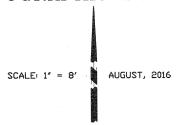




09/11/17 17BLD-0344 18.36[®]\ STREET 18.96FF 18.34 NEIGHBOR'S BLDG IS ON PROPERTY LINE 18.72 DOORWAY 18.33 A.C. RDDF EL.=40.57'⊙ 18.43 GATE NEIGHBOR'S BLDG. NEIGHBOR'S BLDG. <u>IS</u> 0.12 CLEAR OF THE PROPERTY LINE ø20.76 19.39 19.41 ∘20.86 NEIGHBOR'S BLDG. IS ON PROPERTY LINE 2912 NEIGHBOR'S BLDG. 21.70TC 21.17FL 21.23 DOORWAY 21.77TC 21.27FL NOTE: THIS SURVEY DOES NOT INCLUDE EASEMENTS OF RECORD OR OTHERWISE, UNDERGROUND PUBLIC UTILITIES OR OTHER SUBSTRUCTURES, OR ZONE EASEMENTS, SETBACK OR STREET WIDENING DATA IF APPLICABLE, ALTHOUGH REQUESTED, NO TITLE POLICY OR PRELIMINARY TITLE REPORT WAS MADE AVAILABLE TO THIS SURVEYOR. IT THE EXISTING GRADES SHOWN IN THIS MAP ARE TO BE USED FOR CONSTRUCTION PURPOSES, IT IS THE RESPONSIBILITY OF THE PARTY USING THIS MAP TO VERIFY THE VERTICAL DATUM BY CHECKING BETWEEN AT LEAST FIVE EXISTING GRADES SHOWN HEREON. IT IS MAP IS TO BE INCLUDED IN CONSTRUCTION PLANS, THIS MAP IN ITS ENTIRETY MUST BE MADE A PART OF THIOSE CONSTRUCTION PLANS. 21.85TC 21.28FL

LAWRENCE J. SCHMAHL LICENSED SURVEYOR PLS 5748
11209 HOWARD ST. WHITTIER, CALIFORNIA 90606 (562) 908-0570 / (323) 773-1675

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION:

LOT 5, BLOCK 4 OF TRACT NO. 7425, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86, PAGES 63 THROUGH 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTUON OF LOT 5, BLOCK C OF SANTA MONICA TRACT, IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 29 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BENCHMARK:

P.K. NAIL IN LEAD IN SDUTHEAST CURB OF ASHLAND AVE; 12.4FT NORTHWEST OF NORTHEAST CURB OF MAIN STREET.

NO FIELD BOOK ID #94 EL= 18.375FT

FOR:

JDE PIPERSKY 3005 MAIN ST. #406A SANTA MONICA, CA 90405

LAWRENCE J. SCHMAHL L.S. 5748

LEGEND:

D:

A.C. ASPHALT CUNCRETE
BW BACK OF WALK
CONC. CUNCRETE
E EAST
FF FINISHED FLOOR
FL FLOWLINE
N NORTH
S SOUTH
TC TUP OF CURB
TG TUP OF GRATE
TW TUP UP F WALL
W WEST

BUILDING LINE CENTERLINE
DRAIN GRATE

EDGE OF PAVEMENT

EM ELECTRIC METER

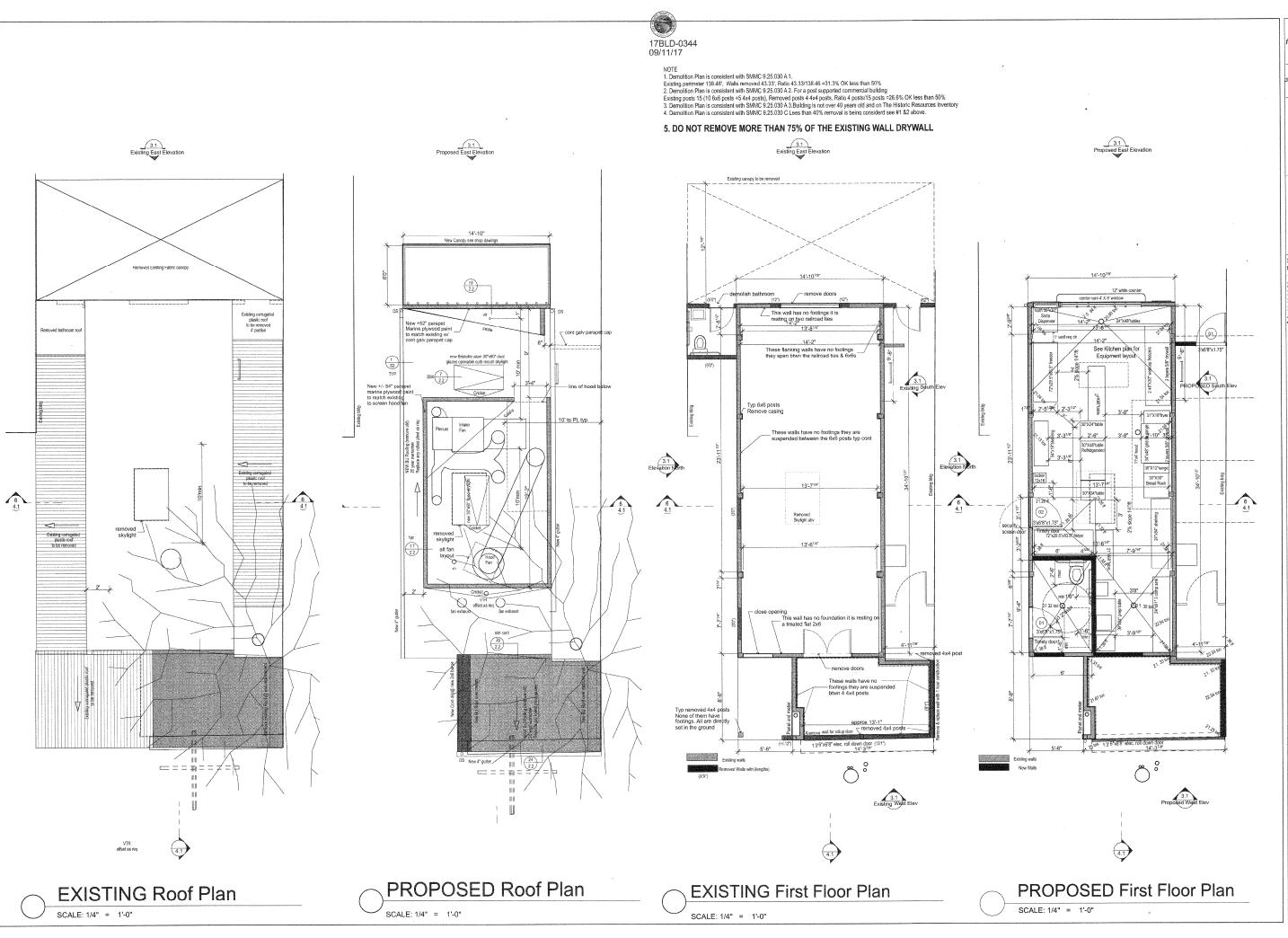
X X X FENCE, CHAIN-LINK

D D FENCE, WOOD

S SEWER MANHOLE o 52.52 52.52 SPOT ELEVATIONS

SI STREET LIGHT BOX

WATER METER
WATER VALVE



fb+h

1450 23rd Street Santa Monica, CA 90404 10-453-1134, 310-828-5830 fax info@fbharchitects.com www.fbharchitects.com

CLIENT Tenant Improvement for Joe's Grill 2912 Main Street Santa Monica ,CA 90405



Sheet Index 01.1 Site Plan 1.2 Survey 2.1 Floor and Roof Plans 2.2 Details

3.1 Elevations
3.2 Colors and Rendering

4.0 Sections and context 7.0 Landscape & Drainage

FS 0.0 Kitchen Notes FS 0.1Kitchen Details

FS 1.0 Kitchen Floor Plan FS 2.0 Kitchen MEP

FS 3.0 Hood Plans FS 4.0 Kitchen Elevations

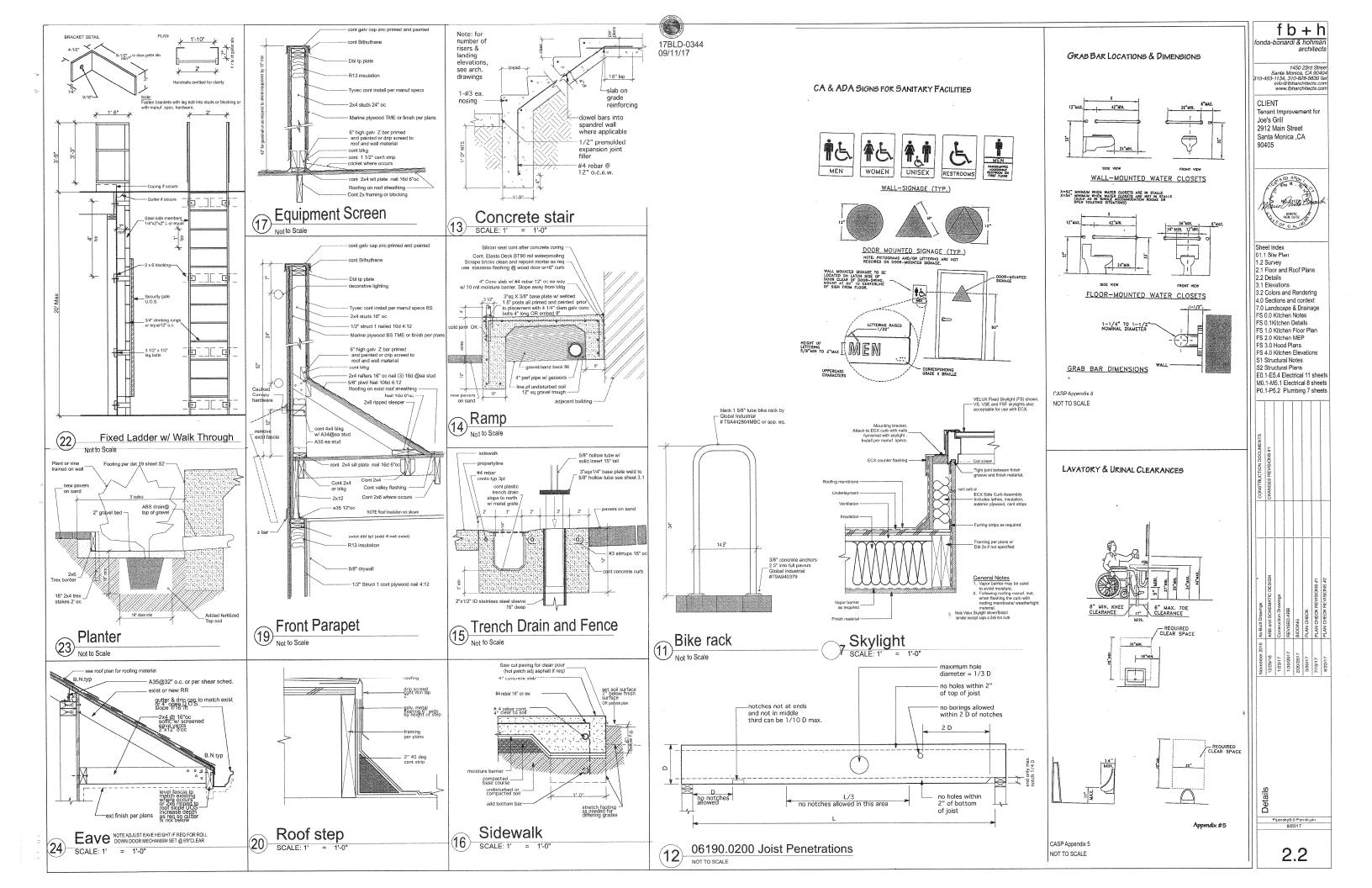
S1 Structural Notes

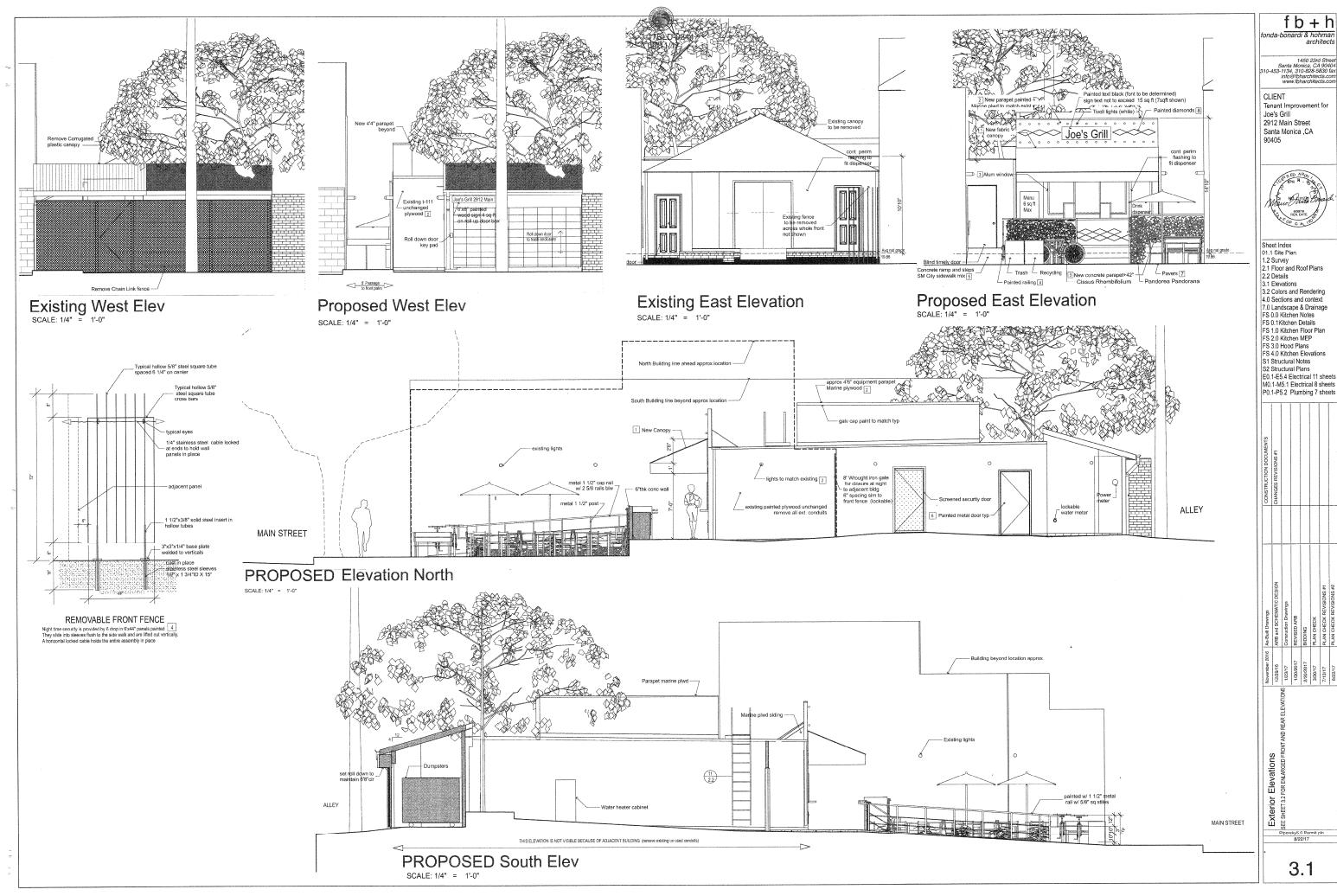
S2 Structural Plans

E0.1-E5.4 Electrical 11 sheets

M0.1-M5.1 Electrical 8 sheets P0.1-P5.2 Plumbing 7 sheets

2.1









. Canopy Sunbrell Outdoor Spectrum Crimson





CLIENT Tenant Improvement for Joe's Grill 2912 Main Street

fb+h





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7.0 Landscape
EMP Elect Mech Plumbing
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FS 4.0 Kitchen Elevations

