

## CITY OF SANTA ANA

## BUILDING PERMIT WORKSHEET

1/14/09/forms/Bldg.App.Worksheet

PLEASE PRINT

PROJECT ADDRESS: 307 N SPURGEON		SUITE:		SAPIN # 10173394	
USE OF BUILDING: RESIDENTIAL <u>COMMERCIAL</u> INDUSTRIAL OTHER		2011-97643 MASTER ID#			
NATURE OF WORK: NEW ADD <u>ALTER/T.I.</u> DEMO REROOF REPAIR SIGN MISC					
NEW/ADDITION/ALTERATION:					
1ST FL. _____ SF		BASEMENT: YES/NO _____ SF		NO. OF STORIES: _____	
2ND FL. _____ SF		PATIO/ENCL. PATIO: _____ SF		BLDG. HEIGHT: _____	
TOTAL OF OTHER FLS: _____ SF		RES. REMODEL: _____ SF		PROPOSED USE: _____	
GARAGE/CARPORT: _____ SF		ALTER/T.I.: <u>842</u> SF			
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>Convert theater section to box seating in balcony to box seating</u>					
BUILDING OWNER'S NAME: <u>Fiesta Marketplace Partners</u>				PHONE NO: <u>949-2921404</u>	
ADDRESS: <u>100 E Wilson St</u>		CITY: <u>Costa Mesa</u>		STATE: <u>CA</u>	ZIP: _____
TENANT'S NAME (Comm/Ind): <u>Ritz and Yes! Inc</u>				PHONE NO: _____	
CONTRACTOR'S NAME:		STATE CONTR. #:		LICENSE CLASS:	PHONE NO:
ADDRESS:		CITY:		STATE:	ZIP:
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANCE COMPANY:		SANTA ANA BUS. LIC. #:	
ARCHITECT/ENGINEER:		STATE LICENSE #:		PHONE NO:	
ADDRESS:		CITY:		STATE:	ZIP:
CONTACT NAME: <u>Dennis Llyuy</u>		PHONE NO: <u>310-493-2050</u>			
E-MAIL ADDRESS: <u>dennis.llyuy@signature</u>		FAX NO: <u>714-667-0174</u>			

OFFICE USE ONLY: (ACC OR SPC (CIRCLE ONE)) 2 HRS PER JK BLDG. FEE \$ \_\_\_\_\_

OCC. GROUP: 1 RECEIPT #: 58258 P/C FEE PD \$ 414.50

TYPE OF CONSTR: 11/0, 9PV VALUATION: \$ 25,000.00 SUBMITTAL DATE: 10-10-11

FIRE SPKR: YES / NO A/C: YES / NO FLOOD ZONE: X PROCESSED 10/10/11

RES. DEV. FEE: YES / NO PRIOR DWELLING UNIT: YES / NO COMMENTS: \_\_\_\_\_

PLANNING OK TO CHECK & DATE: \_\_\_\_\_ BLDG. DEPT. APPROVAL & DATE: \_\_\_\_\_

PLNG CONDITIONS: \_\_\_\_\_

**CITY OF SANTA ANA  
PLAN CHECK - CHECKLIST**

JOB ADDRESS: 307 N SPURGEON  
TRACKING #: 10173394 DATE: 10-10-11

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

**PLEASE INITIAL EACH ITEM BELOW**

- 1 1. 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.
- 2 2. 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.
- 3 3. 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.
- 4 4. 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
  - b. Plumbing Plans - 3 complete sets
  - c. Mechanical Plans - 2 complete sets
  - d. Grading Plans - 3 complete sets
- 5 5. 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 [Signature]  
Print Name Dennis L. King Address 208 N. Spurgeon St  
Telephone Number 310-493-2050 Fax 714 667 0174

**FOR OFFICE USE ONLY: "Checklist of items discussed" APPROVALS & FEES REQUIRED: Y/N**

- |   |  |   |
|---|--|---|
| 1 <input checked="" type="checkbox"/> Planning Department | 7 <input type="checkbox"/> Title 24 (Energy)                     | 14 <input type="checkbox"/> Constr. Act. Req.                 |
| 2 <input type="checkbox"/> Public Works Agency            | 8 <input checked="" type="checkbox"/> Title 24 (Disabled Access) | 15 <input type="checkbox"/> Res. Dev. Fees                    |
| 3 <input checked="" type="checkbox"/> Fire Department     | 9 <input type="checkbox"/> Roof Mounted Equip.                   | 16 <input checked="" type="checkbox"/> SMIP                   |
| 4 <input checked="" type="checkbox"/> Police Department   | 10 <input type="checkbox"/> List of Subcontr.                    | 17 <input checked="" type="checkbox"/> Microfilming           |
| 5 <input type="checkbox"/> School District                | 11 <input type="checkbox"/> Bldg. Pmt. Info.                     | 18 <input checked="" type="checkbox"/> Const. Debris Recyc.   |
| 6 <input checked="" type="checkbox"/> Health Department   | 12 <input type="checkbox"/> Summary of Appr. Req.                | 19 <input type="checkbox"/> FCWP Surcharge                    |
|   | 13 <input type="checkbox"/> FY Information                       | 20 <input checked="" type="checkbox"/> LOA/Owner-Builder Ver. |

PERMIT TECHNICIAN [Signature]

# FEE CHECKLIST WORKSHEET

Received by: [Signature]

SAPIN #: 10173394

## FEE TYPE

## REQUIRED

Yes No

Plan Check Fee

☒☐

Disability Fee

☒☐

SMIP Fee

☒☐

Res. Dev. Fee

☐☐

Fire Facility Fee

☐☐

School Distr. Fee

☐☐

Microfilm

☒☐

FCWP Surcharge

☐☐

## CALCULATION AREA

COST/SQ FT

X

TOTAL SQ FT

=

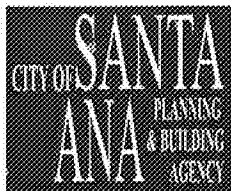
VALUATION

contract

Counter computations/valuation \$

25,000

Plan checker computation/final valuation \$



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](http://www.santa-ana.org)

## Sapin Dev Rev Application Data Sheet

---

**Master I.D.:** 2011-97643

**Application Number:** NONR-2011-562-ALT

**Project Address:** 307 N Spurgeon St

**Application Date:** 10/10/2011

**Planner/Project Manager:** Soboleske, Hally

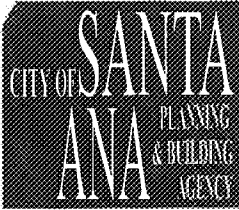
---

**Determination:** Approved

**Application Description:** Alter mezzanine seating from theater seating to box seating.

**Dev Rev Project Conditions:**





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

HO18: 07-01-11

Project Address: 307 N Spurgeon St

Misc. Receipt: 58258 Processed By: [Signature] Plan Checked By: \_\_\_\_\_

Cost: \$117.70 per hour for each discipline. The plan checker will estimate the number of hours for review. This fee is in addition to the regular plan check fee.

Type of Plan Check: Building 10173394 Electrical \_\_\_\_\_

Est. Hrs. 2 Actual 2 1/2 Est. Hrs. \_\_\_\_\_ Actual \_\_\_\_\_

Plumbing \_\_\_\_\_ Mechanical \_\_\_\_\_

Est. Hrs. \_\_\_\_\_ Actual \_\_\_\_\_ Est. Hrs. \_\_\_\_\_ Actual \_\_\_\_\_

Owner/Representative Signature: [Signature]

Print Name: Dennis L. [Signature] Date: 10-10-11

Telephone Number: (310) 493-2050 Fax Number: ( ) \_\_\_\_\_

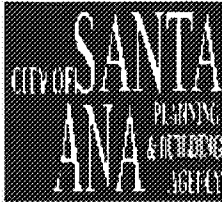
☒ An accelerated plan check review will not include the following:

**Fire, Police, Public Works, Planning or Landscaping Plan Check**

Revisions: If requesting an "accelerated revision", the cost will be \$207.25 per hour in addition to the accelerated fee of \$117.70 per hour (total \$324.95).

### INTERNAL USE ONLY

Name (Last, First, Initial)		Employee #		Division	
From (Date & Time)	To (Date & Time)	Total Hours Worked		_____ Comp Time Requested _____ Overtime Requested	
Employee Signature: _____ Date: _____					
AUTHORIZED		APPROVALS			
_____ Comp time _____ Overtime		Division Manager _____		Date _____	
Immediate Supervisor _____		Executive Director _____		Date _____	



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: 10173394  
PROJECT ADDRESS: 307 N Spurgeon St  
PLAN CHECK ENGINEER: Mazarji, Zac TEL: 714 647-5831  
FAX: 714 647-5897  
TYPE OF CONSTRUCTION: III B, SPK  
OCCUPANCY CLASSIFICATION(S): A-2  
PLAN CHECK DATES: APPLICATION 10/10/2011  
INITIAL REVIEW 10/11/2011  
EXPIRATION 4/7/2012  
RECHECKS: 1.  
2.  
3.  
REMARKS/RECHECK ITEMS:  
PROJECT APPLICANT CONTACT PERSON:  
493-2050  
667-0174  
is.luy@gmail.com  
VALUATION: \$25,000.00  
FLOOD ZONE: X-0602320276

APPLICABLE C

CBC) WITH

1. All items noted on this plan to your project, note "N/A"
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. CBC Sections A106.1 and A106.3.4.1, All drawings and supporting documents shall be prepared, stamped and signed by a California licensed architect or registered civil engineer. Architectural drawings to be signed by licensed architect.
7. 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.
8. **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)
  - County of Orange Health Department approval on the corrected/final set of drawings (667- 3600)
  - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance
9. Fire blocking. In combustible construction, fire blocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fire blocking shall be installed in the locations specified in CBC Sections 717.2.2 through 717.2.7.
10. Provide handrail details on the drawings showing compliance with CBC Section 1009.10, 1012, and 1133B.4.1. Please note new dining area requires handrails on both sides. Please see attached handout and revise drawings to show compliance.
  - Stairways shall have handrails on each side.
  - Handrails shall be 34 to 38" above the nosing of treads.
  - Handrails shall extend a minimum of 12" beyond the top nosing, and shall extend a minimum of 12" plus the tread width beyond the bottom nosing.
  - The handgrip portion of handrails shall not be less than 1¼" nor more than 1½" cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8".
11. CBC Section 1133B.4.2.2. Handrails shall extend a minimum of 12" beyond the top nosing and 12", plus the tread width, beyond the bottom nosing. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of one tread width from the bottom riser; the remainder of the extension shall be horizontal. See Figures 11B-35 and 11B-37.
12. CBC Section 1013.2. The top of the guards shall not be less than 42" in height.
13. CBC Section 1013.3. Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through.

14. Please clarify location of landing from each side of new dining area when used as exit way.
15. Refer to the attached Accessibility hardship form and complete to show compliance with Section 1120 B.1.2 of CBC for proposed dining room on the mezzanine level. (No elevator to mezzanine level).



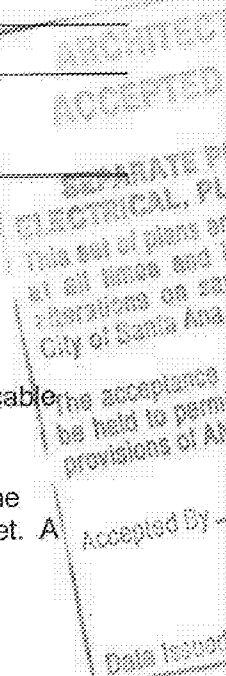
Planning & Building Agency  
Building Safety Division  
20 Civic Center Plaza  
P.O. Box 1988 (M-19)  
Santa Ana, CA 92702  
(714) 647-5800  
www.santa-ana.org

## TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10173394	
PROJECT ADDRESS:	307 N Spurgeon St	
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714 647-5831
		FAX: 714 647-5897
TYPE OF CONSTRUCTION:	III B, SPK	
OCCUPANCY CLASSIFICATION(S):	A-2	
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:
APPLICATION	10/10/2011	
INITIAL REVIEW	10/11/2011	
EXPIRATION	4/7/2012	
RECHECKS:	1.	PROJECT APPLICANT CONTACT PERSON:
	2.	Dennis Lluy
	3.	TEL: (310)493-2050
		FAX: (714)667-0174
VALUATION:	\$25,000.00	EMAIL: dennis.lluy@gmail.com
FLOOD ZONE:	X-0602320276J	

### 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. CBC Sections A106.1 and A106.3.4.1, All drawings and supporting documents shall be prepared, stamped and signed by a California licensed architect or registered civil engineer. Architectural drawings to be signed by licensed architect.

✓ 7. 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.

8. **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)
- County of Orange Health Department approval on the corrected/final set of drawings (667-3600) *3/26/62*
- Proof of Worker's Compensation Insurance shall be required at the time of permit issuance

✓ 9. Fire blocking. In combustible construction, fire blocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fire blocking shall be installed in the locations specified in CBC Sections 717.2.2 through 717.2.7.

✓ 10. Provide handrail details on the drawings showing compliance with CBC Section 1009.10, 1012, and 1133B.4.1. Please note new dining area requires handrails on both sides. Please see attached handout and revise drawings to show compliance.

- Stairways shall have handrails on each side.
- Handrails shall be 34 to 38" above the nosing of treads.
- Handrails shall extend a minimum of 12" beyond the top nosing, and shall extend a minimum of 12" plus the tread width beyond the bottom nosing.
- The handgrip portion of handrails shall not be less than 1 1/4" nor more than 1 1/2" cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8".

✓ 11. CBC Section 1133B.4.2.2. Handrails shall extend a minimum of 12" beyond the top nosing and 12", plus the tread width, beyond the bottom nosing. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of one tread width from the bottom riser; the remainder of the extension shall be horizontal. See Figures 11B-35 and 11B-37.

✓ 12. CBC Section 1013.2. The top of the guards shall not be less than 42" in height.

✓ 13. CBC Section 1013.3. Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through.

- ✓ 14. Please clarify location of landing from each side of new dining area when used as exit way.
- o ✓ 15. Refer to the attached Accessibility hardship form and complete to show compliance with Section 1120 B.1.2 of CBC for proposed dining room on the mezzanine level. (No elevator to mezzanine level).

**LAWSON-BURKE STRUCTURAL ENGINEERS, LLC**  
312 OCEAN AVENUE, LAGUNA BEACH, CA 92651 (949) 494-0776

STRUCTURAL CALCULATIONS

FOR

**Yost Theater Box Seating**

JOB ADDRESS: 307 N. Spurgeon St.  
Santa Ana, CA 92701

JOB #: 21147 BS

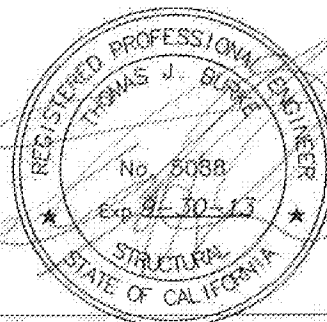
PROJECT ENGINEER: TJB

CLIENT: Dennis Lluy

**R** E C E I V E **D**

OCT 10 2011

City of Santa Ana



THOMAS J. BURKE, S.E.

DATE

ALL ST  
FOR CON  
ITS ARE  
AND E  
ification  
unlawful  
without w  
is plan an  
to an ap  
City Ordinan

CITY OF

10173394

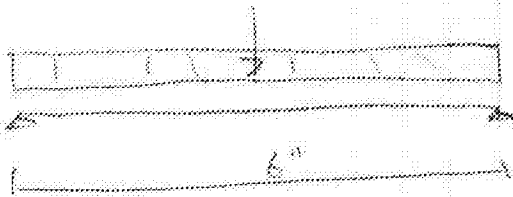


BALCONY GUARDRAIL

LOAD = 50 PLF

200 lb POINT LOAD

TOP RAIL  $F_y = 36 \text{ ksi}$



$$M_u = 50 (6)^2 / 8 = 225 \text{ ft-lb}$$

$$M_u = 200 (6) / 4 = 300 \text{ ft-lb}$$

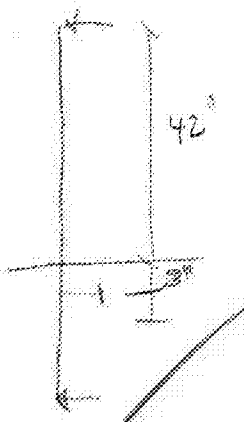
$$1.6LL =$$

$$1.6M_u = 480 \text{ ft-lb}$$

$3/4 \times 1 1/2$  BAR

$$\phi M_n = 0.9 (0.75) (1.5)^2 (36,000) / 12 = 1140 \text{ ft-lb OK}$$

VERTICALS



$$F_y = 46,000 \text{ psi}$$

$$M_u = 300 (45) = 13500 \text{ in-lb}$$

$$z_{min} = \frac{1.6 (13500)}{0.9 (46,000)} = 0.527 \text{ in}^3$$

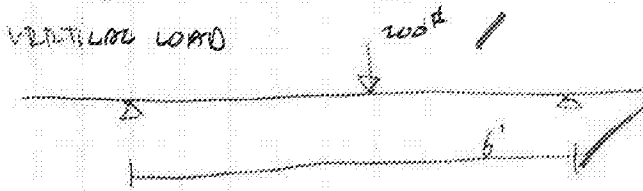
$$\checkmark \text{ 16S } 2 \times 2 \times 1/8 \quad z = 0.584$$

VERTICAL LOAD ON TOP PLATE

$$M_u = 1.6 (200 \times 3) / 4 = 240 \text{ ft-lb}$$

$3/4 \times 1 1/2$

$$\phi M_n = 0.9 (1.5) (0.75)^2 (36,000) / 12 = 569 \text{ ft-lb OK}$$



$$M_u =$$



$$M_{max} = \frac{3}{16} PL = \frac{3(200)(6)}{16} = 225 \text{ ft-lb}$$

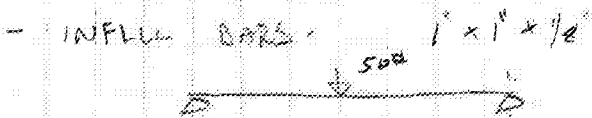


$$M_u = \frac{1.6}{9} = 50(6)/9 = 200 \text{ ft-lb}$$

$$M_u = 1.6(225) = 360 \text{ ft-lb}$$

3/4" x 2" TOP PLATE

$$\phi M_n = 0.9(36,000)/12 (2)(0.75)^2/4 = 760 \text{ ft-lb} \quad \text{OK}$$



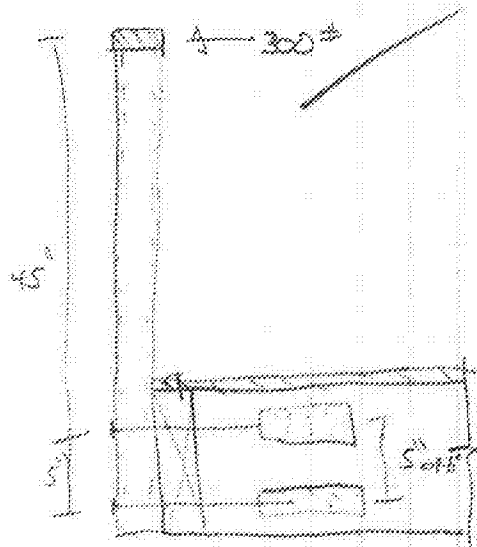
$$M_{max} = 1.6 \frac{(50)(6)}{4} = 120 \text{ ft-lb}$$

$$f_y = 33 \text{ ksi}$$

$$z_{min} = \frac{120(12)}{0.9(33,000)} = 0.0485 \text{ in}^3$$

$$1 \times 1 \times 1/2 \text{ TUBES} \quad z = 0.144 \text{ in}^3$$

Attachment to Framing



$$L_1 = \frac{300(45)}{5} = 2700^2$$

USE H0C14 HOLD DOWN

$$4565 \frac{(1.25)}{(1.6)} = 3566^2$$

OR

**APPROVED**  
PLANNING DIVISION

MASTER I.D. 2011-93643

G.P. DC Zone SD84

PLANNER ASahr DATE 10/31/11

TRANSFERRED BY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING INSPECTOR REQUIRED:  
ROUGH \_\_\_\_\_ FINAL (initials) NONE \_\_\_\_\_

NAME \_\_\_\_\_ (714) \_\_\_\_\_

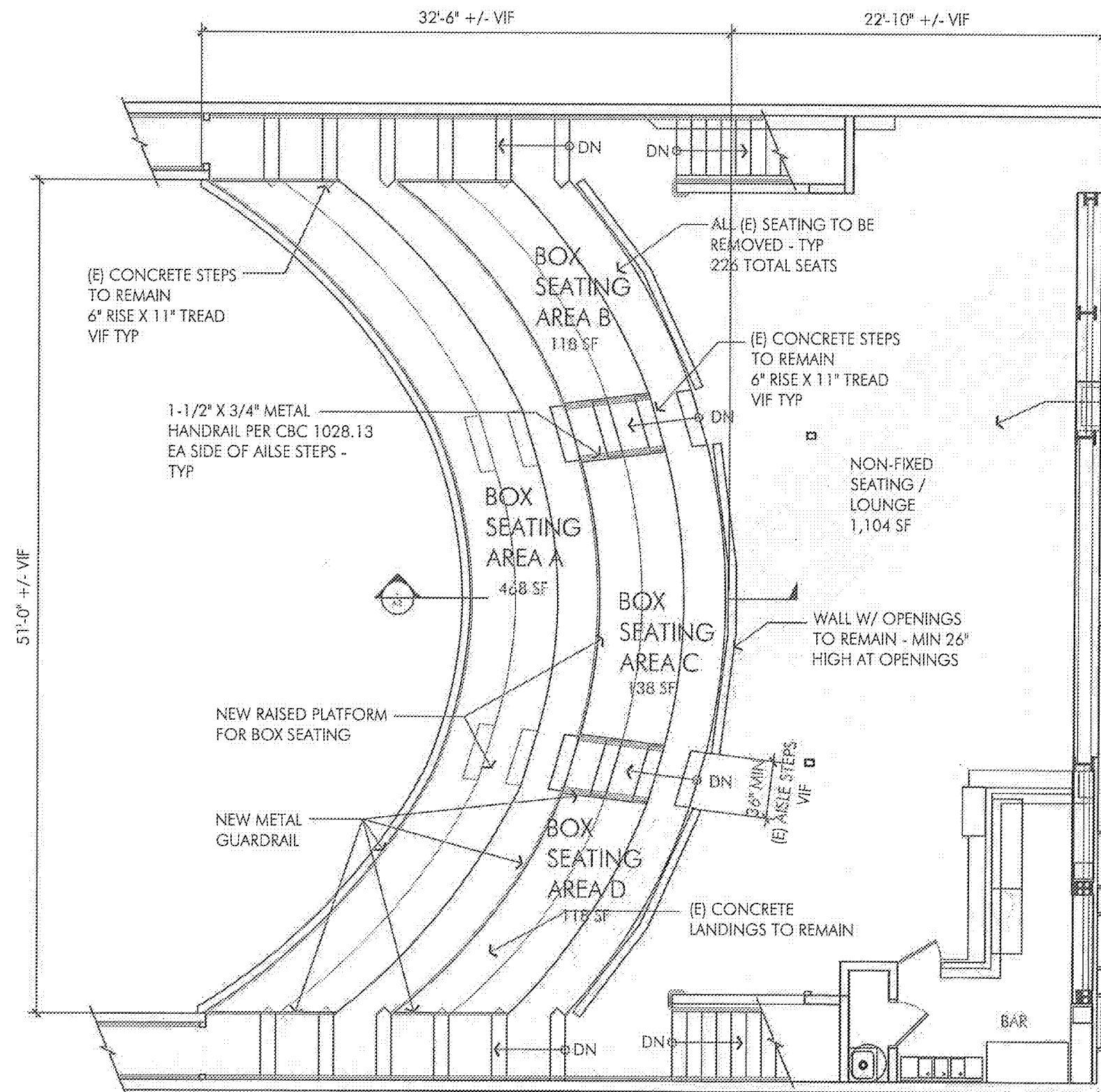
RETAIN PLANS FOR FUTURE REVISIONS.  
SUBJECT TO ITEMS CHECKED AND CONDITIONS  
BELOW:

- ☐ INTERIOR ONLY
- ☐ NO EXTERIOR ALTERATIONS/MODIFICATIONS
- ☐ ALL MATERIALS TO MATCH EXISTING
- ☐ SCREENING REQUIRED
- ☐ SUBMIT ALL SCOPE PLANS

CONDITIONS:

**APPROVED**

DATE 10-31-11  
SANTA ANA  
POLICE DEPT.



FLOOR PLAN

A-1

SHEET REF: A-1.01

JOB NO. 06-017

DATE 10-3-11

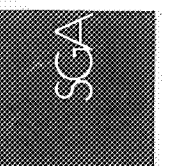
SCALE 1/8"=1'-0"

**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC.

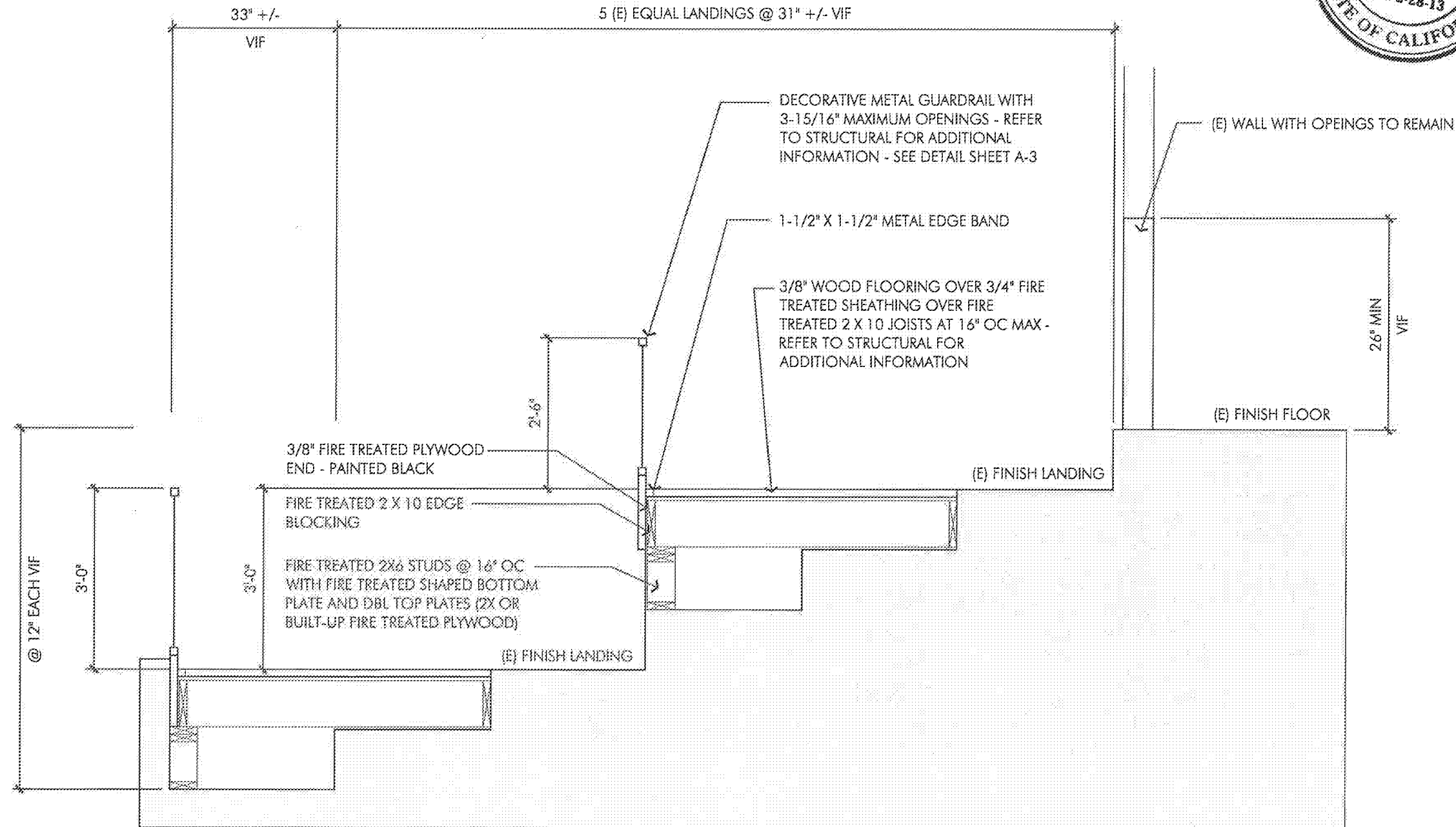
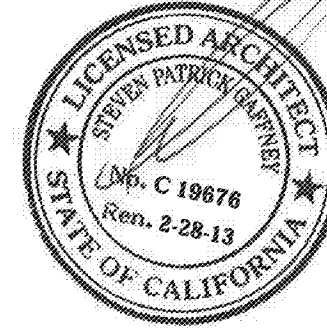
305 WEST FOURTH STREET  
SANTA ANA, CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0500



- NOTES:
1. FIELD VERIFY ALL DIMENSIONS
  2. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

101-1000



NOTE:

PROPOSED PLATFORMS ARE REQUIRED TO COMPLY WITH CBC SECTION 717.2.7. THE CONCEALED SPACE BETWEEN THE (E) FLOOR / LANDING AND THE UNDERSIDE OF THE WOOD SHEATHING IS TO BE FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO CONCEALED SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET IN AREA

SECTION / DETAIL

JOB NO.	06-017
DATE	10-3-11
SCALE	1/2" = 1'-0"

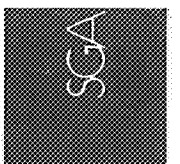
A-2

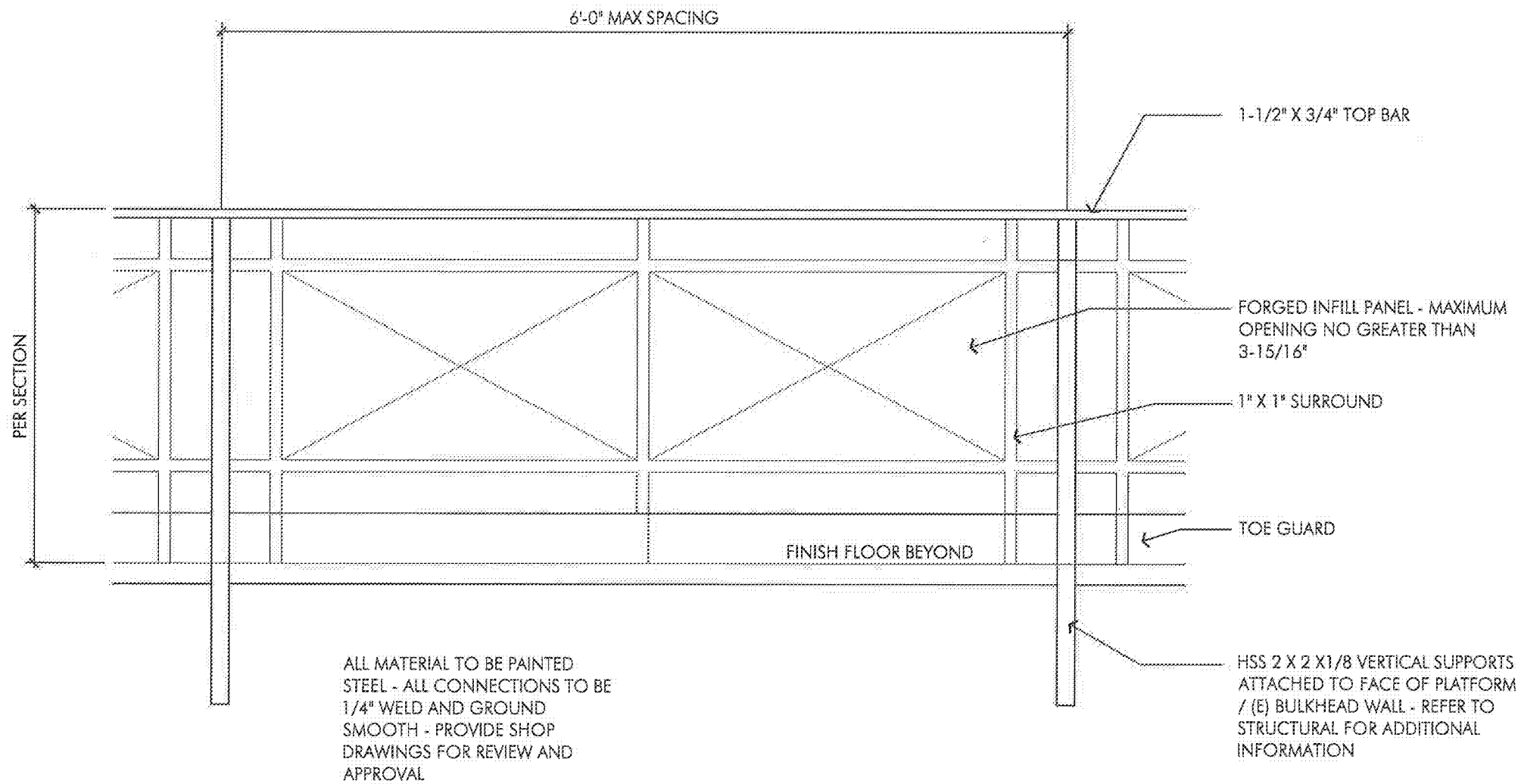
SHEET REF: A-1

**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC.

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com  
TEL: 714.571.0500  
FAX: 714.571.0600





