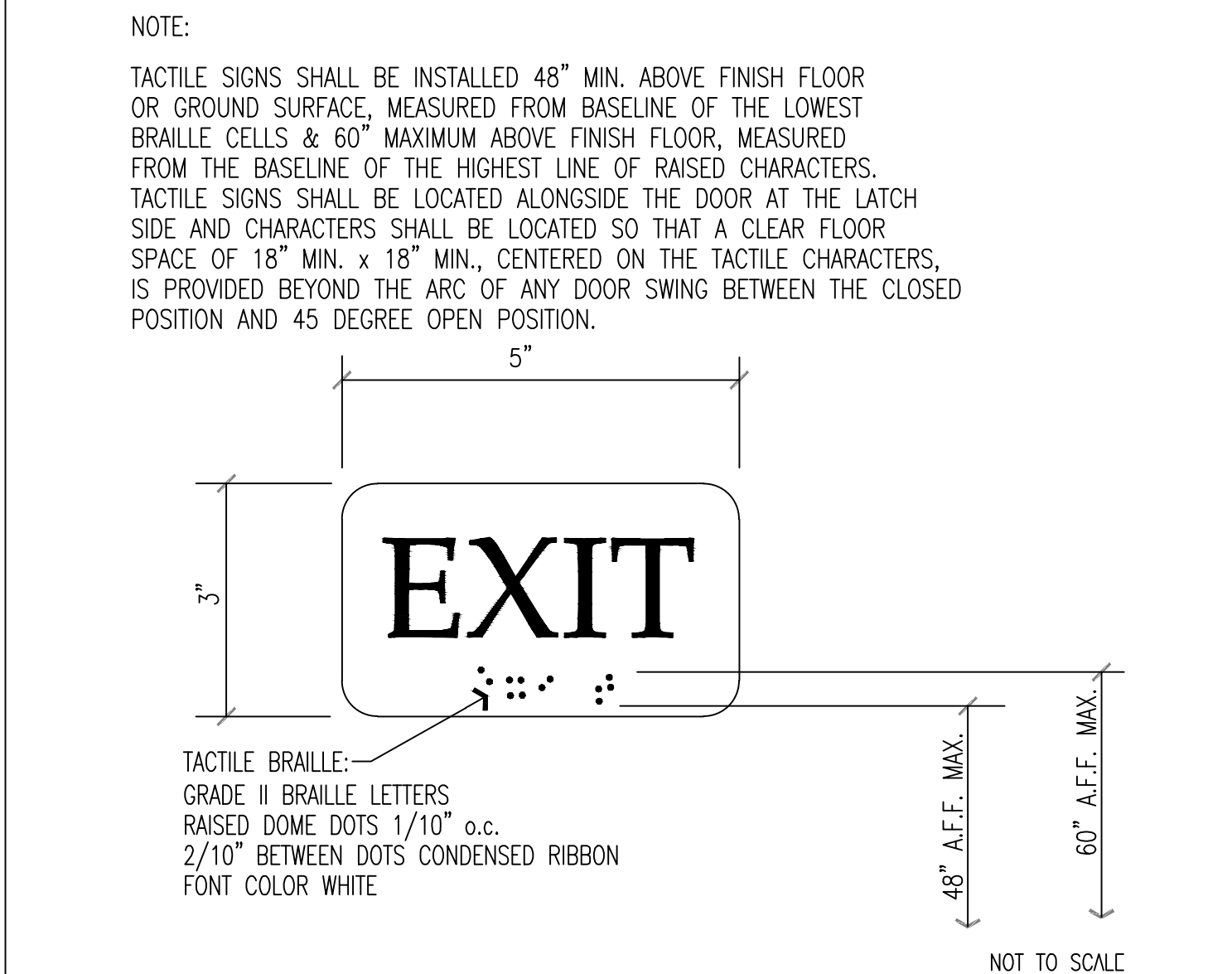


NOTE:
TACTILE SIGNS SHALL BE INSTALLED 48" MIN. ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM BASELINE OF THE LOWEST BRAILLE CELLS & 60" MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. TACTILE SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE AND CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. x 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

CORRESPONDING GRADE 2 BRAILLE. DOTS SHALL BE 1/10" (2.54 MM) O.C. IN EACH CELL WITH 2/10" (5.08 MM) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MIN. OF 1/40" (0.635 MM) ABOVE THE BACKGROUND

NOTE:
ATTACH SIGN USING (3) THREE FLATHEAD WOOD SCREWS, COUNTERSUNK, AND ADHESIVE. SIGN SHALL BE CENTERED ON DOOR AND MOUNTED 60" ABOVE THE FLOOR.

2 ACCESSIBLE RESTROOM SIGN



NOTE:
TACTILE SIGNS SHALL BE INSTALLED 48" MIN. ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM BASELINE OF THE LOWEST BRAILLE CELLS & 60" MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. TACTILE SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE AND CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. x 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

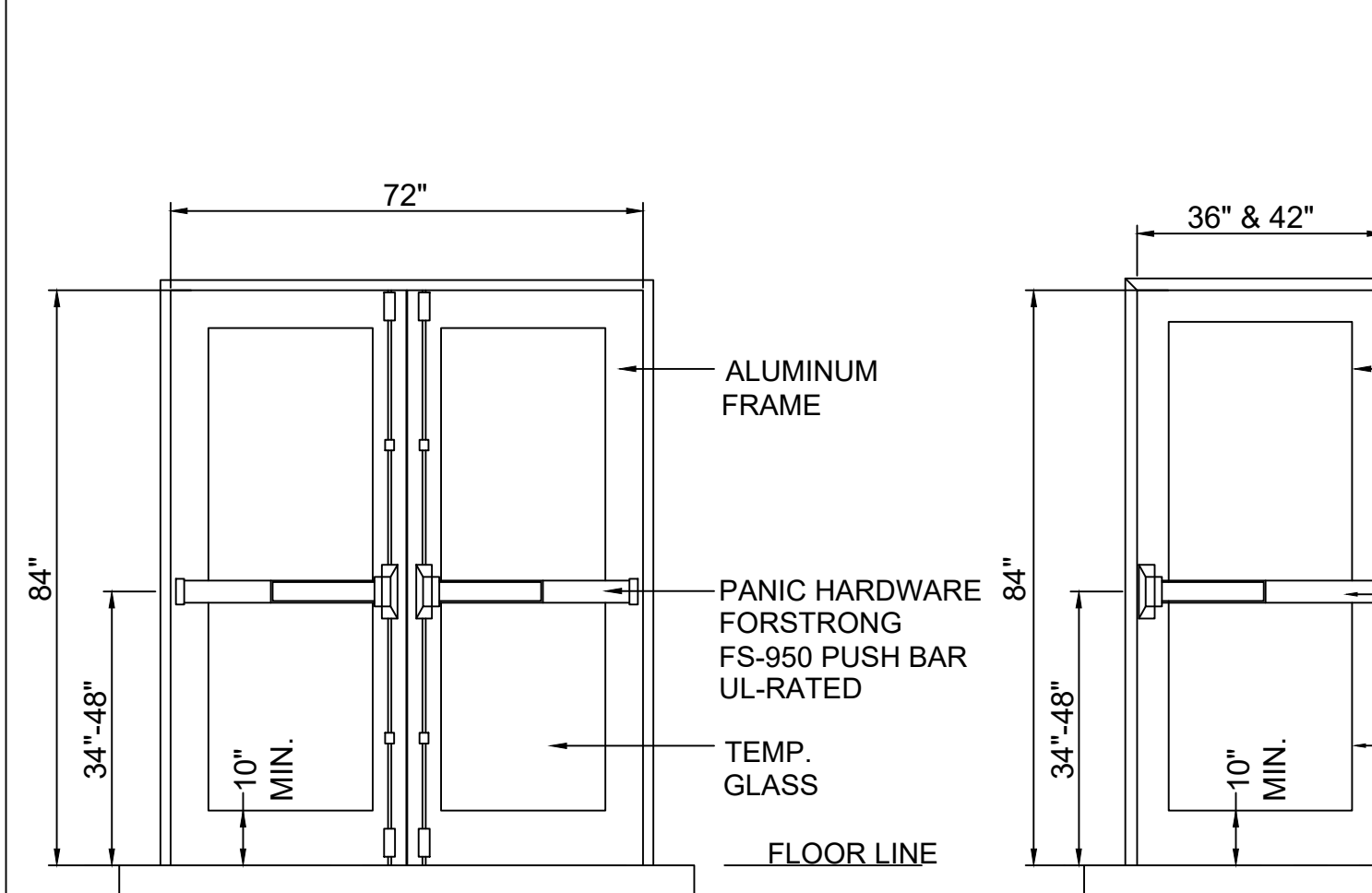
TACTILE BRAILLE: GRADE II BRAILLE LETTERS RAISED DOME DOTS 1/10" o.c. 2/10" BETWEEN DOTS CONDENSED RIBBON FONT COLOR WHITE

All building entrances that are accessible to and usable by persons with disabilities 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.

NOTE:
1. MINIMUM SIZE 70 SQ. IN., MOUNTING SCREWS TO MATCH BACKGROUND COLOR
2. SIGN MATERIAL SHALL BE ACID ETCHED ZINC.

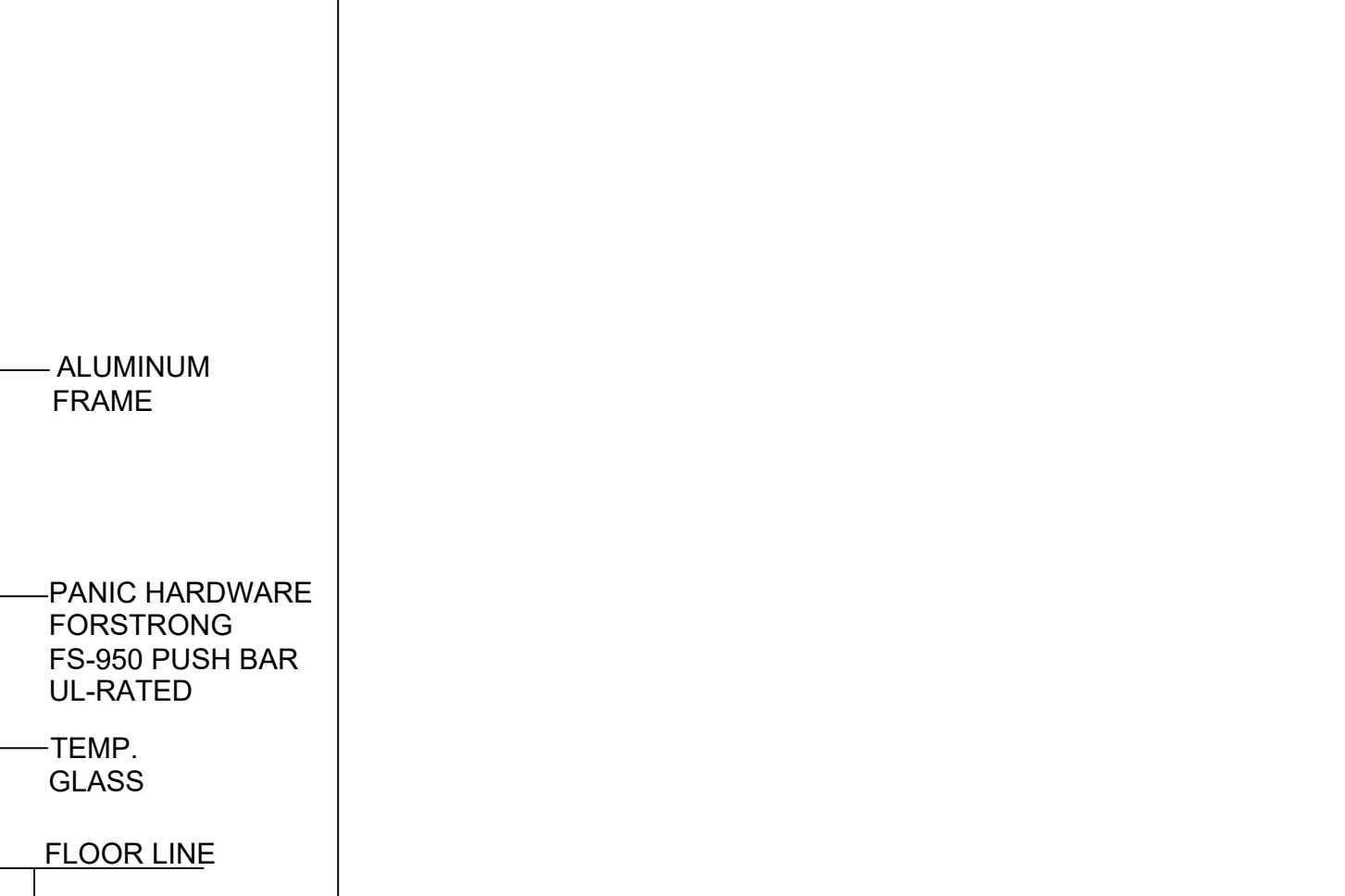
1" CORNER RADIUS, TYP

4 ACCESSIBLE EXIT SIGN



Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

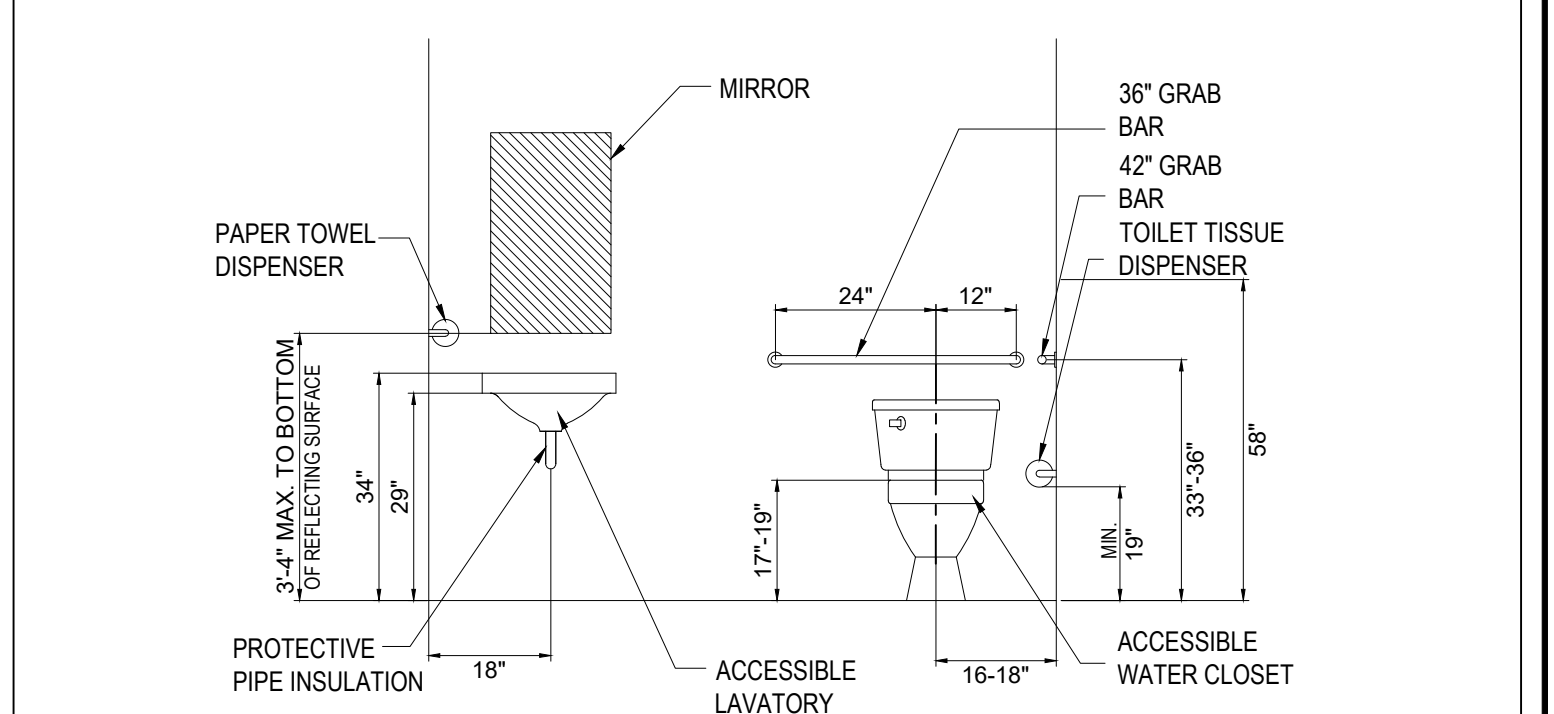
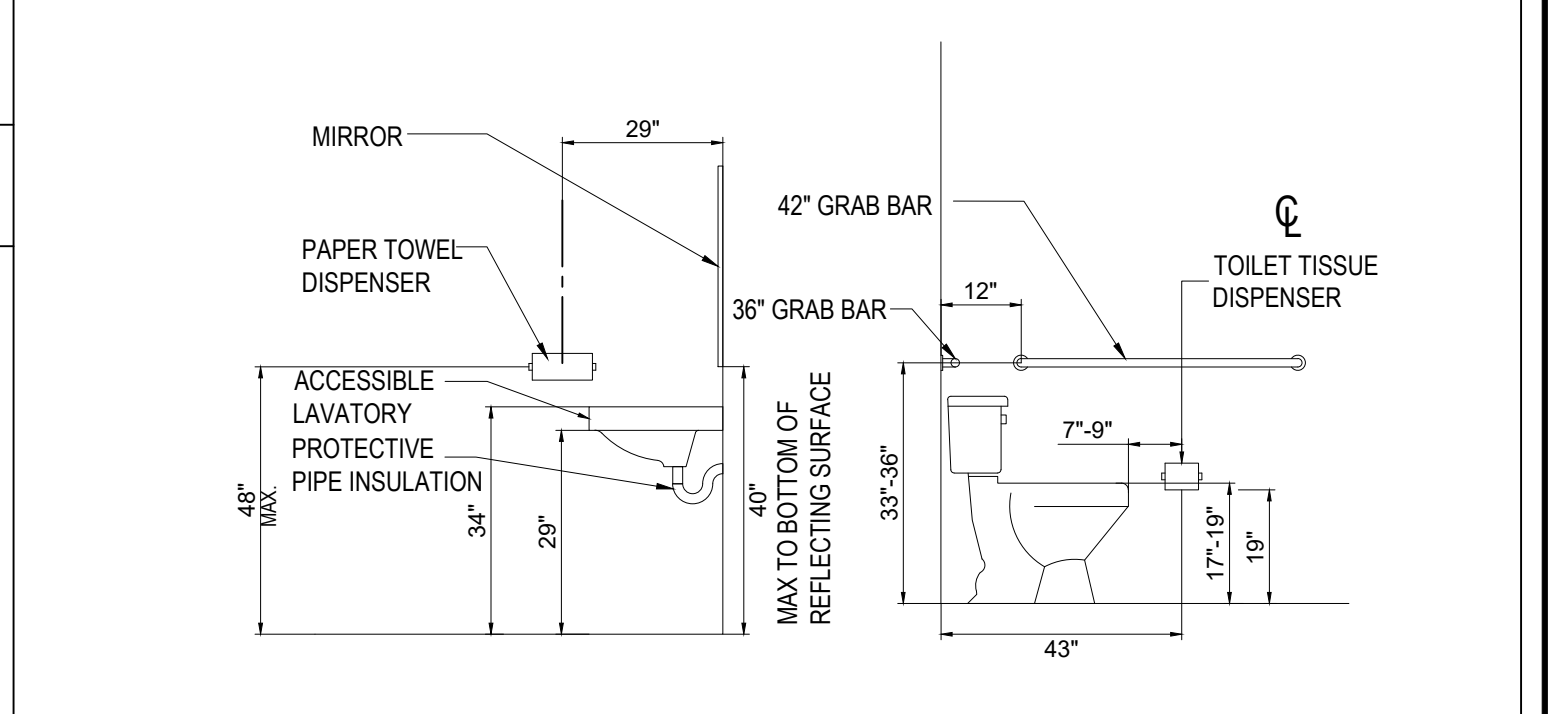
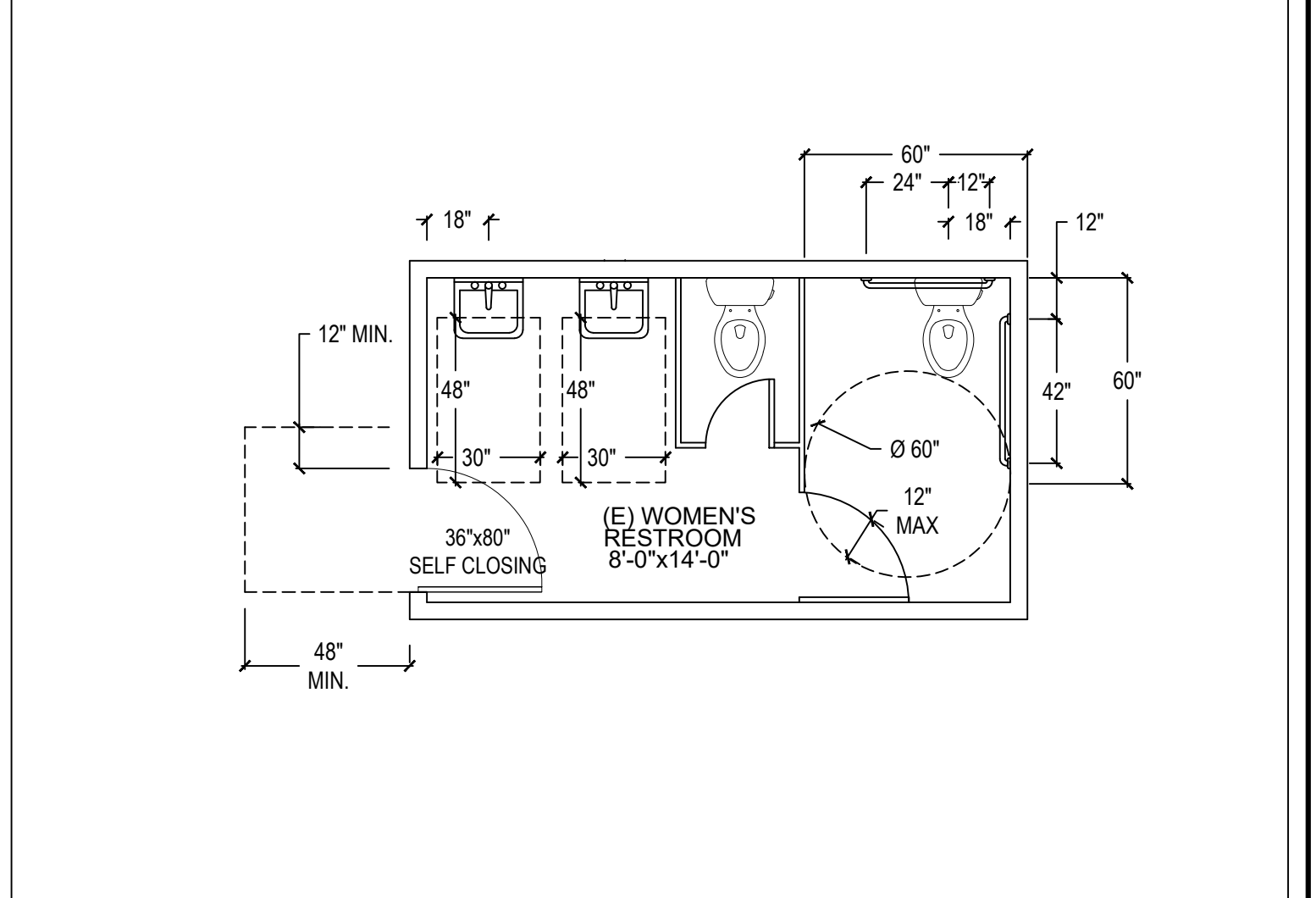
5 ACCESSIBLE ENTRANCE SIGN



6 PANIC HARDWARE DETAIL

7 NOT USED

3 ACCESSIBLE COUNTERTOP DETAIL



8 ADA BATHROOM

REVISIONS:	DATE:
1	01/19/23
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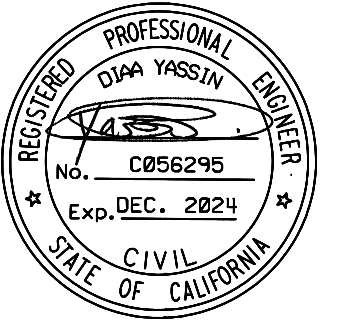
DATE: 5/24/23
PROJECT No. 210-22
SCALE: N.T.S.
SHEET NO:



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2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:

FOUNDATION PLAN

REVISIONS: DATE:

