

Detterman, Mark, Env. Health

From: Bob Clark-Riddell [briddell@pangeaenv.com]
Sent: Wednesday, June 05, 2013 5:45 PM
To: Detterman, Mark, Env. Health
Cc: grewalngns@yahoo.com; CLee4@oaklandnet.com
Subject: FW: 451 Hegenberger
Attachments: 11156 0 Hegenberger Structural S1-S4.pdf; Gas_Station_PermitSet_041713_2010ver-1.pdf; 451 Hegenberger - Soil Profiling-April 29-2013.pdf

Mark,

As we discussed, the City of Oakland seeks ACEH input before issuing their construction permit. The attached soil profile package shows the approximate excavation area for the future building pad and prior soil data.

Pangea is not aware of any significant environmental issues that should prevent issuance of the construction permit. The work scope involves excavation down to about 5 or 6 ft to replace native clay mud soil with clean, imported and compacted fill. This will make stable ground for the proposed construction. From an environmental prospective, it will also provide a barrier of clean soil between the building and deeper native soil. Prior assessment also shows that hydrocarbon impact in this area is negligible. Site data suggests that, at worst, some very limited diesel-range or motor-oil range hydrocarbons could be present about 5 to 8 ft depth. These compounds would not pose a vapor intrusion concern.

Calvin Lee told me that in the absence of an actual No Further Action letter, an email or other document from you could be sufficient for their purposes. Please contact me with any questions.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
510.435.8664

From: Lee, Calvin [mailto:CLee4@oaklandnet.com]
Sent: Wednesday, June 05, 2013 2:11 PM
To: Bob Clark-Riddell
Cc: grewalngns@yahoo.com; Harlan, David
Subject: 451 Hegenberger

Hi Bob,

The City is ready to issue building and grading permits to Mr. Grewal for 451 Hegenberger Rd, pending Alameda County Environmental Health clearance regarding hazardous materials and contamination. Can you provide or procure the closure report or other document that confirms to the City that we are clear to issue construction permits?

Thanks,

Calvin Lee – Building Services
(510) 238-2262
cqlee@oaklandnet.com

From: Lee, Calvin
Sent: Wednesday, June 05, 2013 10:08 AM
To: 'Mark.Detterman@acgov.org'
Cc: 'grewalngns@yahoo.com'; Harlan, David
Subject: FW: 451 Hegenberger

Hi Mark,

The City has reviewed grading and building permit applications for this site and is ready to issue permits pending clearance/closure from ACEH with regard to hazardous materials and contamination. In reference to the email correspondence below, from you and Bob Clark-Riddell, can you confirm that we are clear to proceed with permit issuance?

Thanks,

Calvin Lee – Building Services
(510) 238-2262
cqlee@oaklandnet.com

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Thursday, May 16, 2013 3:41 PM
To: 'Bob Clark-Riddell'; Harlan, David; Low, Tim; Burns, Candace
Cc: grewalngns@yahoo.com
Subject: RE: 451 Hegenberger

Please note that quite significant concentrations of very shallow gasoline contamination will remain at the site. These concentrations do not meet the Low Threat Closure Policy, but appear to be limited to beneath, or in the vicinity of, the dispensers, and thus can be managed through a site management plan (SMP). The SMP will likely require that with any construction at the site, ACEH is to be notified, and that city approved redevelopment plans be reviewed and approved at ACEH.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]
Sent: Thursday, May 16, 2013 1:57 PM
To: धारलन@oaklandnet.com; tlow@oaklandnet.com; cburns@oaklandnet.com
Cc: grewalngns@yahoo.com; Detterman, Mark, Env. Health
Subject: 451 Hegenberger

Hello City,

The property owner (Navdeep) requested I forward you this information about the soil being used for backfill and disposed offsite.

Last fall Chevron overexcavated TPH impact adjacent the former UST behind the current building. The excavation extent was based on borings performed by Chevron. Having removed all significant impact, ACEH plans to close the case. I have copied this email to the ACEH caseworker.

For the new building location, Navdeep had shallow soil re-graded to mix in coarse soil with the bay mud to provide a better base for the future building, and to offhaul excess (about 300 yards) soil to a local landfill. The landfill required two discrete samples from the stockpiled soil. Analytic results for these discrete samples are attached and indicate no VOCs, no SVOCs, no pesticides, metals within background, and low TPH levels in one of the two samples. The maximum TPH detected as ND mg/kg TPHg, 7.6 mg/kg TPHd, and 41 mg/kg TPHmo. Note that TPHd and TPHmo are not volatile and do not pose a vapor intrusion concern. Also note that the ACEH closed the case with residual hydrocarbons so they are not concerned about these TPH levels.

Please contact me if you have any additional questions.

Bob Clark-Riddell, P.E.
Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, CA 94612
510.435.8664 phone
510.836.3709 fax



FACSIMILE COVER SHEET

TO: **Nawdeep Grewel**
FAX. NO.: (925) 399-5125; phone (510) 407-5650
FROM: Bob Clark-Riddell
DATE: **April 29, 2013**
RE.: Soil Disposal Laboratory Data

NUMBER OF PAGES, INCLUDING THIS COVER SHEET: 5

ORIGINAL TO FOLLOW BY MAIL: Yes No

Nawdeep,

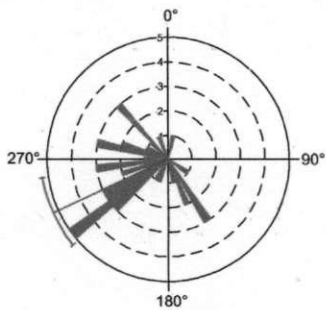
Here is a map showing the location where the currently stockpiled soil was excavated to approximately 5 to 6 ft depth. Also included is prior soil analytical data for soil from this area. Note that no significant hydrocarbon impact was detected: there was no TPH as gasoline (TPHg), a maximum TPH as diesel (TPHd) of 18 mg/kg (B-6), and a maximum TPH as motor oil (TPHmo) of 50 mg/kg (B-6). Two nearby soil samples were analyzed for total lead, and lead was reported at 15 and 35.4 mg/kg.

If you have any questions, please call me at mobile number below.

Bob Clark-Riddell, P.E.
Principal Engineer
Mobile (510) 435-8664
Fax (510) 836-3709

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com



HISTORICAL GROUNDWATER FLOW DIRECTION
1995 - 1Q 2012

LEGEND

- MONITORING WELL LOCATION
- SOIL BORING LOCATION
- ▲ PRE-PROFILE SOIL BORING LOCATION
- E — ELECTRICAL LINE
- S — SEWER LINE
- ▨ PREVIOUS USED OIL UST EXCAVATION

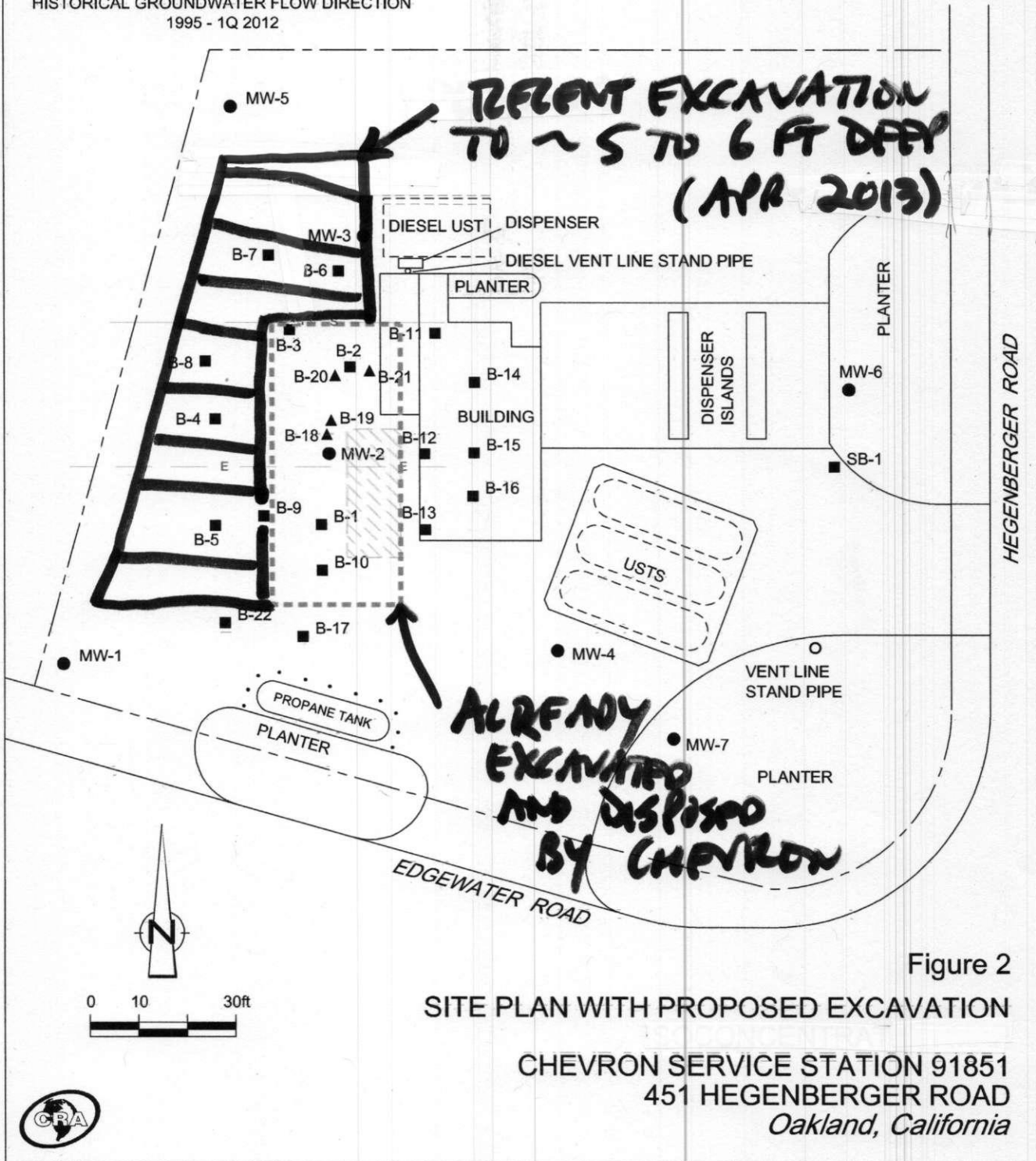
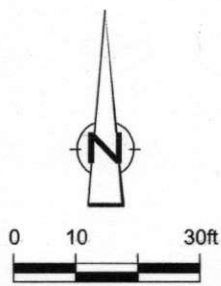


Figure 2
SITE PLAN WITH PROPOSED EXCAVATION

CHEVRON SERVICE STATION 91851
451 HEGENBERGER ROAD
Oakland, California



★ = DATA FOR SOIL FROM APR-MAY 2013 EXCAVATION

★★ = LEAD DATA FROM NEARBY AREA

TABLE 1

SOIL ANALYTICAL DATA - PETROLEUM HYDROCARBONS METALS
 CHEVRON STATION 91851
 451 HEGENBERGER DRIVE
 OAKLAND, CALIFORNIA

Sample ID	Date	Depth (ft)	TOG	TPHmo with Silica gel	TPHd with Silica gel	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	DIPE	ETBE	TAME	Ethanol	VOCs	HVOCs	Methanol	MEK	Cd	Cr	Pb	Ni	Zn	
Reported in milligrams per kilogram (mg/kg)																										
ESL (Table G), Soil Leaching to Drinking Water Resource			NE	NE	83	83	83	0.044	2.9	3.3	2.3	0.023	0.075	NE	NE	NE	NE	NE	NE	NE	3.9	NE	NE	NE	NE	NE
ESL (Table K-3), Construction/Trench Worker Exposure			12,000	12,000	4,200	4,200	4,200	12	650	210	420	2,800	320,000	NE	NE	NE	NE	NE	NE	NE	34,000	39	NE	750	260	230,000
2012 CRA Soil Borings																										
★ B-6	8/16/2012	3	--	50	--	18	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-6	8/16/2012	6	--	<10	--	<4.0	<1	<0.0005	<0.0009	<0.0009	<0.0009	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-6	8/16/2012	9	--	<10	--	4.2	<1.0	0.015	<0.001	<0.001	<0.001	0.057	--	--	--	--	--	--	--	--	--	--	--	--	--	--
★ B-7	8/16/2012	3.5	--	<10	--	<4.0	<1.0	<0.0005	<0.0009	<0.0009	<0.0009	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-7	8/16/2012	6	--	27	--	<4.0	<1	<0.0005	<0.0009	<0.0009	<0.0009	0.0008	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-7	8/16/2012	9	--	<10	--	<4.0	<1	0.037	0.001	<0.001	<0.001	0.030	--	--	--	--	--	--	--	--	--	--	--	--	--	--
★ B-8	8/17/2012	3	--	52	--	14	<1	<0.0005	<0.001	<0.001	<0.001	0.002	†	--	--	--	--	--	--	--	--	--	--	--	--	--
B-8	8/17/2012	6	--	<10	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	0.002	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-8	8/17/2012	9	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.002	--	--	--	--	--	--	--	--	--	--	--	--	--	--
★ B-9	8/17/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
★ B-9	8/17/2012	6	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.001	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-9	8/17/2012	9	--	<10	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	0.003	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-10	8/17/2012	3	--	<10	--	5.4	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-10	8/17/2012	6	--	1,900	--	1,100	54	<0.0005	<0.0009	<0.0009	0.003	0.003	<0.019	<0.001	<0.0009	0.001	<0.095	See Table 3	--	--	0.526	41.5	35.4	42.1	39	
B-10	8/17/2012	9	--	480	--	340	3.0	0.003	<0.001	<0.001	<0.001	0.061	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-11	8/16/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.0009	<0.0009	<0.0009	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-11	8/16/2012	6	--	150	--	130	8.5	0.015	<0.001	0.090	0.008	0.0008	<0.020	<0.0009	<0.001	<0.001	<0.098	See Table 3	--	--	0.701	40.6	15.0	42.1	39	
B-11	8/16/2012	9	--	11	--	12	3.8	0.63	0.004	0.090	0.017	0.37	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-12	8/16/2012	3	--	<10	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-12	8/16/2012	6	--	<10	--	<4.0	9.5	0.006	<0.001	0.14	0.002	0.002	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-12	8/16/2012	9	--	<10	--	<4.0	1.0	0.006	0.001	0.018	0.001	0.18	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-13	8/16/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-13	8/16/2012	6	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-13	8/16/2012	9	--	<10	--	7.4	<1.0	<0.0005	<0.001	<0.001	<0.001	0.010	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-14	8/16/2012	3	--	<10	--	15	5.4	0.001	<0.001	0.18	1.1	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-14	8/16/2012	6	--	<10	--	140	160	0.058	<0.052	12	37	<0.026	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-14	8/16/2012	9	--	<10	--	4.3	100	<0.024	<0.047	2.8	9.9	0.12	--	--	--	--	--	--	--	--	--	--	--	--	--	--

★ LEAD

★ LEAD

TABLE 1

SOIL ANALYTICAL DATA - PETROLEUM HYDROCARBONS METALS
 CHEVRON STATION 91851
 451 HEGENBERGER DRIVE
 OAKLAND, CALIFORNIA

Sample ID	Date	Depth (fbg)	TOG	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	DIPE	ETBE	TAME	Ethanol	VOCs	HVOCs	Methanol	MEK	Cd	Cr	Pb	Ni	Zn	
				with Silica gel	with Silica gel																					
Reported in milligrams per kilogram (mg/kg)																										
ESL (Table G), Soil Leaching to Drinking Water Resource			NE	NE	83	83	83	0.044	2.9	3.3	2.3	0.023	0.075	NE	NE	NE	NE	NE	NE	NE	3.9	NE	NE	NE	NE	
ESL (Table K-3), Construction/Trench Worker Exposure			12,000	12,000	4,200	4,200	4,200	12	650	210	420	2,800	320,000	NE	NE	NE	NE	NE	NE	NE	34,000	39	NE	750	260	230,000
B-15	8/17/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.0009	<0.0009	<0.0009	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-15	8/17/2012	4.5	--	<10	--	34	15	0.020	<0.001	0.083	0.003	0.002	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-15	8/17/2012	6	--	<10	--	6.4	15	0.040	<0.001	0.28	0.020	0.005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-15	8/17/2012	9	--	<10	--	<4.0	3.5	0.008	<0.001	0.083	0.009	0.083	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-16	8/17/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-16	8/17/2012	6	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-16	8/17/2012	9	--	<10	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	0.021	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-17	8/17/2012	3	--	<10	--	12	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-17	8/17/2012	6	--	<10	--	<4.0	<1	<0.0005	<0.0009	<0.0009	<0.0009	<0.0005	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-22	8/17/2012	3	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.003	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-22	8/17/2012	6	--	52	--	17	<1	<0.0005	<0.001	<0.001	<0.001	0.001	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-22	8/17/2012	9	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.032	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-1	3/26/2012	5	--	510	--	300	<10	<0.0005	<0.001	<0.001	<0.001	0.0008	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-1	3/26/2012	10	--	<9.8	--	7.6	<1.0	<0.0005	<0.001	<0.001	<0.001	0.001	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-1	3/26/2012	15	--	<10	--	10	1.1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-1	3/26/2012	19.5	--	34	--	22	4.3	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-2	3/26/2012	5	--	15,000	--	9,900	52	0.016	0.002	0.006	0.041	0.002	<0.019	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-2	3/26/2012	10	--	<9.9	--	5.0	<0.9	0.021	<0.001	<0.001	<0.001	0.009	<0.021	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-2	3/26/2012	15	--	<9.8	--	8.4	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-2	3/26/2012	19.5	--	<9.9	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-3	3/26/2012	5	--	4,800	--	3,200	330	<0.026	<0.053	<0.053	<0.053	<0.026	<1.1	<0.053	<0.053	<0.053	--	--	--	--	--	--	--	--	--	
B-3	3/26/2012	10	--	<10	--	9.4	<1	0.002	<0.001	<0.001	<0.001	0.005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-3	3/26/2010	15	--	<9.9	--	4.5	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.019	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-3	3/26/2012	19.5	--	<9.8	--	<3.9	<1.1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-4	3/27/2012	5	--	<10	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.003	<0.021	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-4	3/27/2012	10	--	<9.9	--	4.0	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-4	3/27/2012	15	--	<10	--	4.1	<0.9	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	
B-4	3/27/2012	19.5	--	<10	--	4.7	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	

TABLE 1

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 CHEVRON STATION 91851
 451 HEGENBERGER DRIVE
 OAKLAND, CALIFORNIA

Sample ID	Date	Depth (ft)	TOG	TPHmo with Silica gel		TPHd with Silica gel		TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	DIPE	ETBE	TAME	Ethanol	VOCs	HVOCS	Methanol	MEK	Cd	Cr	Pb	Ni	Zn	
				TPHd	TPHd																							
Reported in milligrams per kilogram (mg/kg)																												
ESL (Table G), Soil Leaching to Drinking Water Resource			NE	NE	83	83	83	0.044	2.9	3.3	2.3	0.023	0.075	NE	NE	NE	NE	NE	NE	NE	NE	3.9	NE	NE	NE	NE	NE	
ESL (Table K-3), Construction/Trench Worker Exposure			12,000	12,000	4,200	4,200	4,200	12	650	210	420	2,800	320,000	NE	NE	NE	NE	NE	NE	NE	NE	34,000	39	NE	750	260	230,000	
B-5	3/27/2012	5	--	<9.9	--	<4.0	<1	<0.0005	<0.001	<0.001	<0.001	0.0009	<0.021	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	
B-5	3/27/2012	10	--	<10	--	<4.0	<1.0	<0.0005	<0.001	<0.001	<0.001	0.0005	<0.019	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	
B-5	3/27/2012	15	--	<10	--	4.1	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	
B-5	3/27/2012	19.5	--	<10	--	5.1	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.021	<0.001	<0.001	<0.001	--	--	--	--	--	--	--	--	--	--	--	
2001 Delta Monitoring Well Installation and Groundwater Sampling Results - Revised																												
MW-5-4	10/17/2000	4	--	--	--	--	<1.0	<0.005	<0.005	<0.005	<0.005	0.147	<10.0	<0.1	<0.1	<0.1	<150	--	--	--	--	--	--	--	--	--	--	--
MW-6-4.5	10/17/2000	4.5	--	--	--	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	<10.0	<0.1	<0.1	<0.1	<150	--	--	--	--	--	--	--	--	--	--	--
MW-7-6.0	10/17/2000	6	--	--	--	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	<10.0	<0.1	<0.1	<0.1	<150	--	--	--	--	--	--	--	--	--	--	--
MW-7-9.0	10/17/2000	9	--	--	--	--	<1.0	<0.005	<0.005	<0.005	<0.005	0.172	<10.0	<0.1	<0.1	<0.1	<150	--	--	--	--	--	--	--	--	--	--	--
1998 Geo-Logic Report of Soil Sampling below Waste Oil Tank and Fuel Dispensers																												
WO-E	12/17/1998	5	240*	--	<0.1**	--	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1***	--	--	--	--	--	--	--	<0.5	--	--	0.89	1.2	2	14	39	
Disp NW	12/17/1998	2	--	--	--	--	200	<0.005	<0.005	27	14	<0.1***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Disp NE	12/17/1998	2	--	--	--	--	2,700	200	64	310	290	<0.1***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Disp SW	12/17/1998	2	--	--	--	--	120	<0.005	27	41	33	<0.1***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Disp SE	12/17/1998	2	--	--	--	--	3,800	170	93	240	270	<0.1***	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
1995 Gettler-Ryan Preliminary Investigation																												
SB1-5.5	10/12/1995	5.5	--	--	--	--	<1	<0.0050	<0.0050	<0.0050	<0.0050	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW1-4	10/12/1995	4	--	--	--	--	<1	<0.0050	<0.0050	<0.0050	<0.0050	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
MW2-5.5	10/12/1995	5.5	2,100	--	77	--	8.4	<0.005	<0.0050	0.0097	0.025	--	--	--	--	--	--	--	--	9.2a	--	--	--	--	--	--	--	
MW3-5	10/12/1995	5	--	--	--	--	<1	<0.0050	<0.0050	<0.0050	<0.0050	--	--	--	--	--	--	--	ND	--	<1.0	<0.20	--	--	--	--	--	
MW4-5	10/12/1995	5	--	--	--	--	<1	<0.0050	<0.0050	<0.0050	<0.0050	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

457 HEGENBERGER ROAD OAKLAND, CA 94621

CONSTRUCTION NOTES

GENERAL

APPLYING TO ALL STRUCTURAL FEATURES UNLESS OTHERWISE SHOWN OR NOTED.

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE **2010 CALIFORNIA BUILDING CODE (CBC)**.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
- UNLESS OTHERWISE SHOWN OR NOTED, FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS FOR ALL STRUCTURAL PRODUCTS USED ON THIS PROJECT.
- THE APPROVED DRAWING SHALL BE KEPT ON THE JOB SITE AND SHALL BE AVAILABLE TO AUTHORIZED REPRESENTATIVES OF THE BUILDING OFFICIAL. THERE SHALL BE NO DEVIATION FROM THE STAMPED DRAWINGS WITHOUT OFFICIAL APPROVAL.
- SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PEOPLE AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS.
- ANY OPENING, HOLES, CUTS OR DISCONTINUITIES NOT SHOWN ON THE STRUCTURAL DRAWINGS AND EXTENDING INTO OR THROUGH STRUCTURAL ELEMENTS REQUIRE THE PRIOR APPROVAL OF THE ENGINEER, AND MAY REQUIRE SPECIAL STRUCTURAL DETAILING.
- CONTRACTORS SHALL SCHEDULE WORK TO MINIMIZE INTERRUPTION AND INCONVENIENCE TO THE ACTIVITIES OF THE ADJACENT BUILDING TENANTS.
- CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKING AREA.
- CONTRACTOR SHALL COMPLY WITH **CITY OF OAKLAND** REQUIREMENTS FOR THE PROTECTION OF PUBLIC RIGHT-OF-WAY (SIDEWALKS).
- THE LOCATION OF EXISTING UTILITY LINES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ENDEAVOR TO MAINTAIN IN SERVICE ALL UTILITIES TO THE TENANTS FOR THE DURATION OF THE PROJECT.
- INTENT: IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR SPECIFIED.
- REFERENCE TO OTHER DRAWINGS:
 - SEE DRAWINGS OTHER THAN STRUCTURAL FOR KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR DRIVEWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
 - HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND SUB-CONTRACTORS.

DESIGN DATA

- CODE: CALIFORNIA BUILDING CODE, 2010 EDITION.
- DESIGN VERTICAL LOADS:

	DL	LL
ROOF	10 PSF	20 PSF
CEILING	5 PSF	10 PSF
WALLS	17 PSF	---
- WIND PRESSURE: 15.1 PSF
- SEISMIC: $V = 0.11W$
 $I = 1.0; R = 6.5$
 $SS = 1.587; S1 = 0.601$
 $SDS = 1.058; SD1 = 0.601$
- SOIL PRESUMPTIVE LOAD-BEARING VALUE: 1,000 PSF (PER SOIL REPORT BY WAYNE TING & ASSOCIATES, INC DATED 12/17/2012)

SHEATHING

- U.O.N., USE DOUGLAS FIR OR OSB APA EXTERIOR, EXPOSURE 1, RATED SHEATHING IN CONFORMANCE WITH THE U.S. COMMERCIAL STANDARDS PS-1. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.
- SHEARWALL SHEATHING SHALL BE 15/32" STRUCTURAL 1 w/ FASTENING AS NOTED IN SHEARWALL SCHEDULE. 16d SINKER NAILS MAY BE SUBSTITUTED FOR THE 10d COMMON NAILS INDICATED. BLOCK AT PANEL EDGES AS REQUIRED.
- ROOF SHEATHING SHALL BE 15/32" WITH A SPAN RATING OF 24/0, UNBLOCKED, w/ 8d COMMON NAILS OR 16d SINKER NAILS @ 6" O.C. EDGE & BOUNDARY NAILING AND 10d COMMON NAILS OR 16d SINKER NAILS @ 12" O.C. FIELD NAILING. INSTALL WITH FACE GRAIN PERPENDICULAR TO RAFTERS.
- FLOOR SHEATHING SHALL BE 3/4", MIN. SPAN RATING 48/24, UNBLOCKED. PROVIDE 10d COMMON NAILS OR 16d SINKER NAILS @ 6" o.c. EDGE NAILING, 10d COMMON NAILS OR 16d SINKER NAILS @ 4" O.C. BOUNDARY NAILING, AND 10d COMMON NAILS OR 16d SINKER NAILS @ 10" o.c. FIELD NAILING. GLUE TO FLOOR JOISTS. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOISTS.

ROUGH CARPENTRY

- FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1 OF **2010 CALIFORNIA BUILDING CODE**. UNLESS OTHERWISE NOTED, ALL NAILS SHALL BE COMMON NAILS.
- PLACE JOINTS WITH CROWN UP.
- ADD ONE ADDITIONAL JOIST UNDER ALL PARALLEL PARTITIONS.
- BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING.
- METAL FRAMING DEVICES: PROVIDE TYPICAL CONNECTORS FOR WOOD FRAMING BY SIMPSON CO. OR EQUAL. ALL CONNECTIONS SHALL BE 16 GA. GALVANIZED SHEET METAL OR THICKER, U.O.N. FULLY NAILED IN ALL PUNCHED HOLES WITH NAILS OF SIZE AND LENGTH SPECIFIED AND/OR PROVIDED BY MANUFACTURER. IF CONNECTORS ARE AVAILABLE IN DIFFERENT SIZES, THE SIZE USED SHALL BE AS SHOWN IN DETAILS OR ELSE THE LARGEST SIZE MADE FOR THE DEPTH OF MEMBER BEING FRAMED. COMPARABLE FASTENERS BY OTHER MANUFACTURERS MAY BE USED IF APPROVED IN ADVANCE BY THE DESIGN ENGINEER. UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING FRAMING CONNECTIONS:
 - SAWN LUMBER JOIST-TO-BEAM: SIMPSON U
 - BEAM-TO-POST: SIMPSON PC
 - POST-TO-BEAM: SIMPSON BC
 - POST-TO-FOUNDATION: SIMPSON PB
- ALL FRAMING LUMBER SHALL BE GRADE STAMPED S-DRY (19% MOISTURE CONTENT)
- SAWN LUMBER: U.O.N. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH (COAST REGION), GRADED AND MARKED IN ACCORDANCE WITH THE STANDARD GRADING RULES NUMBER 16 OF THE WEST COAST LUMBER INSPECTION BUREAU.

POSTS, BEAMS	NO. 1 GRADE
JOISTS & RAFTERS	NO. 2 GRADE
STUDS	STUD GRADE
- GLUE-LAMINATED LUMBER: ALL GLUE-LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F-V4; WET USE ADHESIVE; INDUSTRIAL APPEARANCE GRADE - (CONFORMING WITH AITC 117, CURRENT EDITION)

BENDING	Fb = 2,400 PSI
HORIZONTAL SHEAR	Fv = 165 PSI
COMPRESSION PERPENDICULAR TO GRAIN	Fp = 450 PSI
MODULUS OF ELASTICITY	E = 1,800,000 PSI
- PARALLAM BEAMS: AS MANUFACTURED BY WEYERHAEUSER COMPANY
- FABRICATED STRUCTURAL ASSEMBLIES:
 - TIMBER TRUSSES, ETC. SHALL BE DESIGNED TO SUPPORT THEMSELVES AND THE SUPERIMPOSED LOADS SHOWN ON THE TRUSS SCHEDULE.
 - PROVIDE SPECIAL MEMBERS, SUCH AS AT OPENINGS, AS NECESSARY. PROVIDE CONNECTIONS TO SUPPORTING STRUCTURE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - SUBMIT FOR REVIEW - SHOP DRAWINGS AND ENGINEERING CALCULATIONS STAMPED BY A STRUCTURAL OR CIVIL ENGINEER LICENSED TO PRACTICE IN CALIFORNIA PRIOR TO FABRICATION.

11. JOISTS:

- PROVIDE FULL BEARING AT SUPPORTS; 2" SOLID BLOCKING AT SUPPORTS UNDER PARTITIONS AT ANGLE TO JOISTS.
- PROVIDE CROSSBRIDGING AT MIDSPAN FOR SPANS 8 FT. TO 16 FT. FOR GREATER SPANS, SPACING SHALL NOT EXCEED 8'-0". OMIT CROSS BRIDGING FOR ROOF AND CEILING JOIST 6" AND UNDER IN DEPTH.
- USE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.

12. STRUCTURAL STUD WALLS:

- USE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE UNLESS OTHERWISE NOTED OR SHOWN. STAGGER JOINTS IN UPPER AND LOWER MEMBERS OF TOP PLATES NOT LESS THAN 4'-0".
- BOLT SILL PLATE TO CONCRETE AS PER ANCHOR BOLT SCHEDULE. ONE BOLT SHALL BE WITHIN 9" OF EACH END OF EACH PIECE OF PLATE. PROVIDE 2 BOLTS MINIMUM PER PIECE.

13. BOLTS:

- BOLTS SHALL BE PER ASTM A307, U.O.N.
- BOLT HOLES 1/16" OVERSIZE. THREADS SHALL NOT BEAR ON WOOD OR STEEL.
- USE STANDARD MALLEABLE IRON WASHERS AGAINST WOOD. 2 3/4" Øx 5/16" THICK FOR 5/8" BOLTS. 3" Øx 7/16" THICK FOR 3/4" BOLTS.

14. SCREWS:

- (WOOD OR LAG) SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE.
- IN SPACING SCREWS, THE HOLES SHALL BE BORED TO THE SAME DIAMETER AND DEPTH OF THE SCREW SHANK. THE HOLES FOR THE THREADED PORTION OF THE SCREWS SHALL BE BORED WITH A BIT NOT LARGER THAN THE DIAMETER OF THE BASE OF THE THREAD.

15. WOOD PRESERVATIVE:

- ALL WOOD FRAMING IN CONTACT WITH CONCRETE AND/OR EXPOSED TO WEATHER OR PROLONGED DAMPNESS SHALL BE TREATED WITH "CELOW" AT THE RATE OF 0.23 POUNDS PER CUBIC FOOT IN ACCORDANCE WITH AWPA SPECIFICATIONS, OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY.
- ALL STEEL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL AS PER SECTION 2304.9.5 OF **2010 CBC**.

REINFORCING STEEL

- U.O.N. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GR. 40. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED.

CONCRETE

- CONCRETE CEMENT SHALL CONFORM TO **2010 CBC** SECTION 1903. AND SHALL BE TYPE II. TYPE I CEMENT MAY BE USED IN AREAS NOT IN CONTACT WITH EARTH. AGGREGATE SHALL BE HARDROCK, CONFORMING TO ASTM C-33, AND FREE OF ALKALI-REACTIVITY. WATER/CEMENT RATIO SHALL NOT EXCEED 55%. ACID SOLUBLE CHLORIDE CONTENT SHALL NOT EXCEED 0.2 PERCENT OF CEMENT WEIGHT. CHLORIDE-FREE ADMIXTURES AND PLASTICIZERS FOR WORKABILITY MAY BE USED IF APPROVED BY THE TESTING LABORATORY AND ENGINEER. BECAUSE EXCESS WATER REDUCES CONCRETE STRENGTH, ADDING WATER AT THE SITE IS DISCOURAGED AND SHALL NOT EXCEED ONE GALLON PER CUBIC YARD.
- INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING BARS AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTHS AT 28 DAYS OF **3,000 PSI**.
- CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
- CONCRETE SHALL BE CONTINUOUSLY CURED FOR 5 DAYS AFTER PLACEMENT IN ANY APPROVED MANNER.
- THE LOCATION AND PROTECTION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UTILITY PIPES RUN THROUGH, OR WITHIN 24" BELOW, ANY NEW CONCRETE CONSTRUCTION.
- PIPE OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
- PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN.
- CONCRETE SHALL NOT BE ALLOWED TO CURE IN TEMPERATURES LESS THAN 40° FAHRENHEIT FOR THE FIRST THREE DAYS.
- MAXIMUM SLUMP: 4 INCHES.

ABBREVIATION

A.B.	ANCHOR BOLT(S)	EQ.	EQUAL EQUIVALENT	OPNG.	OPENING PERIMETER & EDGE
A.C.	ASPHALT CEMENT	EQUIV.	EXT.	P.E.	PLATE
A.C.I.	AMERICAN CONCRETE INSTITUTE	EXT.	EXTERIOR	PL	POUND PER LINEAR FOOT
ADDL.	ADDITIONAL	E.E.	EACH END	PLF	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	E.F.	EACH FACE	PLYWD.	PRE-FABRICATED
AGG.	AGGREGATE	E.S.	EACH SIDE	PRE-FAB.	PSF
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	E.W.	EACH WAY	PSF	POUND(S) PER SQUARE FOOT
A.I.S.I.	AMERICAN IRON & STEEL INSTITUTE	F.F.L.	FINISH FLOOR LINE	PSI	POUND(S) PER SQUARE INCH
A.I.T.C.	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	F.O.	FACE OF	P.T.	PRESSURE TREATED
A.S.T.M.	AMERICAN STANDARD TESTING & MATERIAL	F.O.S.	FACE OF STUD	RDWD.	REDWOOD
APPROX.	APPROXIMATE	FDL	FOUNDATION	REF.	REFERENCE
ARCH.	ARCHITECT	FLR.	FLOOR	REINF.	REINFORCING
ARCH'L	ARCHITECTURAL	FRMG.	FRAMING	REINFT.	REINFORCEMENT
BLK.	BLOCK	FT.	FOOT/FEET	REOD.	REQUIRED
BL'KG.	BLOCKING	FTG.	FOOTING	REQT	REQUIREMENT
B.O.	BOTTOM OF	GA.	GAUGE	RFB	RETROFIT A.B.
CANT.	CANTILEVER	GLB	GLU-LAM BEAM	R.O.	ROUGH OPENING
C-C	CENTER TO CENTER	H.S.B.	HIGH STRENGTH BOLT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
C.J.	CONTROL JOINT	HDR.	HEADER	SECT.	SECTION
C.P.	COMPLETE PENETRATION	I.C.C.	THE INTERNATIONAL	SHT'G	SHEATHING
CLR.	CLEAR	INT.	INTERIOR	SIM.	SIMILAR
CMU.	CONCRETE MASONRY UNIT	JT.	JOINT	SPEC.	SPECIFICATION
CONST.	CONSTRUCTION	K	KIP(S)	SPECS.	SPECIFICATIONS
CNTSK.	COUNTERSINK	KSI	KIP(S) PER SQUARE	STAGD	STAGGERED
D.F.	DOUGLAS FIR	LB	POUND	STD.	STANDARD
DET.	DETAIL	MAX.	MAXIMUM	T&B	TOP & BOTTOM
DIA.	DIAMETER	M.B.	MACHINE BOLT	T&G	TONGUE & GROOVE
Ø	DIAMETER	MFR.	MANUFACTURER	T.O.	TOP OF
DWG.	DRAWING	MIN.	MINIMUM	T.O.C.	TOP OF CONCRETE
(E)	EXISTING	MISC.	MISCELLANEOUS	T.O.G.	TOP OF GRADE
EA.	EACH	(N)	NEW	T.O.P.	TOP OF PLYWOOD
ELEV.	ELEVATION	N.F.P.A.	NATIONAL FOREST PRODUCT ASSOCIATION	T.O.W.	TOP OF WALL
E.N.	EDGE NAIL	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
		O/	OVER	U.N.O.	UNLESS NOTED OTHERWISE
		O.C.	ON CENTER	W/	WITH
		O-O	OUT TO OUT	W.W.F.	WELDED WIRE FABRIC CENTER LINE
				C	

DRAWING INDEX

S1	TITLE SHEET
S2	ROOF FRAMING PLAN
S3	FOUNDATION PLAN
S4	DETAILS

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Job Number:
11156

Date:
March 26, 2013

Revisions:

Sheet

S1

of 4 sheets

LEGEND

SYMBOLS

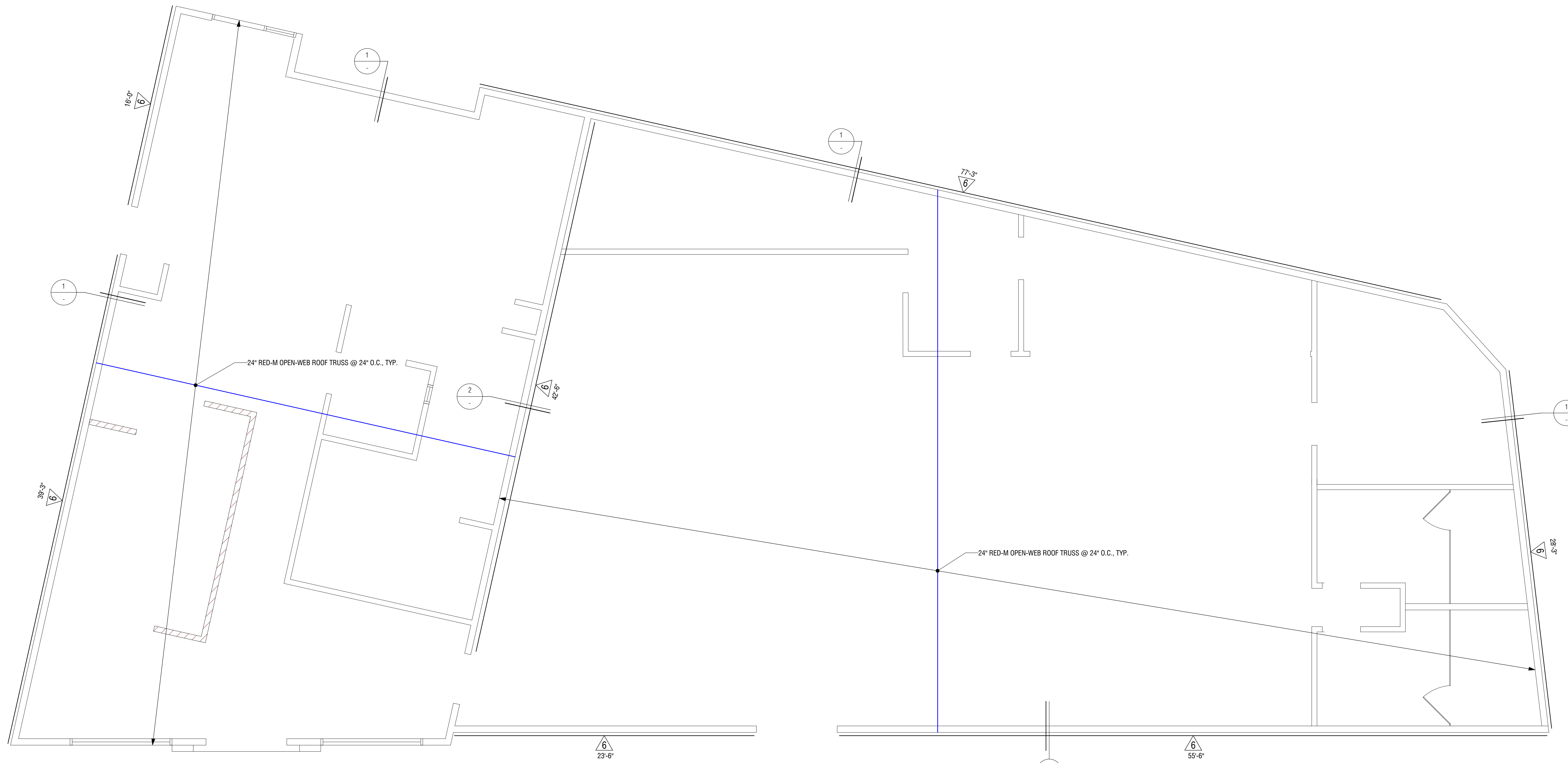
	DETAIL NUMBER		DETAIL & DETAIL SECTION		SHEAR WALL NUMBER		SHEAR WALL, SEE SHEAR WALL SCHEDULE		HOLDOWN, SIZE & APPROX LOCATION
	SHEET NUMBER		GRID LINE BUBBLE		S		U.O.N. M37 STRAP @ WALL OPENING		POST
	GRID NUMBER		STRUCTURAL WOOD		Bm1, ETC.		FRAMING REF. TO STRUCT' CAL'S		SHEATHING
	WOOD BLOCKING		WOOD BLOCKING				ROOF DIAPHRAGM		2 x 8 @ 16" O.C. STUD WALL
	JOIST OR RAFTER		CONCRETE				CONCRETE		CONCRETE SLAB-ON-GRADE

SHEAR WALL SCHEDULE

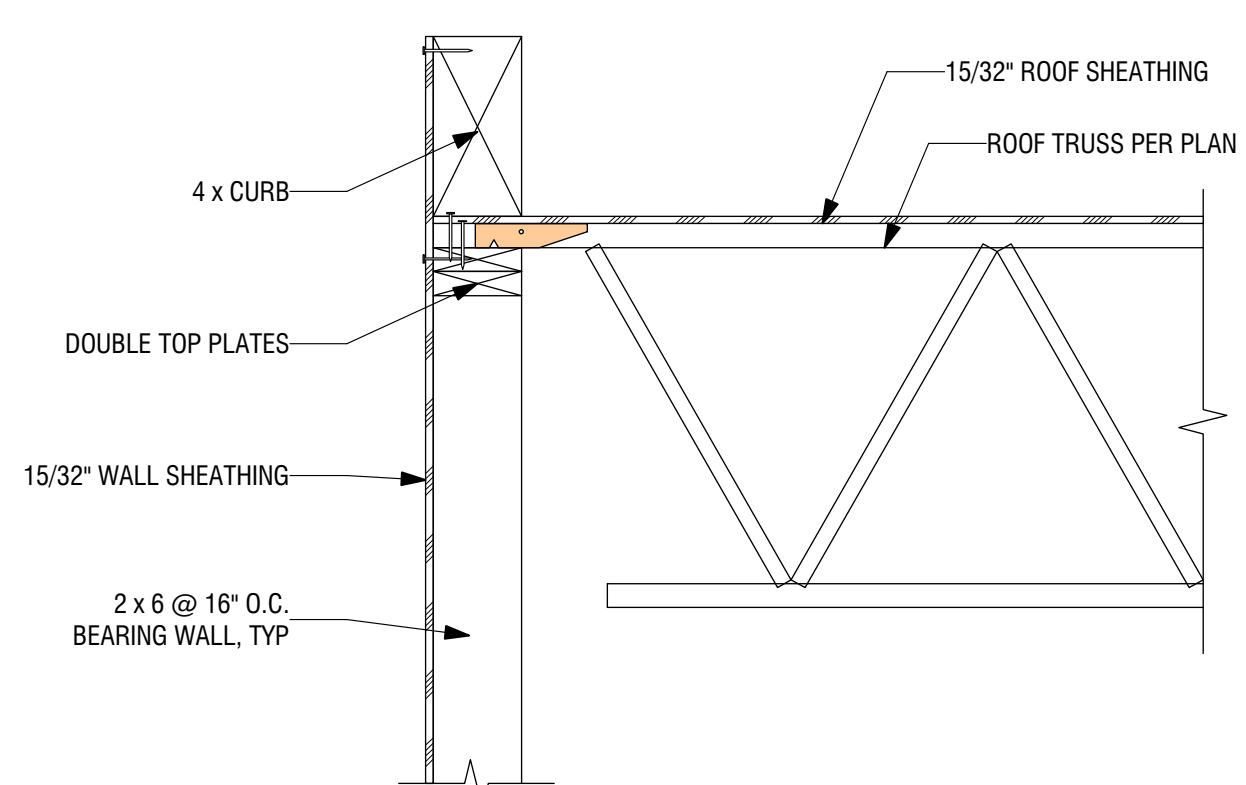
SHEAR WALL SCHEDULE						
WALL TYPE SYMBOL	SHEAR LOAD (PLF)	WALL SHEATHING MATERIAL <small>NOTE 1</small>	EDGE NAILING (OR SREWING) <small>NOTE 2,3</small>	CLIP @ TOP PLATES <small>NOTE 4</small>	SOLE PLATE NAILING	ANCHOR BOLTS 5/8"x12 <small>NOTE 5</small>
6	310	15/32" PLYWD.	10d @ 6"	24" O.C.	16d @ 6" O.C.	32" O.C.
4	460	15/32" PLYWD.	10d @ 4" <small>NOTE 4</small>	16" O.C.	16d @ 4" O.C.	24" O.C.
3	600	15/32" PLYWD.	10d @ 3" <small>NOTE 4</small>	12" O.C.	16d @ 3" O.C.	18" O.C.
2	770	15/32" PLYWD.	10d @ 2" <small>NOTE 4</small>	9" O.C.	16d @ 2" O.C.	12" O.C.

NOTES:

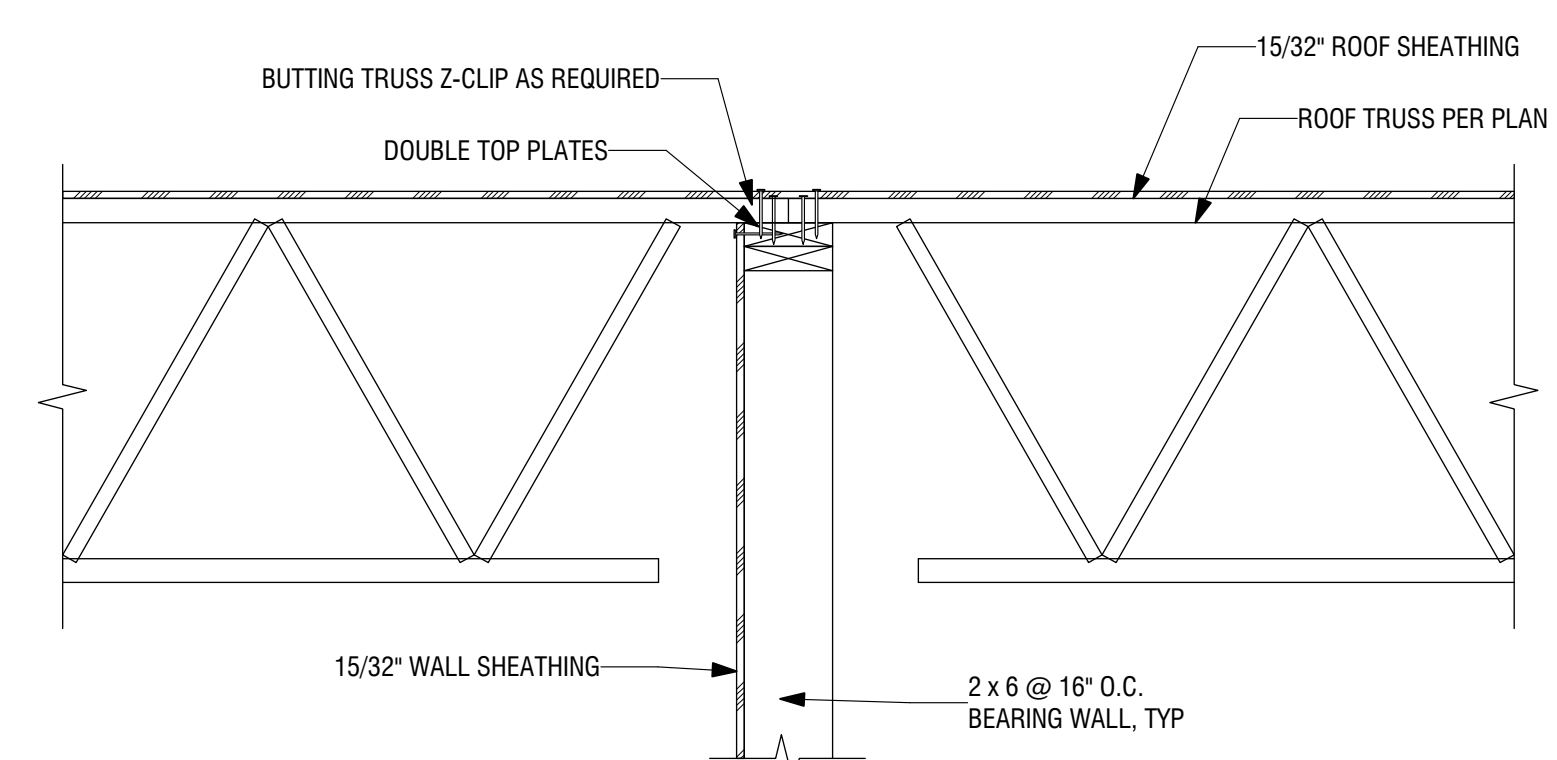
- U.O.N. SHEATHING: 15/32" CD, CC PLYWD. w/ ALL EDGES BLOCKED.
- FRAMING: 2x D.F. TYP. @ 16" C.C., 3x REQD. IF 10d w/ +150" PENETRATION, 2" OR 3" O.C.
- TYPICAL FASTENERS: 8d OR 10d COMMON OR 10d SHORT w/ 12d PENETRATION MIN. NAIL FIELD @ 12" O.C.
- 3x AT PLATE AND PANEL EDGES AT WALLS w/ SHEAR OVER 350 LBS. NAIL MIN. 12" FROM EDGE.
- ANCHOR BOLTS: (ASTM A-307) MIN. 7" EMBEDMENT, w/ 3"x3"x1/4" PLATE WASHER.



ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"



1 EXTERIOR SHEAR WALL
Scale: 1" = 1'-0"



2 INTERIOR SHEAR WALL
Scale: 1" = 1'-0"

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Date:
March 26, 2013

Revisions:

No.	Description



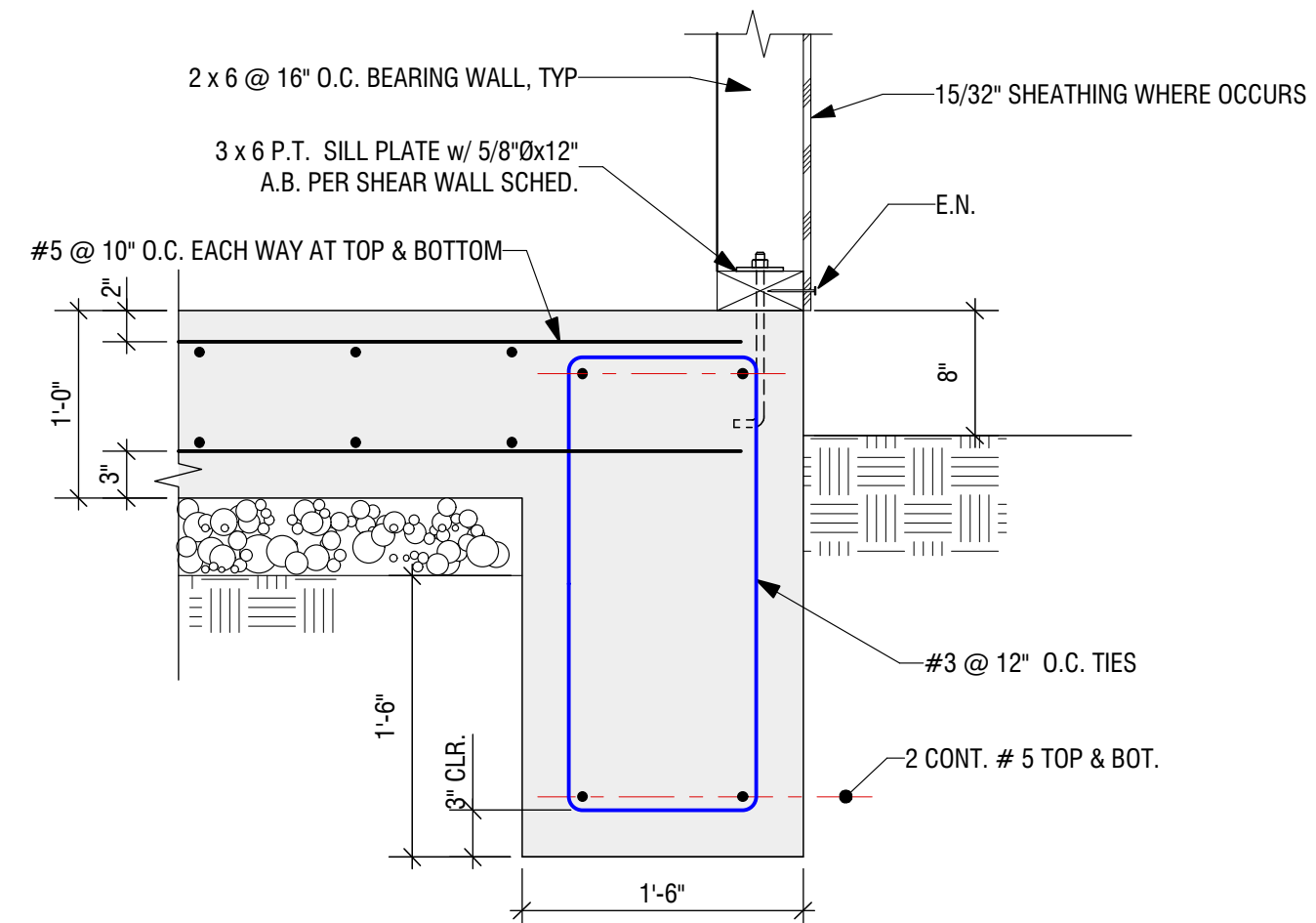
12" THICK CONCRETE SLAB
 WITH #5 @ 10" O.C. AT TOP AND BOTTOM OF SLAB
 OR #6 @ 12" O.C. AT TOP AND BOTTOM OF SLAB

1'-6" x 1'-6" DEEP BEAM, TYP.

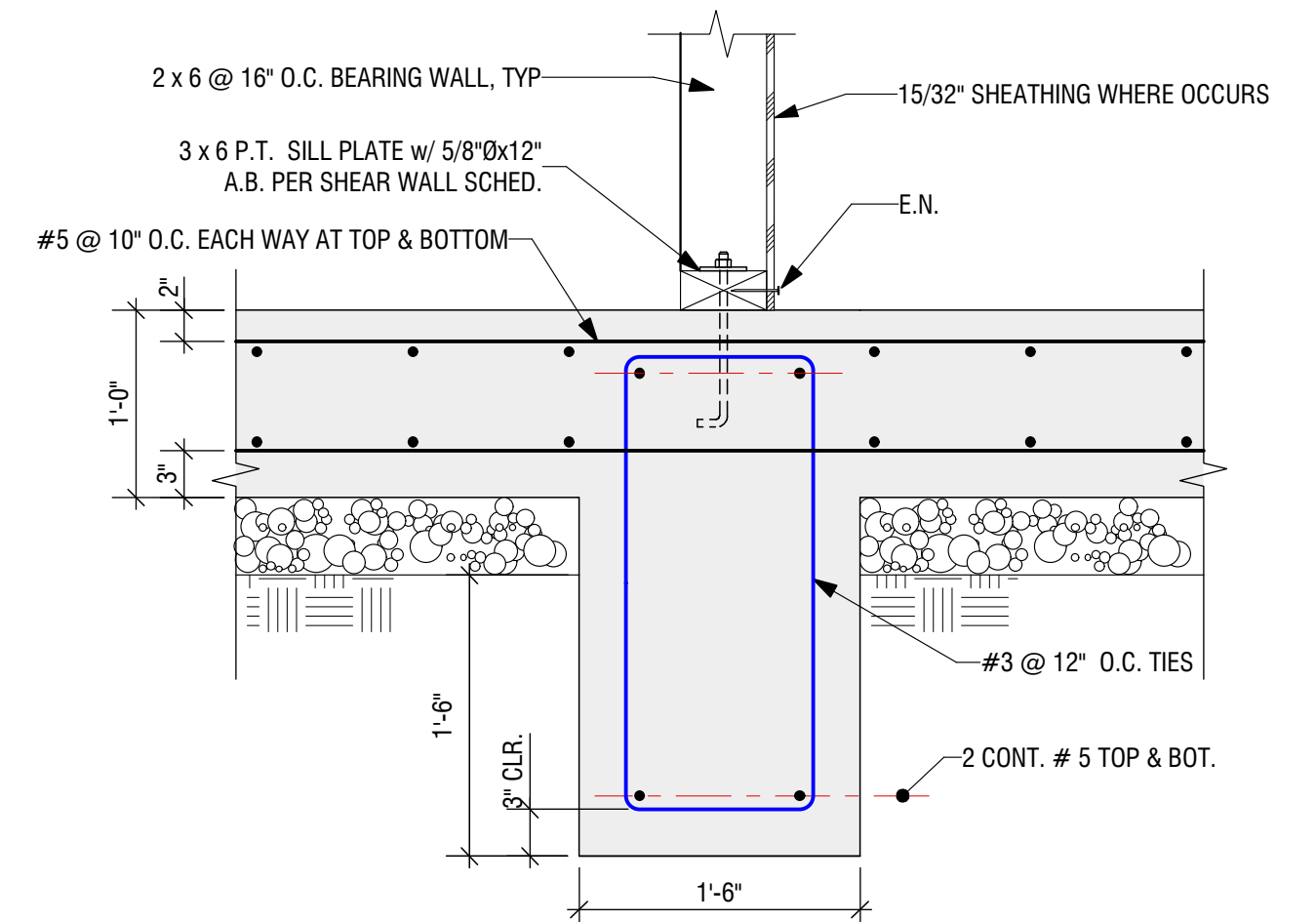
1'-6" x 1'-6" DEEP BEAM, TYP.