S1 Structural Notes S2 Structural Plans



2. Existing T1-11 Plywood Dunn Edwards Opal 111



6. Exterior Doors Dunn Edwards 130



3. Anodized Aluminum Window frame Kawneer #29 Black



7. Permeable Pavers Angelus Block 4x8x 2 3/8" Grey SRI 29 on 4" sand bed



4. Railings & trim
Dunn Edwards Bittersweet Morn DE 797 U1

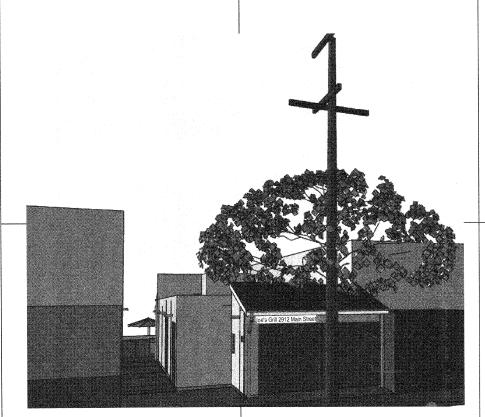
COLOR PALETTE for Joe's Grill 2912 Main Street



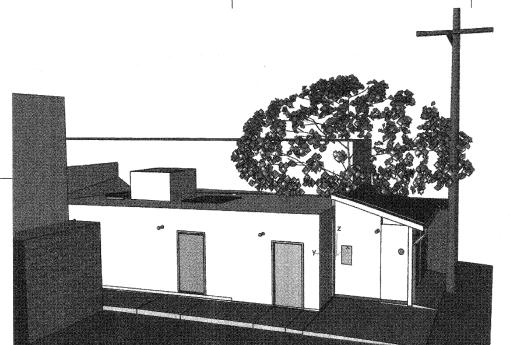
8. Decorative Painted Diamonds Dunn Edwards Teresa DE 1011 U2



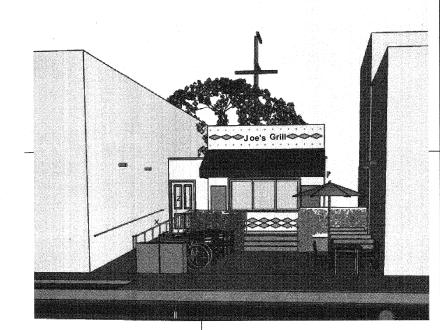
PATIO VIEW



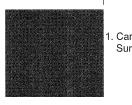
ALLEY VIEW (West Elevation)



STREET VIEW (North Elevation)



STREET VIEW (East Elevation)



Sunbrell Outdoor Spectrum Crimson



09/11/17 17BLD-0344



2. Existing T1-11 Plywood where remains and Marine plwd where new Dunn Edwards Opal 111



6. Exterior Doors Dunn Edwards 130



3. Anodized Aluminum Window frame Kawneer #29 Black



7. Permeable Pavers Angelus Block 4x8x 2 3/8" Grey SRI 29 on 4" sand bed

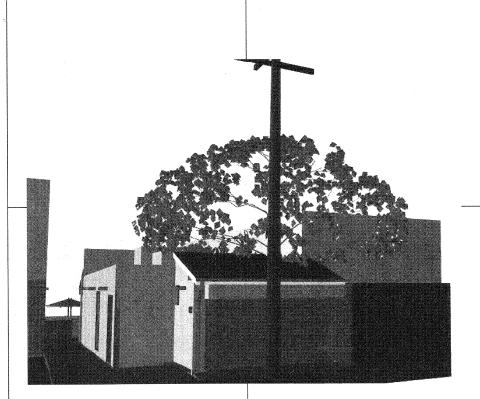


4. Railings & trim Dunn Edwards Bittersweet Morn DE 797 U1

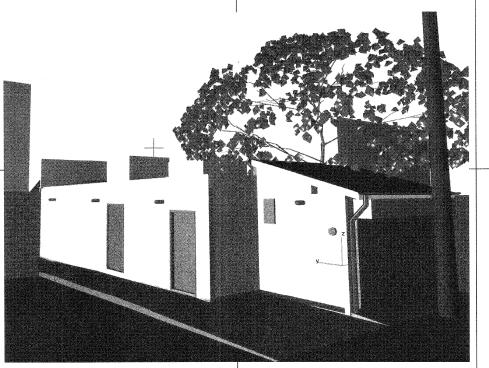


8. Decorative Painted Diamonds Dunn Edwards Teresa DE 1011 U2

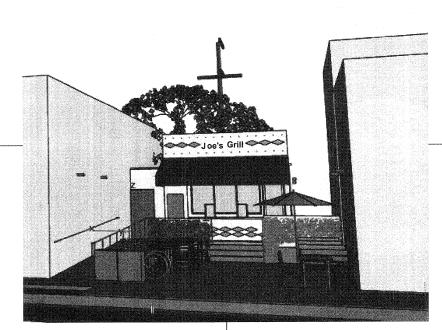




ALLEY VIEW (West Elevation)



SIDE YARD VIEW (North Elevation)



STREET VIEW (East Elevation)

fb + h

CLIENT Tenant Improvement for Joe's Grill 2912 Main Street Santa Monica ,CA 90405

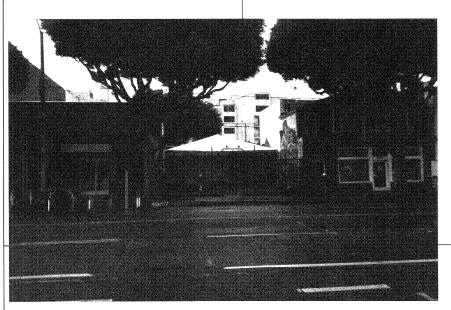


Sheet Index 01.1 Site Plan 1.2 Survey 2.1 Floor and Roof Plans 2.2 Details 3.1 Elevations 3.2 Colors and Rendering 4.0 Sections and context

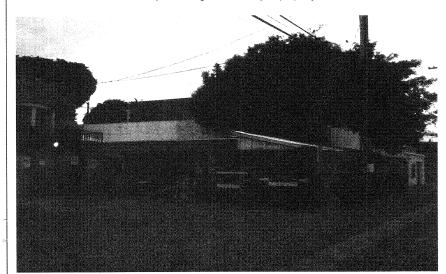
4.0 sections and context
7.0 Landscape
FS 0.0 Kitchen Notes
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P0.1-P5.2 Plumbing 7 sheets

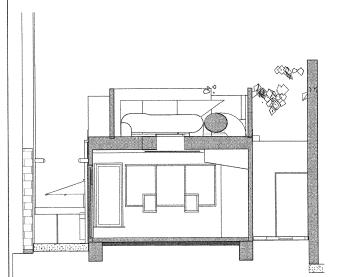
3.3



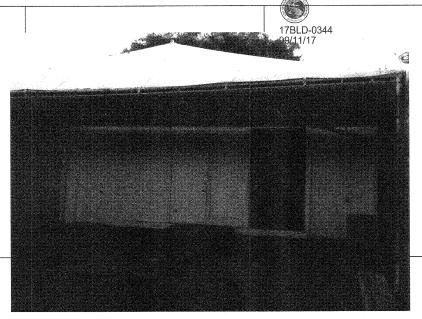
Streetscape Looking West at subject property



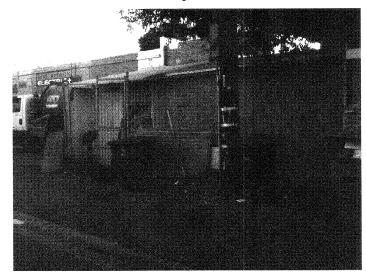
Rear Streetscape Looking South at subject property



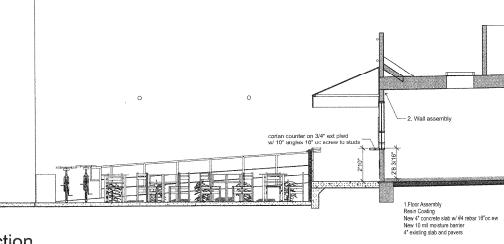
North South Section



Existing Front Patio



Rear of Subject Property Looking East at Alley



East West Section

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



Existing Mural on Side of Front Patio

Prune tree to clear exhaust fan

2.Wall Assembly
New 58° drywall (2 layers @ hood backing)
Plwd shear wall where occurs
New R 13 insulation
Existing 2.44 study nort 6° oc
New Tyrec moisture barrier
Existing 1.44 study nort 6° oc
New Tyrec moisture barrier
Existing 1.14 Tlywood where to remain and
Manine plywood where new

3 Roof Assembly
New 58° drywall
New R30 Insulation
Existing 2x12 R1@ 32" oc & new CJ 2x8 @ 32" oc
Existing 1x4 spaced sheating
Existing 12° Will
Remove and reroof Built up roof



fb+h

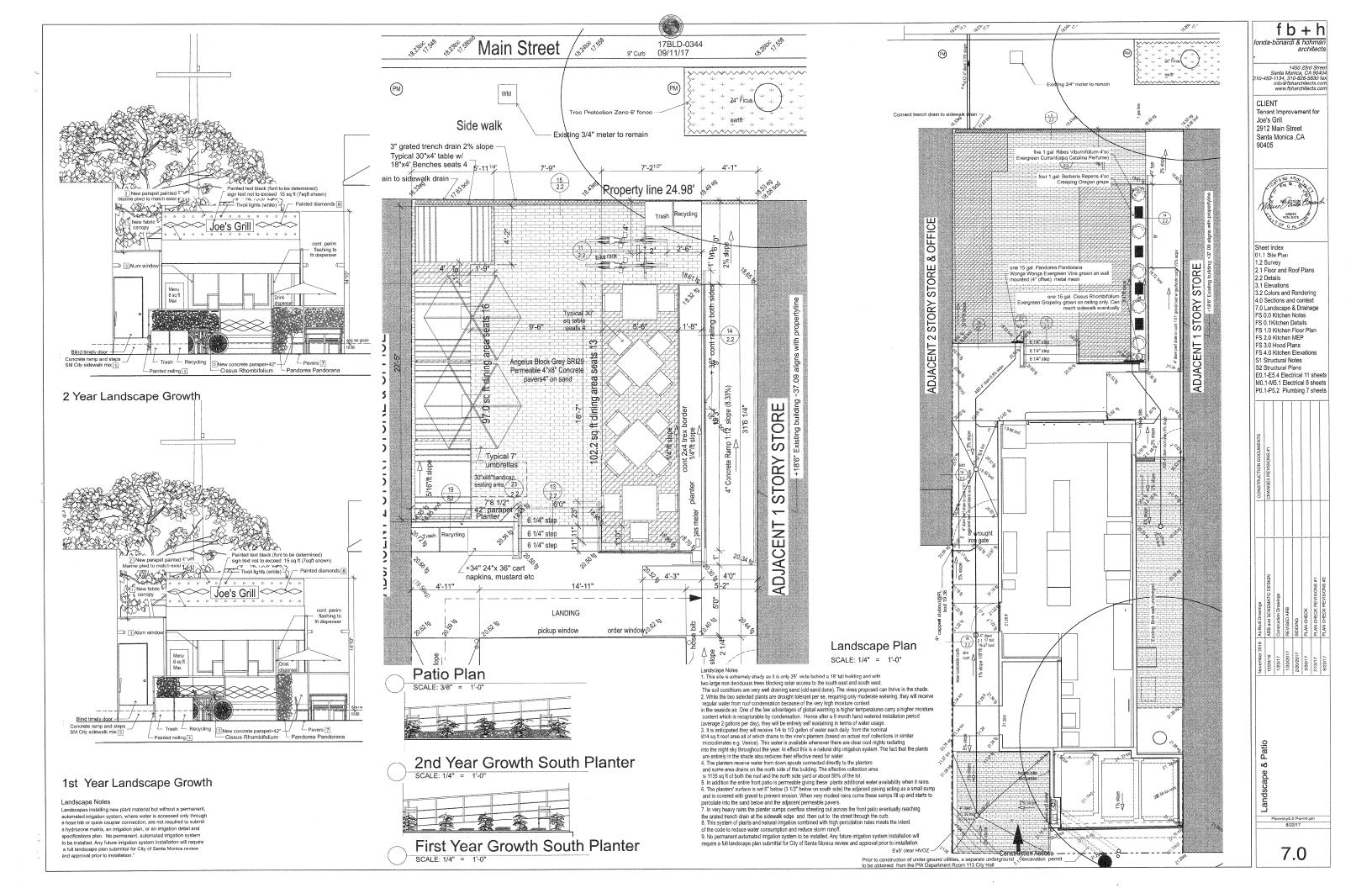
CLIENT Tenant Improvement for Joe's Grill 2912 Main Street Santa Monica ,CA 90405

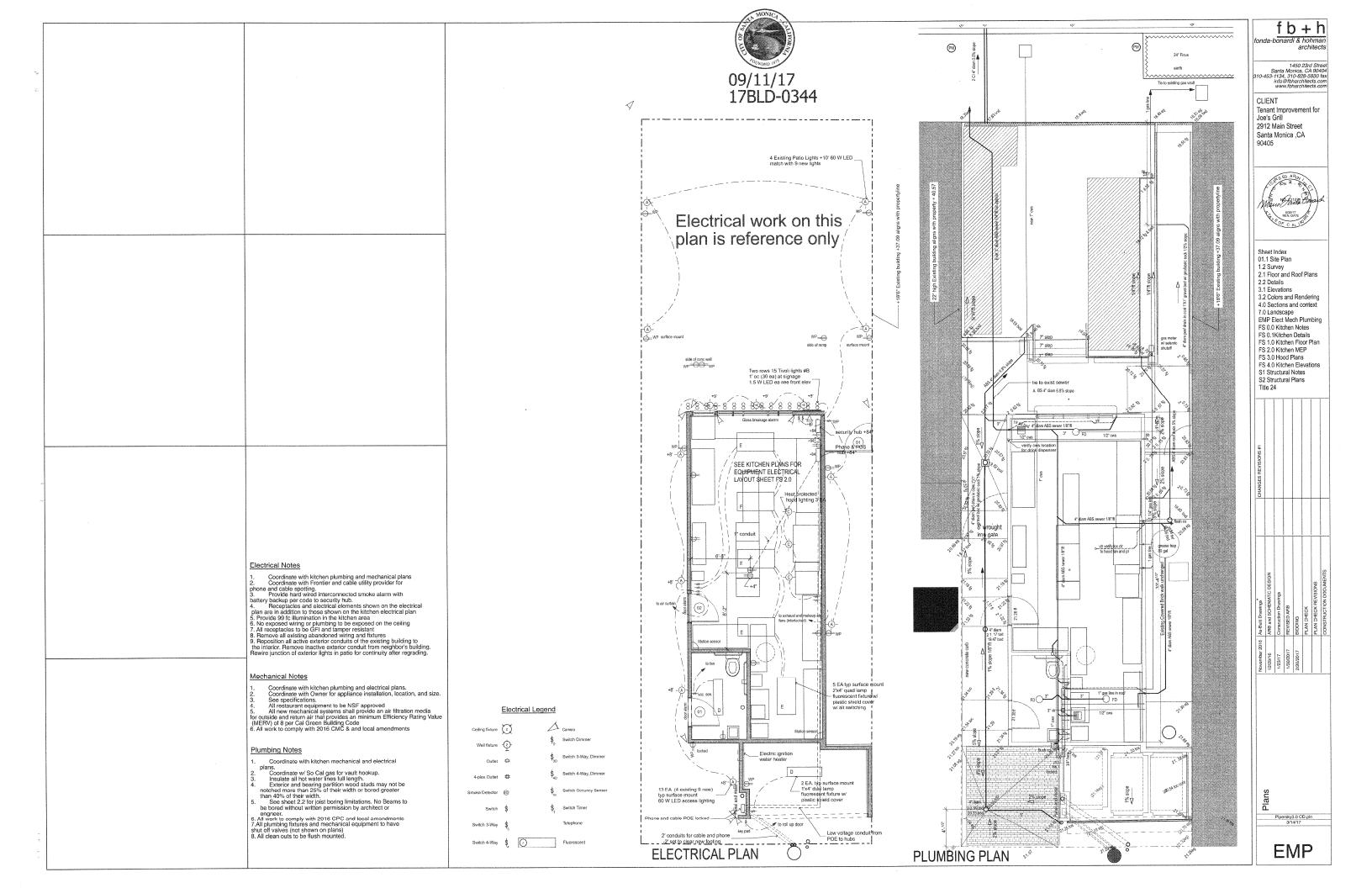


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P0.1-P5.2 Plumbing 7 sheets

4.1

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





- 1. OWNERJOPERATOR IS REQUIRED TO TAKE OUT A SEPARATE HEALTH DEPARTMENT PERMIT.
 2. ALL POOD SERVICE AND RELATED PRODUCTS SHALL BE NATIONAL SANTARY FOUNDATION (NSS) OR (ULL) APPROVED FOR POOD SERVICE.
- WINDOWS THAT O'REN MUST HAVE A MIN. O'R IN INSENT SCHOOL
 SOORS TO THE CUTTOR AND REST ROOMS MUST HAVE AUTOMATIC
 SOORS TO THE CUTTOR AND REST ROOMS MUST HAVE AUTOMATIC
 HAVE MORE THAT IN "AN ALT FROM BOOTTOM OF DOOR TO INRIGINED
 EXTERIOR PASS THRU WINDOWS MUST BE SCREENED OR AIR

 CUTTANIED.
- 7. CONDUIT FOR ELECTRICAL PLUMBING, REFRIGERATION, SODA OR ANY OTHER SERVICE MUST BE CONCEALED IN WALLS, FLOORS, CEILING, OR 1-1/2" OFF WALL WITHIN HEALTH DEPARTMENT APPROVED CHASE RUNS WITH END RUN SEALED TIGHTLY.
- WITH END FUN SEALED TIGHTLY.

