#### CITY OF SANTA ANA

#### **BUILDING PERMIT WORKSHEET**

PLEASE PRINT					1/14/09:ion	ms/Bldg.App.Workshee
PROJECT ADDRESS: 4-1-	UTTON COM	rsL	SUITE: 多70	フ s	apin# //	174363
	TIAL COMMERCIAL>			₹	MASTER ID#	
NATURE OF WORK: NEW AD	D ALTERTI) D	EMO RE	ROOF REPA	AIR S	SIGN MIS	SC .
NEW/ADDITION/ALTERATION:					***************************************	::
1ST FL.,	SF BASEMENT:	YES/NO	SF	NO. OF	STORIES:	
2ND FL.		PATIO:	SF	BLDG. H	IEIGHT:	
TOTAL OF OTHER FLS:			SF			
GARAGE/CARPORT:	SF ALTER/T.L:	2,	<u> 180</u> sf	3+		
JOB DESCRIPTION (non-resident	ial projects see reverse si	ide of this ap	plication) :	0/1/10	75 USF	han j
BRUSSING COURT	D2015 , <b>Ja</b> 1800	1965 <u>- 1</u> 649	1841/6 <u>- 4T</u>	<u>OFFI</u>	. 1311km	NEW ANIME
BUILDING OWNER'S NAME:	Arensem (			PHO	NE NO:	50-1702
ADDRESS:		CITY:		STAT		ZIP:
4-HUTTON CINTA	L_SUID 330	1	ANA	SIAI	CA.	92707
TENANT'S NAME (Comm/Ind): けたら <i>Couswill</i> す	~UZI	::	::	PHON	VE NO:	
CONTRACTOR'S NAME:	::	STATE CO	NTR.#:	LICE	NSE CLASS:	PHONE NO:
ADDRESS:		CITY:		STAT	<b>E</b> :	ZIP:
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANC	E COMPANY:	SANT	A ANA BUS. LI	C.#:
ARCHITECT/ENGINEER: JOHN FRASTER MCCUELLAN	and the second s	STATE LIC	ENSE#: 580 /		NE NO: 4 307-	6883
ADDRESS: 8302 MADISON //	ħ <i>J/</i> Σ	CITY:	C174	STAT	E: CA	ZIP: 92655
CONTACT NAME: FRASIER				714	307-69	27
E-MAIL ADDRESS: J=PASJ=R	CO FMACORS.C	2011	FAX NO:			=======================================
/**	34	. 2				
OFFICE USE ONLY: ACC OR SE	C (CIRCLE ONE)	<u>≠−2</u> HRS F	'ER	BLDG.	FEE \$	
OCC. GROUP:	RECEIPT#	587	73	P/C FE	E PD \$	104963
YPE OF CONSTR:	VALUATION: \$		300 )	SUBM	ITTAL DATE:	2/9
TRE SPKR: YES / NO A/C: YES /	NO FLOOD ZONE:			PROC	ESSED	<u> </u>
RES. DEV. FEE: YES/NO PRIOR	DWELLING UNIT: YES/1	NO COMME	:NTS:			
LANNING OK TO CHECK & DATE		BLDG, D	EPT. APPROVAL	& DATE		
LNG CONDITIONS:						

#### PLEASE CHECK ALL THAT APPLY TO YOUR PROJECT

JUD	DESCRIPTION CHECKLIS	<b>&gt;1:</b>			
Ø	Additional square footage	IN NAMON ONLY	図	Partition walls	:: - <b>48</b> :
	Awnings			Rated corridors	
	Canopy			Rated shafts	&c):
囡	Ceiling work			Roof mounted equip	ment
	Change of occupancy (use	) 		Security bars	
	Disabled accessible (H/C)	restrooms		Screening for equipn	nent
	Dust collector			Skylights	
	Elevator shaft			Stairs	
	Exterior doors or windows			Storefront/facade imp	provements
	Equipment pads			Storage racks or she	lving over 5'-9'
	Interior demo			Walk-in coolers	
	Kitchen equipment				
و بو محادة ا	IC DECIUMINA CERABATE D	. B S R S - Draw S R, S Arms, Draw Draw State M M S S Draw - M. Draw Draw S	10.1710		
IICIA	IS REQUIRING SEPARATE B	UILDING PERMIT APPL	ICATIO	NS:	
	Block wall	(1/X			
	Card readers			N. Company	
	Complete demo	96		J 4	
	Fence	12-71	50	M .	
	Fire signaling system	1061	<b>.</b> 	<u> </u>	
	Fire sprinklers	**************************************	Ÿ		
	Flagpole	(old	YOL	- 14 <b>14</b> 1	::
	Lawn sprinkler system	a, "	n) - Ž	(\o' /* b	
	Light Standards		/ .	y V	# - ::::::::::::::::::::::::::::::::::::
	Parking lot repaving	######################################	ر کړ ۵ <sup>۷</sup>	ζ.,	
	Parking lot restriping		,		
	Pedestrian protection				
	Pool/Spa				
	Signs				<b>*</b> ::
	Spray booth				
	Temporary power pole				
7	Trash enclosure				

### FEE CHECKLIST WORKSHEET

Received by:	KH	SAPIN #:	10174363
ع	FEE TYPE	REQUIRED	
		Yes No	
7	Plan Check Fee		
· · · · · · · · · · · · · · · · · · · ·	Disability Fee		
·	SMIP Fee		
	Res. Dev. Fee		
	Fire Facility Fee		
	School Distr. Fee		
	Microfilm		
	FCWP Surcharge		
cost/s 35	calculat sqft x total 2 × 3280	SQFT =	VALUATION 17, 752
	•		

	•	$\boldsymbol{\omega}$
Counter computations/valuation \$_	117,800	<u></u>

Plan checker computation/final valuation \$\_\_\_\_\_



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

# ACCELERATED PLAN CHECK REQUEST

Project Address:	Hutton #375		HO18: 07-01-11
Misc. Receipt: 58°	773 Processed By:	KH Plan Che	ecked By:
fee is in addition to	the regular plan check fee.	_	number of hours for review. This
Es	t. Hrs. <u>3</u> Actual '	Est. Hrs.	Actual
Plu	umbing	Mechanica	1
Es	t. Hrs Actual _	Est. Hrs.	Actual
Owner/Representative Signature	ILE:		
Print Name: FRASFER	MELIZUM		Date: 2-9-/2_
Telephone Number: (7/4)	307-6883	Fax Number: (7/4)	897-5952
An accelerated p	olan check review will not in	nclude the following:	
	olic Works, Planning or Land	_	
Revisions: If requesting	an "accelerated revision", the fee of \$117.70 per hour (total	e cost will be \$207.25 pe	er hour in addition to the
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	Comp time	APPROVALS	
	Overtime	Division Manager	Date
Immediate Supervisor	Date	Executive Director	Date

BNegrete/Fee Schedules/2011-2012

White: Office Ye

Yellow: Applicant



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

# TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO: PROJECT ADDRESS: PLAN CHECK ENGINEER:		10174363 4 E Hutton Center Dr Unit# 370				
PLAN CHECK I	ENGINEER:	Mazarji, Z	ac	TEL:	714	647-5831
				FAX:	714	647-5897
TYPE OF CONS	STRUCTION	*	I A, SPK			
OCCUPANCY (	CLASSIFICA	TION(S):	В			
PLAN CHECK	DATES:			REM	ARKS	RECHECK ITEMS:
APPLICATION	2/9/	2012				
INITIAL REVIE	N 2/10	)/2012				
EXPIRATION	8/7/	2012				
RECHECKS:	1.		***************************************	PRO	JECT.	APPLICANT CONTACT PERSON:
·	2.			Frase	er McC	lellan
•	3.			TEL:		(714)307-6883
•	<u> </u>			FAX	:	(714)897-5952
VALUATION:	\$117,800.0	0		EMA	IL: _	Fraser@fmacorp.com
FLOOD ZONE:	X-0602320	278J				

## 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) 647-5831for an appointment.

- 5. Please return marked up set of drawings with corrections.
- 6. This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information.
- 7. The applicant shall obtain clearances/approvals for the following prior to building permit issuance:
  - Planning Division approval on the corrected/final set of drawings (647-5804.) Previously approved plans should be submitted to expedite the process.
  - Fire Department approval on the corrected/final sets of drawings (647-5839 or 647-5700)
  - Police Department approval on the corrected/final set of drawings (647-5840)
  - Public Works Agency approval (647-5039)
  - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance
- 8. Provide on the drawings interior wall and ceiling finish schedule showing compliance with CBC Section 803 and CBC Table 803.5.
- Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants.
- 10. Occupant load is calculated as follows:
  - Office Area 31Persons
  - Conference Room 15 Persons
- 11. Provide on the drawings a complete door schedule, showing:
  - Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)
- 12. The width of the level area on the side to which the door swings shall extend 18 past the strike edge of the door for interior doors. CBC Section 1126A.3.2. Please refer to mark up sets of drawings as well.
- 13. Provide specifications for doors hardware (i.e., lever type, push-pull panic, etc) to comply with disabled access requirements. CBC Section 1133B.2.5.2.
- 14. CBC Section 1133B.2.5, Note on the drawings: "Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and interior doors, such pull or push effort being applied at right angles to

hinged doors and at the center place of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds.

- 15. Exit illumination and exit sign requirements in accordance with CBC Section 1011 shall be shown on the drawings..
- 16. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings.
- 17. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable.
- 18. Provide a complete suspended ceiling system plan and section detail showing the following:
  - Vertical supports
  - Seismic wires
  - Seismic strut/Compression strut
  - Perimeter wires
  - Separate fixture wires for lights and mechanical devices
  - ICC Research Report number for the suspended ceiling
- 19. In lieu of providing structural calculations for new suspended ceiling, note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308)
- 20. Please provide cross reference from modified fire rated corridor to detail # 13 on sheet AD-1.
- 21. Reference sheet AD-1 detail # 16; indicate maximum height of 34" for base cabinets.
- 22. Tactile exit signs shall be required at the following locations:
  - Each grade-level exterior exit door shall be identified by a tactile exit with the word "EXIT."
  - Each exit access door from an interior room or area to a corridor or hallway, which is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE."
- 23. It is the project designer's/property owner's responsibility to show compliance on the drawings with all applicable Federal and State Accessibility Standards. City of Santa Ana does not have jurisdiction to enforce ADA compliance and it is the responsibility of designer. If applicable, please remove notes referring to ADA compliance from drawings. This project is reviewed for compliance with State Accessibility Standards.

- 24. Drawings submitted to the Building Division for review shall provide the following information to insure compliance with CBC Section 1134B/Chapter 11B:
  - An accessible entrance
  - An accessible route to the altered area
  - Accessible restrooms
  - Accessible telephone (if any)
  - Accessible drinking fountains, and
  - Parking, signage and alarms
- 25. Please complete attached accessibility form to show the proposed floor plan including toilet rooms are in full compliance with State Accessibility Standards.
- 26. Provide parking space identification in accordance with CBC Section 1129B.4 including:
  - Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
  - An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:
    - Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.
  - Provide assurance on the drawings that existing signage language reflects the paragraph above.
- 27. Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical Code (CMC) requirements for each type of use.

#### Note on drawings:

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

#### Note on drawings:

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



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

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

Master I.D.: 2012-101530

Application Number: NONR-2012-84-TI

Project Address: 4 E Hutton Center Dr Unit# 370

**Application Date:** 02/09/2012

Planner/Project Manager: Perry, Lynnette

**Determination:** 

Approved

**Application Description:** 

New demising wall to incorporate portion of unit 300; non-bearing office walls, break room, reflected

ceiling electrical and mechanical

**Dev Rev Project Conditions:** 

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

•	I LAN OILON - OILO	ILLIOI
JOB ADDRESS	5: 4-HUTTON CANTER	SUITE 370
TPACKING#:	1017 4363	
TRACKING #:_	10.11	JAIE:
	DOB ADDRESS: 4-/hv770N GRUTH, SUITE 370  RACKING #: 10/7 4363  DATE: 2-9-/2  FOR PLANCHECK STATUS CALL (714) 647-5800  LEASE INITIAL EACH ITEM BELOW  1. 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. 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. 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. 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 d. Grading Plans - 3 complete sets b. Plumbing Plans - 3 complete sets d. Grading Plans - 3 complete sets 1. 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.  GREED TO BY APPLICANT OR AGENT publicant's Signature  This planning Department This plan check is fee sets and the property of the	
PLEASE INITIA	AL EACH ITEM BELOW	
· · · · · · · · · · · · · · · · · · ·	payment is not a guarantee that a permit will be	
•	This plancheck will be performed by an in-house	
,	calculated) will be reviewed during the planched	k process and that said valuation shall be
	· ·	applications and plancheck fees for the
		•
	inspection of the property is required. I understar permit I am required to obtain Public Works Agend	nd that prior to the issuance of the Building cy approval if my project valuation exceeds
AGREED TO BY	APPLICANT OR AGENT	
Applicant's Signa	ture	
•		MIDWAY CITY ON 9265
Telephone Numb	oer <u>714 307-6883</u> Fax_	
FOR OFFICE US	SE ONLY: "Checklist of items discussed" API	PROVALS & FEES REQUIRED: Y/N
	8. Title 24 (Disabled Access) memt 9. Roof Mounted Equip.  10. List of Subcontr. ict 11. Bldg. Pmt. Info. 12. Summary of Appr. Req. 13. FY Information	



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

NOCK

PLAN CHECK	NO:		10174363				
PROJECT ADD		•	4 E Huttor	n Center Dr Unit#	370	-	
PLAN CHECK		ER:	Mazarji, Z	ac	TEL:	714	647-5831
		•			FAX:	714	647-5897
TYPE OF CON	STRUCTI	ON:		I A, SPK			
OCCUPANCY (	CLASSIF	ICATI	ION(S):	В			
PLAN CHECK	DATES:			No. 1997 September 2015 September 20	REM	ARKS	RECHECK ITEMS:
APPLICATION		2/9/20	)12				
INITIAL REVIE	w	2/10/2	2012				
EXPIRATION	<i>;</i>	8/7/20	)12				
RECHECKS:	1.				PRO	JECT .	APPLICANT CONTACT PERSON:
·	2.				Frase	er McC	lellan
	3.				TEL:		(714)307-6883
	**************************************				FAX		(714)897-5952
VALUATION:	\$117,80	00.00			EMA	ıL: _	Fraser@fmacorp.com
FLOOD ZONE:	X-06023	32027	8J				

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- 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) 647-5831for an appointment.

1-4 NO COUNTY STOOM ON 14-1

- 5. Please return marked up set of drawings with corrections.
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- 8. Provide on the drawings interior wall and ceiling finish schedule showing compliance with CBC Section 803 and CBC Table 803.5. 

  [TUISED NOTE: 18 ON COURT SITEST
- 9. Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants.

  | CEFFE TO NEW OCCUPANT LOAD THE OCC
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- 14. CBC Section 1133B.2.5, Note on the drawings: "Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and interior doors, such pull or push effort being applied at right angles to

100 MANA 100 MANA 100 MANA

100 Sept.

02.4 13.81

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- 15. Exit illumination and exit sign requirements in accordance with CBC Section 1011 shall be shown on the drawings.. NOTE 20 "EVILLAGE DISMATMINT NOTES" ON COURSE SHIEFT
- 16. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings. BOLDING DIEMMINIST NOTE 24 ADDISO AN CONFLETTION
- 17. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable. FIFE OFFICE SHOULD TO
- 18. Provide a complete suspended ceiling system plan and section detail showing the following:
  - Vertical supports
  - Seismic wires
  - Seismic strut/Compression strut
  - Perimeter wires
  - Separate fixture wires for lights and mechanical devices
  - ICC Research Report number for the suspended ceiling
- 19. In lieu of providing structural calculations for new suspended ceiling, note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308) ANN 10 QUINTED TO THE PROPERTY OF THE P
- 20. Please provide cross reference from modified fire rated corridor to detail # 13 on sheet AD-1. ARMED
- 21. Reference sheet AD-1 detail # 16; indicate maximum height of 34" for base cabinets.