1	01/19/23
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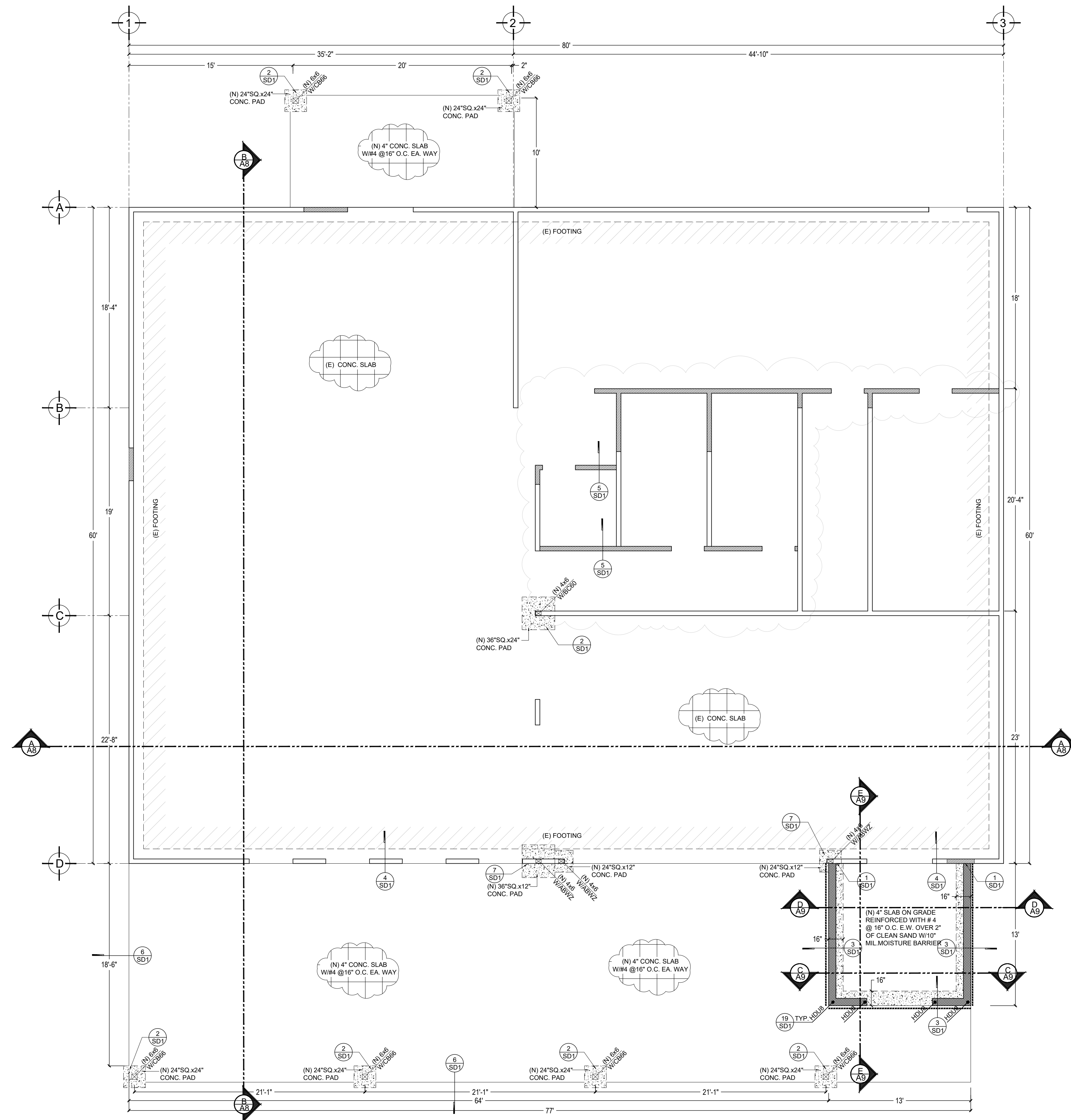
DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

S1



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

LEGEND:

	EXISTING WALL
	NEW WALL
	SHEAR WALL
	NEW FOOTING
	EXISTING FOOTING



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SHEET NAME:

FRAMING PLAN

REVISIONS: DATE:

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2	3/17/23
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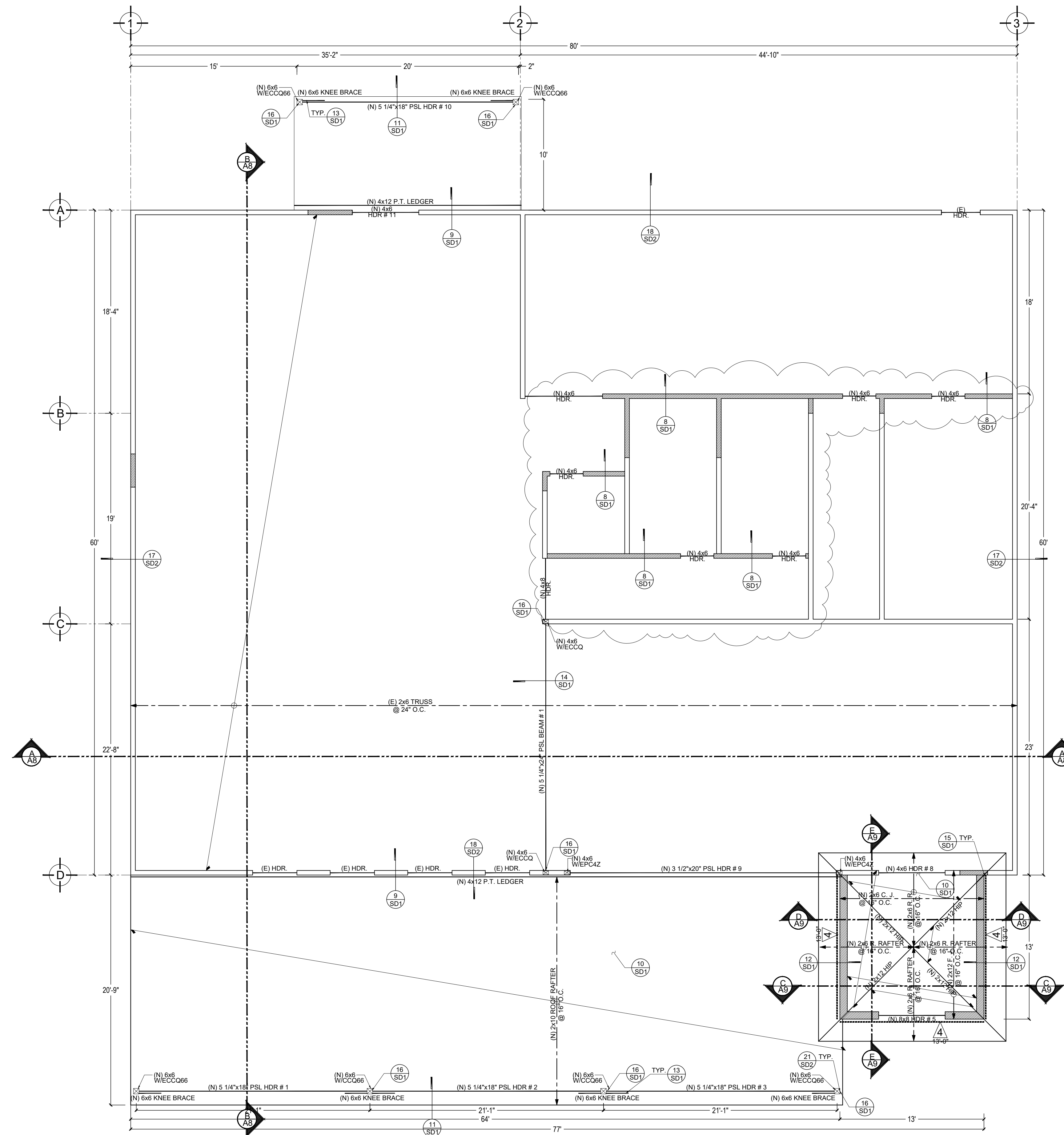
DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

S2



LEGEND:

	EXISTING WALL
	NEW WALL
	SHEAR WALL
	NEW FOOTING
	EXISTING FOOTING

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

SHEAR WALL SCHEDULE
TABLE 2306.3.1 CBC 2019

SHEAR #/FT	TYPE OF WALL	DESCRIPTION OF SHEAR MATERIAL	EDGE NAILING 8D NAILS	ANCHOR BOLTS 5/8"	RAISED FLOOR SILL TO FRAMING NAIL 16D	ROOF BLOCKING TOP PLATE A35
380	△	1/2" PLYWOOD STR-1, PS 1-95 WITH 100 COMMON NAILS @ 4" O.C. BULK, 3X BOUNDARY AND PANEL EDGE MEMBERS, 1/2" MIN. EDGE DISTANCE FOR ALL NAILING	4" O.C.	24" O.C.	4" O.C. 12" O.C.	16" O.C.

NOTES:
 1* SHEATHING: 15/32" (4 PLY MIN.) CD, CC, PLYD OR OSB WITH ALL EDGES BLOCKED
 2* FRAMING: 2X DF TYP @ 16" O.C. FOR 3/8" UP TO 24" O.C. FOR 3/8" UP TO 24" O.C. FOR 1/2" 3X REQD IF 100 W/ 1-5/8" PENETRATION 2" OR 3" O.C.
 3* TYPICAL FASTENERS: 8D COMMON OR GALV. BULK NAILS NO SINKERS, NAIL FIELD @ 12" O.C.
 4* 3X OR 2X W/DBL A.B. AT PLATE AND 3X PANEL EDGES AT WALLS WITH SHEAR GREATER THAN 300 #/FT
 5* OFFSET PANEL EDGES ON OPPOSITE SIDES OF WALL AND STAGGER PLATE SPLICES
 6* ANCHOR BOLTS SPACED PER SCHEDULE W/3"X3"X0.225" PLATE WASHERS REQD AT MUD SILL
 7* STAGGER 16D NAILS IN 2X LAGS AT 3X PLATES WHEN NO SHEATHING CONTINUITY TO RIM JOIST
 8* PRE-DRILL 3/8" HOLE FOR LAG. PROVIDE WASHER. ADJUST LENGTH FOR 2" PENETRATION INTO JOIST
 9* CLIPS: PLATE TO BLOCKS ONLY REQD. IN NO SHEAR SHEATHING CONTINUITY FROM WALL TO BLOCKS
 10* ANCHORS AND CLIPS AS MFG. BY SIMPSON STRONG-TIE CO. CAT. C-2019

BEAM SCHEDULE:

BM. #	LENGTH	SIZE
1	23'-0"	5 1/4"x24" PSL

HDR. SCHEDULE:

HDR. #	LENGTH	SIZE
1	21'-4"	5 1/4"x18" PSL
2	21'-0"	5 1/4"x18" PSL
3	21'-4"	5 1/4"x18" PSL
4	-	-
5	6'-0"	8x8
6	-	-
7	-	-
8	6'-8"	4x6
9	24'-0"	3 1/2"x20" PSL
10	20'-0"	5 1/4"x18" PSL
11	6'-0"	4x6

LEGEND:

	EXISTING WALL
	NEW WALL
	ROOF RAFTER LAYOUT



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ENGINEER STAMP:



<p>1 (N) TO (E) FOUNDATION CONNECTION</p>	<p>2 POST FOOTING DETAIL</p>	<p>3 EXTERIOR FOUNDATION DETAIL</p>	<p>4 (N) CONCRETE SLAB TO (E) FOOTING</p>
<p>5 NON-BEARING WALL CONNECTION</p>	<p>6 CONC. SLAB EDGE DETAIL</p>	<p>7 UNDERPIN FOOTING DETAIL</p>	<p>8 NON-BEARING WALL DETAIL</p>
<p>9 TYPICAL LEDGER DETAIL</p>	<p>10 TYP. ROOF DIAPHRAGM</p>	<p>11 ROOF RAFTER TIE DETAIL</p>	<p>12 ROOF RAFTER TIE DETAIL</p>
<p>13 KNEE BRACE DETAIL</p>	<p>14 BEAM CONN. DETAIL</p>	<p>15 HIP CONNECTION DETAIL</p>	<p>16 BEAM TO POST CONN. DETAIL</p>

PROJECT: KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:

STRUCTURAL DETAILS

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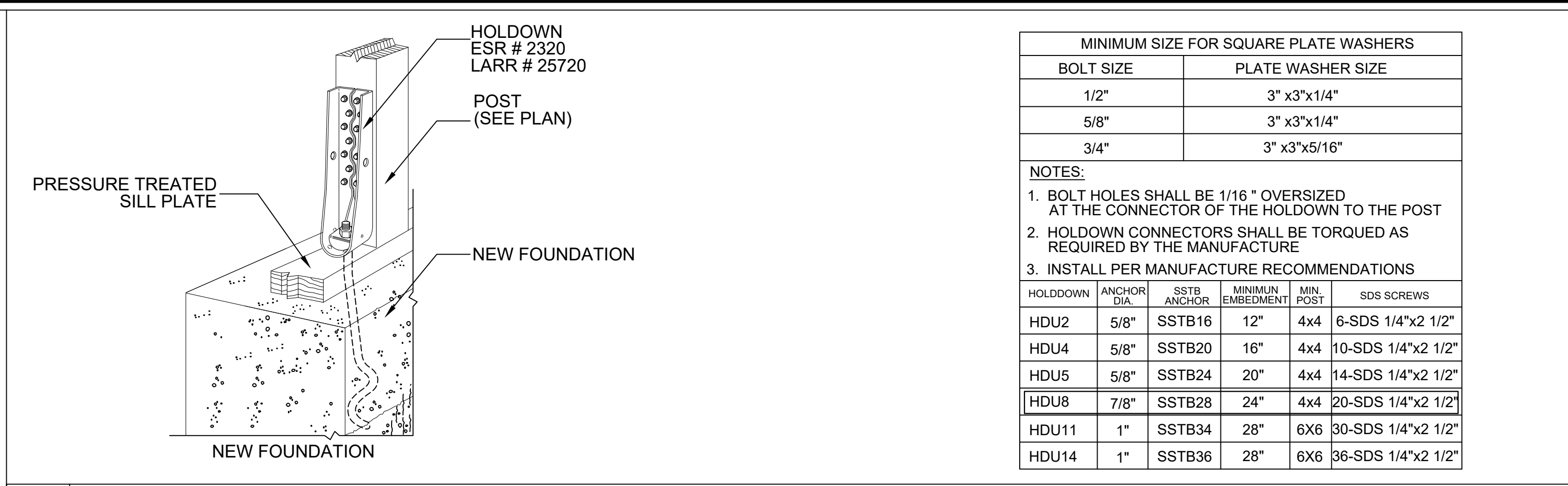
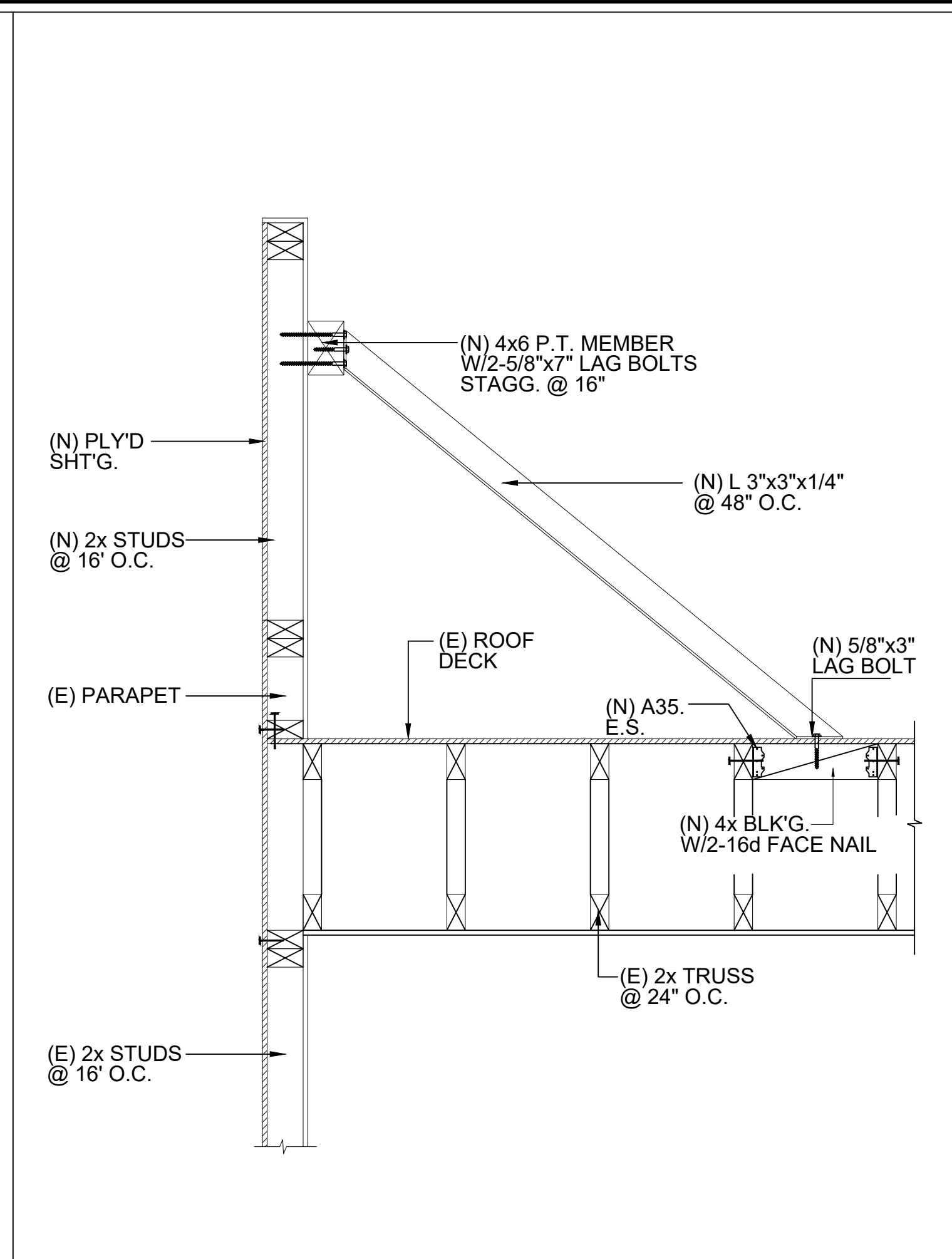
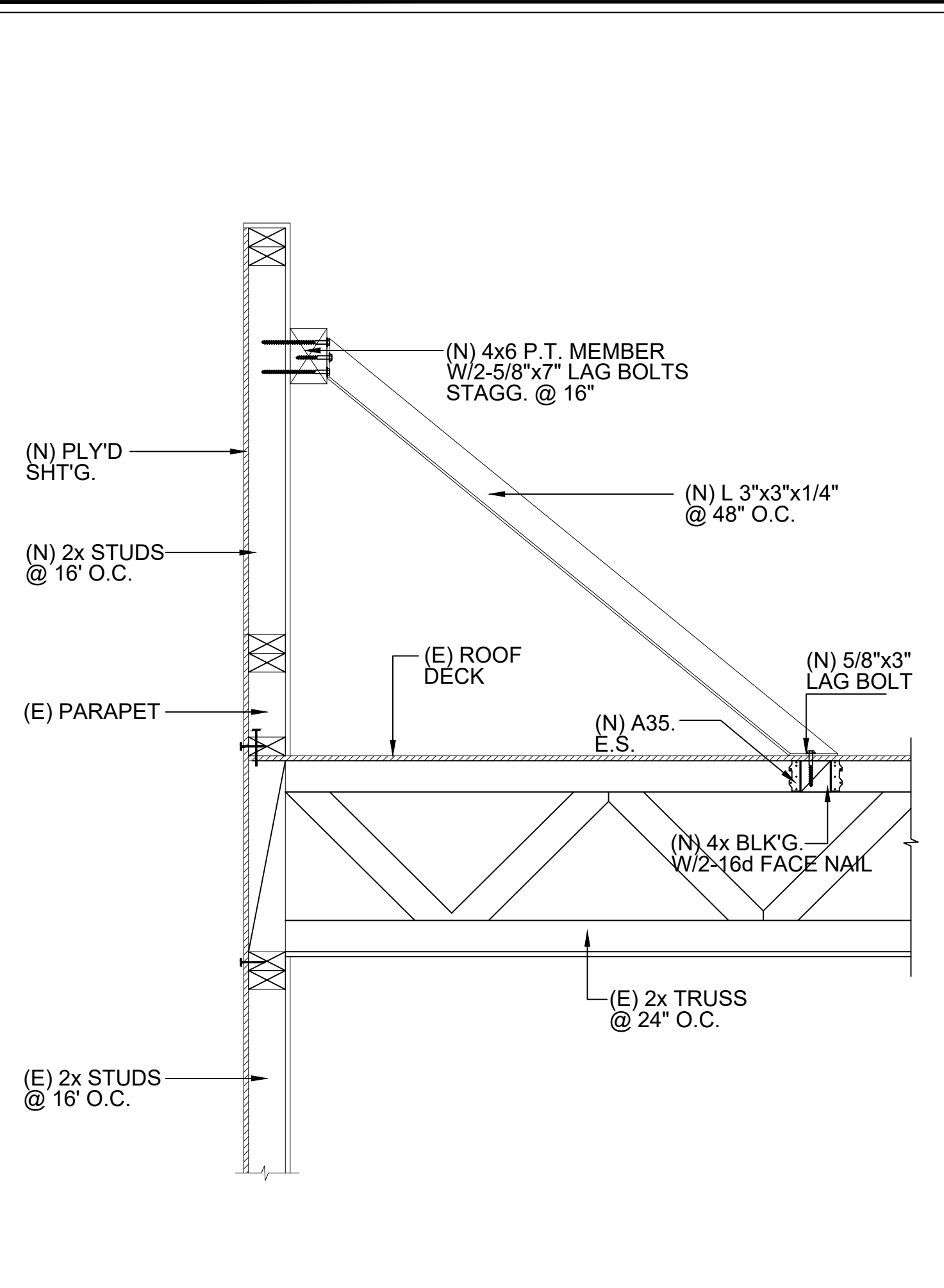
DATE: 5/24/23

PROJECT No. 210-22

SCALE: N.T.S.

SHEET No:

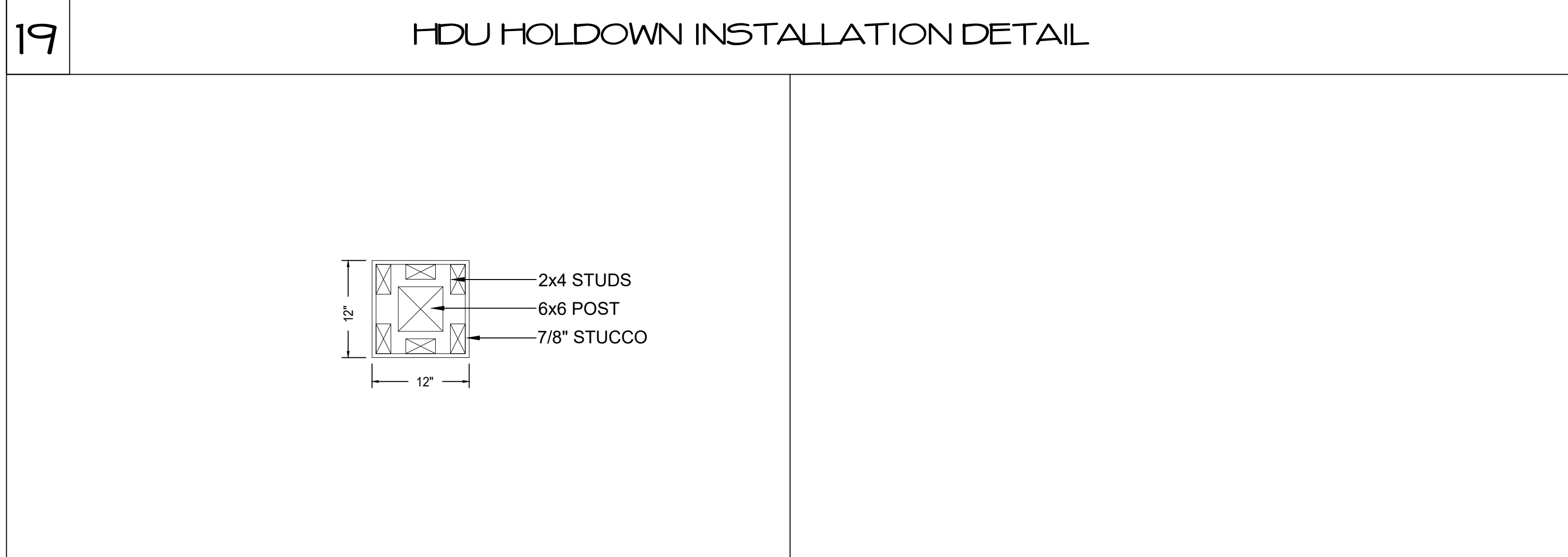
SD1



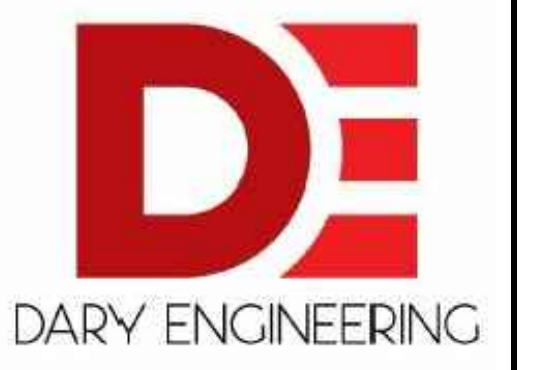
MINIMUM SIZE FOR SQUARE PLATE WASHERS	
BOLT SIZE	PLATE WASHER SIZE
1/2"	3" x3"x1/4"
5/8"	3" x3"x1/4"
3/4"	3" x3"x5/16"

- NOTES:
- BOLT HOLES SHALL BE 1/16" OVERSIZED AT THE CONNECTOR OF THE HOLDDOWN TO THE POST
 - HOLDOWN CONNECTORS SHALL BE TORQUED AS REQUIRED BY THE MANUFACTURE
 - INSTALL PER MANUFACTURE RECOMMENDATIONS

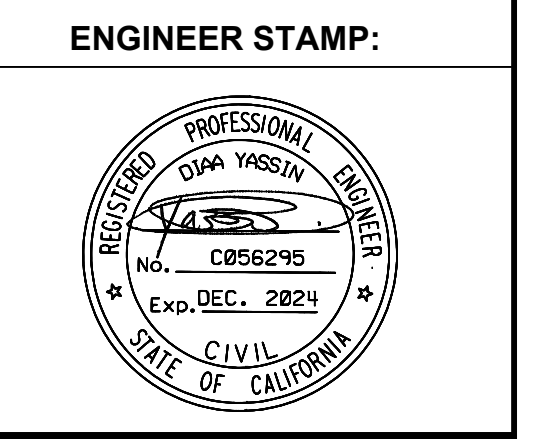
HOLDDOWN	ANCHOR DIA.	SSTB ANCHOR	MINIMUM EMBEDMENT	MIN. POST	SDS SCREWS
HDU2	5/8"	SSTB16	12"	4x4	6-SDS 1/4"x2 1/2"
HDU4	5/8"	SSTB20	16"	4x4	10-SDS 1/4"x2 1/2"
HDU5	5/8"	SSTB24	20"	4x4	14-SDS 1/4"x2 1/2"
HDU8	7/8"	SSTB28	24"	4x4	20-SDS 1/4"x2 1/2"
HDU11	1"	SSTB34	28"	6X6	30-SDS 1/4"x2 1/2"
HDU14	1"	SSTB36	28"	6X6	36-SDS 1/4"x2 1/2"



17	PARAPET (PERPENDICULAR TO TRUSS)	18	PARAPET (PARALLEL TO TRUSS)	19	HDU HOLDOWN INSTALLATION DETAIL	20	
21		22		23		24	
25		26		27		28	
29		30		31		32	



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PROJECT No. 210-22

SCALE: N.T.S.