 S. TRASHIGHARDICA REFAS RECEIVING FOOD WASTE OR FOOD CONTAINERS MUST HAVE AN APPROVED TRASH DUMPSTER.

 9. VERMIN PRODENIS WILL INCLUDE BUT NOT LIMITED TO INSECTS AND RODENTS. THIS FACILITY IS TO SE CONSTRUCTED, MAINTAINED AND OPERATED AS TO PREVENT VERMIN, ADDITIONAL PREVENTION DEVICES SHALL BE PROVIDED AS REQUIRED BY LOCAL AGENCIES.
- 10. FLOOR SINKS AND FLOOR DRAINS WILL BE INSTALLED FOR EASY CLEANING ACCESS AND INSPECTION.
- 10. FLOOR SINKS AND FLOOR TOWNING LIB EN INSTALLED FUR EASY CECANING ACCESS AND INSPECTION.

 11. AT LEAST 59 FOOT COM WITHOUT SUPPLY SU
- 17, MOP SINK TO HAVE HOT & COLD MIXING FAUCET WANTI SIPHON DEVICE; CLEANING GOODS STORAGE TO BE ABOVE FAUCET. 18, HAND SINK TO HAVE HOT & COLD MIXING FAUCET AND PERMANENTLY MOUNTED TOWEL AND SOAP DISPENSERS.
- PERMANENTY MUNITED LYMEL AND SUPERISENS.

 § FINISHED FOOD PREPARATION AREAS
 FLOORS: COMMERCIAL GRADE VINNIL APPROVED TILE, OR POURED EPOXY FLOORING
 BASE: CONTRIBUOUS SEALED GOVED My89 HADIUS INLEURALWH-LOOR
 WALLS: FLOOR TO CELING SHEET ROOK INSMOOTH WATER RASED
 WET AREAS TO BE FINISHED TO MINIMAM HEIGHT REQUIREMENT
 WHET AREAS TO BE FINISHED TO MINIMAM HEIGHT REQUIREMENT
 WHET AREAS TO BE FINISHED WITH THE SO RESERVED.

 CELING -T-BAR SYSTEM WCOMMERCIAL WINT, TILES OR SHEET
 ROOK PRINSHED WITH AREAD EPARKET.

 FROM FINISHED WITH APPLIED FROM: SAMPLES MUST BE SUBMITTED BY GC/OWNER
- 20. EXHAUST HOODS SHAALL BE FASHED TO THE MULLS AND GEILING, UNLESS NOTED OTHERWISE. ALL, JOINTS AND SEAMS SHALL BE LIQUID TIGHT AND SMOOTH FOR EASE OF CLEANING. APPROVED CONSTRUCTION METHODS AND MATERIALS SHALL BE USED FOR SEALING JOINTS AND SEAMS, POP RIVETS, METAL SOREWS, OR OTHER SIMILAR EXPOSED FASTEMERS SHALL NOT BE USED ON INTERNAL SUPFICES OF THE HOODS.

FIRE SYSTEM DRAWING NOTES

FIRE STSTEM DIVAVINGS NOT CLASS LEXHAUST HOODS TO BE PREPARED BY A LICENSED FIRE SYSTEM INSTALLATION COMPANY AND WILL SUBMITTED BY SAME LINDERS SEPRATE PERMIT, FIRE SYSTEM INSTALLATION CONTRACTOR UNDER CONTRACT HAROUGH KEC. LOTONS OF FIRE PULL STATIONS) TO BE CONFIRMED WITH FIRE MARSHALL PRIOR TO ROUGH-IN.

GENERAL CONTRACTOR NOTES:(CONT)

- 17, WALK-IN PAD MUST BE SMOOTH & LEVEL FOR INSTALLATION. 18. NON-COMBUSTABLE WALLS ARE TO BE PROVIDED AT COOKING AREAS IN COMPLIANCE WITH LOCAL CODES.
- 21. G.C. TO VERIFY ALL INSTALLATION, UTILITIES REQUIREMENTS, AND SIZING OF OWNER/VENDOR/ARCHITECT/OTHERS SUPPLIED EQUIPMENT
- 22. FLOOR DRAINS AND TROUGHS MUST HAVE FLOOR SLOPED PROPERLY. GC.CONTRACTORS TO VERIFY REQUIREMENTS W/LOCAL CODES 23. METERS SHALL BE ORDERED AND PLACED BY THE G.C./OWNER IN A TIMELY MANNER. DELAYS MUST BE ACKNOWLEDGED WITH EQUIPMENT SUPPLIER.
- 24. DEBRIS BOX BY G.C. AND TO BE AVAILABLE FOR K.E.C. USE. 25. PLUMBING & ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO PROVIDE ANY PARTS NECESSARY FOR FINAL CONNECTIONS. 26, SODA SYSTEM MAY REQUIRE ELECTRICAL POWER AT SOURCE OF
- 27. WALK-IN BOX TO BE WIRED COMPLETE BY ELECTRICIAN INCLUDING BUT NOT LIMITED TO INTERNAL WIRING, DOOR HEATERS, COIL, HEAT TAPE, SHUTOFFS AND COMPRESSOR.
- 28. WALK-IN BOX TO BE PLUMBED COMPLETE, INCLUDING BUT NOT LIMITED TO CONDENSATE DRAIN LINE.
- 29. G.C.SHALL BE RESPONSIBLE FOR ALL GENERAL AND FINAL CLEANUP INCLUDING PULLING SIS PROTECTION COVERING AND REPOSITIONING EQUIPMENT AFTER TRADE HOOK UPS. 30. SEAL ALL CRACKS AND CREVICES IN COUNTERS, AROUND METAL FLASHING, AND CONDUIT W/NON-HARDENING SILICON SEALANT.
- 31. G.C. TO PERFORM AND PROVIDE THIRD PARTY AIR BALANCE TEST FOR ALL TYPE 1 EXHAUST HOODS PRIOR TO FINAL INSPECTION, SUBMIT A COPY OF THE AIR BALANCE TEST TO ENVIRONMENTAL HEALTH ONCE COMPLETED.

VENTILATION NOTES:

1. WHENEVER A REMOTE COMPRESSOR BLOCATED M. VERN. COSES SPACE.

TO MANUEL OF A REMOTE SOURCE STRENG PRODUCTION OF A REMOTE A REMO

GENERAL CONTRACTOR NOTES:

- FOOD SERVICE EQUIPMENT DESIGNER IS NOT AN ARCHITECT OR AN ENGINEER. THESE DRAWINGS ARE PROVIDED FOR THE CONVENIENCE OF THE ARCHITECT, GREEKEL, CONTROL OF THE ARCHITECT, GREEKEL AND SERVICE EQUIPMENT FOR TO GROW GENERAL PLACEMENT OF THE FOOD SERVICE EQUIPMENT CONTRACTOR. NOLUDING ADVANCE NOTIFICATION FOOR FOUNDERS AND ARCHITECT AND FAUS THE ARCHITECT AND FAUS T

- 4. ROOF TOP PLAN BY THE ARCHITECTRONINEER: PLATFORMS BY THE GLOOF TOP PLAN BY THE ARCHITECTRONINEERS. PLATFORMS BY THE GLOOF.

 GOOD COMPLIANT CHASES TO BE PROVIDED AS NECESSARY, BY G.C. TO MCKLUDE FIRE ARTEL SEAL MAT AN EXECUTE.

 8. EXHAUST SYSTEM TO BE ENGINEERED AND SUPPLIED BY THE G.C.

 7. ROOF TOP EQUIPMENT TO BE UPFED BY G.C.

 8. EXHAUST SYSTEM TO BE ENGINEERED AND SUPPLIED BY THE G.C.

 8. EXHAUST SYSTEM TO BE ENGINEERED AND SUPPLIED BY THE G.C.

 CLEAN OUTS, FIRE RATED OF GONNECTION BY THE G.C.

 CLEAN OUTS, FIRE RATED WRAPPINGSHAFTS AND ENCLOSIVES BY THE G.C. AS STEDIEDED BY LOCAL ORDINANCES. BLANKOR ERPORT BY

 9. G.G. IS THE FIRM. AUTHORITY IN A SQUIRING THAT ALL TRADES COMPLY WITH STATE & LOCAL CODES.

 10. PERBITS AND FEES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OWNER INJECTS OTHERWISE NOTATIONS TO BE UNDERSOONED. TO BE WERE CONDITIONS TO BE VERRIED BY G.C., ANY VARIAMOES TO BE SUILDING ACCESS FOR PROPER BUYERY AND INSTALLATION OF ALL EQUIPMENT, INCLUDING OVERSIZED PIECES.

 12. CRITICAL THE PART HOT DE REPRIENTANT FOR FOUR STEELS.
- 13. ROUGH-INS INDICATED ON THIS PLAN PERTAIN TO FOOD SERVICE EQUIPMENT ONLY. ANY ADDITIONAL REQUIREMENTS INCLUDING CONVENIENCE OUTLETS AND AUXILIARY SERVICE TO BE DESIGNED BY OWNER, ARCHITECT AND ENGINEERS. KEC TO PROVIDE ONE SITE TRIP CHECK OFFOR THIS MALL ITHEIR THEFUELD.
- CHECK PAPEN TIME WAIT THINTY SEVEN
 14. EXHALST HOODS ARE TO BE
 EQUIPMENT ONLY. ANY ADDITIONAL REQUIREMENTS INCLUDING
 CONVENIENCE OUTLETS AND AUXILIARY SERVICE TO BE DESIGNED BY
 OWNER, ARCHITECT AND ENGINEERS. KEC TO PROVIDE ONE SITE TRIP
 CHECK CHECK STUD WALL UTILITY REVIEW.
- 15. G.C. TO CONFIRM INSTALLATION HEIGHT OF FLOOR SINKS WITH HEALTH DEPARTMENT PLAN CHECK.

16. WALL FINISHES IN KITCHEN AND SCULLERY ARE TO BE INSTALLED PRIOR TO INSTALLATION OF FOOD SERVICE EQUIPMENT.

MENU

1. Choose a number of 2 oz. burger patties

09/11/17 Single Double Triple 17BLD-0344 hoose Toppings Lettuce Tomato Onion Avocado Bacon Chili

Thousand Island Dressing Mayo Mustard Catsup Pickle

Hot Dogs

Chili Cheese Onions Relish Mustard

Large Small

Vanilla Strawberry Chocolate

Soft Drinks

Large Smal

PRINCIPALS	SHEET SCHEDULE
ARCHITECT	FS-0.0 COVER SHEET/NOTES FS-0.1 DETAILS
OWNER JOE'S BURGERS JOE PIPERSKY 2906 MAIN STREET SANTA MONICA, CA 90405	FS-1.0 FLOOR PLAN FS-2.0 EQUIPMENT P AND E ROUGHIN AND REFLECTED CEILING PLAN FS-3.0 EXHAUST HOOD PLAN
KITCHEN DESIGNER AND CONSULTANT MYERS RESTAURANT SUPPLY, INC. ROBERT READ 1599 CLEVELAND AVE. SANTA ROSA, CA 95401 310-857-8295	FS-4.0 ELEVATIONS

MYERS RESTAURANT SUPPLY, LLC

JOE'S BURGERS 2912 MAIN STREET SANTA MONICA, CA 904

FOODSERMCE EQUIPMENT

SHEET

COVER

10/07/2016

FS-0.0 SHEET 1 OF

SCOPE OF WORK

REMODEL OF EXISTING BUILDING INTO A QUICK SERVICE TAKE OUT FOOD FACILITY WITH NEW EQUIPMENT AND BUILDING FINISHES.

