ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
[	CHANNEL
ϕ	DIAMETER OR ROUND
'	FOOT (FEET)
"	INCH (INCHES)
⊥	PERPENDICULAR
#	POUND OR NUMBER
♦	SQUARE FOOT (FEET)
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
ACOUS	ACOUSTICAL
ACT	ACOUSTIC TILE
ADJ	ADJUSTABLE
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AL	ACTIVE LEAF
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
APPV	APPROVED
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BATT INSUL	BATTEN INSULATION
BJ	BUTT JOINT
BKG	BACKING
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BMK	BENCH MARK
BOW	BACK OF WALL
BOT	BOTTOM
BRKT	BRACKET
BTWN	BETWEEN
CAB	CABINET
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CWK	CASEWORK
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CIR	CIRCULAR
CJ	CONTROL JOINT
CNTR	COUNTER
DBL	DOUBLE
DEMO	DEMOLISH (DEMOLITION)
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DW	DISH-WASHER
DWG	DRAWING
DWR	DRAWER
DIAG	DIAGONAL
E	EAST
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FHC	FIRE HOSE CABINET
FIN	FINISH
FIX	FIXTURE
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FRPF	FIREPROOF
FR	FIRE RESISTANT
FRMG	FRAMING
FS	FULL SIZE
FT	FOOT OR FEET
FOC	FACE OF CONCRETE
FOS	FACE OF STUDS
FOW	FACE OF WALL
FES	FIR EXTINGUISHER SURFACE MOUNTED
FD	FLOOR DRAIN
FURG	FURRING
GB	GRAB BAR
GD	GARBAGE DISPOSAL
GEN	GENERAL
GL	GLASS
GND	GROUND
GYP	GYPSUM
GA	GAGE OF GAUGE
GALV	GALVANIZED
G	GAS
GYP BD	GYPSUM WALLBOARD
GC	GENERAL CONTRACTOR
HDCP	HANDICAPPED
HDF	HIGH DENSITY FIBERBOARD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HOR	HORIZONTAL
HR	HOUR
HR	HAND RAIL
HT	HEIGHT
HVAC	HEATING VENTING AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER
HDR	HANDRAIL
HBD	HARDBOARD
HTR	HEATER
HT	HEIGHT
HC	HOLLOW CORE
HMI	HOLLOW METAL INSULATED
INCAN	INCANDESCENT
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTER	INTERMEDIATE
IN	INCH
ID	INSIDE DIAMETER
IDENT	IDENTIFICATION
JAN	JANITOR
JB	JUNCTION BOX
JUNC	JUNCTION
JT	JOINT
JST	JOIST
K	KEY
KL	KEY LOCK
KP	KICK PLATE
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HANDED
LAB	LABORATORY
LT	LIGHT
LTG	LIGHTING
LTWT	LIGHT WEIGHT
LIN	LINEAR
LONG	LONGITUDINAL
LP	LOW POINT
LKR	LOCKER
LVR	LOUVER
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIC	MICROWAVE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MUL	MULLION
MACH	MACHINE
MAINT	MAINTENANCE
MSTC	MASTIC
MATL	MATERIAL
MT	METALTHRESHOLD
MLDG	MOLDING
MTD	MOUNTED
N	NORTH
N	NEW
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
OVHD	OVERHEAD
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
P	PAINT
PAR	PARALLEL
PBD	PARTICLE BOARD
PC	PERSONAL COMPUTER
PC	PIECE
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH
PR	PAIR
PTN	PARTITION
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER RECEPTACLE
PTR	PAPER TOWEL RECEPTACLE
PLBG	PLUMBING
PT	POINT
LBS	POUNDS
PSF	POUND SQUARE FOOT
PSI	POUND SQUARE INCH
PRCST	PRECAST
PREFAB	PREFABRICATED
PROJ	PROJECTION
QTY	QUANTITY
QUAL	QUALITY
QT	QUARRY TILE
QTRS	QUARTERS
R	RISER
R	RELOCATED
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
REBAR	REINFORCING BAR
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RT	RESILIENT TILE
RUB	RUBBER
RND	ROUND
RB	RUBBER BASE
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCH	SCHEDULE
SFEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET
SHT	SHEET
SIM	SIMILAR
SK	SINK
SMD	SEE MECHANI
SND	SANITARY NAPKIN DISPENSOR
SNR	SANITARY NAPKIN RECEIPTACLE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION (S)
SPKR	SPEAKER
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUR	SURFACE
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
SCD	SEAT COVER DISPENSER
SECT	SECTION
SSK	SERVICE SINK
SD	SOAP DISPENSER
SM	SHEET METAL
STA	STATION
T	TREAD
TAN	TANGENT
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERED
THRES	THRESHOLD
THRU	THROUGH
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
TEMP	TEMPERATURE
TER	TERRAZZO
TOIL	TOILET
TOC	TOP OF CONCRETE
TC	TOP OF CURB
TOS	TOP OF STEEL
TS	TUBULAR STEEL
TW	TOP OF WALL
TB	TOWEL BAR
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
UL	UNDERWRITERS LABORATORIES
VAR	VARIABLE
VIF	VERIFY IN FIELD
VIN	VINYL
VERT	VERTICAL
VEST	VESTIBULE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
W	WEST
W	WITH
WC	WALL COVERING
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WO	WHERE OCCURS
WO	WITHOUT
WP	WATERPROOF
WPT	WORK POINT
WR	WATER-RESISTANT
WS	WEATHERSTRIPING
WT	WEIGHT
WNSCT	WAINSCOT
WDT	WIDTH

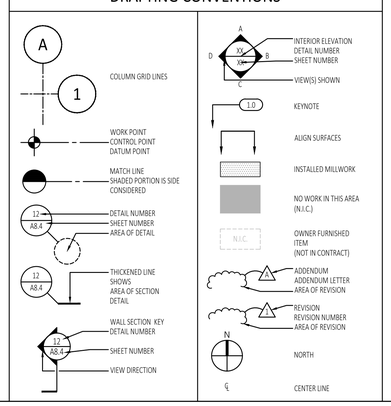
FIRE PREVENTION

1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
2. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2016 CBC 1010.1.9).
3. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXTERIOR EXIT DOORS IN A GROUP "B" OCCUPANCY IF THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED". THE LETTERS SHALL BE NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.
4. PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES NOR MORE THAN 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
5. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11-LUX) AT THE WALKING SURFACE LEVEL. (2016 CBC 1008.1, 1008.2 AND 1008.3)
6. EXIT ILLUMINATION SHALL COMPLY WITH 2016 CBC SECTION 1008 AND 1013.
7. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.
8. EXCEPTION: MAIN EXTERIOR EXIT DOORS WHICH OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS NEED NOT BE SIGNED WHEN APPROVED BY THE BUILDING OFFICIAL.
9. WHEN NECESSARY, THE FINAL LOCATION AND QUANTITY OF EXIT SIGNS SHALL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF ANY WORK.
10. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND (3/4" X 6" LETTERS MIN.)
11. ALL RATED CORRIDOR DOORS SHALL HAVE A THRESHOLD WITH A SMOKE AND DRAFT SEAL AT HEAD AND JAMBS.
12. INTERIOR WALL AND CEILING FINISHES SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF 0 TO 25; SMOKE-DEVELOPED INDEX 0-450.
13. ALL DRAPES, HANGING CURTAINS AND OTHER DECORATIVE MATERIALS SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION.
14. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2016 CBC SECTION 716. SMOKE DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2016 CBC SECTION 716.
15. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, EXTEND/MODIFY FIRE/LIFE SAFETY SYSTEM AS REQUIRED.
16. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, EXTEND FIRE SPRINKLERS SYSTEMS AS REQUIRED.
17. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, FIRE SPRINKLER OR LIFE SAFETY PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
18. IF THE BUILDING IS EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR HAS A FIRE/LIFE SAFETY SYSTEM, FIRE SPRINKLER SYSTEM PLAN MUST BE REVISED AND APPROVED BY THE CITIES FIRE DEPARTMENT PRIOR TO THE INSTALLATION OR MODIFICATION OF SPRINKLER SYSTEMS.
19. A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM 2A10BC RATING SHALL BE PROVIDED EVERY 75' OF TRAVEL DISTANCE FROM ANY POINT WITHIN THE AREA DEFINED AS SCOPE OF WORK PER THESE PLANS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
20. ALL EMERGENCY LIGHTING SOURCES SHALL EMIT A MINIMUM VALUE OF ONE FOOT CANDLE MEASURED AT FLOOR LEVEL.
21. PROVIDE EMERGENCY NOTIFICATION SYSTEM FOR THE HEARING AND VISUAL IMPAIRED PER A.D.A. REQUIREMENTS.

DRAFTING CONVENTION NOTES

1. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF CONFLICTS OR DISCREPANCIES IN WRITING.
2. DIMENSION CONVENTIONS:
   - a) HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
   - b) DIMENSIONS NOTED "CLEAR" OR "CLR." MUST BE PRECISELY MAINTAINED: ALLOWING FOR THICKNESS OR MATERIALS.
   - c) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL, UNLESS NOTED.
   - d) DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE FINISHED FACE OF THE WALL, UNLESS OTHERWISE NOTED.
   - e) DIMENSIONS TO EXTERIOR GLAZING ARE TO THE INSIDE FACE OF THE EXTERIOR GLAZING.
   - f) VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
   - g) DO NOTE SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK BEFORE CLARIFYING WITH ARCHITECT.
   - h) VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO START OF CONSTRUCTION. REPORT INCONSISTENCIES TO ARCHITECT.
3. DEFINITION OF TERMINOLOGY:
   - i) "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
   - j) "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
   - k) "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.
   - l) "FURNISH" MEANS FURNISH ONLY, INSTALLATION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
   - m) "INSTALL" MEANS PUT INTO PLACE, SUPPLIED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
   - n) "ALIGN" MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

DRAFTING CONVENTIONS



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PROJECT INFORMATION

1. BUILDING PERMIT INFORMATION

BUILDING ADDRESS:	16400 PACIFIC COAST HWY HUNTINGTON BEACH, CA 92649
BUILDING OWNER:	PENDULUM PROPERTY PARTNERS 5 PETERS CANYON ROAD SUITE 350 IRVINE, CA 92606 PHONE: 949-449-1383 NAME: COURTNEY PARKS
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	A-2
SPRINKLER BUILDING:	YES
NUMBER OF FLOORS:	2
TOTAL FLOOR AREA:	1ST FLOOR: ±7,573 SQ. FT. 2ND FLOOR: ± 5,419 SQ. FT. TOTAL: ± 12,992 SQ. FT. TOTAL ALLOWABLE AREA PER 2019 CBC TABLE 506.2 = 18,000 SQ. FT.
AREA OF WORK:	±2,061 SQ. FT.
SCOPE OF WORK:	TENANT IMPROVEMENT WORK ON ±2,061 SQ. FT. OF THE TOTAL FLOOR AREA FOR NEW CAFE. NEW WALL, POWER, LIGHTING, MECHANICAL AND FINISHES.

2. C.E.C. TITLE 24/DISABLE ACCESS COMPLIANCE
   THE PROJECT SHALL COMPLY WITH CCR TITLE 24 (PART 6 - CALIFORNIA ENERGY CODE) FOR ENERGY COMPLIANCE.
3. EXISTING LIFE-SAFETY SYSTEMS TO BE MODIFIED
   EXISTING FIRE/LIFE SAFETY SYSTEM IS TO BE MODIFIED TO COMPLY TO CURRENT FIRE/LIFE SAFETY STANDARDS. REFER TO ELECTRICAL ENGINEER DRAWING FOR SCOPE OF WORK.
4. CODE COMPLIANCE
   THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:

   2016 CALIFORNIA FIRE CODE- (PART 9, TITLE 24, CCR)
   2016 CALIFORNIA BUILDING STANDARDS CODE (PART 12, TITLE 24, CCR)
   2016 CBC CHAPTER 11B
   2016 CALIFORNIA EXISTING BUILDING CODE
   CITY OF HUNTINGTON BEACH MUNICIPAL CODE
5. SEPARATE PERMITS
   PROVIDE SEPARATE PERMITS FOR THE FIRE SPRINKLER, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING.
6. MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE. (CBC 107.2.2)
7. NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
8. A SEPARATE SUBMITTAL FOR UL300 COMPLIANT FIRE SUPPRESSION SYSTEM(S) IS REQUIRED FOR ALL TYPE 1 COOK HOODS. AS PER CITY SPECIFICATION #412, A UL300 COMPLIANT SYSTEM PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM(S) SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 2016 CFC, CMC, CEC, NFPA 17A & 96.
9. IF A TANK OF GREATER THAN 60 GALLONS IS TO BE INSTALLED FOR THE STORAGE OF USED OR NEW COOKING OIL, A SEPARATE SUBMITTAL FOR FLAMMABLE / COMBUSTIBLE LIQUIDS TANK INSTALLATION IS REQUIRED. AS PER CITY SPECIFICATION # 425, A PLAN MUST BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE 2016 CFC AND NFPA 30.
10. EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

DRAWING INDEX

ARCHITECTURAL PLANS

A-0.1	ABBREVIATIONS,NOTES, SYMBOLS,INDEX, MAP, BUILDING DATA, ETC.
A-0.2	GENERAL NOTES
A-0.3	GENERAL NOTES AND SPECIFICATIONS
A-0.3.1	GENERAL NOTES AND SPECIFICATIONS
A-0.5A	SITE PLAN AND ACCESSIBLE PATH OF TRAVEL
A-0.5B	EXIT ROUTES AND TACTILE SIGNAGE
A-0.6A	BASE BUILDING ACCESSIBILITY
A-0.6B	BASE BUILDING ACCESSIBILITY
A-0.7	BASE BUILDING RESTROOM ACCESSIBILITY PLANS
A-1.0	DEMOLITION AND DEMOLITION CEILING PLANS
A-2.0	CONSTRUCTION AND FINISH PLANS
A-3.0	POWER / VOICE / DATA AND REFLECTED CEILING PLANS
A-9.0	WALL PARTITION AND CEILING DETAILS
A-20.0	INTERIOR ELEVATIONS AND MILLWORK DETAILS

FOOD SERVICE DRAWINGS

K-01	FOOD SERVICE EQUIPMENT FLOOR PLAN & SCHEDULE
K-02	FOOD SERVICE PLUMBING PLANS
K-03	FOOD SERVICE ELECTRICAL & WALL BACKING PLANS
K-04	FOOD SERVICE ELEVATIONS
K-05	FOOD SERVICE DETAILS

***FOR REFERENCE ONLY SEPARATE PERMIT SHALL BE REQUIRED FOR THE FOLLOWING:

MECHANICAL PLANS

M-1	MECHANICAL NOTES AND T-24
M-2	MECHANICAL PLANS
M-3	MECHANICAL DETAILS

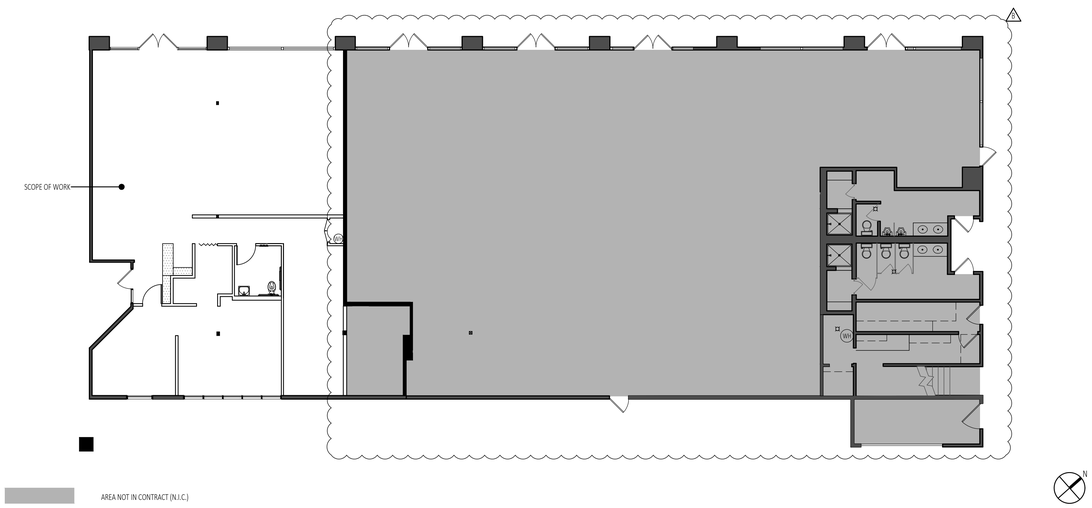
ELECTRICAL PLANS

E-1	ELECTRICAL COVER SHEET
E-2	ELECTRICAL SPECIFICATIONS (PART 1)
E-3	ELECTRICAL SPECIFICATIONS (PART 2)
E-4.1	TITLE 24 ENERGY CALCULATIONS
E-4.2	TITLE 24 ENERGY CALCULATIONS
E-5.1	ELECTRICAL LIGHTING & POWER PLANS
E-5.2	HVAC COORDINATION POWER PLAN
E-6	TYPICAL LIGHTING CONTROL DIAGRAMS (WATTSTOPPER)
E-7	ELECTRICAL DETAILS

PLUMBING PLANS

P-1	PLUMBING COVER SHEET
P-2	PLUMBING PLANS
P-3	PLUMBING PLANS

KEY PLAN

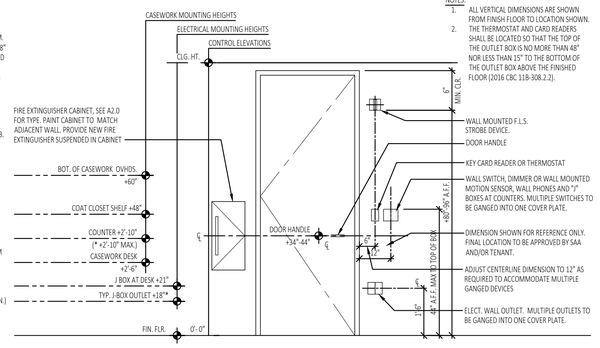


TYPICAL MOUNTING HEIGHT ELEVATION

CONTROL ELEVATIONS ARE COMPRISED OF:
FINISH CEILING LEVEL (FCL)
FINISH FLOOR LEVEL (FFL)
TOP OF SLAB (TOS)
ALL DIMENSIONS GIVEN ARE FROM FFL DATUM.
FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" THICK GLUE DOWN CARPET. FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS FOR SPECIFIC FLOORING INFORMATION.

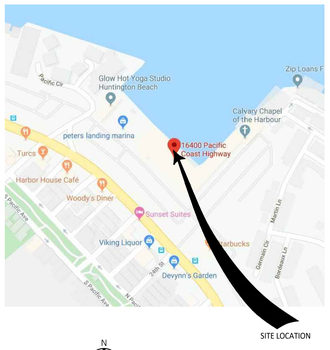
NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY VARIATIONS IN THE FLOOR SLAB.

CERTAIN ELEVATION DIMENSIONS ARE ASSOCIATED WITH CODE REQUIRED MAXIMUM OR MINIMUM MOUNTING HEIGHTS. SUCH DIMENSIONS SHOULD BE HELD DESPITE VARIATIONS IN THE SLAB. CODE DIMENSIONS ARE IN PARENTHESIS WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. E.G.: (* +15" MIN.)



NOTES:
1. ALL VERTICAL DIMENSIONS ARE SHOWN FROM FINISH FLOOR TO LOCATION SHOWN.
2. THE THERMOSTAT AND CARD READERS SHALL BE LOCATED SO THAT THE TOP OF THE OUTLET BOX IS NO MORE THAN 48" NOR LESS THAN 15" TO THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (2016 CBC 11B-308.2.2).

LOCATION PLAN



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PROJECT:
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saa
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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
11/07/19	ISSUE FOR ENGINEERING	
11/25/19	ISSUE FOR PLAN CHECK	
01/21/20	BULLETIN 1 - PLAN CHECK CORRECTIONS & TENANT REVISIONS	1
02/10/20	BULLETIN 2 - PLAN CHECK CORRECTIONS	2
05/07/21	REVISION TO PERMIT	3
06/11/21	PLAN CHECK CORRECTIONS	4

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DATE:	10/31/19
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09 00 00 FINISHES CONTINUED

09 60 00 - FLOORING

1 CONTRACTOR SHALL FINISH AND INSTALL ALL FLOOR FINISHES AS SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS.

2 CONTRACTOR TO PREP FLOORS FOR NEW FLOOR COVERING, FLOAT FLOORS TO LEVEL SURFACE AS REQUIRED TO ACCEPT NEW FLOOR FINISH MATERIAL. THE GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE). FLOOR LEVEL SHALL NOT EXCEED 1/8" IN 10-0" NON-CUMULATIVE.

3 THE GENERAL CONTRACTOR SHALL NOTIFY SAA AFTER FLOOR PATCHING IS COMPLETE AND RECEIVE THEIR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION OF FINISHED FLOORING.

4 SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

5 UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.

6 STONE, WOOD, AND TILE FLOORING CONTRACTORS TO SUBMIT TO SAA ACTUAL DIMENSIONED LAYOUT PLAN FOR APPROVAL PRIOR TO INSTALLATION.

7 THE GENERAL CONTRACTOR TO COORDINATE ALL FLOORING CONTRACTORS INVOLVED TO ASSURE FLUSH INSTALLATION OF ALL VARYING FLOOR MATERIALS USED. ALL TRANSITION METHODS TO BE APPROVED BY SHLEMMER+ALGAZE+ASSOCIATES.

8 CLOSET FLOORS ARE TO HAVE SAME FLOORING AS THE FLOORING IN ADJACENT AREA, UNLESS OTHERWISE NOTED.

9 ALL FINISHES SHALL HAVE A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2016 CBC 803.1& 803.1.1).

10 CONTRACTOR TO VERIFY AVAILABILITY OF ALL PRODUCTS SPECIFIED AND NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH PROJECT COMPLETION DATE. PRODUCTS MAY REQUIRE A TWO TO SIX WEEK LEAD-TIME. NOTIFY ARCHITECT OF ALL LONG LEAD ITEMS.

11 NO SUBSTITUTIONS OF ANY MATERIAL ALLOWED WITHOUT WRITTEN APPROVAL OF ARCHITECT.

12 PROVIDE APPROPRIATE SEALER ON STONE FLOORING TO ACHIEVE THE SUP COEFFICIENT REQUIRED BY CODE. OBTAIN ALL TEST RESULTS AND PROVIDE THE ORIGINAL TEST RESULTS TO THE SAA. APPLY SEALER PER MANUFACTURES INSTRUCTIONS.

13 THE GENERAL CONTRACTOR SHALL PROVIDE AS PART OF HIS BID, A SEPARATE UNIT COST FOR EACH FLOORING MATERIAL SPECIFIED FOR THIS PROJECT. REFER TO SHEET A-2.0 FOR FLOORING MATERIALS SPECIFIED. PROVIDE A SEPARATE COST FOR THE INSTALLATION OF THE FLOORING MATERIAL. ANY BID THAT DOES NOT PROVIDE A BREAK DOWN WILL BE CONSIDERED NON-RESPONSIVE AND NOT ACCEPTED.

09 65 00 - RESILIENT FLOORING

1 THE GENERAL CONTRACTOR, AFTER PROPOERLY CLEANING THE FLOORING MATERIAL, SHALL GIVE RESILIENT TILE FLOOR TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX WHICH IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION ENTIRELY SATISFACTORY TO SHLEMMER+ALGAZE+ASSOCIATES.

2 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION PRIOR TO PUNCH LIST.

09 65 13 - RESILIENT BASE AND ACCESSORIES

1 RUBBER AND/OR VINYL BASE SHALL IN ALL CONDITIONS MATCH THE COLOR OF ADJACENT WALL U.O.N. GENERAL CONTRACTOR TO CONFIRM WITH SAA EXACT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE TO SAA FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

2 ALL RESILIENT BASE TO BE AS SPECIFIED ON SHEET A-2.0. ALL MASONRY WALLS AND DRYWALL SHALL HAVE SPECIFIED STRAIGHT VINYL BASE IN CARPETED AREAS AND COVE VINYL BASE IN RESILIENT TILE AREAS UNLESS OTHERWISE NOTED.

3 PROVIDE BLACK RUBBER REDUCER STRIP WHERE CARPET AND VCT TRANSITION OCCURS, UNLESS OTHERWISE NOTED.

09 68 00 - CARPETING

1 ALL ROLL CARPETING SHALL BE INSTALLED DIRECT GLUE, U.O.N.

2 ALL CARPET SEAMS ARE TO BE SEALED AS PER CARPET MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. SEAMING DIAGRAMS TO BE APPROVED BY SHLEMMER+ALGAZE+ASSOCIATES BEFORE ORDERING/INSTALLATION OF CARPETING.

3 ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. CARPET TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.