SHEET No.:

SD2

OWNERSHIP OF DOCUMENTS

ALL DRAWINGS, SPECIFICATIONS AND OTHER WORK PRODUCT OF THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT IS COMPLETED OR NOT. RELEASE OF ANY OF THE INSTRUMENTS OF SERVICE OF THE ENGINEER BY THE OWNER ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE OWNER'S RISK AND THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF SUCH UNAUTHORIZED RELEASE OF THE ENGINEER'S INSTRUMENTS OF SERVICE BY THE OWNER OR BY OTHERS ACTING THROUGH THE OWNER.

GENERAL

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO 2019 CRC BASED ON 2018 IBC.

4. THE ENGINEER HAS NOT CONSIDERED VIBRATION EFFECTS OF MECHANICAL EQUIPMENT

5. THE ENGINEER HAS NOT DESIGNED CONCRETE SLAB ON GRADE.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTION. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

8. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

9. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOADS DO NOT EXCEED THE DESIGN LOAD.

10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR IT. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL, AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

11. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, FLOOR AND ROOF FINISHES

12. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. *EXCEPT AS SHOWN OR NOTED; ELECTRIC CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS, CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES, SIZE AND; LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.

13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATION FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

14. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN CONCRETE SLABS, DECK BEAMS, JOISTS, COLUMNS, WALLS ETC., UNLESS SHOWN ON THE STRUCTURAL DRAWINGS

15. DESIGN MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL.

16. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACK FILLING.

17. STRUCTURAL OBSERVATIONS PERFORMED BY ARCHITECT/ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.

18. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

REQUIRED OBSERVATIONS:

- OBSERVATION OF FOOTING EXCAVATION PRIOR TO PLACEMENT OF REINFORCING
- OBSERVATION OF ALL GRADING WORK AND COMPACTED EARTH BEHIND BASEMENT WALLS
- OBSERVATION OF INSTALLATION OF SUBGRADE PERFORATED PIPES BEFORE COVERING WITH GRAVEL
- OBSERVATION OF INSTALLATION OF DRAINAGE STRUCTURES AND COMPLETION OF WORK.

SPECIAL INSPECTION

PROVIDE SPECIAL INSPECTION WHERE APPLICABLE FOR THE FOLLOWING:

- DURING PLACING OF ALL STRUCTURAL CONCRETE EXCEEDING F' C 2500 PSI @ 28 DAYS
- DURING INSTALLATION OF EXPANSION ANCHORS
- DURING INSTALLATION OF EPOXY ANCHORS / DOWELS JUST PRIOR TO PLACING CONCRETE FOUNDATIONS TO ENSURE SUBGRADE IS SUITABLE, FREE FROM LOOSE SOIL, AND FOUNDATIONS ARE OF PROPER DIMENSIONS
- DURING INSTALLATION OF HOLD-DOWN ANCHORS AT PLYWOOD SHEAR WALLS.
- ROOF FLOOR AND WALLS NAILING
- APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

HARDWARE	LARR #	ICC #
HARDWARE	25720	2920
JOIST HANGERS	25806	2549
MST STRAPS	25713	2105
HOLD DOWN CONNECTORS	25720	2330
A34, A35, A35F	25716, 25293	2523
SIMPSON SET EPOXY	25744	2508
LUS	25807	2549
HILTI HY550 EPOXY	25881	2282
CMST 14	25293	2105
SIMPSON ANCHOR TIE DOWN SYSTEM (ATS)	25643	2320

WOOD FRAME:

1. ALL STRUCTURAL LUMBER SHALL BE D. FIR-LARCH OF THE FOLLOWING GRADES, CONFORMING TO STAND GRADING RULES FOR WEST COAST LUMBER, NO. 16, UNLESS NOTED OTHERWISE.

2X RAFTERS AND JOISTS (L.O.N.)NO. 2
4X BEAMS AND HEADERSNO. 1
6X BEAMS AND STRINGERSNO. 1
LAMINATED BEAMS24F-V8, V4 OR V8 FOR CANTILEVER
POSTS AND TIMBERNO. 1
2X4 STUDCONST. GRADE.

2. PLYWOOD SHEATHING SHALL BE GRADE CC-CD, EXTERIOR GLUE OR STRUC. II. EXTERIOR GLUE SHALL BE IN ACCORDANCE WITH APA STANDARDS. OSB BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

*ROOF: 1/2" CD, CC PLYWOOD, EXTERIOR GRADE, 24/16 SPAN RATING, W90@66/12 UN.O.

*FLOOR: 3/4" CD, CC PLYWOOD TONGUE AND GROOVE OR BLOCKED PANEL EDGES, 24/6 SPAN RATING W100@44/10 UN.O.

*WALL: 3/8"-1/2" (4 PLY MIN.) CD, CC, PLYWOOD OR OSB WITH ALL EDGES BLOCKED. 24/16 SPAN RATING.

3. ROOF DIAPHRAGM NAILING SHALL BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1).

4. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOLT.

5. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. (INDS 12.1.3.2)

6. A REGISTERED STAMP OR BRAND OF THE D. FIR PLYWOOD ASSOCIATION SHALL IDENTIFY EACH SHEET OF PLYWOOD.

7. TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES THE SAME SIZE AS STUDS. SPLICES TO LAP 4'-0" MINIMUM AND BE NAILED WITH 12-16D MINIMUM EACH SIDE OF JOINT.

8. EDGES OF ALL OPENINGS THROUGH THE ROOF SHALL BE NAILED PER BOUNDARY OF PLYWOOD DIAPHRAGM NAILING REQUIREMENTS.

9. JOIST HANGERS AND OTHER CONNECTORS SHALL BE TYPES:

10. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NORMAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS OTHERWISE NOTED.

11. ALL BOLTS SHALL BE TIGHTENED PRIOR TO THE APPLICATION OF SHEETING, PLASTER, ETC.

12. PROVIDE 1X6 DIAGONAL LET-IN BRACING (AT APPROX. 45 DEGREE) EVERY 25'-0" MAXIMUM IN ALL STUD WALLS NOT PLYD SHEATHED. BRACING SHALL RUN CONTINUOUS FROM SILL PLATE TO TOP PLATE. NAIL WITH 2-4D PER STUD AND 3-0D EACH END TO PLATES.

13. PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING, AND ROOF. FIRE STOPS SHALL BE 2X NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF 8'-0" IN THE VERTICAL DIRECTION. PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL, AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.

14. PROVIDE 2X SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER.

15. ALL STUD PARTITIONS OR WALLS OVER 10-FT. HEIGHT SHALL HAVE 2X BRIDGING, SAME AS THE STUD, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FT.

16. DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH BILLS, PLATES, STUDS, AND DOUBLE LOCATED IN THE CENTER OF THE STUD OR PLATE.

17. CROSS BRIDGING SHALL BE PROVIDED AT 8'-0" O.C. MAXIMUM FOR ALL JOISTS AND RAFTERS MORE THAN 8' DEEP

18. PROVIDE DOUBLE JOISTS UNDER PARTITIONS, WHICH ARE PARALLEL TO THE JOISTS.

19. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 INCHES FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND SPACED AT INTERVALS NOTED.

20. NAILED CONNECTIONS SHALL CONFORM TO THE MINIMUM NAILING SCHEDULE BELOW, EXCEPT AS OTHERWISE NOTED. ALL NAILS SHALL BE COMMON NAILS. IF DRIVING OF NAILS CAUSES SPLITTING, HOLES FOR THE NAILS SHALL BE SUB-DRILLED.

CONTRACTOR TO PROVIDE ADEQUATE SHORING BEFORE ATTEMPTING TO DEMOLISH ANY EXISTING WALLS AND FRAMING.

NAILING SCHEDULE:

TABLE R802.3(1) 2019 CBC		
CONNECTION	NAILING	SPACING & LOCATION
ROOF		
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d Common (2 1/4" x 0.131")	TOE NAIL
CEILING JOISTS TO TOP PLATE	3-8d Common (2 1/4" x 0.131")	PER JOIST, TOE NAIL
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS COVER PARTITIONS, (SEE SECTION R802.3.1, R802.3.2, AND TABLE R802.5.1(9))	3-16d (3 1/4" x 0.162")	FACE NAIL
CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.3.1, R802.3.2, TABLE R802.5.1(9))	TABLE R802.2.1(9)	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20 GA. RIDGE STRAP TO RAFTER	3-10d Common (3" x 0.148)	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	3-16d box nails (3 1/4" x 0.135")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2-INCH RIDGE BEAM	4-16d (3 1/4" x 0.135")	TOE NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	1-16d Common (3 1/4" x 0.162")	24" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	1-16d Common (3 1/4" x 0.162")	16" O.C. FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d Common (2 1/4" x 0.131")	TOE NAIL
DOUBLE TOP PLATE FOR SDGs A-D, WITH SEISMIC BRACED WALL LINE SPACING <25'	8-16d Common (3 1/4" x 0.162")	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH E.S. OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	1-16d Common (3 1/4" x 0.162")	16" O.C. FACE NAIL
TOP OF BOTTOM PLATE TO STUD	4-8d Common (2 1/4" x 0.131")	TOE NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d Common (3 1/4" x 0.162")	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-8d Common (2 1/4" x 0.131")	FACE NAIL
1" x 6" SHEATHING TO EACH BEARING	2-8d Common (2 1/4" x 0.131")	FACE NAIL
FLOOR		
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d Common (2 1/4" x 0.131")	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATION ALSO)	8d Common (2 1/4" x 0.131")	6" O.C. TOE NAIL
1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d Box (2 1/4" x 0.113")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d Common (3 1/4" x 0.162")	BLIND AND FACE NAIL
2" PLANKS (FLANK - FLOOR & ROOF)	3-16d Common (3 1/4" x 0.162")	AT EACH BEARING, FACE NAIL
BAND OR RIM JOIST TO JOIST	3-16d Common (3 1/4" x 0.162")	END NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d Box (3" x 0.128)	24" O.C. FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-10d Box (3" x 0.128)	FACE NAIL
BRIDGING TO JOIST	2-10d (3" x 0.128)	EACH END, TOE NAIL

PARALLAM BEAMS:

1. PARALLAM WOOD BEAMS SHALL BE MANUFACTURED BY TRUSS JOIST MACMILLAN OR EQUAL ID PER MANUFACTURER'S SPECIFICATIONS AND PER ICGO REPORT NO. 4973, LARR# 25202

2. PROPERTIES OF PARALLAM BEAMS SHALL BE AS FOLLOWS:

E = 2,000,000 PSI
FB = 2,900 PSI
FC = 1,600 PSI (PARALLEL TO GRAIN)
FV = 290 PSI

REINFORCING STEEL:

1. ALL REINFORCING SHALL CONFORM TO ASTM A615, 60 KSI UNLESS OTHERWISE NOTED.

2. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

	MIN. CONCRETE COVER
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
EXPOSED TO WEATHER *#6 AND LARGER*	2"
EXPOSED TO WEATHER *#5 AND SMALLER*	1-1/2"
SLABS & WALLS NOT EXPOSED TO WEATHER	1"
SLABS & WALLS EXPOSED TO WEATHER	1-1/2"

3. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 1'-6" MINIMUM IN CONCRETE *SEE TYPICAL DETAILS*. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORT, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.

4. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE A.C.I. STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. ALL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.

5. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

6. NO WELDING OF REINFORCEMENT *INCLUDING TACK WELDING* SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E60XX ELECTRODES.

ADHESIVE AND EXPANSION ANCHORS:

1. MECHANICAL ANCHORS INTO CONCRETE: HILTI CARBON STEEL KWIK-BOLT KB-TZ (ESR# 1917)

2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE AND GROUT-FILLED MASONRY UNITS: CIA-GEL 7000 EPOXY ANCHOR SYSTEM (ESR# 1702) HIT HY-200 BY HILTI (ESR# 3182), OR EPOXY-TIE SET BY SIMPSON STRONG-TIE (ESR# 1772).

3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO HOLLOW MASONRY UNITS AND UNREINFORCED BRICK MASONRY (URM): CIA-GEL 7000 ANCHOR SYSTEM (ESR# 1702), HIT HY-20 BY HILTI (ESR# 2502), OR EPOXY-TIE SET BY SIMPSON STRONG-TIE (ESR# 1772). USE SCREENS AS SPECIFIED BY THE MANUFACTURER.

4. MECHANICAL FASTENERS: STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

5. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS

6. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL

7. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC AND MANUFACTURERS RECOMMENDATIONS.

8. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC, & MANUFACTURERS RECOMMENDATIONS

DESIGN CRITERIA

1. BUILDING CODE: ALL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE CBC 2019, INCLUDING LOCAL BUILDING OFFICIAL AMENDMENTS

2. VERTICAL LOADS - (UNLESS OTHERWISE NOTED ON DRAWINGS)

	LIVE LOAD	DEAD LOAD
SLOPED ROOF (3:12 MINIMUM)	20 PSF	6 PSF
FLAT ROOF (2% MINIMUM SLOPE)	20 PSF	6 PSF
FLOOR LOADS	40 PSF	10 PSF
WALL LOADS	0 PSF	18 PSF
CEILING LOADS	10 PSF	5 PSF
BALCONY LOADS	60 PSF	10 PSF

3. LATERAL DESIGN FACTORS

WIND LOAD	
WIND SPEED:	90 MPH
OCCUPANCY CATEGORY:	II
ROUGHNESS CATEGORY:	C
EXPOSURE CATEGORY:	B
INTERNAL PRESSURE FACTOR:	1.29
EARTHQUAKE LOAD (BUILDING)	
IMPORTANCE FACTOR:	1.00
OCCUPANCY CATEGORY:	II
S1-VALUE:	2.518
S1+VALUE:	1.866
SITE CLASS:	D
S05-VALUE:	1.679
S01-VALUE:	1.244
SEISMIC DESIGN CATEGORY:	E

BASIC SEISMIC FORCE RESISTING SYSTEM (S)	BEARING WALL SYSTEM
DESIGN BASE SHEAR	18.56 KIPS
TOTAL BUILDING WEIGHT	102.79 KIPS
BASE SHEAR FACTOR:	0.258 W
R-VALUE	6.5
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE
REDUNDANCY FACTOR USED	1.3
SOIL BEARING CAPACITY	1,500 PSF

CONCRETE:

1. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2500 PSI AND 3000 PSI FOR GRADE BEAMS, PILES AND RETAINING WALLS.

2. ALL CEMENT USED SHALL CONFORM TO A.S.T.M. C-150

3. FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. C-33.

4. ALL CONCRETE UNLESS OTHERWISE NOTED ON PLANS WILL BE REGULAR WEIGHT HARD ROCK TYPE *150 LB./CUFT.* AGGREGATE SHALL CONFORM TO A.S.T.M. C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS PER A.S.T.M. C-157.

5. MAXIMUM SLUMP OF CONCRETE USED IN FLOOR SLAB AT FLAT WORK SHALL BE FOUR *4"* INCHES.

6. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISION OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATIONS S726.

7. CURING: CONCRETE SHALL BE MAINTAINED IN MOIST CONDITION FOR A MINIMUM OF FIVE *5* DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUND MAY BE USED IN LIEU OF MOIST CURING.

8. ANCHOR BOLTS, DOWELS, INSRT, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.

9. PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB, OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES ETC.

10. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN.

11. PROVIDE 3/4 INCH CHAMFER AT ALL EXPOSED CORNERS.

12. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH F' C GREATER THAN 2500 PSI.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.

2. FOOTINGS ARE TO BE CARRIED A MINIMUM OF 24" INTO FIRM UNDISTURBED, NATURAL SOIL OR APPROVED COMPACTED-FILL *MIN. 90% RELATIVE COMPACTION*.

3. DESIGN BEARING PRESSURE IS 1,500 PSF IN UNDISTURBED, NATURAL SOIL.

4. DESIGN LATERAL BEARING PRESSURE IS 350 PSF/FT WITH A 33% FOR WINDS.

5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.

6. ALL EXCAVATIONS SHALL BE PROPERLY BACK FILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL INSTALLATION OF SUCH BRACING.

7. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL. WITH NOT LESS THAN 5/8" NOMINAL DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 4' APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. USE 3"X3"X1/4" SQUARE WASHER SPECIFIED IN SECTION 2306. ALL INTERIOR WALLS NON SHEAR WALLS TO HAVE HILTI X-LI *WITH A MINIMUM PENETRATION OF 1-1/4" INTO SLAB* AT 24" ON CENTER, UNLESS NOTED OTHERWISE. TO BE INSTALLED IN ACCORDANCE WITH ESR # 2269. ACTUAL SLAB THICKNESS TO BE MINIMUM 3 1/2".

8. CONTINUOUS FOOTING IN ADDITION *1" #4 BAR EXTRA FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED WITH ELECTRICAL CONTRACTOR.

SHEAR WALL HOLD-DOWNS:

1. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES. (2305.5)

2. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

3. THE CONCRETE CONTRACTOR IS TO VERIFY LOCATION OF HOLD-DOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE PROPER AND ACCURATE INSTALLATION WITH THE FRAMING CONTRACTOR.

4. ALL HD'S, HD'S, PPA'S, PPA'S, HPAH022'S AND MPAS, ARE TO BE INSTALLED ACCORDING TO SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ESR # 2330 UNO LARR 2520

5. MPAS AND HPAH022'S SHALL BE INSTALLED IN FOOTINGS HAVING A MINIMUM WIDTH OF AT LEAST 8" (UNLO.)

6. ALL HOLD-DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

7. PROVIDE 2-#4 REINFORCING BARS TOP AND BOTTOM OF ALL CONTINUOUS FOOTINGS.



DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

PLUMBING SYMBOL LIST

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	SOIL WASTE LINE (W)	⊗	SHUT OFF VALVE (GATE)
---	VENT LINE (V)	⊗	CHECK VALVE
—•—•—	COLD WATER (C.W.)	⊗	BACK FLOW VALVE
—HW—	HOT WATER (H.W.)	⊗	LUBRICATED PLUG VALVE
—•••—	HOT WATER RETURN	⊗	HOSE BIBB (H.B.)
—G—	GAS LINE	⊗	BRANCH RISE OFF MAIN
—TW—	TEMPERED WATER	⊗	S.C.O.
—D—	DRAIN LINE	⊗	F.C.O.
⊗	BUILDING SEWER	⊗	GLOBE VALVE
⊗	FLOOR DRAIN (F.D.)	⊗	BALL VALVE
⊗	FLOOR SINK (F.S.)	—R.D.L.—	ROOF DRAIN LEADER
⊗	ROOF DRAIN (R.D.)	—O.D.L.—	OVERFLOW DRAIN LEADER
⊗	OVER FLOW DRAIN	—CD—	CONDENSATE DRAIN LINE
⊗	WCO		WALL CLEANOUT
⊗			POINT OF CONNECTION
—ICW—	INDUSTRIAL COLD WATER		
—GW—	GREASE WASTE		

NOTE: ONLY THOSE SYMBOLS SHOWN ON THE DRAWING APPLY

- SANITARY WASTE PIPING ABOVE GROUND SHALL BE SERVICE WEIGHT CAST IRON WITH COMPRESSION JOINTS.
- SANITARY WASTE AND VENT PIPING BELOW GROUND SHALL BE SCHEDULE 40 ABS TO COMPLY WITH ASTM D2665 W/ SOLVENT WELD JOINTS OR SERVICE WEIGHT CAST IRON WITH COMPRESSION JOINTS.
- WATER PIPING ABOVE GROUND SHALL BE TYPE "L" HARD COPPER WITH LEAD FREE JOINTS. (ASTM B88)
- CONDENSATE PIPING SHALL BE HARD DRAWN SEAMLESS COPPER, COMPLY WITH ASTM B42 OR GALVANIZED SCHEDULE 40 STEEL PIPE COMPLY WITH ASTM A53.
- HOT AND COLD WATER PIPING SHALL BE INSULATED WITH MIN. 1" THICK VAPOR BARRIER AND PLENUM RATED INSULATION. ALL JOINTS SHALL BE INSULATED AND SEALED WITH VAPOR BARRIER CEMENT.
- PROVIDE HAMMER ARRESTORS 12" TO PREVENT NOISE AND VALVES ON ALL FIXTURE SUPPLIES.
- PIPE SUPPORTS SHALL BE NO MORE THAN 10' APART AND CONNECTED TO STRUCTURE IN ACCORDANCE WITH CODE.
- WATER PIPING SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER IN ACCORDANCE WITH LANDLORD AND LOCAL CODE REQUIREMENTS.
- DIELECTRIC ISOLATION SHALL BE REQUIRED AT ALL DISSIMILAR MATERIAL CONNECTIONS.

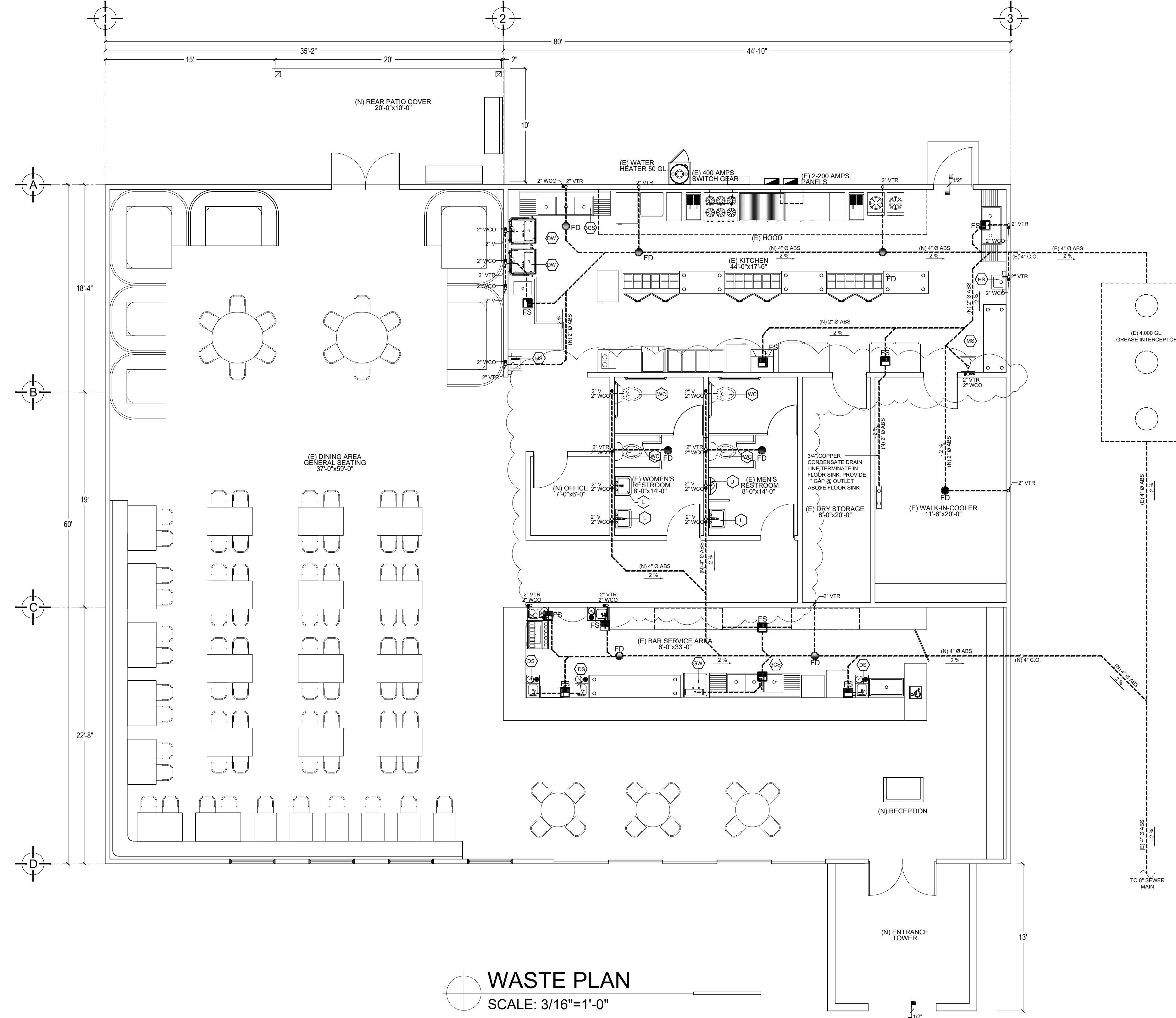
NOTE FOR NEW WATER PIPE INSTALLATION

DISINFECTION OF NEW & REPAIRED WATER PIPES REQUIRED. THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN FIFTY (50) PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR TWENTY-FOUR HOURS; OR, THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN TWO-HUNDRED (200) PARTS PER MILLION

LIMITATION OF HOT WATER TEMPERATURE FOR PUBLIC LAVATORIES. HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 1070, (SEE LAVATORY SCHEDULE)

PIPE MATERIALS

WASTE LINE TO BE CAST IRON OR ABS SCH 40
CW & HW SUPPLY TO BE COPPER TYPE L NO UNDERGROUND SUPPLY PIPE ALLOWED U.N.O.