PEINT REINFORCING WOOD SCREW RIVES ROUND HAVE REVERSE REV

FOR REFERENCE ONLY SEE MEP SHEETS

780 DRYWALL, PAINTED DROP OCILINO. T-BAR

AND ANGLE

ABOUNT MAT GG ACT HE MAT GG ACT HE MAT GG ACT HE MAT GG COONT GENERAL AND BURN GC COONT GENERAL AND BURN GENERAL GO COONT GE

ANDLE

OMMITTER

DEGREE OR NUMBER

DOUBLE OR NUM

FEC FHWS FIN FLR FOC

FOSTL FRP FTG GALV GSWB GYP HEIGHT HB HONCIZ HVAC

			***************************************	FIN	IISH SCHEDU	LE			
		FLOOR	BASE		FLOOR F	INISH		CEILING	
ROOM#	ROOM NAME	MATERIAL	TYPE	NORTH	SOUTH	EAST	WEST	MATERIAL	REMARKS
101	KITCHEN	FL-1	B-1	WC-1	WC-1	WC-1	WC-1	CLG-2	
102	WAREWASHING	FL-1	B-1	WC-1	WC-1	WC-1	WC-1	CLG-2	
103	RESTROOM	FL-1	B-1	WC-1	WC-1	WG-1	WC-1	CLG-2	

		L				1		J	

ABBREVIATIONS

EACH
EQUAL
EQUAL
EQUAL
EQUAL
EQUAL
EQUAL
EQUAL
EXTERIOR
EXTENIORUISHER
EXTINGUISHER CABINET
FLA HEAD WOOD SCREW
FLA HEAD
EXTENIORUISHER
EXTENIORUISHER
EXTENIORUISHER
EXTENIORUISHER
EXTENIOR
FURNISHED BY OWNER

HED BY OWNER ED BY CONTRACTOR

INT.
INTERIOR
REC RICHEN GOUP, CONTRACTOR
REC RICHEN GOUP, CONTRACT
REC RICHEN GOUP, CON

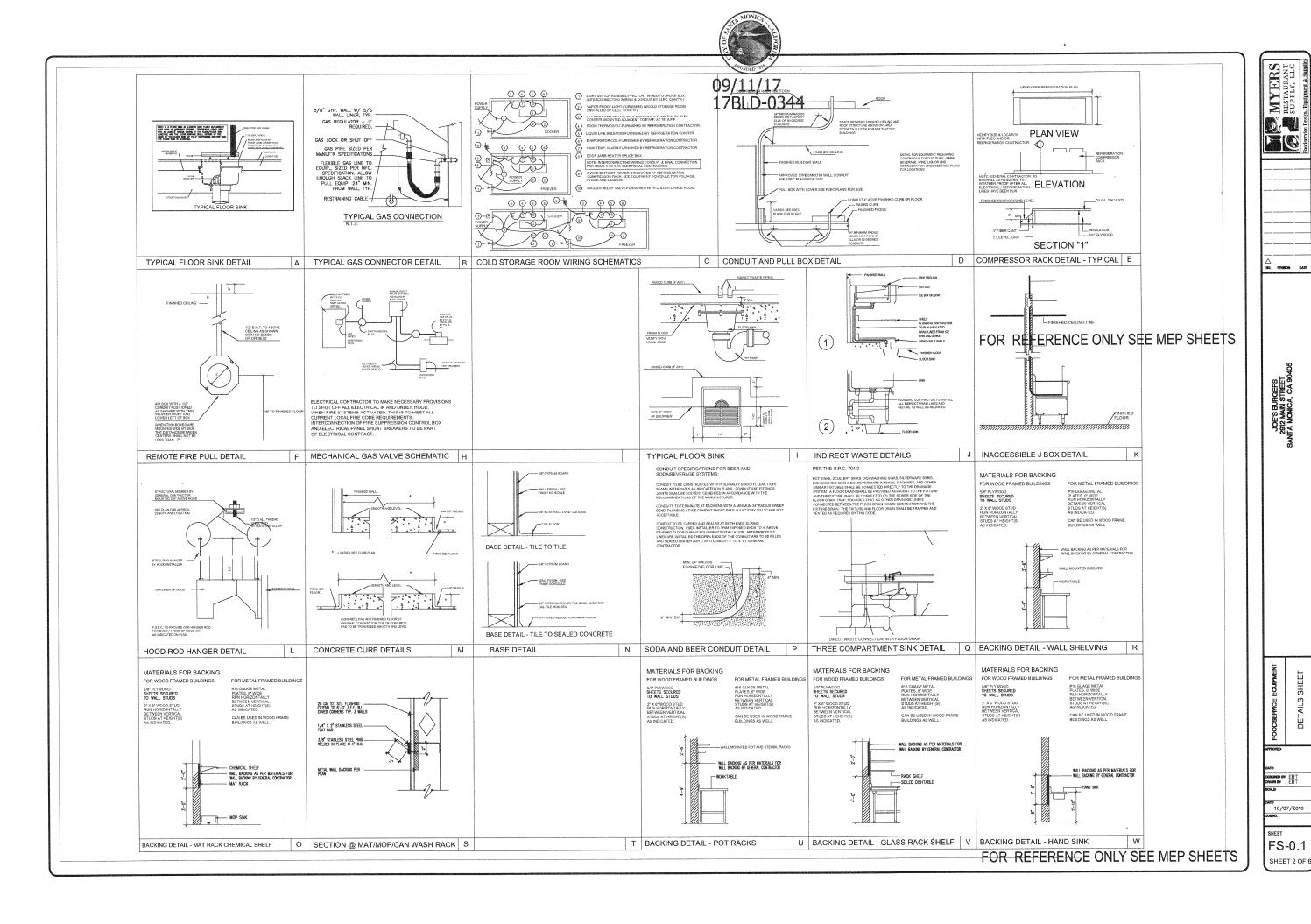
FIXTURE	NUMBER OF FIXTURES	QUANTITY PER FIXTURE	REQUIREMENTS AS DETERMINED BY THE HEALTH DEPARTMENT AND MANUFACTURERS DATA SHEETS	FIXTURE TOTALS
S COMPARTMENT SINK 24" X 24" - EACH FAUCET	0	1	2.00	0.000000
3 COMPARTMENT SINK 18" X 16" - EACH FAUCET	1	1	2.00	2,000000
3 COMPARTMENT SINK CUSTOM SIZE - EACH PAUCET	0	2	2.03	0.000000
PREPARATION SINKS - EACH PAUCET	1	1	0.50	0.600000
HAND SINICS	1	1	0.50	0.500003
HAND SPRAY TYPE PITE-RINSE	0	1	1.48	0.000000
OTHER TYPES OF PRE-RINGE UNITS USE MANUFACTURERS SPECIFICATIONS	0	0	0.00	6.600000
UNDER COUNTER GLASS WASHER	0	1	0.25	0.000000
RESTROOM SINK	1	1	0.50	0.500000
3 COMPARTMENT BAR SINK - EACH FAUCET		1	2.00	0.000002
4 COMPARTMENT BAR SINK - EACH FAUCET		2	2.00	0.099000
DUMP SINK BAR - EACH FAUCET	0	1	0.60	0.000000
JANITORIMOP SINK - EACH FAUCEY	1	1	2.00	2.006000
GANKAGE CAN WASH FACILITY - EAGH FAUCET	0	1	2.50	0.000000
TOTAL GALLONS PER MINUTE CONSUMPTION			0.00	5.900000
DISH AND WARE WASHING SECTION SEPARATE SYSTEM				
24" SINGLE TANK DISH WASHER HI TEMP	0	1	4.40	0.000000
24" SINGLE TANK DISH WASHER LO TEMP	0	1	4.49	0.000000
TOTAL GALLONS PER MINUTE CONSUMPTION			0.00	0.000000
			0.00	
INSTANTANEOUS WATER HEATERS ARE SIZED PER THE CALLONS PER MINUTE FLOW RATE TO PROVIDE 120 DECREE WATER AT FIXTURE. MILLISHLE UNITS ARE TO BE SPECIFIED TO ACCIMMODATE THE REQUIRED GPM. DISH AND WASE WASHINGT TO BE ON A SEMANTE SYSTEM.	4			

SIZING REQUIREMENTS FOR INSTANTANEOUS WATER HEATERS

SITE PLAN



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09/11/17 17BLD-0344

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MYERS RESTAURANT SUPPLY, LLC

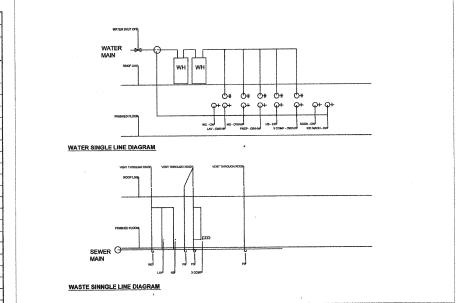
NO. REMEION DATE

JOE'S BURGERS 2912 MAIN STREET SANTA MONICA, CA 904

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH PLAN CHECK PROGRAM 3530 WILSHIRE BLVD. 9TM FLOOR LOS ANGELES, CA 90010-2313 (213) 351-7352

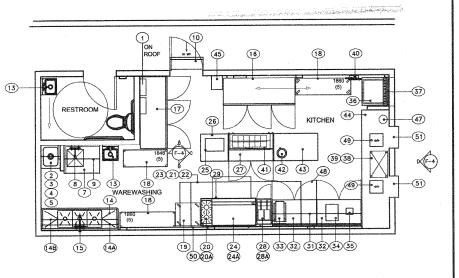
EQUIPMENT SCHEDULE			T	 														
QUIPMENT		-		PLUMB	ING					1	ELECTRICA	L	,					
					Г	JEL GA			ASTE							CONN.		
EM DESCRIPTION	QTY	MANUFACTURE/MODEL NO.	REMARKS	HW			MBTU	DIR.	I.W.	REMARKS	VOLT.	KW	AMPS	HP	PH	DIR.	C.O.	REMARKS
HOT WATER HEATERS	2	NORITZ #NCC1991-OD	RY PLUMBER (ON ROOF)			3/4"	199 FA	- 19	1"		120	 	4.0		1	X		ON ROOF. VERIFY W/G.C.
MOP SINK W/FAUCET	1	GSW #SE1922FM	W/VACUUM BREAKER	1/2"	1/2"			2"		TRAP BELOW FLOOR								
SPARE NUMBER					-							 			-			
4 MOP/BROOM HANGER	1	ADVANCE #K-242			-							 			+			
5 CHEMICAL SHELF	1	CUSTOM ST/ST		-											+			
6 SPARE NUMBER	1	any fortates		 					/0'	FUTTION IN TO SE	120		11.8		1		X	WALL MOUNTED DCO
7 PREP TABLE W/SINK	1-1-	GSW #SE18181R		1 /0"	1/2"				1-1/2	EXTEND I.W. TO F.S.	120		11.0	-	+		 ^-	WALL MODIVIES DOO
8 SINK FAUCET	1	FISHER #3312		11/2	1/2				-		_				 	<u> </u>		
9 WALL SHELVES	2	GSW #WSW1442		+							120		5.1	-	1	Х		WIRE THRU DOOR ACTIVATED MICRO-SWI
O AIR CURTAIN	1 1	MARS #STD236-1U		 	-				 		120		3.1		 '- -			WINE TING BOOK ACTIVATED MICHO SIN
11 SPARE NUMBER	 			+								 			+		-	
2 SPARE NUMBER	1	OCH MICAGARGO		1 /0"	1/2"			1-1/2"	 	DIRECT WASTE		-			 		 	
3 HAND SINK	-	GSW #HS1615SS		11/2	1/2			2"	 						 			
4 THREE COMPARTMENT SINK	1 2	GSW #SE18183D	 	1	\vdash				†	DIRECT WASTE		<u> </u>			†	<u> </u>	-	
4A WALL SHELVES	2	GSW #WS-W1436		+								 	-	 	1		 	
4B POT/UTENSIL RACK	1 .	ADVANCE #GW-84	 	1/0"	1/2"				1		_	 	 	 	1	 	 	
5 PRE RINSE FAUCET	1	T & S #B-0133-ADF12-B		11/2	1/2				 		100	-	12.0	 	1	 	×	NEMA 5-20P, CORD & PLUG
6 REACH-IN FREEZER	+-!-	TRUE #T-72F		+					-		120	 			1	 	X	NEMA 5-20P, CORD & PLUG
7 REACH-IN REFRIGERATOR	1-1-	TRUE #T-72		 	\vdash				-		120	-	12.0	 	+	+	 ^	PLIN 3-20F, CORD & PLUG
8 STORAGE SHELVING	1-1-	TITAN SERIES		-	-							-	 	 	 	 	 	
9 BREAD RACK	1-1-		BY OWNER			- ()						-		├	+			
TWO OPEN BURNER RANGE	1-1-	VULCAN #VCRH12		+		3/4"	50	 				-				 	 	
OA QUICK DISCONNECT	1 1	DORMONT #1675KIT2S-48										 		 	+	-		
21 EXHAUST FAN SYSTEM	1 LOT		BY G.C.					ļ			240	-	*	-	3	X	 	ON ROOF, VERIFY W/G.C.
22 EXHAUST HOOD	1 1	CAPTIVE AIRE			-			ļ	 		120	 	6.0		1	X	 	HOOD LIGHTS. WIRE THUR SWITCH
23 FIRE SUPPRESSION SYSTEM	1-1-	ANSUL #R-102		╂			 	ļ				 		ļ	-	-	ļ	
24 GRIDDLE RANGE	1 1	VULCAN #48RRG		 		3/4"	82.5		 		120		1.0		1		X	NEMA 5-15P, CORD & PLUG
4A QUICK DISCONNECT	1	DORMONT #1675KiT2S-48		┼					╀	-		┼	 	 	+		ļ	
25 TOASTER	1	PRINCE CASTLE #TX-240					ļ	ļ			240	ļ	19.2	ļ	11		X	NEMA L6-30P, CORD & PLUG. FIXT. MT
26 WORKTABLE	1	GSW #WT-PB3030		4	ļ		ļ	ļ				 	ļ	ļ	┼	 	ļ	
27 REFRIGERATED TABLE	1-1-	TRUE #TSSU-48-12		ـ				<u> </u>			120	ļ	8.6	 	1		X	SELF-CONTAINED, FIXT, MTD, OUTLET
28 FRYER	1	FRYMASTER #PMJ135			ļ	3/4"	110	ļ	 	ļ		ļ					 	
28A QUICK DISCONNECT	1_1_	DORMONT #1675KIT2S-48							<u> </u>			 		ļ	-		ļ	
29 SHORTY REFRIGERATOR	1 1	TRUE #TRCB-60					<u> </u>	ļ	ļ		120	 	8.1	ļ	1		X	SELF-CONTAINED
30 SPARE NUMBER							ļ	-	ļ			ļ	-	ļ	ļ	 	 	
31 WALL SHELVES	2	GSW #WS-W1496 &W1448					ļ						ļ		 	-	ļ	
32 WORKTOP FREEZER	2	TRUE #TWT-48F									120	-	6.1	ļ	1		X	SELF-CONTAINED
33 FRY DUMP	1	HATCO #GRFFB (14" CLEAR)									120		6.3		1		X	NEMA 5-15P, CORD & PLUG
34 LIQUID DISPENSER	1	SURESHOT	BY OWNER						<u> </u>		120	ļ	1.0		1		X	NEMA 5-15P, CORD & PLUG
35 SPINDLE MIXER	1	HAMILTON BEACH #94950120					<u> </u>				120	ļ	5.2	ļ	1		X	
36 ICE MACHINE	1	MANITOWOC #ID-1202A			1/2"				1"	EXTEND I.W. TO F.S.	240		25.0		1	X	ļ	
37 SODA/ICE DISPENSER	1		BY SODA VENDOR		1/2"				1"	EXTEND I.W. TO F.S.	120	<u> </u>	5.0		1		X	VERIFY W/VENDOR
38 BAG N BOX SYSTEM	1		BY SODA VENDOR								120		10.0	ļ	1	-	X	VERIFY W/VENDOR
39 CARBONATOR	1		BY SODA VENDOR															
40 WATER FILTER	1	EVERPURE #PF-7FCS			1/2"												1	
41 OVERSHELVES	1	TRUE #883003											ļ			<u> </u>		
42 FOOD WARMER	1	WELLS #SC-11									120		13.7		1		X	NEMA 5-15P, CORD & PLUG
43 WORKTABLE	1	GSW #WT-PB3048																
44 FRONT COUNTER	1	CUSTOM ST/ST												ļ	-			
45 EMPLOYEE LOCKERS	1	GSW #ELS-5DR																
46 SPARE NUMBER																		
47 CO2 TANK	1		BY VENDOR									1	1			ļ	ļ	
48 HOOD ENCLOSURE	1	CUSTOM ST/ST		1											1			
49 POS TERMINALS	1		BY OWNER								120		5.0		1		Х	DEDICATED CIRCUIT
											JBOX	1						COMMUNICATION CABLE
50 WALL FLASHING	1	CUSTOM ST/ST																
51 PASS WINDOW AND SHELF	2	CUSTOM ST/ST		1	T		T	T	T									

F.D. - FLOOR DRAIN, F.S. - FLOOR SINK, R.D. - ROOF DRAIN, F.T. - FLOOR TROUGH



WARNING!!

3 TIER WALL SHELVING ITEMS 9, 14a, 32 = 41 LINEAL FEET 5 TIER WIRE SHELVING ITEM 18 = 70 LINEAL FEET TOTAL STORAGE SHELVING = 111 LINEAL FEET



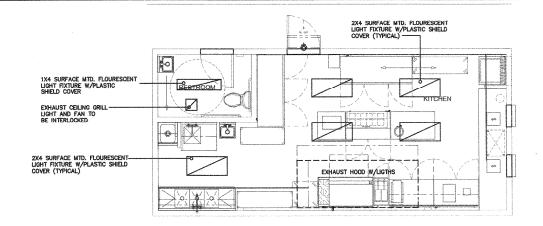
EQUIPMENT PLAN

1/4" = 1'-0"

DATE DESCRIZED STV ERT DRAWN STV ERT SCALED AS SHOWN 10/07/2016 FS-1.0

FOODSERVICE EQUIPMENT

SHEET 3 OF 6



SCHEMATIC REFLECTIVE CEILING PLAN

Note See Electrical plan sheet EMP for lighting layout

ELECTRICAL NOTES

NOTE: REFER TO FSEC LAYOUT/SCHEDULE TO CONFIRM EQUIPMENT SUPPLIED. THESE NOTES APPLY GENERICALLY TO ALL PROJECTS INCLUDING INFORMATION ON ITEMS SUCH AS EXHAUST HOODS OR WALK-IN COOLERS THAT MAY NOT BE PRESENT ON THIS PROJECT.