4 CARPET TILE SHALL BE INSTALLED IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET BUT NOT ITS FINAL SET.

5 INSTALL CARPET FROM THE SAME DYE LOT.

6 SUBMIT CARPET FROM ACTUAL CARPET RUNS. APPROVAL IS AT THE DISCRETION OF SAA AND OWNER.

7 CREATE CARPET TO CARPET OR CARPET TO OTHER FLOORING TRANSITIONS BENEATH THE CENTERLINE OF DOOR IN THE CLOSED POSITION.

8 WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN "X" OVER THE HOLE AND CARPET UNDER, THIS ALLOWS CARPET PATCHING WHERE OUTLETS ARE LATER CAPPED. DO NOT TRIM THE CARPET.

9 CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID AND INSTALLATION.

10 CARPET MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS TESTING AND PRODUCT REQUIREMENTS.

11 CARPET PAD, IF SPECIFIED, MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL TESTING AND PRODUCT REQUIREMENTS.

12 CARPET ADHESIVES MUST BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.

13 CONTRACTOR SHALL SUBMIT MSDS SHEETS, SIGNED ATTESTATIONS OR OTHER OFFICIAL LITERATURE FROM MANUFACTURER FOR ALL FLOOR FINISH, BASE AND ADHESIVES USED ON THE PROJECT.

09 72 00 - WALLCOVERINGS

1 THE GENERAL CONTRACTOR SHALL INSTALL WALLCOVERINGS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS, WHERE DESIGNATED. ALL WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES, ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALL COVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY SHLEMMER+ALGAZE+ASSOCIATES WILL BE REJECTED.

2 ALL FINISHES SHALL COMPLY TO A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2016 CBC 803.1 & 803.1.1)

3 ALL DRAPES, HANGING CURTAINS AND OTHER DECORATIVE MATERIALS SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION.

09 90 00 - PAINTING AND COATING

1 UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS.

2 WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIA, JAMBS, DOOR FRAMES, REVEALS, RETURNS, AND ALL ARCHITECTURAL SURFACES NOT INCLUDED IN CEILING.

3 PAINT COLORS SHALL BE SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES AND THE GENERAL CONTRACTOR SHALL SUBMIT THREE (3) SAMPLES (12" X 12") OF EACH COLOR SPECIFIED FOR REVIEW BY SHLEMMER+ALGAZE+ASSOCIATES.

4 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLE, SANDED, ETC. TO PROVIDE A PERFECTLY SMOOTH FINISH AND SURFACE READY FOR PRIME AND PAINT.

5 ALL EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLE OR PLASTER PATCHED.

6 ALL EXISTING UNEVENNESS IN ALL PARTITIONS SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PLASTER-PATCHED OR SPACKLED TO INSURE A PERFECTLY EVEN SURFACE.

7 ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING AND TWO FULL COATS OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS, UNLESS OTHERWISE NOTED.

8 THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACE HARDWARE, ETC., PRIOR TO PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. HE SHALL REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DIFFUSERS, REGISTERS AND SLAB FITTINGS, ETC.

9 THE CONTRACTOR SHALL USE A LATEX BASE PAINT IN COLORS AND FINISHES SELECTED BY SHLEMMER+ALGAZE+ASSOCIATES. CONTRACTOR SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT IN COLOR SELECTED BY SHLEMMER+ALGAZE+ASSOCIATES.

11 THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH-UP" PAINTING AND/OR PATCHING.

12 IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE ATTENTION OF SHLEMMER+ALGAZE+ASSOCIATES AND FINISHED PER SHLEMMER+ALGAZE+ASSOCIATES INSTRUCTION.

13 FINISH FRONT SIDE, BACK SIDE AND DOOR EDGES AT STRIKE SIDE AND HINGE SIDE. LEAVE TOP AND BOTTOM UNPAINTED TO PREVENT WARPING.

14 PAINT ALL METAL ACCESS DOORS AND ACCESS PANELS TO MATCH ADJACENT WALL OR CEILING FINISH. GRAPHICS ON DOOR OR PANEL (IF ANY) ARE TO BE REPAINTED/RE-APPLIED TO MATCH EXISTING, IF APPLICABLE.

15 CLOSET WALL SURFACES ARE TO BE PAINTED TO MATCH THE COLOR OF THE ADJACENT OUTSIDE WALL SURFACES.

16 ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION FOR THE PARTICULAR SURFACE.

17 ALL SURFACES SHALL BE PROPERLY PREPARED WITH APPROPRIATE SEALER PRIOR TO INSTALLATION OF WALLCOVERINGS AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.

18 CONTRACTOR TO REFINISH DOORS & FRAMES (REMOVE ALL SCRATCHES AND DINGS) WHEN THEY ARE BEING REUSED.

19 FACTORY PRIMED HOLLOW METAL DOORS AND FRAMES SHALL BE FINISHED WITH TWO COATS OF SEMI-GLOSS PAINT, UNLESS OTHERWISE NOTED.

20 ALL BASE TO BE PAINTED SHALL MATCH ADJACENT WALL U.O.N. SEE FLOOR FINISH PLANS FOR LOCATIONS AND FINISH SCHEDULE FOR SPECIFICATION.

09 00 00 FINISHES CONTINUED

5 ALL PARTITIONS SHALL BE SECURELY ANCHORED AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY THE STATE AND LOCAL CODES

6 THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL PARTITIONS, AND FOR ALL DUCT WORK, RETURN AIR OPENINGS AND GRILL OPENINGS ABOVE AND BELOW HUNG CEILING. THESE OPENINGS ARE TO BE COORDINATED WITH HVAC ENGINEERING DRAWINGS AND THE MECHANICAL CONTRACTORS SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.

7 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH SAA PRIOR TO FINAL INSTALLATION.

8 THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO A CHANGE ORDER FOR OPENING ANY PARTITIONS BECAUSE OF TELEPHONE INSTALLATION, SECURITY SYSTEMS OR COMPUTER DATA SYSTEMS.

9 SAA SHALL HAVE THE RIGHT TO REVIEW AND APPROVE ALL CHALK LINES PRIOR TO INSTALLATION OF WALL TRACK. SAA IS TO BE NOTIFIED OF ANY REQUIRED DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON PLAN OR ANY APPARENT CONSTRUCTION CONFLICTS.

10 THE GENERAL CONTRACTOR IS TO VERIFY, PRIOR TO BID, THE RATING OF THE EXISTING PARTITIONS, COLUMNS, ETC. THE GENERAL CONTRACTOR SHALL PROVIDE WALL FURRING AT EXISTING PARTITIONS WITH A RATING OF GREATER THEN 1 HOUR WHERE REQUIRED TO ACCOMMODATE ELECTRICAL OR PLUMBING CONDITIONS AS INDICATED ON THE DRAWINGS.

11 STANDARD DRYWALL STUDS SHALL BE ELECTRO-GALVANIZED STEEL WITH PUNCHED UTILITY OPENINGS AND KNURLED FLANGE WITH AT LEAST 1-1/4" WIDE FLANGE RETURNS. FURNISH 25 GA. STUDS EXCEPT WHERE 20 GAUGE OR HEAVIER IS SHOWN OR REQUIRED ON THE DRAWINGS.

12 GAUGE SPECIFIED ABOVE ARE A MINIMUM, WHERE REQUIRED STUD HEIGHT EXCEEDS CODE COMPLIANCE, PROVIDE HEAVIER GAUGE STUDS OR DECREASE STUD SPACING AS NECESSARY TO CONFORM TO CODE.

13 ALL INTERIOR PARTITIONS HAVE BEEN DESIGNED COMPLIANT TO 2016 CBC 1607.5 AND CAN WITHSTAND A HORIZONTAL LOAD OF 5 LBS. SEE SHEET A-9.0.

14 ALL FIRE RATED PARTITIONS SHALL MEET CONSTRUCTION REQUIREMENTS PER 2016 CBC TABLE 721.1(2) ITEM #13-1.1

15 ALL PIPE AND CONDUIT PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE FULLY SEALED WITH APPROVED FIRE RATED CALKING MATERIAL, AND ALL DUCTWORK FITTED WITH APPROPRIATELY SIZED FIRE DAMPERS.

09 29 00 - GYPSUM BOARD

1 ALL GYPSUM BOARD CONSTRUCTION IS TO MEET THE GYPSUM ASSOCIATION STANDARDS AS ENFORCED BY THE SOUTHERN CALIFORNIA DRYWALL CONTRACTORS ASSOCIATION INC.

2 THE GENERAL CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND J-MOULD TRIM AT ALL EXPOSED ENDS IN PLASTER AND DRYWALL PARTITIONS.

3 ALL DRYWALL SHALL BE INSTALLED WITH VERTICAL JOINTS ONLY. ALL JOINTS SHALL OCCUR AT STUDS ONLY. USE APPROPRIATE SIZE AND LENGTH FASTENERS TO SUIT APPLICATION.

4 GYPSUM BOARD FINISH SHALL BE AS REQUIRED BY SAA AND APPROPRIATE TO THE TYPE OF WALL AND LOCATION SERVED.

09 30 00 - TILING

1 CERAMIC TILE INSTALLATION METHOD - (DRY METHOD). CONTRACTOR TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 SPECIFICATIONS. HORIZONTAL MORTAR BED SHALL BE A THIN SET BOND COAT, DRY OR LATEX PORTLAND CEMENT MORTAR MEETING ANSI/TCA F113-89. VERTICAL APPLICATION SHALL MEET ANSI/TCA METHOD W242-89, GROUT SHALL BE CEMENTING DRY CURE TYPE WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE; COLOR TO BE AS SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. PROVIDE ALL NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

2 CERAMIC TILE INSTALLATION METHOD - (WET METHOD). CONTRACTOR TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 SPECIFICATIONS. HORIZONTAL MORTAR BED SHALL BE A THIN SET BOND COAT, DRY OR LATEX PORTLAND CEMENT MORTAR MEETING ANSI/TCA F122-89. VERTICAL APPLICATION SHALL MEET ANSI/TCA METHOD W223-89. SHOWER STALL SHALL MEET ANSI/TCA B416-89. GROUT SHALL BE CEMENTING DRY CURE TYPE WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE; COLOR TO BE AS SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. PROVIDE ALL NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

3 CONTRACTOR IS TO INSTALL CERAMIC TILE IN ACCORDANCE WITH ANSI/TCA A108.5 INSTALLATION SPECIFICATIONS. MORTAR BED SHALL BE A THIN-SET BOND COAT, DRY CERAMIC MORTAR MEETING ANSI/TCA A118.4. GROUT SHALL BE CEMENT DRY CURE TYPE, WITH LATEX ADDITIVE FOR STRENGTH AND ACID RESISTANCE, COLOR TO BE SPECIFIED BY DESIGNER. PROVIDE NECESSARY CAPS, STOPS, RETURNS, TRIMMERS AND OTHER SHAPES TO COMPLETE INSTALLATION. PROVIDE COVE TYPE BASE TO MATCH WALL WHERE WALL TILE IS USED, OTHERWISE MATCH COLOR OF FLOOR TILE. PROVIDE THRESHOLD AT WALL OR FRAME OPENINGS TO OTHER BUILDING AREAS NOT RECEIVING CERAMIC TILE FLOOR FINISH.

4 CERAMIC TILE INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND ANSI A108, A118 AND A136.

5 CERAMIC TILE LAYOUT DIAGRAM TO BE APPROVED BY SHLEMMER ALGAZE ASSOCIATES BEFORE ORDERING/INSTALLATION OF TILE.

09 33 00 - STONE TILING

1 STONE TILE INSTALLATION SHALL BE A THIN-SET APPLICATION CONFORMING TO ANSI A108.4 TCNA HANDBOOK AND SECTION 12 SHEET A0.2, REQUIREMENTS FOR HORIZONTAL AND VERTICAL APPLICATIONS. GROUTED JOINTS SHALL BE 1/16" AND CONFORM TO ANSI A108.10 AND TCNA HANDBOOK SPECIFICATIONS. GROUT COLOR TO BE SPECIFIED BY SHLEMMER+ALGAZE+ASSOCIATES. GROUT COLOR AT STONE TILE FLOORING SHALL BE COLORED TO MATCH THE ADJACENT FLOORING MATERIAL OR AS SELECTED BY SAA UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE COLOR IS TO BE INSTALLED, GROUT COLOR SHALL BE CONFIRMED WITH SAA BEFORE INSTALLATION. EXPANSION JOINTS SHALL MEET TCNA METHOD EJ171. ALL HORIZONTAL SURFACES SHALL RECEIVE A CLEAR SEALER COAT AS MANUFACTURED BY MIRA-SEAL #511 OR EQUAL, AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

2 PROVIDE FLUSH STONE THRESHOLD TO MATCH ADJACENT STONE FLOORING AT TRANSITIONS BETWEEN STONE AND CARPET FLOORING.

3 STONE TILE LAYOUT DIAGRAM TO BE APPROVED BY SHLEMMER ALGAZE ASSOCIATES BEFORE ORDERING/INSTALLATION OF TILE.

4 MARBLE TILE INSTALLATION SHALL BE A THIN-SET APPLICATION CONFORMING TO ANSI A108.4 AND TCNA HANDBOOK AND SECTION 12 SHEET GN-1, REQUIREMENTS FOR HORIZONTAL AND VERTICAL APPLICATIONS. GROUTED JOINTS SHALL BE 1/16" AND CONFORM TO ANSI A108.10 AND TCNA HANDBOOK SPECIFICATIONS. GROUT COLOR IS TO BE SELECTED BY SAA. EXPANSION JOINTS SHALL MEET TCNA METHOD EJ171. ALL HORIZONTAL SURFACES SHALL RECEIVE A CLEAR SEALER COAT AS MANUFACTURED BY MIRA-SEAL #511 OR EQUAL AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

09 50 00 - CEILINGS

1 CONTRACTOR SHALL REFER TO ALL PERTINENT SECTIONS OF THE GENERAL NOTES, SPECIFICATIONS, AND SCHEDULE OF FINISHES FOR COMPLETE AND PROPER INSTALLATION OF WORK.

2 GENERAL CONTRACTOR SHALL ENSURE CLEARANCE HEIGHT FOR LIGHT FIXTURES, DUCTS, FIRE SPRINKLERS, ETC. SHOULD ANY OBSTRUCTIONS OCCUR THAT PREVENT INSTALLATION OF ANY REQUIRED COMPONENT, NOTIFY SAA PRIOR TO INSTALLATION OF GRID. INSTALLATION WITHOUT APPROVAL SHALL BE REMOVED REINSTALLED PER DIRECTION OF SAA AT GENERAL CONTRACTORS SOLE EXPENSE.

3 FIRE/LIFE SAFETY FIXTURES SHOWN ON PLAN ARE SUGGESTED LOCATIONS ONLY. CONTRACTOR TO PREPARE AND COORDINATE DESIGN/BUILD DRAWINGS SHOWING APPROPRIATE LOCATION OF STROBES AND EXIT SIGNS. SUBMIT COORDINATED SHOP DRAWINGS TO SAA FOR REVIEW AND TO LOCAL FIRE DEPARTMENT FOR PERMIT PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION.

4 BOTH NEW AND EXISTING SPRINKLER HEADS FOR THE AREA OF WORK SHALL BE LOCATED PER SPRINKLER CONTRACTOR DESIGN/BUILD DRAWINGS. ONCE SUBMITTED TO AND REVIEWED BY SAA, DRAWINGS SHALL THEN BE SUBMITTED TO LOCAL FIRE DEPARTMENT FOR APPROVAL.

5 ALL FIXTURES, DEVICES, AND SPRINKLER HEADS ARE TO BE LOCATED AT THE CENTER OF CEILING TILE UNLESS NOTED OTHERWISE, PROVIDE PROPOSED LOCATIONS IN DRYWALL CEILING TO SAA FOR APPROVAL.

6 REFER TO DRAWING DETAILS FOR TYPICAL SUSPENDED CEILING GRID SUPPORT.

7 ALL LAY IN PANELS SHALL BE SECURED TO THE SUSPENSION SYSTEM WITH TWO HOLD-DOWN CLIPS MINIMUM FOR EACH TILE WITHIN A 4-FOOT RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS.

8 CEILING GRID SHALL BE INSTALLED WITHIN A LEVEL HORIZONTAL TOLERANCE OF 1/8" PER 12'-0". SUPPORT AND BRACE AS INDICATED ON REFLECTED CEILING PLAN DETAILS.

9 PROVIDE ACCESS PANELS WHERE REQUIRED WHEN CEILING SYSTEM IS SUSPENDED GYP. BOARD. (EXACT LOCATION OF ACCESS PANELS TO BE APPROVED BY OWNER/ ARCHITECT). ALL ACCESS PANELS IN GYPSUM BOARD CEILING TO BE GFRG ACCESS PANELS SIZED AS REQUIRED. "MOONLIGHT MOLDS" OR APPROVED EQUAL. PROVIDE BOTH 24" X 24" & 18" X 18" SIZED OPENING ACCESS PANELS. CONFIRM SIZE AND LOCATION WITH SAA. ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL, PLUMBING AND AIR CONDITIONING CONTROLS OR AS REQUIRED BY THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, NFPA, UPC AND LOCAL CITY CODES. IF LOCATION AND TYPE IS NOT SHOWN ON DRAWINGS, CONFIRM LOCATION AND TYPE WITH SAA PRIOR TO INSTALLATION.

10 RELOCATE/RAISE EXISTING BACK BOXES, CONDUIT, HVAC EQUIPMENT, DEVICES AND ANY OTHER ITEMS THAT WILL NEED UPWARD RELOCATION BASED ON NEW ROOM CEILING HEIGHT.

11 CEILING GRID SYSTEMS WITHIN AREA OF WORK ARE TO BE INSTALLED IN A CONTINUOUS GRID PATTERN SO THAT WHEN A PENETRATING PARTITION IS REMOVED, NECESSARY CEILING REPAIRS WILL RESULT IN A CONSISTENT CEILING GRID.

12 LATERAL BRACING SHALL BE PROVIDED BY WIRES OF MINIMUM 12 GA., SPLAYED IN FOUR DIRECTIONS AND 90 DEGREES APART. CONNECT TO THE MAIN RUNNER WITHIN 12 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITION. ATTACH TO WALLS OR BRACE AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. SUPPORT POINTS SHALL BE PLACED 12" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL

13 3403.6 - SUSPENDED CEILING UPGRADE. WHEN AN ADDITION, ALTERATION OR REPAIR IS PERFORMED ON AN OCCUPANCY IN WHICH THERE IS AN EXISTING SUSPENDED CEILING, SUCH SUSPENDED CEILING SHALL BE MODIFIED THROUGHOUT TO COMPLY WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636. (2016 CBC 808.1.1.3).

14 AT ALL EXISTING CEILINGS TO REMAIN, THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL AND /OR NEW COMPRESSION POST AND LATERAL BRACING OF THE CEILING GRID AT ALL AREAS WHICH ARE NOT IN COMPLIANCE WITH CURRENT CODES.

15 SUSPENSION SYSTEM SHALL BE AS INDICATED IN REFLECTED CEILING PLAN. LIGHT FIXTURES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS WITH NO. 12 WIRES.

16 PROVIDE NEW SUSPENDED CEILING TO CONCEAL PIPING, DUCTS, ETC. IN FINISHED ROOMS. IF EXISTING CONDITIONS REQUIRE DEVIATIONS FROM INDICATED CEILING HEIGHTS DUE TO STRUCTURAL OR MECHANICAL REQUIREMENTS, OBTAIN SAA APPROVAL BEFORE INSTALLING CEILING.

17 ALL CEILING FINISHES SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD INDEX OF 0 TO 25; SMOKE-DEVELOPED INDEX 0-450.

06 00 00 WOOD, PLASTICS AND COMPOSITES CONT.

4 ALL PLASTIC LAMINATE MILLWORK TO BE FABRICATED TO WI CUSTOM GRADE STANDARDS. ALL EXPOSED SURFACES TO BE LAMINATE. CASEWORK AT WHITE LAMINATE TO BE 5/8" WHITE KORTRON. CASEWORK AT COLORED LAMINATE SHALL BE 5/8" BLACK KORTRON.

5 COORDINATE LOCATIONS AND PROVIDE METAL BACKING AT WALL FRAMING FOR ALL WALL-MOUNTED CASEWORK. ALL "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING. CABINET CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. REFER TO DRAWING DETAILS FOR BACKING SUPPORT OF WALL HANGING ITEMS.

6 CONTRACTOR SHALL SUPPLY AND INSTALL ALL NECESSARY HARDWARE REQUIRED BY THE SPECIFICATIONS OR INTENT OF THE DESIGN. SUBMIT TO SAA FOR APPROVAL CUT SHEETS OF ALL CABINET HARDWARE AND SAMPLES OF ALL PULLS AND KNOBS PRIOR TO FABRICATION.

7 CONTRACTOR TO PROTECT CASEWORK DURING DELIVERY AND TAKE NECESSARY PRECAUTIONS TO ENSURE THAT INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.

8 COMPOSITE WOOD AND AGRIFIBER PRODUCTS, INCLUDING CORE MATERIALS, SHALL CONTAIN NO ADDED UREAFORMALDEHYDE RESINS.

9 LAMINATE ADHESIVES USED TO FABRICATE CASEWORK ON-SITE AND SHOP APPLIED ASSEMBLIES CONTAINING THESE LAMINATE ADHESIVES SHALL NOT CONTAIN UREAFORMALDEHYDE.

10 ALL ADHESIVES AND SEALANTS USED FOR MILLWORK, PANELING, OR VENEERING SHALL BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.

11 AEROSOL ADHESIVES SHALL MEET REQUIREMENTS EQUAL TO GREEN SEAL STANDARD GC-36 IN EFFECT JANUARY 1, 2011.

12 THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET CONTRACTOR.

13 ALL CABINET FINISHES SHALL BE AS NOTED ON THE DETAILED DRAWINGS.

14 THE CABINET CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON ALL WOOD DOORS.

15 WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.

16 ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.

17 WHERE FILES ARE SHOWN AS BEING SET INTO CABINET WORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.

18 THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE CASEWORK, STONE, OR OTHER SPECIALTIES CONTRACTORS.

19 ALL CASEWORK SHOWN SHALL HAVE PLASTIC LAMINATE TOPS, UNLESS OTHERWISE NOTED.

20 SHELVES AND SEMI-EXPOSED SURFACES, INCLUDING DRAWER INTERIORS, SHALL BE FINISHED WITH A MELAMINE CABINET LINER OF A UNIFORM COLOR THROUGHOUT.

21 ADJUSTABLE METAL SHELF STANDARDS SHALL BE DAPPED OR DRILLED INTO THE SIDES OF CABINETS, UNLESS OTHERWISE NOTED.

06 20 00 - FINISH CARPENTRY

1 WOOD BASE SHALL, IN ALL CONDITIONS, BE INSTALLED RECESSED AND MATCH THE COLOR OF THE ADJACENT WALL, U.O.N. GENERAL CONTRACTOR TO CONFIRM WITH ARCHITECT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE FOR SAA APPROVAL PRIOR TO PUR

SPECIAL INSPECTIONS

THE OWNER SHALL PROVIDE FOR A SPECIAL INSPECTOR(S) WHO WILL PROVIDE SPECIAL INSPECTIONS OF THE CONSTRUCTION AS PRESCRIBED BY THE CODE, THE CONSTRUCTION DOCUMENTS, OR THE REFERENCED ICC-ESR APPROVAL REPORT. IN NO CASE SHALL THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS PROVIDE FOR ANY LESS THAN THE MINIMUM REQUIREMENTS OF THE CODE OR ANY OTHER GOVERNING AUTHORITY. ANY SUCH DISCREPANCY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY THE CITY OF LOS ANGELES TO PROVIDE INSPECTIONS OF THE SPECIFIC CONSTRUCTION OR OPERATION REQUIRED. PROOF OF SUCH QUALIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL,THE ENGINEER, ARCHITECT AND THE CONTRACTOR IN A TIMELY MANNER. ALL DISCREPANCIES BETWEEN THE INSPECTORS WORK AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED,TO THE ENGINEER, ARCHITECT AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL KEEP RECORDS SUCH THAT ALL CONCERNED PARTIES CAN IDENTIFY THE OUTSTANDING WORK THAT NEEDS CORRECTION AND SUCH THAT CORRECTED WORK IS RECORDED IN A TIMELY MANNER. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. IF NON-CONFORMING WORK REMAINS,THEN THIS WORK SHALL BE ITEMIZED AND NOTED IN THE REPORT. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA, ON SITE, FOR THE SPECIAL INSPECTOR TO RECEIVE CORRESPONDENCE AND AN AREA TO LEAVE CORRESPONDENCE FOR THE BUILDING OFFICIAL AND THE CONTRACTOR. THE CONTRACTOR SHALL DESIGNATE A QUALITY CONTROL INDIVIDUAL THAT SHALL ACT AS THE MAIN POINT OF CONTACT FOR THE INSPECTOR, ENGINEER AND ARCHITECT REGARDING INSPECTIONS ISSUES. A PRE-INSPECTION MEETING SHALL BE HELD AND ORGANIZED BY THE CONTRACTOR ONCE INSPECTION HAS STARTED. AS A MINIMUM, THE ENGINEER, SPECIAL INSPECTOR, ARCHITECT, BUILDING OFFICIAL, OWNER'S REPRESENTATIVE AND THE CONTRACTOR'S QUALITY CONTROL INDIVIDUAL SHALL BE INVITED TO ATTEND. THE PURPOSE OF THE MEETING WILL BE TO MEET EACH OTHER, CONFIRM THE SCOPE OF WORK FOR EACH DISCIPLINE, ESTABLISH COMMUNICATION PROTOCOLS AND ANSWER ANY QUESTIONS.