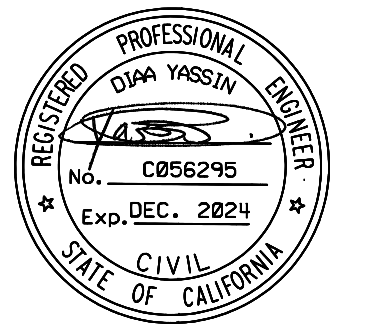


WASTE PLAN
SCALE: 3/16"=1'-0"



DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:
WASTE PLAN

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

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

SHEET No:

P1

PLUMBING SYMBOL LIST

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	SOIL WASTE LINE (W)	---	SHUT OFF VALVE (GATE)
---	VENT LINE (V)	---	CHECK VALVE
---	COLD WATER (C.W.)	---	BACK FLOW VALVE
---	HOT WATER (H.W.)	---	LUBRICATED PLUG VALVE
---	HOT WATER RETURN	---	HOSE BIBB (H.B.)
---	GAS LINE	---	BRANCH RISE OFF MAIN
---	TEMPERED WATER	---	S.C.O.
---	DRAIN LINE	---	FLOOR CLEANOUT
---	BUILDING SEWER	---	GLOBE VALVE
---	FLOOR DRAIN (F.D.)	---	BALL VALVE
---	FLOOR SINK (F.S.)	---	R.D.L.
---	ROOF DRAIN (R.D.)	---	O.D.L.
---	OVER FLOW DRAIN	---	CD
---	WCO	---	ICW
---	POINT OF CONNECTION	---	GW
			INDUSTRIAL COLD WATER
			GREASE WASTE

NOTE: ONLY THOSE SYMBOLS SHOWN ON THE DRAWING APPLY

WASTE AND VENT SIZING CHART

PIPE SIZES BASED ON UPC/CPC CHAPTER 7						
SIZE	WASTE FIXT. UNITS			VENT PIPING		
	1/4" SLOPE	1/8" SLOPE	VERT	FU	HORIZ. LENGHT	TOTAL LENGHT
1-1/4	1	-	1	1	15	45
1-1/2	1	-	2	8	20	60
2	8	-	16	24	40	120
2-1/2	14	-	32	48	60	180
3	35	-	48	81	70	212
4	216	173	256	256	100	300

PLUMBING FIXTURE SCHEDULE

	FIXTURE	MAKE	MODEL	MOUNTING	REMARK
WC	WATER CLOSET	AMERICAN STANDARD	YORKVILLE 1.1GPF	FLOOR	DIRECT PLUMBING
L	LAVATORY	AMERICAN STANDARD	COMRADE	WALL	INSTALL WATTS LFUSG-B (TMV)
PS	PREP SINK	ADVANE TABCO	FE-1-1620-18RorL-X	FLOOR	INDIRECT PLUMBING TO FS
HS	HAND SINK	SPLASH	WM260	WALL	DIRECT PLUMBING
MS	MOP SINK	ADVANE TABCO	9-OP-20	FLOOR	DIRECT PLUMBING
3CS	3-COMPARTMENT SINK	ADVANE TABCO	FE-3-1812-18RLX	FLOOR	INDIRECT PLUMBING TO FS

ALL FIXTURE MEET ADA GUIDELINES & ANSI A117.1

PLUMBING CALCULATIONS TYP. EA. UNIT

PLUMBING FIXTURE	QTY.	SAN. F.U. EACH	SAN. F.U. TOTAL	C.W. F.U. EACH	H.W. F.U. EACH	WATER DEMAND TOTAL
W.C. FLUSH TANK	1	4	4	2.5		2.5
LAVATORY	1	1	1	1	1	1.0
PREP SINK	1	2	2	1.5	1.5	1.5
HAND SINK	2	2	4	1.5	1.5	3.0
MOP SINK	1	2	2	1.5	1.5	1.5
3-COMPARTMENT SINK	1	2	2	1.5	1.5	1.5
TOTALS						11.0

SERVICE CONNECTION SIZE: SAN. 1.4" Ø WATER. 3/4" Ø

FIXTURE FLOW RATES

WATER CLOSET	1.28 GPM/FLUSH
URINALS	0.5 GPM/FLUSH
SHOWER HEADS	2.0 GPM
GRAVITY TANK TYP. W/C	1.28 GPM/FLUSH
KITCHEN FAUCET	2.2 GPM
FAUCETS	0.25 GPM
LAVATORY PUBLIC	0.50 GPM

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- CONDENSATE PIPING SHALL BE HARD DRAWN SEAMLESS COPPER, COMPLY WITH ASTM B42 OR GALVANIZED SCHEDULE 40 STEEL PIPE COMPLY WITH ASTM A53.
- HOT AND COLD WATER PIPING SHALL BE INSULATED WITH MIN. 1" THICK VAPOR BARRIER AND PLENUM RATED INSULATION. ALL JOINTS SHALL BE INSULATED AND SEALED WITH VAPOR BARRIER CEMENT.
- PROVIDE HAMMER ARRESTORS 12" TO PREVENT NOISE AND VALVES ON ALL FIXTURE SUPPLIES.
- PIPE SUPPORTS SHALL BE NO MORE THAN 10" APART AND CONNECTED TO STRUCTURE IN ACCORDANCE WITH CODE.
- WATER PIPING SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER IN ACCORDANCE WITH LANDLORD AND LOCAL CODE REQUIREMENTS.
- DIELECTRIC ISOLATION SHALL BE REQUIRED AT ALL DISSIMILAR MATERIAL CONNECTIONS.

NOTE FOR NEW WATER PIPE INSTALLATION

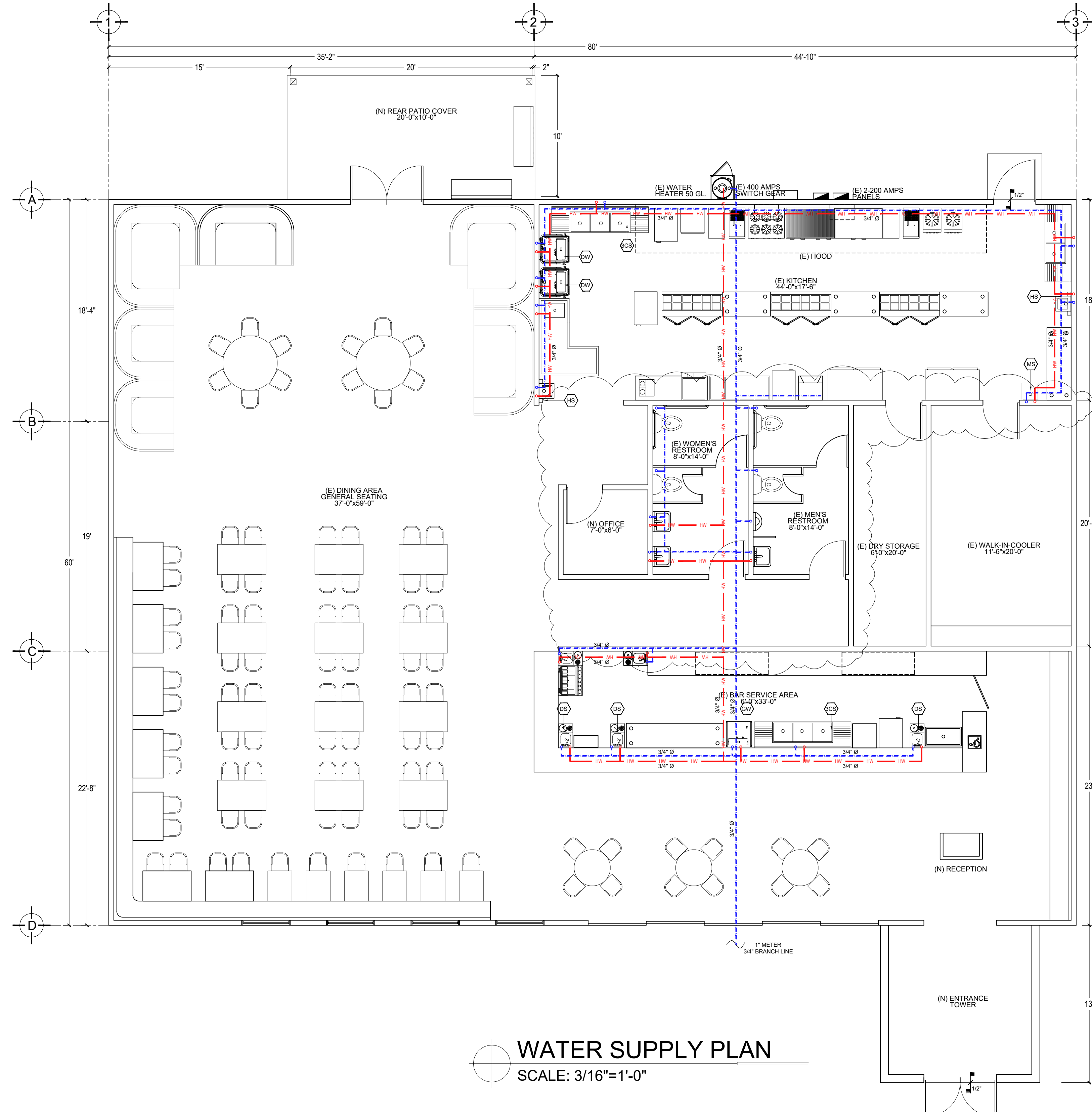
DISINFECTION OF NEW & REPAIRED WATER PIPES REQUIRED. THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN FIFTY (50) PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR TWENTY-FOUR HOURS; OR, THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN TWO-HUNDRED (200) PARTS PER MILLION

LIMITATION OF HOT WATER TEMPERATURE FOR PUBLIC LAVATORIES. HOT WATER DELIVERED FROM PUBLIC-USE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 1070, (SEE LAVATORY SCHEDULE)

FLOOR DRAIN OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROTECTED WITH A TRAP SEAL PRIMER, EXCEPT WHERE NOT DEEMED NECESSARY FOR SAFETY OR SANITATION BY THE AUTHORITY HAVING JURISDICTION. TRAP SEAL PRIMERS SHALL BE ACCESSIBLE FOR MAINTENANCE.

PIPE MATERIALS

WASTE LINE TO BE CAST IRON OR ABS SCH 40
CW & HW SUPPLY TO BE COPPER TYPE L NO UNDERGROUND SUPPLY PIPE ALLOWED U.N.O.



WATER SUPPLY PLAN
SCALE: 3/16"=1'-0"



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2207 MERCED AVENUE
SOUTH EL MONTE, CA 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

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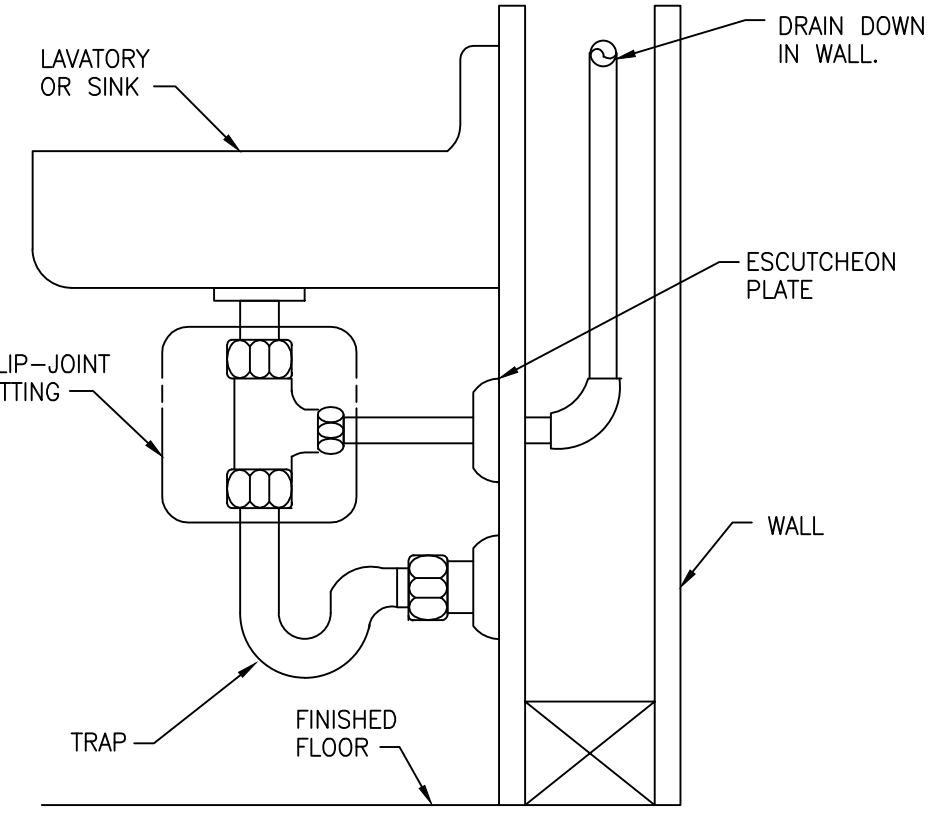


PROJECT: **KALAVERAS RESTAURANT**
9645 Central Ave. Montclair, CA 91763
SHEET NAME: **WATER SUPPLY PLAN**

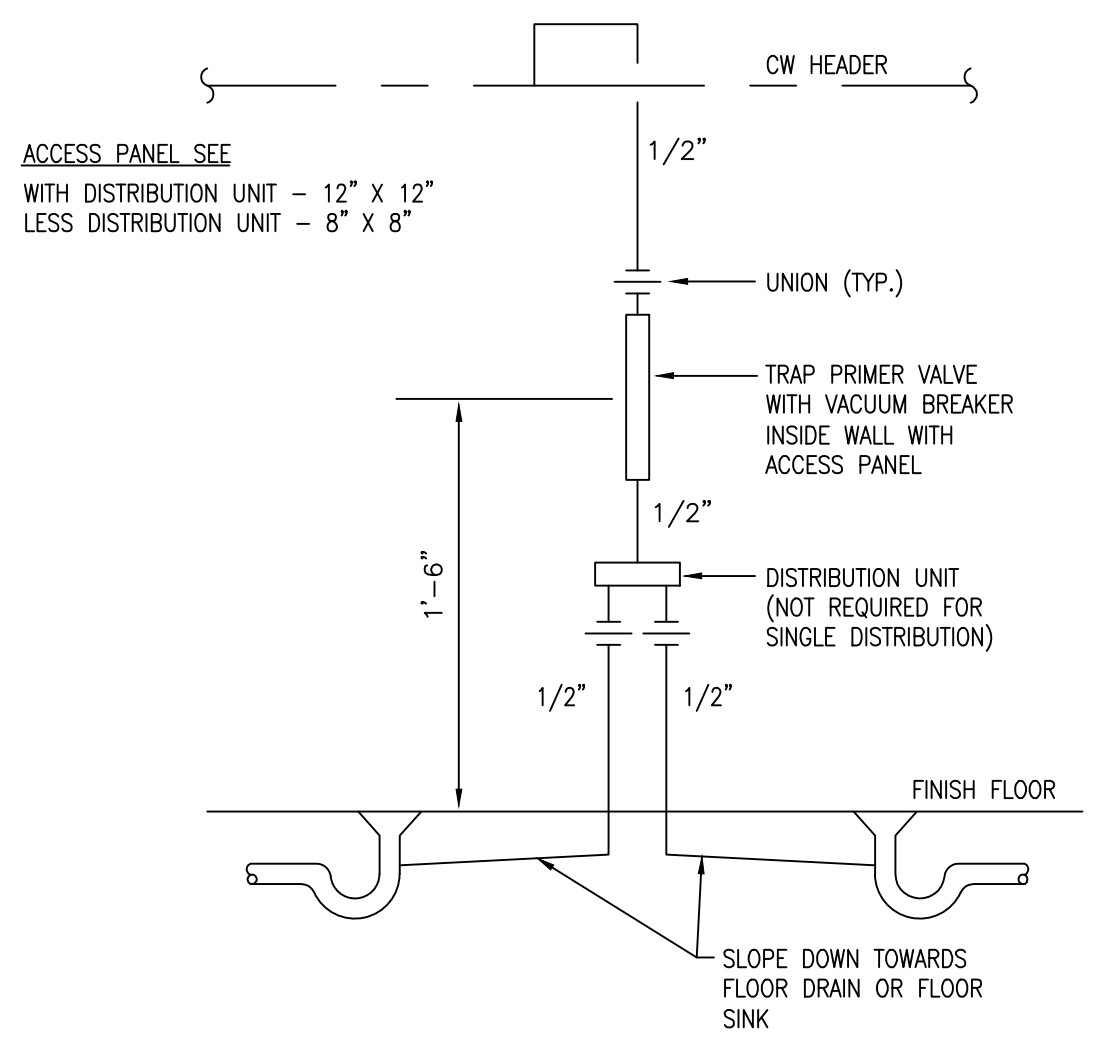
REVISIONS:	DATE:
1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23
PROJECT No. 210-22
SCALE: 3/16"=1'-0"
SHEET NO:

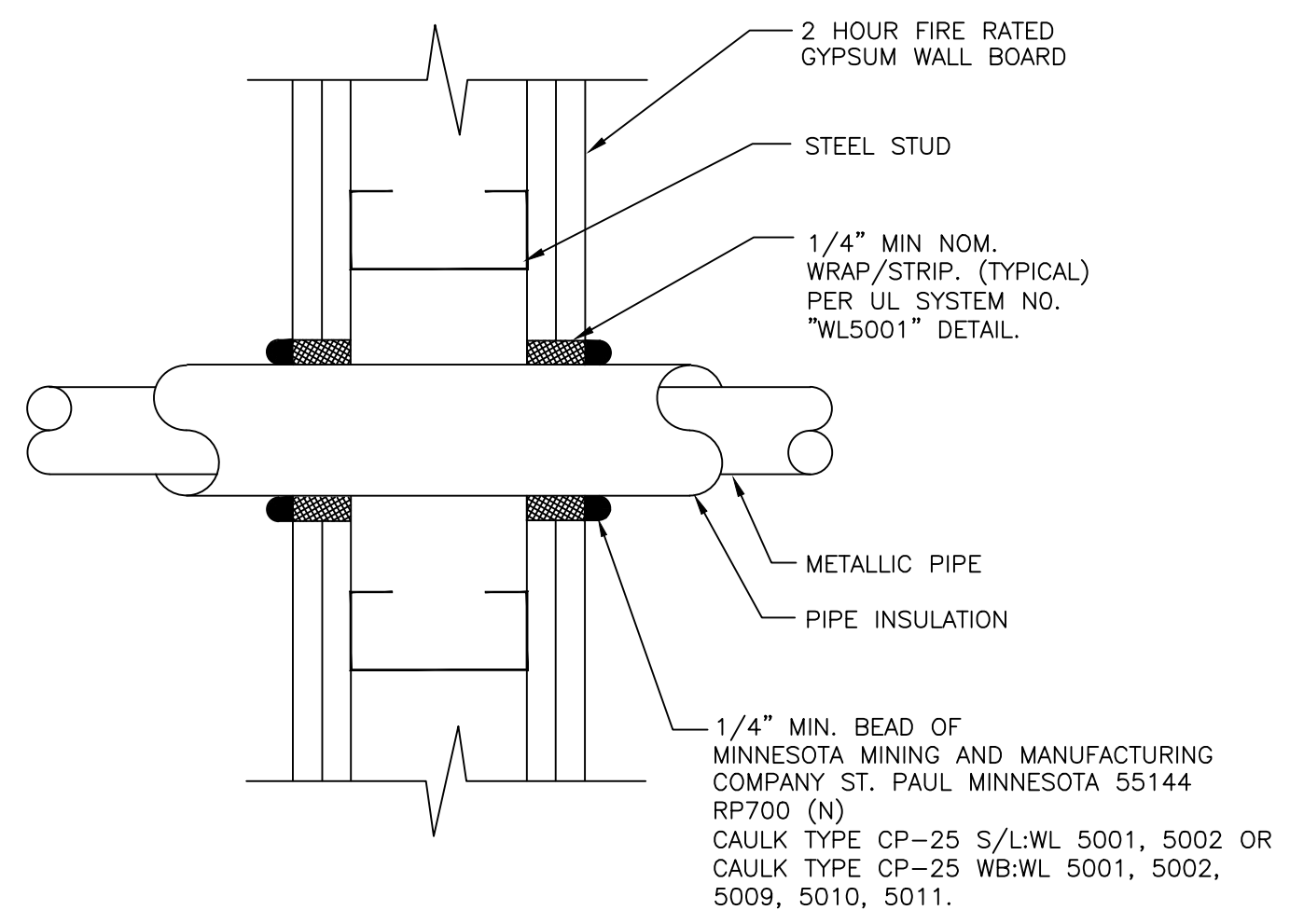
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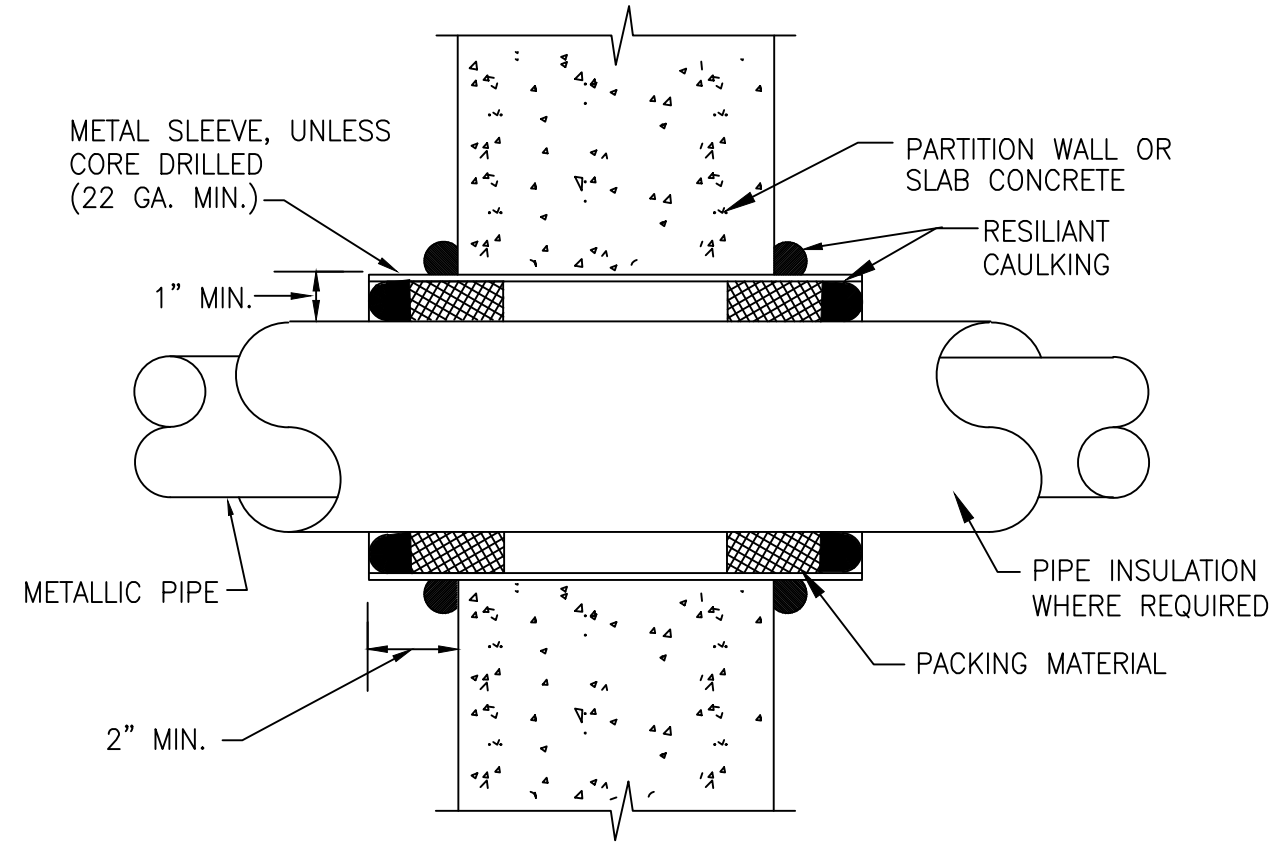
1 CONDENSATE DRAIN CONNECTION TO LAVATORY TAILPIECE DETAIL