# RAIL DETAIL

JOB NO.	06-017
DATE	10-3-11
SCALE	1"=1'-0"

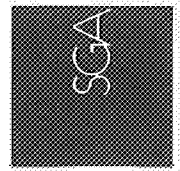
A-3

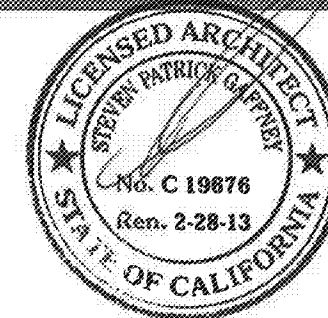
SHEET REF: A-2

**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California 92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com  
TEL: 714.571.0500  
FAX: 714.571.0600





FURNITURE / OCCUPANCY PLAN

A-4

SHEET REF: A-1.01

JOB NO. 06-017

DATE 10-3-11

SCALE 1/8" = 1'-0"

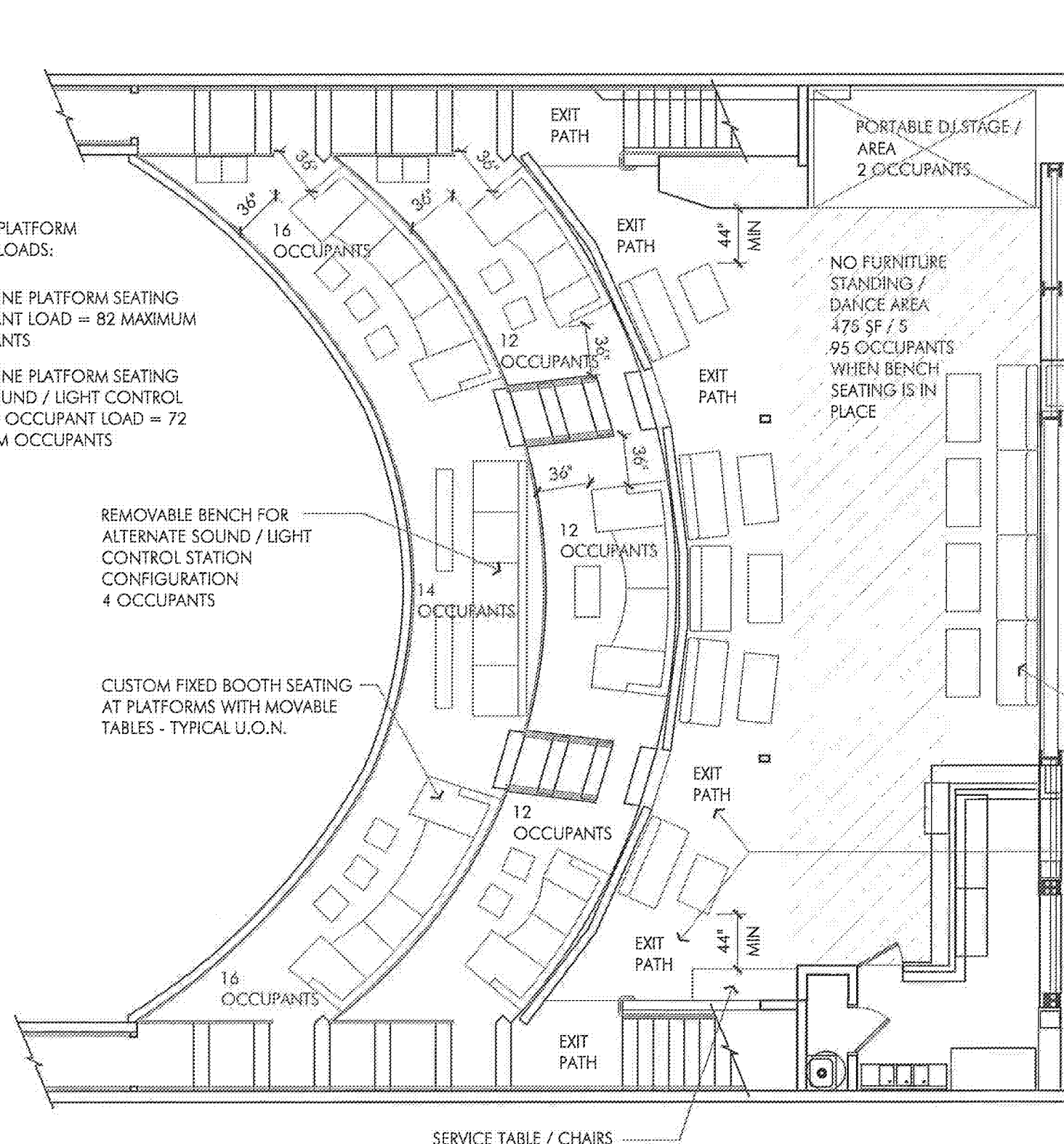
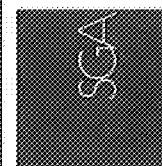
**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC.

305 WEST FOURTH STREET  
SANTA ANA CA 92701

www.SGaffneyArch.com

TEL: 714.571.0500  
FAX: 714.571.0600



MEZZANINE PLATFORM  
OCCUPANT LOADS:

MEZZANINE PLATFORM SEATING  
OCCUPANT LOAD = 82 MAXIMUM  
OCCUPANTS

MEZZANINE PLATFORM SEATING  
WITH SOUND / LIGHT CONTROL  
STATION OCCUPANT LOAD = 72  
MAXIMUM OCCUPANTS

REMOVABLE BENCH FOR  
ALTERNATE SOUND / LIGHT  
CONTROL STATION  
CONFIGURATION  
4 OCCUPANTS

CUSTOM FIXED BOOTH SEATING  
AT PLATFORMS WITH MOVABLE  
TABLES - TYPICAL U.O.N.

MEZZANINE LOUNGE  
OCCUPANT LOADS:

MAXIMUM OCCUPANTS WITH  
NO SEATING OR STAGE  
1,104 SF / 5 = 220 MAXIMUM  
OCCUPANTS

MAXIMUM OCCUPANTS WITH  
STAGE AND STANDING  
OCCUPANTS (NO BENCH SEATS)  
998 SF / 5 + DJ'S = 201  
MAXIMUM OCCUPANTS

MAXIMUM OCCUPANTS WITH  
BENCH SEATING AND STAGE  
3-OCCUPANTS / BENCH +  
OCCUPANTS STANDING + DJ'S =  
124 MAXIMUM OCCUPANTS

MOVABLE BENCH  
SEATING & TABLES AT  
LOUNGE AREA TYPICAL

WHEN PLACING  
FURNITURE DO NOT  
BLOCK PLATFORM AISLE  
EXITS - MAINTAIN A  
MINIMUM 44" PATH OF  
TRAVEL TO STAIRS -  
TYPICAL

POSTED MEZZANINE MAXIMUM  
OCCUPANT LOADS:

NO SEATING OR STAGE AT  
LOUNGE, NO SOUND / LIGHTING  
AT PLATFORMS = 302 MAXIMUM  
OCCUPANTS

NO SEATING OR STAGE AT  
LOUNGE, WITH SOUND /  
LIGHTING AT PLATFORMS = 292  
MAXIMUM OCCUPANTS

NO SEATING WITH STAGE AT  
LOUNGE, NO SOUND / LIGHTING  
AT PLATFORMS = 283 MAXIMUM  
OCCUPANTS

NO SEATING WITH STAGE AT  
LOUNGE, WITH SOUND /  
LIGHTING AT PLATFORMS = 273  
MAXIMUM OCCUPANTS

SEATING WITH STAGE AT LOUNGE,  
NO SOUND / LIGHTING AT  
PLATFORMS = 206 MAXIMUM  
OCCUPANTS

SEATING WITH STAGE AT LOUNGE,  
WITH SOUND / LIGHTING AT  
PLATFORMS = 196 MAXIMUM  
OCCUPANTS



GENERAL STRUCTURAL NOTES:

- 1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.
- 2. Discrepancies: The Contractor shall inform the Engineer in writing, of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Upon receipt of such information, the Engineer will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
- 3. Typical Details and Notes on these sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.
- 4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.
- 5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the 2010 C.B.C. adopted by the City of Santa Ana.
- 6. Building Live Loads:  
Fixed Seating - 60 psf\*  
\*Reducible depending upon tributary area
- 7. Inspection: Wherever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.
- 9. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.
- 10. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.
- 11. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employees of the contractor.
- 12. Safety: The Contractor shall adequately protect his work, adjacent property and the public, and be responsible for damage or injury due to his act or neglect.
- 13. Shop Drawings: Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain construction is in full agreement with the latest construction documents.
- 14. Shop Drawing Check: The review of shop drawings by the Structural Engineer is only for general compliance with the structural drawings and specifications. This review does not guarantee in any way that the shop drawings are correct nor does it infer that they supersede the structural drawings.

STRUCTURAL STEEL NOTES:

- 1. Materials: All structural steel shapes shall conform to ASTM A992 Gr. 50, and all structural steel plates shall conform to ASTM A572 Gr. 50 unless noted otherwise. Structural steel pipe shall conform to ASTM A-53 grade B. Structural steel tube shall conform to ASTM A-500 grade B - 46ksi.

- 2. Welding: All welds shall be in conformity with the standard code for arc and gas welding of American Welding Society (AWS) and the American Institute of Steel Construction (AISC). All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. All welds shall be of min E70XX (70ksi) electrodes.
- 3. Shop Welding: Shop welding shall be performed only in the shop of an approved licensed fabricator.
- 4. Field Welding: All field welding shall be performed by certified welders and shall be inspected by a Registered Special Inspector.
- 5. Bolts: All bolts shall be unfinished bolts conforming to ASTM A-307 unless noted otherwise.
- 6. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size used except as noted otherwise.
- 7. Shop Drawings: Shop drawings shall be submitted to the Architect for review and comment prior to fabrication.
- 8. Detailing: All connections and detailing practice shall conform to the 9th Edition of A.I.S.C. specifications.
- 9. Certification: At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

WOOD NOTES:

- 1. Lumber: All lumber shall conform to the provision of the 2010 C.B.C. section 2303.
- 2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLIB Rule #17 (both horizontal and vertical), unless noted otherwise. All structural members shall be grade marked per Rule #17 of WCLIB.
- 3. Preserve-Treated & Fire-Retardant Lumber: Fasteners for preservative-treated and fire retardant-treated wood shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. All other steel to be hot dipped zinc-coated galvanized or stainless steel.
- 4. Bolts: All bolt heads and nuts bearing on wood shall have washers. All bolt holes in wood shall be drilled 1/32" to 1/16" diameter larger than the nominal bolt diameter.
- 5. Lag Screws: All lag screws bearing on wood shall have washers. The hold for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.
- 6. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
- 7. Nails: Nailing shall conform to Table 2304.9.1 of the 2010 C.B.C. Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and nailing should splitting develop due to the nature of the material or connection.
- 8. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DOC PS 1 or DOS PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and renailed into firm adjacent wood. Nails heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as installed.

- 9. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DOC PS 2. Nail as shown on plans.
- TimberSil Notes
- 1. TimberSil framing members, made with kiln dried Southern Yellow Pine No 1, or a better grade of Southern Yellow Pine, is manufactured by TimberSil, Springfield, Virginia.
  - 2. Allowable bending stress  $F_b = 2700$  psi minimum. Modules of Elasticity  $E = 19,000,000$  psi minimum
  - 3. Grade/Manufacturers Stamp: Members shall be stamped and inspected per the manufacturer.

STRUCTURAL OBSERVATION:

- 1. Structural observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility of the inspection required by Sections 110 and 1704 or other sections of 2010 CBC.
- 2. The owner shall employ a registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge of the structural design, to perform structural observations as defined in Section 1702.
- 3. The owner or owner's representative shall coordinate and call for a meeting between the Engineer or Architect responsible for the structural design, structural observer, contractor, affected subcontractors, and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations.
- 4. The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the following significant construction stages require a site visit and an observation report from the structural observer:

Construction Stages	Elements/Connections to be Observed
a) Guard Rails	Location, member size, attachment
b) Wood framing	Joist, sheathing
- 5. At the conclusion of each significant construction stage, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 6. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 7. The engineer of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.

STRUCTURAL NOTES

STRUCTURAL NOTES

S-N

SHEET REF:

JOB NO. 21147BS

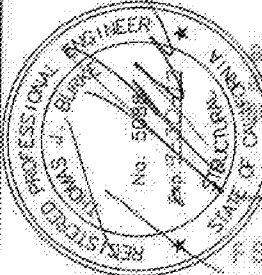
DATE: 10/03/2011

SCALE: NOTED

YOST  
THEATER

307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
325 OCEAN AVENUE  
LAGUNA BEACH, CA 92653  
(949) 488-0778



SGA

OCT 27 2011

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC



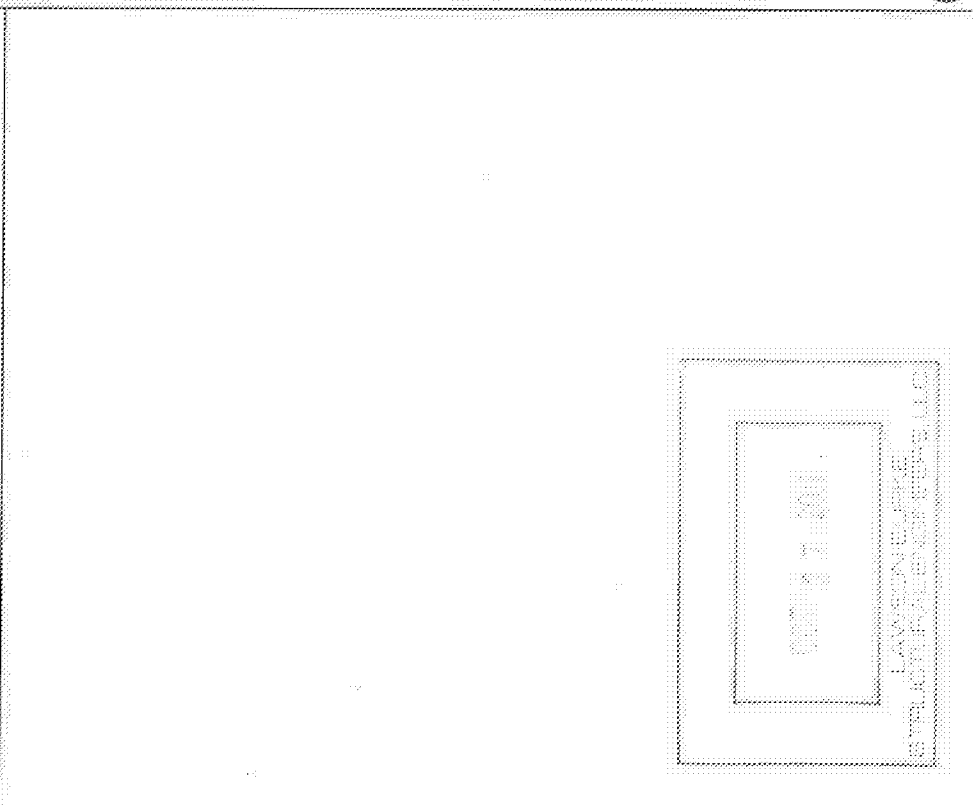
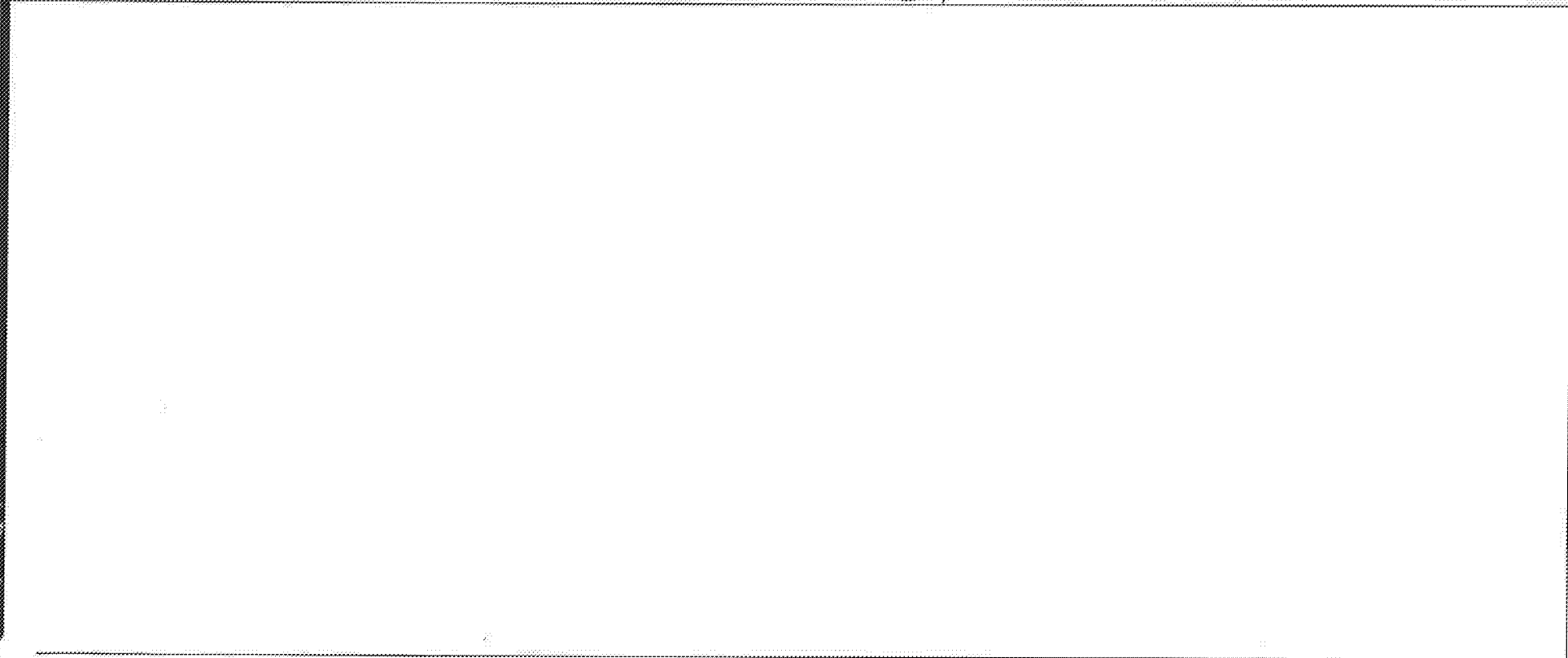
CONNECTION	NAILING	LOCATION
1. Joist to sill or girder	3-8d	toenail
2. Bridging to joist	2-8d	toenail each end
3. 1"x 6" subfloor or less to each joist	2-8d	face nail
4. Wider than 1"x 6" subfloor to each joist	3-8d	face nail
5. 2" subfloor to joist or girder	2-16d	blind and face nail
6. Sole plate to joist or blocking Sole plate to joist or blocking at braced wall panels	16d @ 16"o.c. 3-16d per 16"	typical face nail braced wall panels
7. Top plate to stud	2-16d	end nail
8. Stud to sole plate 3x sole plate	4-8d 2-16d 2-20d	toenail end nail end nail
9. Double studs	16d @ 24"o.c.	face nail
10. Doubled top plates Doubled top plates	16d @ 16"o.c. 8-16d	typical face nail lap splice
11. Blocking between joists or rafters to top plate	3-8d	toenail
12. Rim Joist to top plate	16d @ 6"o.c.	toenail
13. Top plates, laps and intersections	2-16d	face nail
14. Continuous header, two pieces	16d @ 16"o.c.	along each edge
15. Ceiling joists to plate	3-8d	toenail
16. Continuous header to stud	4-8d	toenail
17. Ceiling joists, laps over partitions	3-16d min	face nail
18. Ceiling joists to parallel rafters	3-16d min	face nail
19. Rafter to plate	3-8d	toenail
20. 1" brace to each stud and plate	2-8d	face nail
21. 1"x 8" sheathing or less to each bearing	3-8d	face nail
22. Wider than 1"x 8" sheathing to each bearing	3-8d	face nail
23. Built-up corner studs	16d @ 24"o.c.	

NAILING SCHEDULE



DETAIL

scale 3/4"=1'-0"



DETAIL

scale 1/2"=1'-0"



DETAIL

scale 3/4"=1'-0"



TYPICAL DETAILS

S-T

SHEET REF:

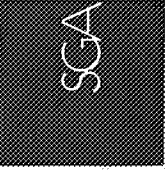
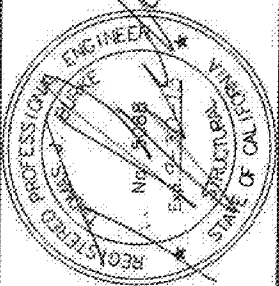
JOB NO. 21147BS

DATE: 10/03/2011

SCALE: NOTED

YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
376 CECIL AVE  
LAGUNA BEACH, CA 92653  
(949) 494-0778



DETAIL

scale  $\frac{3}{4}"=1'-0"$

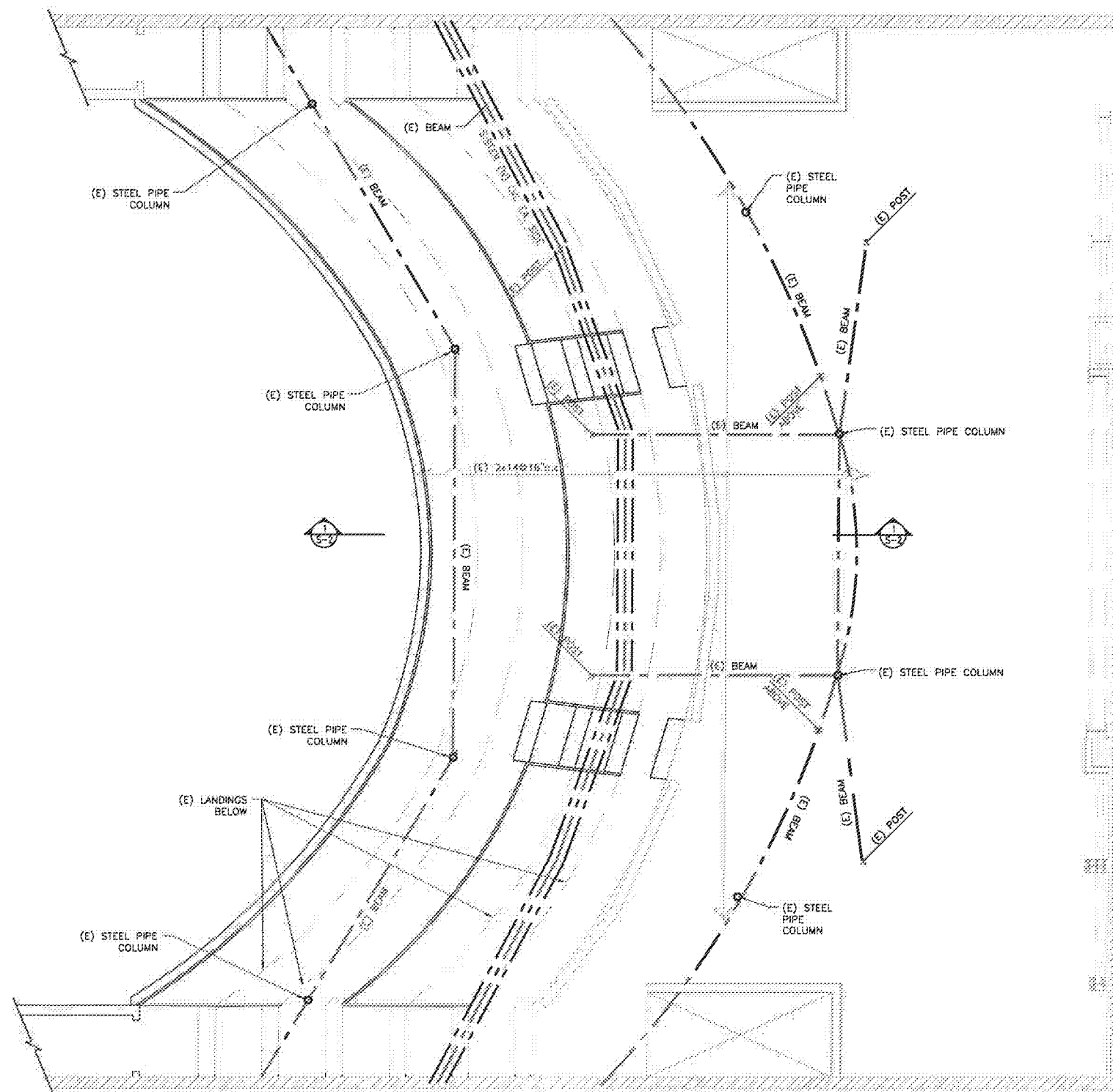


DETAIL

scale  $\frac{3}{4}"=1'-0"$



PLATFORM SH'T'G.  
 $\frac{3}{4}"$  APA RATED SH'T'G. w/  
 100# 4" o.c. B.N.  
 100# 6" o.c. E.N.  
 100# 10" o.c. F.N.  
 \*BLOCK ALL EDGES



07 07 07  
 LAWSON-BURKE  
 STRUCTURAL ENGINEERS, LLC

BALCONY FRAMING PLAN

JOB NO. 21147BS

DATE: 10/03/2011

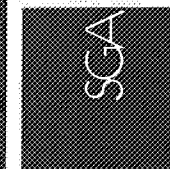
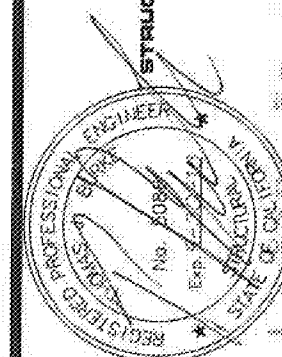
SCALE: NOTED

SHEET REF:

S-1

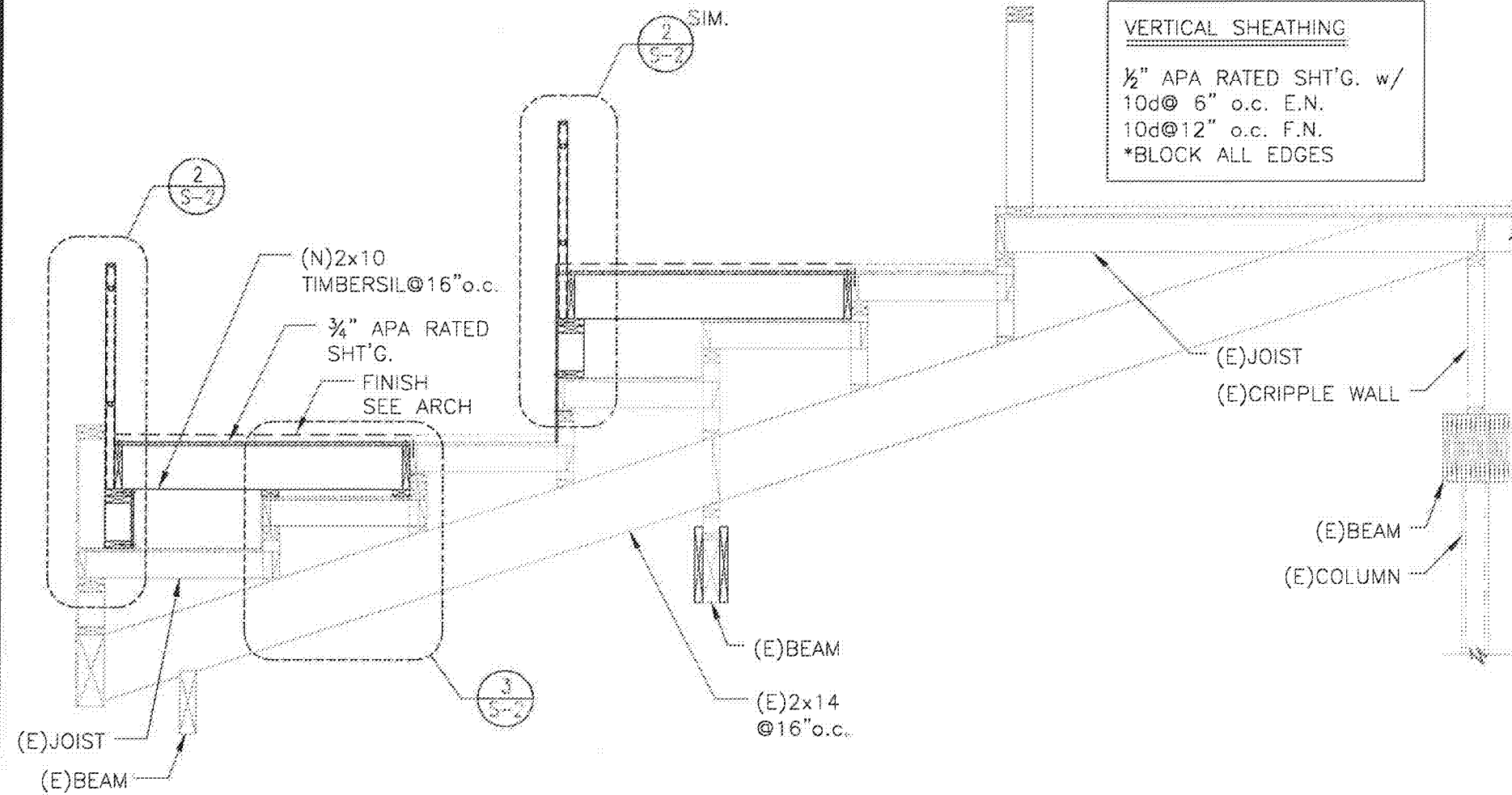
YOST  
 THEATER  
 307 N. Spurgeon Street  
 Santa Ana, California  
 92701

LAWSON-BURKE  
 STRUCTURAL ENGINEERS, LLC  
 372 OCEAN AVENUE  
 LAGUNA BEACH, CA 92653  
 (949) 434-0776



scale  $\frac{1}{8}"=1'-0"$

BALCONY FRAMING PLAN



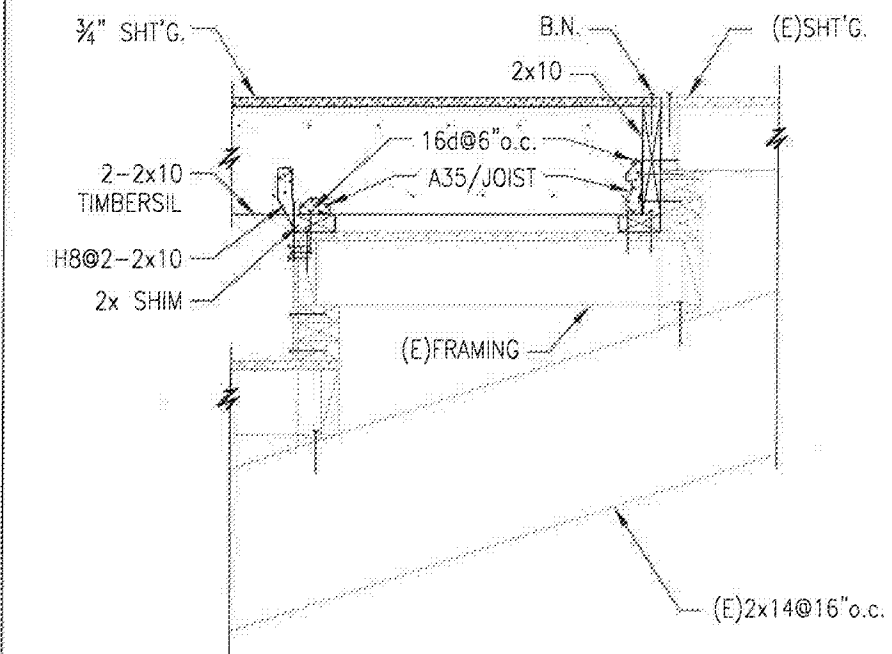
SECTION

scale  $\frac{3}{8}" = 1'-0"$



DETAIL

scale  $\frac{3}{4}" = 1'-0"$



DETAIL

scale  $\frac{3}{4}" = 1'-0"$



SECTION & DETAILS

JOB NO. 21147BS

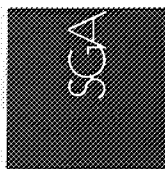
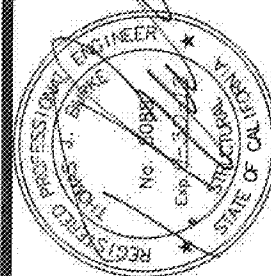
DATE: 10/03/2011