1'-6" x 1'-6" DEEP BEAM, TYP.

FOUNDATION PLAN
 Scale: 1/4" = 1'-0"



1 PERIMETER FOUNDATION
 Scale: 1" = 1'-0"



2 INTERIOR FOUNDATION
 Scale: 1" = 1'-0"

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Architect:
SK ENGINEERING

Project:
**457 Hegenberger Road
 Oakland, CA 94621**

Job Number:
 11156
 Date:
 March 26, 2013

Revisions:

No.	Description

MARKET READY

451 HEGENBERGER ROAD
OAKLAND, CA 94621

PROJECT LOCATION

MARKET READY
451 HEGENBERGER ROAD
OAKLAND, CA 94621

DESIGNER/PROJECT CONTACT

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DESIGNER/ OR CONTRACTOR IS ELIGIBLE UNDER THE PROVISIONS OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE BY SECTION 5537.2 OR 6737.3 TO SIGN THIS DOCUMENT AND IS LICENSED TO PERFORM THE WORK.

SCOPE OF WORK

ARCHITECTURAL:
DEMO EXISTING GAS STATION CONVENIENCE STORE
NEW CONSTRUCTION OF CONVENIENCE STORE AND RESTAURANTS (4849 SQ. FT) FOR SUBWAY, DELTACO, AND EXTRA MILE

POWER:
PROVIDE POWER FOR SUBWAY, DEL TACO, AND EXTRAMILE. ALL POWER SHOWN ON THE ELECTRICAL PLAN ARE CONSIDERED NEW WORK

MECHANICAL:
INSTALL NEW MECHANICAL UNITS INCLUDING EXHAUST FAN, MAKE-UP AIR UNIT, AND DX PACKAGE UNITS. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLAN ARE CONSIDERED AS NEW PROPOSED WORK

PLUMBING:
INSTALL PLUMBING PIPES FOR GAS LINE, DOMESTIC, AND WASTE LINE BASED ON THE PROPOSED LAYOUT FOR SUBWAY, DEL TACO, AND EXTRAMILE. ALL PLUMBING WORK SHOWN ON THE PLUMBING PLAN ARE CONSIDERED AS NEW PROPOSED WORK

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
CITY OF OAKLAND MUNICIPAL CODES
PORT OF OAKLAND CODES

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING DIMENSIONS PRIOR TO ORDERING MATERIALS AND INSTALLING EQUIPMENT.
- IF ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, IS ENCOUNTERED DURING THE CONSTRUCTION, STOP ALL WORK IMMEDIATELY AND NOTIFY THE OWNER REMOVAL OF EXISTING HAZARDOUS MATERIALS IS NOT PART OF THE CONTRACT.
- A MATERIAL SAFETY DATA SHEET (MSDS) IS REQUIRED FOR ALL HAZARDOUS MATERIAL BEING USED IN THIS BUILDING. MSDS SHEETS ARE TO BE PROVIDED AT THE JOB START MEETING.
- ALL SAFETY RULES AS SET FORTH BY THE OWNER SHALL BE STRICTLY ADHERED TO AT ALL TIMES.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND VOLTAGES, ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION.
- LABEL ALL NEW EQUIPMENT AND CONTROLS WITH LAMINATED TAPE LABELS.
- NO ANCHORS OR HOLES SHALL BE INSTALLED IN BOTTOM OF BEAMS. DO NOT ANCHOR OR ATTACH TO BOTTOM OR LOWER END OF BEAMS. ANY ANCHORS INSTALLED ON SIDE OF BEAMS SHALL BE MINIMUM OF 12 DIAMETERS ABOVE THE BOTTOM OF BEAM.
- DO NOT MOUNT, HANG, SECURE OR ATTACH TO BOTTOM OF CHORD TRUSSES.
- EXISTING DUCTWORK, COLD WATER, HOT WATER, HOT WATER RETURN, WASTE, VENT, FIRE SPRINKLER LINES, FIRE ALARM EQUIPMENT, ELECTRICAL CONDUIT, TELEPHONE CONDUIT AND PNEUMATIC TUBING, ETC. MAY HAVE TO BE RELOCATED TO FACILITATE THE INSTALLATION OF THE NEW WORK. THE CONTRACTOR SHALL DETERMINE ALL EXISTING SERVICES THAT REQUIRE RELOCATION PRIOR TO SUBMITTING HIS BID AND INCLUDE ALL COSTS TO IN THE BID. THERE WILL BE NO EXTRA COMPENSATION TO THE CONTRACTOR FOR THIS WORK.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT SOME WORK MAY BE REQUIRED OUTSIDE OF THE AREAS SHOWN ON THESE DRAWINGS. THIS WORK WILL INCLUDE PLUMBING, PIPING AND CONNECTION ABOVE, BELOW AND AT REMOTE LOCATIONS, AS WELL AS ADJUSTMENTS AT REMOTE FAN ROOMS, GAS AND WATER SOURCES, ETC.
- DO NOT PENETRATE OR CUT ANY STRUCTURAL MEMBERS NOT SPECIFICALLY SHOWN ON THE DRAWINGS (E.G. JOISTS, BEAMS, ETC.). IF STRUCTURAL MEMBERS CONFLICT WITH ROUTING, CONTACT THE ENGINEER FOR DIRECTION BEFORE PROCEEDING.
- BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, TRANSITIONS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED. COORDINATE ALL WORK WITH OTHER TRADES TO INSURE THAT DUCTS AND PIPES CLEAR STRUCTURAL AND ARCHITECTURAL MEMBERS. PROVIDE ALL OFFSETS, TRANSITIONS, ETC. REQUIRED TO MAINTAIN CEILING HEIGHT AT NO ADDITIONAL COST TO THE OWNER. DESIGN DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL ELBOWS, OFFSETS AND FITTINGS. PROVIDE, FURNISH AND INSTALL ALL INCIDENTALS REQUIRED, WHETHER SHOWN OR NOT, FOR A COMPLETE AND WORKABLE SYSTEM.
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO REVIEW ALL CONDITIONS OF THE BUILDING, SITE, AND SURROUNDING AREA INCLUDING BUT NOT LIMITED TO ALL AREAS ENCOMPASSED BY THE PLANS AND SPECIFICATION. THE CONTRACTOR SHALL HAVE REQUIRED COMPLETE SITE INFORMATION RELATIVE TO ALL NEW WORK PRIOR TO SUBMISSION OF HIS BID. THERE SHALL BE NO FUTURE CONSIDERATION TO THE CONTRACTOR FOR HIS FAILURE TO BECOME FULLY AWARE OF ALL EXISTING CONDITIONS AT THE SITE THAT MAY IMPACT HIS INSTALLATION OF THE NEW WORK. THE CONTRACTOR SHALL FIELD VERIFY ANY QUESTIONABLE EXISTING FIELD CONDITIONS PRIOR TO SUBMITTAL OF HIS BID.
- THE CONTRACTOR SHALL EXAMINE ALL THE DESIGN DRAWINGS, SHOP DRAWINGS AND AS-BUILT DRAWINGS OF THE EXISTING CONDITIONS PRIOR TO EXCAVATING OR CUTTING INTO BUILDING SURFACES TO AVOID DAMAGING ANY UTILITY, PIPE, CONDUIT, DUCT, ETC. OR STRUCTURAL MEMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE AND THE COST OF REPAIR AND RESTORATION TO THE PRIOR CONDITION.
- WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL" THE CONTRACTOR IS TO APPLY THE DETAIL OR NOTE TO EVERY SIMILAR CONDITION, WHETHER OR NOT THE REFERENCED DETAIL OR NOTE IS REPEATED.
- WHEN NO CONSTRUCTION DETAIL IS INDICATED, SUCH WORK SHALL BE SIMILAR TO COMPARABLE WORK DETAILED OR NOTED ELSEWHERE.
- PULL CITY MECHANICAL AND ELECTRICAL PERMITS, PAY FEES AND SCHEDULE ALL INSPECTIONS.
- ALL PENETRATIONS OF RATED PARTITIONS, WALLS, FLOORS AND CEILING SHALL BE IMMEDIATELY FIRE STOPPED.
- ALL PLUMBING, ELECTRICAL LINES, AND MECHANICAL SYSTEMS SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE.
- ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS OR ITS EQUIVALENT.
- ALL EQUIPMENT SHALL BE LABELED OR LISTED BY A RECOGNIZED APPROVAL AGENCY.
- THE PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE.
- WATER PRESSURE SHALL BE A MINIMUM OF 15 PSI AND A MAXIMUM OF 80 PSI. UPC SECTION 608.1 AND 608.2.
- PIPE SHALL BE EMBEDDED DIRECTLY IN CONCRETE OR MASONRY PER UPC SECTION 919.2.
- PROVIDE SHUTOFF VALVE OR SUPPLY STOP FOR ALL PLUMBING FIXTURES AND EQUIPMENT.
- PROVIDE CLEANOUTS PER CALIFORNIA PLUMBING CODE AS SHOWN ON PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES.
- ALL PLUMBING FIXTURES SHALL BE SECURELY FASTENED TO BUILDING STRUCTURES.
- INSULATE ALL HOT WATER PIPING AND FITTINGS. INSULATE ALL EXTERIOR COLD WATER PIPING AND FITTINGS. INSTALL ALL ADA REQUIRED INSULATION ON DRAINS AND HOT WATER PIPING.
- EXTERIOR COLD WATER PIPING ABOVE AND BELOW GRADE WILL BE INSTALLED UTILIZING TYPE "L" COPPER MATERIAL. INSTALL ADA REQUIRED INSULATION ON ALL RESTROOM DRAINS AND HOT WATER PIPING.
- COLD WATER PIPING ABOVE SLAB TO BE TYPE "L" HARD COPPER MATERIAL.
- INTERIOR WATER SERVICE TO BE SUPPORTED STRUCTURE.
- WASTE PIPING BELOW THE SLAB TO BE CAST IRON MATERIAL AS APPROVED BY THE ADMINISTRATIVE AUTHORITIES.
- WASTE AND VENT PIPING ABOVE THE SLAB TO BE CAST IRON/COPPER W/ SLOPE.
- ALL SANITARY PIPING 4" AND SMALLER TO BE INSTALLED AT A 1/4" PER FOOT SLOPE.
- ALL WET WALLS TO BE AT LEAST 2x6 STUD CONSTRUCTION.
- FIELD VERIFY ALL P.O.C. LOCATIONS PRIOR TO INSTALL.

VICINITY MAP



AERIAL VIEW



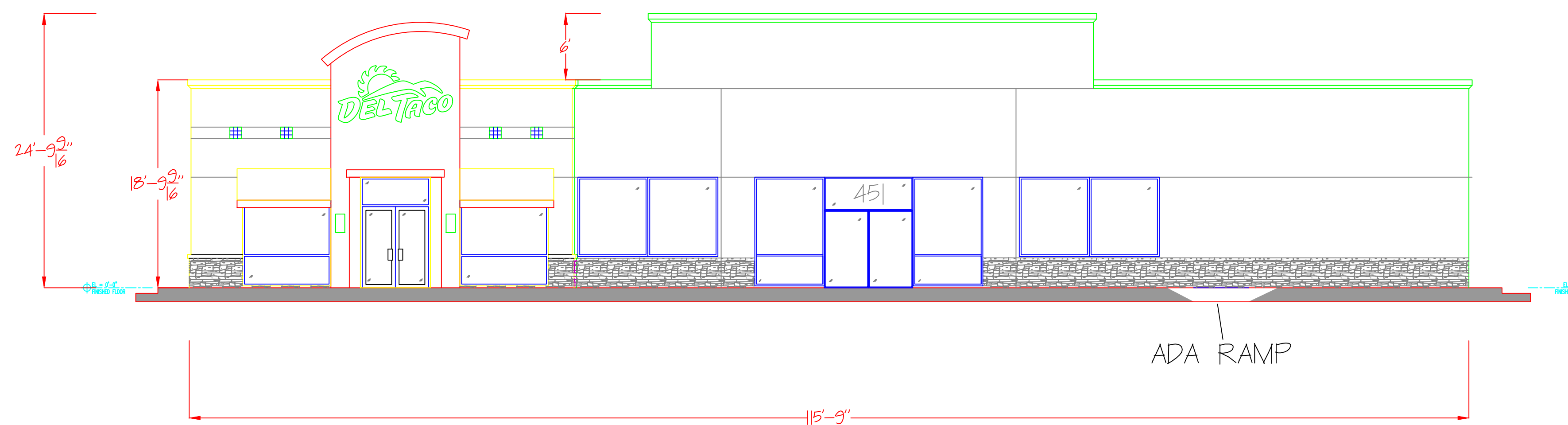
NOTES

DRAWING INDEX	
CVR	PROJECT INFO
A-1	SITE PLAN
A-2	OVERALL FLOOR PLAN
A-3	EXTRAMILE FLOOR PLAN
A-4	SUBWAY FLOOR PLAN
A-5	DEL TACO FLOOR PLAN
A-6	EXIT PLAN
A-7	ARCH DETAILS-I
A-8	ARCH DETAILS-II
A-9	ELEVATIONS
K-1	KITCHEN EQUIP DETAILS
K-2	EXHAUST HOOD DETAILS
K-3	EXHAUST FAN DETAILS
K-4	MAKE UP AIR UNIT DETAILS
M-1	EXTRAMILE/SUBWAY MECH PLAN
M-2	DEL TACO MECH PLAN
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M-4	MECHANICAL ROOF PLAN
E-0	SINGLE LINE
E-1	EXTRAMILE/SUBWAY POWER PLAN
E-2	DEL TACO POWER PLAN
E-3	ELECTRICAL ROOF PLAN
P-1	PLUMBING NOTES
P-2	SUPPLY PLAN
P-3	WASTE PLAN
P-4	NATURAL GAS LINE
ADA	ADA DETAILS



1 TRAFFIC FLOW ANALYSIS

SCALE: NTS



2 STORE FRONT ELEVATION

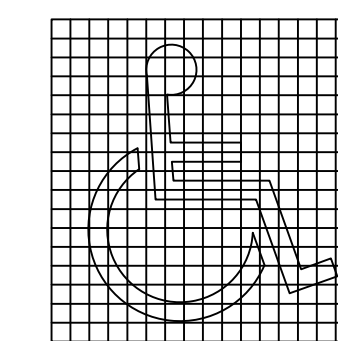
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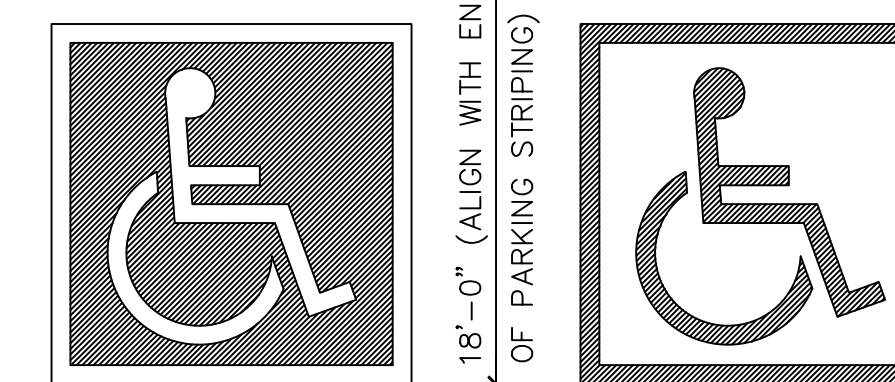
DRAWING DESCRIPTIONS	
PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS		
REV.	DATE	DESCRIPTION
1	07.23.12	DEMO PERMIT SET
2	12.20.12	SUBMIT TO HEALTH DEPT.
3	01.31.13	FIRST HEALTH COMMENT RESPONSE
4	02.18.13	SECOND HEALTH COMMENT RESPONSE
5	04.20.13	SUBMIT TO CITY BUILDING DEPARTMENT

CVR



(A) SYMBOL PROPORTIONS



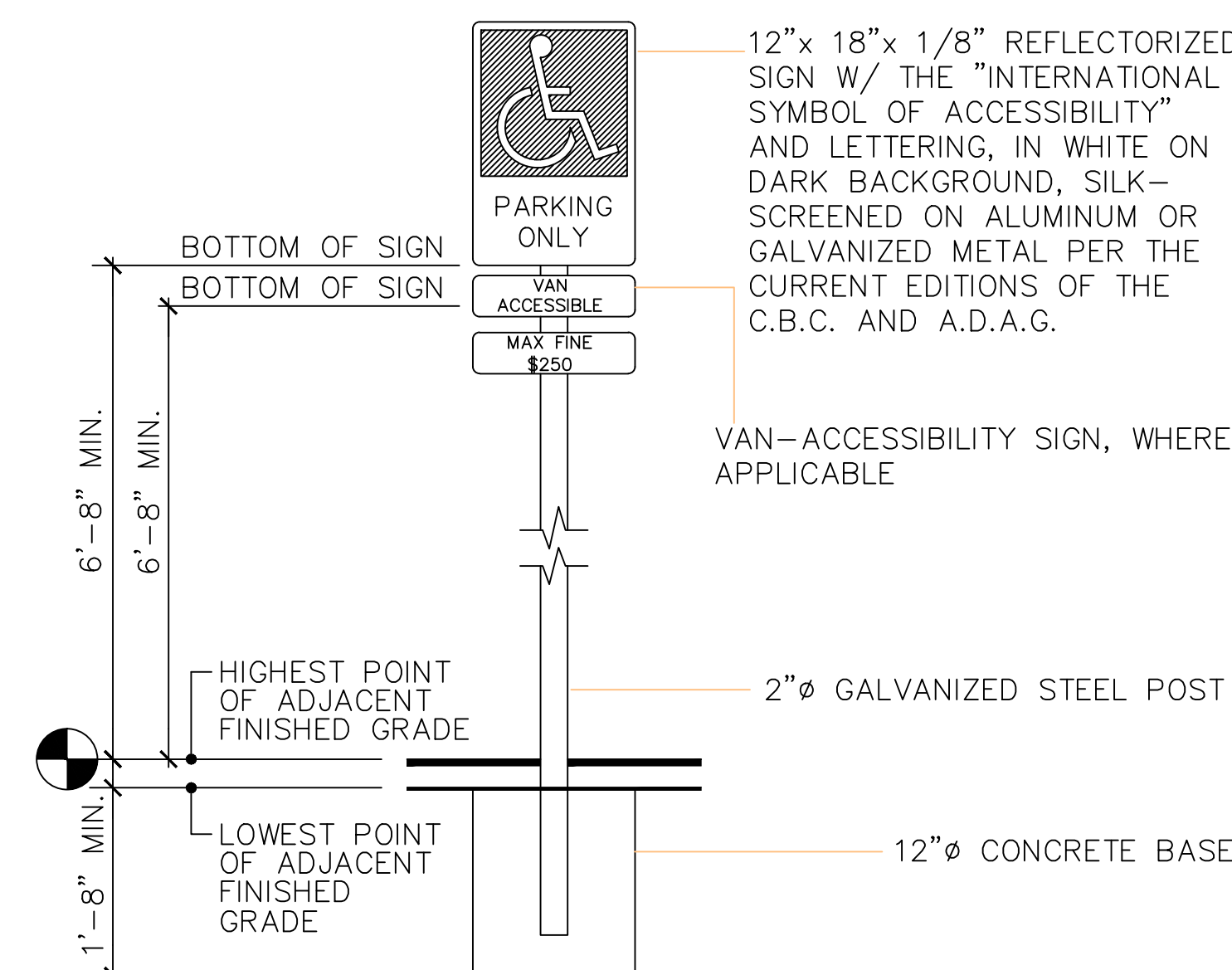
(B) DISPLAY CONDITIONS

NOTE:

- ... THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
- 1. "BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT; OR
- 2. "BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND . . . AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE.

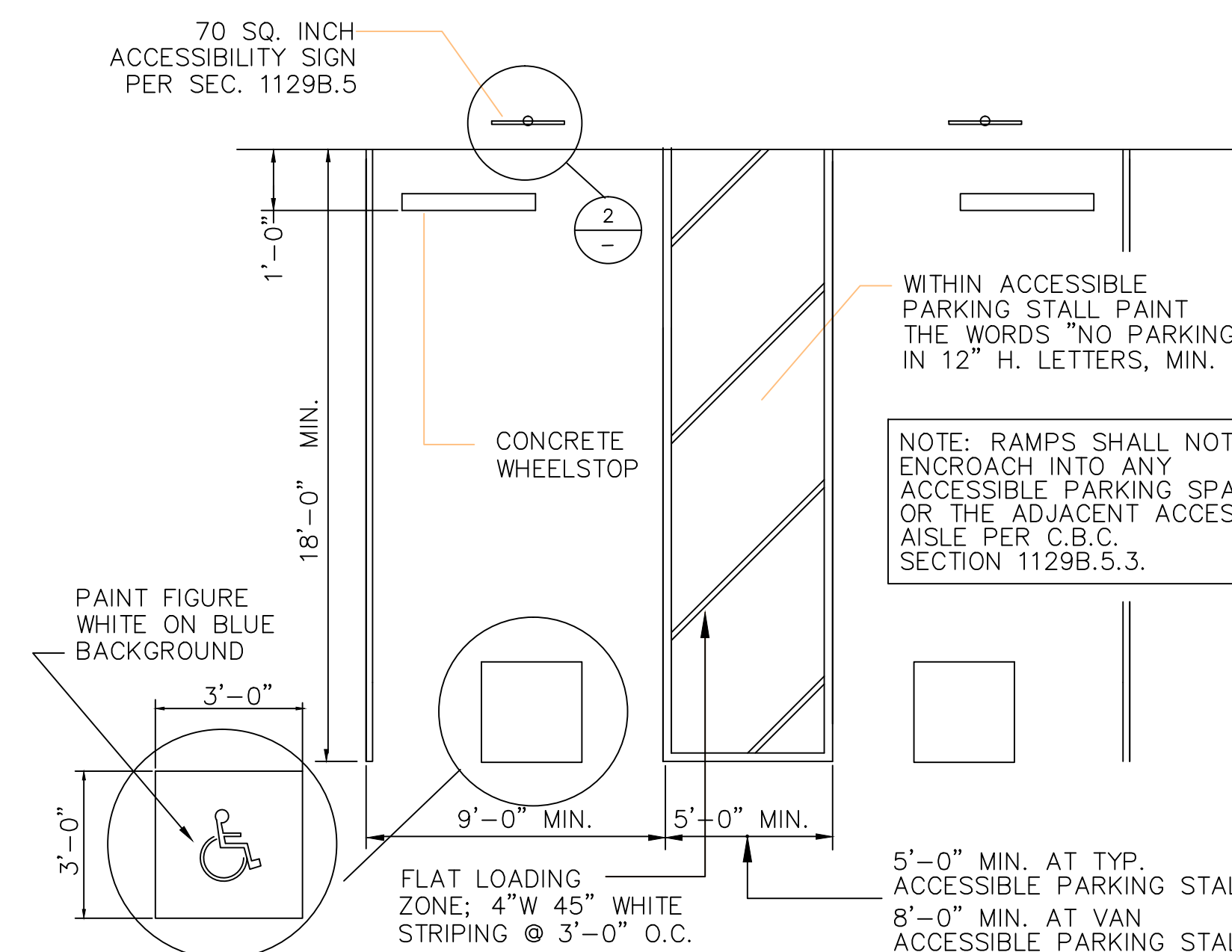
ADA PARKING STALL SURFACE IDENTIFICATION

(A) DETAIL SCALE: NTS

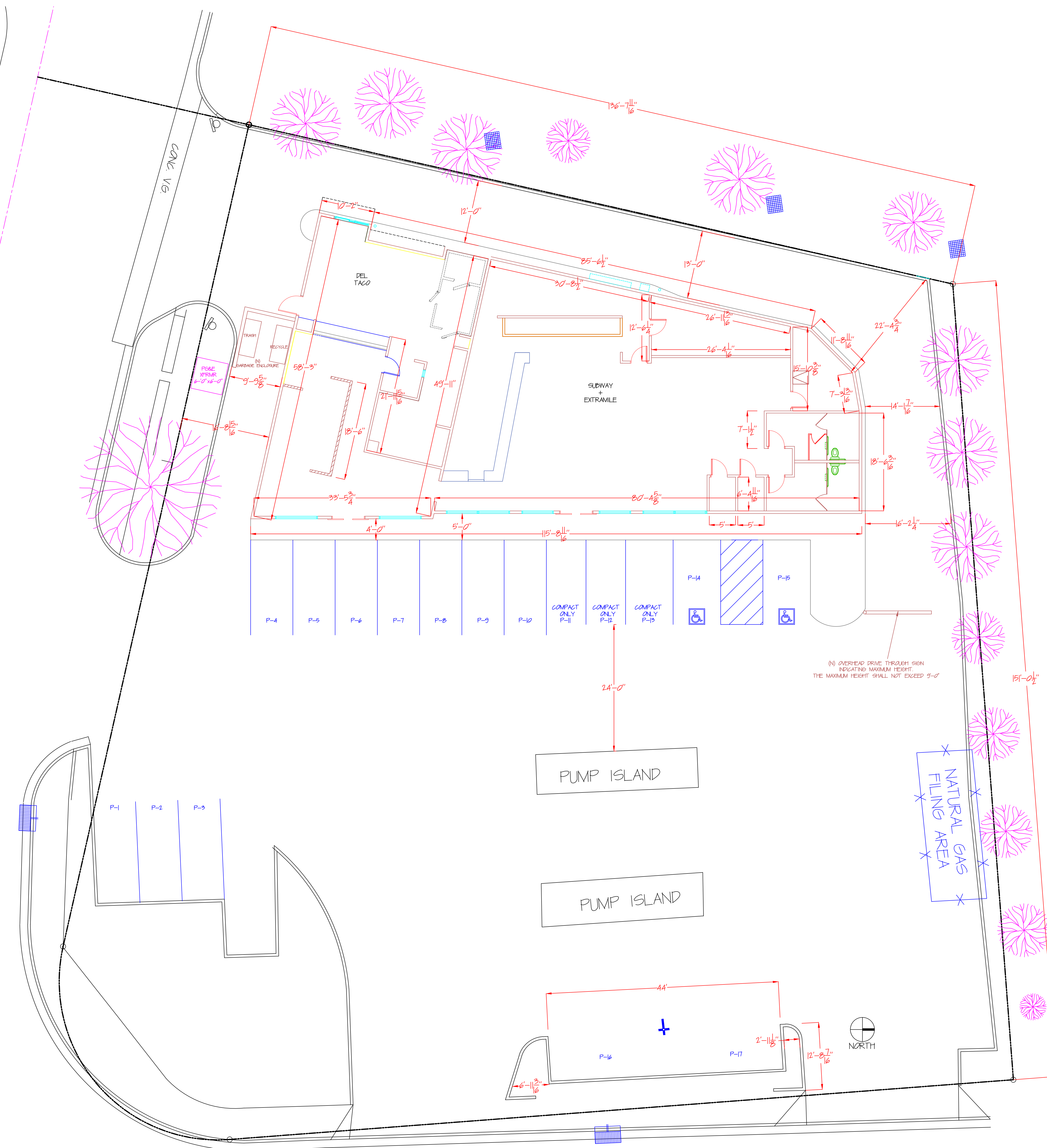


NOTE: WHERE A WALL OCCURS AT THE WALKWAY END OF THE PARKING SPACE, SIGN MAY BE CENTERED ON THE WALL AT A MINIMUM HEIGHT OF 3'-0" FROM THE PARKING SPACE FINISH GRADE, GROUND OR SIDEWALK (WHICHEVER IS HIGHEST) INSTEAD OF ON POST.

(B) ADA PARKING SIGN DETAIL SCALE: NTS



(C) ADA PARKING STALL DETAIL SCALE: NTS



(1) SITE PLAN SCALE: 1/8" = 1'-0"

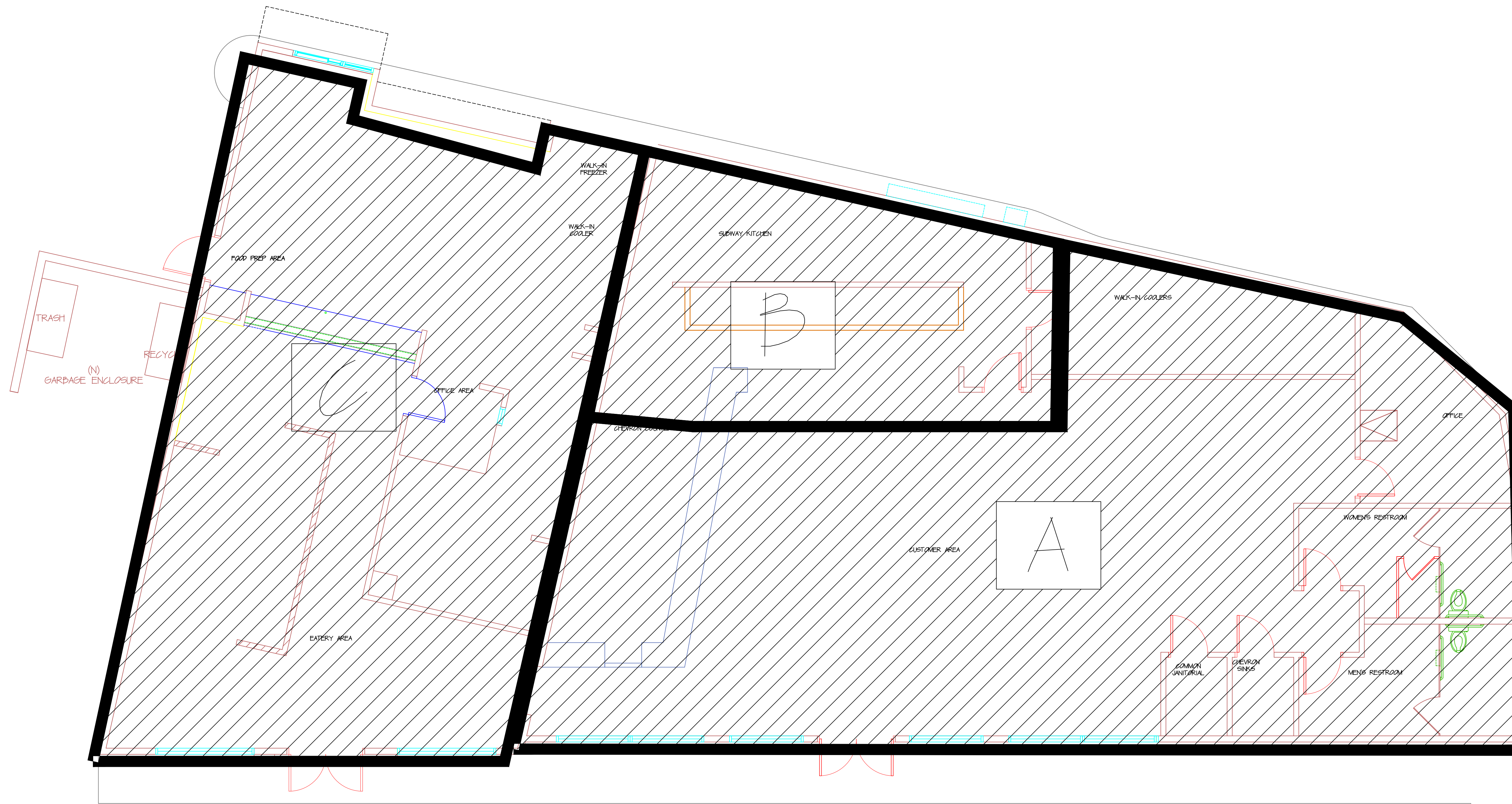
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① OVERALL FLOOR PLAN

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

SPACE CALCULATION

SUBWAY/EXTRA MILE
SQUARE FOOTAGE: 2,992 SQ. FT.
OCCUPANCY TYPE: A & D
TOTAL # OF OCCUPANCY: 119 (SEE EXIT PLAN)

DEL TACO
SQUARE FOOTAGE: 1,729 SQ. FT.
OCCUPANCY TYPE: A
TOTAL # OF OCCUPANCY: 59 (SEE EXIT PLAN)

FLOOR PLAN SECTION LIST

- SECTION A - EXTRAMILE (CHEVRON) - SEE SHEET A-3 FOR ENLARGED FLOOR PLAN AND EQUIPMENT LIST
- SECTION B - SUBWAY - SEE SHEET A-4 FOR ENLARGED FLOOR PLAN AND EQUIPMENT LIST
- SECTION C - DEL TACO - SEE SHEET A-5 FOR ENLARGED FLOOR PLAN AND EQUIPMENT LIST

GENERAL NOTES

- GARBAGE ENCLOSURE CONCRETE PAD TO BE SLOPED 1/4" FOR EVERY 1'-0" TOWARDS DRAIN ON EACH SIDE
- GARBAGE ENCLOSURE TO HAVE CLEANABLE CEILING

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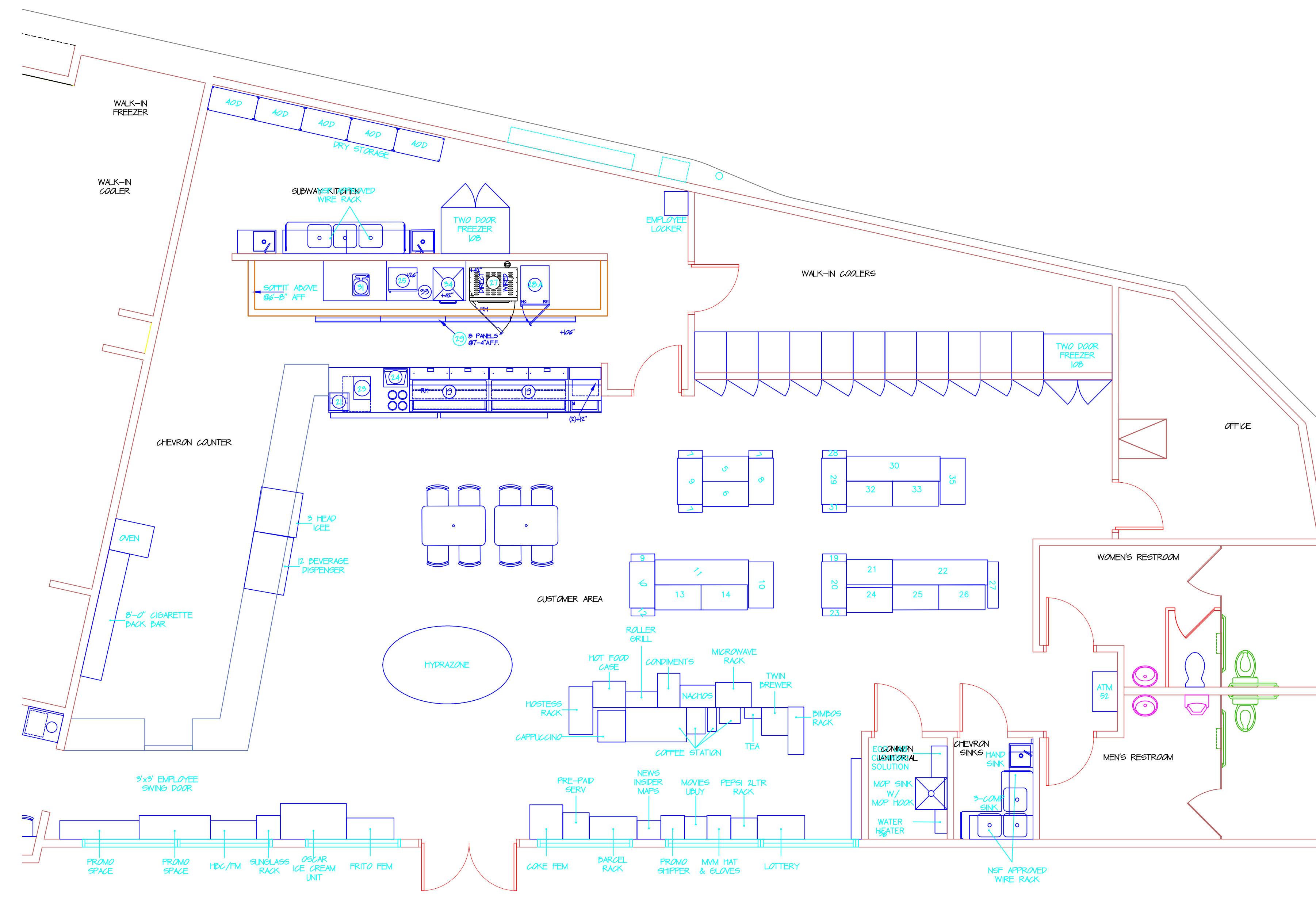
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EXTRAMILE EQUIPMENT LIST

Loc ID	POG Long Name
1	2012 HRC-GM 3FT IN-LINE "HIGH RISK"
2	2012 CANDY-GUM-MINTS 06FT UNDER COUNTER 5 SHELF
3	2012 COKE FRONT END MERCHANDISER NoCA-BAK-OR-WA....
4	2012 HYDRAZONE - ELLIPTICAL CALIFORNIA JULY & AUGUST
5	2012 KETTLE CHIPS 3FT IN-LINE
6	2012 FUNCTIONAL BARS 3FT IN-LINE HIGH P.M. 9 SHELF
7	2012 POWER WING SALTY SNACKS PRIORITY 1
8	2012 BEVERAGE PROMO WITH PRINGLES 3FT END-CAP
9	2012 POWER WING VALUED NATURALS
10	2012 BON APPETIT 3FT IN-LINE
11	2012 NUTS-SEEDS 6FT IN-LINE
12	2012 POWER WING CEREAL CUPS/BREAKFAST
13	2012 COOKIES 3FT IN-LINE 6 SHELF
14	2012 BAG & THEATRE CANDY 3FT IN-LINE
15	2012 GROCERY MICROWAVE RACK
16	2012 POWER WING SALTY SNACKS PRIORITY 2
17	2012 TAZO TEA RACK TWO SHELF
18	2012 BEVERAGE PROMO WITH BARCEL CHIPS 3FT END-CAP
19	2012 POWER WING SNACK CLUB HISPANIC
20	2012 MEAT SNACKS 3FT IN-LINE-CA HI
21	2012 KIDS CANDY 3FT IN-LINE
22	2012 CANDY-GUM-MINTS 06FT IN-LINE 9 SHELF
23	2012 POWER WING PROMO
24	2012 FRITO-LAY CHIPS 3FT IN-LINE
25	2012 FRITO TAKE HOME CHIPS 3FT IN-LINE
26	2012 FRITO TAKE HOME CHIPS 3FT IN-LINE
27	2012 SNAK CLUB 3FT SLATWALL
28	2012 POWER WING SEEDS
29	2012 BEVERAGE PROMO W/FRITO-LAY 3 FT
30	2012 SALTY SNACKS 6FT IN-LINE
31	2012 POWER WING PROMO
32	2012 GROCERY EDIBLE TAKE HOME 3FT IN-LINE
33	2012 GROCERY NON-EDIBLE 3FT IN-LINE
34	2012 POWER WING MEAT SNACKS-SOCAL
35	TAKE HOME WATER 3FT
36	2012 AUTO 6FT IN-LINE NO PEGABLES 12" BASE-CA
37	2012 AUTO ACCESSORIES 6FT SHORTWALL
38	COS 3'
39	COS 3'
40	COS 3'
41	COS 3'
42	Power Wing
43	Power Wing
44	Power Wing
45	Power Wing
46	Power Wing
47	Power Wing
48	Power Wing
49	Power Wing
50	Power Wing
51	8' Back Bar
52	ATM
53	Barcel Rack
54	Bimbos Rack
55	Clearance Rack
56	COS 3'
57	COS 3'
58	COS 3'
59	COS 3'
60	COS 6'
61	COS 6'
62	COS 6'
63	COS 6'
64	COS 9'
65	COS 9'
66	Frito-Lay FEM
67	Frito-Lay Mini-Max
68	Frito-Lay Side Baskets
69	Frito-Lay Side Baskets
70	Hostess Rack
71	Ice Cream-Oscar Unit
72	Movies U-Buy
73	M/M Hat & Gloves Rack
74	News/Traders/Maps
75	Prepaid Services
76	Promo Shipper
77	Promo Shipper
78	Promo Space
79	Promo Space
80	Sunglass Rack
81	SW 3T
82	SW 6T
83	WG 3'
84	WG 6'
85	Coke 2ltr Rack
86	Pepsi 2ltr Rack
87	3 Head Ice w/Cups & Lids
88	12 Head Fountain
89	APW Roller Grill
90	Baked Goods
91	Gehl's Dispenser and Chip R...
92	Hand Sink
93	Lid & Straw
94	Microwave
95	Microwave Rack
96	Oven
97	Ref Condiments
98	Sanden Hot Food Display
99	UC Pkg Condiments
100	10 THERMOFRESH COFFEE...
101	BUNN HOT WATER CAP (C...
102	BUNN ICB-TWIN COFFEE B...
103	COFFEE CONDIMENTS
104	CURTIS PCGTS CAPPUCCI...
105	INTERNATIONAL DELIGHT...
106	INTERNATIONAL DELIGHT...
107	TAZO TEA RACK
108	2 Door Freezer
109	COKE FEM
110	Hydrazone Elliptical
111	Lottery
112	UC-6S



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

NOTES
SEE THE ATTACHED DOCUMENTS FOR EQUIPMENT SPEC
EMPLOYEE LOCKER IS TO BE EQUIPPED WITH 4' LEGS

FINISH PLAN NOTES
ALL OUTLETS, REGISTERS, ETC., ON CEILING AND WALLS PAINTED TO MATCH SURFACE
COORDINATE LIGHTING INSTALLATION/ MECHANICAL REGISTER INSTALLATION WITH LIGHTING PLAN AND RCP PLAN
MAINTAIN A SLOPE OF 1/8" PER FOOT TO FD. (TYPICAL)
A MAXIMUM OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL OFFSETS
GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL (2010 CBC 109.07.4)
FS MUST BE READILY ACCESSIBLE FOR INSPECTION & CLEANING, AND SHALL BE DESIGNED TO PREVENT THE FLOW OF A SEWAGE BACK-UP FROM GOING UNDER THE INSTALLED CABINET WORK
CUT AND LEAVE FRONT TOE-KICK SPACE PEN AT THE FS LOCATION AND BOX AROUND THE FS ON THREE SIDES WITH BASE TILE

ROOM	FLOOR	BASE	WALL	CEILING
RESTROOM	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL FRP 4'-0" FROM FINISH FLOOR (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL PURPOSE. WASHABLE
OFFICE	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH ACOUSTIC CEILING TILES
COFFEE/ ROLLER GRILL AREA	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 8" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL FRP 4'-0" FROM FINISH FLOOR (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
CUSTOMER AREA	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH ACOUSTIC CEILING TILES
CHEVRON THREE SINK COMPARTMENT ROOM	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
MOP SINK ROOM	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE

PROJECT LOCATION

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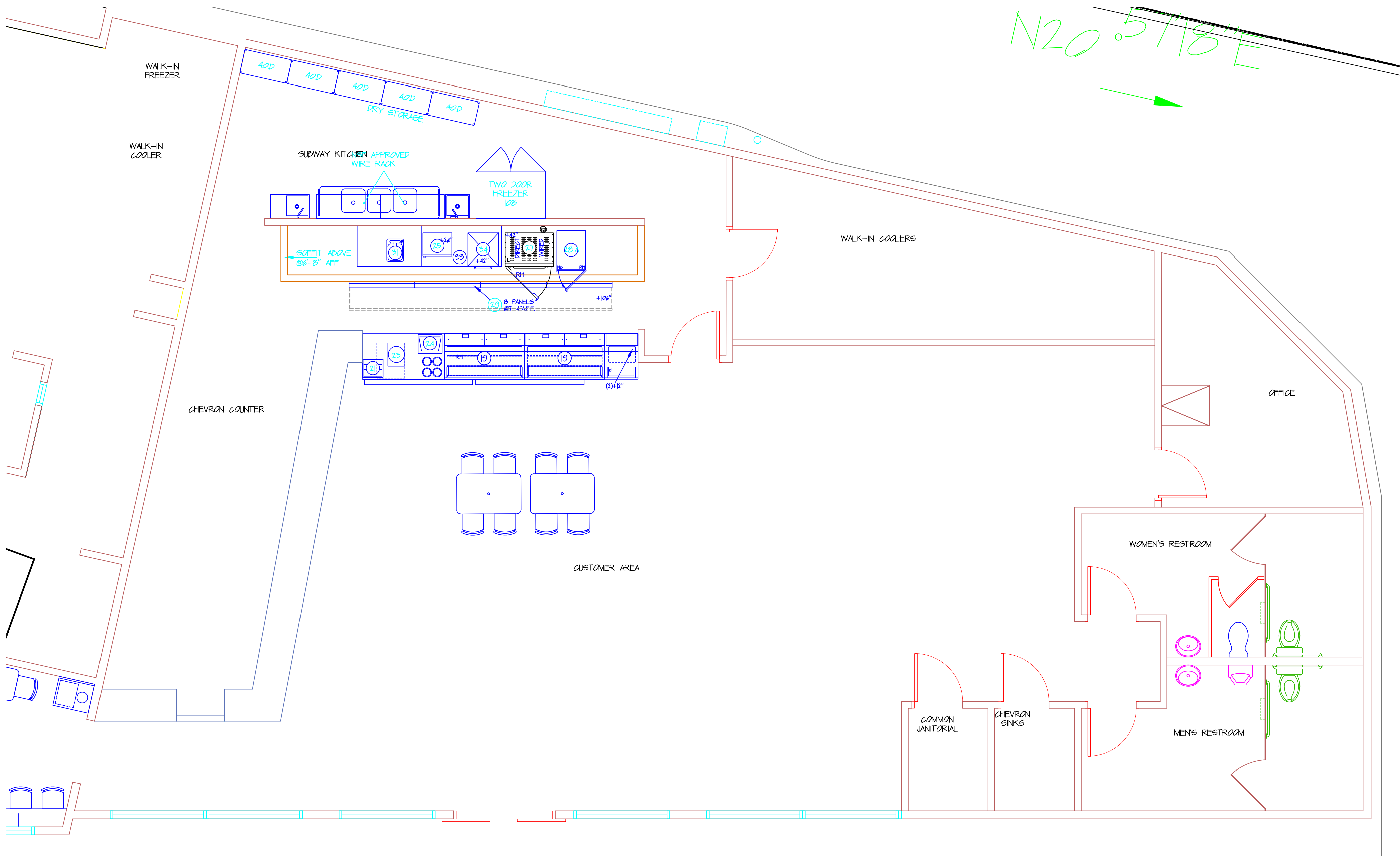
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A-3
EXTRA MILE FLOOR PLAN

N20.5/18 E



1 SUBWAY FLOOR PLAN

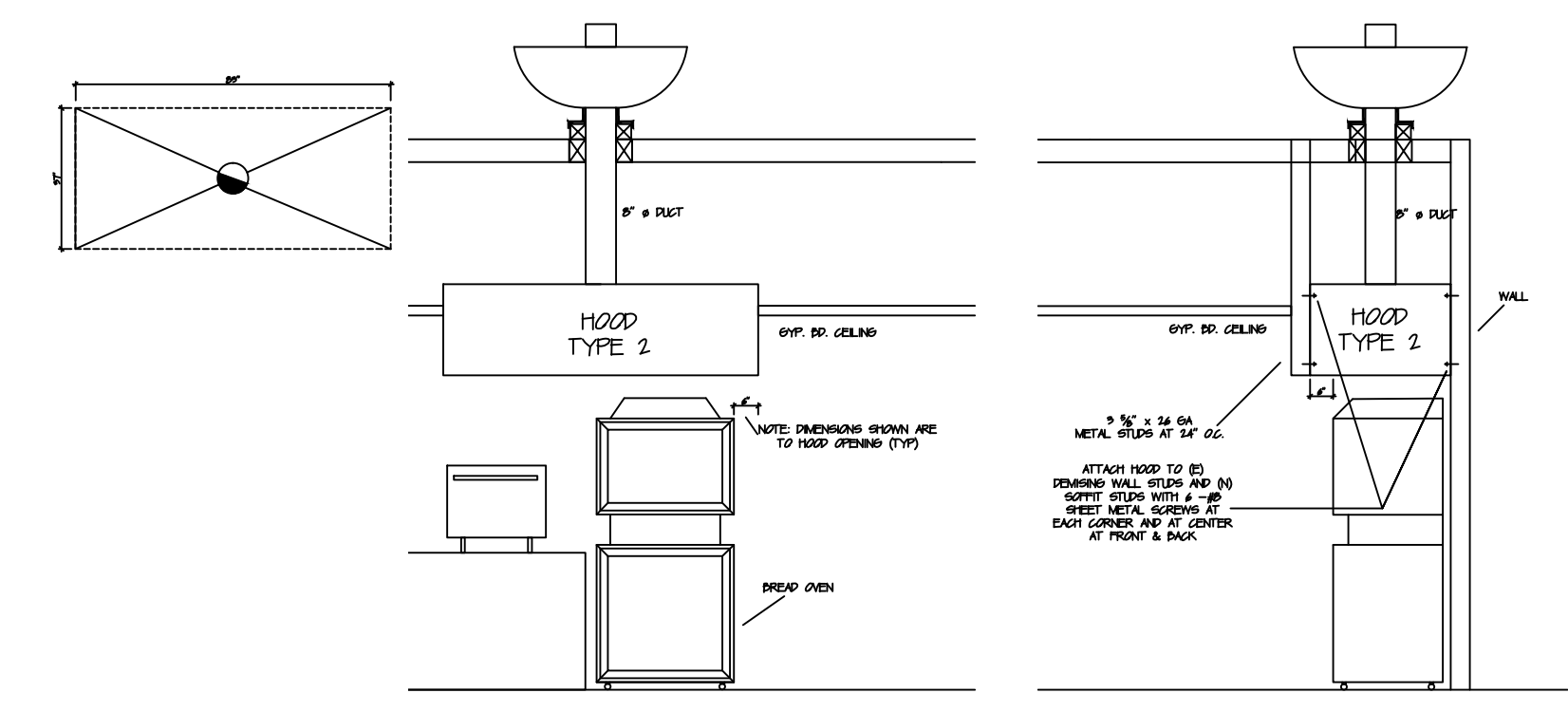
SCALE: 1/4" = 1'-0"

ID	NAME	BRAND	CERTIFICATION	DESCRIPTION
19	FRONT COUNTER	DUKE MANUFACTURING	NSF	
21	COOKIE DISPLAY CASE	PLASTICS, INC.	NSF	
23	SAFE	CSS/ TIDEL	NSF	
24	SUBSHOP 2000 POS	MICROS SYSTEMS/DELL/IPC-POS	NSF	
25	MICROWAVE	MENUMASTER/SHARP	NSF	
27	BREAD OVEN	DUKE/ NU VU	NSF	
28A	COMBI BREAD CABINET	LOCKWOOD/ NU VU	NSF	
29	MENUBOARD	VGS/ TRANSLITE SONOMA	NSF	
31	BACK COUNTER W/ HAND SINK	DUKE MFG	NSF	
33	REFRIGERATED BACK COUNTER	DUKE MFG	NSF	
34	RAPID COOK OVEN	TURBOCHEF/ MERRYCHEF	NSF	

PROJECT LOCATION
MARKET READY
 451 HEGENBERGER ROAD
 OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT
SK ENGINEERING
 303 DESTINO CIRCLE
 SAN JOSE, CA 95133
 206.351.7527
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 WWW.SK-ENGINEERING.COM

DESIGNER/ OR CONTRACTOR IS ELIGIBLE UNDER THE PROVISIONS OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, BY SECTION 5537.2 OR 6737.3 TO SIGN THIS DOCUMENT AND IS LICENSED TO PERFORM THE WORK.