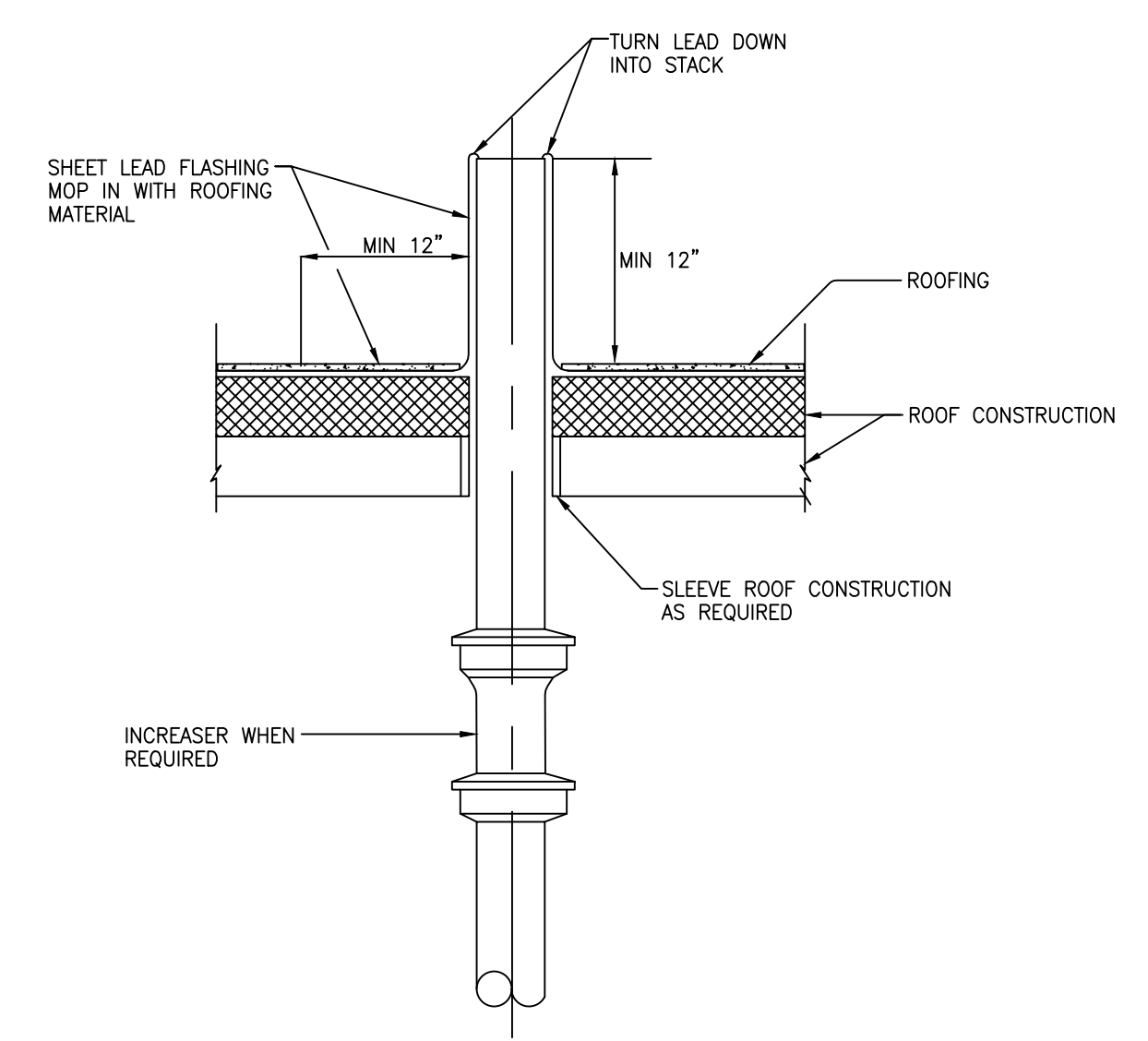
2 TRAP PRIMER VALVE CONNECTION DETAIL



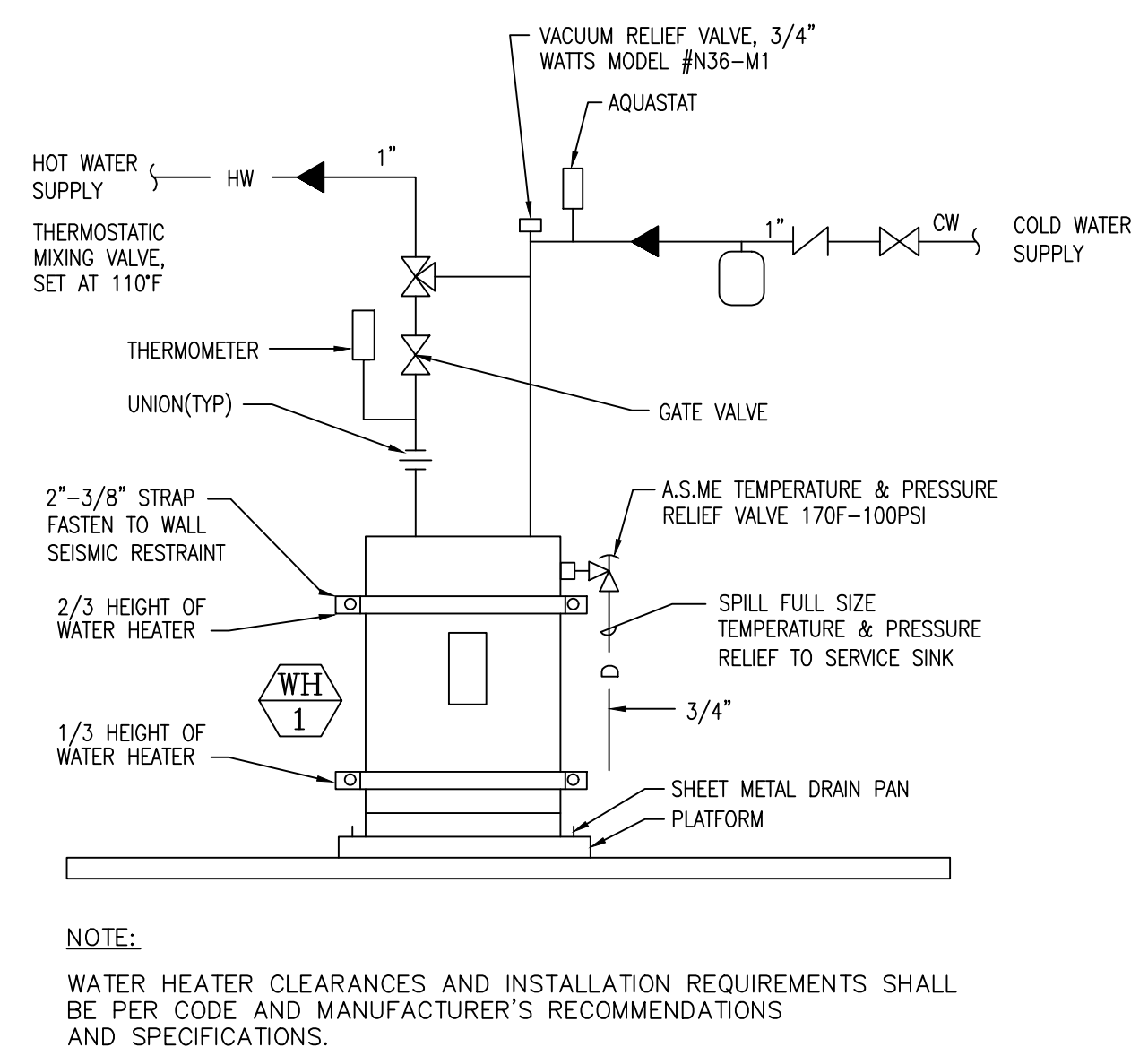
3 PIPE PENETRATION THRU RATED WALL DETAIL