SCALE: NOTED

SHEET REF: S-2

YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
302 OCEAN AVENUE  
LAGUNA BEACH, CA 92653  
(949) 489-0778



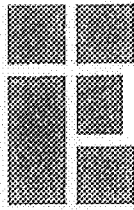












# **INLAND EMPIRE FIRE & SAFETY, INC.**

STATE LICENSE NO. 471687  
"Established 1980"

December 5, 2011

Mr. Kevin Jeffries  
Yost Theater  
307 Spurgeon Street  
Santa Ana, CA 92701

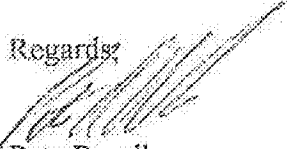
## **Re: Fire Sprinkler Coverage**

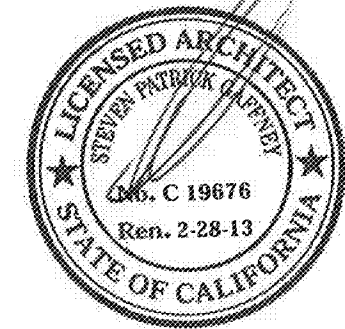
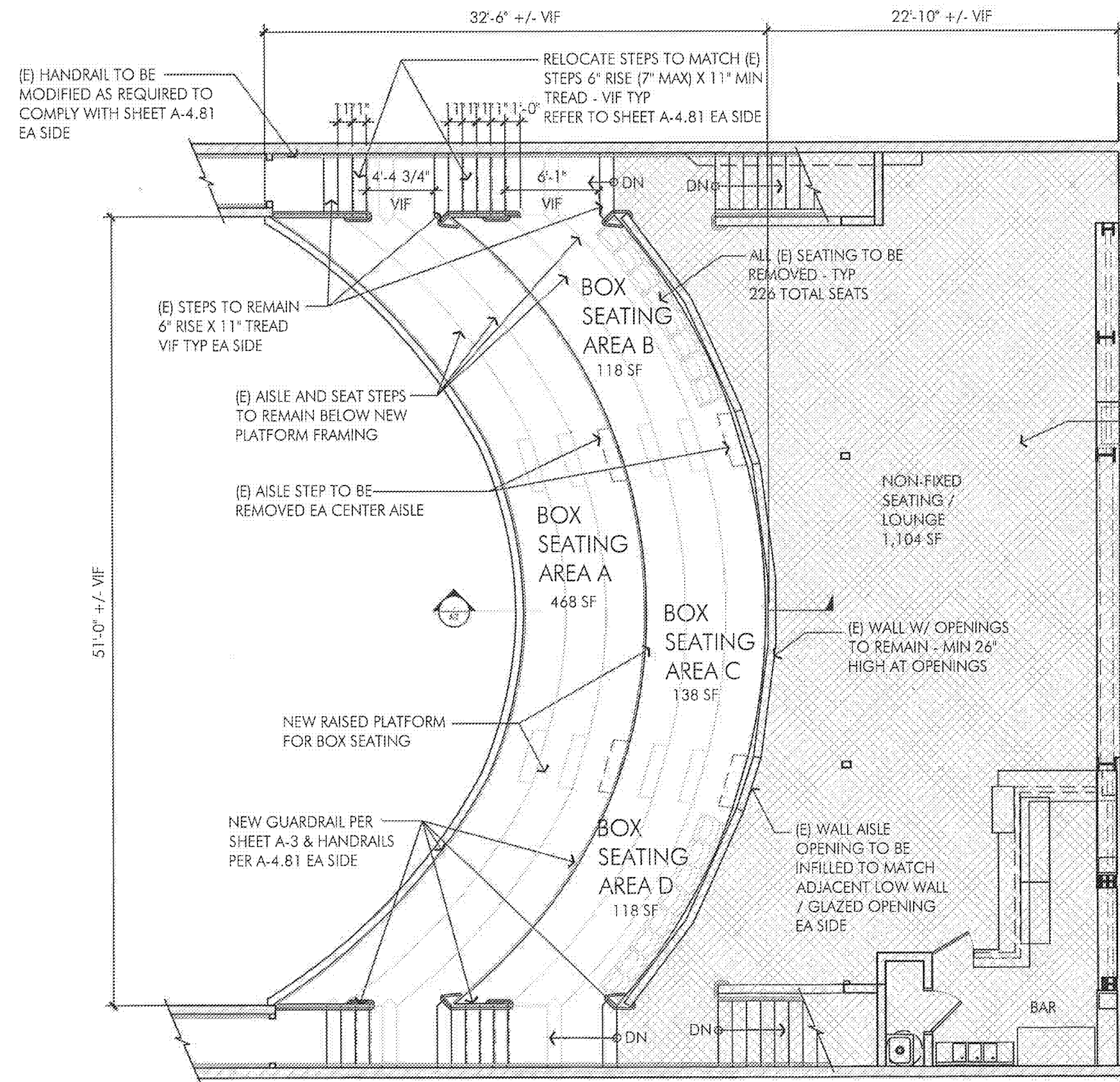
Kevin:

On 8/16/11 our field superintendent Allen Parza did a field survey of your automatic fire sprinkler system, to determine if the attic space between the kitchen ceiling and balcony area had proper fire sprinkler coverage. After his survey he determined that there was proper coverage as per NFPA 13, state and local codes.

If you have any questions or need any further information please give me a call at (909) 622-8911. I will be happy to assist you.

Regards,

  
Pete Rosell  
Vice President  
Inland Empire Fire and Safety, Inc.



REFER TO SHEET  
A-1.01 OF  
ORIGINAL PLANS  
FOR SCOPE OF  
WORK AT  
HATCHED AREA

- NOTES:
1. FIELD VERIFY ALL DIMENSIONS
  2. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

ALL INTERIOR FINISHES, DECORATIVE MATERIALS AND TRIM SHALL BE IN ACCORDANCE WITH CBC AND CFC CHAPTER 8 AND APPROVED BY THE CITY OF SANTA ANA FIRE DEPARTMENT

REVISED SCOPE OF WORK TO PERMIT 10170882 TO REMOVE FIXED THEATER SEATING AND REPLACE WITH FIXED PLATFORM / BOOTH SEATING

FLOOR PLAN

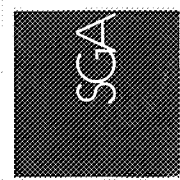
JOB NO.	06-017
DATE	12-6-11
SCALE	1/8"=1'-0"

A-1

SHEET REF: A-1.01

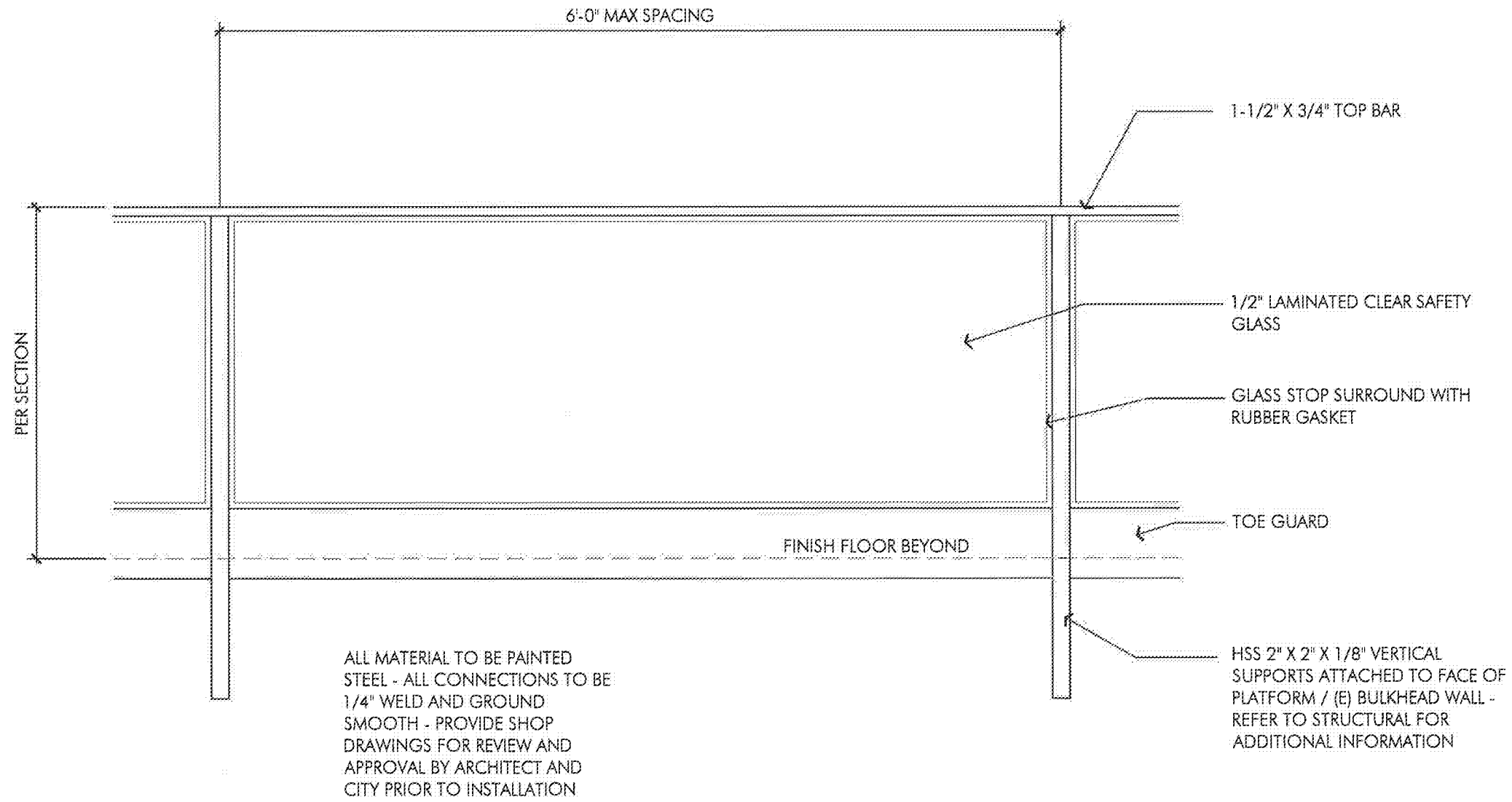
**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC.  
305 WEST FOURTH STREET  
SANTA ANA, CA 92701  
www.SGaffneyArch.com  
TEL: 714.571.0500  
FAX: 714.571.0600









# RAIL DETAIL

A-3

SHEET REF: A-2

JOB NO. 06-017

DATE 12-6-11

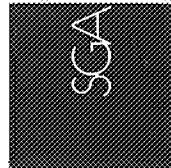
SCALE 1"=1'-0"

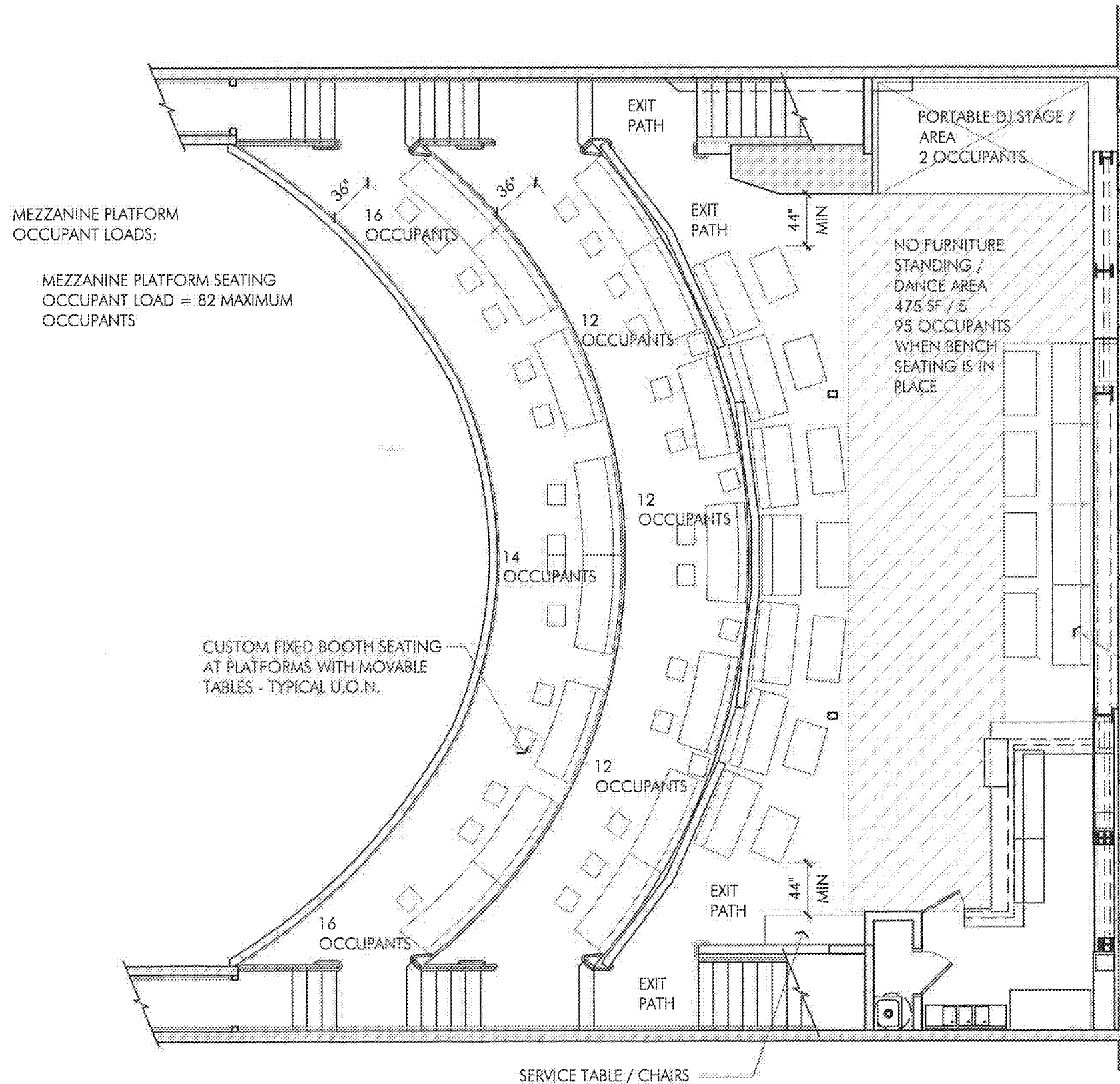
**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL: 714.571.0500  
FAX: 714.571.0600





MEZZANINE LOUNGE  
OCCUPANT LOADS:

MAXIMUM OCCUPANTS WITH  
NO SEATING OR STAGE  
1,104 SF / 5 = 220 MAXIMUM  
OCCUPANTS

MAXIMUM OCCUPANTS WITH  
STAGE AND STANDING  
OCCUPANTS (NO BENCH SEATS)  
998 SF / 5 + DJ'S = 201  
MAXIMUM OCCUPANTS

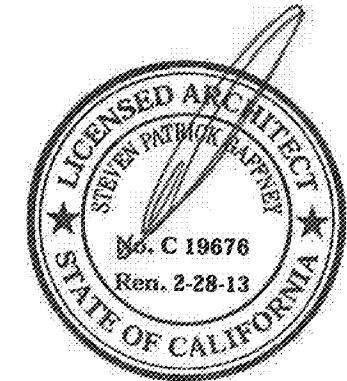
MAXIMUM OCCUPANTS WITH  
BENCH SEATING AND STAGE  
3-OCCUPANTS / BENCH +  
OCCUPANTS STANDING + DJ'S =  
124 MAXIMUM OCCUPANTS

POSTED MEZZANINE MAXIMUM  
OCCUPANT LOADS:

NO SEATING OR STAGE AT  
LOUNGE = 302 MAXIMUM  
OCCUPANTS

NO SEATING WITH STAGE AT  
LOUNGE = 283 MAXIMUM  
OCCUPANTS

SEATING WITH STAGE AT  
LOUNGE = 206  
MAXIMUM OCCUPANTS



FURNITURE / OCCUPANCY PLAN

A-4

SHEET REF: A-1.01

JOB NO. 06-017

DATE 12-6-11

SCALE 1/8" = 1'-0"

YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0600

SGA

## GENERAL STRUCTURAL NOTES:

1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.
2. Discrepancies: The Contractor shall inform the Engineer in writing, of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Upon receipt of such information, the Engineer will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
3. Typical Details and Notes on these sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.
4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.
5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the 2010 C.B.C. adopted by the City of Santa Ana.
6. Building Live Loads:  
Fixed Seating — 60 psf\*  
\*Reducible depending upon tributary area
7. Inspection: Wherever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.
9. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.
10. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.
11. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employees of the contractor.
12. Safety: The Contractor shall adequately protect his work, adjacent property and the public, and be responsible for damage or injury due to his act or neglect.
13. Shop Drawings: Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain construction is in full agreement with the latest construction documents.
14. Shop Drawing Check: The review of shop drawings by the Structural Engineer is only for general compliance with the structural drawings and specifications. This review does not guarantee in any way that the shop drawings are correct nor does it infer that they supersede the structural drawings.

## STRUCTURAL STEEL NOTES:

1. Materials: All structural steel shapes shall conform to ASTM A992 Gr. 50, and all structural steel plates shall conform to ASTM A572 Gr. 50 unless noted otherwise. Structural steel pipe shall conform to ASTM A-53 grade B. Structural steel tube shall conform to ASTM A-500 grade B — 46ksi.

2. Welding: All welds shall be in conformity with the standard code for arc and gas welding of American Welding Society (AWS) and the American Institute of Steel Construction (AISC). All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. All welds shall be of min E70XX (70ksi) electrodes.
3. Shop Welding: Shop welding shall be performed only in the shop of an approved licensed fabricator.
4. Field Welding: All field welding shall be performed by certified welders and shall be inspected by a Registered Special Inspector.
5. Bolts: All bolts shall be unfinished bolts conforming to ASTM A-307 unless noted otherwise.
6. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size used except as noted otherwise.
7. Shop Drawings: Shop drawings shall be submitted to the Architect for review and comment prior to fabrication.
8. Detailing: All connections and detailing practice shall conform to the 9th Edition of A.I.S.C. specifications.
9. Certification: At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

## WOOD NOTES:

1. Lumber: All lumber shall conform to the provision of the 2010 C.B.C. section 2303.
2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLIB Rule #17 (both horizontal and vertical), unless noted otherwise. All structural members shall be grade marked per Rule #17 of WCLIB.
3. Preserve-Treated & Fire-Retardant Lumber: Fasteners for preservative-treated and fire retardant-treated wood shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. All other steel to be hot dipped zinc-coated galvanized or stainless steel.
4. Bolts: All bolt heads and nuts bearing on wood shall have washers. All bolt holes in wood shall be drilled 1/32" to 1/16" diameter larger than the nominal bolt diameter.
5. Lag Screws: All lag screws bearing on wood shall have washers. The hold for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.
6. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
7. Nails: Nailing shall conform to Table 2304.9.1 of the 2010 C.B.C. Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and re-nail should splitting develop due to the nature of the material or connection.
8. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DOC PS 1 or DOS PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and re-nailed into firm adjacent wood. Nails heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as installed.

9. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DOC PS 2. Nail as shown on plans.

## TimberSil Notes

1. TimberSil framing members, made with kiln dried Southern Yellow Pine No 1, or a better grade of Southern Yellow Pine, is manufactured by TimberSil, Springfield, Virginia.
2. Allowable bending stress  $F_b = 2700$  psi minimum.  
Modules of Elasticity  $E = 19,000,000$  psi minimum
3. Grade/Manufacturers Stamp: Members shall be stamped and inspected per the manufacturer.

## STRUCTURAL OBSERVATION:

1. Structural observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility of the inspection required by Sections 110 and 1704 or other sections of 2010 CBC.
2. The owner shall employ a registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge of the structural design, to perform structural observations as defined in Section 1702.
3. The owner or owner's representative shall coordinate and call for a meeting between the Engineer or Architect responsible for the structural design, structural observer, contractor, affected subcontractors, and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations.
4. The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the following significant construction stages require a site visit and an observation report from the structural observer:

Construction Stages	Elements/Connections to be Observed
a) Guard Rails	Location, member size, attachment
b) Wood framing	Joist, sheathing
5. At the conclusion of each significant construction stage, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
6. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
7. The engineer of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.

OCT 27 2011

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC

STRUCTURAL NOTES

JOB NO: 21147BS

DATE: 10/03/2011

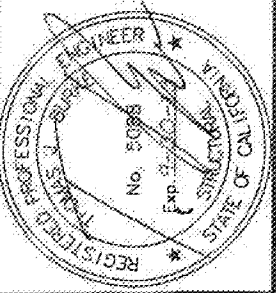
SCALE: NOTED

SHEET REF:

YOST  
THEATER

307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
307 N. OCEAN AVENUE  
LAGUNA BEACH, CA 92653  
949 484-6778



SCA

STRUCTURAL NOTES

CONNECTION	NAILING	LOCATION
1. Joist to sill or girder	3-8d	toenail
2. Bridging to joist	2-8d	toenail each end
3. 1"x 6" subfloor or less to each joist	2-8d	face nail
4. Wider than 1"x 6" subfloor to each joist	3-8d	face nail
5. 2" subfloor to joist or girder	2-16d	blind and face nail
6. Sole plate to joist or blocking Sole plate to joist or blocking at braced wall panels	16d @ 16"o.c. 3-16d per 16"	typical face nail braced wall panels
7. Top plate to stud	2-16d	end nail
8. Stud to sole plate 3x sole plate	4-8d 2-16d 2-20d	toenail end nail end nail
9. Double studs	16d @ 24"o.c.	face nail
10. Doubled top plates Doubled top plates	16d @ 16"o.c. 8-16d	typical face nail lap splice
11. Blocking between joists or rafters to top plate	3-8d	toenail
12. Rim Joist to top plate	16d @ 6"o.c.	toenail
13. Top plates, laps and intersections	2-16d	face nail
14. Continuous header, two pieces	16d @ 16"o.c.	along each edge
15. Ceiling joists to plate	3-8d	toenail
16. Continuous header to stud	4-8d	toenail
17. Ceiling joists, laps over partitions	3-16d min	face nail
18. Ceiling joists to parallel rafters	3-16d min	face nail
19. Rafter to plate	3-8d	toenail
20. 1" brace to each stud and plate	2-8d	face nail
21. 1"x 8" sheathing or less to each bearing	3-8d	face nail
22. Wider than 1"x 8" sheathing to each bearing	3-8d	face nail
23. Built-up corner studs	16d @ 24"o.c.	

NAILING SCHEDULE



DETAIL

scale 3/4"=1'-0"



DETAIL

scale 1/2"=1'-0"



DETAIL

scale 3/4"=1'-0"



TYPICAL DETAILS

JOB NO. 21147BS

DATE: 10/03/2011

SCALE: NOTED

SHEET REF: S-T

YOST THEATER

307 N. Sauratown Street  
Sante Ana, California 92701

LAWSON-BURKE STRUCTURAL ENGINEERS LLC

312 OCEAN AVENUE  
CABANA, CALIFORNIA 94001  
(848) 484-0778

SGA

## DETAIL

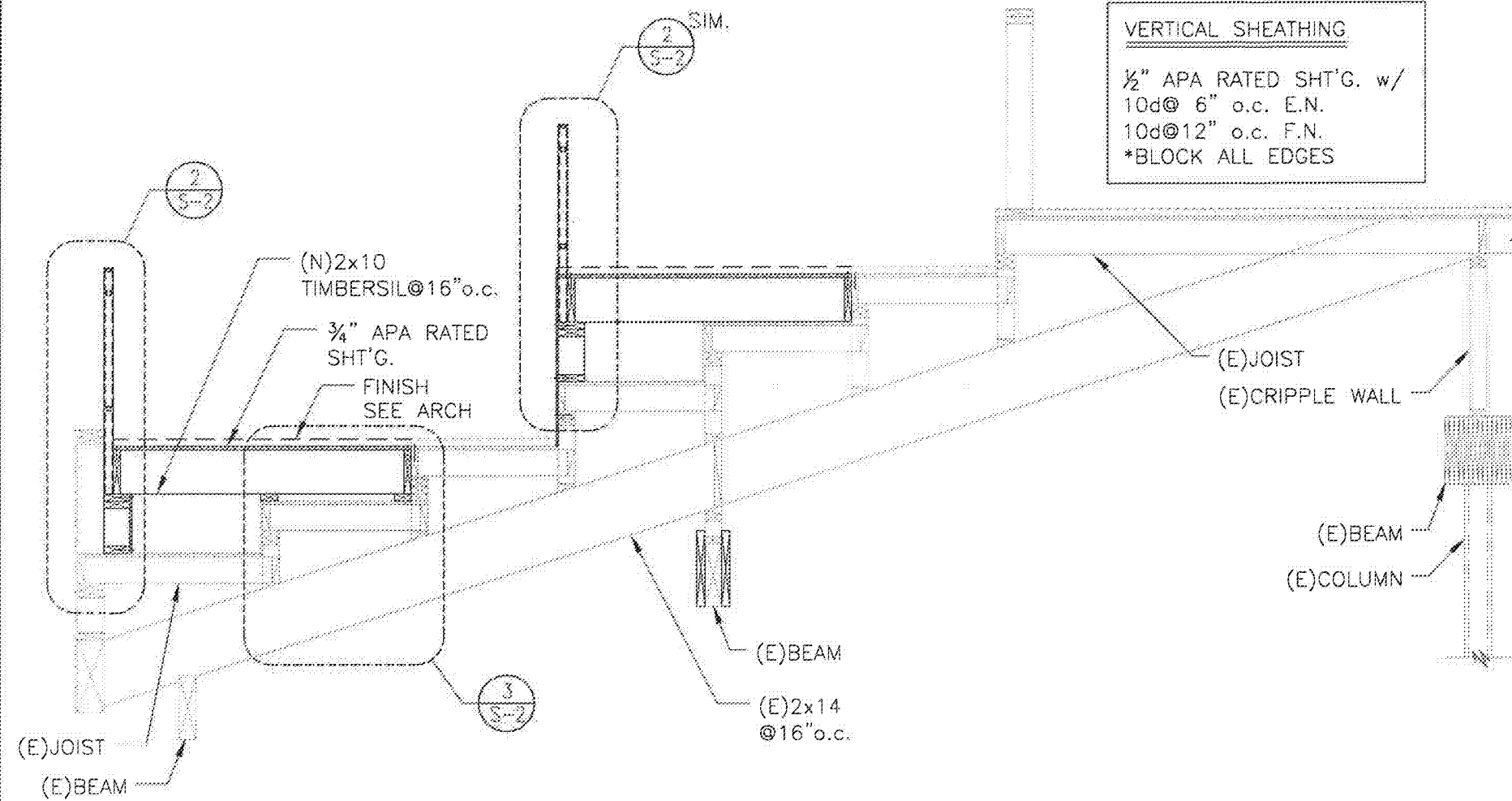
scale  $\frac{3}{4}"=1'-0"$



SGA

SHEET REF:





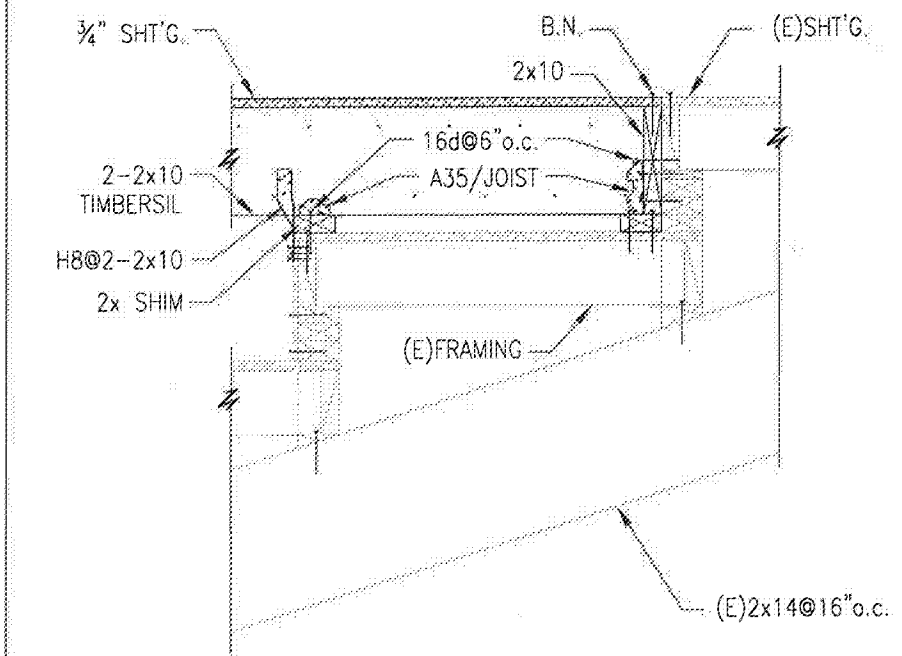
**SECTION**

scale 3/8"=1'-0"



**DETAIL**

scale 3/4"=1'-0"



**DETAIL**

scale 3/4"=1'-0"



**SECTION & DETAILS**

**S-2**

SHEET REF:

JOB NO. 21147BS	DATE: 10/03/2011	SCALE: NOTED
-----------------	------------------	--------------

**YOST THEATER**  
 307 N. Spurgeon Street  
 Santa Ana, California 92701

**LAWSON-BURKE STRUCTURAL ENGINEERS LLC**  
 3702 OCEAN AVENUE  
 LA JOLLA 92034, CA 92037  
 (619) 484-0778

REGISTERED PROFESSIONAL ENGINEER  
 No. 5586  
 Exp. 12/31/2012  
 STATE OF CALIF.



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

## REVISION/SUPPLEMENTAL PLAN CHECK REQUEST

Project Address: 307 N Spurgeon Suite# \_\_\_\_\_  
New Plan Check No. 10173939  
Original Plan Check No.: 10173394 Permit Issuance Date: N/A  
Original Plan Checker: Zac Mazarji  
Amount paid: \$ 20725 Misc. Receipt #: 58524  
Processed by: Alexander Date: 12-14-11  
Plan Checker Approval: [Signature] Date: 12/19/11  
Additional Hours: 2 @ \$207.25 = \$ \_\_\_\_\_

Print Name: Dennis Luy Signature: [Signature]  
Representing: Ritz and Yest Inc / S & A prep  
Telephone: (310) 493-2050 FAX: (714) 667 0174  
Contact Person: Dennis Luy Telephone: (310) 493-2050  
E-Mail: dennis.luy@gmail.com

PLANS PREPARED BY AN ARCHITECT OR ENGINEER MUST BE SIGNED BY THE PROFESSIONAL WHO PREPARES THEM.

PLEASE WRITE A BRIEF DESCRIPTION OF THE REVISION/SUPPLEMENT AND IF POSSIBLE AREA OF WORK. ALL REVISIONS ARE TO BE CLOUDED AND PROPERLY IDENTIFIED: (i.e. Deltas, Sheet Nos., etc).

Electrical, Plumbing and/or Mechanical plans – stamped job set shall accompany revised plans.

Removing unneeded airstream in balcony



# YOST THEATER

TENANT IMPROVEMENTS

307 N. Spurgeon Street  
Santa Ana, California  
92701

APPROVED PLANS  
SHALL BE ON JOB  
SITE AT ALL TIMES

The stamping of this set of plans  
SHALL NOT be held to permit or  
to approve the violation of any law,  
or structural safety of any building.

APPROVED 12-15-11  
SANTA ANA FIRE DEPT.  
SCHEDULE FIRE DEPARTMENT  
INSPECTIONS AND TESTS  
72 HOURS IN ADVANCE  
PHONE: (714) 847-5700  
MORRIS T. J.