ITEMS REQUIRING SPECIAL INSPECTION

NON-STRUCTURAL COMPONENTS

INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS	PERIODIC
1. ARCHITECTURE COMPONENTS: ERECTION & FASTENING OF THE FOLLOWING: (SEE NOTES 1 AND 5)		X
a. EXTERIOR CLADDING (SEE NOTE 2)		X
b. INTERIOR & EXTERIOR NON BEARING WALLS (SEE NOTE 3)		X
c. INTERIOR & EXTERIOR VENEER (SEE NOTE 2)		X
d. ANCHORAGE OF ACCESS FLOORS		X
e. ANCHORAGE OF SUSPENDED CEILING GRIDS AND STORAGE RACKS≥ 8'-0" IN HEIGHT (SEE NOTE 7)		X
f. ERECTION OF GLASS ≤ 30'-0" IN HEIGHT ABOVE AN ADJACENT GRADE OR WALKING SURFACE IN GLAZED CURTAIN WALLS, GLAZED STOREFRONTS, AND INTERIOR GLAZED PARTITIONS.		X
2. MECHANICAL COMPONENTS: INSTALLATION OF THE FOLLOWING (SEE NOTE 4)		X
a. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS		X
b. ANCHORAGE OF ALL ELECTRICAL EQUIPMENT (SEE NOTE 6)		X
c. PIPING SYSTEMS THAT CARRY FLAMMABLE, COMBUSTIBLE, OR HIGHLY TOXIC PIPING SYSTEMS AND THEIR ASSOCIATED MECHANICAL UNITS		X
d. HVAC DUCTWORK THAT WILL CONTAIN HAZARDOUS MATERIALS		X
e. VIBRATION ISOLATION SYSTEMS WHERE THE MAXIMUM CLEARANCE (AIR GAP) BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT IS ≤ 0.25 INCHES		X
3. DURING FABRICATION AND INSTALLATION OF ISOLATOR UNITS AND ENERGY DISSIPATION DEVICES IF USED AS PART OF SEISMIC ISOLATION SYSTEM		X

NOTES:

1. SPECIAL INSPECTION IS NOT REQUIRED FOR ARCHITECTURAL COMPONENTS ≤30 FEET IN HEIGHT ABOVE GRADE OR WALKING SURFACE.
2. SPECIAL INSPECTION IS NOT REQUIRED FOR CLADDING AND VENEER WEIGHING 5 PSF OR LESS.
3. SPECIAL INSPECTION IS NOT REQUIRED FOR INTERIOR NON BEARING WALLS WEIGHING ≤15 PSF.
4. IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, OR F
5. IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E, OR F
6. IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY E OR F
7. SUSPENDED CEILINGS AND ANCHORAGE SHALL BE INSTALLED AND INSPECTED IN ACCORDANCE PER THE SPECIFIED ICC-ESR #1308.

STRUCTURAL ANCHORS

INSPECTION TASK	FREQUENCY OF INSPECTION	
	CONTINUOUS	PERIODIC
1. POST INSTALLED ANCHORS:		
a. EXPANSION ANCHORS	X	
b. ADHESIVE ANCHORS	X	
c. POWDER DRIVEN FASTENERS		X
2. ANCHORAGE OF STORAGE RACKS ≥ 8'-0" IN HEIGHT		X

26 00 00 ELECTRICAL CONTINUED

10 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.

11 ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON SAA PLANS.

12 ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.

13 POWER AND TELEPHONE OUTLETS SHOWN ON PLANS ARE NOT INCLUSIVE OF ALL OUTLETS REQUIRED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER ALL REQUIRED OUTLETS PRIOR TO COMPLETING WALL CONSTRUCTION.

14 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING. ALL ELECTRICAL WIRING SHALL BE PLACED IN CONDUIT.

15 UNLESS OTHERWISE NOTED, ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITIONING DIMENSIONS CENTERED BETWEEN.

16 ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.

17 THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED.

18 PROVIDE NEW BLANK COVER PLATES FOR ABANDONED OUTLET LOCATIONS.

19 CONVENIENCE RECEPTACLES SHALL BE DUPLEX TYPE RATED 15 AMP, 125 V., GROUNDED TYP., UNLESS OTHERWISE NOTED.

20 THE ELECTRICAL CONTRACTOR WILL COORDINATE HIS WORK WITH THE AIR CONDITIONING ENGINEER AND CONTRACTOR PRIOR TO EXECUTING HIS WORK.

21 AS IT RELATES TO THIS SET OF DOCUMENTS A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFIC EQUIPMENT USAGE.

22 ELECTRICAL CONTRACTOR TO FIELD VERIFY THAT ALL CIRCUITS AT THE MAIN PANEL ARE ADEQUATE FOR NEW REQUIREMENTS, AND SHALL INSTALL NEW CONDUIT, CIRCUITS, AND PANELS IF REQUIRED.

23 ALL EXPOSED ELECTRICAL DEVICES, I.E. SWITCHES, STROBES, OUTLETS, WALL TELEPHONE MOUNTS, ETC. AND ALL COVERPLATES TO MATCH "BLDG. STD.".

24 GENERAL CONTRACTOR IS TO VERIFY THE POWER REQUIREMENT AND CIRCUITING OF ANY SPECIALTY EQUIPMENT DURING ROUGH IN ELECTRICAL TO INSURE THE PROPER VOLTAGE AND CIRCUIT CONFIGURATION.

25 GENERAL CONTRACTOR IS TO HAVE FURNITURE VENDOR APPROVE ALL POWER AND TELEPHONE FEEDS FOR WORKSTATIONS PRIOR TO INSTALLATION. G.C. IS TO HAVE FURNITURE VENDOR APPROVE ALL ELECTRICAL AND DATA IN PRIVATE OFFICES PRIOR TO INSTALLATION.

26 FURNITURE VENDOR FOR EITHER WORKSTATIONS OR CASEWORK SHALL FIELD VERIFY LAYOUT TO VERIFY CLEAR DIMENSIONS REQUIRED FOR FURNITURE PRIOR TO ORDERING FURNITURE. DO NOT SCALE THE DRAWINGS.

27 CONTRACTOR MUST COORDINATE ALL ELECTRICAL OUTLETS FOR FURNITURE WITH FURNITURE CONTRACTOR BEFORE PLACEMENT IN FIELD.

28 CONTRACTOR SHALL PROVIDE ELECTRICAL DRAWINGS STAMPED AND SIGNED BY LICENSED ENGINEER. PROVIDE COMPLETE WORKING DRAWINGS, CALCULATIONS AND DESCRIPTIVE DATA AS REQUIRED TO OBTAIN PERMITS FOR TENANT ELECTRICAL WORK. (DOES NOT ALWAYS APPLY)

29 LABEL ALL JUNCTION BOXES WITH CIRCUITS. LABEL PANEL WITH PREPRINTED TYPEWRITTEN PANEL SCHEDULE.

30 ALL CONDUIT SHALL BE EMT OR FLEX, NO BX OR PREWIRED CABLE ALLOWED.

31 ALL ELECTRICAL OUTLETS TO BE 120V. SINGLE PHASE AND MINIMUM 15 AMPS 3-WIRE GROUNDED WITH 1/2" CONDUIT. (UNLESS OTHERWISE NOTED)

32 PROVIDE SUPPORT FOR ALL CONDUITS ABOVE THE CEILING AS REQUIRED PER CODE.

33 ENSURE THAT ROOM SEPARATION OF LIGHTING IS MAINTAINED BY PROVIDING SWITCHING REQUIRED TO ACCOMPLISH THIS.

34 ELECTRICAL ENGINEER WILL BE RESPONSIBLE FOR EMERGENCY LIGHTING CALCULATIONS AND SPECS.

35 IF LIGHT FIXTURES ARE TO BE REUSED/RELOCATED, CONTRACTOR SHALL CLEAN & RE-LAMP TO MATCH. ALL LIGHTS AND FIXTURES OF THE SAME TYPE (NEW AND EXISTING) SHALL HAVE MATCHING LAMPS.

36 ALL SWITCHING AND LIGHTING LAYOUTS SHALL COMPLY WITH TITLE 24.

37 VERIFY QUANTITY OF LIGHT FIXTURES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS. IF QUANTITY IS DIFFERENT NOTIFY ARCHITECT DURING BIDDING.

26 52 00 - SAFETY LIGHTING

1 GENERAL CONTRACTOR SHALL PROVIDE AN EMERGENCY EXIT AND EXIT LIGHTING SYSTEM AS REQUIRED BY GOVERNING JURISDICTIONS.

2 GENERAL CONTRACTOR TO PROVIDE EXIT SIGNS READILY VISIBLE TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE PROPERLY ILLUMINATED. (2016 CBC 1013.5 AND 1013.6) ALL EXIT SIGN GRAPHICS, ILLUMINATION, AND POWER SOURCE MUST COMPLY WITH (2016 CBC 1013.5 AND 1013.6)

3 CONTRACTOR MUST COMPLY WITH (2016 CBC 1013.5 AND 1013.6) FOR THE EXIT SIGN GRAPHIC, ILLUMINATION, AND POWER SOURCE.

4 THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11-LUX) AT THE WALKING SURFACE LEVEL. (2016 CBC 1008.1, 1008.2)

5 EXIT ILLUMINATION SHALL COMPLY WITH 2016 CBC SECTION 1008 AND 1013.

6 EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE.

EXCEPTION: MAIN EXTERIOR EXIT DOORS WHICH OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS NEED NOT BE SIGNED WHEN APPROVED BY THE BUILDING OFFICIAL.

7 WHEN NECESSARY, THE FINAL LOCATION AND QUANTITY OF EXIT SIGNS SHALL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF ANY WORK.

8 THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND (3/4" X 6" LETTERS MIN.)

27 00 00 COMMUNICATIONS

1 ALL FIXTURES PROVIDED FOR DATA CABLING SHALL COMPLY WITH DATA CONSULTANT'S PERFORMANCE CRITERIA. (EG: CAT5, ECAT5, CAT6...)

2 ALL FIRE PREVENTION WIRING IS TO BE PLACED IN CONDUIT.

3 FIRE RATED TEFLON PLENUM CABLES SHALL BE USED FOR TELEPHONE AND ANY LOW-VOLTAGE CIRCUITS NOT IN CONDUIT.

4 PROVIDE TELEPHONE OUTLET BOXES (WHERE SHOWN ON "ELECTRICAL/ TELEPHONE PLAN") AND ALL NECESSARY CONDUIT RUNS TO TELEPHONE EQUIPMENT AS REQUIRED.

5 ALL TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.

6 PROVIDE CONDUIT FROM SERVER ROOM TO CEILING FOR HORIZONTAL CABLE DISTRIBUTION. DATA VENDOR TO CONFIRM SIZE AND QUANTITY OF CONDUITS.

7 CONTRACTOR TO COORDINATE TELEPHONE/ DATA CONDUIT SIZE REQUIREMENTS WITH CLIENTS TELEPHONE/ DATA VENDOR.

8 CONTRACTOR TO PROVIDE CONDUIT AND NECESSARY CONNECTIONS BETWEEN TENANT'S TELEPHONE EQUIPMENT AND BUILDING MAIN TELEPHONE CLOSET. SIZE AS REQUIRED BY TENANT VENDOR.

28 46 00 FIRE DETECTION AND ALARM

1 SMOKE DETECTORS SHALL BE INSTALLED IN TENANT SPACE BY LICENSED ALARM SYSTEMS CONTRACTOR, WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM.

2 REWORK FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO COMPLY WITH 2016 NFPA 72.

3 PROVIDE EMERGENCY NOTIFICATION SYSTEM FOR THE HEARING AND VISUAL IMPAIRED PER A.D.A. REQUIREMENTS AND 2016 CBC 11B-215.

10 00 00 SPECIALITIES

10 44 16 - FIRE EXTINGUISHERS

1 A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM 2A10BC RATING SHALL BE PROVIDED EVERY 75' OF TRAVEL DISTANCE FROM ANY POINT WITHIN THE AREA DEFINED AS SCOPE OF WORK PER THESE PLANS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

12 00 00 FURNISHINGS

12 21 00 - WINDOW BLINDS

1 CONTRACTOR IS TO PROVIDE BUILDING STANDARD BLINDS AT ALL EXTERIOR WINDOWS. CONTRACTOR IS VERIFY THE CONDITION OF THE EXISTING BLINDS PRIOR TO PRICING. PROVIDE A PRICE TO CLEAN ALL BLINDS. CONTRACTOR IS TO SEAL ALL BLINDS TO PREVENT DUST FROM COLLECTING. IF BLINDS ARE IN NEED OF REPLACEMENT OR MISSING PROVIDE A COST FOR NEW IN THESE LOCATIONS. VERIFY CONDITION OF ALL BLINDS AT WINDOWS PRIOR TO PRICING. ANY NEW BLINDS SHALL MATCH EXISTING, VERIFY MANUFACTURER, STYLE, COLOR AND MOUNTING PRIOR TO PRICING. ANY NEW INTERIOR GLAZING IS TO BE PROVIDED WITH NEW BUILDING STANDARD BLINDS TO MATCH EXISTING.

2 REPAIR/REPLACE WINDOW COVERINGS WHERE NECESSARY, SEE SHEET A-2.0 FOR SPECIFICATION

21 00 00 FIRE SUPPRESSION

1 EXISTING FIRE SPRINKLER SYSTEM IS BUILDING STANDARD U.O.N.

2 REWORK FIRE SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND TO COMPLY WITH CURRENT CODE.

3 AT ALL GYPSUM BOARD CEILING AREAS USE FULLY CONCEALED SPRINKLER HEADS, COLOR SHALL BE WHITE.

4 EXTEND/MODIFY FIRE/LIFE SAFETY SYSTEM AS REQUIRED.

5 IT IS INTENDED THAT FIRE SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY GENERAL CONTRATOR WITH DEFERRED APPROVAL.

6 FIRE SPRINKLER PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY APPROPRIATELY LICENSED CONTRACTOR FOR BUILDING PERMIT ISSUANCE, AND PRIOR TO INSTALLATION OR MODIFICATION OF EXISTING SYSTEM.

22 00 00 PLUMBING

1 FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES SHOWN ON ALL CONSTRUCTION PLANS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.

2 THE PLUMBING CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS AND ACCESSORIES TO SHLEMMER+ALGAZE+ASSOCIATES FOR REVIEW AND APPROVAL.

3 THE PLUMBING CONTRACTOR SHALL COORDINATE AND INSTALL HIS WORK IN ACCORDANCE WITH MANUFACTURERS PUBLISHED SPECIFICATIONS.

4 ALL EXISTING PLUMBING BEING ABANDONED SHALL BE CAPPED BEHIND EXISTING FINISHED SURFACES. EXISTING SURFACES SHALL BE PATCHED TO MATCH EXISTING SURROUNDING SURFACES IN MATERIAL AND FINISH. THE GENERAL CONTRACTOR SHALL ALSO INCLUDE IN HIS BID A COST FOR WORK FOR CEILING REMOVAL AND REINSTALLATION REQUIRED FOR PLUMBING WORK IN CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR BEING RENOVATED.

5 THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

6 FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURES PIPE OR APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BUILDING.

7 BEFORE BEING COVERED UP OR BUILT-IN ALL PIPING SHALL BE TESTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

8 TOILET FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS.

9 OTHER FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 POUNDS.

10 FAUCET CONTROLS OR OTHER PLUMBING FIXTURE OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

23 00 00 HVAC

1 THE HVAC ENGINEER WILL PROVIDE NECESSARY ENGINEERING DRAWINGS TO REWORK ALL EXISTING EQUIPMENT.

2 SUBMIT SHOP DRAWINGS INDICATING ALL NEW WORK AND ALL EXISTING EQUIPMENT TO REMAIN INCLUDING DIFFUSERS, THERMOSTATS AND ANY REQUIRED ACCESS PANELS, TO SHLEMMER+ALGAZE+ASSOCIATES. FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.

3 THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL THEIR WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATIONS AT COMPLETION OF THE JOB.

4 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

5 ANY BUILDING SERVICE SHUT DOWNS REQUIRED FOR THIS WORK SHALL BE REQUIRED IN WRITING BY THE HVAC CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE HVAC CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. ANY SHUT DOWN AFFECTING THE NORMAL HVAC SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE ON OVERTIME AND OFF HOURS.

6 BALANCING OF ENTIRE SYSTEM SHALL BE DONE BY AN INDEPENDENT AIR BALANCE COMPANY. SUBMIT REPORT TO SHLEMMER+ALGAZE+ASSOCIATES AND BUILDING OWNER.

7 ALL DUCT WORK SHALL BE INSULATED PER CODE REQUIREMENTS FOR THERMAL AND ACOUSTIC CONSIDERATIONS.

8 MECHANICAL VENTILATION IN TOILET ROOM SHALL PROVIDE ONE (1) COMPLETE AIR CHANGE EVERY FIFTEEN (15) MINUTES AND SHALL BE VENTED TO OUTSIDE AIR.

9 ALL NEW MATERIALS REQUIRED SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE EXISTING.

10 ALL NEW DIFFUSERS SHALL MATCH APPEARANCE OF EXISTING.

11 THE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL ACCOMMODATE THE NEW OCCUPANCY. ALL ROOMS AND AREAS SHALL HAVE SUPPLY AND RETURN AIR. THERMOSTATS SHALL HAVE AUTOMATIC CHANGEOVER FEATURE, (NO MANUAL SWITCHING FROM HEATING TO COOLING CYCLES), WITH METAL, NON VISUAL TAMPER PROOF COVERS.

12 PRIOR TO INSTALLATION, HVAC ZONES AND T-STAT LOCATIONS SHALL BE APPROVED BY TENANT & COORDINATED WITH FURNITURE PLANS AND WALL FINISH LOCATIONS.

13 CONTRACTOR TO VERIFY WITH ARCHITECT IF LINEAR DIFFUSER IS REQUIRED WHERE CEILING SYSTEM IS GYP. BOARD.

14 REWORK ALL EXISTSING HVAC SYSTEM TO ACCOMMODATE NEW CONSTGRUCTION.

15 FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2016 CBC SECTION 716. SMOKE DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2016 CBC SECTION 716.

16 THE GENERAL CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE HUNG CEILINGS TO MATCH AREA CALCULATIONS REQUIREMENTS AS SHOWN ON ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS.

17 DESIGN/BUILD DOCUMENTS SHALL COORDINATE EXISTING DIFFUSER AND SPRINKLER HEAD LOCATIONS. CONTRACTOR TO RELOCATE DIFFUSERS AND/OR SPRINKLER HEADS AS REQUIRED BY BUILDING CODE. CONTRACTOR TO PROVIDE LOCATION LAYOUT TO SAA PRIOR TO INSTALLATION.

26 00 00 ELECTRICAL

1 THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH MANUFACTURERS SPECIFICATIONS.

2 THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

3 ALL NEW MATERIALS SPECIFIED SHALL COMPLY WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC. IN EVERY CASE WHERE SUCH A PARTICULAR TYPE OF MATERIAL IS SPECIFIED, UNLESS OTHERWISE NOTED.

4 VERIFY LOCATION OF FLOOR MONUMENT CORES WITH SAA IN THE FIELD PRIOR TO THE START OF ANY CORING.REFER ALSO TO SECTION 01 73 29 - CUTTING AND PATCHING. (COORDINATE CORE LOCATION WITH MILLWORK AND FURNITURE LAYOUT). PROVIDE CONDUIT DISTRIBUTION FROM CORES TO WALL STUB-UPS. PROVIDE FIRE SAFING AND SMOKE SEALANT AT FLOOR PENETRATIONS AS REQUIRED.

5 PROVIDE FIRE CAULKING AND OR ACOUSTICAL CAULKING AT OUTLETS AT ACOUSTICAL AND FIRE RATED PARTITIONS. TYPICAL DIMENSION RANGE GIVEN AT ALL PRIVATE OFFICES IS A GENERAL GUIDELINE. OUTLETS ON EITHER SIDE OF THE WALL SHOULD SHIFT, 6" TO 12" IN OPPOSITE DIRECTIONS.

6 NO "BACK-TO-BACK" OUTLETS ARE PERMITTED WITHIN A WALL. OUTLETS MUST BE STAGGERED IN LOCATION AND INSTALLED IN SEPARATE STUD CAVITIES.

7 REFER TO DETAIL ON SHEET A-0.1 FOR TYPICAL INSTALLATION HEIGHT OF ALL WALL MOUNTED DEVICES, SWITCHES, OUTLETS, AND THERMOSTATS. LOCATE TOP OF THERMOSTATS, PULL BOXES, CONTROL DEVICES AND SWITCHES/DIMMERS AT A MAXIMUM OF 48" ABOVE FINISHED FLOOR TO TOP OF OUTLET BOX. WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER, PROVIDE A SINGLE PIECE COVERPLATE

8 THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTSHEETS OF ALL FIXTURES AS DIRECTED.

9 THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO THE CABINET WORK WITH THE CABINET CONTRACTOR AS REQUIRED.

CONSTRUCTION SPECIFICATIONS

1. WALL MOUNTED FIRE EXTINGUISHER, REFER TO SPECIFICATION BELOW:
   MANF.: POTTER-ROEMER
   MODEL: PROVIDE CLASS "K" EXTINGUISHER AT KITCHEN; PROVIDE TYPE "ABC" IN DINING AREA.

EQUIPMENT SPECIFICATIONS

NOTE: SEE FOOD SERVICE, PLUMBING, AND ELECTRICAL EQUIPMENT SCHEDULE FOR SPECIFICATIONS.

PROJECT:

HIMALAYAN GRILL

SUITE 120
16400 PACIFIC COAST HWY
HUNTINGTON BEACH, CA 92649

saa
interiors + architecture
CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
SAN FRANCISCO, CA • ISELIN, NJ • NEW YORK, NY

6083 Bristol Parkway
Culver City, CA 90230 T 310.553.3252

18600 MacArthur Blvd., Suite 100
Irvine, CA 92612 T 949.724.8958

515 South Flower St., Suite 1200
Los Angeles, CA 90071 T 213.929.1400

535 Mission St., Suite 2027
San Francisco, CA 94105 T 415.390.6793

485C US Route 1 South, Suite 105
Iselin, NJ 08830 T 848.200.1200

711 3rd Ave., 6th Floor
New York, NY 10017 T 917.512.6688

www.saaia.com

STAMP AND SIGNATURE:

CONSULTANTS:

NOTE: GC TO REVIEW APPLICABLE NOTES. MECHANICAL, PLUMBING & ELECTRICAL TO REQUIRE SEPARATE PERMIT

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
11/07/19	ISSUE FOR ENGINEERING	
11/25/19	ISSUE FOR PLAN CHECK	
01/21/20	BULLETIN 1 - PLAN CHECK CORRECTIONS & TENANT REVISIONS	1
02/10/20	BULLETIN 2 - PLAN CHECK CORRECTIONS	2
05/07/21	REVISION TO PERMIT	1
06/11/21	PLAN CHECK CORRECTIONS	3

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DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

SHEET NO:

A-0.3

UNREASONABLE HARDSHIP REQUEST - FORM A

Unreasonable Hardship Request – Form A

Project Address: 16400 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA 92649	**Permit Number:**
Project Description/Location: **Type:** ☐**Alteration** ☐ **Structural Repair** ☐ **Addition**	**Permit Valuation:** $175,000 ***Adjusted Cost of Proposed Construction:** $140,000

PATH OF TRAVEL REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION

Accessible Features	Does existing feature meet accessibility standards of Chapter 11B of the current CBC?	Will this feature be replaced or altered to meet Chapter 11B of the current CBC?	If so, how much will be spent to make this feature accessible?
1. Accessible entrance	YES	NO	$
2. Accessible route to the altered area	YES	NO	$
3. Accessible restroom for each sex or a unisex restroom	NO	YES	$ 35,000
4. Accessible telephones	NO	NO	$
5. Accessible drinking fountains	NO	NO	$
6. Other (Any of the below)			
A. Accessible parking spaces	YES		UNDER SEPARATE PERMIT #B2018-002074
B. Signs	YES		UNDER SEPARATE PERMIT #B2018-002074
C. Alarms	YES		UNDER SEPARATE PERMIT #B2018-002074
D. Other:	YES		UNDER SEPARATE PERMIT #B2018-002074
Cost of All Features Provided (A)	Summary of costs of Accessible Features Nos. 1-6 provided above.		$ 35,000
Adjusted Cost of Proposed Construction (B)	Construction cost for all proposed work on this permit application except Accessible Features Nos. 1-6 provided above.		$ 140,000
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost on Same Path of Travel.		22 %

Description of Access Features Provided: NEW ACCESSIBLE UNISEX RESTROOM

Applicant Certification
I certify that the above information is true and correct to the best of my knowledge and belief.