22. Tactile exit signs shall be required at the following locations:

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- Each exit access door from an interior room or area to a corridor or hallway, which is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE."

" EXIT SMAS DOUN"

A-1 SHOUN FOR DEEDS 01 \$ 20

23. It is the project designer's/property owner's responsibility to show compliance on the drawings with all applicable Federal and State Accessibility Standards. City of Santa Ana does not have jurisdiction to enforce ADA compliance and it is the responsibility of designer. If applicable, please remove notes referring to ADA compliance from drawings. This project is reviewed for compliance with State Accessibility Standards.

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	- An accessible entrance - An accessible route to the altered area - Accessible restrooms - Accessible telephone (if any) - Accessible drinking fountains, and - Parking, signage and alarms
25.	Please complete attached accessibility form to show the proposed floor plan including toilet rooms are in full compliance with State Accessibility Standards.
26.	Provide parking space identification in accordance with CBC Section 1129B.4 including:
and the second s	- Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
APPERCYALEST MENTAL SECTION SE	<ul> <li>An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:</li> </ul>
	Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.
	- Provide assurance on the drawings that existing signage language reflects the paragraph above.
27.	Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical Code (CMC) requirements for each type of use. NONE 22 MODIFIED ON COVINGSHELD
	Note on drawings: - Provide mechanical ventilation for each area/room in accordance with the 2010 California Mechanical Code.
28. (	Show/note LIGHTING requirements on the plans in accordance with CBC and California Electrical Code requirements for each type of use.  BUILDING INFORMATION POTE 25 ADMINIO TO COURT SUPERTY
	Note on drawings:
-	CBC Section 1205.3, Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10'candles (107 lux) over the area of the room at a height of 30"above the floor level.

# **BUILDING DEPARTMENT NOTES:**

- 1. THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), THE 2010 CALIFORNIA MECHANICAL CODE (CMC), THE 2010 CALIFORNIA PLUMBING CODE (CPC), THE 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- AND THE 2010 ENERGY STANDARDS. 2. THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA FIRE
- 3. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES AND THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- 4. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK, SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- 5. THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED & ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- DIMENSIONS TAKE PRECEDENCE: DIMENSIONS TYPICALLY TO COLUMN CENTER LINES, FACE OF STUDS, FACE OF CONCRETE OR MASONRY, OR AS NOTED ON THE NOTED DRAWINGS.
- 7. BARRICADES SHALL BE ERECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.
- 8. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- 9. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED DEAD BOLTS ARE NOT PERMITTED PER CBC SECTION 1008.1.8.4. IN A GROUP B, F, M OR S OCCUPANCIES, YOU MAY NOTE "PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING - THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT. PER CBC SECTION 1008.1.8.3.
- 10. ALL INTERIOR DOORS EXCEPT AT CLOSETS AND STORAGE ROOMS SHALL BE OPENABLE WITH SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULLS ACTIVATING BARS, OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. ALL CLOSETS & STORAGE ROOMS NEED TO BE ACCESSIBLE PER CODE SECTION 1125B.
- 11. ALL GLASS WORK SHALL COMPLY WITH SECTION 2405.1 OF THE 2010 CALIFORNIA BUILDING CODE.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (I.E. NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS).
- 13. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE PROVISIONS OF THE REQUIREMENTS OF STATE STATUTES FOR ARCHITECTURAL BARRIERS TO THE HANDICAPPED.
- 14. ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 803 AND TABLE 803.5.
- 15. INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
- 16. ALL TOILET ROOMS SHALL HAVE AN EXHAUST VENTILATION SYSTEM COMPLIANT WITH 2007 CBC SECTION 12034.2.1 AND CMC SECTIONS 402.3, 403.7 AND TABLE 4-4.
- 17. BUILDING DESIGN FOR WOOD OR LIGHT GAUGE METAL FRAMING AS INDICATED OR DETAILED. CONTRACTOR HAS THE OPTION OF UTILIZING EITHER SYSTEM UPON OWNER/ARCHITECT APPROVAL, BUILDING DEPARTMENT APPROVAL (SIZE & USE MUST MEET CODE REQUIREMENTS), AND DETAILS MODIFIED TO ARCHITECTS SATISFACTION.
- 18. PROJECT SHALL COMPLY WITH DISABLED ACCESS REVIEW LIST, DEPARTMENT OF STATE ARCHITECT, TITLE 24. ALL REQUIRED MODIFICATIONS SHALL BE COMPLIANT PER A.D.A. GUIDELINES AND REQUIREMENTS.
- 19. ROOF DRAINAGE WATER SHALL NOT FLOW OVER PUBLIC PROPERTY IN ROUTE TO GUTTER OR STORM DRAINAGE SYSTEM.
- 20. EXIT ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC 21. EXIT SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC
- 22. LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC 1205, AND
- VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC SECTION 1203 AND WITH CMC REQUIREMENTS. PROVIDE MECHANICAL VENTILATION FOR EACH AREA/ROOM IN ACCORDANCE WITH THE 2010 MECHAICAL CODE. 23. REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN
- 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR USED FOR DISABLED ACCESS PER 2010 CBC SECTION 1008.1.6. 24. CBC SECTION 1006, REQUIRES MEANS OF EGRESS FROM ALL OCCUPIED PARTS OF BUILDING BE PROVIDED WITH AT LEAST 1' CANDLE OF LIGHT AT FLOOR LEVEL.
- 25. CBC SECTION 1203.3, ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10' CANDLES (107 LUX) OVER THE AREA OF 1 THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

VICINITY MAP

#### FIRE DEPARTMENT NOTES:

- SPRINKLER SYSTEM: INSTALLATION OR MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED PRIOR TO THE INSTALLATION OR MODIFICATION. INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE N.F.P.A. 13. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- 2. PLANS OF MODIFICATIONS TO OR NEW FIRE PROTECTION, DETECTOR OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR
- PLANS OF MODIFICATIONS TO EXISTING FIRE EXTINGUISHING, DETECTION, OR ALARM SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR
- 4. ALL SPRINKLER AND SMOKE DETECTOR PLANS REQUIRE A SEPARATE SUBMITTAL AND PERMIT. 5. PLANS FOR THE FOLLOWING SYSTEM SHALL BE SUBMITTED, (3 COPIES), TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION OF FIRE HYDRANTS, FIRE SPRINKLERS & 24 HOUR SUPERVISION
- ALL FIRE SPRINKLER PLANS SHALL BE APPROVED BY THE BUILDING DEPARTMENT. PLANS INCLUDE: A) PLAN VIEW SHOWING THE BUILDING STRUCTURAL FRAMING
  MEMBERS AND ALL POINTS OF HANGER ATTACHMENTS.
  B) A RESPONSIBLE ENGINEERS WET INK STAMP AND SIGNATURE
  APPROVING THE SYSTEMS SUPPORT LOCATIONS.
- 7. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE.
- 8. SPRINKLER HEADS IN EXTERIOR SOFFITS AND ALL OTHER ROOMS TO BE SEMI-RECESSED, CHROME PLATED, INCLUDING ESCUTCHEONS. HEADS IN ELECTRICAL ROOMS, EQUIPMENT ROOMS AND STORAGE ROOMS TO BE STANDARD PENDANT TYPE HEADS. FULLY RECESSED CHROME PENDANT SPRAY TYPE WITH CHROME COVER PLATES ONLY WHERE NOTED.
- FIRE SPRINKLER SYSTEM AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE MONITORED BY A U.L. LISTED CENTRAL ALARM STATION OR BE SUPERVISED PER UFC ART. 10. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR INSTALLATION OF THE MONITORING SYSTEM.
- 10. ALL FIRE SPRINKLER SYSTEMS DRAIN LINES AND INSPECTION TEST LINES SHALL EXTEND DOWN TO GRADE AND AT LANDSCAPE AREAS SHALL
- EXTEND TO AND THROUGH CURB FACE. 11. PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED.
- 12. PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS. TRAVEL DISTANCE IS 30 FEET IN AREAS HAVING FLAMMABLE LIQUIDS.
- 13. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE INSPECTOR.
- BUILDINGS NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES, ON PALLETS OR IN RACKS MORE THAN 12 FEET IN HEIGHT, AND 6 FEET FOR TIRES, PLASTICS, AND SOME FLAMMABLE LIQUIDS). HIGH-PILED STOCK REQUIRES A SEPARATE PLAN SUBMITTAL.
- 15. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 16. ALL FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT BE STORED AND/OR USED IN EXCESS OF QUANTITIES AS LISTED IN C.B.C. TABLE 8001.13A, 13B & 13C AND IN U.B.C. TABLES 3-D AND 3-E.
- DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, FIRE ALARM STATIONS, FIRE STATIONS, FIRE ALARM STATIO
- NOT BE CONCEALED BY DECORATIVE MATERIALS. 18. ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 803
- AND TABLE 803.5. ANYD I ABLE OUS.S. 19. "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, MINIMUM OF SIX (6) INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE OF SIGN SHALL BE 50 LUX.
- 20. DRAFT STOPS ARE REQUIRED IN ATTIC SPACES AT THE TIME OF TENANT IMPROVEMENTS AND OCCUPANCY. DIVIDE ATTIC SPACE BETWEEN FLOORS INTO 1,000 S.F. MAX. SPACES AND ATTIC SPACE BETWEEN TOP FLOOR AND ROOF INTO 3,000 S.F. MAX. SPACES. AREAS MAY BE MULTIPLIED 3 TIMES IF THE BUILDING IS EQUIPPED WITH AN APPROVED FIRE
- . PROVIDE ADDRESS AND SUITE NUMBERS A MINIMUM OF 6 INCHES HIGH AND PLAINLY VISIBLE FROM THE ROADWAY.
- . AN ALL WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE.
- 23. FIRE APPARATUS ACCESS ROADS SHALL BE UNOBSTRUCTED. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE

IN COMPLIANCE WITH U.F.C. 902.

**ABBREVIATIONS** 

SECTION NUMBER

ROOM NUMBER

尚 → DOOR TYPE

ELEVATION NUMBER

SHEET NUMBER

SHEET NUMBER

- DOOR NUMBER

HARDWARE GROUP

24. FIRE DEPARTMENT CONNECTION SHALL BE ON THE ADDRESS SIDE OF THE BUILDING AS CLOSE AS PRACTICAL TO A PUBLIC FIRE HYDRANT.

# TENANT IMPROVEMENTS FOR:

LAKESIDE TOWER AT HUTTON CENTRE 4-Hutton Centre, Santa Ana, CA 92707

Property managed by

4 Hutton Center Drive, Suite 330 Santa Ana, CA 92707 (714) 850–1703 Contact: Lisa Miller

#### FIRE DEPARTMENT NOTES (CONT'D):

- 25. CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION SHALL BE PROTECTED WITH FIRE SPRINKLERS.
- 26. FIRE FLOW TO BE 3500 GPM FOR THE ENTIRE BUILDING.
- 27. FIRE HYDRANTS SHALL HAVE A MINIMUM FLOW OF 1500 GPM.
- 28. PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 29. ALL UNDERGROUND FIRE LINES AND OVERHEAD SPRINKLER LINES SHALL BE HYDROSTATICALLY TESTED FOR TWO (2) HOURS AT 200 PSI. ALL UNDERGROUND FIRE LINES SHALL BE FLUSHED CLEAR. ALL TESTS AND FLUSHING TO BE WITNESSED BY A FIRE DEPARTMENT REPRESENTATIVE
- 30. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS.
- 31. EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT EDITIONS
- 32. COMPOSITE WOOD JOIST CONSTRUCTION HAVING AUTOMATIC FIRE SPRINKLERS SHALL BE FIRESTOPPED IN CONFORMANCE WITH CURRENT EDITION OF THE N.F.P.A. 13.
- 33. ACCESS LANES TO BE POSTED "NO STOPPING FIRE DEPARTMENT ACCESS LANE CVC 22500.1" AND RED CURBED.
- 34. PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 35. THE BUILDING IS EQUIPED WITH AN EMERGENCY WARNING SYSTEM. THE WARNING SYSTEM SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. THE SYSTEM SHALL BE MODIFIED FOR THE PROPOSED TENANT IMPROVEMENT AREA
- (UNDER SEPARATE PERMIT). THE SYSTEM SHALL COMPLY WITH NFPA 72 AS AMENDED IN CBC CHAPTER 35. CBC SECTION 1007.9.

GENERAL NOTES

OR SPECIAL KNOWLEDGE OR EFFORT

REPAIRED AS REQUIRED.

WITH DISABILITIES ACT.

CODE DATA

## **DISABLED ACCESS NOTES:**

- 1. UPON COMPLETION OF THE PROJECT, THE PATH OF TRAVEL FROM DESIGNATED ACCESSIBLE PARKING SPACES, AND FROM PUBLIC RIGHT OF WAY, TO THE TENANT'S FLOOR AND SUITE ENTRY, SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- 2. UPON COMPLEAT ION OF THE PROJECT, THE EXISTING RESTROOMS, DRINKING FOUNTAINS AND TELEPHONES SERVING THE TENANT, INCLUDING PUBLIC SPACES, SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- 3. ALL AREAS OF THE TENANT IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- 4. REFER TO SHEET HC-1 FOR TYPICAL DISABLED ACCESS NOTES AND DETAILS
- 5. TACTILE EGRESS SIGNAGE SHALL BE PROVIDED PER 2010 CBC, REFER TO SHEET HC-1



ELECTRICAL, PLUMBING & MECHANICAL PLANS This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the City of Santa Ana. The acceptance of this plan and specifications SHALL NOT be held to permit nor be an approval of the violation of any provisions of ANY City Ordinance or State Law.

County of Orange Health Departme

PLANNING DIVISION MASTER I.D. 2012 -10530 G.P. OC Zone 50-76 PLANNER LYNNETTE DATE 2/9/12 TRANSFERRED BY BILL DATE 3/5/12 PLANNING INSPECTION REQUIRED: ROUGH FINAL NONE X RETAIN PLANS FOR FUTURE REVISIONS. SUBJECT TO ITEMS CHECKED AND CONDITIONS \* INTERIOR THOMAN NO DEPOS ALTERATIONS MODIFICATIONS TO ALL MATERIALS TO MATCH EXISTING O SCREENING ALWAYSE G STEMPT HOSCAPE PLANS

Relocate Demising wal

72 HOURS IN ADVANCE

PHONE (714) 847-5700

MICHOFILM

BANIANT SAPPIES

RESIDENTIAL DEV FE

INDEX OF DRAWINGS

## **ARCHITECTURAL**

COVER SHEET CONSTRUCTION PLAN

POWER AND TELEPHONE PLAN REFLECTED CEILING PLAN

FINISH PLAN

BUILDING STANDARD DETAILS MILLWORK DETAILS

DISABLED ACCESS NOTES AND DETAILS DISABLED ACCESS NOTES AND DETAILS

REFERENCE SITE PLAN / PATH OF TRAVEL

# SCOPE OF WORK

TENANT IMPROVEMENT REMODEL. DEMOLITION, NEW PARTITIONS, POWER, LIGHTING, FINISHES, AND HVAC.

BLDG ELECTPLBG PERMIT TYPE: MECH GRADING OCC. GROUP. CONSTR. TYPE LA SPK CODE EDITION 2010 CBC FLOOD ZONE CERTIF, REQ'D YES

Suite 370

COVER SHEET

Tenant Improvements for:

HFS CONSULTING

Suite Expansion & Remodel

Suite 370

LAKESIDE TOWER AT HUTTON CENTRE

4-Hutton Centre, Santa Ana, CA 92707

Fraser McClellan

& Associates, Inc.

