# CITY OF SANTA ANA

### **BUILDING PERMIT WORKSHEET**

PLEASE PRINT				1/14/09:forn	ns/Bidg,App.Workshee
PROJECT ADDRESS: 200 W	, SIANTA ANA	SUITE:	500	SAPIN# /0) /	73124
USE OF BUILDING: RESIDEN	TIAL COMMERCIAL	INDUSTRIAL	OTHER	2011-90 MASTER ID#	9005
NATURE OF WORK: NEW A	DD ACTER/T.I. D	EMO REROOF	REPAIR	SIGN MIS	С
NEW/ADDITION/ALTERATION:					
1ST FL	SF BASEMENT:	YES/NO	SF NO. (	OF STORIES:	
2ND FL	SF PATIO/ENCL	PATIO:	_SF BLD	G. HEIGHT:	
TOTAL OF OTHER FLS:	SF RES. REMOI			POSED USE:	
GARAGE/CARPORT:	SF ALTER/T.I.:	6,035	_SF		
JOB DESCRIPTION (non-residen					
NEW WALLS, DOORS	, CHISINIUIS.	THUMA RE	es) NO VIIIS	I-UK MIX	JS & WOMEN'S
ALL NON-BARRIA	og walls.	NO ADDIED	BUILDIN	E S.F.	
BUILDING OWNER'S NAME: BIRTCHICK ANDERSO	N PROPERTIES		1	HONE NO: 714 245-9	455
ADDRESS:	555	CITY: SAWPA AWA	S	TATE:	ZIP:
200 W. SANTA AM	14 . S//2	DINOTITIONAL		GA.	92701
TENANT'S NAME (Comm/Ind):  GSA			Pi	HONE NO:	
CONTRACTOR'S NAME:		STATE CONTR. #:	LI	CENSE CLASS:	PHONE NO:
ADDRESS:		CITY:	S	TATE:	ZIP:
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANCE COMPA	NY: SA	ANTA ANA BUS. LI	C. #:
ARCHITECT/ENGINEER:	EK MZUEUM GASK	STATE LICENSE #: ¿	CLIDC PI	HONE NO:	883
ADDRESS:		CITY:		TATE:	ZIP:
8302 MADISON AL	VE_	MIDWAY CIT	7 0	A	92655
CONTACT NAME: FRASIER	MCLIELLAN	PHONE N	0: 714	307-688	3
E-MAIL ADDRESS: FRASIZIC C	FMA CORP. COM	FAX NO:	714 89	7-5952	
OFFICE USE ONLY: ACC OR SI	PC (CIRCLE ONE)	HRS PER F	H_BLI	DG. FEE \$	
OCC. GROUP:	RECEIPT#:	58121		FEE PD \$ 18	09-10-
TYPE OF CONSTR:	VALUATION: \$_	30000°	SU	BMITTAL DATE:	89-6-11
IRE SPKR: YES / NO A/C: YES / NO FLOOD ZONE: PROCESSED					
RES. DEV. FEE: YES / NO PRIOR	DWELLING UNIT: YES/I	NO COMMENTS:			
PLANNING OK TO CHECK & DATE —		BLDG. DEPT. APP	ROVAL & DA	TE	
PLNG CONDITIONS:					

## PLEASE CHECK ALL THAT APPLY TO YOUR PROJECT

JOE	B DESCRIPTION CHECKLIST:					
	Additional square footage			Ø	, Partition walls	
	Awnings				Rated corridors	
	Canopy				Rated shafts	
X	Ceiling work				Roof mounted equi	ipment
	Change of occupancy (use)				Security bars	
	Disabled accessible (H/C) restrooms	3			Screening for equip	oment
	Dust collector				Skylights	
	Elevator shaft				Stairs	
	Exterior doors or windows				Storefront/facade in	mprovements
	Equipment pads				Storage racks or sh	nelving over 5'-9"
X	Interior demo				Walk-in coolers	
	Kitchen equipment					
ITEN	IS REQUIRING SEPARATE BUILDING	PERMIT	APPLIC	ATIC	DNS:	
	Block wall					
	Card readers					
	Complete demo					
	Fence					
	Fire signaling system					
$\boxtimes$	Fire sprinklers					
	Flagpole					
	Lawn sprinkler system					
	Light Standards					
	Parking lot repaving					
	Parking lot restriping					
	Pedestrian protection					
	Pool/Spa					
	Signs					
	Spray booth					
	Temporary power pole					
	Trash enclosure					



BNegrete/Fee Schedules/2011-2012

Planning & Building Agency Permits & Plan Check Section 20 Civic Center Plaza P.O. Box 1988 (M-19) Santa Ana, CA 92702 (714) 647-5800 www.santa-ana.org

# ACCELERATED PLAN CHECK REQUEST

Project Address: 200	W Sonta	Ana BI	#500	HO18: 07-01-11
Misc. Receipt: 58\2	2 Processed By.	Plan	Checked By:	
	r each discipline. The plan c the regular plan check fee.	checker will estimate	the number of ho	ours for review. This
Type of Plan Check: Bu	ilding 10173121	Electri	cal	
Es	t. Hrs Actual _	Est. H	<b>'S</b>	Actual
Plu	umbing	\ Mecha	nical	
Es	t. Hrs Actual _	Est. Hı	·S	Actual
Owner/Representative Signatu	ire:			
Print Name: FRASIER	MEUSUM		Date: 9-	-6-11
Telephone Number: (714)	307-6883	Fax Number: (	)	
An accelerated p	olan check review will not i	nclude the followin	g:	
Fire, Police, Pub	lic Works, Planning or Lan	dscaping Plan Che	ck	
	an "accelerated revision", th		5 per hour in add	ition to the
	fee of \$117.70 per hour (tota	l \$324.95).		
Name (Last, First, Initial)		Employee #		Division
	and the second s			
From (Date & Time)	To (Date & Time)	Total Hours Worked		_ Comp Time Requested
				_ Overtime Requested
Employee Signature:		Date:		
AUTHORIZED		APPROVALS		
	Comp time			·
	Comp time	Division Manager		Date
Immediate Supervisor	· · · · · · · · · · · · · · · · · · ·	Division Manager  Executive Director		Date Date

## CITY OF SANTA ANA PLAN CHECK - CHECKLIST

JOB ADDRESS: 200 W So	nta Ana #500	
TRACKING #: 10173124	DATE: 9-6-1)	

#### **FOR PLANCHECK STATUS CALL (714) 647-5800**

#### PLEASE INITIAL EACH ITEM BELOW

4

I agree to pay a plancheck fee established for this project with the understanding that this payment is not a guarantee that a permit will be issued and that this fee is not refundable once a plancheck has commenced.



I understand that I may request an "Accelerated Plancheck" at an additional cost to me. This plancheck will be performed by an in-house plan checker with the intention of reducing plancheck time for the Building & Safety Division.



I understand that the project valuation (from which plancheck and permit fees are calculated) will be reviewed during the plancheck process and that said valuation shall be adjusted up or down in accordance with established fee computation regulations.



I understand that I shall submit separate plans, applications and plancheck fees for the following when plan check is required:

- a. Electrical Plans 2 complete sets
- c. Mechanical Plans 2 complete sets
- b. Plumbing Plans 3 complete sets
- d. Grading Plans 3 complete sets



I understand that I shall visit the Public Works Department to verify whether a field inspection of the property is required. I understand that prior to the issuance of the Building permit I am required to obtain Public Works Agency approval if my project valuation exceeds \$30,000 or has added plumbing fixtures, or added bedrooms, or exceeds 500 sq.ft.

#### AGREED TO BY APPLICANT OR AGENT

Applicant's Signature—						
Print Name FRASIER	ME	WELLAN	Address_	8302	MADISON	AVE, MIDU
Telephone Number						
FOR OFFICE USE ONL	Y: "Ch	ecklist of items	discussed" A	APPROVALS (	& FEES REQUIRE	D: Y/N

14.\_\_ Constr. Act. Reg. 1\_\_Planning Department 7.\_\_ Title 24 (Energy ) Públic Works Agency 8 Title 24 (Disabled Access) Res. Dev. Fees 3. ✓ Fire Departmemt 9. Roof Mounted Equip. 16. SMIP 10.\_\_List of Subcontr. 4. Police Department 17. Microfilming 18 Const. Debris Recyc. 5.\_\_ School District 11 Bldg. Pmt. Info. 6.\_\_ Health Department 12.\_\_ Summary of Appr. Req. 19. FCWP Surcharge 13. FY Information 20 LOA/Owner-Builder Ver.

PERMIT TECHNICIAN





Planning and Building Agency **Planning Division** 20 Civic Center Plaza P.O. Box 1988 (M-20) Santa Ana, CA 92702 (714) 647-5804 www.santa-ana.org

## Sapin Dev Rev **Application Data Sheet**

Master I.D.: 2011-99005

Application Number: NONR-2011-492-TI

Project Address: 200 W Santa Ana Blvd Unit# 500

Application Date: 09/06/2011

Planner/Project Manager: Perry, Lynnette

**Determination:** 

Approved

Application Description:

Expanding existing unit 500 into 550 & 555: Adding demising walls, locker rooms, add non-bearing

partitions, realign ceiling and mechanical systems

**Dev Rev Project Conditions:** 

## FEE CHECKLIST WORKSHEET

Received by:	SAPIN#:	10173124
Plan Chec Disability SMIP Fee Res. Dev. Fire Facility School Disability Microfilm FCWP Su	Yes No ck Fee  Fee  Fee  Ty Fee  Ty Fee  Ty Fee  Ty Fee  Ty Fee	
Cost/sq FT $\times$ $6035 \times$ $6035 \times$ Counter computations/valuation \$	35 90 =	VALUATION  216,656  500



Planning & Building Agency Building Safety Division 20 Civic Center Plaza P.O. Box 1988 (M-19) Santa Ana, CA 92702 (714) 647-5800 www.santa-ana.org

# TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK	NO-	10173124						
			nta Ana Blvd Ui	nit# 500	<del></del>			
PLAN CHECK I	ENGINEER:	Mazarji, 2	Zac	TEL:	714	647-5831		
			•	FAX:	714	647-5897		
TYPE OF CON	STRUCTION:		I A, SPK					
OCCUPANCY (	CLASSIFICAT	ION(S):	В					
PLAN CHECK I	DATES:		u Brilliannia (m. 1944). Primaria (m. 1944).	REM	RECHECK ITEMS:			
APPLICATION	PPLICATION 9/6/2011							
INITIAL REVIEN	N 9/7/2	011						
EXPIRATION	3/4/2	012						
RECHECKS:	1.			PRO	JECT /	APPLICANT CONTACT PERSON:		
~	2.	-		Frase	r McC	lellan		
_	3.			TEL:	(	(714)897-3382		
				FAX:	_	(714)897-5952		
VALUATION:	\$300,000.00			EMA	IL:	Fraser@FMAcorp.com		
FLOOD ZONE:	X-060232027	'6J						

## APPLICABLE CODE: 2010 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SANTA ANA AMENDMENTS

- 1. All items noted on this plan check report must be addressed. If you feel that an item is not applicable to your project, note "N/A" and discuss the reason with the plan checker.
- 2. Please indicate the sheet number and detail to the right of each correction, or note the number on the plans where the correction is made. Resubmit marked original, calculations and this correction sheet. A separate sheet for response may be used.
- 3. Resubmit 4 corrected sets of plans.
- 4. Meetings between the project applicant/designer and the plan reviewer shall be by appointment only. Please call (714) 647-5831 for an appointment.
- 5. Please return marked up set of drawings with corrections.

- 6 This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information. Please refer to mark up sets of drawings.
- 7. The applicant shall obtain clearances/approvals for the following prior to building permit issuance:
  - Planning Division approval on the corrected/final set of drawings (647-5804.) Previously approved plans should be submitted to expedite the process.
  - Fire Department approval on the corrected/final sets of drawings (647-5839 or 647-5700)
  - Police Department approval on the corrected/final set of drawings (647-5840)
  - Public Works Agency approval (647-5039)

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- Proof of Worker's Compensation Insurance shall be required at the time of permit issuance

8. Provide a note on the drawings to clarify use of proposed floor.

の人9. Label and note hourly fire rating of:- Stair enclosures - Exit passageways - Elevator Lobby (Check for missing fire rating of doors) ADED TO FLOOR PMU まだけをおしてPMUのサビュー A-I

10. Plans shall indicate how required structural and fire resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems. CBC Section 106.1.1 and CBC Chapter 7. Note on the plans the ICC Research Report number, U.L. number, State Fire Marshal number, or approval number of another agency accepted by

11. Interior floor finishes shall show compliance with CBC Section 804. NOTE ON CAME SITTLE

- 12. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors and provide number of exits required by CBC Sections 1015, 1016 and CBC Section 1019.1.

  Minimum of two exit enclosure is required for this floor.

  12450MG PULLONG, FROM TO TOO OUTSIAN SPANNESS TO BE MAKED WIDT PANT SALDING ON CONC. ALD SWANS.
- 13. Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants.

  | ADD MILLS | PAPER ADDED ON A-I
- 14. The length of a common path of egress travel in Group B, F and S occupancies shall not be more than 100', provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. CBC Section 1014.3. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors

- 15. CBC Section 1015.2.1. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served. Fix SHINKLIND ALL PAIT SYSTEMS COMMY PACTIFICATION SECTION IN SECURITIES
  - 16. Existing through parking garage is not permitted. Revise location of exit signs. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Sections 1018 through 1023 and the applicable requirements of Sections 1003 through 1013. Rayson carana
  - 17. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 with an occupancy in Group B, shall have a maximum travel distance of 100'. அரியில் கோரியில் கோரியில் கோரியில் கூறியில் க
- 19. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.
- 20. Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required exit without passing through the elevator lobby. [SFM].

   OMPLY W 5, COMMEND PLIMA PLA COBB >
  - 21. CBC Section 1017.3, Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20' in length. Except:
    - In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed 50'.

      Non't ON REPORT OF A-1
  - 22. Revise door schedule to show compliance with required fire rating of doors located in the corridor area.
  - 23. Provide a complete architectural section of 1-HR. corridor detailing fire resistive rated construction of the walls and ceilings. Detail all duct and other penetrations CBC Sections 708.4, 1017.1, 715.1, Table 715.4 & 716.5.4.

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24. Provide on the drawings a complete door schedule, showing:

 Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)

Fire-rating of door assembly complying with CBC Section 715 Opening Protection

- Note smoke seal (in accordance with CBC Section 715.4.3, required for doors forming part of the one-hour exit corridor envelope)
- Show compliance with the City of Santa Ana's Security Ordinance (Contact the Santa Ana Police Department Crime Prevention Section by telephoning 714-647-5840)

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- 25. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the edge for interior doors. CBC Section 1126A.3.2.

  ALL DOORS SIMIL MEET REQUIREMENT, RISFIGURE S/I+C-I WEY WITH 43 MARKET
- 26. CBC Section 1127B.3, All building entrances that are accessible to and usable by persons with disabilities shall be identified with a least one standard sign and with an additional directional signs, as required, to be visible to persons along approaching pedestrian ways.
- 27. CBC Section 1133B.2.6, Required the bottom 10" of all doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

28. CBC Section 1133B.4.4, The upper approach and the lower tread of each interior stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and close to (not more than 1" from) the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip-resistant as the other treads of the stairs.

- 29. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings. MOIGHTUS, WILL AM WITH ON CS
- 30. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable.
- 31. Drawings submitted to the Building Division for review shall provide the following information to insure compliance with CBC Section 1134B/Chapter 11B:
  - An accessible entrance
  - An accessible route to the altered area
  - Accessible restrooms
  - Accessible telephone (if any)
  - Accessible drinking fountains, and
  - Parking, signage and alarms
- 32. Please complete accessibility from to acknowledge full compliance with Section 1134B/Chapter11B. Provide cross reference from floor plan to accessibility details.
- 33. At every entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in CBC Sections 1117B.5 and 1127B.3. Please Identify path of travel from public bus stop to entrance of building.
- 34. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide, complying with the CBC Section 1133B.8.5. Please provide drawings to clarify location of vehicular way to check compliance for required detectable warning.

Detectable Warning Product Approval. Only approved Division of the State Architect, Access Compliance (DSA/AC) approved detectable warning products and directional surfaces shall be installed in accordance with CBC Section 1133B.8.5.

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- 35. Refer to the attached parking handout for additional plan check comments. Revise the drawings to show compliance.
- 36. Provide parking space identification in accordance with CBC Section 1129B.4 including:
  - Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
  - An additional sign shall also 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. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.

- Provide assurance on the drawings that existing signage language reflects the paragraph above.
- 37. Plumbing facilities shall be provided in accordance with the California Plumbing Code (CPC) Section 412.0 and CPC Table 4-1. Provide occupant load numbers and show compliance with Table 4-1. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided.
- 38. Provide enlarged and legible drawings to show accessible shower rooms. ADPD ON AD-2
- 39. Reception area to be wheelchair accessible (60" diameter circle) CBC Section 1123B. Refer to the attached handout on Access to Employee Areas. Provide compliance on the drawings. Sylvan 45 April 45
- 40. CBC Section 1122B.1. Where counter are provided, at least 5 percent, but never less than one, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28 to 34" high. Show break room, reception room, mail room is accessible where the section of the se
- 41. Minimum of 1% of lockers to be accessible. Section 1115B.8.5 of CBC. POTE AMPLA NO TRANSPORTED PAIN ON AD-2
- 42. CBC Sections 1115B and 1210. Sanitation facility toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within 2' of the front and sides of urinals and water closets shall be similarly finished to a height of 4'.
- 43. CBC Section 1607.7. Provide complete grab bar details on the drawings showing compliance with CBC Section 1115B.8 including structural strength to support a 250 pound point load.
- 44. CBC Section 1115B.4.3 Item 4. Note on the drawings hot water and drain pipes under lavatory shall be insulated.



45.	Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided. SITZIT $A - I$
46.	Ensure sanitary facilities comply with CBC Section 1115B.8.1 and that the bottom of the mirror is no higher than 40" from the floor.
47.	Drinking fountains serving the area of new work shall be accessible. CBC Section 1115B.4.6 and California Plumbing Code Section 406.5.
48	Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical

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- Provide mechanical ventilation for each area/room in accordance with the 2010 California Mechanical Code.

49. Show/note LIGHTING requirements on the plans in accordance with CBC and California Electrical Code requirements for each type of use.

#### Note on drawings:

NOTE ON COUNTYTHAT

Code (CMC) requirements for each type of use.

- CBC Section 1205.3, Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10'candles (107 lux) over the area of the room at a height of 30" above the floor level.



- 50. Provide complete structural calculations and drawings for suspended ceiling systems showing compliance with CBC Sections 711.3.1, 803.9, 1613, and 1705 (special inspections) and ASTM C635 and ASTM C636. The reflected ceiling plan and details must show compliance with CBC Sections 711.3.1, 803, 1613, and 1705 (special inspection) for suspended ceiling systems.
- 51. Note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308)

  Number 1308)

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  Number 1308)

  Note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308)
- 52. Provide a live load sign for storage rooms to limit the floor loading to 50psf.

SIGN NO DE AUDICO



Planning & Building Agency Building Safety Division 20 Civic Center Plaza P.O. Box 1988 (M-19) Santa Ana, CA 92702 (714) 647-5800 www.santa-ana.org

# TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO: PROJECT ADDRESS:			10173124 200 W Santa Ana Blvd Unit# 500			_		
PLAN CHECK	ENGIN	EER:	Mazarji, Zac		TEL:	714	647-5831	
					FAX:	714	647-5897	
TYPE OF CONSTRUCTION:				I A, SPK				
OCCUPANCY	CLASSI	FICAT	ION(S):	В				
PLAN CHECK	DATES	:			REM	ARKS	RECHECK ITEMS:	
APPLICATION		9/6/20	011					
INITIAL REVIE	w	9/7/20	011			.,		
EXPIRATION		3/4/20	012	***************************************				
RECHECKS:	1.				PRO	JECT	APPLICANT CONTACT PERSON:	
	2.					r McC		
	3.				TEL:		(714)897-3382	
					FAX:	_	(714)897-5952	
VALUATION:	\$300,0	00.00			EMA	_	Fraser@FMAcorp.com	
FLOOD ZONE:	X-060	232027	6 <b>J</b>					

## APPLICABLE CODE: 2010 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SANTA ANA AMENDMENTS

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  - Police Department approval on the corrected/final set of drawings (647-5840)
  - ~ Public Works Agency approval (647-5039)
  - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance
- 8. Provide a note on the drawings to clarify use of proposed floor.
- 9. Label and note hourly fire rating of:- Stair enclosures Exit passageways -Elevator Lobby (Check for missing fire rating of doors)
- 10. Plans shall indicate how required structural and fire resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems. CBC Section 106.1.1 and CBC Chapter 7. Note on the plans the ICC Research Report number, U.L. number, State Fire Marshal number, or approval number of another agency accepted by
- Interior floor finishes shall show compliance with CBC Section 804.
- 12. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors and provide number of exits required by CBC Sections 1015, 1016 and CBC Section 1019.1. Minimum of two exit enclosure is required for this floor.
- 13. Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants.
- 14. The length of a common path of egress travel in Group B, F and S occupancies shall not be more than 100', provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. CBC Section 1014.3. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors

- 15. CBC Section 1015.2.1. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than <u>one-third</u> of the length of the maximum overall diagonal dimension of the area served.
- 16. Existing through parking garage is not permitted. Revise location of exit signs. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Sections 1018 through 1023 and the applicable requirements of Sections 1003 through 1013.
- 17. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 with an occupancy in Group B, shall have a maximum travel distance of 100'.
- 18. CBC Section 1020.1. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.
- 19. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.
- 20. Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required exit without passing through the elevator lobby. [SFM].
- 21. CBC Section 1017.3, Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20' in length. Except:
  - In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed 50'.
- 22. Revise door schedule to show compliance with required fire rating of doors located in the corridor area.
- 23. Provide a complete architectural section of 1-HR. corridor detailing fire resistive rated construction of the walls and ceilings. Detail all duct and other penetrations CBC Sections 708.4, 1017.1, 715.1, Table 715.4 & 716.5.4.
- 24. Provide on the drawings a complete door schedule, showing:
  - Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)
  - Fire-rating of door assembly complying with CBC Section 715 Opening Protection
  - Note smoke seal (in accordance with CBC Section 715.4.3, required for doors forming part of the one-hour exit corridor envelope)
  - Show compliance with the City of Santa Ana's Security Ordinance (Contact the Santa Ana Police Department Crime Prevention Section by telephoning 714-647-5840)

- 25. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the edge for interior doors. CBC Section 1126A.3.2.
- 26. CBC Section 1127B.3, All building entrances that are accessible to and usable by persons with disabilities shall be identified with a least one standard sign and with an additional directional signs, as required, to be visible to persons along approaching pedestrian ways.
- 27. CBC Section 1133B.2.6, Required the bottom 10" of all doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
- 28. CBC Section 1133B.4.4, The upper approach and the lower tread of each interior stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and close to (not more than 1" from) the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip-resistant as the other treads of the stairs.
- 29. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings.
- 30. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable.
- 31. Drawings submitted to the Building Division for review shall provide the following information to insure compliance with CBC Section 1134B/Chapter 11B:
  - An accessible entrance
  - An accessible route to the altered area
  - Accessible restrooms
  - Accessible telephone (if any)
  - Accessible drinking fountains, and
  - Parking, signage and alarms
- 32. Please complete accessibility from to acknowledge full compliance with Section 1134B/Chapter11B. Provide cross reference from floor plan to accessibility details.
- 33. At every entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in CBC Sections 1117B.5 and 1127B.3. Please Identify path of travel from public bus stop to entrance of building.
- 34. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide, complying with the CBC Section 1133B.8.5. Please provide drawings to clarify location of vehicular way to check compliance for required detectable warning.

Detectable Warning Product Approval. Only approved Division of the State Architect, Access Compliance (DSA/AC) approved detectable warning products and directional surfaces shall be installed in accordance with CBC Section 1133B.8.5.

- 35. Refer to the attached parking handout for additional plan check comments. Revise the drawings to show compliance.
- 36. Provide parking space identification in accordance with CBC Section 1129B.4 including:
  - Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
  - An additional sign shall also 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. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.

- Provide assurance on the drawings that existing signage language reflects the paragraph above.
- 37. Plumbing facilities shall be provided in accordance with the California Plumbing Code (CPC) Section 412.0 and CPC Table 4-1. Provide occupant load numbers and show compliance with Table 4-1. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided.
- 38. Provide enlarged and legible drawings to show accessible shower rooms.
- 39. Reception area to be wheelchair accessible (60" diameter circle) CBC Section 1123B. Refer to the attached handout on Access to Employee Areas. Provide compliance on the drawings.
- 40. CBC Section 1122B.1. Where counter are provided, at least 5 percent, but never less than one, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28 to 34" high. Show break room, reception room, mail room is accessible
- 41. Minimum of 1% of lockers to be accessible. Section 1115B.8.5 of CBC.
- 42. CBC Sections 1115B and 1210. Sanitation facility toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within 2' of the front and sides of urinals and water closets shall be similarly finished to a height of 4'.
- 43. CBC Section 1607.7. Provide complete grab bar details on the drawings showing compliance with CBC Section 1115B.8 including structural strength to support a 250 pound point load.
- 44. CBC Section 1115B.4.3 Item 4. Note on the drawings hot water and drain pipes under lavatory shall be insulated.

- 45. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided.
- 46. Ensure sanitary facilities comply with CBC Section 1115B.8.1 and that the bottom of the mirror is no higher than 40" from the floor.
- 47. Drinking fountains serving the area of new work shall be accessible. CBC Section 1115B.4.6 and California Plumbing Code Section 406.5.
- 48. Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical Code (CMC) requirements for each type of use.

#### Note on drawings:

- Provide mechanical ventilation for each area/room in accordance with the 2010 California Mechanical Code.
- 49. Show/note LIGHTING requirements on the plans in accordance with CBC and California Electrical Code requirements for each type of use.

#### Note on drawings:

- CBC Section 1205.3, Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10'candles (107 lux) over the area of the room at a height of 30"above the floor level.
- 50. Provide complete structural calculations and drawings for suspended ceiling systems showing compliance with CBC Sections 711.3.1, 803.9, 1613, and 1705 (special inspections) and ASTM C635 and ASTM C636. The reflected ceiling plan and details must show compliance with CBC Sections 711.3.1, 803, 1613, and 1705 (special inspection) for suspended ceiling systems.
- 51. Note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308)
- 52. Provide a live load sign for storage rooms to limit the floor loading to 50psf.



CT GS	PROJECT	
NT Fra	CLIENT	
on Sai	LOCATION	

PROJECT	GSA - suite 500
CLIENT	Fraser McClellan

LOCATION Santa Ana, California

ITEM Cover

JOB# 1110238

DATE 8/24/2011

ENGINEER R. Bishoff

SHEET#



### **Structural Calculations**

For

### GSA - suite 500

200 W. Santa Ana Santa Ana, California

Project For:

Fraser McClellan 8302 Madison Avenue Midway City, California 92655



SEP 06 2011

City of Santa Ana

10198124



11100201	GSA - suite 500		1110238
CLIENT	Fraser McClellan		8/24/2011
	Santa Ana, California	ENGINEER	R. Bishoff
ITEM	Table of Contents	SHEET#	

## **Table of Contents**

Spec	1		
Location Response Accelerations	2		
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Movable Partition Analysis / support Design	5	through	9
High Density File Reinforcement	10	through	21
High Density File Reinforcement	10	through	2





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PROJECT	GSA - suite 500			1110238	
CLIENT	Fraser McClellan	-	 DATE	8/24/2011	
LOCATION	Santa Ana, California		ENGINEER	R. Bishoff	
ITEM	Spec		 SHEET#		-

G:\11\1110233 - Park Tower Santa Ana\ENG\Temp\{Engineering - GSA Suite 500:xis}Spec

## **Specifications**

Code:

CBC 2010 edition (California Building Code)

Occupancy

Category:

Ш

Importance Factor:

1.00

Seismic Design

Category:

D

Site Class:

D (2010 CBC 1613.5.2)

Wind: (N/A)

**Basic Wind Speed** 

mph.

**Exposure** 

В

Soil:

Allowable Soil Pressures,

Bearing

1500 psf

(2010 CBC 1806)

**Passive** Active

100 psf

Friction

35 psf 0.3

Lumber:

Douglas fir-larch, Grades as noted in calculations.

Concrete:

Slabs and footings (Residential),

F'c = 2500 psi @ 28 Days

Slabs and footings (Commercial),

F'c = 3000 psi @ 28 Days

Retaining walls and Beams,

F'c = 3000 psi @ 28 Days

Reinforcing Steel:

**ASTM A615**,

40 ksi for # 4 Bars and Smaller

60 ksi for # 5 Bars and Greater

Concrete Block:

ASTM C90, Grade N, Medium Weight, Solid Grout

Specified compressive strength of masonry (f'm = 1,850 psi)

Structural Steel:

Structural Steel Welding to be per AWS D1.1 Specifications

All Welding to be done in an approved fabricators shop

in accordance with CBC Section 1701.7



	GSA - suite 500			1110238
CLIENT	Fraser McClellan	!		8/24/2011
	Santa Ana, California		ENGINEER	R. Bishoff
ITEM	Location Response Accelerations	.1	SHEET#	

#### **PROJECT LOCATION / RESPONSE ACCELERATIONS**

USGS Seismic Hazard Curves and Uniform Hazard Response Spectra

#### **Conterminous 48 States**

#### ASCE 7 Standard, Minimum Design Loads for Buildings and Other Structures

Latitude = 33.749331 Longitude = -117.869153

#### Spectral Response Accelerations Ss and S1

Ss and S1 = Mapped Spectral Acceleration Values
Site Class D

Period	Maximu	ım Sa
_(sec)	(g)	
0.2	1.390	(Ss)
1.0	0.495	(S1)

#### Spectral Response Accelerations SMs and SM1

SMs = Fa x Ss and SM1 = Fv x S1 Site Class D - Fa = 1.0, Fv = 1.5

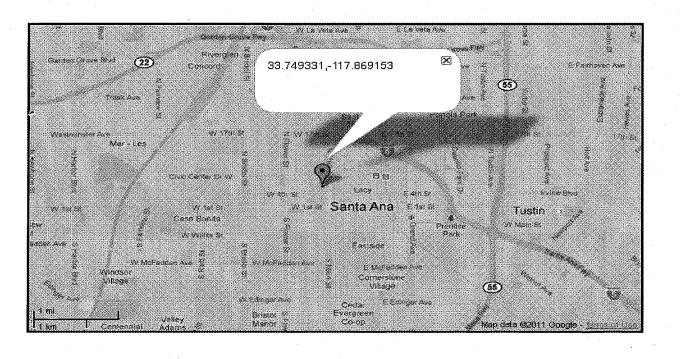
Period	Maxim	ıum Sa
_(:	sec) (g	<u>)                                    </u>
0.2	1.390	(Sms)
1.0	0.744	(Sm1)

#### **Design Spectral Response Accelerations SDs and SD1**

SDs = 2/3 x SMs and SD1 = 2/3 x SM1 Site Class D - Fa = 1.0 ,Fv = 1.505

#### Period Maximum Sa

(sec) (g) 0.2 0.927 (Sds) 1.0 0.496 (Sd1)





PROJECT GSA - suite 500

CLIENT Fraser McClellan

LOCATION Santa Ana, California

ITEM Seismic Coeffecient

JOB# 1110238

DATE 8/24/2011

ENGINEER R. Bishoff

SHEET#

#### **INPUT DATA**

Average Roof Height From Ground Compnent Attachment Height

h = 131.00 ft

z = 63.00 ft

<---- Mounted to 6th Floor Level

Component Amplification Factor Component Response Modification F Short Period Spectral Acceleration Component Importance Factor

 $a_p = 1$ 

1.00 ASCE 7-05 Table 13.5-1 or 13.6-1

R<sub>p</sub> = 2.50 ASCE 7-05 Table 13.5-1 or 13.6-1

 $S_{ds} = 0.927$ 

 $I_p = 1.00$  ASCE 13.1.3

#### **ANALYSIS**

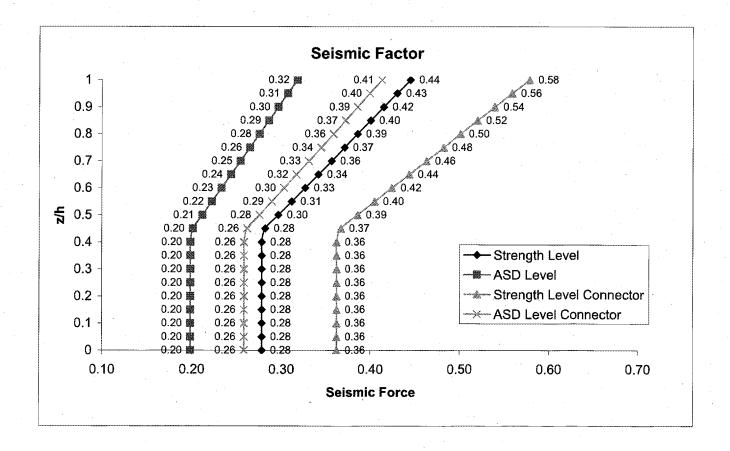
$$F_{p} = Max \left[ 0.3S_{DS}I_{p}W_{p}, Min \left[ \frac{0.4a_{p}S_{DS}I_{p}W_{p}}{R_{p}} \left( 1 + 2\frac{z}{h} \right), 1.6S_{DS}I_{p}W_{p} \right] \right]$$

Fp = Max(0.28, Min(0.29, 1.48))

= 0.291 Wp Strength Level

Fp = Max(0.2, Min(0.21, 1.06))

= 0.208 Wp ASD Level





PROJECT GSA - suite 500

CLIENT Fraser McClellan

LOCATION Santa Ana, California

ITEM Floor Load Sheet

JOB# 1110238

ENGINEER R. Bishoff

SHEET#

LOADS

Floor Load Sheet

**Dead Load - Typical Floor** 

(see original desing drawings)

Component	Load (lbs/sq.ft.)
Finish Flooring /Ceiling /Mechanical	5
3" x 18 Ga. Deck w/ 4.5" HR Conc. Fill	73
Subtotal for Slab Design	78 lbs/sq.ft.