B NUVU OVEN TYPE 2 HOOD DETAILS
 SCALE: 1/4" = 1'-0"

HOOD AND MAKE UP AIR CALCULATIONS

TYPE II HOOD IS REQUIRED TO HAVE AN AIR FLOW PER 5097 FOR LOW TEMPERATURE FORMULA: Q=50A
 HOOD AREA IS:
 6'-11" X 2'-1" = 2139 SF. X 50 = 1066 CFM
 PROVIDE MAKE UP AIR FROM THE ROOM
 ADJUST EXISTING HVAC SYSTEM TO PROVIDE 1066 CFM OF OUTSIDE AIR THROUGH REGISTERS
 AIR BALANCE HVAC SYSTEM PER TITLE-24

MECHANICAL NOTES

- 1. SUPPORT AND BRACE ALL THE DUCTING PER THE 2011 CMC.
- 2. ALL DUCTING TO HAVE INSULATION MINIMUM R-42
- 3. USE CEC UL LISTED DUCT TAPE
- 4. ALL DUCTING IS APPROVED PER UL
- 5. USE PROPER STRAPPING PER CHAPTER 6 OF 2011 CMC
- 6. USE BACK DRAFT DAMPERS AT ALL EXHAUST FANS
- 7. PROVIDE SMOKE DETECTORS IN THE SUPPLY SIDE OF AIR HANDLING EQUIPMENT OF 1000 CFM OR GREATER FOR AUTO SHUT DOWN
- 8. PROVIDE AIR BALANCING AS REQUIRED BY TITLE-24
- 9. CONDENSATE FROM THE FC UNIT IS TO BE DRAINED TO THE NEAREST FS
- 10. ALL PIPING TO BE INSULATED AS REQUIRED BY TITLE 24
- 11. ALL PIPING TO BE COPPER TYPE 'L'

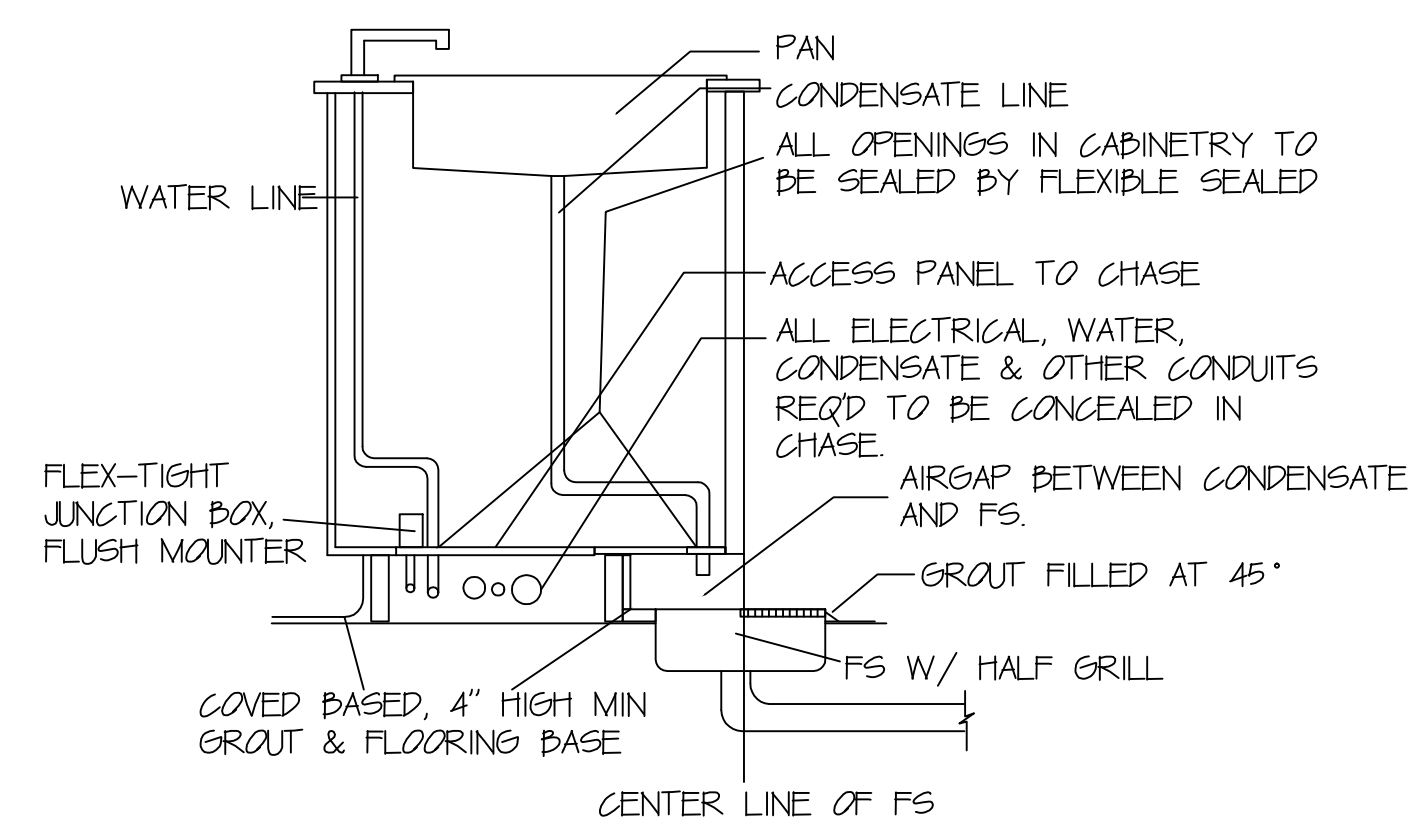
ROOM	FLOOR	BASE	WALL	CEILING
RESTROOM	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE TILE CONTINUOUS COVE BASE	5/8" DRYWALL FRP 8'-0" FROM FROM TOP OF COVE BASE (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALTY SMOOTH CEILING PANELS MADE FOR COMMERCIAL PURPOSE. WASHABLE
OFFICE	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH ACOUSTIC CEILING TILES
EATERY AREA	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 8" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL FRP 8'-0" FROM FROM TOP OF COVE BASE (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALTY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
CUSTOMER AREA	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH SPECIALTY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
DUKE CABINET	APPROVED PORCELAIN FLOOR TILE	INTEGRAL COVE BASE ALONG THE EXPOSED PERIMETER OF THE BACK COUNTER		

NOTES

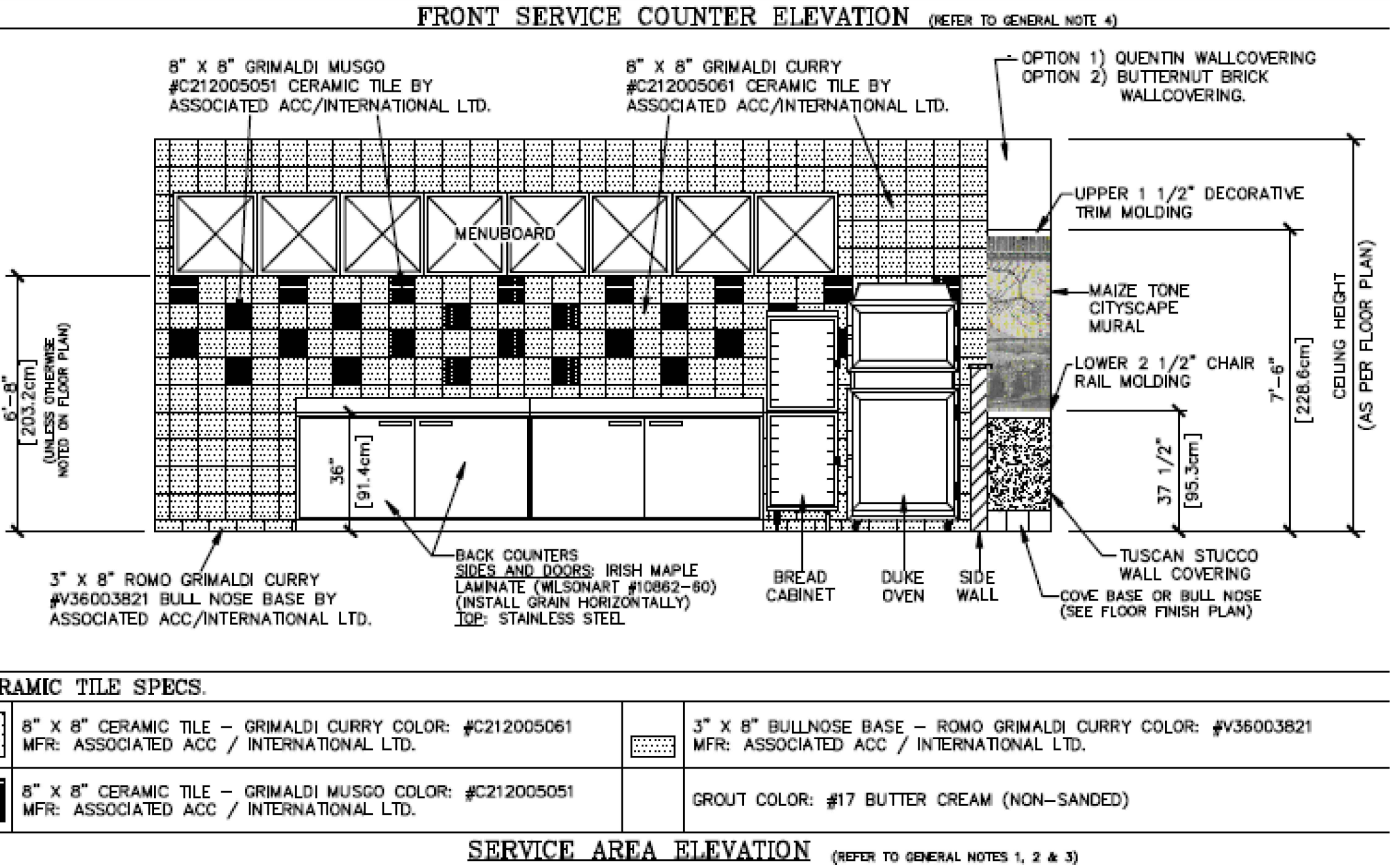
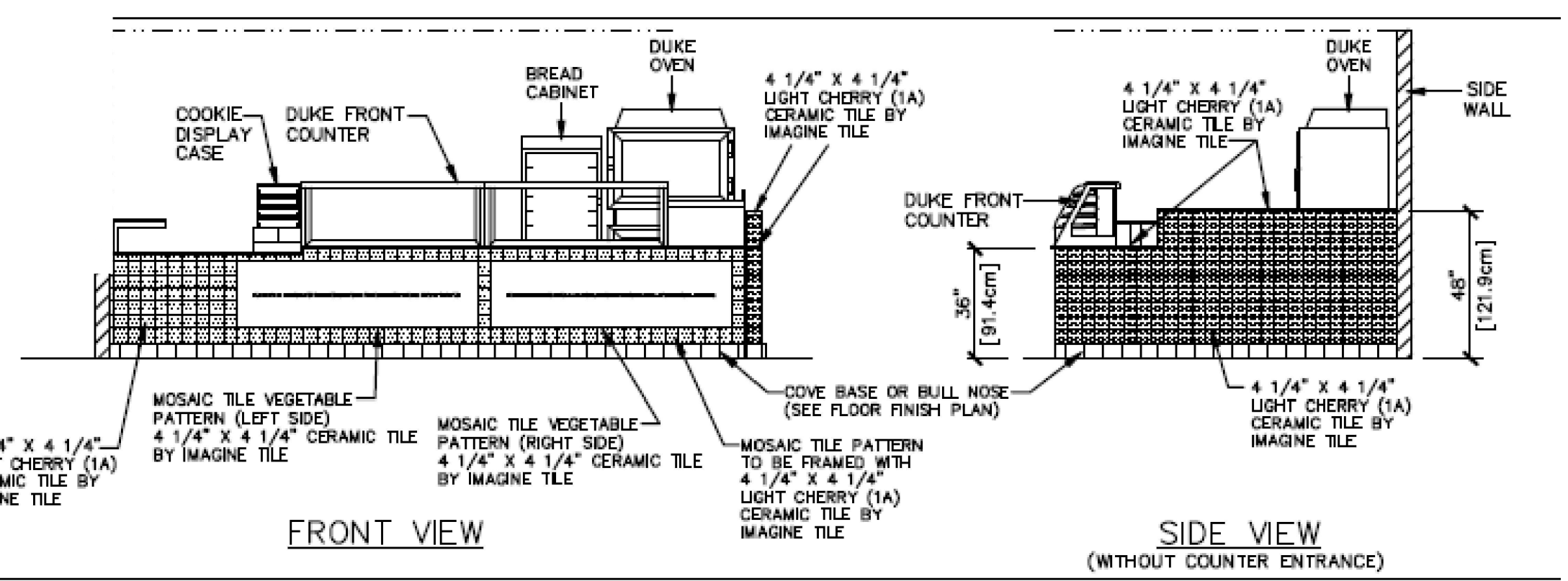
- SEE THE ATTACHED DOCUMENTS FOR EQUIPMENT SPEC
- EMPLOYEE LOCKER IS TO BE EQUIPPED WITH 6' LEGS
- THREE COMPARTMENT SINK AND FOOD PREPARATION SINK SHALL BE EQUIPPED WITH METAL SLASH BARRIER INSTALLED BETWEEN

FINISH PLAN NOTES

- ALL OUTLETS, REGISTERS, ETC., ON CEILING AND WALLS PAINTED TO MATCH SURFACE
- COORDINATE LIGHTING INSTALLATION/ MECHANICAL REGISTER INSTALLATION WITH LIGHTING PLAN AND RCP PLAN
- MAINTAIN A SLOPE OF 1/8" PER FOOT TO FD. (TYPICAL)
- A MAXIMUM OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. (2011 CEC 193971.4)
- FS MUST BE READILY ACCESSIBLE FOR INSPECTION & CLEANING, AND SHALL BE DESIGNED TO PREVENT THE FLOW OF A SEWAGE BACK-UP FROM GOING UNDER THE INSTALLED CABINET WORK.
- CUT AND LEAVE FRONT TOE-KICK SPACE PEN AT THE FS LOCATION AND BOX AROUND THE FS ON THREE SIDES WITH BASE TILE



A CABINET DETAIL
 SCALE: N.T.S.



2 SUBWAY COUNTER ELEVATION
 SCALE: N.T.S.

DESIGNER/ OR CONTRACTOR IS ELIGIBLE UNDER THE PROVISIONS OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, BY SECTION 5537.2 OR 6737.3 TO SIGN THIS DOCUMENT AND IS LICENSED TO PERFORM THE WORK.

DRAWING DESCRIPTIONS
 PROJECT NAME: MARKET READY
 PROJECT NO.: 2012-01
 PROJECT TYPE: NEW CONSTRUCTION
 LAST UPDATE: JULY 23, 2012

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
07.23.12		DEMO PERMIT SET
12.20.12		SUBMIT TO HEALTH DEPT.
01.31.13		FIRST HEALTH COMMENT RESPONSE
02.18.13		SECOND HEALTH COMMENT RESPONSE
04.20.13		SUBMIT TO CITY BUILDING DEPARTMENT

A-4
 SUBWAY FLOOR PLAN

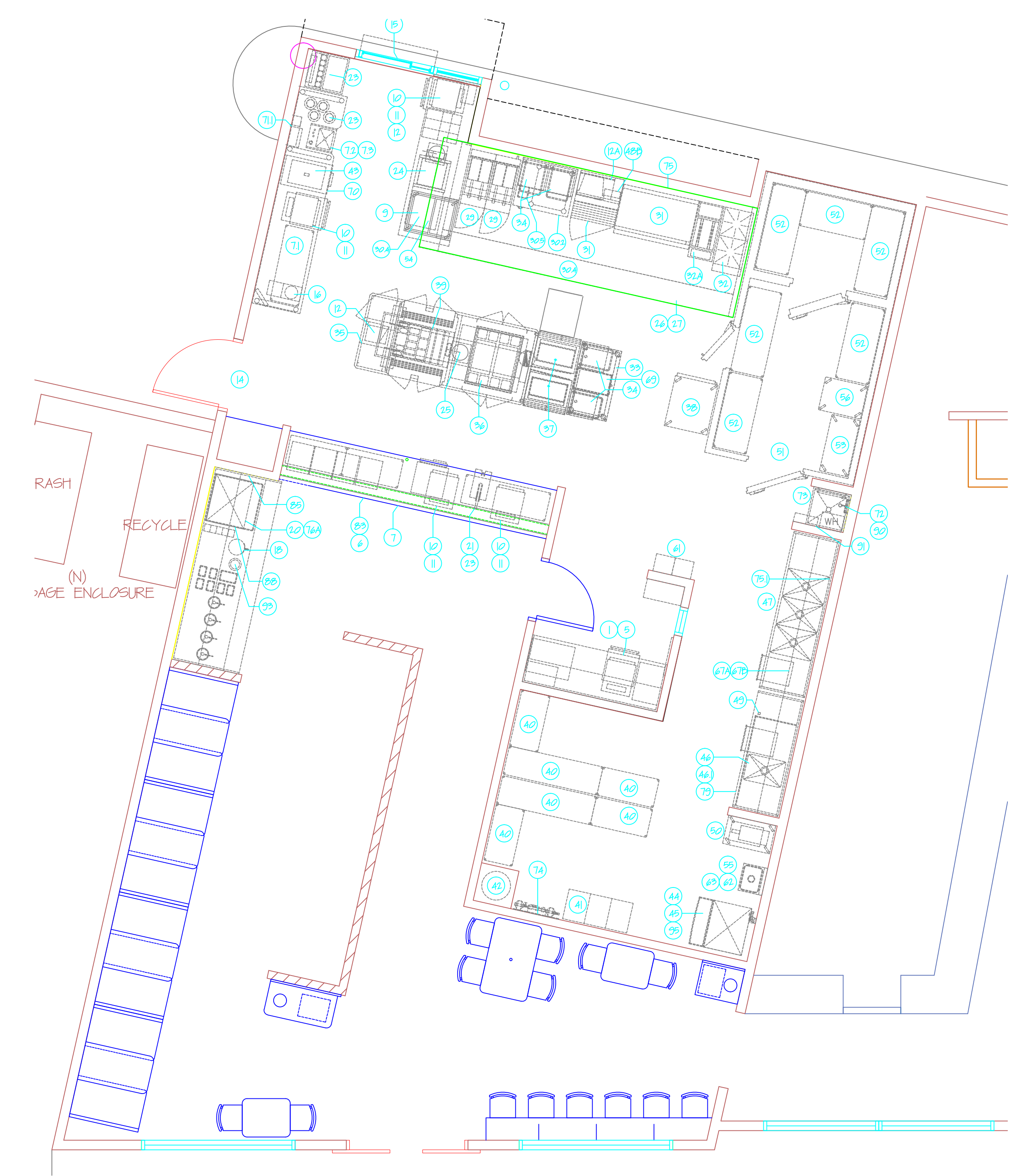
EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
1	1	STAND-UP DESK & CABINET
1A	1	KEYBOARD DRAWER
2	2	FILE CABINET
3	1	MUSIC SYSTEM
4	1	FLOOR SAFE
5	1	OFFICE COMPUTER
6	1	MENU BOARD
7	1	FRONT COUNTER
7.1	1	COUNTER
7.2	1	DROP-IN HAND SINK
7.3	1	SIDE SPLASH
7.4	1	SOAP & TOWEL DISPENSERS
8	1	DRINK COUNTER
9	1	STAINLESS WORK COUNTER
10	5	POSS
11	4	CASH DRAWER
12	7	MONITOR
12.1	1	MONITOR SHELF
13	1	COM SYSTEM
14	1	AIR CURTAIN
15	1	DRIVE-THRU WINDOW AIR CURTAIN
16	1	COFFEE/TEA MAKER
16.1	1	AIRPOT
18	1	DISPENSER, ICE TEA/ICE COFFEE
19	1	BEVERAGE DISPENSER
20	1	BEVERAGE DISPENSER
21	2	CUP MOUNTING BRACKET
21.1	8	CUP DISPENSER
22	1	CONDIMENT UNIT
23	4	CUP DISPENSER
24	1	FRENCH FRY WARMER
25	1	CHEESE PUMP DISPENSER
26	1	HOOD, MAKE-UP AIR & FIRE SYSTEM
26.1	1	HOOD, STAINLESS ENCLOSURE
27	1	FIRE SUPPRESSION SYSTEM
28	1	FLUE
29	2	FRYER, DEEP FAT, GAS
29.1	2	QUICK DISCONNECT
30	1	REFRIGERATOR, SANDWICH/SALAD PREP
30.2	1	STAINLESS GRILL TABLE
30.4	1	CHEST FREEZER
30.5	1	DROP-IN, HOT WELLS
31	1	GRIDDLE, GAS WITH EQUIPMENT STAND
31.1	1	GAS CONNECTOR SYSTEM
32	1	RANGE, HEAVY DUTY, ADD-ON, GAS
32.1	1	GAS CONNECTOR SYSTEM
32.2	1	REHEATING UNIT
32.2	1	GAS CONNECTOR SYSTEM
33	1	MOBILE WORK TABLE
34	4	GRIDDLE, DOUBLE-SIDED, ELECTRIC
35	1	TACO COUNTER
36	1	WARMING TABLE
37	2	TORTILLA WARMER
38	1	HOLDING CABINET
39	1	REFRIGERATED BASE
39.1	1	BLOWER COIL
39.2	4	CYLINDERS
39.3	1	REFRIGERATOR, UNDERCOUNTER
40	1	LOT STORAGE SHELVING
41	1	LOT BAG-IN-BOX COMPLETE SYSTEM
42	1	CO2 TANK AND SYRUP
43	1	SHAKE FREEZER
44	1	BIN, ICE
45	1	ICE MAKER W/O BIN
45.1	1	ICEMAKER CONDENSER, REMOTE
46	1	PREP TABLE
46.1	1	FAUCET, WALL MOUNT
46.2	1	DRAIN, LEVER HANDLE, W/ OVERFLOW
47	1	3 COMPARTMENT SINK
47.1	3	DRAIN, LEVER HANDLE, W/ OVERFLOW
48	1	STAINLESS WALL SHELF
48A	1	TACO TIMER
48B	1	TACO TIMER
49	1	CAN OPENER
50	1	GRINDER, MEAT W/ MOBILE STAND
51	1	WALK-IN COOLER / FREEZER
52	1	LOT WALK-IN SHELVING/DUNNAGE
53	1	RACK LUGS
54	1	WARMER, FOOD OVERHEAD
55	2	SINK, HAND, WALL MOUNT
56	1	ANGLE RUNNER RACK
57	1	LOT STAINLESS STEEL CORNER GUARD
58	1	FIRE EXTINGUISHER
59	3	BOARDS
60	1	MOP HANGER
61	2	LOCKERS
61.1	1	COAT HOOKS
62	3	SOAP DISPENSERS
63	3	TOWEL DISPENSERS
65	2	MIRROR
66	2	GRAB BAR
67.1	1	WALL SHELF
67.2	1	WALL SHELF
68	1	FIRE-RINSE FAUCET, DECK MOUNT
69	1	WARMER, FOOD, ELECTRIC
70	1	REFRIGERATOR, UNDERCOUNTER
71.1	1	LID DISPENSER
71.2	1	LID DISPENSER
72	1	MOP FAUCET
73	1	24" HIGH WALL PANEL
74	1	FILTER SYSTEM
75	1	FULL WALL PANEL
76	1	ICE MAKER /REMOTE CONDENSER
76.1	1	ICE AND BEVERAGE DISPENSER
77	1	CONDENSER REMOTE, AIR-COOLED
78	1	WATER HEATER
79	1	MOBILE EQUIPMENT STAND
80	1	FAT VAT, OIL TRANSPORT
81	1	MOBILE EQUIPMENT STAND
82	2	STORAGE SHELVING
83	1	STAINLESS STEEL HEADER TRIM
84	1	STAINLESS STEEL SPLASH
85	1	STAINLESS STEEL BEVERAGE FLASHING
87	2	STAINLESS STEEL FOH CORNER GUARDS
88	1	STAINLESS STEEL SPLASH GUARD
90	1	SPRAY BOTTLE HOLDER
91	1	5/8" HOSE HOLDER
92	1	5/8" INSERT TO FREEZER
93	2	STAINLESS STEEL TRASH CHUTE
94	2	STAINLESS STEEL KICK PLATE
95	1	STAINLESS STEEL ICE SCOOP HOLDER

PROJECT LOCATION
MARKET READY
 451 HEGENBERGER ROAD
 OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT
SK ENGINEERING
 303 DESTINO CIRCLE
 SAN JOSE, CA 95133
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 BEREYK@SK-ENGINEERING.COM
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DEL TACO FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL INSTALL METAL SPLASH BARRIER BETWEEN THE THREE COMPARTMENT SINK AND FOOD PREP SINK.

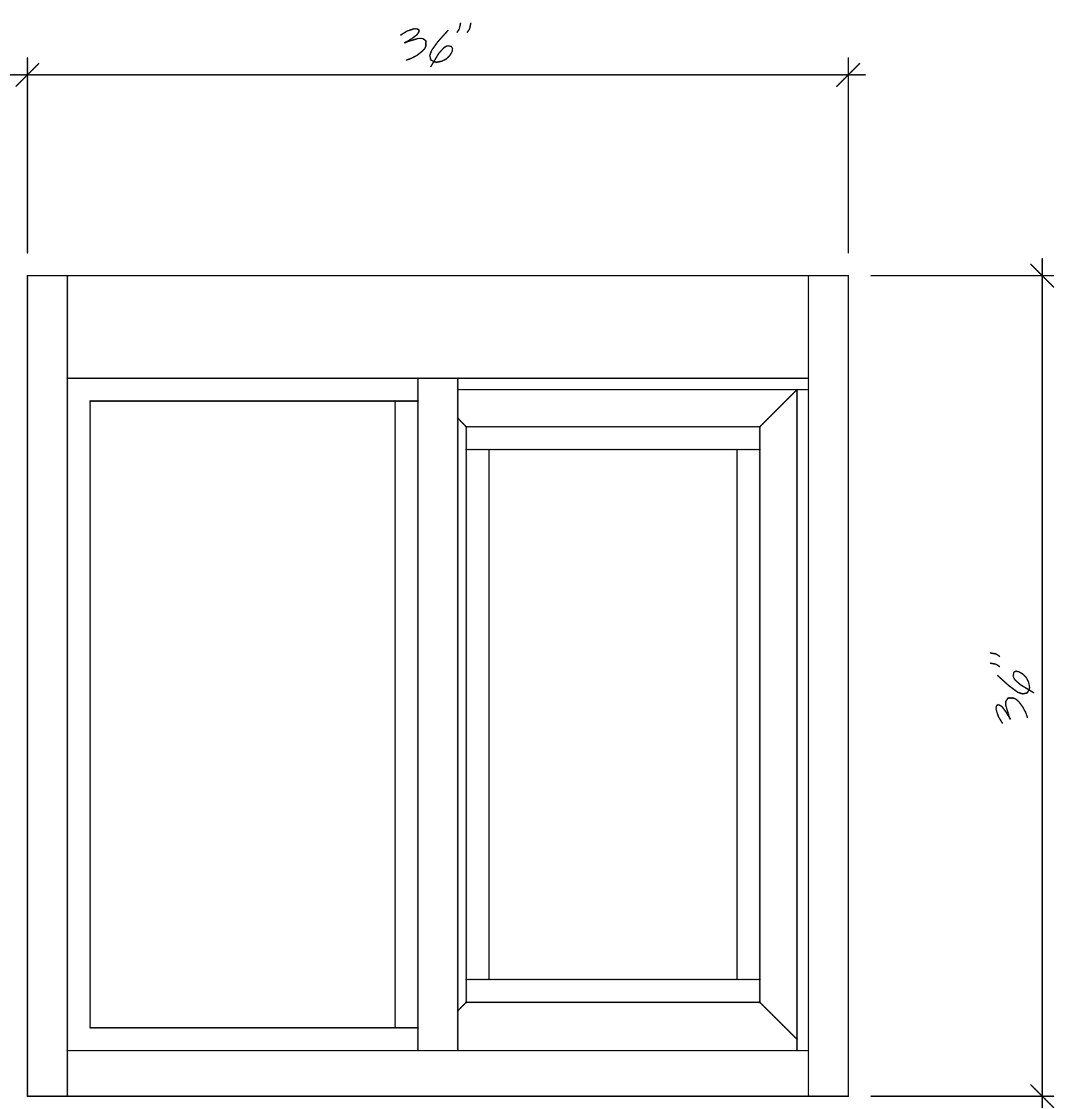
CONTRACTOR SHALL INSTALL METAL SPLASH BARRIER BETWEEN DROP IN HAND WASH SINK (EQUIPMENT #7B) AND SHAKE FREEZER (EQUIPMENT #43).

DRIVE THRU WINDOW SHALL NOT EXCEED 216 SQUARE INCHES, OR 432 SQUARE INCHES WITH AN AIR CURTAIN.

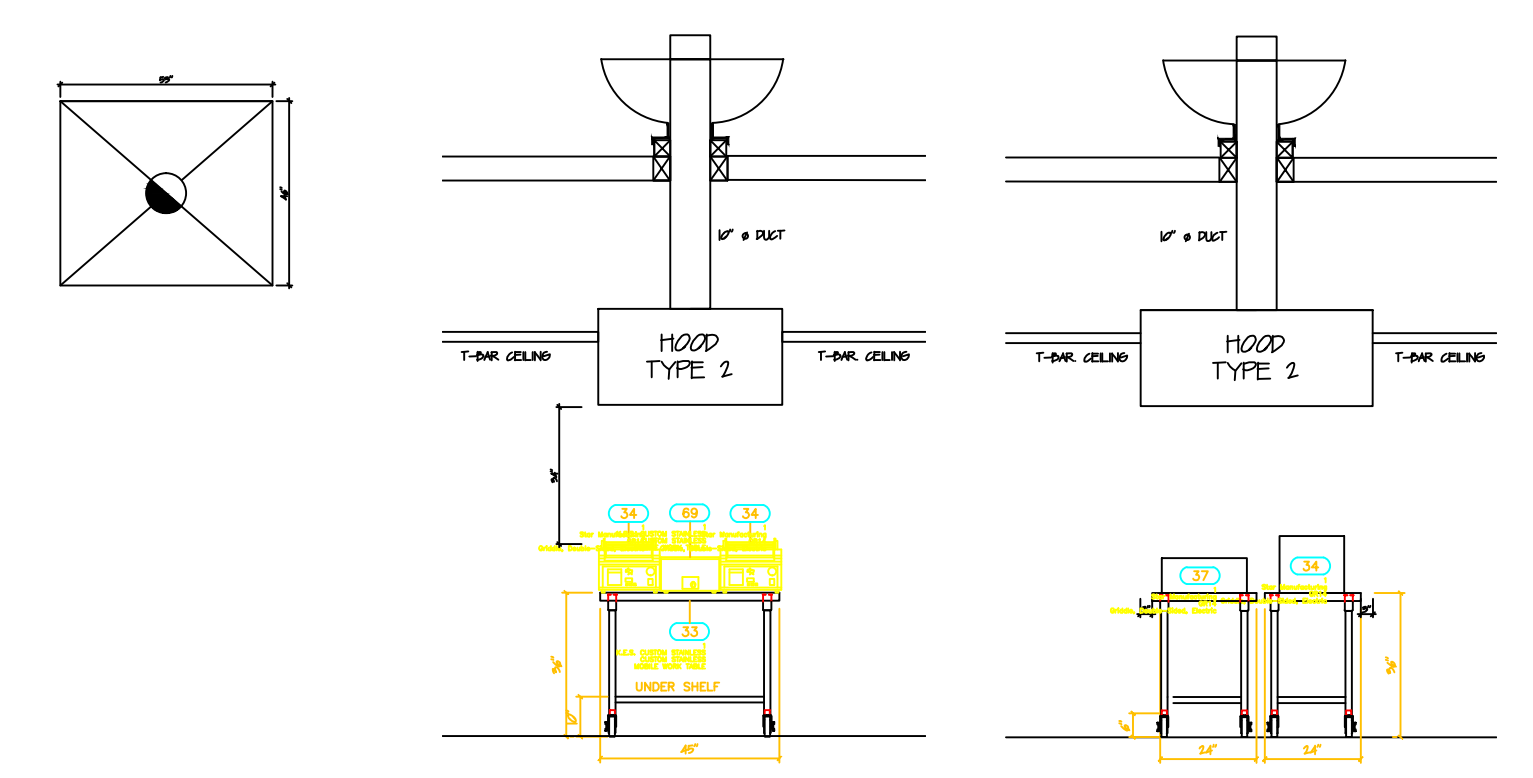
ALL HAND SINKS SHALL BE EQUIPPED WITH WRIST LEVERS.

ALL COOKING EQUIPMENT SHALL BE EQUIPPED WITH CASTERS (FRONT LOCKING TYPE).

WALKTHROUGH BETWEEN DEL TACO AND CHEVRON EXTRA MILE IS TO ALLOW CUSTOMER TO ACCESS RESTROOM WITHOUT EXITING THE PREMISES.



DRIVE THROUGH WINDOW DETAIL
 SERVICE OPENING - 14-1/2" x 29" = (402 SQ. IN.)
 EQUIPPED WITH AIR CURTAIN



GRIDDLE & TORTILLA WARMER TYPE 2 HOOD DETAILS
 SCALE: 1/4" = 1'-0"

NOTES

SEE THE ATTACHED DOCUMENTS FOR EQUIPMENT SPEC.

EMPLOYEE LOCKER IS TO BE EQUIPPED WITH 6" LEGS.

THREE COMPARTMENT SINK AND FOOD PREPARATION SINK SHALL BE EQUIPPED WITH METAL SPLASH BARRIER INSTALLED BETWEEN.

ALL HAND SINKS TO EQUIPPED WITH WRIST LEVERS.

ALL COOKING EQUIPMENT SHALL BE EQUIPPED WITH CASTERS (FRONT LOCKING TYPE).

OPENING OF COMMON SHARED WALL IS TO ALLOW DEL TACO CUSTOMERS TO USE RESTROOMS WITHOUT EXITING THE BUILDING.

ROOM	FLOOR	BASE	WALL	CEILING
RESTROOM	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL FRP 8'-0" FROM FINISH FLOOR (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
OFFICE	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 4" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL SMOOTH, NO TEXTURE	T-BAR WITH ACOUSTIC CEILING TILES
EATERY AREA	APPROVED PORCELAIN FLOOR TILE	TILE CONTINUOUS COVE BASE MIN. 8" HIGH 3/8" RADIUS CONTINUOUSLY INTEGRAL COVERED BASE	5/8" DRYWALL FRP 8'-0" FROM FINISH FLOOR (BEHIND FIXTURE) SMOOTH, NO TEXTURE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
SODA DISPENSING FLOOR MOUNTED CABINET	APPROVED PORCELAIN FLOOR TILE	EQUIPPED WITH INTEGRAL COVE BASED ALONG THE EXTERIOR PERIMETER		T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE
JANITORIAL CLOSET	GRADED CONCRETE SLAB	CONTINUOUS COVE FLOORING	FRP TO BE AT LEAST 4'-0" FROM TOP OF THE COVE BASE	T-BAR WITH SPECIALITY SMOOTH CEILING PANELS MADE FOR COMMERCIAL KITCHEN PURPOSE. WASHABLE

FINISH PLAN NOTES

ALL OUTLETS, REGISTERS, ETC., ON CEILING AND WALLS PAINTED TO MATCH SURFACE.

COORDINATE LIGHTING INSTALLATION/ MECHANICAL REGISTER INSTALLATION WITH LIGHTING PLAN AND RCP PLAN.

MAINTAIN A SLOPE OF 1/8" PER FOOT TO PD. (TYPICAL).

A MAXIMUM OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. (2010 CBC 1999B14).

FS MUST BE READILY ACCESSIBLE FOR INSPECTION & CLEANING, AND SHALL BE DESIGNED TO PREVENT THE FLOW OF A SEWAGE BACK-UP FROM GOING UNDER THE INSTALLED CABINET WORK.

CUT AND LEAVE FRONT TOE-KICK SPACE PEN AT THE FS LOCATION AND BOX AROUND THE FS ON THREE SIDES WITH BASE TILE.

HOOD AND MAKE UP AIR CALCULATIONS

TYPE II HOOD IS REQUIRED TO HAVE AN AIR FLOW PER 5097 FOR LOW TEMPERATURE FORMULA: $Q=50A$

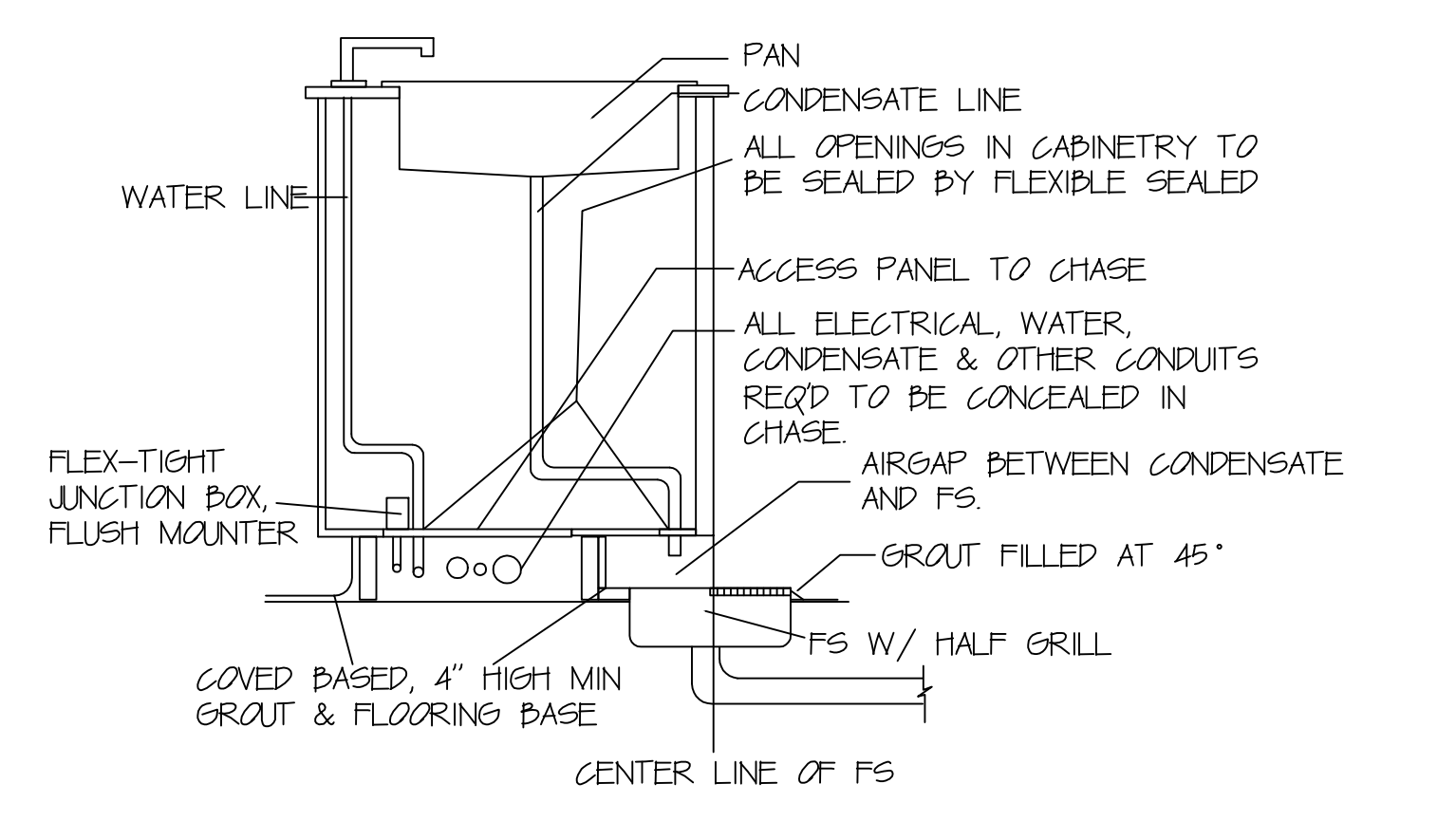
HOOD AREA IS: $4'-5" \times 3'-10" = 16.99 \text{ SF. } \times 50 = 847 \text{ CFM}$

PROVIDE MAKE UP AIR FROM THE ROOM.

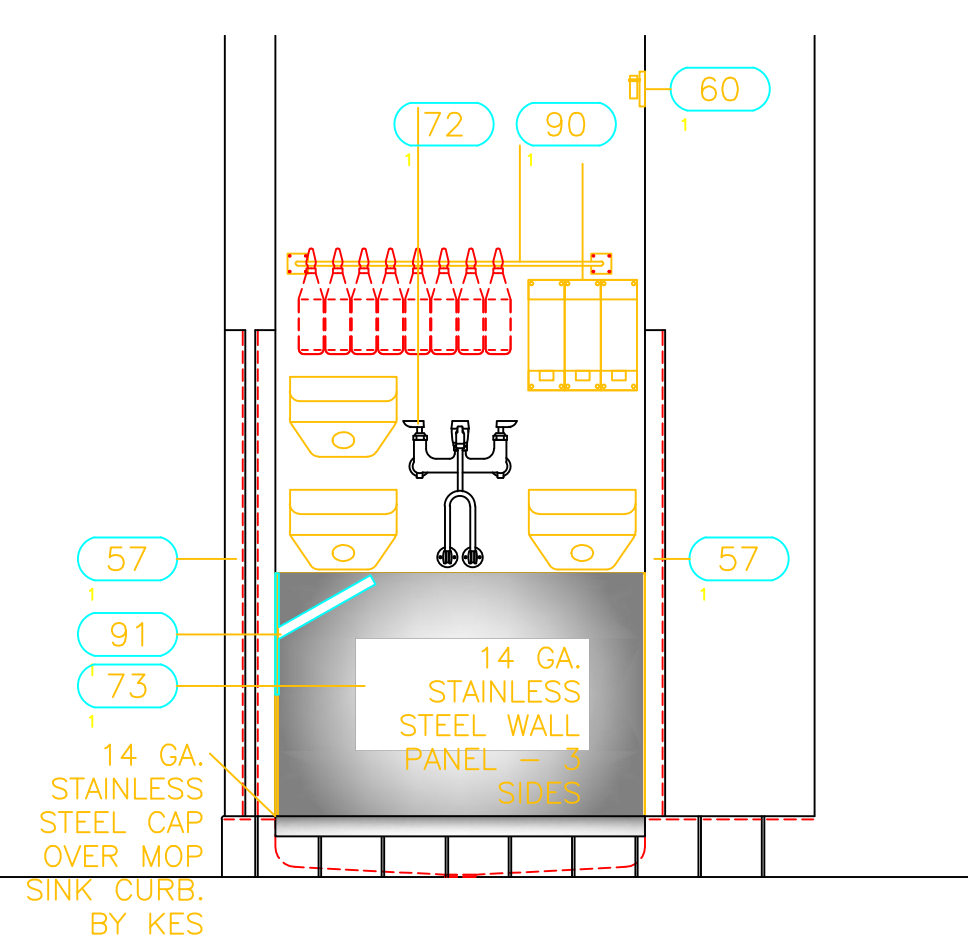
ADJUST EXISTING HVAC SYSTEM TO PROVIDE 847 CFM OF OUTSIDE AIR THROUGH REGISTERS AIR BALANCE HVAC SYSTEM PER TITLE-24.

MECHANICAL NOTES

- SUPPORT AND BRACE ALL THE DUCTING PER THE 2011 CMG.
- ALL DUCTING TO HAVE INSULATION MINIMUM R-42.
- USE CGC UL LISTED DUCT TAPE.
- ALL DUCTING IS APPROVED PER UL.
- USE PROPER STRAPPING PER CHAPTER 6 OF 2011 CMG.
- USE BACK DRAFT DAMPERS AT ALL EXHAUST FANS.
- PROVIDE SMOKE DETECTORS IN THE SUPPLY SIDE OF AIR HANDLING EQUIPMENT OF 10000 CFM OR GREATER FOR AUTO SHUT DOWN.
- PROVIDE AIR BALANCING AS REQUIRED BY TITLE-24.
- CONDENSATE FROM THE FS UNIT IS TO BE DRAINED TO THE NEAREST FS.
- ALL PIPING TO BE INSULATED AS REQUIRED BY TITLE 24.
- ALL PIPING TO BE COPPER TYPE "L".



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



MOP SINK DETAIL
 SCALE: 1/4" = 1'-0"

DRAWING DESCRIPTIONS

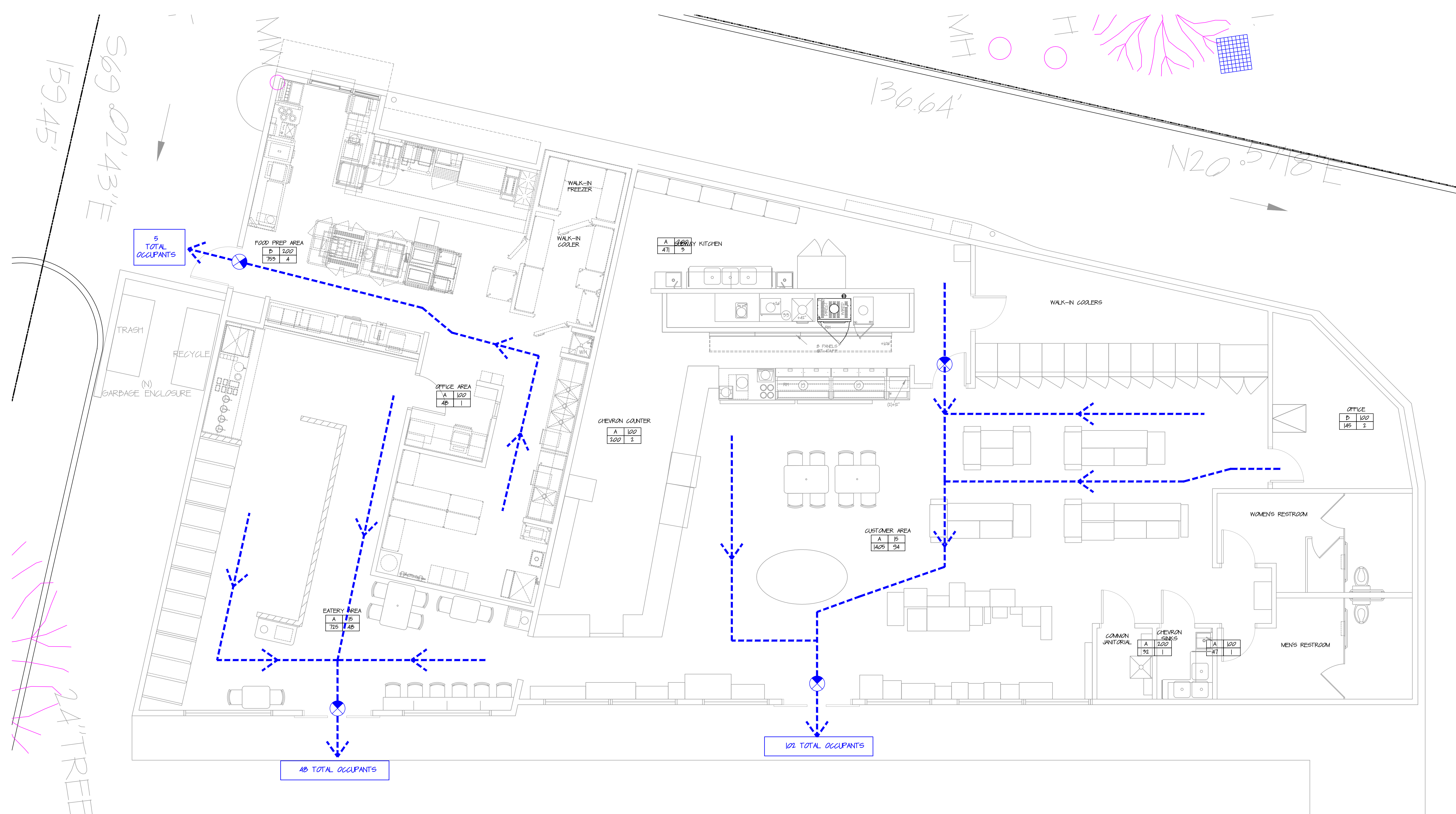
NO.	DATE	DESCRIPTION
01	07/23/12	DEMO PERMIT SET
02	12/20/12	SUBMIT TO HEALTH DEPT.
03	01/31/13	FIRST HEALTH COMMENT RESPONSE
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DRAWING REVISIONS

PROJECT NAME: MARKET READY
 PROJECT NO.: 2012-01
 PROJECT TYPE: NEW CONSTRUCTION
 LAST UPDATE: JULY 23, 2012

A-5
 DEL TACO FLOOR PLAN



APPLICABLE CODES

2001 CALIFORNIA BUILDING CODE
2001 CALIFORNIA FIRE CODE
CITY OF OAKLAND MUNICIPAL CODES

EXIT PLAN GENERAL NOTES

- EXISTING EXIT SYSTEM IS BEING USED AS A REQUIRED EXIT FOR NEW CONSTRUCTION (TENANT IMPROVEMENTS). EXISTING EXIT SYSTEM SERVING NEW CONSTRUCTION SHALL BE INSPECTED AND ACCEPTED AS A REQUIRED EXIT BY THE FIELD INSPECTOR.
- IN ACCORDANCE TO SECTION 1009.3:
- ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
- SIGN THAT SHOWS "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOUR" EXCEPTION IS LIMITED TO THE MAIN DOOR ONLY.
- REQUIRED EXIT DOORWAYS SHALL NOT BE LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT.
- A DOOR SHALL NOT SWING OVER A LANDING THAT IS MORE THAN 1/2 INCH BELOW THRESHOLD.
- ASSEMBLY ROOM WITH OCCUPANT LOAD GREATER THAN 50 SHALL BE POSTED IN ACCORDANCE WITH SECTION 1007.2.6.
- REQUIRED EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN AREA WITH OCCUPANT LOAD GREATER THAN 50 IN ACCORDANCE WITH SECTION 1009.3.15.
- POST SIGNAGE IN LUNCH ROOM INDICATING MAXIMUM OCCUPANCY OF 79.
- PANIC HARDWARE SHALL BE PROVIDED ON ALL EXIT DOORS SERVING GROUP A OCCUPANCIES IN ACCORDANCE WITH SECTION 1007.2.5. IN LIEU OF THIS, DOORS MAY HAVE NO LOCKS OR LATCHES. ALL DOORS WITHIN THE EXIT PATH TO THE OUTSIDE SHALL BE PROVIDED WITH PANIC HARDWARE.

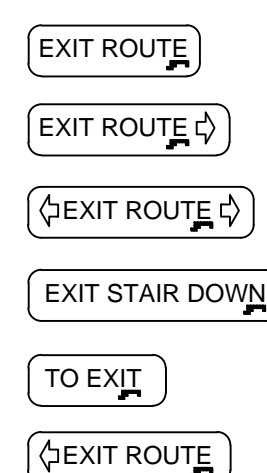
TACTILE SIGNAGE (2010 CBC)

1009.2.8.6 TACTILE EXIT SIGNAGE
FOR THE PURPOSE OF SECTION 1009.2.8.6, THE TERM "TACTILE EXIT SIGN" SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY WITH SECTION 1107.51-D (1009.2.8.4) WHERE REQUIRED
TACTILE EXIT SIGNAGE SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

- EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED A TACTILE EXIT WITH THE WORD "EXIT"
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", OR "EXIT RAMP UP"
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE"
- EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT"

EXIT PLAN LEGEND

YOU NAME: A B C D
TEN NAME: ROOM NAME
A= OCCUPANCY GROUP
B= OCCUPANCY LOAD FACTOR
C= ROOM AREA (SQ FT)
D= NUMBER OF OCCUPANTS
ILLUMINATED EXIT SIGN
EXIT PATH



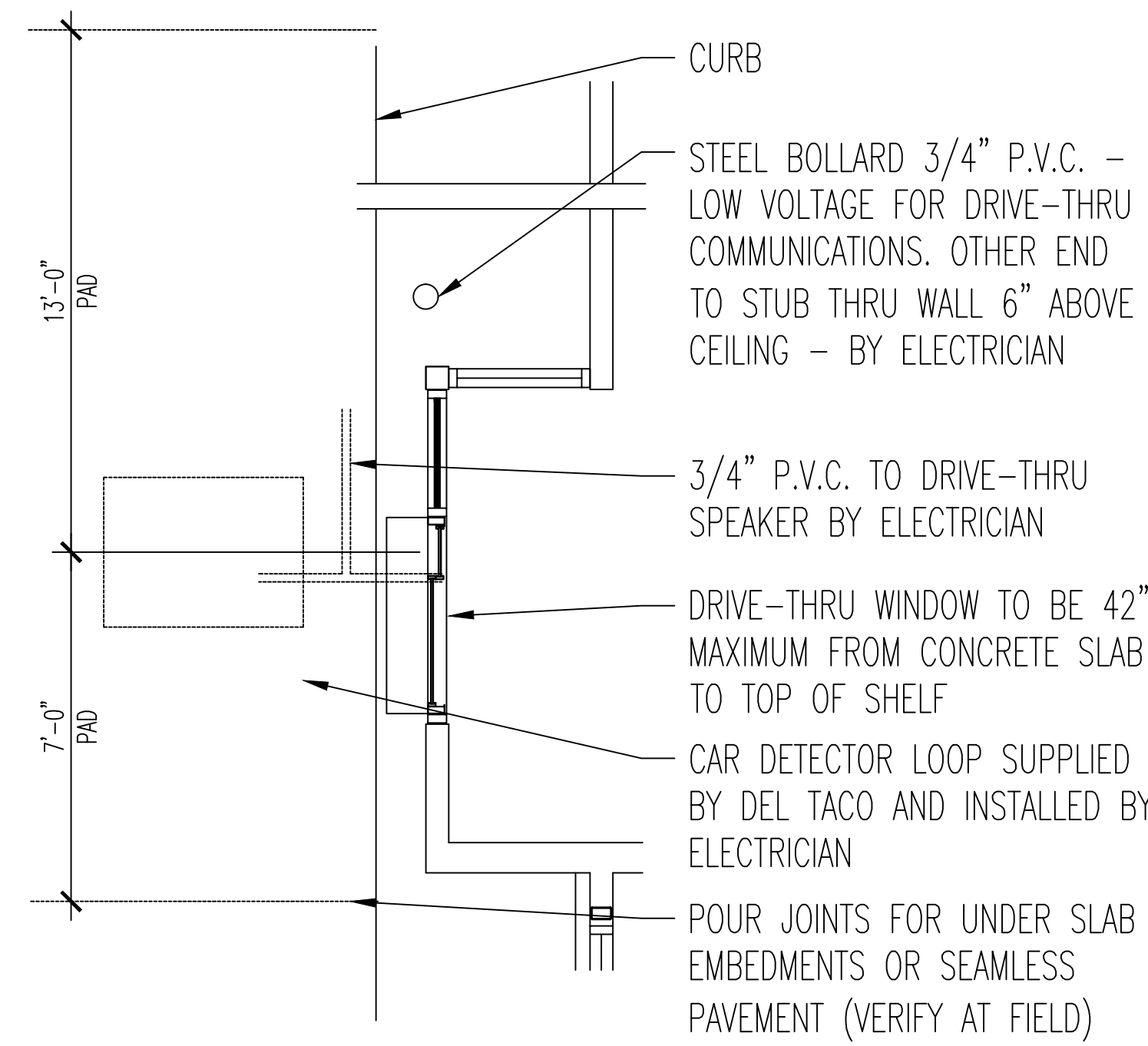
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DRAWING DESCRIPTIONS

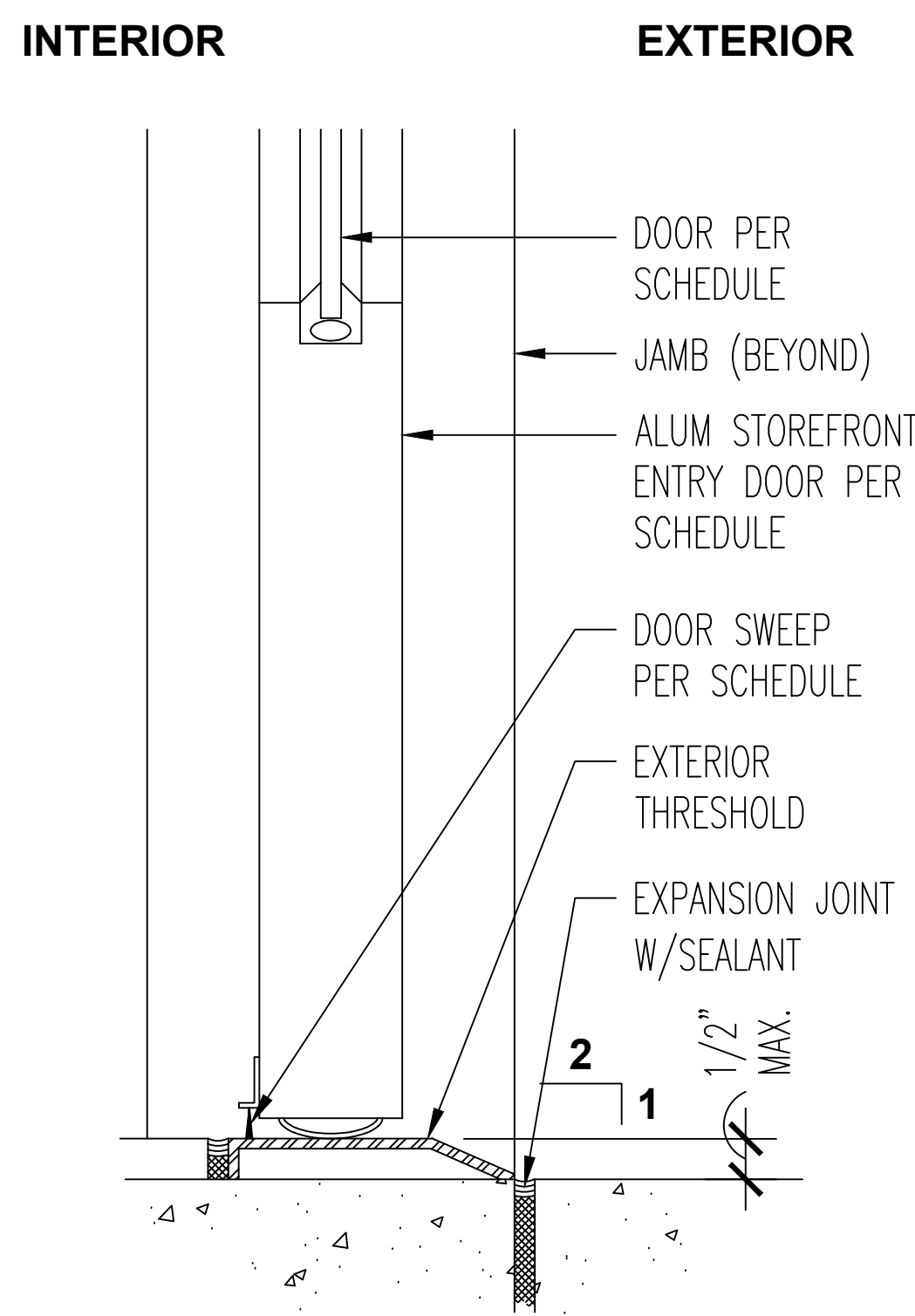
PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

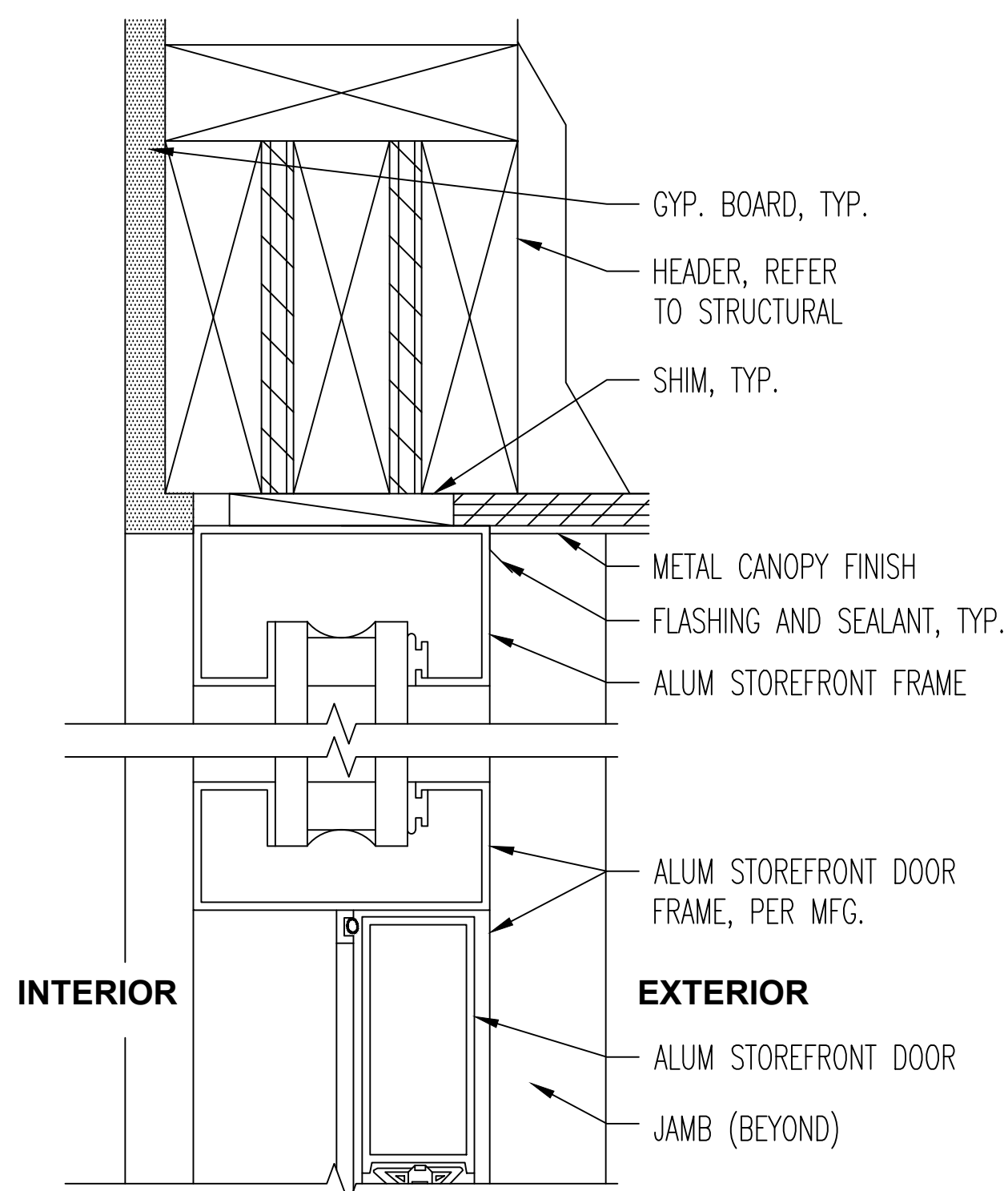
REV.	DATE	DESCRIPTION
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02.18.13	02.18.13	SECOND HEALTH COMMENT RESPONSE
04.20.13	04.20.13	SUBMIT TO CITY BUILDING DEPARTMENT



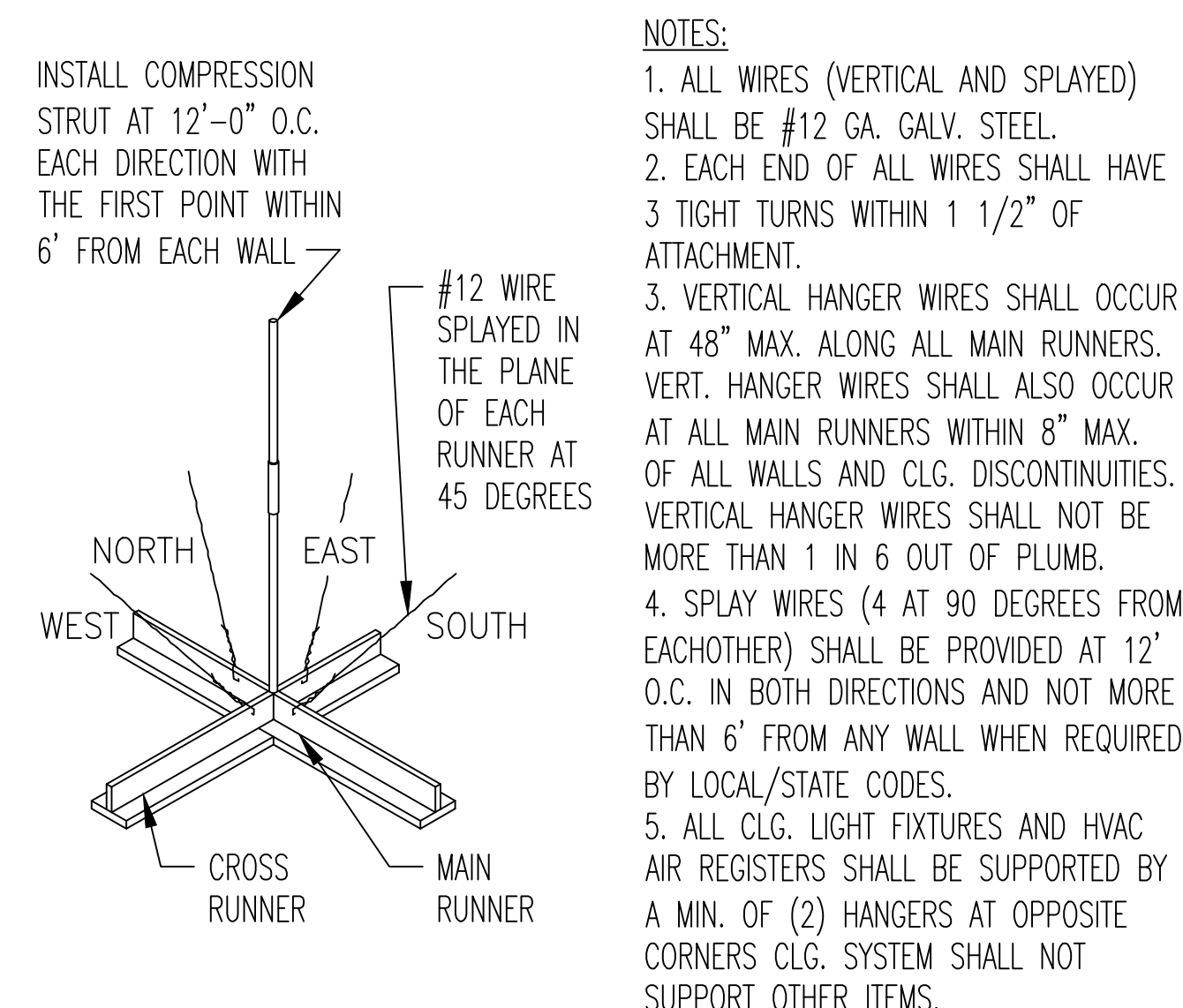
A DEL TACO DRIVE THROUGH WINDOW DETAIL
SCALE: N.T.S.