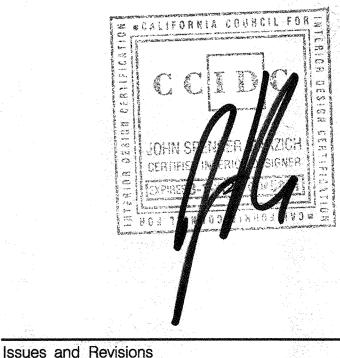
Commercial Interior Planning

8302 Madison Avenue

Midway City, California 92655

Tel: (714) 897-3382

Fax: (714) 897-5952

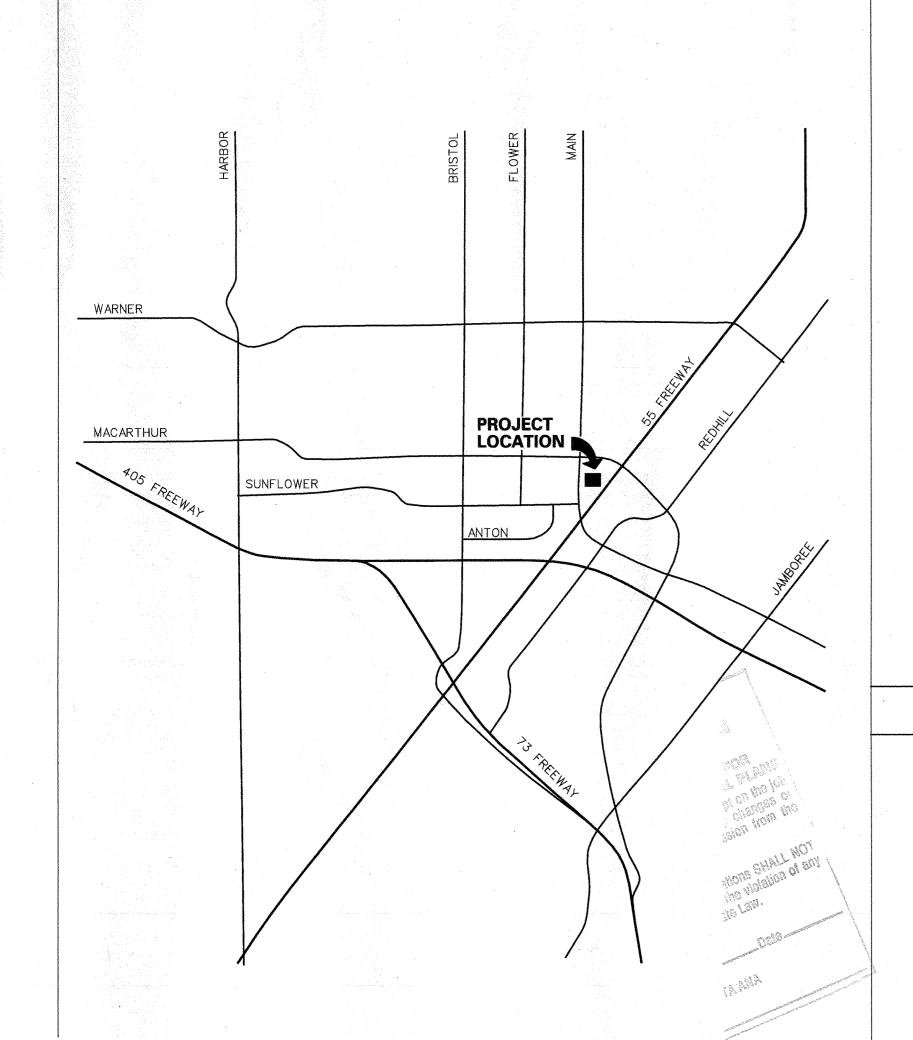


By Check Issues and Revisions SWFM FM 1 | 12-27-11 | Issue for Engineering SWFM FM 2 1-30-12 Issue for Pricing & Plancheck 3-1-12 Plancheck Corrections FM The stamping of this set of plans Salar Action Control SCHEDULE FIRE DEPARTMEN INSPECTIONS AND TESTS HFS Consulting Project Number 11.04.01 COVER SHEET Description

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HFS-cov.dgn

Computer File



#### AFF. ABOVE FINISH FLOOR HRDW. HARDWARE H.V.A.C.HEATING, VENTILATING ALUM. ALUMINUM AIR CONDITIONING BLDG. BUILDING B.S. BUILDING STANDARD MAT. MATERIAL CLG CEILING MFR. MANUFACTURER CLR. CLEAR MUL. MULLION N.I.C. NOT IN CONTRACT CMU. CONCRETE MASONRY UNIT COL. COLUMN NO. NUMBER CONTR. CONTRACTOR N.T.S. NOT TO SCALE MTG.HT.MOUNTING HEIGHT DRINKING FOUNTAIN O.C. ON CENTER OPP. OPPOSITE DR. DOOR REQ'D REQUIRED DWG. DRAWING REV. REVISED ELECT. ELECTRICAL R.O. ROUGH OPENING ELEV. ELEVATION SECT. SECTION E.D.F. EXISTING DRINKING FOUNTAIN S.C.W. SOLID CORE WOOD E.O.S. EDGE OF SLAB S.S. STAINLESS STEEL EQ. EQUAL SIM. SIMILAR E.W.C. ELECT. WATER COOLER THK. THICKNESS F.E.C. FIRE EXTINGUISHER CABINET TYP. TYPICAL F.F. FINISH FACE UC. UNDER CABINET FIN. FINISH U.O.N. UNLESS OTHERWISE NOTED FMA FRASER McCLELLAN & ASSOCIATES V.C.T VINYL COMPOSITION TILE F.O.T. FACE OF TILE V. VOLT F.V. FIRE VALVE V.I.F. VERIFY IN FIELD GA. GAUGE W/ WITH G.C. GENERAL CONTRACTOR W. WIDTH GL. GLASS GYP.BD.GYPSUM BOARD HT. HEIGHT H.M. HOLLOW METAL

SYMBOL LEGEND DATE SANTA ANA DETAIL NUMBER SHEET NUMBER

REVISION NUMBER PARTITION TYPE (SEE SHEET I-D.1) CENTER LINE ✓ ✓ ALIGN

BUILDING TYPE: TYPE IA - FULLY SPRINKLERED OCCUPANCY: NUMBER OF STORIES: TOTAL SQUARE FOOTAGE: SUITE 370 SQUARE FOOTAGE: 3,280 SF

1. THIS BUILDING CONFORMS WITH THE CALIFORNIA ADMINISTRATIVE CODE 24 AND TO 2010 CBC.

4. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY

SHALL PROVIDE FOR SUCH WORK ON A DESIGN/BUILD BASIS.

6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO: 2010 CBC.

NOTE ALSO PERTAINS TO ALL SUBCONTRACTORS.)

10. ALL FINISHES SHALL COMPLY WITH TABLE 8-A OF THE C.B.C.

ALL TRASH AND DEBRIS CREATED AS A RESULT OF HIS OPERATION.

2. A SEPARATE PERMIT IS TO BE OBTAINED FOR ALL FIRE SPRINKLER WORK, THE GENERAL CONTRACTOR

5. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE, FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

7. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE

FRASER McCLELLAN AND ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE STARTING WORK. (THIS

11. SHOP DRAWING FOR ALL MILLWORK, CASEWORK AND STONEWORK ITEMS ARE TO BE SUBMITTED TO FRASER McCLELLAN

9. EXISTING CONSTRUCTION ELEMENTS DESIGNATED FOR REUSE OR TO REMAIN SHALL BE TOUCHED UP, CLEANED, AND

AND ASSOCIATES (FMA) FOR APPROVAL PRIOR TO FABRICATION, UNLESS NOTED OTHERWISE, FMA SHALL BE

12. FINAL FIRE DEPARTMENT INSPECTION REQUIRED. SCHEDULE INSPECTION 3 DAYS IN ADVANCE. EXTINGUISHERS SHALL BE PROVIDED AS DETERMINED BY INSPECTION, AND COORDINATED WITH FRASER McCLELLAN & ASSOCIATES

CENTER ALL FIRE SPRINKLER HEADS ON CEILING TILE IN GRID, BOTH DIRECTIONS. PROVIDE ONE REPRODUCIBLE

15. PLANS OF MODIFICATIONS; TO: OR NEW FIRE PROTECTION, DETECTION OR ALARM SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION, ONE REPRODUCIBLE OF SUCH PLANS SHALL BE SUBMITTED TO FRASER McCLELLAN & ASSOCIATES FOR REVIEW OF DEVICE LOCATION AS RELATED TO THE DESIGN

16. THE PROJECT IDENTIFIED IN THESE DRAWINGS AND OTHER ASSOCIATED DOCUMENTS IS LIMITED IN ITS SCOPE.
THIS PROJECT FORMS ONLY A PORTION OF A LARGER BUILDING AND/OR STRUCTURE AND OR SITE
FRASER McCLELLAN AND ASSOCIATES' SERVICES HAVE BEEN LIMITED TO THIS PROJECT ONLY. FRASER McCLELLAN AND
ASSOCIATES CANNOT AND DOES NOT MAKE ANY REPRESENTATION THAT THE BUILDING AND/OR STRUCTURE OR SITE

OF WHICH THIS PROJECT IS A PART COMPLIES OR CONFORMS WITH THE REQUIREMENTS OF THE AMERICANS

17. AS THE AMERICANS WITH DISABILITIES ACT IS A LAW AND NOT A CODE, FRASER McCLELLAN AND ASSOCIATES

CANNOT MAKE ANY REPRESENTATION REGARDING THE COMPLIANCE OF PROJECT OR BUILDING OR SITE.

PROVIDED WITH 1 SET OF PRINTS AND 1 SET OF REPRODUCIBLES FOR ALL SHOP DRAWING SUBMITTALS.

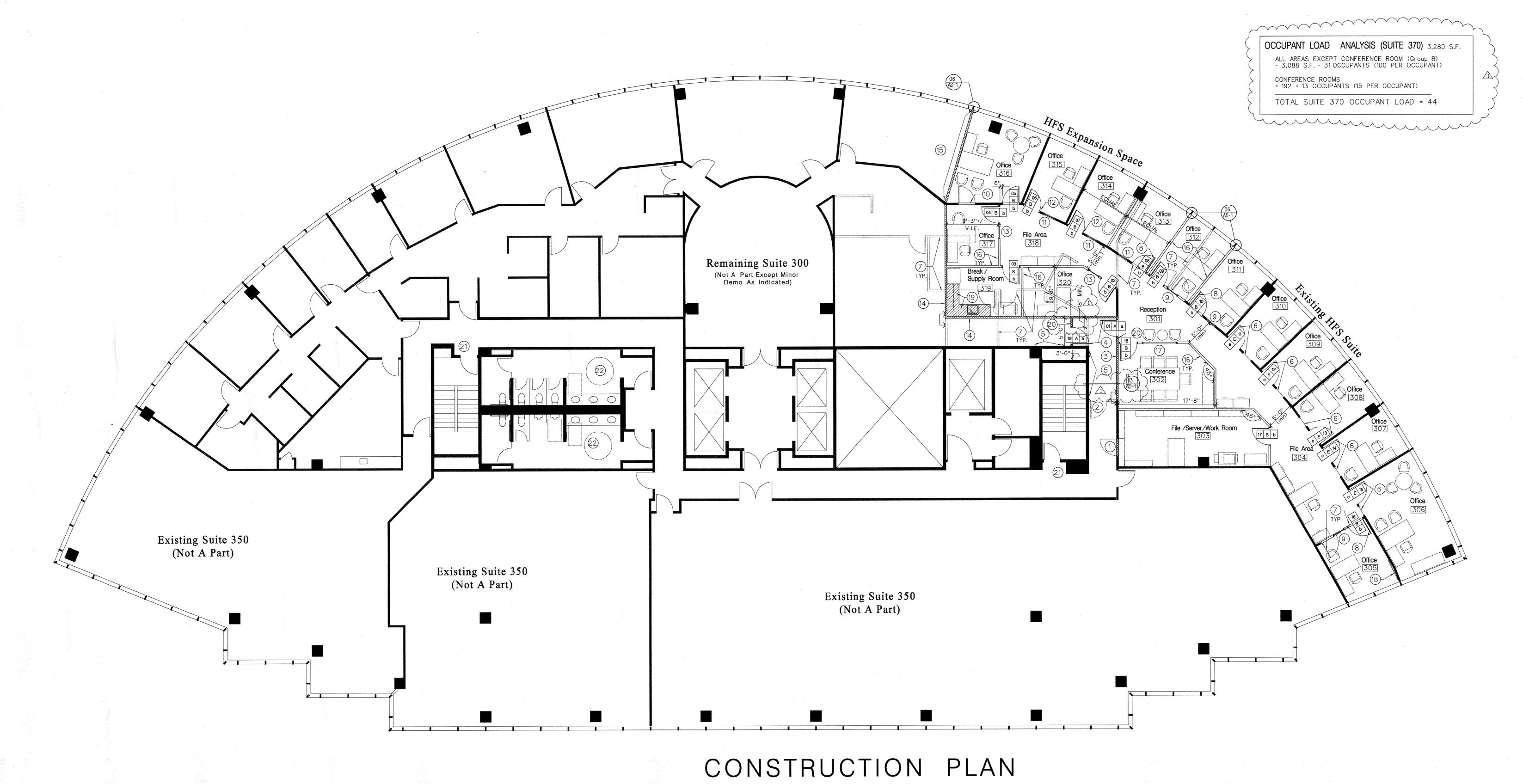
13. FIRE EXTINGUISHING SYSTEM PLANS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS. FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.

PLAN TO FRASER McCLELLAN ASSOCIATES FOR REVIEW FOR CONSISTENCY WITH DESIGN INTENT.

8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE SITE CONDITIONS BEFORE STARTING WORK.

THE GENERAL CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCE, ETC. WHICH HAVE JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR COMPLIANCE WITH THE LATEST REVISIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING: 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA ENERGY CODE



DOOR TYPES

TYPE "A" NEW (OR RELOCATED) ENTRY DOOR:
3'-0" x 8'-0"+/- x 13/4" 20 MINUTE FIRE RATED SOLID CORE BUILDING
STANDARD WOOD VENEER ENTRY DOOR WITH BUILDING STANDARD
ANODISED ALUMINUM FRAME.

TYPE "B" NEW (OR RELOCATED) INTERIOR DOOR:
3'-0" x 8'-0"+/- x 1¾" SOLID CORE SUITE STANDARD WOOD
VENEER ENTRY DOOR WITH BUILDING STANDARD ANODISED
ALUMINUM FRAME.

ALL HARDWARE AND DOORS SHALL COMPLY WITH EXITING AND DISABLED ACCESSIBILITY REQUIREMENTS (CBC SECTIONS 1008.1.8 AND 1133B.2.5)

## HARDWARE SETS

REUSE EXISTING BUILDING STANDARD DOOR HARDWARE WHERE POSSIBLE THROUGHOUT SUITE IF IN GOOD CONDITION. REPAIR OR REPLACE ALL DAMAGED

- SET "a" 2- PAIR BUTT HINGES
- FLOOR STOP

  SET "b" 2- PAIR BUTT HINGES

  LATCHSET
- LATCHSET FLOOR STOP

  SET "c" 2- PAIR BUTT HINGES
- SET "c" 2- PAIR BUTT HINGES LOCKSET FLOOR STOP
- SET "e" EXISTING HARDWARE TO REMAIN. ADD/REPAIR SMOKE GASKET AROUND FIRE RATED FRAMES AS REQUIRED

  ALL HARDWARE AND DOORS SHALL COMPLY WITH EXITING AND DISABLED ACCESSIBILITY REQUIREMENTS (CBC SECTIONS 1008.1.8 AND 1133B.2.5)

# DOOR NOTES

- 1. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT, AND SHALL BE PROVIDED WITH ILLUMINATED "EXIT" SIGNS AS REQUIRED BY THE FIRE
- 2. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM ADJOINING PARTITION.
- 3. (E) DENOTES EXISTING DOOR TO REMAIN UNLESS OTHERWISE NOTED.4. REFER TO DETAIL 2, 3, AND 4 ON SHEET A-D.1 FOR TYPICAL DOOR HEAD AND JAMB DETAILS. FOR ABOVE STANDARD DOOR DETAILS (WHERE OCCUR) SEE PLAN FOR ELEVATION OR DETAIL REFERENCE SYMBOL.
- ALL DOORS TO HAVE RAIL SUPPORT AS REQUIRED FOR HARDWARE, NO THROUGH-BOLTING.
   ALL DOORS SHALL HAVE LEVER TYPE HARDWARE IN COMPLIACE WITH C.B.C. AND
- TITLE 24 REQUIREMENTS.