### **Live Load**

Component	ing the second s	Load (lbs/sq.ft.)	·
Design Office Live Loads		50 lbs/sq.ft.	Reducible
	Partitions	15	
		65 lbs/sq.ft.	
Movable Partition		110 lbs/ft.	Non-Reducible

## **FROM ORIGINAL DRAWINGS**

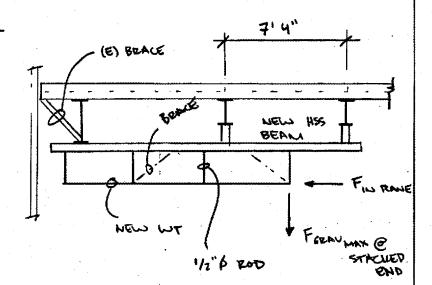
VERTICAL DEAD LOAD	S CIN	ADDITION	TO	<b>WE IGHT</b>	OF		
STRUCTURE		• ,					
OFFICE AREAS							
CEILING AND MECHANIC							
PARTITIONS	· · · · · · · · · · · · · · · · · ·			<u>20</u>	PSF.		
						1	
					~	1	
VERTICAL LIVE LOADS	CWITH	CODE ALLO	)HABL	E AREA			
	СМІТН	CODE ALLO	HABL	E AREA			15psf per
REDUCTION U.N.O.)					PSF		15psf per current code
REDUCTION U.N.O.3	****			20			
VERTICAL LIVE LOADS REDUCTION U.N.O.3 ROOF	******		*****	20	PSF.		current code
REDUCTION U.N.O.3	******		*****	20	PSF.		current code

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PROJECT		ENGINEER	
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## HANGING FOLDING PARTITION



### MEMBERS

MMAX = 1320 × 7.34 /4 = 2.42 K

TEY HSS 6x4x1/4

Ma/1 = 19.6 ">> 2.41 " -> ON

Δ MAX = 1320# (7.34 x12)3 = 0.031" - OVE BY INSPECTION

RODS

USE: HSS 6x4x /4

THEY = 1320# -- TEY 1/2" & ASOT RODS

T/1 = MIN OF: An x Fu/1 = 0:147 (58) /2 = 4.12 " Ag x Fy / 1 = 0.196 (36)/1.67 = 4.23 6

> 4.12 4 >> 1.32 h -> OK EUPTLEE GOVERNS

> > USE: Yz" A A367 MIN BODS

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CLIENT		DATE	
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WT

$$W = 11PSF \times 10' = 110 PLF$$
 $M_{WT} = \frac{110 PLF \times (4')^{L}}{8} = 220^{*} = 0.27 L^{1}$ 

## PER AISC FY

$$I_x = 7.71 \text{ m}^4$$
  $I_y = 18.3 \text{ m}^4$   
 $I_x = 3.48 \text{ m}^3$   $I = 0.291 \text{ m}^4$   
 $I_x = 3.48 \text{ m}^3$   $I_y = 18.3 \text{ m}^4$ 

$$M_{N} = M_{CR} = \frac{\pi \sqrt{EIy} GT}{Lb} \left[ B + \sqrt{1 + B2'} \right] = 11.72^{k'} \rightarrow \text{only}$$

$$\frac{188E \cdot WT \cdot 5 \times 16.5}{L}$$

## OUT- OF -PLANE BRACE

TERRUE = 12 (13.5 - 6" DECH - 10' CEILING) = 4.23'
TRY Z 21/2 x 3/16 = 50.76"

 $V_{\chi} = 6.771 \, \text{m}$   $-1/\Gamma_{\chi} = 65 \times 80$   $A = 6.90 \, \text{m}^2$   $V_{\chi} = 72 + 6.75 (65) = 121.4$   $V_{\chi} = \pi^2 (79 \times 10^4) / 121.4^2 = 19.55 \, \text{VS}^3 > 0.44 (Fy)$   $V_{\chi} = 6.771 \, \text{m}$   $V_{\chi} = 6.90 \, \text{m}^2$   $V_{\chi} = 6$ 

| USE 2/2 × 2/2 × 3/16 BEACE

Р	age	7



PROJECT		ENGINEER	
CLIENT		DATE	
OCATION	·····	108#	
ITEM		SHEET#	

## IN - PLANE BRACES

BY INSPECTION - IN-PLANE BRACES ARE SHORTER FOR COMPRESSION & SHARE TOTAL LOAD BIN TWO BARCES - ONV

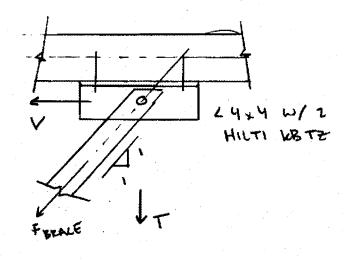
USE: 22/2 x 2/2 x3/10 BEACE

## ANCHORAGE

FBRACE - 600 #

SEE ATTACHED

USE: (2) 1/2" HILTI KB TZ





www.hilti.us

**PROFIS Anchor 2.2.1** 

Company: Specifier:

Brandow & Johnston, Inc.

Page: Project:

GSA - Suite 500

Address:

Sub-Project I Pos. No.:

E-Mail:

Phone I Fax: - 1 -

**FMA** 8/24/2011

Specifier's comments: Brace Anchors for Partition

Input data

Anchor type and diameter:

Kwik Bolt TZ - CS, 1/2 (2)

Effective embedment depth:

 $h_{ef} = 2.000 \text{ in., } h_{nom} = 2.625 \text{ in.}$ 

Carbon Steel

Evaluation Service Report::

ESR 1917

Issued I Valid:

5/1/2011 | -

Proof:

design method ACI 318 / AC 193

Stand-off installation: Anchor plate:

 $e_{h} = 0.000$  in. (no stand-off); t = 0.500 in.

 $l_x \times l_y \times t = 4.000 \times 16.000 \times 0.500$  in. (Recommended plate thickness: not calculated)

Profile

Base material:

cracked concrete, 2500, f.' = 2500 psi; h = 6.250 in.

Reinforcement:

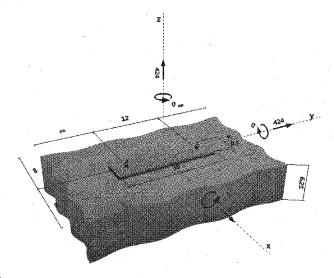
tension: condition B, shear: condition B; no supplemental splitting reinforcement present

edge reinforcement: none or < No. 4 bar

Seismic loads (cat. C, D, E, or F):

yes (D.3.3.6)

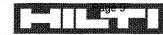
#### Geometry [in.] & Loading [lb, in.-lb]



#### **Proof I Utilization (Governing Cases)**

		Design	values [lb]	Utilization [%]		
Loading	Proof	Load	Capacity	$\beta_N/\beta_V$	Status	
Tension	Concrete Breakout Strength	424	938	45 / -	OK	
Shear	Pryout Strength	424	1010	-/42	OK .	
Loading	$\beta_{N}$	$\beta_{v}$	ζ	Utilization β <sub>ν,ν</sub> [%]	Status	
Combined tension ar	nd shear 0.452	0.420	5/3	50	OK	
loads						

## Fastening meets the design criteria!



**PROFIS Anchor 2.2.1** www.hilti.us

Brandow & Johnston, Inc. Company:

-1-

Specifier:

Address: Phone I Fax:

E-Mail:

Page:

Project:

GSA - Suite 500

Sub-Project I Pos. No.:

**FMA** 8/24/2011

#### **Remarks**; Your Cooperation Duties

- · Any and all information and data contained in the Software concern solely the use of Hilti products and are based on the principles, formulas and security regulations in accordance with Hilti's technical directions and operating, mounting and assembly instructions, etc., that must be strictly complied with by the user. All figures contained therein are average figures, and therefore use-specific tests are to be conducted prior to using the relevant Hilti product. The results of the calculations carried out by means of the Software are based essentially on the data you put in. Therefore, you bear the sole responsibility for the absence of errors, the completeness and the relevance of the data to be put in by you. Moreover, you bear sole responsibility for having the results of the calculation checked and cleared by an expert, particularly with regard to compliance with applicable norms and permits, prior to using them for your specific facility. The Software serves only as an aid to interpret norms and permits without any guarantee as to the absence of errors, the correctness and the relevance of the results or suitability for a specific application.
- · You must take all necessary and reasonable steps to prevent or limit damage caused by the Software. In particular, you must arrange for the regular backup of programs and data and, if applicable, carry out the updates of the Software offered by Hilti on a regular basis. If you do not use the AutoUpdate function of the Software, you must ensure that you are using the current and thus up-to-date version of the Software in each case by carrying out manual updates via the Hilti Website. Hilti will not be liable for consequences, such as the recovery of lost or damaged data or programs, arising from a culpable breach of duty by you.

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PROJECT	ENGINEER	
CLIENT	DATE	·
OCATION	 108#	
ITEM	SHEET#	

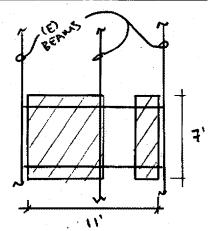
## HIGH DENSITY FILE LOADS

## FILE DIMENSIONS

W x D x H = 11' x 7' x 7' HIGH

37.33' LOADED

WITH FILES



## TWO BAIL SYSTEM

PAIL LL = (33 PCF x 7') x 7'/2 = 809 PLF

PAIL DL = 200 PLF

## FILE PAILS EXCEED DECK CAPACITY

## TRY WIOX 12 BEAMS

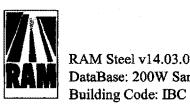
 $L = 7'4" - L_{b} = 18" (8RACED BY R TO DECK)$   $Ma = 1009 PLF \times 7.33'^{2}/8 = 6.78'' RXN = \frac{1009 \times 7.53'}{2}$   $M_{h}/\Lambda = 31.2'' (AISC TABLE 3-10) >> 6.78'' - ou$ 

## RAIL LOADS TO (E) FRAMING FOR RAM

PAIL DL PAM = 200 × (7.33 /11) = 133 PLF (WE 200)

PAIL LL PAM = 809 × (7.33 /11) = 539 PLF (USE 809)

NO OFFICE LL UNDER FILE LEADS - SEE PAM

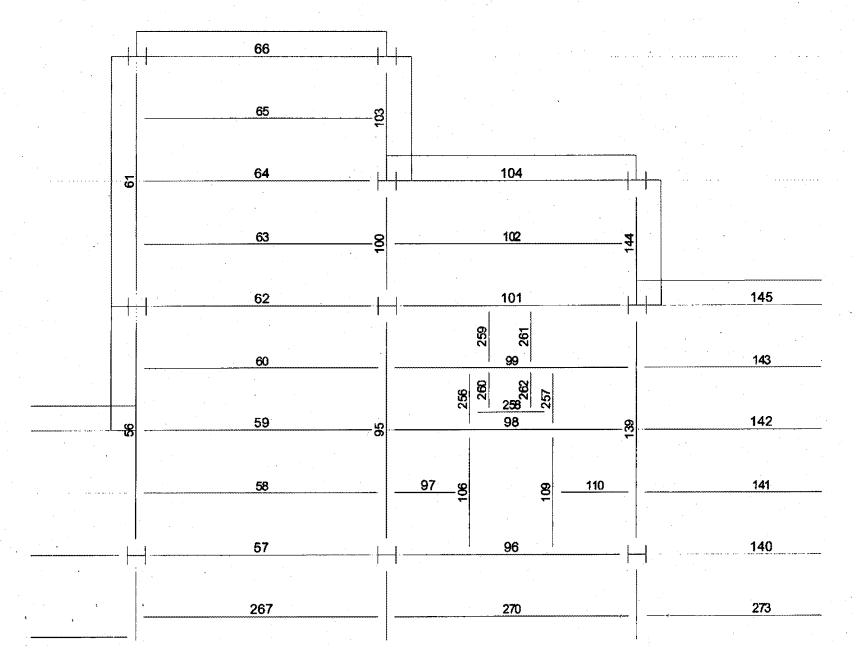


RAM Steel v14.03.02 DataBase: 200W Santa Ana Blvd With Ramps Floor Map BEAM NO.5

08/24/11 17:58:42

Steel Code: AISC360-05 ASD

Floor Type: Park 5





RAM Steel v14.03.02

DataBase: 200W Santa Ana Blvd With Ramps

Building Code: IBC

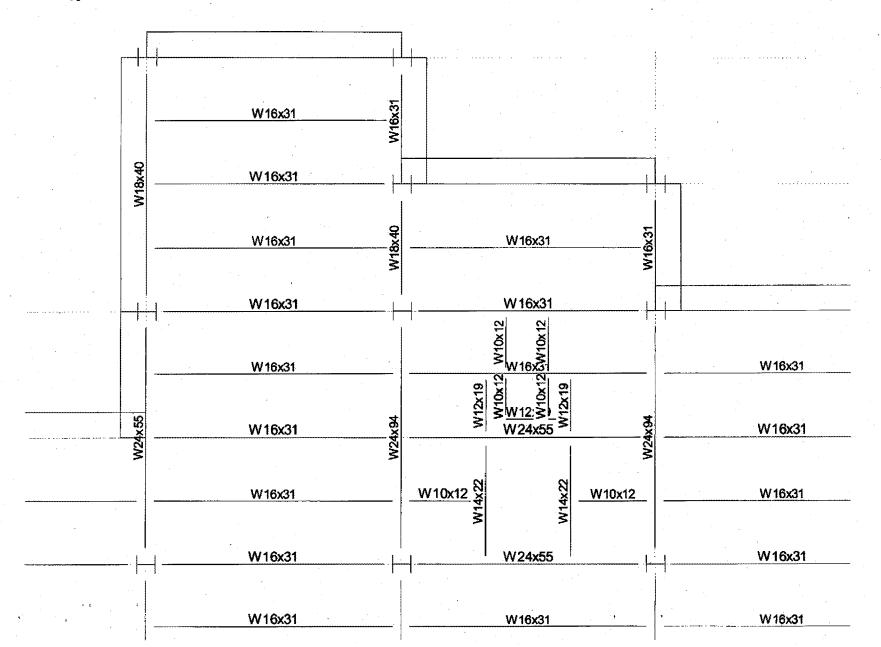
Floor Map

BEAM DESIGNS

08/24/11 17:58:42

Steel Code: AISC360-05 ASD

Floor Type: Park 5



Floor Map -

RAM Steel v14.03.02

DataBase: 200W Santa Ana Blvd With Ramps Building Code: IBC

Page 2/2 08/24/11 17:58:42

Steel Code: AISC360-05 ASD

### **Surface Loads**



Label	DL	CDL	LL	Reduction	CLL	Mass DL
	psf	psf	psf	Type	psf	psf
Typical Parking	80.0	0.0	50.0	Reducible	0.0	80.0
Typical Tower	78.0	0.0	65.0	Reducible	0.0	73.0
Typical Tower No LL	78.0	0.0	0.0	Reducible	0.0	73.0



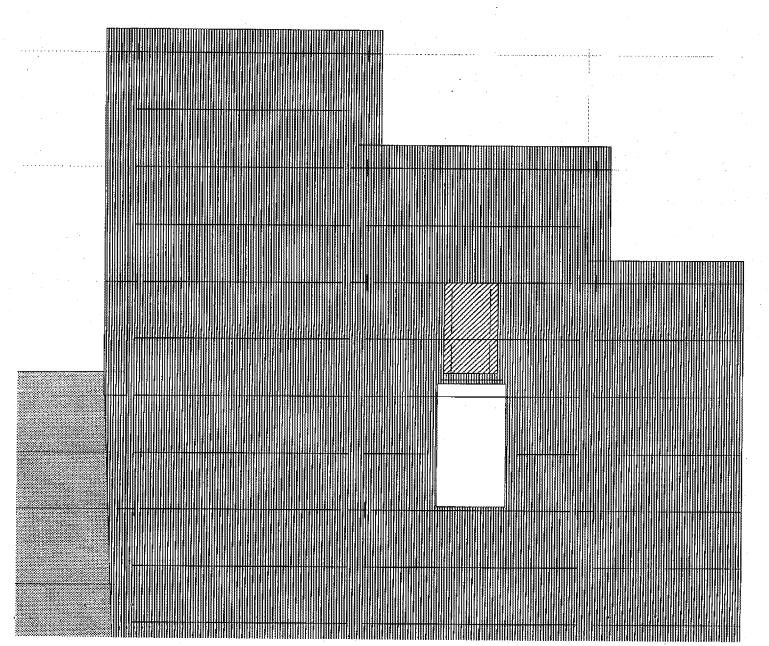
RAM Steel v14.03.02

DataBase: 200W Santa Ana Blvd With Ramps

Building Code: IBC

08/24/11 17:58:42 Steel Code: AISC360-05 ASD

Floor Type: Park 5





Net Total load (in)

RAM Steel v14.03.02.00

DataBase: 200W Santa Ana Blvd With Ramps

Building Code: IBC

08/24/11 17:58:42

Steel Code: AISC360-05 ASD

422

-0.852

 $15.00 \, ft =$ 

Floor Type: F	Park 5	Beam N	umber = 10	· <del></del>	- DOE	isnt b	wern			•
SPAN INFOR	RMATION (	(ft): I-End (75	.00,-30.00)	J-End (105	.00,-30.00)					
	e (User Selecte			6X31	, ,		Fy =	36.0 ksi		
Total Bear	m Length (ft)		= 30.0	00						
COMPOSITE	E PROPERT	TIES (Not Sho	·ed)•							
JOINE OFFI	JI KOI EK	table (1.04 blief	cu).		Left		Right	•		
Concrete t	thickness (in)				4.50		4.50			
	ht concrete (po	cf)			145.00		145.00			
f'c (ksi)		•			3.00		3.00	<b>!</b> •		
Decking C	Drientation			perper	ndicular		perpendicular			
Decking ty	ype				SC 3W		ASC 3W			
beff (in)		=	90.00	Y bar(ii	n) .	=		8.88		
Mnf (kip-l	ft)	· =	403.56	Mn (kij		<b>=</b> '		6.42		
C (kips)		= '	86.15	PNA (ii		=		2.30		
leff (in4)		<b>**</b>	1087.75	Itr (in4)				7.20		
Stud lengt		=	4.50	Stud dia	am (in)	=		0.75		
-	city (kips) Q	_	-	= 0.60						
# of studs:					73					
Number of	f Stud Rows =	Percent of	run Composi	te Action = 22.7	13					
DINT LOAI	DS (kips):									
Dist	DĹ	CDL RedLI	Red%	NonRLL	StorLL	Red%	RoofLL	Red%	PartL	CLL
12.330	0.80	0.05 0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00
17.330	0.80	0.05 0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00
NE LOADS	S (Ir/fe)									
Load	Dist	DL	CDL	LL	Red%	Туре	PartL	CLL		
1	0.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000		
•-	30.000	0.292	0.000	0.244	0.070	1 COL	0.000	0.000	÷	
.2	0.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000		
-	11.330	0.292	0.000	0.244	/-		0.000	0.000		
3	11.330	0.292	0.000	0.000	0.0%	Red	0.000	0.000		
	18.330	0.292	0.000	0.000			0.000	0.000		
4	18.330	0.292	0.000	0.244	0.0%	Red	0.000	0.000		
	30.000	0.292	0.000	0.244			0.000	0.000		
5	0.000	0.031	0.031	0.000		NonR	0.000	0.000		
	30.000	0.031	0.031	0.000			0.000	0.000		
FAR. Mai	v Va (DI +I.)	L) = 19.56 kips	Vn/1 50 ==	67 06 king						
	z va (DD. D.	L) - 19.50 kips	) VIII I 450 -	. 02.20 kips						
OMENTS:										
an	Cond	LoadCom	bo <sub>.</sub>	Ma	@	Lb	Сь	Ω	Mn/S	
				kip-ft	ft	ft			kip-l	
nter	PreCmp+	DL		4.1	15.1	0.0	1.00	1.67	97.0	1
٠ .	Init DL	DL		4,1	15.1	mma.			4	
_4_a16:	Max +	DL+LL DL+LL		160.7	15.1			1.67	153.5	<b>*</b>
ntrolling		DL+LL		160.72	15.1		~~~	1.67	(53.5	
EACTIONS	(kips):								- 1	
				Left R	ight				V	
Initial reac				0.51	0.51					سر ن
DL reactio			. 1		0.03		ria -	$M_{\Lambda} \rightarrow$	Krint	SPLE
Max +LL t			,		9.47					
Max +total	l reaction	•		9.56	9.49					
EFLECTIO:	NS:		_							
Initial load			at	15.00 ft =	1	0.060	L/D =	6018		
Live load (			at	15.00  ft =		0.410	L/D =	878		
Post Comp			at	15.00 ft =		0.792	L/D =	454		
- oar comb	war finis		TAL .	10.00 IC	-(		- بير	マンマ		



RAM Steel v14.03.02.00

DataBase: 200W Santa Ana Blvd With Ramps

DL+LL

DL+LL

Max +

Controlling

Building Code: IBC

08/24/11 16:36:08

Steel Code: AISC360-05 ASD

Floor Type:	Park 5		Beam Nu	mber = 99							
	RMATION ze (User Select am Length (ft)	ted)	End (75.0		<b>J-End (105</b> 6 <b>X3</b> 1 <b>0</b>	.00,-37.50)		Fy =	36.0 ksi		
COMPOSIT	. •		Int Chara								•
COMPOSIT	EFROFER	TIES (I	tot anore	u):		Left		Right			
Concrete	thickness (in)					4.50		4.50			
	ght concrete (p					145.00		145.00			
fc (ksi)	9 ()	,				3.00		3.00			
	Orientation				perper	idicular		perpendicular			
Decking	type					SC 3W		ASC 3W			
beff (in)		. =		77.00	Y bar(ii		_		8.58		
Mnf (kip	⊢ft)	=	•	400.25	Mn (kip		. = .		6.19		
C (kips)		=		86.15	PNA (ii		=		2.30		
Ieff (in4)		=		1063.25	Itr (in4)		. = .		9.34		
Stud leng				4.50		am (in)	-	. •	0.75		
_	acity (kips) (			1.00 Rp							
# of stud			artial = 25	Actual :			*				
Number	of Stud Rows	= 1 Pe	rcem of ru	ni Composii	e Action = 22.4						
POINT LOA	DS (kips):										
Dist	DL	CDL	RedLL	Red%	NonRLL	StorLL	Red%	RoofLL	Red%	PartiL	CLL
10.000	0.59	0.11	0.18	0.0	0.46	0.00	0.0	0.00	Snow	0.00	0.00
12.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00
12.330	0.55	0.03	0.00	0.0	2.10	0.00	0.0	0.00	Snow	0.00	0.00
17.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00
17.330	0.55	0.03	0.00	0.0	2.10	0.00	0.0	0.00	Snow	0.00	0.00
20.000	0.58	0.11	0.19	0.0	0.43	0.00	0.0	0.00	Snow	0.00	0.00
LINE LOAD	S (k/ft):										
Load	Dist	D	L	CDL	LL	Red%	Type	PartL	CLL		
<b>.</b> 1	<del>- 0.000</del>	0.29	92	0.000	- 0.244	0.0%	Red	0.000	0.000		
	<del>11:330</del> ′	0.29		0.000	0.244			0.000	0.000		
2	<u> 1</u> 11.330	0.49		0.000	0.000	0.0%	Red	0.000	0.000		
	18.330	0.49		0.000	0.000			0.000	0.000		
3	18.330	0.29		0.000	0.244	0.0%	Red	0.000	0.000		
	30.000	0.29		0.000	0.244	0.007	ь.	0.000	0.000		
4	-0.000	0.29		0.000	0.244	0.0%	Red	0.000	0.000		
	10.000	0.29		0.000	0.244	0.09/	n - 4	0.000	0.000		
5	10.000	0.20		0.000	0.173	0.0%	Red	0.000	0.000		
. 6	11.330 11.330	0.20 0.00		0.000	0.173 .0.004	0.0%	Red	0.000	0.000		
U	18.330	0.00		0.000	0.004	0.078	Kai	0.000	0.000		
7.	18.330	0.20		0.000	0.173	0.0%	Red	0.000	0.000		
, .	20.000	0,20		0.000	0.173	0.070	1000	0.000	0.000		
8	20.000	0.29		0.000	0.244	0.0%	Red	0.000	0.000		
	30.000	0.29		0.000	0.244			0.000	0.000		
9	<del>0:000</del>	0.03		0.031	0.000		NonR	0.000	0.000		
	-30:000	0.03		0.031	0.000			0.000	0.000		
SHEAR: Ma											
	•	.L.) = 22	oy kips	V II. 1.50 -	62.96 Kips						
MOMENTS:											
Span	Cond	L	oadComb	)	Ma	@	Lb	Cb	Ω		/Ω
					kip-ft	ft	ft				ip-ft
Center	PreCmp+		)L		5.5	15.1	0.0	1.00	1.67	9.	7.01
	Init DL	r	)L		5.5	15.1					

15.2

15.2

188.4

1.67

1.67

REINFORCE | 6



RAM Steel v14.03.02.00

DataBase: 200W Santa Ana Blvd With Ramps

Building Code: IBC

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08/24/11 16:36:08

Steel Code: AISC360-05 ASD

#### **REACTIONS** (kips):

	•	Left	Right					
Initial reaction	•	0.65	0.64					
DL reaction		10.76	10.73		CHECH	/_		·_ · ·
Max +LL reaction		11.32	.11.23.		CHECK	<u> </u>	908CI	PO !
Max +total reaction		22.09	21.96		-		····	
DEFLECTIONS:		' (	سمسني					
Initial load (in)	at	15.00 ft	=	-0.081	L/D	<b>22</b>	4466	
Live load (in)	at	15.00 ft	<b>=</b>	-0.523	L/D	=	688	
Post Comp load (in)	at	15.00 ft	222	-0.946	L/D	===	380	
Net Total load (in)	of ·	15 00 <del>0</del>	_	-1.027	T AD		251	



% of WII:

10.00 %

23.35

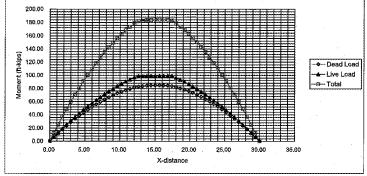
8.68

kips Hz

			MORES GSA - Suite 500						*****		JOB # 1110171					
			CLIENT FMA			NATION OF THE PARTY OF THE PART					DATE 4/27/201	1				
			LOCATION Santa Ana, California								engineer R. Bishot			4 T. S. C. S. S. C. C. C. S.		
BRANDO	W &		men Beam No. 99 Reinforceme	ent ·				************	· · · · · · · · · · · · · · · · · · ·					F. 17141-111-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1		
JOHNSTON	I, INC		HER DOGNITO, SE NOULOIDON							F# F-D14414440	SHEET #					
Beam/Gird:	B (B/G)	TA:	0 sf	CL:	50 psf		Fy:	36.00 ksi	. (1	9LE:G:\11\11102   stud:	233 - Park Tower 5 5.0 i	Santa Ana∖ENG\Temp\(A) in	iD Analysis W16	x31 #99 Witho	ut Plate.xls]EG-1)	
Int/Ext.	I (I/E)	R all:	0.0 %	DL:	78 psf		fc':	3.00 ksi		q 1;	9.54					
L:	30.00 ft	R max:	0.0 %	LL:	65 psf		Conc Wt:	110 pcf		q 2:	7.65					
TW:	7.34 ft	Red:	0.0 %	RED LL:	65.0 psf		Rib ht:	3.00 in		q 3:	6.24					
			****		00.0 po.		t Conc:	3.25 in		ų v.	0.2.4	Notice .				
								5.25 W								
			4			s	tud Spacing									
CÓNC.	TA (	CL DL	LL CL	DL	LL	а	Beta:	1.34	Reaction Lef	ť		Reaction Right			Live Load TA	
LOADS	sf p	sf psf	psf kips	kips	kips	ft	М @ а	N2	CL	DL	LL	CL	DL	LL	Left	Right
P1			0.000	0.590	0.640	10,000	162.6	0	0.00	0.39	0.43	0.00	0.20	0.21	#N/A	#N/A
P2			0.000	1.350	5.130	12.330	181.8	0	0.00	0.80	3.02	0.00	0.55	2.11	#N/A	#N/A
. P3			0.000	1.350	5.130	17.330	183.9	0	0.00	0.57	2.17	0.00	0.78	2.96	#N/A	#N/A
P4`			0.000	0.580	0.430	20.000	163.1	0	0.00	0.19	0.14	0.00	0.39	0.29	#N/A	#N/A
P5			0.000	0.000	0.000			-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
																0.00
UNIFORM	TW 0	CL DL	LL CL	DL	LL	а	lw	TA	Reaction Lef	t		Reaction Right				
LOADS	ft p	sf psf	psf k/ft	k/ft	k/ft	ft	ft	sf	CL	DL	LL	CL	DL	ŁL		
W1+BM WT	·	,	0.000	0.615	0.488	0.000	10.000	0	0.00	5.13	4.07	0.00	1.03	0.81	#N/A	#N/A
W2+BM WT			0.000	0.239	0.173	10.000	1.330	0	0.00	0.20	0.15	0.00	0.11	0.08	#N/A	#N/A
W3+BM WT			0.000	0.531	0.004	11.330	7.000	0	0.00	1.88	0.01	0.00	1.84	0.01	#N/A	#N/A
W4+BM WT			0.000	0.531	0.417	18.330	1.770	ō	0.00	0.34	0,27	0.00	0.60	0.47	#N/A	#N/A
W5+BM WT			0.000	0.615	0.488	20.00	10.00	0	0.00	1.03	0.81	0.00	5.13	4.07	#N/A	#N/A
						,										
MEMBER #:	. 6	Mc:	0.0 k-ft	@ x=	0.00 ft				0.00	10.52	11.07	0.00	10.62	11.02	#N/A	#N/A
SECTION:	W16X31	Md:	84.9 k-ft	@ x≃	15.60 ft											
N req:	0 /side	Mi:	99.6 k-ft	@ x=	16.80 ft		V(I):	21.59 kips	Ec	LL TA(I):		#N/A sf				
N prov:	6 /side	M:	184.2 k-ft	@ x=	15.60 ft		V(r):	21.64 kips		LL TA(r):		#N/A sf				
% Comp:	22.5	Sreq:	92.1 in^3	•						. ,,						
	SECTION	b	t AREA	DEPTH x	(section)	X(comb)	AX	AxD^2	SX	IX						
Reinf. Sections:	W16X3	31	9.12	15.88	7.94	8.57	78,11	77.88	47.2	374.77						
	WF	•	0.00	0.00	0.00	0.63	0.00	0.00	0.00	0.00		(s(comb):	594.87 in <sup>4</sup>	۱4		
	Plate 8"x5/	8" 8.00	0.625 5.00	0.63	0.31	0.31	1.56	142.06	0.52	0.16		Ss(t-comb):	54.76 in <sup>4</sup>			
					0.00	0.63	0.00	0.00	0.00	0.00			105.42 in <sup>4</sup>			
	WT						0.00	0.00					,,,,	-		
			14.12	16.51		*****************	79.68	219.94	*************************	374.93						
					Equi	valent X :		ches from botton	n of combined							
				COMPO	SITE SECTI	ON	EFFE	CTIVE SECTION	N	EFFEC	TIVE SECT	ION				
EFFECTIVE FL	LANGE	ST	EEL ONLY		STRESS			- STRESS			DEFLECTIO					
L/4:	90.0 in	Bf:	5.53 in	n:	9.00		Vh:	254.2 kips		n:	13.91					
TW:	88.1 in <	As:	14.12 in^2	Ac':	31.81 in^2	2	Vh':	57.2 kips		Ac':	20.58 ir	n^2				
	0.0	Ys:	5.64 in	Ytr:	16.37 in	-	leff:	1721 in^4		Ytr:	14.83 ir					
b eff:	88.1 in <	ls:	594.9 in^4	ltr:	2968 in^4	ļ	Seff:	141,5 in^3		ltr:	2622 ir					
		Ss:	105.4 in^3	Str:	181.3 in^3		fs:	15.63 ksi		leff:	1557 ir					1.5
•		fs bottom:	15.63 ksi	nSt;	4183 in^3		fc:	0.53 ksi		ion.						
		fs top:	13.95 ksi					0100 1101								
			10.00 1.01									·				
DEFLECTION									200.00				1		_	ŀ
Camber:	0.00 in								180.00			X3.25 - 1			<b>∄</b>	
Live Load:	0.35 in @	15.00 ft	L / 1034												∄	
M - Mc:	0.65 in @	15.00 ft	L / 554						160.00		2				菖	
	2.03 111	10.00 10	- / VU-						140.00			116			<b>i</b>	l
								(Sg.							∄ ,	
Check Vibration			W16X31	6 st	uds/side			1 2	120.00						Dead I	11
Wdl:	21 kip	s	ASTM A-36			ļ		#	100.00						Live Le	.oad
WII:	22.09 kir		Camber	0.000 in	+	ļ		) em	80.00	¥11111	- Opposed	000000			Total	
		-		M				1 2	<del> </del>	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>			<del></del>		_	1

Beam Weight =

1440.2 lbs



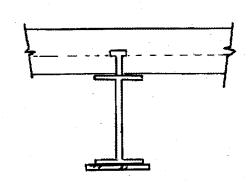
PROJECT	 ENGINEER	
CLIENT	DATE	
OCATION	 108#	
ITEM	SHEET#	

#### BEAM LOVER R ATTACHMENT

#### BEAM 99 GOVERNS

REAM LENGTH = 30'0"

R = 8" × 5/8"



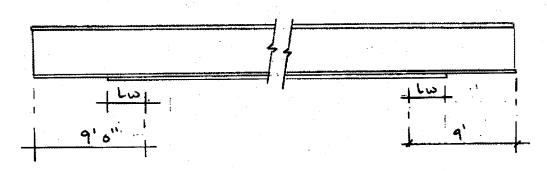
Page 19

ASD CAP W/O PLATE = 153.41 LI (SEE RAM SM#99 OUT PUT)

#### FROM MOMENT DIAGRAM

MAPPLIED ASD > 153 & BETWEEN 9'0" + 21'0" \*

\* PLATE MUST BE FULLY DEVELOPED & THESE LOLATIONS



WHID LENGTH

TREMAX = Fy As x Py = 36 USI (8" x 6.625") (13) = 140 U

LUTREQ = 140 V (0.928 (2510ES) (5") = 15.1" BOTTLE SIDES

(5/11)

USE: 18" OF 5/16" BOTH SIDES @ BOTH ENDS OF COVER PLATE

	П	
	Ш	
	Ш	D)
IJ	Ŀ	
	1317	ow :
		N, INC

		Page 20
PROJECT	 ENGINEER	
CLIENT	 DATE	
OCATION	 108#	
ITEM	 SHEET#	·

#### CONNECTIONS

NEW BEAM

EXN MAX ASO = 3.69 K (SEE PREN)

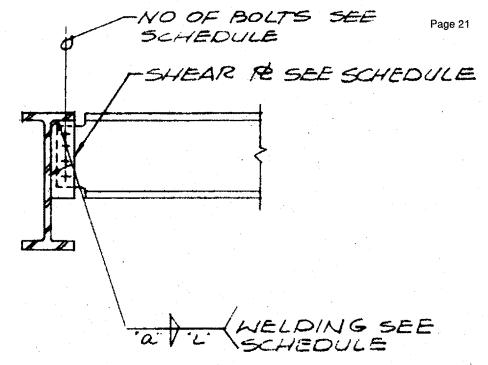
CHECK 2-3/4" P A375 SC BOUTS \$ 3/8" A36 PC

Vy/12 R = 6.6 Fy AR/12 = 0.6 (36)(3/8×9"MIN)/1.5 = 48.6" - OKY Rn/1 BOUTS = 7-384/ BOUT x2 = 14.8 - OUT

USE 2-3/4" & ASTESC \$ 3/8" SHEAR R

EXIST BEAM - #99 GOVERNS 4 - 7/8" A ASZSX \$ 1/2" PL Vn/12 = 6.6(34)(1/2" × 12" MN) /1.5 = 86.4" > 27.09 Ph BOUTS = 18.04/BOT (4) = 724 > 22.69

(E) CONNECTION OF



# TYPICAL BEAMTO GIRDER

/B.3 \51.5

CONNECTI				<u>51.5</u>	
DE 440 C 175	SHEAR	CONNEC	CTION		   `
BEAM SIZE	NO OF A325.X BOLTS	SHEAR RE THICK.	WELD a	WELD LENGTH L	\
W6,WB,WIO,CB,CIO	e-7/8" p	3/8	5/16	6"	
W12,W14,C12	3.7/8° ф	3/8	5/16	9'	
W16, W18	4.7/8° ¢	1/2	5/16	12"	
W21	5.7/87	1/2	5/16	15"	
W24	6-7/84	1/2	5/16	18"	1
W27	7-7/8° p	1/2	5/16	21"	
N30	8-7/8° P	1/2	5/16	24	
W33	9.7/80	//2	5/16	27	
W36	10-7/8 P	1/2	5/16	30'	
					12