Signature: Date: 11.21.19	Company: SAA INTERIORS + ARCHITECTURE
Name:(print) ROSEMARY WOOD	Address: 18600 MACARTHUR BLVD., SUITE 100
Title: Architect of Record	City, State Zip: IRVINE, CA 92612
Agent for: ☐ Owner ☒Architect ☐ Engineer ☐ Contractor	Phone No.: 949.608.3718

*If an area has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area or a different area on the same path of travel are undertaken within three years of the original alteration, the total cost of alterations to the areas on that path of travel during the preceding three-year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEETS

City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 – 1647

PROJECT ADDRESS
PERMIT NUMBER
DATE

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

Pre-Project Waste Diversion Plan (non-shaded portion). Indicate diversion method with an 'X' in appropriate column along with the name of vendor/facility. Calculate anticipated diversion and landfill percentage of each material type. If you are sending mixed construction debris to a transfer station for sorting, enter the same destination for all materials in the mix. List deconstructed items for reuse on-site (donated / sold), on the next page. Include the approximate weight in the column for reusable items.

Post-Project Waste Diversion Report (shaded portion). Enter actual weight in pounds for each category. Calculate weight column total and diversion rate. Keep all receipts for final report.

If applicant is using Green Halo online tracking system, this worksheet (including Waste Diversion Plan & Waste Diversion Report) is NOT REQUIRED! Green Halo offers a free web-based Waste Management Plan and Project Tracking System which can be found by visiting https://www.greenhalosystems.com.

WASTE DIVERSION PLAN (FOR PLAN CHECK ONLY)

MATERIAL	ANTICIPATED DIVERSION					ANTICIPATED WASTE	
	RUSE	RECYCLE	COMPOST	ESTIMATE % OF EACH MATERIAL	VENDOR/FACILITY	LANDFILLED	ESTIMATED % OF LAND FILLED MATERIAL
ASPHALT			N/A	100%			
CONCRETE			N/A	100%			
DIRT & ROCK (From previously undeveloped lots)			N/A	100%			
AT LEAST 65% DIVERSION OF THE FOLLOWING MATERIALS. DIVERSION BASED ON AMOUNT OF THE COMBINED TOTAL WEIGHT OF MATERIALS BELOW:							
CARDBOARD							
CARPET, PADDING/FOAM							
BRICK, MASONRY, TILE							
METALS							
PLANT DEBRIS							
SHEETROCK (Not painted)							
CLEAN WOOD							
CEILING TILE							
PAINTED WOOD, PAINTED DRYWALL, PLYWOOD							
REUSABLE ITEMS							
ROOFING							
OTHER DEBRIS							
OTHER DEBRIS							

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CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

Reusable items such as cabinets, built-ins, framing lumber, siding, etc. are encouraged to be reused on-site. Please list accordingly.

ITEM	USE LOCATION	OFF-SITE BENEFACTOR OR DECONSTRUCTION COMPANY
	ON-SITE OFF-SITE	
	ON-SITE OFF-SITE	
	ON-SITE OFF-SITE	

WEIGHT CONVERSION FACTORS

Use the following conversion factors as well as receipts from previous jobs to help you with your estimated diversion for the Waste Diversion Plan. The Waste Diversion Report is a record of your actual diversion and disposal. The Waste Diversion Report and receipts from landfills, transfer stations and recyclers must be available for review at your final building inspection.

Asphalt paving, crushed = 1,380 lbs / cubic yard	Concrete, scraps, loose = 1,855 lbs / cubic yard
Asphalt/shingles comp, loose = 418.5 lbs / cubic yard	Earth, loose = 2,052 lbs / cubic yard
Brick, laid flat = 20 lbs / square foot flat	Fiberglass insulation, loose = 17 lbs / cubic yard
Brick, loose = 120 lbs / cubic foot, 3,200 lbs / cubic yard	Sheetrock scrap, loose = 393.5 lbs / cubic yard
Ceramic tile, scrap, loose = 1,214 lbs / cubic yard W	Rock, crushed = 2,570 lbs / cubic yard

Please submit three (3) copies of this worksheet with your building permit application and this worksheet shall be electronically placed / made a part of plans.

For instructions on how to fill out this form, see "Waste Diversion Worksheet Instructions" located online at the Building Division website under Frequently Requested Forms.

For more information, visit http://www.huntingtonbeachca.gov/government/departments/planning-building or contact the Building Division at (714) 536–5241.

City of Huntington Beach
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2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 – 1647

PROJECT ADDRESS
PERMIT NUMBER
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CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET
LOCAL RECYCLING DEALERS / FACILITIES

The categories of recyclable materials are as follows:
- Construction and Demolition Materials: Brick, concrete, dirt, granite, gravel, pavement/asphalt and sand.
- Green Wastes: Compost, grass clippings, leaves, pruning, and Christmas trees.
- Glass: Beverage containers, crushed glass, and window panes.
- Wood: Bark, boards, planks, chips, pallets, plywood, sawdust and shavings.

Note: Although a company may designate the acceptance of materials in one or more categories, please call to verify the materials and quantities produced on your project are accepted. You may also visit Cal Recycle at http://www.calrecycle.ca.gov/condemo/recyclers/RecyclerSearch.aspx for other local dealers and facilities.

Rainbow Disposal 17121 Nichols Ln, Huntington Beach, CA 92647, Phone #: (714) 847-3581	♻	♻	♻	♻	♻	Huntington Beach Recycling 7632 Slater Ave, Huntington Beach, CA 92647, (714) 841-4885		♻			
						Rainbow Disposal 17121 Nichols Ln, Huntington Beach, CA 92647, Phone #: (714) 847-3581	♻	♻	♻	♻	♻
Dan Copp Crushing Corp. 1120 N. Richfield Rd, Anaheim, CA 92807, (714) 777-6400	♻					1035 East 4th St, Santa Ana, CA 92701 (714) 664-0159	♻	♻	♻	♻	♻
Aguinaga Company 16355 Construction Cir #W, Irvine, CA 92606, (949) 786-9558			♻			R.J. Noble 15505 E. Lincoln Ave, Orange, CA 92865 (714) 637-1550	♻				
(concrete, concrete blocks, asphalt only) 8200 Katella Ave Stanton, CA 90680, (714) 894-1988	♻					TVI Gold Coast Recycling 7973 Irvine Blvd, Irvine, CA 92618 (949) 551-0363	♻	♻	♻	♻	♻
All Variety Metals, Inc 1016 Santiago St, Santa Ana, CA 92701 (714) 835-9235		♻			♻	Sunset Environmental 16122 Construction Cir #E, Irvine, CA 92606, (949) 654-1562	♻	♻	♻	♻	♻

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEETS

City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 – 1647

CONSTRUCTION & DEMOLITION DEBRIS RE-USE & RECYLING PROGRAM

Construction and Demolition (C & D) Debris Re-Use and Recycling Program

When a project is covered by the updated Huntington Beach C & D Ordinance Section 8.21, it must recycle 65% of the debris it generates. Please review the table below for our current requirements.

Planned Start Date	January 1st, 2017
Covered projects	Effective January 1st, 2017 • Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project. ☐ All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials. ☐ Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement
Materials required to be recycled	65% of all generated waste must be diverted / recycled per 2016 California Green Building Standards Code, Chapter 4, section 4.408 for all new residential and Chapter 5, section 5.408.1 – 5.408.3 and 5.713.8 – 5.713.8.3 for all non-residential new construction, additions and/or alterations. Please complete attached for C & D Debris Waste Log.
How to recycle	Mixed C & D: All debris (no wet garbage) into one bin. Source-Separated: Separate by type.
Who can haul debris	Mixed C & D: Permit-holder, self-haul or truck-haul, waste generator or franchised hauler. Source-Separated: Anyone
Where debris may go	Mixed C & D: City of Huntington Beach approved Mixed C & D facility such as Rainbow Disposal or see attached for other approved local processing facilities. Source-Separated: any facility that accepts the material.
Processing fee	*Processing fee is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.*
Security Deposit	*Required security deposit is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.*
Fines	*Fines are currently being evaluated. Please continue to check with the Building Division counter staff for further updates.*
Documentation	Permit-holder must keep a waste log of all materials hauled away from project site, as well as all weight tickets of disposed and recycled material. The waste log must be submitted at permit issuance, framing inspection and prior to building final approval.
How to comply	1. Register your project either online using Green Halo Systems or by completing the Waste Reduction Recycling Plan (WRRP) form attached. Make sure to enter the Green Halo project tracking number on the WRRP form. The Green Halo System is a FREE web based system that will help you create your waste management plan, upload your recycling date throughout your construction process and generate your final report for project compliance. 2. Create waste diversion plan in Green Halo and print out Project Information page. Submit (3) copies of the Waste Diversion Form and (3) copy of the waste diversion plan print-out from Green Halo with your Building Permit Application. 3. Divert debris as specified on the plan and collect required documentation. Be sure to ask for construction debris receipts from transfer stations in order to qualify for diversion requirements. Upload recycling and disposal receipts to Green Halo. 4. Pre-Building Final: show the Building Inspector final Green Halo report demonstrating diversion rate compliance. Note, the final report is not required for single family renovations. NOTE: If you are unable to use Green Halo, complete the C & D Debris Waste Diversion Worksheet instead. Fill-out the Waste Diversion Plan (non-shaded) portion of the document prior to starting your project and the Waste Diversion Report (shaded) portion of the document prior to final inspections. Assistance: For assistance with the Diversion Plan Worksheet, contact the Building Division at (714) 536 – 5241. For Green Halo Systems, please visit www.greenhalosystems.com or call (888) 525 – 1301 (M-F 8am to 5pm).

City of Huntington Beach
Department of Community Development
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 – 1647

CONSTRUCTION & DEMOLITION DEBRIS RE-USE & RECYLING PROGRAM

This form must be complete for the following types of projects:
- Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project.
- ☐ All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials.
- Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement

WRRP must be submitted and APPROVED prior to issuance of building permits. Incomplete forms will be returned to applicant and may delay issuance of permit(s). Each building requires a separate WRRP. Deliver WRRP with permit application to the Building Division permit counter, 2000 Main St, 3rd Floor, Huntington Beach, CA 92648. Allow 5-10 business days for WRRP processing. You may call (714) 536 – 5241 with inquiries regarding this form.

DO NOT ATTACH ADDITIONAL ITEMS

Permit #: B-2019-008294
Address: SUITE 120, 16400 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA 92649
CONTACT NAME: Courtney Parks COMPANY: Pendulum Property Partners TITLE: Director of Property and Construction Contact
Mailing Address: 5 Peters Canyon Road, Suite 350 City: Irvine
Phone State: CA Zip: 92606
#: 949-449-1383 Fax #: Email: cparks@pendulumPP.com

For lines 1, 2 and 3, please check only 1 item for each:
1) Project Type: ■ New Construction ■ Addition /Alteration ■ Demolition
2) Building Type: ■ Non-residential ■ Low-rise residential/Duplex ■ Apartment/Multi-Family
3) Tenant Improvement (check one): ■ Yes ■ No
4) Size of Project: ±7,573 sq. ft. Project Valuation: $165,000
5) Estimated Start Date / / Estimated Completion Date / /
6) Compliance method (Check one and provide required information)
■ Green Halo System (Enter tracking number) ■ Waste Diversion Plan Worksheet (if not using Green Halo)
7) Briefly describe project (i.e.: renovate warehouse, remodel office, etc.)
8) How will scrap or waste material be handled to ensure salvage, re-use or recycling?
9) How will employees and sub-contractors be notified of recycling proposed plan and goals?

PROJECT:
HIMALAYAN GRILL

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HUNTINGTON BEACH, CA 92649

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STAMP AND SIGNATURE:

CONSULTANTS:

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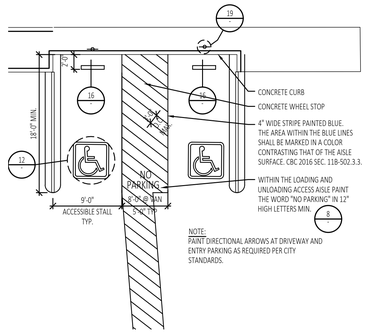
DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

GENERAL NOTES AND SPECIFICATIONS

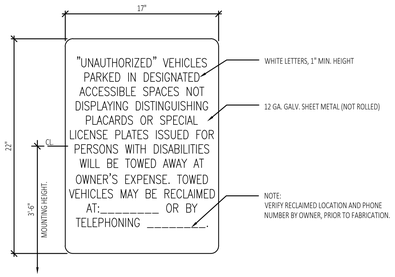
SHEET NO:

A-0.3.1



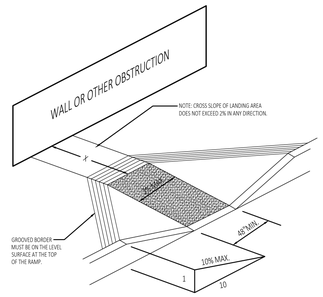
NOTE:
PAINT DIRECTIONAL ARROWS AT DRIVEWAY AND ENTRY PARKING AS REQUIRED PER CITY STANDARDS.

EXISTING ACCESSIBLE PARKING STALL | SCALE 1/8" = 1'-0" | 17



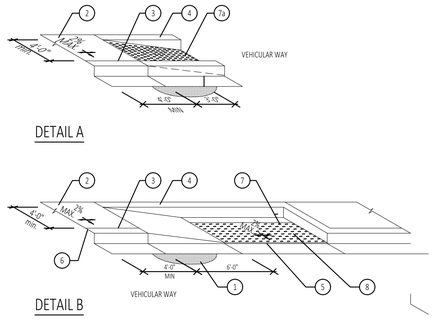
NOTE:
1. HELVETICA MEDIUM - UPPER AND LOWER CASE 1" LETTER.
2. BLANK SPACES ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS PERMENT PART OF THE SIGN.

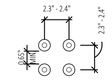
ENTRY SIGNAGE | SCALE 1-1/2" = 1'-0" | 13



NOTE:
TRUNCATED DOME DETECTABLE WARNING SURFACE IS REQUIRED ON SHADED PORTION OF THE RAMP.

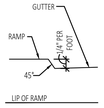
(E) BUILT-IN RAMPS AND CURB-CUT RAMPS | SCALE 1-0" = 1'-0" | 18





RAISED TRUNCATED DOME PATTERN

RAISED TRUNCATED DOME



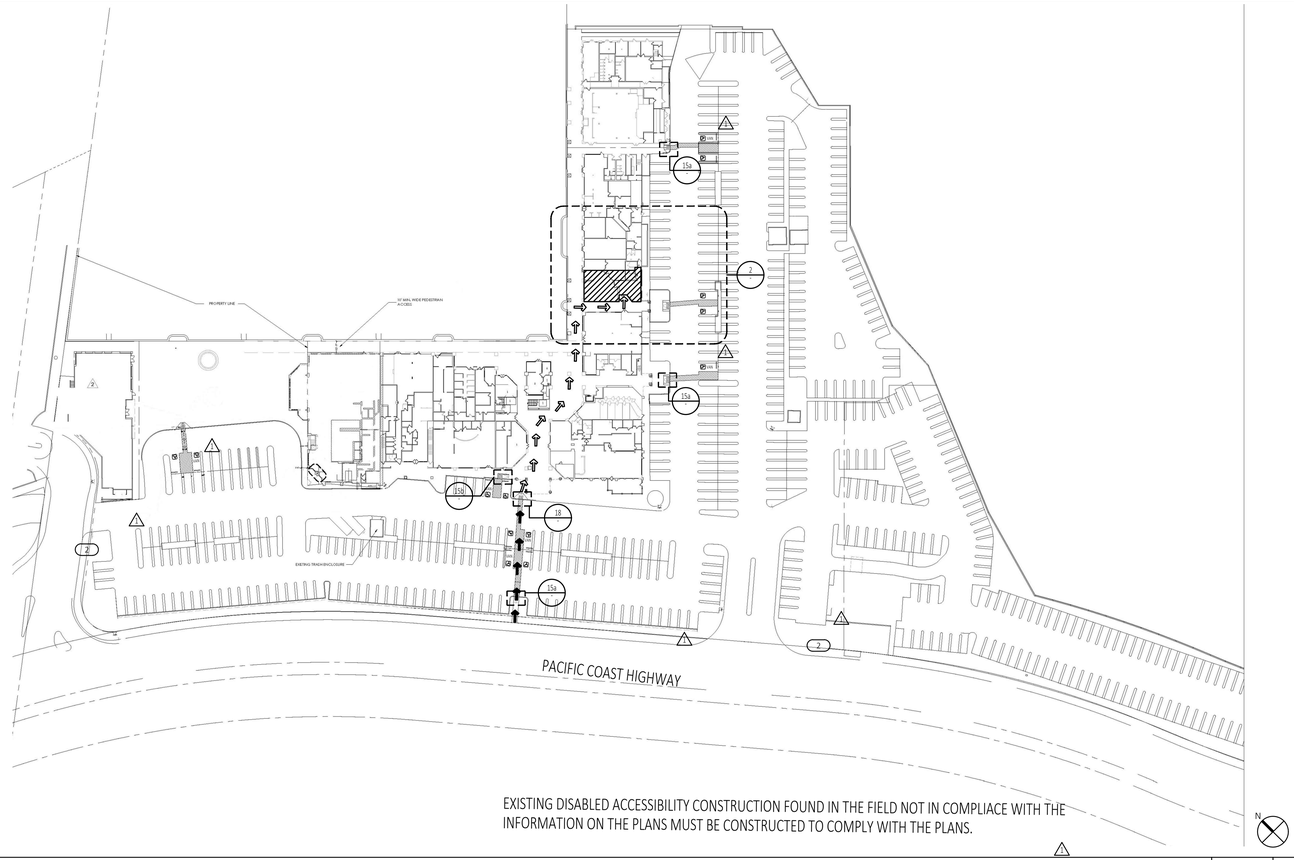
LIP OF RAMP

1. PAVEMENT
2. ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 48" MIN. (UNLESS OTHERWISE NOTED ON PLANS)
3. TOP FACE OF CURB
4. WALL, FENCE, LANDSCAPING OR OTHER OBSTRUCTION
5. 0" CURB FACE WITH 1/4" LIP (SEE DETAIL)
6. SCORE MARK, BACK TOP OF CURB
7. A MINIMUM 36-INCH WIDE SECTION OF TRUNCATED DOMES SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJOINS A VEHICULAR WAY (0" CURB FACE). DOMES SHALL BE FED-STD 595 COLOR FS 33538 YELLOW.
7a. TRUNCATED DOMES SHALL BE PROVIDED ON THE FULL SURFACE OF THE RAMP WHEN RAMP ADJOINS A VEHICULAR WAY. (0" CURB FACE). DOMES SHALL BE FED-STD 595 COLOR FS 33538 YELLOW.
8. 36" DEEP X WIDTH OF LANDING (CBC 2016 11B-406)

NOTES:
A. DETECTABLE WARNING SURFACES, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST-IN-PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE. THE PREFABRICATED SURFACE (NO RUBBER MATS ALLOWED) SHALL BE EITHER TACTILE TILES, BY CARSONITE INTERNATIONAL CORPORATION OR DETECTABLE WARNING MATS, BY DETECTABLE WARNING SYSTEMS, OR APPROVED EQUAL. ALL DETECTABLE WARNINGS SHALL COMPLY WITH CBC 2016 SEC. 11B-705.

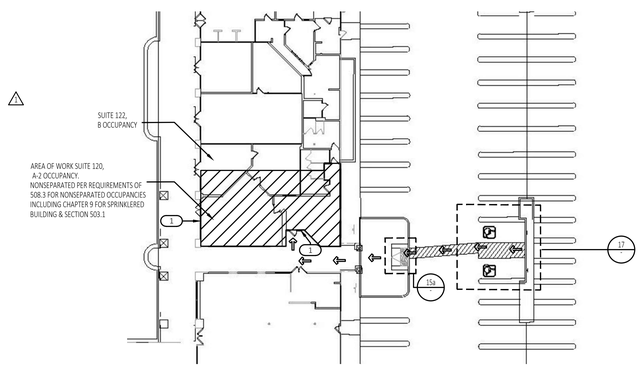
B. MINIMUM RAMP THICKNESS SHALL BE 4" P.C.C. OVER 4" CLASS II A.B. OVER 6" OF SUBGRADE. ALL AB AND/OR SUBGRADE SHALL BE PROCESSED TO 95% RELATIVE COMPACTION.

(E) CURB TRUNCATED DOMES, RAMP, AND GROOVES | SCALE 1-1/2" = 1'-0" | 15



EXISTING DISABLED ACCESSIBILITY CONSTRUCTION FOUND IN THE FIELD NOT IN COMPLIACE WITH THE INFORMATION ON THE PLANS MUST BE CONSTRUCTED TO COMPLY WITH THE PLANS.

OVERALL SITE PLAN | SCALE: N.T.S. | 1



ENLARGED SITE PLAN | SCALE: N.T.S. | 2

SITE UNDER CONSTRUCTION PER PERMIT # B2018-002074

FOR REFERENCE ONLY

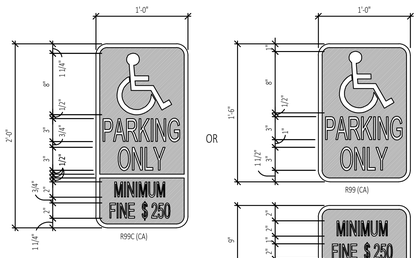
LEGEND

ACCESSIBLE PATH OF TRAVEL. WALKING SURFACES SHALL NOT HAVE A RUNNING SLOPE EXCEEDING 1:20. THE CROSS SLOPE OF THE WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48. (CBC 11B-402.2). CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" MINIMUM.

AREA OF WORK

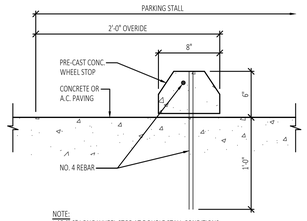
KEYNOTES

1. SYMBOL OF ACCESSIBILITY SIGNAGE FOR 5/ A-0.5B.
2. EXISTING SITE ENTRY SIGNAGE. SIGN SHALL BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. SEE DETAIL #13/-.



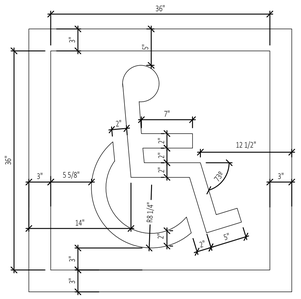
COLOR:
BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE) FED-STD 595 COLOR FS 15090

ACCESSIBLE SIGNS | SCALE 1-1/2" = 1'-0" | 20



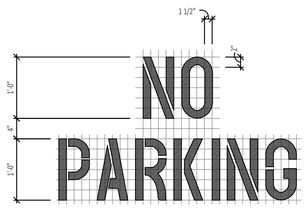
NOTE:
USE 6'-0" LONG WHEEL STOP AT DOUBLE STALL CONDITIONS CENTERED ON STRIPING
USE 4'-0" LONG WHEEL STOP AT SINGLE STALL CONDITIONS 1'-0" FROM CENTERLINE OF STRIPING

CONCRETE WHEEL STOP | SCALE 1-1/2" = 1'-0" | 16



ACCESS PARKING STALL EMBLEM, MIN. 36"X36", WHITE BORDER, WHITE WHEEL CHAIR, BLUE BACKGROUND, TYP. PER CBC 2016 SEC. 11B-703.7.2.1.

PARKING SPACE EMBLEM | SCALE 1'-0 = 1'-0" | 12



THE WORDS 'NO PARKING' SHALL BE PAINTED IN THE LOADING AND UNLOADING AREA IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH ON CONTRASTING BACKGROUND AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT PER CBC 2016 SEC. 11B-502.3.3.