  7. ALL DOORS WITH SPECIAL EGRESS-CONTROL DEVICES SHALL CONFORM TO CBC 1003.3.1.10 SEE "SPECIAL EGRESS-CONTROL DEVICES" NOTE, THIS SHEET.

  8. LEVER HARDWARE SHALL RETRACT BOTH LOCKS WITH A SINGLE OPERATION.
- 9. MAXIMUM EFFORT TO OPERATE EXTERIOR OR INTERIOR DOORS WITH CLOSERS SHALL NOT EXCEED FIVE POUNDS. THIS MAY BE INCREASED TO 15 POUNDS FOR FIRE-RATED DOORS.
- 10. ALL DOORS SHALL HAVE LEVEL FLOOR CLEARANCES ON PUSH SIDE AND PULL SIDE AS INDICATED ON DETAIL 3, SHEET HC-1
- 11. PROTECT ALL INTERIOR OPENINGS IN ONE HOUR CORRIDOR WALLS AND CEILINGS (SEC. 1004.3.4.3.2). DOOR OPENINGS MUST BE PROTECTED WITH A TIGHT FITTING SMOKE AND DRAFT CONTROL ASSEMBLY HAVING A FIRE RATING OF NOT LESS THAN 20 MIN. DOORS MUST BE MAINTAINED SELF- CLOSING OR AUTOMATIC CLOSING BY SCUATION OF A SMOKE DETECTOR (SEC. 1004.3.3.2.1)
- 12. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. (1133B.2.5.1).
- 13. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UN-INTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- Door #19 Schlage L9453 or equal

# PLAN KEY-NOTES

- REMOVE EXISTING RATED DOOR ASSEMBLY AND FILL OPENING WITH NEW 1-HOUR RATED CONSTRUCTION. TO MATCH EXISTING ADJACENT WALL CONSTRUCTION. (DOOR ASSEMBLY TO BE RELOCATED PER NOTES
- 2 REMOVE PORTION OF WALL AND EXISTING RATED DOOR ASSEMBLY AS INDICATED. (DOOR ASSEMBLY TO BE RELOCATED PER NOTES BELOW).
- NEW 1-HOUR CORRIDOR EXTENSION. WALLS, CEILING AND LIGHTING TO MATCH ADJACENT CORRIDOR CONSTRUCTION AND FINISHES.
- REFER TO 13/AD-1.

  (4) RELOCATED RATED CORRIDOR DOOR ASSEMBLIES.
- REMOVE EXISTING DATA/TELEPHONE OUTLETS, BOARDS, BRACKETS FROM WALLS AND BOLTS FROM FLOOR WHERE OCCUR. REPAIR WALLS
- AND FLOOR, AND PREPARE FOR NEW FINISHES. REFER TO SHEET A-2.

  EXISTING DOOR ASSEMBLIES AND TEMPERED GLASS SIDELIGHT ASSEMBLIES TO REMAIN. REPAIR ANY DAMAGES TO BOTH. PREPARE AND PAINT EXISTING DOORS AND FRAMES TO CLOSELY MATCH BUILDING STANDARD ANODISED ALUMINUM FRAMES (SUITE 330 IS BUILDING STANDARD)..
- DASHED LINES INDICATE DEMOLITION OF WALLS, DOORS, SIDELIGHTS, ETC. STOCKPILE FOR REUSE.
- (8) RELOCATED DOOR ASSEMBLY. PAINT FRAMES PER NOTE 6 ABOVE. SEE DETAILS 1 AND 2 / AD-1.
- 9 RELOCATED TEMPERED GLASS SIDELIGHT ASSEMBLY. PAINT FRAMES PER NOTE 6 ABOVE. SEE DETAILS 11 AND 12 / AD-1.

  10 REMOVE DOOR ASSEMBLY AND FILL PARTITION OPENING WITH NEW
- CONSTRUCTION TO MATCH EXISTING ADJACENT PARTITION. SEE DETAIL 1B / AD-1.
- REMOVE PORTION OF WALL AND INSTALL NEW TEMPERED GLASS SIDELIGHT ASSEMBLY SIZE AND DISTANCE FROM DOOR TO MATCH EXISTING HFS SUITE. REFER TO 11-12/AD-1.
- REMOVE EXISTING DOOR ASSEMBLY AND INSTALL NEW BUILDING STANDARD DOOR ASSEMBLY (MODIFY OPENING AS REQUIRED).. REMOVE EXISTING DRYWALL DETAILING AROUND FRAMES AT THIS LOCATION.
- NEW 24" WIDE BUILDING STANDARD TEMPERED GLASS SIDELIGHT TO MATCH EXISTING HFS SUITE HEIGHT. MATCH DISTANCE BETWEEN DOOR AND SIDELIGHT WITH EXISTING LOCATIONS. REFER TO 11-12/AD-1.
- NEW FULL HEIGHT DEMISING PARTITION WITH INSULATION. PROVIDE RETURN AIR OPENINGS AS REQUIRED FOR MECHANICAL SYSTEM.

REFER TO DETAIL 1C / AD-1.

- MODIFY EXISTING CEILING HEIGHT WALL TO BE FULL HEIGHT DEMISING PARTITION WITH INSULATION, REFER TO DETAIL 10 / AD-1.
- NEW BUILDING STANDARD CEILING HEIGHT WALL. REFER TO 1B / AD-1.

  NEW HALF HIGH 72" WIDE TEMPERED GLASS SIDELIGHT IN BUILDING STANDARD ALUMINUM FRAME. TO BOTTOM OF WINDOW TO BE 48" ABOVE FLOOR. TOP OF SIDELIGHT TO ALIGN WITH TOP OF DOORS. REFER TO DETAILS 11 & 12 / AD-1.
- REMOVE EXISTING PHONE/DATA BACKBOARD (AFTER TENANTS EQUIPMENT HAS BEEN RELOCATED). REPAIR WALLS FOR NEW PAINT.

- NEW PLASTIC LAMINATE ADA BASE CABINET WITH SINK, FAUCET, GARBAGE DISPOSER, AND INSTA-HOT WATER HEATER. BASE CABINET TO HAVE DRAWERS ON TOP WITH ADJUSTABLE SHELVES BEHIND DOORS. PROVIDE BUILDING STANDARD PLASTIC LAMINATE UPPER CABINETS ABOVE BASE CABINETS. REFER TO DETAIL 1 / AD-2.
- PROVIDE TACTILE EGRESS SIGNAGE "EXIT ROUTE" PER DETAIL 1(A) ON SHEET HC-1. MATCH BUILDING STANDARD SIGNAGE COLORS.

  PROVIDE TACTILE EGRESS SIGNAGE "EXIT STAIRS DOWN" PER DETAIL 1(C) ON
- 21) PROVIDE TACTILE EGRESS SIGNAGE "EXTI STAIRS DOWN" PER DETAIL T(C) ON SHEET HC-1. MATCH BUILDING STANDARD SIGNAGE COLORS.
- EXISTING MENS AND WOMENS RESTROOMS ARE IN FULL COMPLIANCE WITH 2010 CBC ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEET HC-1. REFER TO "EXISTING RESTROOM PLANS" DETAIL 8 ON

# SHEET HC-2

## **GENERAL NOTES**

1. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION AND NOTES.

WALL FINISH.

- 2. FOR WALL TYPES, REFER TO 1 / AD-1
  3. FIRE EXTINGUISHERS IN CORRIDORS TO BE:
  CABINET: RECESSED TYPE STANDARD STEEL, 'POTTER ROEMER',
  #AL-1702-A, CUSTOM COLOR TO MATCH ADJACENT
- 5 LBS MULTI PURPOSE DRY CHEMICAL.

  4. PROVIDE DRYWALL MUD SKIM-COAT OVER EXISTING DAMAGED OR ROUGH TEXTURED WALLS THROUGHOUT SUITE AS REQUIRED FOR SMOOTH FINISHED PAINTED WALLS.

5. REPAIR ANY DAMAGES TO INTERIOR SIDE OF EXISTING STOREFRONT SYSTEM THROUGHOUT

EXTINGUISHER: 'POTTER ROEMER', ABC W/ UL RATING 2A-10B:C,

- 6. ALL EQUIPMENT, APPLIANCES, FURNITURE, FILE CABINETS AND SHELVING INDICATED ON THE PLAN SHALL BE PROVIDED AND INSTALLED BY THE TENANT UNLESS SPECIFICALLY NOTED OTHERWISE.
- 7. ALL PROPOSED WORK INDICATED WITHIN THIS PLAN IS SUBJECT TO CHANGES IF REQUIRED BY CITY OF SANTA ANA BUILDING DEPARTMENT OR FIRE DEPARTMENT TO SATISFY THEIR PLAN REVIEW COMMENTS.
- SATISFY THEIR PLAN REVIEW COMMENTS.

  8. REPAIR ANY DAMAGES TO ALL EXISTING AND RELOCATED DOORS, FRAMES AND
- HARDWARE.

  9. REMOVE DRYWALL FURRING DETAIL AROUND EXISTING DOORS IN

# PARTITION LEGEND

EXISTING PARTITION TO REMAIN

SEE DETAIL 1B / AD-1

EXISTING PARTITION TO BE REMOVED

CEILING HEIGHT TENANT PARTITION WITH INSULATION

FULL HEIGHT NON-RATED DEMISING PARTITION SEE DETAIL 1C / AD-1

1 HOUR FIRE RATED TUNNELL CORRIDOR PARTITION WITH INSULATION

FURNITURE OR EQUIPMENT BY TENANT

EXPANSION AREA.

NEW MILLWORK

SEE DETAIL 13 / AD-1

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Fraser McClellan

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Commercial Interior Planning

Tenant Improvements for:

HFS CONSULTING

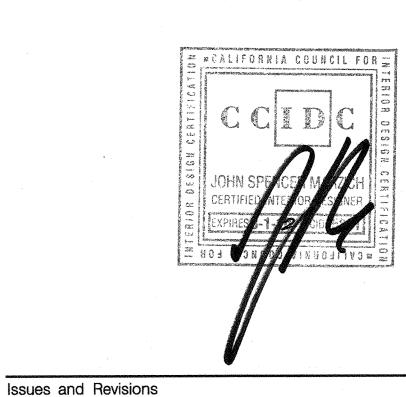
Suite Expansion & Remodel

Suite 370

LAKESIDE TOWER AT HUTTON CENTRE

4-Hutton Centre, Santa Ana, CA 92707

# CONSTRUCTION PLAN



No.	Date	Issues and Revisions		Ву	Chec
1	12-27-11	Issue for Engineering		SWFM	FM
2	1-30-12	Issue for Pricing & Plancheck		SWFM	FM
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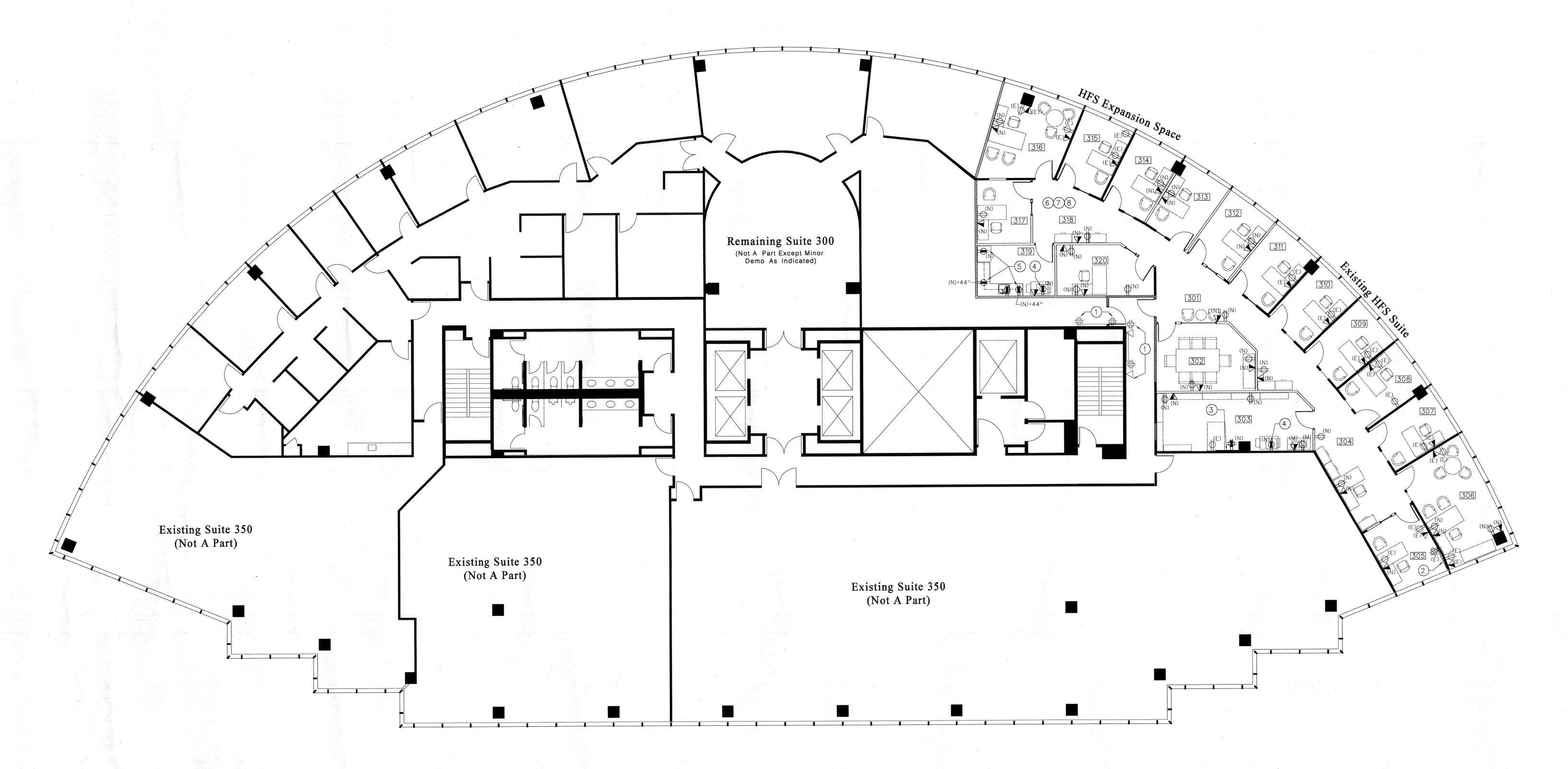
Description

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

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POWER & TELEPHONE PLAN

# **GENERAL NOTES**

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

#### 11. THE BUILDING STANDARD WALL MOUNTED TELEPHONE OUTLET SHALL BE A SINGLE GANG OUTLET BOX IN WALL VERTICALLY MOUNTED IN WALL WITH 3/4" METAL CONDUIT WITH PULL STRING TO CEILING SPACE, INSTALLED BY THE GENERAL CONTRACTOR. WHITE COVERPLATE BY TENANTS CABLING VENDOR AND MOUNTED VERTICALLY 18"A.F.F. TO CENTERLINE OF OUTLET (U.N.O.). TELEPHONE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR. ALL TELEPHONE AND DATA CABLING SHALL BE PLENUM RATED. ALL CABLING IN PLENUM SHALL SELF

- 12. DEDICATED OUTLETS TO RECEIVE GRAY RECEPTACLES.
- 13. ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERED DRAWINGS.

SUPPORTED/ SUSPENDED FROM FLOOR STRUCTURE ABOVE.