- ALL ELECTRICAL CONNECTIONS SHOWN ON THE ELECTRICAL SHEET PERTAIN TO FOOD SERVICE EQUIPMENT BEING SUPPLIED BY THE FSEC. ALL WORK, FINAL CONNECTIONS AND INTERCONNECTIONS TO THE EQUIPMENT INCLUDING BUT NOT LIMITED TO FANELS, SWITCHES, MAGNETIC STARTERS, THERMAL OVERLOAD PROTECTION, CORD AND PLUGS, CONDUIT, SEAL TIGHT FLEX CONDUIT AND WIRE SHALL BE SUPPLIED BY THE EC UNLESS OTHERWISE NOTED
- 2. ALL CONDUIT IS TO BE IN THE WALLS, CEILING, OR FLOOR. EXPOSED CONDUIT IS NOT
- 3. EC TO PROVIDE ELECTRICAL ACCESSORIES REQUIRED FROM POINT OF STUB OUT TO POINT OF FINAL CONNECTION, INCLUDING SPECIAL PURPOSE OUTLETS. ALL "J" BOX, DCO'S AND FI FCTRICAL CONNECTIONS MUST BE PROTECTED FROM AMBIENT HEAT. STEAM. AND KITCHEN ABUSE WHICH MAY AFFECT THE SAFETY OF THE FOOD SERVICE STAFF.
- OWNER/VENDOR SUPPLIED EQUIPMENT MUST BE CONFIRMED WITH OWNER PRIOR TO STARTING WORK.
- 5. LOCATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE UNTIL FINAL SELECTION OF MANUFACTURERS AND MODELS ARE MADE. EC TO VERIFY WITH OWNER.
- 6. MANUFACTURERS SPECIFICATION SHEETS MUST BE REVIEWED AND CONFIRMED AS TO ACCURACY TO THE PLAN. TO CONFIRM W/ OWNER.
- 7. LIGHTING PLAN, EMERGENCY LIGHTING AND EXIT PLAN, AND TITLE 24 ENERGY REQUIREMENTS TO BE SUPPLIED BY ARCHITECT AND INSTALLED BY EC.
- 8. STAINLESS STEEL OUTLET COVER PLATES ARE TO BE UTILIZED IN THE FOOD SERVICE AREAS. IN OTHER AREAS, REFER TO ARCHITECT/DESIGNER PLANS
- 9. EXHAUST SYSTEM AND MAKE UP AIR SYSTEM SHALL BE INTERLOCKED. VERIFY WITH LOCAL
- 10, HOOD LIGHTING TO BE INTER WIRED BY EC. LAMPS BY EC UNLESS PRE-WIRE PACKAGE IS PURCHASED BY OWNER.
- 11 FIRE SYSTEM WILL NEED MICRO SWITCHES AT TANK LOCATION OR SHUNT SWITCHES AT KER FOR ANY DCO/J BOX UNDER ANY HOOD, BY EC. VERIFY WITH FIRE SYSTEM INSTALLER
- 12. REFRIGERATION CONDENSER AND COMPRESSOR SHALL BE WIRED PER MANUFACTURER'S INSTRUCTIONS, INCLUDED ARE; INTER WIRE LIGHTS AND SWITCHES (LAMPS BY EC), DOOR HEATERS, TIME CLOCKS, DRAIN LINE HEATERS, SOLENOID VALVES, DEFROST RELAYS, AND ANY ADDITIONAL MATERIALS TO COMPLETE AN OPERABLE SYSTEM. DISCONNECT SWITCHES FOR EACH COMPRESSOR ARE REQUIRED.
- 13. ICE MACHINE TO BE WIRED TO REMOTE LOCATION, IF APPLICABLE. SEE PLAN.
- 14. HOT WATER SYSTEM MAY HAVE ELECTRICAL REQUIREMENTS, CONFIRM WITH PLUMBING
- 15. DIMENSIONS SHOWN AS +16 DENOTES 16" OFF FINISHED FLOOR. DIMENSIONS ON PLAN ARE FROM FINISHED WALL TO POINT OF CONNECTION, OR FROM POINT OF CONNECTION TO POINT OF CONNECTION. STUB AT FLOOR DENOTES UTILITY TO TERMINATE AT 4" HEIGHT UNLESS
- 16. NEW SERVICE LOAD SHALL BE ANALYZED BY ELECTRICIAN/ENGINEER AND REVIEWED WITH LOCAL UTILITY COMPANY FOR ANY FUTURE OR IMMEDIATE NEEDS. EC SHALL ORDER AND EXPEDITE ANY UPGRADED EQUIPMENT NEEDED AND KEEP FSEC INFORMED ON INSTALLATION
- 17. SYSTEM DRAWINGS OR DIAGRAMS, IF REQUIRED, WILL BE PROVIDED BY EC. IF NONE EXIST AT TIME OF BID CONFIRM IN WRITING.
- AT TIME OF BID CONFIRM IN WRITING.

 18. CHECK ARCHITECTS PLAN FOR AUXILIARY EQUIPMENT AND SYSTEMS, P.O.S., SOUND SYSTEMS, TELEVISION, LIVE MUSIC SYSTEM (AND LIGHTING), REASTATS FOR MOOD LIGHTING, VACUUM OUTLETS IN DINING ROOM, ETC. KITCHEN DESIGNER HAS MADE EVERY EFFORT TO SHOW THE SYSTEMS APPLICABLE TO FOOD SERVICE. THE OWNER MAY OPT TO ADD UTILITY OUTLETS AS NEEDED.

PLUMBING NOTES

NOTE: REFER TO FSEC LAYOUT/SCHEDULE FOR SPECIFIC EQUIPMENT TO BE SUPPLIED ON THIS ROJECT. THESE NOTES APPLY GENERICALLY TO ALL PROJECTS AND INCLUDE INFORMATION FUCH AS EXHAUST SYSTEMS AND WALK-IN COOLER, WHICH MAY NOT BE SUPPLIED ON THIS

- ALL ROUGH-IN CONNECTIONS SHOWN ON THE PLUMBING SHEET PERTAIN ONLY TO THE EQUIPMENT BEING SUPPLIED BY THE FSEC. MISC. FAUCETS, SHUT OFF VALVES, MINING VALVES, PRESSURE REGULATORS, GREASE TRAPS, WATER HEATER, PRESSURE REDUICING VALVES, TAIL PIECES AND INDIRECTIONECT WASTE AND VENT LINES ARE INCLUDED IN THE SCOPE OF WORK WILLESS OTHERWISE NOTED ON PLAN OR PROCHASING CONTRACT.
- 3. PLUMBING CONTRACTOR (PC) SHALL BE RESPONSIBLE FOR ALL ROUGH-IN. INTERCONNECTIONS AND FINAL CONNECTIONS TO THE FOOD SERVICE EQUIPMENT AND OTHER SYSTEMS AS NOTED ON THE ARCH_FINEN, PLANS.
- 4. SHUT OFF VALVES SHALL BE ACCESSIBLE.
- 5. BACK-FLOW PREVENTION DEVICE SHALL BE SUPPLIED AT ALL FAUCETS WHERE A THREADED
- 6. MANUFACTURER'S SHEETS SHALL BE REVIEWED AND VERIFIED TO THE PLAN. ANY
- 7. SODA SYSTEM CONDUIT CHASE, IF NEEDED, SHALL INCORPORATE LONG DIAMETER SWEEPS AT 90' JOINTS AND CONSIST OF MATERIALS MEETING CODE COMPLIANCE FOR METHOD AND LOCATION OF INSTALLATION.
- 8. HOT WATER PIPING SHALL BE INSULATED.
- DRAIN LINES FROM ICE BINS, ICE SINKS, REMOTE REFRIGERATORS, FREEZERS, AND WALK-IN REFRIGEREEZERS SHALL BE INSULATED AND RUN TO NEAREST FLOOR SINK. DRAIN LINES AT RISK OF FREEZING ARE TO BE WRAPPED WITH HEAT TAPE BY E.C.
- 10. SOFTENED WATER SHALL BE SUPPLIED TO DISH MACHINES, GLASS WASHERS, STEAMERS AND ICE MACHINES, SOFTEN TO A MIN. OF 17-51 PPM (0-3 GRAINS PER GALLON) VERIFY WITH ARCHITECTIOWNER.
- 11. GREASE TRAP/INTERCEPTOR WILL BE SIZED BY MECH. ENGINEER, LOCATED BY ARCHITECT.
- 12. WATER HEATER WILL BE SIZED BY MECH. ENGINEER, LOCATEO BY ARCHITECT AND PROVIDED BY PC, THE CAPACITY, BTU RATING AND RISE OF WATER TEMPERATURE WILL BE PROVIDED TO THE HEALTH PLAN CHECKER.

 13. FLOOR SINK INSTALLATION MUST BE VERIFIED WITH LOCAL PLAN CHECK FOR HEIGHT CHUSH WITH FINISH FLOOR OR 11 'ABOVE FF). LOCATED AS TO BE EASILY ACCESSIBLE FOR

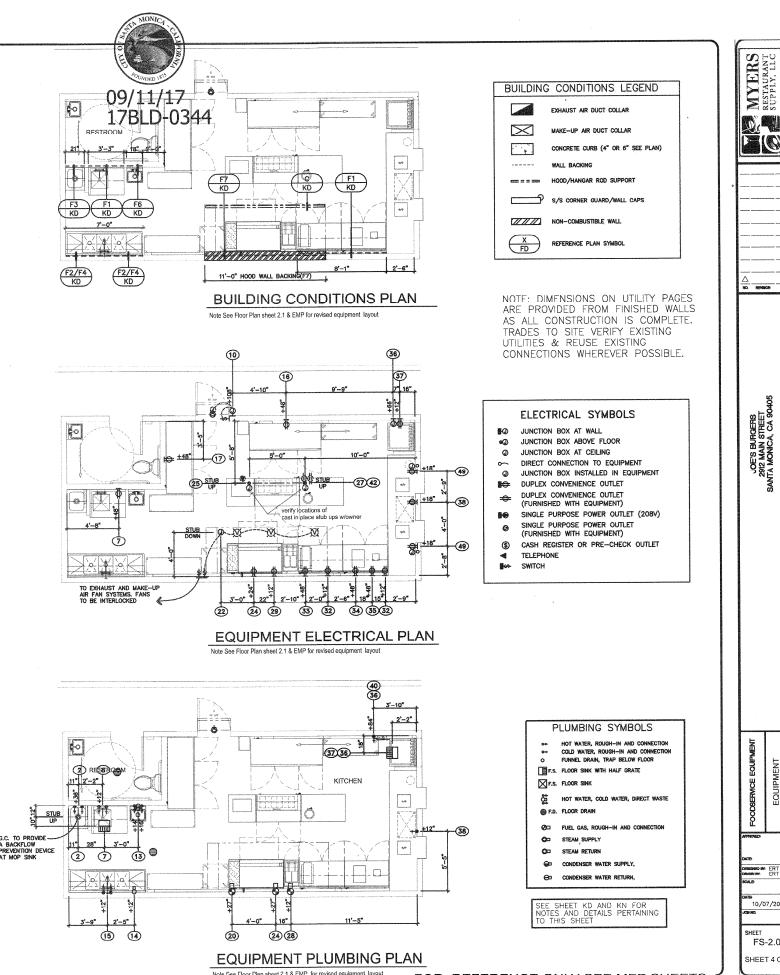
- 15. PENETRATIONS AND PIPES SHALL BE FITTED WITH ESCUTCHEON COVERS, RINGS, ETC. ALL GAPS, HOLES AND SEAMS WILL BE SEALED AND CAULKED PROPERLY PER HEALTH CODE REQUIREMENTS.
- 16, MOBILE COOKING EQUIPMENT WILL BE PROVIDED WITH QUICK DISCONNECT HOSES (AGA APPROVED) BY FSEC AND INSTALLED BY PC.
- 17. GAS SHUT OFF VALVE WILL BE PROVIDED BY FIRE SUPPRESSION SYSTEM INSTALLER, LOCATION TO BE VERIFIED FOR EASE OF RESETTING, INSTALLED BY PC.
- 18. GAS LINES MUST BE BLED OR AIR AND PILOT LIGHTS LIGHTED PRIOR TO FIRE SUPPRESSION
- 19. SYSTEM DRAWINGS OF DIAGRAMS, IF REQUIRED, WILL BE PROVIDED BY PC. IF NONE EXIST AT TIME OF BID CONFIRM IN WRITING WITH G.C.
- 20. WHEN A LOW TEMPERATURE DISH MACHINE WITHOUT A BOOSTER HEATER IS SPECIFIED. A DEDICATED HOT WATER LINE CARRYING 167" WATER TO THE DISH MACHINE IS REQUIRED. ADDITIONALLY, ALL HAND SINKS MUST HAVE A MIXING VALVE. MIXING VALVE TO BE SUPPLIED
- OR A VENTED DACKFLOW PREVENTOR FOR CARDONA WITHIN THE CARBONATED BEVERAGE DISPENSER.

23. DISHWASHING MACHINES THAT USE WATER SUPPLY PRESSURE FOR THE FINAL RINSE SHALL BE SUPPLIED BY A HOT WATER LINE WITH ADEQUATE FLOW PRESSURE (15 TO 25 PSI) AND A PERMANENT PRESSURE GAUGE INSTALLED IMMEDIATELY ADJACENT TO THE SUPPLY SIDE OF THE FINAL RINSE SOLEMOID VALVE; IN MOST CASES A PRESSURE REGULATOR IS NEEDED. REGULATORS & WATER HAMMER ARRESTORS SUPPLIED BY P.C., UNLESS NOTED OTHERWINSE.

- 24. SODA COMPRESSORS AND CARBONATORS ARE TO BE SUPPORTED OFF THE FLOOR ON 6" CLEANABLE LEGS.
- 25. ALL SELF-SERVICE BEVERAGE DISPENSERS MUST HAVE PUSH BUTTON OR EXTENDED LEVER DISPENSING SYSTEM.
- 26. IF A FLOOR SINK IS ELEVATED (NOT FLUSH WIFLOOR) IT MUST HAVE AN APPROVED INTEGRAL, CONTINUOUS COVED BASE WITH AT LEAST IF RADIUS COVING AT THE FLOOR/FLOOR SINK JUNCTURE AND THE FLOOR SURFACE SHALL EXTEND UP THE SIDES OF THE FLOOR SINK UP TO 4* (DEPENDING ON HOW HIGH THE FLOOR SINK IS LEVATED).

27. CONDENSATE DRAIN LINES FROM COOLER/FREEZER BOXES TO HAVE P-TRAP IN DRAIN LINE BEFORE AIR GAP.

28. WHEN PO'S INNS, PRE-RINSE SINKS OR DISH WASHERS ARE REQUIRED TO HAVE A DIRECT WASTE CONNECTION BY LOCAL BUILDING DEPARTMENT, P.C. TO ENSURE THAT A FLOOR SINK, TIROUGH OR DRAIN BLOOGATED DOWN STREAM.