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STEVEN GAFFNEY ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF STEVEN GAFFNEY ARCHITECTURE, INC. ALL RIGHTS RESERVED. COPYRIGHT ©

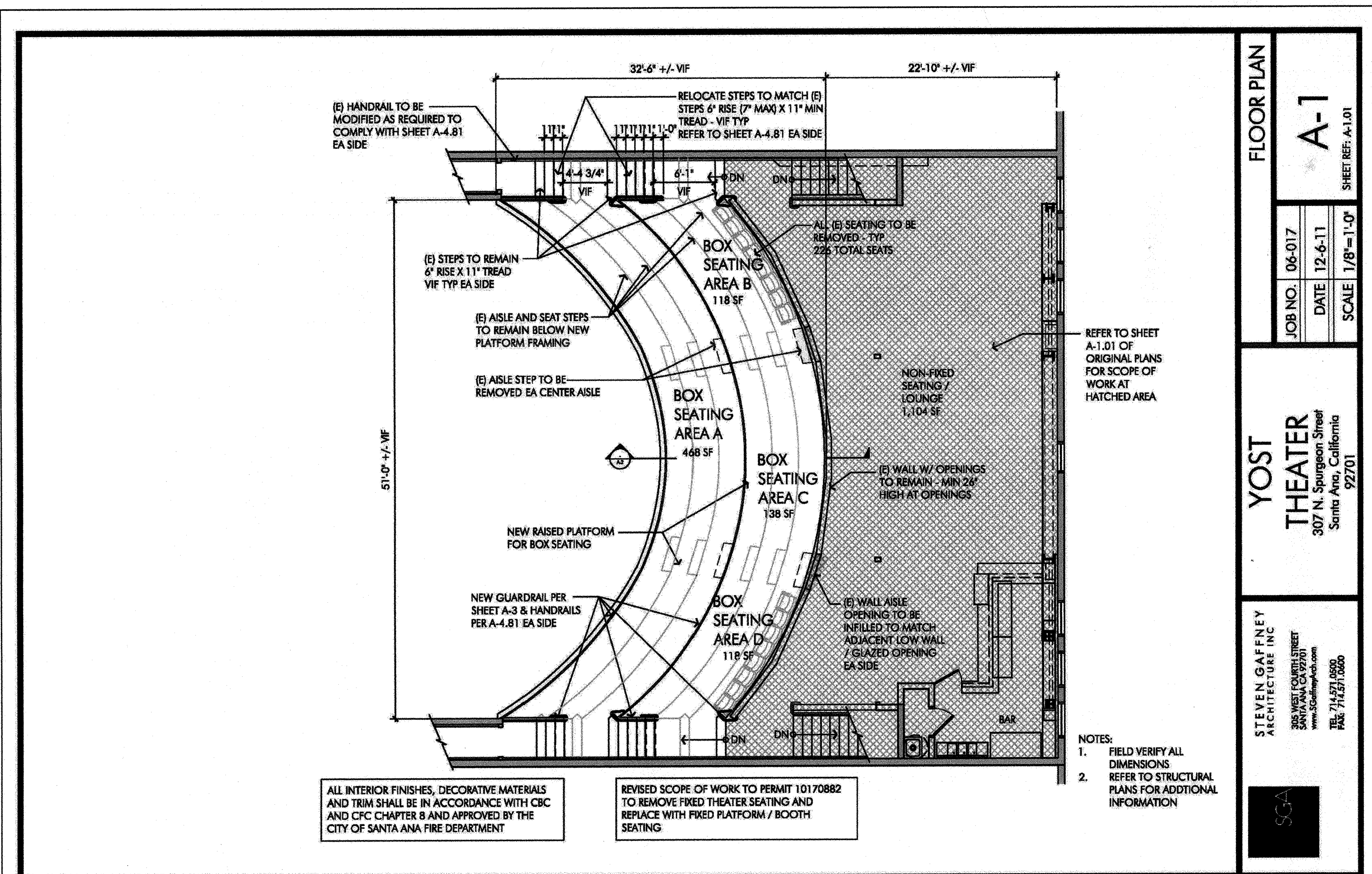
12-6-11	

MEZZANINE  
PLATFORM  
REVISION

SHEET NUMBER JOB NUMBER  
DATE  
SCALE AS NOTED

SK-1

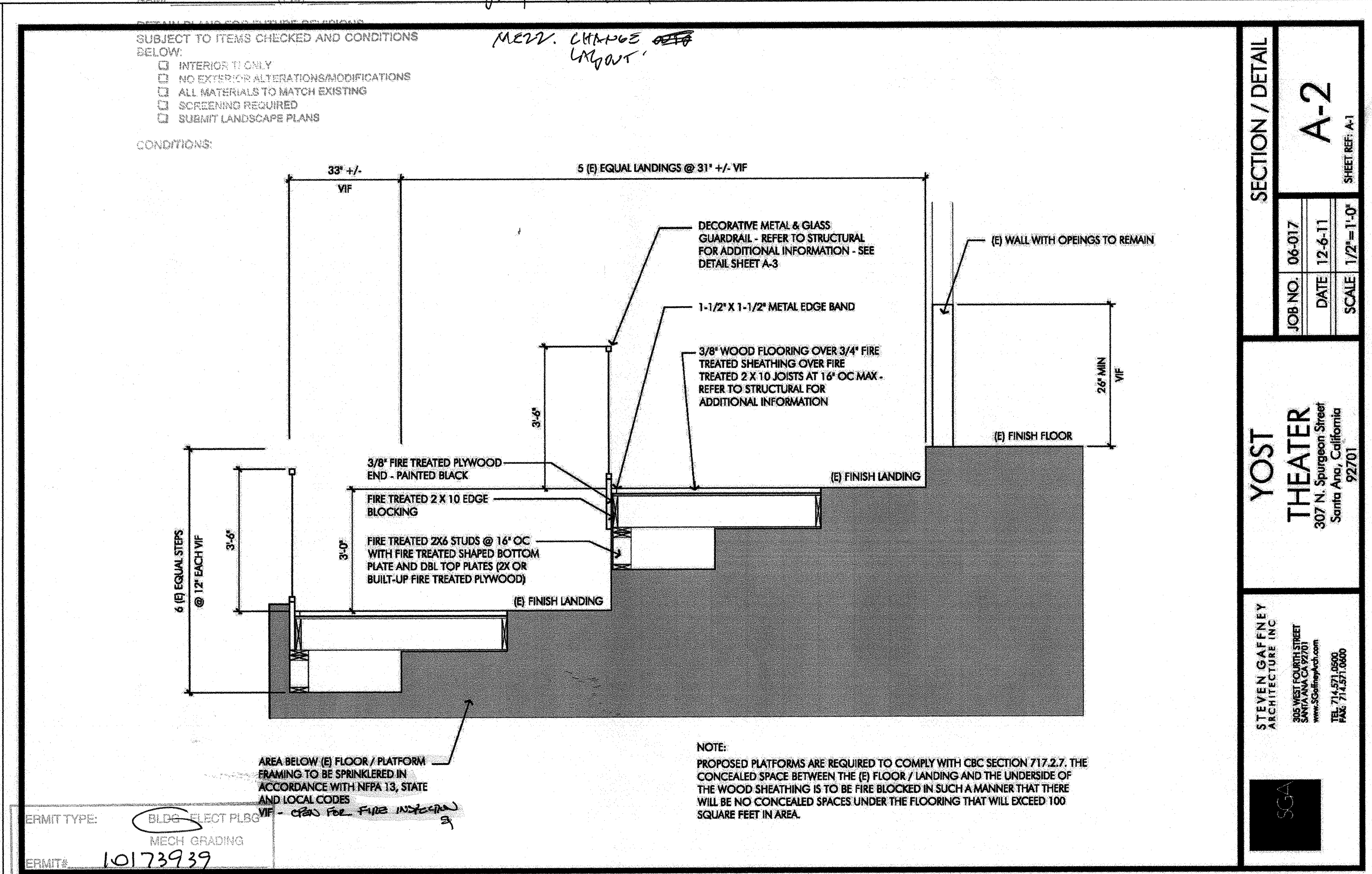
RECEIVED  
DEC 14 2011  
City of Santa Ana



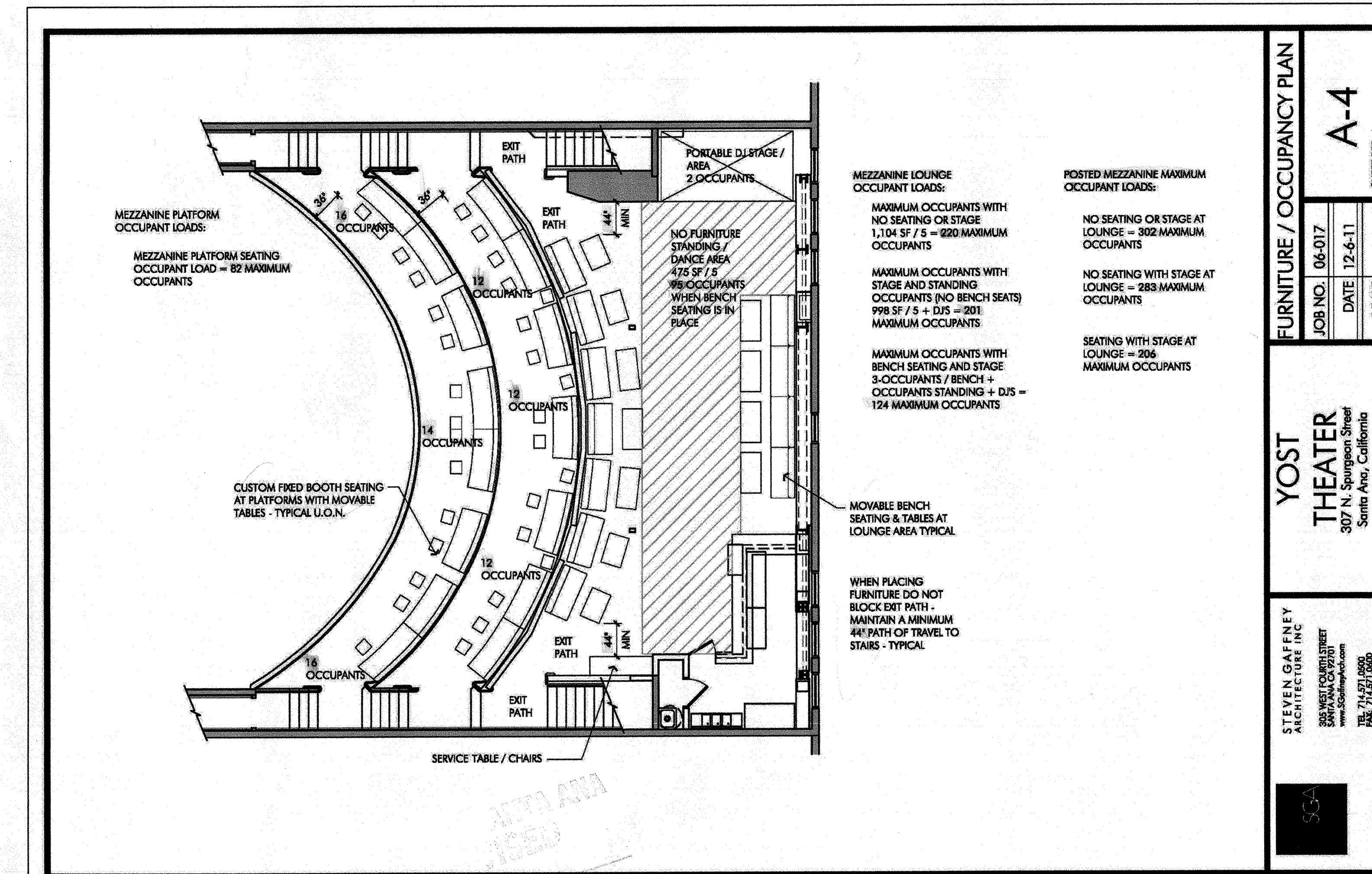
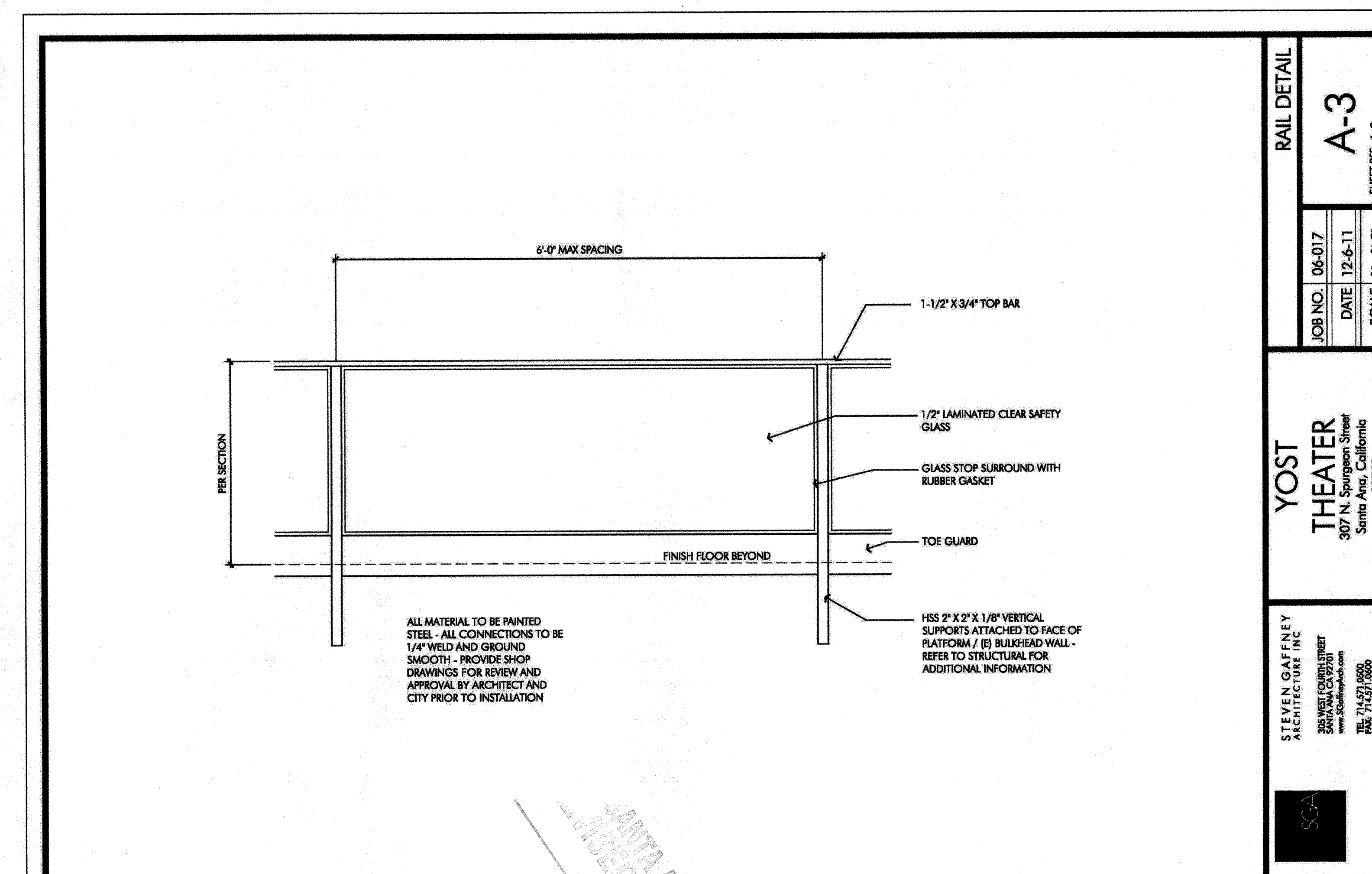
APPROVED  
PLANNING DIVISION  
MASTER I.D. 2011-93643  
G.P. DC Zone 8P84  
PLANNER DATE 12/14/11  
TRANSFERRED BY HS ONLY  
PLANNING INSPECTION REQUIRED:  
ROUGH FINAL NONE  
NAME (714)

APPROVED  
NO POLICE FINAL INSPECTION REQUIRED  
DATE 12-15-11  
SANTA ANA POLICE DEPT.

CITY OF SANTA ANA  
RECEIVED  
12-19-11



PERMIT TYPE: BLDG - ELEC PLBS  
MECH GRADING  
10173939  
OCC. GROUP  
CONSTR. TYPE  
CODE EDITION  
FLOOD ZONE  
FLOOD ZONE CERTIF. REQ'D YES NO  
MICROFILM YES NO  
RADIANT BARRIER @ ROOF YES NO  
RESIDENTIAL DEV. FEE YES NO



10173939 Rev. 10/17/3939



SGA

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL: 714.571.0500  
FAX: 714.571.0600

YOST  
THEATER

TENANT IMPROVEMENTS

307 N. Spurgeon Street  
Santa Ana, California  
92701

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STEVEN GAFFNEY ARCHITECTURE, INC.  
AND IS INTENDED TO BE USED ONLY FOR THE PROJECT AND/OR FOR THE PROJECT'S DESIGN AND/OR  
CONSTRUCTION. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN  
CONSENT OF STEVEN GAFFNEY ARCHITECTURE, INC. IS PROHIBITED.

△	12-4-11	△
△		△
△		△
△		△
△		△
△		△
△		△
△		△

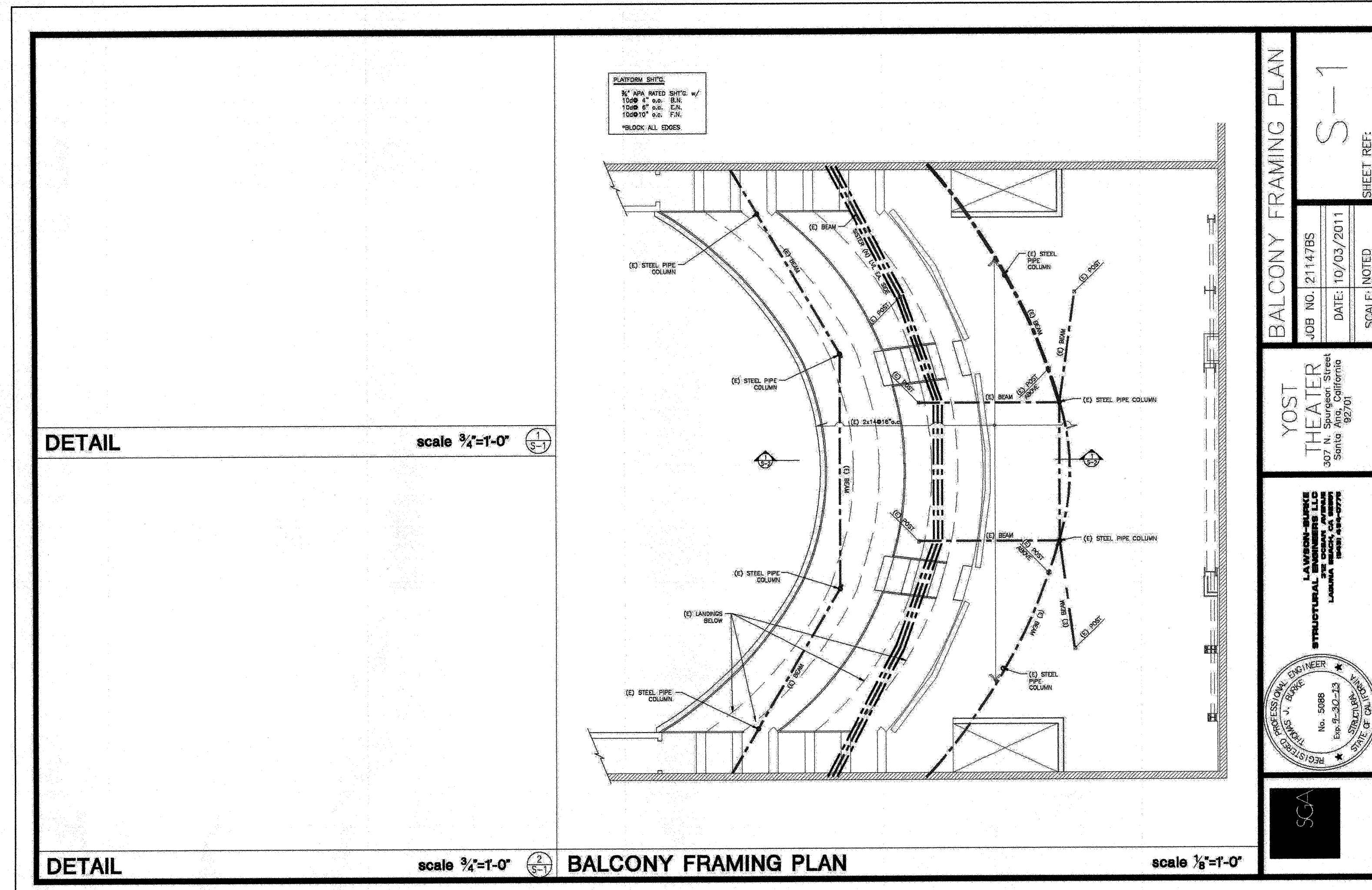
MEZZANINE  
PLATFORM  
REVISION

SHEET NUMBER JOB NUMBER

DATE

SK-2

SCALE  
AS NOTED



# GENERAL STRUCTURAL NOTES

1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.
2. Discrepancies: The Contractor shall inform the Engineer in writing of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Upon receipt of such information, the Engineer will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
3. Typical Details and Notes on these sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.
4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.
5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the 2010 C.B.C. adopted by the City of Santa Ana.
6. Building Live Loads:
  - a) Floor Slab - 80 psf
  - b) Reducible depending upon tributary area
7. Inspection: Whenever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.
8. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.
9. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.
10. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employee of the contractor.
11. Safety: The Contractor shall adequately protect his work, adjacent property and the public, and be responsible for damage or injury due to his act or neglect.
12. Shop Drawings: Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain construction is in full agreement with the latest construction documents.
13. Shop Drawing Check: The review of shop drawings by the Structural Engineer is only for general compliance with the structural drawings and specifications. This review does not guarantee in any way that the shop drawings are correct nor does it infer that they represent the structural drawings.

## STRUCTURAL STEEL NOTES

1. Materials: All structural steel shapes shall conform to ASTM A992 Gr. 50, and all structural steel plate shall conform to ASTM A572 Gr. 50 unless noted otherwise. Structural steel pipe shall conform to ASTM A-53 grade B. Structural steel tube shall conform to ASTM A-500 grade B - 48x4.

2. Welding: All welds shall be in conformity with the standard code for arc and gas welding of American Welding Society (AWS) and the American Institute of Steel Construction (AISC). All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. All welds shall be of min. E70XX (70ksi) electrodes.
3. Shop Welding: Shop welding shall be performed only in the shop of an approved licensed fabricator.
4. Field Welding: All field welding shall be performed by certified welders and shall be inspected by a Registered Special Inspector.
5. Bolts: All bolts shall be unfinished bolts conforming to ASTM A-307 unless noted otherwise.
6. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size except as noted otherwise.
7. Shop Drawings: Shop drawings shall be submitted to the Architect for review and comment prior to fabrication.
8. Detailing: All connections and detailing practice shall conform to the 9th Edition of AISC specifications.
9. Certification: At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

## WOOD NOTES

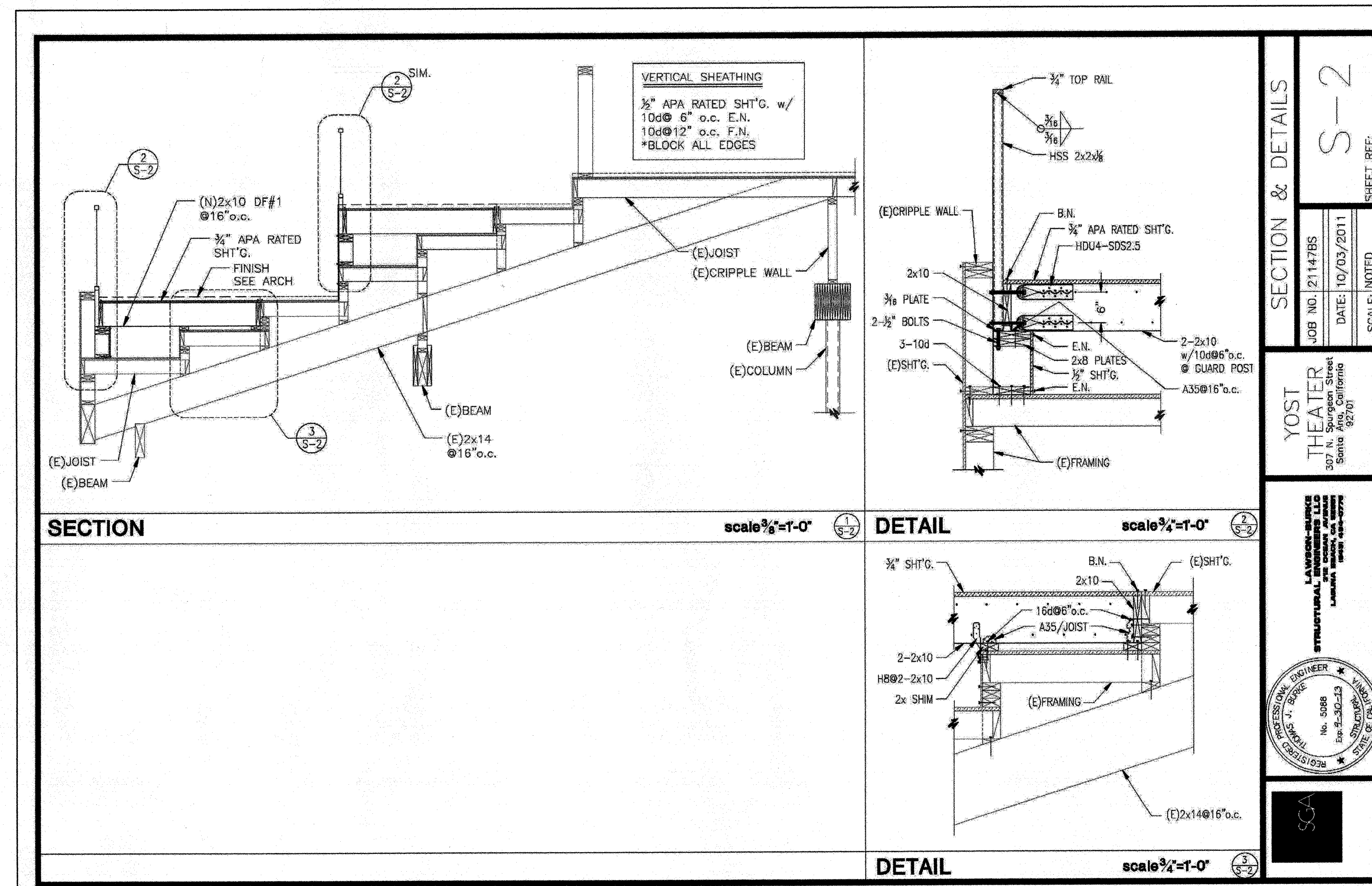
1. Lumber: All lumber shall conform to the provision of the 2010 C.B.C. section 2303.
2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLB Rule #17 (both horizontal and vertical), unless noted otherwise. All structural members shall be grade marked per Rule #17 of WCLB.
3. Preservative-Treated & Fire-Retardant Lumber: Fasteners for preservative-treated and fire-retardant-treated wood shall be hot-dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber nails, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 680, Class 55 minimum. All other steel to be hot-dipped zinc-coated galvanized or stainless steel.
4. Bolts: All bolt heads and nuts bearing on wood shall have washers. All bolt holes in wood shall be drilled 1/32" to 1/16" diameter larger than the nominal bolt diameter.
5. Lag Screws: All lag screws bearing on wood shall have washers. The hole for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.
6. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
7. Nails: Nailing shall conform to Table 2304.9.1 of the 2010 C.B.C. Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and nail should splitting develop due to the nature of the material or connection.
8. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DDC PS 1 or DDC PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and replaced into firm adjacent wood. Nail heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as noted.

9. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DDC PS 2. Nail as shown on plans.

## STRUCTURAL OBSERVATION:

1. Structural observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility of the inspection required by Sections 110 and 1704 or other sections of 2010 CBC.
2. The owner shall employ a registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge of the structural design, to perform structural observations as defined in Section 1702.
3. The owner or owner's representative shall coordinate and call for a meeting between the Engineer or Architect responsible for the structural design, structural observer, contractor, affected subcontractors, and design inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations.
4. The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the following significant construction stages require a site visit and an observation report from the structural observer:
  - a) Construction Stages
  - b) Guard Rails
  - c) Wood Framing
5. At the conclusion of each significant construction stage, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
6. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
7. The engineer of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.

## STRUCTURAL NOTES



CONNECTION	NAILING	LOCATION
1. Joist to sill or girder	3-8d	toe nail
2. Bridging to joist	2-8d	toe nail each end
3. 1"x 6" subfloor or less to each joist	2-8d	face nail
4. Wider than 1"x 6" subfloor to each joist	3-8d	face nail
5. 2" subfloor to joist or girder	2-16d	blind and face nail
6. Sole plate to joist or blocking	16d @ 16" o.c.	typical face nail
Sole plate to joist or blocking of braced wall panels	3-16d per 16"	braced wall panels
7. Top plate to stud	2-16d	end nail
8. Stud to sole plate	4-8d	toe nail
9. Double studs	2-16d	end nail
10. Doubled top plates	2-20d	end nail
11. Blocking between joists or rafters to top plate	16d @ 24" o.c.	face nail
12. Rim Joist to top plate	16d @ 8" o.c.	toe nail
13. Top plates, laps and intersections	2-16d	face nail
14. Continuous header, two pieces	16d @ 16" o.c.	along each edge
15. Ceiling joists to plate	3-8d	toe nail
16. Continuous header to stud	4-8d	toe nail
17. Ceiling joists, laps over partitions	3-16d min	face nail
18. Ceiling joists to parallel rafters	3-8d	toe nail
19. Rafter to plate	3-8d	toe nail
20. 1" brace to each stud and plate	2-8d	face nail
21. 1"x 6" sheathing or less to each bearing	3-8d	face nail
22. Wider than 1"x 6" sheathing to each bearing	3-8d	face nail
23. Built-up corner studs	16d @ 24" o.c.	

## NAILING SCHEDULE

## DETAIL

## DETAIL

scale 3/4"=1'-0"

## DETAIL

scale 3/4"=1'-0"



#### DOOR 109 (GATE)

- (E) 5'-4" X 6'-8" WROUGHT IRON SECURITY GATE
- (E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE

MODIFY AS FOLLOWS:

SECURITY FENCE AND GATE TO BE REMOVED AND REPLACED WITH NEW SECURITY GATE / FENCE. PROVIDE ONE (1) LEAF A MINIMUM 30' X 7'-0" AND A SECOND LEAF A MINIMUM OF 24' TO 48' MAXIMUM X 7'-0" TO MAINTAIN WIDTH IN EXISTING PASSAGEWAY OPENING. SECURITY GATE TO HAVE AN EXIT DEVICE WITH CONCEALED KNOBS - VON DUPRIN 98 SERIES - EXIT ONLY WITH CLOSERS.