'NO PARKING' PAVEMENT MARKING | SCALE 1 = 1'-0" | 8

PROJECT:
HIMALAYAN GRILL

SUITE 120
16400 PACIFIC COAST HWY
HUNTINGTON BEACH, CA 92649

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STAMP AND SIGNATURE:

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
11/07/19	ISSUE FOR ENGINEERING	
11/25/19	ISSUE FOR PLAN CHECK	
01/21/20	BULLETIN 1 - PLAN CHECK CORRECTIONS & TENANT REVISIONS	1
02/10/20	BULLETIN 2 - PLAN CHECK CORRECTIONS	2
05/07/21	REVISION TO PERMIT	3
06/11/21	PLAN CHECK CORRECTIONS	4

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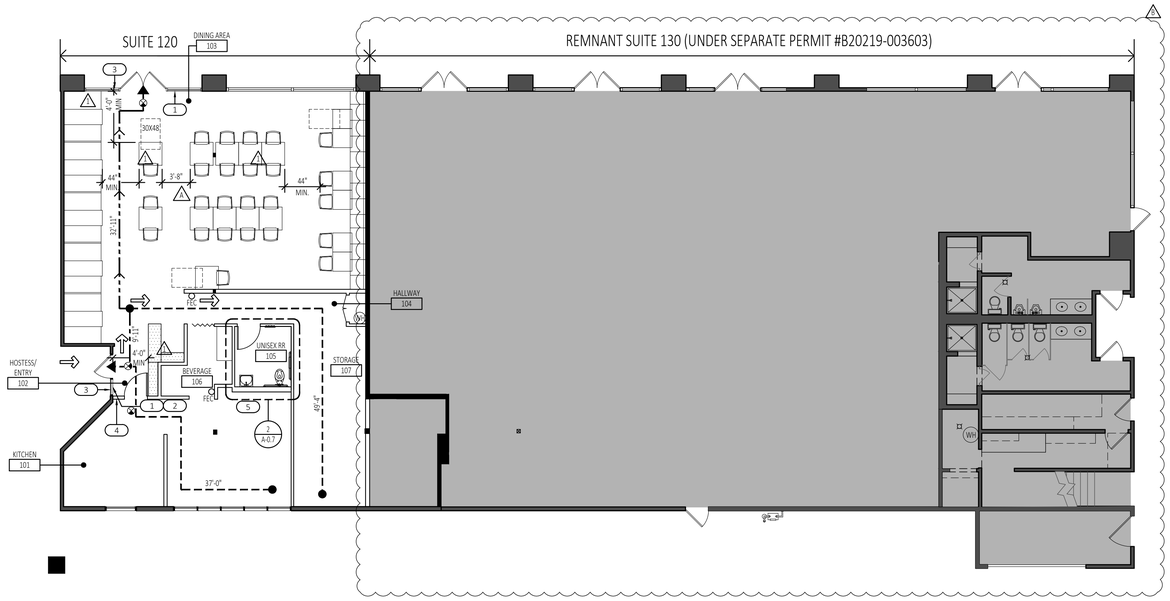
DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

SITE PLAN AND ACCESSIBLE PATH OF TRAVEL

SHEET NO:

A-0.5A



NOTE: COMMON AREA RESTROOMS MANAGED BY BUILDING OWNER ARE LOCATED ON PREMISES WITHIN 200' OF SUITE.

EXIT ANALYSIS - SUITE 120

USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
DINING AREA: BOOTH SEATING ASSEMBLY UNCONCENTRATED	274 888	1 PERSON/24 INCHES 15 NET	26 59
KITCHEN/BEVERAGE	470	200 GROSS	3
HOSTESS/ENTRY	71	5 NET	15
HALLWAY	96	100	1
STORAGE	193	300	1
UNISEX RR	58	-	-

OCCUPANT CALCULATION - SUITE 120

MAXIMUM TOTAL # OF OCCUPANTS	105
TOTAL OCCUPANT SQUARE FOOTAGE	±2,050
# OF EXITS REQUIRED FOR TABLE 1004.1.2 & 1020.2	2
# OF EXITS FOR SUITE	2

EXIT ANALYSIS - REMNANT SUITE 122

USE	SQUARE FOOTAGE	LOAD FACTOR	OCCUPANTS LOAD
OFFICE	1,221	100	12

OCCUPANT CALCULATION - REMNANT SUITE 122

MAXIMUM TOTAL # OF OCCUPANTS	12
TOTAL OCCUPANT SQUARE FOOTAGE	±1,221
# OF EXITS REQUIRED FOR TABLE 1004.1.2 & 1020.2	1
# OF EXITS FOR SUITE	1

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06/11/21	PLAN CHECK CORRECTIONS	5

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DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

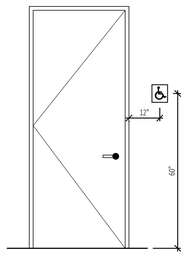
EXIT ROUTES AND TACTILE SIGNAGE

SHEET NO:

A-0.5B

EXIT ANALYSIS / COMMON PATH OF EGRESS DISTANCE / MAXIMUM TRAVEL DISTANCE / TACTILE EXIT SIGN LOCATIONS

SCALE: 1/8"=1'-0" | 3



NOTE: ALL SIGNAGE SHALL COMPLY WITH 2016 CBC 11B-703. REFER TO SHEET A-0.6 FOR ADDITIONAL INFORMATION

SYMBOL OF ACCESSIBILITY SIGNAGE

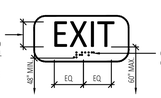
SCALE: NTS | 5

TACTILE EXIT SIGNS

TACTILE EXIT SIGN

PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT +60" A.F.F. MOUNTED LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN SWING PATH OF THE DOOR [11B-307 (PROTRUDING OBJECTS); SEC. 1033.4 AND 11B-703 (TACTILE EXIT SIGNAGE)]

LETTERS & NUMBERS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE RAISED CHARACTERS. SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" CHARACTERS AND BRAILLE SHALL BE IN HORIZONTAL FORMAT AND WITH BRAILLE PLACED 3/8" MIN AND 4" MAX DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED.



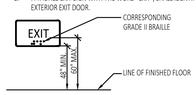
NOTES

1. SIGNS W/ RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE & 60" MAXIMUM ABOVE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE BEYOND THE ARC OF THE DOOR SWING BETWEEN THE CLOSED POSITION AND THE 45 DEGREE OPEN POSITION.
2. RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I". STROKE THICKNESS OF THE UPPERCASE "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER.

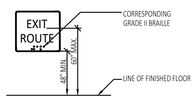
LITERARY BRAILLE STANDARD DIMENSIONS
DOT DIAMETER - .059"
INTER-DOT SPACING - .090"
HORIZONTAL SEPARATION BETWEEN CELLS - .241"
VERTICAL SEPARATION BETWEEN CELLS - .395"

TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. A TACTILE EXIT SIGN WITH THE WORD "EXIT", SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR.



2. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.

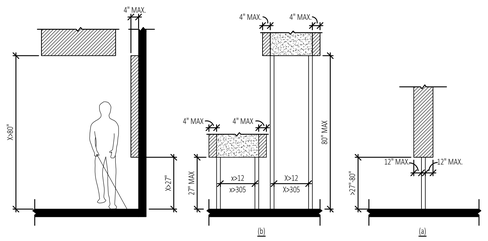


KEYNOTES

1. TACTILE EXIT SIGNAGE. SEE DETAIL #1
2. PROVIDE NEW OCCUPANT LOAD SIGNAGE PER SECTION 1004.3 SIGN WALL SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM. REFER TO APPLICABLE ASSEMBLY OCCUPANT LOAD CALCULATION PER EXIT ANALYSIS TABLE ON THIS SHEET.
3. INTERNATIONAL SYMBOL OF ACCESSIBILITY LOCATED ON 1st FLOOR. SEE DETAIL #5
4. TACTILE EXIT ROUTE SIGNAGE. SEE DETAIL #2.
5. NEW ANSUL FIRE PROTECTION SYSTEM TO BE PROVIDED PER SHEET K-01.

LEGEND

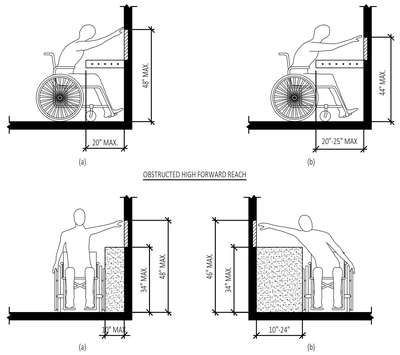
- AREA NOT IN CONTRACT (N.I.C.).
- EXISTING CONSTRUCTION TO REMAIN.
- NEW CONSTRUCTION, TYPICAL PARTITION UNLESS OTHERWISE NOTED.
- COMMON PATH OF EGRESS
- MAXIMUM PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL
- FEC — WALL MOUNTED FIRE EXTINGUISHER ON WALL HANGER BRACKET. TYPE "K" AT KITCHEN, TYPE "ABC" AT DINING AREA.



LIMITS OF PROTRUDING OBJECTS

POST-MOUNTED PROTRUDING OBJECTS

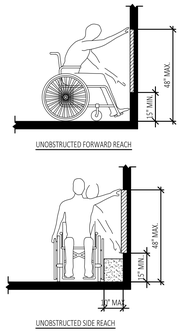
13 PROTRUDING OBJECTS
3/8" = 1'-0"



OBSTRUCTED HIGH FORWARD REACH

OBSTRUCTED HIGH SIDE REACH

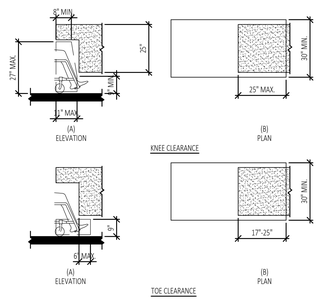
14 OBSTRUCTED REACH
3/8" = 1'-0"



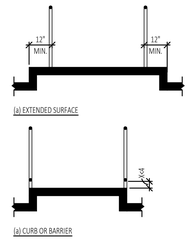
UNOBSTRUCTED FORWARD REACH

UNOBSTRUCTED SIDE REACH

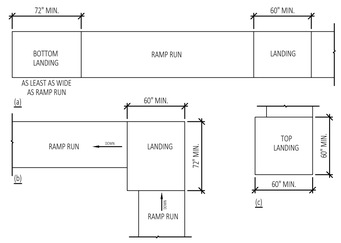
15 UNOBSTRUCTED REACH
3/8" = 1'-0"



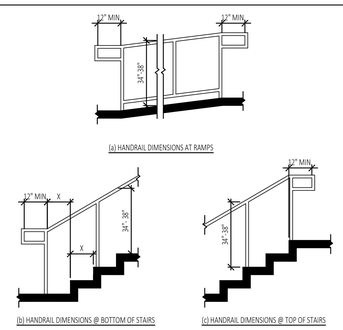
16 TOE CLEARANCE
3/8" = 1'-0"



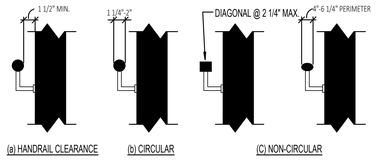
RAMP EDGE PROTECTION
3/8" = 1'-0"



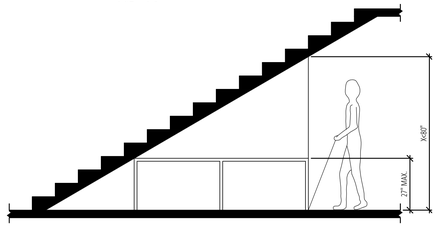
RAMP LANDINGS
3/16" = 1'-0"



HANDRAIL DIMS. @ RAMPS & STAIRS
3/8" = 1'-0"



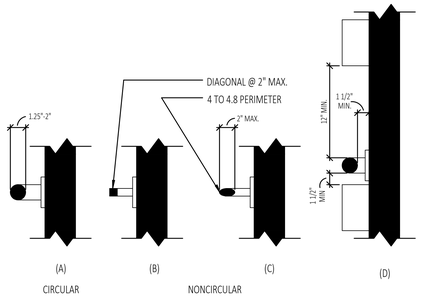
HANDRAIL CROSS SECTION
1 1/2" = 1'-0"



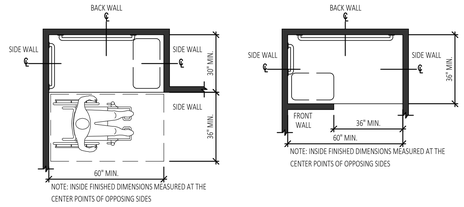
REDUCED VERTICAL CLEARANCE
3/8" = 1'-0"

10 RAMP CLEARANCES

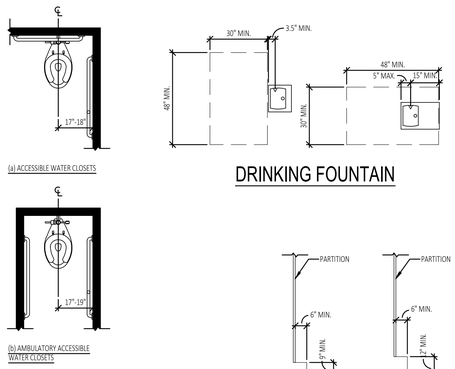
12 STAIRWELL CLEARANCES



5 SIZE AND SPACING OF GRAB BARS
1 1/2" = 1'-0"

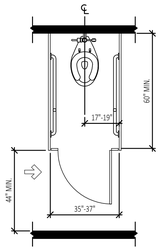


SHOWER COMPARTMENTS

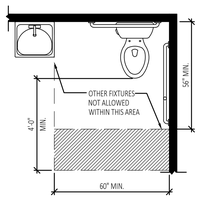


DRINKING FOUNTAIN

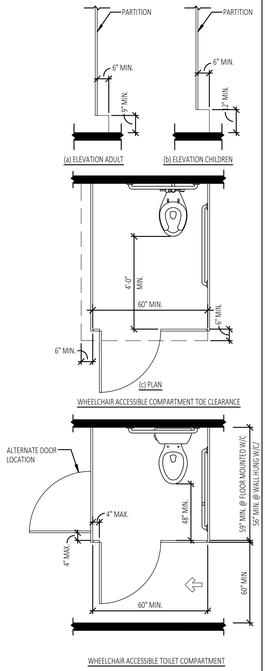
WATER CLOSET LOCATION



AMBULATORY COMPART

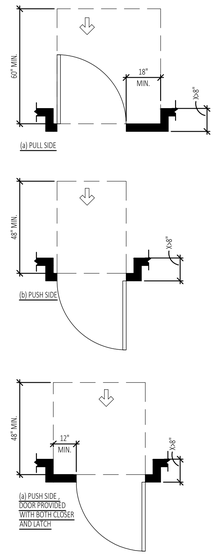


CLEARANCE FOR WATER CLOSET

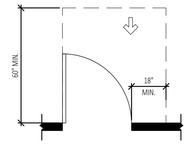


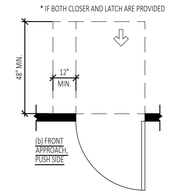
ACCESSIBLE TOILET

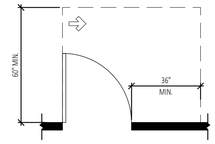
8 ACCESSIBLE RESTROOM CLEARANCES
3/8" = 1'-0"

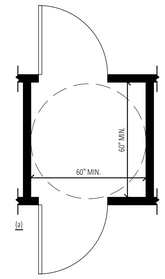


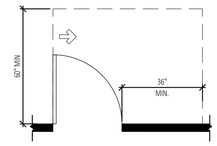
CLEARANCES @ REC. DOORS

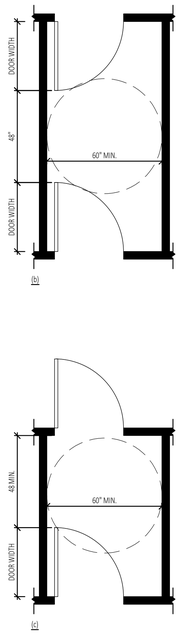


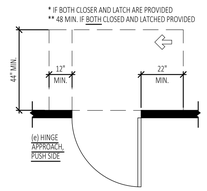


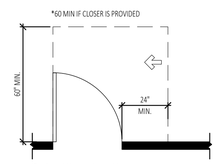


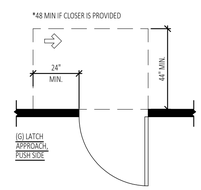












TWO DOORS IN SERIES

CLEARANCES @ SWING DOORS

4 DOOR CLEARANCES
3/8" = 1'-0"

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HIMALAYAN GRILL

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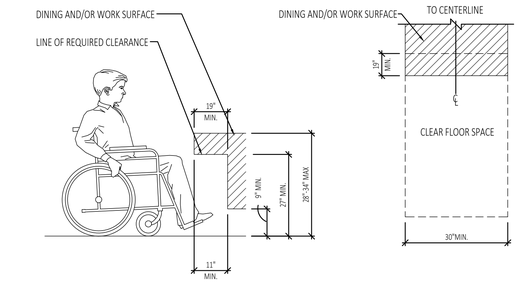
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

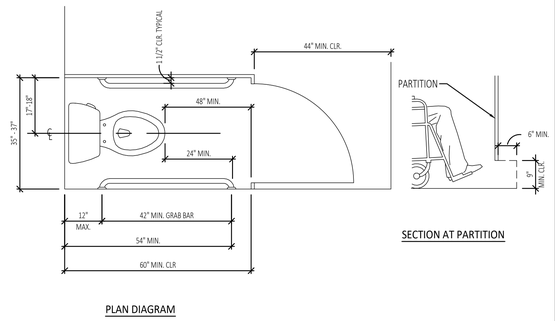
BASE BUILDING ACCESSIBILITY

SHEET NO:

A-0.6A

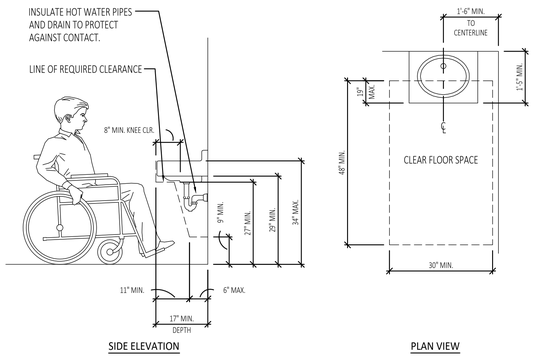


13 ACCESSIBLE CLEARANCES @ DINING/WORK SURFACES
N.T.S

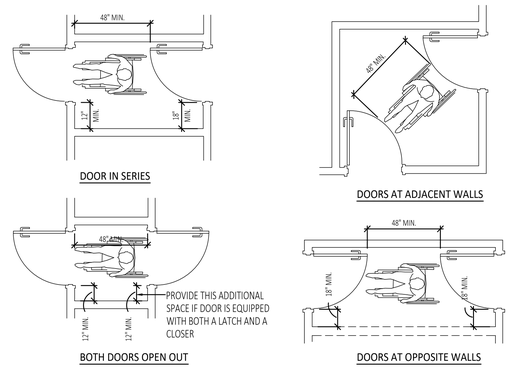


NOTE:
WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED OR WHERE A COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS.

9 ACCESSIBLE AMBULATORY COMPARTMENT
N.T.S

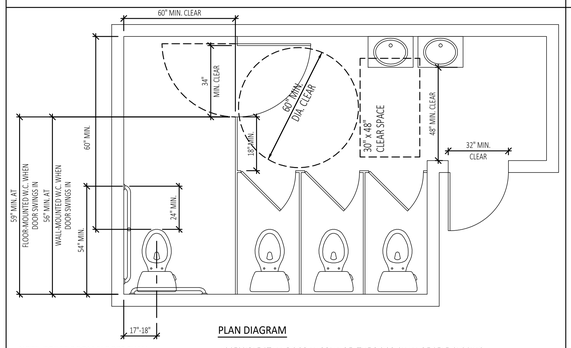


5 ACCESSIBLE LAVATORY
N.T.S



NOTES: FOR DOORS SERVING OTHER THAN A REQUIRED EXIT STAIRWAY

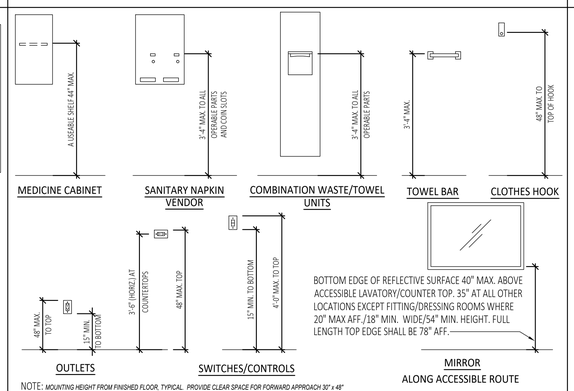
1 ACCESSIBLE VESTIBULES
N.T.S



NOTE: TOILET ROOM FLOORS SHALL HAVE A STABLE, FIRM, SLIP RESISTANT SURFACE.

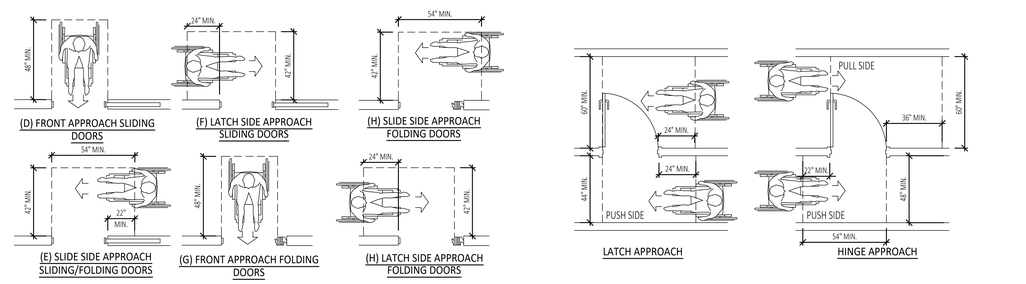
ACCESSIBLE STALL DOOR HARDWARE: THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

14 ACCESSIBLE MULTI-ACCOMMODATION TOILET
N.T.S



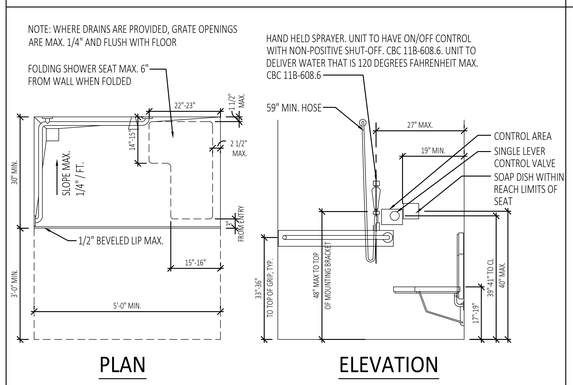
NOTE: *MOUNTING HEIGHT FROM FINISHED FLOOR. TYPICAL. PROVIDE CLEAR SPACE FOR FORWARD APPROACH 30" x 48"*

10 ACCESSIBLE ACCESSORIES
N.T.S

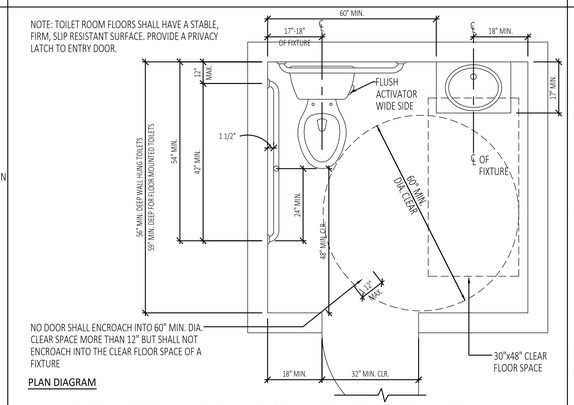


NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES 48" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER 54" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER

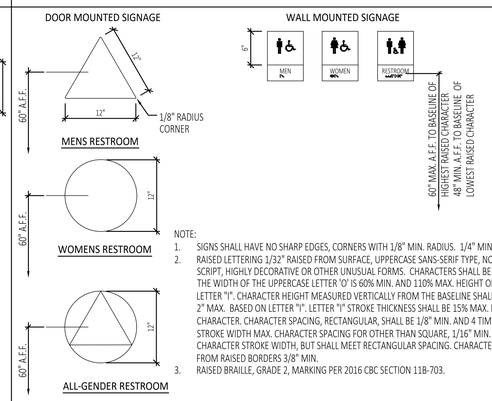
6 ACCESSIBLE DOOR CLEARANCES-SIDE APPROACH
N.T.S



15 ACCESSIBLE ROLL-IN SHOWER
N.T.S

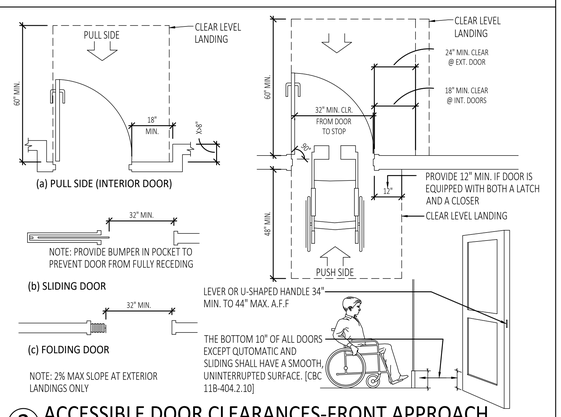


11 ACCESSIBLE SINGLE-ACCOMMODATION TOILET
N.T.S

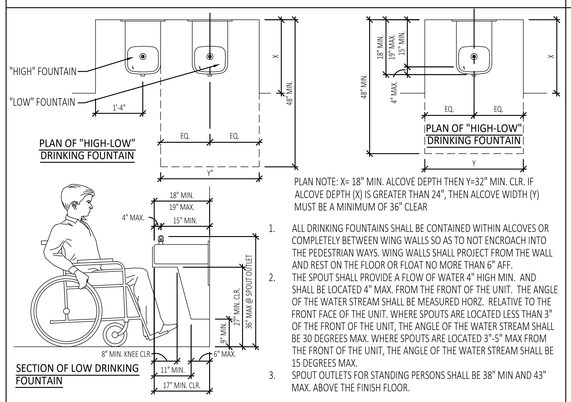


NOTE:
1. SIGNS SHALL HAVE NO SHARP EDGES, CORNERS WITH 1/8" MIN. RADIUS. 1/4" MIN. HIGH
2. RAISED LETTERING 1/32" RAISED FROM SURFACE, UPPERCASE SANS-SERIF TYPE, NOT ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FORMS. CHARACTERS SHALL BE OF FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 60% MIN. AND 110% MAX. HEIGHT OF THE UPPERCASE LETTER "I". CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE SHALL BE 5/8" MIN. AND 2" MAX. BASED ON LETTER "I". LETTER "I" STROKE THICKNESS SHALL BE 15% MAX. HEIGHT OF THE CHARACTER. CHARACTER SPACING, RECTANGULAR, SHALL BE 1/8" MIN. AND 4 TIMES CHARACTER STROKE WIDTH MAX. CHARACTER SPACING FOR OTHER THAN SQUARE, 1/16" MIN. AND 4 TIMES CHARACTER STROKE WIDTH, BUT SHALL MEET RECTANGULAR SPACING. CHARACTERS SHALL BE SPACED FROM RAISED BORDERS 3/8" MIN.
3. RAISED BRAILLE, GRADE 2, MARKING PER 2016 CBC SECTION 11B-703.