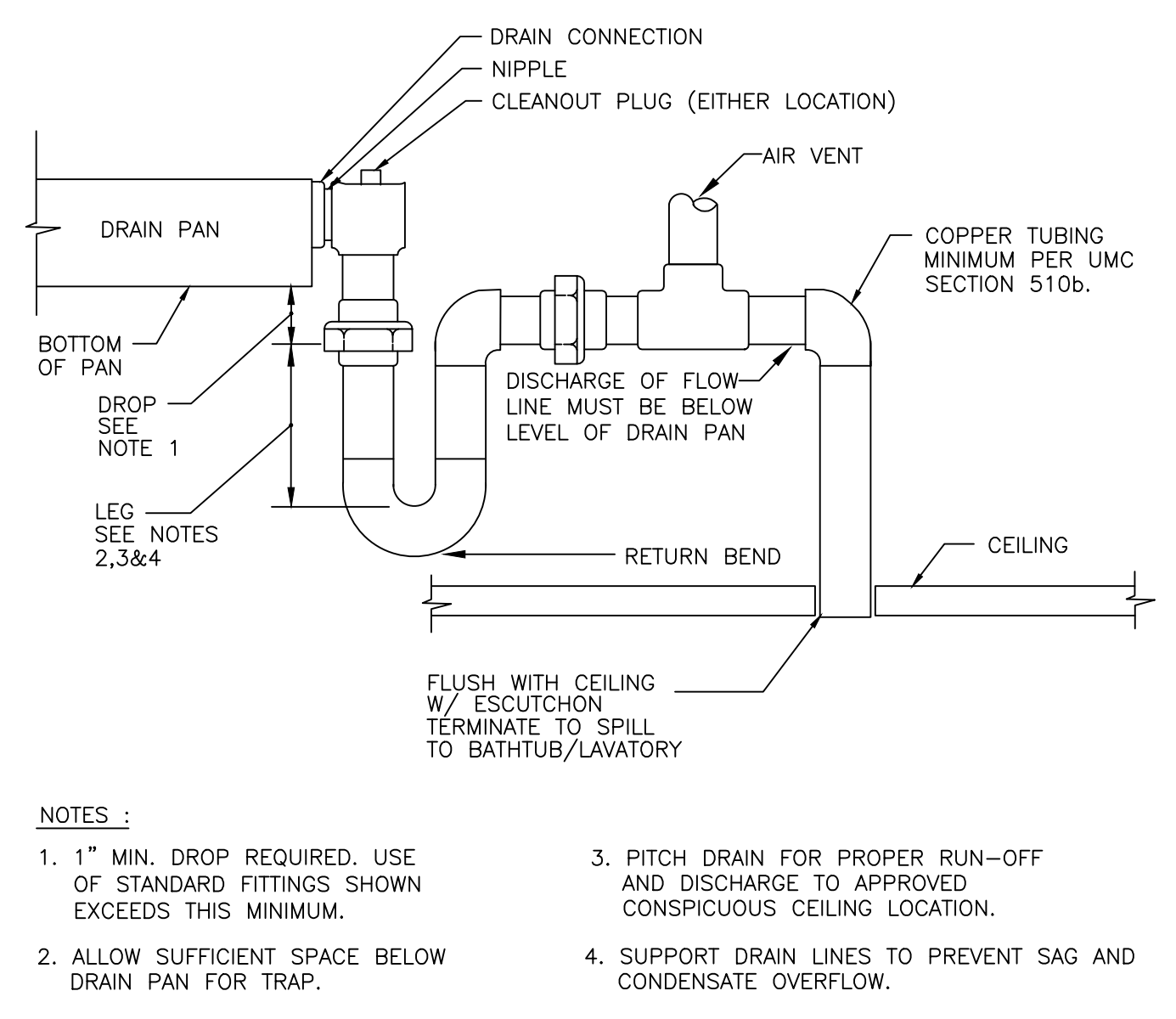
4 TYPICAL PIPE PENETRATION THRU CONCRETE WALL OR SLAB



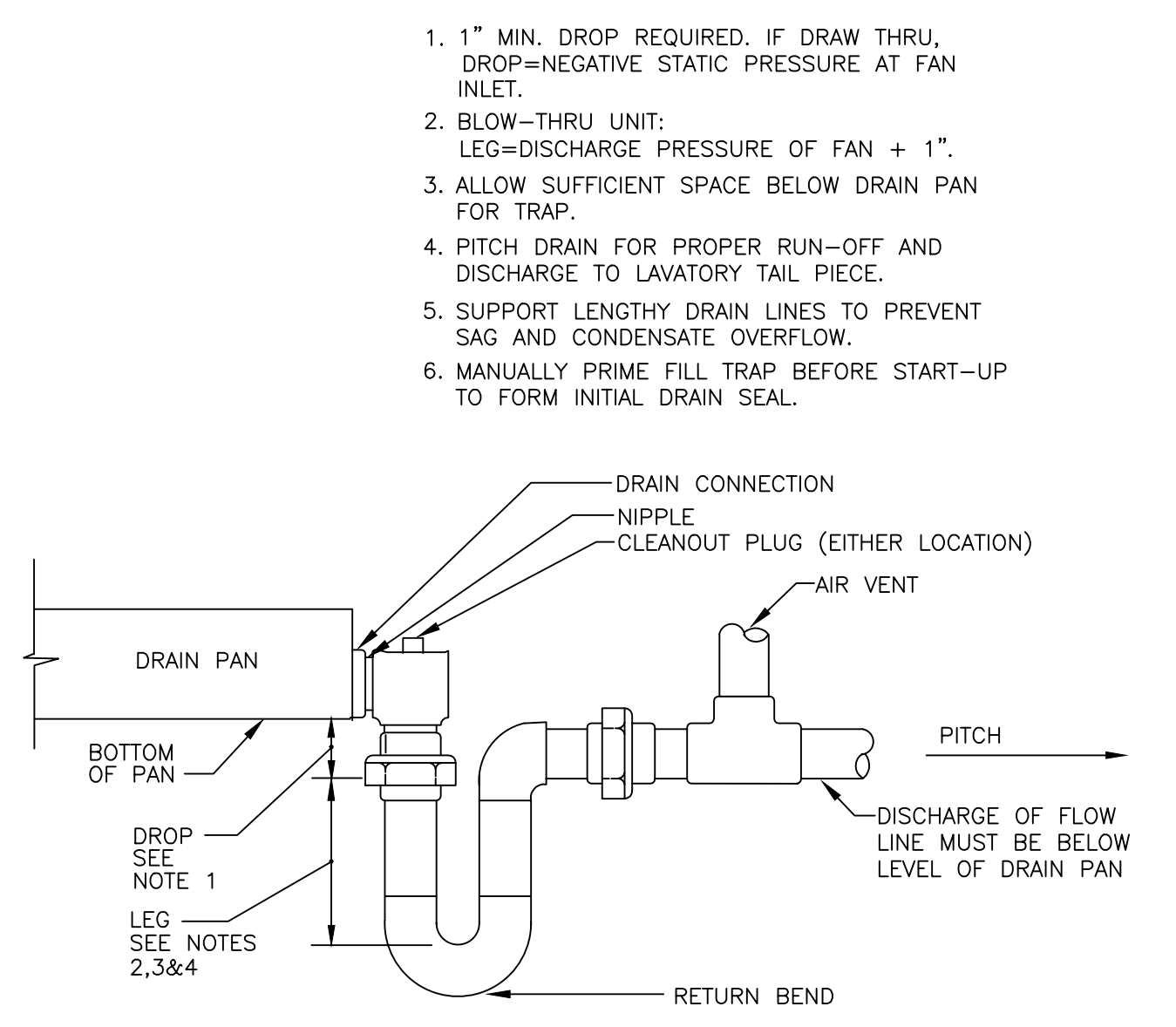
5 VENT THRU ROOF DETAIL



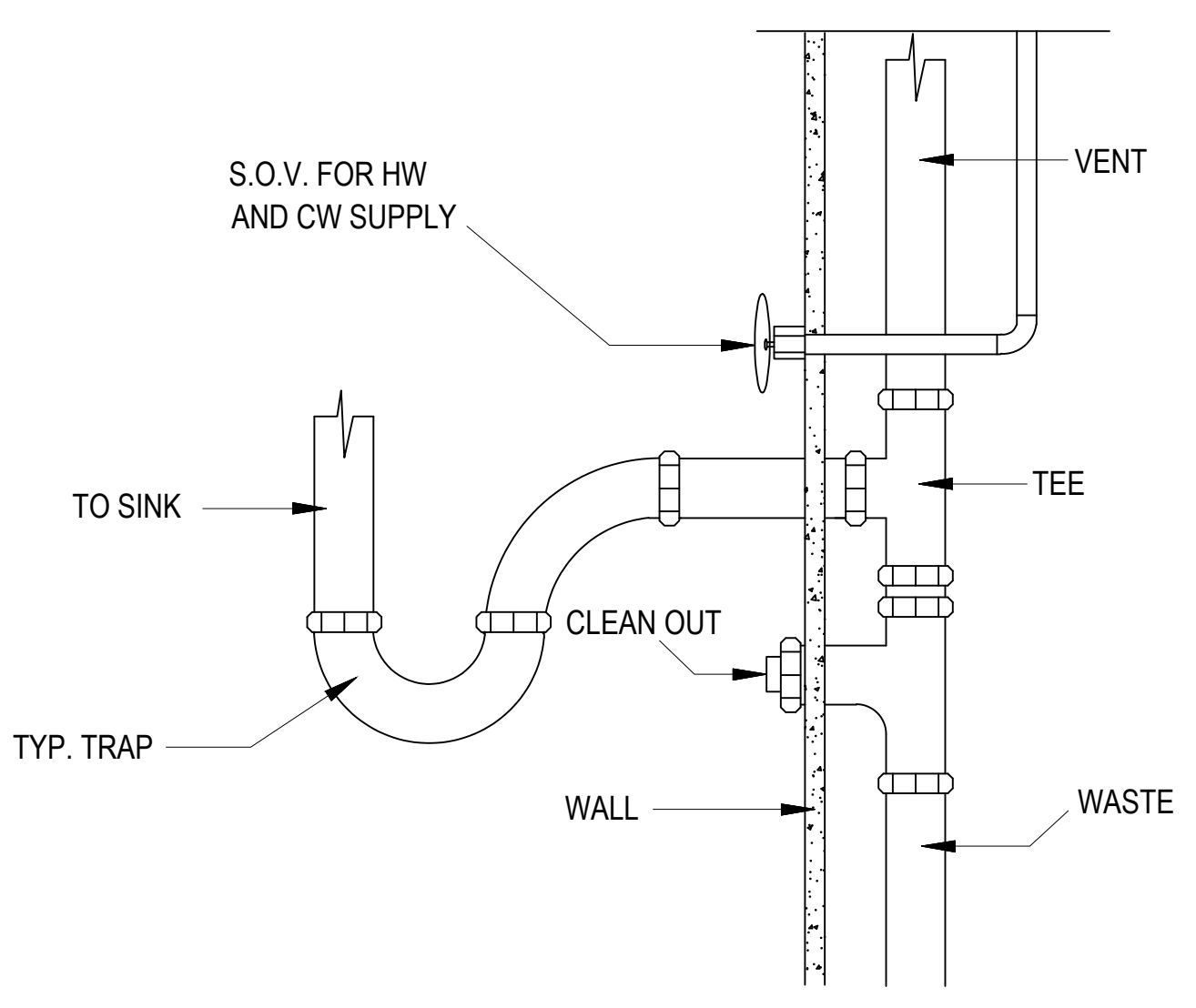
6 WATER HEATER DETAIL



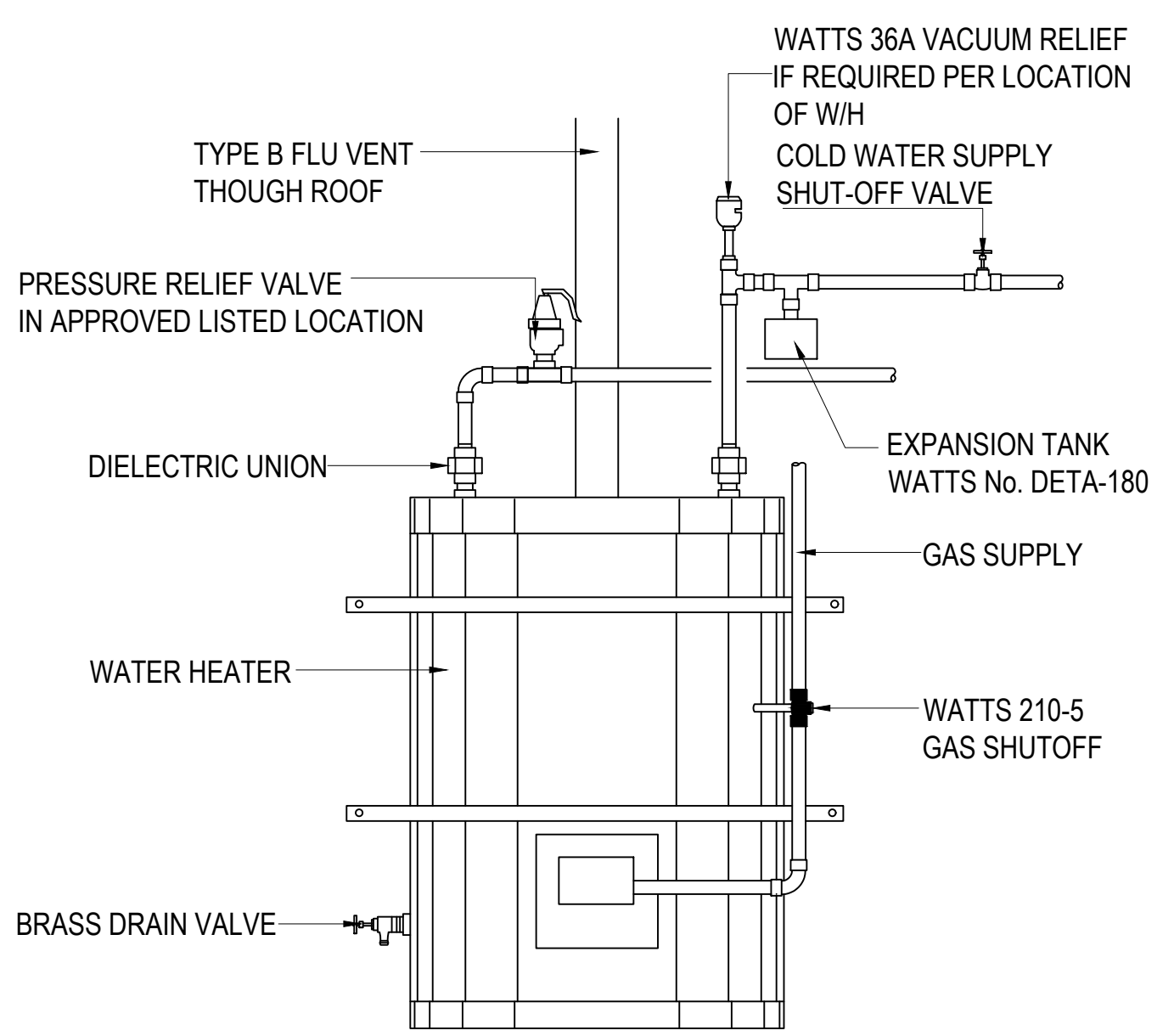
7 SECONDARY CONDENSATE DRAIN AND FUNNEL CONNECTION DETAIL



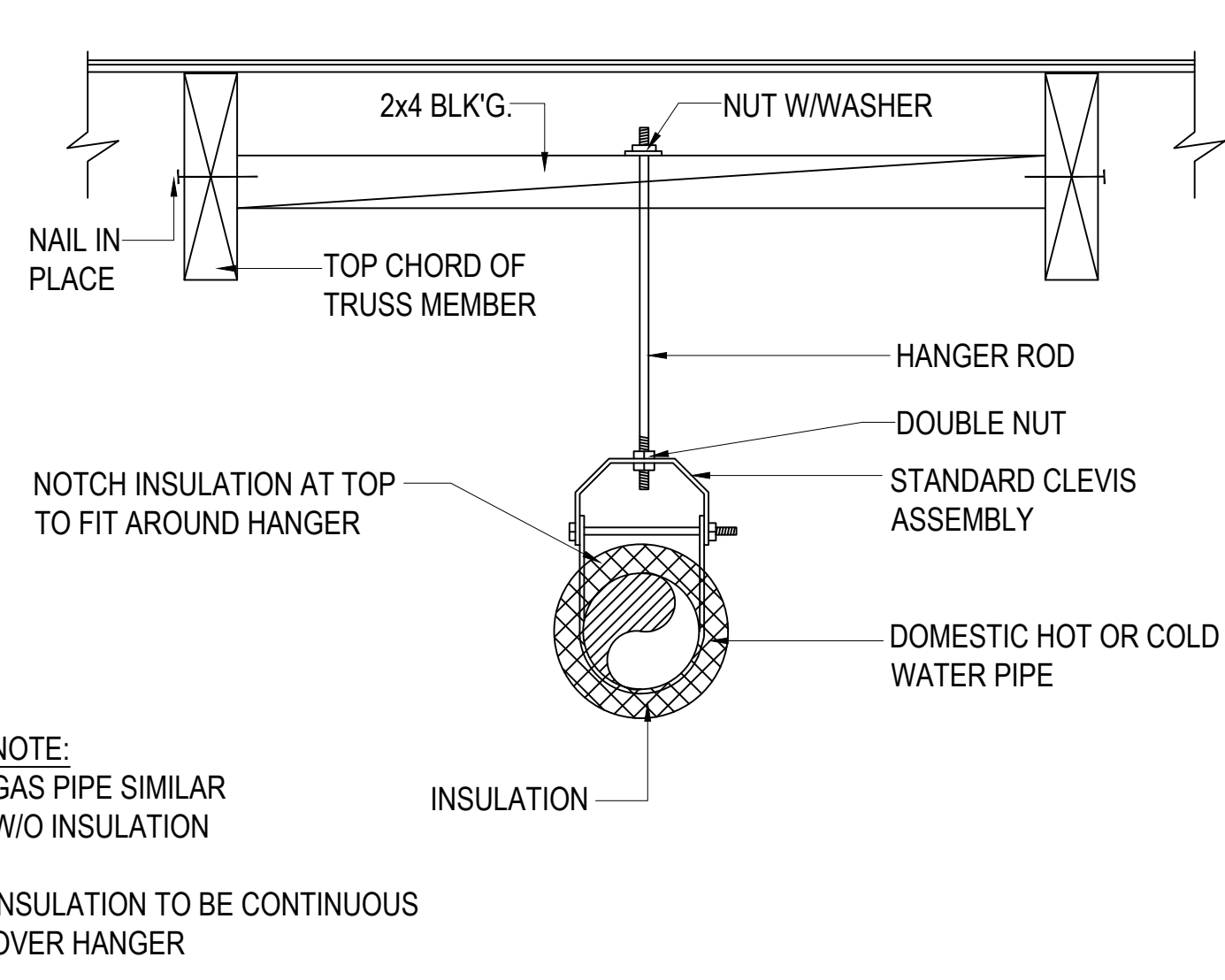
8 PRIMARY CONDENSATE DRAIN AND FUNNEL CONNECTION DETAIL



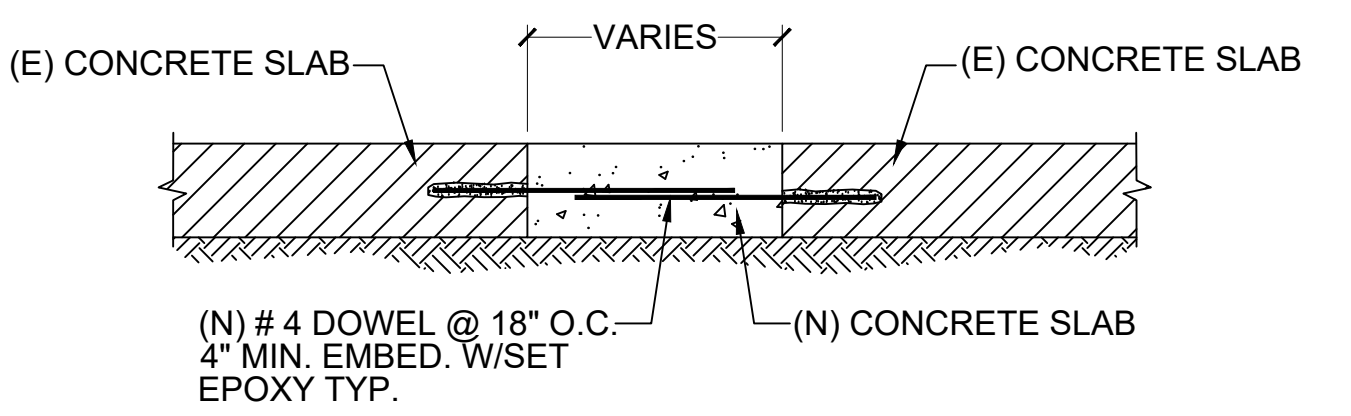
9 TYPICAL TRAP, VENT AND S.O.V. DETAIL



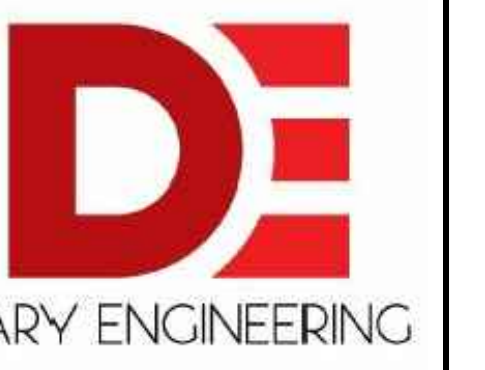
10 COMBUSTION AIR VENT DETAIL



11 TYP. PIPE HANGER DETAIL

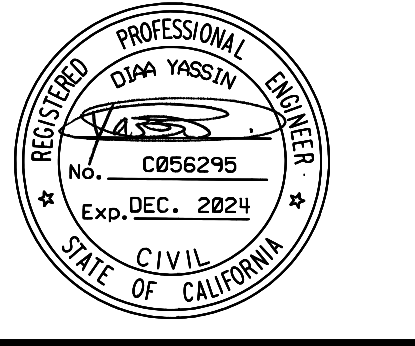


12 CONC. SLAB REPAIR DETAIL



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2207 MERCED AVENUE
SOUTH EL MONTE, CA 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

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PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:

PLUMBING DETAILS

REVISIONS:	DATE:
1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

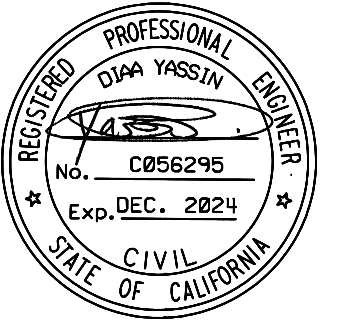
P3



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MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:
POWER PLAN

REVISIONS: DATE:

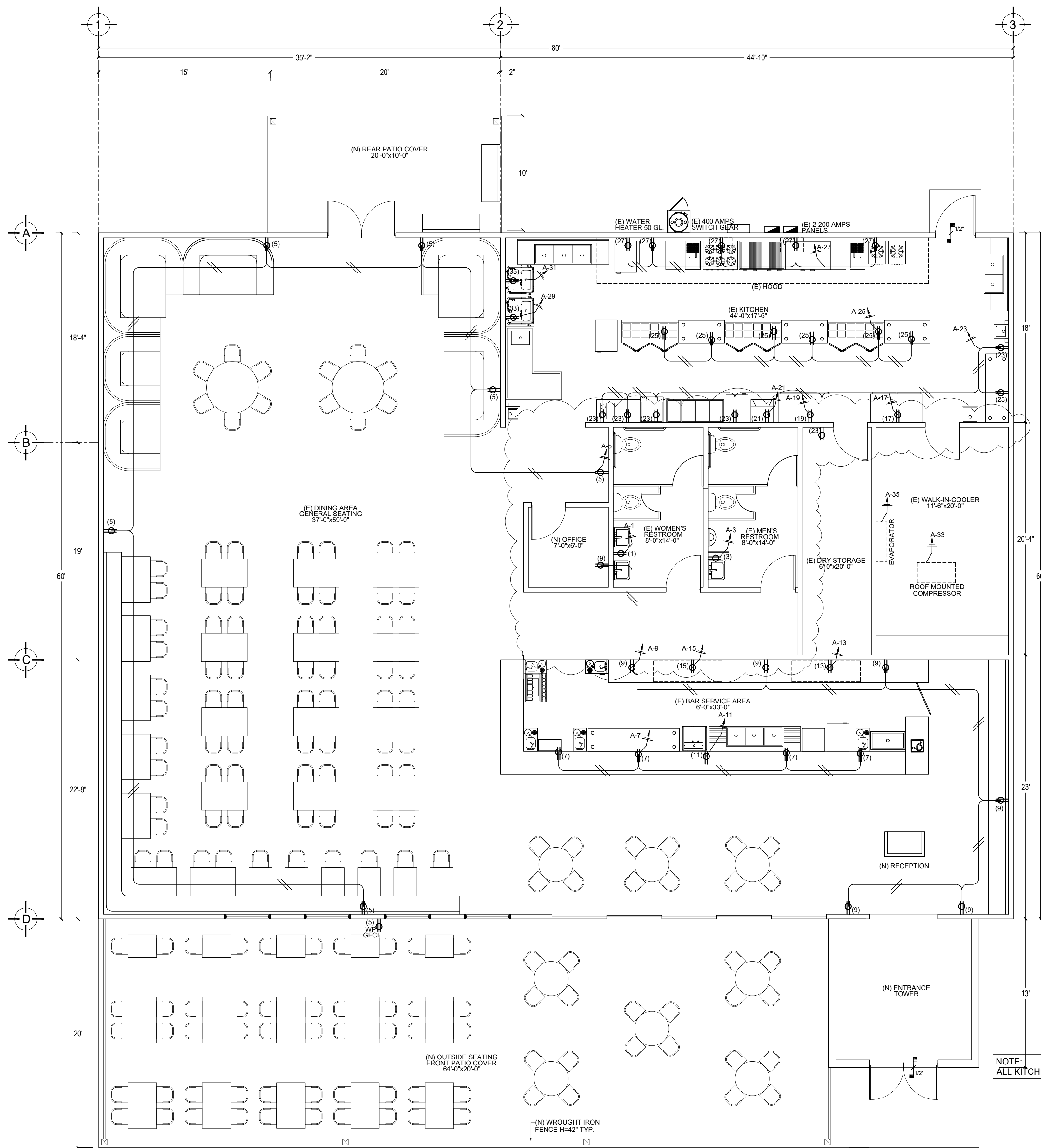
1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

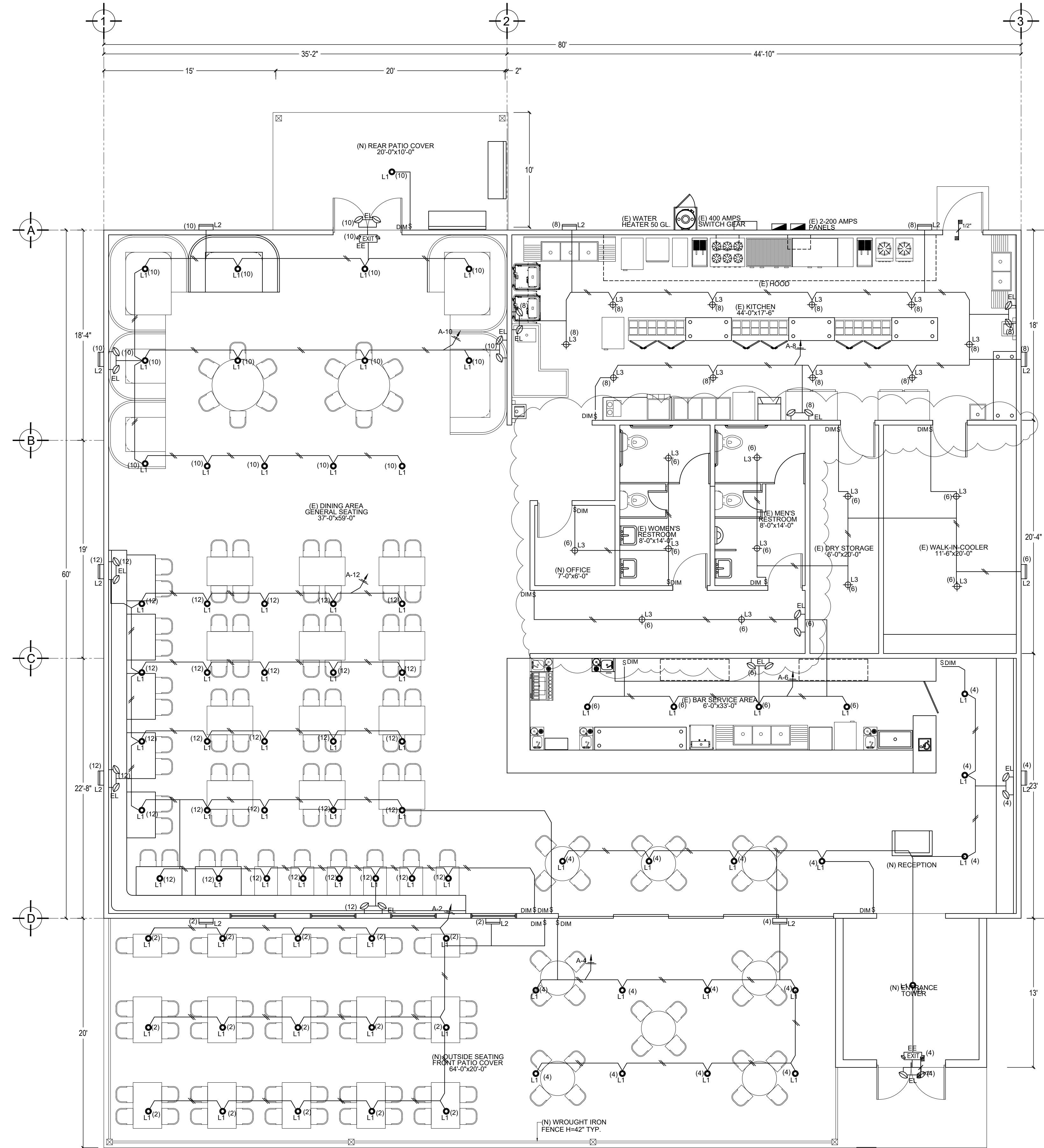


NOTE:
ALL KITCHEN RECEPTACLES SHALL BE GFCI

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

EXISTING 400 AMP PANEL

208 VOLTS		3-PHASE 400 AMP BUS 208/120V 3φ 4W (42 CKT)										MAIN			
#	BREAKER	ΦA	ΦB	ΦC	NAME	BUS BAR	BUS BAR	BUS BAR	NAME	ΦA	ΦB	ΦC	BREAKER	#	
1	20	180			RECEPTACLES	A	B	C	LIGHTS	405				2	
3	20	180			RECEPTACLES				LIGHTS		418			4	
5	20				1260 RECEPTACLES				LIGHTS			331		6	
7	20	720			RECEPTACLES				LIGHTS	590				8	
9	20				1260 RECEPTACLES				LIGHTS		409			10	
11	20				600 RESTROOMS				LIGHTS			513		12	
13	20	720			RESTROOMS				FRONT SIGN		360			14	
15	20				1000 ICEMAKER				BACK SIGN		360			16	
17	20				1000 WALK-IN-COOLER				SECURITY CAMERAS			360		18	
19	20	1000			FREEZER 1				SPACE					20	
21	20				1000 FREEZER 2				A/C	2500			3	22	
23	20				1260 RECEPTACLES				A/C		2500			24	
25	20	1080			RECEPTACLES				A/C			2500	30	26	
27	20				900 RECEPTACLES				A/C	2500			3	28	
29	20				2400 MAKEUP AIR 1				A/C		2500			30	
31	20	2400			MAKEUP AIR 2				A/C			2500	30	32	
33	20				418 OUTSIDE LIGHTS				A/C	2500			3	34	
35	20				660 PARKING LIGHTS				A/C		2500			36	
37	20	2400			EXHAUST FAN 1				SPACE			2500	30	38	
39	20				2400 EXHAUST FAN 2				SPACE					40	
41					SPACE				SPACE					42	
		8,500	7,158	7,180							7,860	8,269	8,373		
									16,360	15,427	15,553				
									17,700	16,677	15,553				
									TOTAL WATTS=	47,340					
									LCL 25%	1340					
									LML 25%	1250					
									ADJUSTED TOTAL WATTS=	49,930					
									$I_{BUS} = P_{WATT} / (\sqrt{3} V_{LL})$	AMPS = WATTS/VOLTAGE=	240.05	AMPS			



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

LIGHT LEGEND TYPE MARK FIXTURE SCHEDULE								
MARK	MAKE	MODEL	TYPE	MOUNT	VOLT	WATTS	# LUM	REMARK
L1	WESTINGHOUSE	6100800	PENDANT LIGHT	CEILING	120	7	LED	
L2	LITHONIA	TWPX3 LED	SURFACE LIGHT	WALL	120	150	LED	
L3	JUNO LIGHTING	IC20LED	SURFACE LIGHT	CEILING	120	13	LED	
EE	HYKOLITY	LED EXIT SIGN W/2 HEAD EMERGENCY L	EXIT	WALL	100-277V	3	LED	90 MIN. BATTERY BACK-UP
EL	BEGHELLI	GD-RM-SP-L	EXIT	WALL	120	5	LED	90 MIN. BATTERY BACK-UP

LED LIGHTS SHELL BE 0-10V DIMMING = 1 to 100%

ELECT. LEGEND	
LIGHT	
WALL MOUNT LIGHT	
RECEPTACLE 120V QUAD	
RECEPTACLE 220V	
WATER PROOF RECEPTACLE	
6" RECESSED LIGHT	
4" RECESSED LIGHT	
SWITCH	
3 WAY SWITCH	
SWITCH W/OCCU. SENSOR	
RECEPTACLE WATER PROOF COVER	
LIGHT/EXHAUST COMBO	
QUICK DISCONNECT	
OCCUPANCY SENSOR	
EMERGENCY EXIT/EMERGENCY LIGHT COMBO W/90 MIN. BATTERY	
EXIT SIGN W/EMERGENCY LIGHTING	

EXIT SIGNS

Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152mm) high with the principal strokes of the letters not less than 0.75 inch (19.1 mm) wide. the word "exit" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "i," and the minimum spacing between letters shall not be less than 0.375 inch (9.5 mm). signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

THE WORD "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. if a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed. 1011.5.2 exit sign illumination. the face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux).

POWER SOURCE. exit signs shall be illuminated at all times. to ensure continued illumination for a duration of not less than **90 minutes** in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. the installation of the emergency power system shall be in accordance with section 2702.

All ceiling / wall mounted receptacles and cover plates shall be white in color with metal cover plate painted white with matte finish. all baseboard receptacles to be black with metal cover plates painted black with matt finish. Conduit for data/telephone outlets shall have no more than three 90° bends. if the conduit run requires more than three 90° bends, provide a pull / junction box after each set of three 90° bends.

Label all cover plates on inside face of plate with circuit number and panel designation. (i.e. (I-1). circuit shall be written with permanent marker in a contrasting color.

Refer to architectural plans for exact locations of receptacles, data/telephone outlets and other devices.

Provide junction box and raceway for thermostats, temperature sensors. co2 sensors. etc. Thermostats and sensors installed and wired by mechanical contractor. coordinate location and mounting height with mechanical contractor.

Any penetrations through are-resistant/rated walls, partitions, floors, and ceilings shall be fire stopped using approved methods to maintain the fire resistance rating.

Provide access panels (as required) if landlord's junction boxes, duct detectors, etc. are located above hard ceilings.

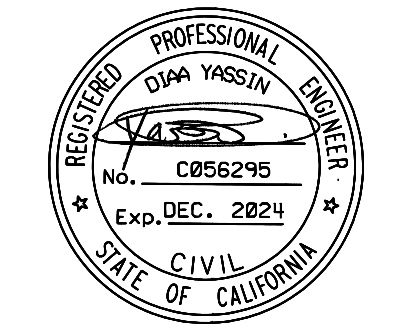
Refer to mechanical plan for location of mechanical equipment. field verify exact locations. provide and install all convenience receptacles, safety switches, wiring, or other equipment to ensure a complete and operable hvac system.

Receptacle outlets shall be located not less than 15 inches of the floor. Electrical lighting switches to be located 34 to 48 inches above the finish floor



DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

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PROJECT: **KALAVERAS RESTAURANT**
9645 Central Ave. Montclair, CA 91763
SHEET NAME: **LIGHTING PLAN**

REVISIONS:	DATE:
1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23
PROJECT No. 210-22
SCALE: 3/16"=1'-0"

SHEET NO: **E2**



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SOUTH EL MONTE, CA 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
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PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763
SHEET NAME:
PARKING LOT LIGHTING PLAN

REVISIONS:	DATE:
1	01/19/23
2	3/17/23
3	5/24/23

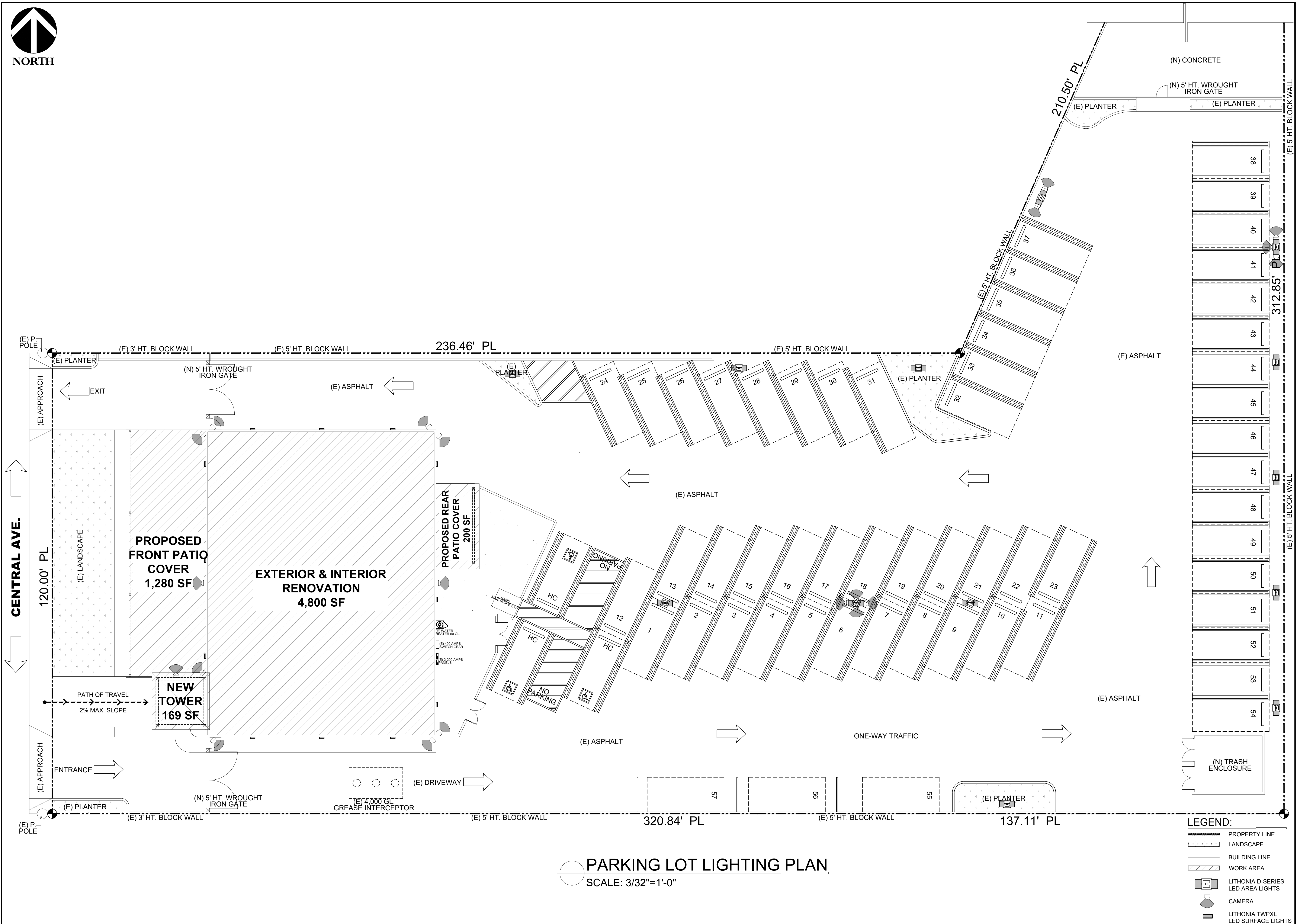
DATE: 5/24/23

PROJECT No. 210-22

SCALE: 3/32"=1'-0"

SHEET NO:

E3



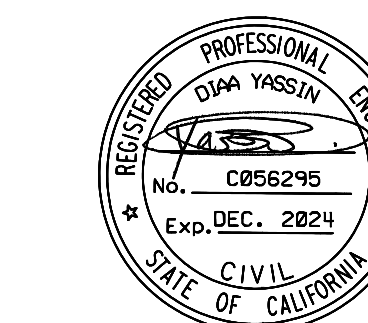
PARKING LOT LIGHTING PLAN
SCALE: 3/32"=1'-0"

- LEGEND:**
- PROPERTY LINE
 - LANDSCAPE
 - BUILDING LINE
 - WORK AREA
 - LITHONIA D-SERIES LED AREA LIGHTS
 - CAMERA
 - LITHONIA TWPXL LED SURFACE LIGHTS



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 2207 MERCED AVENUE
 SOUTH EL MONTE, CA 91733
 OFFICE: 213-291-0778
 CELL: 213-725-8011
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PROJECT:
KALAVERAS RESTAURANT
 9645 Central Ave. Montclair, CA 91763

SHEET NAME:

SECURITY PLAN

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

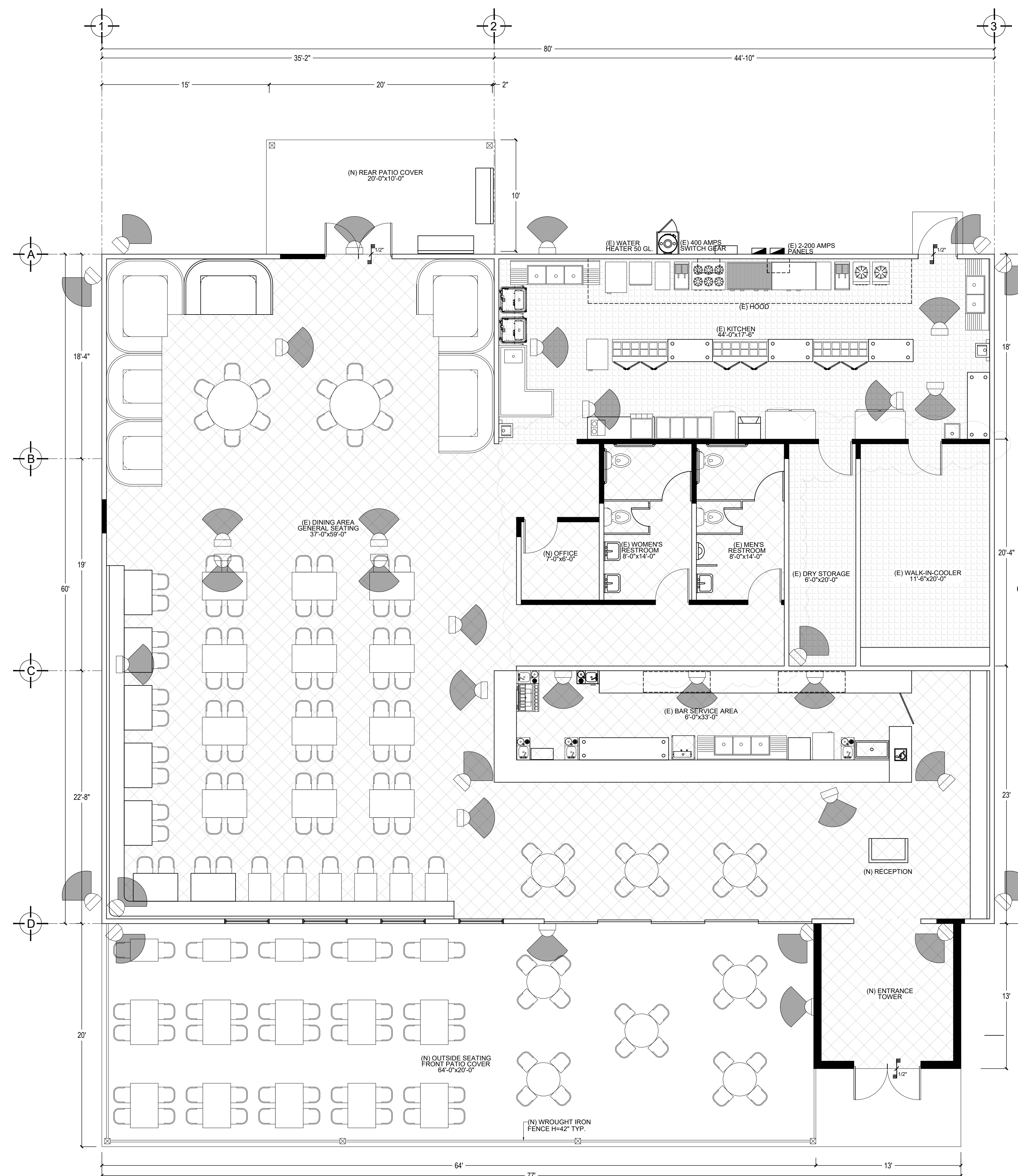
DATE: 5/24/23

PROJECT No. 210-22

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




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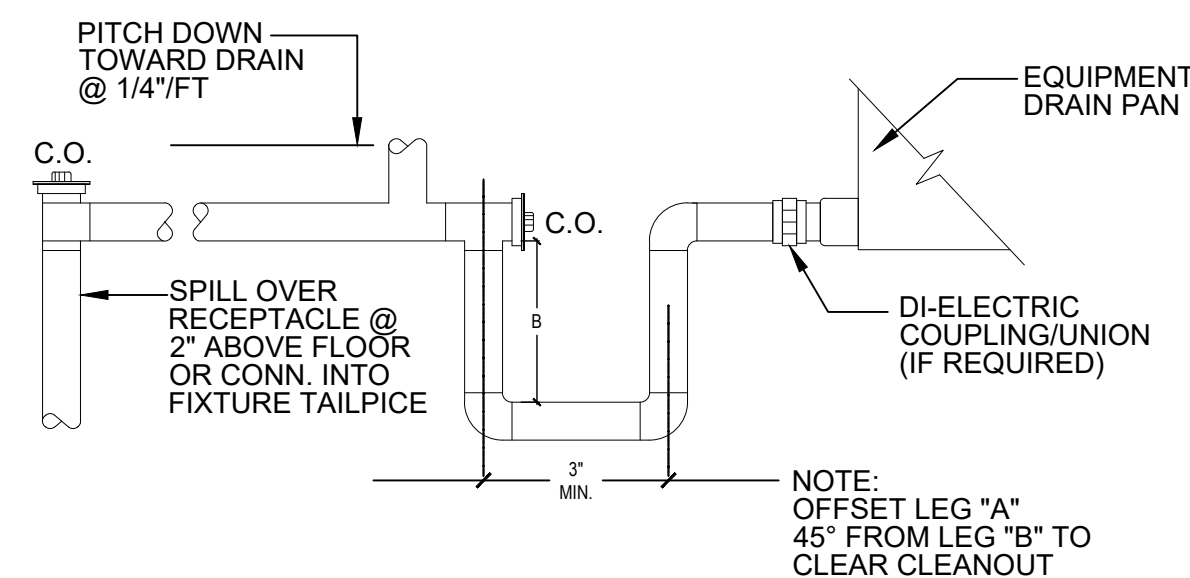
E4



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

LEGEND:

-  EXISTING WALL TO REMAIN
-  NEW WALL
-  CAMERA



UNIT TYPE	A	B	DRAIN LINE SHALL BE SIZED AS FOLLOWS:
DRAW-THRU	S.P. x 1.5 + 2"	S.P. x 0.5 + 1"	0-3 TONS 3/4" + 4-20 TONS 1" + 21-100 TONS 1-1/2"
S.P. = SYSTEM STATIC PRESSURE-INCHES			

* BUT NOT LESS THAN FULL SIZE EQUIP. CONN.

DRAW-THRU

GENERAL NOTES

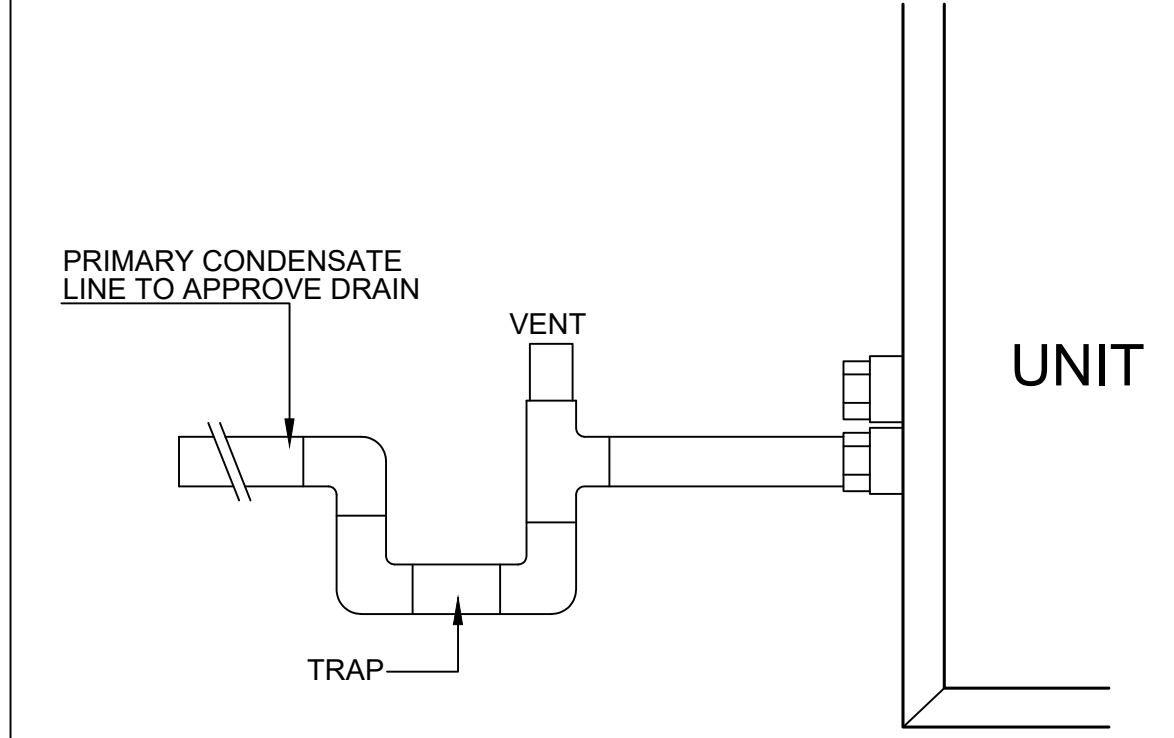
- ALL NEW AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS SECTION 601, 603, 604 OF THE CMC EDITION 2019. PORTIONS CONVEYING CONDITIONED AIR SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R6 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE
- ALL NEW WIRING TO CONFORM WITH LOCAL CODES.
- ALL OPENINGS SHALL BE BY GENERAL CONTRACTOR.
- INSTALLATION OF EQUIPMENT SHALL BE AS PER MANUFACTURER'S RECOMMENDATION.
- A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR OWNER'S USE.
- FINAL LOCATIONS OF EQUIPMENT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE IN FIELD BEFORE INSTALLATION.
- MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL FLASHING AND COUNTER FLASHING FOR DUCT OPENINGS ON ROOF AND WALL
- EXHAUST TERMINATION SHALL BE AT LEAST 10 FEET FROM ADJACENT BUILDING, ADJACENT PROPERTY LINE AND FRESH AIR INTAKE.
- CONTRACTOR SHALL INSPECT SITE AND BE RESPONSIBLE FOR ROUTING OF NEW DUCT AROUND STRUCTURAL MEMBER, EXISTING PIPE AND CONDUIT
- ALL CEILING DIFFUSERS ARE 4-WAY THROW UNLESS OTHERWISE NOTED.
- THERMOSTATS SHALL BE LOCATED A MINIMUM OF 15" ABOVE THE FINISHED FLOOR, MEASURED TO THE BOTTOM OF THE BOX, AND A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR, MEASURED TO THE TOP OF THE BOX.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH CEILING CONTRACTOR FOR PROPER AIR DISTRIBUTION FRAME SELECTION.
- ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTION 707 OF THE UBC
- AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55° F TO 85° F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 10° F. BETWEEN FULL HEATING AND FULL COOLING AND HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70° F, AND COOLING AT A TEMPERATURE NOT LESS THAN 78° F.
- THERMOSTAT LOCATIONS TO BE APPROVED BY ARCHITECT.
- OSA INTAKES SHALL BE 10'-0" AWAY OR 3'-0" BELOW ANY APPLIANCE VENT OUTLET OR EXHAUST FAN DISCHARGE OR PLUMBING VENT.
- BEFORE SUBMITTING A BID THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS, ELEVATIONS AND POINTS OF CONNECTIONS OF ALL UTILITIES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REQUEST ALL CLARIFICATIONS ISSUED DURING THE BID PROCESS AND IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- ALL WORK SHALL COMPLY WITH THE CORRECT/ CURRENT CODES.

A/C SCHEDULE

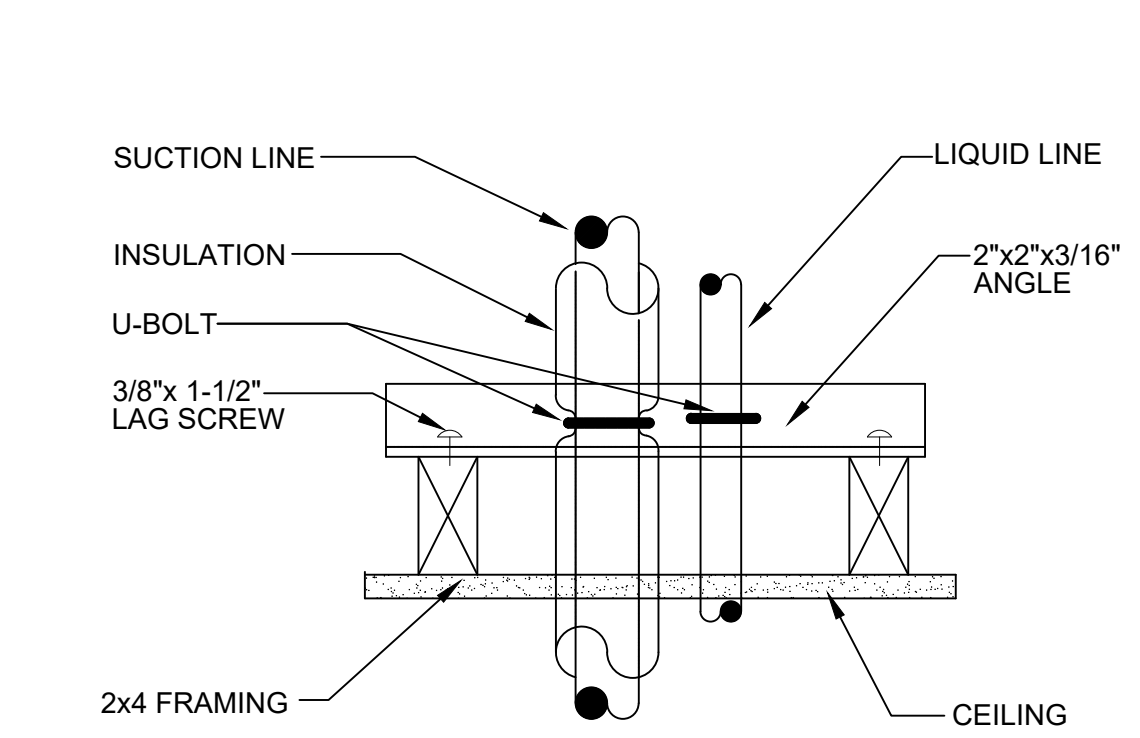
SYMBOL No.	MFR	MODEL	UL LISTED	SERVICE	AMB. °F	MAX. FUSE (A)	MIN. AMP (A)	COOLING CAPACITY (BTU)	HEATING CAPACITY (BTU)	OPERATING (CFM)	WEIGHT (LB)	ELECTRIC (V/PH/Hz)	SEER/EEER
(E) AC 1,2,3	CARRIER	48TC-M04	YES	AC-2	95	40	27.2	50,000	56,000	1,466	468	208/230 -1-60	13.0/12.5

EXHAUST FAN SCHEDULE

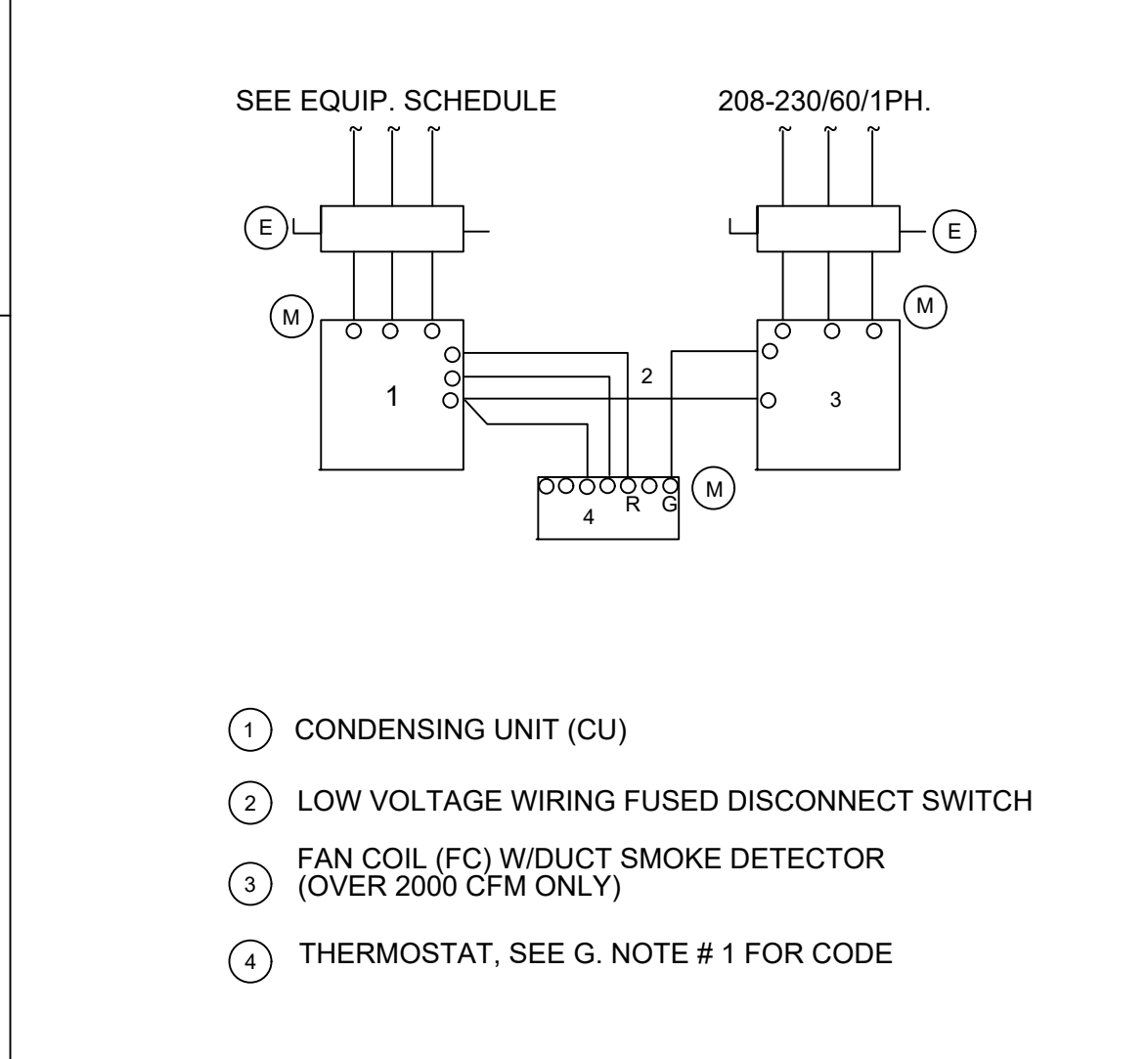
SYMBOL No.	MANUFACTURER MODEL No.	FAN CAPACITY (CFM) RANGE	WATTS HP	ELECTRICAL	WEIGHT LBS	FAN RPM	REMARKS
EF 1	CEILING EXHAUST FAN COOK GC 240	75 CFM @ 0.25" S.P.	52.5 WATTS	120/1/60 HZ	25	1200	BACKDRAFT DAMPER CONTROL BY LIGHT SWITCH AND FACTORY EXHAUST GRILL, FAN SPEED CONTROL



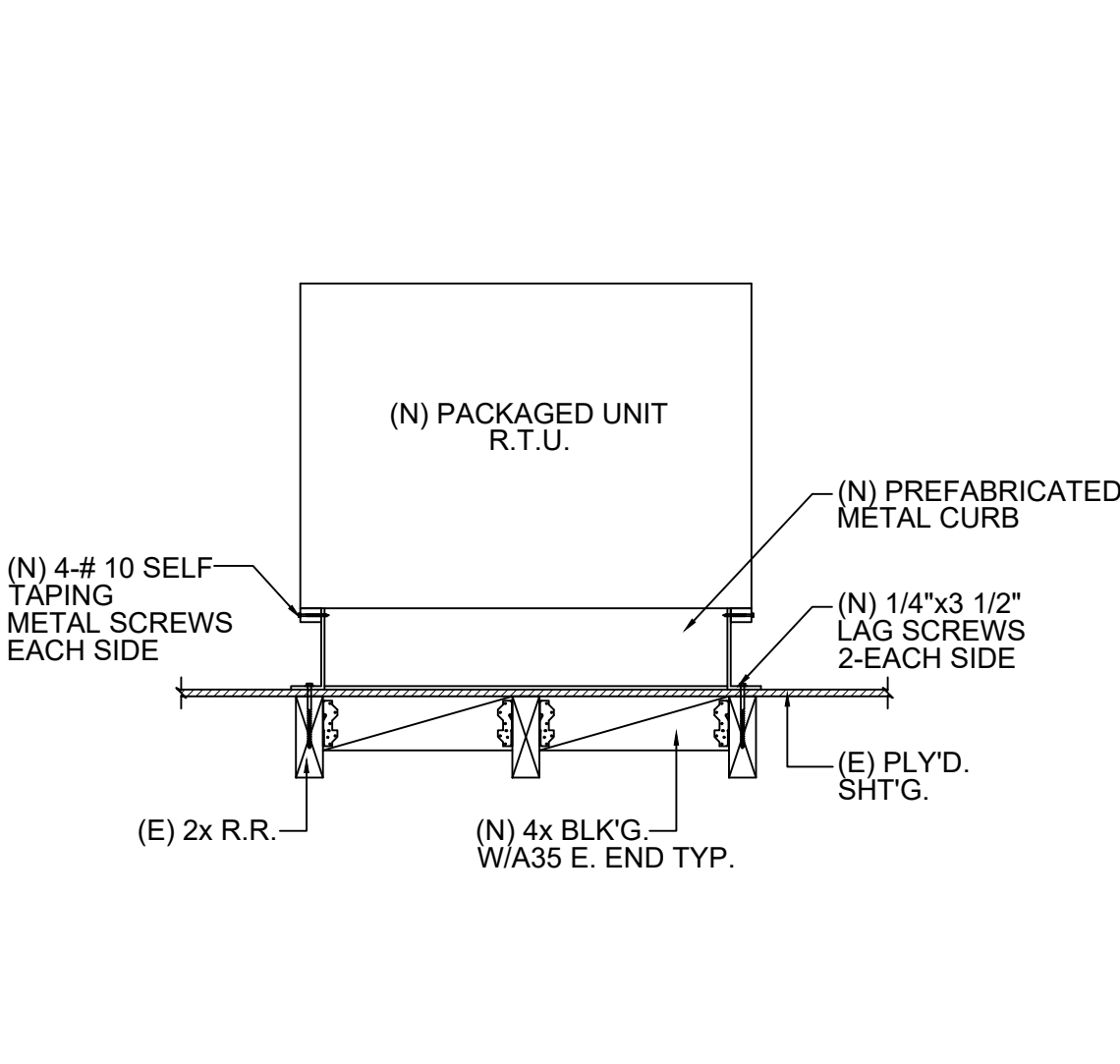
2 CONDENSATE DRAIN TRAP
Scale: N.T.S.



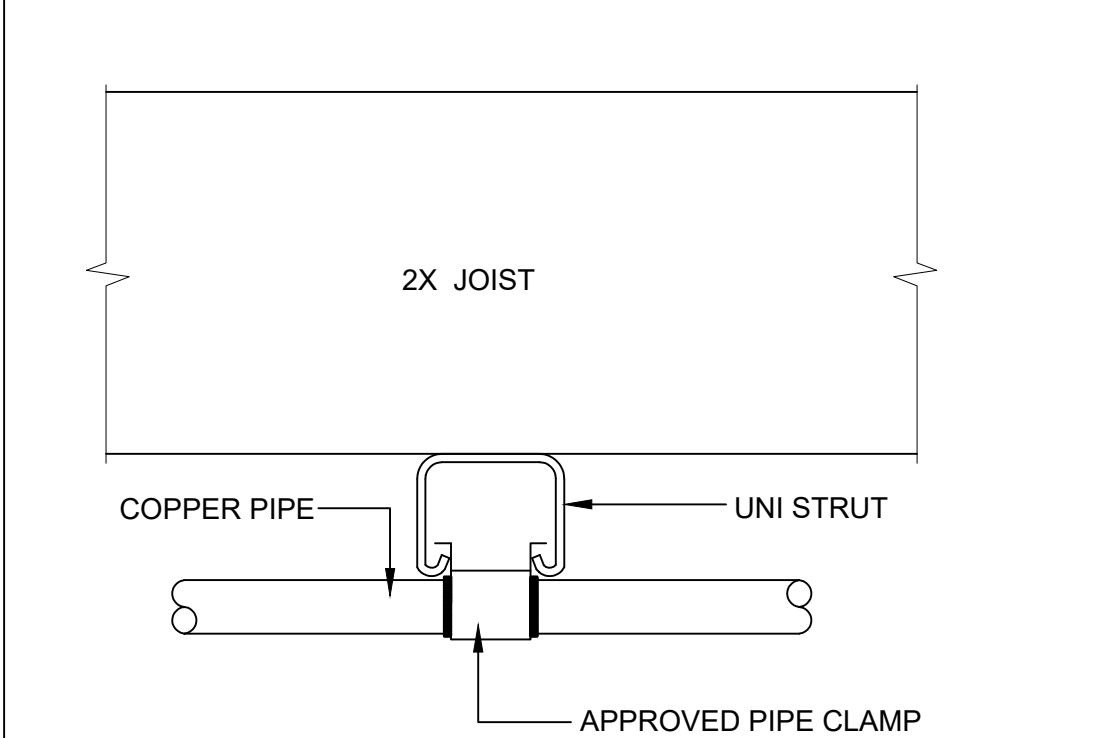
3 REFRIGERANT PIPE ANCHOR AT CEILING
Scale: N.T.S.