#### DOOR 110

- (E) 4'-4" X 6'-8" PAIR W/ TRANSOM ABOVE
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) LOCKSET WITH THUMB CONTROL
- (E) CLOSER
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 4'-4" X 6'-8" PAIR TO BE REPLACED WITH NEW 3'-0" X 6'-8" DOOR SINGLE LITE WOOD DOOR W/ SILETTE WOOD TRANSOM AND EXISTING PERIMETER FRAME TO REMAIN (HETEROGENEOUS CONTENT) PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881HW4.SM.5-NRP OR EQUAL (E) LOCKSET - TO BE REPLACED WITH SCHLAGE 19433 LOCKSET AND 23-019 CYLINDER (E) CLOSER - TO BE REPLACED - LCN 1260 SERIES (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN PROVIDE NEW PEMKO 172 THRESHOLD

#### DOORS 111 AND 112

- (N) 3'-0" X 7'-0" WOOD DOOR
- (N) WOOD FRAME
- (N) LOCKSET WITH PRIVACY LOCK ENTRY - ALWAYS OPEN EXIT
- (N) CLOSER
- (N) ILLUMINATED EXIT SIGN AT DOOR 112

#### DOOR 107

- (E) 3'-6" X 6'-8"
- (E) HOLLOW METAL DOOR
- (E) WOOD FRAME
- (E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE
- (E) STRIKE GUARD
- (E) SCOT LATCH
- (E) CLOSER
- (E) WOOD THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 3'-6" X 6'-8" - TO REMAIN (E) HOLLOW METAL DOOR - TO REMAIN (E) WOOD FRAME - TO REMAIN (E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE - TO REMAIN (E) STRIKE GUARD - TO REMAIN (E) SCOT LATCH - TO BE REMOVED (E) CLOSER - TO REMAIN (E) WOOD THRESHOLD - TO BE REPLACED WITH PEMKO COMPLIANT THRESHOLD AS REQUIRED (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN REMOVE AND REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN HINGES SEAL PERIMETER FRAM TO ADJACENT SURFACES

#### DOOR 108

- (E) 3'-0" X 6'-8" PAIR
- (E) HOLLOW METAL DOOR
- (E) HOLLOW METAL FRAME
- (E) EXPOSED ROD PANIC HARDWARE - VON DUPRIN 88 SERIES EXIT ONLY
- (E) CLOSER
- (E) THRESHOLD
- (E) ASTRAGAL - PEMKO 378
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN (E) HOLLOW METAL DOOR - TO REMAIN (E) HOLLOW METAL FRAME - TO REMAIN (E) EXPOSED ROD PANIC HARDWARE - VON DUPRIN 88 SERIES EXIT ONLY - REPAIR OR REPLACE (E) CLOSER - TO REMAIN (E) THRESHOLD - MODIFY AS REQUIRED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ASTRAGAL - PEMKO 378 - TO REMAIN (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN TYPE

#### DOORS 101

- (E) 3'-0" X 6'-8" PAIR
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) EXPOSED ROD PANIC HARDWARE
- (E) CLOSER
- (E) THRESHOLD
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN (E) WOOD DOOR WITH SINGLE GLASS LITE - PAINT AND ADJUST AS NECESSARY (E) WOOD FRAME - PAINT AND ADJUST AS NECESSARY PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881HW4.SM.5-NRP OR EQUAL (E) EXPOSED ROD PANIC HARDWARE - TO BE REPLACED WITH VON DUPRIN 882/EO WITH RG-27 GUARDS & PEMKO 378 ASTRAGAL (E) CLOSER - TO BE REPLACED WITH AUTOMATIC DOOR OPERATOR - LCN 9730 SERIES COMPLETE WITH ALL MODIFICATIONS AND ADJUSTMENTS INCLUDING WALL MOUNTED ACTUATOR, GUIDE RAILS AND ASSOCIATED ACCESSORIES AS REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION OF AUTO SWING DOOR (E) THRESHOLD - TO BE MODIFIED FOR DISABLED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN

#### DOORS 102 & 103

- (E) 3'-0" X 6'-8" PAIR
- (E) ALUMINUM DOOR WITH SINGLE GLASS LITE
- (E) ALUMINUM FRAME
- (E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES
- (E) CLOSER
- (E) EXTERIOR PULL
- (E) CYLINDER
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

#### DOOR 102:

(E) 3'-0" X 6'-8" PAIR TO REMAIN (E) ALUMINUM DOOR WITH SINGLE GLASS LITE - TO REMAIN (E) ALUMINUM FRAME - TO REMAIN (E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES - TO REMAIN (E) CLOSER - TO BE REPLACED WITH AUTOMATIC DOOR OPERATOR - LCN 9730 SERIES COMPLETE WITH ALL MODIFICATIONS AND ADJUSTMENTS INCLUDING WALL MOUNTED ACTUATOR, GUIDE RAILS AND ASSOCIATED ACCESSORIES AS REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION OF AUTO SWING DOOR (E) EXTERIOR PULL - TO REMAIN (E) CYLINDER - TO REMAIN - VERIFY COMPLIANCE WITH CITY OF SANTA ANA CODE SANC SECTION 8-211 (E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN

#### DOOR 103:

(E) 3'-0" X 6'-8" PAIR TO REMAIN (E) ALUMINUM DOOR WITH SINGLE GLASS LITE - TO REMAIN (E) ALUMINUM FRAME - TO REMAIN (E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES - TO REMAIN (E) CLOSER - TO REMAIN (E) EXTERIOR PULL - TO REMAIN (E) CYLINDER - TO REMAIN - VERIFY COMPLIANCE WITH CITY OF SANTA ANA CODE SANC SECTION 8-211 (E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN

#### DOORS 104

- (E) 3'-0" X 6'-8" PAIR
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) EXPOSED ROD PANIC HARDWARE
- (E) CLOSER
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN (E) WOOD DOOR WITH SINGLE GLASS LITE - PAINT AND ADJUST AS NECESSARY (E) WOOD FRAME - PAINT AND ADJUST AS NECESSARY PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881HW4.SM.5-NRP OR EQUAL (E) EXPOSED ROD PANIC HARDWARE - TO BE REPLACED WITH VON DUPRIN 882/EO WITH RG-27 GUARDS & PEMKO 378 ASTRAGAL (E) CLOSER - TO BE REPLACED - LCN 1260 SERIES (E) THRESHOLD - TO BE MODIFIED FOR DISABLED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN

#### DOOR 105

- (E) 6'-0" X 7'-0" PAIR
- (E) HOLLOW METAL DOOR
- (E) HOLLOW METAL FRAME
- (E) EXPOSED ROD PANIC HARDWARE - VON DUPRIN 88 SERIES - EXIT ONLY
- (E) ASTRAGAL - PEMKO 378
- (E) CLOSER
- (E) HEAVY DUTY HINGES
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 6'-0" X 7'-0" PAIR - TO REMAIN (E) HOLLOW METAL DOOR - TO REMAIN (E) HOLLOW METAL FRAME - TO REMAIN (E) EXPOSED ROD PANIC HARDWARE - VON DUPRIN 88 SERIES EXIT ONLY - TO REMAIN (E) ASTRAGAL - PEMKO 378 - TO REMAIN (E) CLOSER - TO REMAIN (E) HEAVY DUTY HINGES - REPLACE WITH HEAVY DUTY HINGE WITH NON-REMOVABLE PIN (E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA (E) ALARM - TO REMAIN (E) ILLUMINATED EXIT SIGN - TO REMAIN

#### DOOR 106

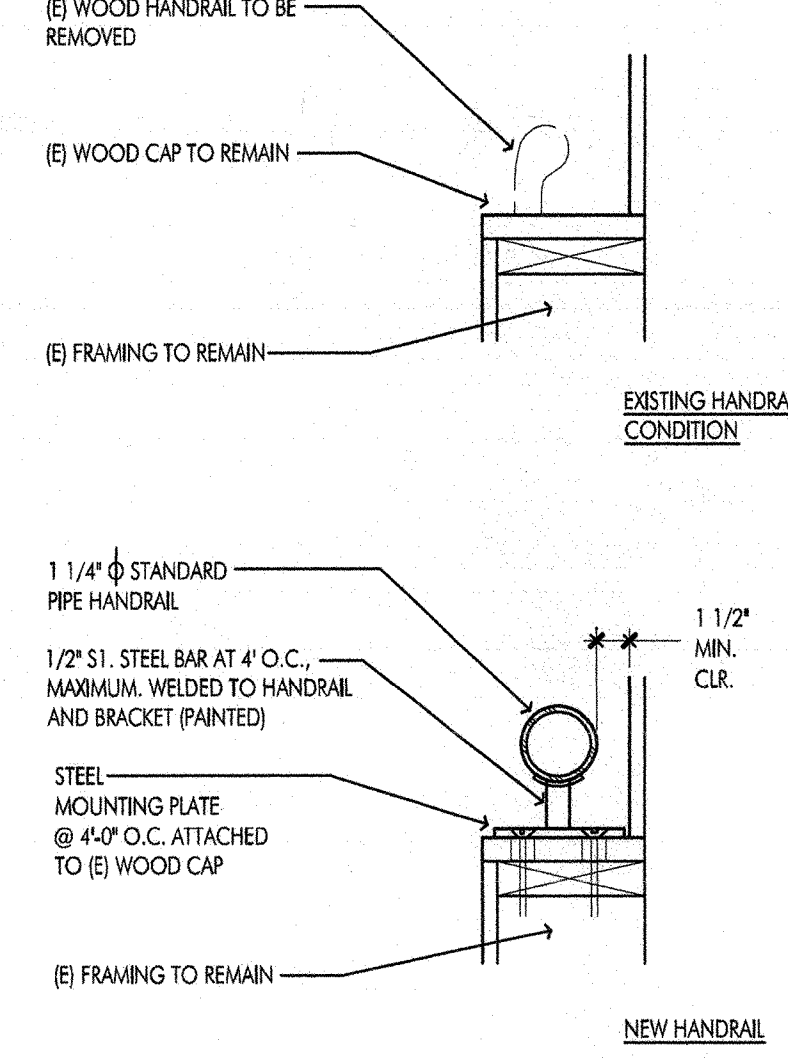
- (E) 8'-0" X 8'-0" PAIR (ONE LEAF IS FIXED)
- (E) WOOD DOOR
- (E) WOOD FRAME
- (E) MORTISE PANIC HARDWARE - EXIT ONLY
- (E) STRIKE GUARD
- (E) CLOSER
- (E) HEAVY DUTY HINGES
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

MODIFY AS FOLLOWS:

(E) 8'-0" X 8'-0" PAIR (ONE LEAF IS FIXED) - TO REMAIN (E) WOOD DOOR - TO REMAIN (E) WOOD FRAME - TO REMAIN (E) MORTISE PANIC HARDWARE - EXIT ONLY - TO REMAIN (E) STRIKE GUARD - TO REMAIN (E) CLOSER - TO REMAIN (E) THRESHOLD - TO BE REMOVED AND REPLACED WITH PEMKO COMPLIANT THRESHOLD AS REQUIRED (E) ALARM - TO REMAIN REMOVE AND REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN HINGES FIXED DOOR LEAF PANEL TO BE SECURED WITH A LOCKING DEVICE ACCESSIBLE ONLY BY OPERATING DURING DURING NON- OPERATIONAL HOURS

#### NOTES:

- REFER TO 4/G-0.02, G-0.03, & G-0.04 FOR ADDITIONAL REQUIREMENTS
- ALL EXTERIOR DOOR HARDWARE SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC) AS ADOPTED BY THE CITY OF SANTA ANA AND THE APPLICABLE REQUIREMENTS OF THE CITY OF SANTA ANA MUNICIPAL CODE (SANC) SECTION 8-211 AND ALL CONDITIONAL USE PERMIT REQUIREMENTS.
- EXTERIOR DOOR HARDWARE SHALL BE EQUIVALENT TO THE SPECIFIED PRODUCTS LISTED ABOVE. EXISTING DOORS THAT ARE NOTED TO REMAIN ARE TO BE FIELD INSPECTED AND MODIFIED AS REQUIRED TO PROVIDE HARDWARE IN COMPLIANCE WITH THE ABOVE REQUIREMENTS, ALL APPLICABLE NOTES AND DETAILS ON THE DRAWINGS FOR DISABLED ACCESS AND BE FULLY FUNCTIONAL AND OPERATIONAL.

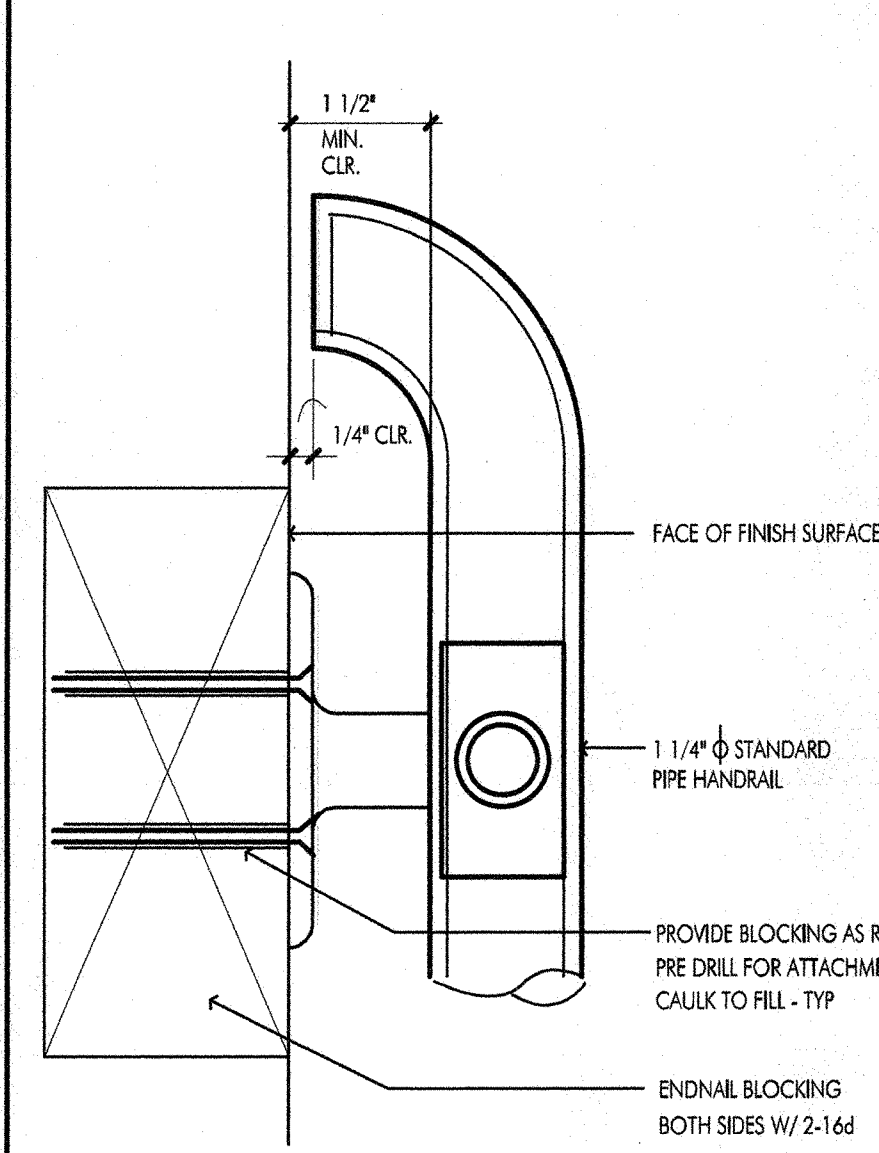


#### HANDRAIL MODIFICATION

6

#### HANDRAIL AT STAIR

3

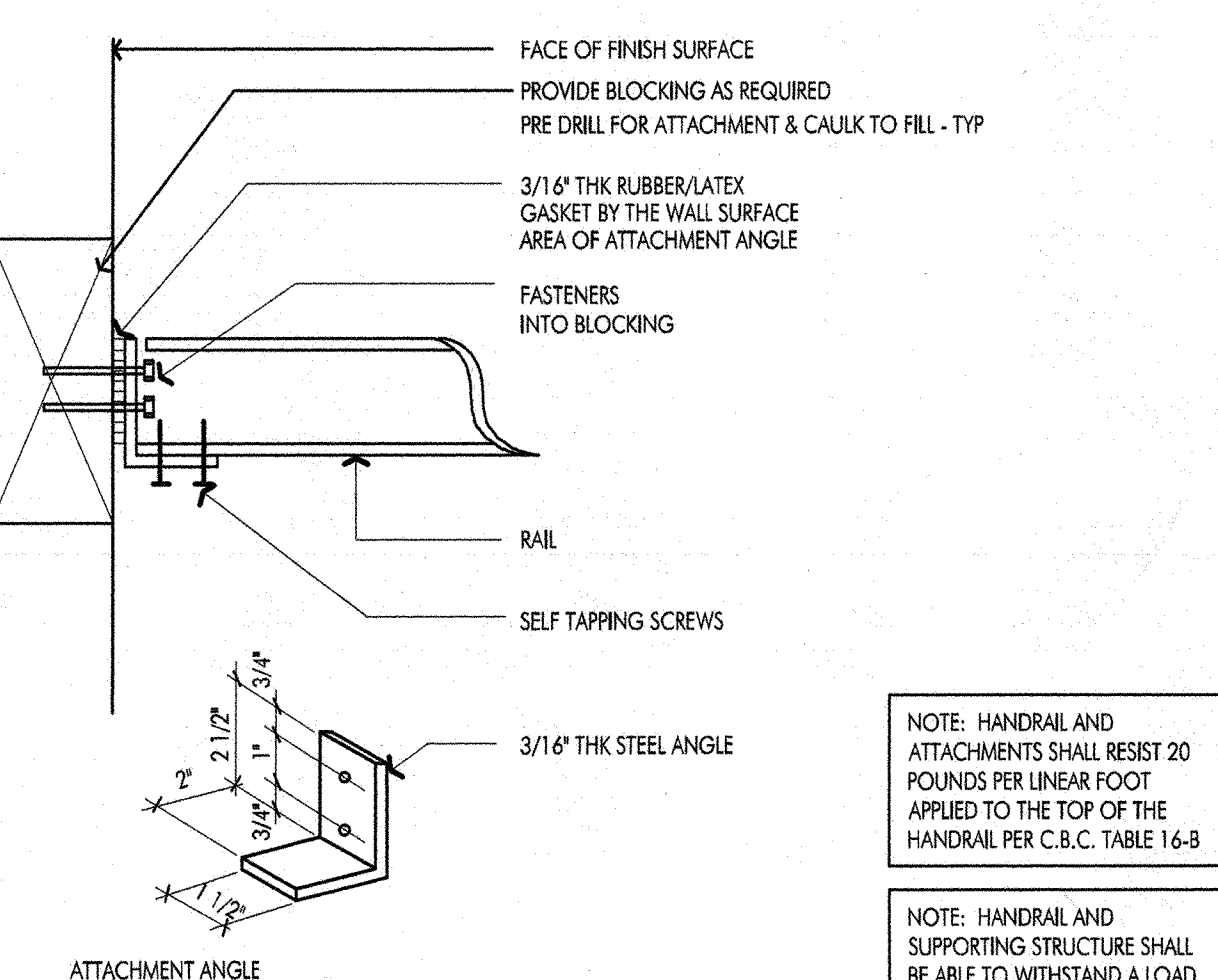


#### HANDRAIL TO WALL CONNECTION

5

#### HANDRAIL AT RAMP

2



NOTE: HANDRAIL AND ATTACHMENTS SHALL RESIST 20 POUNDS PER LINEAR FOOT APPLIED TO THE TOP OF THE HANDRAIL PER C.B.C. TABLE 16-8

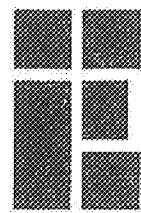
NOTE: HANDRAIL AND SUPPORTING STRUCTURE SHALL BE ABLE TO WITHSTAND A LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER C.B.C. TABLE 16-8

#### Conditions for Approval of Conditional Use Permit Nos. 2010-04, 2010-05, and 2010-06

Conditional Use Permit Nos. 2010-04, 2010-05, and 2010-06 are approved subject to compliance to the reasonable satisfaction of the Planning Commission, with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code and all other applicable regulations.

The applicant must comply in full with each and every condition listed below under 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94, 3.95, 3.96, 3.97, 3.98, 3.99, 4.00, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24, 4.25, 4.26, 4.27, 4.28, 4.29, 4.30, 4.31, 4.32, 4.33, 4.34, 4.35, 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42, 4.43, 4.44, 4.45, 4.46, 4.47, 4.48, 4.49, 4.50, 4.51, 4.52, 4.53, 4.54, 4.55, 4.56, 4.57, 4.58, 4.59, 4.60, 4.61, 4.62, 4.63, 4.64, 4.65, 4.66, 4.67, 4.68, 4.69, 4.70, 4.71, 4.72, 4.73, 4.74, 4.75, 4.76, 4.77, 4.78, 4.79, 4.80, 4.81, 4.82, 4.83, 4.84, 4.85, 4.86, 4.87, 4.88, 4.89, 4.90, 4.91, 4.92, 4.93, 4.94, 4.95, 4.96, 4.97, 4.98, 4.99, 5.00, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27, 5.28, 5.29, 5.30, 5.31, 5.32, 5.33, 5.34, 5.35, 5.36, 5.37, 5.38, 5.39, 5.40, 5.41, 5.42, 5.43, 5.44, 5.45, 5.46, 5.47, 5.48, 5.49, 5.50, 5.51, 5.52, 5.53, 5.54, 5.55, 5.56, 5.57, 5.58, 5.59, 5.60, 5.61, 5.62, 5.63, 5.64, 5.65, 5.66, 5.67, 5.68, 5.69, 5.70, 5.71, 5.72, 5.73, 5.74, 5.75, 5.76, 5.77, 5.78, 5.79, 5.80, 5.81, 5.82, 5.83, 5.84, 5.85, 5.86, 5.87, 5.88, 5.89, 5.90, 5.91, 5.92, 5.93, 5.94, 5.95, 5.96, 5.97, 5.98, 5.99, 6.00, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, 6.08, 6.09, 6.10, 6.11, 6.12, 6.13, 6.14, 6.15, 6.16, 6.17, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23, 6.24, 6.25, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.37, 6.38, 6.39, 6.40, 6.41, 6.42, 6.43, 6.44, 6.45, 6.46, 6.47, 6.48, 6.49, 6.50, 6.51, 6.52, 6.53, 6.54, 6.55, 6.56, 6.57, 6.58, 6.59, 6.60, 6.61, 6.62, 6.63, 6.64, 6.65, 6.66, 6.67, 6.68, 6.69, 6.70, 6.71, 6.72, 6.73, 6.74, 6.75, 6.76, 6.77, 6.78, 6.79, 6.80, 6.81, 6.82, 6.83, 6.84, 6.85, 6.86, 6.87, 6.88, 6.89, 6.90, 6.91, 6.92, 6.93, 6.94, 6.95, 6.96, 6.97, 6.98, 6.99, 7.00, 7.01, 7.02, 7.03, 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, 7.10, 7.11, 7.12, 7.13, 7.14, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.23, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30, 7.31, 7.32, 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41, 7.42, 7.43, 7.44, 7.45, 7.46, 7.47, 7.48, 7.49, 7.50, 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, 10.08, 10.09, 10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19, 10.20, 10.21, 10.22, 10.23, 10.24, 10.25, 10.26, 10.27, 10.28, 10.29, 10.30, 10.31, 10.32, 10.33, 10.34, 10.35, 10.36, 10.37, 10.38, 10.39, 10.40, 10.41, 10.42, 10.43, 10.44, 10.45, 10.46, 10.47, 10.48, 10.49, 10.50, 10.51, 10.52, 10.53, 10.54, 10.55, 10.56, 10.57, 10.58, 10.59, 10.60, 10.61, 10.62, 10.63, 10.64, 10.65, 10.66, 10.67, 10.68, 10.69, 10.70, 10.71, 10.72, 10.73, 10.74, 10.75, 10.76, 10.77, 10.78, 10.79, 10.80, 10.81, 10.82, 10.83, 10.84, 10.85, 10.86, 10.87, 10.88, 10.89, 10.90, 10.91, 10.92, 10.93, 10.94, 10.95, 10.96, 10.97, 10.98, 10.99, 11.00, 11.01, 11.02, 11.03, 11.04, 11.05, 11.06, 11.07, 11.08, 11.09, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12





**INLAND EMPIRE  
FIRE & SAFETY, INC.**

STATE LICENSE NO. 471687  
"Established 1980"

December 5, 2011

Mr. Kevin Jeffries  
Yost Theater  
307 Spurgeon Street  
Santa Ana, CA 92701

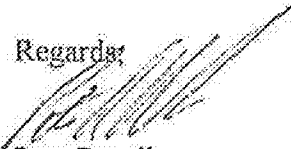
**Re: Fire Sprinkler Coverage**

Kevin:

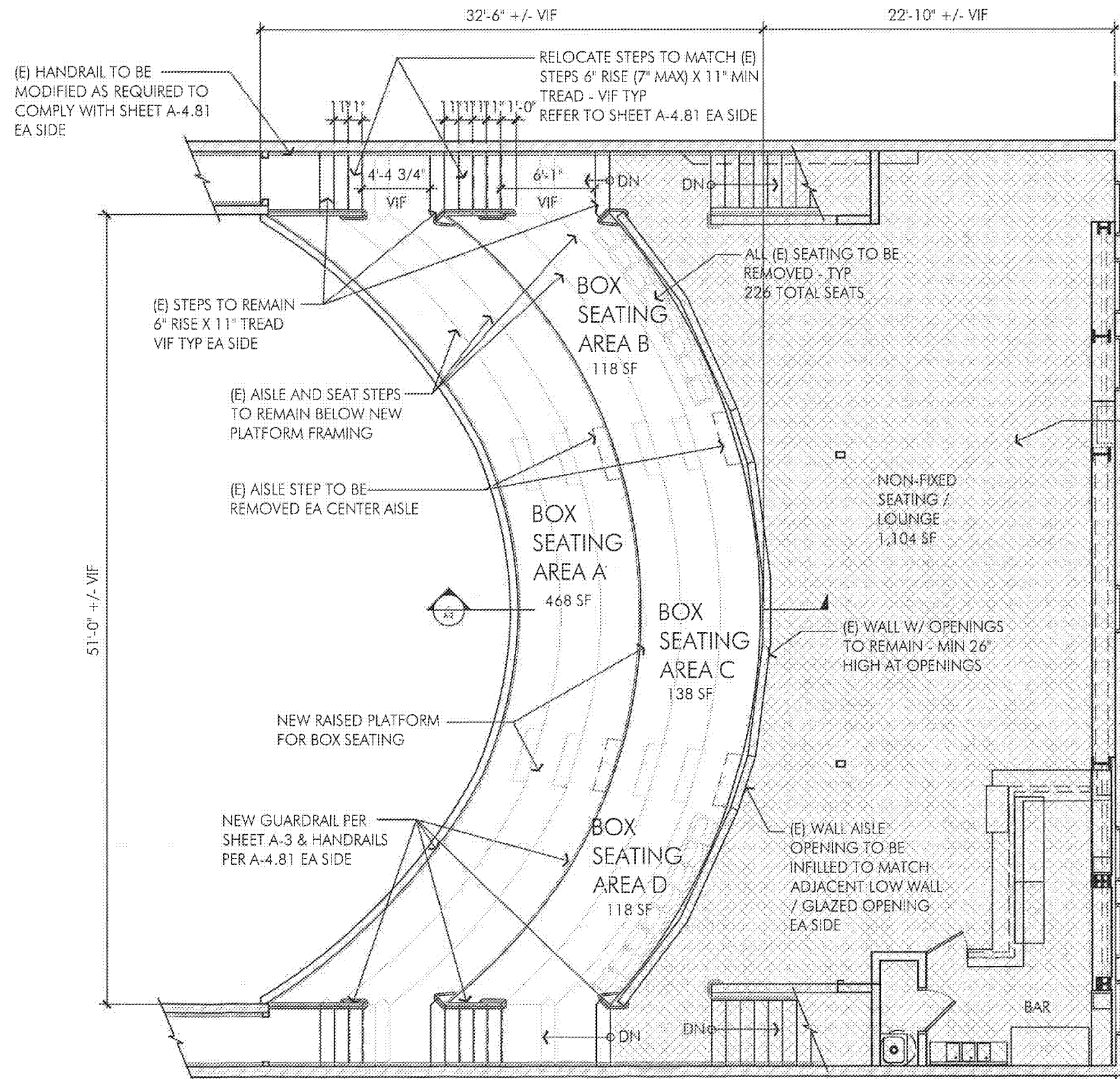
On 8/16/11 our field superintendent Allen Parza did a field survey of your automatic fire sprinkler system, to determine if the attic space between the kitchen ceiling and balcony area had proper fire sprinkler coverage. After his survey he determined that there was proper coverage as per NFPA 13, state and local codes.

If you have any questions or need any further information please give me a call at (909) 622-8911. I will be happy to assist you.

Regards,

  
Pete Rosell  
Vice President  
Inland Empire Fire and Safety, Inc.

CITY



REFER TO SHEET  
A-1.01 OF  
ORIGINAL PLANS  
FOR SCOPE OF  
WORK AT  
HATCHED AREA

- NOTES:
1. FIELD VERIFY ALL DIMENSIONS
  2. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION

ALL INTERIOR FINISHES, DECORATIVE MATERIALS AND TRIM SHALL BE IN ACCORDANCE WITH CBC AND CFC CHAPTER 8 AND APPROVED BY THE CITY OF SANTA ANA FIRE DEPARTMENT

REVISED SCOPE OF WORK TO PERMIT 10170882 TO REMOVE FIXED THEATER SEATING AND REPLACE WITH FIXED PLATFORM / BOOTH SEATING

FLOOR PLAN

A-1

SHEET REF: A-1.01

JOB NO. 06-017

DATE 12-6-11

SCALE 1/8" = 1'-0"

YOST  
THEATER

307 N. Spurgeon Street  
Santa Ana, California  
92701

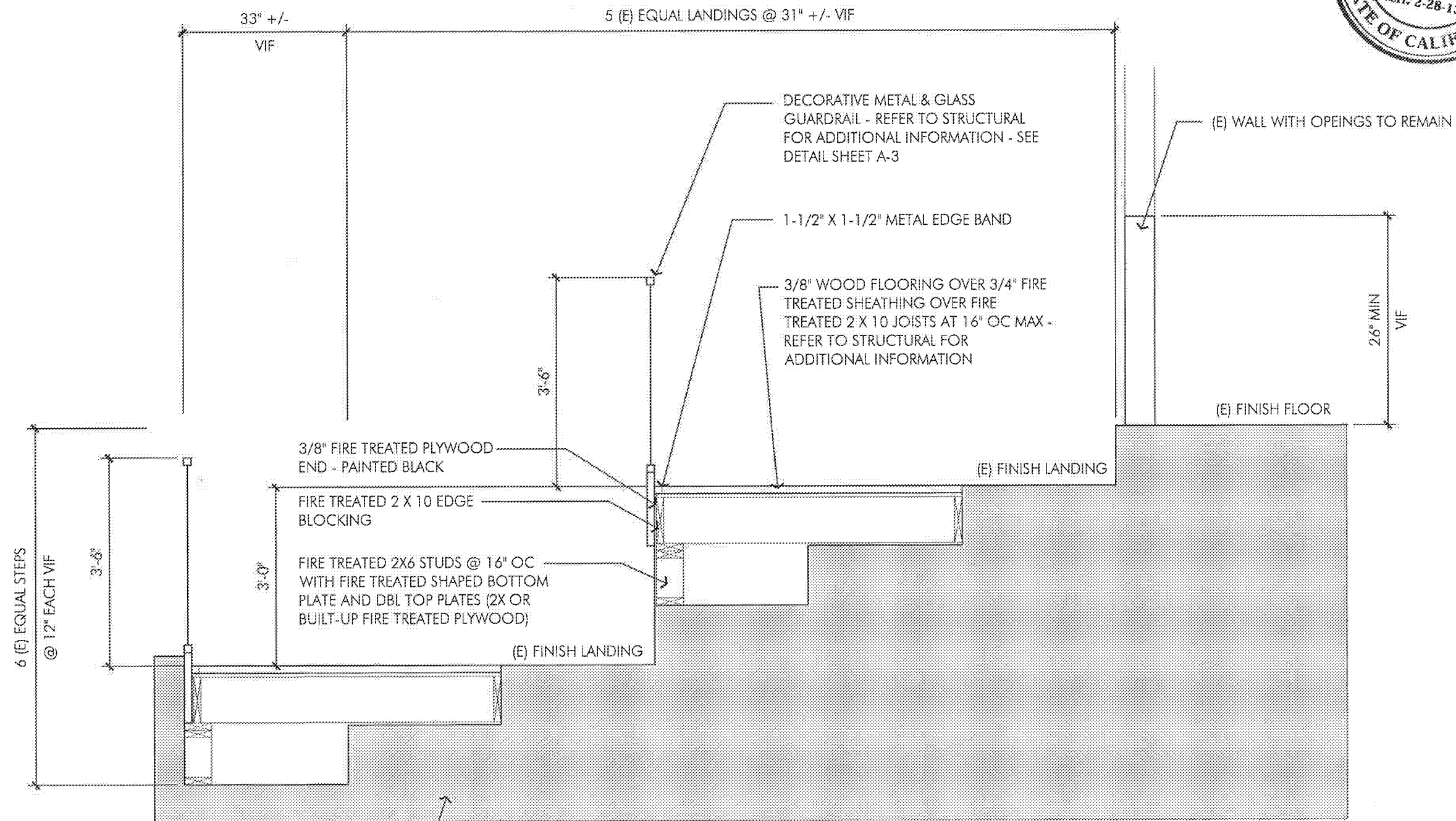
STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0500

SGA

101-733794



AREA BELOW (E) FLOOR / PLATFORM  
FRAMING TO BE SPRINKLERED IN  
ACCORDANCE WITH NFPA 13, STATE  
AND LOCAL CODES  
VIF

NOTE:

PROPOSED PLATFORMS ARE REQUIRED TO COMPLY WITH CBC SECTION 717.2.7. THE  
CONCEALED SPACE BETWEEN THE (E) FLOOR / LANDING AND THE UNDERSIDE OF  
THE WOOD SHEATHING IS TO BE FIRE BLOCKED IN SUCH A MANNER THAT THERE  
WILL BE NO CONCEALED SPACES UNDER THE FLOORING THAT WILL EXCEED 100  
SQUARE FEET IN AREA.