7 ACCESSIBLE RESTROOM SIGNAGE
N.T.S



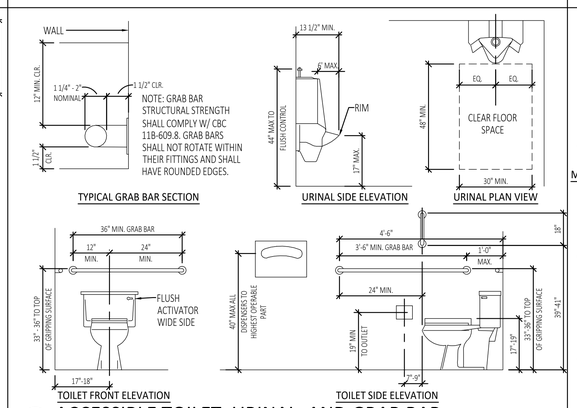
3 ACCESSIBLE DOOR CLEARANCES-FRONT APPROACH
N.T.S



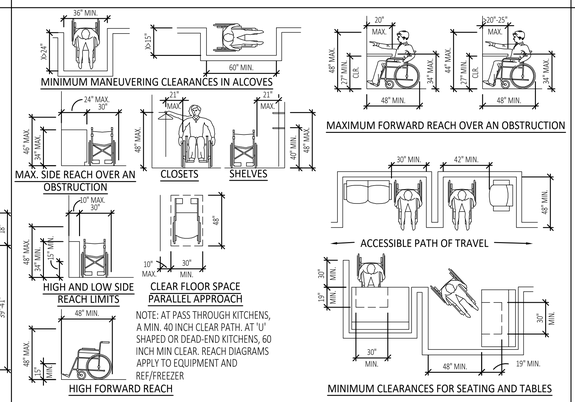
PLAN NOTE: X= 18" MIN. ALCOVE DEPTH THEN Y=32" MIN. CLR. IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE A MINIMUM OF 36" CLEAR

1. ALL DRINKING FOUNTAINS SHALL BE CONTAINED WITHIN ALCOVES OR COMPLETELY BETWEEN WING WALLS SO AS TO NOT ENCROACH INTO THE PEDESTRIAN WAYS. WING WALLS SHALL PROJECT FROM THE WALL AND REST ON THE FLOOR OR FLOAT NO MORE THAN 6" AFF.
2. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN. AND SHALL BE LOCATED 4" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORZ. RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3" OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE LOCATED 3"-5" MAX FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.
3. SPOUT OUTLETS FOR STANDING PERSONS SHALL BE 38" MIN AND 43" MAX. ABOVE THE FINISH FLOOR.

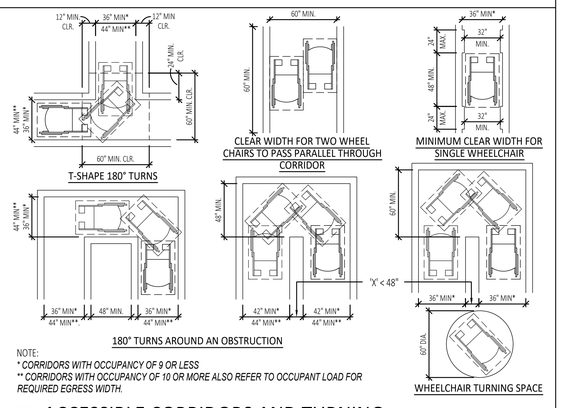
16 ACCESSIBLE DRINKING FOUNTAIN
N.T.S



12 ACCESSIBLE TOILET, URINAL, AND GRAB BAR
N.T.S



8 ACCESSIBLE MINIMUM REACH
N.T.S



NOTE:
** CORRIDORS WITH OCCUPANCY OF 9 OR LESS*
*** CORRIDORS WITH OCCUPANCY OF 10 OR MORE ALSO REFER TO OCCUPANT LOAD FOR REQUIRED EGRESS WIDTH.*

4 ACCESSIBLE CORRIDORS AND TURNING
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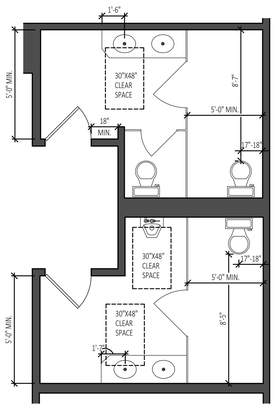
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

BASE BUILDING ACCESSIBILITY

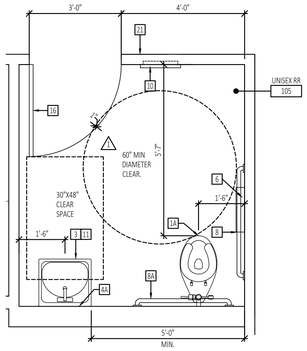
SHEET NO:

A-0.6B



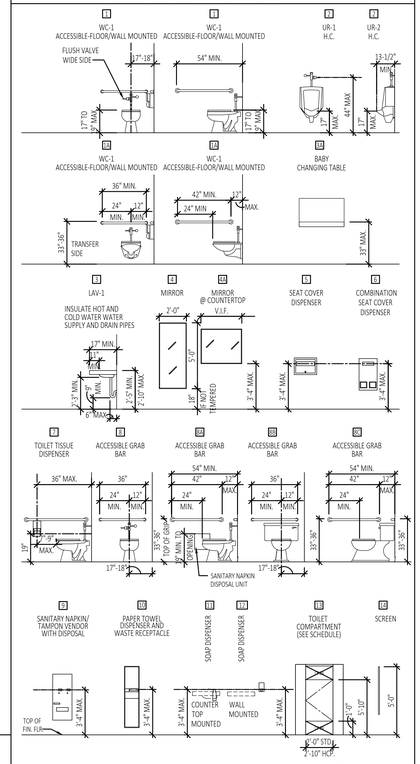
NOTE: FOR REFERENCE ONLY. COMMON AREA RESTROOMS MANAGED BY BUILDING OWNER ARE LOCATED ON PREMISES WITHIN 200' OF SUITE.

EXISTING COMMON AREA RESTROOM PLAN | SCALE: 1/4" = 1'-0" | 3



ENLARGED RESTROOM PLAN | SCALE: 1/2" = 1'-0" | 2

SANITARY FACILITIES



TYP. ACCESSORY MOUNTING DIMENSIONS

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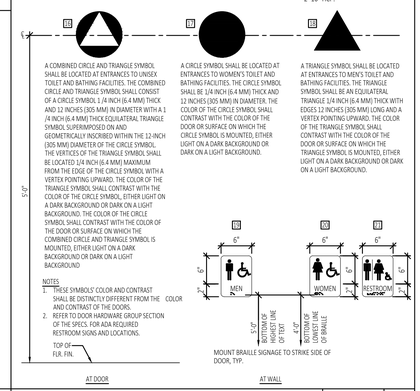

PLUMBING ANALYSIS

AREA:
DINING AREA/HOSTESS/HALLWAY: 1,247 SF
KITCHEN/BEVERAGE: 750 SF

PLUMBING OCCUPANT LOAD:
1,247SF/30 = 41.5 OCCUPANTS
750 SF/200 = 3.75 OCCUPANTS
TOTAL = 46 OCCUPANTS

* PER 2016 PLUMBING CODE SECTION 422.2 EXCEPTION #3, ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

A

HEALTH DEPARTMENT NOTES

26. RESTROOMS

A. TOILET FACILITIES ARE REQUIRED WITHIN EACH FOOD FACILITY FOR USE BY HT EMPLOYEES.

B. IN FOOD FACILITIES CONSTRUCTED ON OR AFTER JANUARY 1, 2004, AT LEAST ONE PUBLIC ACCESSIBLE RESTROOM MUST BE PROVIDED WHEN THERE IS ONSITE CONSUMPTION OF FOOD OR BEVERAGES. PATRONS MAY NOT ACCESS THE RESTROOM BY PASSING THROUGH FOOD PREPARATION, FOOD STORAGE OR UTENSIL WASHING AREAS.

C. HAND WASHING SINKS SHALL BE PROVIDED WITHIN OR ADJACENT TO EACH TOILET ROOM. THE SINK SHALL PROVIDE WATER OF AT LEAST 100° FAHRENHEIT THROUGHOUT A MIXING VALVE OR COMBINATION FAUCET. SOAP AND SANITARY TOWELS IN SINGLE-SERVICE DISPENSERS SHALL BE PROVIDED AT THE HAND WASHING SINK. HEATED-AIR HAND DRYING DEVICES MAY BE USED IN LIEU OF SANITARY TOWELS.

D. TOILET TISSUE SHALL BE PROVIDED IN A PERMANENTLY INSTALLED DISPENSER AT EACH TOILET.

E. THE RESTROOMS SHALL BE PROVIDED WITH WELL-FITTING, SELF-CLOSING DOORS.

F. ALL TOILET ROOMS SHALL BE PROVIDED WITH VENTILATION. IF ADEQUATE VENTILATION CANNOT BE PROVIDED BY AN OPERABLE, SCREENED WINDOW, MECHANICAL VENTILATION WILL BE REQUIRED.

G. COMMON RESTROOMS MUST BE WITHIN 200 FT. AND MAY BE PERMITTED WITH THE PRESENCE OF ON-SITE PROPERTY MANAGEMENT.

FIXTURE AND ACCESSORY SCHEDULE

10E NEW DOOR MOUNTED ACCESSIBLE SIGNAGE FOR ALL GENDER RESTROOM
SIZE: 12" CIRCLE
COLOR: GREY

10F NEW WALL MOUNTED ACCESSIBLE SIGNAGE FOR ALL GENDER RESTROOM:
SIZE: 8" X 8"
COLOR: GREY

1 FLOOR MOUNTED ACCESSIBLE WATER CLOSET:
MANUF.: AMERICAN STANDARD
NAME: MADERA FLOWISE ELONGATED TOILET
NUMBER: 3043.001
FINISH: WHITE
SEAT: 5901.100
FLUSH VALVE: 1.28 GPF AUTOMATIC

3 ACCESSIBLE WALL MOUNTED SINK:
MANUF.: AMERICAN STANDARD
NAME: DECORUM
NUMBER: 9024.011EC
FINISH: WHITE
SIZE: 20" X 18"
FAUCET: AMERICAN STANDARD PARADIGM 7028 HARDWIRED CONNECTION. POLISHED CHROME FINISH.

4A LIGHTED VANITY MIRROR:
MANUF.: PARIS MIRROR
NAME: GALAXY II
SIZE: 24"X36"

6 RECESSED SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER:
MANUF.: BOBRICK CLASSIC SERIES
NUMBER: B-3574
FINISH: STAINLESS STEEL

8 STAINLESS STEEL GRAB BAR WITH CONCEALED MOUNTING:
MANUF.: BOBRICK
NUMBER: B-6806-48"
FINISH: STAINLESS STEEL

9A STAINLESS STEEL GRAB BAR WITH CONCEALED MOUNTING:
MANUF.: BOBRICK
NUMBER: B-6806-36"
FINISH: STAINLESS STEEL

10 SEMI-RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE:
MANUF.: GEORGIA-PACIFIC, HIGH CAPACITY TRASH RECEPTACLE FOR enMOTION RECESSED AUTOMATED TOWEL DISPENSER
NUMBER: 59491 / 59466
FINISH: STAINLESS STEEL
R.O.: 16" WIDE x 54" HIGH x 4" MIN. DEPTH

11 AUTOMATIC LAVATORY MOUNTED LIQUID SOAP DISPENSER:
MANUF.: KOHLER
NUMBER: K-1995-CP
FINISH: POLISHED CHROME

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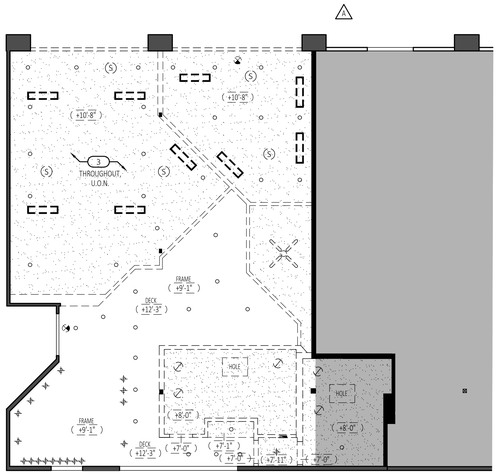
SHEET TITLE:

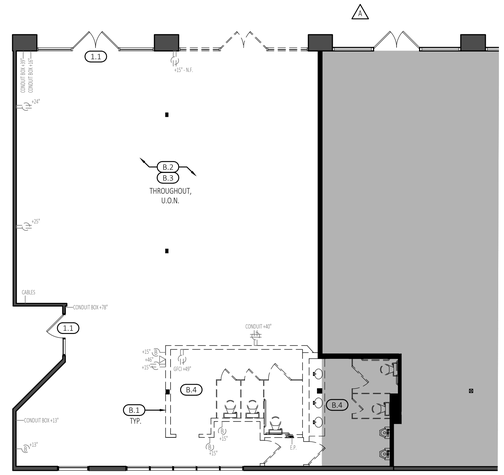
BASE BUILDING RESTROOM ACCESSIBILITY PLANS

SHEET NO:

A-0.7



DEMOLITION CEILING PLAN | SCALE: 1/8"=1'-0" | 2



DEMOLITION PLAN | SCALE: 1/8"=1'-0" | 1

DEMOLITION CEILING KEYNOTES

1. ~~GENERAL CONTRACTOR TO REWORK HVAC SYSTEMS ALONG NEW DEMISING PARTITION TO PROVIDE SUITE SEPARATION AND ELIMINATE CROSS ZONING.~~ NOT USED.
2. ~~GENERAL CONTRACTOR TO PROVIDE SEPARATION OF LIGHTING CONTROLS BETWEEN SUITES.~~ NOT USED.
3. REMOVE EXISTING UNUSED CEILING EQUIPMENT AND SUPPORTS THROUGHOUT. PREP EXISTING CEILING FOR NEW LAYOUT.

DEMOLITION CEILING LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING PARTITION TO REMAIN.
- EXISTING PARTITION TO BE DEMOLISHED AND REMOVED FROM SITE.
- EXISTING SOFFIT TO BE REMOVED.
- EXISTING LIGHT FIXTURE TO BE REMOVED.
- EXISTING DOWNLIGHT FIXTURE TO BE REMOVED.
- EXISTING LIGHT FIXTURE TO BE REMOVED.
- EXISTING LIGHT FIXTURE TO BE REMOVED.
- EXISTING CEILING MOUNTED EXIT SIGN TO BE REMOVED.
- (S) EXISTING SPEAKER TO BE REMOVED.

DEMOLITION SHEET NOTES

1. REFER TO SHEETS A-0.2 AND A-0.3 FOR TYPICAL SPECIFICATIONS. REFER TO SHEET A-0.1 FOR GENERAL DRAFTING STANDARDS AND ABBREVIATIONS USED. REFER TO SHEET A-0.2 FOR GENERAL NOTES. REFER TO SHEET A-0.6A AND A-0.6B FOR DISABLED ACCESS NOTES. REFER TO SHEET A-0.1 FOR FIRE AND SAFETY NOTES.
2. REFER TO SHEET A-0.2 FOR TYPICAL DEMOLITION NOTES AND PATCHING AND CLEANING NOTES.

DEMOLITION KEYNOTES

1.1 VERIFY EXISTING DOORS AND HARDWARE ARE IN GOOD WORKING ORDER. DOOR TO BE MODIFIED TO RECEIVE PANIC HARDWARE.

DEMOLITION LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING WALL TO REMAIN.
- EXISTING PARTITION TO BE DEMOLISHED AND REMOVED FROM SITE.
- EXISTING DOUBLE DOOR TO REMAIN. CLEAN AND REPAIR AS REQUIRED "LIKE NEW" CONDITION.
- EXISTING DOOR TO REMAIN. CLEAN AND REPAIR AS REQUIRED "LIKE NEW" CONDITION.
- EXISTING/NEW FRAMED GLASS STOREFRONT.
- EXISTING GLAZING TO BE DEMOLISHED AND REMOVED FROM SITE.
- EXISTING DOUBLE DOOR, FRAME AND HARDWARE IS TO BE REMOVED. RETURN TO BUILDING STORAGE PER BUILDING OWNER'S DIRECTION.
- REMOVE EXISTING OUTLETS AND PULL ALL WIRING BACK TO SUB-PANEL. PATCH/PREP. WALLS AS REQUIRED FOR NEW FINISH.

DEMOLITION KEYNOTES - SEPARATE PRICING

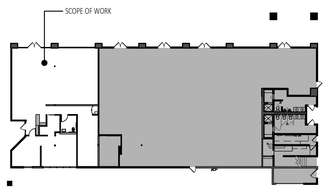
B.1 REMOVE INTERIOR TENANT NON-LOAD BEARING WALLS AND ASSOCIATED ELECTRICAL, DATA, TELEPHONE AND J-BOXES. REMOVE ALL WIRING BACK TO ELECTRICAL SUB-PANELS.

B.2 REMOVE ALL REMAINING FLOOR COVERING THROUGHOUT TENANT SPACE U.O.N. SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAD, ETC. AND GRIND AS REQUIRED. TO SMOOTH FINISH AND BROOM CLEAN.

B.3 REMOVE ALL REMAINING WALL FINISHES U.O.N. SKIM COAT AND PATCH TENANT WALLS AS REQUIRED TO PREPARE FOR APPROVED FINISH.

B.4 GENERAL CONTRACTOR TO REMOVE EXISTING PLUMBING FIXTURES, RESTROOM PARTITIONS AND ACCESSORIES. ALL ITEMS TO BE DISCARDED.

KEY PLAN



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06/11/21	PLAN CHECK CORRECTIONS	4

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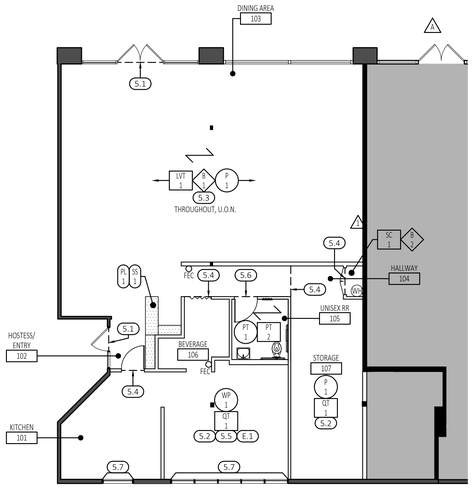
PROJECT NO:	626085.01
SCALE:	1/8" = 1'-0"

SHEET TITLE:

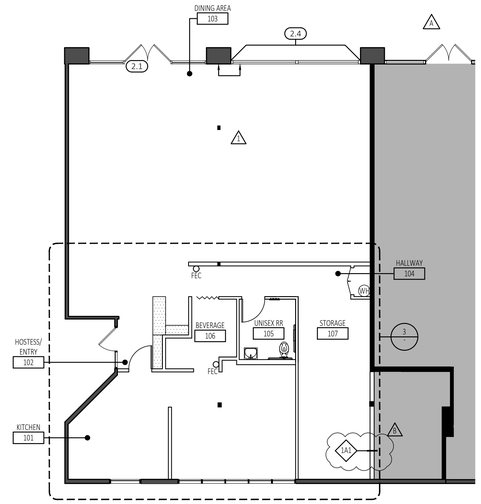
DEMOLITION AND
DEMOLITION CEILING PLANS

SHEET NO:

A-1.0



FINISH PLAN | SCALE: 1/8"=1'-0" | 2



CONSTRUCTION PLAN | SCALE: 1/8"=1'-0" | 1

FINISH SCHEDULE

P 1	ITEM	:PAINT
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:TBS
	COLOR	:TBS
	FINISH	:EGGSHELL AT DINING & HOSTING AREA; SEMI-GLOSS AT KITCHEN, BEVERAGE AND MOP SINK CLOSET.
	INSTALLATION	:2 COATS PAINT
P 2	ITEM	:ACCENT PAINT
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:TBS
	COLOR	:TBS
	FINISH	:TBS
	INSTALLATION	:2 COATS PAINT
WP 1	ITEM	:WALL PANEL
	LOCATION	:KITCHEN WALLS
	MANUFACTURER	:NUDO
	STYLE	:PEBBLED
	COLOR	:IVORY
PT 1	ITEM	:PORCELAIN WALL TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:CROSSVILLE
	STYLE	:FAMILIAR TERRITORY
	COLOR	:FAM02-TAUPE UPS
	SIZE	:12X24
	BASE	:6X12
	INSTALLATION	:PER MANUFACTURER SPECS; OFFSET 1/3
	GROUT	:TBS
	NOTE	:WALL TILE TO EXTEND TO 6'-6" AFF.; PROVIDE ALUMINUM BAR STOCK AT EXPOSED EDGES.
PT 2	ITEM	:PORCELAIN FLOOR TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:CROSSVILLE
	STYLE	:FAMILIAR TERRITORY
	COLOR	:FAM01-CREME
	SIZE	:12X24
	BASE	:6X12 COVE BASE
	INSTALLATION	:PER MANUFACTURER SPECS; OFFSET‡
	GROUT	:TBS
LVT 1	ITEM	:LUXURY VINYL TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:PATCRAFT
	STYLE	:CROSSOVER I439V
	COLOR	:RUSTIC 00770
	SIZE	:7"x48"
	BASE	:B-1
	INSTALLATION	:PER MANUFACTURER SPECS
QT 1	ITEM	:QUARRY TILE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:ARIZONA TILE
	STYLE	:QUARRY TILE
	COLOR	:COLONIAL RED
	SIZE	:6"X6"
	BASE	:6"X6" COVE BASE
	INSTALLATION	:PER MANUFACTURER SPECS
	GROUT	:TBS
SC 1	ITEM	:SEALED CONCRETE
	LOCATION	:REFER TO PLANS
R 1	ITEM	:RUBBER WALL BASE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:JOHNSONITE
	STYLE	:MANDALAY
	COLOR	:TBS
	SIZE	:4.5"; CONTINUOUS ROLLS
	INSTALLATION	:STRAIGHT AT CARPET, COVED AT HARD FLOORS
S 1	ITEM	:SANITARY COVE BASE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:DALTILE
	STYLE	:S-3619TN
	COLOR	:0100 WHITE
	SIZE	:6"x6"
	GROUT	:TBS

FINISH SCHEDULE

SS 1	ITEM	:SOLID SURFACE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:CAESARSTONE
	COLOR	:6141 OCEAN FOAM
PL 1	ITEM	:PLASTIC LAMINATE
	LOCATION	:REFER TO PLANS
	MANUFACTURER	:LAMINART
	COLOR	:S308-T ELY ASH CONCRETE
	FINISH	:TEXTURED

FINISH KEYNOTES

5.1 PROVIDE BUILDING STANDARD THRESHOLD AT EXISTING/ NEW STOREFRONT SYSTEM.

5.2 PROVIDE NEW COMMERCIAL RATED QUARRY TILE AT AREAS INDICATED ON PLAN. TILE TO BE SMOOTH AND IMPERVIOUS TO WATER, GREASE AND ACID AND BE MADE OF EASILY CLEANABLE CONSTRUCTION. TILE SHALL CONTINUE UP THE WALL AT LEAST 4" IN A SEAMLESS MANNER WITH A 3/8" MIN. RADIUS COVE.