#### PLANS OF MODIFICATIONS TO OR NEW FIRE PROTECTION, DETECTOR OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES AND THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE. PLANS OF MODIFICATIONS TO EXISTING FIRE EXTINGUISHING, DETECTION, OR ALARM SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE INSTALLATION. 4. ALL SPRINKLER AND SMOKE DETECTOR PLANS REQUIRE A SEPARATE SUBMITTAL AND PERMIT. 4. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS. 5. PLANS FOR THE FOLLOWING SYSTEM SHALL BE SUBMITTED, (3 COPIES), TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION OF FIRE HYDRANTS, FIRE SPRINKLERS & 24 HOUR SUPERVISION 6. ALL FIRE SPRINKLER PLANS SHALL BE APPROVED BY THE BUILDING DEPARTMENT. PLANS INCLUDE: A) PLAN VIEW SHOWING THE BUILDING STRUCTURAL FRAMING MEMBERS AND ALL POINTS OF HANGER ATTACHMENTS. B) A RESPONSIBLE ENGINEERS WET INK STAMP AND SIGNATURE APPROVING THE SYSTEMS SUPPORT LOCATIONS. THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED & ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY. 6. DIMENSIONS TAKE PRECEDENCE: DIMENSIONS TYPICALLY TO COLUMN CENTER LINES, FACE OF STUDS, FACE OF CONCRETE OR MASONRY, OR AS NOTED ON THE NOTED DRAWINGS. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE. 200 W. Santa Ana Boulevard, Suite 500, Santa Ana, California 7. BARRICADES SHALL BE ERECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY. SPRINKLER HEADS IN EXTERIOR SOFFITS AND ALL OTHER ROOMS TO BE SEMI-RECESSED, CHROME PLATED, INCLUDING ESCUTCHEONS. HEADS IN ELECTRICAL ROOMS, EQUIPMENT ROOMS AND STORAGE ROOMS TO BE STANDARD PENDANT TYPE HEADS. FULLY RECESSED CHROME PENDANT SPRAY TYPE WITH CHROME COVER PLATES ONLY WHERE NOTED. 8. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION. & Associates, Inc. Property managed by FIRE SPRINKLER SYSTEM AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE MONITORED BY A U.L. LISTED CENTRAL ALARM STATION OR BE SUPERVISED PER UFC ART. 10. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR INSTALLATION OF THE MONITORING SYSTEM. 9. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED DEAD BOLTS ARE NOT PERMITTED PER CBC SECTION 1008.1.8.4. Birtcher Anderson Properties IN A GROUP B, F, M OR S OCCUPANCIES, YOU MAY NOTE "PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING - THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT. PER CBC SECTION 1008.1.8.3. 10. ALL FIRE SPRINKLER SYSTEMS DRAIN LINES AND INSPECTION TEST LINES SHALL EXTEND DOWN TO GRADE AND AT LANDSCAPE AREAS SHALL EXTEND TO AND THROUGH CURB FACE. DISABLED ACCESS NOTES: 10. ALL INTERIOR DOORS EXCEPT AT CLOSETS AND STORAGE ROOMS SHALL BE OPENABLE WITH SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULLS ACTIVATING BARS, OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. ALL CLOSETS & STORAGE ROOMS NEED TO BE ACCESSIBLE PER CODE SECTION 1125B. 200 W. Santa Ana Boulevard 1. THE PATH OF TRAVEL FROM DESIGNATED ACCESSIBLE PARKING SPACES, AND FROM PUBLIC RIGHT OF WAY, TO THE TENANT'S FLOOR AND SUITE ENTRY, ARE IN COMPLIANCE Suite 555 12. PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS. TRAVEL DISTANCE IS 30 FEET IN AREAS HAVING FLAMMABLE LIQUIDS. Santa Ana, CA 92701 WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA (714) 245-9455 11. ALL GLASS WORK SHALL COMPLY WITH SECTION 2405.1 OF THE 2010 CALIFORNIA BUILDING CODE. 13. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE INSPECTOR. 2. THE EXISTING RESTROOMS SERVING THE TENANT, INCLUDING PUBLIC SPACES, ARE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA 12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (I.E. NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS). 14. BUILDINGS NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES, ON PALLETS OR IN RACKS MORE THAN 12 FEET IN HEIGHT, AND 6 FEET FOR TIRES, PLASTICS, AND SOME FLAMMABLE LIQUIDS). HIGH-PILED STOCK REQUIRES A SEPARATE PLAN SUBMITTAL. FIRE DEPARTMENT NOTES (CONT'D): 13. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE PROVISIONS OF THE REQUIREMENTS OF STATE STATUTES FOR ARCHITECTURAL BARRIERS TO THE HANDICAPPED. 25. CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION SHALL BE PROTECTED WITH FIRE SPRINKLERS. 3. ALL AREAS OF THE TENANT IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS. BLDG ELECT PLBG 15. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. 26. FIRE FLOW TO BE 3500 GPM FOR THE ENTIRE BUILDING. MECH GRADING 14. ALL INTERIOR FINISHES MUST COMPLY WITH CBC SECTION 804. 4. REFER TO SHEET HC-1 FOR TYPICAL DISABLED ACCESS NOTES AND DETAILS 16. ALL FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT BE STORED AND/OR USED IN EXCESS OF QUANTITIES AS LISTED IN C.B.C. TABLE 8001.13A, 13B & 13C AND IN U.B.C. TABLES 3-D AND 3-E. 28. PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION. 15. INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED. 5. TACTILE EGRESS SIGNAGE SHALL BE PROVIDED PER 2010 CBC, REFER TO SHEET HC-1 29. ALL UNDERGROUND FIRE LINES AND OVERHEAD SPRINKLER LINES SHALL CONSTRUTYPE LA 1576 BE HYDROSTATICALLY TESTED FOR TWO (2) HOURS AT 200 PSI. ALL UNDERGROUND FIRE LINES SHALL BE FLUSHED CLEAR. ALL TESTS AND FLUSHING TO BE WITNESSED BY A FIRE DEPARTMENT REPRESENTATIVE 17. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS. 16. PROVIDE MECHANICAL VENTILATION FOR EACH AREA OR ROOM IN ACCORDANCE 6. THE EXISTING BUILDING ENTRANCES SURVING THE BUILDING ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. THE ENTRANCES ARE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. 17. BUILDING DESIGN FOR WOOD OR LIGHT GAUGE METAL FRAMING AS INDICATED OR DETAILED. CONTRACTOR HAS THE OPTION OF UTILIZING EITHER SYSTEM UPON OWNER/ARCHITECT APPROVAL, BUILDING DEPARTMENT APPROVAL (SIZE & USE MUST MEET CODE REQUIREMENTS), AND DETAILS MODIFIED TO ARCHITECTS SATISFACTION. 30. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS. 18. ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 8. FLOOD ZONE CERTIF, REQ'D YES 60 19. "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, MINIMUM OF SIX (6) INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE OF SIGN SHALL BE 50 LUX. 31. EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT EDITIONS OF THE C.B.C. AND C.F.C. YES NO 18. PROJECT SHALL COMPLY WITH DISABLED ACCESS REVIEW LIST, DEPARTMENT OF STATE ARCHITECT, TITLE 24. ALL REQUIRED MODIFICATIONS SHALL BE COMPLIANT PER A.D.A. GUIDELINES AND REQUIREMENTS. 20. DRAFT STOPS ARE REQUIRED IN ATTIC SPACES AT THE TIME OF TENANT IMPROVEMENTS AND OCCUPANCY. DIVIDE ATTIC SPACE BETWEEN FLOORS INTO 1,000 S.F. MAX. SPACES AND ATTIC SPACE BETWEEN TOP FLOOR AND ROOF INTO 3,000 S.F. MAX. SPACES. AREAS MAY BE MULTIPLIED 3 TIMES IF THE BUILDING IS EQUIPPED WITH AN APPROVED FIRE SPRINKLERED SYSTEM. 32. COMPOSITE WOOD JOIST CONSTRUCTION HAVING AUTOMATIC FIRE SPRINKLERSANT BARRIER @ ROOF YES SHALL BE FIRESTOPPED IN CONFORMANCE WITH CURRENT EDITION OF THE N.F.P.A. 13. THIS BUILDING WAS ORIGINALLY BUILT PRIOR TO 1980. THE EXITING FROM THE FIFTH FLOOR IS AN EXISTING CONDITION THAT REQUIRES EXITING ACROSS THE PARKING STRUCTURE FOR THE SECONDARY EMERGENCE EXIT ROUTE. THIS IS NOT IN COMPLIANCE WITH 2010 CBC EXITING REQUIREMENTS WITH REGARDS TO DISTANCE TO SECOND EXIT(S) AND TRAVEL THROUGH PARKING AREA TO TRANSITION FROM THE TENANT AREA TO THE TWO SECONDARY STAIRWELLS ON THE FIFTH FLOOR, PLEASE SEE SHEET A-1.1 FOR PROPOSED PAINTING OF THE EXISTING EXIT PATHS. THE SUITE DOES HAVE DIRECT COMPLYING ACCESS TO ONE RATED STAIR ENCLOSURE WITHIN THE BUILDING FNVFI OPF. 19. ROOF DRAINAGE WATER SHALL NOT FLOW OVER PUBLIC PROPERTY IN ROUTE TO GUTTER OR STORM DRAINAGE SYSTEM. 33. ACCESS LANES TO BE POSTED "NO STOPPING FIRE DEPARTMENT ACCESS LANE CVC 22500.1" AND RED CURBED. 20. EXIT ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC SECTION 1011. 21. PROVIDE ADDRESS AND SUITE NUMBERS A MINIMUM OF 6 INCHES HIGH AND PLAINLY VISIBLE FROM THE ROADWAY. . PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION. The stamping of this set of pid 21. EXIT SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC 22. AN ALL WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. SHALL HOT so held to permit to 35. THE BUILDING IS EQUIPED WITH AN EMERGENCY WARNING SYSTEM. THE WARNING to armove the violation of any l or structured stability of any build SYSTEM SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. 22. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC 1205, AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC SECTION 1203. 23. FIRE APPARATUS ACCESS ROADS SHALL BE UNOBSTRUCTED. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE HE SYSTEM SHALL BE MODIFIED FOR THE PROPOSED TENANT IMPROVEMENT AREA (UNDER SEPARATE PERMIT). THE SYSTEM SHALL COMPLY WITH NFPA 72 AS AMENDED APPROVED Z-Zo-/ 23. REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN ENVELOPE. IN CBC CHAPTER 35. CBC SECTION 1007.9. 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR USED FOR DISABLED ACCESS PER 2010 CBC. 24. FIRE DEPARTMENT CONNECTION SHALL BE ON THE ADDRESS SIDE OF THE BUILDING AS CLOSE AS PRACTICAL TO A PUBLIC FIRE HYDRANT. 24. CBC SECTION 1203.3, ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10' CANDLES (107 LUX) OVER THE AREA OF SCHEDULE FIRE DEPARTME INSPECTIONS AND TESTS THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. 72 HOURS IN ADVANCE PHONE (714) 647-5700 VICINITY MAP **GENERAL NOTES ABBREVIATIONS** INDEX OF DRAWINGS **ARCHITECTURAL** Issues and Revisions 1. THIS BUILDING CONFORMS WITH THE CALIFORNIA ADMINISTRATIVE CODE 24 AND TO 2010 CBC. COVER SHEET HRDW. HARDWARE 2. A SEPARATE PERMIT IS TO BE OBTAINED FOR ALL FIRE SPRINKLER WORK, THE GENERAL CONTRACTOR SHALL PROVIDE FOR SUCH WORK ON A DESIGN/BUILD BASIS. DEMOLITION PLAN H.V.A.C.HEATING, VENTILATING CONSTRUCTION PLAN AIR CONDITIONING BLDG. BUILDING B.S. BUILDING STANDARD MAT. MATERIAL MFR. MANUFACTURER 5TH FLOOR KEY PLAN /EMERGENCY EXITPLANS ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MULLION POWER AND SIGNAL PLAN CMU. CONCRETE MASONRY UNIT N.I.C. NOT IN CONTRACT 5. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK. COLUMN NO. NUMBER CONTR. CONTRACTOR N.T.S. NOT TO SCALE REFLECTED CEILING PLAN MTG.HT.MOUNTING HEIGHT 6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO: 2010 CBC. DRINKING FOUNTAIN O.C. ON CENTER 7. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE FINISH PLAN DIAG. DIAGONAL OPP. OPPOSITE DR. DOOR REQ'D REQUIRED ALL TRASH AND DEBRIS CREATED AS A RESULT OF HIS OPERATION. DETAILS AND ELEVATIONS DWG. DRAWING REV. REVISED THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE SITE CONDITIONS BEFORE STARTING WORK. FRASER McCLELLAN AND ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE STARTING WORK. (THIS ELECT. ELECTRICAL R.O. ROUGH OPENING **DETAILS** SECT. SECTION E.D.F. EXISTING DRINKING FOUNTAIN S.C.W. SOLID CORE WOOD E.O.S. EDGE OF SLAB 9. EXISTING CONSTRUCTION ELEMENTS DESIGNATED FOR REUSE OR TO REMAIN SHALL BE TOUCHED UP, CLEANED, AND S.S. STAINLESS STEEL REPAIRED AS REQUIRED. SIMII AR 17th Street VOICE /DATA /RADIO CABLE SCOPE OF WORK E.W.C. ELECT. WATER COOLER THICKNESS 10. ALL FINISHES SHALL COMPLY WITH TABLE 8-A OF THE C.B.C. F.E.C. FIRE EXTINGUISHER CABINET TYP. TYPICAL SECURITY SCOPE OF WORK SHOP DRAWING FOR ALL MILLWORK, CASEWORK AND STONEWORK ITEMS ARE TO BE SUBMITTED TO FRASER McCLELLAN UNDER CABINET AND ASSOCIATES (FMA) FOR APPROVAL PRIOR TO FABRICATION, UNLESS NOTED OTHERWISE. FMA SHALL BE FIN. FINISH U.O.N. UNLESS OTHERWISE NOTED V.C.T VINYL COMPOSITION TILE PROVIDED WITH 1 SET OF PRINTS AND 1 SET OF REPRODUCIBLES FOR ALL SHOP DRAWING SUBMITTALS. DISABLED ACCESS PLAN NOTED AND DETAILS FMA FRASER McCLELLAN & ASSOCIATES F.O.T. FACE OF TILE 2. FINAL FIRE DEPARTMENT INSPECTION REQUIRED. SCHEDULE INSPECTION 3 DAYS IN ADVANCE. EXTINGUISHERS SHALL BE PROVIDED AS DETERMINED BY INSPECTION, AND COORDINATED WITH FRASER McCLELLAN & ASSOCIATES. VOLT F.V. FIRE VALVE V.I.F. VERIFY IN FIELD THESE DRAWINGS ARE FOR REFERENCE ONLY. PATH OF TRAVEL DOCUMENTATION WAS PERMITTED GA. GAUGE W/ WITH IN 2010 FOR THE HEALTH DEPARTMENT PROJECT. PERMIT NUMBER 13. FIRE EXTINGUISHING SYSTEM PLANS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. G.C. GENERAL CONTRACTOR WIDTH CENTER ALL FIRE SPRINKLER HEADS ON CEILING TILE IN GRID, BOTH DIRECTIONS. PROVIDE ONE REPRODUCIBLE SITE PLAN AND GROUND FLOOR PATH OF TRAVEL GLASS PLAN TO FRASER McCLELLAN ASSOCIATES FOR REVIEW FOR CONSISTENCY WITH DESIGN INTENT GYP.BD.GYPSUM BOARD Civic Center PARKING LEVEL ACCESS PLANS & DETAILS STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS. FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. HT. HEIGHT H.M. HOLLOW METAL TO The Following Approvals: 5TH FLOOR PATH OF TRAVEL DOCUMENTATION 15. PLANS OF MODIFICATIONS; TO: OR NEW FIRE PROTECTION, DETECTION OR ALARM SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ONE REPRODUCIBLE OF SUCH PLANS SHALL BE SUBMITTED TO FRASER McCLELLAN & ASSOCIATES FOR REVIEW OF DEVICE LOCATION AS RELATED TO THE DESIGN ACCEPTED FOR CONSTRUC W. 6th Street **STRUCTURAL W** Planning Department STRUCTURAL NOTES AND DETAILS 5th Street 616. THE PROJECT IDENTIFIED IN THESE DRAWINGS AND OTHER ASSOCIATED DOCUMENTS IS LIMITED IN ITS SCOPE. THIS PROJECT FORMS ONLY A PORTION OF A LARGER BUILDING AND/OR STRUCTURE AND OR SITE FRASER McCLELLAN AND ASSOCIATES' SERVICES HAVE BEEN LIMITED TO THIS PROJECT ONLY. FRASER McCLELLAN AND II Fire Department STRUCTURAL AND DETAILS W. Santa Ana Blvd ASSOCIATES CANNOT AND DOES NOT MAKE ANY REPRESENTATION THAT THE BUILDING AND/OR STRUCTURE OR SITE 4th Street at all times and it is unlawful to make any charges of Police Department OF WHICH THIS PROJECT IS A PART COMPLIES OR CONFORMS WITH THE REQUIREMENTS OF THE AMERICANS alterations on same without written permission from the STRUCTURAL FLOOR PLAN The acceptance of this plan and specifications SHALL NOT. AS THE AMERICANS WITH DISABILITIES ACT IS A LAW AND NOT A CODE, FRASER McCLELLAN AND ASSOCIATES **MECHANICAL** Public Works Agency CANNOT MAKE ANY REPRESENTATION REGARDING THE COMPLIANCE OF PROJECT OR BUILDING ORASIDED ROVED be held to permit nor be an approval of the violation of any MECHANICAL NOTES AND DETAILS 1st Street provisions of ANY City Ordinance or State Law. II Grading Pennit PLANNING DIVISION MECHANICAL DEMOLITION PLAN Date 115/12 MASTER I.D. 2011-99005 MECHANICAL HVAC PLAN ☐ County of Orange Health Departme **PROJECT** G.P DC Zone UC MECHANICAL EXHAUST AIR PLAN CITY OF SANTA ANA II Cal/OSHA LOCATION PLANNER LYNNette DATE 9/6/11 ELECTRICAL McFadden Avenue SYSTEM WITH ONE INTERMOR CODE DATA ELECTRICAL LEAD SHEET TRANSFERRED BY BILL DATE 2/21/12 SYMBOL LEGEND **ELECTRICAL TITLE 24** DI ANNING INSPECTION REQUIRED STATEWAY, GEE SHEET A-1.1 ELECTRICAL LIGHTING PLAN 62 BUILDING TYPE: TYPE IA - FULLY SPRINKLERED ELECTRICAL POWER PLANS DETAIL NUMBER RETAIN PLANS FOR FUTURE REVISIONS. SHEET NUMBER OCCUPANCY: ELECTRICAL HVAC POWER PLAN SUBJECT TO ITEMS CHECKED AND CONDITIONS REVISION NUMBER ELECTRICAL SINGLE LINE DIAGRAM SECTION NUMBER INTERIOR TI ONLY NUMBER OF STORIES: O NO EXTERIOR ALTERATIONS/MODIFICATIONS ---SHEET NUMBER PARTITION TYPE (SEE SHEET I-D.1) **PLUMBING** ALL MATERIALS TO MATCH EXISTING All drawings and written material appearing herein constitute original and ELEVATION NUMBER PROJECT SQUARE FOOTAGE: 6,035 D SCREENING REQUIRED PLUMBING COVER SHEET unpublished work of Fraser McClellan & Associates, Inc. and may not be duplical SHEET NUMBER U SUBMIT LANDSCAPE PLANS used or disclosed without written consent from Fraser McClellan & Associates, Inc. T. I. EXPANO UNIT 500 PLUMBING AND VENT PIPING PLAN CENTER LINE CONDITIONS: ADD DEMISING WILL, ROOM NUMBER Locker Rooms, realign celling and mechanical systems PLUMBING HOT AND COLD WATER PIPING PLAN - DOOR NUMBER ALIGN THE GENERAL CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCE, ETC. -DOOR TYPE WHICH HAVE JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL HARDWARE GROUP RETAIN RESPONSIBILITY FOR COMPLIANCE WITH THE LATEST REVISIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING: TENANT IMPROVEMENT REMODEL 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA ENERGY CODE DEMOLITION, NEW PARTITIONS, POWER, LIGHTING, FINISHES, PLUMBING, AND HVAC.

TENANT IMPROVEMENT DRAWINGS FOR:

FIRE DEPARTMENT NOTES:

SPRINKLER SYSTEM: INSTALLATION OR MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED PRIOR TO THE INSTALLATION OR MODIFICATION. INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE N.F.P.A. 13. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

**BUILDING DEPARTMENT NOTES:** 

AND THE 2010 ENERGY STANDARDS.

1. THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA

BUILDING CODE (CBC), THE 2010 CALIFORNIA MECHANICAL CODE (CMC), THE 2010 CALIFORNIA PLUMBING CODE (CPC), THE 2010 CALIFORNIA ELECTRICAL CODE (CEC)

2. THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA FIRE

Suite 500

PARK PLAZA

200 W. Santa Ana Boulevard

Santa Ana, California

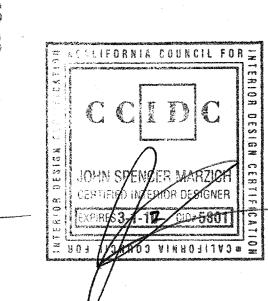
Fraser McClellan

Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655 Tel: (714) 897-3382 Fax: (714) 897-5952

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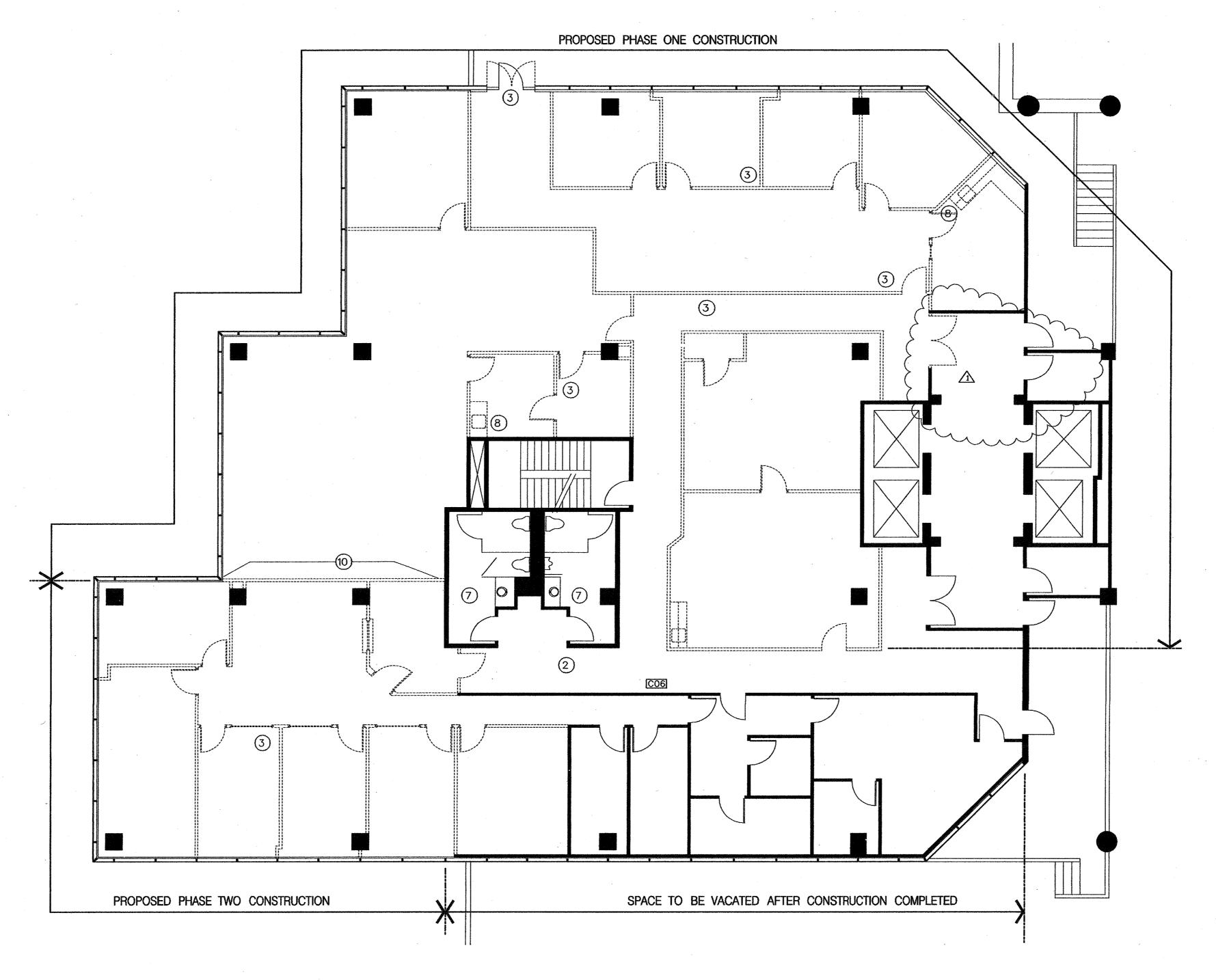
City of Santa Ana

**COVER SHEET** 



Issues and Revisions By Check JMFM FM 5-9-11 Issue D.I.D. Drawings For Review 2 6-13-11 Issue Revised D.I.D. Drawings FM 3 6-23-11 Reception Area Revisions 4 7-7-11 70% CD- Added MEP & Structural 5 7-21-11 Issue for Final Pricing and Permit 6 | 7-21-11 | Issue Finishes 1 7 1-14-12 | Plancheck Corrections 200 W. Santa Ana Blvd., Santa Ana, CA Project Number Description COVER SHEET Computer File gsa cover.dgn

1/8" = 1'-0" (U.N.O.)



# Fifth Floor Demolition Plan

124569 THROUGHOUT, TYPICA

# PARTITION LEGEND

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE REMOVED

# PLAN KEY-NOTES

- 1) ALL CONSTRUCTION IS EXISTING TO REMAIN, U.O.N.
- 2) MAKE SAFE ALL ELECTRICAL CIRCUITS IN ALL AREAS AFFECTED BY DEMOLITION PRIOR TO COMMENCING WORK.
- REMOVE ALL PARTITIONS AS SHOWN. TYPICAL THROUGHOU
- (4) REMOVE ALL EXISTING VOICE/DATA CABLING THROUGHOUT.

  (5) REMOVE ALL CEILING SOFFITS GRID CEILING THES AND CEILING LIG
- (5) REMOVE ALL CEILING SOFFITS, GRID, CEILING TILES, AND CEILING THROUGHOUT, U.O.N. SAVE LIGHTING FIXTURES FOR RE-USE.
- 6 REMOVE ALL EXISTING FLOOR FINISHES THROUGHOUT

ADJACENT SURFACES.

- 8) REMOVE EXISTING MILLWORK AND/OR ASSOCIATED PLUMBING. CAP OFF ALL UNUSED
- REMOVE ALL EXISTING POWER, VOICE, AND DATA OUTLETS FROM WITHIN AREA OF REMODEL (U.O.N. AT SHEET A-2). PATCH/PREP LOCATIONS WITH GYP. BD. TO MATCH
- THIS EXISTING WALL SHALL REMAIN DURING BOTH PHASES OF CONSTRUCTION UNTIL APPROX. 95% OF PROJECT COMPLETION TO SEPARATE OCCUPIED AREAS FROM AREAS OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH GSA AND TENANT.

GSA

Suite 500

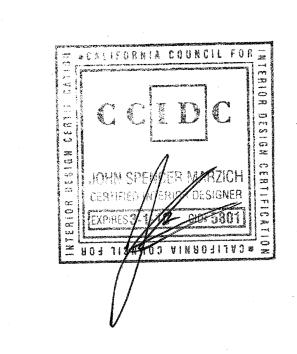
200 W. Santa Ana Boulevard Santa Ana, California

PARK PLAZA

# Fraser McClellan & Associates, Inc.

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Midway City, California 92655
Tel: (714) 897-3382
Fax: (714) 897-5952

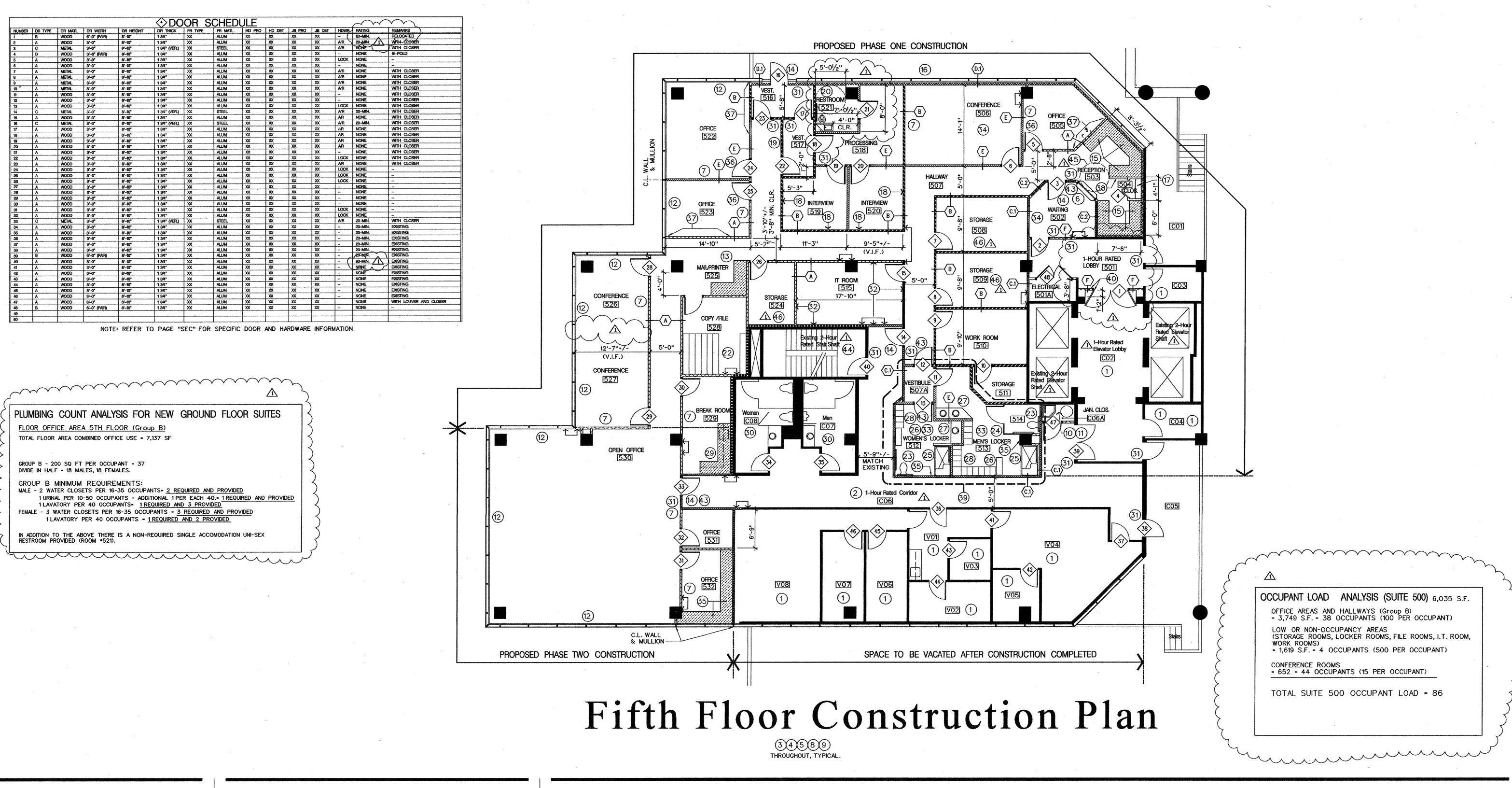
# DEMOLITION PLAN



No.	Date	Issues and Revisions	By
1	5 <del>-9-1</del> 1	Issue D.I.D. Drawings For Review	JMFM
2	6-13-11	Issue Revised D.I.D. Drawings	OIVY IVI
3	6-23-11		FR #
4	7-7-11	Reception Area Revisions 70% CD- Added MEP & Structural	FM   FM
5 6	7-21-11 7-21-11	Issue for Final Pricing and Permit Issue Finishes	FM
7	1-14-12	Plancheck Corrections	JM/FM
7	1-14-12	Flancheck Confections	FM
	***************************************		
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Proj	ect Name	GSA	
		200 W. Santa Ana Blvd., Santa	Ana, CA
	ect Numbe		· · · · · · · · · · · · · · · · · · ·
Des	cription	Demolition Plan	
Con	nputer File	gsa-demo.dgn	
Scal	e M	1/8" = 1'-0" (U.N	<b>1</b> 0)
		, o -1 0 (0.1	

A-0

used or disclosed without written consent from Fraser McClellan & Associates, Inc.



# DOOR NOTES

- 1. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, AND SHALL BE PROVIDED WITH ILLUMINATED "EXIT" SIGNS AS REQUIRED BY THE FIRE
- 2. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM ADJOINING PARTITION.
- 3. (E) DENOTES EXISTING DOOR TO REMAIN UNLESS OTHERWISE NOTED. 4. REFER TO DETAIL 2, 3, AND 4 ON SHEET A-D.1 FOR TYPICAL DOOR HEAD AND JAMB DETAILS. FOR ABOVE STANDARD DOOR DETAILS (WHERE OCCUR) SEE PLAN FOR ELEVATION OR DETAIL REFERENCE SYMBOL.
- 5. ALL DOORS TO HAVE RAIL SUPPORT AS REQUIRED FOR HARDWARE, NO THROUGH-BOLTING.
- 6. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE IN COMPLIACE WITH C.B.C. AND TITLE 24 REQUIREMENTS. 7. ALL DOORS WITH SPECIAL EGRESS-CONTROL DEVICES SHALL CONFORM TO CBC 1003.3.1.10 SEE "SPECIAL EGRESS-CONTROL DEVICES" NOTE, THIS SHEET. 8. LEVER HARDWARE SHALL RETRACT BOTH LOCKS WITH A SINGLE OPERATION.  $\sim$
- 9. MAXIMUM EFFORT TO OPERATE EXTERIOR OR INTERIOR DOORS WITH CLOSERS SHALL NOT EXCEED FIVE POUNDS. THIS MAY BE INCREASED TO 15 POUNDS FOR
- 10. ALL DOORS SHALL HAVE LEVEL FLOOR CLEARANCES ON PUSH SIDE AND PULL SIDE AS INDICATED ON DETAIL 3, SHEET HC-1 11. PROTECT ALL INTERIOR OPENINGS IN ONE HOUR CORRIDOR WALLS AND CEILINGS

(SEC. 1004.3.4.3.2). DOOR OPENINGS MUST BE PROTECTED WITH A TIGHT FITTING

- SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE RATING OF NOT LESS THAN 20 MIN. DOORS MUST BE MAINTAINED SELF- CLOSING OR AUTOMATIC CLOSING BY SCUATION OF A SMOKE DETECTOR (SEC. 1004.3.3.2.1) 12. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH
- OF TRAVEL SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (1133B.2.5.1).
- 13. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UN-INTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

# **PARTITION LEGEND**

EXISTING PARTITION TO REMAIN EXISTING PARTITION TO BE REMOVED (A) INTERIOR PARTITION WITH INSULATION (NON-RATED) SEE WALL TYPE 'A', DETAIL 1 / AD-1.

FULL HEIGHT PARTITION WITH INSULATION AND WIRE MESH (NON-RATED) SEE WALL TYPE 'B', DETAIL 1 / AD-1. GREEN BOARD ON LOCKER ROOM SIDE WHERE OCCURS.

FULL HEIGHT BALISTIC PARTITION WITH INSULATION & MESH (1-HR. RATED) SEE WALL TYPE 'C.1', DETAIL 1 / AD-1.