FOR REFERENCE ONLY SEE MEP SHEETS

FIEWBION DAT

JOE'S BURGERS 2912 MAIN STREET SANTA MONICA, CA 904

10/07/2016

FS-2.0

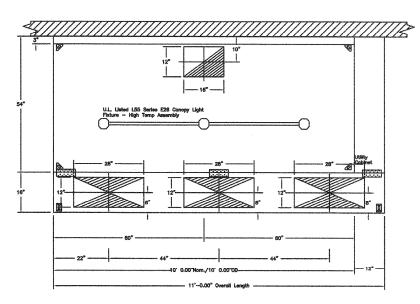
SHEET 4 OF 6



HOOD INFORMATION - Job#2756681 5424 ND-2-PSP-F 10' 0.00" 450 Deg. 2300 2300 -0.812" 2000

HOO	D INF	ORMATION															
1	1			FILTER(S)			LIGHT(S)					UTILITY CABINET(S)			FIRE	HOOD
HOOD	TAG					EFFICIENCY @ 9			WIRE			F	IRE SYSTEM	ELECTRICAL	SWITCHES		HANGING
NO.		TYPE	QIY.	HEIGHT	LENGTH	MICRONS	QTY.	TYPE	GUARD	LOCATION	SIZE	TYPE	SIZE	MODEL #		PIPING	
1		Captrate Solo Filter	7	20"	16"	93% See Filter Spec.	3	L55 Series E26	NO	Right		Util Cobinet	1.5			NO	647 LBS

خندنات	-VANGA	<u> </u>		S. Aldres V.							
HOOD									RISER(5)	
NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	WIDTH	LENG.	DIA.	CFM	S.P.
						MUA	12"	28"		666	0.169"
1		Front	132"	16"	6"	MUA	12"	28°		666	0.169*
						MUA	12"	28"		666	0.169"



PLAN VIEW - Hood #1 10' 0.00" LONG 5424ND-2-PSP-F



17BLD POR AND CAPTRATE GREASE STOP SOLO FILTER

THE CAPTURE GREATS OF SOLD THE IS A SHOULE STACE FLITER FEATURING A UNIQUE S-BAFFLE DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO LEIVER EXCEPTIONAL FLITATION EFFICIENCY.

FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2—INCH DEEP HOOD CHANNEL(S).

EQUIPMENT BY OTHERS

SECTION VIEW - MODEL 5424ND-2-PSP-F HOOD - #1









REVISIONS

DESCRIPTION DATE:

Grill 0 DATE: 8/25/2016 DWG.#: 2756681

DRAWN BY: AHJ-86 SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

FOR REFERENCE ONLY SEE MEP SHEETS

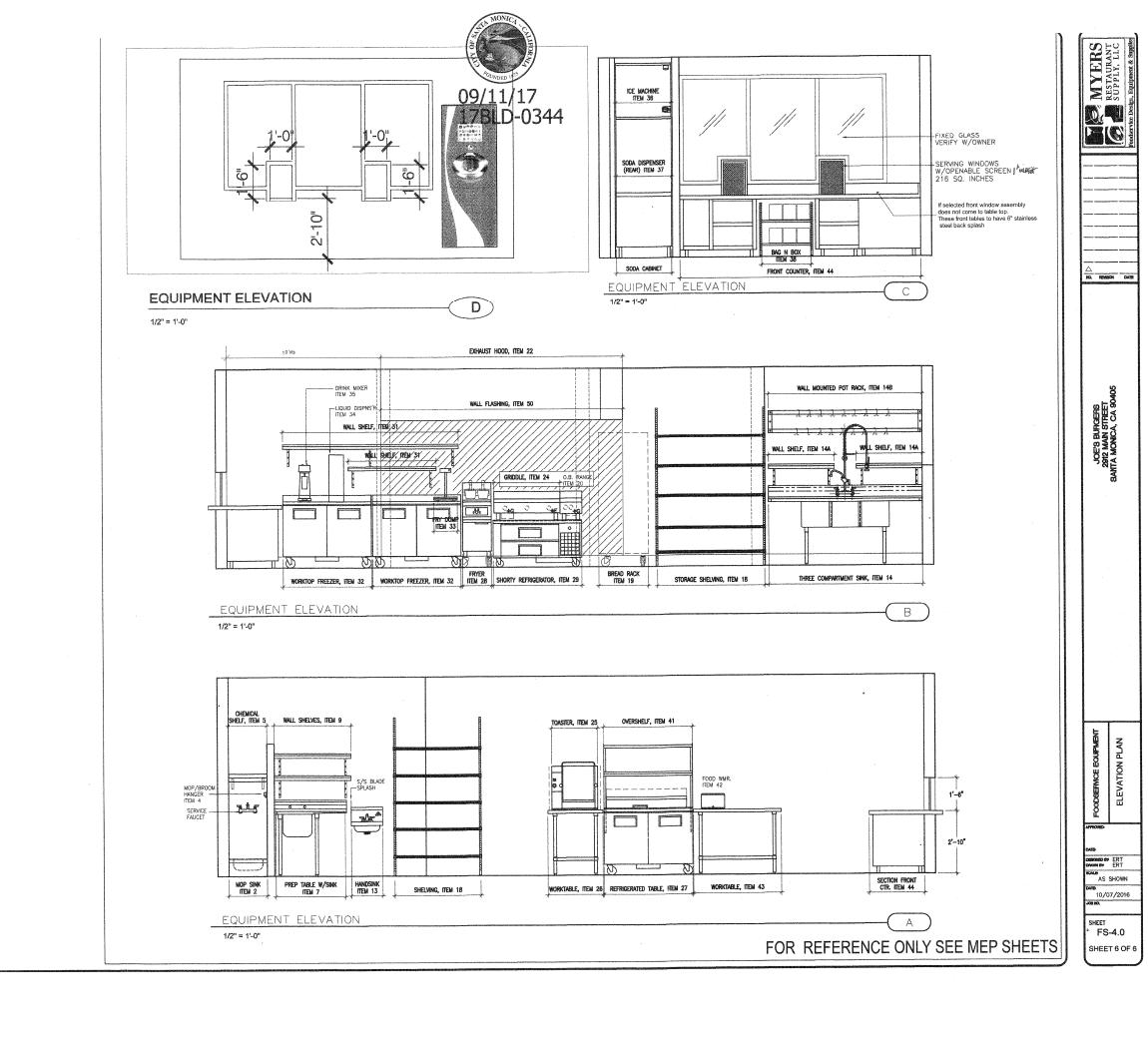
MYERS RESTAURANT SUPPLY, LLC NO. REMBION DATE

JOE'S BURGERS 2912 MAIN STREET SANTA MONICA, CA 9040

DESIGNED BY: ERT 10/07/2016 SHEET

FS-3.0

SHEET 5 OF 6



A. General Structural Notes

- The engineer of record shall review flabricator provided shop drawings and calculations of the deferred items and verify conformance with the intent of the original design. Fabricator shall pay supplemental plan check process.

 a. Prefabricated staris including handralis
 b. Prefabricated staris including handralis
 b. Prefabricated for and floor trusses
 c. Curtain Walls
 d. Storage racks
 Provide plans for temporary shoring of excavations that remove the lateral support from a public way or an existing building. Excavations adjacent to a public way require Public Works approval prior to issuance of building benefits or projects involving over 250 cubic yards of soil in "Hillaido
 A grading bond in orquired to be poted for projects involving over 250 cubic yards of soil in "Hillaido

MATERIAL SPECIFICATION & INSPECTIONS

- General Material Specifications:
- Inspection is not required (U.N.O.). Concrete shall be or an approved mix per ASTM C-94 with aggregate per ASTM C-3AT MIN. F_C=3,000 PSI at 28 days (U.N.O.).

 c. 3000 psi min. for grade beams and piles / piers. (1808.2.23.2, ACI 318, 21.2.4) Continuous
- c. 30UU psi min. 10r glade beems and piles piles. (1810).2.2.3.2, AU. 31b, 21.2.4). Commulous inspection is required.
 d. Masonry Units Specifications: (91, 2013, T.21-D)
 1. All block is to be lightweight. Grade N units per ASTM. C-90 with aggregate per ASTM. C-144 AT FM-1,500 PSI (U.N.O.). Continuous inspection is not required. (U.N.O.) or is an engineer masonry wall. All fire-inforcement cells to be filled stud (U.N.O.) Maximum 4-tiff without C.O. hotes. If clean out holes are approved by engineer and architect, they must be situated so as not to be visible (g. blow this sals).
 2. Mortar to be TYPE S at Fi_C=1,800 PSI at 18 days (U.N.O.) with aggregate per ASTM C-144. (I.N.M.)

- stuated so as not to be visition (e) grown the sato).

 2. Mortar to be TYPE S at Fr_c11,800 PSI at 18 days (U.N.O.) with aggregate per ASTM C-144 (U.N.O.).

 3. Grout mix to be 1:2 1/4 with maximum 1:10 lime AT Fr_c2,000 PSI at 28 days with aggregate per ASTM C-404. Add minimum water for pouring. Two parts pies gravel may be added where the blocks are 3° or larger (U.N.O.).

 5. Type of Structural steels, Structural Fiyer, Tubing, Reinforcing bear.

 1. Structural shepses and file plates to be ASTM A-36-70 (U.N.O.).

 2. All botts to be unfinished ASTM A-36 TADE B (U.N.O.). Tubing to be ASTM A-501.

 4. REINFORCED BARS to be ASTM A-36 TADE B (U.N.O.). Tubing to be ASTM A-501.

 5. Minimum bar spice to be: 30 diameter in concrete: 40 diameter in masony (U.N.O.).

 6. Maximum two best bundle (U.N.O.) diameter in masony (U.N.O.).

 7. NOTE: GRADE 40 (U.N.O.). Wielded view mesh to be ASTM A-615.

 8. Field weeks at 1/2 stress (U.N.O.). Grade 60 steels in not to be welded (UNO.).

 7. NOTE: GRADE 40 steel CN for miscellaineous pours (U.N.O.).

 8. Field weeks at 1/2 stress (U.N.O.). Grade 60 steel is not to be welded (UNO.).

 6. Grade, species, and moisture content of all lumber. Type and grade of phywood sheeting.

 1. All framing lumber to be brouglas Fir. Coast Crach, with grade 454; Croples (Kof for top floor sills and wall plates). Wood framing members: grade and species of all lumber. "MUST BE GRADE 484; Croples (Docks and Deems shall be free of heart center.

 2. Foundation sills shall be naturally durable (foundation grade retwood) or preservative-treated wood. (2304-112.4) End stude at masonny walls and sills within 48° of dirt is to be RW or PTDF (U.NO.).
- or PTDF (UNO)
- or PTDF (UNO)

 3. Moisture content for all wood is not to exceed 18%.

 4. Plywood sheathing to be PS-1-95, Douglas Fir STRUCT 1 (five layers) or equivalent OSB (except if installing single ply EPDM or TPO roofing directly over decking- see SP1, Section 7 and verify proper installation and decking with manuf, specs), with exterior glue (U.N.O.) Plywood diaphragms and shear wall nailing to sill plates shall be compatible with other fasteners used and with the chemical composition of the preservative used to treat the wood
- Provide specifications.

 6. Glue lam beams and PSL must be fabricated in a LADBS Type 1 fabricator or licenced shop, Identify grade symbol and lamination species per 15-A, 2005 NDS Supp. Glue laminated beams shall conform to the following: "Architectural appearance grade Douglas Fir, combination symbol 24-PA/ 2400F Existering flue, conforming to AITC standard A190.1. AITC inspection certification required for the production of all glue laminated timbers.

 7. Particle Board: ANSI A208.1-999. Mosture protection is required.

 g. SILL PLATE: Ramset Power-Driven Fasteners at 6" from ends and 32" Oc. (U.N.O.) LARR # 22688 (CBO EK # 1147 Hitt) or Equal with LARK# are acceptable.

 Metal deck if occurs shall be Vero Manfacturing, inc., Veroc Steel Deck, LARR # 23789 TYPE:

 SPAN TABLE:

 SPAN TABLE:

FINISH: Structural Observation per Section 1708 IS / IS NOT required for this project. See attached STRUCTURAL OBSERVATION PROGRAM. Notify the Architect in a timely manner of when inspections are needed with sufficient time for the inspection and corrections if any.

Inspections are needed with sufficient time for the inspection and corrections if any;

(Continuous Special inspection) (Perford Special Inspection) is required for (1) per Sec 1704 and Tables 1704 3 (see), 1704 4 (concrete), 1704 5.1 & 1704.5.3 (masonny), 1704.7 (solis), 1704.8 (pile foundations), 1704.9 (pile foundations) and Table 2306.3.2 note 7 (high node wood disphraginy) Cortinuous Special Inspection by a registered deputy inspector is required for field welding, concrete strength for 3000 pis (see exception # 810 & above), high strength loing, sprayed-on fireproofing, engineered masonny, high-fire gouting, pre-stressed concrete, high loing, sprayed-on fireproofing, engineered masonny, high-fire gouting, pre-stressed concrete, high clading-ragms and special moment-resisting concrete frames. (1704 & Chapters 19, 21, and 22) Special Inspection or setting 18 18 NS NOT required (1705). Controllors exposed this form the construction of a wind or seismic force resisting systemicomponent listed in the Statement of Special Inspection has all submit a written statement of responsibility to the LADBS inspectors and the owner prior to the commencement of work on such system or components of Statement of Periodic Special Inspection has all submit and written statement or responsibility to the LADBS inspectors and the owner prior to the commencement of work on such system or components of the selemic force resisting system. Special inspection is equired for wood sheer walls, sheet praise, and disphragins, including nalling, boiling, anchoring, and other factoring to components of the selemic force resisting system. Special inspection by a deputy inspector is required where the listeners specing of the sheathing is 4 inches on center of less. (1707.3)

Controlled activity inspection is required for (buildings over 5 stories) (buildings over 50,000 sq ft of ground floor area) (full dings over 50,000 sq ft of ground floor area) (full dings over 50,000 sq ft of ground floor area) (truth), shell reviewed and approve truse

suitability for intended use. (2303.4.1)
The following structural products shall comply with an approved Los Angeles City Research Report.
A copy of the Los Angeles Research Report and/or conditions of listing shall be made available at

SIMPSON PRODUCT APPROVALS

- 1. HD's LARR #25720; PHD LARR #25720

- 2. STRAPS LARR #2519
 2. STRAPS LARR #2519
 3. CBs LARR #2558
 4. FRAMING CONNECTORS LARR #2549
 5. JOIST HANGERS & FRAMING CONNECTORS LARR #2499
 6. SSTS LARR #25248
 6. SSTS LARR #25248
 6. SSTS LARR #2527
 6. SSTS LARR #2527
 8. STRUCTURAL CONNECTION FOR WOOD TO WOOD LARR #25076
 9. HANGERS #2507
 6. STRONG-TIE JOIST HANGERS LARR #25076
 10. STRONG-TIE JOIST HANGERS LARR #25076
 11. LI JOIST HANGERS WOOD TO WOOD LARR #25076
 12. TIMBER CONNECTORS LARR #25176
 12. TIMBER CONNECTORS LARR #25176
 13. CONNECTORS LERR #2519

- 3. CONNECTORS (LEFTA PBS AND CBS) LARR #25552 4. EPOXY TIE ET-22 FOR ANCHORS LARR #25185
- 5. FRAMING CONNECTORS AND HOLD-DOWN ANCHORS LARR #22086
- HANGERS, TENSION TIES AND HOLD-DOWNS LARR #24818 STRONG WALLS - LARR #25427
- 19. SIMPSON WEDGE ANCHORS LARR #24682

PSL & LVL - LARR #25202 HILTI HIT-RE500-SD - LARR #25700 HILTI KWIK BOLT - LARR #25701

Field Welding to be done by welders certified by the LADBS for (structural steel)(reinforcing steel

(light gauge steel). Continuous inspection by a deputy inspector is required. Shop welds must be performed in a LADBS licenced fabricator's shop. LADBS licensed fabricator is required for (Trusses), (Structural Steel)