- 14. ALL SWITCH PLATES, RECEPTACLE PLATES AND OTHER DATA AND TELEPHONE PLATES TO BE WHITE IN COLOR, U.N.O.
- 15. REFER TO DETAIL 7 /AD.1 FOR ALL TELE./ELECT. OUTLETS, SWITCHES AND
- THERMOSTAT MOUNTING HEIGHTS.

16. G.C. TO PROVIDE FINAL HOOK UP OF POWER TO MODULAR SYSTEM

17. ALL TELEPHONE AND DATA CABLING SHALL BE BY THE TENANTS CABLING VENDOR.
THE GENERAL CONTRACTOR SHALL PROVIDE WALL JUNCTION BOXES WITH CONDUIT
AND PULL-STRINGS TO ACCESSIBLE PLENUM AREA ABOVE CEILING.

## PLAN KEY NOTES

EXISTING HFS SUITE STANDARDS.

- REMOVE EXISTING DATA/TELEPHONE OUTLETS, BOARDS AND BRACKETS FROM WALLS AND BOLTS FROM FLOOR WHERE OCCUR. REPAIR WALLS AND FLOOR, AND PREPARE FOR NEW FINISHES.
- 2 REMOVE EXISTING PHONE/DATA BACKBOARD (AFTER TENANTS EQUIPMENT HAS BEEN RELOCATED). REPAIR WALLS FOR NEW PAINT.
- PROVIDE NEW FIRE TREATED BACKBOARD ON WALL MOUNTED DIRECTLY BELOW CEILING. PROVIDE 2" CONDUIT AND PULL STRING BACK TO BUILDING TELEPHONE ROOM (OR INTERSECT EXISTING HOME-RUN CONDUIT). PROVIDE DEDICATED QUAD RECEPTACLE 6" BELOW BACKBOARD
- PROVIDE DEDICATED 20 AMP OUTLET FOR TENANT PROVIDED COPIER.
- EXPANSION SPACE EXISTING DOUBLE TOGGLE SWITCHING TO BE REWORKED
- EXPANSION SPACE REPLACE EXISTING IVORY WALL DEVICES (INCLUDING OUTLETS, SWITCHES AND COVER PLATES) WITH NEW WHITE TO MATCH
- 8 EXPANSION SPACE REMOVE WALL SCONCES AND PATCH WALLS THROUGHOUT EXPANSION AREA.

# **ELECTRICAL LEGEND**

- DUPLEX WALL OUTLET
- DUPLEX DEDICATED WALL OUTLET
- QUAD WALL OUTLET
- DEDICATED QUAD WALL OUTLET DATA / TELEPHONE WALL OUTLET (3/4" CONDUIT)
- CARD READER WALL JUNCTION BOX AT 48" A.F.F. (3/4" CONDUIT)
- DEDICATED 240 V. OUTLET WITH SPECIAL NEMA RECEPTACLE. DEDICATED QUAD WALL OUTLET
- DATA AND POWER WALL OUTLETS FOR TENEANT'S SYSTEMS FURNITURE CONNECTION. COORDINATE LOCATIONS WITH TENANTS FUNITURE VENDOR.
- DATA AND POWER FLOOR OUTLETS.
- DATA AND POWER POWER FLUSH FLOOR FEED FOR TENEANT'S SYSTEMS FURNITURE CONNECTION. COORDINATE LOCATIONS AND REQUIREMENTS
- WITH TENANTS FUNITURE VENDOR. DATA / TELEPHONE WALL OUTLET TO BE REMOVED (PATCH OUTLET
- WITH GYP. BD. AND TAPE) ELECTRICAL WALL OUTLET TO BE REMOVED (PATCH OUTLET
- WITH GYP. BD. AND TAPE) NEW POWER/DATA (ALL ITEMS INDICATED ON PLAN ARE EXISTING UNLESS INDICATED "N" OR "R")
- RELOCATED POWER/DATA (ALL ITEMS INDICATED ON PLAN ARE EXISTING UNLESS INDICATED "N" OR "R")
- FURNITURE OR EQUIPMENT BY TENANT

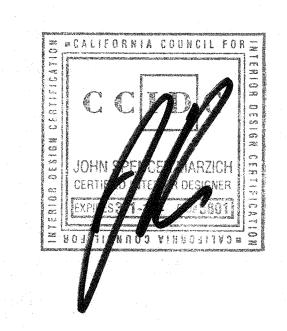
# Tenant Improvements for: HFS CONSULTING Suite Expansion & Remodel Suite 370

LAKESIDE TOWER AT HUTTON CENTRE 4-Hutton Centre, Santa Ana, CA 92707

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POWER & TELEPHONE PLAN



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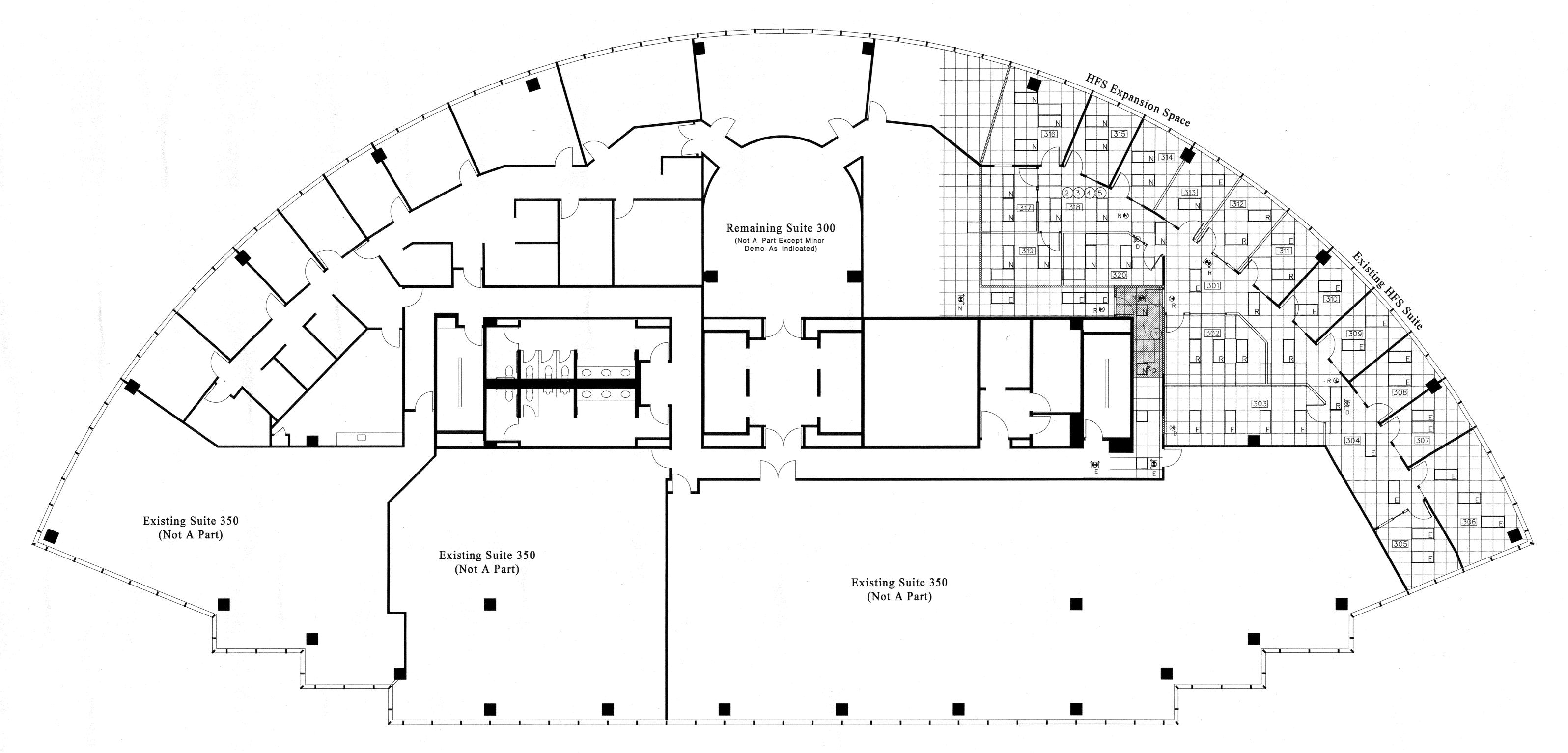
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1/8" = 1'-0" (U.N.O.)

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# REFLECTED CEILING PLAN

# **GENERAL NOTES**

- 1. CEILING HEIGHTS THROUGHOUT SUITE SHALL MATCH EXISTING (UNLESS NOTED OTHERWISE). 2. LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILE BOTH DIRECTIONS U.N.O. EARTHQUAKE CLIPS AND WIRES
- 5. PROVIDE SMOKE DETECTORS (IF REQUIRED) THROUGHOUT TENANT AREAS IN ACCORDANCE WITH CODES AND MANUFACTURERS RECOMMENDATIONS, CENTER IN TILES IN
- BOTH DIRECTIONS. (ONLY INSTALL WHERE REQUIRED BY CODES).
- 4. REFER TO DETAIL 9 / AD-1 FOR TYPICAL SUSPENDED CEILING SYSTEM.
- 5. WHERE MULTIPLE LIGHT SWITCHES, DIMMERS OR OTHER LIGHT CONTROLS
- EVENT OF ANY EXCEPTIONS. 6. PROTECT EXISTING LIGHT FIXTURES DURING CONSTRUCTION. CLEAN ALL LIGHT FIXTURE
- LENSES AND REPAIR ANY NON-WORKING FIXTURES.
- BUILDING STANDARD SUSPENDED CEILING SYSTEM TO BE REWORKED AS REQUIRED FOR NEW LAYOUT. REPLACE (OR REPAIR) MISSING, DAMAGED, OR STAINED CEILING TILES AND GRID SECTIONS.
- 8. LIGHTING THROUGHOUT REMODELED AREAS OF SUITE TO BE RELOCATED AS REQUIRED FOR NEW SUITE LAYOUT. ANY DAMAGED LENSES THROUGHOUT SUITE TO BE REPLACED. LIGHTING TO BE RE-SWITCHED AS REQUIRED FOR NEW SUITE LAYOUT.
- 9. ALL REUSED MECHANICAL REGISTERS SHALL BE CLEANED, REPAIRED OR REPLACED AS REQUIRED.
- 10. THE BUILDING STANDARD H.V.A.C. SYSTEM SHALL BE MODIFIED THROUGHOUT REMODELED AREAS OF SUITE AS REQUIRED FOR ADEQUATE HEATING AND COOLING. EXISTING HFS SUITE TO BE REWORKED AND RE-BALLANCED AS REQUIRED TO PROVIDE BUILDING STANDARD CONTROL (EXISTING SUITE HAS AIR BALLANCE PROBLEMS).
- 11. FIRE SPRINKLER SYSTEM SHALL BE MODIFIED IN REMODELED AREAS AS REQUIRED FOR NEW LAYOUT. SPRINKLER DESIGN SHALL BE BY THE GENERAL CONTRACTOR'S DESIGN/BUILD SUB-CONTRACTOR.

# 12. EXIT SIGNAGE TO BE MODIFIED AS REQUIRED BY THE CITY OF SANTA ANA BUILDING AND FIRE DEPARTMENTS. 13. ALL PROPOSED WORK INDICATED WITHIN THIS PLAN IS SUBJECT TO CHANGES IF REQUIRED BY CITY OF SANTA ANA BUILDING DEPARTMENT OR FIRE DEPARTMENT TO SATISFY THEIR PLAN REVIEW COMMENTS.

# PLAN KEY NOTES

- EXTEND CORRIDOR CEILING AS INDICATED (SHADED AREA), CORRIDOR EXTENSION TO BE 1-HOUR FIRE RATED PER DETAIL 13 / AD-1 (SIM.)
  CORRIDOR TO HAVE RATED LID WITH SUSPENDED CEILING BELOW.
  PROVIDE SMOKE / FIRE DAMPERS TO ANY DUCTS THAT SERVE THE
- 2 EXISTING DOUBLE TOGGLE SWITCHING TO BE REWORKED AND MODIFIED TO BE MOTION-SENSOR SWITCHING TO MATCH EXISTING HFC SUITE.
- ALL CEILING TILE IN EXPANSION SPACE TO BE REPLACED WITH NEW TO MATCH EXISTING HFS SUITE. REPLACE EXISTING PRISMATIC LIGHTING WITH NEW PARABOLIC LIGHT FIXTURES TO MATCH EXISTING HFS SUITE FIXTURES. VERIFY THAT GRID MATCHES HFS SIDE AND MODIFY OR REPLACE TO MATCH IF REQUIRED.
- (4) EXIT SIGNS AND LIFE-SAFETY DEVICES TO MATCH HFS SIDE. 5 REMOVE WALL SCONCES AND PATCH WALLS THROUGHOUT EXPANSION

# **CEILING LEGEND**

EXISTING 2'x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN. RELOCATED 2'x 4' FLUORESCENT LIGHT FIXTURE. (PARABOLIC FIXTURES ONLY)

NEW 2'  $\times$  2' FLUORESCENT LIGHT FIXTURE TO MATCH EXISTING CORRIDOR FIXTURES.

2'x 4' FLUORESCENT LIGHT FIXTURE TO BE REMOVED (RELOCATE

O RECESSED DOWNLIGHT RECESSED WALL-WASHER : MTD. IN CTR. OF TILE WITH MR-16 LAMPS

EXIT SIGN : DIR. SINGLE FACE (SEE PLANS FOR ARROWS)

EXIT SIGN : DIR. DOUBLE FACE (SEE PLANS FOR ARROWS)

DENOTES EXISTING ITEM DENOTES RELOCATED ITEM

DENOTES NEW ITEM DENOTES FIXTURE TO BE REMOVED

DENOTES AREA OF CEILING SYSTEM TO BE REWORKED

# Tenant Improvements for: HFS CONSULTING Suite Expansion & Remodel

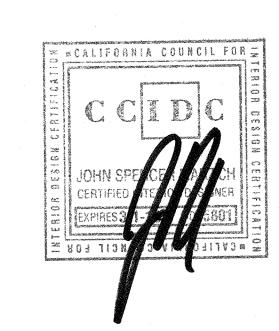
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REFLECTED CEILING PLAN



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Reflected Ceiling Plan

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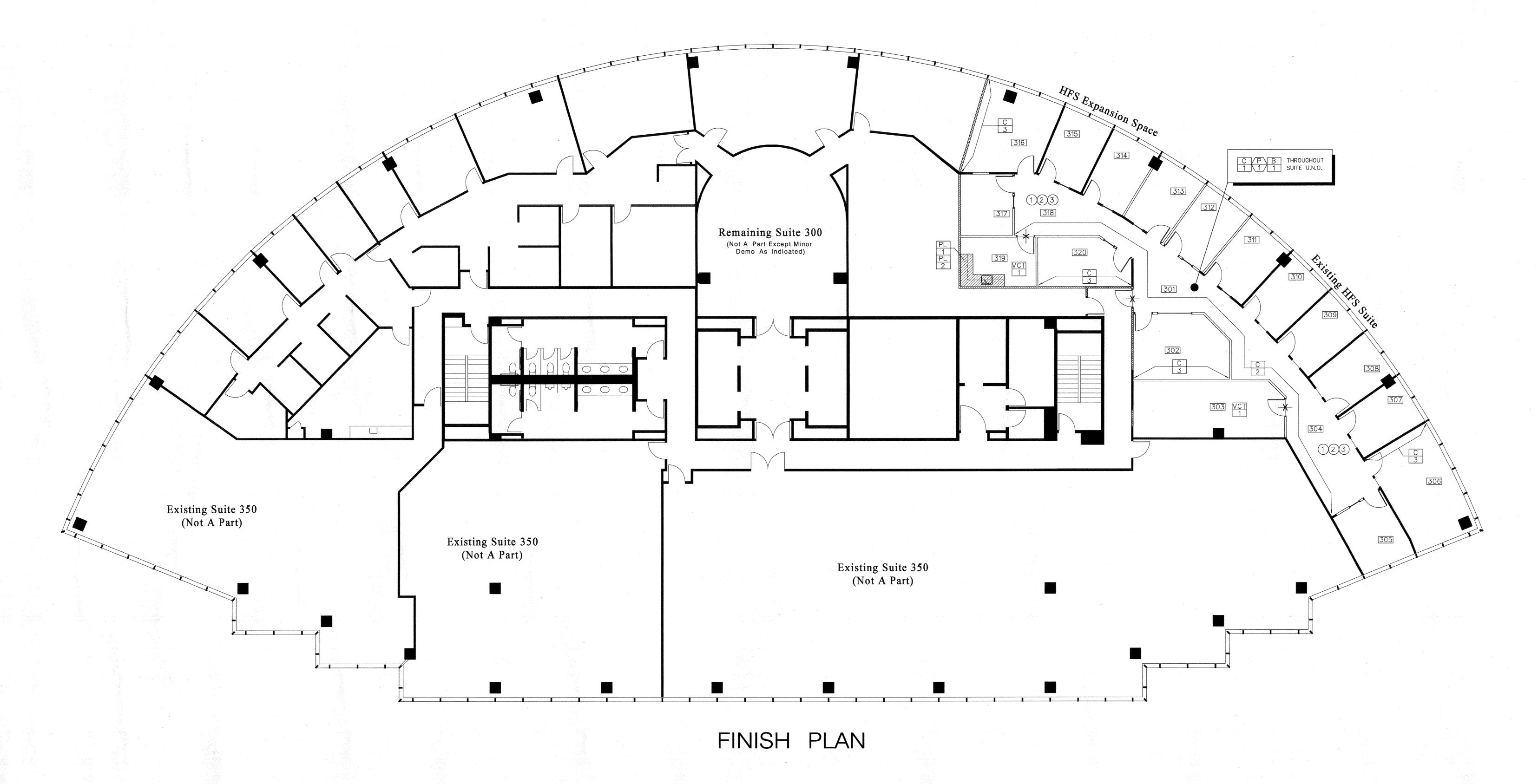
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1/8" = 1'-0" (U.N.O.)