FULL HEIGHT BALISTIC PARTITION WITH INSULATION & MESH (NON-RATED) SEE WALL TYPE 'C.2', DETAIL 1 / AD-1. (D.1) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* FULL HEIGHT BALISTIC FURRING PARTITION WITH INSULATION & MESH

AT EXTERIOR WALLS AND GLAZING (NON-RATED) SEE WALL TYPE 'D.1', DETAIL 1 / AD-1. AT EXISTING INTERIOR WALLS & SHAFTS (NON-RATED) SEE WALL TYPE 'D.2', DETAIL 1 / AD-1.

~Tuuning

FULL HEIGHT PARTITION WITH INSULATION (NON-RATED) SEE WALL TYPE 'E', DETAIL 1 / AD-1. GREEN BOARD ON LOCKER ROOM SIDE WHERE OCCURS. (F) SEE WALL TYPE 'E', DETAIL 3 / AD-3. GREEN BOARD ON LOCKER ROOM SIDE WHERE OCCURS

# PLAN KEY-NOTES

- (1) ALL CONSTRUCTION THIS ROOM IS EXISTING TO REMAIN, U.O.N.
- EXISTING ONE-HOUR RATED CORRIDOR CONSTRUCTION TO REMAIN.
- PATCH/PREP ALL GYP. BD. SURFACES THROUGHOUT TENANT SUITE AREA TO RECEIVE NEW FINISHES SHOWN WITHIN THESE DOCUMENTS.
- GENERAL CONTRACTOR SHALL REVIEW ALL INTERIOR CONDITIONS AND PATCH/REPAIR AS NECESSARY ALL NON COMPLIANT PENETRATIONS THROUGH RATED PARTITIONS. TYPICAL THROUGHOUT.
- (5) PATCH GYP. BD. AS REQUIRED AT ALL DEMO'D POWER, VOICE, AND DATA OUTLETS. PROVIDE NEW 32" WIDE  $\times$  41  $\frac{1}{4}$ " (VIEWING SIZE) BALLISTIC WINDOW AND COUNTERTOP AT THIS LOCATION. INSTALL WITH TOP OF COUNTERTOP AT +34" A.F.F.
- SPECIFICATION: NORTH AMERICAN BULLETPROOF, REFER TO DETAILS ON SHEET "SEC". PROVIDE BACKING WITHIN WALL CAVITY FOR WALL MOUNTED MONITOR. AREA OF BACKING SHALL BE 4'-0" x 4'-0", AND CENTERED AT +72" A.F.F.
- PROVIDE RETURN AIR OPENINGS AT ALL FULL HEIGHT PARTITIONS. OPENINGS SHALL BE PROVIDED WITH MANBAR BARRIER WHEN SIZE REQUIRES. REFER TO MECHANICAL DRAWINGS. BARS ARE REQUIRED WHEN DUCT OPENING SIZE IS LARGER THAN 96 SQUARE INCHES.
- PROVIDE AN ELECTRIFIED LEVERSET AT ALL DOORS ACCESSED BY SECURITY ACCESS

  READERS REFER TO DOWER AND TELEPHONE DI ANS FOR LOCATIONS READERS, REFER TO POWER AND TELEPHONE PLANS FOR LOCATIONS. PROVIDE JANITOR/CLEAN UP FLOOR SINK AT THIS LOCATION. REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION.
- PROVIDE WATER HEATER AT THIS LOCATION, REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION.
- REPAIR EXTERIOR MULLION/SILL SYSTEM TO A "LIKE-NEW" CONDITION, AT BUILDING
- EXTERIOR, AS REQUIRED BY DEMOLITION OF EXISTING PARTITIONS. PROVIDE NEW PLASTIC LAMINATE BASE CABINETS. REFER TO \*11 / AD-1 FOR
- PROVIDE BALLISTIC DOOR ASSEMBLY AT THIS LOCATION PER SECURITY REQUIREMENTS. REFER TO SHEET "SEC". PROVIDE NEW PLASTIC LAMINATE COUNTERTOP AT THIS LOCATION. PROVIDE CORBEL TOP SUPPORTS AND END PANELS AS REQUIRED, PROVIDE GROMMETS IN COUNTERTOP FOR ACCESS TO POWER/TEL./DATA BELOW (3-GROMMET LOCATIONS
- ALL EXTERIOR GLAZING, SILLS, MULLIONS, AND WINDOW TREATMENTS SHALL BE CLEANED PRIOR TO INSTALLATION OF FURRING PARTITION. HORIZONTAL WINDOW BLINDS SHALL BE LEFT IN THE CLOSED POSITION.

PER STATION). REFER TO \$2/AD-2 FOR ADDITIONAL INFORMATION.

(17) PROVIDE SHELF AND ROD AT THIS LOCATION. PROVIDE ACOUSTICAL MATERIAL (ARMSTRONG "SOUND-SOAK" OR APROVED EQUAL) AT

FACE OF PARTITION AT THIS LOCATION.

SEE SHEET S-1 FOR STRUCTURAL.

ADDITIONAL INFORMATION.

- PROVIDE FULLY RECESSED WALL MOUNT GUN LOCKER AT THIS LOCATION. ILOCKER IS  $14\frac{1}{4}$ " WIDE × 4" D. ×  $28\frac{3}{32}$ " H. UNITS. (TOTAL: 4 LOCKERS). SPECIFICATION: AMERICAN LOCKER, PISTOL LOCKER KEYLESS OR EQUAL.
- PROVIDE STAINLESS STEEL WATER CLOSET/HAND COMBINATION SINK UNIT AT THIS
- 21) PROVIDE OPERABLE PARTITION AT THIS LOCATION. ALLOW FOR STRUCTURAL REINFORCEMENT AS REQUIRED FOR INSTALLATION.

SPECIFICATION: MODERNFOLD, OR APPROVED EQUAL. STC RATING OF 45

LOCATION. WILLOUGHBY INDUSTRIES, .ECW-1845, OR APPROVED EQUAL.

- PROVIDE HIGH DENSITY FILING UNIT(S) AT THIS LOCATION, "SPACE SAVER" OR APROVED PROVIDE HIGH DENSITY FILING UNIT(S) AT THIS LOCATION, "SPACE SAVER" OR APROVED EQUAL TO BE APPROVED BY TENANT. STRUCTURAL REINFORCEMENT OF FLOOR WILL E PROVIDED AS REQUIRED FOR INSTALLATION, EXACT SPECIFICATION: TO BE DETERMINED. REFER TO POWER AND TELEPHONE PLAN FOR ELECTRICAL REQUIREMENTS.
- (23) PROVIDE NEW WATER CLOSET AT THIS LOCATION. COMPLYING GRAB BARS, TISSUE DISPENSER, SEAT COVER DISPENSER, ETC. TO BE PROVIDED. REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION.

- (24) PROVIDE NEW TOILET PARTITION AND TOILET ROOM ACCESSORIES AT THIS LOCATION. SEE SHEET AD-2 FOR ADDITIONAL INFORMATION. PROVIDE NEW PREFABRICATED SHOWER UNIT AT THIS LOCATION. INCLUDE ALL HANDICAP COMPLIANT FIXTURES, SHOWER SEAT, ETC. CONTRACTOR TO PROVIDE
- (25) PROVIDE NEW TOILET ROOM BENCH AT THIS LOCATION. SPECIFICATION: LYON WORKSPACE PRODUCTS, LAMINATED WOOD WITH ENAMELED STEEL PEDESTAL. SIZE: 3'-0" W. x 91/2" D. x 18" H.

SUBMITTALS FOR FMA AND TENANT APPROVAL. PROVIDE ROD AND CURTAIN.

- PROVIDE NEW SOLID SURFACE LAVATORY COUNTER AT THIS LOCATION. INCLUDE HANDICAP COMPLIANT LAVATORY AND FIXTURES. SPECIFICATION: TO BE DETERMINED.
- PROVIDE NEW METAL LOCKERS AT THIS LOCATION. SPECIFICATION: PENCO, ALL-WELDED, MODEL \*6WD125, SINGLE TIER. SIZE: 12" W. x 18" D. x 72" H., WITH DEFIANT II RECESSED DOOR HANDLE, CHANNEL BASE, AND STANDARD LOUVER. COLOR: TO BE DETERMINED.
- PROVIDE NEW PLASTIC LAMINATE BASE AND UPPER CABINETS. BASE CABINET TO HAVE SINK WITH GARBAGE DISPOSAL REFER TO \*12 /AD-1 FOR ADDITIONAL
- ADA AND 2010 CBC ACCESS COMPLIANCE TO BE VERIFIED FOR EXISTING RESTROOMS.
  ALL NON -COMPLYING CONDITIONS TO BE MODIFIED TO COMPLY. REFER TO REFERENCE SHEET POT-5 FOR PROPOSED RESTROOM UNDER SEPARATE PERMIT (BY OTHERS).
- TACTILE EGRESS SIGNAGE SHALL BE PROVIDED AT THIS LOCATION AS REQUIRED TO MEET 2010 CBC REQUIREMENTS.
- PROVIDE FULL HEIGHT x 3/4" THICK GRADE "A" FIRE TREATED PLYWOOD BACKBOARD AT ALL WALLS WITHIN THIS ROOM. PRIME AND PAINT TO MATCH ADJACENT
- (32) PROVIDE "GREEN BOARD" AT TOILET ROOM SIDE OF PARTITIONS AT TOILET ROOMS.
- PROVIDE SIGNAGE WITHIN THIS ROOM. SIGNAGE BY AMERICAN DISPLAY PER TENANT'S SPECIFICATIONS. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH TENANT.
- (34) PROVIDE NEW PLASTIC LAMINATE COUNTERTOP AT THIS LOCATION. PROVIDE CORBEL TOP SUPPORTS AND END PANELS AS REQUIRED. PROVIDE GROMMETS IN COUNTERTOP FOR ACCESS TO POWER/TEL./DATA BELOW. ENLARGED PLAN TO BE INCLUDED IN ADDENDUM \*1, 7-29-11.
- (35) PROVIDE TOWEL HOOK ON WALL AT THIS LOCATION.
- (36) PROVIDE COAT HOOK ON ROOM SIDE OF DOOR.

WALL SECTION.

- ADD 6" WIDE 20 GA, SHEET METAL BACKING STRIPS AT APPROX. 66"+/- FOR WALL MOUNTED MODULAR FURNITURESTORAGE UNITS.
- (38) PROVIDE 36" HIGH WALL WITH PLASTIC LAMINATE CAP AT THIS LOCATION.
- (39) ENLARGED PLAN AND ELEVATIONS OF MEN'S AND WOMEN'S LOCKER ROOMS.
- REFER TO SHEET AD-2 FOR ADDITIONAL INFORMATION. NEW 1-HOUR RATED WALL AND RELOCATED DOUBLE DOOR ASSEMBLY. DOOR ASSEMBLY IS 1-HOUR RATED (MIN.) WITH MACHINETIC FOR ASSEMBLY. ASSEMBLY IS 1-HOUR RATED (MIN.) WITH MAGNETIC DOOR HOLDERS (HOLDERS TO BE RELOCATED AND ACTIVATED BY BUILDING LIFE-SAFETY-SYSTEM). PROVIDE NEW SMOKE GASKET AROUND DOOR OPENING AND AT ASTRIGAL. MAINTAIN 1-HOUR FIRE RATING, REFER TO DETAIL 4 / AD-1 FOR DOOR DETAIL, AND DETAIL 3 /AD-3 FOR
- PROVIDE NEW 48" WIDE, YELLOW 4" WIDE STRIPED, PAINTED EXIT PATH WITH DIAGIONAL STRIPING AT 24" O.C. PROVIDE 12" HIGH PAINTED BLOCK LETTERS "EMERGENCY EXIT PATH TO STAIRS" AND PAINT 12" HIGH RED ARROWS PAINTED WHERE INDICATED ON KEY PLAN / EXIT PATH PLAN ON THIS SHEET.
- (42) MAKE REPAIRS TO WALL MOUNTED EXIT SIGNAGE AT THIS LOCATION
- (43) PROVIDE 18" CLEAR ON PULL SIDE OF DOOR AT STRIKE SIDE OF DOOR.

THE EXISTING INTERIOR STAIRWAYS COMPLY WITH THE FOLLOWING: THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PLACED

(45) RECEPTION AREA SHALL BE WHEELCHAIR ACCESSIBLE (60" DIAMETER CIRCLE). (46) PROVIDE A LIVE LOAD SIGN FOR EACH STORAGE ROOM TO LIMIT THE LOADING

PARALLEL TO AND CLOSE TO (NOT MORE THAN 1" FROM) THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL

THAT IS AT LEAST AS SLIP-RESTANT AS THE OTHER TREADS OF THE STAIRS.

3 6-23-11 Reception Area Revisions 4 7-7-11 70% CD- Added MEP & Structural 5 7-21-11 Issue for Final Pricing and Permit JMFM FM 6 | 7-21-11 | Issue Finishes 7 1-14-12 | Plancheck Corrections GSA 200 W. Santa Ana Blvd., Santa Ana, CA Project Number 09.10.06 Construction Plan Description Computer File gsa-cp.dgn

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CONSTRUCTION PLAN

CZ CALIFORNIA COUNCIL FOR.

Issues and Revisions

5-9-11 Issue D.I.D. Drawings For Review

2 6-13-11 Issue Revised D.I.D. Drawings

By Check

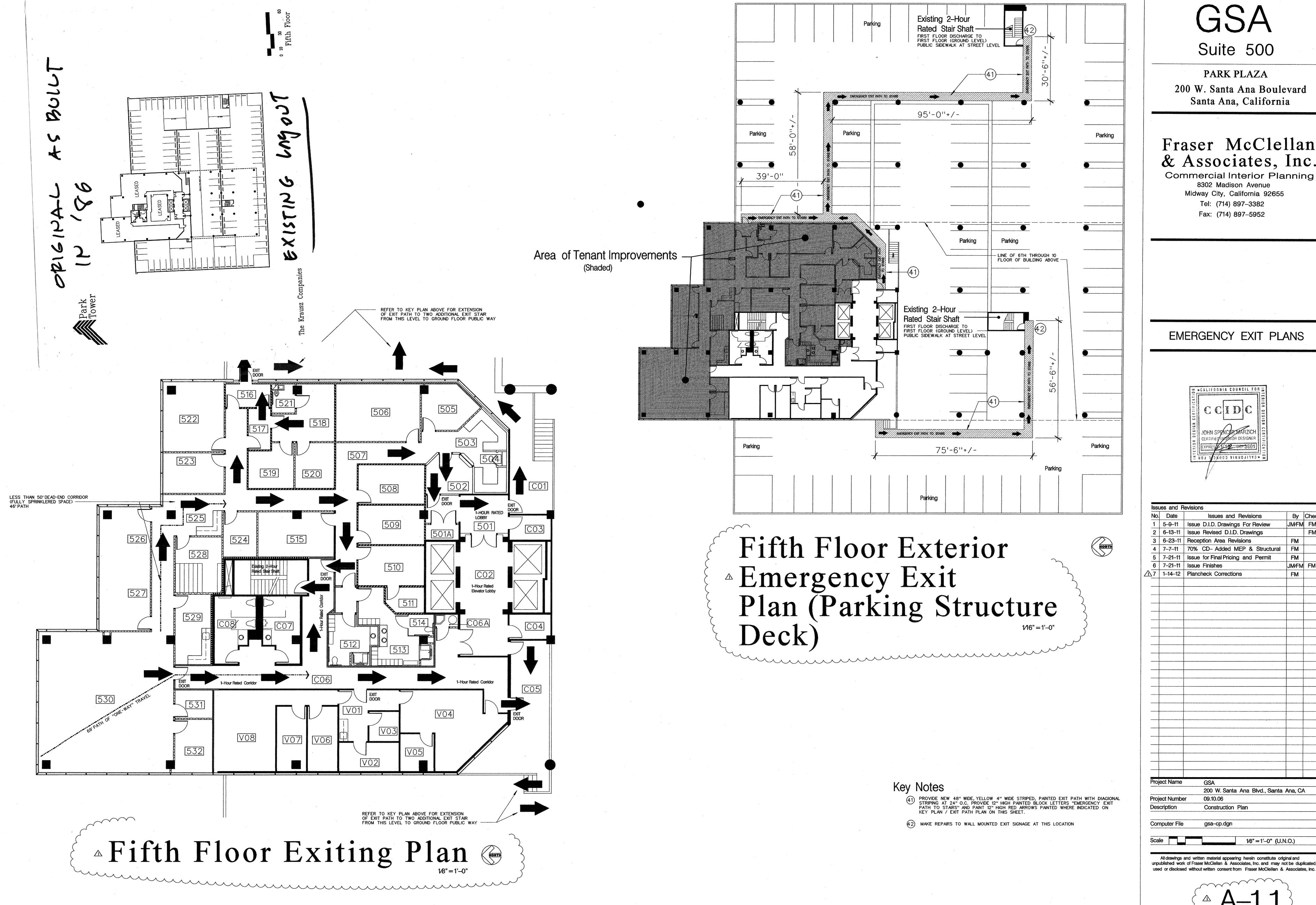
JMFM FM

Issues and Revisions

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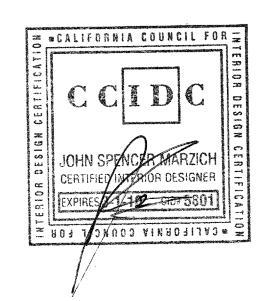
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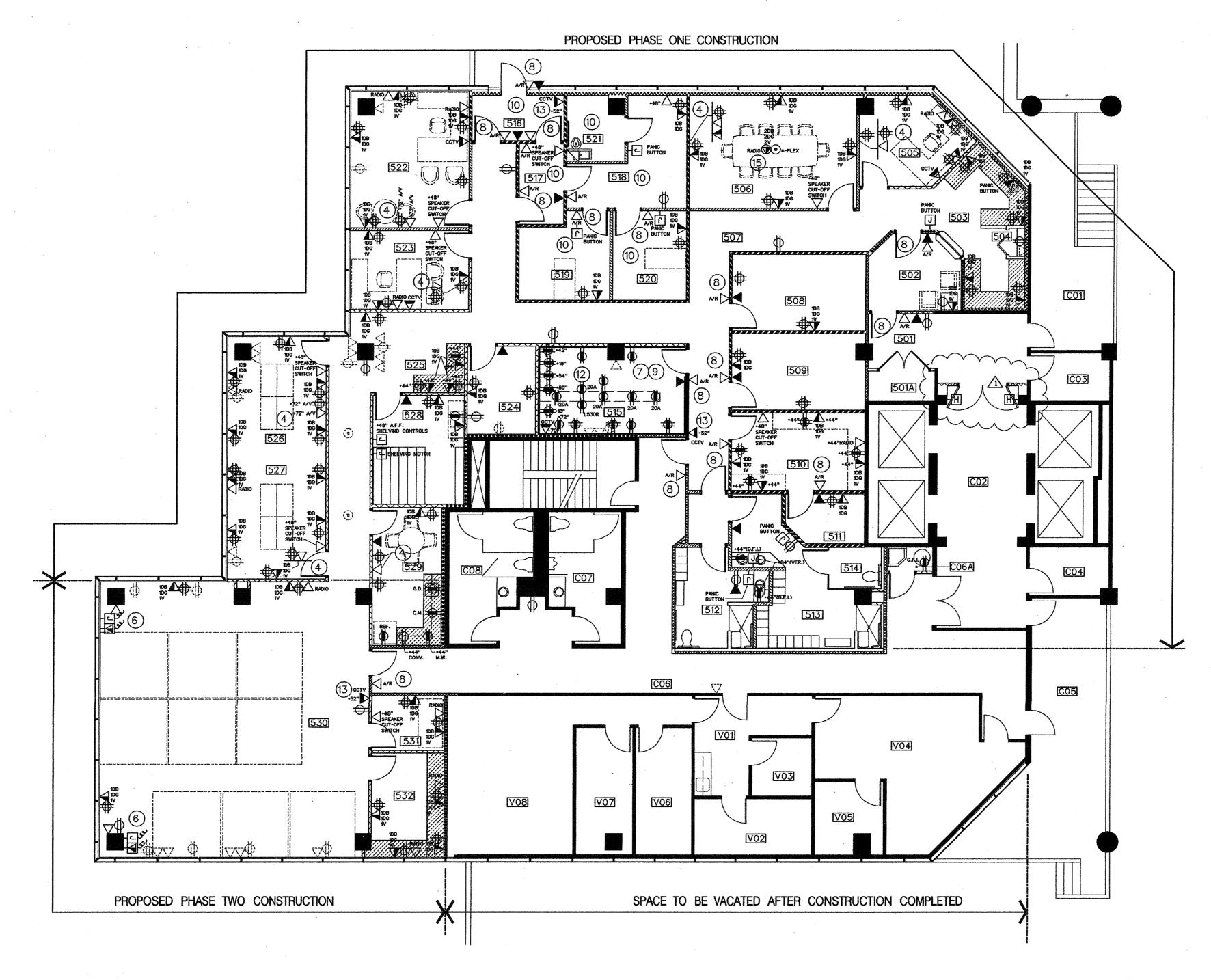
EMERGENCY EXIT PLANS



No.	Date	Issues and Revisions	Ву	Ch
1	5-9-11	Issue D.I.D. Drawings For Review	JMFM	
2	6-13-11	Issue Revised D.I.D. Drawings	Olahi yai	F
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6	7-21-11	Issue Finishes	JM/FM	FI
7	1–14–12	Plancheck Corrections	FM	
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# Fifth Floor Power & Telephone Plan

THROUGHOUT, TYPICAL.

# **GENERAL NOTES**

FACE OF WALL TO CENTERLINE OF OUTLET.

- 1. IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR AS SHOWN ON PLANS DUE TO CONFLICTS WITH STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS, CLARIFY WITH ARCHITECT AND LANDLORD CONSTRUCTION COORDINATOR BEFORE PROCEEDING WITH OUTLETS IN QUESTION OR RELATED OUTLETS IN AREA.
- 2. INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS AT 8" ON CENTER, U.O.N. 3. INSTALL ALL OUTLETS SHOWN ADJACENT TO WALLS A MAXIMUM OF 12" FROM
- 4. ALL WALL RECEPTACLES, RECEPTACLE PLATES, AND RECEPTACLE HEIGHTS SHALL BE BUILDING STANDARD, UNLESS OTHERWISE NOTED. SEE TYPICAL ELEVATION ON
- 5. ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES. OUTLETS TO BE INSTALLED AT LOCATION INDICATED ON TELEPHONE, DATA AND ELECTRICAL PLAN.
- 6. CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT
- FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS. 7. ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT OR SHALL BE
- NEC APPROVED FLEXIBLE CONDUIT.
- 8. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK. LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY THE CABINET CONTRACTOR, SHALL BE COORDINATED W/ THE ELECTRICAL CONTRACTOR U.O.N.
- 9. FOR BUILDING STANDARD WALL AND FLOOR OUTLET SPECIFICATIONS, SEE ELECTRICAL ENGINEERING DRAWINGS, WHERE LOCATION OF OUTLET DISCREPENCIES OCCUR, ARCHITECTURAL PLANS SHALL GOVERN. CONTACT ARCHITECT TO VERIFY

- 10. WHERE DATA COMMUNICATION JACKS ARE CALLED FOR, CONDUIT AND PULL WIRES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. CABLE WORK SHALL BE DONE BY OTHERS. THIS SHALL INCLUDE PROVISIONS FOR CABLE RUNS FROM BACKBOARD TO TELEPHONE SYSTEM/COMPUTER SYSTEM AS OCCURS. THIS WORK BY OTHERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH LANDLORD APPROVAL. CABLE SHALL BE SELF SUPPORTING AND 12" ABOVE FIXTURES AND SHALL TRAVEL VIA BEST PATH ACROSS CEILING PLENUM TO BACKBOARD AS CALLED FOR BY THE TENANT. SEE ELECTRICAL ENGINEERING
- 11. THE BUILDING STANDARD WALL MOUNTED TELEPHONE OUTLET SHALL BE A SINGLE GANG OUTLET BOX IN WALL VERTICALLY MOUNTED IN WALL WITH ¾" METAL CONDUIT WITH PULL STRING TO CEILING SPACE, INSTALLED BY THE GENERAL CONTRACTOR, IVORY COVERPLATE BY TENANTS CABLING VENDOR AND MOUNTED VERTICALLY 18"A.F.F. TO CENTERLINE OF OUTLET (U.N.O.). TELEPHONE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR. ALL TELEPHONE AND DATA CABLING SHALL BE PLENUM RATED. ALL CABLING IN PLENUM SHALL SELF SUPPORTED/ SUSPENDED FROM FLOOR STRUCTURE ABOVE.
- 12. DEDICATED OUTLETS TO RECEIVE GRAY RECEPTACLES.
- 13. ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERED DRAWINGS.

DRAWINGS FOR SPECIFIC CONDUIT SIZING REQUIRED.

- 14. ALL SWITCH PLATES, RECEPTACLE PLATES AND OTHER DATA AND TELEPHONE PLATES SHALL BE LEVITON "DECORA" SERIES. WHITE IN COLOR, U.N.O.
- 15. REFER TO DETAIL 7 /AD-1 FOR ALL TELE./ELECT. OUTLETS, SWITCHES AND THERMOSTAT MOUNTING HEIGHTS.
- 16. UPON COMPLETION OF THE PROJECT, PROVIDE BLANK COVER PLATES AT ALL UNUSED OUTLET LOCATIONS.

# **ELECTRICAL LEGEND**

DUPLEX WALL OUTLET DEDICATED DUPLEX WALL OUTLET

QUAD WALL OUTLET

DEDICATED QUAD WALL OUTLET

DATA / VOICE WALL OUTLET (1" CONDUIT)

VOICE WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT)

DATA WALL OUTLET (1" CONDUIT) AUDIO/VISUAL WALL OUTLET (1" CONDUIT, U.O.N.)

ACCESS READER WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT) R/S P-RING AND PULL STRING LOCATION FOR LOW VOLTAGE WIRING AT +48" A.F.F., U.O.N.

SEC SECURITY WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT) 

ALLOW FOR 4-CIRCUITS.

HARDWIRED POWER CONNECTION TO TENANT FURNITURE SYSTEM.

HARDWIRED VOICE/DATA FEED TO TENANT FURNITURE SYSTEM. ALLOW FOR 11/4" DIA. CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.

JUNCTION BOX WITH POWER FOR DEVICE SHOWN. FLUSH POKE-THRU VOICE/DATA FLOOR OUTLET. 11/4" DATA CONDUIT SHALL HOMERUN

UNDER FLOOR TO NEAREST GYP. BD. PARTITION, AND EXTEND TO ACCESSIBLE CEILING SPACE ABOVE. SPECIFICATION: WIREMOLD, OR APPROVED EQUAL.

FLUSH POKE-THRU FLOOR ELECTRICAL OUTLET. SPECIFICATION: WIREMOLD, OR APPROVED EQUAL. COLOR; BLACK.

DATA / VOICE WALL OUTLET TO BE REMOVED (PATCH OUTLET ELECTRICAL WALL OUTLET TO BE REMOVED (PATCH OUTLET

WITH GYP. BD. AND TAPE) EXISTING WALL OUTLET TO REMAIN

EXISTING DATA / VOICE WALL OUTLET TO REMAIN

NEW POWER, VOICE, AND/OR DATA RECEPTACLE AS INDICATED

RELOCATED MAGNETIC DOOR HOLDER ACTIVATED BY BUILDING LIFE-SAFETY-SYSTEM (RELOCATED FROM EXISTING LOCATIONS) 

MODIFY EXISTING RECEPTACLE TO DEVICE TYPE SHOWN

# PLAN KEY-NOTES

- (1) ALL POWER, VOICE, AND DATA OUTLET LOCATIONS SHOWN ARE NEW.
- 2 REPLACE ALL EXISTING, DAMAGED OR MISSING SWITCHES, AND/OR RECEPTACLES THROUGHOUT TENANT SUITE AREA TO MATCH LEVITON "DECORA" (WHITE).
- 3 PROVIDE (1) 4" DIA. CONDUIT SLEEVE AT ALL FULL HEIGHT PARTITIONS, ABOVE THE CEILING. ALLOW FOR ONE PENETRATION PER ROOM.
- 4) PROVIDE POWER AND DATA OUTLETS AT THIS LOCATION FOR VIDEO MONITOR PROVIDED BY OTHERS INSTALL AT +72" A.F.F. (VFR.) PROVIDED BY OTHERS. INSTALL AT +72" A.F.F. (VER.)
- (5) LOCATIONS OF ALL POWER, VOICE, AND DATA OUTLETS SHOWN WITHIN OFFICES SHALL BE VERIFIED BY FURNITURE VENDOR PRIOR TO INSTALLATION.
- (6) ALLOW FOR (4) SHARED CIRCUITS AT FURNITURE FEEDS. TYPICAL, ACTUAL FURNITURE SYSTEM REQUIREMENTS, AND FEED LOCATIONS SHALL BE PROVIDED BY FURNITURE VENDOR PRIOR TO CONSTRUCTION. ALLOW FOR A MAXIMUM OF (6) WORKSTATIONS
- PROVIDE FULL HEIGHT x 3/4" THICK GRADE "A" FIRE TREATED PLYWOOD BACKBOARD AT ALL WALLS WITHIN THIS ROOM. PRIME AND PAINT TO MATCH ADJACENT WALL SURFACE. INSTALL 11/2" DIA. CONDUIT HOMERUN TO BASE BUILDING
- 8 SECURITY ACCESS READER LOCATION, PROVIDE FIRE PADS AT ALL JUNCTION BOXES INSTALLED AT RATED PARTITIONS.
- (9) REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL REQUIREMENTS WITHIN THIS ROOM.
- ALL SWITCHES, OUTLETS, ETC. AT ROOMS 516, 517, 518, 519, 520, AND 521 SHALL BE PROVIDED WITH TAMPER RESISTANT FIXTURES AND COVERPLATES.
- 11) PROVIDE A PULL STRING AT ALL VOICE AND DATA JUNCTION BOXES FOR FUTURE TENANT USE. COORDINATE EXACT LOCATION OF ALL OUTLETS WITHIN THIS ROOM WITH TENANT'S
- DATA AND SECURITY PERSONEL. REFER TO ENLARGED DATA ROOM PLAN ON VOICE/DATA/RADIO CABLE SHEET "VDR".
- FLUSH MOUNTED SMALL MONITOR AT THIS CCTV LOCATION. PROVIDE CONDUIT IN WALL FOR VIDEO AND 12 VOLT WIRING TO ACCESSABLE CEILING SPACE AVOVE TENANT AREA. PROVIDE DUPLEX OUTLET ABOVE LOCATION FOR POWER SOURCE.
- REFER TO SHEETS "VDR" AND "SEC" FOR WRITTEN SPECIFICATIONS FOR VOICE, DATA AND RADIO CABLING AND EQUIPMENT AND SECURITY SYSTEMS.
- (5) CONDUIT FROM FLOOR DATA BOX TO BE ROUTED TO WALL MOUNTED MONITOR FOR A/V CABLING AND TO ACCESSABLE CEILING SPACE FOR DATA CABLING

Suite 500

200 W. Santa Ana Boulevard Santa Ana, California

PARK PLAZA

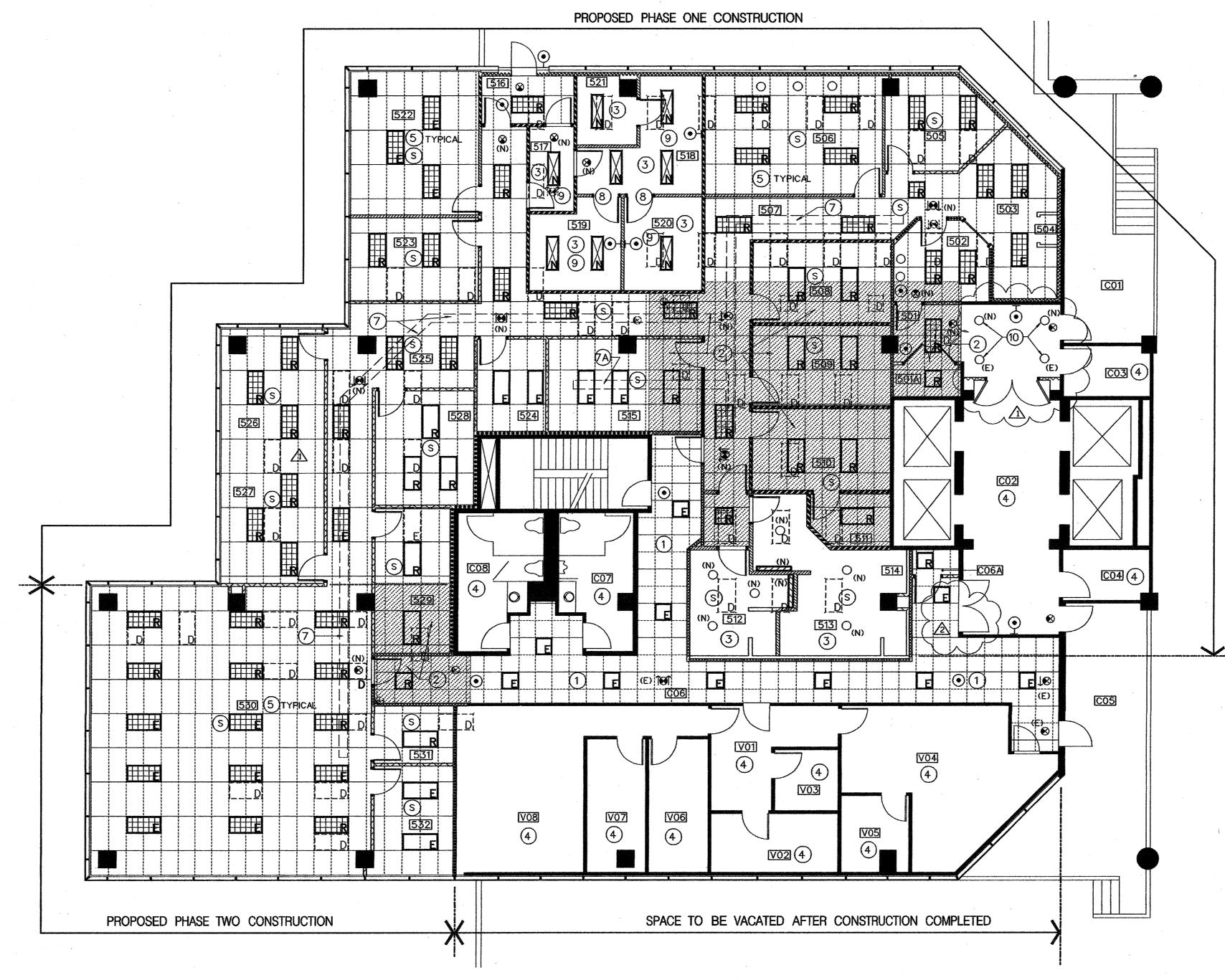
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POWER & TELEPHONE PLAN



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5	7-21-11	Issue for Final Pricing and Permit	FM
6	7-21-11	Issue Finishes	JMFM
7	1-14-12	Plancheck Corrections	FM
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# Fifth Floor Reflected Ceiling Plan

EXISTING 2' x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN

EXISTING 2' x 2' FLUORESCENT LIGHT FIXTURE TO REMAIN

RELOCATED 2' x 4' FLUORESCENT LIGHT FIXTURE WITH PARABOLIC LENSE

RELOCATED 2'x 2' FLUORESCENT LIGHT FIXTURE

# **GENERAL NOTES**

- 1. CEILING HEIGHTS THROUGHOUT SUITE SHALL MATCH EXISTING AT +9'-0" A.F.F. UNLESS NOTED OTHERWISE.
- 2. LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILE BOTH DIRECTIONS U.N.O. EARTHQUAKE CLIPS AND WIRES
- 3. THE BUILDING STANDARD FIRE SPRINKLER WILL BE AN ADJUSTABLE
- HEAD DROPPED, ADDED, OR RELOCATED FROM THE EXISTING BASE BUILDING GRID. HEADS SHALL MATCH EXISTING AND BE CENTERED IN CEILING TILES IN BOTH DIRECTIONS. 4. PROVIDE SMOKE DETECTORS (IF REQUIRED) THROUGHOUT TENANT AREAS IN ACCORDANCE
- WITH CODES AND MANUFACTURERS RECOMMENDATIONS. CENTER IN TILES IN BOTH DIRECTIONS. (ONLY INSTALL WHERE REQUIRED BY CODES).
- 5. REFER TO DETAILS 7, 8, 9, AND 10 ON SHEET AD-1 FOR SUSPENDED CEILING DETAILS. 6. WHERE MULTIPLE LIGHT SWITCHES, DIMMERS OR OTHER LIGHT CONTROLS OCCUR, GANG THEM TOGETHER. NOTIFY FRASER McCLELLAN & ASSOCIATES IN THE
- EVENT OF ANY EXCEPTIONS. 7. PROTECT EXISTING LIGHT FIXTURES DURING CONSTRUCTION. CLEAN ALL LIGHT FIXTURE
- LENSES AND REPAIR ANY NON-WORKING FIXTURES. 8. CLEAN ALL REUSED MECHANICAL REGISTERS.