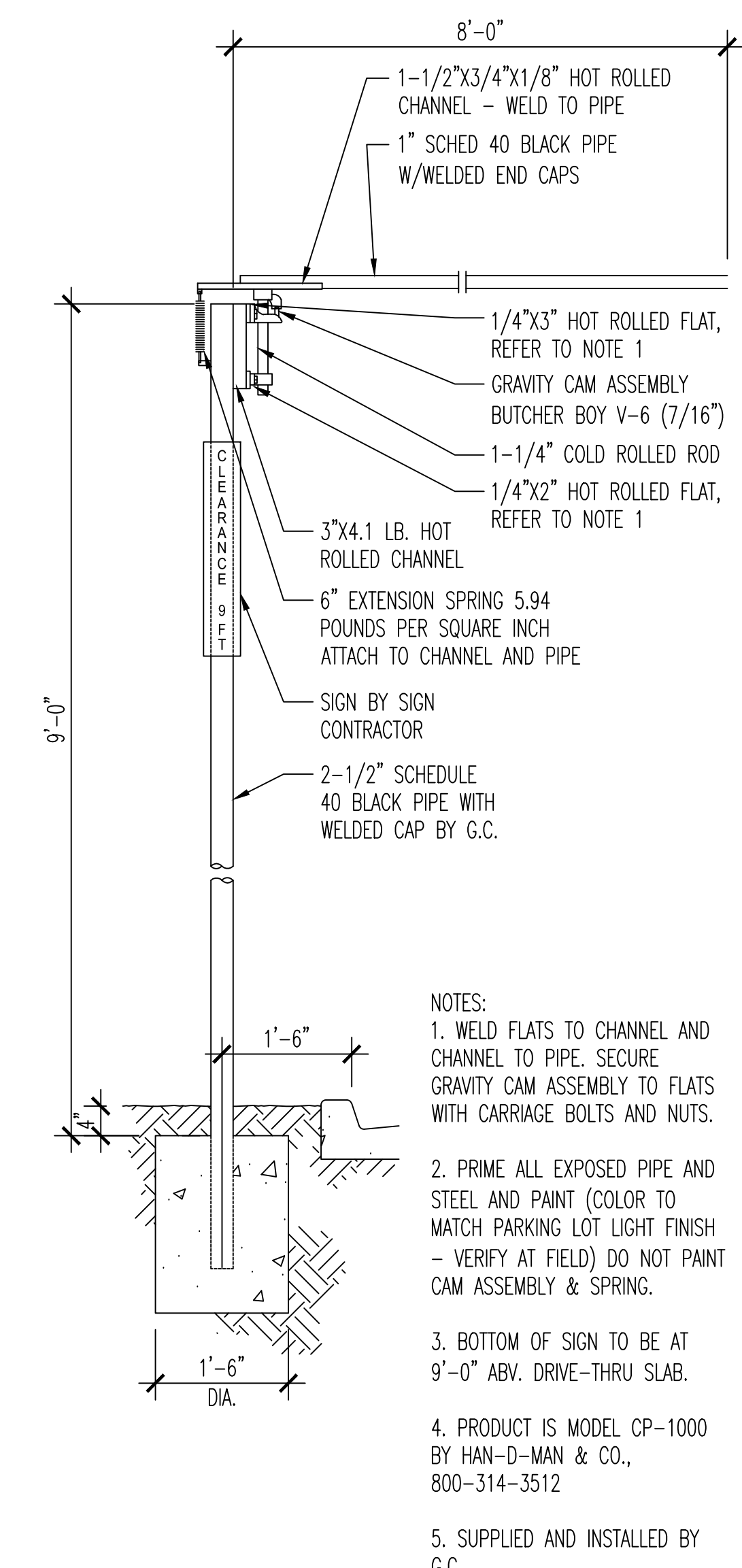
B EXTERIOR THRESHOLD DETAIL
SCALE: N.T.S.



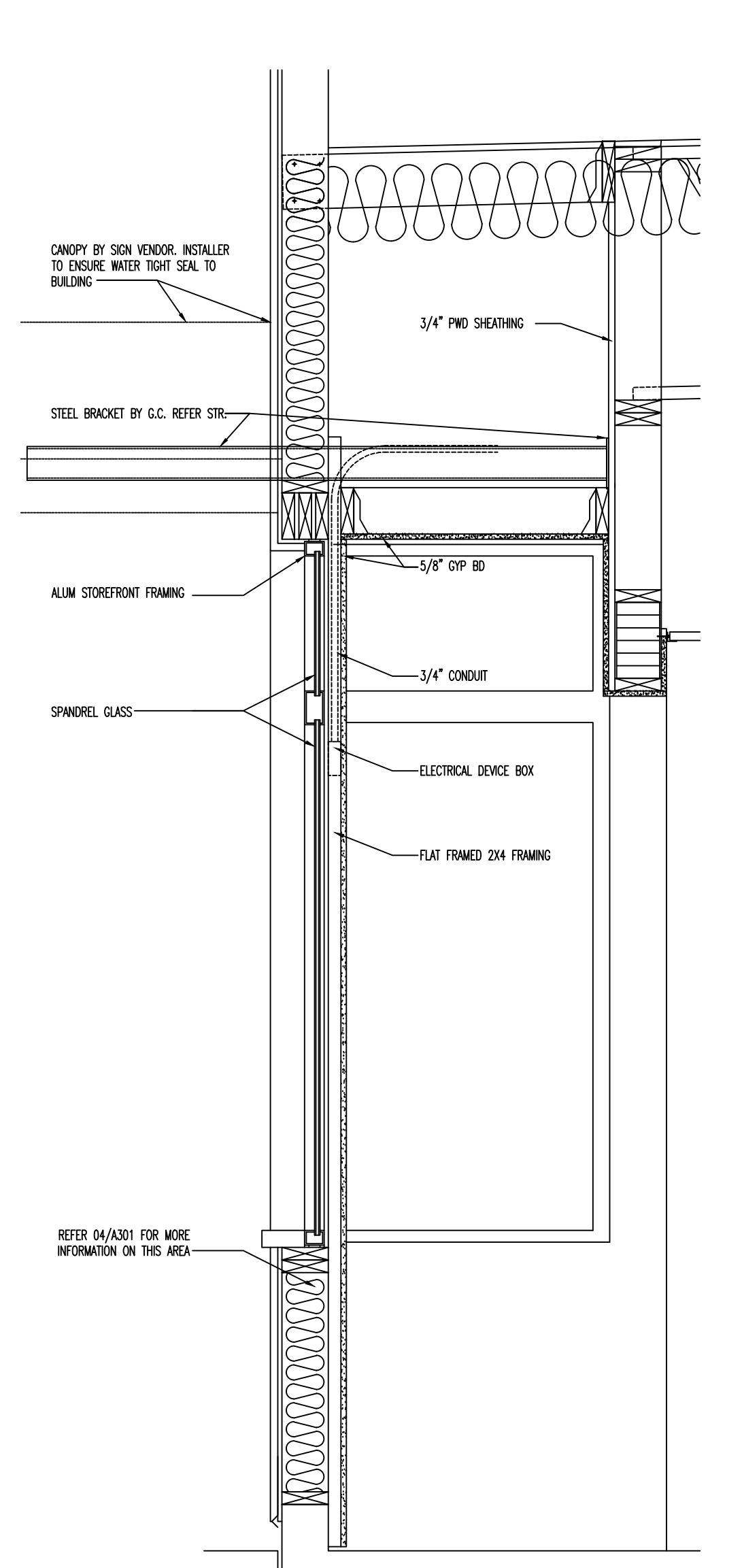
C EXTERIOR ALUMINIUM DOOR HEAD DETAIL
SCALE: N.T.S.



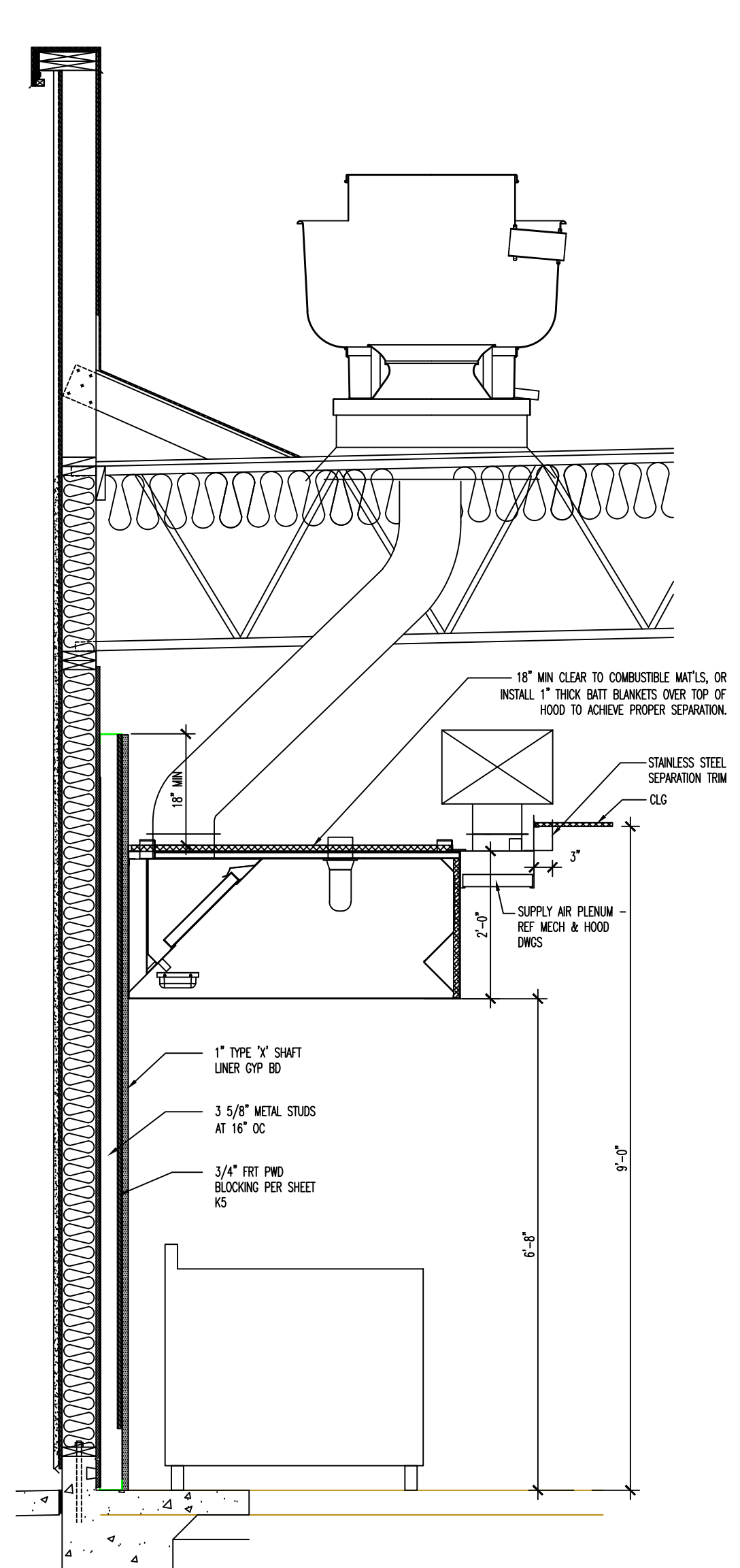
D TYPICAL T-BAR DETAIL
SCALE: N.T.S.



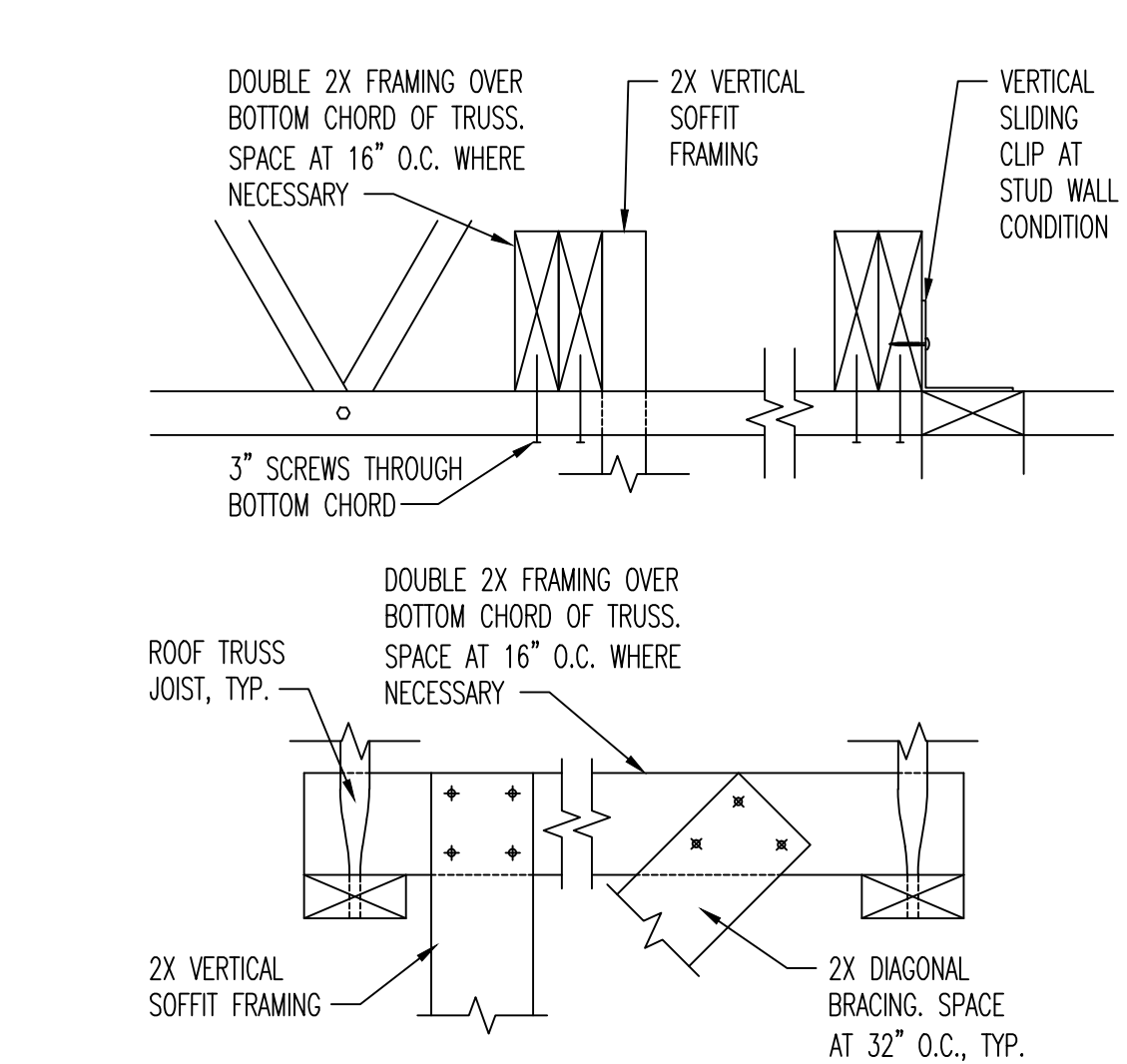
E DRIVE THROUGH HEIGHT LIMITING POLE DETAIL
SCALE: N.T.S.



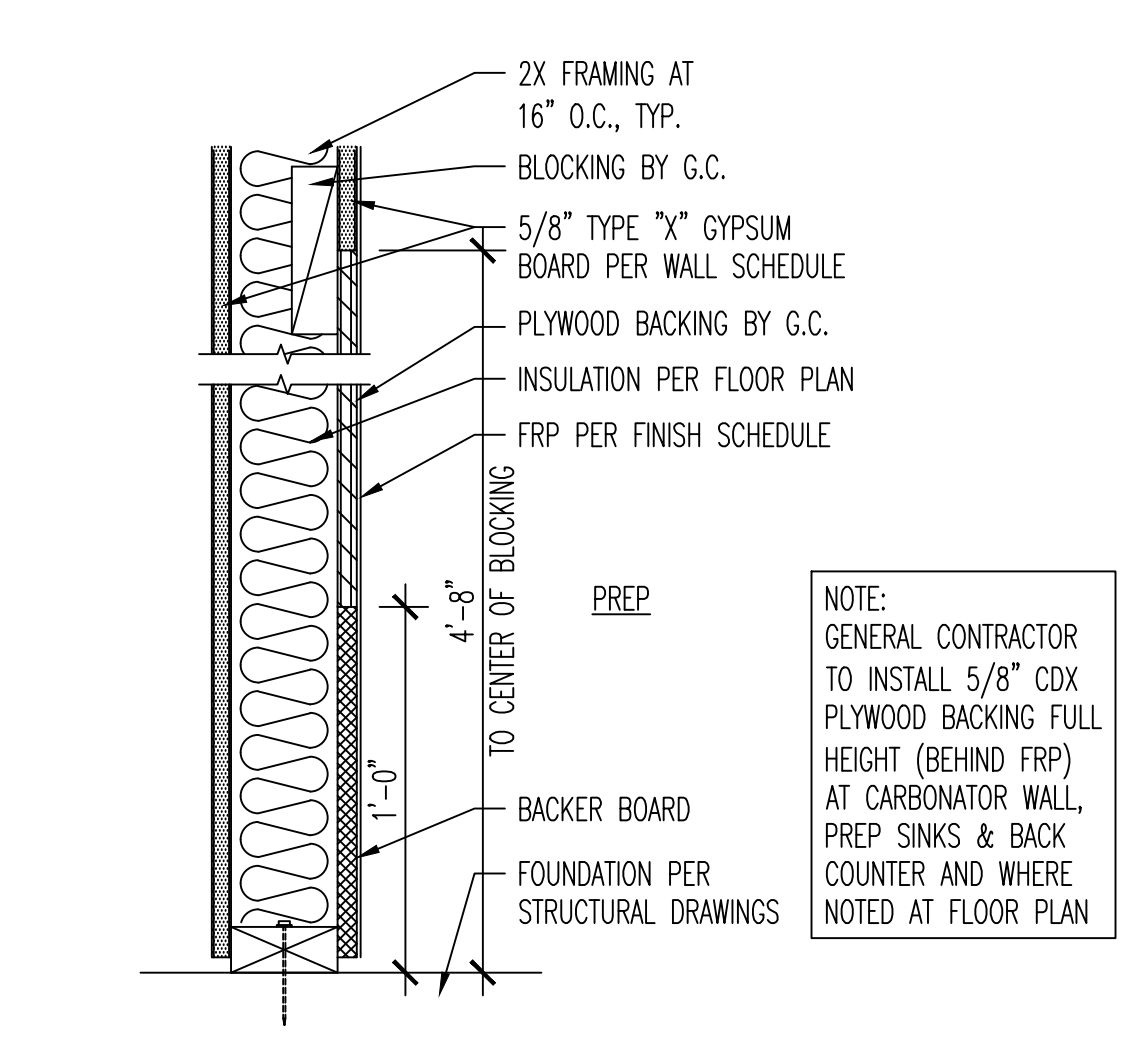
F DEL TACO DRIVE THROUGH WALL SECTION DETAIL
SCALE: N.T.S.



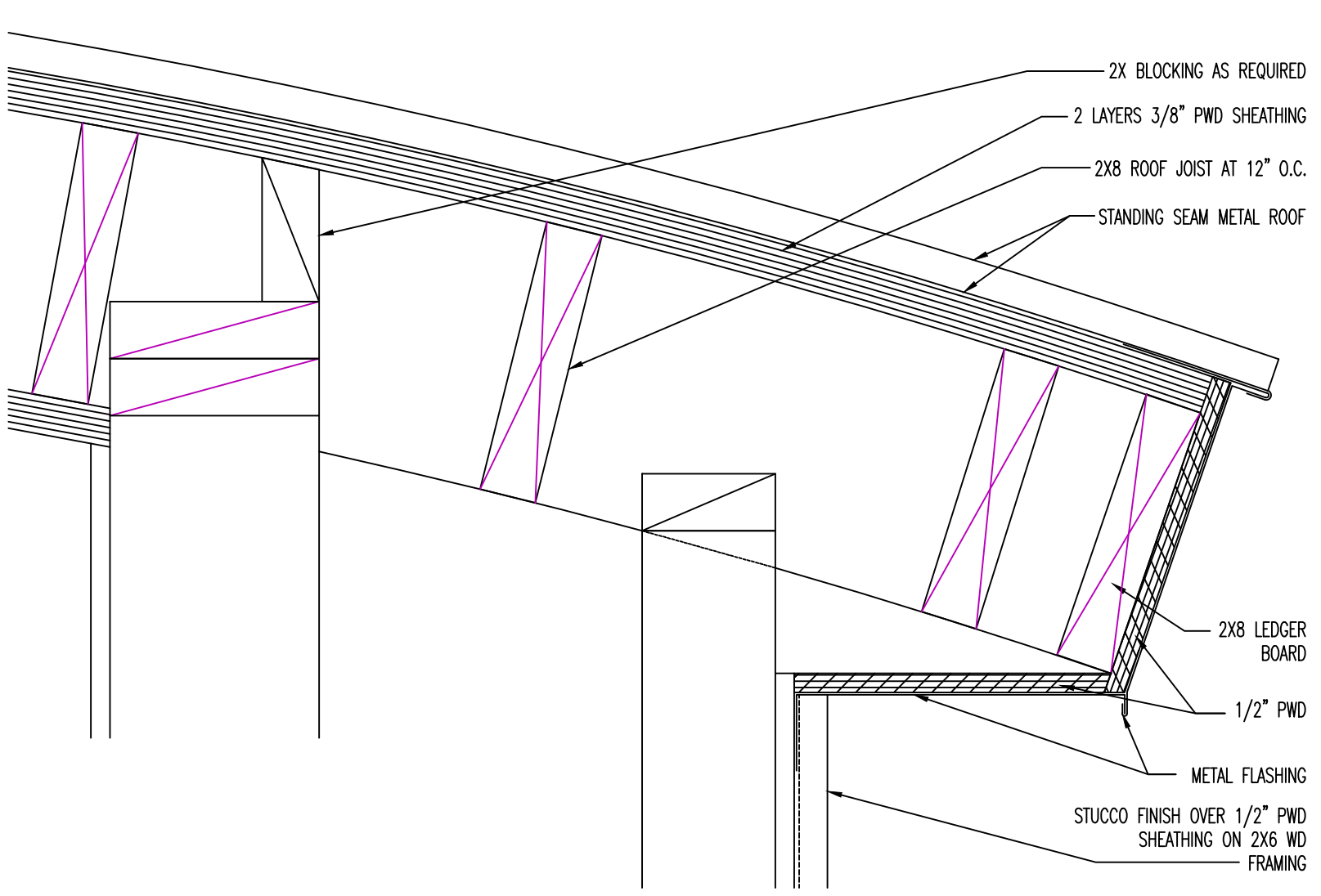
G WALL SECTION AT TYPE-I EXHAUST HOOD DETAIL
SCALE: N.T.S.



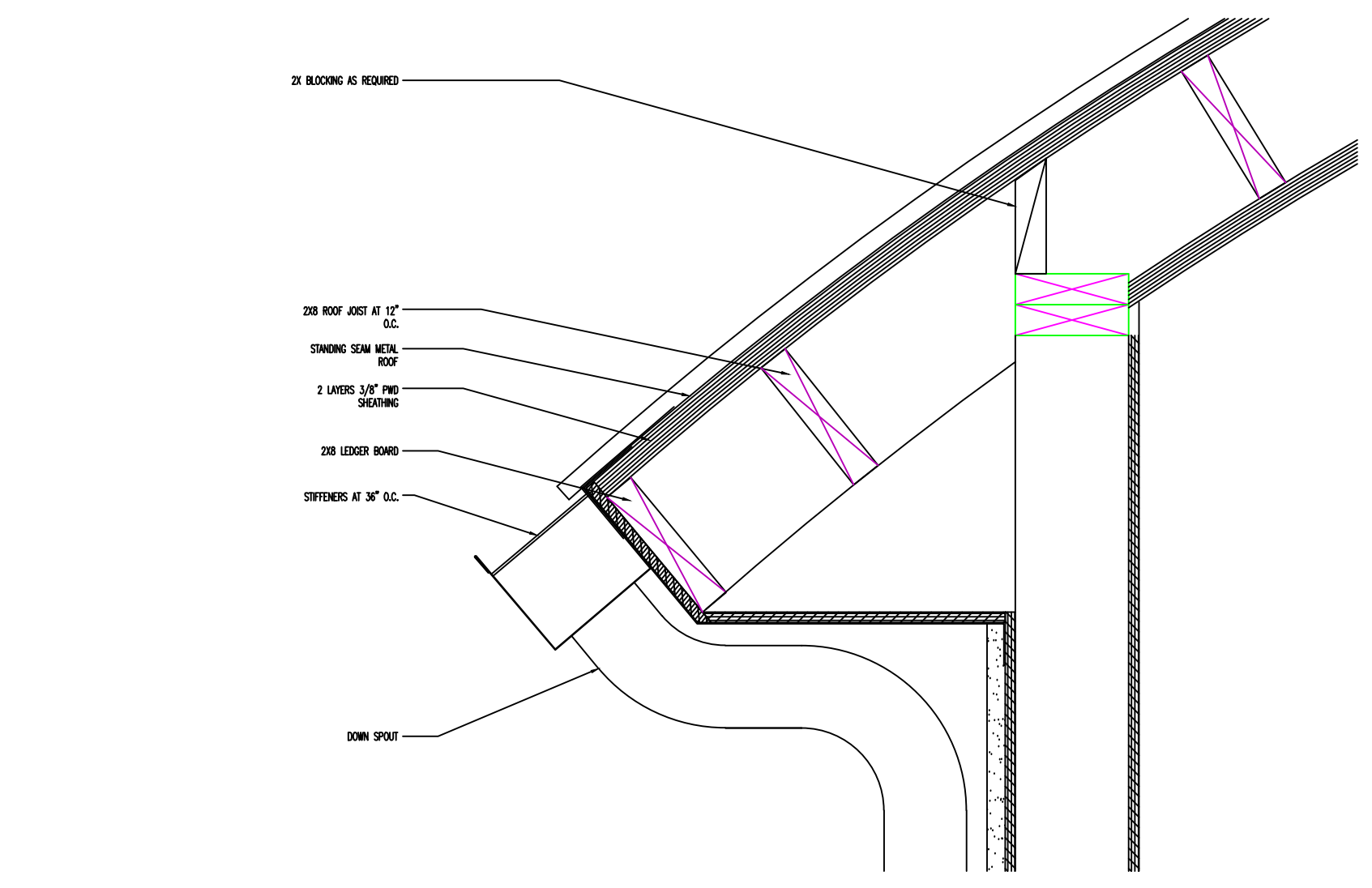
H TYPICAL SOFFIT FRAMING & BRACING DETAIL
SCALE: N.T.S.



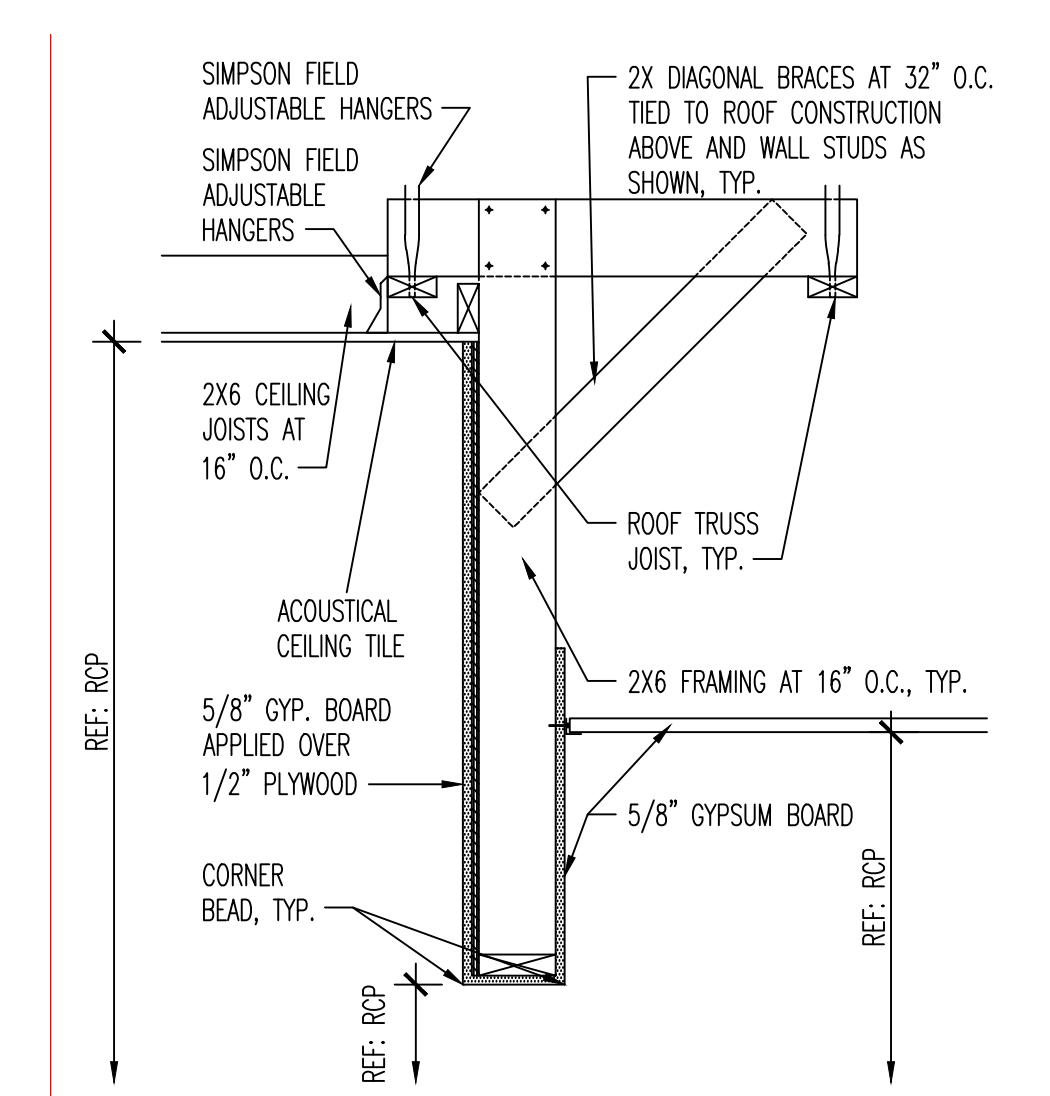
I TYPICAL KITCHEN PREP WALL DETAIL
SCALE: N.T.S.



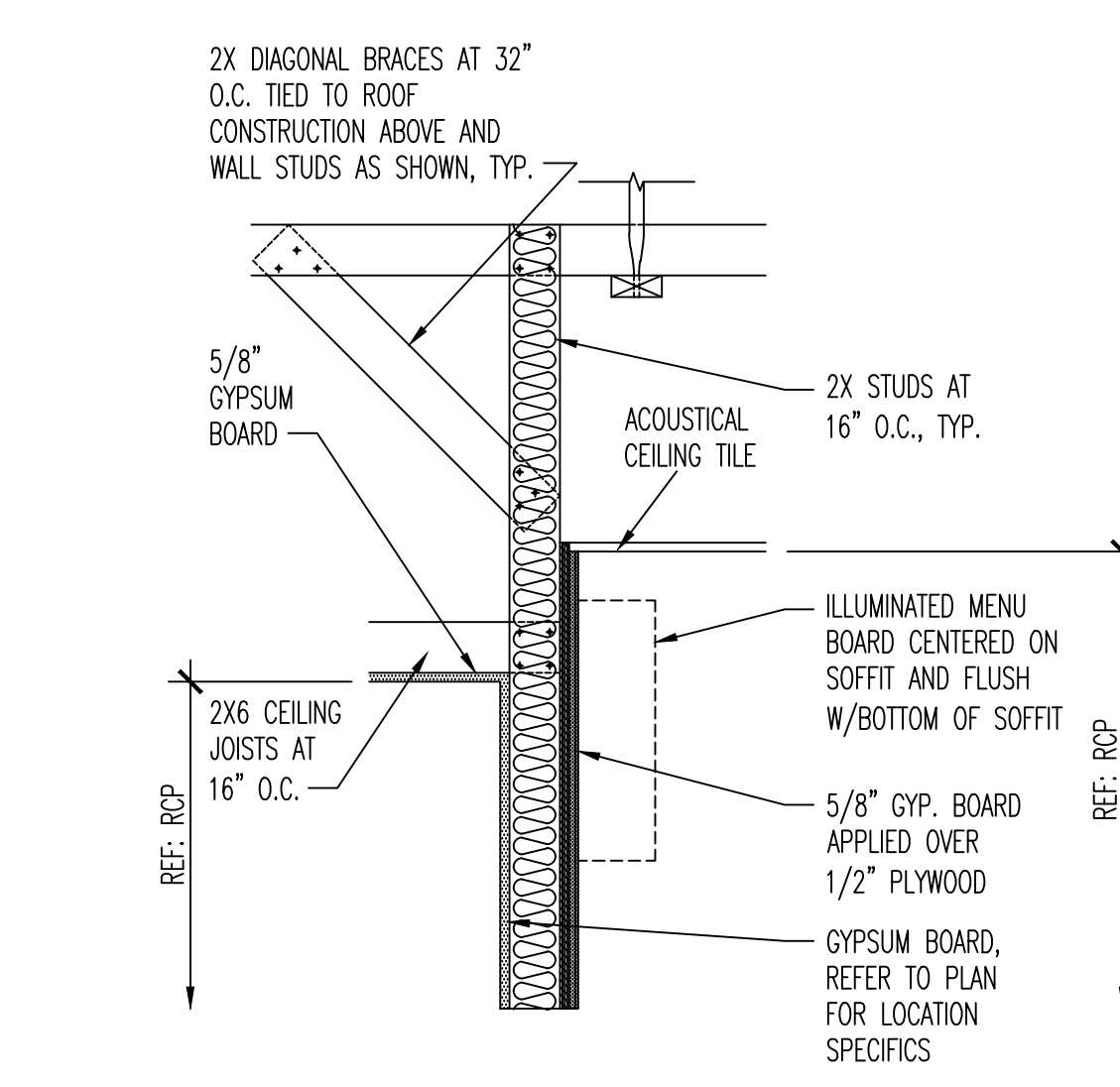
J DEL TACO LOGO WALL DETAIL-I
SCALE: N.T.S.



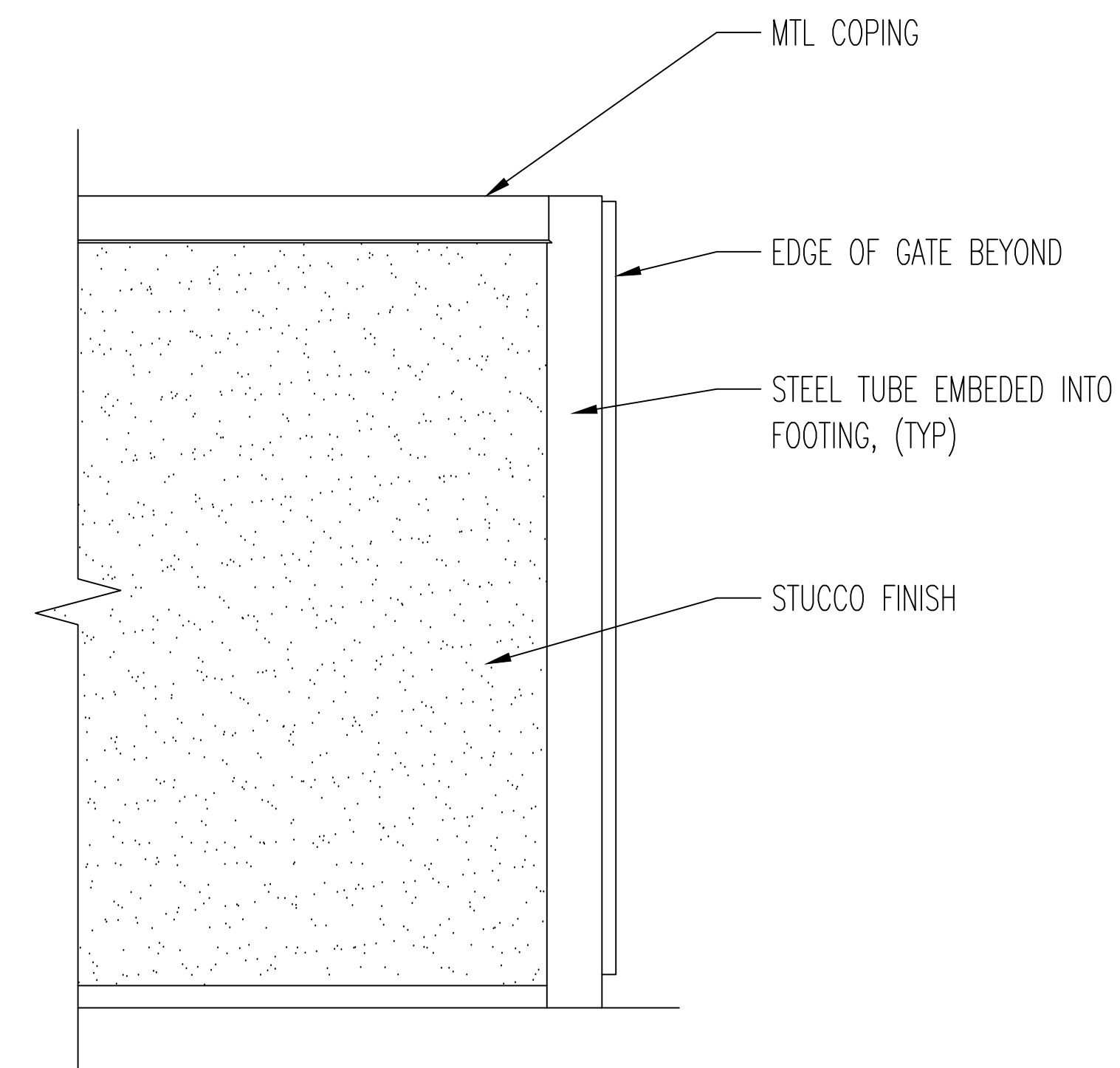
K DEL TACO LOGO WALL DETAIL-II
SCALE: N.T.S.



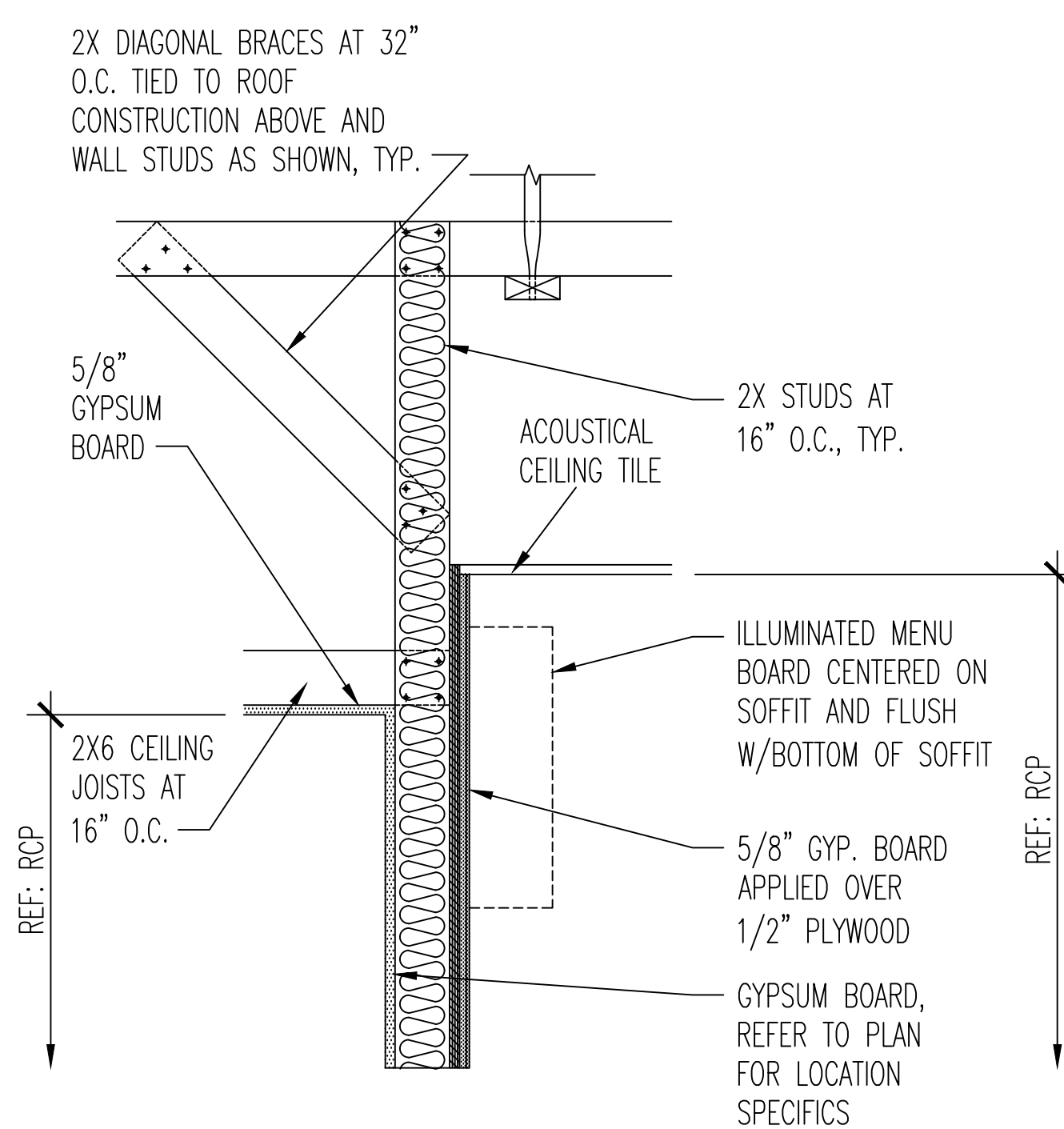
L TYPICAL SOFFIT DETAIL
SCALE: N.T.S.



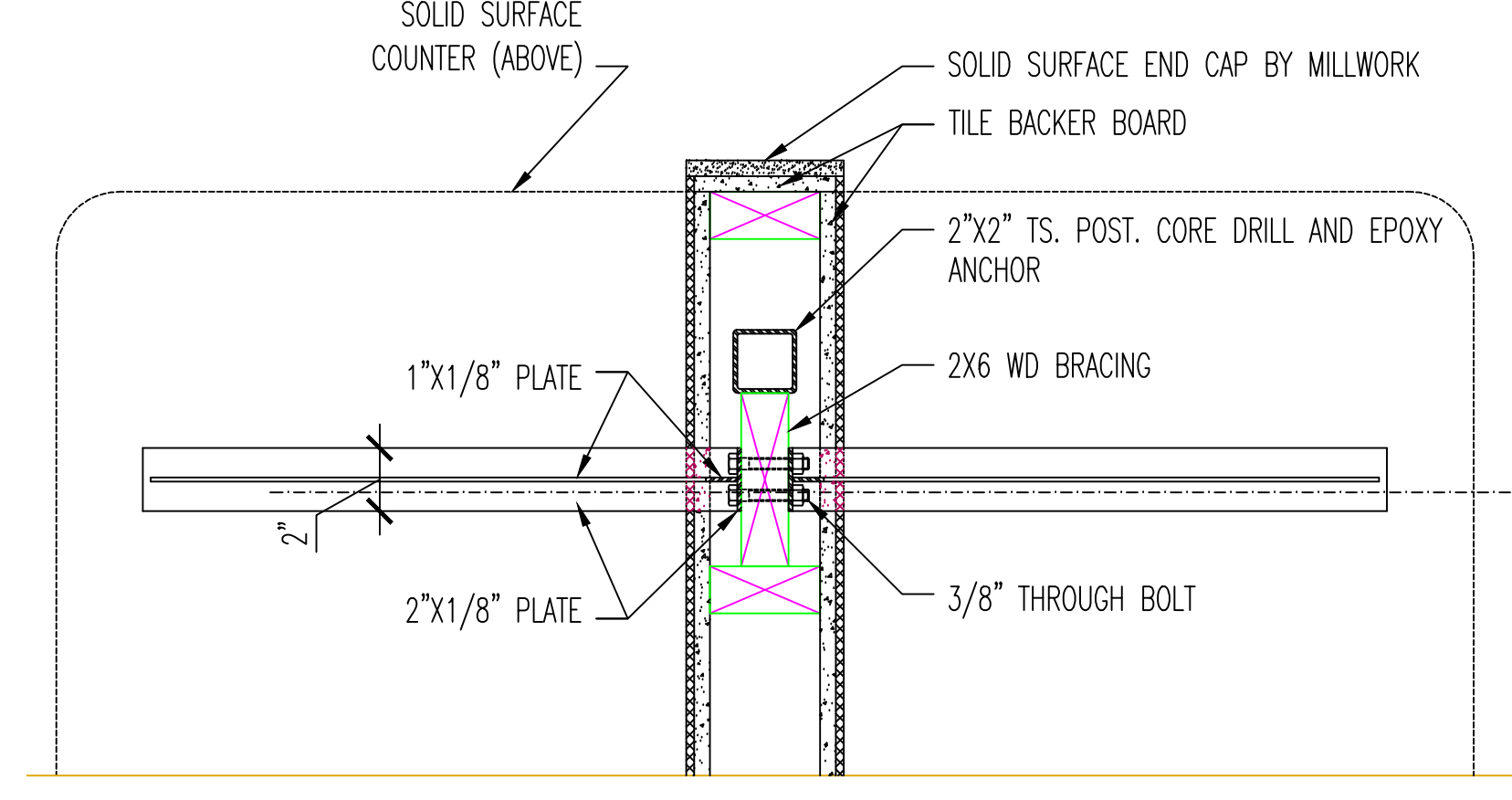
M TYPICAL MENU BOARD DETAIL
SCALE: N.T.S.



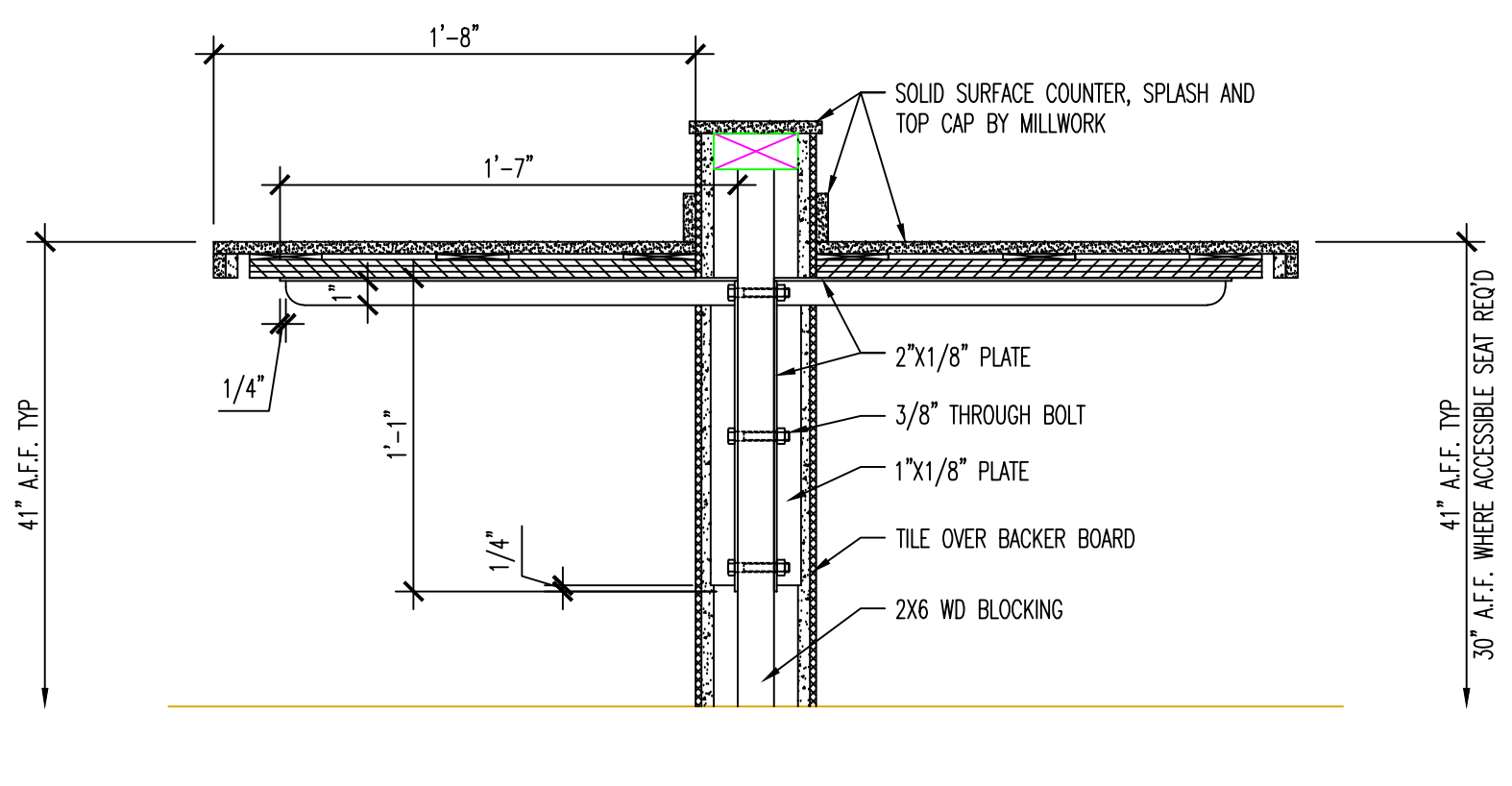
A GARABAGE ENCLOSURE DETAIL SCALE: N.T.S.



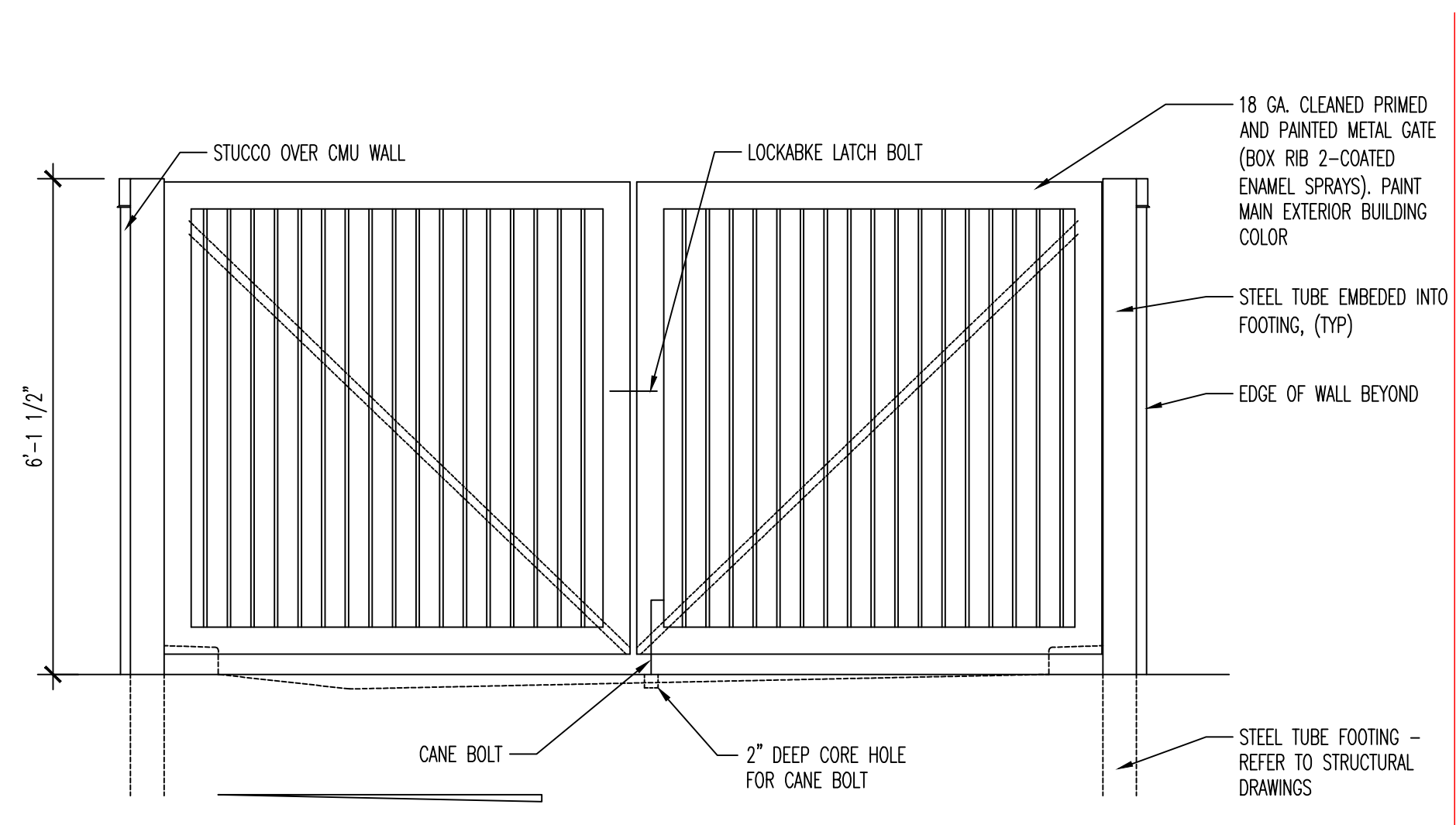
B MENU BOARD DETAIL SCALE: N.T.S.



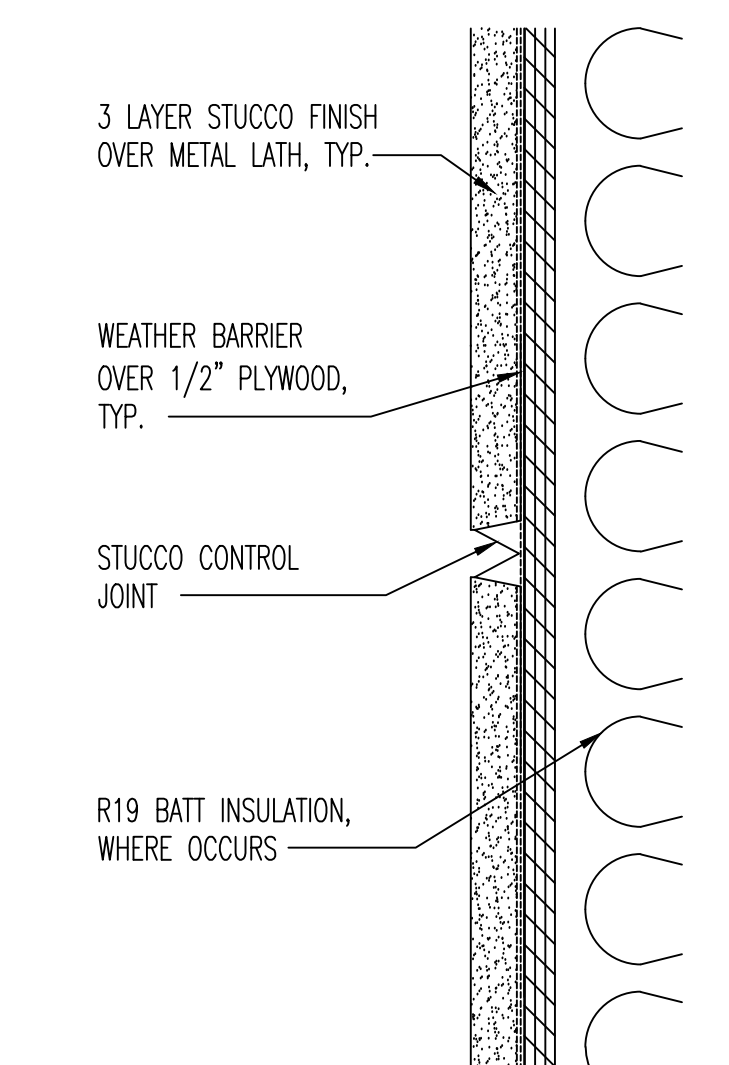
C SALSA BAR BRACKET DETAIL SCALE: N.T.S.