Project Number

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Description



# **GENERAL NOTES**

## DEMOLITION OF EXISTING FINISHES:

- 1. REMOVE ALL EXISTING FLOORING, PAD AND BASE THROUGHOUT SUITE. PREP. FLOOR AND BASE OF WALLS FOR NEW FINISHES (U.N.O).
- 2. REMOVE ALL EXISTING WALL COVERING, PATCH AND PREP WALLS FOR PAINT FINISH.

## FINISH FIRE SAFETY NOTES:

1. ALL FINISHES SHALL COMPLY WITH LOCAL AND NATIONAL FIRE CODES.

- 1. CONTRACTOR TO PROVIDE AND INSTALL REDUCTION STRIP AT DOORS WHERE ALL CARPET AND RESILIENT FLOORING MEET.
- 2. WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN 'X' OVER THE HOLE AND CARPET UNDER. THIS ALLOWS FOR FUTURE CARPET PATCHING WHERE OUTLETS ARE LATER

CAPPED. DO NOT TRIM THE CARPET.

- 3. PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. 4. CONTRACTOR TO SUBMIT TO FRASER MCCLELLAN & ASSOCIATES FOR APPROVAL 3 SETS
- OF SAMPLES OF ALL STONE, CERAMIC TILES, WOOD FLOORING, AND ANY OTHER CUSTOM MATERIALS, U.O.N. 5. PAINT ALL VENTS, F.E. CABINETS, ETC. TO MATCH SURROUNDING WALL FINISH.
- 6. CARPET SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION, PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP; LEVEL CUT PILE OR LEVEL CUT / UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 ". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. TRIM SHALL BE 1/4 " MAXIMUM HEIGHT WITH A
- 7. WALL BASE TO BE COVED AT ALL LOCATIONS U.N.O.

## WALL FINISH NOTES:

- 1. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE PARTICULAR SURFACE.
- 2. CONTINUE ALL FINISHES TO PARTITION / WINDOW CLOSURE.
- 3. ALL SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PRIOR TO THE INSTALLATION OF WALLCOVERING.
- 4. CONTRACTOR TO SUBMIT TO FMA FOR APPROVAL 3 SETS OF SAMPLES OF ALL WALL FINISH MATERIALS, U.O.N.
- 5. ALL PAINTED WALLS SHALL BE PAINTED WITH TWO COATS OF PAINT (OVER PRIMER AT NEW PARTITIONS). PAINT SHALL BE EGGSHELL FINISH.

- 1. ALL EXPOSED MILLWORK SHALL BE PLASTIC LAMINATE OR WOOD AS SPECIFIED, (U.N.O.), ALL EDGES TO BE SELF-EDGED.
- 2. SHELVES AND SEMIEXPOSED SURFACES INCLUDING DRAWER INTERIORS SHALL BE
- CORTRON, COLOR: WHITE, (U.N.O.). 3. ALL PLASTIC LAMINATE SHELVES TO BE ON 32 MM ROW HOLES WITH PEGS.
- 4. DRAWERS SLIDES TO BE HEAVY DUTY WITH FULL EXTENSION SLIDES. 5. DOOR HINGES TO BE FULLY CONCEALED, SELF CLOSING. 6. PULLS TO BE IRONMONGER 548/40, 2 3/4 " (OR EQUAL). FINISH TO MATCH DOOR
- 7. THE GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FMA FOR
- REVIEW AND APPROVAL OF ALL MILLWORK ITEMS PRIOR TO COMMENCEMENT OF WORK. SUBMIT (1) SEPIA AND (1) BLUELINE PRINT. 8. ALL MILLWORK SHALL CONFORM TO "CUSTOM GRADE" STANDARDS OF

#### "THE WOODWORK INSTITUTE OF CALIFORNIA" (W.I.C.). WINDOWCOVERINGS:

1. VERIFY CONDITION AND WORKING ORDER OF EXISTING WINDOW COVERINGS AT EXTERIOR GLAZING. MAKE REPAIRS OR REPLACE AS REQUIRED TO INSURE WORKING ORDER AND CONSISTANT APPEARANCE. REMOVE BLINDS DURING CONSTRUCTION AND REINSTALL UPON COMPLEATION OF WORK (OR WRAP WITH PLASTIC).

# **KEYNOTES**

- CONDITION AND WORKING ORDER OF EXISTING WINDOW COVERINGS AT EXTERIOR GLAZING TO BE VERIFIED. REPAIRS WILL BE MADE TO DAMAGED WINDOW COVERINGS TO INSURE WORKING ORDER CONSISTENT APPEARANCE. REWORK EXTERIOR BLINDS AS REQUIRED FOR NEW ROOM LAYOUTS WHERE OCCURS.
  - 3 ALL WALLS SHALL BE PAINTED WITH TWO COATS OF PAINT (OVER PRIMER AT NEW PARTITIONS). PAINT SHALL BE EGGSHELL FINISH.

## FINISH LEGEND

ALL EXISTING FLOORING AND BASE THROUGHOUT SUITE SHALL BE REPLACED WITH NEW BUILDING STANDARD FLOORING. NEW CARPETED AREAS TO BE DIRECT GLUEDOWN APPLICATION. HARD-SURFACE AREAS SUCH AS BREAK ROOM, PHONE/DATA AND WORKROOMS SHALL BE ARMSTRONG, EXCELON VINYL COMPOSITION TILE OR APPROVED EQUAL. PAINT

PAINT: DUNN EDWARDS; EGGSHELL - COLOR \*DE6365 "COLD MORNING" P ACCENT PAINT: DUNN EDWARDS; EGGSHELL - COLOR: \*DE5886 "BAY VIEW"

P ACCENT PAINT: DUNN EDWARDS; EGGSHELL - COLOR: \*DE6368 "WALRUS"

CARPET

C CARPET: BIGELOW, PATTERN: GLITTERING SKYLINE, COLOR: #7875 "LULLABYE LEAGUE"

VCT VINYL COMPOSITION TILE: TO BE DETERMINED

BASE: 4" RUBBER BASE, ROPPE, BLACK/BROWN

## CABINET FINISHES

PLASTIC LAMINATE: CABINET FACES TO BE NEVAMER, MARITIME GRAY TEXTURED \*\$6027T

PLASTIC LAMINATE: COUNTER TOP TO BE NEVAMER, ARMORED PROTECTION, ALUMINITE TEXTURED \*AM6001T

HFS CONSULTING Suite Expansion & Remodel Suite 370

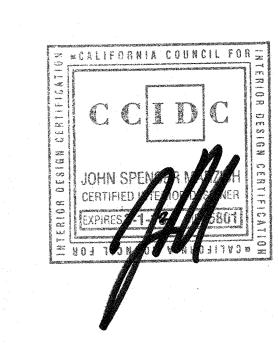
Tenant Improvements for:

LAKESIDE TOWER AT HUTTON CENTRE 4-Hutton Centre, Santa Ana, CA 92707

# Fraser McClellan & Associates, Inc.

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

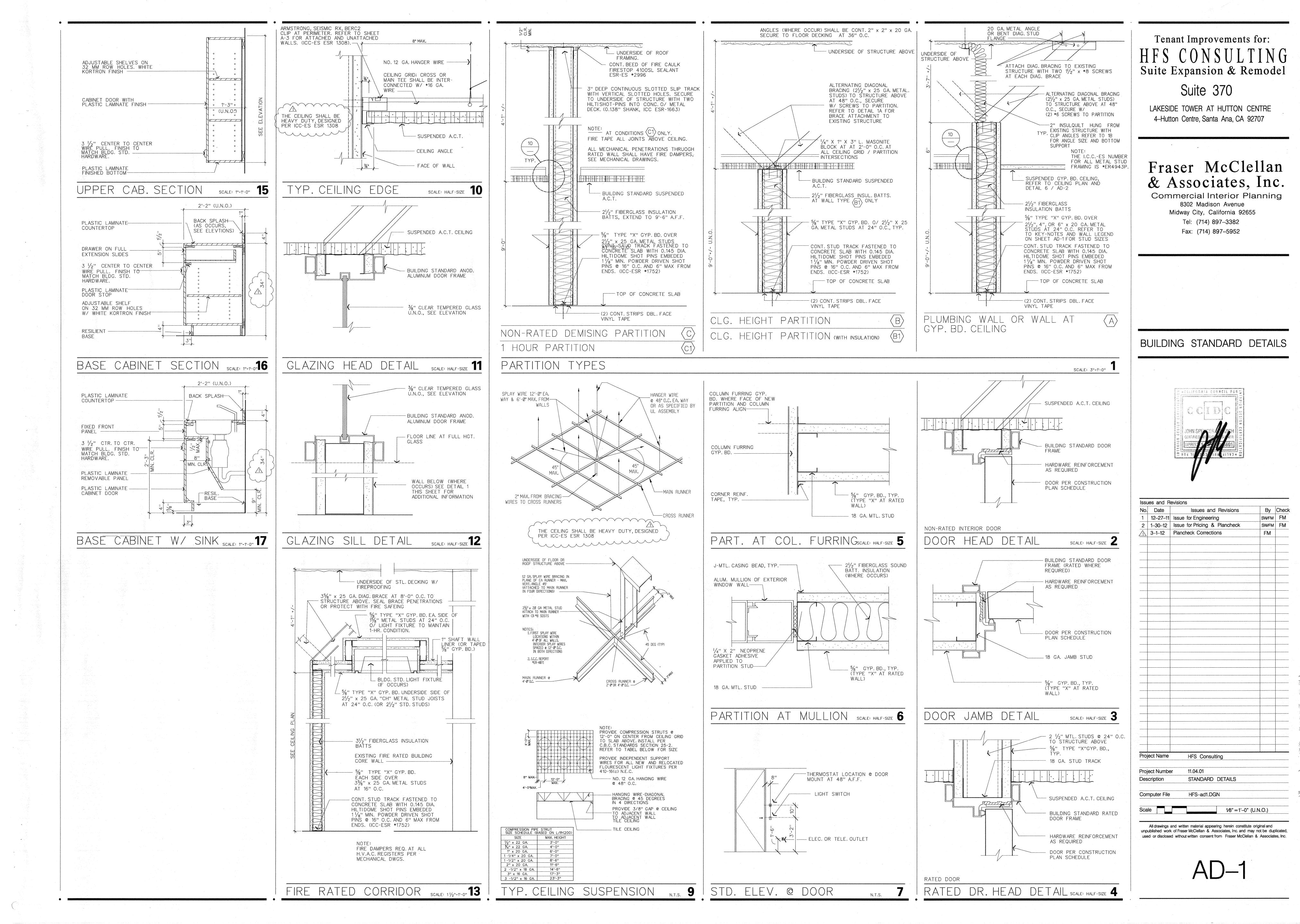
FINISH PLAN

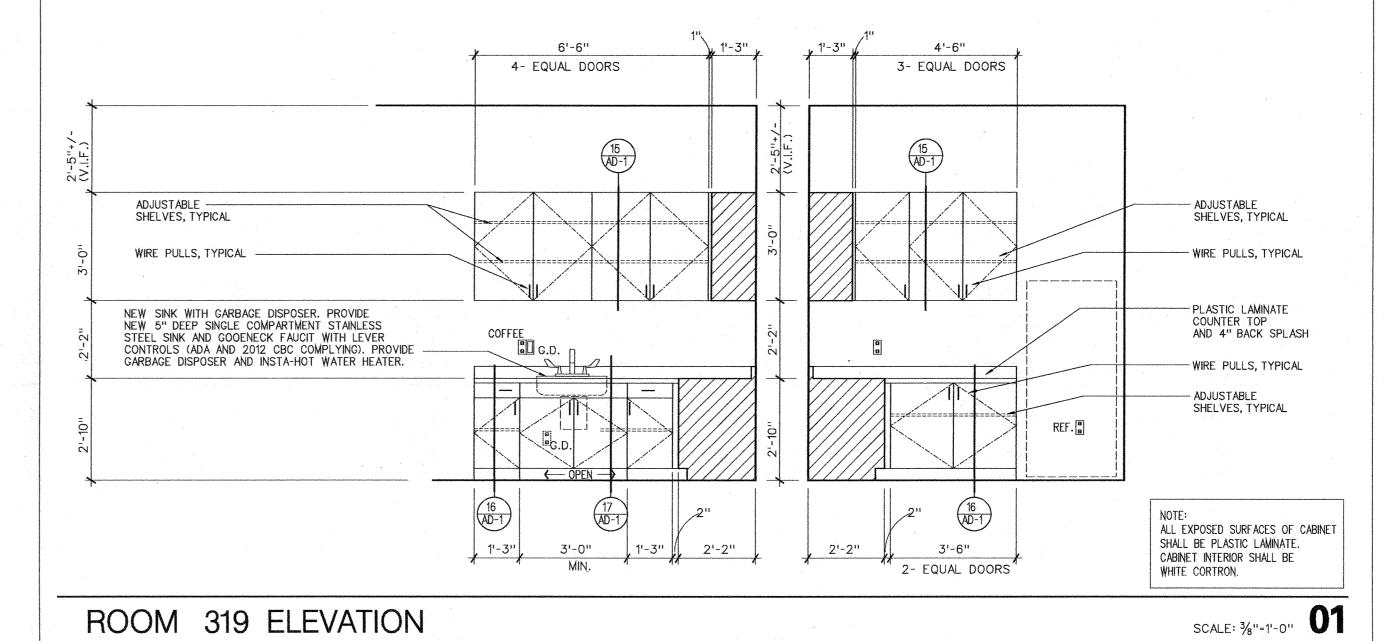


Issues and Revisions Issues and Revisions By Check SWFM FM 1 | 12–27–11 | Issue for Engineering 2 1–30–12 Issue for Pricing & Plancheck SWFM FM 1 3-1-12 Plancheck Corrections HFS Consulting Project Number 11.04.01 Description HFS-fn.dgn Computer File 1/8" = 1'-0" (U.N.O.)