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- 9. THE CEILING SHALL BE HEAVY DUTY, DESIGNED PER ICC-ES ESR 1308

# **CEILING LEGEND**

EXISTING 2'x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN

RELOCATED 2'x 4' FLUORESCENT LIGHT FIXTURE

- EXISTING 2' x 2' FLUORESCENT LIGHT FIXTURE TO REMAIN
- RELOCATED 2'x 2' FLUORESCENT LIGHT FIXTURE
- NEW 4'-0" LONG SURFACE MOUNTED TAMPER RESISTANT LIGHT FIXTURE NEW 2'-0" LONG SURFACE MOUNTED TAMPER RESISTANT LIGHT FIXTURE
- NEW WALL MOUNTED 4'-0" LINEAR FLUORESCENT LIGHT FIXTURE, FIXTURE AND MOUNTING HEIGHT NEW RECESSED FLUORESCENT DOWNLIGHT. LITHONIA, GOTHAM AFV 4AR SERIES, OR APPROVED EQUAL.
- INDY LIGHTING, 61 4R SERIES, OR APPROVED EQUAL. 18 WATT TRIPLE TUBE LAMP.
- EXIT SIGN. LITHONIA, \*LQMSW3R
- EXIT SIGN: DIRECTIONAL SINGLE FACE (SEE PLANS FOR ARROWS).
- EXIT SIGN: DIRECTIONAL DOUBLE FACE (SEE PLANS FOR ARROWS).
- EXISTING FIXTURE TO REMAIN.
- NEW FIXTURE TO MATCH TYPE SHOWN.
- RELOCATED FIXTURE AT NEW LOCATION.
- WALL MOUNTED SURVEILLANCE CAMERA WITH ¾" CONDUIT BACK TO ACCESSIBLE CEILING WITHIN TENANT AREA. MOUNT AT +102" A.F.F. EXACT LOCATIONS TO BE VERIFIED WITH TENANTS SECURITY REP.
- CEILING MOUNTED SURVEILLANCE CAMERA WITH  $\frac{3}{4}$ " CONDUIT BACK TO ACCESSIBLE CEILING WITHIN TENANT AREA. EXACT LOCATIONS TO BE VERIFIED WITH TENANTS SECURITY REP.
- PAGING SPEAKER FLUSH MOUNTED IN CEILING.

# PLAN KEY-NOTES

- 1) EXISTING CORRIDOR CEILING GRID SYSTEM TO REMAIN. MODIFY AS REQUIRED TO MEET 2010 CBC SEISMIC REQUIREMENTS.
- REMOVE EXISTING CEILING SYSTEM (WHERE INDICATED SHADED).
  PROVIDE NEW SUSPENDED CEILING SYSTEM TO ALIGN WITH, AND MATCH ADJACENT SUSPENDED CEILING SYSTEM.
- REMOVE EXISTING CEILING IN THIS ROOM AND REPLACE WITH NEW PAINTED GYPSUM BOARD CEILING AT 9'-0" A.F.F. REFER TO DETAIL \*1/AD-3.
- (4) CEILING IN THIS AREA TO REMAIN (N.I.C.). ALL EXISTING CEILINGS TO REMAIN SHALL BE MODIFIED AS REQUIRED TO 5 ALL EXISTING CEILINGS TO REMAIN SHALL BE MEET ALL 2010 CBC SEISMIC REQUIREMENTS.
- 7 PROVIDE CABLE TRAY ABOVE CEILING FOR TENANT'S CABLE MANAGEMENT. EXACT LOCATION TO BE VERIFIED BY TENANT'S
- VENDORS AND SYSTEMS DESIGNERS. (A) COORDINATE EXACT LOCATION OF CABLE TRAY WITH TENANT.
- DOORS. PROVIDE "IN-USE" LIGHT ABOVE DOOR. (SWITCHES AND "IN-USE" LIGHTS TO BE ON ROOM 518 SIDE OF THESE WALLS, LIGHTS AND "IN-USE"
- LIGHTS TO OPERATE ON THE SAME SWITCH PER ROOM).
- PROVIDE ACCESS PANELS IN GYPSUMBOARD CEILING IN THIS ROOM AS REQUIRED FOR ABOVE CEILING ACCESS TO WIRING AND MISC. PANELS TO BE TAMPER RESISTANT IN ROOMS 519 AND 520

Suite 500

PARK PLAZA

200 W. Santa Ana Boulevard Santa Ana, California

# Fraser McClellan & Associates, Inc.

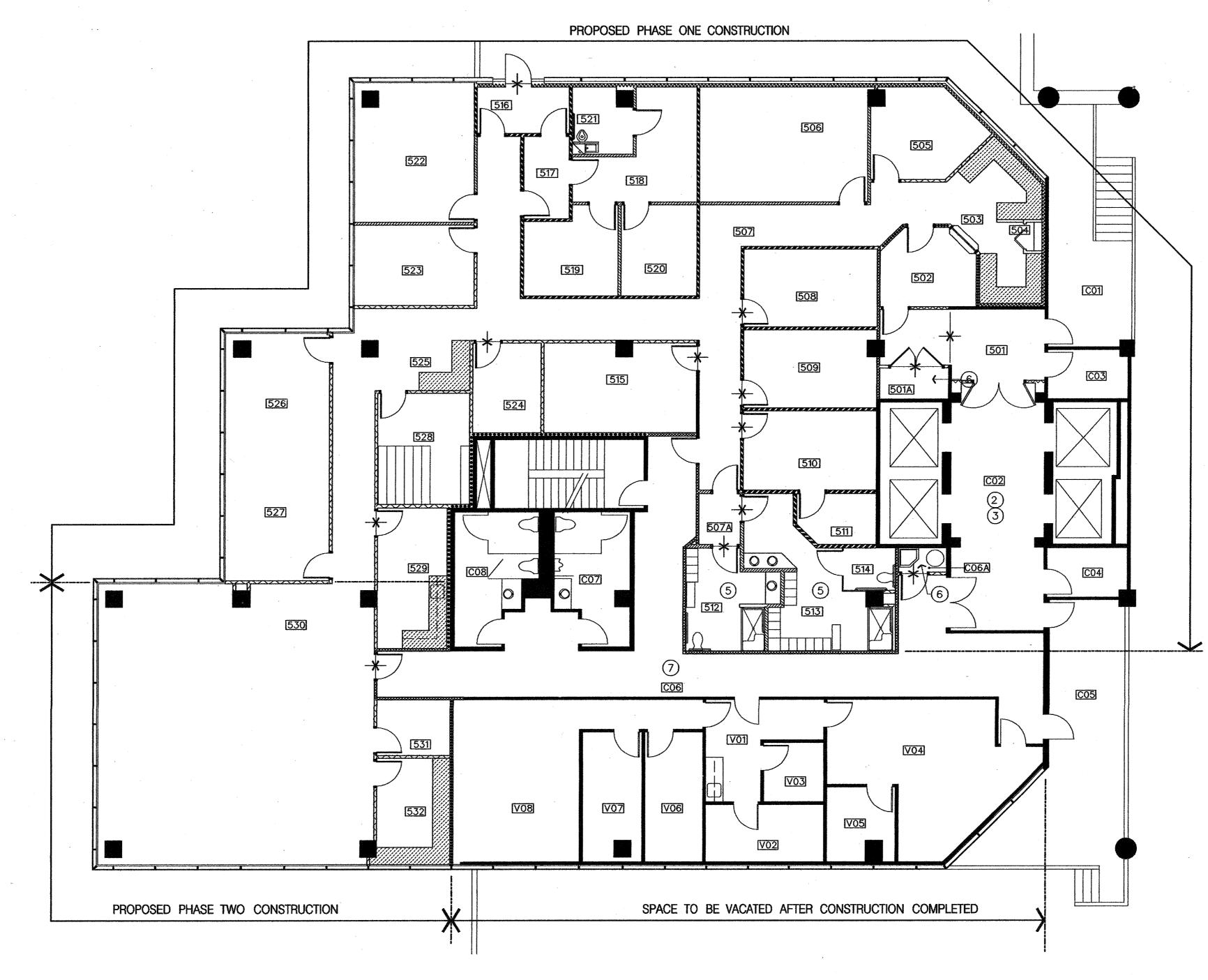
Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655 Tel: (714) 897-3382 Fax: (714) 897-5952

REFLECTED CEILING PLAN



No.	Date	Issues and Revisions	Ву
1	5-9-11	Issue D.I.D. Drawings For Review	JMFM
2	6–13–11	Issue Revised D.I.D. Drawings	
3	6-23-11	Reception Area Revisions	FM
4	7-7-11	70% CD- Added MEP & Structural	FM
5	72111	Issue for Final Pricing and Permit	FM
6	72111	Issue Finishes	JMFM
<u>7</u>	1–14–12	Plancheck Corrections	FM
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ROOM #	NAME	FLOOR	BASE	WALLS	CEILING	NOTES
C06A	JANITOR CLOSET	CONCRETE	B1	PI	A.C.T.	
501	VESTIBULE	CI	Bj	PI	A.C.T.	·
501A	ELECT, CLOSET	CONCRETE	B1	PI	A.C.T.	
502	WAITING	Cl	B1	Pf	A.C.T.	
503	RECEPTION	C1	B1	P1	A.C.T.	
504	CLOSET	CI	Bi	Pf	A.C.T.	
505	OFFICE	C1	Bi	PI	A.C.T.	
506	CONFERENCE	C2	B2	PIWC1	A.C.T.	WR-1 ALL WALLS. WC-1 BELOW CHAIR RAIL.
507	CORRIDOR	CI	Bi	P1	A.C.T.	
508	STORAGE	VCT1	B1	P1 .	A.C.T.	
509	STORAGE	VCT1	B1	P1	A.C.T.	
510	WORKROOM	VCT2	B1	PI	A.C.T.	
511	STORAGE	VCT2	. B1	Pl	A.C.T.	
512	WOMEN	CT1	CTB1	CT2	GYP. BD. (PT1)	
513	MEN	CT1	CTB1	CT2	GYP. BD. (PT1)	
514	TOILET	CT1	CTB1	CT2	GYP. BD. (PT1)	
515	I.T. ROOM	VCT2	B1	P1	A.C.T.	3/4" PLYWOOD, ALL WALLS
516	VESTIBULE	CT1	CTB1	P1	A.C.T.	
517	CORRIDOR	C1	Bi	P1	GYP, BD. (PT1)	
518	PROCESSING	Cl	B1	P1	GYP. BD. (PT1)	
519	INTERVIEW	C1	B1	P1	GYP. BD. (PT1)	
520	INTERVIEW	C1	B1 .	PI	GYP. BD. (PT1)	
521	TOILET	CT1	CTB1	FRP/P1	GYP. BD. (PT1)	PROVIDE WHITE FRP FROM TOP OF BASE TO +53" A.F.F.
522	OFFICE	Cl	B1	P1	A.C.T.	
523	OFFICE	CI	BI	PI	A.C.T.	
524	STORAGE	VCT1	B1	PI	A.C.T.	
525	MAIL	C1	B1	PI	A.C.T.	·
526	CONFERENCE	C1	Bt	PI	A.C.T.	
527	CONFERENCE	C1	B1	PI	A.C.T.	
528	FILES	CI	BI	PI .	A.C.T.	
529	BREAKROOM	VCT1	B1	Pf	A.C.T.	
530	OPEN OFFICE	C1	B1	P1	A.C.T.	
531	OFFICE	CI	B1	PI	A.C.T.	
532	OFFICE	C1	B1	PI	A.C.T.	
<del></del>				<u> </u>		



# Fifth Floor Finish Plan

THROUGHOUT, TYPICAL.

# **GENERAL NOTES**

- 1. INDICATES CHANGE IN FLOORING MATERIAL. ALL FLOORING TRANSITIONS SHALL OCCUR EXACTLY WHERE SHOWN. DOORWAY TRANSITIONS SHALL OCCUR UNDER DOOR.
- GENERAL CONTRACTOR SHALL MATCH CARPET REPEAT AS REQUIRED. PROVIDE CARPET INSTALLATION DIAGRAM FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION OF CARPET.
- GENERAL CONTRACTOR SHALL PROVIDE STRAIGHT BASE "B-1" AT ALL CARPET LOCATIONS. PROVIDE 4" COVED BASE AT ALL RESILIENT FLOORING. PROVIDE 4" HIGH
- BASE BENEATH ALL MILLWORK TOE KICKS. 4. GENERAL CONTRACTOR SHALL REPAIR AND/OR PREPARE ALL SURFACES AS
- REQUIRED, TO RECEIVE NEW FINISHES ACCORDING TO MANUFACTURERS
- 5. FLOOR FINISHES SHALL EXTEND UNDER CASEWORK AND EQUIPMENT.
- 6. GENERAL CONTRACTOR SHALL PROVIDE "P-1" AT ALL PARTITIONS, U.O.N.
- 7. PROVIDE ONE COAT PRIMER AND TWO COATS PAINT FINISH (MINIMUM)
- AT ALL PAINTED SURFACES.
- 8. PROVIDE A LEVEL 4, SMOOTH FINISH ON ALL GYP. BD. SURFACES.
- 9. ALL DRYWALL CEILINGS AND BULKHEADS SHALL BE PAINTED "P-1", U.O.N. 10. GENERAL CONTACTOR SHALL PROVIDE "P-3" AT ALL DOORS AND FRAMES, U.O.N.

# FINISH LEGEND

- SHERWIN WILLIAMS, COLOR: \*6148 WOOL SKEIN. EGGSHELL FINISH.
- SHERWIN WILLIAMS, COLOR: TO BE DETERMINED. EGGSHELL FINISH.
- $\frac{P}{3}$  SHERWIN WILLIAMS, COLOR: \*6150 UNIVERSAL KHAKI. SEMI-GLOSS FINISH.
- DAL TILE, CY-05, COLOR:CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED.
- DAL TILE, CY-01, COLOR:CITY VIEW/HARBOUR MIST. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED.

- WC MAHARAM, STYLE: TEK-WALL VIEW \*399432, COLOR: \*008 FORM.
- AP ARMSTRONG, STYLE: SOUNDSOAK, COLOR: LIDO, HERMOSA (LDHE).
- PLASTIC LAMINATE
- PL NEVAMAR, COLOR: \*AL500 IT HERBAL ALLUSION. MATTE FINISH.
- PL FORMICA, COLOR: \*7759-43 SELECT CHERRY. MATTE FINISH.
- PL WILSONART, COLOR: \*4871-80 DESERT ZEPHYR. MATTE FINISH.
- SOLID SURFACE MATERIAL
- ST CORIAN, COLOR: MATTERHORN.

- CERAMIC TILE
- CONTACT: JEFF EASSA (443) 286-9769.
- CONTACT: JEFF EASSA (443) 286-9769.
- DAL TILE, CY-05, COLOR:CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF EASSA (443) 286-9769.
- WALL COVERING
- ROPPE, COLOR: \*P193 BLACK-BROWN. 1 CONTACT: NICOLE BOLDUC, (202) 834-6391.

# CARPET

- SHAW, STYLE: \*59429 MALANG, COLOR: \*94755 CASUAL CORIANDER. CARPET TILE. DIRECT GLUE DOWN, ASHLAR INSTALLATION.
- SHAW, STYLE: \*59394 SERAM, COLOR: \*94755 CASUAL CORIANDER. CARPET TILE. DIRECT GLUE DOWN, 1/4TURN INSTALLATION.
- SHAW, STYLE: \*59459 SYNTHESIS IV, COLOR: \*59459 CAFFEINATED. CARPET TILE. DIRECT GLUE DOWN, 4TURN INSTALLATION.
- ARMSTRONG, NATURAL CREATIONS EARTHCUTS, COLOR: \*TP508 DURANGO BEIGE. 16" x 16".
- SDT ARMSTRONG, STATIC DISSIPATIVE TILE, COLOR: \*51950 MARBLE BEIGE. 2 12" x 12".
- CERAMIC TILE BASE
- DAL TILE, CY-05, COLOR:CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF EASSA (443) 286-9769.
- 4" HIGH STRAIGHT ROLLED GOODS AT CARPET,
  4" HIGH COVED ROLLED GOODS AT VCT LOCATIONS.
- WOOD BASE. ALLEGHENY MILLWORK. COLOR: TO BE DETERMINED.
- CHAIR RAIL
- WR WOOD CHAIR RAIL, ALLEGHENY MILLWORK, COLOR: TO BE DETERMINED.

# PLAN KEY-NOTES

- (1) ALL CONSTRUCTION IS EXISTING TO REMAIN, U.O.N.
- (2) EXISTING FLOOR FINISHES WITHIN THIS AREA SHALL REMAIN.
- (3) EXISTING WALL FINISHES WITHIN THIS AREA SHALL REMAIN. 4 PATCH/PREP ALL EXISTING FLOOR AND WALL SURFACES AS REQUIRED TO RECEIVE NEW SHOWN WITHIN THESE DOCUMENTS.
- (5) PROVIDE SEMI-GLOSS PAINT WITHIN THIS ROOM.
- (6) PROVIDE EXPOSED CONCRETE FLOORING AT THIS LOCATION.
- (7) EXISTING COMMON AREA CORRIDOR FINISHES SHALL BE DETERMINED.

# Suite 500

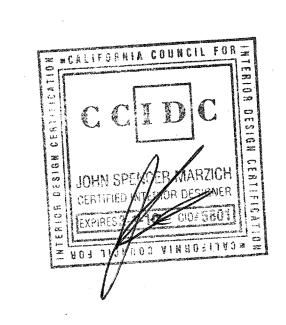
Santa Ana, California

PARK PLAZA 200 W. Santa Ana Boulevard

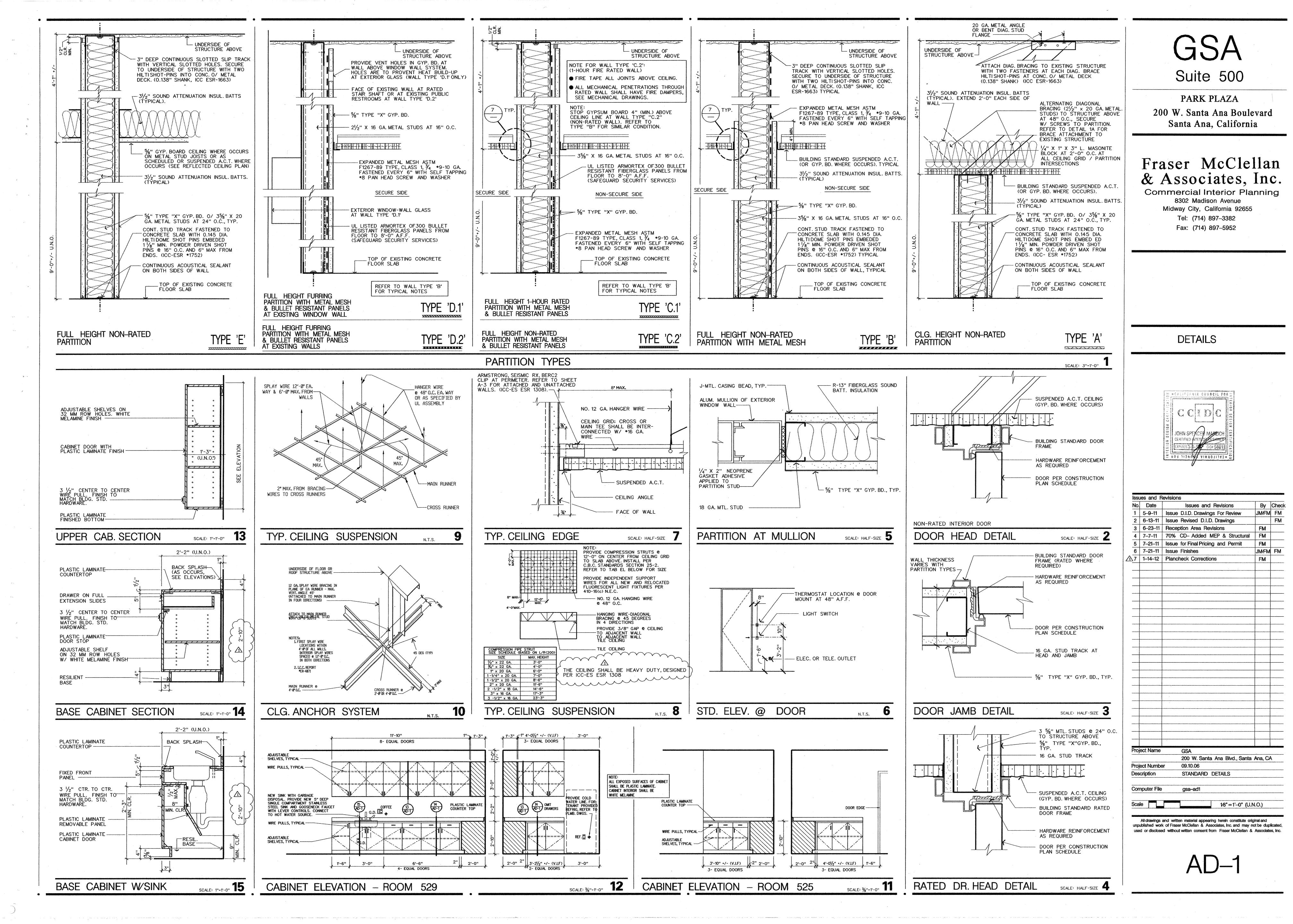
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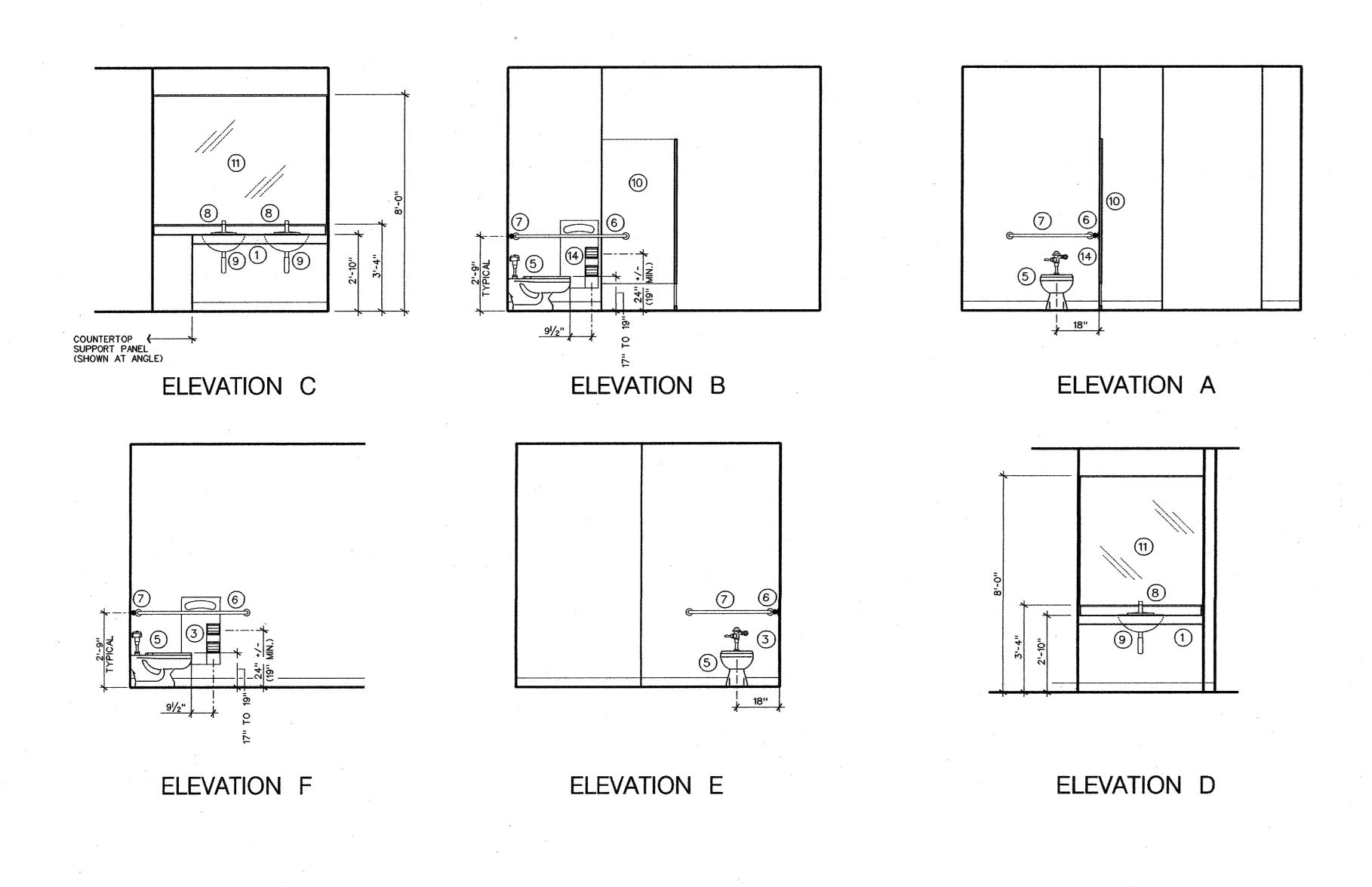
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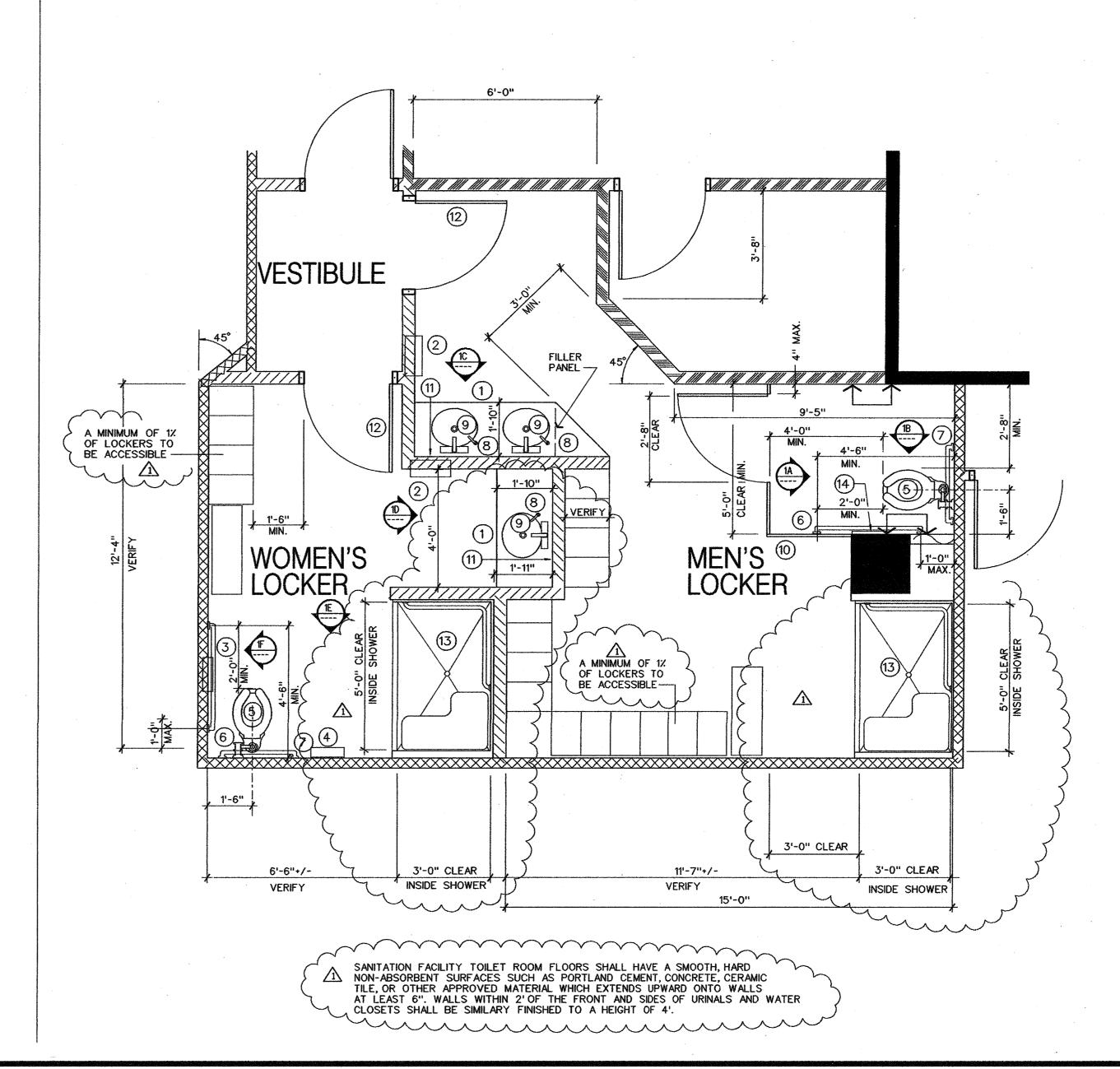
FINISH PLAN

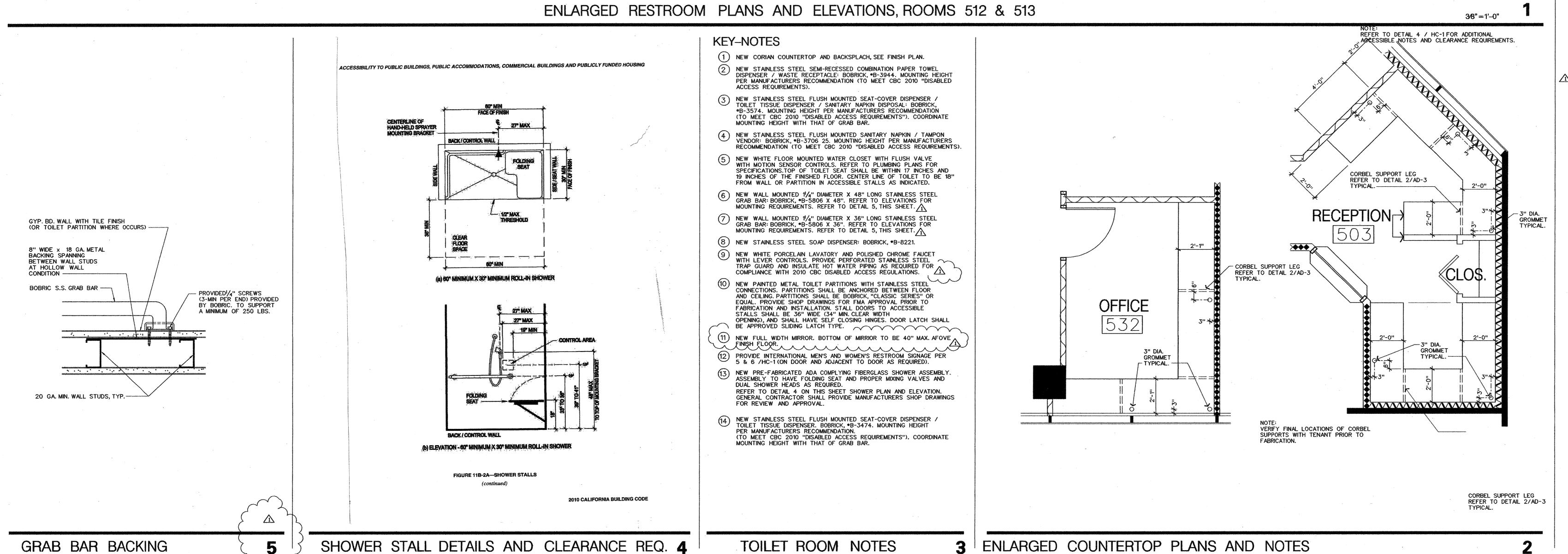


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1	5-9-11	Issue D.I.D. Drawings For Review	JMFM
2	6-13-11	Issue Revised D.I.D. Drawings	A1411 1A
3	6-23-11	Reception Area Revisions	FM
4	7-7-11	70% CD- Added MEP & Structural	FM   FM
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5	7-21-11	Issue for Final Pricing and Permit	FM
6	7–21–11	Issue Finishes Plancheck Corrections	JM/FM
<u>^</u> 7	1–14–12	Transfer Concelloris	FM
	ect Name	200 W. Santa Ana Blvd., Santa	Ana, C
Des	cription	Finish Plan	
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GSA

Suite 500

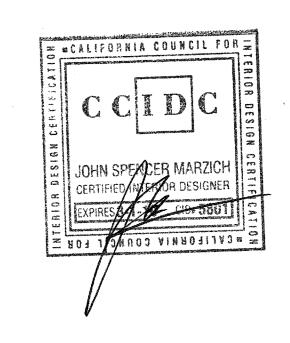
PARK PLAZA

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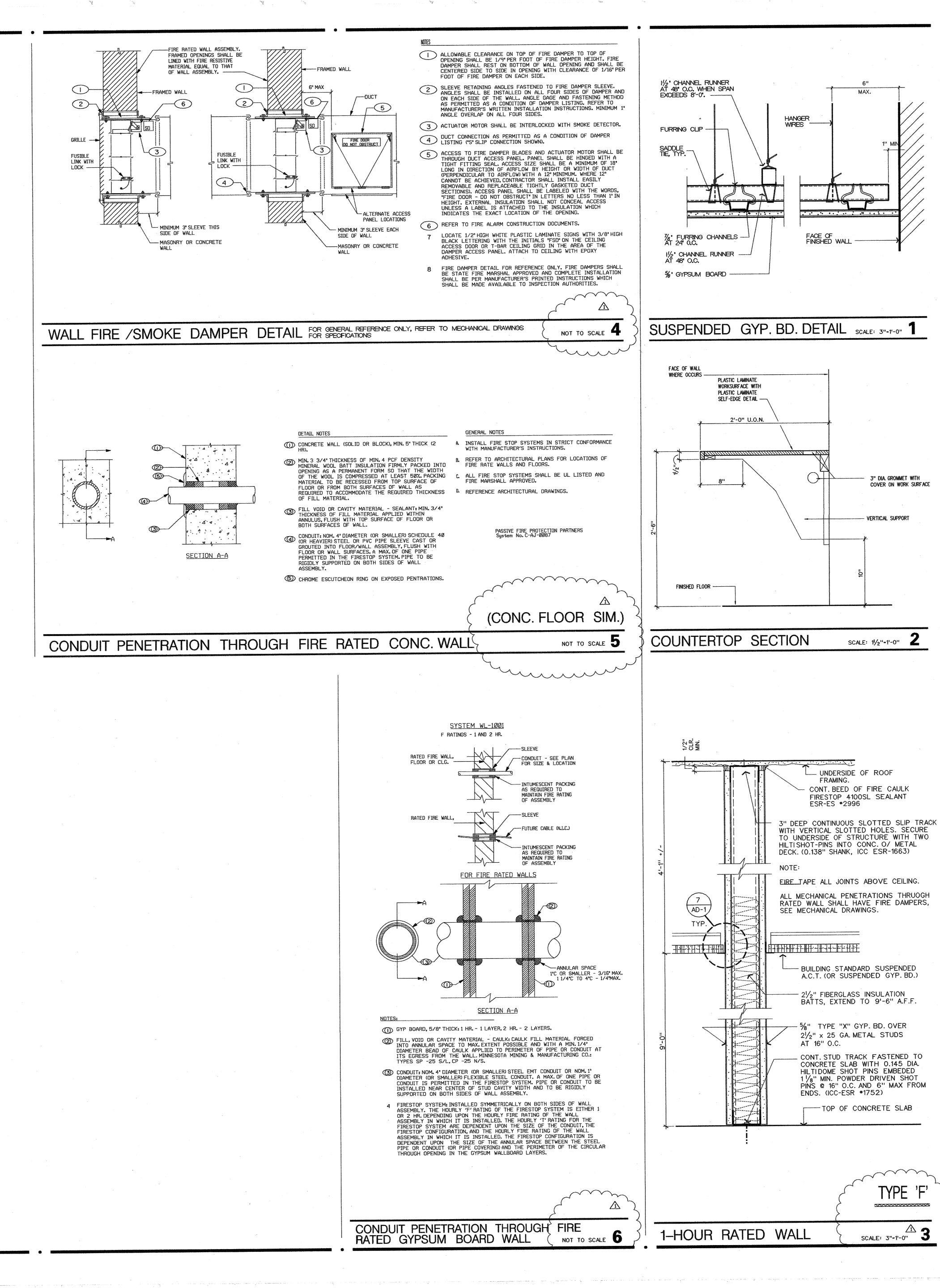
Commercial Interior Planning
8302 Madison Avenue
Midway City, California 92655
Tel: (714) 897–3382
Fax: (714) 897–5952

**DETAILS** 



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AD-2



Suite 500

PARK PLAZA 200 W. Santa Ana Boulevard

Santa Ana, California

Fraser McClellan & Associates, Inc.