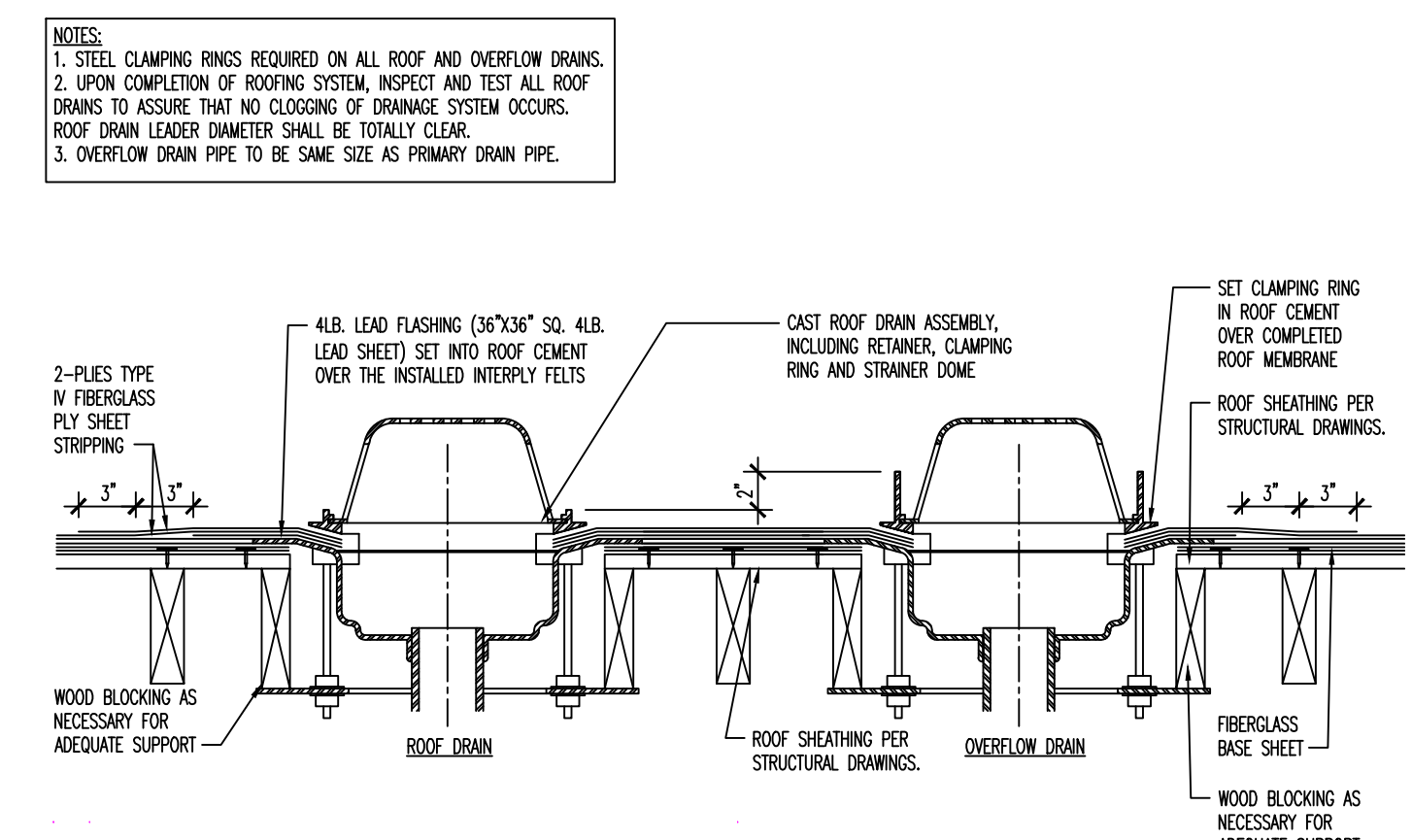
D SALSA BAR BRACKET SECTION SCALE: N.T.S.



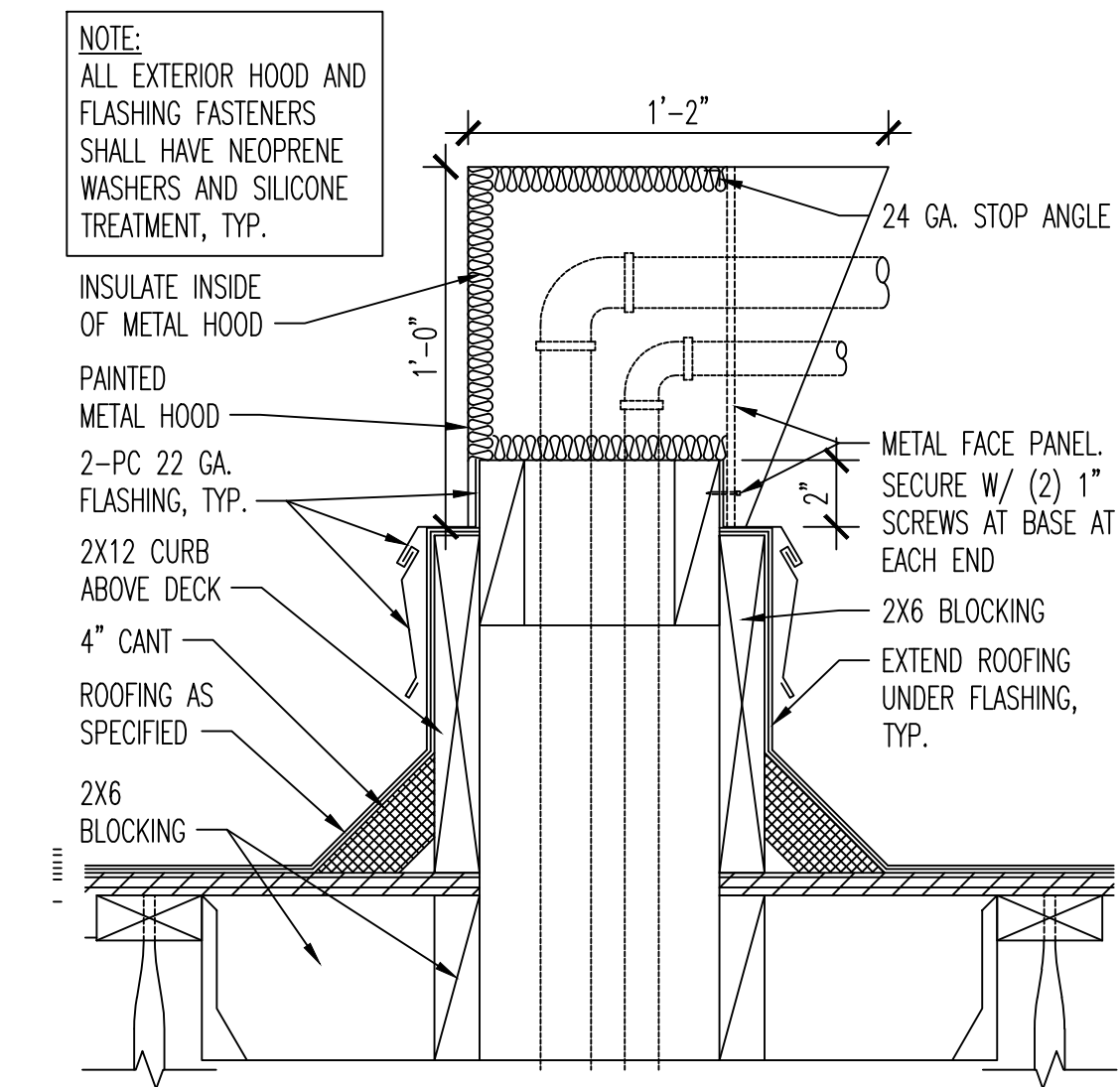
E TRASH ENCLOSURE ELEVATION DETAIL SCALE: N.T.S.



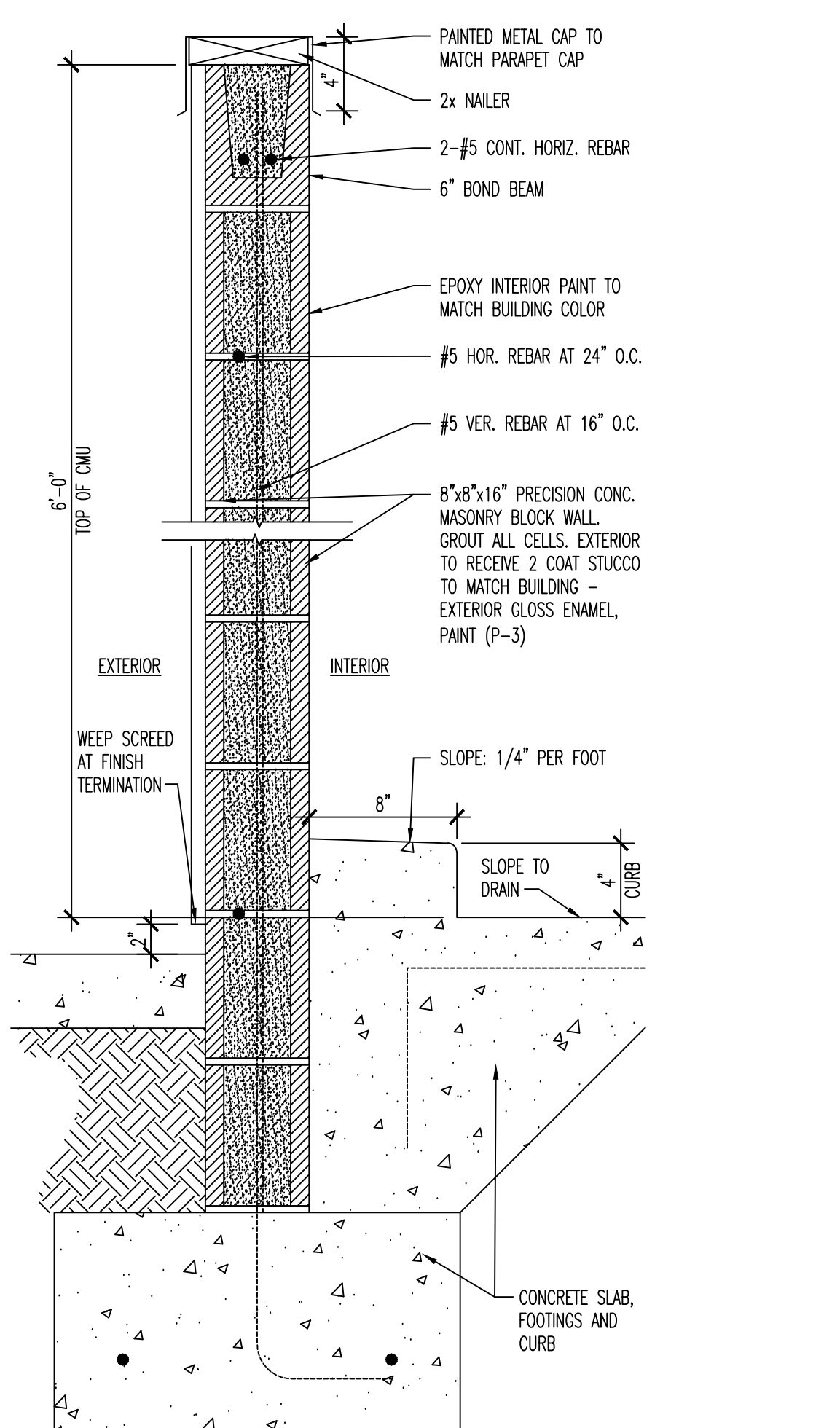
F STUCCO CONTROL JOINT DETAIL SCALE: N.T.S.



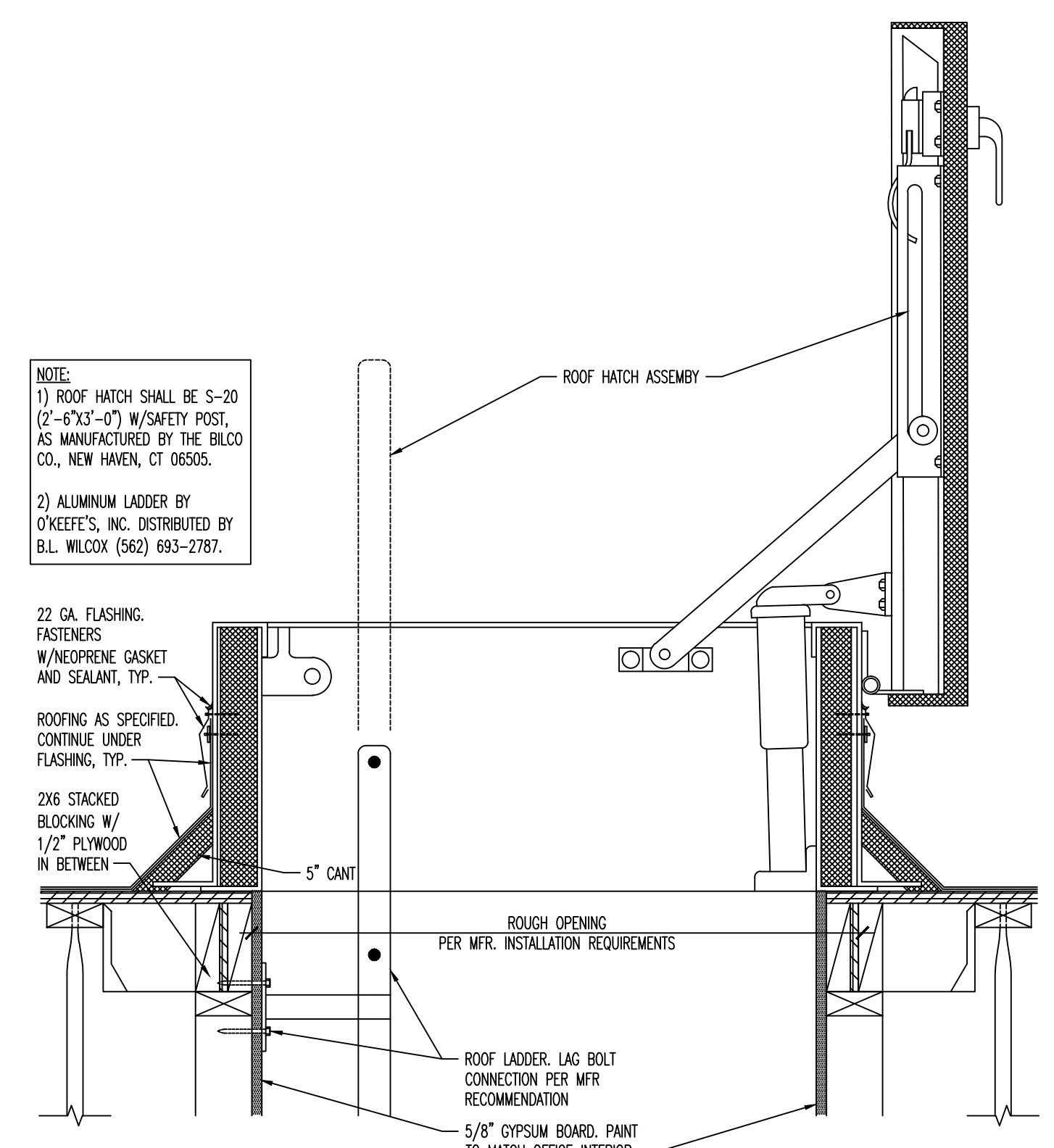
G ROOF DRAIN AND OVERFLOW DRAIN DETAIL SCALE: N.T.S.



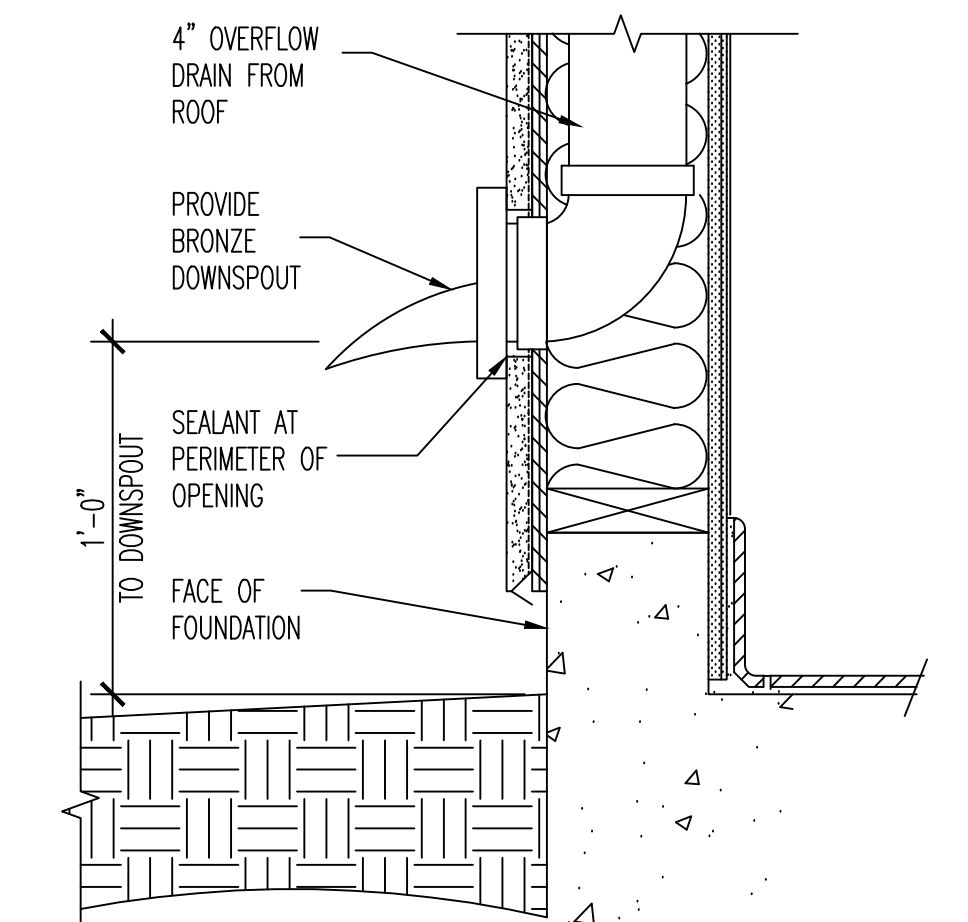
H ROOF PENETRATION DETAIL SCALE: N.T.S.



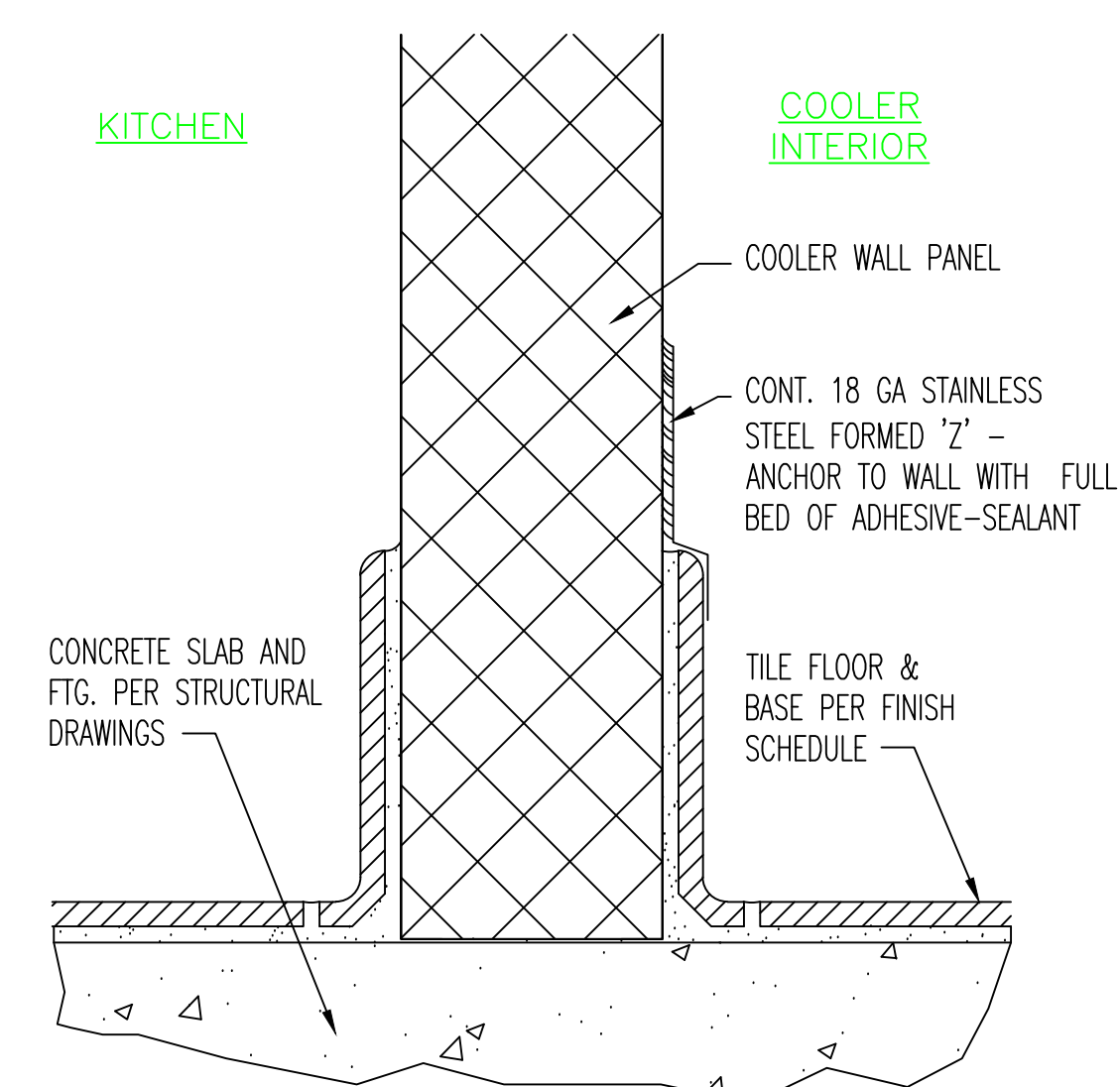
I TRASH ENCLOSURE WALL SECTION SCALE: N.T.S.



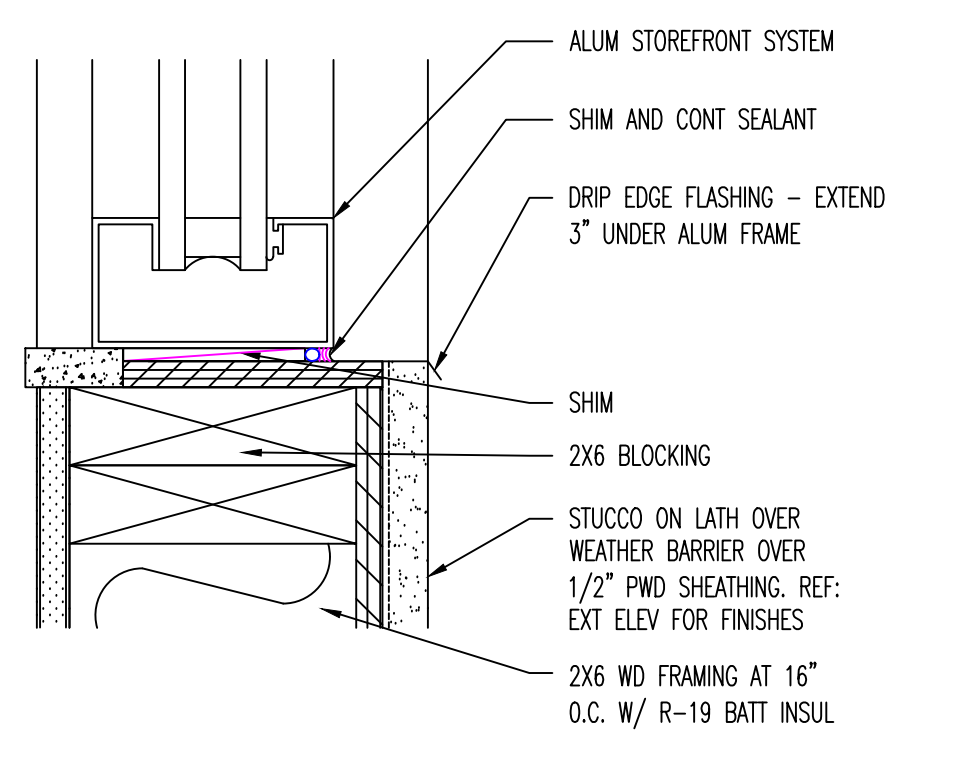
J ROOF ACCESS HATCH DETAIL SCALE: N.T.S.



K TYPICAL OVERFLOW DOWNSPOUT DETAIL SCALE: N.T.S.



L WALK IN COOLER BASE DETAIL SCALE: N.T.S.

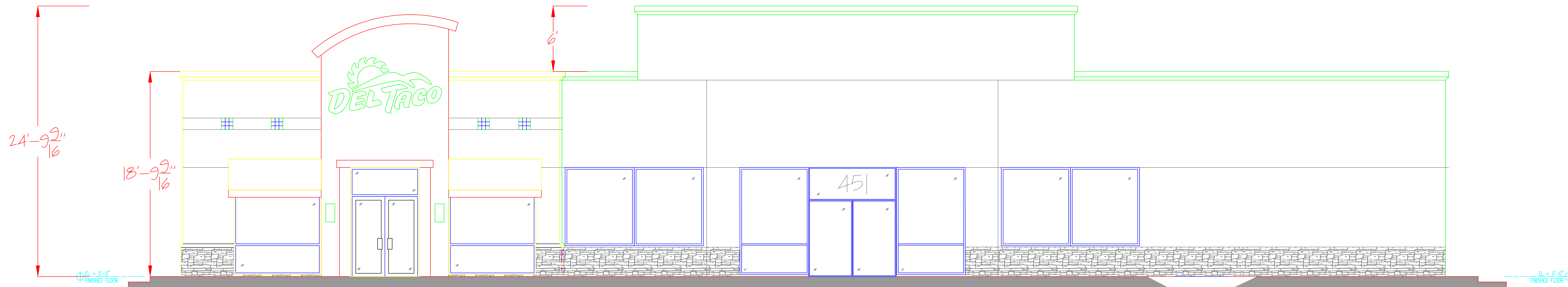


M WINDOW SILL DETAIL SCALE: N.T.S.

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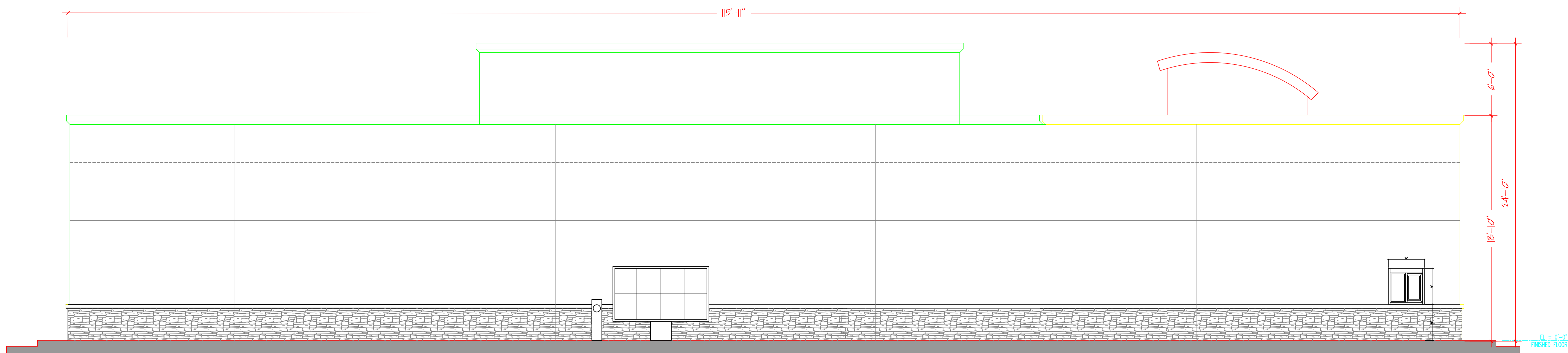
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DRAWING REVISIONS table with columns for REV., DATE, and DESCRIPTION.



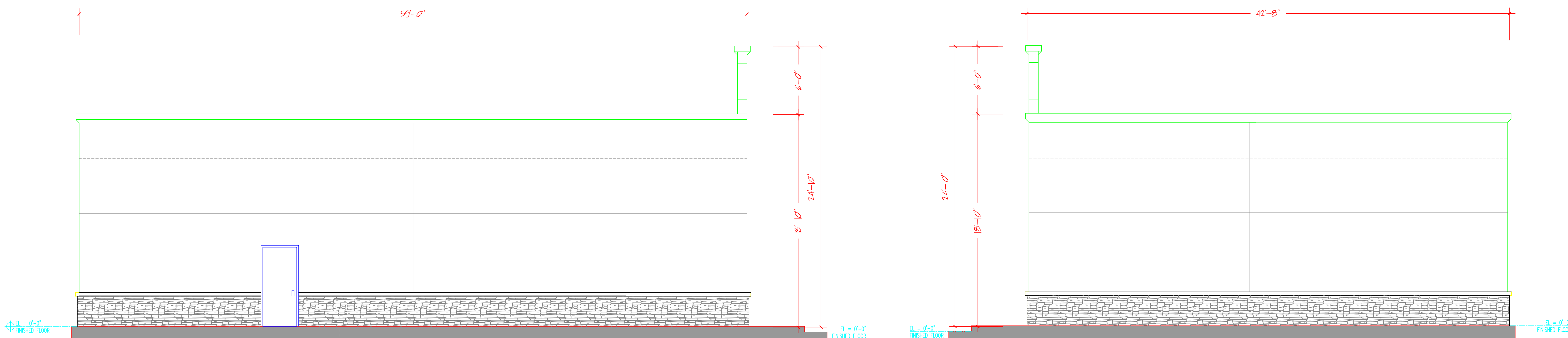
1 NORTH ELEVATION VIEW - FRONT OF BUILDING

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



2 SOUTH ELEVATION VIEW - BACK OF BUILDING

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



3 WEST ELEVATION VIEW - BUILDING SIDE (EDGEWATER STREET)

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

4 EAST ELEVATION VIEW - BUILDING SIDE (HEGENBERGER STREET)

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

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DRAWING DESCRIPTIONS

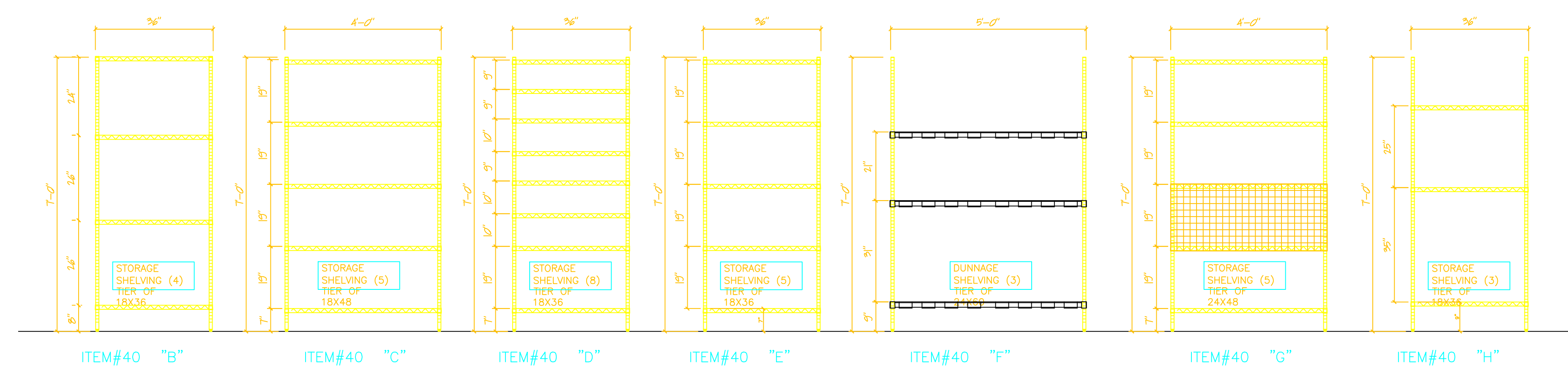
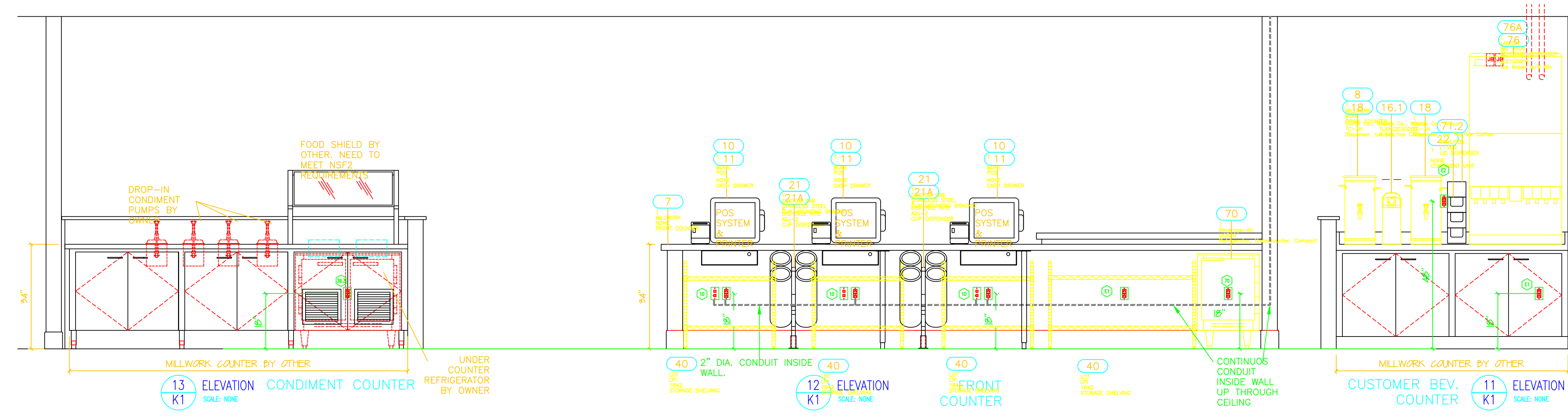
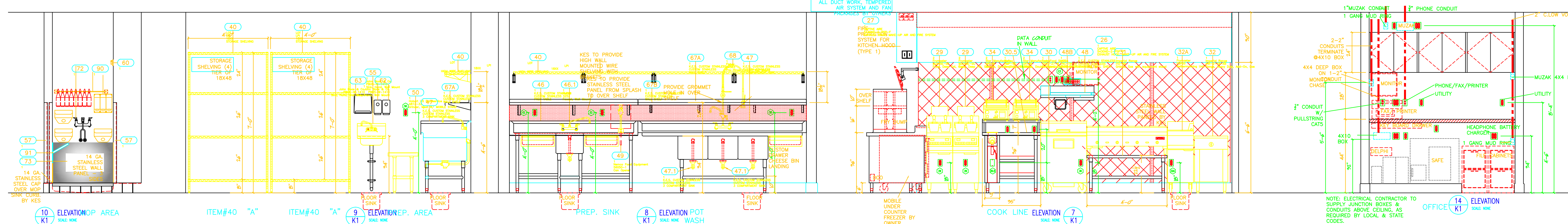
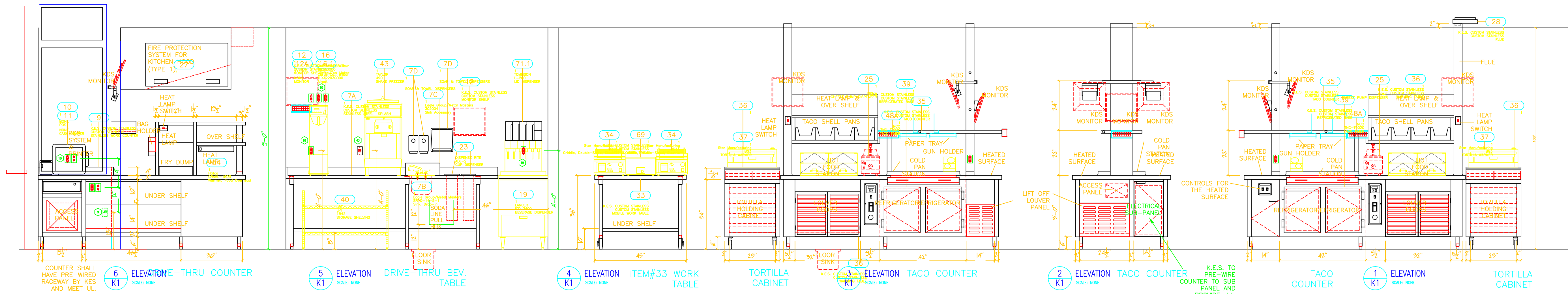
PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
01	07/23/12	DEMO PERMIT SET
02	12/23/12	SUBMIT TO HEALTH DEPT.
03	01/31/13	FIRST HEALTH COMMENT RESPONSE
04	02/18/13	SECOND HEALTH COMMENT RESPONSE
05	04/20/13	SUBMIT TO CITY BUILDING DEPARTMENT

EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
1	1	STAND-UP DESK & CABINET
1A	1	KEYBOARD DRAWER
2	2	FILE CABINET
3	1	MUSIC SYSTEM
4	1	FLOOR SAFE
5	1	OFFICE COMPUTER
6	1	MENU BOARD
7	1	FRONT COUNTER
7.1	1	COUNTER
7.2	1	DROP-IN HAND SINK
7.3	1	SIDE SPLASH
7.4	1	SOAP & TOWEL DISPENSERS
8	1	DRINK COUNTER
9	1	STAINLESS WORK COUNTER
10	5	POS
11	4	CASH DRAWER
12	7	MONITOR
12.1	1	MONITOR SHELF
13	1	COM SYSTEM
14	1	AIR CURTAIN
15	1	DRIVE-THRU WINDOW AIR CURTAIN
16	1	COFFEE/TEA MAKER
16.1	1	MIRROR
18	1	DISPENSER, ICE TEA/COFFEE
19	1	BEVERAGE DISPENSER
20	1	BEVERAGE DISPENSER
21	2	CUP MOUNTING BRACKET
21.1	8	CUP DISPENSER
22	1	CONDIMENT UNIT
23	4	CUP DISPENSER
24	1	FRENCH FRY WARMER
25	1	CHEESE PUMP DISPENSER
26	1	HOOD, MAKE-UP AIR & FIRE SYSTEM
26.1	1	HOOD, STAINLESS ENCLOSURE
27	1	FIRE SUPPRESSION SYSTEM
28	1	FLUE
29	2	FRYER, DEEP FAT, GAS
29.1	2	QUICK DISCONNECT
30	1	REFRIGERATOR/SANDWICH/SALAD PREP
30.2	1	STAINLESS GRILL TABLE
30.4	1	CHEST FREEZER
30.5	1	DROP-IN, HOT WELLS
31	1	GRIDDLE, GAS WITH EQUIPMENT STAND
31.1	1	GAS CONNECTOR SYSTEM
32	1	RANGE, HEAVY DUTY, ADD-ON, GAS
32.1	1	GAS CONNECTOR SYSTEM
32.1	1	REHEATING UNIT
32.2	1	GAS CONNECTOR SYSTEM
33	1	MOBILE WORK TABLE
34	4	GRIDDLE, DOUBLE-SIDED, ELECTRIC
35	1	TACO COUNTER
36	1	WARMING TABLE
37	2	TORTILLA WARMER
38	1	HOLDING CABINET
39	1	REFRIGERATED BASE
39.1	1	BLOWER COIL
39.2	4	CYLINDERS
39.3	1	REFRIGERATOR, UNDERCOUNTER
40	1	LOT STORAGE SHELVING
41	1	LOT BAG-N-BOX COMPLETE SYSTEM
42	1	CO2 TANK AND SYRUP
43	1	SHAKE FREEZER
44	1	BIN, ICE
45	1	ICE MAKER W/O BIN
45.1	1	ICEMAKER CONDENSER, REMOTE
46	1	PREP TABLE
46.1	1	FAUCET, WALL MOUNT
46.2	1	DRAIN, LEVER HANDLE, W/ OVERFLOW
47	1	3 COMPARTMENT SINK
47.1	3	DRAIN, LEVER HANDLE, W/ OVERFLOW
48	1	STAINLESS WALL SHELF
48A	1	TACO TIMER
48B	1	TACO TIMER
49	1	CAN OPENER
50	1	GRINDER, MEAT W/ MOBILE STAND
51	1	WALK-IN COOLER / FREEZER
52	1	LOT WALK-IN SHELVING/DUNNAGE
53	1	RACK LUGS
54	1	WARMER, FOOD OVERHEAD
55	2	SINK, HAND, WALL MOUNT
56	1	ANGLE RUNNER RACK
57	1	STAINLESS STEEL CORNER GUARD
58	1	FIRE EXTINGUISHER
59	3	BOARDS
60	1	MOP HANGER
61	2	LOCKERS
61.1	1	COAT HOOKS
62	3	SOAP DISPENSERS
63	3	TOWEL DISPENSERS
65	2	MIRROR
66	2	GRAB BAR
67.1	1	WALL SHELF
67.2	1	WALL SHELF
68	1	PRE-RINSE FAUCET, DECK MOUNT
69	1	WARMER, FOOD, ELECTRIC
70	1	REFRIGERATOR, UNDERCOUNTER
71.1	1	LID DISPENSER
71.2	1	LID DISPENSER
72	1	MOP FAUCET
73	1	24" HIGH WALL PANEL
74	1	FILTER SYSTEM
75	1	FULL WALL PANEL
76	1	ICE MAKER /REMOTE CONDENSER
76.1	1	ICE AND BEVERAGE DISPENSER
77	1	CONDENSER REMOTE, AIR-COOLED
78	1	WATER HEATER
79	1	MOBILE EQUIPMENT STAND
80	1	FAT VAT, OIL TRANSPORT
81	1	MOBILE EQUIPMENT STAND
82	2	STORAGE SHELVING
83	1	STAINLESS STEEL HEADER TRIM
84	1	STAINLESS STEEL SPLASH
85	1	STAINLESS STEEL BEVERAGE FLASHING
87	2	STAINLESS STEEL FOH CORNER GUARD
88	1	STAINLESS STEEL SPLASH GUARDS
90	1	SPRAY BOTTLE HOLDER
91	1	S/S HOSE HOLDER
92	1	S/S INSERT TO FREEZER
93	2	STAINLESS STEEL TRASH CHUTE
94	2	STAINLESS STEEL KICK PLATE
95	1	STAINLESS STEEL ICE SCOOP HOLDER



PROJECT LOCATION
MARKET READY
 451 HEGENBERGER ROAD
 OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT
SK ENGINEERING
 303 DESTINO CIRCLE
 SAN JOSE, CA 95133
 206.351.7527
 BEREYK@SK-ENGINEERING.COM
 WWW.SK-ENGINEERING.COM

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DRAWING DESCRIPTIONS
 PROJECT NAME MARKET READY
 PROJECT NO. 2012-01
 PROJECT TYPE NEW CONSTRUCTION
 LAST UPDATE JULY 23, 2012

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K-I
 KITCHEN EQUIP
 DETAILS

HOOD INFORMATION

HOOD NO.	MODEL	LENGTH	MAX COOKING TEMP.	EXHAUST PLENUM RISER(S)					SUPPLY PLENUM RISER(S)					HOOD CONSTRUCTION	HOOD CONFIG.	
				TOTAL EXH. CFM	WIDTH	LENG.	DIA.	CFM	SP.	TOTAL SUP. CFM	WIDTH	LENG.	DIA.		CFM	SP.
1	5424 ND-2-PSP-F	15' 6.00"	450 Deg.	3500	12"	26"		3500	-0.62%	1800				430 SS Where Exposed	ALONE	ALONE

HOOD INFORMATION

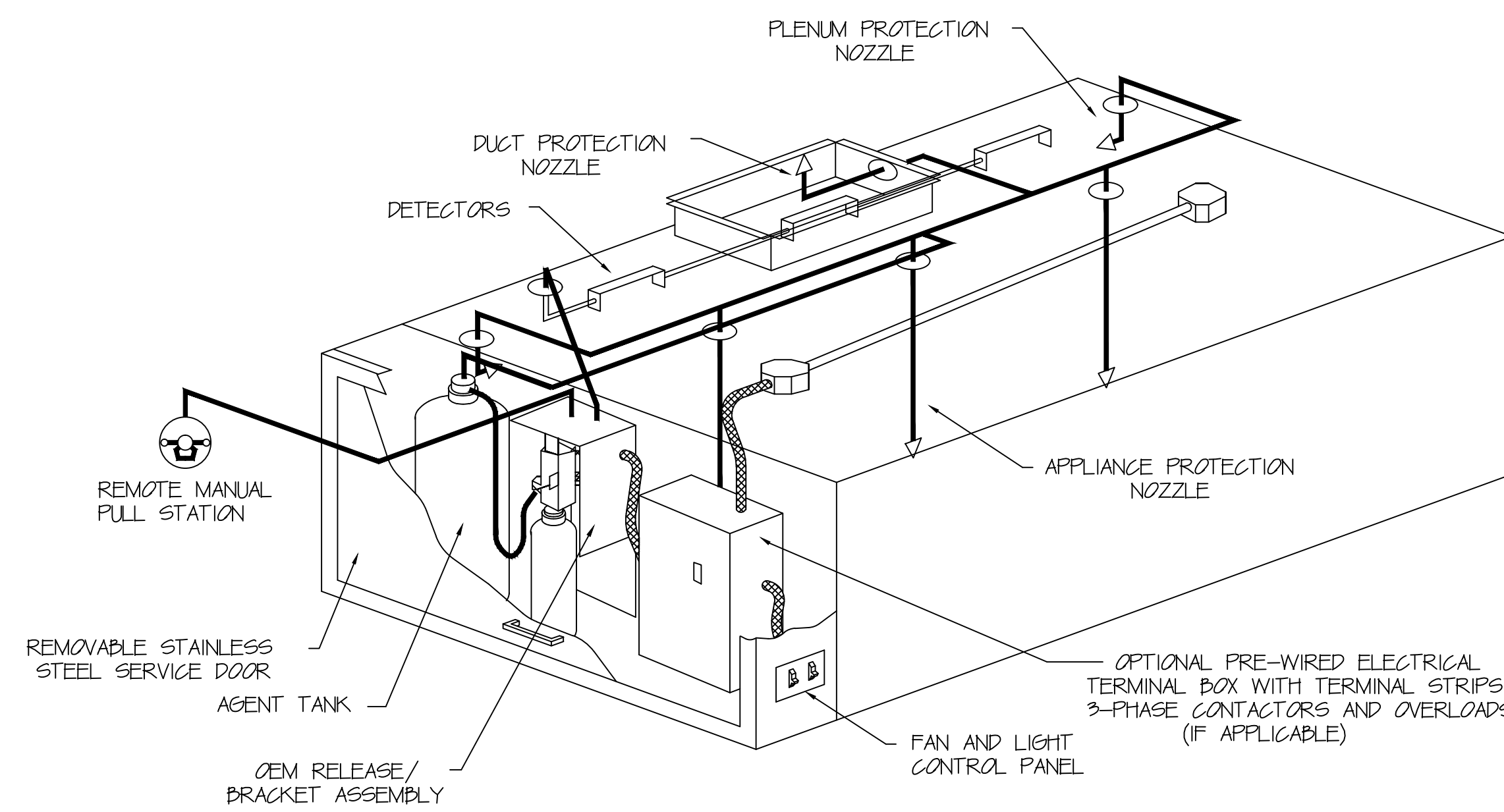
HOOD NO.	FILTER(S)				LIGHT(S)				UTILITY CABINET(S)				FIRE SYSTEM PIPING	HOOD HANGING WEIGHT	
	TYPE	QTY.	HEIGHT	LENGTH	QTY.	TYPE	WIRE GUARD	LOCATION	FIRE SYSTEM TYPE	SIZE	ELECTRICAL MODEL #	QUANTITY			LOCATION
1	SS Paffle with Handles	3	16"	16"	5	Incandescent Light Fixt	NO	Left	Ansul R102	30/30	311110N5	1 Light 1 Fan	Outside	YES	756 LBS

HOOD OPTIONS

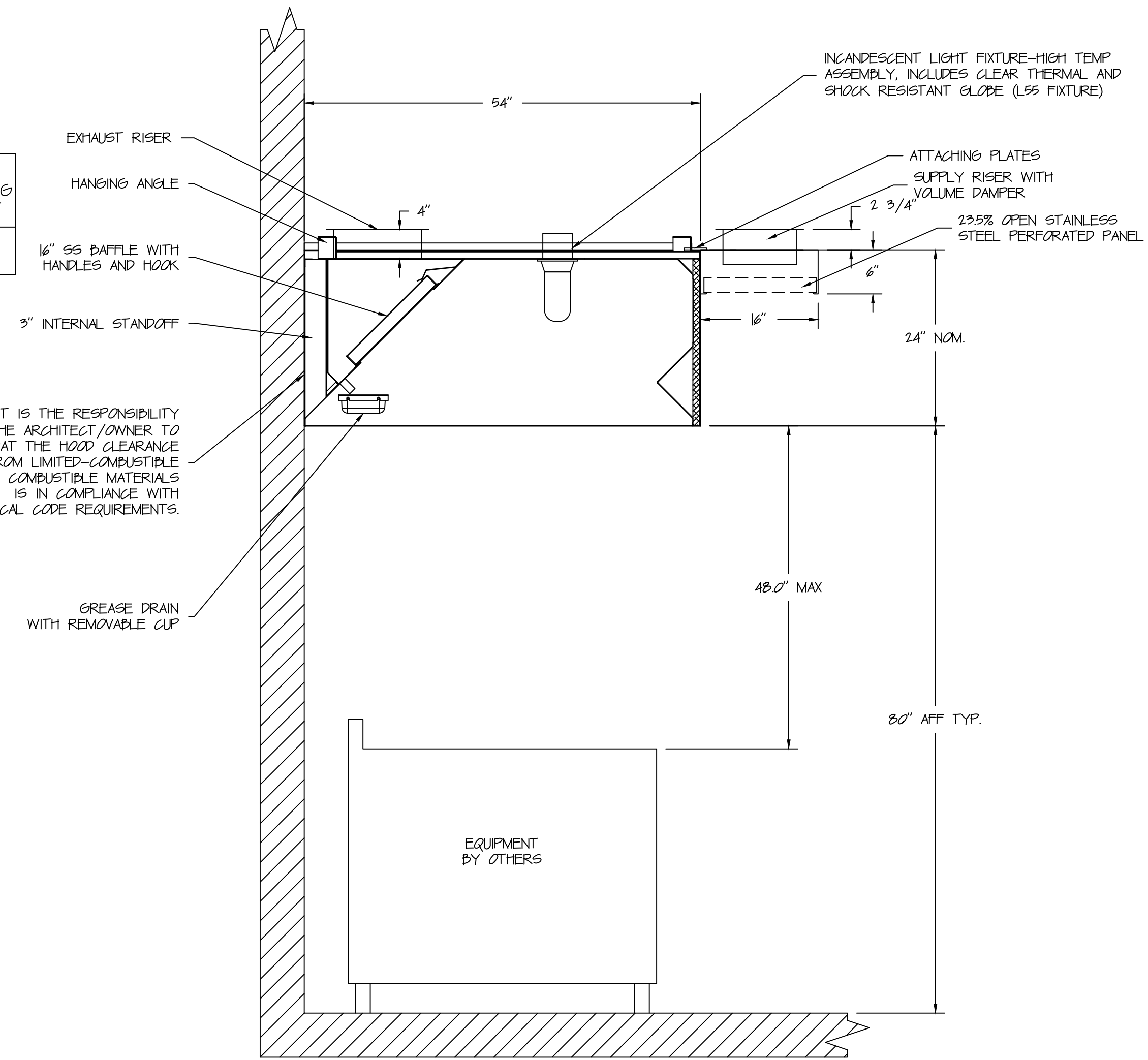
HOOD NO.	OPTION
1	RIGHT END STANDOFF 9" Wide

PERFORATED SUPPLY PLENUM(S)

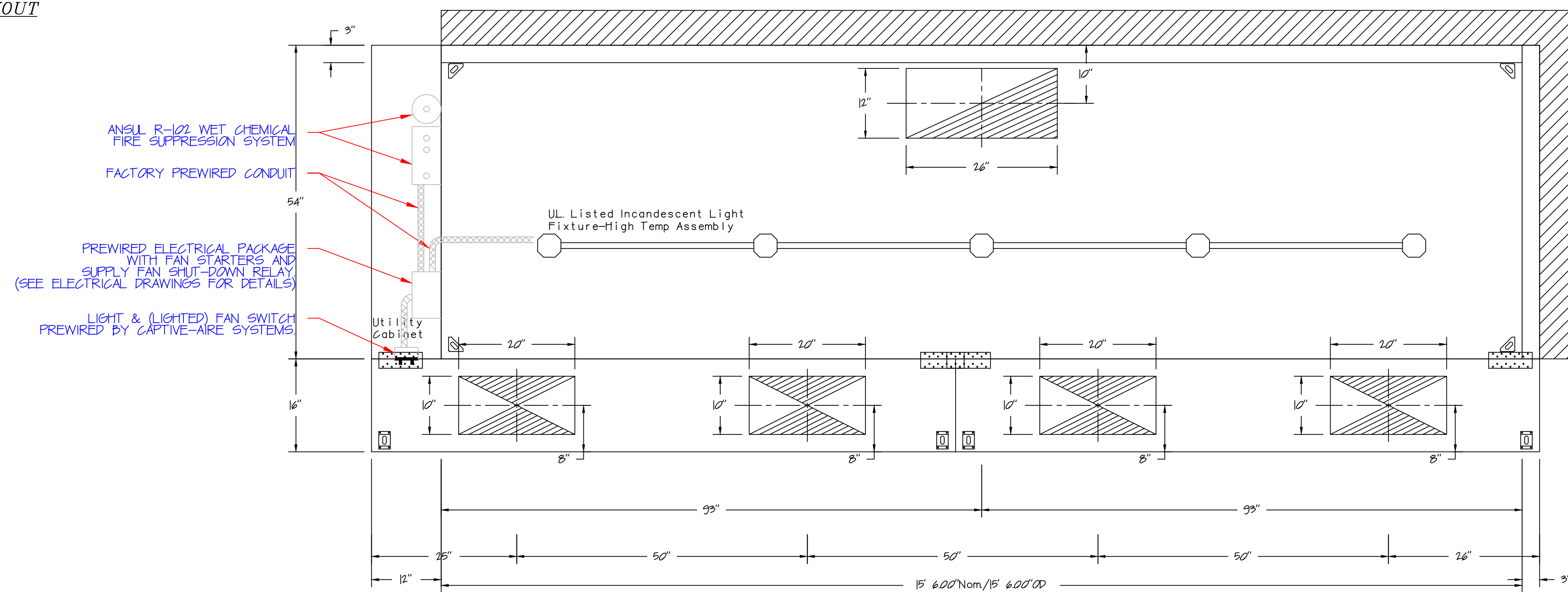
HOOD NO.	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)				
						WIDTH	LENG.	DIA.	CFM	SP.
1	Front	20"	16"	6"	MJA	10"	20"		700	0.31"
					MJA	10"	20"		700	0.31"
					MJA	10"	20"		700	0.31"
					MJA	10"	20"		700	0.31"



TYPICAL ANSUL R-102 SYSTEM LAYOUT



SECTION VIEW - MODEL 5424ND-2-PSP-F



PLAN VIEW - Hood #1
15' 6.00" LONG 5424ND-2-PSP-F
NOTE: Additional hanging angles provided for hoods longer than 12 ft.