SECTION / DETAIL

JOB NO. 06-017

DATE 12-6-11

SCALE 1/2" = 1'-0"

A-2

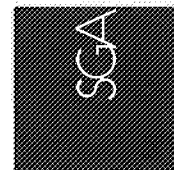
SHEET REF: A-1

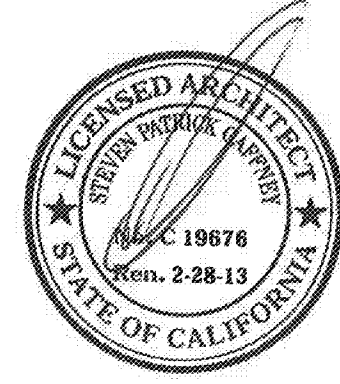
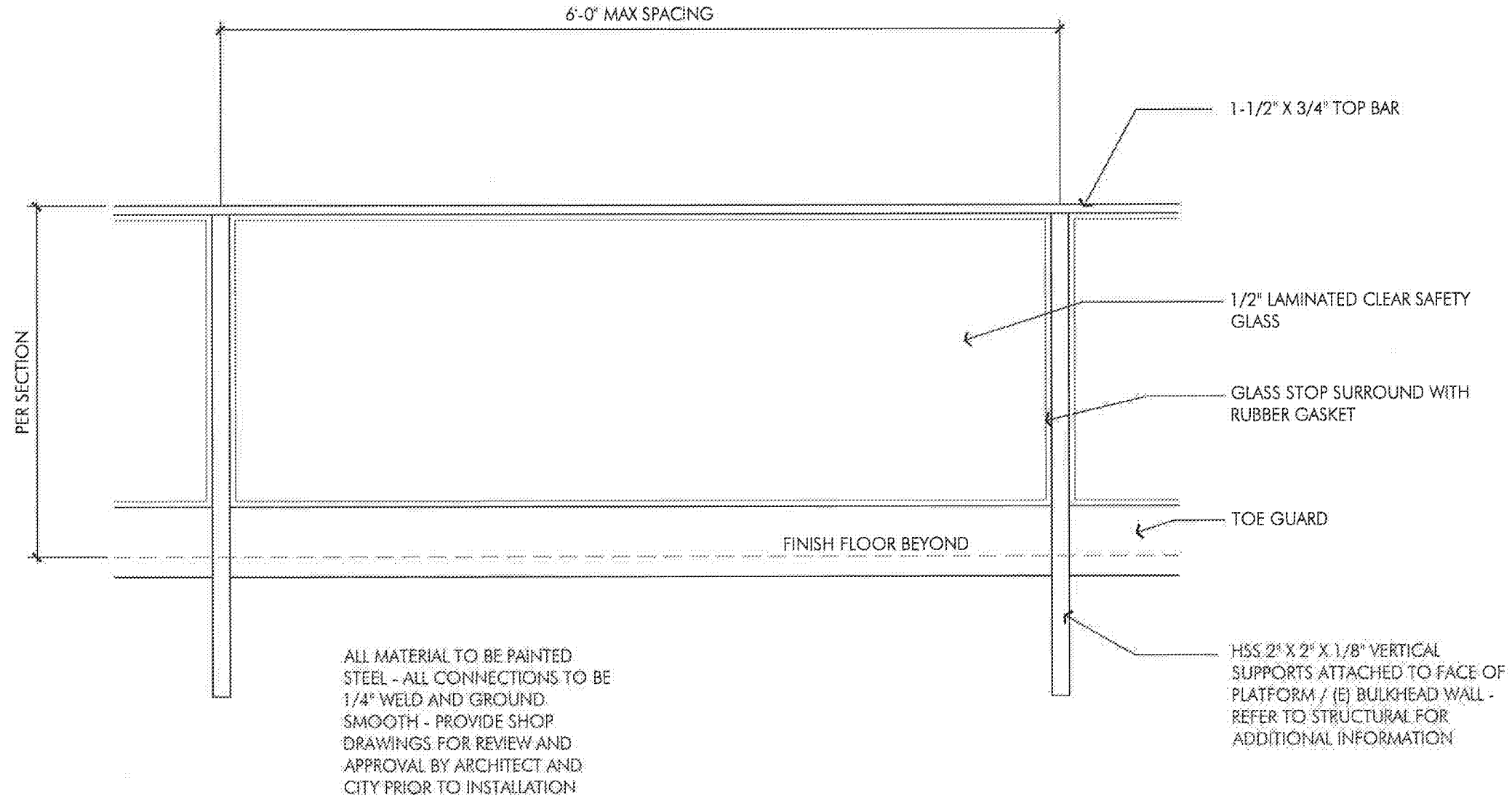
**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0600





RAIL DETAIL

A-3

SHEET REF: A-2

JOB NO. 06-017

DATE 12-6-11

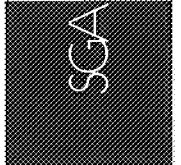
SCALE 1"=1'-0"

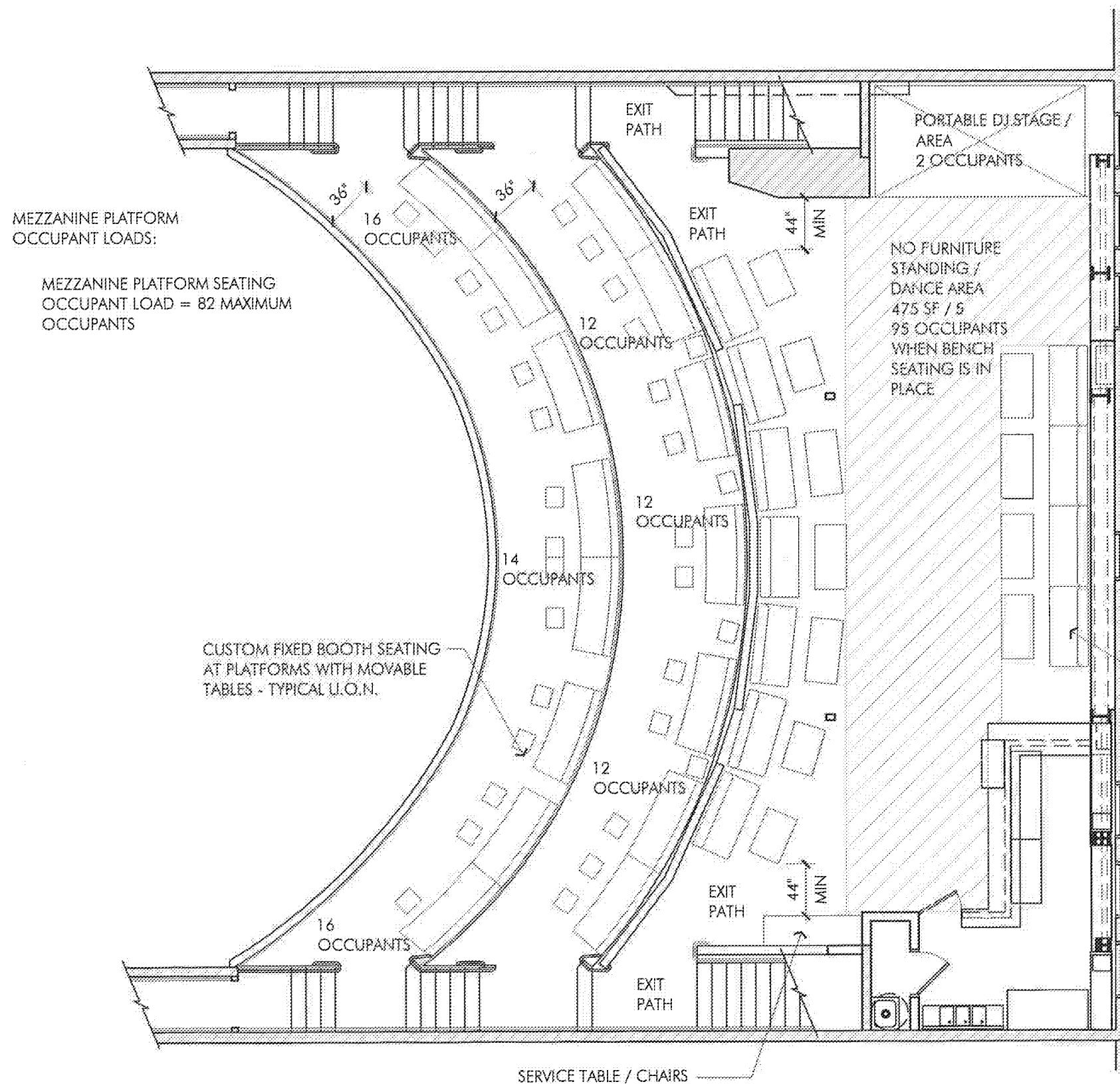
**YOST  
THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0600





MEZZANINE PLATFORM  
OCCUPANT LOADS:

MEZZANINE PLATFORM SEATING  
OCCUPANT LOAD = 82 MAXIMUM  
OCCUPANTS

MEZZANINE LOUNGE  
OCCUPANT LOADS:

MAXIMUM OCCUPANTS WITH  
NO SEATING OR STAGE  
 $1,104 \text{ SF} / 5 = 220$  MAXIMUM  
OCCUPANTS

MAXIMUM OCCUPANTS WITH  
STAGE AND STANDING  
OCCUPANTS (NO BENCH SEATS)  
 $998 \text{ SF} / 5 + \text{DJS} = 201$   
MAXIMUM OCCUPANTS

MAXIMUM OCCUPANTS WITH  
BENCH SEATING AND STAGE  
8-OCCUPANTS / BENCH +  
OCCUPANTS STANDING + DJS =  
124 MAXIMUM OCCUPANTS

POSTED MEZZANINE MAXIMUM  
OCCUPANT LOADS:

NO SEATING OR STAGE AT  
LOUNGE = 302 MAXIMUM  
OCCUPANTS

NO SEATING WITH STAGE AT  
LOUNGE = 283 MAXIMUM  
OCCUPANTS

SEATING WITH STAGE AT  
LOUNGE = 206  
MAXIMUM OCCUPANTS



MOVABLE BENCH  
SEATING & TABLES AT  
LOUNGE AREA TYPICAL

WHEN PLACING  
FURNITURE DO NOT  
BLOCK EXIT PATH -  
MAINTAIN A MINIMUM  
44" PATH OF TRAVEL TO  
STAIRS - TYPICAL

# FURNITURE / OCCUPANCY PLAN

JOB NO. 06-017

DATE 12-6-11

SCALE 1/8" = 1'-0"

A-4

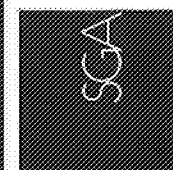
SHEET REF: A-1.01

**YOST**  
**THEATER**  
307 N. Spurgeon Street  
Santa Ana, California  
92701

STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX 714.571.0600





GENERAL STRUCTURAL NOTES:

- 1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.
- 2. Discrepancies: The Contractor shall inform the Engineer in writing of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Upon receipt of such information, the Engineer will send written instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
- 3. Typical Details and Notes on these sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.
- 4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.
- 5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the 2010 C.B.C. adopted by the City of Santa Ana.
- 6. Building Live Loads:  
Fixed Seating --- 60 psf\*  
\*Reducible depending upon tributary area
- 7. Inspection: Wherever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.
- 9. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.
- 10. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.
- 11. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employees of the contractor.
- 12. Safety: The Contractor shall adequately protect his work, adjacent property and the public, and be responsible for damage or injury due to his act or neglect.
- 13. Shop Drawings: Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain construction is in full agreement with the latest construction documents.
- 14. Shop Drawing Check: The review of shop drawings by the Structural Engineer is only for general compliance with the structural drawings and specifications. This review does not guarantee in any way that the shop drawings are correct nor does it infer that they supersede the structural drawings.

STRUCTURAL STEEL NOTES:

- 1. Materials: All structural steel shapes shall conform to ASTM A992 Gr. 50, and all structural steel plates shall conform to ASTM A572 Gr. 50 unless noted otherwise. Structural steel pipe shall conform to ASTM A-53 grade B. Structural steel tube shall conform to ASTM A-500 grade B - 46ksi.

- 2. Welding: All welds shall be in conformity with the standard code for arc and gas welding of American Welding Society (AWS) and the American Institute of Steel Construction (AISC). All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. All welds shall be of min E70XX (70ksi) electrodes.
- 3. Shop Welding: Shop welding shall be performed only in the shop of an approved licensed fabricator.
- 4. Field Welding: All field welding shall be performed by certified welders and shall be inspected by a Registered Special Inspector.
- 5. Bolts: All bolts shall be unfinished bolts conforming to ASTM A-307 unless noted otherwise.
- 6. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size used except as noted otherwise.
- 7. Shop Drawings: Shop drawings shall be submitted to the Architect for review and comment prior to fabrication.
- 8. Detailing: All connections and detailing practice shall conform to the 9th Edition of AISC specifications.
- 9. Certification: At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

WOOD NOTES:

- 1. Lumber: All lumber shall conform to the provision of the 2010 C.B.C. section 2303.
- 2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLUB Rule #17 (both horizontal and vertical), unless noted otherwise. All structural members shall be grade marked per Rule #17 of WCLUB.
- 3. Preserve-Treated & Fire-Retardant Lumber: Fasteners for preservative-treated and fire retardant-treated wood shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. All other steel to be hot dipped zinc-coated galvanized or stainless steel.
- 4. Bolts: All bolt heads and nuts bearing on wood shall have washers. All bolt holes in wood shall be drilled 1/32" to 1/16" diameter larger than the nominal bolt diameter.
- 5. Lag Screws: All lag screws bearing on wood shall have washers. The hole for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.
- 6. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
- 7. Nails: Nailing shall conform to Table 2304.6.1 of the 2010 C.B.C. Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and toenail should splitting develop due to the nature of the material or connection.
- 8. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DOC PS 1 or DOC PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and renailed into firm adjacent wood. Nails heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as installed.

- 9. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DOC PS 2. Nail as shown on plans.

TimberSil Notes

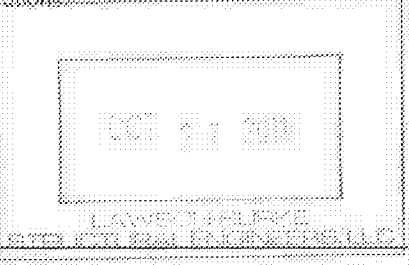
- 1. TimberSil framing members, made with kiln dried Southern Yellow Pine No 1, or a better grade of Southern Yellow Pine, is manufactured by TimberSil, Springfield, Virginia.
- 2. Allowable bending stress Fb = 2700 psi minimum. Modules of Elasticity E = 19,000,000 psi minimum
- 3. Grade/Manufacturers Stamp: Members shall be stamped and inspected per the manufacturer.

STRUCTURAL OBSERVATION:

- 1. Structural observation is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility of the inspection required by Sections 110 and 1704 or other sections of 2010 CBC.
- 2. The owner shall employ a registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge of the structural design, to perform structural observations as defined in Section 1702.
- 3. The owner or owner's representative shall coordinate and call for a meeting between the Engineer or Architect responsible for the structural design, structural observer, contractor, affected subcontractors, and deputy inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations.
- 4. The structural observer shall perform site visits at those steps in the progress of the work that allow for correction of deficiencies without substantial effort or uncovering of the work involved. At a minimum, the following significant construction stages require a site visit and an observation report from the structural observer:

Construction Stages	Elements/Connections to be Observed
a) Guard Rails	Location, member size, attachment
b) Wood framing	Joist, sheathing
- 5. At the conclusion of each significant construction stage, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.
- 6. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

- 7. The engineer of record shall develop all changes relating to the structural systems. The building department shall review and approve all changes to the approved plans and specifications.



STRUCTURAL NOTES

JOB NO. 21147BS

DATE: 10/03/2011

SCALE: NOTED

SHEET REF: S-N

YOST THEATER

307 N. Spurgeon Street

Santa Ana, California 92701

LAWSON-BURKE STRUCTURAL ENGINEERS LLC

312 OCEAN AVENUE

LAJUNA BEACH, CA 92651

(949) 484-0778

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

No. 8026

Exp. 12/31/2012

LAWSON-BURKE STRUCTURAL ENGINEERS LLC

SGA



CONNECTION	NAILING	LOCATION
1. Joist to sill or girder	3-8d	toenail
2. Bridging to joist	2-8d	toenail each end
3. 1"x 6" subfloor or less to each joist	2-8d	face nail
4. Wider than 1"x 6" subfloor to each joist	3-8d	face nail
5. 2" subfloor to joist or girder	2-16d	blind and face nail
6. Sole plate to joist or blocking Sole plate to joist or blocking at braced wall panels	16d @ 16"o.c. 3-16d per 16"	typical face nail braced wall panels
7. Top plate to stud	2-16d	end nail
8. Stud to sole plate 3x sole plate	4-8d 2-16d 2-20d	toenail end nail end nail
9. Double studs	16d @ 24"o.c.	face nail
10. Doubled top plates Doubled top plates	16d @ 16"o.c. 8-16d	typical face nail lap splice
11. Blocking between joists or rafters to top plate	3-8d	toenail
12. Rim Joist to top plate	16d @ 6"o.c.	toenail
13. Top plates, laps and intersections	2-16d	face nail
14. Continuous header, two pieces	16d @ 16"o.c.	along each edge
15. Ceiling joists to plate	3-8d	toenail
16. Continuous header to stud	4-8d	toenail
17. Ceiling joists, laps over partitions	3-16d min	face nail
18. Ceiling joists to parallel rafters	3-16d min	face nail
19. Rafter to plate	3-8d	toenail
20. 1" brace to each stud and plate	2-8d	face nail
21. 1"x 8" sheathing or less to each bearing	3-8d	face nail
22. Wider than 1"x 8" sheathing to each bearing	3-8d	face nail
23. Built-up corner studs	16d @ 24"o.c.	

NAILING SCHEDULE



DETAIL

scale 3/4"=1'-0"



DETAIL

scale 1/2"=1'-0"



DETAIL

scale 3/4"=1'-0"



TYPICAL DETAILS

JOB NO. 21147BS

DATE: 10/03/2011

SCALE: NOTED

YOST  
THEATER

307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
312 OCEAN AVENUE  
LAGUNA BEACH, CA 92651  
(949) 434-0778

S-T

SHEET REF.

DETAIL

scale  $\frac{3}{4}"=1'-0"$

1  
S-1

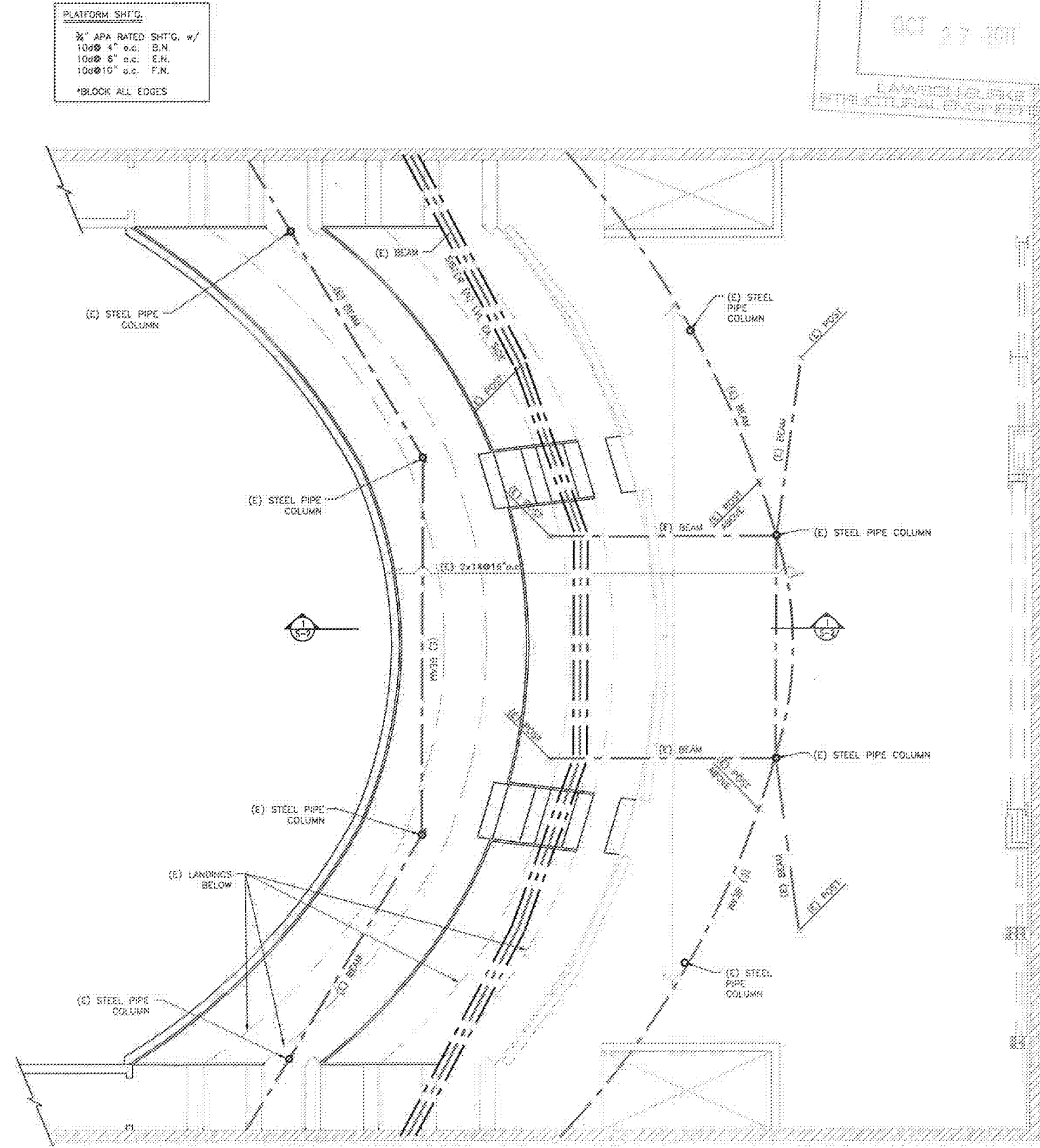
DETAIL

scale  $\frac{3}{4}"=1'-0"$

2  
S-1

BALCONY FRAMING PLAN

scale  $\frac{1}{8}"=1'-0"$



OCT 27 2011  
LAWSON-BURKE  
STRUCTURAL ENGINEERS, LLC

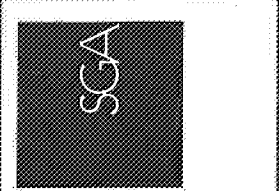
BALCONY FRAMING PLAN

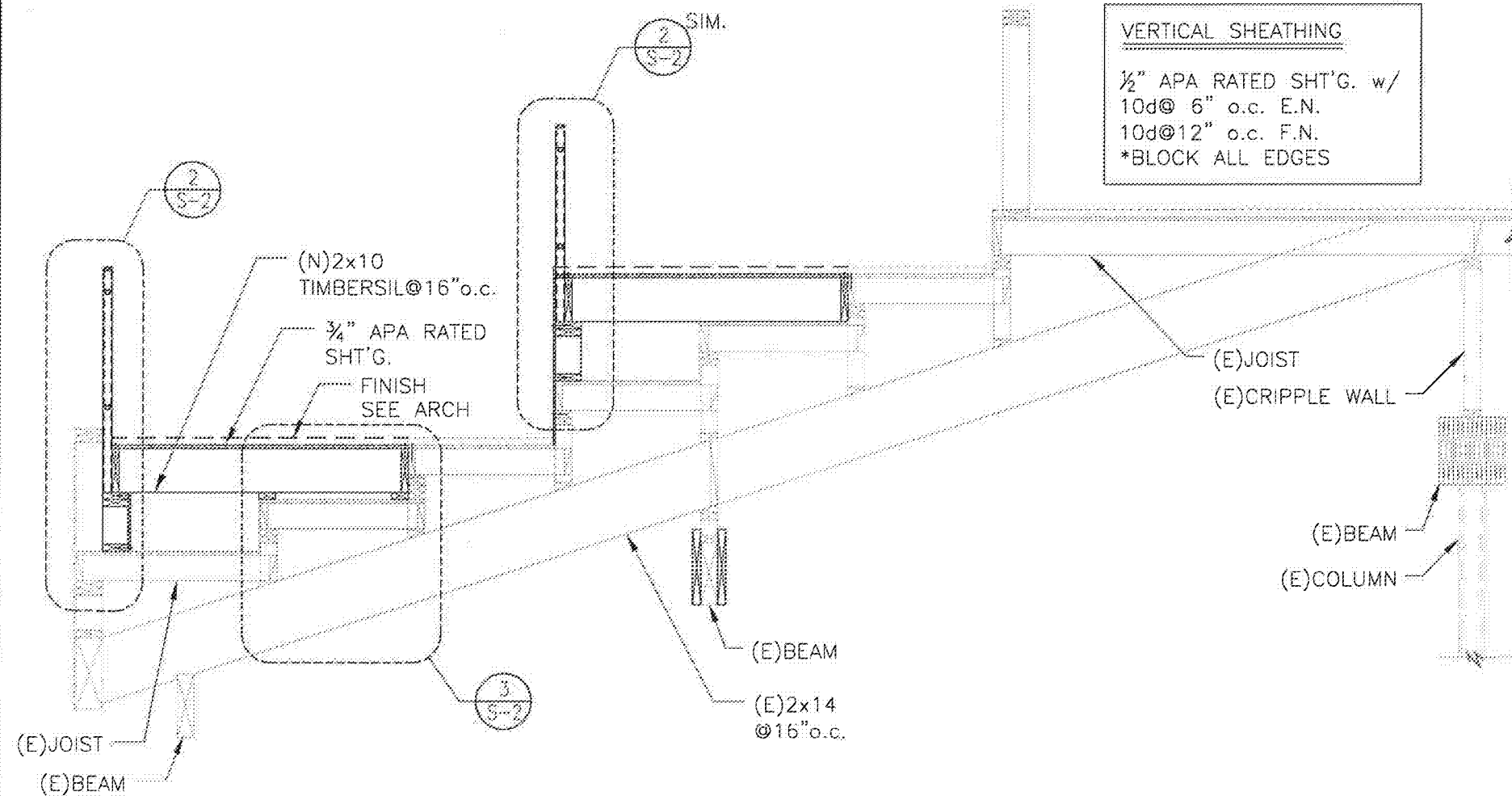
JOB NO. 21147BS	DATE: 10/03/2011	SCALE: NOTED
SHEET NO. S-1		

YOST  
THEATER  
307 N. Spurgeon Street  
San Joaquin, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS, LLC  
312 OCEAN AVENUE  
LAGUNA BEACH, CA 92653  
(949) 484-0778

REGISTERED PROFESSIONAL ENGINEER  
No. 60942  
Exp. 12/31/13  
STATE OF CALIFORNIA  
STRUCTURAL





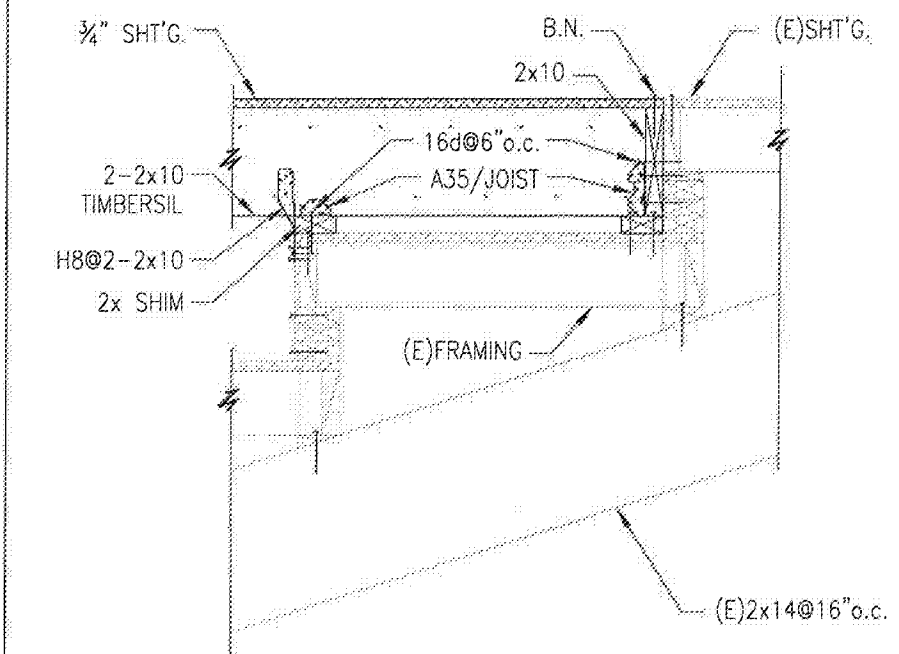
SECTION

scale  $\frac{3}{8}"=1'-0"$



DETAIL

scale  $\frac{3}{4}"=1'-0"$



DETAIL

scale  $\frac{3}{4}"=1'-0"$



SECTION & DETAILS

JOB NO. 21147BS

DATE: 10/03/2011

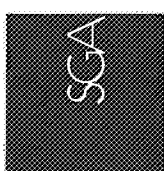
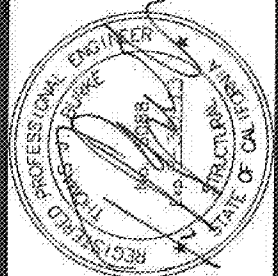
SCALE: NOTED

S-2

SHEET REF:

YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701

LAWSON-BURKE  
STRUCTURAL ENGINEERS LLC  
378 OCEAN AVENUE  
LAJOLLA BEACH, CA 92037  
(848) 484-0778





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

## REVISION/SUPPLEMENTAL PLAN CHECK REQUEST

Project Address: 307 N Spurgeon Suite# \_\_\_\_\_  
New Plan Check No. 10173939  
Original Plan Check No.: 10173394 Permit Issuance Date: N/A  
Original Plan Checker: Zac Mazari  
Amount paid: \$ 20725 Misc. Receipt #: 58524  
Processed by: Alexander Date: 12-14-11  
Plan Checker Approval: [Signature] Date: 12/19/11  
Additional Hours: 0 @ \$207.25 = \$ \_\_\_\_\_

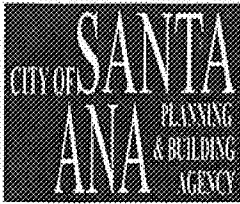
Print Name: Dennis Lamy Signature: [Signature]  
Representing: Ritz and Yest Inc / S & A Assoc  
Telephone: (310) 493-2050 FAX: (714) 667 0174  
Contact Person: Dennis Lamy Telephone: (310) 493-2050  
E-Mail: dennis.lamy@gmail.com

PLANS PREPARED BY AN ARCHITECT OR ENGINEER MUST BE SIGNED BY THE PROFESSIONAL WHO PREPARES THEM.

PLEASE WRITE A BRIEF DESCRIPTION OF THE REVISION/SUPPLEMENT AND IF POSSIBLE AREA OF WORK. ALL REVISIONS ARE TO BE CLOUDED AND PROPERLY IDENTIFIED: (i.e. Deltas, Sheet Nos., etc).

**Electrical, Plumbing and/or Mechanical plans – stamped job set shall accompany revised plans.**

Removing unneeded airway in balcony



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

## REVISION/SUPPLEMENTAL PLAN CHECK REQUEST

Project Address: 307 N Spurgeon Suite#           
New Plan Check No. 10173939  
Original Plan Check No.: 10173394 Permit Issuance Date: N/A  
Original Plan Checker: Zac Mazarji  
Amount paid: \$ 20725 Misc. Receipt #: 58524  
Processed by: Alexander Date: 12-14-11  
Plan Checker Approval: [Signature] Date: 12/19/11  
Additional Hours: 0 @ \$207.25 = \$         

Print Name: Dennis Lamy Signature: [Signature]  
Representing: Ritz and Yest Inc / S & A Inc  
Telephone: (310) 493-2050 FAX: (714) 667 0174  
Contact Person: Dennis Lamy Telephone: (310) 493-2050  
E-Mail: dennis.lamy@gmail.com

PLANS PREPARED BY AN ARCHITECT OR ENGINEER MUST BE SIGNED BY THE PROFESSIONAL WHO PREPARES THEM.

PLEASE WRITE A BRIEF DESCRIPTION OF THE REVISION/SUPPLEMENT AND IF POSSIBLE AREA OF WORK. ALL REVISIONS ARE TO BE CLOUDED AND PROPERLY IDENTIFIED: (i.e. Deltas, Sheet Nos., etc).

Electrical, Plumbing and/or Mechanical plans – stamped job set shall accompany revised plans.

Removing unneeded aisleway in balcony



YOST  
THEATER

TENANT IMPROVEMENTS

307 N. Spurgeon Street  
Santa Ana, California  
92701

APPROVED PLANS  
SHALL BE ON JOB  
SITE AT ALL TIMES

The stamping of this set of plans  
SHALL NOT be held to permit  
or to improve the condition of any law  
or structure of any building.