FACE OF FINISHED WALL -

3" DIA. GROMMET WITH

- VERTICAL SUPPORT

SCALE: 11/2"-1'-0"

UNDERSIDE OF ROOF

CONT. BEED OF FIRE CAULK

FIRESTOP 4100SL SEALANT

A.C.T. (OR SUSPENDED GYP. BD.)

21/2" FIBERGLASS INSULATION BATTS, EXTEND TO 9'-6" A.F.F.

5/8" TYPE "X" GYP. BD. OVER

CONT. STUD TRACK FASTENED TO

1 1/8" MIN. POWDER DRIVEN SHOT

TOP OF CONCRETE SLAB

~~~~

SCALE: 3"=1'-0"

PINS @ 16" O.C. AND 6" MAX FROM

CONCRETE SLAB WITH 0.145 DIA.

HILTIDOME SHOT PINS EMBEDED

ENDS. (ICC-ESR #1752)

 $2\frac{1}{2}$ " x 25 GA. METAL STUDS

AT 16" O.C.

ESR-ES \*2996

COVER ON WORK SURFACE

Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655 Tel: (714) 897-3382 Fax: (714) 897-5952

DETAILS



Issues and Revisions

By Check Issues and Revisions JMFM FM 5-9-11 Issue D.I.D. Drawings For Review FM 2 6-13-11 Issue Revised D.I.D. Drawings 3 6-23-11 Reception Area Revisions 4 7-7-11 70% CD- Added MEP & Structural FM 5 7-21-11 Issue for Final Pricing and Permit JMFM FM 6 7-21-11 Issue Finishes ↑ 7 | 1–14–12 | Plancheck Corrections 200 W. Santa Ana Blvd., Santa Ana, CA 09.10.06 Project Number DETAILS Description gsa-ad3.dgn Computer File 1/8" = 1'-0" (U.N.O.) All drawings and written material appearing herein constitute original and unpublished work of Fraser McClellan & Associates, Inc. and may not be duplicated,

used or disclosed without written consent from Fraser McClellan & Associates, Inc.

#### General Contractor Scope of Work Santa Ana RO

The Architect and Engineering firm shall use this Scope of Work to diagram their Security layer(s) and Door Hardware Schedule page(s). All questions pertaining to the security requirements shall be directed to the Technical Security Project Manager.

#### **Definitions**

Wherever in the contract documents the words "Security Contractor" it refers to the company retained for the Security Systems Installation as described. Wherever in the contract documents the word "General Contractor" is used, it must be understood that the selected General Contractor is intended. "Work" must be deemed to consist of all labor and operations, transportation, hoisting, materials, tools, equipment, services, inspections, coordination and supervision required and / or reasonably necessary to produce the construction required by the contract documents. "Furnish" means the design, fabrication, purchase, and delivery to the job site. "Install or Installation" means the act of physically placing, applying, setting, erecting, anchoring, securing, etc., construction materials, equipment, and similar items specified and furnished at the job site. Installation of specified items must be complete in all respects. "Provide" means to furnish and install material, equipment, etc. as defined above. "ACS" means Access Control System. "IDS" means Intrusion Detection System. "CCB" means Cross Connect Box.

#### Door/Lock Hardware - General Requirements

The contractor is responsible for obtaining and correctly installing all of the doors and locks hardware. The locks and door hardware on this project require very precise fit and alignment for proper operation. It is imperative that the contractor ensure that all doors, frames, and lock hardware be properly installed and aligned for smooth operation and that there will not be any binding or sagging over time. The contractor will ensure that there is precisely a 1/2 inch gap between the door and the strike plate. This gap cannot be larger than 1/2 inch to ensure the proper operation of the Yale SL88xxFL electric Mortise Locksets. It is required that the contractor use a Yale, Kaba-Mas and Lockmaster certified locksmith installers as specified for all locksets.

The architect should draft a Door Hardware Schedule in the form of a Chart Matrix for the blueprints. The Door Hardware Schedule shall take into account all of the items needed for the Access Control System, including the Required Electrolynx wiring harness factory installed in the frames for all access control doors. The wiring harness must use the Universal ASSA ABLOY connector plug (8 conductor), and must match the connectors on the Yale SL88xxFL Electric Mortise Locksets and the appropriate Power Transfer Hinge. The Door Hardware Schedule shall list the door sensor contacts needed for the Access Control System and the Intrusion Detection System. All mortise locksets, which use lock cores/cylinders will use Medeco #32T-0200 interchangeable cores/cylinders with the appropriate cam and trim rings. All lock hardware shall be installed so that it meets the requirements of the American Disabilities Act (ADA).

The doors/hardware for this project will be of the type specified in the Door Hardware for Security section. Any deviation from this list will need to be approved prior to the start of construction by the Technical Security Representative, and any deviation will need to meet or exceed the above listed requirements and specifications. If during the course of the project other doors are identified as requiring

locks (non-access control doors), these doors will utilize the same type and style of hardware previously specified for this project.

An access control system will be utilized for this project. All access control locks and devices should be 24VDC with a REX function. The General Contractor will need to coordinate with, and work closely with, the Access Control Vendor (Security Vendor) for the wiring and connection of locks, sensors, and security devices during the build-out process. The General Contractor is to provide and install all of the door hardware, conduit/boxes and cable described below. The General Contractor will be doing a "Rough-In" for security. A Security Vendor will be selected separately by GSA and the Security Vendor will utilize the conduit, boxes, cables, etc. (installed by the General Contractor) for the various security systems to be installed for the office.

## Door/Lock Hardware Requirements for Security and Access Control

Use the information and Detail Diagrams below to prepare the Door Hardware Schedule and prepare Doors/Frames for the Access Control System (ACS) and the Intrusion Detection System (IDS). Door Hardware and Conduits/Boxes/Cable for Security (Rough-In) - Refer to Diagram(s). All Access Control Doors and Frames should be compatible with the ESSA ABLOY ElectroLynx Specification. The ElectroLynx Specification calls for the use of doors/frames with the factory installed access control wiring harness with connectors, and the use of a power transfer hinge and electric mortise lockset with appropriate connectors. The doors will need to be prepped for through the door wiring and a deep mortise pocket to accommodate the wiring with a service loop. The wiring harness for this project will require 8 conductors with the Universal ESSA ABLOY Connector Plug, QC-8 connector.

Doors with combination locks will utilize Lockmasters LKM7003E X-09. This lock incorporates a Kaba-Mas CDX-09 into a Lockmasters mortise lockset with key access override and single throw egress. The lock also incorporates 24VDC release and REX function for access control once the combination has been worked. This lock is difficult to install and it is a requirement to have a certified installer. Kaba-Mas can be reach at 888-950-4715 or http://www.kaba-mas.com. Lockmasters can be reached at 800-654-0637 or http://www.lockmasters.com.

# Door #7-10. - Hollow Metal Door

Door & Frame Use welded doorframe with a factory installed ElectroLynx wiring harness with the Universal ASSA ABLOY connector plug (8 conductor). Use hollow metal door and frame which meets ANSI/NAAM HMMA862-Level 4 with a factory installed ElectroLynx wiring harness with the Universal ASSA ABLOY connector plug (8 conductor). Such as Curries 847 Series Hollow Metal Doors/Frames.

Factory prep door to a 6" deep mortise pocket to accommodate electric lock wiring. Factory prep the door and frame for a Sentrol 1076D Magnetic Contact Switch 1" diameter. Factory prep the door and frame, center position, for a McKinney Power Transfer Hinge (PTH) T4A3786 with 8 conductor connector. Factory prep door and frame with a space behind the PTH hinge to accommodate the wiring/connectors.

# Locking Hardware & Other Door Specifics

Door Lockset - These doors shall be equipped with a Lockmaster LKM7003E X-09 with access control, key override and single-throw egress with appropriate strike. Install a 12"x12" Cross Connect Box (CCB) with a blank cover directly above the door, above the false ceiling, inside (secure side) of room. Install 1½" stub out from the top of the CCB. Install separate one inch flex conduits from the CCB to the McKinney PTH Hinge and Sentrol 1076D

Magnetic Contact Switch. Non-secure side - Install a one inch flex conduit from the 12"x12" box (CCB) to double gang box with a single gang mud ring at 56" AFF, to be used for alarm key pad Extend the conduit from the double gang box down to a Hirsch MB8 mounting box at 48" AFF and 10" from the door on the strike plate side of the

Factory installed through the door ElectroLynx Wiring Harness with the Universal connector plug (8 Install the ElectroLynx Wiring Harness through the doorframe and into the 12" x 12" CCB. Make sure that the Wiring Harness is long enough to provide a minimum of 2 feet of slack inside the CCB. Install pull string from the CCB to the MB8 housing.

Note - The General Contractor is responsible for all wiring from electric lock through the door/PTH/Doorframe and to the 12" x 12" Cross Connect Box. The Security Vendor will make his connections to the system inside the 12" x 12" Cross Connect Box and the MB8 Reader Housing.

# Door #2, 15, 17, 23 - Solid Core Wood

Use welded doorframe with a factory installed ElectroLynx wiring harness with the Universal ASSA

ABLOY connector plug (8 conductor). Factory prep door to a 6 inch deep mortise pocket to accommodate electric lock wiring. Factory prep the door and frame for a Sentrol 1076D Magnetic Contact Switch 1" diameter. Factory prep the door and frame, center position, for a McKinney Power Transfer Hinge (PTH) T4A3786 with 8 conductor connector. Factory prep door and frame with a space behind the PTH hinge to accommodate the wiring/connectors.

Use Non Removable Pin Hinges (NPR) for all hinges, except door 15

#### Locking Hardware & Other Door Specifics Door Lockset - Yale Model SL8897FL, 24 VDC with REX option. Latch cover on exterior of door with trim and color to match lockset.

Conduit & Ancillary Hardware Install a 12"x12" Cross Connect Box (CCB) with a blank cover directly above the door, above the false ceiling, recessed into the wall and facing into the main office side of the door. Install 11/2 inch stub out on the CCB.

Install separate one inch flex conduits from the CCB to the Sentrol 1076D magnetic contact switch, and to the McKinney Power Transfer Hinge T4A3786. Install a one inch flex conduit from the 12"x12" box (CCB) to single gang box with a single gang mud ring at 56" AFF Non-Secure side - Install a one inch flex conduit from the 12"x12" box to a flush mounted Hirsch MB8 mounting box at 48" AFF and 10" off of the door frame, strike plate side of the door. Install pull string from the CCB to the MB8 housings.

# Factory installed through the door ElectroLynx Wiring Harness with the Universal connector plug (8

Note - The General Contractor is responsible for all wiring from electric lock through the

Install the ElectroLynx Wiring Harness through the doorframe and into the 12" x 12 inch CCB. Make sure that the Wiring Harness is long enough to provide a minimum of 2 feet of slack inside the CCB. Install pull string from the CCB to the MB8 housing.

# door/PTH/Doorframe and to the 12" x 12" Cross Connect Box. The Security Vendor will make his connections to the system inside the 12" x 12" Cross Connect Box and the MB8 Reader Housing.

Door #18-20, 22 "Note: These doors will have reverse locks installed with key way on room side - Solid Core Wood (Interview/Processing room)

#### Door & Frame Use welded doorframe with a factory installed ElectroLynx wiring harness with the Universal ASSA ABLOY connector plug (8 conductor).

Factory prep door to a 6 inch deep mortise pocket to accommodate electric lock wiring. Factory prep the door and frame for a Sentrol 1076D Magnetic Contact Switch 1" diameter. Factory prep the door and frame, center position, for a McKinney Power Transfer Hinge (PTH) T4A3786 with 8 conductor connector. Factory prep door and frame with a space behind the PTH hinge to accommodate the wiring/connectors. Use Non Removable Pin Hinges (NPR) for all hinges.

#### Locking Hardware & Other Door Specifics Door Lockset - Yale Model SL8897FL, 24 VDC with REX option.

Latch cover on exterior of door with trim and color to match lockset.

Install a 12"x12" Cross Connect Box (CCB) with a blank cover directly above the door, above the false ceiling, recessed into the wall and facing into the main office side of the door. Install 11/2 inch stub out on the CCB. Install separate one inch flex conduits from the CCB to the Sentrol 1076D magnetic contact switch, and to

the McKinney Power Transfer Hinge T4A3786. Secure side - Install a one inch flex conduit from the 12"x12" box to a flush mounted Hirsch MB8 mounting box at 48" AFF and 10" off of the door frame, strike plate side of the door. Install pull string from the CCB to the MB8 housings. The ceiling in room 517-521 (doors17-22) will be a hard ceiling "no false ceiling in the interview room", and provide an access door built into the

Factory installed through the door ElectroLynx Wiring Harness with the Universal connector plug (8 Install the ElectroLynx Wiring Harness through the doorframe and into the 12" x 12 inch CCB. Make sure that the Wiring Harness is long enough to provide a minimum of 2 feet of slack inside the CCB.

Note - The General Contractor is responsible for all wiring from electric lock through the door/PTH/Doorframe and to the 12" x 12" Cross Connect Box. The Security Vendor will make his connections to the system inside the 12" x 12" Cross Connect Box and the MB8 Reader Housing.

## Door # 3, 14, 16, 33 - Armored

Install pull string from the CCB to the MB8 housing.

Use welded doorframe with a factory installed ElectroLynx wiring harness with the Universal ASSA ABLOY connector plug (8 conductor).

Use Ballistic level Ill doors which must meet UL-725 standard. Factory installed ElectroLynx wiring harness with the Universal ASSA ABLOY connector plug (8 conductor). Factory prep door to a 6" deep mortise pocket to accommodate electric lock wiring. Factory prep the door and frame for a Sentrol 1076D Magnetic Contact Switch 1" diameter. Factory prep the door and frame, center position, for a Securitron Power Transfer Hinge EL-EPTL. Factory prep door and frame with a space behind the PTH hinge to accommodate the wiring/connectors.

#### Locking Hardware & Other Door Specifics: Door Lockset - Door Lockset - Yale 8897-2 fail secure series, 24 VDC, deadbolt with REX option and

Use Non Removable Pin Hinges (NPR) for all hinges.

This door shall have escutcheon plate, latch plate, & latch bolt.

Exterior shall have keyway for latch bolt override and building standard lever. Interior shall have single throw (anti-panic) exit and building standard lever. The locking hardware shall be fail secure and allow egress, but no entry. Mechanical key will override latch bolt.

Conduit & Ancillary Hardware: Install a 12"x12" cross connect box (CCB) with a blank cover directly above the door, above the false ceiling, recessed into the wall on the room side of the door. Install a 2" conduit with drag line from the top of the CCB to four inches into Hall above the drop ceiling. Attach a 4" square deep box directly underneath the CCB Run all conduit to the 4S box.