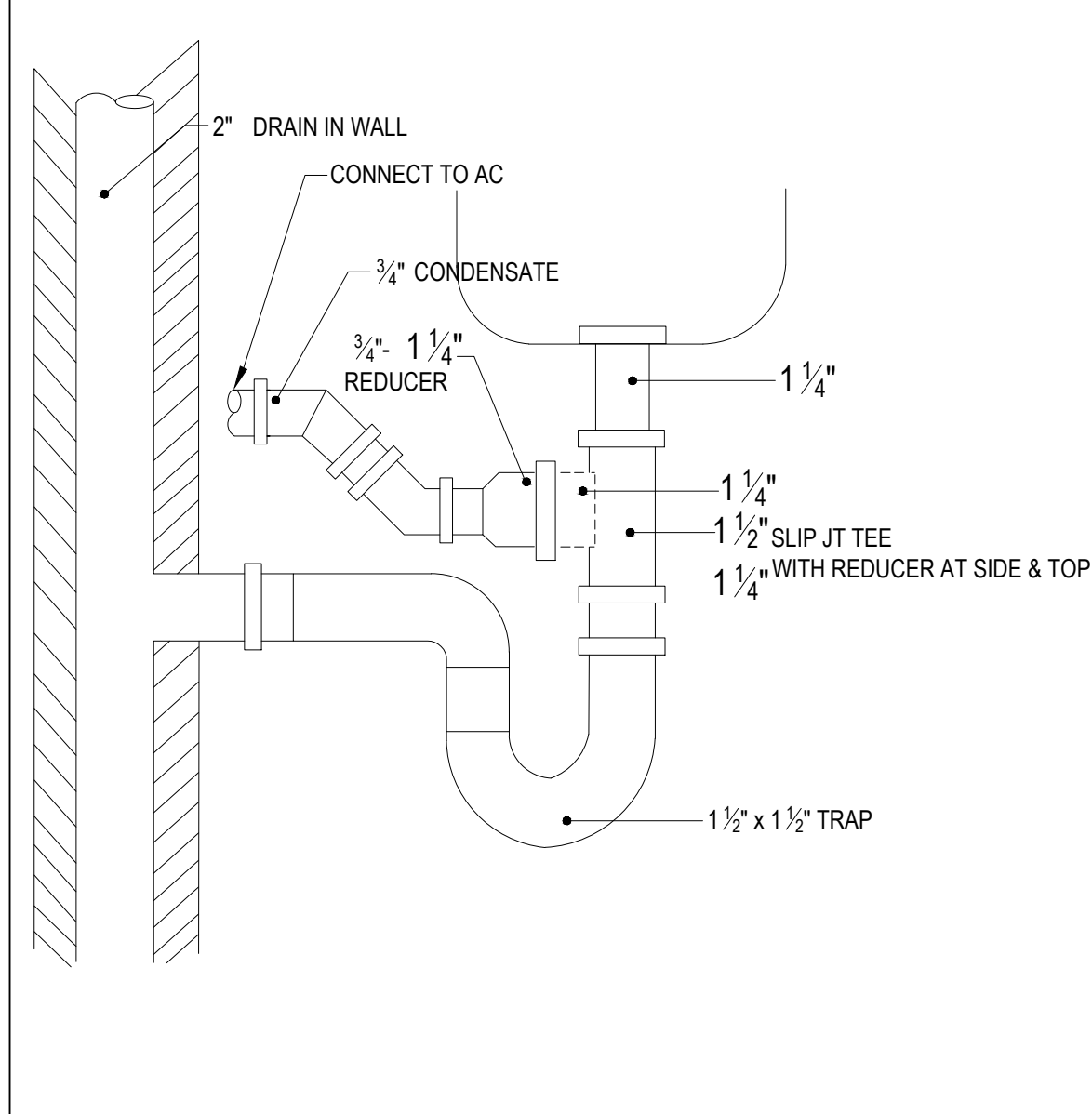
6 SYS. TEMP. CONTROL WIRING DIAGRAM
Scale: N.T.S.



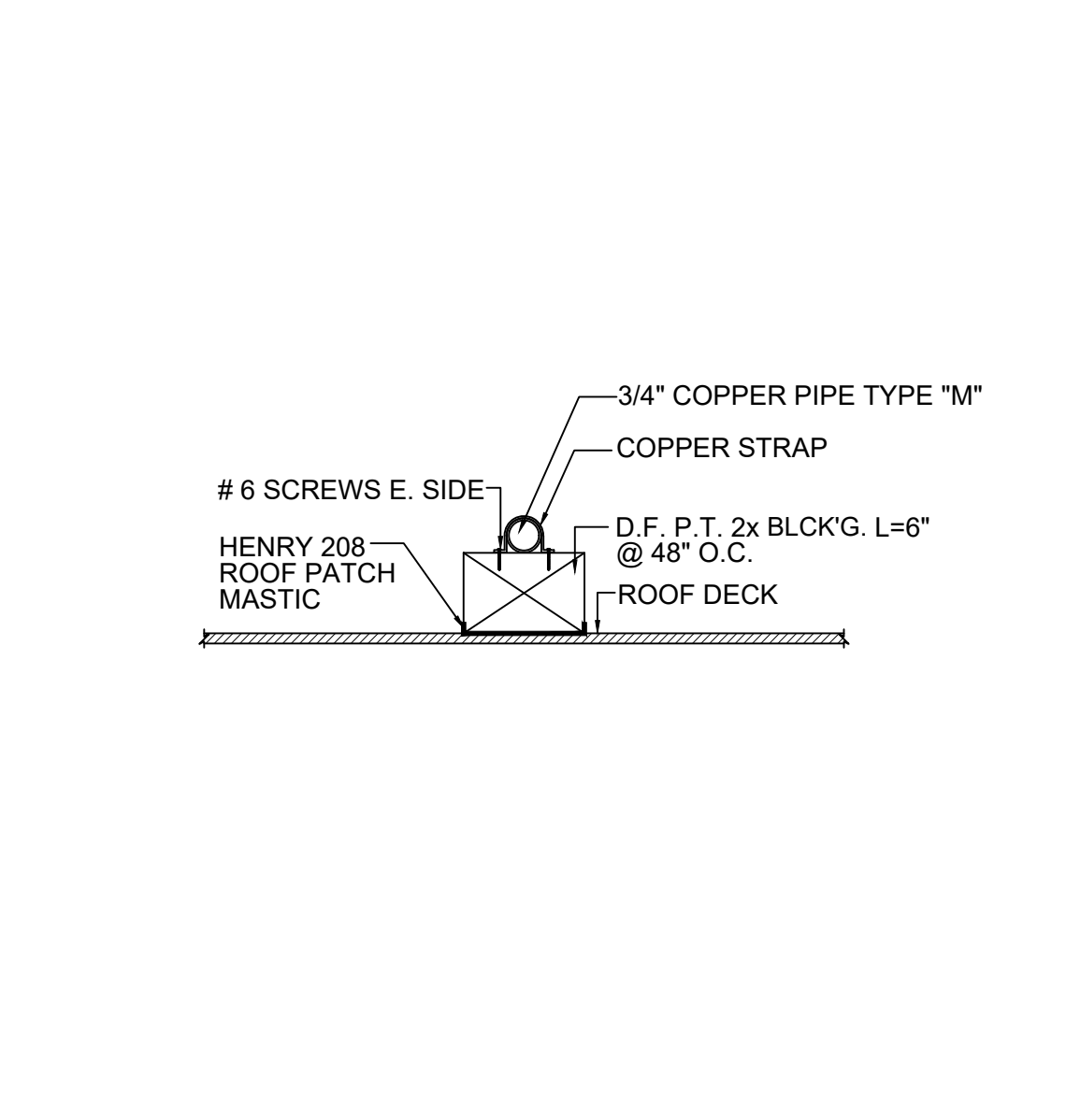
7 ROOFTOP UNIT DETAIL
Scale: N.T.S.



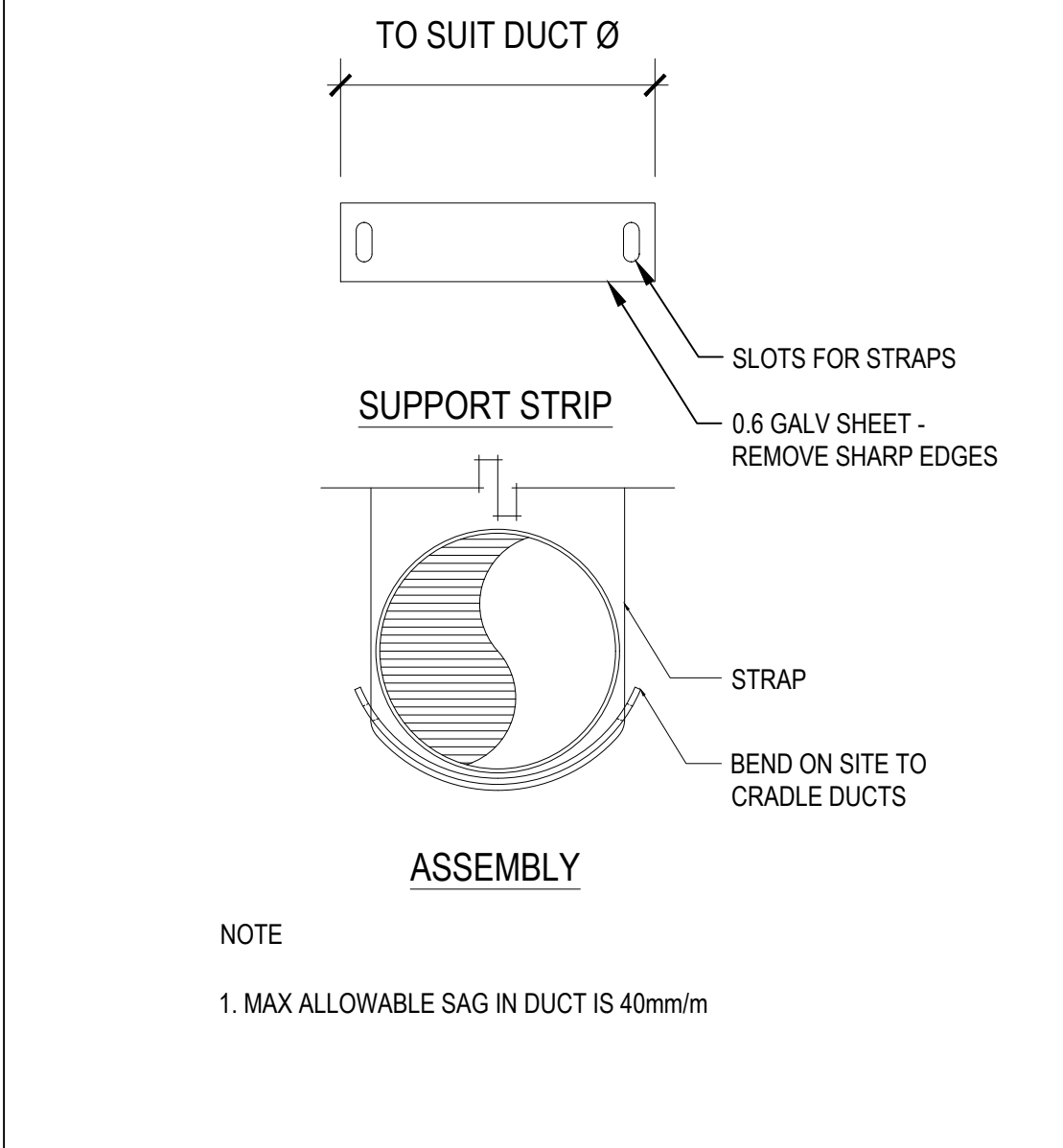
5 ATTIC SUPPORT TYP.
Scale: N.T.S.



10 CONDENSATE DRAIN DETAIL
Scale: N.T.S.

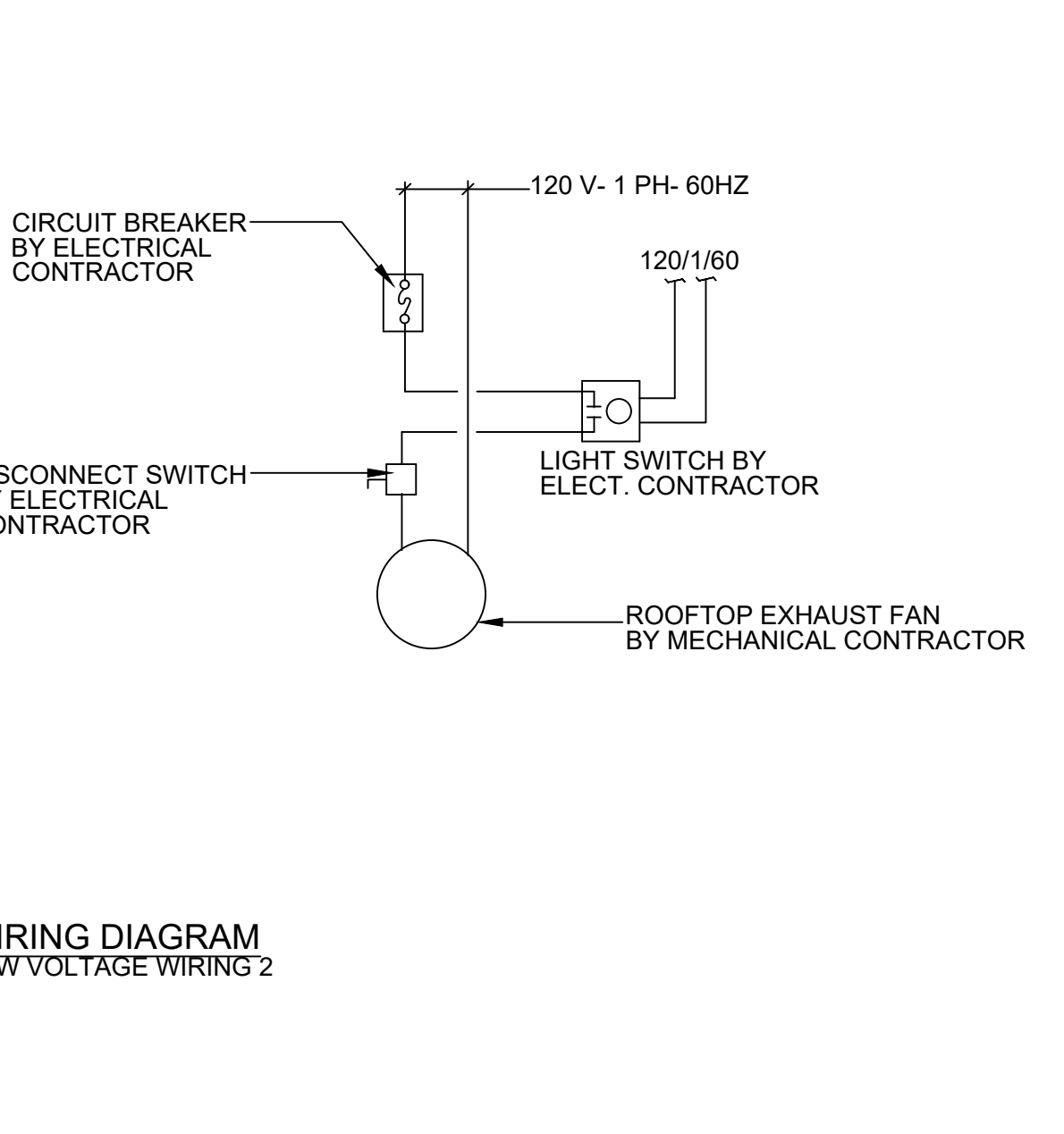


11 ROOF TOP CONDENSATE PIPE SUPPORT
Scale: N.T.S.



9 TYP. FLEXIBLE DUCT SUPPORT DETAIL
Scale: N.T.S.

1 CONDENSATE DRAIN DETAIL
Scale: N.T.S.



4 EXHAUST FAN DETAIL AND WIRING DIAGRAM
Scale: N.T.S.



8 RIGID DUCT TO FLEXIBLE DUCT CONN
Scale: N.T.S.

LEGEND

SYMBOL	ABBR.	DESCRIPTION
☐	WD	WALL DIFFUSER
☐	EG, RG	EXHAUST OR RELIEF GRILLE
☐	ER, RR	EXHAUST OR RELIEF REGISTER
☐	RG	RETURN GRILLE
☐	RAR	RETURN REGISTER
→	SWSR	SIDEWALL SUPPLY REGISTER
←	SWRR	SIDEWALL RETURN REGISTER
☐	S.A.D.	SUPPLY AIR DUCT
☐	E.A.D./R.A.D.	EXHAUST AIR DUCT OR RELIEF AIR DUCT
☐	R.A.D.	RETURN AIR
☐	OSA D	OUTSIDE AIR DUCT
→		DUCT GOES UP
→		DUCT GOES UP
→		DUCT: 1ST. FIGURE = DIMENSION VISABLE 2ND. FIGURE = DIMENSION NOT VISABLE
→		LINED DUCTWORK, DIMENSIONS ARE FOR NET AREA
→		RECTANGULAR TO ROUND TRANSITION
→		EXTRACTORS AT BRANCH DUCT, SPIN-IN FITTINGS WITH VOLUME DAMPERS
→		DOUBLE WALL TURNING VANE
→	FLEX. CONN.	FLEXIBLE CONNECTION
→	MVD	MANUEL VOLUME DAMPER
→	A.D.	DUCT ACCESS DOOR
→	C.S.F.D.	COMBINATION SMOKE FIRE DAMPER VERTICAL POSITION
→	C.S.F.D.	COMBINATION SMOKE FIRE DAMPER HORIZONTAL POSITION
→	DL	DOOR LOUVER
→	DU	DOOR UNDERCUT
→	SA	FLOW ARROW, SUPPLY AIR
→	OA, OSA	FLOW ARROW, EXHAUST, RELIEF OR RETURN AIR
⊙		THERMOSTAT
⊙		SWITCH
⊙		HUMIDISTAT
⊙		EQUIPMENT DESIGNATION EQUIPMENT (NUMBER)
⊙		DUCT SMOKE DETECTOR
→		RECTANGULAR TO ROUND TRANSITION (SINGLE LINE)
→	FD	FIRE DAMPER

DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

ENGINEER STAMP:

PROJECT:
KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:
MECHANICAL NOTES & DETAILS

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

SCALE: N.T.S.

SHEET NO: **M1**



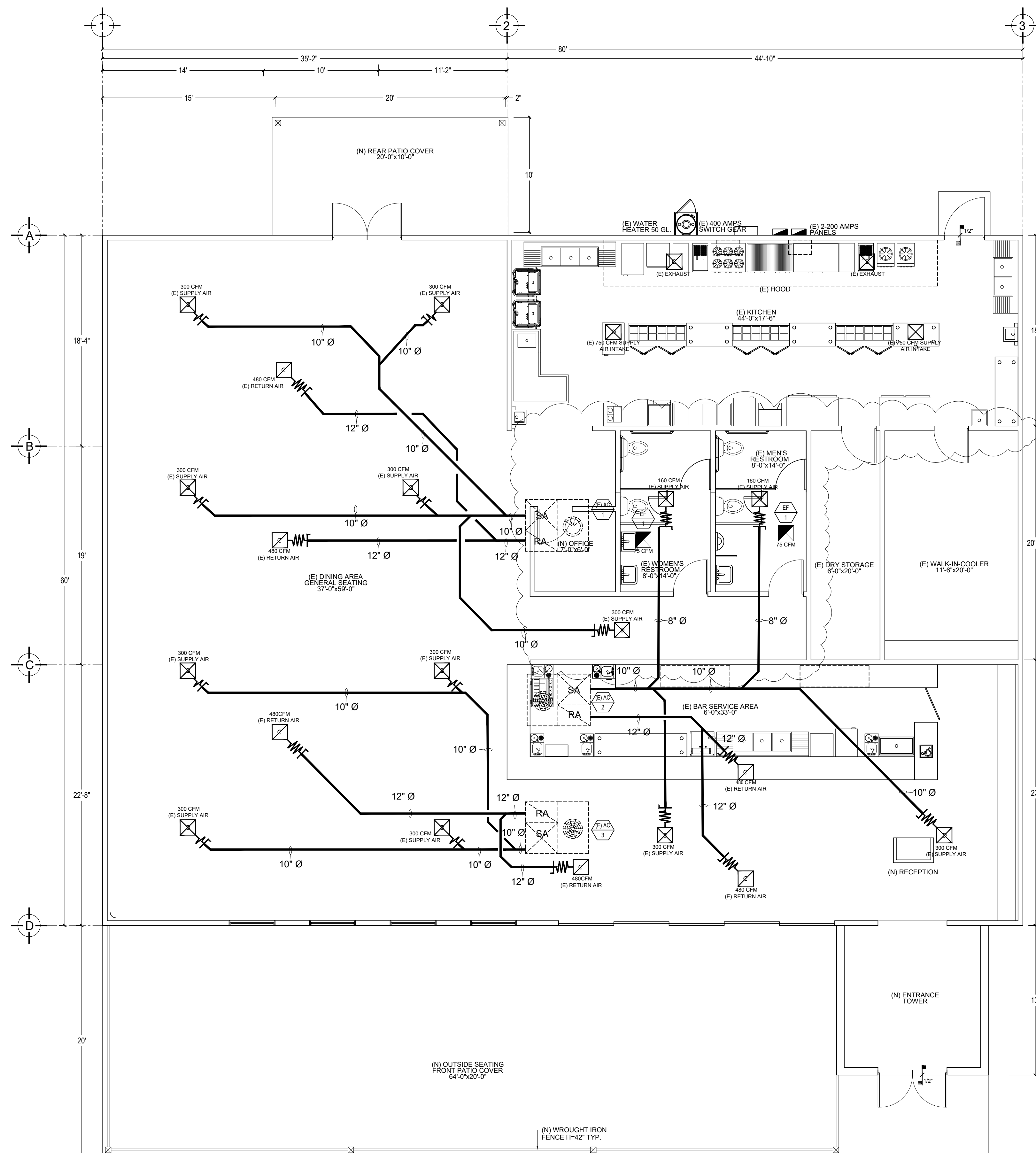
NORTH



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DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

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

PROJECT:

KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:

(E) MECHANICAL PLAN

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

M2



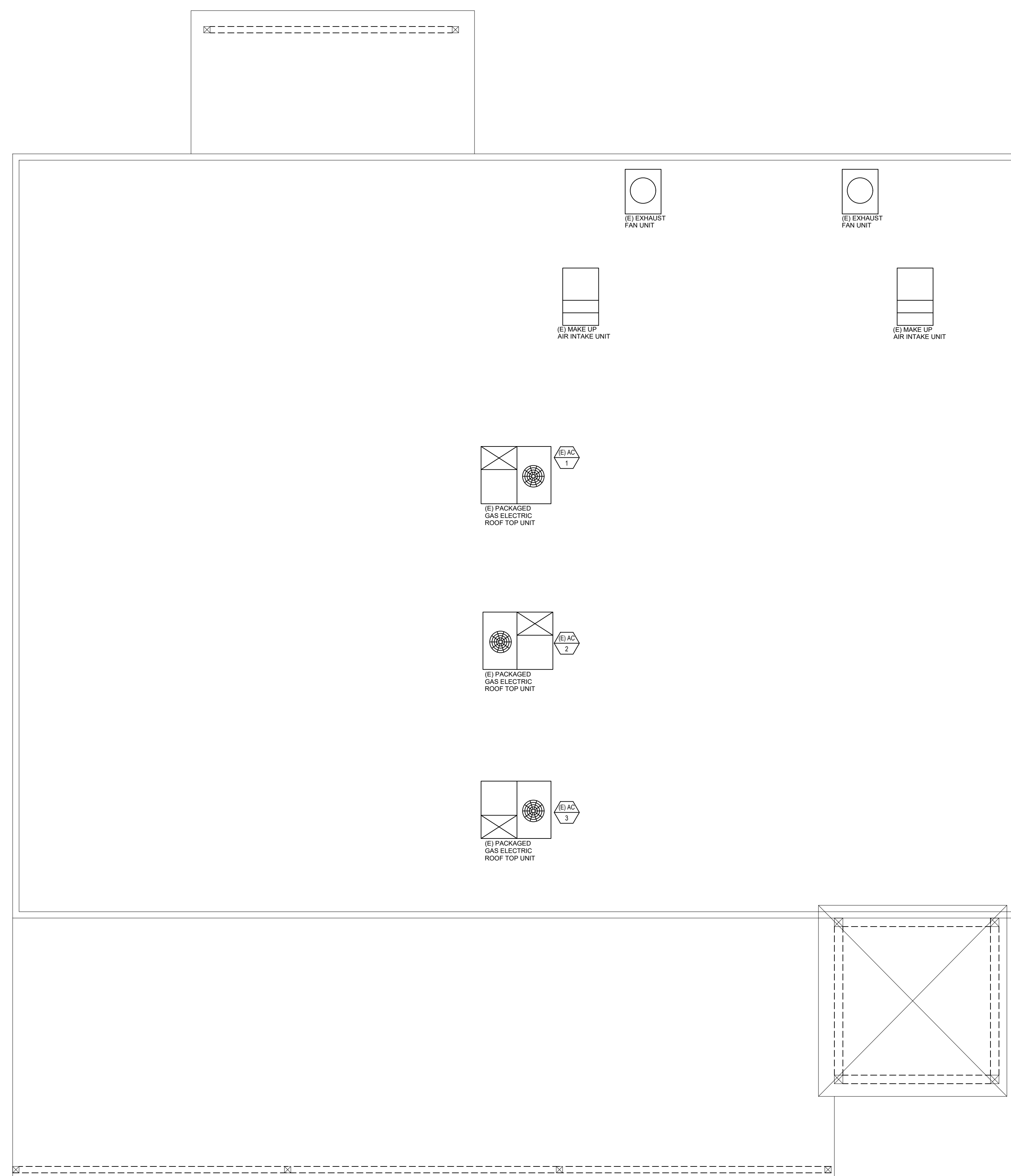
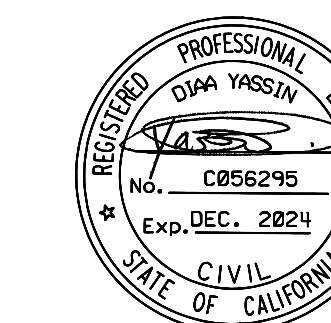
NORTH



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DARY ENGINEERING
2207 MERCED AVENUE
SOUTH EL MONTE, CA. 91733
OFFICE: 213-291-0778
CELL: 213-725-8011
MAIL@DARYENGINEERING.COM

ENGINEER STAMP:



(E) ROOF EQUIPMENT PLAN
SCALE: 3/16"=1'-0"

PROJECT:

KALAVERAS RESTAURANT
9645 Central Ave. Montclair, CA 91763

SHEET NAME:

(E) ROOF EQUIPMENT PLAN

REVISIONS: DATE:

1	01/19/23
2	3/17/23
3	5/24/23

DATE: 5/24/23

PROJECT No. 210-22

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

SHEET NO:

M3