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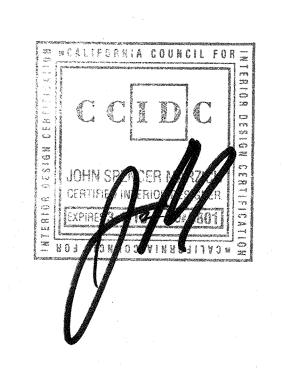
# Tenant Improvements for: HFS CONSULTING Suite Expansion & Remodel Suite 370

LAKESIDE TOWER AT HUTTON CENTRE 4-Hutton Centre, Santa Ana, CA 92707

# Fraser McClellan & Associates, Inc. Commercial Interior Planning 8302 Madison Avenue

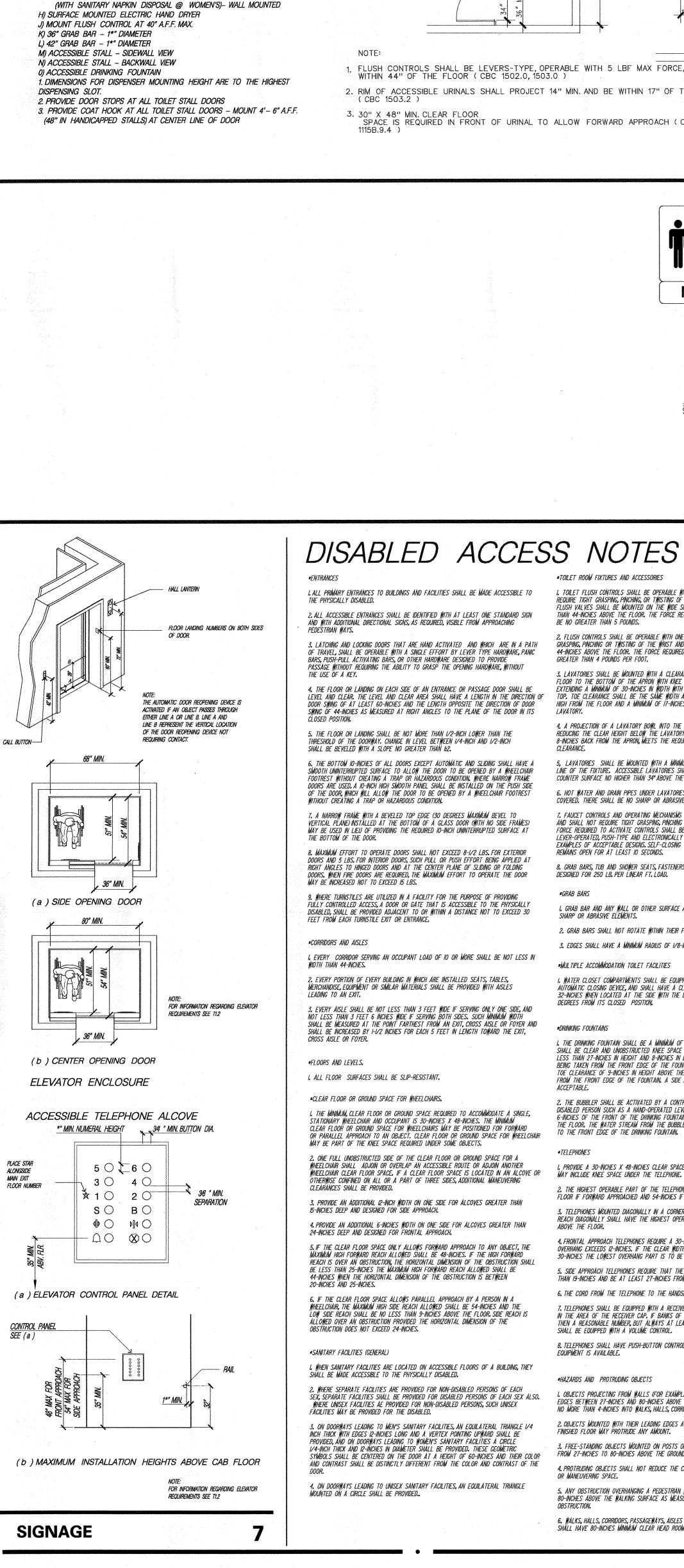
mmercial Interior Planning 8302 Madison Avenue Midway City, California 92655 Tel: (714) 897–3382 Fax: (714) 897–5952

DETAILS



No.	Date	Issues and Revisions	Ву	Ch
1	12-27-11	Issue for Engineering	SWFM	F
2	1-30-12	Issue for Pricing & Plancheck	SWFM	FI
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AD-2



ACCESSORIES LEGEND & NOTES

C) RECESSED SANITARY NAPKINTAMPONS VENDOR - WALL MOUNTEL

D) RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE

F) DUAL TOILET SEAT COVER, ROLL TOILET TISSUE DISPENSER AND

G) RECESSED TOILET SEAT COVER, ROLL TOILET TISSUE DISPENSER

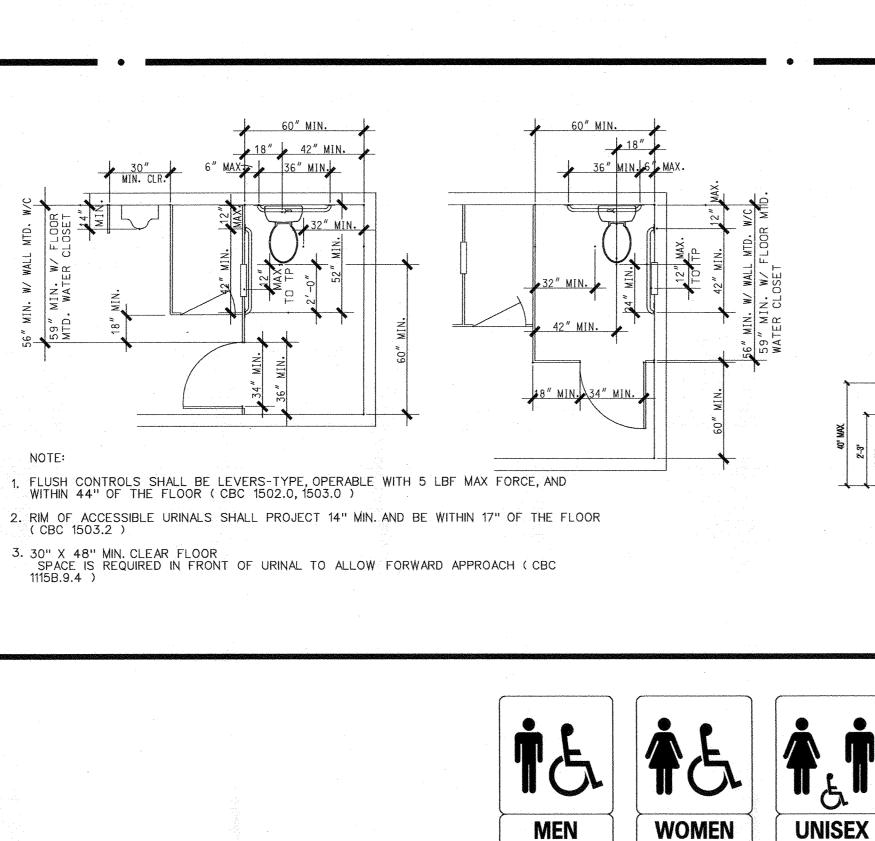
SANITARY NAPKIN DISPOSAL WITH INTEGRAL SHELF - PARTITION MOUNTED

E) TOILET SEAT COVER, ROLL TOILET TISSUE DISPENSER WITH

INTEGRAL SHELF - PARTITION MOUNTED

A) LAVATORY - REQUIRED HC CLEARANCES

RECEPTACLE - WALL MOUNTED



I. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT

BE NO GREATER THAN 5 POUNDS.

REQUIRE TIGHT GRASPING, PINCHING, OR THISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE

THAN 44-INCHES ABOYE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL

GRASPING, PINCHING OR THISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN

44-INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO

FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP

EXTENDING A MINIMUM OF 30-INCHES IN WIDTH WITH 8-INCHES MINIMUM DEPTH AT THE

HIGH FROM THE FLOOR AND A MINIMUM OF 17-INCHES DEEP FROM THE FRONT OF THE

A PROJECTION OF A LAVATORY BOWL INTO THE 8-INCH CLEAR SPACE, THEREBY

8-INCHES BACK FROM THE APRON, MEETS THE REQUIREMENTS FOR PROVIDING KNEE

REDUCING THE CLEAR HEIGHT BELOW THE LAVATORY TO NO LESS THAN 27-INCHES AT

5, LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18"TO THE CENTER

6. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE

FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND

EXAMPLES OF ACCEPTABLE DESIGNS, SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET

8. GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL BE

I. GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY

I. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN

AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32-INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90

THE DRINKING FOUNTAIN SHALL BE A MINIMUM OF 18-INCHES IN DEPTH AND THERE

SHALL BE CLEAR AND UNOBSTRUCTED KNEE SPACE UNDER THE DRINKING FOUNTAIN NO

ESS THAN 27-INCHES IN HEIGHT AND 8-INCHES IN DEPTH. THE DEPTH MEASUREMENT

TOE CLEARANCE OF 9-INCHES IN HEIGHT ABOVE THE FLOOR, AND 17-INCHES IN DEPTH

BEING TAKEN FROM THE FRONT EDGE OF THE FOUNTAIN. ADDITIONALLY, THERE SHALL BE

FROM THE FRONT EDGE OF THE FOUNTAIN, A SIDE APPROACH DRINKING FOUNTAIN IS NOT

2. THE BUBBLER SHALL BE ACTIVATED BY A CONTROL WHICH IS EASILY OPERATED BY A

6-INCHES OF THE FRONT OF THE DRINKING FOUNTAIN AND SHALL BE WITHIN 36-INCHES OF

THE FLOOR. THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL

PROVIDE A 30-INCHES X 48-INCHES CLEAR SPACE AT TELEPHONE, THE CLEAR SPACE

2. THE HIGHEST OPERABLE PART OF THE TELEPHONE SHALL BE WITHIN 48-INCHES OF THE FLOOR IF FORWARD APPROACHED AND 54-INCHES IF SIDE APPROACHED.

3. TELEPHONES MOUNTED DIAGONALLY IN A CORNER THAT REQUIRE WHEELCHAIR USERS TO

REACH DIAGONALLY SHALL HAVE THE HIGHEST OPERABLE PART NO HIGHER THAN 54-INCHES

4. Frontal approach telephones require a 30-inch clear Width enclosure if

OVERHANG EXCEEDS 12-INCHES. IF THE CLEAR WIDTH OF THE ENCLOSURE IS LESS THAN

5. SIDE APPROACH TELEPHONES REQUIRE THAT THE ENCLOSURE OVERHANG BE NO MORE

IN THE AREA OF THE RECEIVER CAP," IF BANKS OF PUBLIC TELEPHONES ARE PROVIDED, THEN A REASONABLE NUMBER, BUT ALIYAYS AT LEAST ONE, IN A BUILDING OR FACILITY

I. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING

EDGES BETWEEN 27-INCHES AND BO-INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE

2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27-INCHES ABOVE THE

3. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12-INCHES

4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FROM 27-INCHES TO 80-INCHES ABOVE THE GROUND OR FINISHED FLOOR.

5. ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF

80-INCHES ABOYE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE

6. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES

NO MORE THAN 4-INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

8. TELEPHONES SHALL HAVE PUSH-BUTTON CONTROLS WHERE SERVICE FOR SUCH

THAN 19-INCHES AND BE AT LEAST 27-INCHES FROM THE FLOOR.

SHALL BE EQUIPPED WITH A VOLUME CONTROL.

\*HAZARDS AND PROTRUDING OBJECTS

FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.

SHALL HAVE 80-INCHES MINIMUM CLEAR HEAD ROOM.

30-INCHES THE LOWEST OVERHANG PART IS TO BE AT LEAST 27-INCHES FROM THE FLOOR.

6. THE CORD FROM THE TELEPHONE TO THE HANDSET SHALL BE AT LEAST 29-INCHES LONG.

7. TELEPHONES SHALL BE EQUIPPED WITH A RECEIVER THAT GENERATES A MAGNETIC FIELD

DISABLED PERSON SUCH AS A HAND-OPERATED LEVEL TYPE CONTROL LOCATED WITHIN

LINE OF THE FIXTURE, ACCESSIBLE LAYATORIES SHALL BE MOUNTED WITH THE RIM OR

COYERED, THERE SHALL BE NO SHARP OR ABRASIYE SURFACES UNDER LAYATORIES.

AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR THISTING OF THE WRIST. THE

FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE

COUNTER SURFACE NO HIGHER THAN 34 ABOYE THE FINISHED FLOOR."

REMAINS OPEN FOR AT LEAST 10 SECONDS.

DESIGNED FOR 250 LB. PER LINEAR FT. LOAD.

2. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

3. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8-INCH.

\*MULTIPLE ACCOMMODATION TOILET FACILITIES

TO THE FRONT EDGE OF THE DRINKING FOUNTAIN.

MAY INCLUDE KNEE SPACE UNDER THE TELEPHONE.

DEGREES FROM ITS CLOSED POSITION.