Install separate 1/2" electrical metallic tubing (EMT) or 3/4" flex conduit) conduits from the 4" S box to the Power Transfer Hinge (PTH) Secured side - Install a one inch flex conduit from the 12"x12" box (CCB) to double gang box with a single gang mud ring at 56" AFF, to be used for the Alarm key pad Unsecure side - Install a one inch flex conduit from the 12"x12" box to a flush mounted Hirsch MB8 mounting box at 48" AFF and 10" off of the door frame, strike plate side of the door.

# Install pull string from the CCB to the MB8 housings. Factory installed through the door ElectroLynx Wiring Harness with the Universal connector plug (8

Install the ElectroLynx Wiring Harness through the doorframe and into the 12" x 12" CCB. Make sure that the Wiring Harness is long enough to provide a minimum of 2 feet of slack inside the CCB. Install pull string from the CCB to the MB8 housing.

### Note - The General Contractor is responsible for all wiring from electric lock through the door/PTH/Doorframe and to the 12" x 12" Cross Connect Box. The Security Vendor will make his connections to the system inside the 12" x 12" Cross Connect Box and the MB8 Reader Housing.

# Door# 5, 6, 24-32 Deadbolt & Latch Bolt Doors (No Access Control)- Solid Core Wood Door

Door# 11, 13, 21 Passage Latch Doors- Solid Core Wood Door Note: These doors shall have a anti-hold detention knob

# Conduits and Boxes Required for Security

A number of conduits and boxes are needed for security in addition to the conduits and boxes described in the above section on Door Hardware for Security. The General Contractor is to provide and install all conduits and boxes. These boxes will use single gang boxes with stub-up conduit to four inches above the false ceiling, unless otherwise noted below. Specified boxes shall have blank, unbreakable nylon type, covers with color matching other outlet covers in the space. A pull string shall be placed in each conduit run. The General Contractor will install cable trays above the false ceiling to accommodate neat and

orderly wire runs in compliance with all local codes and laws. The Security Vendor will use the boxes and conduit described herein, and the boxes and conduits describe previously in the Door Hardware for Security section for the installation of the Intrusion Detection System, CCTV System, and Access Control System. The General Contractor will need to work closely with the Security Vendor for proper coordination of the equipment installation. Note: Wall Mount Monitor (20" and 32" Flat screen) locations require recessed Low Voltage boxes and 110VAC outlets at their locations as specified below. Additional structural support inside the wall will

Panic Button Location: TBD by GSA project manager. Each panic alarm will have at a minimum, single gang box 48" AFF with 3/4" conduit from box to stub-up 4" above false ceiling except for interview rooms, which will have a hard ceiling. Room 519 and 520 will have the conduit from the single gang box to the cross connect box CCB.

- . Men's locker room
- . Women's locker room . Room 518 4. Room 519
- 5. Room 520
- 6. Reception area desk 7. Reception area door

# Microphone Location for Interview room 519 and 520

Install a single gang box 6" below the ceiling centered on the wall. Install 1" conduit from this box to the 12" x 12" cross connect box (CCB) for room 519 and 520. Install unbreakable nylon cover.

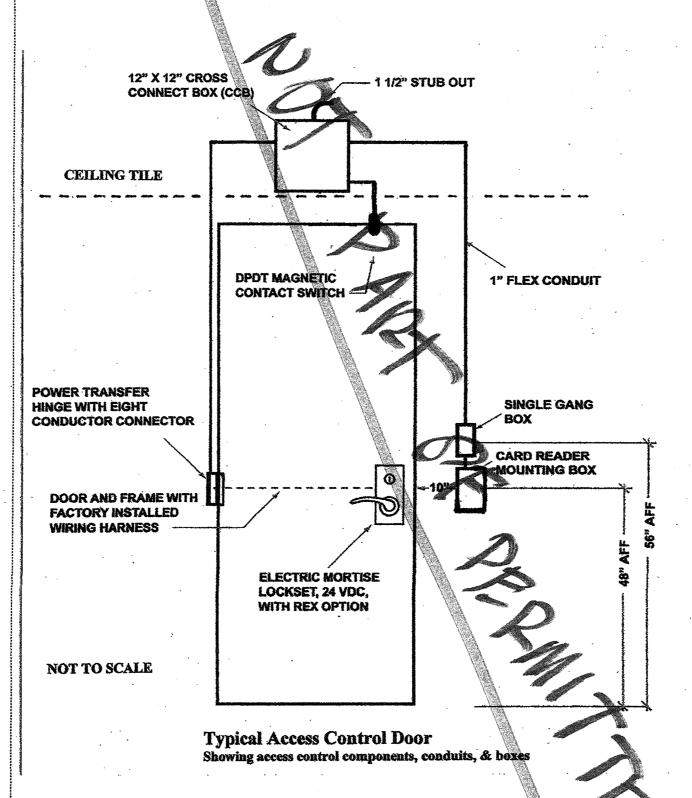
## Exterior/Interior Camera Location

Right (8) Exterior and four (4) interior Camera Locations: Install single gang boxes on the wall, eight inches from the ceiling extending four (4) inches above the false ceiling using 1" conduit from these boxes to an area inside the secure office space. Room 519 and 520 will not have a false ceiling, the conduit for these rooms will run directly to the 12" x12 "cross connect box (CCB) from the single gang box. One (1) parking structure camera will also be installed, location TBD. A drawing will be provided to the GC for locations.

#### **Monitor Location**

Wall mounts monitor location in room 505, 515, and 522, install a 22" Wall Mount Monitor location (desk mount monitor in room 503 and 523). In the rooms stated, install a recessed low voltage box TBD" AFF on the wall approx. TBD" from the exterior wall. (TBD based on monitor location). Install a 1" conduit from this box to stub-up 4" above the false ceiling. Install a blank unbreakable nylon cover. Install recessed 110VAC Duplex outlet adjacent to box #2.

Flush Mount Monitor Location: Adjacent to door 3, 14, 16, and 33 install a single gang box with minimum 12" separation, on wall 56" AFF. Label a 5"x 5" cutout and leave drywall intact for Security Vendor to cut to desired dimension. Stub conduit, if necessary by code, at bottom end no less than 62" AFF. Install 110VAC Duplex above false ceiling at this location.



# Key/Core System Instructions

Security Equipment Room

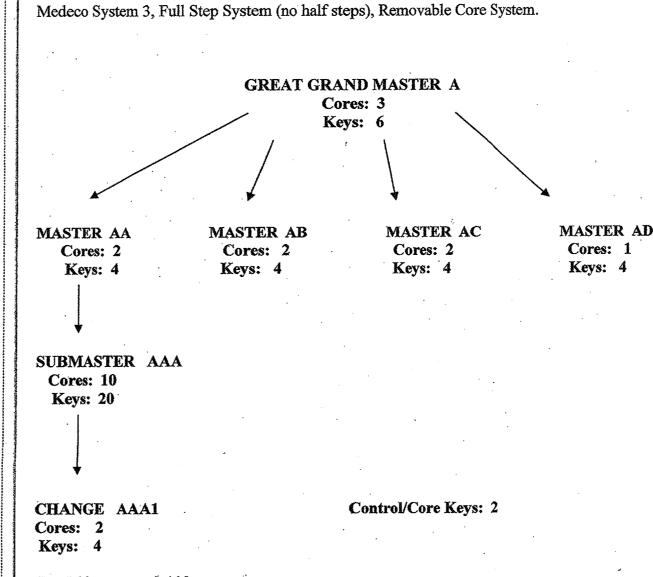
The contractor is responsible for purchasing a Medeco System 3 lock and key system designed by the GSA. This system should be purchased directly through Federal Security Systems, 8560 Cinderded Road, Suite 400 Newington, VA, 22122, (Contact Tom Black, 703-339-2912), and not from a local locksmith shop.

The Lock and Key System Worksheet is included below to assist the contractor in purchasing the Medeco lock and key system. The specific numbers and types of cores and keys needed are specified on the following Lock and Key System Worksheet. There are more cores than what is needed for just the renovated space. These additional cores will be used throughout the existing office space and will renovated space. These additional cores will be used throughout the existing office space and will provide flexibility to the office to change cores as needed for office operations. In procuring the lock and key system, the contractor must adhere to the following requirements:

A. The General Contractor will provide and install all locksets, cylinders, cores, and keys. ALL keys and spare cores will be given to the GSA Technical Security representative. A number of spare interchangeable cores are included in the lock and key system for use as needed by the

- B. The key operated lock cylinders must be an interchangeable core/cylinders, UL 437 listed, with the appropriate Cam for the Yale 8800 Series Mortise Locksets and the Lockmasters
- C. The client's identity and the address where the locks will be installed will not be divulged except as agreed upon by the USSS.
- D. All cores (with the exception of any construction cores), change keys and control keys
- will be delivered directly to the GSA Technical Security representative.
- E. All keys will be Factory Impressed with a sequential serial number on the bow of each key. The core key will be impressed with "Control" on the bow of the key.
- F. Each core will be Factory Impressed with a change number on the side and a serial number on the opposite side of the core. These numbers should appear on the sides of the top chamber area. For example, AAA1-1, AAA1-2, AAA1-3 and so on.
- G. It is imperative that the security and integrity of the lock and key system be maintained during the construction of the office space. The contractor should work with the Technical Security representative to safeguard the system during the construction of the office. Typically, the Technical Security representative and the General Contractor shall coordinate a date to install and test the locks/cylinders/cores toward the end of construction.
- H. The General Contractor shall purchase and install a wall mounted key locker capable of holding 150% of keys ordered. Location TBD by the Technical Security Representative.

Lock and Kev System Worksheet - Santa Ana office move Project



# Total 22 cores and 44 keys

All cores use Medeco part 32T0201. All Cylinders use Medeco part 32T0200 with the appropriate cam, for Yale 8800 Series Mortise Locksets or Lockmasters Locksets. Each key should be engraved with the key type and a sequential serial number, for example AAA1-1, AAA1-2, AAA1-3 and so on. Each core should be engraved with its type.

Purchase through: Federal Security Systems, 8560 Cinderded Road, Suite 400, Newington, VA 22122. Contact: Mr. Tom Black at 703-339-2912.

Note that extra cores are included in the total numbers to give the office flexibility in changing cores when needed.

The GC will supply and mount a section of 3/4" fire resistant plywood in the Security Equipment Room. Paint the plywood to match the walls prior to mounting any equipment. The exact configuration is TBD.

The GC will provide and mount a Hoffman Cross Connect Enclosure Box A-242410LP (provided by the Security Contractor) with a hinged door, located as shown. This box is designated Hoffman Box #1. Install a dedicated 120VAC, 20 amp dedicated electrical circuit on a quad outlet in the upper center of Hoffman Box #1. Install two 4"conduits from Hoffman Box #1 to stub-up four inches above the ceiling tile. Mount the Altronix AL400ULX power supply and join these boxes with 1-1/2" conduit as shown on the diagram. Mount the Hirsch Model 8 Housings (provided by the Security Contractor) as shown on the diagram and join these boxes with two inch conduits as shown on the diagram.

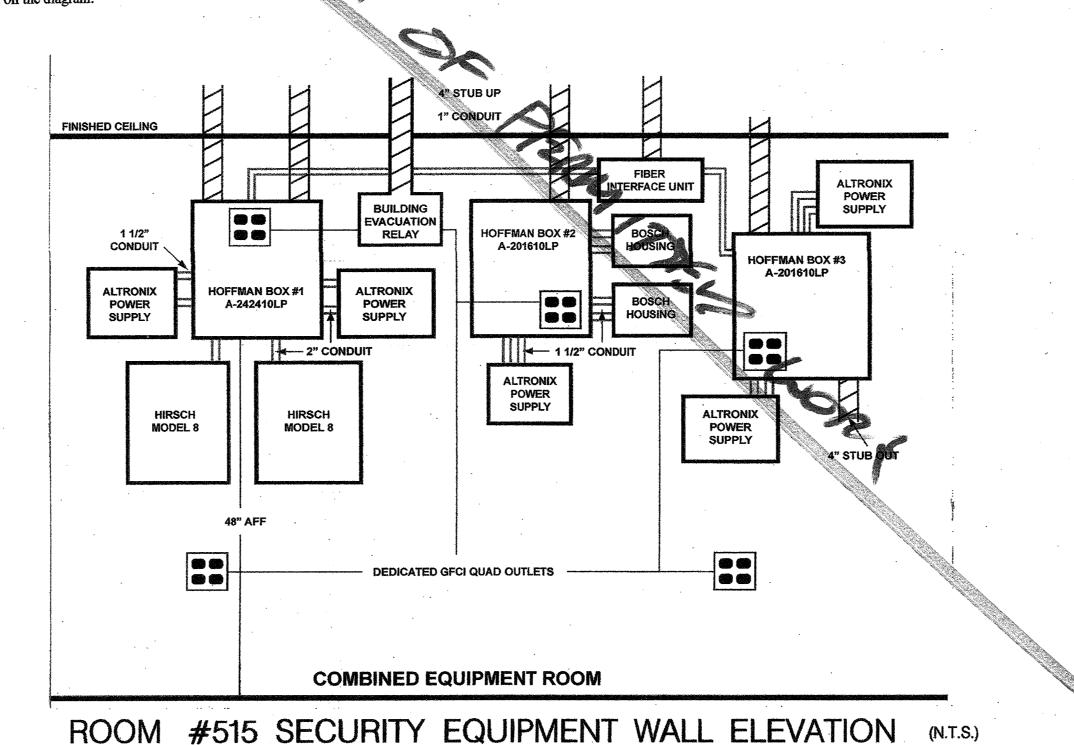
On the plywood, mount a Hoffman Cross Connect Enclosure Box A-242410LP (provided by the Security Contractor) with a hinged door, located as shown on the diagram. This Hoffman Box will be designated Hoffman Box #2. Inside Hoffman Box #2, in the bottom right corner of the box, install a 120VAC, 20 amp dedicated electrical circuit on a quad outlet. Install a 4" conduit to sub-up above the ceiling tile. Mount the Altronix AL400ULX power supply housing (provided by the Security Contractor), and the Bosch Housings (provided by the Security Contractor) as shown on the diagram. John these boxes with 1-½" conduit as shown on the diagram.

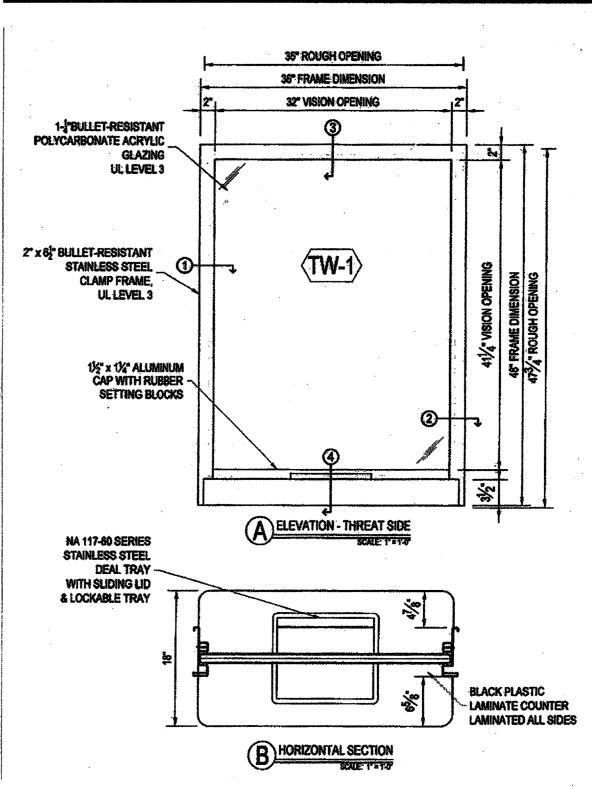
On the plywood, mount a Hoffman Cross Connect Enclosure Box A-242410LP (provided by the Security Contractor) with a hinged door. This Hoffman Box will be designated Hoffman Box #3. Inside Hoffman Box #3, in the bottom center of the box, install a 120VAC, 20 amp dedicated electrical circuit on a quad outlet. In the bottom right corner of the box, install a four inch stub-out conduit. Install a four inch conduit to stub-up above the ceiling tile. Mount the Altronix AL400ULX power supply and join the boxes with 1-1/2" conduit as shown.

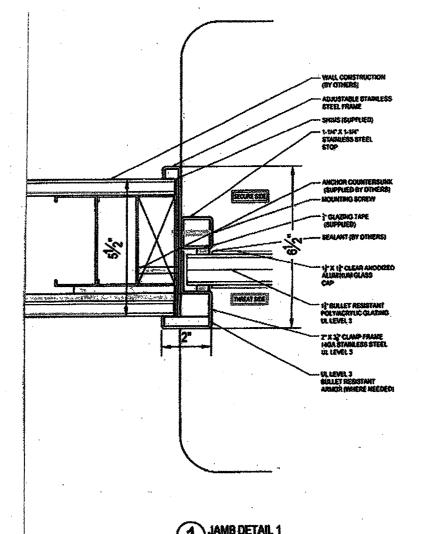
The Security Contractor will provide the Altronix AL400ULX power supply Housings, the Hirsch Model 8 Housings, the LIU, and the Bosch 9412 Housings. The General Contractor will mount all of these boxes and install all conduits. On the plywood wall install two (2) additional 120VAC, 20 amp dedicated electrical circuit on a quad outlet, as shown on diagram, and a sixth/seventh 120VAC, 20 amp dedicated electrical circuit on a quad

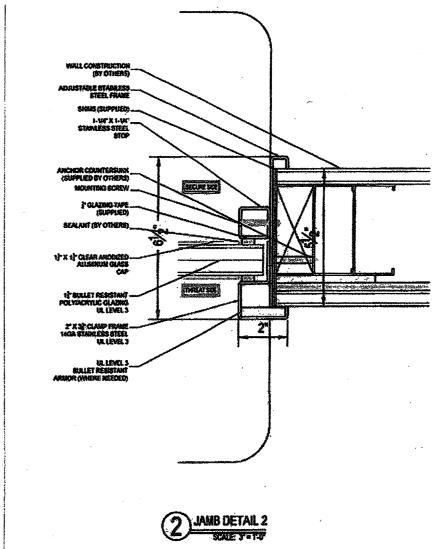
Install a single gang box with a relay from the Building Fire Alarm panel. This relay shall activate if the building's fire alarm system goes into evacuation mode. Connect this relay via 1" conduit to Hoffman

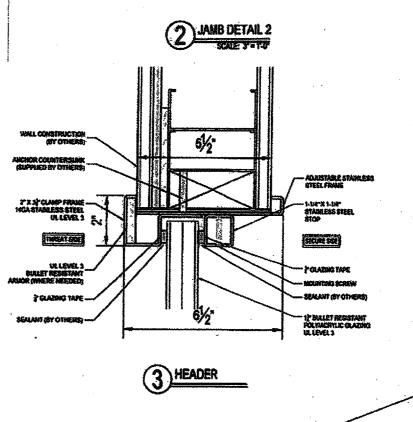
outlet in the Equipment Rack(s), to be installed by the Security Contractor.

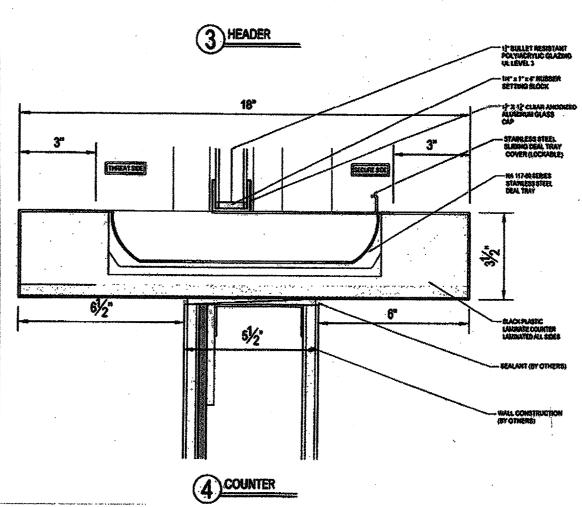












**BULLET-RESISTANT WINDOW** 

# Suite 500

PARK PLAZA

200 W. Santa Ana Boulevard Santa Ana, California

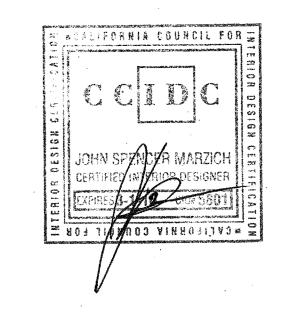
# Fraser McClellan & Associates, Inc.

Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655

Tel: (714) 897-3382

Fax: (714) 897-5952

SECURITY SCOPE OF WORK



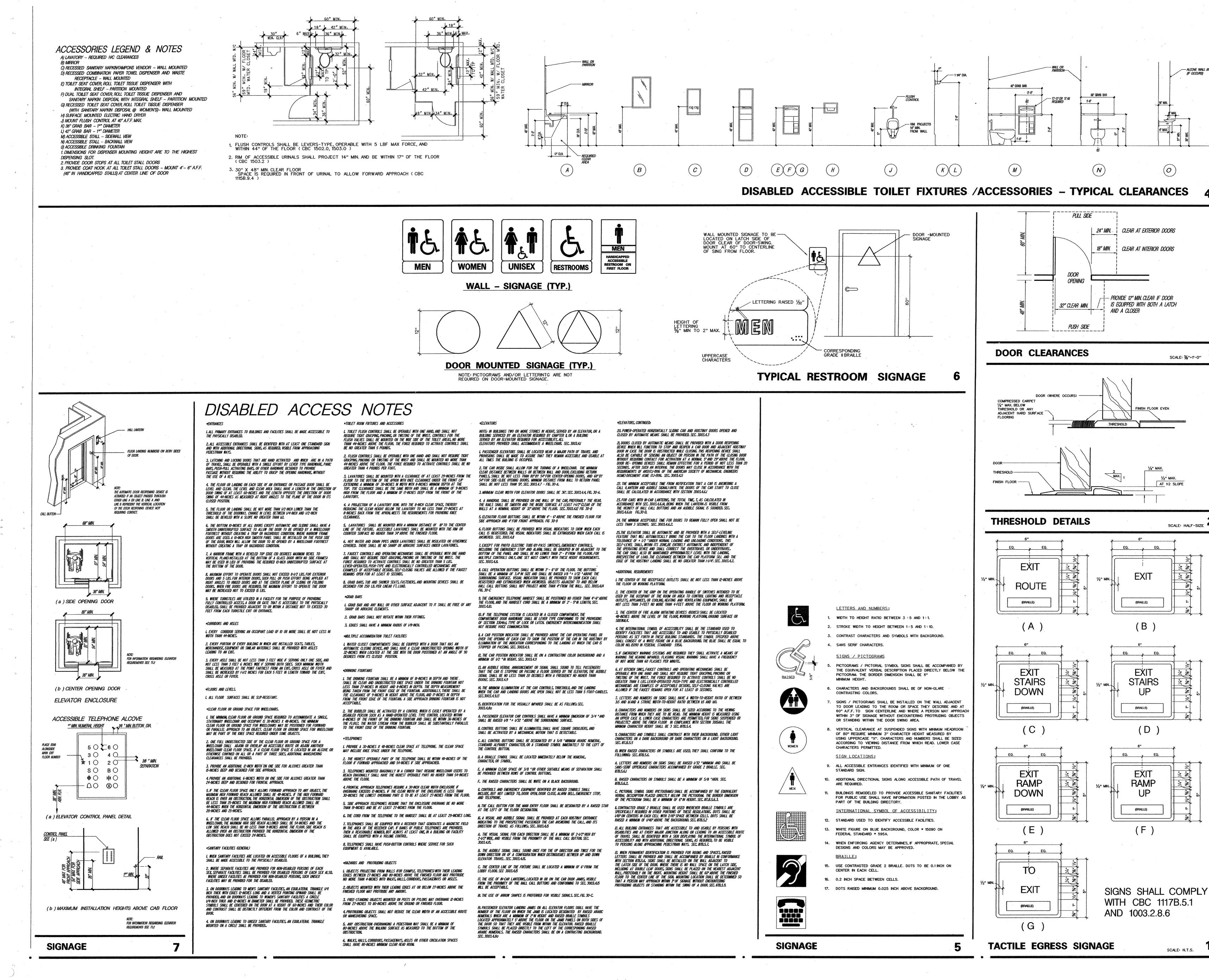
Issues and Revisions Issues and Revisions By Check JMFM FM 1 5-9-11 Issue D.I.D. Drawings For Review JMFM FM 2 6-13-11 Issue Revised D.I.D. Drawings 1 3 6-23-11 Reception Area Revisions FM 4 7-7-11 70% CD- Added MEP & Structural 5 7-21-11 Issue for Final Pricing and Permit 200 W. Santa Ana Blvd., Santa Ana, CA 09.10.06 Project Number SECURITY SCOPE OF WORK Description Computer File

All drawings and written material appearing herein constitute original and

unpublished work of Fraser McClellan & Associates, Inc. and may not be duplicated,

used or disclosed without written consent from Fraser McClellan & Associates, Inc.

1/8" = 1' - 0" (U.N.O.)



Suite 500

PARK PLAZA 200 W. Santa Ana Boulevard Santa Ana, California

— ALCOVE WALL BYOND

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

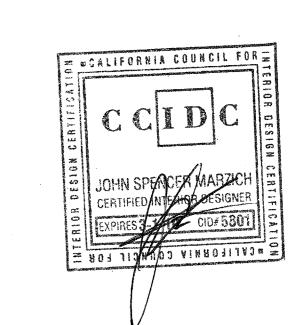
SCALE: HALF-SIZE

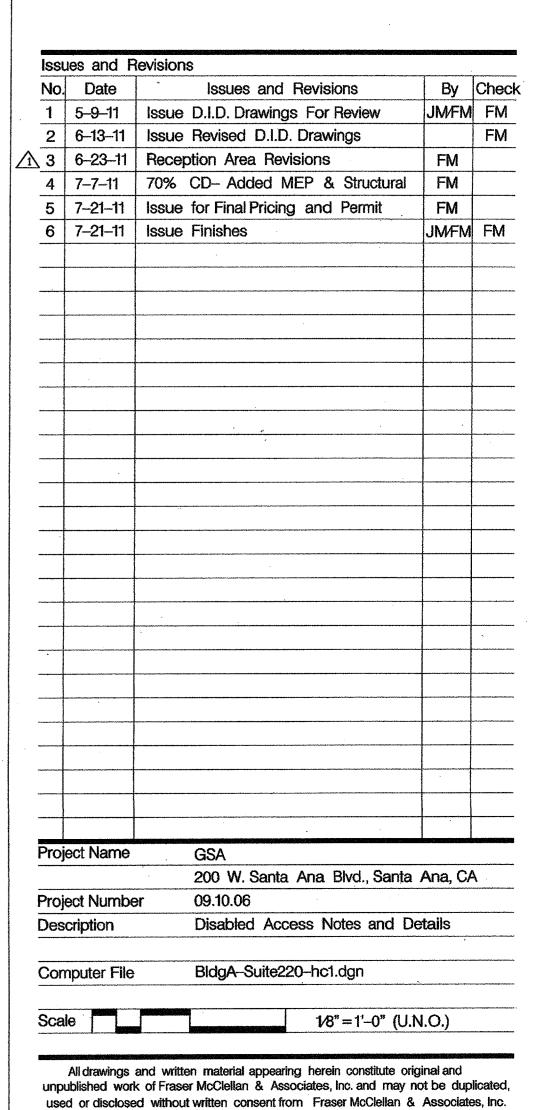
SCALE: N.T.S.

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DISABLED ACCESS INFORMATION





1.3 TACTILE IDENTIFICATION TO THE LEFT OF CONTROL BUTTONS. BRAILLE DIRECTLY BELOW RAISED

CHARACTERS. WHITE ON BLACK AT FLOOR CONTROL BUTTONS. SEE DETAIL 1

1.6 RAISED TACTILE STAR DESIGNATION ON THE LEFT SIDE OF THE MAIN FLOOR CONTROL

1.7 EMERGENCY COMMUNICATION BUTTON BELOW CONTROL PANEL, NOT REQUIRING VOICE.

1.11 HALL CALL BUTTONS CENTERED AT 42" ABOVE FLOOR; RAISED 1/8" ABOVE

1.9 3" X 3" HALLWAY LANTERNS WITH AUDIO AND VISUAL SIGNALS

1.8 RAISED LETTERING AND BRAILLE DESIGNATION AT EMERGENCY COMMUNICATION BUTTON

1.10 TACTILE JAMB SIGNS ON BOTH JAMBS CONSISTING OF 2 5/8" TALL RAISED CHARACTERS ACCOMPANIED WITH BRAILLE DIRECTLY BELOW CORRESPONDING CHARACTERS

SURROUNDING SURFACE. THE UP BUTTON IS ON TOP AND DOWN BUTTON IS BELOW. BUTTONS HAVE VISUAL INDICATION THAT IS EXTINGUISHED WHEN CALL IS ANSWERED. BUTTONS ARE INTERNALLY LIT WITH A WHITE LIGHTOVER THE ENTIRE SURFACE OF THE

1.4 1/8" RAISED CONTROL BUTTONS THAT ARE LARGER THAN 3/4" X 3/4" IN SIZE

EXISTING CONDITIONS TO REMAIN

1.1 AUDIBLE POSITION INDICATOR , 1.2 VISUAL POSITION INDICATOR

1.5 VISUAL INDICATOR AT CONTROL BUTTONS

BUTTON MINIMUM 5/8" TALL

BUTTON. SEE DETAIL 6. 1.12 BACK RAIL IS 1 1/2" IN DIAMETER

1.13 ENTRY DOORS HAVE 10" TALL BOTTOM RAIL

1.15 METAL THERSHOLD 1/2" TALL AND BEVELED

FOR DOWN DIRECTION AND 1 DING FOR UP.

1.14 ENTRY DOORS OPERATING WITH MAXIMUM 5 LBS OF FORCE

1.16 ACCESSIBLE ROUTE EXISTS FROM PUBLIC STREET, SIDE WALK, AND BUS STOP TO BUILDING ENTRANCE.

2.1 REPLACE TACTILE JAMB SIGNS ON THE LOBBY LEVEL WITH NEW SIGNS THAT ARE WHITE ON BLACK, AND HAVE A 1/32"RAISED TACTILE STAR ON THE LEFT OF THE RAISED

2.2 REPAIR AND ADJUST AUDIBLE SIGNAL AT ALL HALL LANTERNS SO THEY HAVE 2 DINGS

2.4 ADD ONE WHITE FIGURE ON CLEAR BACKGROUND DECAL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY TO EACH PAIR. 4" TALL

CORRESPONDING CHARACTERS. INSTALL CENTERED AT 60" ABOVE FLOOR. SEE DETAIL 2.

CHARACTERS, ACCOMPANIED WITH GRADE II BRALLE DIRECTLY BELOW

2.3 ADD A 1/32" RAISED, MINIMUM 5/8" TALL HANDSET SYMBOLE NEXT TO THE EMERGENCY COMMUNICATION BUTTON. BLACK ON WHITE BACKGROUND.

1.17 TOW-AWAY SIGN AT VEHICULAR ENTRANCE TO PARKING STRUCTURE

**BUILDING ENTRANCE:** 

CORRECTIVE WORK

WEST SANTA ANA BLVD

PATH OF TRAVEL



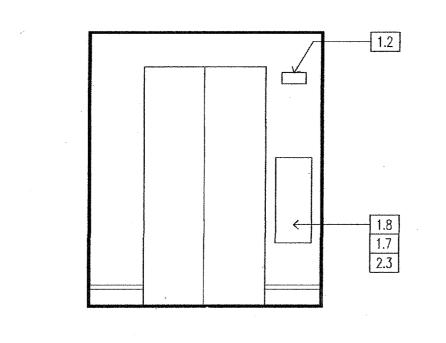
Interior Planning

2 6 7 3 2 Pepita Mission Viejo CA 9 2 6 9 1 949.463.8924

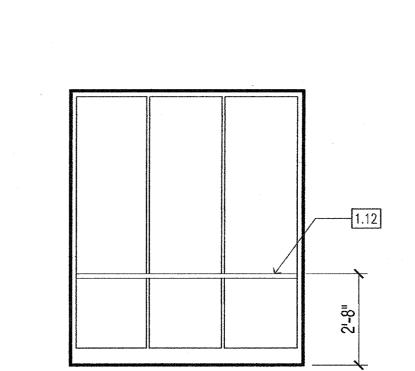
SITE PLAN **ELEVATOR** 

6'-8" 3'-6"

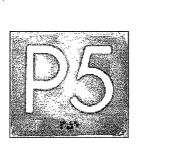
CAB PLAN



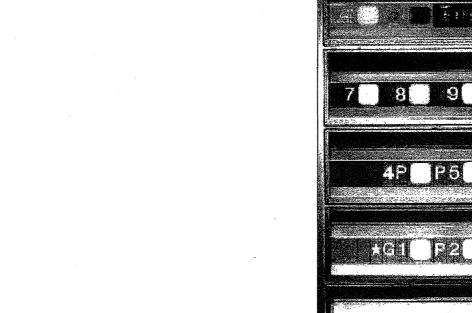
PANEL INSIDE CAB CONTROL



EXISTING HALL ELEV.



TYP. EXISTING JAMB SIGN



7 8 9 10 - 46 ½"

TACTILE JAMB SIGN AT GROUND LEVEL

BACK WALL INSIDE CAB

4P**=**P5**=** 6

06 EXISTING CAB CONTROL

W. SANTA ANA BOULEVARD

ENTRANCE ELEVATION

SITE PLAN

\*CD# --

BUS STOP PARKING ENTRANCE

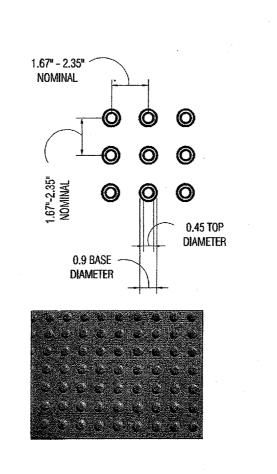
11 EXISTING CALL BUTTONS

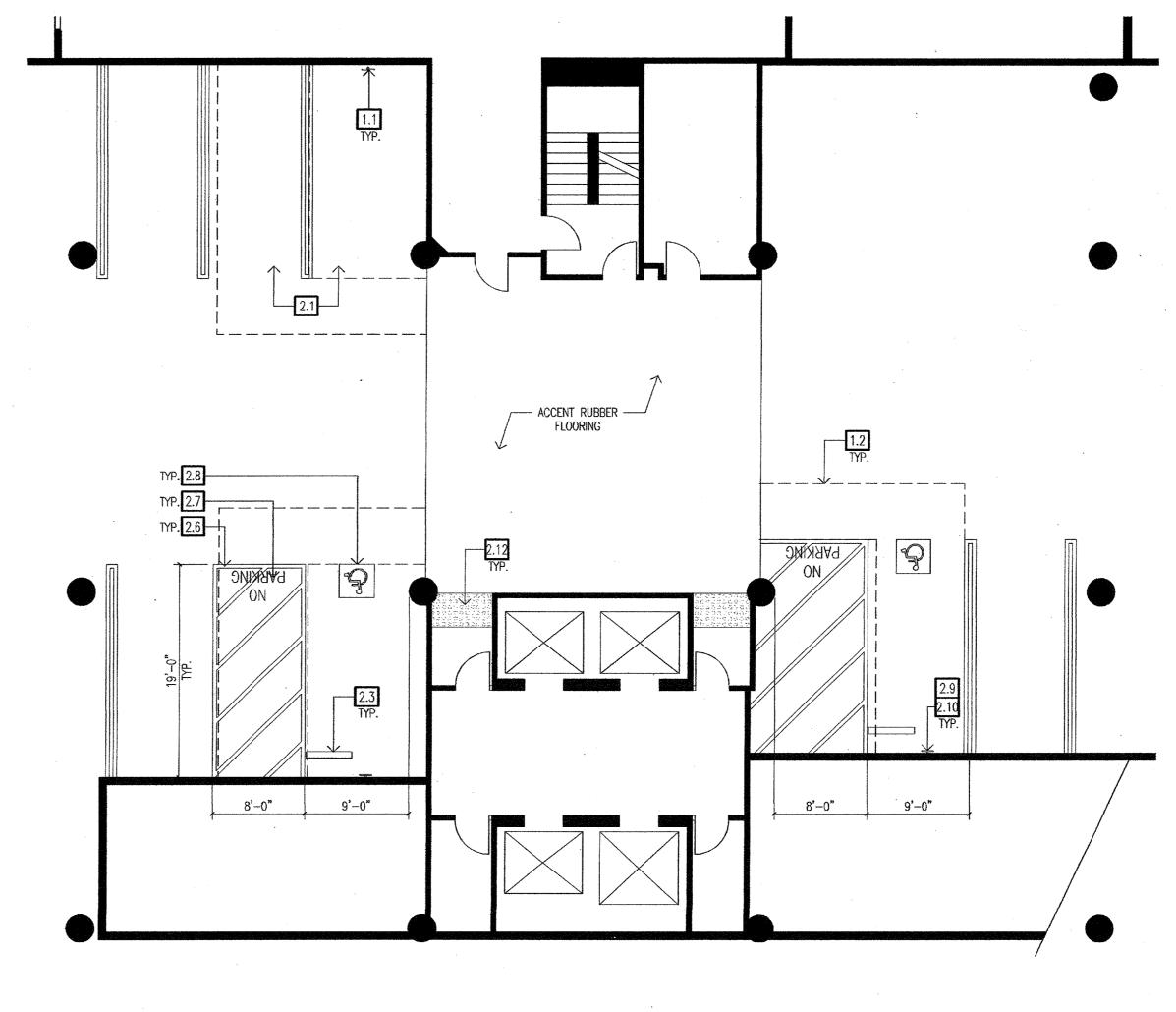
POT-1

# POST WHERE — OCCURS A. TYPICAL POST MOUNTED SIGNAGE POST WHERE — OCCURS

B. VAN ACCESSIBLE SIGNAGE







# PARKING TABULATION

|                           | ,        |            |
|---------------------------|----------|------------|
| NUMBER OF STALLS          | PROVIDED | REQUIRED   |
| TOTAL STALLS IN STRUCTURE | 431      | TABLE11B-6 |
| ACCESSIBLE STALLS         | 7        | 7          |