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PROJECT NO.	2012-01
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K-2
EXHAUST HOOD
DETAILS

EXHAUST FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	MODEL	TAG	CFM	ESP.	RPM	HP.	Ø	VOLT	FLA	WEIGHT (LBS)	SONES
1	NCA18FA	NCA18FA		3500	1000	992	1500	3	208	4.7	153.77	12.9

MUA FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	BLOWER	HOUSING	TAG	CFM	ESP.	RPM	HP.	Ø	VOLT	FLA	COOLING COIL ENTERING WB TEMP.	COOLING COIL ENTERING WB TEMP.	COOLING COIL LEAVING DB TEMP.	COOLING COIL LEAVING WB TEMP.	COOLING COIL TOTAL CAPACITY	COOLING COIL SENSIBLE CAPACITY	COOLING COIL LATENT CAPACITY	WEIGHT (LBS)	SONES
2	A2-G12	G12	A2		2800	0500	702	1000	3	208	3.3	99.0°F	74.0°F	88.0°F	69.0°F	55.7 MBH	32.9 MBH	22.8 MBH	1088.95	17.4

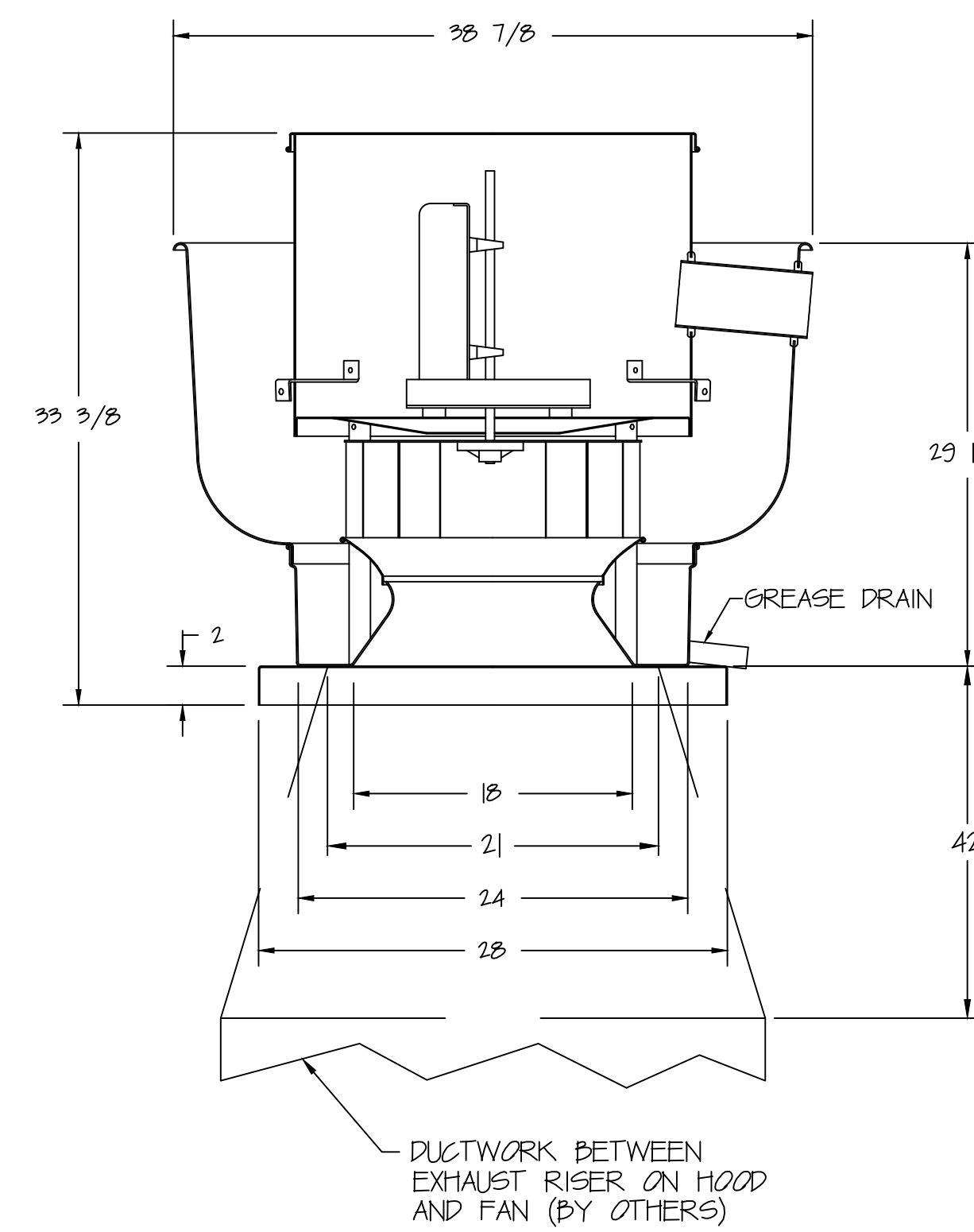
FAN OPTIONS

FAN UNIT NO.	OPTION (Qty. - Descr.)
1	1 - Grease Box
2	1 - Insulated Blower Section Size I-2 Commercial
	1 - Mod Package Unit AC Controls for Untempered Fans
	1 - Full Grating For Untempered Fans
	1 - 5 Ton Single Circuit Modular Packaged Cooling Option for Size 2 MUA (1,000 to 3,000 cfm), 208V/120V, 3 phase. Cooling Thermostat or Programmable Stat Required for Proper Operation.
	1 - Condenser Support for Size 2 Mod Package Unit

CURB ASSEMBLIES

NO.	ON FAN	WEIGHT	ITEM	SIZE
1	# 1	41 LBS	Curb	26500"W x 26500"L x 20000"H Vented Hinged
2	# 2	42 LBS	Curb	31000"W x 31000"L x 15000"H
	# 2		Rail	6000"W x 31000"L x 15000"H Along Width,
	# 2		Rail	6000"W x 31000"L x 15000"H Along Width,

FAN #1 NCA18FA - EXHAUST FAN



FEATURES:

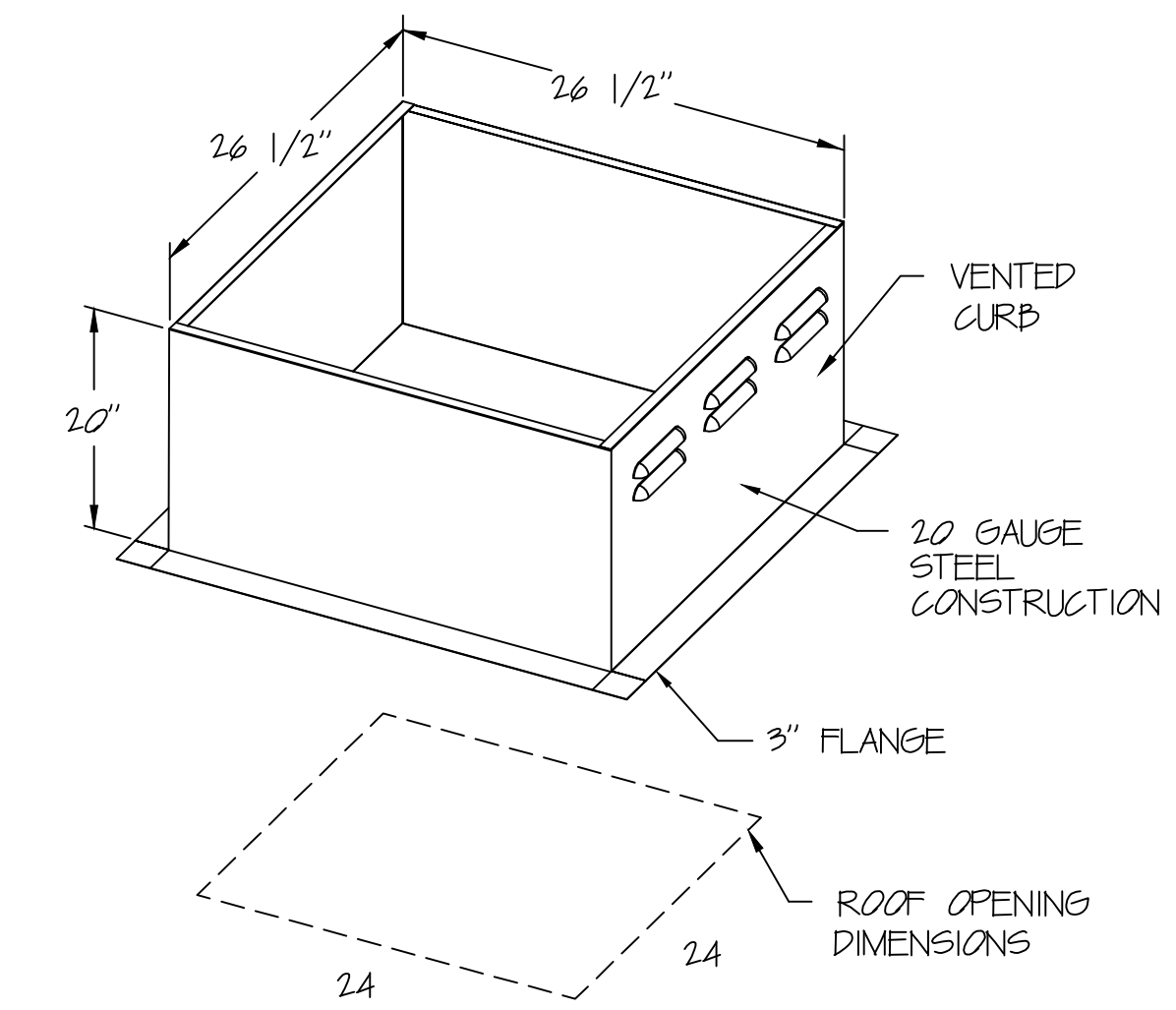
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT (149 C)
- HIGH HEAT OPERATION 300°F
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM AND WITHOUT ANY DETRIMENTAL EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING GREASE VAPORS AT 600°F FOR 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT WOULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX



PROJECT LOCATION

MARKET READY
451 HEGENERBERGER ROAD
OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT

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303 DESTINO CIRCLE
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SEREYK@SK-ENGINEERING.COM

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DRAWING DESCRIPTIONS

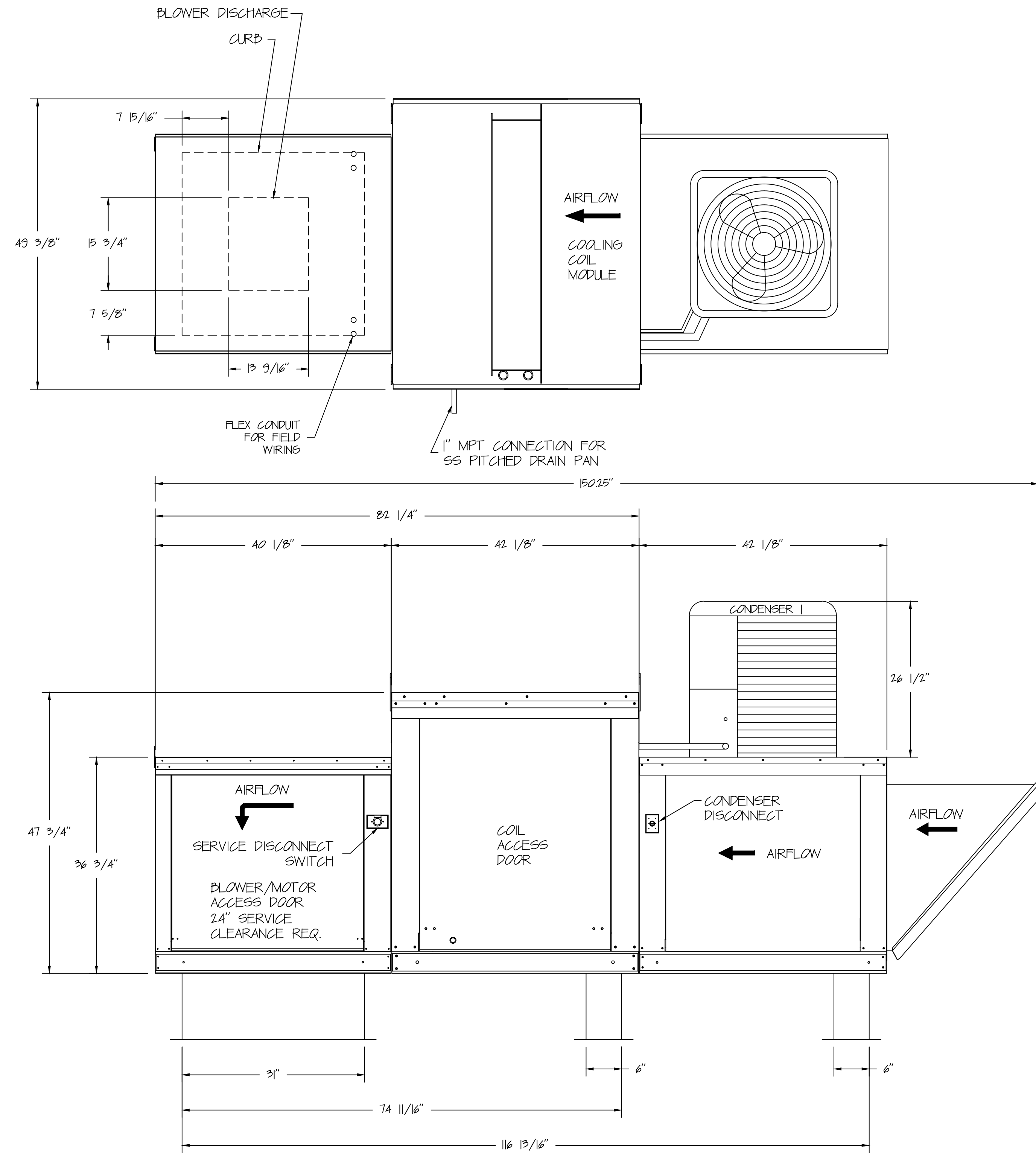
PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
0	07.23.12	DEMO PERMIT SET
1	12.23.12	SUBMIT TO HEALTH DEPT.
2	01.31.13	FIRST HEALTH COMMENT RESPONSE
3	02.18.13	SECOND HEALTH COMMENT RESPONSE
4	04.20.13	SUBMIT TO CITY BUILDING DEPARTMENT

K-3
EXHAUST FAN
DETAILS

- FAN #2 A2-012 - SUPPLY FAN
1. UNTEMPERED SUPPLY UNIT WITH 1" BLOWER IN SIZE #2 HOUSING
 2. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT
 3. INSULATED BLOWER HOUSING SIZES 1-2 COMMERCIAL MODULAR
 4. CONTROL PACKAGE FOR MOD PACKAGE UNIT COOLING ONLY UNIT. INCLUDES AIRFLOW PROVING SWITCH, 2 STAGE THERMOSTAT AND TERMINAL BLOCKS
 5. FULL GRATING FOR UNTEMPERED FANS FOR SHIPPING
 6. 5 TON SINGLE CIRCUIT MODULAR PACKAGED COOLING OPTION FOR SIZE 2 MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (2,000 TO 3,000 CFM) NOT BUILT WITH OPPOSITE SIDE CONTROLS OR OPPOSITE AIRFLOW DIRECTION. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY. COIL = 2"X20"X8"
 7. SUPPORT SHELL FOR SIZE 2 MODULAR PACKAGE UNIT. INCLUDES CONTROL VESTIBULE. INCLUDES CONDENSER SUPPORTS. DOES NOT INCLUDE RETURN AIR OR INLET AIR DAMPER



ROOF OPENING 2" SMALLER THEN CURB DIMENSION.

CONDENSER DETAILS

CONDENSER NO.	TONNAGE	VOLTAGE	PHASE	FREQUENCY	MCA	RLA	MAX. FUSE SIZE	MIN. WIRE SIZE
1	5	208-230	3 PHASE	60 Hz	21.4 Amps	17.4 Amps	30 Amps	12 AWG

PROJECT LOCATION

MARKET READY
451 HEGENBERGER ROAD
OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT

SK ENGINEERING

303 DESTINO CIRCLE
SAN JOSE, CA 95133
206.351.7527
SEREYK@SK-ENGINEERING.COM

WWW.SK-ENGINEERING.COM

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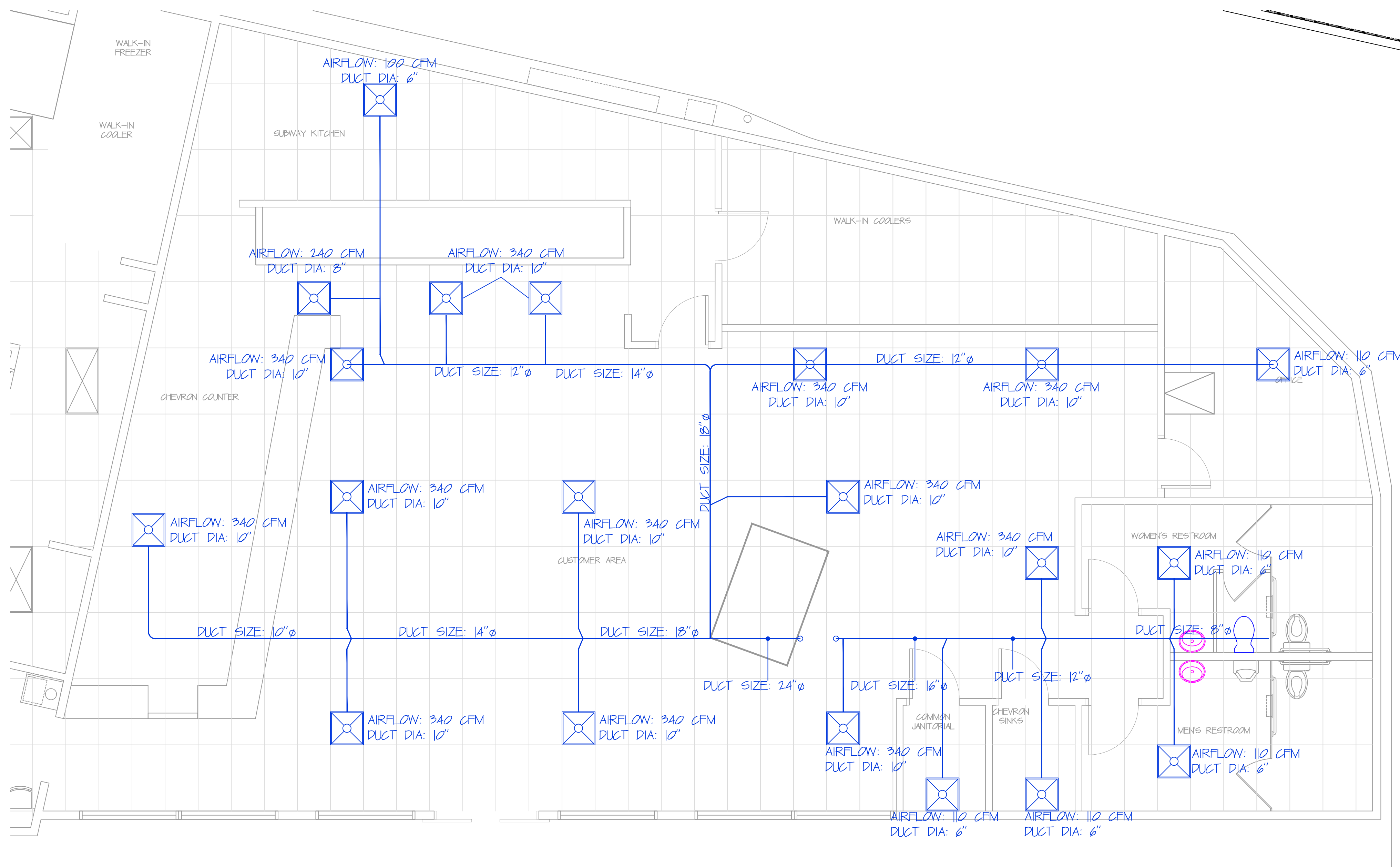
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LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

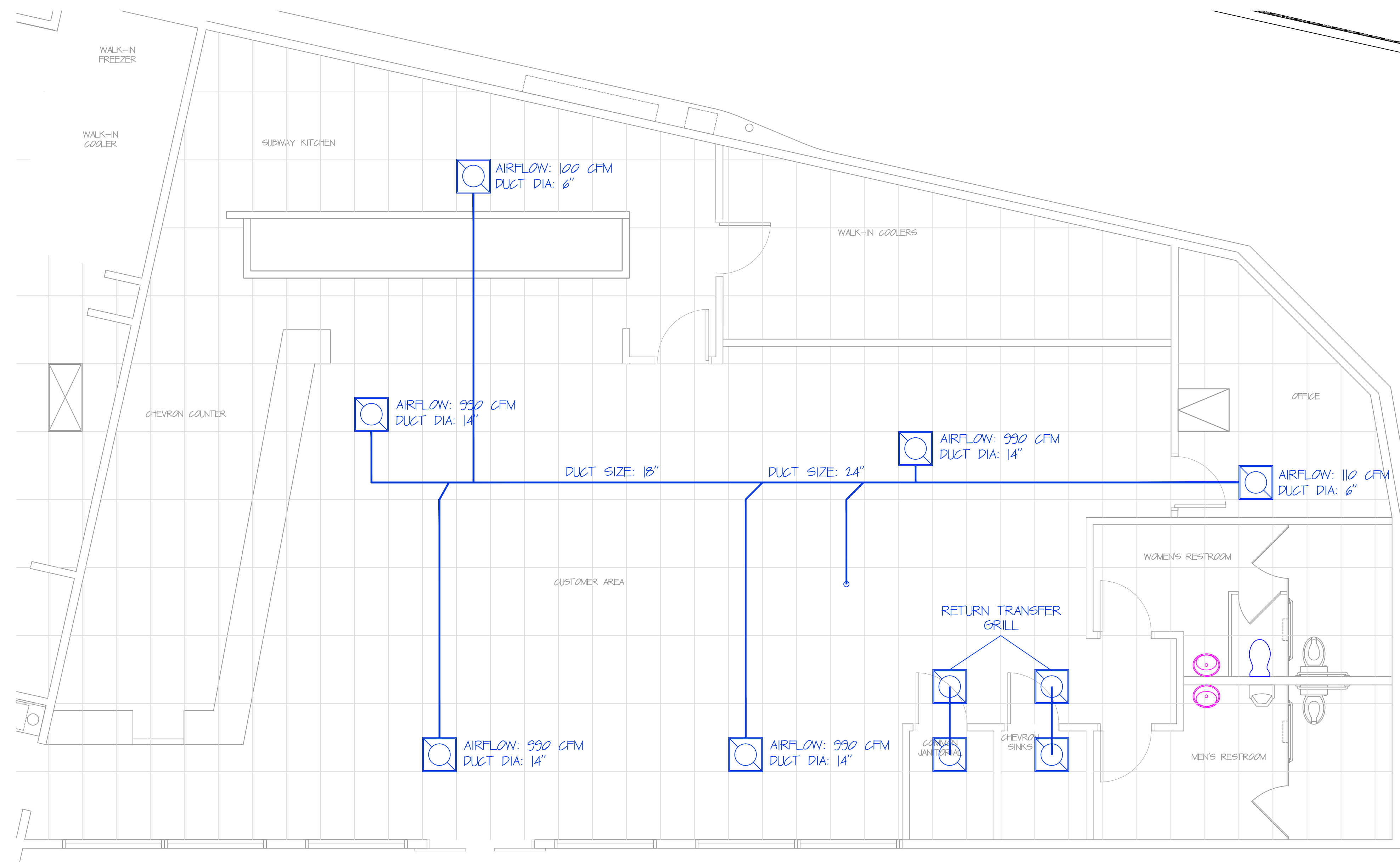
REV.	DATE	DESCRIPTION
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K-4
MAKE UP AIR UNIT
DETAILS



① EXTRAMILE/SUBWAY SUPPLY PLAN

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



② EXTRAMILE/SUBWAY RETURN PLAN

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

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA FIRE CODE
 CITY OF OAKLAND MUNICIPAL CODES

MECHANICAL NOTES

AIR HANDLING UNITS WHICH MOVE 2,000 CFM OF AIR OR MORE SHALL BE EQUIPPED WITH SMOKE DETECTORS FOR AUTOMATIC SHUTDOWN OF AIR HANDLER.

TERMINATION OF WALL AND CEILING MEMBRANES, DUCT OPENINGS INTO CORRIDOR, COMPARTMENTALIZATION WALLS, AND HORIZONTAL EXIT WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS IN ACCORDANCE WITH SECTION NOS. 719.10 & 719.11.

DUCT OPENINGS INTO THE CORRIDOR SHALL BE PROTECTED WITH SMOKE AND FIRE DAMPERS IN ACCORDANCE WITH SECTION NOS. 719.10 & 719.11.

THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" OR MORE THAN 48" ABOVE THE FLOOR IN ACCORDANCE TO T24-3 SECTION 380-3(C).

THE SIZE, SLOPE, AND DISCHARGE POINT OF CONDENSATE LINES SHALL COMPLY WITH UMC SECTION 9101.

MECHANICAL PLAN LEGEND

- ☒ SUPPLY REGISTER
- RETURN REGISTER

PROJECT LOCATION

MARKET READY
 451 HEGENBERGER ROAD
 OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT

SK ENGINEERING

303 DESTINO CIRCLE
 SAN JOSE, CA 95133
 206.351.7527

SEREYK@SK-ENGINEERING.COM

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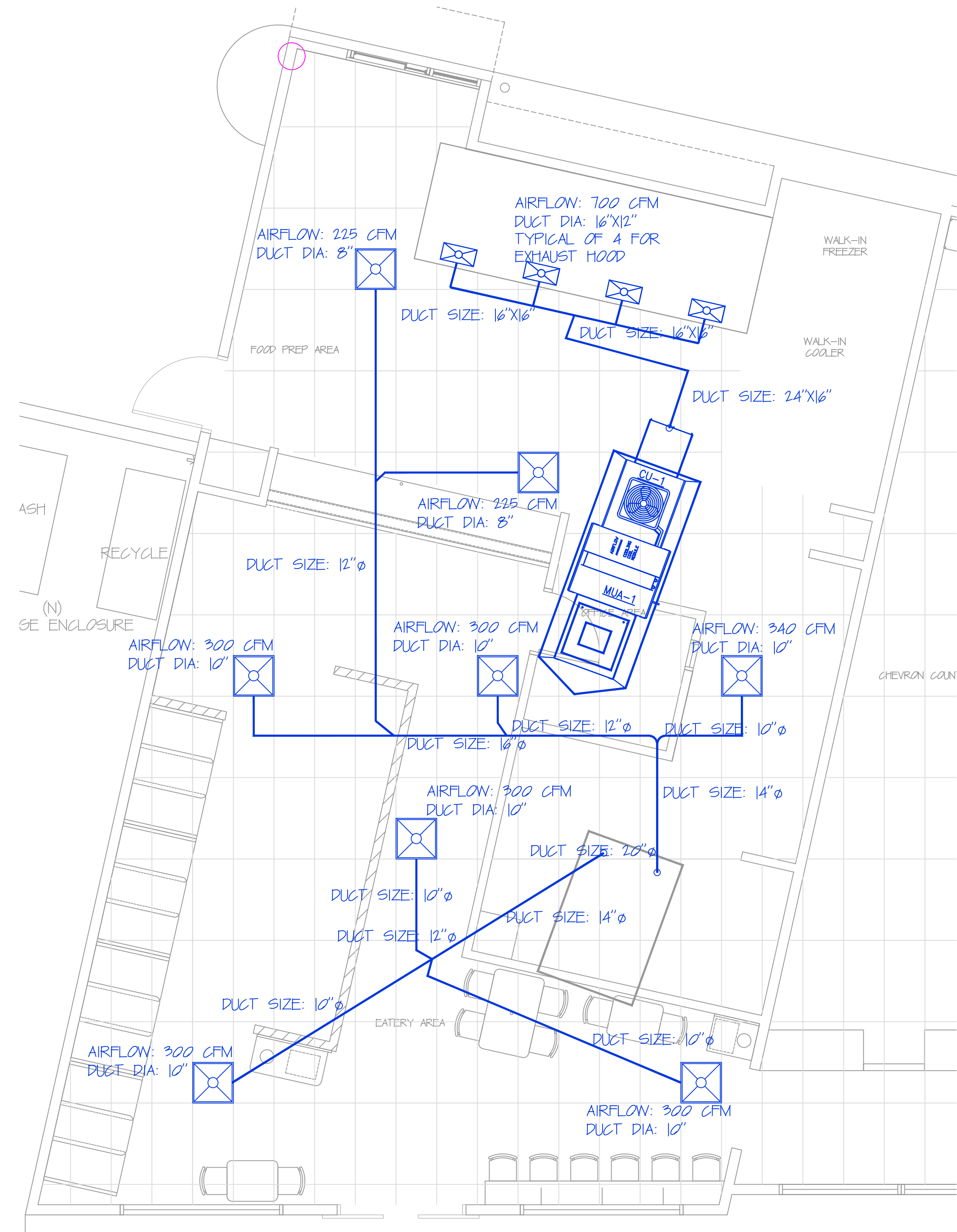
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 PROJECT TYPE NEW CONSTRUCTION
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M-I
 SUBWAY/
 EXTRAMILE
 MECHANICAL PLAN



1 DEL TACO SUPPLY PLAN SCALE: 1/4" = 1'-0"

APPLICABLE CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA FIRE CODE
- CITY OF OAKLAND MUNICIPAL CODES

MECHANICAL NOTES

- AIR HANDLING UNITS WHICH MOVE 2,000 CFM OF AIR OR MORE SHALL BE EQUIPPED WITH SMOKE DETECTORS FOR AUTOMATIC SHUTDOWN OF AIR HANDLER.
- TERMINATION OF WALL AND CEILING MEMBRANES, DUCT OPENINGS INTO CORRIDOR, COMPARTMENTALIZATION WALLS, AND HORIZONTAL EXIT WALLS SHOULD BE PROTECTED WITH SMOKE AND FIRE DAMPERS IN ACCORDANCE WITH SECTION NOS. 719.10 & 719.11.
- DUCT OPENINGS INTO THE CORRIDOR SHALL BE PROTECTED WITH SMOKE AND FIRE DAMPERS IN ACCORDANCE WITH SECTION NOS. 719.10 & 719.11.
- THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" OR MORE THAN 48" ABOVE THE FLOOR IN ACCORDANCE TO T24-3 SECTION 300-3(C).
- THE SIZE, SLOPE, AND DISCHARGE POINT OF CONDENSATE LINES SHALL COMPLY WITH UMC SECTION 9101.

MECHANICAL PLAN LEGEND

- ☒ SUPPLY REGISTER
- RETURN REGISTER



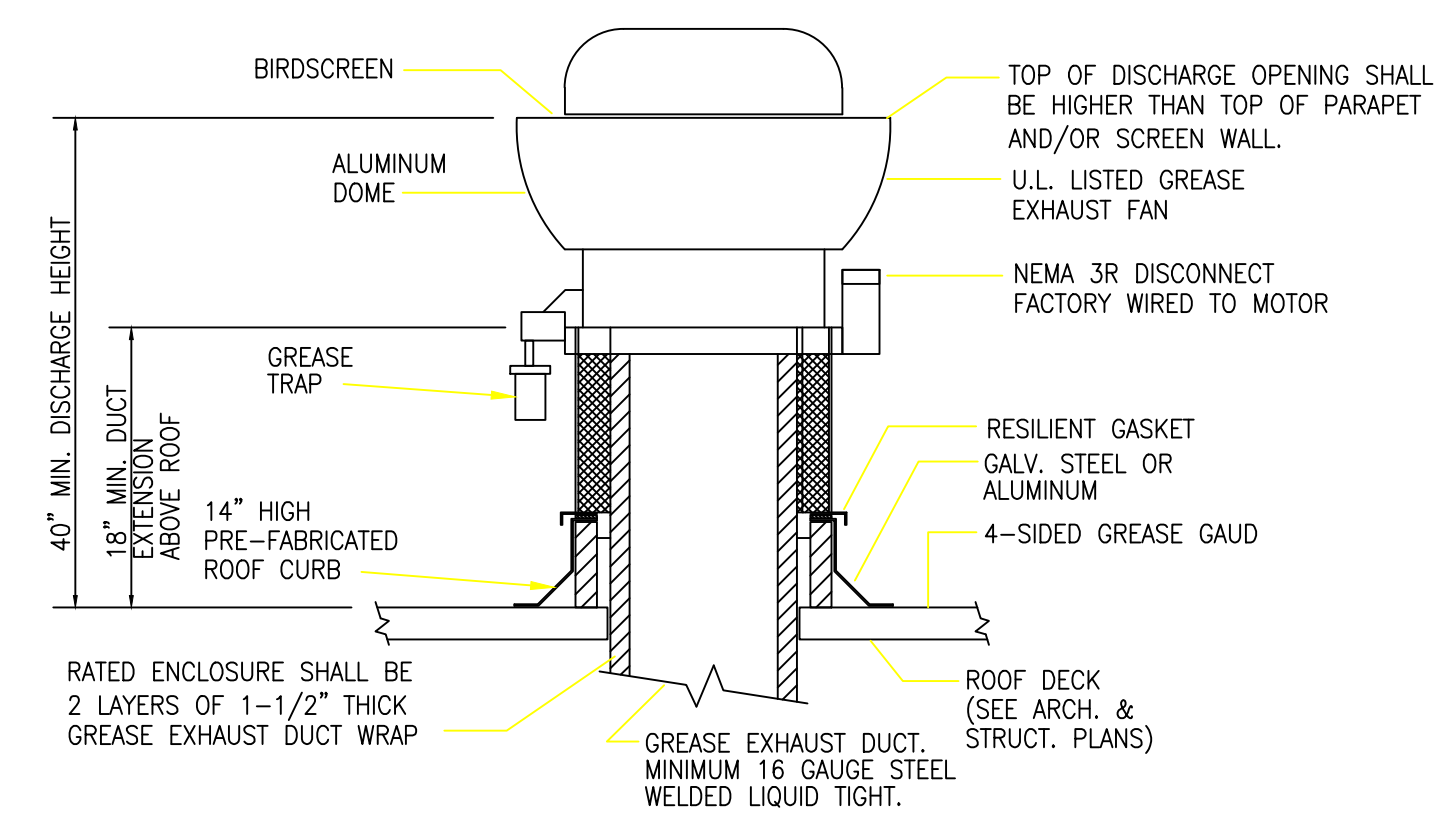
2 DELTACO RETURN PLAN SCALE: 1/4" = 1'-0"

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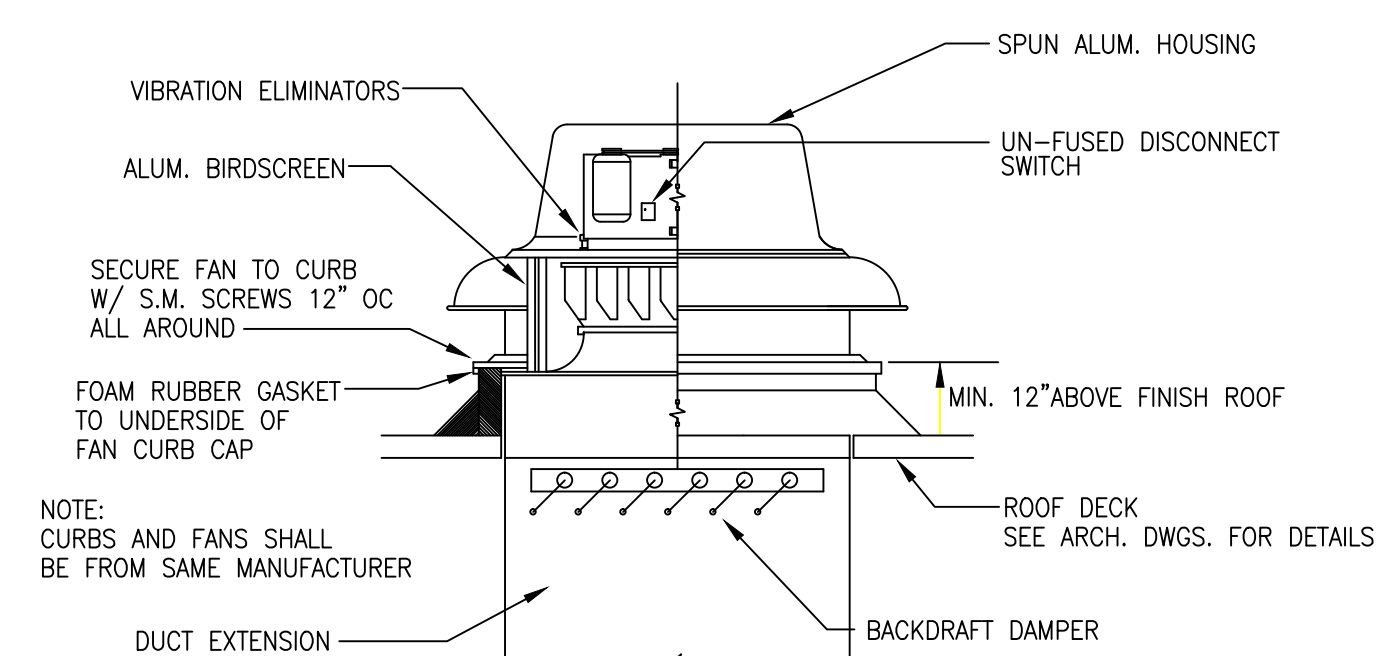
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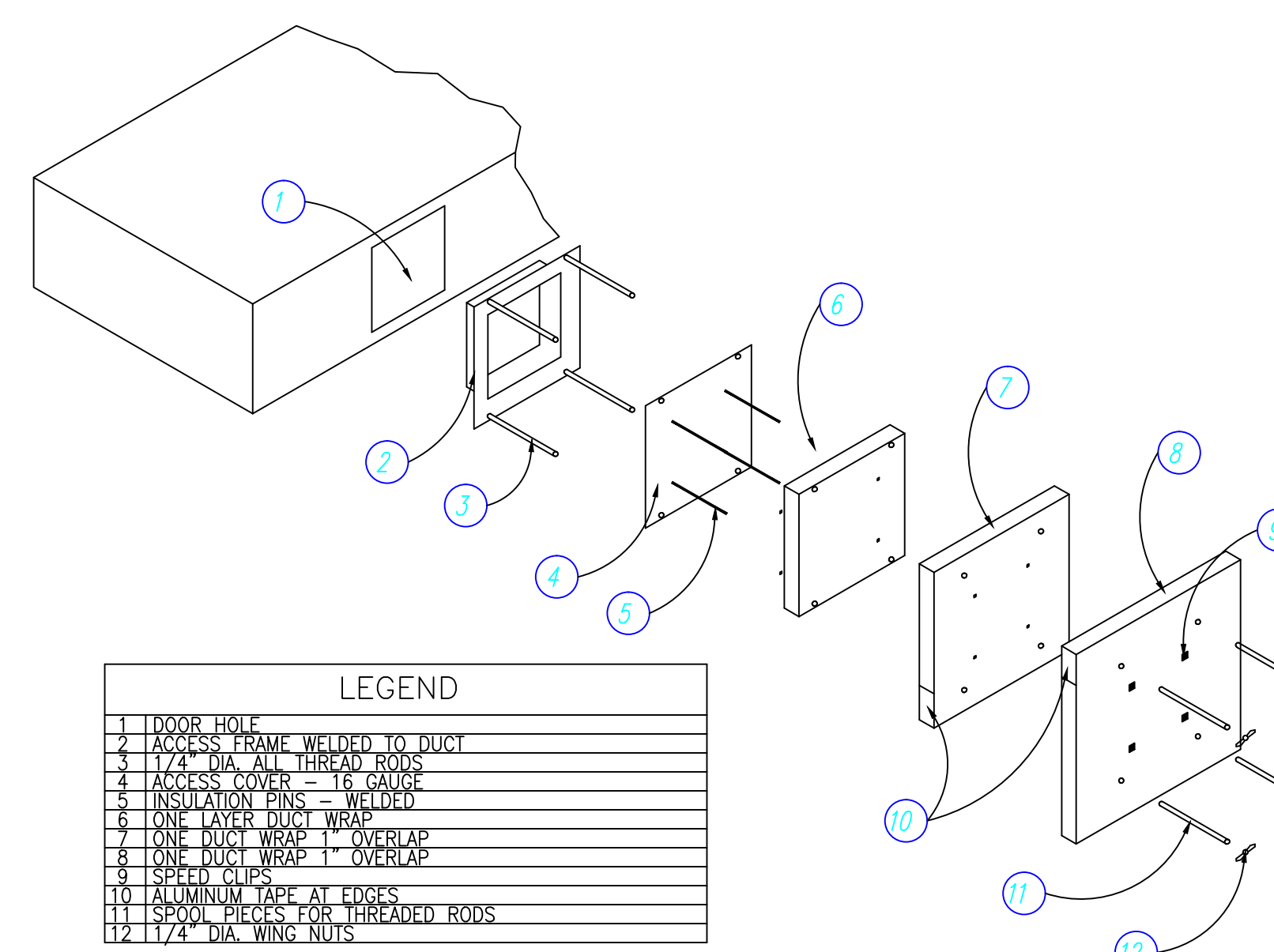
A GREASE EXHAUST FAN DETAIL