APPROVED 12-15-11  
SANTA ANA FIRE DEPT.

SCHEDULE FIRE DEPARTMENT  
INSPECTIONS AND TESTS  
72 HOURS IN ADVANCE  
PHONE (714) 647-8700



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STEVEN GAFFNEY ARCHITECTURE, INC. AND IS TRANSFERRED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, DESIGN AND REVIEW OF CONSTRUCTION. ANY REUSE, REPRODUCTION, OR DISSEMINATION OF THIS DOCUMENT OR ITS CONTENTS WITHOUT THE WRITTEN CONSENT OF STEVEN GAFFNEY ARCHITECTURE, INC. IS PROHIBITED. COPYRIGHT © 2011 STEVEN GAFFNEY ARCHITECTURE, INC.

12-6-11	

MEZZANINE  
PLATFORM  
REVISION

SHEET NUMBER JOB NUMBER

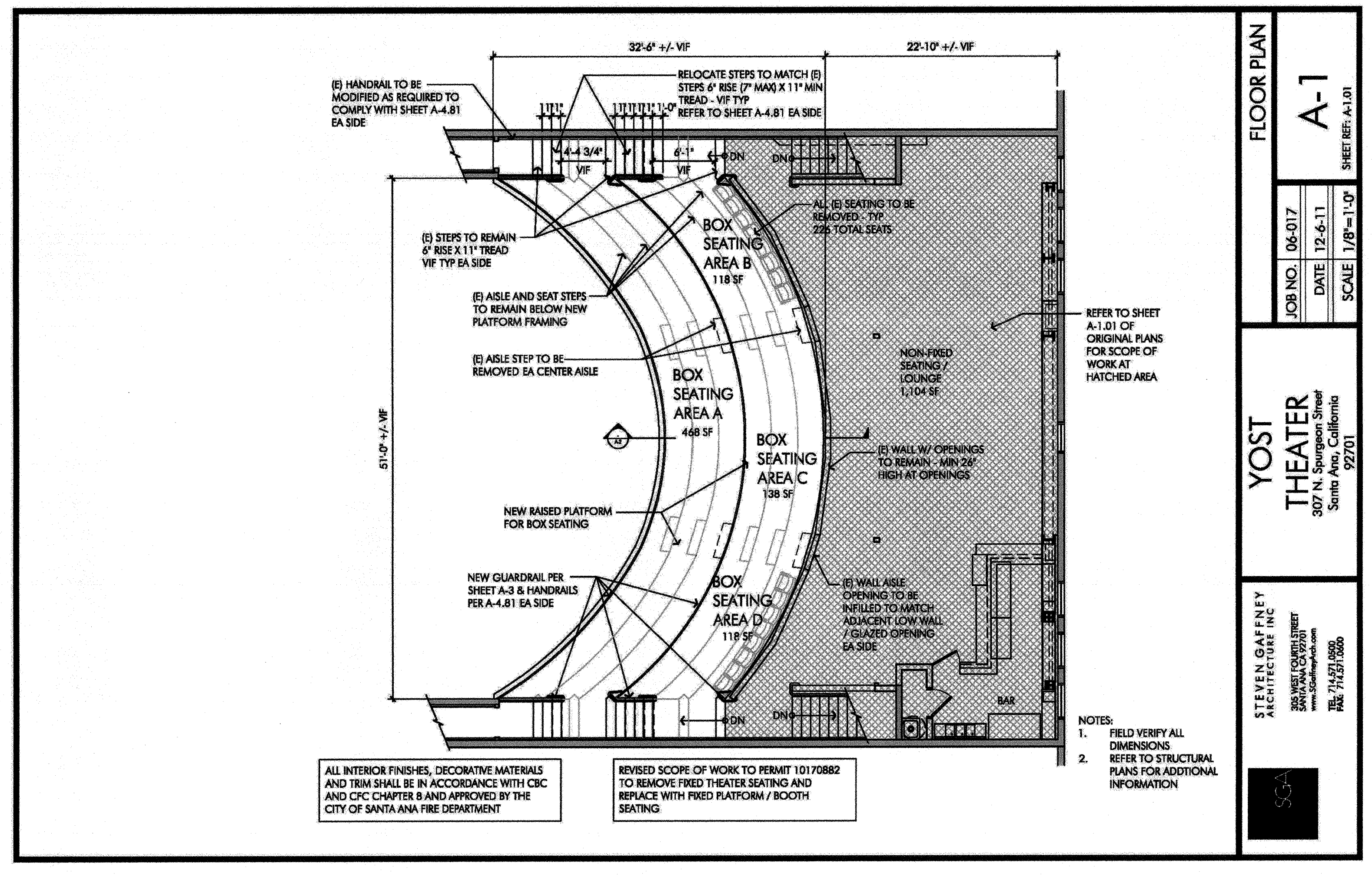
DATE

SCALE AS NOTED

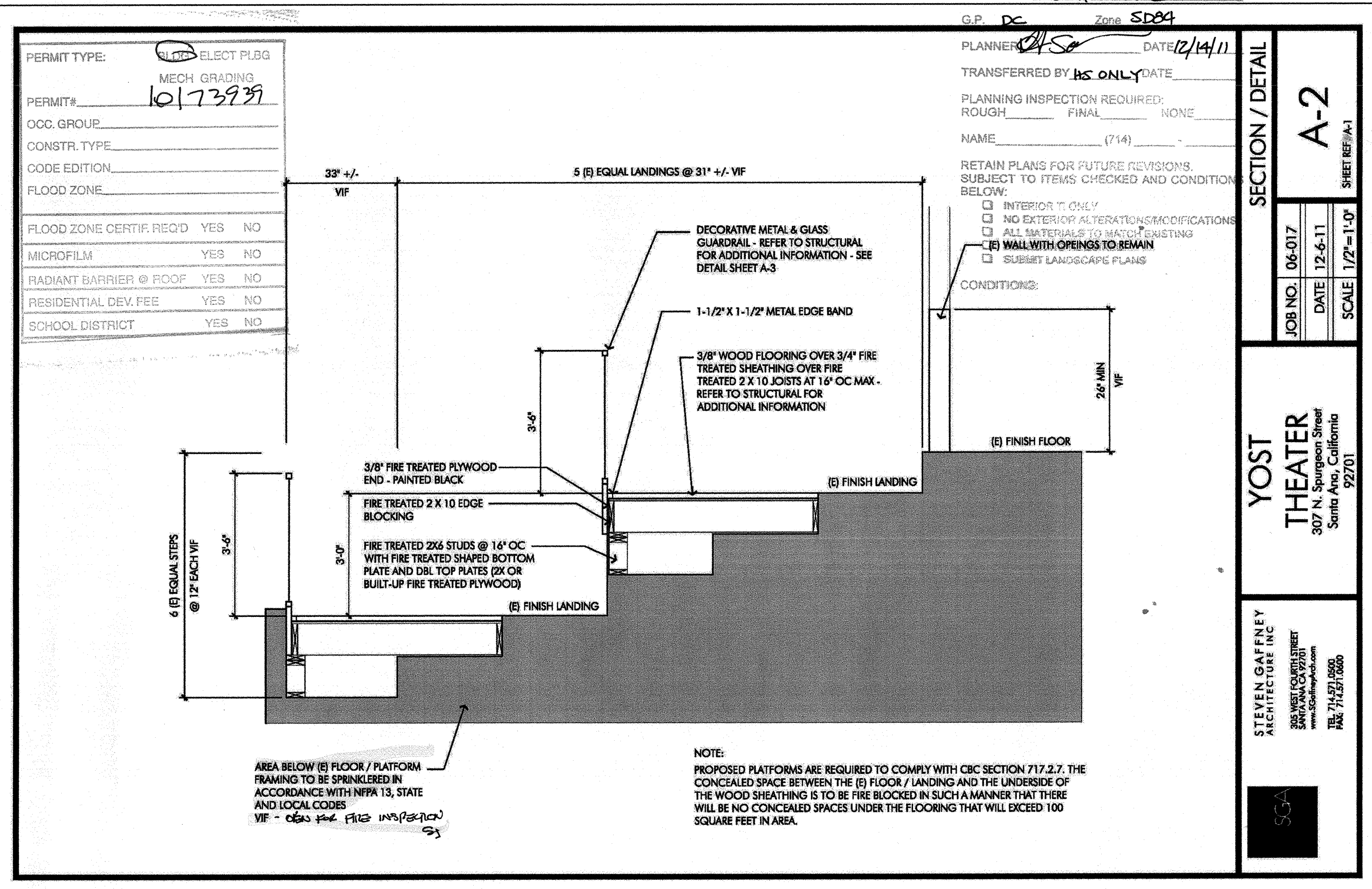
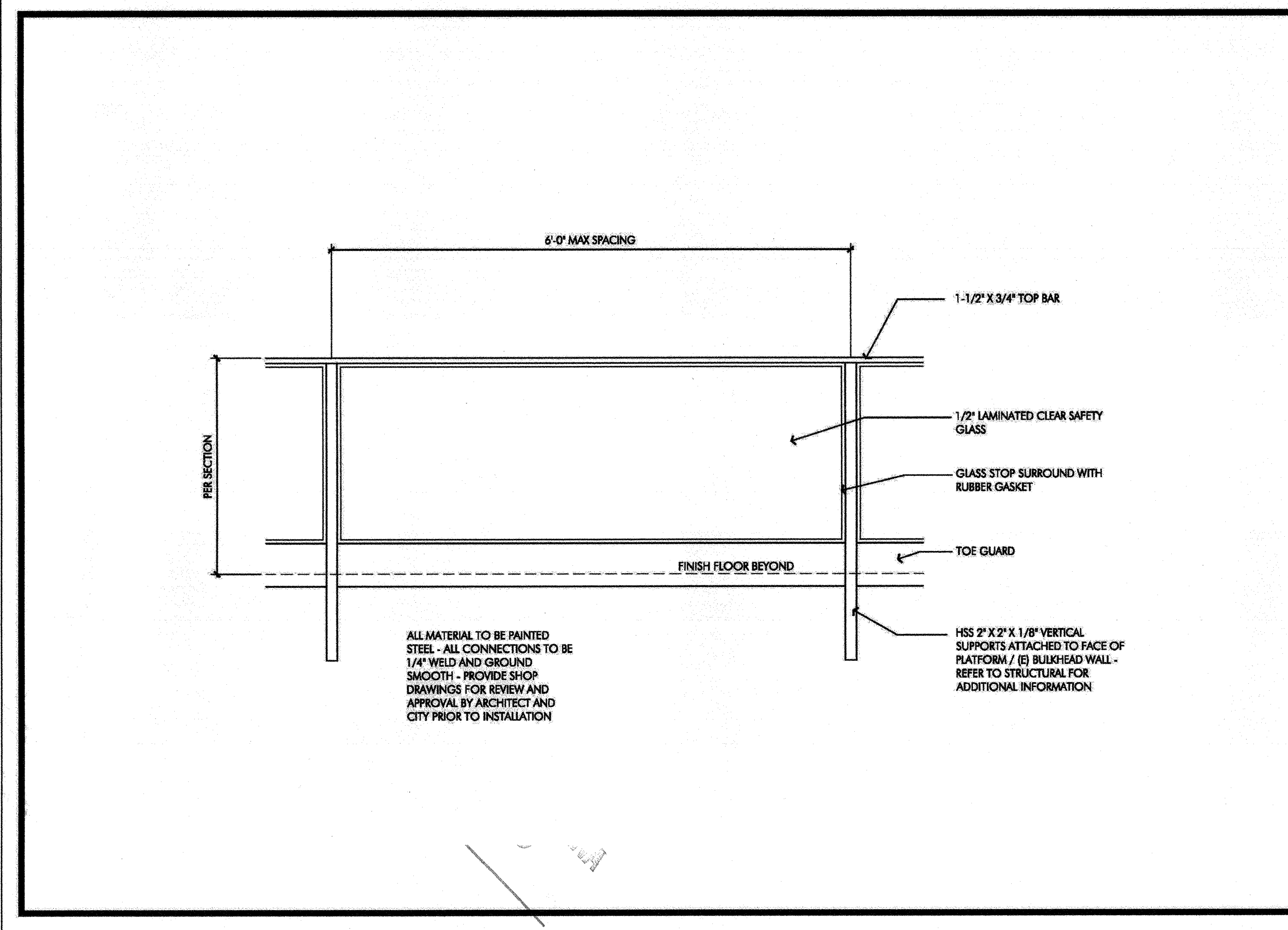
SK-1

RECEIVED  
DEC 14 2011

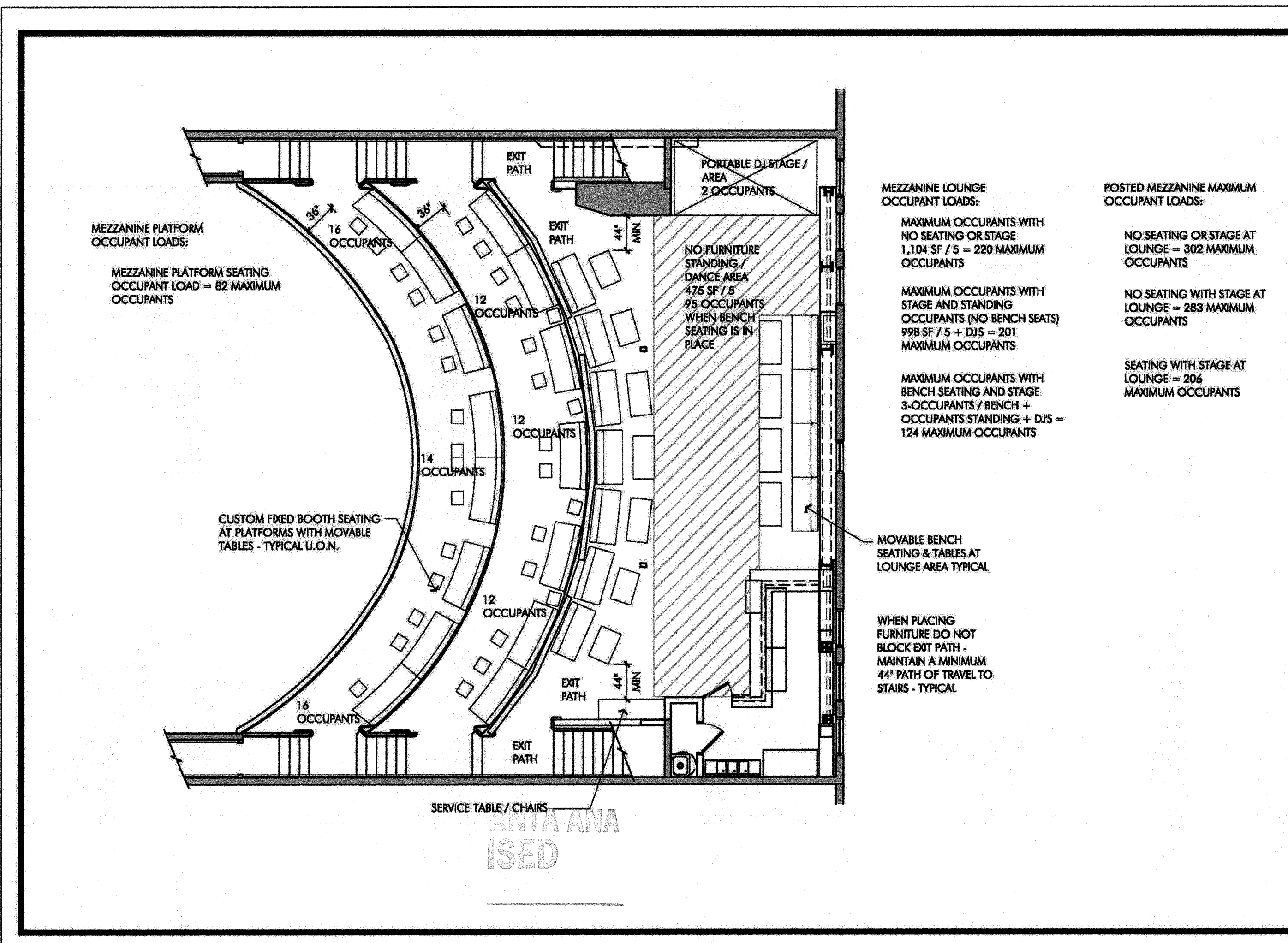
City of Santa Ana



RAIL DETAIL  
JOB NO. 06-017  
DATE 12-6-11  
SCALE 1/8"=1'-0"  
SHEET REF. A-2  
A-3  
YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701  
STEVEN GAFFNEY  
ARCHITECTURE INC  
305 WEST FOURTH STREET  
SANTA ANA, CA 92701  
TEL 714.571.0500  
FAX 714.571.0600



FURNITURE / OCCUPANCY PLAN  
JOB NO. 06-017  
DATE 12-6-11  
SCALE 1/8"=1'-0"  
SHEET REF. A-1, D1  
A-4  
YOST  
THEATER  
307 N. Spurgeon Street  
Santa Ana, California  
92701  
STEVEN GAFFNEY  
ARCHITECTURE INC  
305 WEST FOURTH STREET  
SANTA ANA, CA 92701  
TEL 714.571.0500  
FAX 714.571.0600



101733937 Rev. file w/ 10173394 issued 12-15-11





STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL 714.571.0500  
FAX: 714.571.0600

YOST  
THEATER

TENANT IMPROVEMENTS

307 N. Spurgeon Street  
Santa Ana, California  
92701

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STEVEN GAFFNEY ARCHITECTS INC.  
AND IS INTENDED TO BE USED IN CONNECTION WITH THE PROJECTS OF STEVEN GAFFNEY ARCHITECTS INC.  
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT  
THE WRITTEN CONSENT OF STEVEN GAFFNEY ARCHITECTS INC. ALL RIGHTS RESERVED. COPYRIGHT ©

12-6-11	

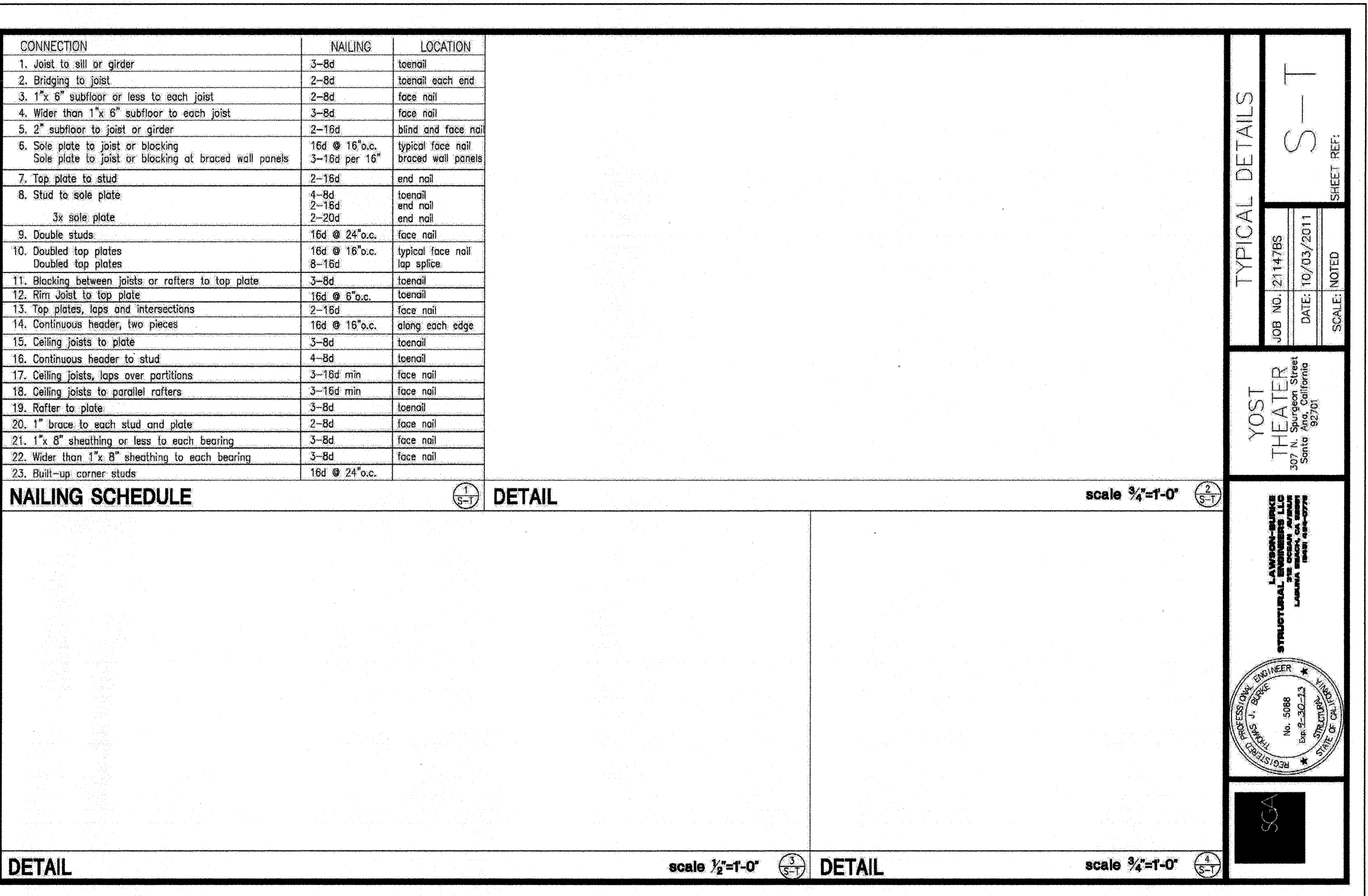
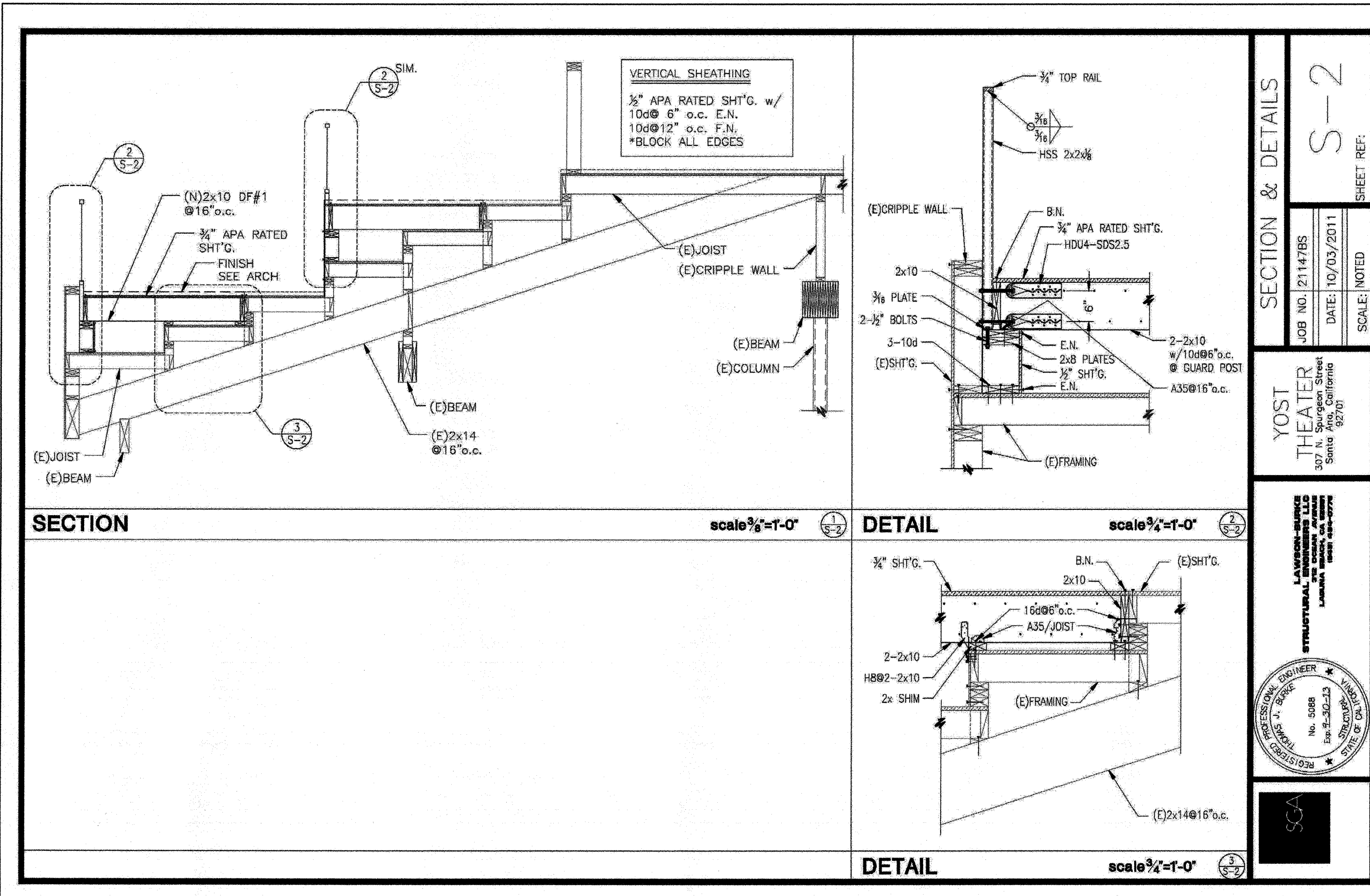
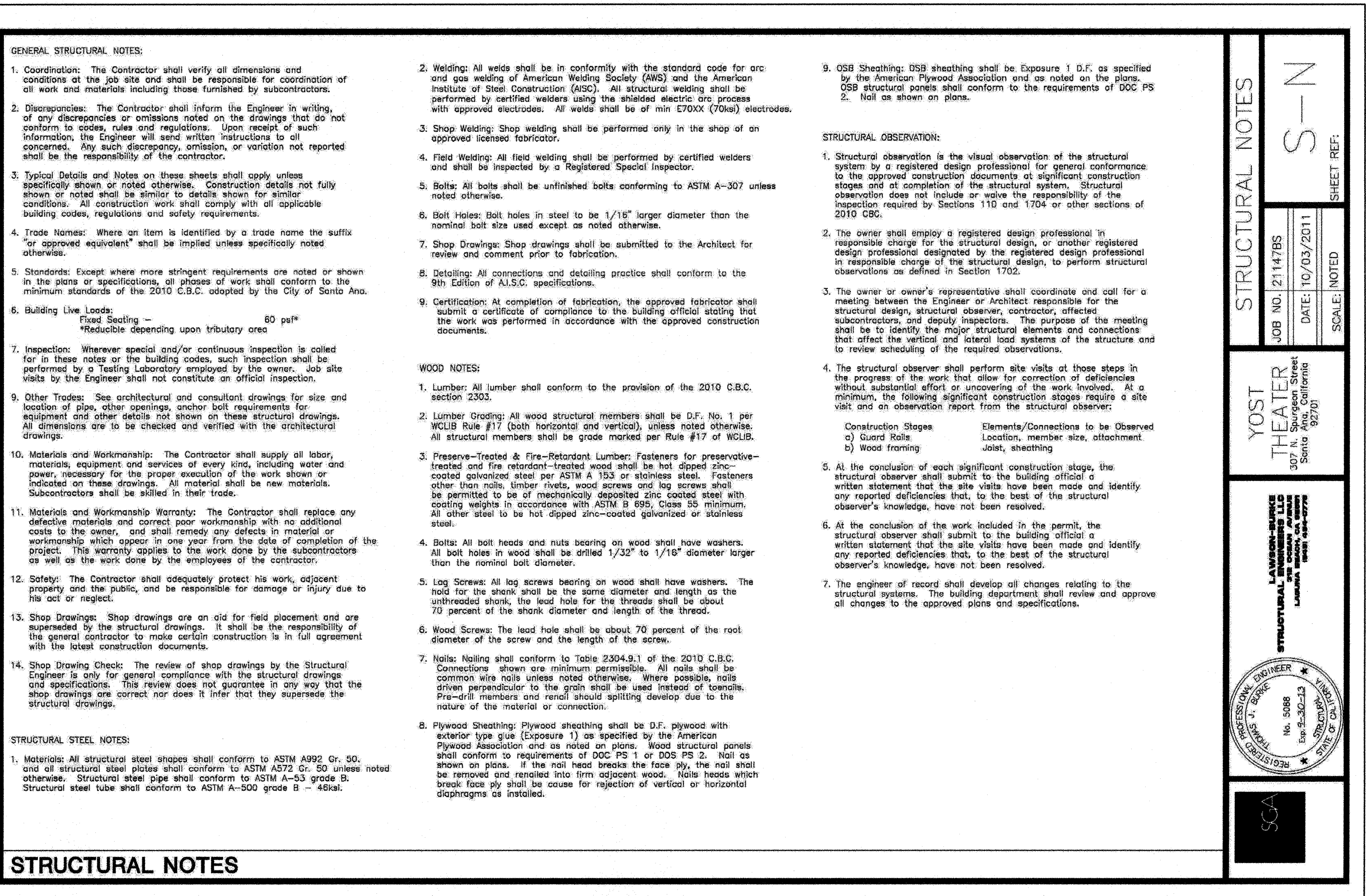
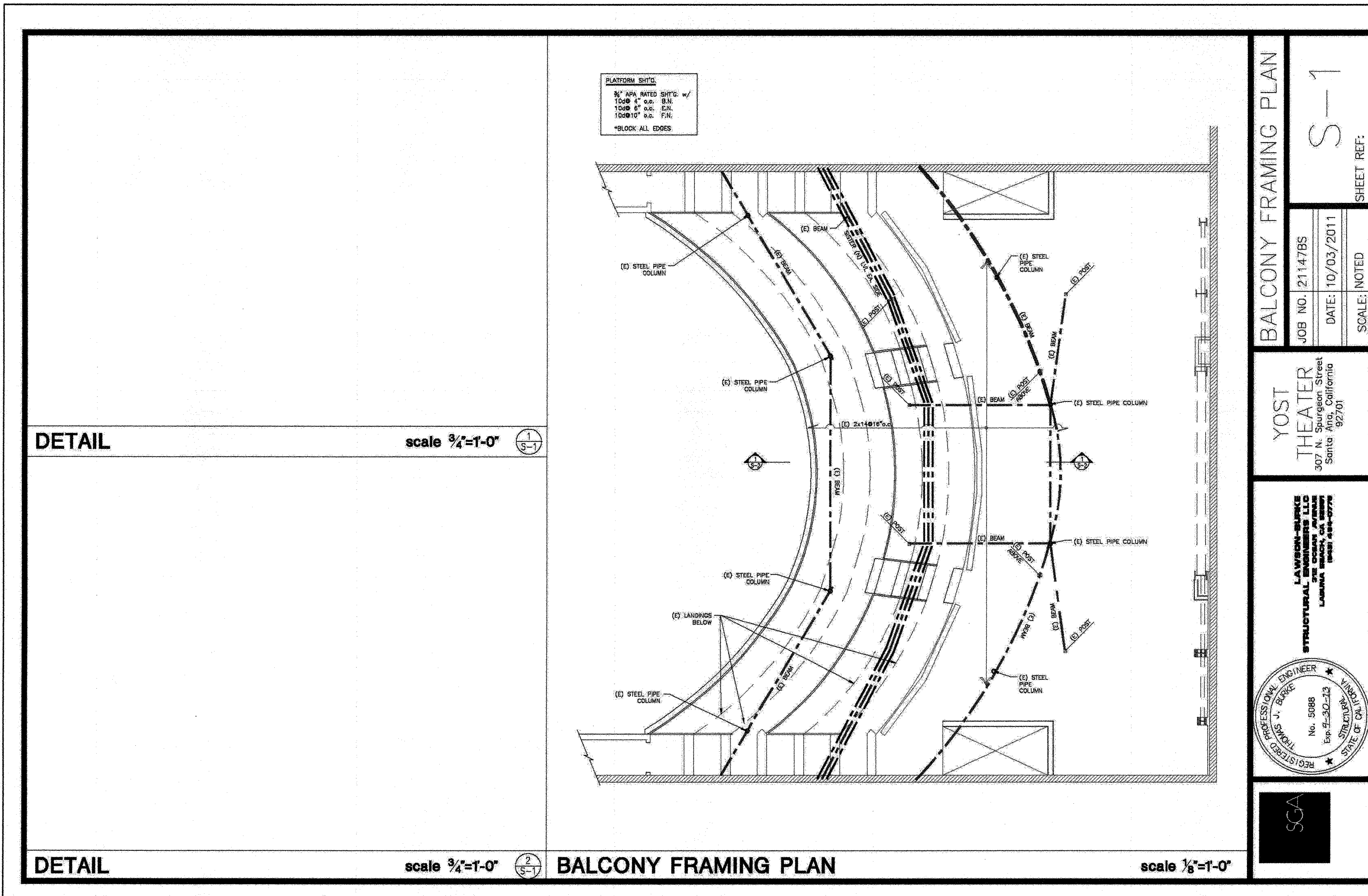
MEZZANINE  
PLATFORM  
REVISION

SHEET NUMBER JOB NUMBER

DATE

SK-2

SCALE  
AS NOTED





# DOOR 109 (GATE)

- (E) 5'-4" X 6'-8" WROUGHT IRON SECURITY GATE
- (E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE

## MODIFY AS FOLLOWS:

SECURITY FENCE AND GATE TO BE REMOVED AND REPLACED WITH NEW SECURITY GATE / FENCE. PROVIDE ONE (1) LEAF A MINIMUM 30" X 7'-0" AND A SECOND LEAF A MINIMUM OF 2'-0" TO 4'-0" MAXIMUM 17'-0" TO MAXIMIZE WIDTH IN EXISTING PASSAGEWAY OPENING. SECURITY GATE TO HAVE AN EXIT DEVICE WITH CONCEALED ROD - VON DÜRN 98 SERIES - EXIT ONLY WITH CLOSERS.