| VAN ACCESSIBLE            | 2        | 2          |
| TOTAL ACCESSIBLE STALLS   | 9        | 9          |

NOTE: ALL ACCESSIBLE STALLS AND ASSOCIATED ACCESS AISLES ARE WIDE ENOUGH FOR VAN ACCESS

### PARKING KEY NOTES

WEST

SANTA ANA BLVD

Interior Planning

2 6 7 3 2 Pepita Mission Viejo CA 9 2 6 9 1 949.463.8924

PATH OF TRAVEL

### EXISTING CONDITIONS TO REMAIN

- 0.1 8'-2" VERTICAL CLEARANCE AT VAN ACCESSIBLE STALLS ON LEVEL 2.
- 0.2 EXISTING STALL STRIPPING ON 4TH LEVEL.

## DEMOLITION 1.1 REMOVE ALL EXISTING STALL IDENTIFICATION SIGNS

- 1.3 SALVAGE WHEEL BUMPER FOR REUSE
- 1.2 REMOVE ALL PAVEMENT STRIPPING AND PAVEMENT SIGNAGE

## CORRECTIVE WORK

- 2.1 NEW STALL STRIPING AS SHOWN ON PLAN
- 2.2 PROVIDE NEW POST AND WALL MOUNTED SIGNS AT ALL STALLS. SEE SIGNAGE DETAILS ON THIS SHEET
- 2.3 REINSTALL SALVAGED WHEEL BUMPERS AND PROVIDE NEW WHEEL BUMPERS AS NEEDED. INSTALL AT NEW LOCATIONS SHOWN ON PLAN.
- 2.4 RAISE HUNG SIGNS AND OTHER OBSTRUCTIONS IF ANY, ALONG THE ROUTE FROM STREET LEVEL TO LEVEL 2 TO 8'-2" TO BOTTOM OF SIGNS.
- 2.5 RAISE BAR SIGN AND MESSAGE AT STREET LEVEL ENTRANCE TO REFLECT EXISTING CONDITIONS OF 8'-2" VERTICAL CLEARANCE UP TO LEVEL 2
- 2.6 PAINT THE LOADING AND UNLOADING ACCESS AISLE WITH A BLUE BORDER. WITHIN THE BLUS BORDER PAINT HATCHED LINES AT 36" ON CENTER IN BLUE CONTRACSTING WITH CONCRETE SURFACE.
- 2.7 PAINT THE WORDS "NO PARKING" ON THE GROUND WITHIN THE ACCESS AISLE IN WHITE LETTERS NOT LESS THAN 12" TALL AND LOCATED SO THAT IT IS VISISBLE TO TRAFFIC ENFORCEMENT OFFICIAL NEAR THE END OF THE ACCESS AISLE.
- 2.8 PAINT AN OUTLINE PROFILE VIEW OF WHEEL CHAIR WITH OCCUPANT IN WHITE ON A 3' X 3' BLUE BACKROUND AT THE END OF THE STALL. 1/8"=1'-0" 02 2.9 NEW REFLECTORIZED ACCESSIBLE STALL IDENTIDICATION SIGN
  - CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON DARK BLUE BACKGROUND. SEE DETAILS THIS SHEET. 2.10 ADDITIONAL SIGN DIRECTLY BELOW THE ACCESSIBLE STALL
  - IDENTIFICATION SIGN STATING "MINIMUM FINE \$250"
  - 2.11 ADDITIONAL "VAN ACCESSIBLE" SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE 2 VAN ACCESSIBLE STALLS ONLY. SEE DETAILS ON THIS SHEET.
  - 2.12 PROVIDE 3'0" DEEP BAND OF TRUNCATED DOMES DETECTABLE WARNING SURFACE AT THE BOUNDARY BETWEEN THE PEDESTRIAN AND VEHICULAR WAYS, COLOR SHALL BE BLACK, ADA SOLUTIONS INC. OR OTHER DSA APPROVED ALTRENATE. EDGES SHALL BE TAPERED; NO ABRUPT LEVEL CHANGE ALONG THE EDGES.
  - 2.13 PROVIDE NEW PAINTED SIGN ON THE SOFFIT FASCIA, AND A HANGING BAR SIGN INDICATING LOWER 6'-8" VERTICAL CLEARANCE FROM THIS POINT FORWARD.

PARKING STRUCTURE ENTRY NTS 07

ACCENT RUBBER ——
FLOORING

DETECTABLE WARNING SIGNS

NTS 04

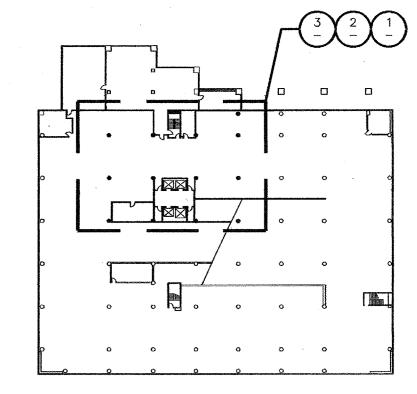
2.4 0.1

ACCENT RUBBER ——/
FLOORING

\_\_\_\_\_\_

8'-0" 9'-0" 8'-0" 9'-0"

**KEY PLAN** 



4TH LEVEL PARKING PLAN 1/8"=1'-0" 03

2ND LEVEL PARKING PLAN

3RD LEVEL PARKING PLAN

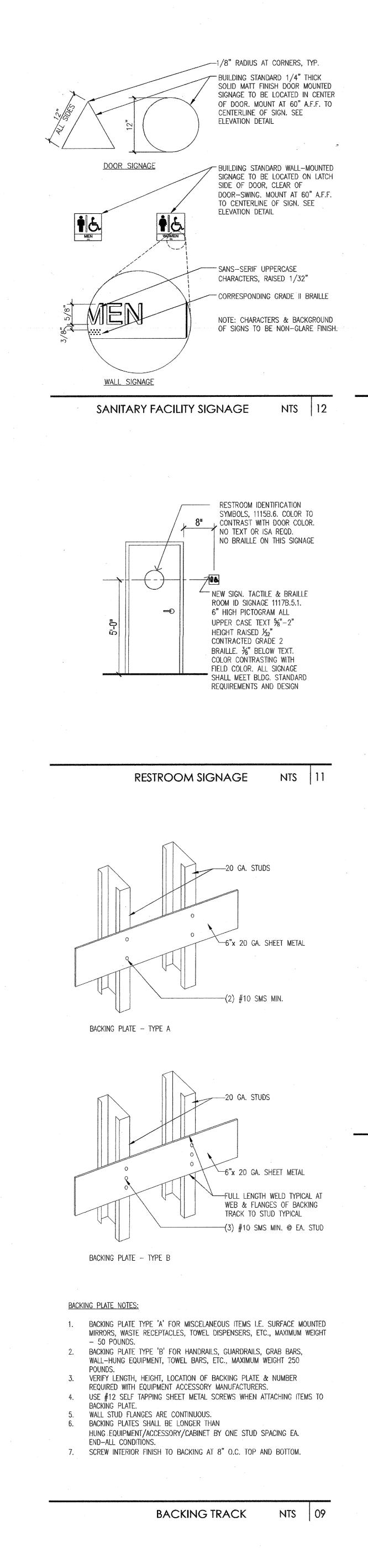
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**CAD File Name ENLARGED** PARKING PLAN

1/8"=1'-0"

Project Number 1106

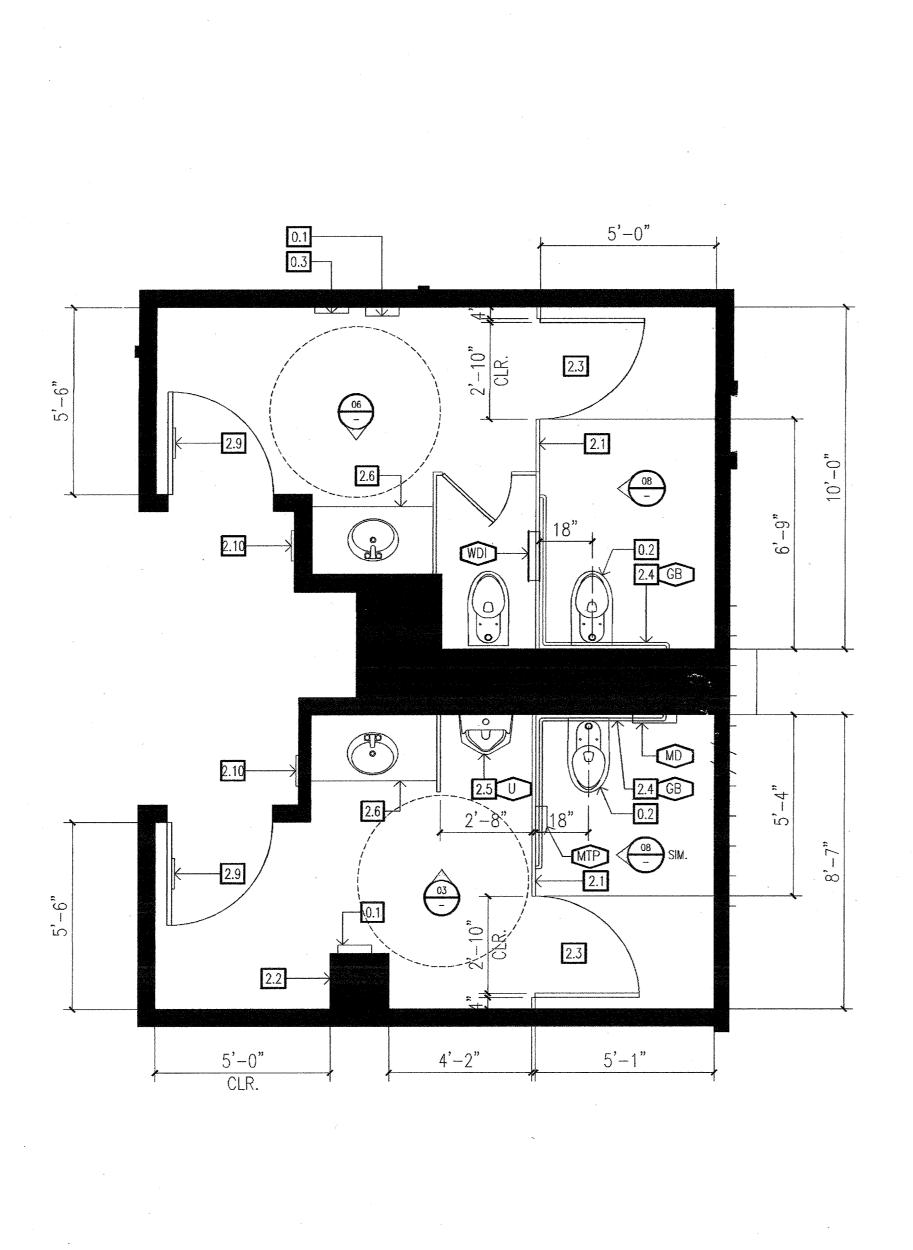
POT-2



3'-0"

INSIDE STALL

3/8"=1'-0" 08



LEVER CONTROL FAUCET ---

PROVIDE WHITE SANITARY—— SEALANT ALL AROUND

SELF-RIMMING SINK -

COUNTER TOP -

L-SHAPED METAL

TO STUDS

SIDE WALLS

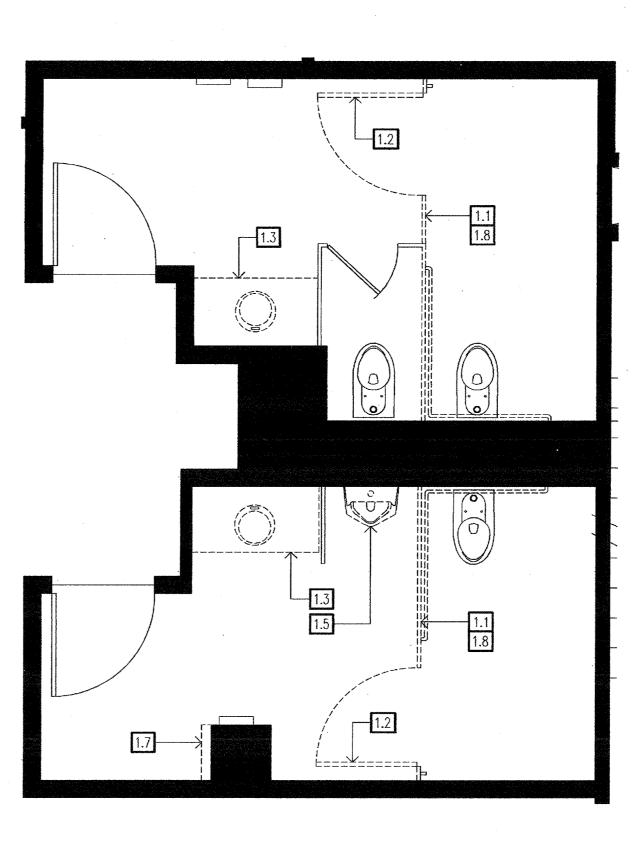
ANGLE SUPPORT AT

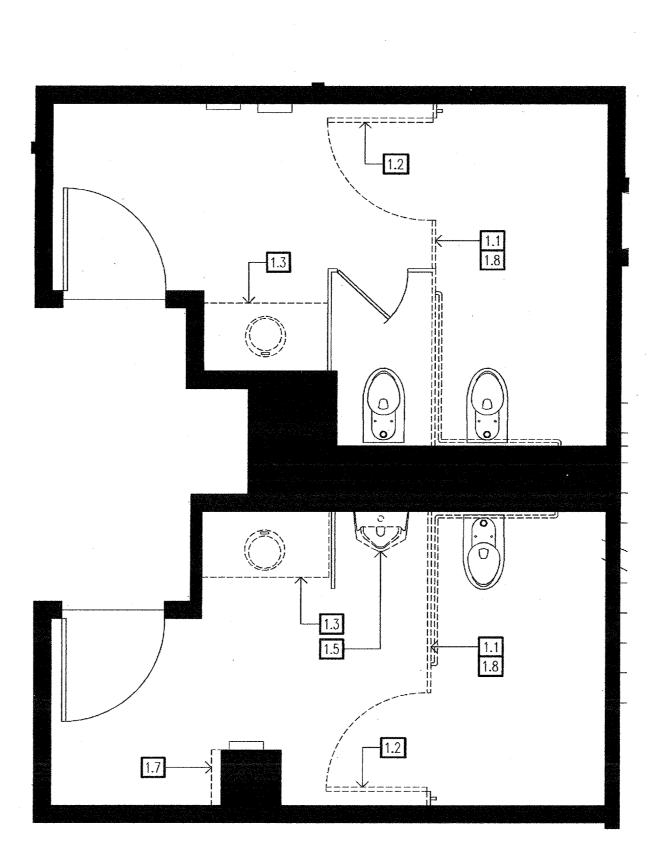
OPEN END BOLTED

METAL ANGLE WALL

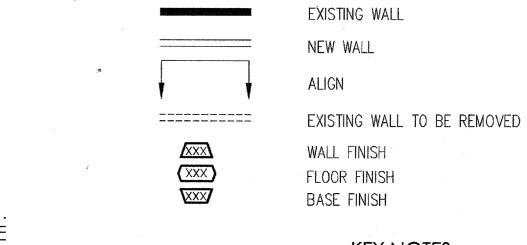
CLEAT AT BACK AND

CONSTRUCTION PLAN 3/8"=1'-0" 05





WOMEN'S 3/8"=1'-0" 06



KEY NOTES

GRAPHIC LEGEND

EXISTING CONDITIONS TO REMAIN

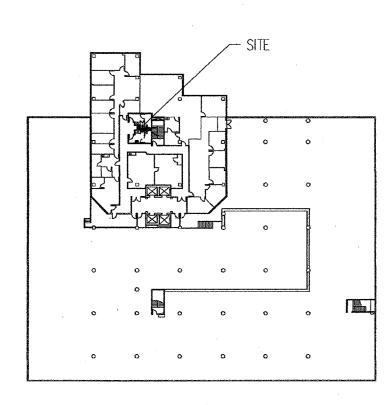
0.1 RECESSED PAPER TOWEL DISPENSER WITH ITS OPENING AT 38" ABOVE FLOOR.

- 0.2 WALL HUNG WATER CLOSET FIXTURE WITH TOP OF SEAT AT 18 1/2" AFF 0.3 RECESSED NAPKIN VENDOR WITH COIN SLOTS AT 39" ABOVE FLOOR, AND LEVEL
- CONTROLS
- 0.4 SLIP-RESISTANT TILE FLOOR
- 0.5 48" HIGH TILE WAINSCOT AROUND THE RESTROOM
- 0.6 3'-0" WIDE ENTRY DOOR WITH LEVER HANDLE AND CLOSER 0.7 EXISTING AUTO FLUSH CONTROLS INSIDE END STALLS
- DEMOLITION

MEN'S 3/8"=1'-0" 03

- 1.1 REMOVE EXISTING COMPARTMENT PARTITION WHERE SHOWN
- 1.2 REMOVE COMPARTMENT DOORS WHERE SHOWN.
- 1.3 REMOVE LAVATORY COUNTER AND ASSOCIATED PLUMBING FIXTURES. SALVAGE AS MUCH AS POSSIBLE FOR REUSE.
- 1.4 REMOVE MORROR AND SALVAGE FOR REUSE
- 1.5 DEMO URINAL
- 1.6 DEMO JUMBO SURFACE MOUNTED TOILET PAPET DISPENSER
- 1.7 FIELD VERIFY IF POSSIBLE AND DEMO CORNER OF THE WALL CLADDING AS SHOWN.
- 1.8 DEMO EXISTING GRAB BARS CONSTRUCTION
- 2.0 SEE COVER SHEET FOR ADDITIONAL CONSTRUCTION NOTES AND REQUIREMENTS. 2.1 RETROFIT EXISTING, OR PROVIDE NEW PARTITION IF RETROFIT NOT POSSIBLE.
- PARTITION TO HAVE CUT OUT FOR NEW DISPENSER WHERE SHOWN.
- 2.2 PATCH EXPOSED CONSTRUCTION AND FINISH TO MATCH AND ALIGN WITH EXISTING. 2.3 PROVIDE NEW 36" WIDE IN-SWINGING COMPARTMENT DOORS WITH SELF CLOSING HINGES, U-SHAPED DOOR PULLS ON BOTH SIDES, SLIDING TYPE LOCK DIRECTLY
- BELOW PULL INSIDE STALL, AND WALL BUMPER. 2.4 PROVIDE NEW L-SHAPED GRAB BARS AS SPECIFIED
- 2.5 PROVIED NEW ELONGATED URINAL AS SPECIFIED
- 2.6 CONSTRUCT NEW LAVATORY COUNTER AT COMPLIANT HEIGHT SO THAT TOP OF SINK RIM IS NOT HIGHER THAN 34"AFF. REUSE SALVAGED SELF-RIMMING SINK, FAUCET AND COUNTER MOUNTED SOAP DISPENSER.
- 2.7 PROVIDE INSULATING JACKETS FOR ALL DRAIN AND HOT WATER PIPES BELOW SINK. REMOVE OR PROTECT AGAINST TOUCH ALL SHARP AND ABRASIVE SURFACES.
- 2.8 REINSTALL SALVAGED MIRROR AT COMPLIANT HEIGHT.
- 2.9 PROVIDE NEW DOOR MOUNTED GEOMETIC SIGNAGE. SEE DETAIL
- 2.10 PROVIDE NEW WALL MOUNTED TACTILE IDENTIFICATION SIGN. SEE DETAIL
- 2.11 ADJUST EXISTING DOOR CLOSER PRESSURE TO MAXIMUM 5 LBS.
- 2.12 PROVIDE NEW ACCESSORIES SPECIFIED. ADJUST LOCATION OF EXISTING SURFACE MOUNTED ROLL TOWEL DISPENSER TO OVER THE COUNTER.

**KEY PLAN** 



GB GRAB BARS - NEW BOBRICK B-6897

> WOMEN'S PARTITION MOUNTED SEAT COVER AND TOILET TISSUE DISPENSER — NEW BOBRICK B-3571 INSTALL 40" AFF TO CENTERLINE OF SEATCOVER DISPENSER OPENING.

DEMOLITION PLAN 3/8"=1'-0" 02

- MD MEN'S SURFACE MOUNTED SEAT COVER DISPENSER NEW INSTALL 29" AFF MAX TO TOP OF SEATCOVER DISPENSER.
- MTP) MEN'S SURFACE MOUNTED TOILET PAPER DISPENSER NEW BOBRICK B-6999
- U URINAL NEW AMERICAN STANDARDS ALLBROOK, ELONGATED, WHITE
- BALANCE OF ACCESSORIES ARE EXISTING TO BE RE-IINSTALLED

**CAD File Name** 5TH FLOOR

ACCESSORIES AND FIXTURE SPECIFICATIONS

LAV. COUNTER SECTION

FINISH NOTES

ALL FINISHES ARE EXISTING. CONTRACTOR TO PATCH WITH LIKE FINISH MATERIAL AND

1. ALL WALL TILE PATCH SHALL BE WITH MATCHING TILE. IF MATCHING TILE NOT

AVAILABLE IN MARKET, REMOVE AND SALVAGE EXISTING TILE FROM EXISTING TILED

LAV COUNTER IN EACH RESTROOM AND USE TO PATCH OTHER AREAS. PROVIDE

2. NEW COUNTERS TO BE FINISHED WITH CERAMIC TILE TO REPLICATE EXISTING. IF

MATCHING TILE NOT AVAILABLE IN MARKET, NEW COUNTER SHALL BE SOLID

AVAILABLE IN MARKET REPLACE ALL PARTITIONS IN THE RESTROOMS WITH NEW

PLASTIC LAMINATE FINISH PARTITIONS, OR AS DIRECTED BY OWNER. COLOR TBD.

3. PARTION REPLACEMENTS SHALL MATCH EXISTING. IF MATCHING FINISH NOT

NEW TILE OR SOLID SURFACE COUNTER TOP AND APRON AS DITECTED BY OWNER.

ALIGN WITH EXISTING.

NTS 07

SURFACE, EXACT COLOR TBD.

**WEST** 

SANTA ANA BLVD

Interior Planning

26732 Pepita Mission Viejo

CA 9 2 6 9 1 949.463.8924

Seal/Signature

PATH OF TRAVEL

Project Number 1106 Drawn By

> 07.05.2011 3/8"=1'-0" RESTROOMS

POT-5

# STRUCTURAL DESIGN CRITERIA

 DESIGN CODE: STRUCTURAL DESIGN IS BASED UPON THE 2010 CALIFORNIA BUILDING CODE

## • SEISMIC ANALYSIS :

ANALYSIS AND DESIGN IS IN CONFORMANCE WITH THE PROVISIONS OF THE 2010 C.B.C. 2010 CBC CHAPTER 16 - SECTION 1613, EARTHQUAKE LOADS LABC CHAPTER 16 - SECTION 1603, EARTHQUAKE LOADS

| ITEM                                   | VALUE                               |
|--|-------------------------------------|
| OCCUPANCY CATEGORY                     | I                                   |
| SEISMIC IMPORTANCE FACTOR              | 1.00                                |
| SITE CLASS                             | D                                   |
| MAPPED SPECTRAL ACCELERATION  SS S1    | 1.390<br>0.495                      |
| DESIGN SPECTRAL ACCELERATION  SDS  SD1 | 0.927<br>0.496                      |
| SEISMIC DESIGN CATEGORY                | D                                   |
| BASIC SEISMIC FORCE RESISTING SYSTEM   | NON-STRUCTURAL<br>COMPONENT BRACING |
| RESPONSE MODIFICATION FACTOR           | N/A                                 |

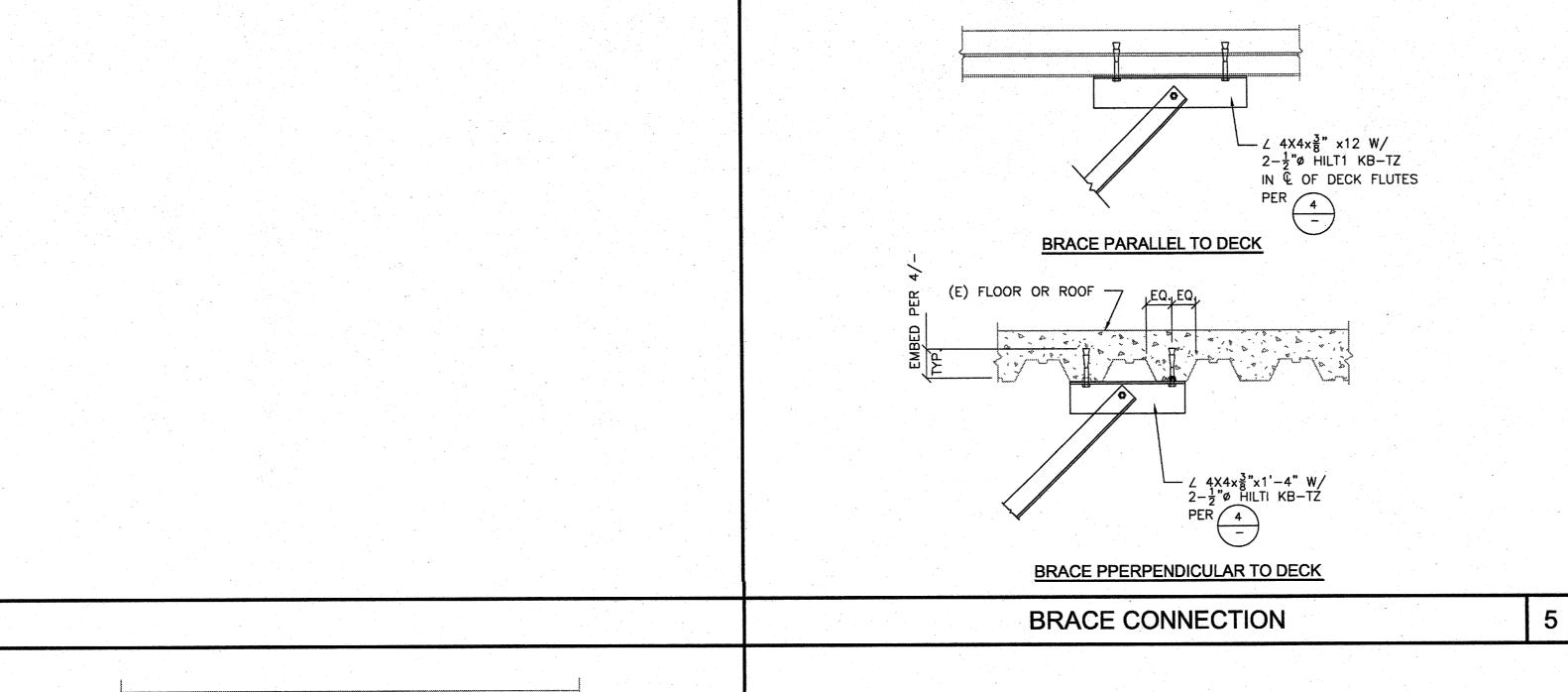
## • WIND ANALYSIS :

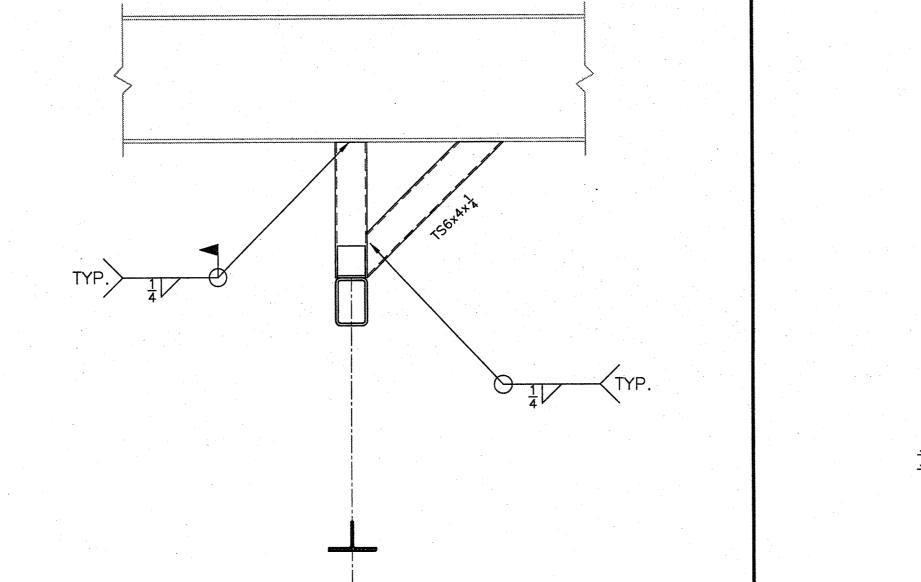
ANALYSIS AND DESIGN IS IN CONFORMANCE WITH THE PROVISIONS OF THE 2010 C.B.C. CHAPTER 16 - SECTION 1609, WIND LOADS

| ITEM             | VALUE    |
|------------------|----------|
| PROCEDURE        | METHOD 1 |
| BASIC WIND SPEED | 85 MPH   |
| EXPOSURE         | C        |

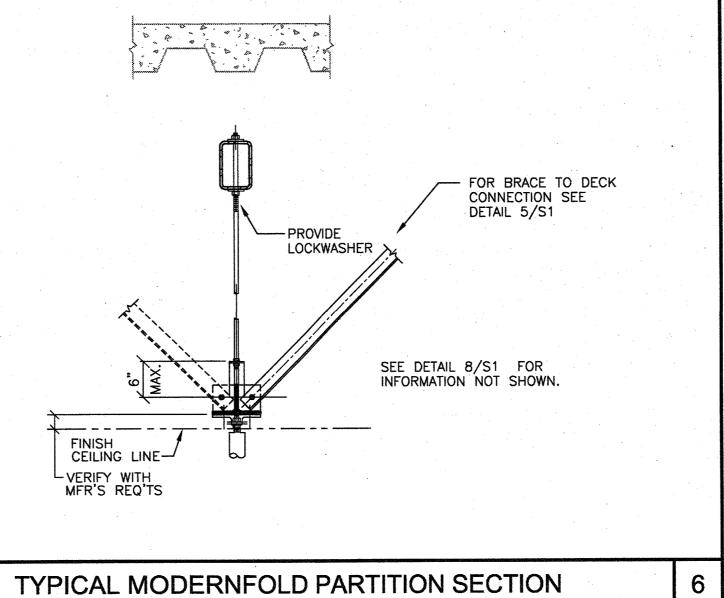
• N/A - INDOOR & SHELTERED

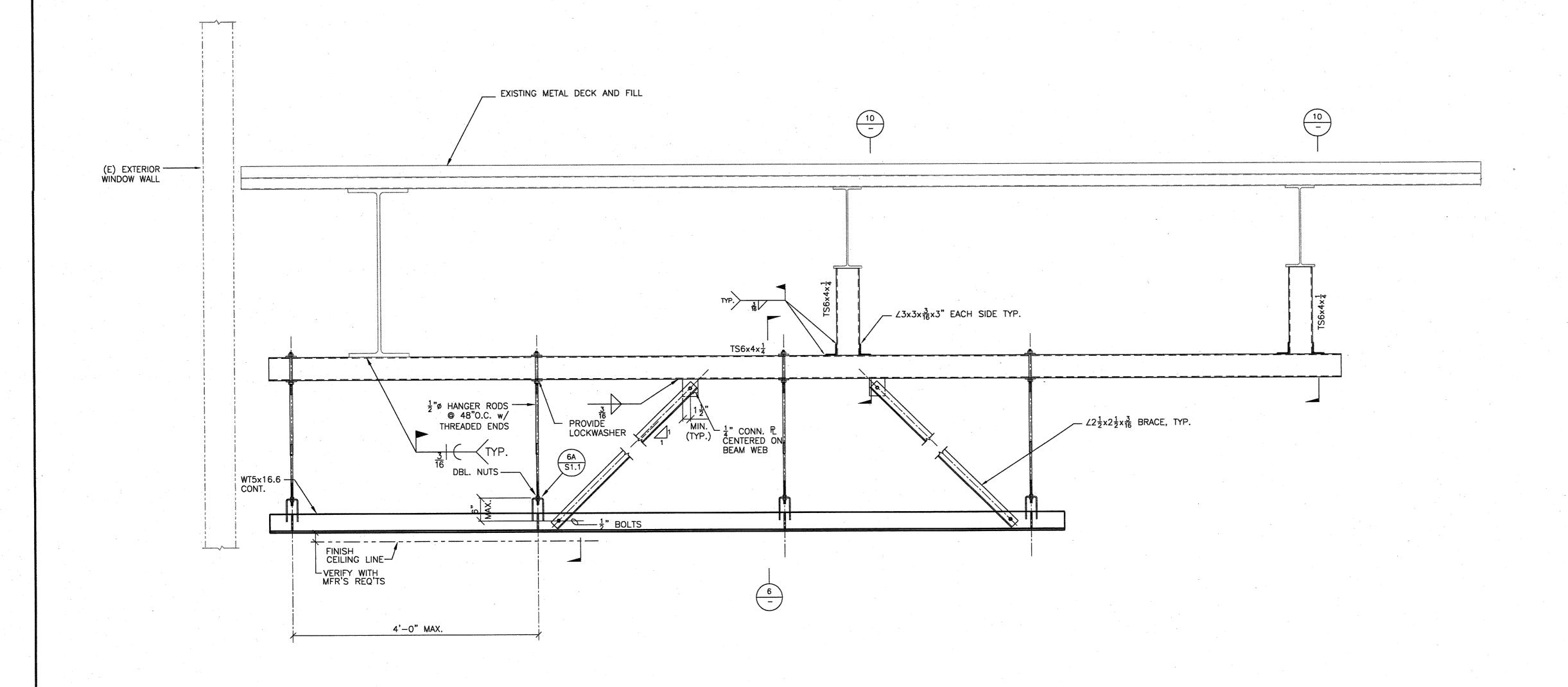
STRUCTURAL DESIGN CRITERIA





TYPICAL MODERNFOLD PARTITION SECTION





TYPICAL MODERNFOLD PARTITION SECTION

### GENERAL NOTES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FLOOR AND WALL OPENING, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, AND OTHER ARCHITECTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- 2. THE ARCHITECT WILL INTERPRET THE DOCUMENTS IN CASE OF POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
- 3. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE INDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
- 4. THE EXACT DEPTH, EXTENT, AND LOCATION OF ALL FLOOR DEPRESSIONS, ELEVATED AREAS, OR OTHER IRREGULARITIES SHALL BE COORDINATED WITH ARCHITECTURAL OR APPLICABLE DRAWINGS. THE STRUCTURAL DRAWINGS DO NOT NECESSARILY INDICATE ALL OF THESE ITEMS.
- 5. STRUCTURAL PLANS INDICATE ONLY THE APPROXIMATE LOCATION OF MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT, AS WELL AS RELATED AUXILIARY FRAMING NECESSARY TO SUPPORT SUCH GEAR. THE FINAL POSITIONING OF THESE ITEMS IS DEPENDENT UPON THE EQUIPMENT SELECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN SUBCONTRACTORS AND CRAFTS IN THIS REGARD, AND PROVIDING NECESSARY DIMENSIONS IN A TIMELY MANNER TO ALL PARTIES AND DETAILERS INVOLVED.
- WORKMANSHIP AND MARTERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2010 CALIFORNIA BUILDING CODE.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT LIMITED TO BRACING OR SHORING FOR CONSTRUCTION LOADS ON FRAMING MEMBERS, BASEMENT WALLS OR CANTILEVER MEMBERS OR EQUIPMENT, ETC. OBERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE THE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ABOVE.

## STRUCTURAL STEEL & MISCELLANEOUS STEEL

- 1. ALL STRUCTURAL WIDE FLANGE STEEL SHALL CONFORM TO A.S.T.M. A-992, 50 GRADE. TUBE STEEL SHALL CONFORM TO A.S.T.M. A-500 GRADE B, 46 KSI. PIPE SECTIONS SHALL CONFORM TO A.S.T.M. A-53, GRADE B. ALL OTHER STEEL SHALL CONFORM TO A-36 UNLESS NOTED OTHERWISE.
- 2. ALL MATERIAL, FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS. (THIRTEENTH EDITION)
- 3. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION, SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.
- 4. STEEL FABRICATOR SHALL BE A LICENSED FABRICATOR APPROVED BY EITHER THE CITY OF LOS ANGELES, IN ORDER TO ESTABLISH A MINIMUM LEVEL OF QUALITY, OR LICENSED FABRICATOR SHALL BE A.I.S.C. CERTIFIED.
- 5. ALL WELDERS SHALL BE A.W.S. D.1.1 CERTIFIED. ALL FIELD WELDING AND ALL MULTI-PASS AND GROOVE WELDS SHALL HAVE CONTINUOUS WELDING INSPECTION. INSPECTORS SHALL BE A.W.S., QC-1 CERTIFIED INSPECTORS, EMPLOYED BY THE OWNER. TECHNICIANS WHO PERFORM MT AND UT LESTING SHALL HAVE A.S.N.I. CERTIFICATION. WELDING SHALL CONFORM TO A.W.S. A.5.1 AND D.1.1
- 6. BOLTS SHALL BE HIGH STRENGTH BOLTS AND SHALL CONFORM TO A.S.T.M. A-325 SLIP CRITICAL TYPE, (NOTED AS A-325SC AND A-325F) EXCEPT AS NOTED. INSTALLATION OF HIGH STRENGTH BOLTS SHALL CONFORM TO "THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING A.S.T.M. A-325 OR A-490 BOLTS", AND SHALL HAVE CONTINUOUS INSPECTION.
- 7. RIGID FRAME ANCHOR BOLTS A.S.T.M. A-449, UNLESS NOTED OTHERWISE.
- 8. WELDING SEQUENCES OF RIGID FRAME CONNECTIONS:
- WELDING SEQUENCES: LONGITUDINAL SHRINKAGE STRESS DUE TO FIELD WELDING SHALL BE MINIMIZED BY WELDING CONNECTIONS STARTING AT THE MOST CENTRAL BEAMS IN THE FRAMES AND PROGRESSING TOWARD THE EXTERIOR COLUMNS. ONLY ONE END OF EACH BEAM SHALL BE WELDED AT A TIME, AND THE WELDED END SHALL BE ALLOWED TO COOL BEFORE THE OTHER END.
- 9. FILLET WELDS NOTED ARE FOR DESIGN LOADS. FOR WELDS TO HEAVIER SECTIONS USE PREHEAT OR INCREASE WELD SIZE PER A.I.S.C. SPECIFICATIONS.
- 10. GROOVE WELDS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING
- 11. VERIFY FINISH OF EXPOSED STRUCTURAL STEEL WITH ARCHITECT.
- 12. FOR THE ADDITIONAL MOMENT FRAME REQUIREMENTS PER THE CITY OF LA, DEPARTMENT OF BUILDING AND PUBLIC SAFETY, SEE THE (3) SHEETS ATTACHED AT THE END OF THIS SET.
- 13. SPECIAL INSPECTION IS REQURIED FOR FIELD WELDS.

# **GENERAL NOTES**

|          | DRILLED AN              | CHOR       | SCHE       | DULE             |                  |                  |
|----------|-------------------------|------------|------------|------------------|------------------|------------------|
| (        | BOLT DIAMETER           | <u>1</u> " | <u>3</u> * | <u>1</u> "       | 5"<br>8          | <u>3</u> "       |
| RETE     | MIN. EMBEDMENT (U.N.O.) |            | 2"         | 2"               | 3 <u>1</u> "     | 3 <del>3</del> " |
| CONCRETE | TORQUE WRENCH (FT-LB)   |            | 25         | 40               | 60               | 110              |
| NRY      | MIN. EMBEDMENT (U.N.O.) | 1 ½"       | 15"        | 2 <del>1</del> * | 2 <del>3</del> * | 3 <u>1</u> "     |
| MASONRY  | TORQUE WRENCH (FT-LB)   | 4          | 15         | 25               | 65               | 120              |

|CL. FLUTE

MIN. EMBED.

PER SCHEDULE

- USE STEEL PIECE

AS TEMPLATE

1" MAX.

# DRILLED ANCHOR NOTES:

- 1. ANCHORS SHALL BE USED ONLY WHERE DETAILED.
- 2. ACCEPTABLE CONCRETE ANCHORS: HILTI "KWIK BOLT TZ" (ESR #1917, LARR #25701)
  - ACCEPTABLE MASONRY ANCHORS: HILTI "KWIK BOLT 3" (ESR #1917, LARR #25577)
- SPECIAL INSPECTION REQUIRED.
- 4. DO NOT CUT ANY EXISTING REINFORCING DURING INSTALLATION.
- 5. MINIMUM REQUIRED STRENGTH IS 3000 PSI FOR CONCRETE
- AND 1500 PSI FOR MASONRY.

6. ANCHORS MAY BE INSTALLED IN CRACKED CONCRETE. **CONCRETE OR MASONRY** 

TYPICAL DRILLED ANCHOR

# Suite 500

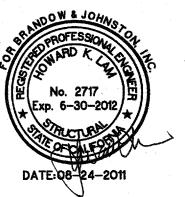
## PARK PLAZA

200 W. Santa Ana Boulevard Santa Ana, California

# Fraser McClellan & Associates, Inc.

Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655

Tel: (714) 897-3382 Fax: (714) 897-5952





Issues and Revisions

By Check

7-22-11 Plan Check | RB | HL Project Name GSA 200 W. Santa Ana Blvd., Santa Ana, CA Project Number 09.10.06 Description **GENERAL NOTES** AND DETAILS Computer File

Issues and Revisions

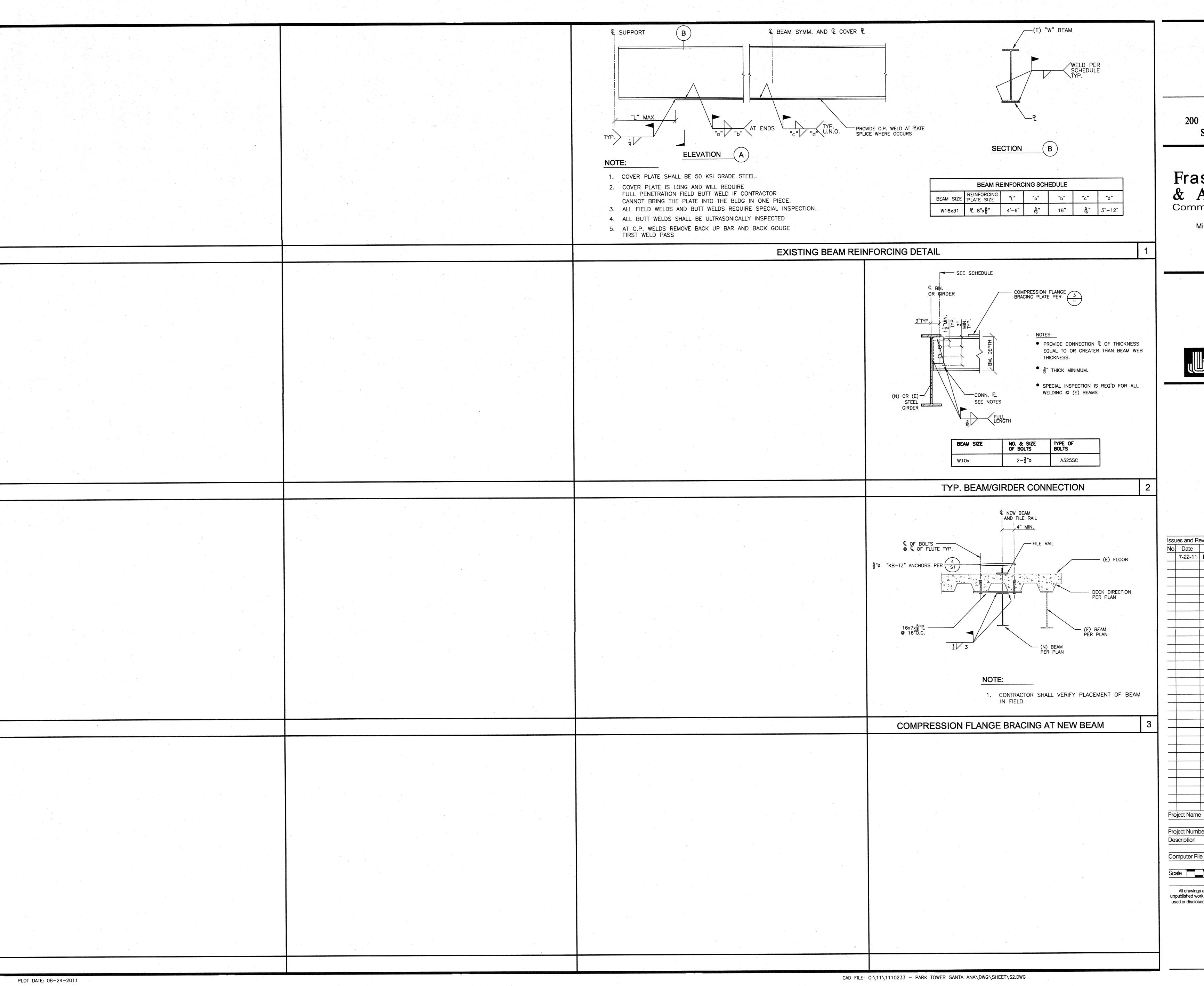
No. Date

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None

**S1** 

PLOT DATE: 08-24-2011



Suite 500

PARK PLAZA

200 W. Santa Ana Boulevard Santa Ana, California

# Fraser McClellan & Associates, Inc.

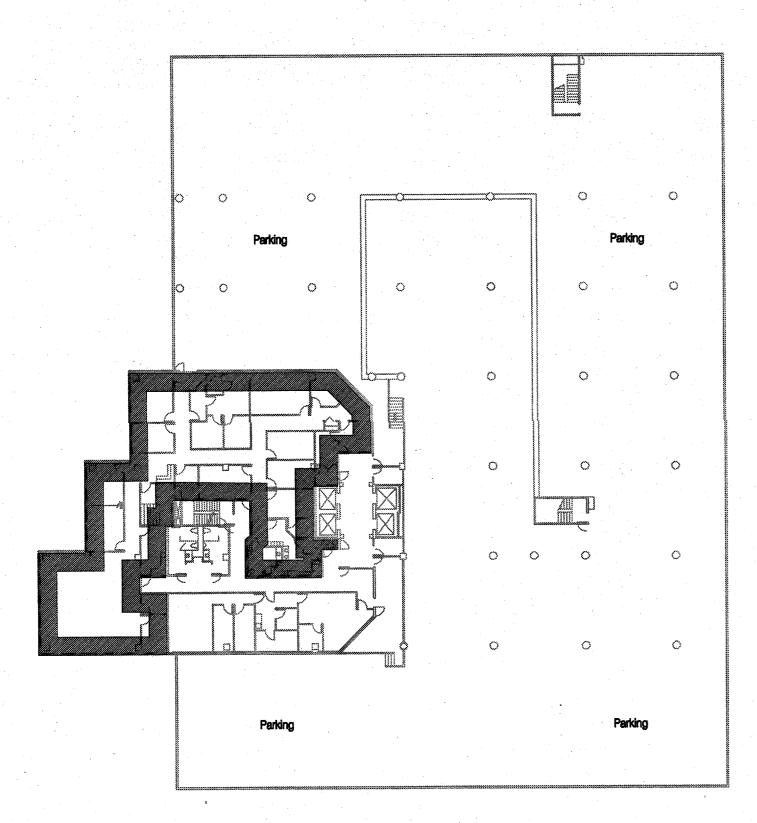
Commercial Interior Planning 8302 Madison Avenue Midway City, California 92655

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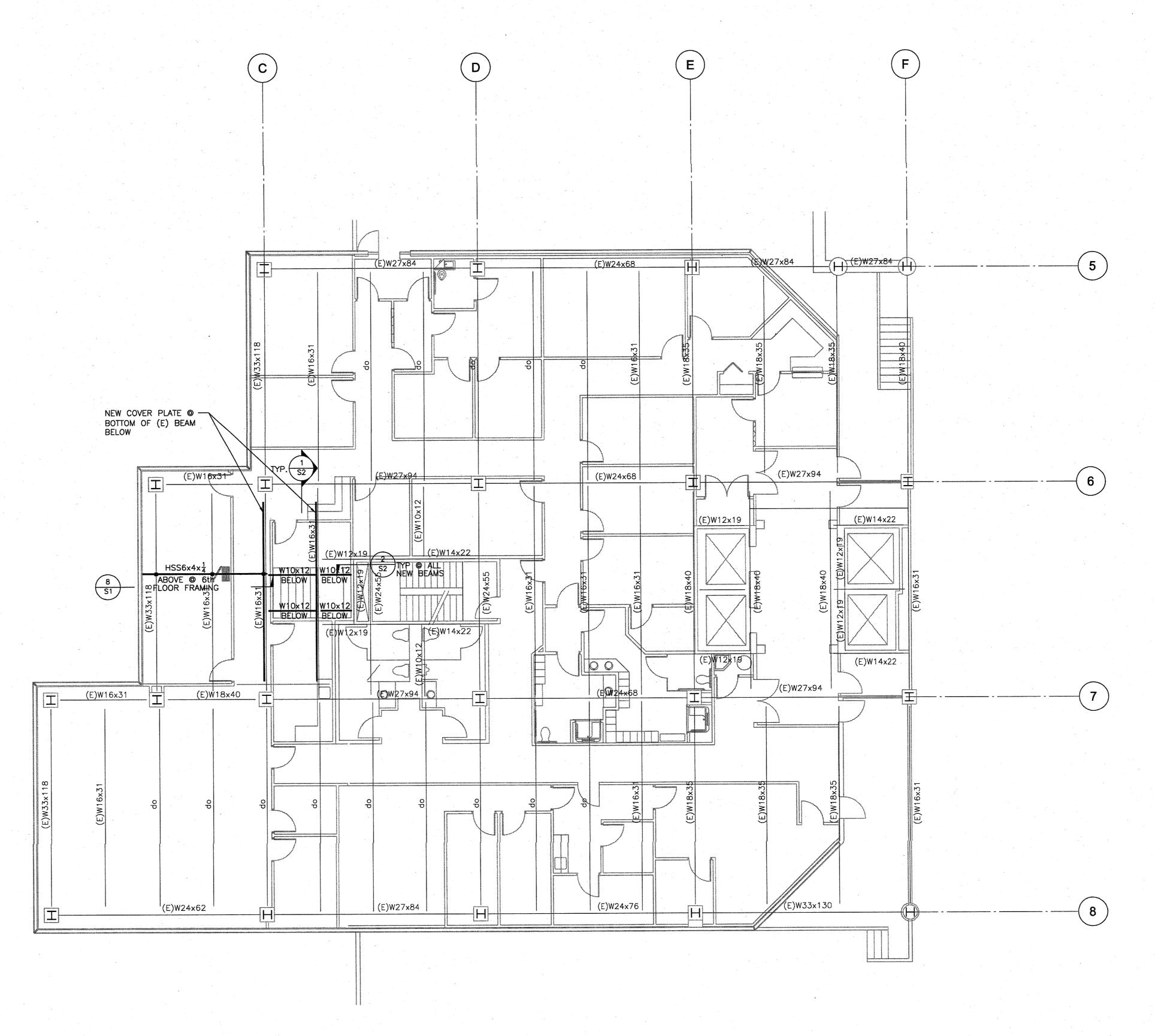


Issues and Revisions By Check RB HL Issues and Revisions 7-22-11 Plan Check Project Name 200 W. Santa Ana Blvd., Santa Ana, CA Project Number 09.10.06 TYPICAL DETAILS Computer File S1 All drawings and written material appearing herein constitute original and unpublished work of Fraser McClellan & Associates, Inc. and may not be duplicated, used or disclosed without written consent from Fraser McClellan & Associates, Inc.



Fifth Floor Key Plan

PLOT DATE: 08-24-2011



Fifth Floor Plan

# Suite 500

PARK PLAZA

200 W. Santa Ana Boulevard Santa Ana, California

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