5.3 PROVIDE NEW PAINT GRADE WOOD CHAIR RAIL AROUND PERIMETER OF DINING AREA. TO BE IN STALLED AT +30" AFF, TO BE VERIFIED TO COORDINATE WITH TENANT'S FURNITURE.

5.4 PROVIDE BUILDING STANDARD REDUCER STRIP AT TRANSITION OF LVT TO HARD FLOOR SURFACES.

5.5 PROVIDE NEW FRP PANELS AT ALL AREAS OF EXPOSED DRYWALL IN KITCHEN AREA. TO EXTEND TO 5'-0" AFF.

5.6 PROVIDE NEW ACCESSIBLE STONE THRESHOLD.

5.7 PROVIDE NEW OPAQUE WINDOW FILM AT EXISTING EXTERIOR GLAZING. TO BE PROVIDED IN LIEU OF ROLLER SHADES.

ALTERNATE FINISH KEYNOTES

E.1 PROVIDE ALTERNATE COST FOR NEW TROWELED EPOXY FLOORING SYSTEM IN LIEU OF QUARRY TILE. SPEC: KRETUS TOP SHELF EPOXY, MINIMUM THICKNESS OF 3/16". TO BE SELF COVED TO EXTEND UP WALL 4" MIN WITH 3/8" SMOOTH RADIUS.

FINISH LEGEND

XX XX — WALL FINISH / TYPE OF FINISH / FINISH NUMBER

PA XX — SPECIAL FINISH / TYPE OF FINISH / FINISH NUMBER

R XX — FLOOR BASE / TYPE OF FINISH / FINISH NUMBER

XX XX — FLOOR FINISH / TYPE OF FINISH / FINISH NUMBER

FLOOR TRANSITION

PATTERN DIRECTION

FINISH SHEET NOTES

1. PROVIDE HORIZONTAL ROLLER SHADES AT ALL EXTERIOR WINDOWS. BLINDS TO BE:
   MANF.: MARIAX
   MODEL: M-CLUTCH MANUAL ROLLER SHADE
   FABRIC: SEGOVIA
   COLOR: TBD; 5% OPEN
   INSTALL: DOUBLE WRAPPED HEM BAR AND MANUFACTURER'S STANDARD FASCIA IN BLACK FINISH AT ALL PEREMETER/EXTERIOR GLASS WINDOWS.
2. ALL PAINTED WALL SURFACES TO BE P-1, EGGSHELL FINISH, UNLESS OTHERWISE NOTED.
3. ALL PAINT GRADE WOOD TO BE P-1, SEMI-GLOSS FINISH, UNLESS OTHERWISE NOTED.
4. PAINT ALL GYPSUM BOARD CEILING TO BE P-1 FLAT FINISH, UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR SPECIFICATIONS.
5. FLOORING UNDER KITCHEN EQUIPMENT AND AT BASE OF COVES SHALL BE COMPLETELY SMOOTH.
6. FLOORING AT KITCHEN AREA MUST BE SELF COVED UP THE WALLS AT LEAST 4" WITH A MINIMUM 3/8" SMOOTH RADIUS AT THE JUNCTURE OF THE FLOOR AND WALLS.
7. CEILING SURFACES AT KITCHEN AREA MUST BE SMOOTH, NON-ABSORBANT, DURABLE AND WASHABLE.

DOOR SCHEDULE

DOOR TYPE

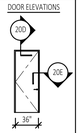
A. BUILDING STANDARD SINGLE INTERIOR DOOR
   TYPE: BUILDING STANDARD
   FRAME: BUILDING STANDARD
   HEIGHT: BUILDING STANDARD
   FINISH: PAINT GRADE

DOOR HARDWARE LEVER:

1. INTERIOR LOCKSET
   LOCKSET: BUILDING STANDARD
   HINGES: BUILDING STANDARD
   DOOR STOP: BUILDING STANDARD
   CLOSER: BUILDING STANDARD

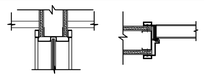
2. INTERIOR RESTROOM PRIVACY LOCKSET
   LOCKSET: BUILDING STANDARD
   HINGES: BUILDING STANDARD
   DOOR STOP: BUILDING STANDARD
   CLOSER: BUILDING STANDARD

DOOR ELEVATIONS



ELEVATION A

DOOR DETAILS



20D - HEAD DETAIL 20E - JAMB DETAIL

TYPICAL NOTES:
1. REFER TO SHEET A-2.0 FOR PARTITION TYPES.
2. REFER TO DOOR SCHEDULE FOR DOOR, FRAMES AND FINISHES.
3. ALL GLAZING THICKNESS TO BE PER PROVIDED DETAILS ON A-9.0, U.O.N.

CONSTRUCTION KEYNOTES

2.1 PROVIDE NEW PANIC HARDWARE AT EXISTING DOORS AS REQUIRED FOR EGRESS.

2.2 PROVIDE NEW 60 GALLON 18KW WATER HEATER. TO BE INSTALLED ON STAND ABOVE SERVICE SINK. REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.

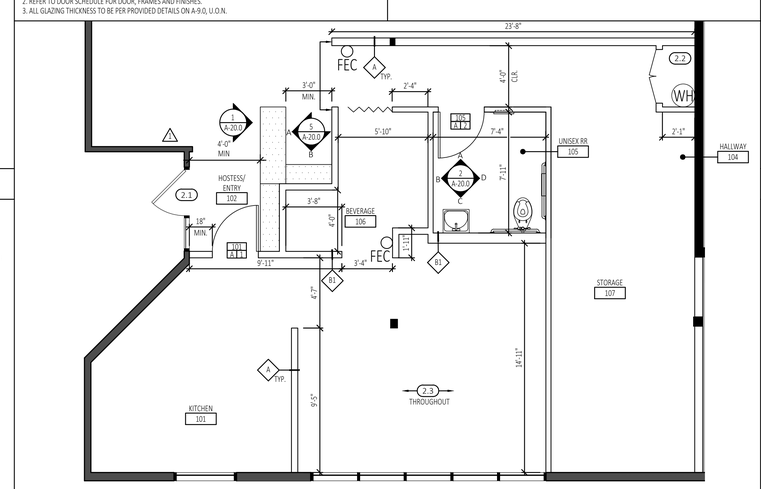
2.3 GC TO TIE INTO ADJACENT TENANT'S 2500 GALLON SHARED GREASE INTERCEPTOR. SEE KITCHEN AND PLUMBING DRAWINGS FOR MORE INFORMATION.

2.4 PROVIDE NEW STOREFRONT GLAZING AT EXISTING OPENING TO MATCH EXISTING.

NOTE:
CONTRACTOR TO IDENTIFY IN BID AND INCLUDE IN PRICING ALL ITEMS LIKELY TO BE REQUIRED BY TITLE 24, CHAPTER 6 PART 141.0 AND 141.1 BASED ON SCOPE OF WORK SHOWN IN PLAN. THIS SHALL INCLUDE (AS APPLICABLE) BUT NOT LIMITED TO: DESEGREGATION OF ELECTRICAL PANELS, CONTROLLED RECEPTACLES, DAYLIGHTING CONTROLS, OCCUPANCY SENSORS, MULTI-LEVEL SWITCHING AND/OR DIMMING, DEMAND RESPONSE AND HVAC EFFICIENCY MEASURES.

WALL TYPE

TYPE	DETAIL	DESCRIPTION
A	1/A-9.0	EXTEND TO FACE OF FINISHED CEILING. NO INSULATION. TYP. U.O.N.
B1	6/A-9.0	EXTEND 6" PAST CEILING HEIGHT. PROVIDE INSULATION IN STUD CAVITY.
1A1	2/A-9.0	FULL HEIGHT WALL, ONE HOUR RATED. PROVIDE INSULATION IN THE STUD CAVITY. NOT USED.
1A2	2/A-9.0	FULL HEIGHT WALL. PROVIDE INSULATION IN THE STUD CAVITY.



ENLARGED PLAN | SCALE: 1/4"=1'-0" | 3

CONSTRUCTION LEGEND

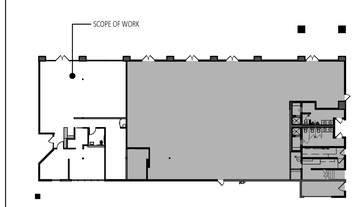
- AREA NOT IN CONTRACT (N.I.C.).
- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING/NEW FRAMED GLASS STOREFRONT.
- NEW CONSTRUCTION, TYPICAL PARTITION UNLESS OTHERWISE NOTED.
- EXISTING DOUBLE DOOR, DOOR FRAME AND DOOR HARDWARE IS TO REMAIN AT LOCATION SHOWN.
- NEW SINGLE DOOR, DOOR FRAME AND HARDWARE.
- PARTITION TYPE SYMBOL. SEE PARTITION TYPES LEGEND
- ROOM KEY SYMBOL
- ROOM NAME
- ROOM NUMBER
- DOOR NUMBER
- DOOR HARDWARE
- DOOR TYPE

NAME 100

NOTE: ALL NEW DOOR PULL HARDWARE TO BE ACCESSIBLE, APPROVED "LEVER" TYPE.
NOTE: ALL NEW DOORS ARE TO BE 3'-0" WIDE MIN. UNLESS OTHERWISE NOTED.

- FEC — WALL MOUNTED FIRE EXTINGUISHER ON WALL HANGER BRACKET.
- WH — WALL MOUNTED WATER HEATER.

KEY PLAN



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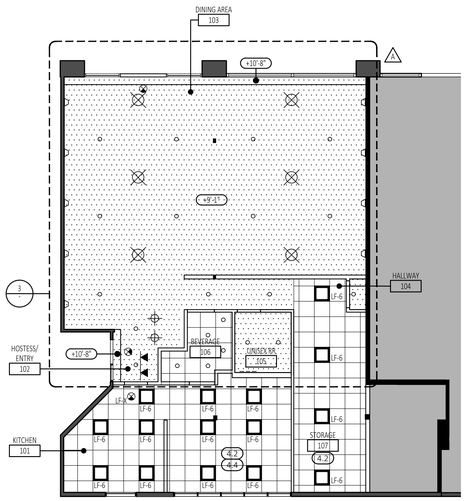
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

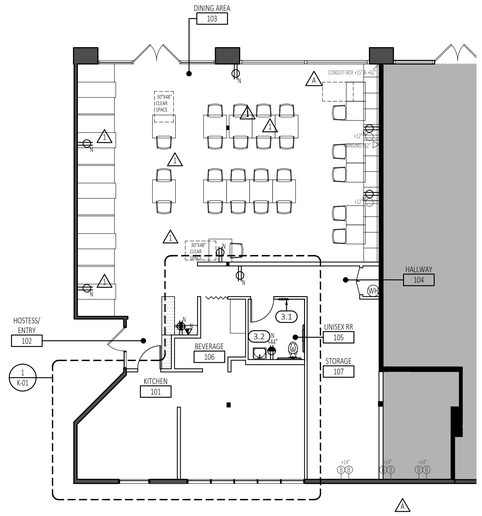
CONSTRUCTION AND FINISH PLANS

SHEET NO:

A-2.0



REFLECTED CEILING PLAN | SCALE: 1/8"=1'-0" | 2



POWER/ VOICE/ DATA PLAN | SCALE: 1/8"=1'-0" | 1

DESIGN CRITERIA NOTES

FIRE AND LIFE SAFETY COMPONENTS

1. ALL COMPONENTS SHALL BE WHITE U.O.N.
2. FIRE PULL COMPONENTS SHALL BE RED OR OTHER OTHER ACCORDING TO LOCAL JURISDICTION.
3. ALL STROBES SHALL BE CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
4. ALL SPRINKLER HEADS SHALL BE FULLY CONCEALED CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N. WHERE BUILDING STANDARD IS SEMI-CONCEALED, HEADS AT GWB CEILINGS SHALL BE FULLY CONCEALED.
5. COMPONENTS SHALL BE MOUNTED WITH CONSISTENT CENTERLINE, U.O.N.

GENERAL

1. ALL LINEAR DIFFUSERS SHALL BE FRAMELESS (MUD FLANGED) AT ALL GWB CEILINGS, U.O.N. GC SHALL SUPPLY AND INSTALL DIFFUSERS THE ENTIRE LENGTH AS SHOWN ON REFLECTED CEILING PLANS WHETHER AN ACTIVE OR INACTIVE SECTION. PAINT CEILING PLENUM AND ALL DUCT CONNECTIONS ABOVE FIXTURE MATTE BLACK, U.O.N.
2. PROVIDE AND INSTALL PERFORATED CEILING GRILLE PANELS AT ALL ACOUSTIC CEILING MOUNTED SUPPLY AND RETURN LOCATIONS, U.O.N. CONFIRM COLOR OF GRILLE WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.

REFLECTED CEILING KEYNOTES

4.1 PROVIDE EXHAUST FAN FOR NEW SINGLE USER RESTROOM. SEE MECHANICAL PLANS FOR MORE INFORMATION.

4.2 REWORK EXISTING MECHANICAL, REFER TO KITCHEN AND MECHANICAL DRAWINGS FOR MORE INFORMATION AS REQUIRED FOR KITCHEN EQUIPMENT.

4.3 PROVIDE DRYWALL ACCESS PANELS AND MUD-IN LINEAR DIFFUSERS AS REQUIRED AT NEW HARDLID CEILING. EXACT LOCATIONS TO BE COORDINATED W/ ARCHITECT.

4.4 CEILING SURFACES AT KITCHEN AREA MUST BE SMOOTH, NON-ABSORBANT, DURABLE AND WASHABLE.

REFLECTED CEILING LEGEND

AREA NOT IN CONTRACT (N.I.C.)

NEW 2x2 CEILING SYSTEM
CEILING GRID
MANUFACTURER: ARMSTRONG
SIZE: 2x2
SERIES: PRELUDE 15/16" - HEAVY DUTY
COLOR: WHITE
CEILING TILE
MANUFACTURER: ARMSTRONG
SERIES: CLEAN ROOM VL
SIZE: 24X24X5/8"
COLOR: WHITE
REFERENCE SHEET A-9.0 FOR SPECIFICATIONS AND REQUIREMENTS.

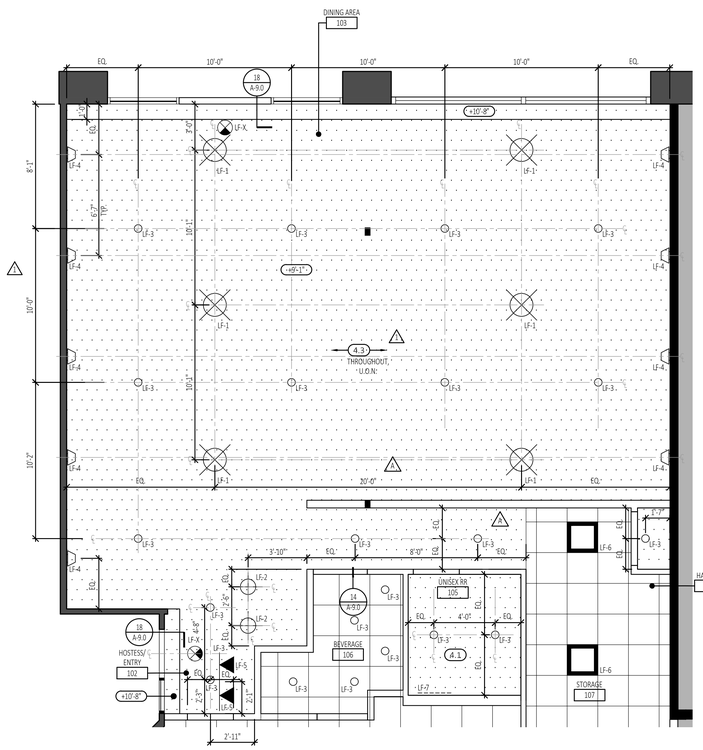
NEW DRYWALL CEILING, HEIGHT IS INDICATED IN BUBBLE. SEE DETAIL #15/A-9.0

CEILING MOUNTED EXIT SIGN. DARK QUADRANT INDICATES FACE. ARROW(S) INDICATE DIRECTION.

+X'-X" CEILING HEIGHT AS INDICATED.

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	COLOR TEMP.	LAMP	REMARKS
LF-1		DECORATIVE PENDANT FIXTURE	ACCORD	1217-E-26- STECCHE DI LEGNO-18 AMERICAN WALNUT	3000K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS GENERAL CONTRACTOR TO PROVIDE EXTRA CABLE LENGTH FOR ADJUSTMENT IN FIELD.
LF-2		DECORATIVE PENDANT FIXTURE	TECH LIGHTING	TEC985228	3000K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS GENERAL CONTRACTOR TO PROVIDE EXTRA CABLE LENGTH FOR ADJUSTMENT IN FIELD.
LF-3		RECESSED 6" DOWNLIGHT	HALO COMMERCIAL	HC620D0010-HM612830	3000K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS
LF-4		DECORATIVE WALL SCONCE	PRIMA LIGHTING	913W-W2-L2-BK	TBS	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS
LF-5		CEILING MOUNTED WALL WASHER	WAC LIGHTING	M02020930WT	3000K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS
LF-6		RECESSED 2X2 LED LIGHT	METALUX	22FP4235C	3500K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS
LF-7		LIGHTED MIRROR	PARIS MIRROR	GALAXY II	3000K	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS
LF-X		EXIT SIGN	LITHONIA	EDG-G	-	LED	TO COMPLY WITH TITLE 24 REQUIREMENTS



ENLARGED REFLECTED CEILING PLAN | SCALE: 1/4"=1'-0" | 3

POWER/ VOICE/ DATA KEYNOTES

3.1 PROVIDE POWER FOR NEW AUTOMATIC PAPER TOWEL DISPENSER. SEE A-0.7 FOR SPECIFICATION.

3.2 PROVIDE POWER FOR NEW AUTOMATIC FAUCET. SEE A-0.7 FOR SPECIFICATION.

DESIGN CRITERIA NOTES

SWITCHES AND RECEPTACLES

1. ALL SWITCHES AND RECEPTACLES AT P-1 AND/OR WHITE WALLS SHALL BE WHITE SCREWLESS, U.O.N. GC TO CONFIRM COLOR FINISH ON ALL SUCH COMPONENTS AT NON-WHITE WALLS WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.
2. ALL RECEPTACLES INSIDE WHITE MILLWORK SHALL BE WHITE SCREWLESS, U.O.N.
3. DEDICATED SWITCHES SHALL BE ORANGE OUTLET WITH WHITE OR SSTL PLATES.
4. GC SHALL BE RESPONSIBLE FOR CONFIRMING RECEPTACLE TYPES FOR SPECIAL EQUIPMENT (SUCH AS COPY MACHINES)WITH CLIENT AND ARCHITECT BEFORE PURCHASE AND INSTALLATION.
5. ALL VOICE AND DATA OUTLETS SHALL MATCH POWER OUTLETS AS ABOVE U.O.N.
6. ALL DIMMER SWITCHES SHALL MATCH POWER SWITCHES AS ABOVE U.O.N.
7. SWITCHES AND RECEPTACLES MAY BE LEVITON DECORA, LUTRON, OR COOPER, U.O.N.
8. SUBMIT SAMPLES OF SWITCHES AND PLATES FOR APPROVAL.

ACCESSIBILITY NOTES

1. WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACE SHALL COMPLY WITH CBC 11B-902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5% SHALL COMPLY WITH CBC 11B-902.
2. DINING SURFACES REQUIRED TO COMPLY WITH CBC 11B-902 SHALL BE DISPERSED THROUGHOUT THE SPACE OR FACILITY CONTAINING DINING SURFACES FOR EACH TYPE OF SEATING IN A FUNCTIONAL AREA. WORK SURFACES REQUIRED TO COMPLY WITH CBC 11B-902 SHALL BE DISPERSED THROUGHOUT THE SPACE OR FACILITY CONTAINING SURFACES, (11B-226.2)
3. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM TO 34 INCHES MAXIMUM ABOVE FINISH FLOOR GROUND. (CBC 11B-902.4)

POWER/ VOICE/ DATA LEGEND

WALL MOUNTED DUPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.

WALL MOUNTED QUADPLEX ELECTRICAL OUTLET. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.

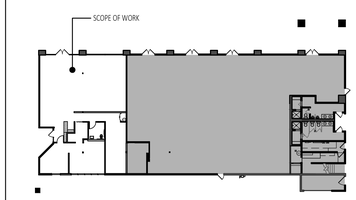
GFI WALL MOUNTED GFI ELECTRICAL OUTLET, SEE INDIVIDUAL DEVICE TYPE. SEE ENGINEER'S DRAWINGS FOR CONDUIT SIZE.

TELE COMMUNICATIONS/DATA WALL OUTLET. PROVIDE EMPTY J-BOX OR PLASTER RING & 3/4 DIA. EMPTY EMT CONDUIT STUBBED-UP @+/-6" ABOVE SUSP. CLG. W/ PROTECTIVE PLASTIC RING & PULL STRING/ TENANT'S VENDOR TO PROVIDE COVER PLATES AND PLENUM RATED CABLES. VERIFY SIZE OF CONDUIT WITH CABLING/PHONE VENDOR OR WHEN FEEDING MORE THAN (1) LOCATION.

N INDICATES NEW OUTLET.

TYPICAL NOTE: WHERE PLUS HEIGHT IS INDICATED, HEIGHT IS NOT STANDARD. REFER TO TYPICAL SHEET NOTE A-0.1 FOR MOUNTING HEIGHT INFORMATION.

KEY PLAN



PROJECT:

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CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
11/07/19	ISSUE FOR ENGINEERING	
11/25/19	ISSUE FOR PLAN CHECK	
01/21/20	BULLETIN 1 - PLAN CHECK CORRECTIONS & TENANT REVISIONS	1
02/10/20	BULLETIN 2 - PLAN CHECK CORRECTIONS	2
05/07/21	REVISION TO PERMIT	3
06/11/21	PLAN CHECK CORRECTIONS	4

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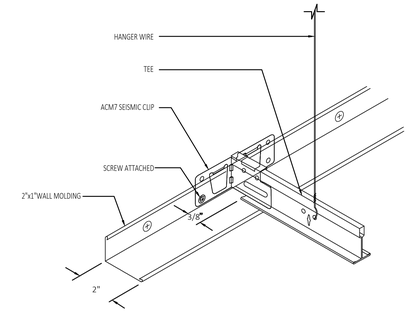
DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

POWER VOICE DATA AND REFLECTED CEILING PLANS

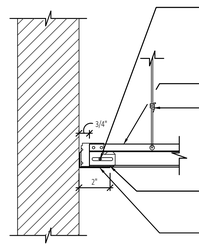
SHEET NO:

A-3.0



FLOATING GRID / WALL CONNECTION

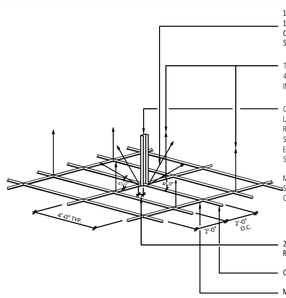
SCALE 1-1/2"=1'-0" | 17

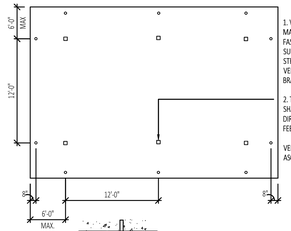


- SEISMIC WALL CLIP
  USG OR EQUAL
  ICC - ES 1222, LARR #22179
- CEILING TILE AND GRID
  ARMSTRONG ICC-ESR-1308
  L.A. RR. #25032

CEILING TRIM SECURE / FLOATING WALL

SCALE 3"=1'-0" | 13

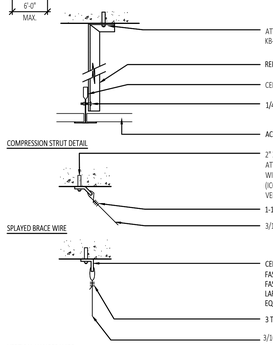




1. VERTICAL STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRE.

2. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL.

VERTICAL STRUT (TYP) STD INSTALLATION PER ASCE SECTION 13.5.6.