See Sheet S1 Section 2A for Earthwork Specifications

. FOUNDATION AND GRADING

- See attached GPI & supplemental if required
- See aduction of a significant integration and analysis and foundations shall be designed for expansive soil conditions unless a soil report is provided and approved by LADBS Grading Division

 1. O.S. all building slabs shall be minimum thickness of 3 1/2 inch concrete slab on grade with #4 rebar @ 16° o.e.w., with a min 10-mil mosture barrier, 1901.2

- Foundation sill botts require steel plate washers of minimum size and thickness as specified by Table 2305.3.11. (2305.3.11. 2308.12.8)
- Table 2005.3.11. (2305.3.11, 2306.12.8)
 Concrited grade beams that are part of a Special Moment Frame shall use A706 reinforcing steel.
 Transverse reinforcement shall be provided over a length equal to twice the member depth
 measured from the face of the supporting member. The specing of such reinforcement shall not
 exceed. (a) 44, (b) 6. The diameter of the smallest longitudinab bars, c) 24 hoop bar diameters,
 (d) 12 inches. The remainder of the grade beam shall have transverse reinforcement spaced not
 more than 40. (2.0.13 to 21.5, 2.1.3.3)
- ade beams shall be constructed with minimum f'c=3000 psi. (LADBS memo dated
- oundations with stem walls shall be reinforced with a minimum of two No. 4 har at the top of the
- wall and two No. 4 bar at the bottom of the footing, 1908.11.5, ACI 318 Section 22.10
 Slabs-on-grade with turn-down footings shall be reinforced with a minimum of one No. 4 bar at the top or the part of the par the stepped footing shall be level. (1805.1)
- Detail a footing setback of H/3 to the face of slope or as required by the approved soil report.(1805 2: Fig 1805.3.1)
- Provide an ascending slope clearance to building of H/2 or 15' max. (1805.3.1; Fig 1805.3.1)
 See Site Plan for site drainage: use non-erosive devices for concentrated drainage to street. (7
- If adverse soil conditions are encountered, a soils investigation report may be required. (1802.2.1)
 Hold-down hardware must be secured in place prior to foundation inspection.
 Where plywood been panel is on bits ides, use twice the number of connectors or anchor bolls.
 When bolting to an existing footing, edge distances are 1.34" laterally and 6" longitudinally. Deput inspection is required, 1912.1

E. LATERAL LOADS

ENGINEERING VALUES: TYPE 5 WOOD FRAME CONSTRUCTION

LL = 20 PSF DL = 20 PSF SLOPED LL = 20 PSF

BALCONY DL = 10 PSF LL = 60 PSF LL = 100 PSF > 100 S.F.

WIND SPEED = 85 MPH

λ = 1.0 K_{2t=1.0} P_{S3} = 15.9 PSF I = 1.0 SDC-D Site Class D IT FRAME SHEAR WALL

LI. FRANKE SHEAR WALL

R = 6.5 P = 1.3 Site Class D

S_S = C_S = ... 1936

S₄ = BASE SHEAR = 6.41 lb/sq fl S_{DS} = 259G OCCUPANCY = II

SHEAR PANEL SCHEDULE:

1/2" PLYWOOD, STRUCTURAL GRADE 1 (5 LAYER), BLOCK ALL EDGES BN=10d AT 6" O.C., FN=10d @ 12" O.C., SILL NAILING = 16d @ 4" O.C., SILL BOLTS = 5/8" AT 48" O.C. 2X SILL,

1/2" PLYWOOD, STRUCTURAL GRADE 1 (5 LAYER), BLOCK ALL EDGES. 1/2 PYWOOD, STRUCTURAL GRADE 1 (5 LAYER), BLOCK ALL EDG BN=10d AT 4" O.C., FN=10d @ 12" O.C., SILL=16d @ 3", SILL BOLTS = 5/6" AT 32" O.C. 2X SILL AND STUDS @ PLYWOOD SPLICE, A35 @ 16" O.C. @ TOP PLATE.

1/2" PLYWOOD, STRUCTURAL GRADE 1 (5 LAYER), BLOCK ALL EDGES

1/2" PLYWOOD, STRUCTURAL GRADE 1 (5 LAYER), BLOCK ALL EDGES

2 FT WOOD OF THE GROUP IN CALLED, THE CHARLES AND A THE COLOR OF TH

- Furnish, install, and finish Concrete work complete, including grading under slabs, penetrations in slab, plastic membrane, form work, reinforcing, etc., and placement of bolts and inserts supplied other trades. a. Coment: ACI 318
- Li-Paginguises. And Use (in the pre-Paginguises a city discusses and bit contemps).

 C. Water: Clean Fest suitable for domestic purposes.

 d. Reinforch State Stat
- g. Integral color by Bomanite.
 h. Any gas lines run in slabs must be ventilated in a manner approved by the local building

- h. Any gas lines run in slabs must be ventilated in a manner approved by the local building sulhority.

 I. No alumnum is to be embedded in any concrete or grout pour.

 I. So alumnum is to be embedded in any concrete or grout pour.

 I. Las bars 30 diameters or 24" (minimum). See structural drawings and specifications for specific bar lap dimensions.

 I. Minimum coverage 1.12 inch forms: 4 inches from earth (where used as a form).

 C. Widded wire fabric splices shall be such that overlap measured between the outermost cross wires of seach fabric sheet lis not less than the spacing of the cross wires plus two (2) inches. Wire tel 48 inches on centler.

 d. All dowels from footings to the special power of the same size, strength and number as the main reinforcing U.O.S.

 e. Provide spacer bars, chairs, blocks, etc., as required to positively hold steel in place.

 f. All hooks and bended shall confirm to ACI 315. Re-bending of bars is not allowed.

 g. Welding of reinforcing steel shall be performed by certified welders using the electric arc process, utilizing to whydrogen electrodes. Confirmous inspection is required for all field welding.

 a. Place W.P. plastic membrane under all siabs. Lap all spices min 12".

 D. Converte Ant 1b to wordar in all forms, around reinforcement and embedded items and into corners. Renove all excess not to be covered. All pours to be straight and true with no appreciable defections.
- c. Bolts, anchors, hold-downs and all inserts shall be accurately located and securely held in place
- to boths, includes, inductives and aminerial state of accurately occated and securely read in process until concrete has hardened. Verify location and number of holdowns, anchor boits, post bases et with shear wall schedule, structural and Architectural drawings.

 d. Concrete flat work shall be true to within 1/8 inch in 10 feet in all directions, or slopped to drain to contrate hat work shall be true bright in the first in the directions, or suppose to unaimas indicated on the drawings allowing no puddling to occur in the direction of five.

 e. All wood forms which have been used in placing concrete, if within the ground or between the foundation still and the ground, shall be removed before a building is occupied or used for any
- ourpose. Ref. CBC 3304. Keep forms wet. f. Protect all wood within 8" of grade with 4" min. concrete covering. Fortest all wood within 5" of grade with 4" min. concrete covering.

 J. Location of all construction joints shall be reviewed by the Architect and structural engineer pror to pouring if not specifically shown on the drawings. Provide integrally cast waterproofing reglets where codi joints will be exposed to inversemant, moisture or leaks.

 Samblast all construction priors before planing concrete another passes on another passes in contraction contact and another passes in contract poured directly against earth shall be 1 inches clear from contact face.

 Lontractors to protect adjacent finished surfaces and vegetation from over-splatter.

 I. Contractors to protect adjacent finished surfaces and vegetation from over-splatter.

 I. Coordinate all said eviewsfors with foot friefs schedule.

 In Coordinate concrete dimensions with Architectural drawings.

 In Tickken all footings to marchial effective depth at all penetrations.

 Dowel new and existing footings longster with 4-44 bars. Penetrate existing footing by 6".

 U.O.S.

- a. Interior and Garage Slab: Steel trowel finish: slope to drain where indicated on drawings Exterior flatwork: Broom finish, rock salt finish and/or exposed aggregate finish as indicated. A exterior slabs to slope away from building(s).
- c. Patterns by Bomanite U.O.S. d. Protect finished camets and other existing or installed finish floor materials from construction damage with sand, wood, etc. e. Remove no forms before 7 days or as approved by the structural engineer

Underfloor ventilation equal to 1 sq. ft. of net ventilating area for each 150 square feet of crawl space shall be provided on 3 sides of the building and in Interior fooling walls. Access openings 18" high by 24" wide shall be provided to all areas of the underfloor space. Wall openings shall have additional vertical reinforcement of the same size placed within 12" of each side of the opening.

Support of bearing partitions perpend greater distance than the depth of joists.
 Provide 2x solld blocking at floor joists.

c. Provide full depth solid bearing blocking ur supporting studs, and shear wall chord members.

ber all be seen says and studs. Post, header ers to be COMPAUD to between levels through to the

foundation or lowest level possible with solid blocking and required metal straps at each framing level. Nail multiple studs as per section of \$60 of these specifications.

Protect all framing, plywood, and blocks of the protect all framing, plywood, and blocks of the protect all framing.

Protect all framing, plywood, and blocklon in the port agent of its fininimum where exposed to moisture. Or provide hot mopping with liberalists eagle reinforcement. Unless otherwise noted all slip lates for fails of male with the progress of all subjects of the protection of the provided and t

diam. x 12" anchor boths embedded a minimum of 2" and a minimum of 3" obto per all place with a maximum of 12" and a minimum of 4" from ends of sils and comers and with a minimum of 2 boths per all place. Inherior non foedbesning walls may be anchored with power driven 0.145 diam. shot anchors, conforming to ICBO number 2388 and number 1290, spaced at 2-8" on certific. See section 8.1 gir or shot anchors specificationeds and nuts. All rusts and screws shall be stylened before covering.

a. All boths and lag screws shall have weathers under heads and nuts. All rusts and screws shall be typined with ministalled and relightened before covering.

b. All farming clips, hangers, anchors, and other connection shall be installed using the required nails and or both as a specified by the manufacturer and as required by building code approval to develop the full strength of the connection. All anchors, holdowns, post bases, hangers, straps, and miscellaneous connectors where referenced on the plans and dutals, and where used in construction and not specifically referenced. Adjust framing furr outs and shear wills as required to maintain a flat and flush surface for drywall, stoco or other infectior or existence finals.

Center all holdowns and anchor boths on wall.

Do not over an existence and the contraction of the contraction.

Double block behind all drag straps which are perpendicular to josts.

Adjust framing, nothes, bevels, recesses and alignment heights, at angied framing so that finishes lie flat & meet at true angles with crisp lines.

Where approved by the engineer. Notching at the ends of rafhers or ceiling joist shall not exceed 1/4 the depth. Notches in the top or bottom of the rafter or ceiling joist shall not exceed 1/8 the depth and shall not be located in the middle 1/3 of the span, except that a notch not exceeding 1/3 of the depth is expentited in the top of the rafter or ceiling joist not further from the face of the support

han the depth of the member. Holes bored in rafters or ceiling joists shall not be within 2 inches of

the top and bottom and their diameter shall not exceed 1/3 the depth of the member. 2308.10.4.2 Bearing wall studs cannot be notched more than 25% of their width. Bored holes cannot be greate

than 40% of stud width. No structural member shall cut or drilled through without prior review by the structural

reassembled correctly.

2. Externor stairs and balconies must be positively attached to the structure without the us or toenails or nails in withdrawt (2008.12.7).

SHEAR WALLS

Use Buildex Fasteners for wood structural panel connections to cold-formed steel framed walls.

LARR # 25637
Solid blocking shall be provided at all horizontal joints occurring in braced wall panels. (2308.9.3)
Stucco shear walls shall utilize furring, galvanized nails (having a minimum 11 ga., 1-1/2" long, 7/16" diameter head, and furred out a min of 1/4") to attach the lath to the studs. Staples shall not be

The maximum allowable shear for three-ply plywood resisting seismic loads is 200 plf. (2306.4.1).

The following applies to all shear walls with a shear value greater than 350 plf: (Table 2306.4.1

a. Plywood sheathing shall be inspected by the building department prior to covering. Plywood

a. Prywood shearing state to inspected by the dubling bepartment prior to covering. Prywood special prior with table 230 And, direction perpendicular to supporting members. At walls speaking members and table the parallel to the supporting members. Each additional sheet shall be 40%80" except where special conditions require the use of smaller or larger sheets. For sheets smaller than 43% the sheet shall contain a minimum of 8 square feet and shall extend over a minimum of these supports. Penals shall be staggered approximately one half panel between successive rows of sheets in the long direction. Provide full depth blocking at all unsupported panel edges at floors and walls

RETAINING WALLS DESIGN
 Calculations and details are required for retaining walls over 4 feet in height, measured from the bottom of the looting to the top of the wall, unless supporting a surcharge or sloping earth, 101.5
 Provide a safety factor of 1.5 to resist (sliding), (overturning) for design of retaining wall. 1806.1

SECTION 5 STEEL
SECTION 5 STRUCTURAL STEEL
T. Bolts noted as A325. All A325 bolts shall be installed as per the "Specifications For Structural Joints Using A325 Bolts", as a proved by The Research Council On Riveted and Bolted Structural Joints. Conflinuous inspection is required for all

Full penetration groove welds shall be ultrasonically tested by an approved testing agency and shall conform to AWS D1-1, section 6.

All structural and architectural steel to be delivered on site primed with two coats of the appropriate primer. If exposed, to be finish painted as per section 9E of these specifications.

All welds shall be ground smooth, all welding spatter shall be removed and shall comply with the specifications of the "American Welding Society".

Furnish all metal supports, angles, plates, attachments, bolts, lag bolts, gates, railings, welding, shop priming and include installation as required to complete work.

See drawings for size, material and attachments of architectural steel All blocking for Architectural Steel, to receive attachments, shall be provided under flough Carpenty.

footnote 8)

a 3x sill plates or double 2x sill plates.

b. 3 x studs and blocks between adjacent panels.
 c. 1/2" edge distance for plywood boundary nailing.

d. All panel joint and sill plate nailing shall be staggered

engineer. The Architect reserves the right to have any framing incorrectly or unsafely installed, dismantled and

Do not over nail. Double block behind all drag straps which are perpendicular to joists.

- . MASONRY (See also SECTION B. 1.d for other Masonry Specs and Sheet SP1, Section 7A-1b for
- Furnish and install all masonry work complete, including masonry veneer and masonry reinforcing-
- Glass block specification. Glass block to be Pittsburg Corning Corp. LARR# 24486 a. Glass-block standard unit panels in exterior walts shall not exceed 144 sq. ft. when the design
- a. Gese-voted in the parties in texterior was selected in the control to the c
- c. Lateral support shall be provided by panel anchors spaced not more than 16" o.c. or by channel-
- type restraints.(2110.5)
 The masonry or concrete walls below grade may be designed to span simply supported betweer slabs. The perimeter walls are NOT to be backfilled until the floor slabs are poured and cured.
- Concrete blocks shall be light-weight or medium-weight grade N units conforming to ASTM
- C90.
 2. Briok: (Fireplace, pavers, planters) See drawings for type, size and detailing. Brick units to be in accordance with C.B.C. 2103.2.
 b. Reinforcing Steel: ASTM A15 and ASTM A305, Intermediate grade. Unless indicated otherwise

- b. Reinforcing Steel: As IM A12 and A5 in A302, interneuvene grows.

 --fetal8.

 c. Tire Wire: ASTM A82, 16 gauge black annealed.
 d. Water: Clean, fresh, suitable for domestic purposes.
 e. Porliand Cement: ASTM C150, Type 1.
 Sand: ASTM C144.
 g. Lime: Hydrated ASTM C207, Type 8.
 h. Veneer Birs: Corrugated galvanized steel, or Steel-Tex.
 e. Masonry veneer shall comply with CBC 1405.9, 2101.2.6, and 2308.11.2. Fireplaces shall conform to Chapter 21 of the CBC, Sections 2111 and 2113.
 b. Work shall be plumb, level, and true to line.