SCALE: NTS



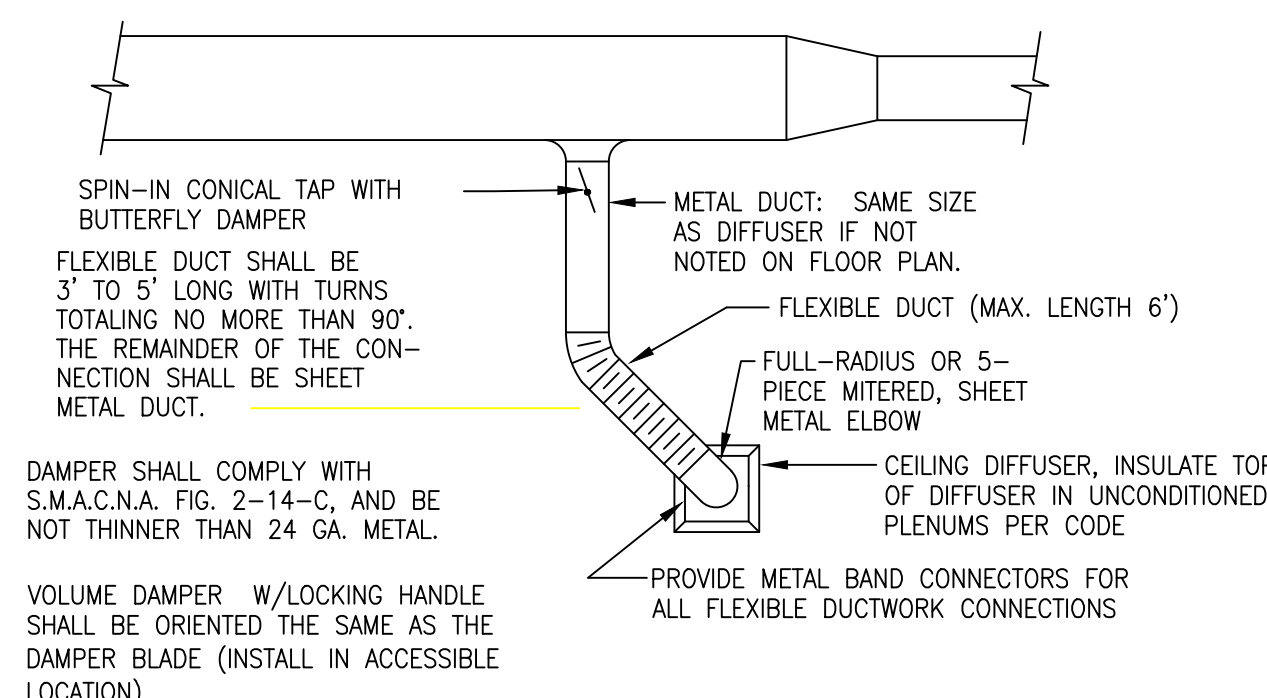
B EXHAUST FAN DETAIL

SCALE: NTS



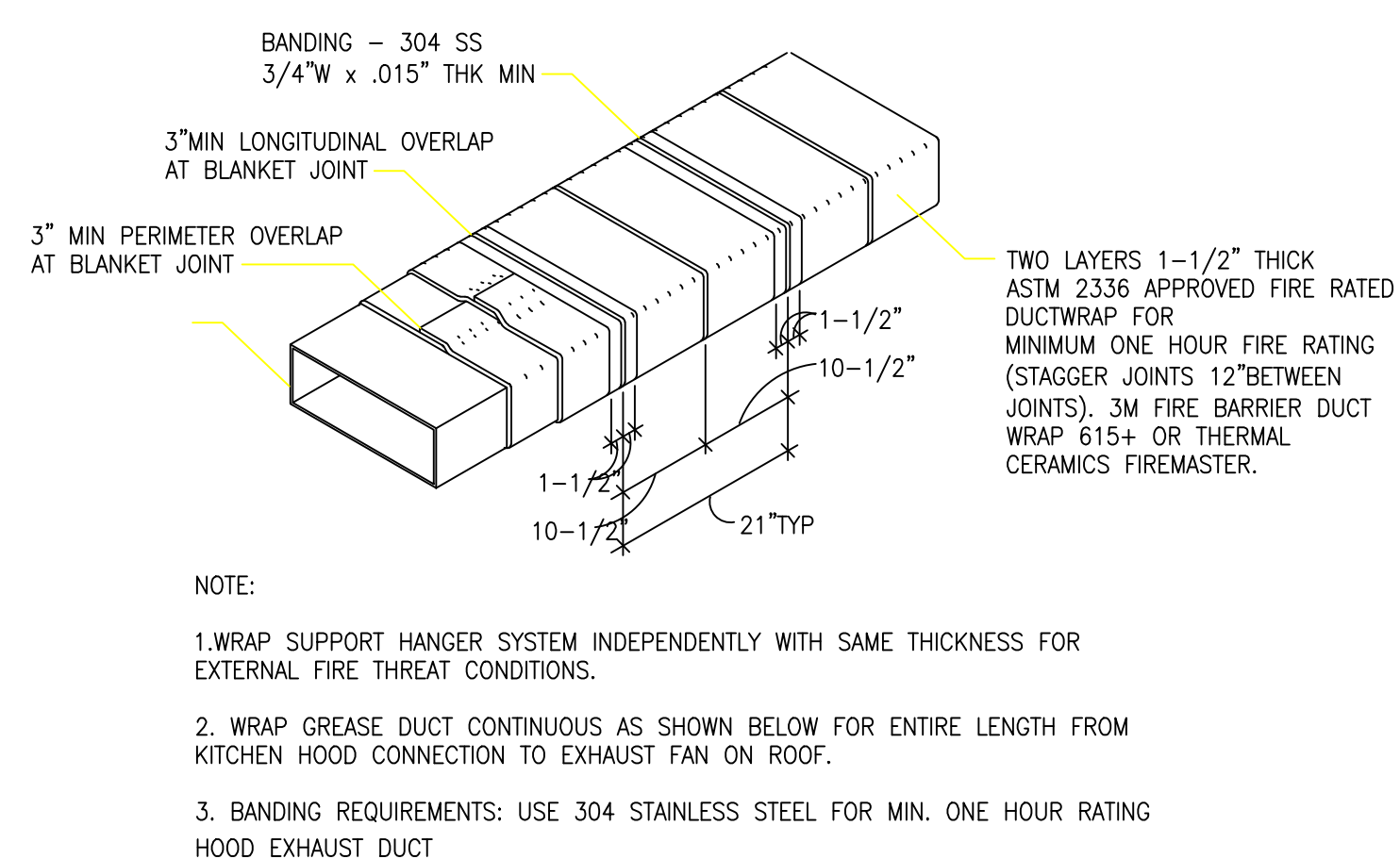
C GREASE DUCT CLEANOUT DETAIL

SCALE: NTS



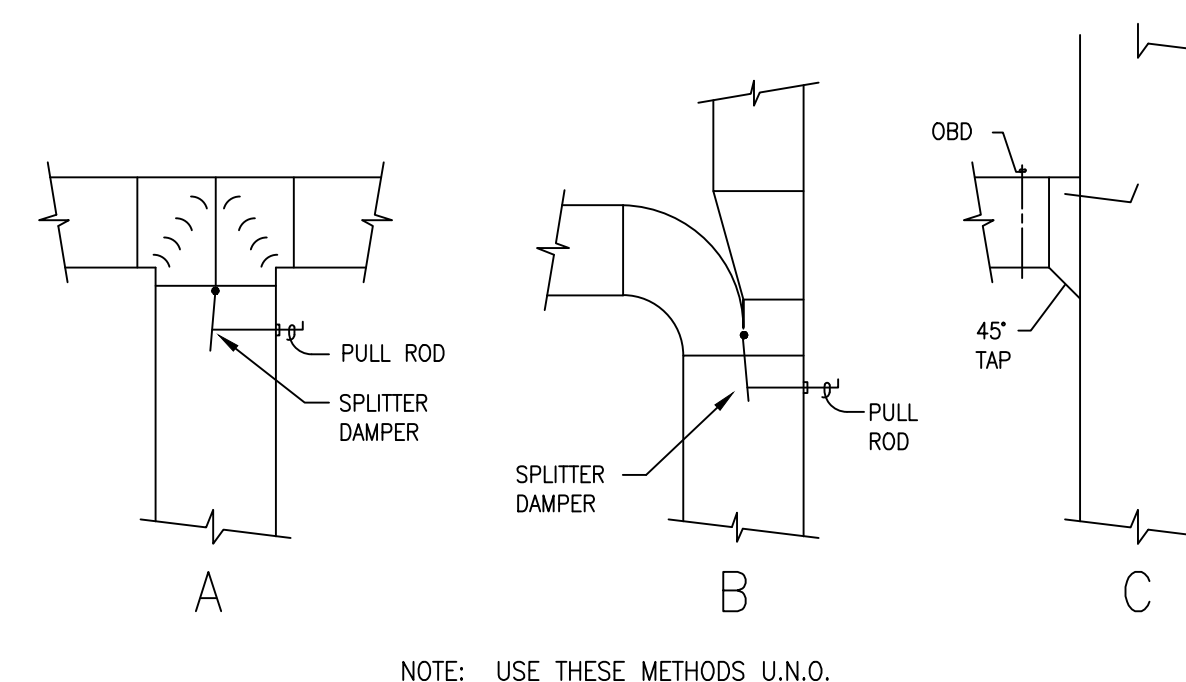
D DIFFUSER CONNECTION DETAIL

SCALE: NTS



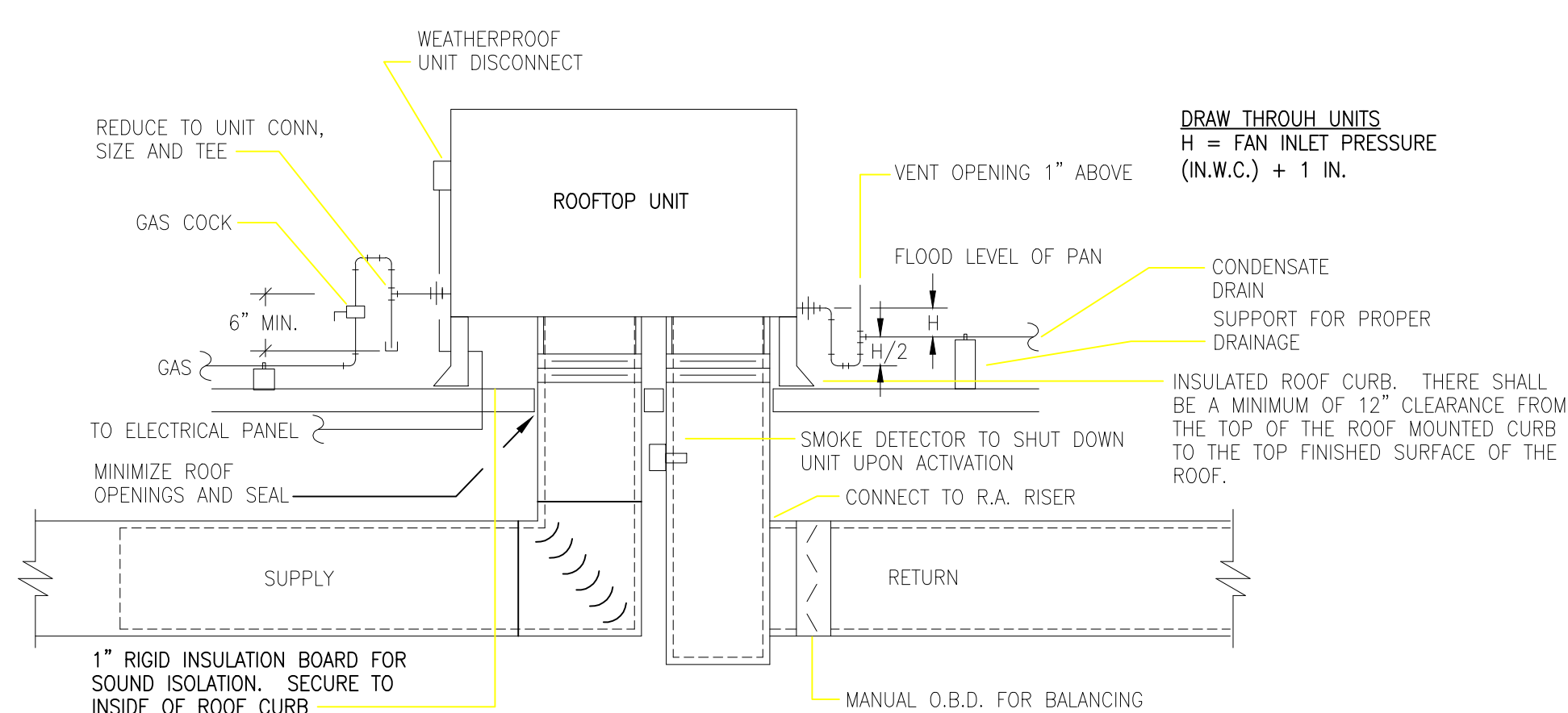
E KITCHEN EXHAUST DUCT SYSTEM

SCALE: NTS



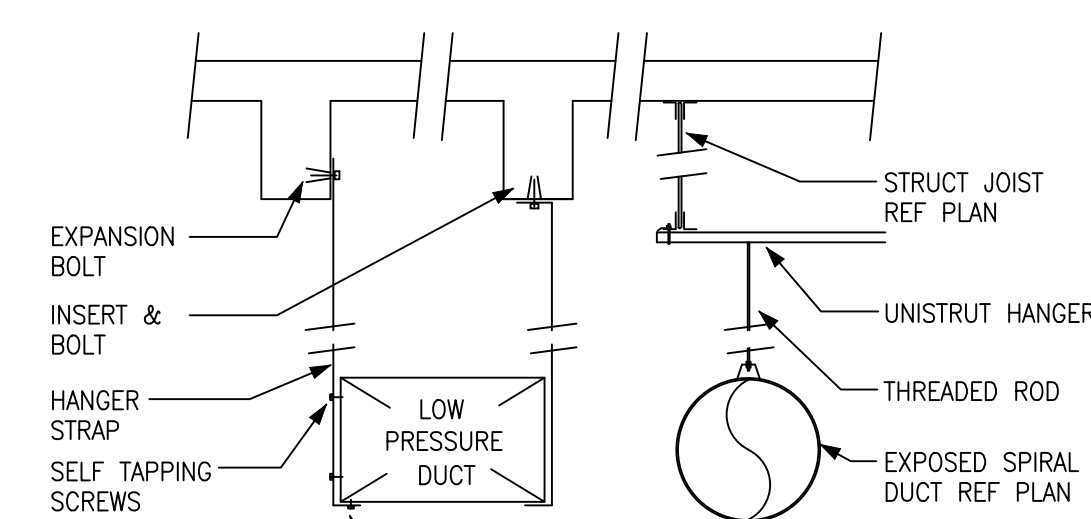
F TYPICAL DUCT DETAILS

SCALE: NTS



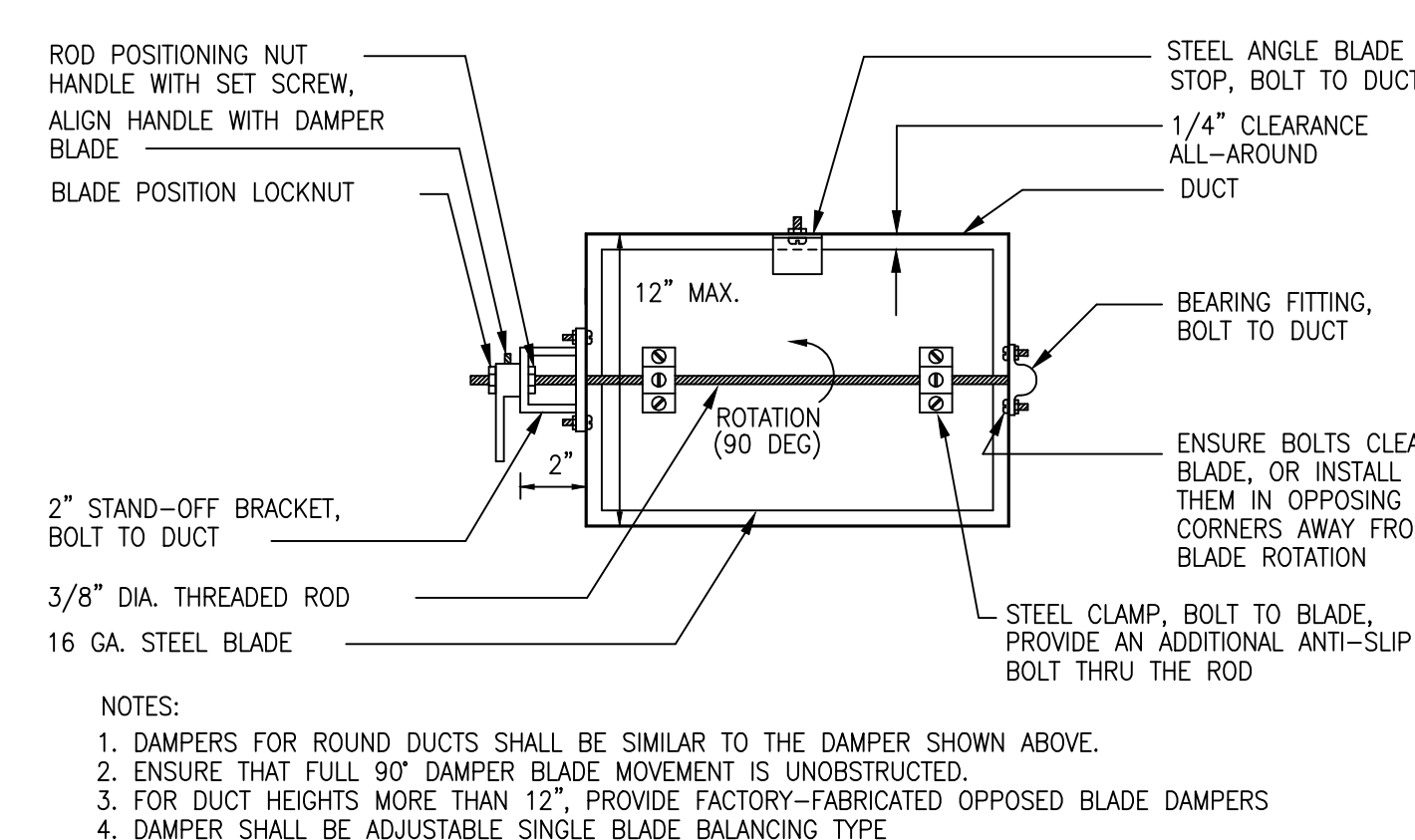
G ROOFTOP UNIT DETAIL

SCALE: NTS



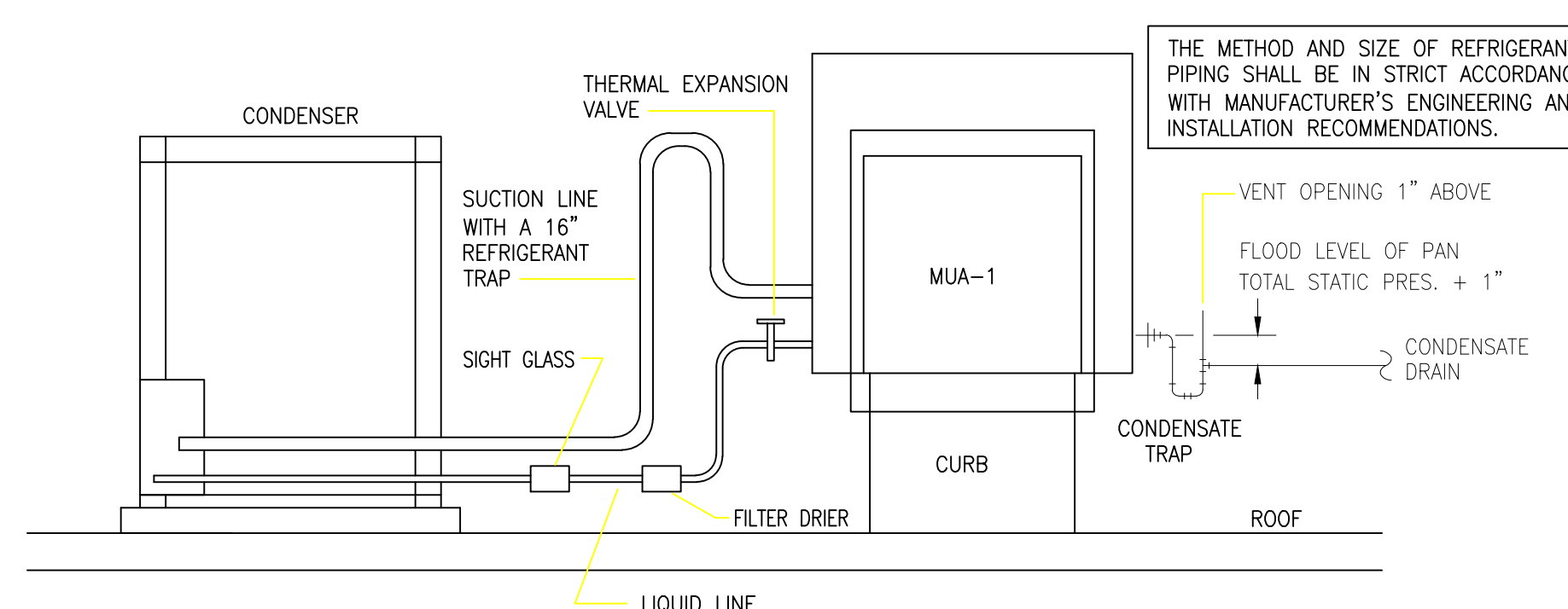
H DUCT SUPPORT DETAIL

SCALE: NTS



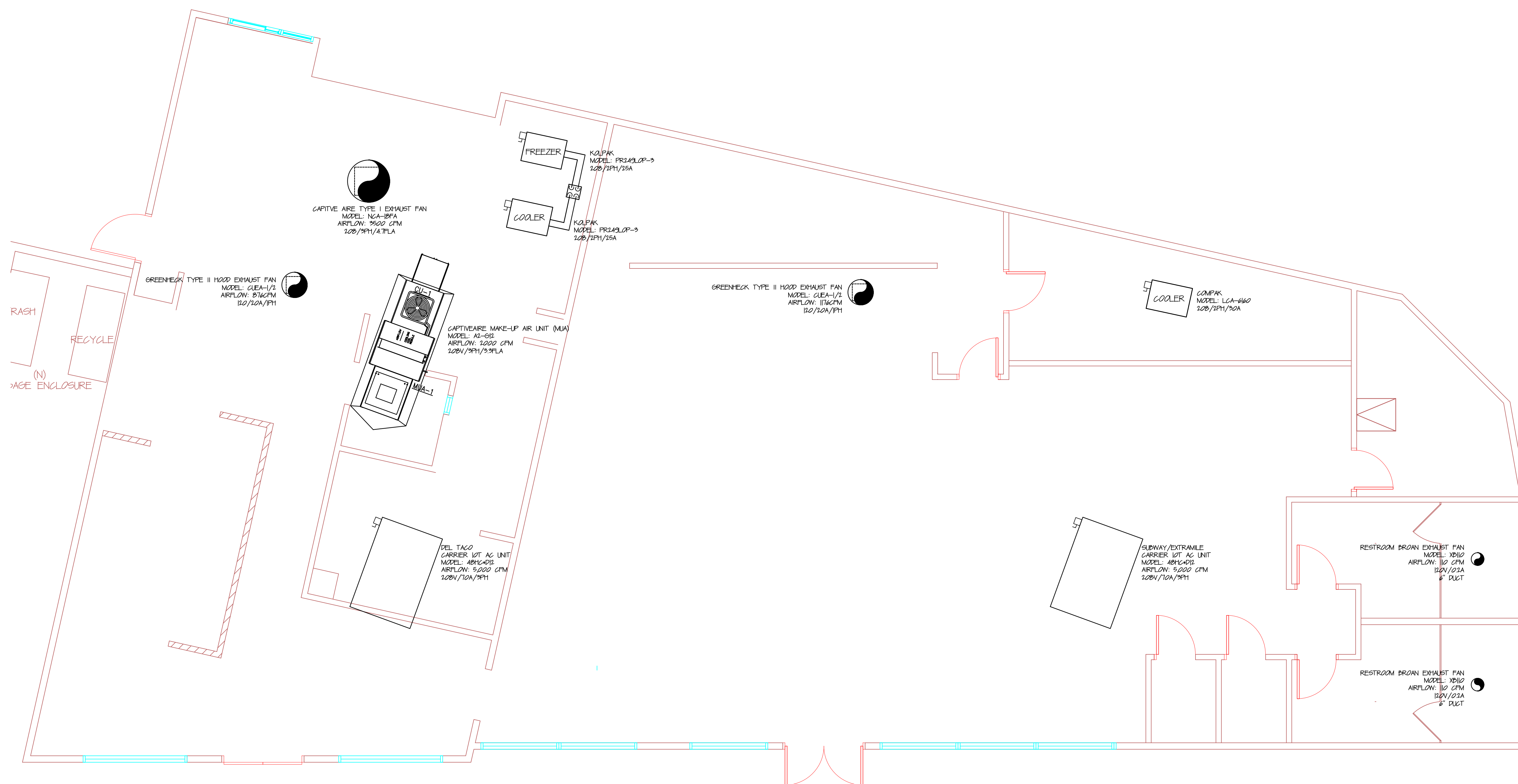
I MANUAL DAMPER DETAIL

SCALE: NTS



J MUA DX COIL DETAIL

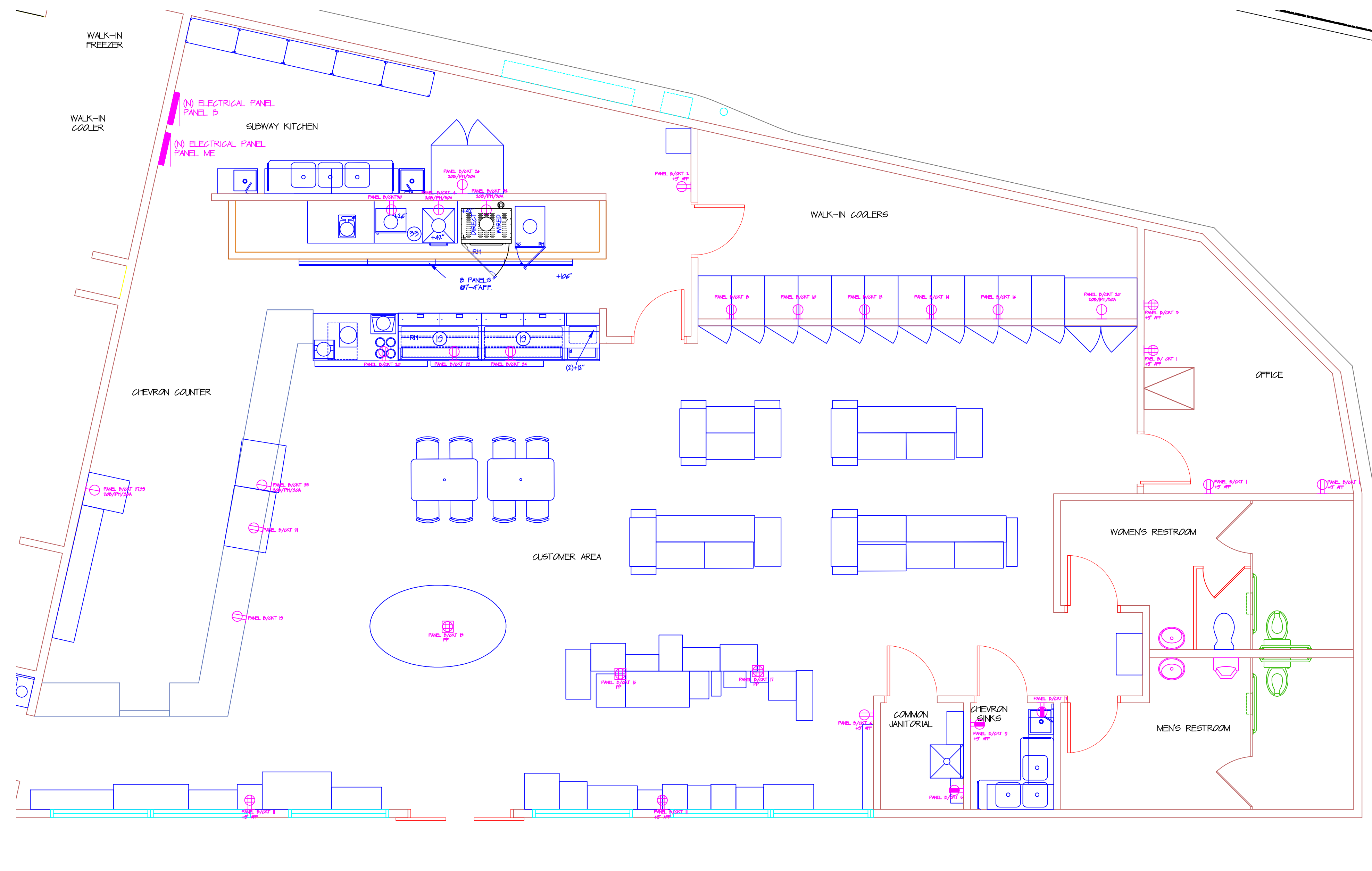
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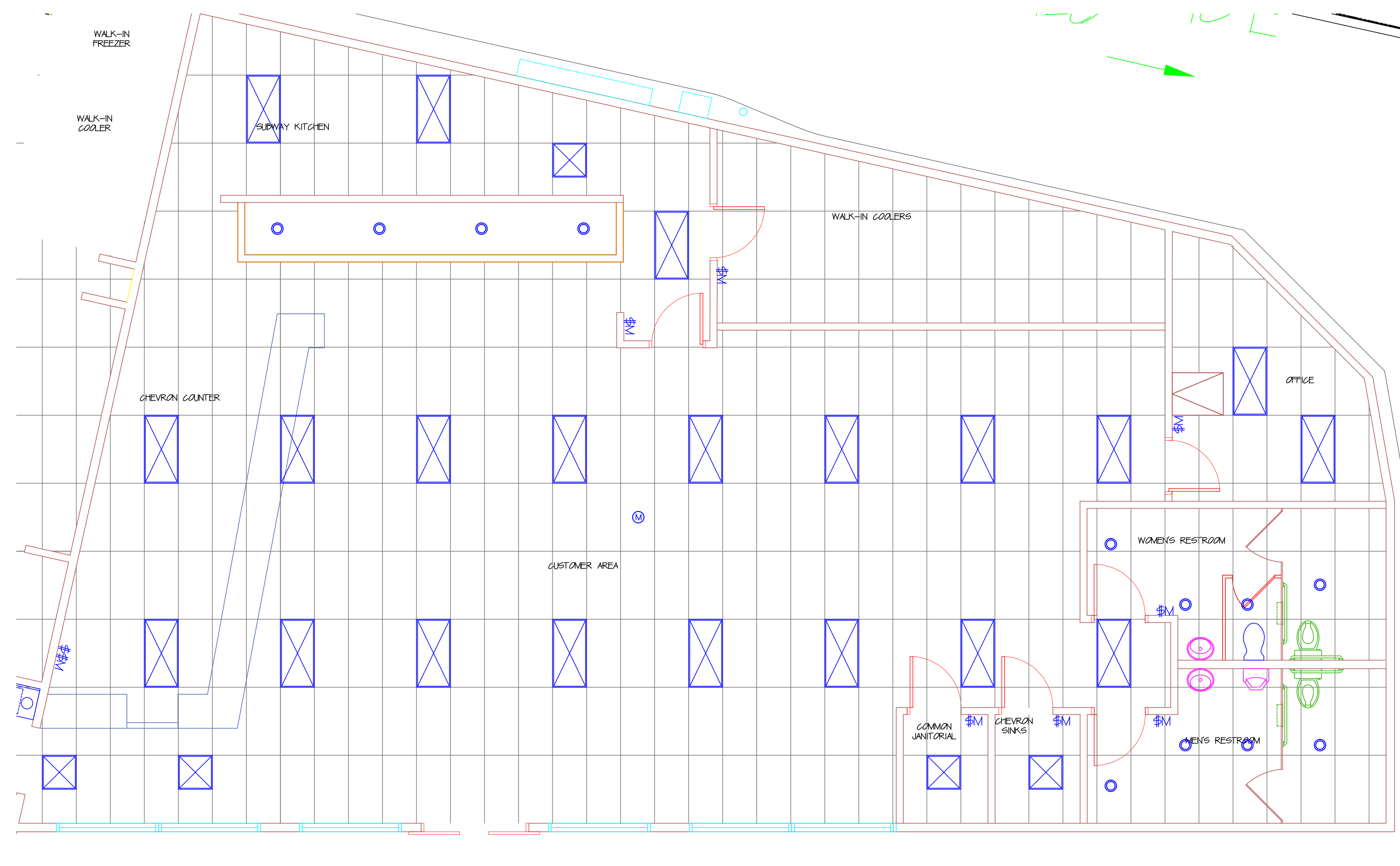
1 ROOF TOP ELECTRICAL PLAN

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

MECHANICAL EQUIPMENT PLAN					
EQUIPMENT	MODEL	DIMENSION (IN) (LENGTHxWIDTHxHEIGHT)	WEIGHT (LBS)	ELECTRICAL SPEC	NOTES
CARRIER	AB14XD12	88x59x49	1,099	208V/10A/3PH	10 TON/5000 CFM UNITS FOR DEL TACO
CARRIER	AB14XD12	88x59x49	1,099	208V/10A/3PH	10 TON/5000 CFM UNITS FOR EXTRAMILE/CHEVRON
CAPTIVEAIRE MUA	A2-E12	15025X49.975X69.25	1,088.75	208V/3PH/3.3FLA	2000 CFM MAKE UP AIR UNIT FOR DEL TACO
BROAN EXHAUST FAN	XB10	6" ø	-	120V/20A/1PH	RESTROOM EXHAUST FAN
BROAN EXHAUST FAN	XB10	6" ø	-	120V/20A/1PH	RESTROOM EXHAUST FAN
GREENHECK EXHAUST FAN	CLEA-1/2	24" x 28" (HEIGHT)	64	120V/20A/1PH	TYPE II EXHAUST HOOD FOR DEL TACO
GREENHECK EXHAUST FAN	CLEA-1/2	24" x 28" (HEIGHT)	64	120V/20A/1PH	TYPE II EXHAUST HOOD FOR EXTRAMILE
CAPTIVEAIRE EXHAUST FAN	NCA-18FA	38.875" X33.375" (HEIGHT)	159.77	208V/4TFLA/3PH	TYPE I EXHAUST HOOD FOR DEL TACO
KOLPAK	PR249L0P-3			208V/25A/3PH	FREEZER CONDENSER FOR THE WALK IN FRIDGE FOR DEL TACO
KOLPAK	PR249L0P-3			208V/25A/3PH	COOLER CONDENSER FOR THE WALK IN FRIDGE FOR DEL TACO
COMPAK	LCA-6160		51	208V/15A/3PH	COOLER CONDENSER FOR THE WALK IN FRIDGE FOR EXTRAMILE



① EXTRAMILE/SUBWAY ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

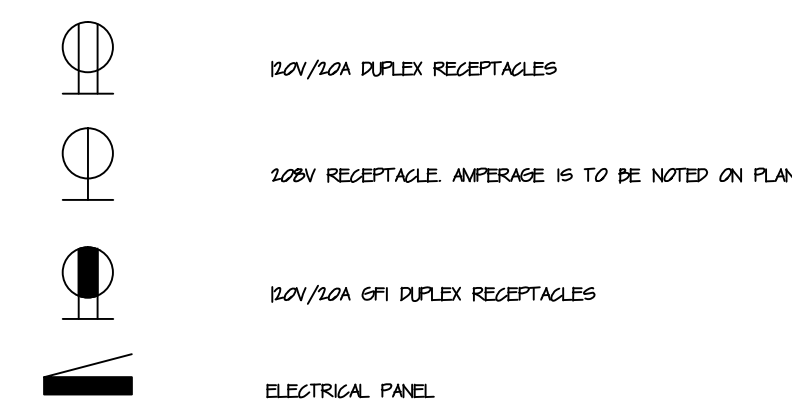


② EXTRAMILE/SUBWAY LIGHTING PLAN
SCALE: 1/4" = 1'-0"

POWER PLAN NOTES

- CIRCUIT LOCATION AND DESIGNATION TO BE FINALIZED IN FIELD AND CORRECTION TO BE MADE TO PANEL SCHEDULES PRIOR TO ELECTRICAL FINAL INSPECTION.
- ALL RECEPTACLES OF 30 AMPERES OR LESS SHALL NOT BE INSTALLED AT MORE THAN 48 INCHES TO TOP OF BOX NOR LESS THAN 18 INCHES TO THE BOTTOM OF BOX FROM THE FINISHED FLOOR.

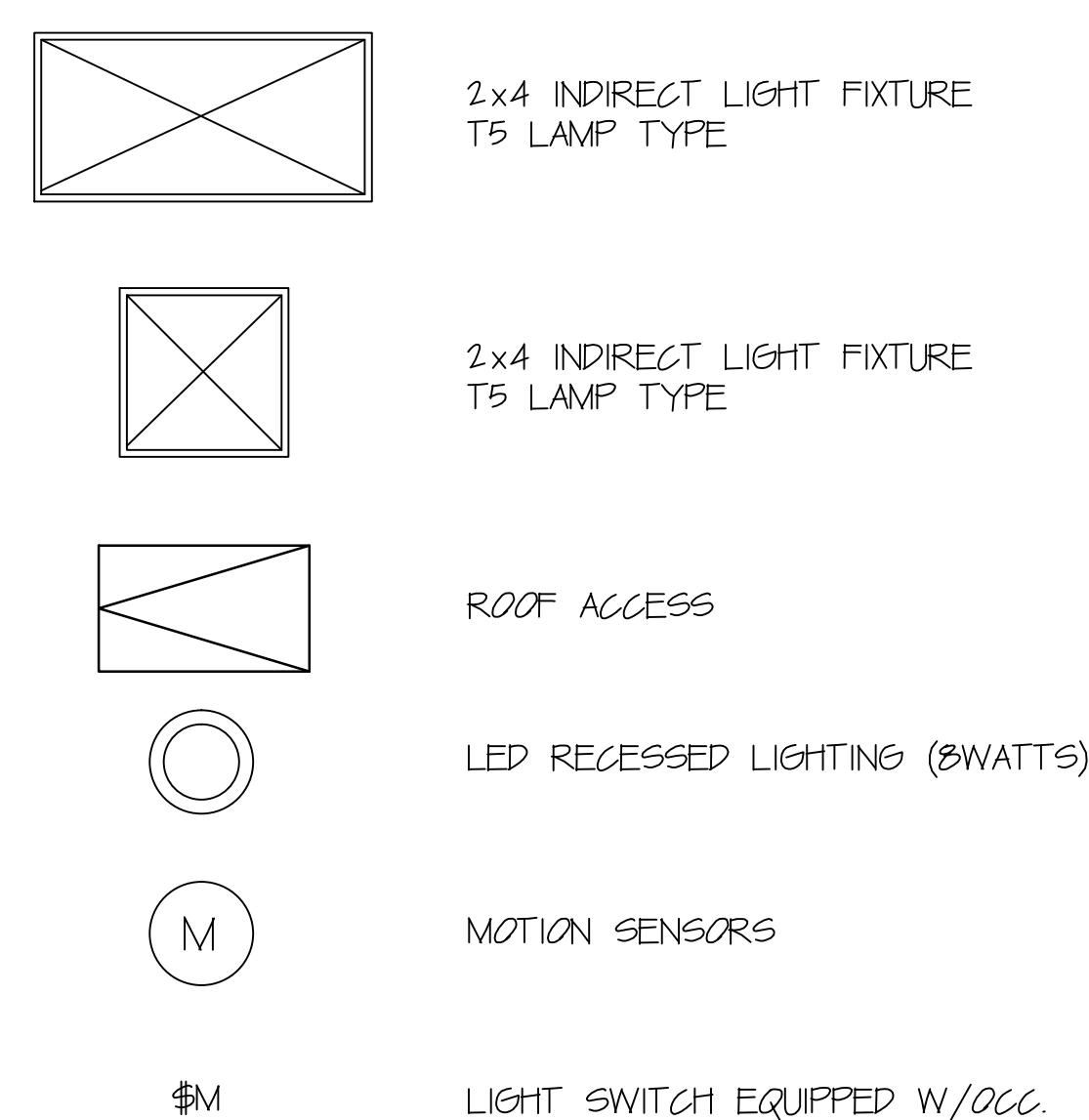
POWER PLAN LEGEND



LIGHTING PLAN GENERAL NOTES

- NO MOTION SENSOR SHALL COVER MORE THAN 2,000 SQ. FT.
- SEPARATE SWITCHES ARE REQUIRED WITHIN 8FT OF EXTERIOR WALLS.
- ALL MEANS OF EGRESS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL.
- ALL SPACES REQUIRING 2 OR MORE EXITS SHALL HAVE EXITS SIGNS POSTED. NO POINT IN THE SPACE SHALL BE MORE THAN 100 FEET FROM AN EXIT SIGN.
- ALL EXIT SIGNS AND EMERGENCY SOURCES OF ILLUMINATION SHALL BE POWERED BY A BUILDING FEED AND BATTERY BACK-UP AND SHALL LAST NO SHORTER THAN 90 MINS.
- ALL SWITCHES SHALL BE INSTALLED AT A MAXIMUM ELEVATION OF 48 INCHES TO THE CENTER OF THE HANDLE GRIP ABOVE THE FINISHED FLOOR. CODE 114A2 OR 117B6 IF.
- LIGHTING FIXTURES DIRECTLY ABOVE FOOD PREP AREAS, FOOD STORAGE AREAS AND EQUIPMENT AND UTENSIL STORAGE AREAS WILL BE COVERED BY SHATTERPROOF LENS COVERS.

LIGHTING LEGEND



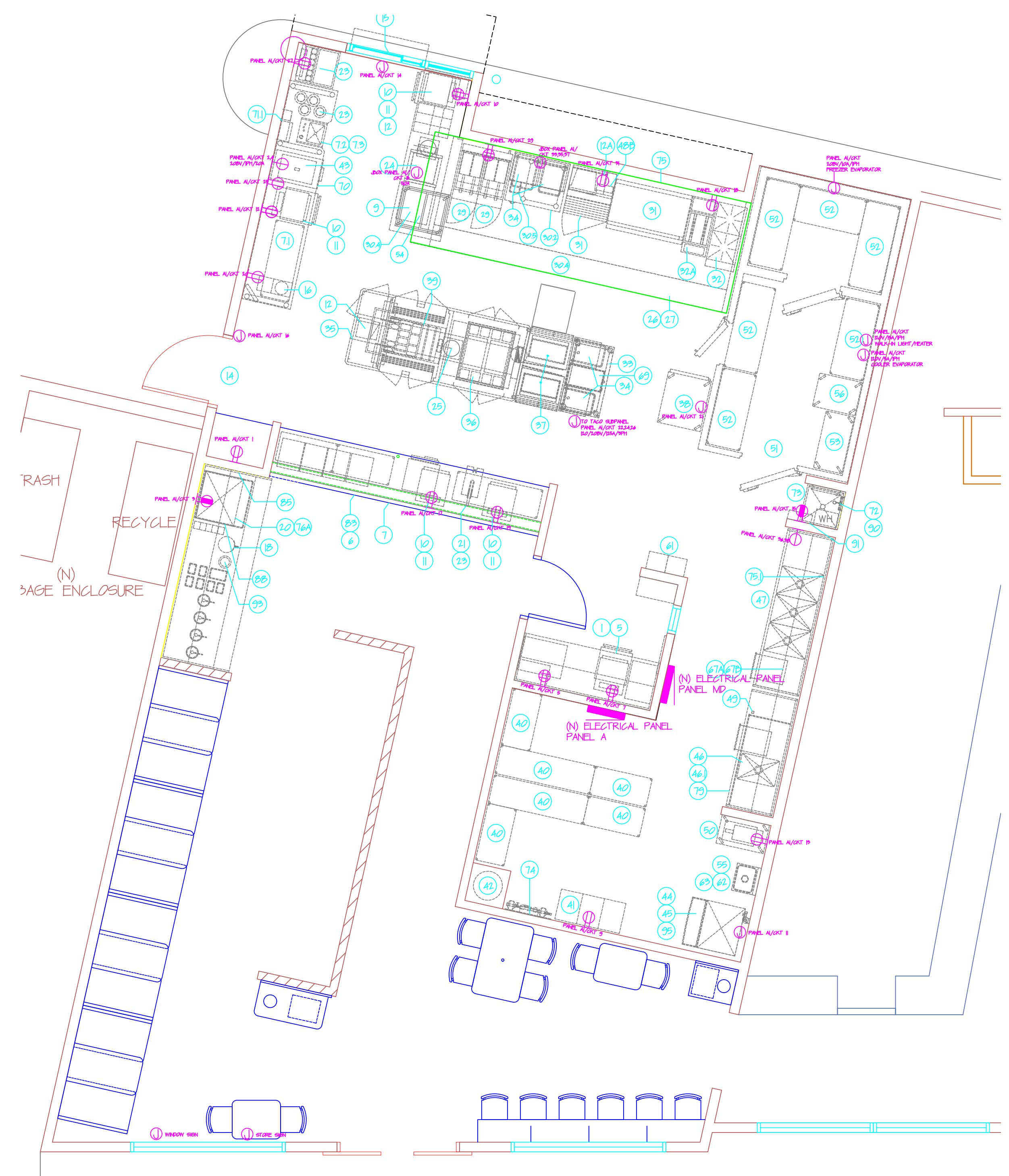
EQUIPMENT ID	NEW PANEL		PANEL B												PANEL I		EQUIPMENT ID		
	ISO/ZIP	SOA	NO	CO	NO	CO	NO	CO	NO	CO	NO	CO	NO	CO	NO	CO			
OFFICE RECEPT	15	30	1	A	1	30	12	CONV. RECEPTACLE											
OFFICE RECEPT	15	30	9	B	4	30	12	TURNO OVEN											
WATER HEATER	15	30	5	B	4	30	12	ATM											
PUMP MONITOR	15	30	7	A	8	30	12	WALK IN FREEZE											
DRINK RECEPT	15	30	9	B	10	30	12	WALK IN FREEZE											
CONV RECEPT	15	30	11	C	11	30	12	WALK IN FREEZE											
HYDRATION	15	30	15	A	14	30	24	WALK IN FREEZE											
COFFEE STATION	15	30	15	B	16	30	24	TWO-DOOR FREEZER											
COFFEE STATION	15	30	17	C	18	30	24	TWO-DOOR FREEZER											
CHEVRON POS	15	30	15	A	20	30	12	SUBWAY POS											
CHEVRON DRINK DISPENSER	15	30	21	B	22	30	24	SUBWAY TOPPING COOLER											
WEE DISPENSER	23	30	23	C	24	30	24	SUBWAY TOPPING COOLER											
WEE DISPENSER	23	30	25	A	26	30	24	TWO-DOOR FREEZER											
WEE DISPENSER	23	30	27	B	28	30	24	TWO-DOOR FREEZER											
CHEVRON OVEN	23	30	29	C	30	30	12	MICROWAVE											
LIGHTING	15	30	31	A	32	30	12	DRINK OVEN											
LIGHTING	15	30	33	B	34	30	24	EXTERIOR LIGHTING											
LIGHTING	15	30	35	C	36	30	12	GAS PUMP											
STONE SIGN	23	30	37	A	38	30	12	GAS PUMP											
WINDOW SIGN	23	30	39	B	40	30	12	GAS PUMP											
RESTROOM EX FANS	15	30	41	C	42	30	12	GAS PUMP											
SUB-TOTAL KVA								SUB-TOTAL KVA											
TOTAL KVA								TOTAL KVA											
AMPS TOTAL								AMPS TOTAL											

DRAWING DESCRIPTIONS

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PROJECT NO	2012-01
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LAST UPDATE	JULY 23, 2012

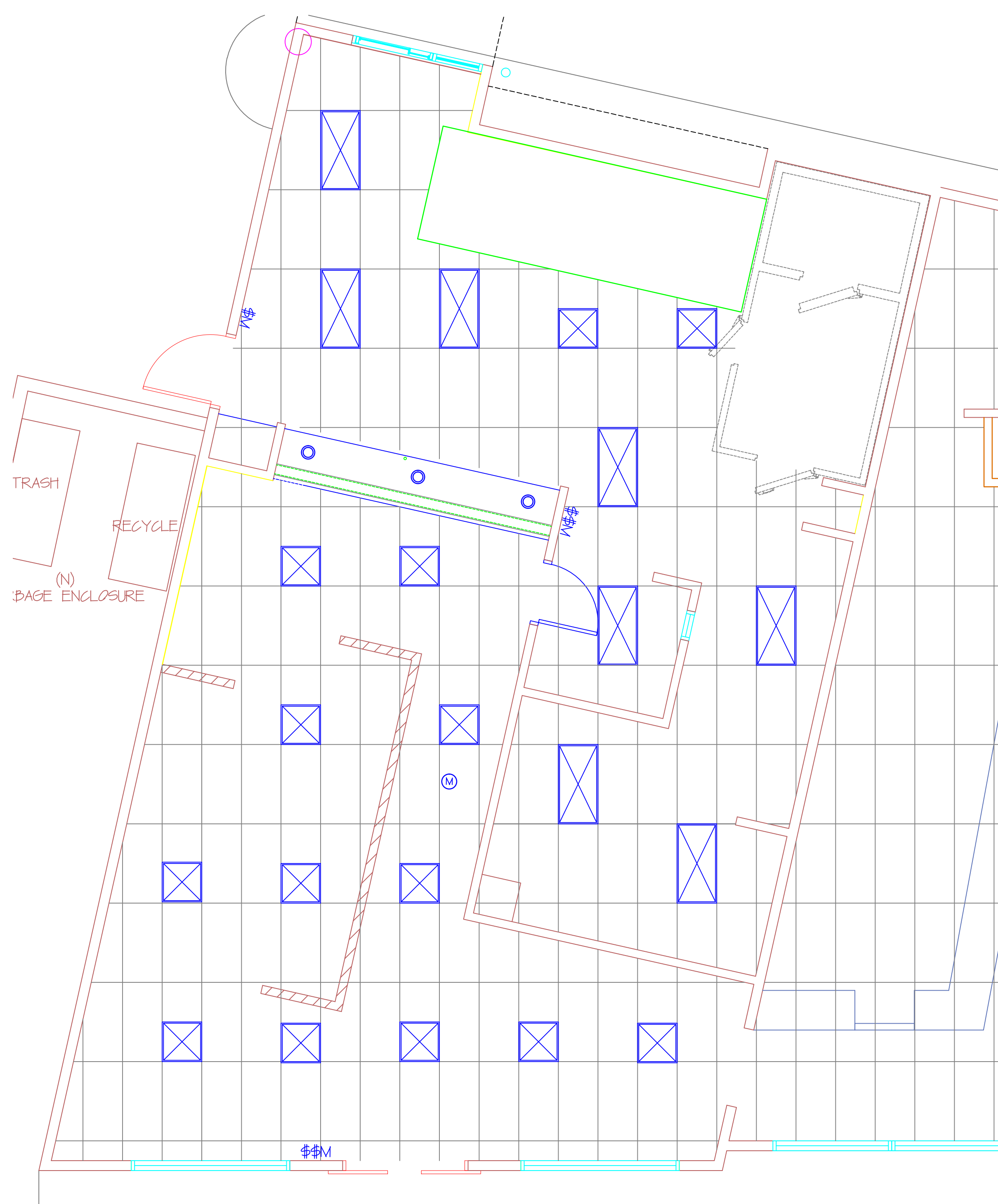
DRAWING REVISIONS

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4	08.13.12	SECOND HEALTH COMMENT RESPONSE
5	04.30.13	SUBMIT TO CITY BUILDING DEPARTMENT



① DEL TACO ELECTRICAL PLAN

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



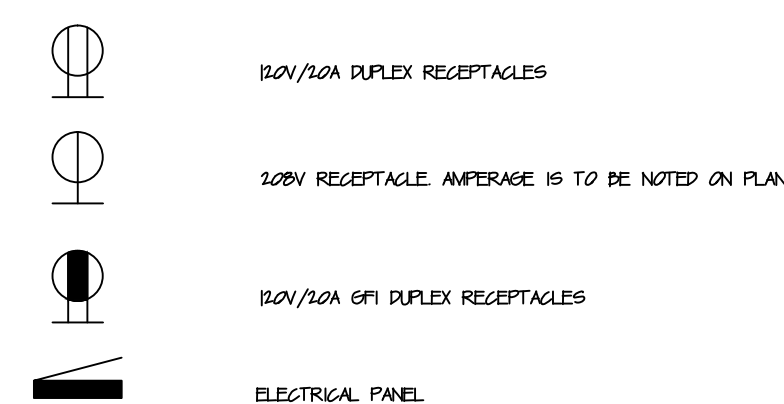
② DEL TACO LIGHTING PLAN

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

POWER PLAN NOTES

- CIRCUIT LOCATION AND DESIGNATION TO BE FINALIZED IN FIELD AND CORRECTION TO BE MADE TO PANEL SCHEDULES PRIOR TO ELECTRICAL FINAL INSPECTION.
- ALL RECEPTACLES OF 30 AMPERES OR LESS SHALL NOT BE INSTALLED AT MORE THAN 48 INCHES TO TOP OF BOX NOR LESS THAN 18 INCHES TO THE BOTTOM OF BOX FROM THE FINISHED FLOOR.

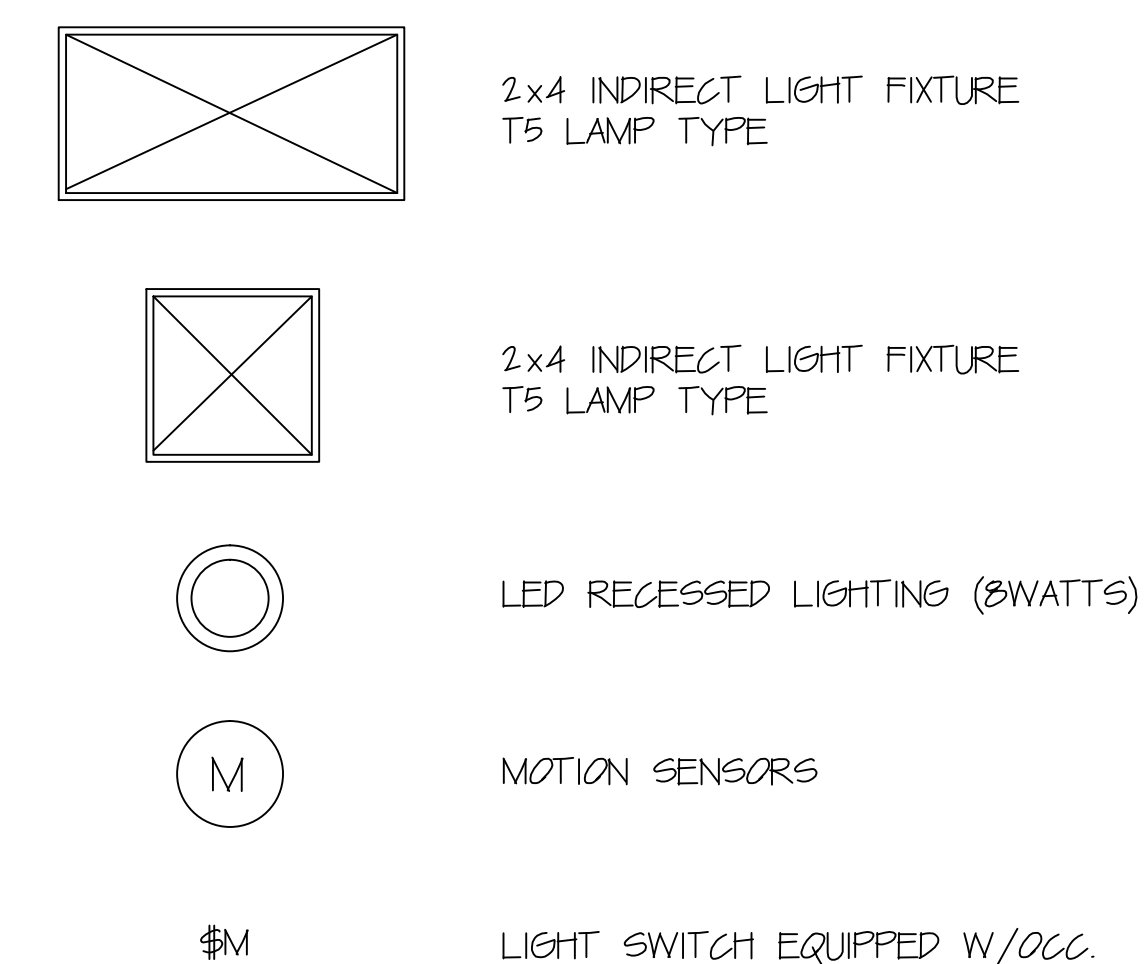
POWER PLAN LEGEND



LIGHTING PLAN GENERAL NOTES

- NO MOTION SENSOR SHALL COVER MORE THAN 2,000 SQ. FT.
- SEPARATE SWITCHES ARE REQUIRED WITHIN 1FT OF EXTERIOR WALLS.
- ALL MEANS OF EGRESS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL.
- ALL SPACES REQUIRING 2 OR MORE EXITS SHALL HAVE EXITS SIGNS POSTED. NO POINT IN THE SPACE SHALL BE MORE THAN 120 FEET FROM AN EXIT SIGN.
- ALL EXIT SIGNS AND EMERGENCY SOURCES OF ILLUMINATION SHALL BE POWERED BY A BUILDING FEED AND BATTERY BACK-UP AND SHALL LAST NO SHORTER THAN 90 MINS.
- ALL SWITCHES SHALL BE INSTALLED AT A MAXIMUM ELEVATION OF 48 INCHES TO THE CENTER OF THE HANDLE GRIP ABOVE THE FINISHED FLOOR. CBC 114243 OR 111726.45
- LIGHTING FIXTURES DIRECTLY ABOVE FOOD PREP AREAS, FOOD STORAGE AREAS AND EQUIPMENT AND UTENSIL STORAGE AREAS WILL BE COVERED BY SHATTERPROOF LENS COVERS.

LIGHTING LEGEND



EQUIPMENT ID	LOAD DESCRIPTION	NEW PANEL				PANEL A				MENU 1			
		KVA	CP	NO	TYPE	KVA	CP	NO	TYPE	KVA	CP	NO	TYPE
CONV RECEIPT	13	20	1	A	1	20	1	A	1	20	1	A	
SOBA DISPENSER	13	20	1	D	4	20	1	D	4	20	1	D	
OFFICE JELLY	13	20	1	G	2	20	1	G	2	20	1	G	
OFFICE JELLY	13	20	1	A	1	20	1	A	1	20	1	A	
SOBA SHRIMP DISPENSER	13	20	1	B	1	20	1	B	1	20	1	B	
ICE MAKER BOX	13	20	1	G	1	20	1	G	1	20	1	G	
MEAT GRINDER	13	20	1	A	1	20	1	A	1	20	1	A	
WATER HEATER	13	20	1	D	1	20	1	D	1	20	1	D	
POS STATION	24	20	1	G	1	20	1	G	1	20	1	G	
POS STATION	13	20	1	A	1	20	1	A	1	20	1	A	
MOBILE HOT FOOD CART	13	20	1	D	1	20	1	D	1	20	1	D	
SPARE	24	20	1	G	1	20	1	G	1	20	1	G	
UNDERCOUNTER REFRIGERATOR	24	20	1	A	1	20	1	A	1	20	1	A	
DRINK DISPENSER (DRIVE THRU)	13	20	1	D	1	20	1	D	1	20	1	D	
SPLIT POT FRYER	25	20	1	G	1	20	1	G	1	20	1	G	
TIMER	13	20	1	A	1	20	1	A	1	20	1	A	
BOX - EQUIPMENT 24	10	20	1	D	1	20	1	D	1	20	1	D	
BOX - EQUIPMENT 24	10	20	1	G	1	20	1	G	1	20	1	G	
BOX - EQUIPMENT 209	10	20	1	A	1	20	1	A	1	20	1	A	
STORE SIGN	10	20	1	D	1	20	1	D	1	20	1	D	
WINDOW SIGN	20	20	1	G	1	20	1	G	1	20	1	G	
SUB-TOTAL KVA	223												
TOTAL KVA	223												
AMPS TOTAL @208/209	218	9											

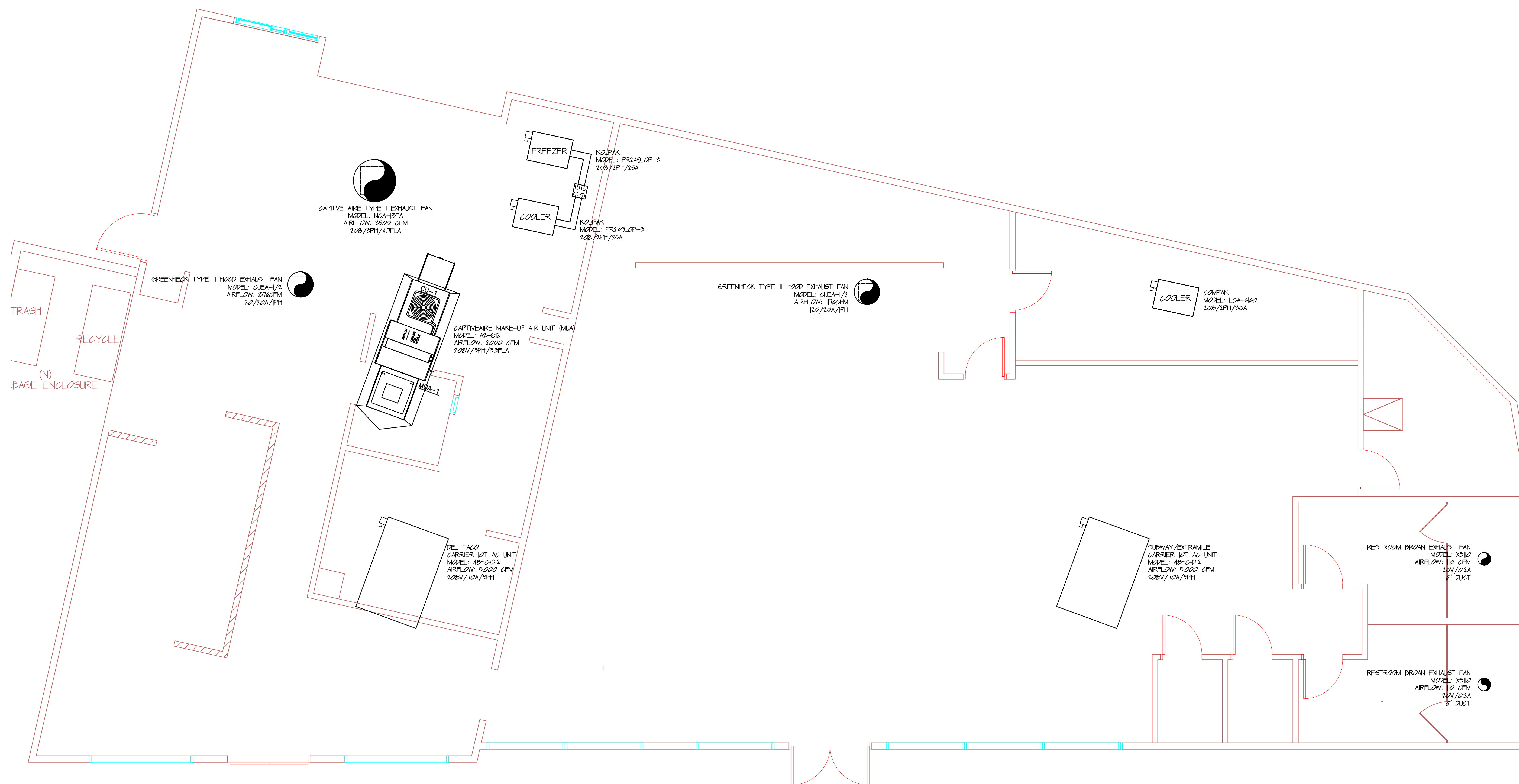
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DRAWING DESCRIPTIONS

PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

REV	DATE	DESCRIPTION
-	07.23.12	ISSUE PRINT SET
A	12.23.12	SUBMIT TO HEALTH DEPT.
B	02.03.13	FIRST HEALTH COMMENT RESPONSE
C	02.18.13	SECOND HEALTH COMMENT RESPONSE
-	04.30.13	SUBMIT TO CITY BUILDING DEPARTMENT



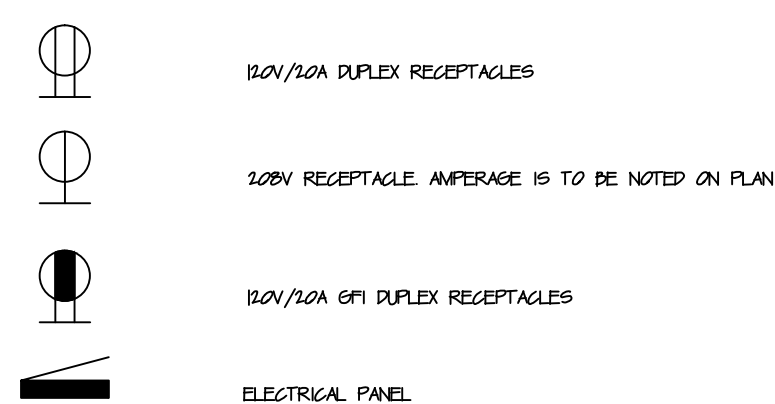
1 ROOF TOP ELECTRICAL PLAN

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

POWER PLAN NOTES

- CIRCUIT LOCATION AND DESIGNATION TO BE FINALIZED IN FIELD AND CORRECTION TO BE MADE TO PANEL SCHEDULES PRIOR TO ELECTRICAL FINAL INSPECTION.
- ALL RECEPTACLES OF 30 AMPERES OR LESS SHALL NOT BE INSTALLED AT MORE THAN 48 INCHES TO TOP OF BOX NOR LESS THAN 16 INCHES TO THE BOTTOM OF BOX FROM THE FINISHED FLOOR.

POWER PLAN LEGEND



EQUIPMENT ID	NEW PANEL		PANEL MD								NEMA 1	
	LOAD DESCRIPTION	KVA	CD	NO	A	B	C	D	E	F	LOAD DESCRIPTION	EQUIPMENT ID
	DEL TAGO TYPE II HOOD	1.9	20	1	A			2	70	6A	DEL TAGO 10-TON ROOFTOP UNIT	
	SPARE	1.9	20	5	D			4	70	6A		
	SPARE	1.9	20	5	G			6	70	6A		
	SPARE	2.0	20	7	A			8	70	6A		
	DEL TAGO EXHAUST HOOD TYPE II	1.2	20	9	B			10	70	6A	SPARE	
	SPARE	2.0	20	11				12	70	6A		
	DEL TAGO 5-TON MAU AIR UNIT	2.8	30	15	A			14	30	0.0	SPARE	
	SPARE	2.8	30	15	D			14	30	0.0	SPARE	
	SPARE	2.8	30	17				18	30	0.0	SPARE	
	WALK-IN FREEZER CONDENSER	4.1	25	21	D			22	20	0.0	SPARE	
	SPARE	4.1	25	23				24	20	0.0	SPARE	
	SPARE	0.0	20	25	A			24	20	0.0	SPARE	
	WALK-IN COOLER CONDENSER - DEL TAGO	4.0	25	27	D			28	20	0.0	SPARE	
	SPARE	4.0	25	29				30	20	0.0	SPARE	
	SPARE	0.0	25	31	A			32	20	0.0	SPARE	
	SPARE	0.0	25	33	D			34	20	0.0	SPARE	
	SPARE	0.0	20	35				36	20	0.0	SPARE	
	SPARE	0.0	20	37	A			38	20	0.0	SPARE	
	SPARE	0.0	20	39	D			40	20	0.0	SPARE	
	SPARE	0.0	20	41				42	20	0.0	SPARE	
	SUB-TOTAL KVA	71.9								102	SUB-TOTAL KVA	
	TOTAL KVA	101										
	AMPS TOTAL @120/208, 3ø	140.9	<	200A	OK							

EQUIPMENT ID	NEW PANEL		PANEL ME								NEMA 1	
	LOAD DESCRIPTION	KVA	CD	NO	A	B	C	D	E	F	LOAD DESCRIPTION	EQUIPMENT ID
	EXTRAMILE/SUBWAY EXHAUST HOOD TYPE II	1.2	20	7	A			8	70	6A	EXTRAMILE/SUBWAY 10-TON ROOFTOP UNIT	
	SPARE	0.0	20	9	D			10	70	6A		
	SPARE	0.0	20	11				12	70	6A		
	SPARE	0.0	20	13	A			14	20	0.0	SPARE	
	SPARE	0.0	20	15	D			14	20	0.0	SPARE	
	SPARE	0.0	20	17				18	20	0.0	SPARE	
	SPARE	0.0	20	19	A			20	20	0.0	SPARE	
	WALK-IN COOLER CONDENSER - SUBWAY	4.1	20	21	D			22	20	0.0	SPARE	
	SPARE	4.1	20	23				24	20	0.0	SPARE	
	SPARE	0.0	20	25	A			24	20	0.0	SPARE	
	SPARE	0.0	20	27	D			28	20	0.0	SPARE	
	SPARE	0.0	20	29				30	20	0.0	SPARE	
	SPARE	0.0	20	31	A			32	20	0.0	SPARE	
	SPARE	0.0	20	33	D			34	20	0.0	SPARE	
	SPARE	0.0	20	35				36	20	0.0	SPARE	
	SPARE	0.0	20	37	A			38	20	0.0	SPARE	
	SPARE	0.0	20	39	D			40	20	0.0	SPARE	
	SPARE	0.0	20	41				42	20	0.0	SPARE	
	SUB-TOTAL KVA	24								102	SUB-TOTAL KVA	
	TOTAL KVA	28.6										
	AMPS TOTAL @120/208, 3ø	75.9	<	200A	OK							

DESIGNER/ OR CONTRACTOR IS ELIGIBLE UNDER THE PROVISIONS OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE BY SECTION 5537.2 OR 6737.3 TO SIGN THIS DOCUMENT AND IS LICENSED TO PERFORM THE WORK.

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APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA FIRE CODE
 CITY OF OAKLAND MUNICIPAL CODES

PLUMBING NOTES

MATERIALS
 COLD AND HOT WATER
 INSIDE BUILDING- TYPE "M" COPPER ABOVE GRADE AND TYPE "K" BELOW GRADE. FURNISH SHUTOFF VALVES WHERE SHOWN. SHUTOFF VALVES SHALL BE BALL TYPE WITH TEFLON SEALS, STAINLESS STEEL BALL, AND DOUBLE O-RING STEM WITH RATED VALVES TO BE RATED FOR WOG SERVICE. PROVIDE DIELECTRIC UNIONS AT ALL DISSIMILAR METAL CONNECTIONS. INSULATE HOT WATER SUPPLY OUTSIDE CONDITIONED BUILDING W/ FIBERGLASS ASJ MEETING THE REQUIREMENTS OF T-24 MANDATORY FEATURES.

SEWER AND VENT LINES- ADS PIPE FITTINGS BELOW GRADE, CI PIPE ABOVE GRADE WITH ESCUTCHEONS. CLEANOUTS SHALL BE PROVIDED EVERY 100 FT AND AT EACH CHANGE OF DIRECTION GREATER THAN 30° DEG. USE OF ADS PIPE IS LIMITED TO BUILDINGS 2 OR LESS STORES IN HEIGHT AND CANNOT BE USED WITHIN FIRE RATED ASSEMBLIES.

HVAC CONDENSATE DRAIN LINES- PVC SCHEDULE 40 PIPE AND FITTINGS. PROVIDE CLEANOUT AT EACH CHANGE OF DIRECTION AND AT COIL CONNECTION.

FIXTURES- RAISE IN ALL HANDICAPS PER THE DETAILS FOUND IN CBC CHAPTER 11, THE ARCHITECTURAL DRAWINGS AND LOCAL CODE REQUIREMENTS. NOTIFY ENGINEER IN WRITING OF CONFLICTS.

SUBMITTALS
 SUBMITTALS SHALL INCLUDE PROPOSED FIXTURES, STOPS, VALVES, TRAPS, PIPING TYPES AND MANUFACTURER'S METHODS OF INSTALLATION DEVIATING FROM THE DRAWINGS AND DETAILS, ETC. CONTRACTOR SHALL PROVIDE THE SPECIFIED FIXTURES, PIPE, ETC. AT NO ADDITIONAL CHARGE TO THE OWNER. IF THE SUBMITTAL SET IS DEEMED BY THE ENGINEER AS NOT APPROVED AFTER THE CONTRACTOR HAS MADE TWO SUBMISSIONS OF THE ITEMS LISTED FOR APPROVAL.

EXECUTION
 ALL WORK SHALL CONFORM TO THE 2010 CPC AND ITS AMENDMENTS. ALL PIPING SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING. SET ALL FIXTURES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE BUILDING OFFICIAL ONE SET FOR HIS REVIEW OF ALL FIXTURES TO BE INSTALLED ON THE PROJECT. CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES TO PROVIDE A COMPLETE AND OPERATING PLUMBING SYSTEM AS DIRECTED BY THE BUILDING OFFICIAL AT NO ADDITIONAL COST TO THE OWNER.

COLD WATER- CW PIPING SHALL BE RUN ABOVE SLAB IN CEILING/ JOIST SPACE. CW LINES SHALL NOT BE PLACED IN SLABS. PROVIDE STOPS AT ALL CW AND HW FIXTURE CONNECTIONS, INCLUDING INSTANTANEOUS HOT WATER HEATERS.

SEWER- SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 1/4" FT FALL INSIDE BUILDING. FALL MAY BE REDUCED TO 1/8" FT WHERE MAIN LINE SIZE IS 6". CONTRACTOR SHALL FURNISH CLEANOUTS WHERE SHOWN EVERY 100' INSIDE BUILDING, AND WHERE LINES MAKE A TOTAL BEND IN EXCESS OF 135° DEG. PROVIDE WALL CLEAN OUTS SHOWN AS DIRECTED BY THE BUILDING INSPECTING AUTHORITY, WHETHER SHOWN ON THE DRAWINGS OR NOT.

ROOF PENETRATIONS- NO ROOF PENETRATION WITHIN 10'-0" OF PROPERTY LINE OR 10'-0" OF ANY OUTSIDE AIR INLET.

MS- FOR FOOD PREPARATION SINK, FS SHALL BE LOCATED COMPLETELY UNDER SLAB UNIT. ALL FS SHALL BE FLUSHED WITH THE FINISHED FLOOR.

EXPANSION TANK- PER 2010 CPC 608.9, PROVIDE AN APPROVED, LISTED AND ADEQUATELY SEIZED EXPANSION TANK OR OTHER DEVICE THAT PREVENTS DISSIPATION OF BUILDING PRESSURE BACK INTO WATER MAIN.

WASTE CONNECTIONS- PER 2010 CPC 809.0, INDIRECT WASTE CONNECTIONS SHALL BE PROVIDED FOR DRAINS, OVERFLOWS, OR RELIEF VENTS FROM THE WATER SUPPLY SYSTEM, AND NO PIPING OR EQUIPMENT CARRYING WASTES OR PRODUCING WASTES OR OTHER DISCHARGES UNDER PRESSURE SHALL BE DIRECTLY CONNECTED TO ANY PART OF THE DRAINAGE SYSTEM.

HOT WATER DEMAND - SUBWAY/EXTRAMILE			
PLUMBING FIXTURE	GPH	NUMBER OF FIXTURES	TOTAL GPH
3 COMP SINK	25	3	75
HAND SINKS	5	4	20
PREP SINK	10	1	10
MOP SINK	10	1	10
PRE RINSE SPRAYER	45	1	45
TOTAL GPH			165 GPH
MIN. REQUIREMNT GAS			47,520 BTU

HOT WATER DEMAND - DEL TACO			
PLUMBING FIXTURE	GPH	NUMBER OF FIXTURES	TOTAL GPH
3 COMP SINK	25	3	75
HAND SINKS	5	3	15
PREP SINK	10	1	10
MOP SINK	10	1	10
PRE RINSE SPRAYER	45	1	45
TOTAL GPH			160 GPH
MIN. REQUIREMNT GAS			42,240 BTU

WATER PIPE SIZING TABLE			
FIXTURE TYPE	# OF FIXTURE	FIXTURE UNIT	FIXTURE UNIT TOTAL
WATER CLOSET	2	3	6
LAVATORY	2	1	2
3 COMP SINK	3	5	15
HAND SINKS	2	1	2
PREP SINK	2	1	2
MOP SINK	2	2	2
ICE MACHINE	2	2	4
		TOTAL	33 FU

TOTAL INSTALLED: 33 WSFU
 LENGTH FROM MAIN TO WATER HEATER: 160'
 LENGTH FROM WATER HEATER TO FURTHEST FIXTURE: 88'-0"
 TOTAL DEVELOPED LENGTH = ~160'-0"

ACCORDING TO TABLE 6-6, 2010 CPC, @ 160'-0" W/ 33 WSFU ASSUMING LOWEST PRESSURE (30-45 PSI) REQUIREMENT = 1" METER STREET SERVICES & 1-1/2" BUILDING SERVICE

WATER BUILDING SUPPLY = 1-1/2" = REQUIRED

PLUMBING FIXTURE SCHEDULE								
ID	FIXTURE TYPE	CW	HW	WASTE	MFG	MODEL #	FAUCET/ FLUSH VALVE SLOAN-DUAL FLUSH ECOS-B11-S 1 (1/2 GPF / 1.1 GPF)	REMARK S
WC-#	WATER CLOSET- FLUSH VALVE WALL MOUNTED	3/4"	-	3"	TOTO (OR EQUIV)	CT708		12,3,4
LAV-#	LAVATORY UNDERCOUNTER	1/2"	3/4"	1-1/2"	TOTO (OR EQUIV)	VERNICA LTB6	SLOAN- OPTIMA EAF-220-P-15M (2.5 GPM)	12,3,5
3-COMP SINK	3-COMPARTMENT SINK	1/2"	3/4"	1-1/2"	PRIMA (OR EQUIV)	3CS-131B12-2	HOT/ COLD FAUCET	12,3
HS-#	HAND SINKS	1/2"	3/4"	1-1/2"	EAGLE GROUP (OR EQUIV)	SPEC BAR 2000	HOT/ COLD FAUCET	12,3
PS-#	PREP SINK	1/2"	3/4"	1-1/2"	ADVANCE TABCO (OR EQUIV)	PS-1-1318-1 BRURL	HOT/ COLD FAUCET	12,3
MS-#	MOP SINK	1/2"	3/4"	2"	EFIN (OR EQUIV)	ES-66	HOT/ COLD FAUCET	12,3

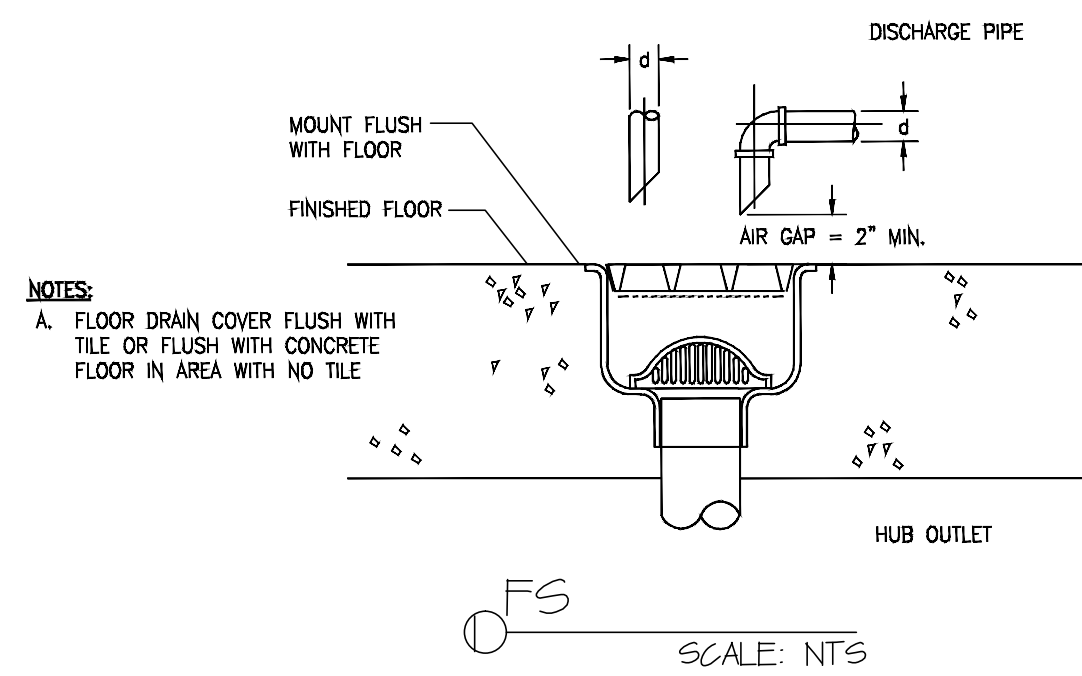
- PLUMBING FIXTURE SCHEDULE REMARKS**
- PROVIDE ALL REQUIRED COMPONENTS FOR COMPLETE FIXTURE RAISE-N-IE. SUPPLIES, STOPS, TRAPS, CARRIERS, GRID DRAINS, TAILPIECES, ETC. NOT ALL REQUIRED COMPONENTS ARE SPECIFIED ABOVE.
 - SEE PLANS & RISERS FOR VENT SIZES AND CONNECTIONS.
 - FIXTURES SHALL BE ADA COMPLIANT PROVIDED WITH ADA COMPLIANT ACCESSORY/ADJUSTMENT. ADA COMPLIANT ACCESSORY ARCHITECTURAL PLAN FOR S.
 - COORDINATE VALVE INSTALLATION WITH ADA GRID BAR/VALVE SHALL BE LOCATED SO THAT GRID BAR DOES NOT INTERFERE WITH USE OF VALVE/PROVIDE EXTENSION AS REQUIRED.
 - PROVIDE SKAL + GUARD INSULATING DEVICES ON EXPOSED UNDER-COUNTER PLUMBING.