# DOOR 110

- (E) 4'-4" X 6'-8" PAIR W/ TRANSOM ABOVE
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) LOCKSET WITH THUMB CONTROL
- (E) CLOSER
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 4'-4" X 6'-8" PAIR TO BE REPLACED WITH NEW 3'-0" X 6'-8" DOOR SINGLE LITE WOOD DOOR W/ SIDE LITE  
(E) WOOD FRAME - TO BE MODIFIED AS REQUIRED FOR NEW DOOR - PAINT AND ADJUST AS NECESSARY  
(E) WOOD TRANSOM AND EXISTING FENESTER FRAME TO REMAIN (HISTORIC CONTENT)  
PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881H1H4 S14 S-NRP OR EQUAL  
(E) LOCKSET - TO BE REPLACED WITH SCHLAGE UN453 LOCKSET AND 22-019 CYLINDER  
(E) CLOSER - TO BE REPLACED - LCN 1260 SERIES  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN  
PROVIDE NEW PEMKO 172 THRESHOLD

# DOORS 111 AND 112

- (E) 3'-0" X 7'-0" WOOD DOOR
- (E) WOOD FRAME
- (E) LOCKSET WITH PRIVACY LOCK ENTRY - ALWAYS OPEN EXIT
- (E) CLOSER
- (E) ILLUMINATED EXIT SIGN AT DOOR 112

# DOOR 107

- (E) 3'-0" X 6'-8"
- (E) HOLLOW METAL DOOR
- (E) WOOD FRAME
- (E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE
- (E) STRIKE GUARD
- (E) BOLT LATCH
- (E) CLOSER
- (E) WOOD THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" - TO REMAIN  
(E) HOLLOW METAL DOOR - TO REMAIN  
(E) WOOD FRAME - TO REMAIN  
(E) MORTISE PANIC HARDWARE - NO EXTERIOR HARDWARE - TO REMAIN  
(E) STRIKE GUARD - TO REMAIN  
(E) BOLT LATCH - TO BE REMOVED  
(E) CLOSER - TO REMAIN  
(E) WOOD THRESHOLD - TO BE REPLACED WITH PEMKO COMPLIANT THRESHOLD AS REQUIRED  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN  
REMOVE AND REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN HINGES  
SEAL PERIMETER FRAM TO ADJACENT SURFACES

# DOOR 108

- (E) 3'-0" X 6'-8" PAIR
- (E) HOLLOW METAL DOOR
- (E) HOLLOW METAL FRAME
- (E) EXPOSED ROD PANIC HARDWARE - VON DÜRN 88 SERIES EXIT ONLY
- (E) CLOSER
- (E) THRESHOLD
- (E) ASTRAGAL - PEMKO 378
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN  
(E) HOLLOW METAL DOOR - TO REMAIN  
(E) HOLLOW METAL FRAME - TO REMAIN  
(E) EXPOSED ROD PANIC HARDWARE - VON DÜRN 88 SERIES EXIT ONLY - REPAIR OR REPLACE  
(E) CLOSER - TO REMAIN  
(E) THRESHOLD - MODIFY AS REQUIRED - PEMKO MR TO COMPLY WITH T-24 / ADA  
(E) ASTRAGAL - PEMKO 378 - TO REMAIN  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN  
REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN TYPE

# DOORS 101

- (E) 3'-0" X 6'-8" PAIR
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) EXPOSED ROD PANIC HARDWARE
- (E) CLOSER
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN  
(E) WOOD DOOR WITH SINGLE GLASS LITE - PAINT AND ADJUST AS NECESSARY  
(E) WOOD FRAME - PAINT AND ADJUST AS NECESSARY  
PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881H1H4 S14 S-NRP OR EQUAL  
(E) EXPOSED ROD PANIC HARDWARE - TO BE REPLACED WITH VON DÜRN 88720 WITH RG-27 GUARDS & PEMKO 378 ASTRAGAL  
(E) CLOSER - TO BE REPLACED WITH AUTOMATIC DOOR OPERATOR - LCN 9750 SERIES COMPLETE WITH ALL MODIFICATIONS AND ADJUSTMENTS INCLUDING WALL MOUNTED ACTUATOR, GUIDE RAILS AND ASSOCIATED ACCESSORIES AS REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION OF AUTO SWING DOOR  
(E) THRESHOLD - TO BE MODIFIED FOR DISABLED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN

# DOORS 102 & 103

- (E) 3'-0" X 6'-8" PAIR
- (E) ALUMINUM DOOR WITH SINGLE GLASS LITE
- (E) ALUMINUM FRAME
- (E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES
- (E) CLOSER
- (E) EXTERIOR PULL
- (E) CYLINDER
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

### DOOR 102:

(E) 3'-0" X 6'-8" PAIR TO REMAIN  
(E) ALUMINUM DOOR WITH SINGLE GLASS LITE - TO REMAIN  
(E) ALUMINUM FRAME - TO REMAIN  
(E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES - TO REMAIN  
(E) CLOSER - TO BE REPLACED WITH AUTOMATIC DOOR OPERATOR - LCN 9750 SERIES COMPLETE WITH ALL MODIFICATIONS AND ADJUSTMENTS INCLUDING WALL MOUNTED ACTUATOR, GUIDE RAILS AND ASSOCIATED ACCESSORIES AS REQUIRED FOR COMPLETE OPERATIONAL INSTALLATION OF AUTO SWING DOOR  
(E) EXTERIOR PULL - TO REMAIN  
(E) CYLINDER - TO REMAIN - VERIFY COMPLIANCE WITH CITY OF SANTA ANA CODE 5A.M.C. SECTION 8-211  
(E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN

### DOOR 103:

(E) 3'-0" X 6'-8" PAIR TO REMAIN  
(E) ALUMINUM DOOR WITH SINGLE GLASS LITE - TO REMAIN  
(E) ALUMINUM FRAME - TO REMAIN  
(E) CONCEALED VERTICAL ROD PANIC HARDWARE - ADAMS 8600 SERIES - TO REMAIN  
(E) CLOSER - TO REMAIN  
(E) EXTERIOR PULL - TO REMAIN  
(E) CYLINDER - TO REMAIN - VERIFY COMPLIANCE WITH CITY OF SANTA ANA CODE 5A.M.C. SECTION 8-211  
(E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN

# DOORS 104

- (E) 3'-0" X 6'-8" PAIR
- (E) WOOD DOOR WITH SINGLE GLASS LITE
- (E) WOOD FRAME
- (E) EXPOSED ROD PANIC HARDWARE
- (E) CLOSER
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 3'-0" X 6'-8" PAIR TO REMAIN  
(E) WOOD DOOR WITH SINGLE GLASS LITE - PAINT AND ADJUST AS NECESSARY  
(E) WOOD FRAME - PAINT AND ADJUST AS NECESSARY  
PROVIDE NEW NON-REMOVABLE PIN HINGES - IVES 3881H1H4 S14 S-NRP OR EQUAL  
(E) EXPOSED ROD PANIC HARDWARE - TO BE REPLACED WITH VON DÜRN 88720 WITH RG-27 GUARDS & PEMKO 378 ASTRAGAL  
(E) CLOSER - TO BE REPLACED - LCN 1260 SERIES  
(E) THRESHOLD - TO BE MODIFIED FOR DISABLED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN

# DOOR 105

- (E) 6'-0" X 7'-0" PAIR
- (E) HOLLOW METAL DOOR
- (E) HOLLOW METAL FRAME
- (E) EXPOSED ROD PANIC HARDWARE - VON DÜRN 88 SERIES - EXIT ONLY
- (E) ASTRAGAL - PEMKO 378
- (E) CLOSER
- (E) HEAVY DUTY HINGES
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 6'-0" X 7'-0" PAIR - TO REMAIN  
(E) HOLLOW METAL DOOR - TO REMAIN  
(E) HOLLOW METAL FRAME - TO REMAIN  
(E) EXPOSED ROD PANIC HARDWARE - VON DÜRN 88 SERIES EXIT ONLY - TO REMAIN  
(E) ASTRAGAL - PEMKO 378 - TO REMAIN  
(E) CLOSER - TO REMAIN  
(E) HEAVY DUTY HINGES - REPLACE WITH HEAVY DUTY HINGE WITH NON-REMOVABLE PIN  
(E) THRESHOLD - TO BE MODIFIED - PEMKO MR AS REQUIRED TO COMPLY WITH T-24 / ADA  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN

# DOOR 106

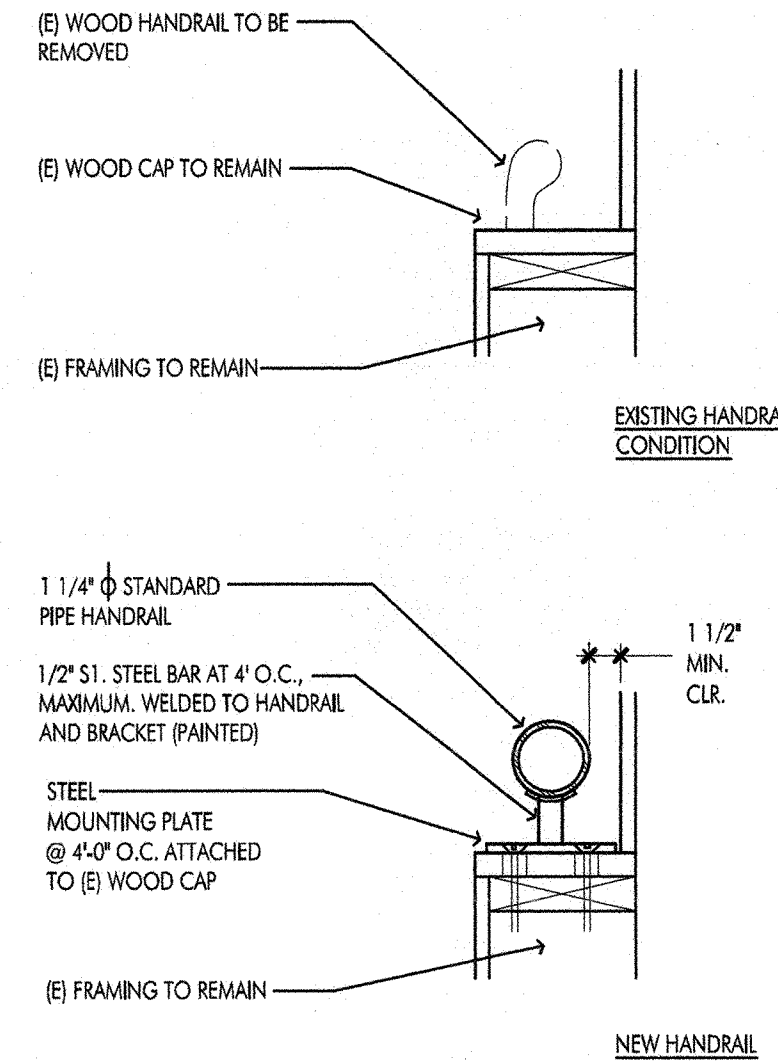
- (E) 8'-0" X 8'-0" PAIR (ONE LEAF IS FIXED)
- (E) WOOD DOOR
- (E) WOOD FRAME
- (E) MORTISE PANIC HARDWARE - EXIT ONLY
- (E) STIKE GUARD
- (E) CLOSER
- (E) HEAVY DUTY HINGES
- (E) THRESHOLD
- (E) ALARM
- (E) ILLUMINATED EXIT SIGN

## MODIFY AS FOLLOWS:

(E) 8'-0" X 8'-0" PAIR (ONE LEAF IS FIXED) - TO REMAIN  
(E) WOOD DOOR - TO REMAIN  
(E) WOOD FRAME - TO REMAIN  
(E) MORTISE PANIC HARDWARE - EXIT ONLY - TO REMAIN  
(E) STIKE GUARD - TO REMAIN  
(E) CLOSER - TO REMAIN  
(E) THRESHOLD - TO BE REMOVED AND REPLACED WITH PEMKO COMPLIANT THRESHOLD AS REQUIRED  
(E) ALARM - TO REMAIN  
(E) ILLUMINATED EXIT SIGN - TO REMAIN  
REMOVE AND REPLACE HINGES WITH HEAVY DUTY NON-REMOVABLE PIN HINGES  
FIXED DOOR LEAF PANEL TO BE SECURED WITH A LOCKING DEVICE ACCESSIBLE ONLY BY OPERATING DURING DURING NON- OPERATIONAL HOURS

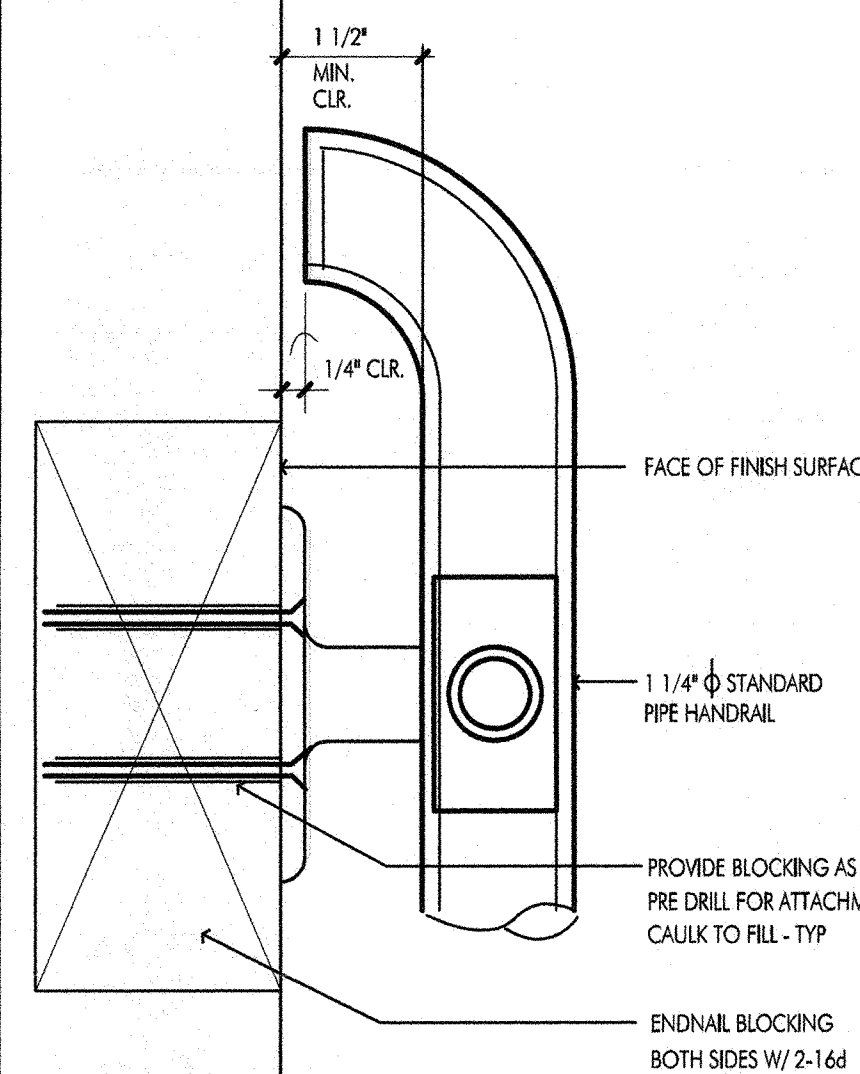
## NOTES:

- REFER TO 4/G-0.02, G-0.03, & G-0.04 FOR ADDITIONAL REQUIREMENTS
- ALL EXTERIOR DOOR HARDWARE SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC) AS ADOPTED BY THE CITY OF SANTA ANA AND THE APPLICABLE REQUIREMENTS OF THE CITY OF SANTA ANA MUNICIPAL CODE (S.A.M.C.) SECTION 8-211 AND ALL CONDITIONAL USE PERMIT REQUIREMENTS
- EXTERIOR DOOR HARDWARE SHALL BE EQUIVALENT TO THE SPECIFIED PRODUCTS LISTED ABOVE. EXISTING DOORS THAT ARE NOTED TO REMAIN ARE TO BE FIELD INSPECTED AND MODIFIED AS REQUIRED TO PROVIDE HARDWARE IN COMPLIANCE WITH THE ABOVE REQUIREMENTS. ALL APPLICABLE NOTES AND DETAILS ON THE DRAWINGS FOR DISABLED ACCESS AND BE FULLY FUNCTIONAL AND OPERATIONAL



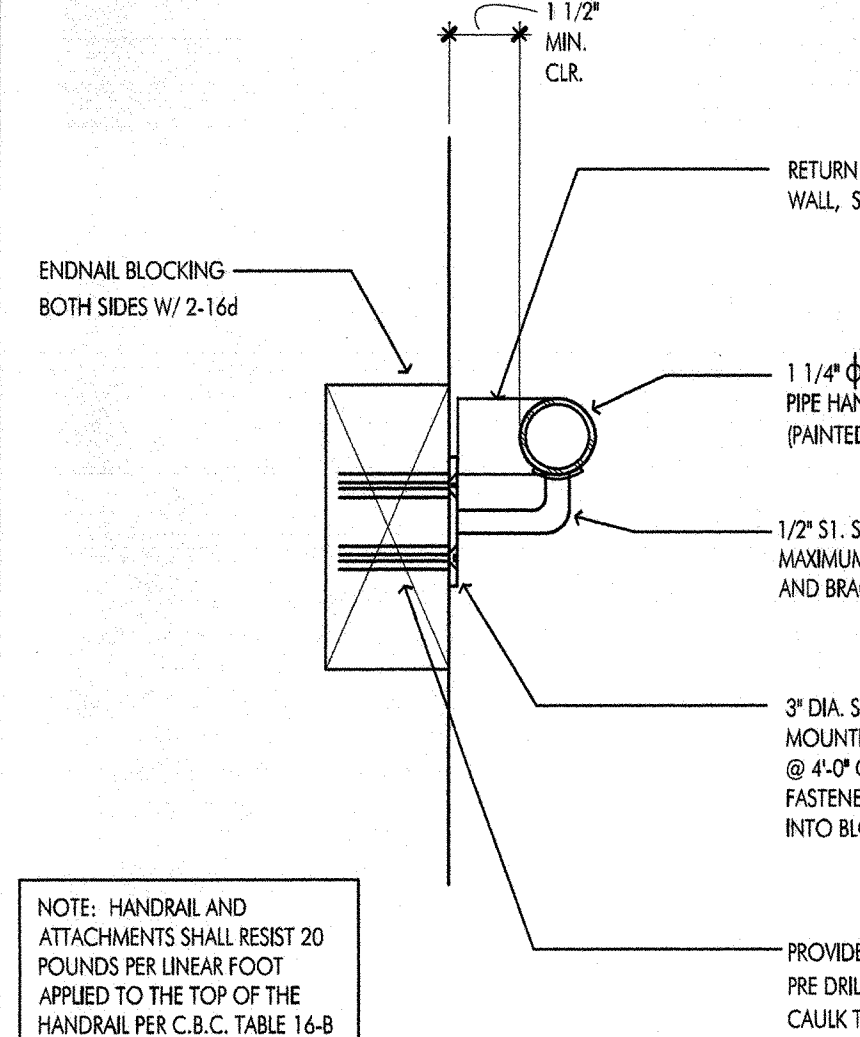
## HANDRAIL MODIFICATION

6



## HANDRAIL TO WALL CONNECTION

5

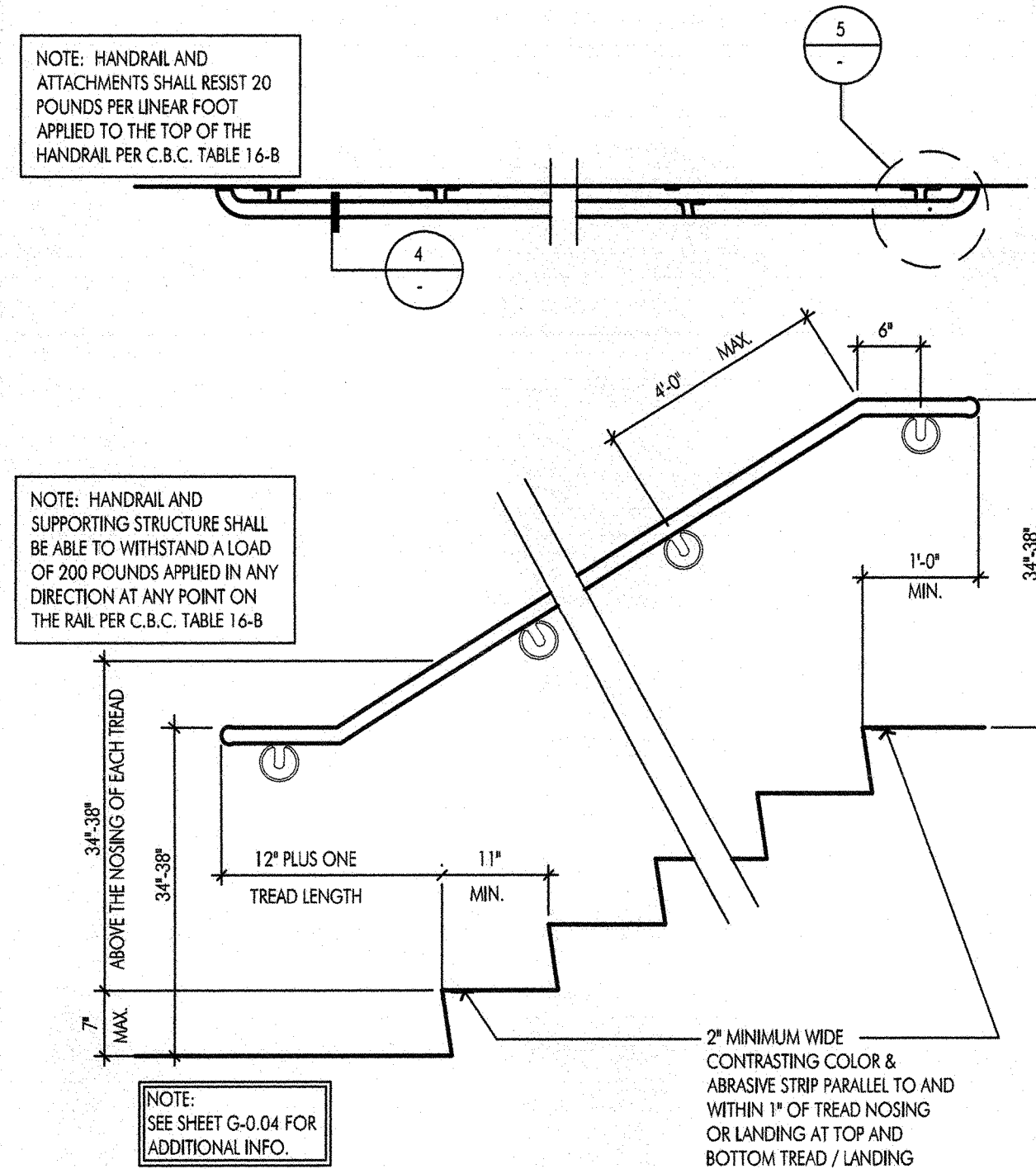


NOTE: HANDRAIL AND SUPPORTING STRUCTURE SHALL BE ABLE TO WITHSTAND A LOAD OF 200 POUNDS PER LINEAR FOOT APPLIED TO THE TOP OF THE HANDRAIL PER C.B.C. TABLE 16-B

NOTE: HANDRAIL AND SUPPORTING STRUCTURE SHALL BE ABLE TO WITHSTAND A LOAD OF 200 POUNDS PER LINEAR FOOT APPLIED TO THE TOP OF THE HANDRAIL PER C.B.C. TABLE 16-B

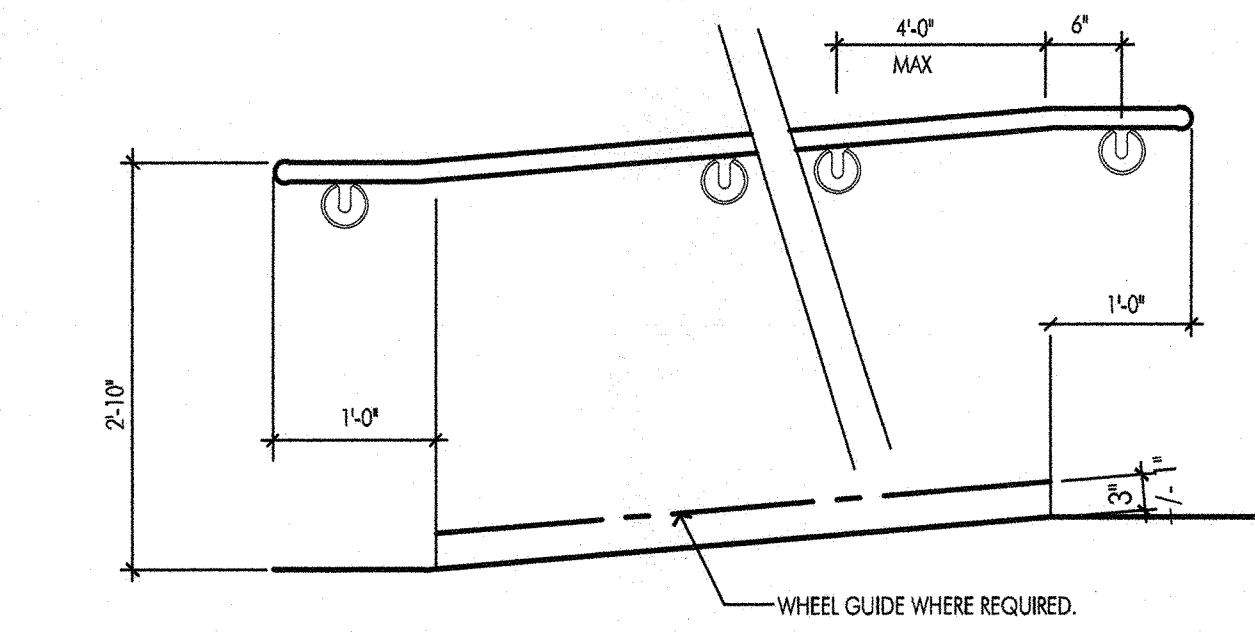
## HANDRAIL TO WALL

4



## HANDRAIL AT STAIR

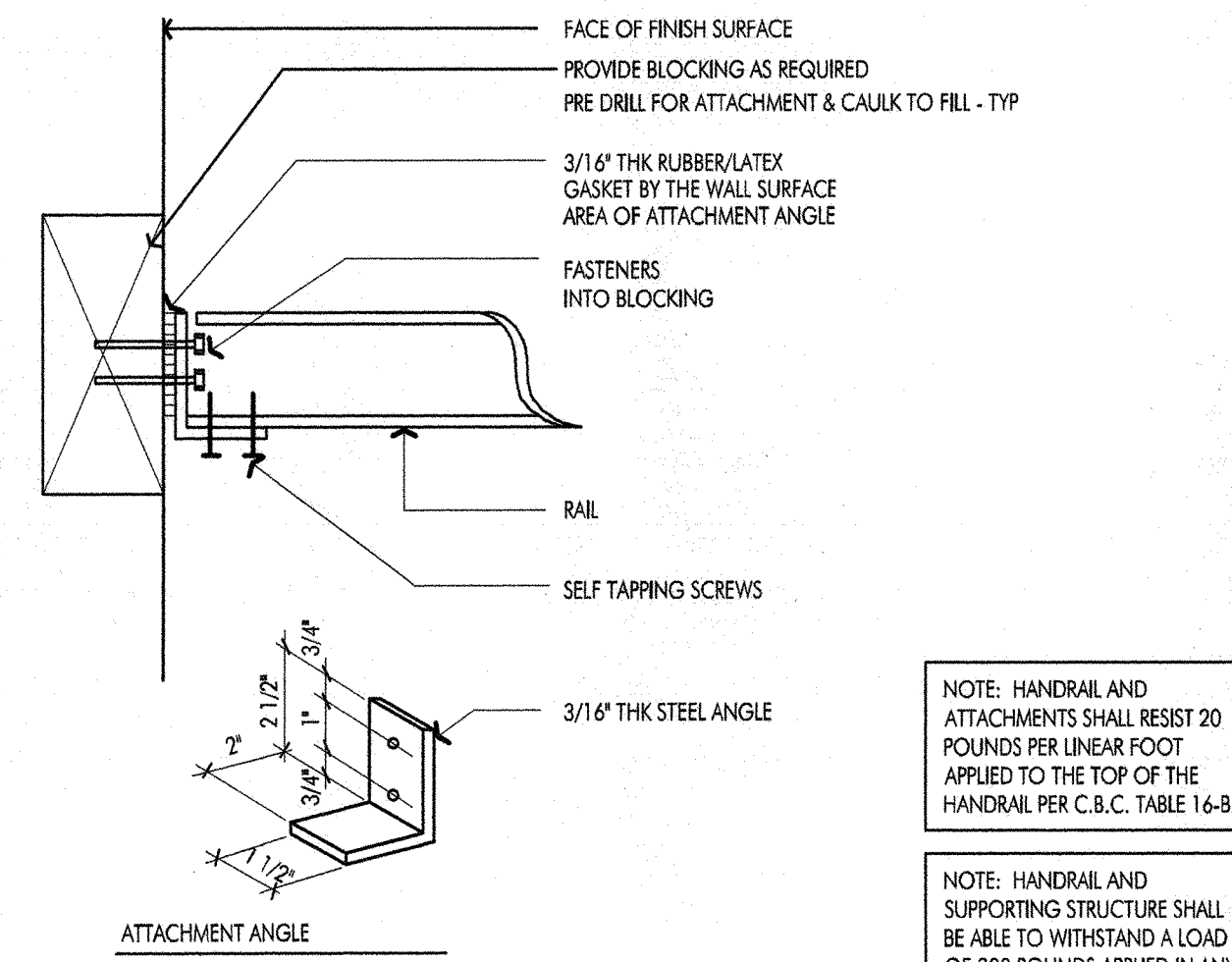
3



SEE NOTE 2 ON SHEET 4/G-0.02 & SHEETS G-0.04 / G-0.04 FOR ADDITIONAL INFORMATION.

## HANDRAIL AT RAMP

2



NOTE: HANDRAIL AND ATTACHMENTS SHALL RESIST 20 POUNDS PER LINEAR FOOT APPLIED TO THE TOP OF THE HANDRAIL PER C.B.C. TABLE 16-B

NOTE: HANDRAIL AND SUPPORTING STRUCTURE SHALL BE ABLE TO WITHSTAND A LOAD OF 200 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER C.B.C. TABLE 16-B



STEVEN GAFFNEY  
ARCHITECTURE INC

305 WEST FOURTH STREET  
SANTA ANA CA 92701  
www.SGaffneyArch.com

TEL: 714.571.0500  
FAX: 714.571.0600

## YOST THEATER

### TENANT IMPROVEMENTS

307 N. Spurgeon Street  
Santa Ana, California  
92701



THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STEVEN GAFFNEY ARCHITECTURE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, REVIEW AND REVIEW FOR CONSTRUCTION. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF STEVEN GAFFNEY ARCHITECTURE, INC. ALL RIGHTS RESERVED. COPYRIGHT ©

△	3-01-11	△
△	6-20-11	△
△	7-27-11	△
△	7-30-11	△
△	11-16-11	△
△		△
△		△
△		△
△		△

## DETAILS DOOR SCHED CUP CONDITIONS

SHEET NUMBER JOB NUMBER

DATE

A-4.81

SCALE

1 1/2" = 1'-0"

## CUP CONDITIONS OF APPROVAL

8

## DOOR SCHEDULE

7

## HANDRAIL TO WALL

4

## RAIL TO WALL CONNECTION

1