NOTES:

1. LATERAL FORCE MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCTWORK THAT IS NOT PROVIDED WITH BRACING RESTRAINS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.
2. STRUTS OTHER THAN THE ONES LISTED ABOVE MAY BE USED WITH AN EVALUATION REPORT BY I.C.C. OR OTHER NATIONALLY ACCREDITED TESTING LABORATORY.
3. ALL 24" x 48" CEILING LIGHT FIXTURES & 24" x 24" HVAC AIR REGISTERS SHALL BE SUPPORTED BY A MIN. OF (2) TWO HANGERS @ OPPOSITE CORNERS. CEILING SYSTEM SHALL NOT SUPPORT OTHER ITEMS.
4. ALL INTERIOR WALL & CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E 84. SHALL BE FLAME SPREAD CLASS III MIN.
5. SPRINKLER HEADS AND OTHER PENETRATION CLEARANCE MIN. 2" DIA. OPENING OR A SWING JOINT
6. ARMSTRONG ICC ESR-1308

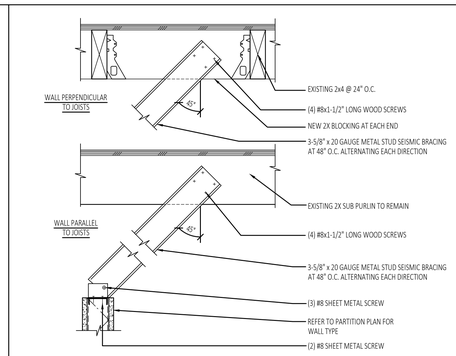
COMPRESSION STRUT SCHEDULE

Size	Allowable Length (L)
1/2" Diameter EMT	L < 4'-0"
3/4" Diameter EMT	L < 5'-0"
1-1/4" Diameter EMT	L < 8'-0"
Double Metal Studs with minimum 2 screws at each end	8'-0" < L < 12'-0"

L > 12'-0" : Provide structural design calculations.

SUSPENDED CEILING GRID DETAIL

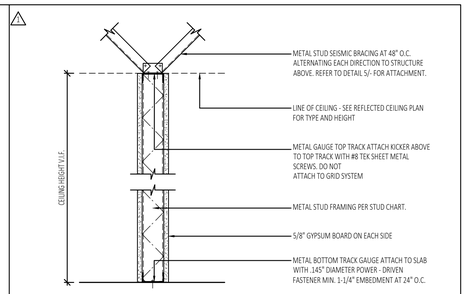
SCALE 1-1/2"=1'-0" | 11



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL
  AS PER I.C.C. # ESR - 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C.
  #ESR - 1663

SEISMIC BRACING DETAIL

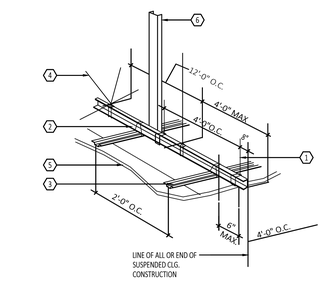
SCALE 1-1/2"=1'-0" | 5



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS
  PER I.C.C. # ESR - 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C.
  #ESR - 1663

WALL TYPE A

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



- BRACING DETAIL
  USG OR EQUAL
  #ESR - 1222, LARR #25764
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL
  AS PER I.C.C. # ESR - 1338.

SUSPENDED GYP. BOARD CEILING

SCALE 1-1/2"=1'-0" | 15

7 VERTICAL STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRE

8 THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL

9 ALL SUPPORT WIRES SHALL BE LOOPED AROUND RUNNERS, JOIST, SCREW EYES, ETC., WITH MINIMUM OF THREE TURNS, THEN TWISTED ABOUT THEMSELVES A MINIMUM OF THREE TIMES, TYPICAL UNLESS OTHERWISE NOTED

4 LATERAL SUPPORT WIRES, #12 GAUGE (MIN) SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART. CONNECT TO 1-1/2" STEEL CHANNEL AT 6" MAX. FROM CROSS FURRING CHANNEL TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM PLANE OF CEILING. INSTALL LATERAL SUPPORT WIRES AT 12'-0" INTERVALS EACH DIRECTION WITH THE FIRST POINT AT 4'-0" (MAX) FROM EACH WALL.

5 5/8" GYPSUM BOARD. ATTACH GYPSUM BOARD TO FURRING CHANNELS WITH #8 SHEET METAL SCREWS AT 6" O.C.

6 COMPRESSION STRUTS, STEEL SECTION WITH L/R RATION OF 200 MAX. ATTACH TO MAIN RUNNERS WITH 1/4" MACHINE BOLTS AND TO STRUCTURE WITH 3/8" DIA. HILTI KB-TZ EMBEDDED 2" MIN. @ 24" O.C.

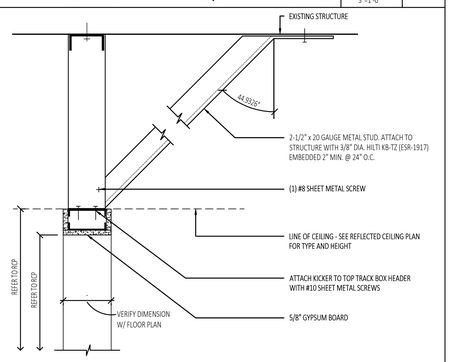
1 #8 GAUGE HANGER WIRES SPACED 4'-0" O.C. ALONG 1 1/2" METAL CHANNELS. LOCATE WITHIN 8" OF ENDS OF CHANNEL RUNS. ATTACH #8 WIRE TO COMPOSITE METAL DECK WITH HILTI CEILING CLIP (CC27ALH37P8T).

2 1-1/2" x 20 GAUGE STEEL CHANNEL AT 4'-0" O.C. PROVIDE 1" CLEARANCE BETWEEN ABUTTING WALLS AND PARTITIONS. AT CHANNEL SPLICES, INTERIOR LOCK FLANGES, OVERLAP ENDS 12" AND SECURE EACH END WITH DOUBLE STRAND 12 GAUGE TIE WIRE

3 7/8" x 20 GAUGE METAL FURRING CHANNEL WITH 1" CLEARANCE BETWEEN FURRING ENDS AND ABUTTING WALLS AND PARTITIONS. ATTACH FURRING CHANNELS TO A 1-1/2" CHANNEL WITH FURRING CHANNEL CLIPS INSTALLED ON ALTERNATE SIDES AT SPLICES, NEST FURRING CHANNELS WITH AT LEAST 8" OVERLAP AND SECURELY WIRE TIE EACH END WITH DOUBLE STRAND 12 GAUGE TIE WIRE

FRAMED OPENING / SOFFIT DETAIL

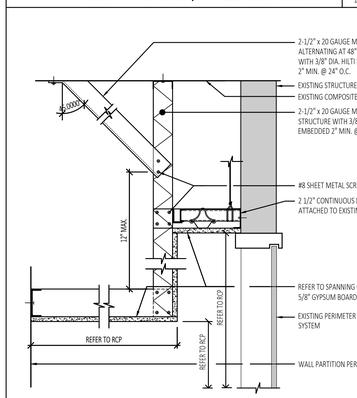
SCALE 1-1/2"=1'-0" | 14



- METAL STUDS
  DIETRICH OR EQUAL AS PER
  I.C.C. # ESR - 1166P LARR 25889.
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL
  AS PER I.C.C. # ESR - 1338

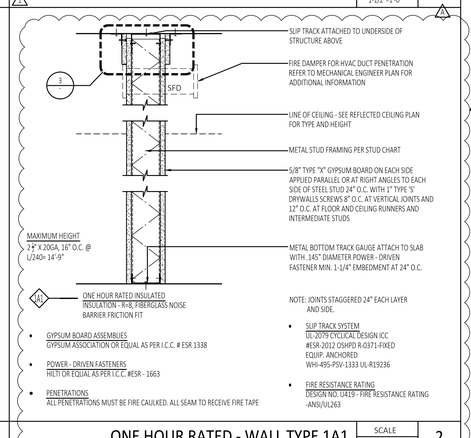
CEILING SECTION

SCALE 1-1/2"=1'-0" | 18



WALL TYPE B1

SCALE 1-1/2"=1'-0" | 6



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS
  PER I.C.C. # ESR - 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C.
  #ESR - 1663

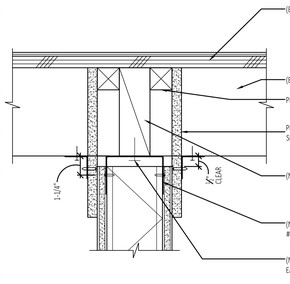
WALL TYPE B1

SCALE 1-1/2"=1'-0" | 6

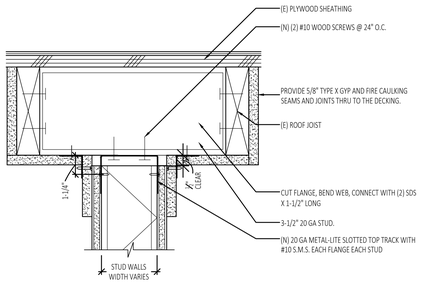
- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR EQUAL AS PER I.C.C. # ESR 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C. #ESR - 1663
- PENETRATIONS
  ALL PENETRATIONS MUST BE FIRE CAULKED. ALL SEAM TO RECEIVE FIRE TAPE
- SLIP TRACK SYSTEM
  UL-2079 CYCLICAL DESIGN ICC #ESR-2012 OSHPD R-0371-FIXED EQUIP. ANCHORED WHI-495-PSV-1333 UL-R19236
- FIRE RESISTANCE RATING
  DESIGN NO. U419 - FIRE RESISTANCE RATING -ANSI/UL263

ONE HOUR RATED - WALL TYPE 1A1

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



- GYPSUM BOARD ASSEMBLIES
  GYPSUM ASSOCIATION OR
  EQUAL AS PER I.C.C. # ESR - 1338
- POWER - DRIVEN FASTENERS
  HILTI OR EQUAL AS PER I.C.C.
  #ESR - 1663



- SLIP TRACK
  UL-2079 CYCLICAL DESIGN CC #ESR-1042
  OSHPD R-0371-FIXED EQUIP.
  ANCHORED
  WHI-495-PSV-1333
  UL-R19236

ONE HOUR SLIP TRACK DETAIL

SCALE 3"=1'-0" | 3

(S) STUD MEMBER	SPACING (IN.) O.C.	S PSF L/240
2S05125-18 (33 KSI)	12"	11'-11"
	16"	11'-3"
	24"	10'-7"
2S05125-33 (33 KSI)	12"	13'-11"
	16"	12'-10"
	24"	11'-7"
2S05125-43 (33 KSI)	12"	15'-9"
	16"	14'-9"
	24"	13'-6"

(S) STUD MEMBER	SPACING (IN.) O.C.	S PSF L/240
3625125-18 (33 KSI)	12"	15'-4"
	16"	14'-4"
	24"	13'-5"
3625125-33 (33 KSI)	12"	17'-10"
	16"	16'-5"
	24"	14'-9"
3625125-43 (33 KSI)	12"	19'-7"
	16"	18'-0"
	24"	16'-3"
3625125-54 (50 KSI)	12"	21'-2"
	16"	19'-7"
	24"	17'-8"
3625125-68 (50 KSI)	12"	21'-10"
	16"	20'-0"
	24"	17'-8"

(S) STUD MEMBER	SPACING (IN.) O.C.	S PSF L/240
4005125-18 (33 KSI)	12"	16'-5"
	16"	15'-4"
	24"	14'-2"
4005125-33 (33 KSI)	12"	19'-11"
	16"	18'-4"
	24"	16'-5"
4005125-43 (33 KSI)	12"	21'-2"
	16"	19'-5"
	24"	17'-2"
4005125-54 (50 KSI)	12"	22'-11"
	16"	21'-1"
	24"	18'-10"
4005125-68 (50 KSI)	12"	25'-0"
	16"	23'-1"
	24"	20'-9"
6005125-18 (33 KSI)	12"	22'-1"
	16"	19'-9"
	24"	16'-9"

(S) STUD MEMBER	SPACING (IN.) O.C.	S PSF L/240
6005125-33 (33 KSI)	12"	26'-9"
	16"	24'-6"
	24"	21'-7"
6005125-43 (33 KSI)	12"	30'-7"
	16"	28'-3"
	24"	25'-7"
6005125-54 (50 KSI)	12"	32'-6"
	16"	30'-0"
	24"	27'-0"
6005125-68 (50 KSI)	12"	34'-8"
	16"	32'-0"
	24"	28'-9"
8005125-43 (33 KSI)	12"	37'-6"
	16"	34'-4"
	24"	30'-6"
8005125-54 (50 KSI)	12"	40'-0"
	16"	36'-8"
	24"	32'-6"
8005125-68 (50 KSI)	12"	43'-4"
	16"	39'-9"
	24"	35'-5"

MEMBER DEPTH:
(EXAMPLE: 6" = 600 X 1/100 INCHES)
ALL MEMEBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "I" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

STYLE:
(EXAMPLE: STUD OR JOIST SECTION = S)
THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:

S = STUD OR JOIST
T = TRACK
U = CHANNEL
F = FURRING

600 S 162 54

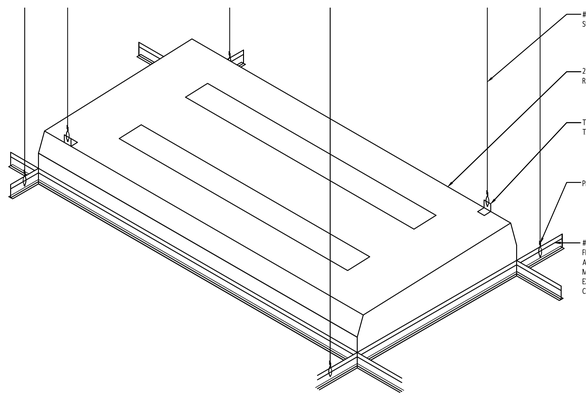
FLANGE WIDTH:
(EXAMPLE: 1 5/8" = 1.625" ~ 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MIL THICKNESS:
(EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL =1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

NOTE:
ALL STUD INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC#ESR-3064P

INTERIOR NON-STRUCTURAL COMPOSITE LIMITING WALL HEIGHT TABLE

SCALE 1'-0"=1'-0" | 4



LIGHT FIXTURE SEISMIC SUPPORT

SCALE 1-1/2"=1'-0" | 12

NOT USED

SCALE | 20

PROJECT:

HIMALAYAN GRILL

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DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
11/07/19	ISSUE FOR ENGINEERING	
11/25/19	ISSUE FOR PLAN CHECK	
01/21/20	BULLETIN 1 - PLAN CHECK CORRECTIONS & TENANT REVISIONS	1
02/10/20	BULLETIN 2 - PLAN CHECK CORRECTIONS	2
05/07/21	REVISION TO PERMIT	3
06/11/21	PLAN CHECK CORRECTIONS	4

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DATE:	10/31/19
DRAWN:	RW
REVIEWED:	MP
PROJECT NO:	626085.01
SCALE:	AS NOTED

SHEET TITLE:

WALL PARTITION AND CEILING DETAILS

SHEET NO:

A-9.0

1. SUBMITTALS. SEE GENERAL REQUIREMENTS SHEETS FOR SCHEDULE OF SUBMITTAL.

2. W.I.C. STANDARDS. COMPLY WITH THE WOODWORK INSTITUTE OF CALIFORNIA "MANUAL OF MILLWORK", LATEST EDITION.
   a) PROJECT STANDARD SHALL BE:
      X — CUSTOM GRADE
      PREMIUM GRADE
   b) FLUSH OVERLAY CONSTRUCTION IS STANDARD, U.O.N.

3. SCRIBE FINISH. SCRIBE ALL CASEWORK AND MILLWORK TO ADJACENT SURFACES, U.O.N.

4. GROMMET HOLES. PROVIDE 3" DIAMETER WIRE/CORD MANAGEMENT HOLES AND PLASTIC GROMMETS WITH COVERS AT 48" ON CENTER AT ALL COUNTER TOPS. MILLWORKER'S SHOP DRAWINGS SHOW/ INDICATE THE LOCATION, SIZE AND COLOR ON NEW GROMMETS. WHERE GROMMETS PENETRATE A BASE CABINET WITH ADJUSTABLE SHELVING, THE MILLWORKER SHALL PROVIDE A 3" PLASTIC LINED OPENING IN EACH SHELF. THE MILLWORK WILL NEEDS TO VERIFY THE QUANTITY OF GROMMETS REQUIRED WITH THE DESIGNER DURING BIDDING. DESIGNER SHALL APPROVE GROMMET LOCATION WITH THE MILLWORK SHOP DRAWINGS.

5. CABINET HARDWARE:
   a) COMPLIANCE WITH STANDARDS. INSTALL FINISH HARDWARE COMPLYING WITH ANSI A156.9 "STANDARD FOR CABINET HARDWARE". SUBMITTAL. CABINET HARDWARE IS NOTED BY TYPE AND FINISH ONLY. SUBMIT LIST OF ALL ITEMS FOR APPROVAL PRIOR CONSTRUCTION.
   b) PROPOSE HARDWARE TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
   c) PULL TYPE 1: DOUG MOCKETT DP38
   d) TYPICAL HINGES: CONCEALED CASEWORK HINGES, BLDG. STD. FINISH, FULL OVERLAY APPLICATION AND 110 DEGREES OPENING.
   e) SHELVES STANDARDS: 3/4" MELAMINE SHELF WITH CHROME SHELF PINS IN 5MM HOLES AT 1-1/4" O.C.
   f) DRAWER GLIDES: ACCURIDE FULL EXTENSION.
   g) SILENCERS: PROVIDE SILENCERS AT ALL CABINET DOORS AND DRAWERS.

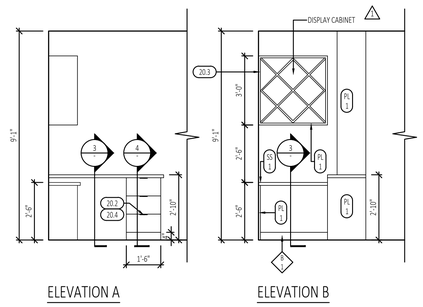
6. ANCHORING AND BACKING. SECURE AND ANCHOR CASEWORK PER NOTES, DETAIL 11/- AND INDUSTRY STANDARDS. BACKING PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

7. OPEN CABINETS. WHERE OPEN CABINETS ARE SHOWN, THE ENTIRE CABINET IS CONSIDERED TO BE EXPOSED SPECIFIED PLASTIC LAMINATE FINISH IS TO BE USED THROUGHOUT.

8. CLOSED CABINETS INTERIOR FINISH IS TO BE WHITE "KORTON" INTERIOR SURFACES FOR CABINETS AND SHELVES, U.O.N..

NOT USED | SCALE: SPECIFY | 17

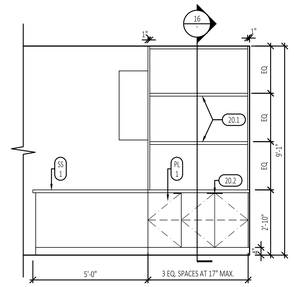
MILLWORK NOTES | SCALE: N.T.S. | 13



ELEVATION A

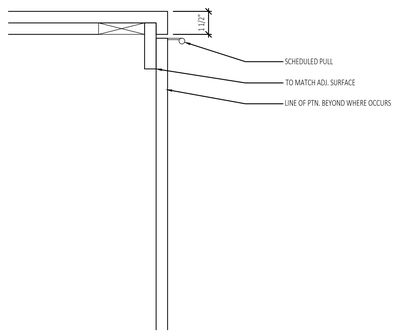
ELEVATION B

ELEVATIONS AT HOSTESS/ENTRY #102 | SCALE: 3/8" = 1'-0" | 5

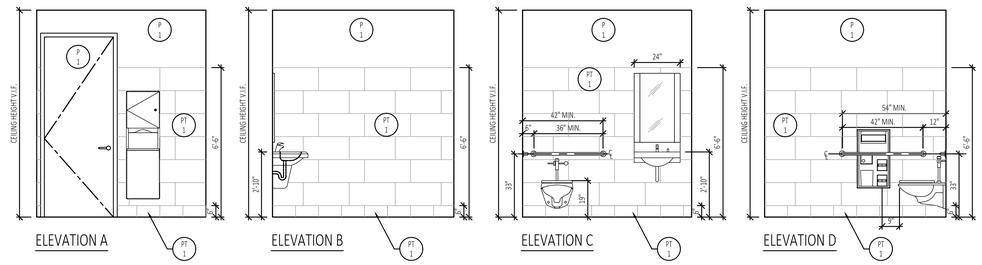


ELEVATION AT HOSTESS/ENTRY #102 | SCALE: 3/8" = 1'-0" | 1

NOT USED | SCALE: SPECIFY | 18



DETAIL AT LOWER CABINET | SCALE: 1 1/2"=1'-0" | 14



ELEVATION A

ELEVATION B

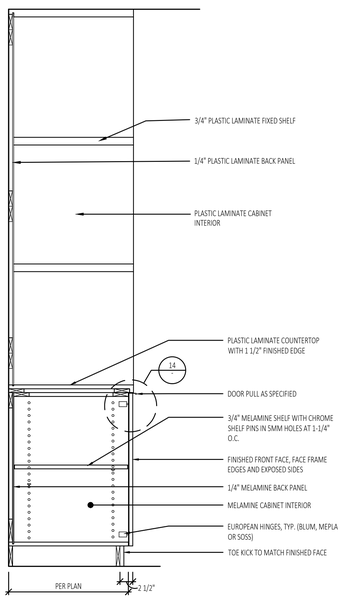
ELEVATION C

ELEVATION D

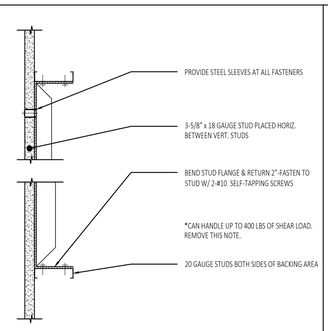
*SEE SHEET A-0.7 FOR FIXTURE SPECS AND MOUNTING GUIDE LINES.

ELEVATIONS AT UNISEX RR #105 | SCALE: 3/8" = 1'-0" | 2

NOT USED | SCALE: SPECIFY | 19

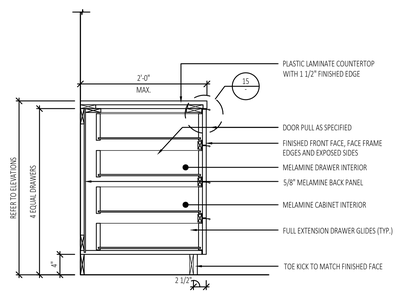


BASE CABINET WITH UPPER SHELVES | SCALE: 1"=1'-0" | 16

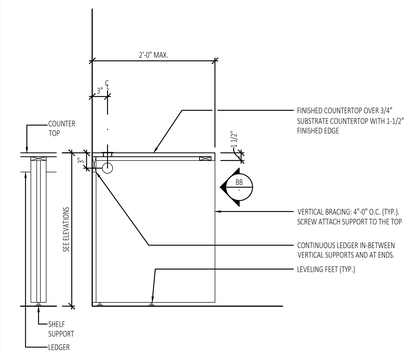


NOTE: PROVIDE AT ALL TYP. HANDRAILS, ELECT. PANEL BOARDS, OVERHANGING CABINETS,BATHROOM SINK W/ LEDGE

BACKING PLT. SCHEDULE - TYPE 2 | SCALE: 1-1/2"=1'-0" | 11



BASE CABINET W/ DRAWERS | SCALE: 1"=1'-0" | 4



ELEVATION BB

WALL MOUNTED SERVING COUNTER | SCALE: 1"=1'-0" | 3

NOT USED | SCALE: SPECIFY | 20

NOT USED | SCALE: SPECIFY | 12

KEYNOTES

20.1 ADJUSTABLE SHELVING, TYPICAL WHERE SYMBOL OCCURS OR REFERENCED IN DETAIL, SEE ELEVATION FOR QUANTITY.

20.2 DOUG MOCKETT DP38, MATTE BLACK MILLWORK PULLS, TYPICAL WHERE SYMBOL OCCURS. SEE ELEVATIONS FOR QUANTITY.

20.3 PROVIDE WALL BACKING AS REQUIRED FOR UPPER CABINET. SEE DETAIL 11/-.

20.4 PROVIDE ALL MILLWORK LOCKS AND SAFETY LATCHES AT ALL MILLWORK CABINET DOORS. ALL THE LOCKS TO BE KEYED THE SAME FOR EACH INDIVIDUAL ROOM, U.O.N.

GENERAL NOTES

1. FOR FINISHES REFERENCED ON ELEVATIONS, REFER TO SHEET A-2.0 FINISH SCHEDULED.

2. REFERENCE MILLWORK NOTES ON THIS SHEET FOR SPECIFICATIONS AND GENERAL REQUIREMENTS.

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INTERIOR ELEVATIONS AND MILLWORK DETAILS

SHEET NO:

A-20.0