 Reinforcing shall be accurated valenced and held in ossition top and bottom.
- b. Work shall be plumb, level, and true to line.
 C. Reinforcing shall be accurately placed, and held in position top and bottom.
 d. Chimneys shall extend a minimum of three (3) feet above that part of the norm through which it peases and a minimum of two feet above any portion of the building within 10 feet of the point of chimney/roof intersection. Chimney lops shall not extend more than eight feet above chimney. pof intersection. Chimney tops shall not extend more than eight feet above chimney aps at roof framing. Ref.3703(f). Combustible material shall not be placed within 2* of smoke chamber walls or masonry chimney walls when built within a structure, or within 1" when
- nev is built entirely outside structure. chimney is built entirely outside structure.

 Provide 1-"x 1/4" steel straps secured to chimney vertical reinforcement and fastened to structural framework with 2-1/2" diam. bolts over four joists, at each floor above first floor and at roof.
- e. Embed all holts 5 inches minimum into masonry. Except where other requirements may
- f. Fill all cells with solid grout Provide two #5 bars around all openings, unless otherwise shown. Extend vertical reinforcing to full height of wall. Extend horizontal reinforcing 2-3" beyond edge of opening.

 h. Waterproofing shall be laid concurrently with block where conditions prevent access when block

I. WOOD SPECIFICATIONS

650 PLF

- The size of ridge board, valley or hip members shall not be less than the cut end depth of the rafte
- (2308.10.4).
 Roof purlins shall not be smaller than the rafter they support. The maximum span for 2x4 / 2x6 inch. roof puritins is 4 / 6 ft. respectively. For purlin supports provide struts not smaller than 2x4 inch with an unbraced length not over 8 feet, and not flatter than 45 from the horizontal, to bearing walls or artitions. (2308.10.5)
- Rafter ties spaced 4 ft. (max.) on center are required immediately above ceiling joists which are no u.)Provide blocking at ends of rafters and trusses at exterior walls, and at supports of floor joists.

- each floor or ceiling.

 Doublet floor joists are required under parallel bearing partitions. (2308.8.4)
 Headers will per joins or per Type 5 sheet it not specified (ZXXX.9.5.1)
 Use full height studs (balloon frame) on exterior walls of rooms with vaulted ceiling. (2308.9, T
- Plywood roof panels shall be bonded with intermediate or exterior glue and bonded with exterior plue where exposed to the weather. (2304.7.2)
 VOOD DIAPHRAGMS ROOF: 5/8" CDX plv. (except if installing single ply EPDM or TPO roofing directly over
- ROUP: 30° CDx py; (except it installing single py 2=DW or 1PO routing batecy) over decking- see SP1, Section 7 and verify proper installation and recommended decking with manuf, spees) (32/16 panel index) with 8d AT 6° O.C. (or equivalent screws at single ply roof membranes), 12° O.C. blocked (U.N.O.)
- ROOF DIAPHRAGM nailing to be inspected before covering. Face grain of plywood shall be perpendiuclar to the supports. FLOOR: 3/4" T&G ply, with 10d @ 6" O.C. w/ ring shank nails or 2" x #8 screws @ 6:10. Floor
- FLOOR DIAPHRAGMS shall be blocked at panel edges and be glued to each joist and block Plywood spans shall conform with the table 2304.
- Maximum stud heigh -BEARING WALLS

hts unless o	otherwise calculated (T 2308	3.9.1)
	BEARING WALLS	NON-E
2X3		10
2X4	10	14
3X4	10	14
2X5	10	16
2X6	10	20

- ^ 2X3 Not to be used in exterior walls. All walls except 2x3 can be 24" o.c. max UOS.
- below the top two stories. (T-4A, 05' N.D.S. Supplement, T 2308.9.1)
 Exterior stairs and balconies must be positively attached to the structure without the use of toenail
- Fasteners in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc
- r-asteness in preservative treated wood or the relatedant treated wood shall be of not opped zinc orabed galvanzed steel or stanishess steel. All daphragm and shear wall nating shall utilize common galvanized nails. (T2306.4.1) All both holes shall be drilled 172 or 11f6" oversized (11.1.2.2, 05 NDS). Inspector to verify, Furnish and install rough carpentry complete including rough hardware bolts, screws, nails, framing dips, strays, anchors, etc.

 Provide lead hole 40%-70% of threaded shank dia, and full dia, for smooth shank portion."

 Set all horizontal members with crown side up.
- Set all horizontal members with crown side up.
 Studes shall have full bearing on plates.
 Use Simpson Strong Tier U* hangers at flush joist and rafter framing and heavy duty hangers (HU) at beams, unless otherwise noted.
 Connect 3 or more rafters or joists with 1/2" diam, bolts @ 18" o.c. 5" from top and bottom staggered, with two end bolts centered over supports.
 All hardware and nails shall be hot dipped zinc coated galvanized steel.
 All joists and beams to have a minimum 2" bearing at each end. Ref. 251817.
- Where wood is exposed, appearance grade or better is to be used Provide 3 studs at each comer. Provide 3 studs at each comer. All exterior walls to be sheathed with minimum 1/2° Struct. 1 exterior plywood and nailed at a mini m of 10d @ 6.12 unless otherwise specified on shear schedule. No furring strips - use the larges
- Where a partition containing heating or other systems runs parallel to floor joists provide double joists spaced and bridged to permit passage of such systems. Where systems are partially or wholl within the partition and require any culting of the sole or top plates, provide a metal to 1/8" thick by 1 1/2" wide with a minimum of 4 16d nails @ each end.

Fastening Schedule

	CONNECTION JOIST TO SILL OR GIRDER	3 - 8d common (2 1/2" x 0.131"), 3 - 3" x 0.131" naïs, 3 - 3" 14 gage stables	toensii
	BRIDGING TO JOIST		1/2" x 0,131"), 2 - 3 " x 0,131" nells, 2 - 3" 14 gage staples	toenal each end
	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d common (face nell
	WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3 - 8d common (tage nell
	2' SUBFLOOR TO JOIST OR GIRDER	2 - 16d common		blind and face nail
				typical face nail
200	SOLE PLATE TO JOIST OR BLOCKING	100 (3 1/2 7 0.1	95") @ 16"oc, 3" x 0.131" nells @8" oc. , 3" 14 gagn staples @12" oc	dharacara ian
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 - 168 (3 1/2" x	3,135") @ 16"oc. 4 - 3" x 01.31 nails @16", 4 - 3" 14 gage staples per 16"	braced self panel
	TOP PLATE TO STUD	2 - 16d common	(3 1/2" x 0.162"), 3 - 3" x 0.131" nails, 3 - 3" 14 gage staples	end nail
	STUD TO SOLE PLATE	4 - 8d common (2 1/2" x 0.131"), 4 - 3" x 0.131" nails, 3 - 3." 14 gage staples	toenall
			(3 1/2" x 0 162"), 3 - 3 " x 0.131" nails, 3 - 3" 14 gage staples	end nail
1.	DOUBLE STUDS		35") @ 24"or, "3" x 0.131" nell @6" oc, 3" 14 gage staple @6" oc	face nail
10	DOUBLE TOP PLATES	16d (3 1/2" x 0.1	95") @ 16"oc, 3" x 0.131" nell @ 12" oc, 3" 14 gage stapre @ 12" oc	typical face nall
	DOUBLE TOP PLATES, LAP SPUCE	R - 16d common	(3 1/2" x 0.162"), 12 - 3" x 0.131" naits, 12 - 3" 14 gage stables	tap epilice - 48" fap and joints occurring at studs
	DOUBLE FOR PUNIES, DAY SPLICE	D- 100 COURSES	DO THE ALD THE PURE A VALUE THERE, HE TO THE YEAR PROPERTY.	nailed with minimum 8-16d nails at each end.
11	BLOCKING BETWEEN JOISTS OT RAFTERS TO TOP PLATE	3 - 8d common (2 1/2" x 0.131"), 3 - 3" x 0.131" nells, 3 - 3" 14 gage staples	toenail
2	RIM JOIST TO TOP PLATE		1") (0, 6" oc. 3" x 0.131" nail (0, 6" oc. 3" 14 gage staple (0, 6" oc	loenal (1995)
	TOP PLATES, LAPS AND INTERSECTIONS		3 1/2" x 0.162"1, 3 - 3" x 0.131" nali @ 6" oc. 3" 14 gage staples	face nail
	CONTINUOUS HEADER, TWO PIECES	16d common (3		16" oc along edge
15	CEILING JOISTS TO PLATE		7 1/2" x 0.131"), 5 - 3" x 0.131" nells, 5 - 3" 14 gege steples	toeneli
	CONTINUOUS HEADER TO STUD	4 - 8d common (lottati
7	CEILING JOISTS, LAPS OVER PARTITIONS		(3 1/2" x 0.162") min. Table 2308.10 4.1. 4 - 3" x 0.131" nails. 4 - 3" 14 gage staples	
	CEILING JOISTS TO PARALLEL RAFTERS		(3 1/2" x 0 162") min. Table 2308 10 A 1; 4 - 3" x 0 131" natis, 4 - 3" 14 gage stapes	
	RAFTER TO PLATE		2 1/2" x 0,131"), 3 - 3" x 0.131" nails, 3 - 3" 14 gage staples	toenali
	1" DIAGONAL BRACE TO EACH STUD AND PLATE		1/2" x 0.131"), 2-3" x 0.131", 3-3" 14 gage staples	face nati
11	1' x 8" SHEATHING TO EACH BEARING, FACE NAIL	3 - 8d common i		face nail
22		3 - 8d common (face nell
23	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL: BUILT-UP CORNER STUDS			@ 24" o.c.
č8	BULLI OF CORNER STODS	18d common (3 3" x 0.131" nails	02 x 0. (62)	@ 15" o.c.
		3° 14 gage stapl	is .	@ 16" o.c.
14	BUILT-UP GIRDER AND BEAMS	20d controon (4*	x 0.192") @ 32" oc, 3" x 0.131" nell @ 24" oc. , 3" 14 gage staple @ 24" oc	face nell at top & bottom staggered on opposite
	BUILT-UP GIRDER AND BEAMS	2 - 20d common	14" x 0.192"), 3 - 3" x 0.131" nells, 3 - 3" 14 gage stable	face nell at ends of each splice
25	2' PLANKS	16d common (3	1/2" x 0.162")	at each bearing
26	COLLAR TIE TO RAFTER		(3" x 0.148"), 4 - 3" x 0.131" nails, 4 - 3" 14 gage staples	face nell
27	JACK RAFTER TO HIP	3 - 10d common	(3" x 0.148), 4 - 3" x 0.131" nails, 4 - 3" 14 gage staples	toenali
			3 1/2" x 0.162"), 3 - 3" x 0.131" nails, 3 - 3" 14 gage staples	face nail
28	ROOF RAFTER TO 2-BY RIDGE BEAM	2 -16d common	3 1/2" x 0.162"), 3 - 3" x 0.131" naits, 3 - 3" 14 gage staples	toenali
		2 -16a common	3 1/2" x 0.162"), 3 - 3" x 0.131" nails, 3 - 3" 14 gage staples	face nail
29	JOIST TO BAND JOIST		3 1/2" x 0.162"), 4 - 3" x 0.131" neils, 4 - 3" 14 gage staples	face nell
	LEDGER STRIP		3 1/2" x 0.162"), 4 - 3" x 0.131" nalls, 4 - 3" 14 gags staples	face nati
	WOOD STRUCTURAL PANELS AND PARTICLEBOARD , SUBFLOOR ROOF AND WALL SHEATHING (TO FRAMING)		65 ⁻¹ , 2 3/8" X 0.113" nell", 1 3/4" 16 gage ^o	
	SUBPLOOK, ROUF AND WALL SHEATPING (TO FRAMING)	40000 TO 310	8cf or 6d*, 2 3/6" X 0.113" relif. 2" 16 gape?	
	la transport de la constant de la co	1 1/6" TD 1 1/4"		
	WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO	34° and less	60"	
	FRAMING)	7/8" TO 1"	80"	
		1 1/8" TO 1 1/4"	10df or 8df common	
32	PANEL SIDING (TO FRAMING)	1/2" OR LESS	w	
*	(MILL SURFO (TO FINAING)	5/8"		
11	FIBERBOARD SHEATHING	1/2"	No. 11 gage roofing nail*, 6d common nail (2" x 0.113"), No. 16 gage staple	
33	FIDENDONIO SIGNIFINO	25/32*	No. 11 gage roofing nati, 8d common nati, No. 16 gage staple	
	INTERIOR PANELING	14"	vol. 11 gage roomig nas, oo common nas, roo 10 gage sapre 4d	in the property of the process with
14				

Common or box nails are permitted to be used except wher otherwise stated. Nails spaced at 6" on certar at edges, 1,2" at intermediate supports except 6" at supports where spans are 48" or mon nailing of wood structural panel and particloboard displangura and shear walls, refer to Section 2305. Nails for wall

inaini gi u vivou sucusari paine anu paemocoa u diapinegiri ano sisea wana, rees n dahing ara permilided to be common, box or casing. Common or deformed shank (6d - 2" x 0.112"; 8d - 2 ½" x 0.131"; 10d - 3" x 0.148"). Deformed shank (6d - 2" x 0.113"; 8d - 2 ½" x 0.131"; 10d - 3" x 0.148").

venumes statist ($g_0 < x$ v. 1.15; $g_0 < x'_0$ x.0.15°, $g_1 < x'_0$ x.0.15°, $g_1 < x'_0$ x.0.16°, $g_1 < x'_0$ x.0.11°, $g_1 < x'_0$ x.0.113°) nail. Assences spaced 3° on center at lender of eights and 6° on center at intermediate supports, when used as structural string. Spacing shall be 6° on center on the eagles and 12° on center at intermediate supports for nonstructural e. For the anchor bolts in shear wall sill plate, provide .229" x 3" x 3" plate washers with slotted cut

e. For line action Uses in steel war so place, provide 224 b. As y place was less with source can hole as per 2005.3.1 for as specified on the table 2005.5.1.1 for non-stidetic cut plate washers. Hold-down connector bolls into wood framing require approved plate washers, and hold-downs shall be tightened just prior to covering the wait framing. Connector bolls into wood framing require steel plate washers in accordance with Table 2306.5 of the LA Building Code. (2306.5) n. Corrosion-resistant fooling nails with 7 / $_{16}$ " diameter head and 1 1 / $_{2}$ " length for 1 / $_{2}$ " sheathing and 1 1 / $_{2}$ " length for 25 / $_{32}$ "

i. Corresion-resistant staples with nominal 1/n,* crown and 1 1/s* length for 1/n,* sheathing and 1 1/n,* length for 1/n, sheathing. Panel supports at 15° (20° if strength as in the long direction of the panel, unless otherwise marked, 1, clasting 1° (1° x 0.050°) or first (1° x 10.05°) or firs

m, suggests shall note extrustions covern width of "ris".

For mod shading applications, fisherine spaced 4" on center at edges, 8" at intermediate supports.

Fasternes spaces 4" on center star-edges, 8" at intermediate supports for subfloor and wall sheathing and 3" on center at edges, 8" at intermediate supports for subfloor and wall sheathing and 3" on center at edges, 8" at intermediate supports for subfloor and wall sheathing and 3" on center at edges, 8" at intermediate supports or supports.

1.2 Survey 2.2 Details

3.1 Elevations

FS 0.0 Kitchen Notes FS 0.1Kitchen Details FS 1.0 Kitchen Floor Plan

FS 4.0 Kitchen Elevations S1 Structural Notes S2 Structural Plans

Pípersky5.0 Permit.pln

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architects

Tenant Improvement for Joe's Grill 2912 Main Street Santa Monica, CA 90405



Sheet Index 01.1 Site Plan 2.1 Floor and Roof Plans

3.2 Colors and Rendering 4.0 Sections and context 7.0 Landscape

FS 2.0 Kitchen MEP FS 3.0 Hood Plans

> E0.1-E5.4 Electrical 11 sheets M0.1-M5.1 Electrical 8 sheets