PIPE MATERIAL SCHEDULE			
SERVICE	PIPE	FITTING	LOCATION
WASTE/ VENT	ABS OR PVC	ABS OR PVC	ABOVE GRADE
HOT/ COLD WATER	COPPER TYPE "L"	WROUGHT COPPER	ABOVE GRADE
COLD WATER	HARD DRAWN COPPER TYPE "L"	WROUGHT COPPER	BELOW GRADE
INDIRECT WASTE/CONDENSATE DRAIN	COPPER TYPE "M"	WROUGHT COPPER	ABOVE GRADE

SANITARY SEWER LINE SIZING

FIXTURE TYPE	# OF fixture	FIXTURE UNIT
WATER CLOSET	2	6
3 COMP SINK	2	6
LAVATORY (LAV)	2	4
HAND SINK (HS)	6	12
MOP SINK (MS)	1	2
PREP SINK (PS)	1	2
FLOOR DRAIN (FD)	5	10
FLOOR SINK (FS)	11	22
TOTAL		62 UNITS

4" MAIN SS, MAX DFU = 256
 62 DFU UNITS TOTAL
 62 DFU < 256 DFU
 4" MAIN SS = OKAY

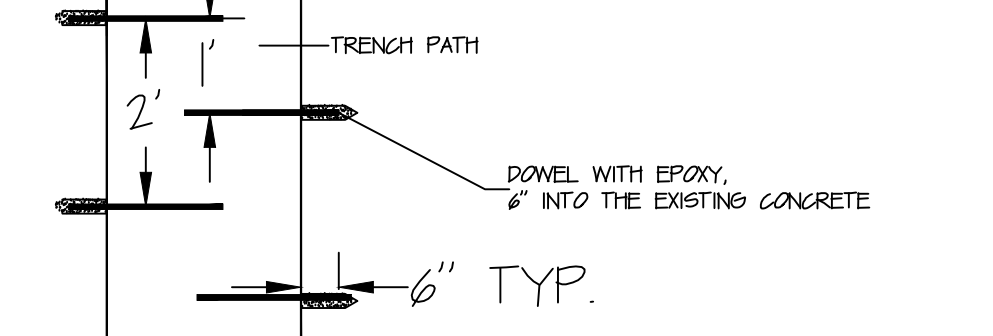


1 FS TYP. DETAIL SCALE: NTS

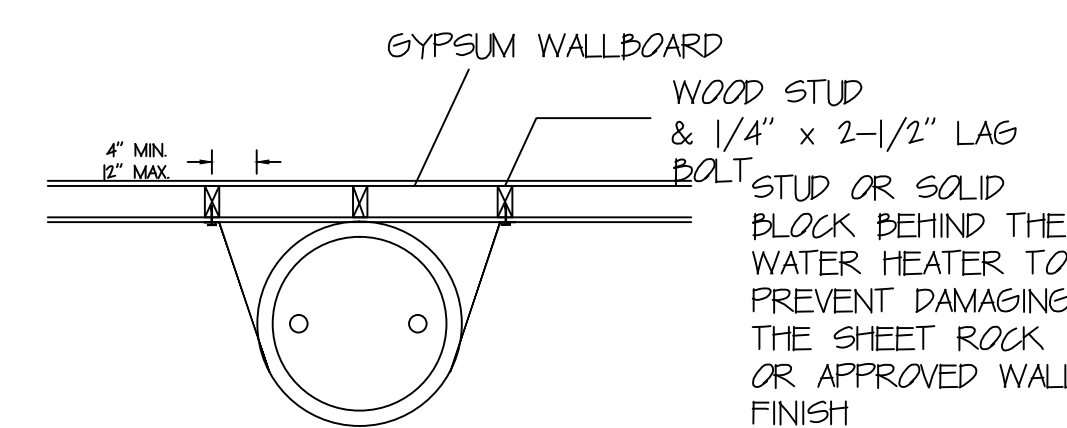
NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THEREOF, CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING, SHALL BE INSTALLED UNDER OR WITHIN TWO FEET OF ANY BUILDING OR STRUCTURE, OR LESS THAN ONE FOOT BELOW THE SURFACE OF THE GROUND.

THE FINISH FLOOR OF THE AREA OF TRENCHING SHALL MATCH EXISTING.

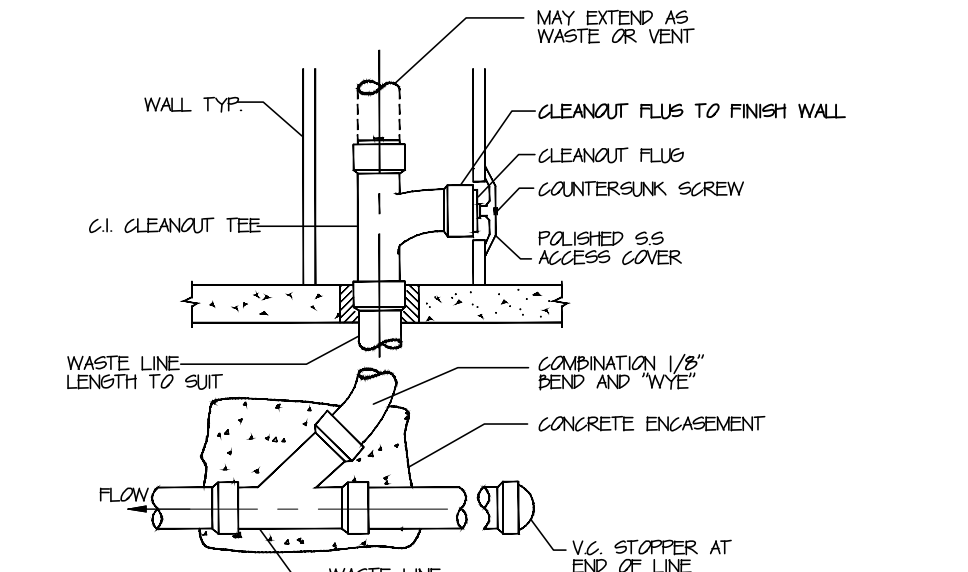
DOWELS SHALL BE PLACED OFFSET EVERY 2'-0" WHEN NEW CONCRETE IS POURED INTO PLACE OF TRENCH AREA.



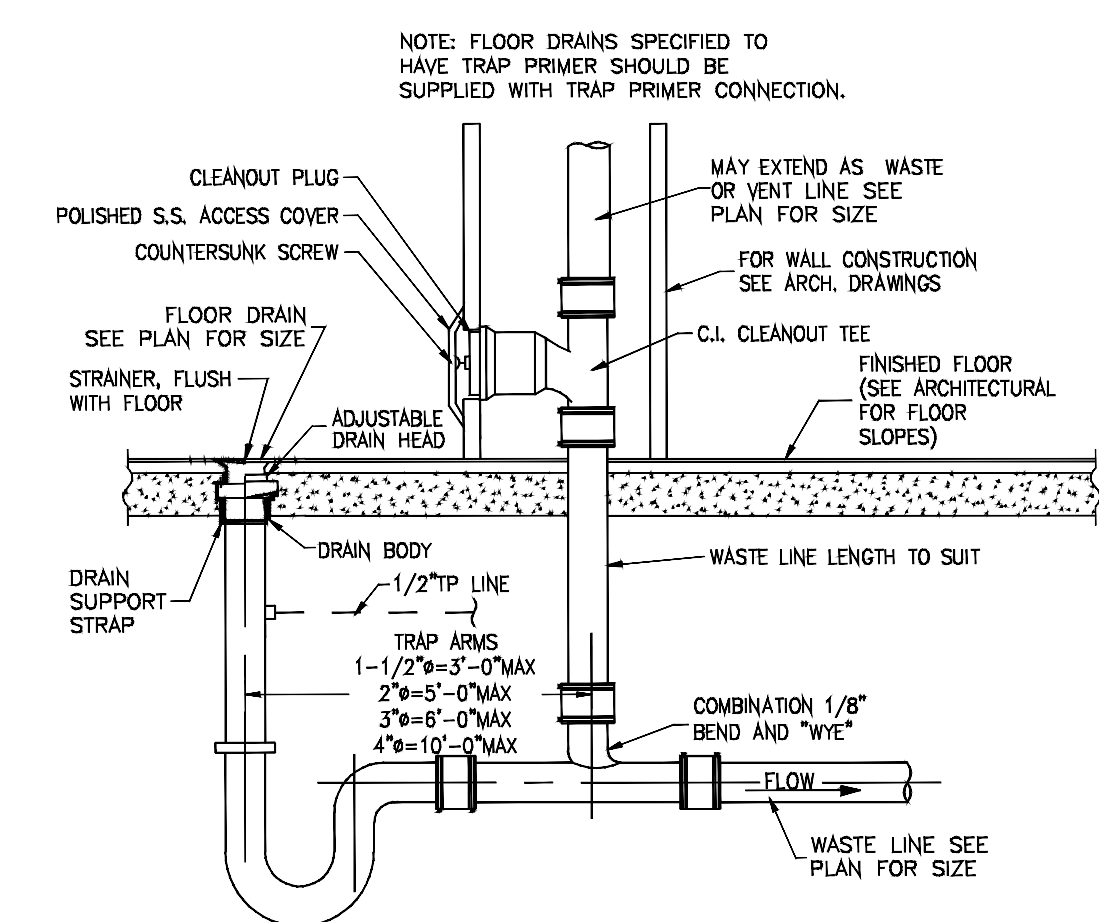
2A TRENCH PATH TYP. DETAIL SCALE: NTS



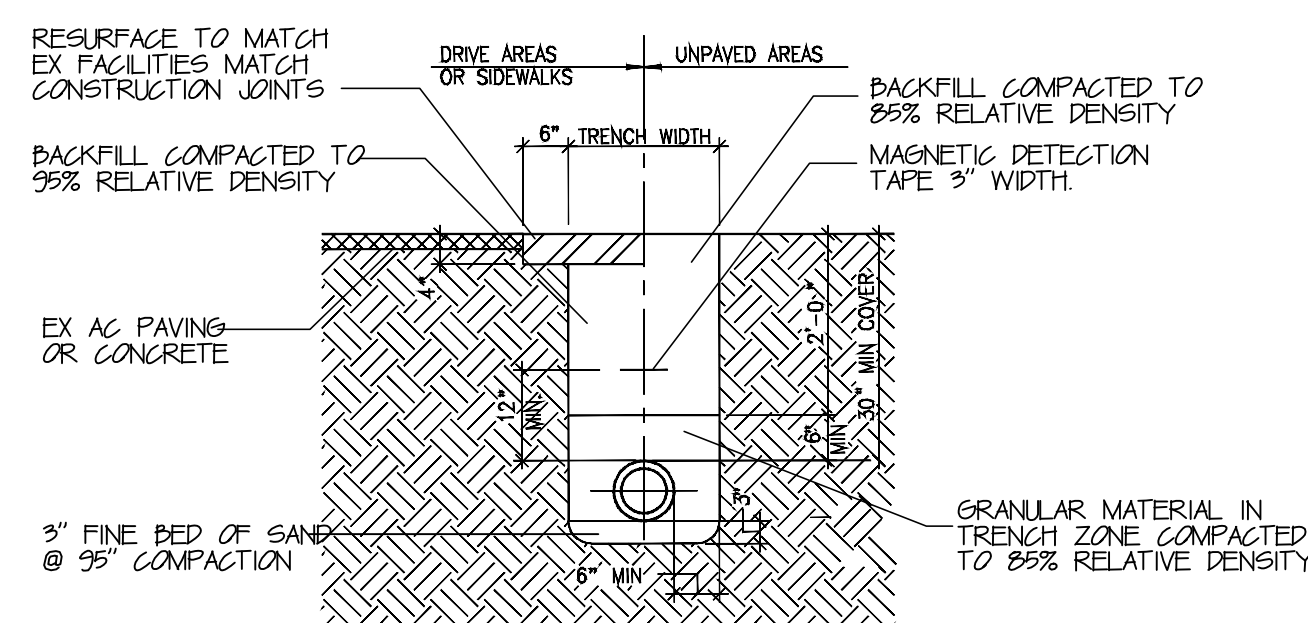
3 WATER HEATER SEISMIC DETAIL SCALE: NTS



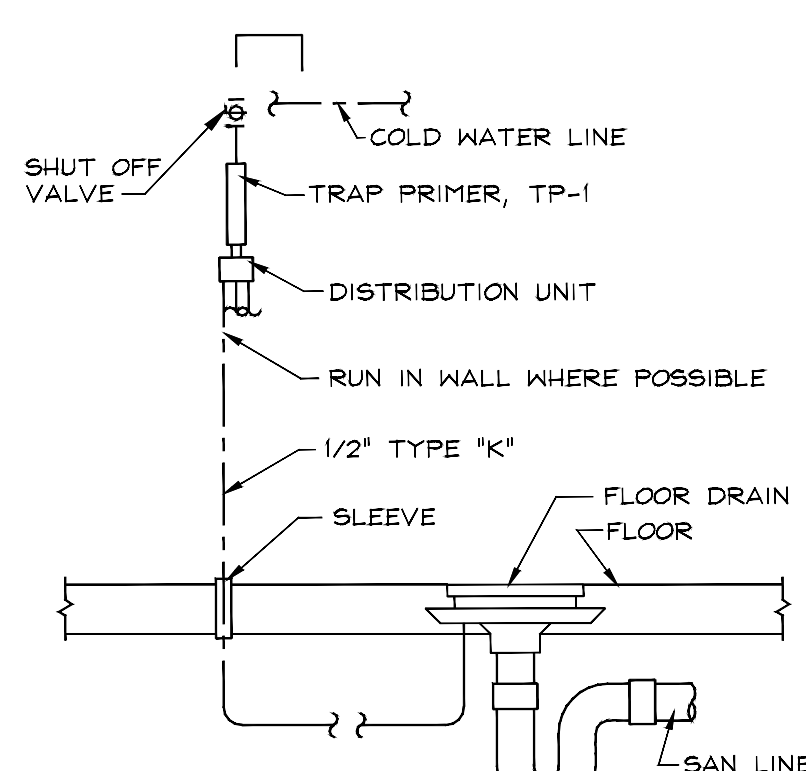
4 CLEANOUT TYP. DETAIL SCALE: NTS



5 FD TYP. DETAIL SCALE: NTS



6B TRENCH PATH TYP. DETAIL SCALE: NTS



7 TRAP PRIMER TYP. DETAIL SCALE: NTS

PROJECT LOCATION

MARKET READY
 451 HEGENBERGER ROAD
 OAKLAND, CA 94621

DESIGNER/ PROJECT CONTACT

SK ENGINEERING

303 DESTINO CIRCLE
 SAN JOSE, CA 95133
 206.351.7527

SEREYK@SK-ENGINEERING.COM

WWW.SK-ENGINEERING.COM

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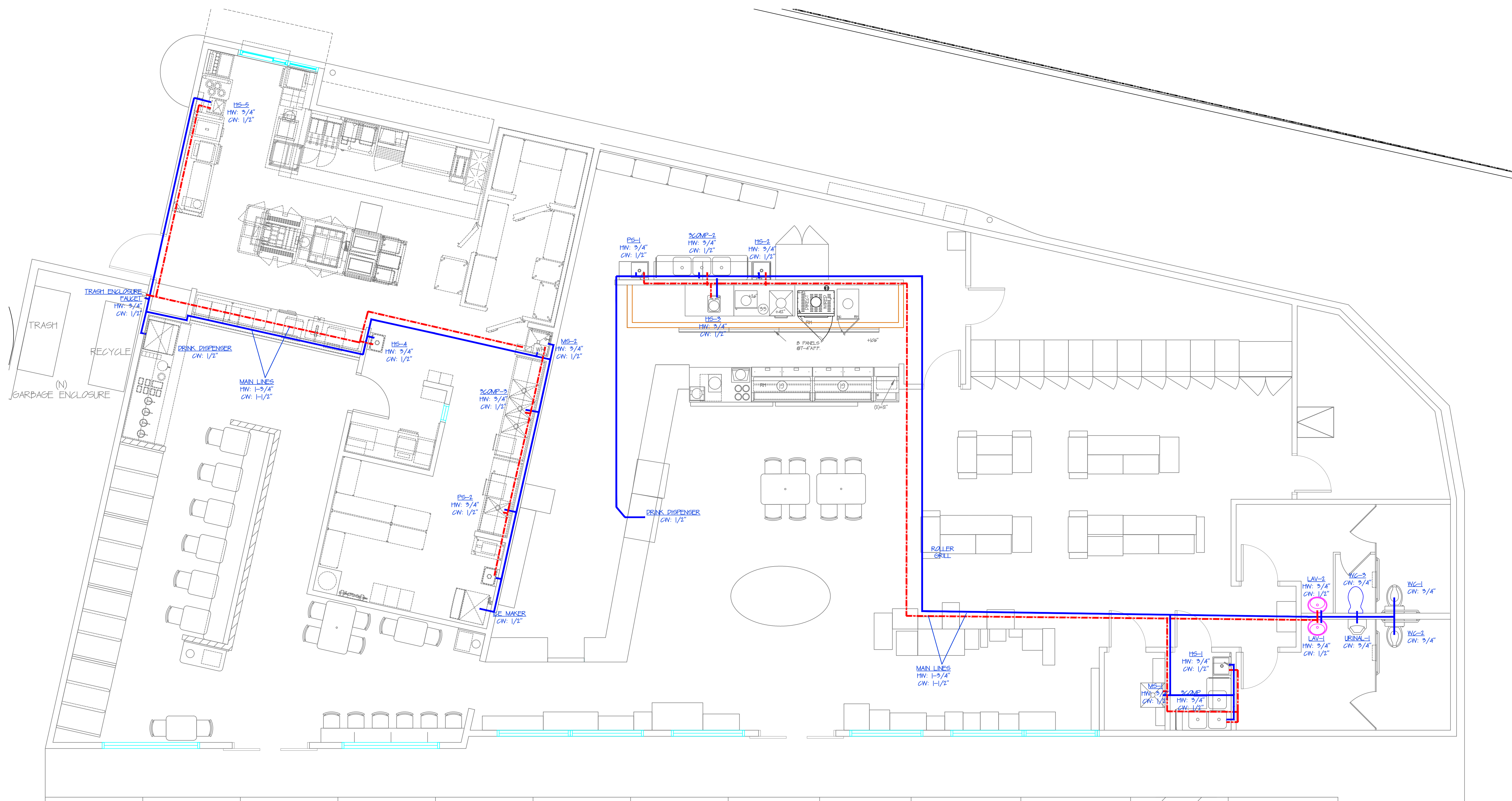
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PROJECT NAME: MARKET READY
 PROJECT NO.: 2012-01
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 LAST UPDATE: JULY 23, 2012

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P-1
 PLUMBING NOTES



① WATER SUPPLY PLAN
SCALE: 1/4"=1'-0"

APPLICABLE CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- CITY OF OAKLAND MUNICIPAL CODE

PLUMBING NOTES

- ALL HW TO BE INSULATED
- ALL SLOPE LINE SHALL BE 1/4" PER FOOT MIN.
- CLEANOUT SHALL BE REQUIRED AS PER CPC 707. CLEANOUT SHALL BE INSTALLED FOR EACH 100-FT OF DEVELOPED LENGTH AT THE UPPER TERMINUS OR WITH AN APPROVED TWO WAY FITTING AT LOWER END. ADDITIONAL CLEANOUT SHALL BE INSTALLED WHERE A CHANGE OF HORIZONTAL DIRECTION EXCEEDS 135 DEGREES AS PER CPC 803.
- ALL FDS SHALL HAVE TRAP PRIMERS
- REQUIRED THAT A ADEQUATE SUPPLY OF POTABLE HOT WATER OF A LEAST 120° F TO THE JANITOR AND FOOD PREP SINKS, AT LEAST 110° F TO THE 3 COMP SINK AND AT LEAST 100° F TO THE HAND SINKS.
- MAIN COLD WATER LINE TO BE 1-1/2"
- MAIN HOT WATER LINE TO BE 1-3/4"
- TWO SEPARATE METERS FOR THE TWO SUITES
- 6" PVC CONDUIT WITH SWEEPING BENDS (24" MINIMUM) FOR VENDOR FURNISHED SODA LINES. SODA LINES RUN FROM BAG-IN-BOX RACK TO SODA/ICE DISPENSER ABOVE CEILING. VERIFY EXACT ROUTING IN FIELD.

WATER PIPE SIZING

PIPE SIZE	MAX. # F.U.
1/2"	3
3/4"	12
1"	25
1-1/4"	48
1-1/2"	91

PLUMBING FIXTURE SCHEDULE

ID	FIXTURE TYPE	CW	HW	WASTE	MFG	MODEL #	FAUCET/ FLUSH VALVE	REMARK S
WC-#	WATER CLOSET- FLUSH VALVE WALL MOUNTED	3/4"	-	3"	TOTO (OR EQUIV)	CT108	SLOAN DUAL FLUSH ECOS-8111-s1 (1.6 GPF/ 11 GPF)	12.3,4
LAV-#	LAVATORY UNDERCOUNTER	1/2"	3/4"	1-1/2"	TOTO (OR EQUIV)	VERNICA LTF6	SLOAN- OPTIMA EAF-100-P-ISM (0.5 GPM)	12.3,5
3-COMP SINK	3-COMPARTMENT SINK	1/2"	3/4"	1-1/2"	FRIMA (OR EQUIV)	3CS-181812-2	HOT/ COLD FAUCET	12.3
MS-#	HAND SINKS	1/2"	3/4"	1-1/2"	EAGLE GROUP (OR EQUIV)	SPEC BAR 1000	HOT/ COLD FAUCET	12.3
PS-#	PREP SINK	1/2"	3/4"	1-1/2"	ADVANCE TABCO (OR EQUIV)	FC-11818-1 BRGRLL	HOT/ COLD FAUCET	12.3
MS-#	MOP SINK	1/2"	3/4"	2"	EIPIN (OR EQUIV)	ES-66	HOT/ COLD FAUCET	12.3

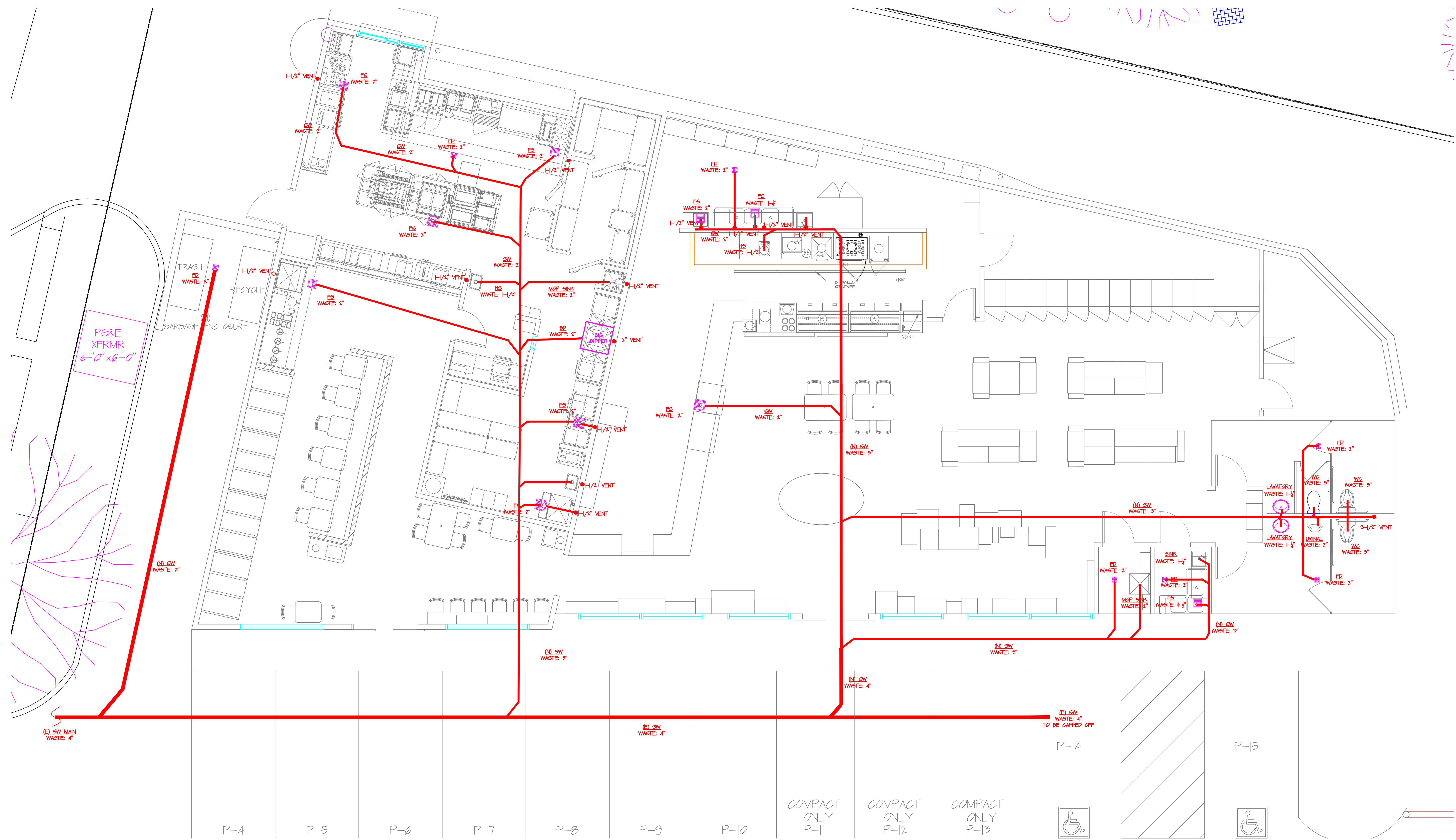
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P-2
DOMESTIC
SUPPLY PLAN



1 WATER SUPPLY PLAN SCALE: 1/4"=1'-0"

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2010 CALIFORNIA PLUMBING CODE
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- ALL FDS SHALL HAVE TRAP PRIMERS

ID	FIXTURE TYPE	CW	HW	WASTE	MFG	MODEL #	FAUCET/ FLUSH VALVE	REMARKS
WC-#	WATER CLOSET- FLUSH VALVE WALL MOUNTED	3/4"	-	3"	TOTO (OR EQUIV)	CT108	SLOAN DUAL FLUSH ECOS-8111-S1 (1/2 OFF/ 11 GPM)	12.3,4
LAV-#	LAVATORY UNDERCOUNTER	1/2"	3/4"	1-1/2"	TOTO (OR EQUIV)	VERNICA LTP6	SLOAN- OPTIMA EAF-200-F-15M (0.5 GPM)	12.3,5
3-COMP SINK	3-COMPARTMENT SINK	1/2"	3/4"	1-1/2"	FRIMA (OR EQUIV)	FC5-181812-2	HOT/ COLD FAUCET	12.3
HS-#	HAND SINKS	1/2"	3/4"	1-1/2"	EAGLE GRAB (OR EQUIV)	SPEC BAR 2000	HOT/ COLD FAUCET	12.3
PS-#	PREP SINK	1/2"	3/4"	1-1/2"	ADVANCE TAPCO (OR EQUIV)	FC-1-1818-1 BRRL	HOT/ COLD FAUCET	12.3
MS-#	MOP SINK	1/2"	3/4"	2"	EIFIN (OR EQUIV)	ES-66	HOT/ COLD FAUCET	12.3

Thermaco BIG DIPPER Big Dipper® Point Source Automatic Grease Removal Systems
W-200-IS-E Specifications

TECHNICAL DATA

- Material: 304 Stainless Steel, Bright Finish
- Interior: Potentially Medical Polyethylene
- Flow Rate: 200 GPM, 80 PSI, 50°F Water (2.3 MPa/PSI)
- Maximum Inlet Pipe Size: 2" (50.8 mm)
- Number of Strainers: 3
- Strainer Mesh: 30 Mesh (0.6 mm)
- Grease Retention Capacity: 18.14 Liters
- Waste Tank Strainer Capacity: 7 Liters

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Thermaco BIG DIPPER Big Dipper® Point Source Automatic Grease Removal Systems
W-200-IS-E Specifications

INSTALLATION INFORMATION

Suggested Minimum Footprint Dimensions

Job Specifications:
Grease and oils separator(s) shall be Thermaco Big Dipper automatic grease/oil recovery system(s) as manufactured by Thermaco, Inc., Auburn, North Carolina as noted on plans.

Separator Specifications:
Furnish and install Thermaco Big Dipper Model No. W-200-IS-E, bright finish type 304 stainless steel exterior, internally insulated, fully automatic self-cleaning grease and oil recovery separator(s) for floor mounted or partially recessed installation, rated at 1.25 bars per second peak flow, 18.14 kilograms of grease capacity and including an integral part of the unit. 1. Loading panel fabricated of welded assembly for automatic grease/oil removal, an integral flow control device, self-regulating enclosed electric immersion heater, a vented vent, an integral flow rate, an integral programmable 24-hour multi-event timer control, a field reversible motor location, a field reversible integral pump outlet, quick release stainless steel lid clamps, a gasketed and fully removable 304 stainless steel lid, a full view drain bucket access, an internal stainless steel strainer basket for collection of coarse solids, and a separate grease and oil collector container. Electric assembly shall be tested to comply with pertinent sections of the standards for Safety ASME B73 and/or ASME B74. Electric motor equipped with overload protection. Two (2) no-hub connectors for plumbing connection provided.

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2 BIG DIPPER GREASE SEPARATOR SCALE: N.T.S.

DESIGNER/ OR CONTRACTOR IS ELIGIBLE UNDER THE PROVISIONS OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE BY SECTION 5537.2 OR 6737.3 TO SIGN THIS DOCUMENT AND IS LICENSED TO PERFORM THE WORK.

DRAWING DESCRIPTIONS

REV.	DATE	DESCRIPTION
-	07/23/12	DEMO PRINT SET
-	12/23/12	SUBMIT TO HEALTH DEPT.
-	01/31/13	FIRST HEALTH COMMENT RESPONSE
-	02/18/13	SECOND HEALTH COMMENT RESPONSE
-	04/30/13	SUBMIT TO CITY BUILDING DEPARTMENT

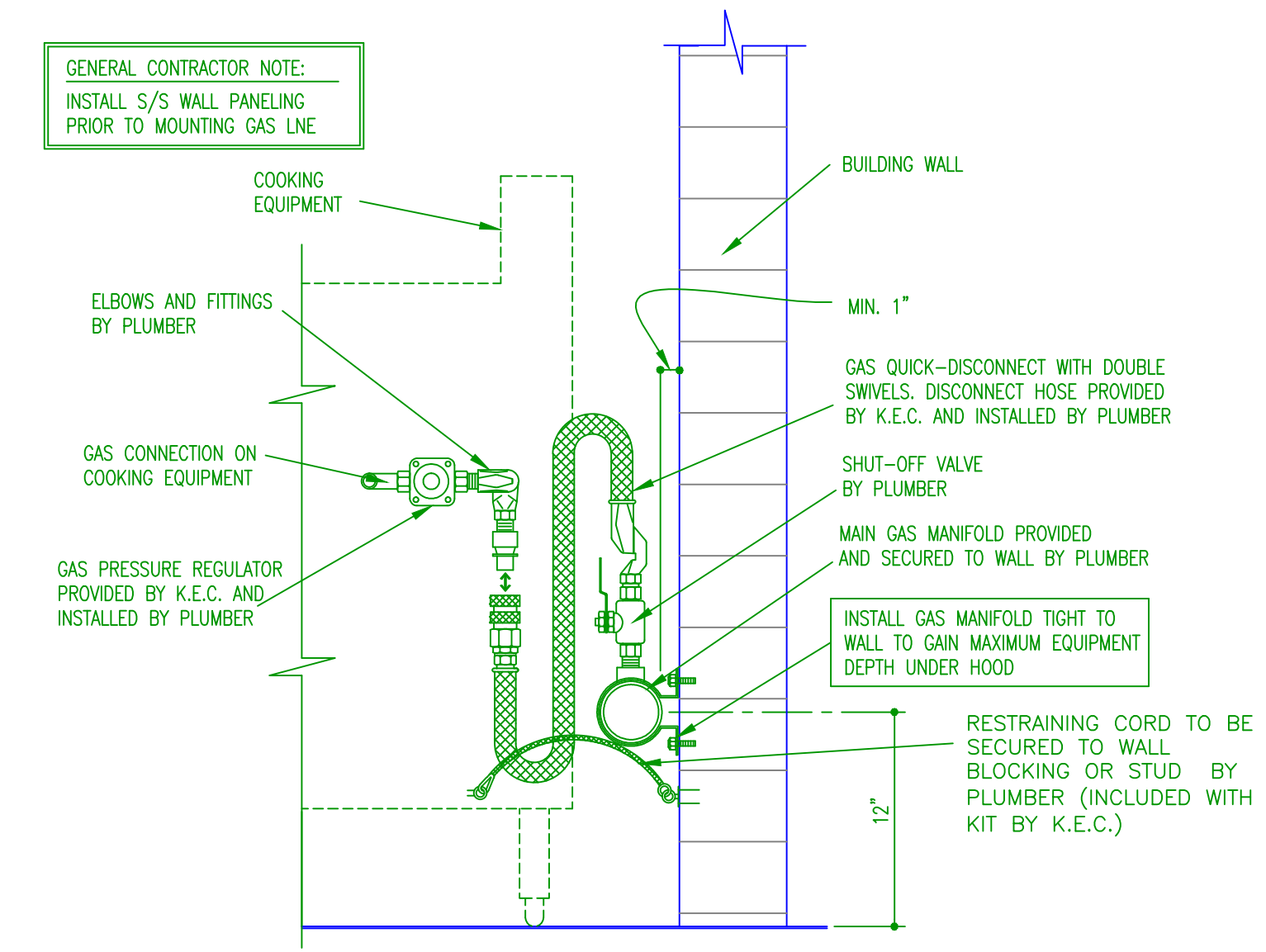
DRAWING REVISIONS

REV.	DATE	DESCRIPTION
-	07/23/12	DEMO PRINT SET
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DEL TACO GAS EQUIPMENT						
ID#	Make	Model	Description	Qty	BTU	Total BTU Connection
29	Fitco	SG14D-S	Fryer	2	122000	244000 1"
31	Imperial	ITG48-DEL-03	Giddle	1	120000	120000 3/4"
32	Imperial	ISP-18M2-DEL	Double Stock Pot Stove	1	180000	180000 1"
32A	Fitco	SRTG14	Rethemizer	1	90000	90000 3/4"
35	Custom		Double Taco Assembly Counter	1	90000	90000 3/4"
	Rheem	RTG-84	Tankless Gas Water Heater	1	180000	180000 1"
	Carrier	48-C-D12	Package Unit-Roof	1	250000	250000 3/4"
					Total BTU	1334000

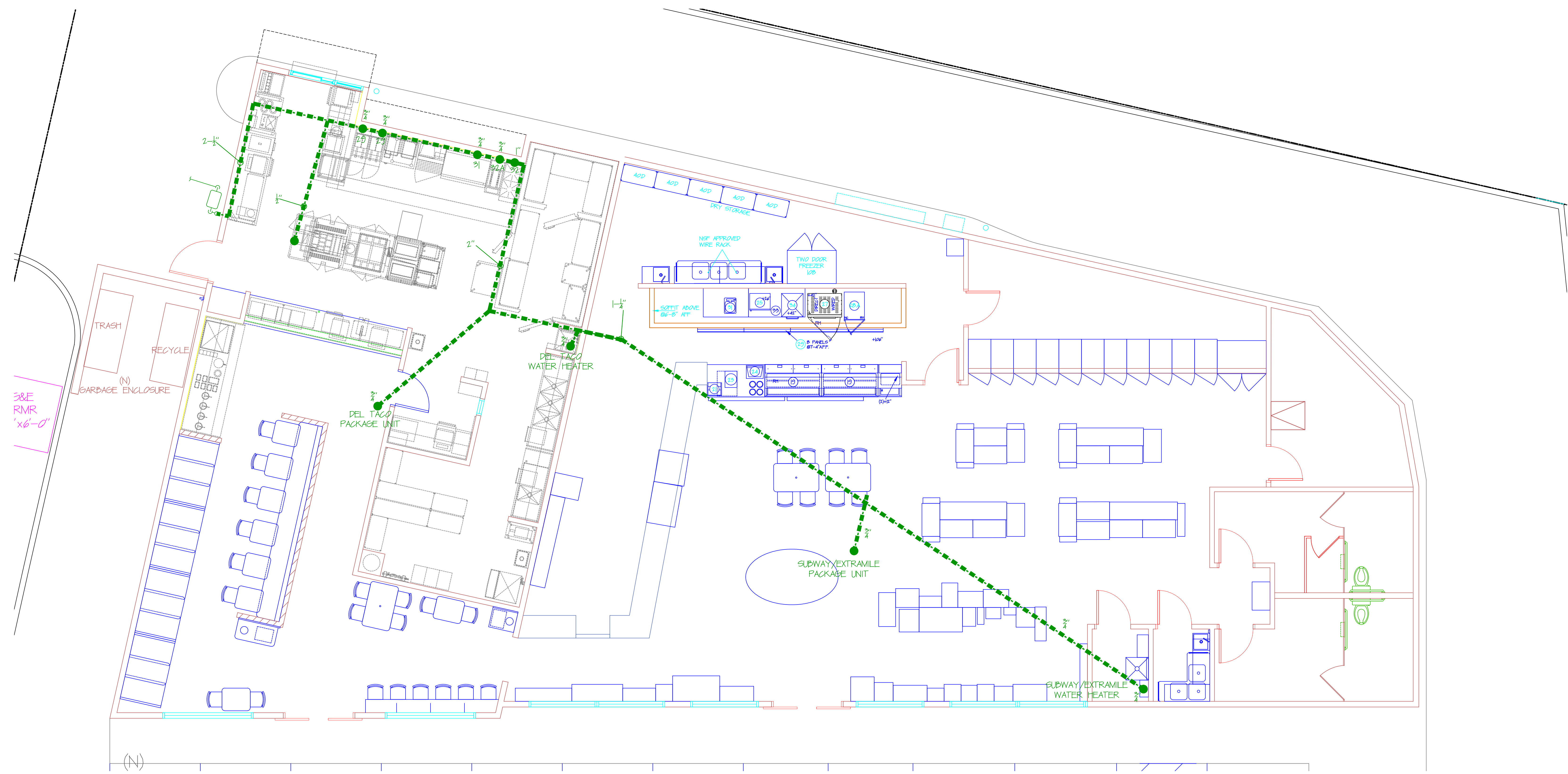
SUBWAY/EXTRAMILE GAS EQUIPMENT						
ID#	Make	Model	Description	Qty	BTU	Total BTU Connection
	Rheem	RTG-84	Tankless Gas Water Heater	1	180000	180000 1"
	Carrier	48-C-D12	Package Unit-Roof	1	250000	250000 3/4"
					Total BTU	1334000

- NATURAL GAS NOTES**
- NEW GAS METER AND PRESSURE REGULATOR. CONTACT GAS COMPANY FOR COORDINATION AND ALL REQUIREMENTS. (122 CFH ESTIMATED LOAD)
 - PROVIDE 2-1/2" GAS PIPE MOUNTED TO EXTERIOR WALL. ROUTE TO ROOF THROUGH PARAPET WALL. PAINT TO MATCH WALL.
 - ROUTE GAS PIPE ABOVE CEILING TO WALL. WELD PIPE OR USE FITTINGS LISTED FOR "CONCEALED" LOCATIONS.
 - ROUTE GAS PIPE TIGHT TO WALL OR THROUGH WALL WITH FITTINGS LISTED FOR "CONCEALED" LOCATIONS. DROP GAS PIPE TO MANIFOLD HEIGHT. VERIFY CONNECTION POINTS ON EQUIPMENT.
 - ROUTE 3/4" GAS PIPE DOWN THROUGH ROOF TO TACO COUNTER. CONNECT TO HOT WELLS.
 - ROUTE 3/4" GAS PIPE THROUGH ROOF TO WATER HEATER. PROVIDE ACCESSIBLE SHUT-OFF VALVE ABOVE WATER HEATER.



A NATURAL GAS SCHEDULE SCALE: 1/4"=1'-0"

B NATURAL GAS QUICK DISCONNECT INSTALLATION DETAIL SCALE: 1/4"=1'-0"



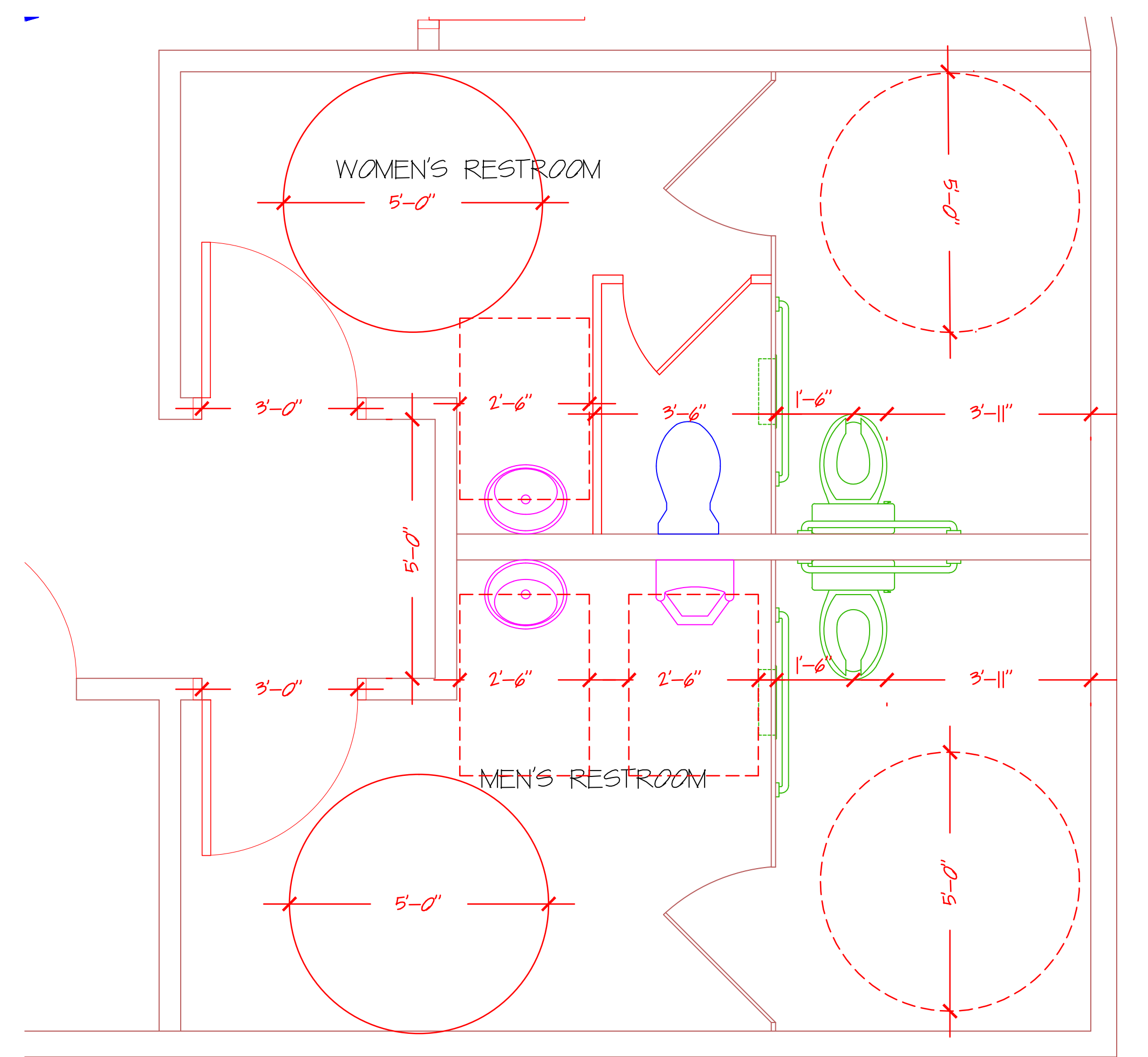
1 NATURAL GAS PLAN SCALE: 1/4"=1'-0"

DRAWING DESCRIPTIONS

PROJECT NAME	MARKET READY
PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
-	07.23.12	DEMO PERMIT SET
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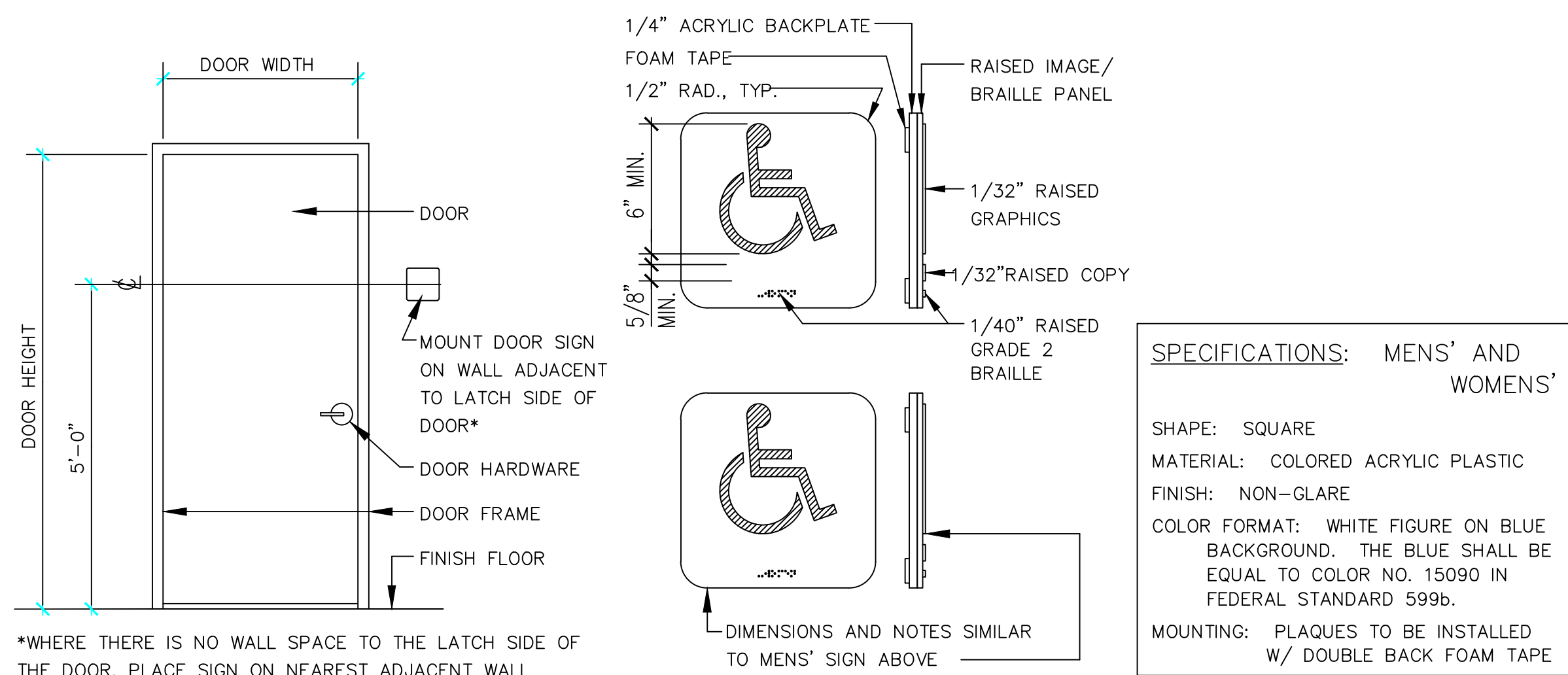


1 ADA RESTROOMS

SCALE: 1/2" = 1'-0"

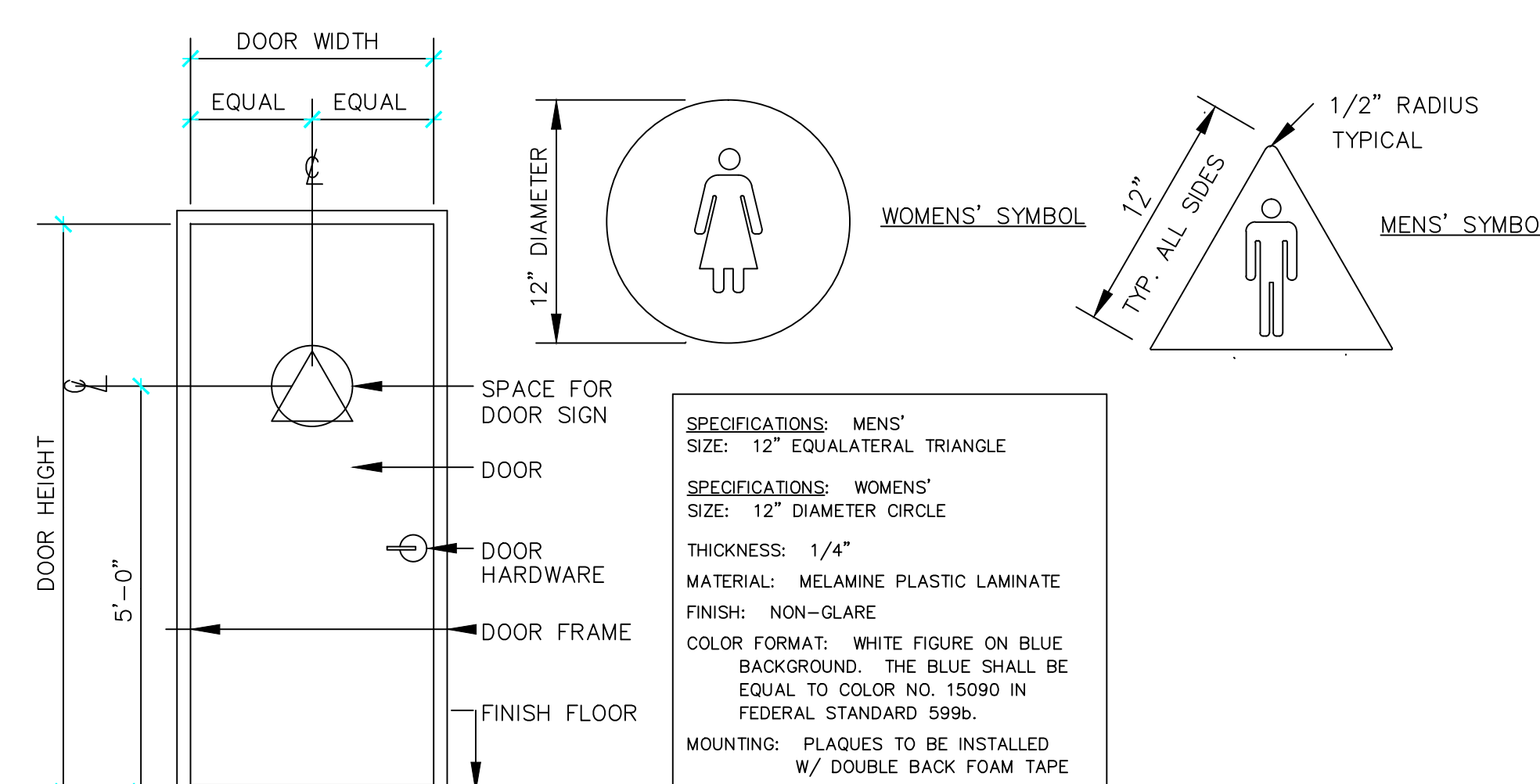
ADA RESTROOM NOTES

ALL RESTROOM DOORS SHALL BE EQUIPPED WITH SELF-CLOSING DOOR, LIGHT ACTIVATED EXHAUST FAN, MOUNTED SOAP DISPENSER, AND TOWEL DISPENSER.



A ADA RESTROOM SIGNAGE DETAIL

SCALE: NTS

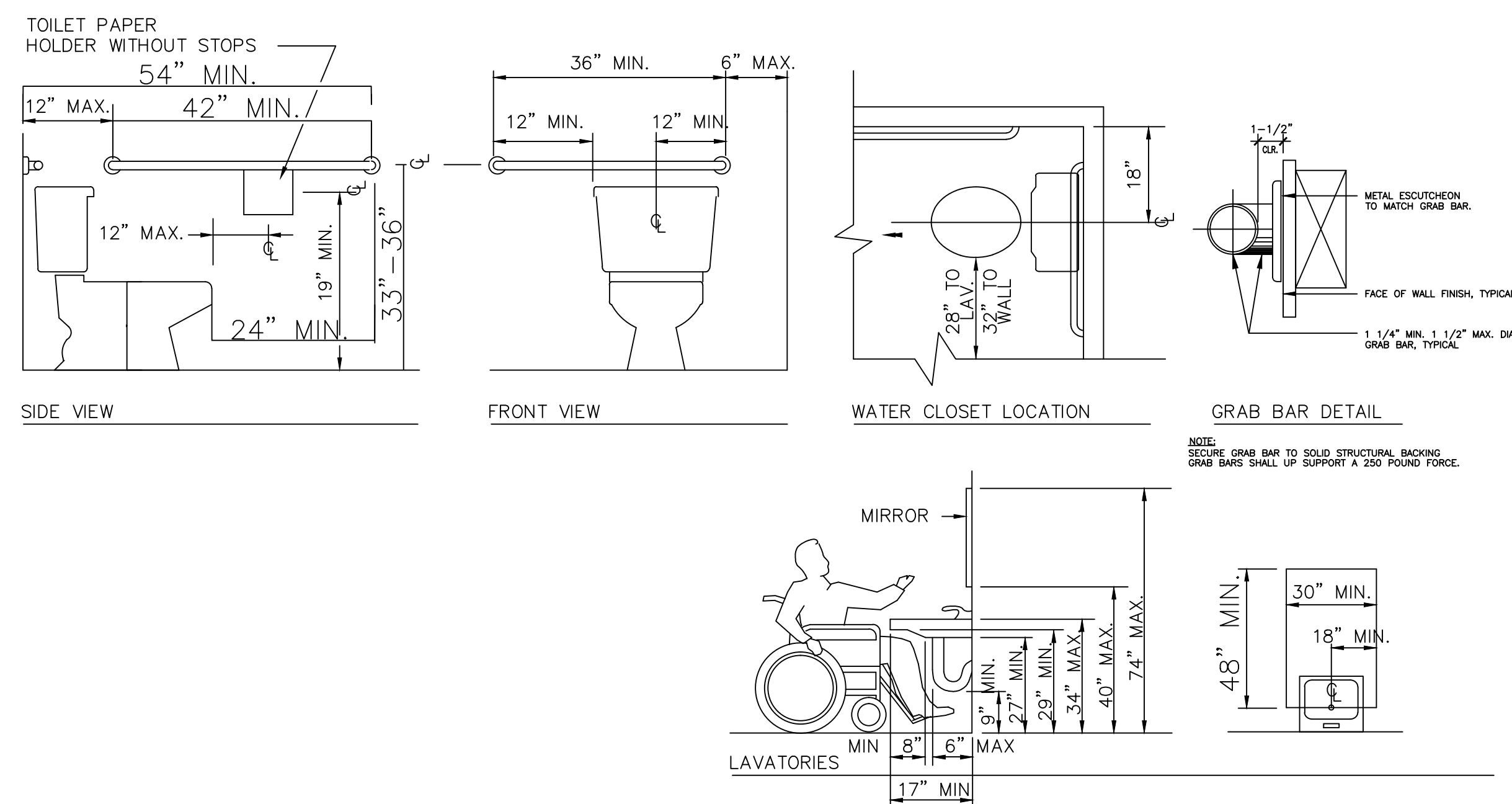


B ADA RESTROOM SIGNAGE DETAIL

SCALE: NTS

NOTES:

- EXISTING RESTROOM FIXTURES & ACCESSORIES SHALL CONFORM TO THE FOLLOWING CLEARANCES, U.O.N.
- TOTAL STALL LENGTH MUST INCORPORATE 48" MIN. CLR. DISTANCE FROM THE FRONT OF THE WATER CLOSET TO THE FRONT OF THE COMPARTMENT.
- INSULATE HOT WATER & DRAIN PIPES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FLUSH CONTROLS: 44" MAX., LOCATE AT WIDE SIDE OF STALL.
- FLUSH CONTROLS: 44" MAX., LOCATE AT WIDE SIDE OF STALL.



C ADA RESTROOM FIXTURES DETAIL

SCALE: NTS

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DRAWING DESCRIPTIONS

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PROJECT NO.	2012-01
PROJECT TYPE	NEW CONSTRUCTION
LAST UPDATE	JULY 23, 2012

DRAWING REVISIONS

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