\*DRINKING FOUNTAINS

TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9-INCHES

LAVATORIES SHALL RE MOUNTED WITH A CLEARANCE OF AT LEAST 29-INCHES FROM THE

UPPERCASE CHARACTERS DOOR MOUNTED SIGNAGE (TYP.) NOTE: PICTOGRAMS AND/OR LETTERINTG ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE. \*ELEVATORS, CONTINUED: 20. POWER-OPERATED HORIZONTALLY SLIDING CAR AND HOISTWAY DOORS OPENED AND NOTE: IN BUILDINGS THO OR MORE STORIES IN HEIGHT, SERVED BY AN ELEVATOR, OR A CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED. SEC. 3003.4.3 BUILDING SERVICED BY AN ELEVATOR REQUIRED BY CHAPTER II, OR A BUILDING SERVED BY AN ELEVATOR REQUIRED FOR ACCESSIBILITY, ALL ELEVATORS PROVIDED SHALL ACCOMMODATE A WHEELCHAIR. SEC. 3003.4.1 DEVICE WHICH WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND DOOR IN CASE THE DOOR IS OBSTRUCTED WHILE CLOSING THIS REOPENING DEVICE SHALL PROVISIONS SHALL BE MADE TO ASSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF THE CLOSING DOOR NITHOLIT REOLIBING CONTACT FOR ACTIVATION AT A NORMAL 5' AND 29' AROVE THE ELOOR DOOR RE- OPENING DEVICES SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECONDS, AFTER SUCH AN INTERVAL THE DOORS MAY CLOSE IN ACCORDANCE WITH THE . THE CAR INSIDE SHALL ALLOW FOR THE TURNING OF A WHEELCHAIR. THE MINIMUM REQUIREMENTS OF ANSITJ-1996 OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS CLEAR DISTANCE BETHEEN WALLS OR BETHEEN WALL AND DOOR, EXCLUDING RETURN (ASME) DOCUMENT ASME 17.1-1996. SEC. 3003.4.5 PANELS, SHALL BE NOT LESS THAN 80'BY 54'FOR CENTER-OPENING DOORS, AND 68'BY 54 FOR SIDE-SLIDE OPENING DOORS. MINIMUM DISTANCE FROM WALL TO RETURN PANEL R. THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A SHALL BE NOT LESS THAN 51°, SEC. 3003.4.7 - FIG. 30-A. LL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE 3. MINIMUM CLEAR WIDTH FOR ELEVATOR DOORS SHALL BE 36", SEC. 3003.4.4. FIG. 30-A. SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3003.4.6.1 23. FOR CARS WITH IN-CAR LANTERNS, THE TOTAL TIME, T, AS CALCULATED IN ACCORDANCE WITH SEC. 3003.4.6.JA. BEING WHEN THE LANTERN IS VISIBLE FROM ILS SHALL BE SMOOTH AND THE INSIDE SURFACE AT LEAST 1-1/2" CLEAR OF THE THE VICINITY OF HALL CALL BUTTONS AND AN AUDIBLE SIGNAL IS SOUNDED, SEC. WALLS AT A NOMINAL HEIGHT OF 32 ABOVE THE FLOOR. SEC. 3003.4.12 FIG 30-B 5. ELEVATOR FLOOR BUTTONS SHALL BE WITHIN 4'- 6" ABOVE THE FINISHED FLOOR FOR 24. THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE SIDE APPROACH AND 4' FOR FRONT APPROACH, FIG 30-8 6. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH 25.THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS EATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITH A TOLFRÂNCE OF + 1/2 "LINDER NORMÂL L'OADING AND LINLOADING CONDITIONS. THIS ELF-LEVEL SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF EXCEPT FOR PHOTO ELECTRIC TUBE-BY-PASS SWITCHES, EMERGENCY CONTROLS THE OPERATING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. INCLUDING THE EMERGENCY STOP AND ALARM, SHALL BE GROUPED IN OR ADJACENT TO THE THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, BOTTOM OF THE PANEL AND SHALL BE NO LOWER THAN 2'- IP FROM THE FLOOR FOR IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE MULTIPLE CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHT REQUIREMENTS. EDGE OF THE HOIST WAY LANDING SHALL BE NO GREATER THAN 1-1/4". SEC. 3003.4.2. 8. CALL OPERATION BUTTONS SHALL BE WITHIN 3' - 6" OF THE FLOOR. THE BUTTONS \*ADDITIONAL REQUIREMENTS SHALL BE A MINIMUM OF 3.4° IN SIZE AND SHALL BE RAISED 1/8° + 1/32° ABOVE THE I, THE CENTER OF THE RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12-INCHES ABOVE REGISTERED AND EXTINGUISHED WHEN ANSWERED, OBJECTS ADJACENT TO AND BELOW THE FLOOR OR WORKING PLATFORM. HALL CALL BUTTONS SHALL NOT PROJECT MORE THAN 4º FROM THE WALL. SEC. 3003.4.14 . THE CENTER OF THE GRIP ON THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE 9. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITIONED NO HIGHER THAN 4'-6' ABOYE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE THE FLOOR, AND THE HANDSET CORD SHALL BE A MINIMUM OF 2' - 5"IN LENGTH, SEC. NOT LESS THAN 3-FEET NO MORE THAN 4-FEET ABOVE THE FLOOR OR WORKING PLATFORM. . THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48-INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR COMPARTMENT DOOR HARDWARE SHALL BE LEVER TYPE CONFORMING TO THE PROVISIONS OF SECTION 3304(c), TYPE OF LOCK OR LATCH. EMERGENCY INTERCOMMUNICATION SHALL IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE TO PHYSICALLY DISABLED IL A CAR POSITION INDICATOR SHALL BE PROVIDED ABOVE THE CAR OPERATING PANEL OR PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE OVER THE OPENING OF EACH CAR TO SHOW THE POSITION OF THE CAR IN THE HOISTWAY BY SHÁLL CONSIST OF A MHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHÁLL BE EQUÁL TO ILLUMINATION OF THE INDICATION CORRESPONDING TO THE LANDING AT WHICH THE CAR IS 5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF 12. THE CAR POSITION INDICATOR SHALL BE ON A CONTRASTING COLOR BACKGROUND AND A WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY MINIMUM OF 1/2 "IN HEIGHT. SEC. 3003.4.9 OF NOT MORE THAN 60 FLASHES PER MINUTE. 13. AN AUDIBLE VERBAL ANNOUNCEMENT OR SIGNAL SHALL SOUND TO TELL PASSENGERS 6. AT KITCHEN SINKS, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE THAT THE CAR IS STOPPING OR PASSING A FLOOR SERVED BY THE ELEVATOR, THE AUDIBLE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR SIGNÁL SHÁLL BE NO LESS THÁN 20 DECIBELS WITH Á FREQUENCY NO HIGHER THÁN THISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS, SELF-CLOSING VALVES ARE 14. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS, THRESHOLD, AND THE LANDING ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES. 7. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND I:I AND A STROKE WIDTH-TO-HEIGHT RATIO BÉTWEEN I:5 AND I:IO. 15. IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE AS FOLLOWS: SEC. B. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING A. PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4 'AND AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED, FOR SIGNS SUSPENDED OR SHALL BE RAISED 1/8 "+ 1/32 "ABOVE THE SURROUNDING SURFACE. PROJECTED ABOYE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 3015A(K). THE MINIMUM CHARACTER HEIGHT SHALL BE 3 SEC. 1178.5.4. B. CONTROL BUTTONS SHALL BE ILLUMINATED, SHALL HAVE SQUARE SHOULDERS, AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE. 9. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. EITHER LIGHT CHÁRACTERS ON A DÁRK BÁCKGROUND OR DÁRK CHÁRACTERS ON A LIGHT BÁCKGROUND. C. ALL CONTROL BUTTONS SHALL BE DESIGNATED BY A 5/8 MINIMUM ARABIC NUMERAL, STANDARD ALPHABET CHARACTER, OR A STANDARD SYMBOL IMMEDIATELY TO THE LEFT OF IO. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE D. A BRAILLE SYMBOL SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERAL, A. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 "MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE, SEC. . A MINIMUM CLEAR SPACE OF 3/8 OR OTHER SUITABLE MEANS OF SEPARATION SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8 "HIGH. SEC. F. THE RAISED CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND. G. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT INCLUDE, BUT NOT LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP, VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6° IN HEIGHT, SEC. 1117.8.5.6.3. H. THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR II. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE AT THE LEFT OF THE FLOOR DESIGNATION. SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS, DOTS SHALL BE I/IO' ON CENTERS IN EACH CELL WITH 2/IO' SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40° ABOYE THE BACKGROUND. SEC. 11178.5.2 INDICATING TO THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL, AND ITS DIRECTION OF TRAVEL AS FOLLOWS: SEC. 3003.4.15 12. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE A. THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2-1/2" HIGH BY OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF 2-1/2" WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON, SEC. ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. SEC.11178.5.7. B. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND THICE FOR THE 3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED DOWN DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHES BETWEEN UP AND DOWN LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION W7B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO HE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, C. THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MINIMUM OF 6' FROM THE INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT ALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60' ABOVE THE FINISHED FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO 17. THE USE OF IN-CAR LANTERNS, LOCATED IN OR ON THE CAR DOOR JAMBS, VISIBLE THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CONFORMING TO SEC. 3003.4.15 PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR, SEC, 1178.5.9. 18. THE USE OF ARROW SHAPES IS PREFERRED FOR VISIBLE SIGNALS. SEC. FIG. 30-C. 19. PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH THE JAMB IS LOCATED DESIGNATED BY RAISED ARABIC NUMERALS WHICH ARE A MINIMUM OF 2'IN HEIGHT AND RAISED BRAILLE SYMBOLS LOCATED APPROXIMATELY 5' ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF

 $\bigcirc B$ 

WALL - SIGNAGE (TYP.)

NOT REQUIRE VOICE COMMUNICATION.

STOPPED OR PASSING, SEC. 3003.4.9.

ELEVATOR TRAVEL. SEC. 3003.4.15.

THE DOOR SO THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR, RAISED BRAILLE

SYMBOLS SHALL BE PLACED DIRECTLY TO THE LEFT OF THE CORRESPONDING RAISED ARABIC NUMERALS. THE RAISED CHARACTERS SHALL BE ON A CONTRASTING BACKGROUND.

LOBBY FLOOR, SEC 3003.4.15

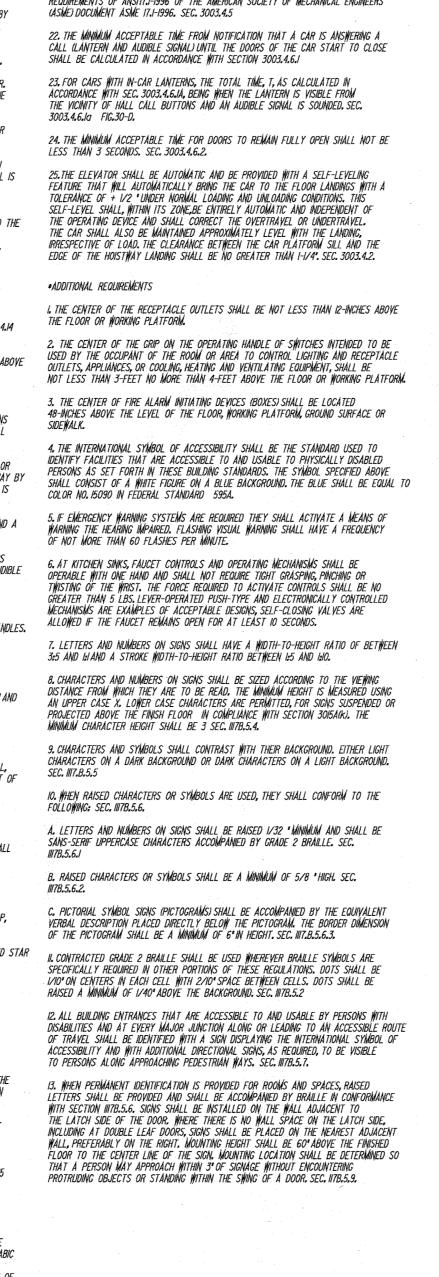
WALL MOUNTED SIGNAGE TO BE-LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING. MOUNT AT 60" TO CENTERLINE OF SING FROM FLOOR.

HEIGHT OF LETTERING 5/8" MIN TO 2" MAX.

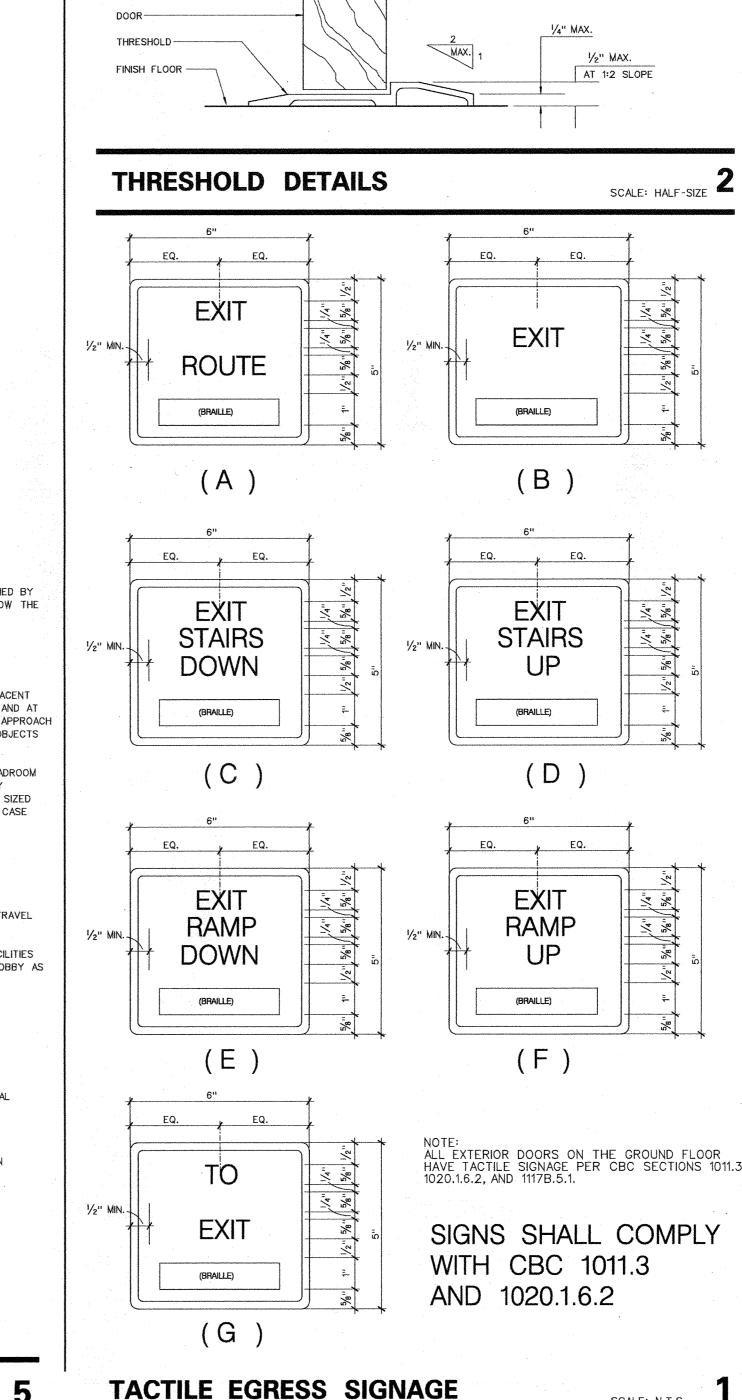
LETTERING RAISED 1/32"

CORRESPONDING GRADE II BRAILLE

TYPICAL RESTROOM SIGNAGE







Tenant Improvements for: HFS CONSULTING Suite Expansion & Remodel

Suite 370

---- ALCOVE WALL BYOND (IF OCCURS)

(0)

CLEAR AT EXTERIOR DOORS

CLEAR AT INTERIOR DOORS

PROVIDE 12" MIN. CLEAR IF DOOR

IS EQUIPPED WITH BOTH A LATCH

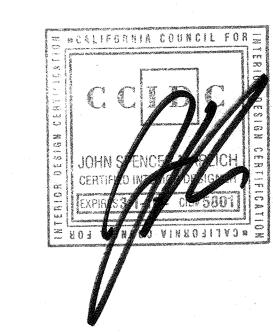
AND A CLOSER

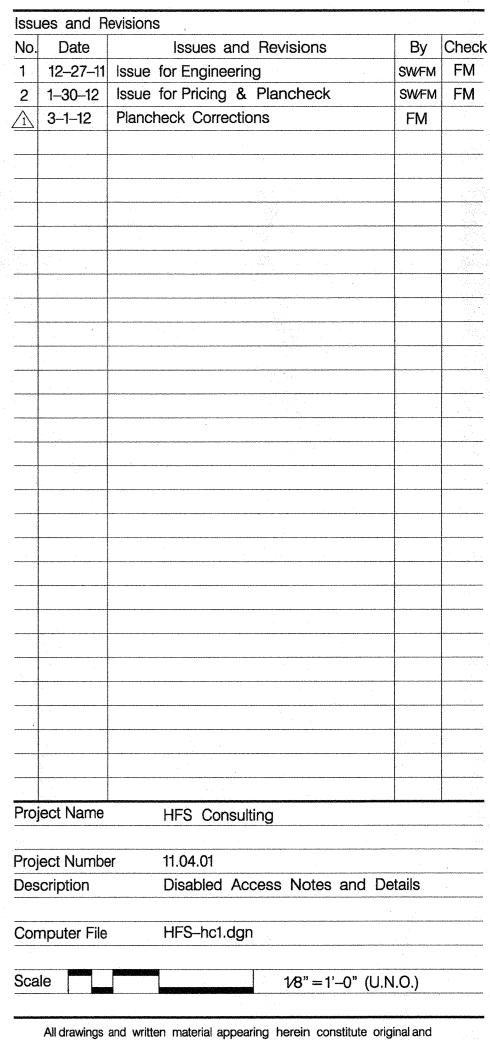
LAKESIDE TOWER AT HUTTON CENTRE 4-Hutton Centre, Santa Ana, CA 92707

# Fraser McClellan & Associates, Inc.

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

DISACLED ACCESS INFORMATION





SCALE: N.T.S.

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SCALE: 3/8"=1'-0" 1/4" MAX. BELOW FINISH FLOOR EVEN THRESHOLD OR ANY ADJACENT HARD SURFACE FLOORING THRESHOLD

-- 'C'-'D' OR 'E' AS REQUIRED

(K)(L)

DOOR -MOUNTED

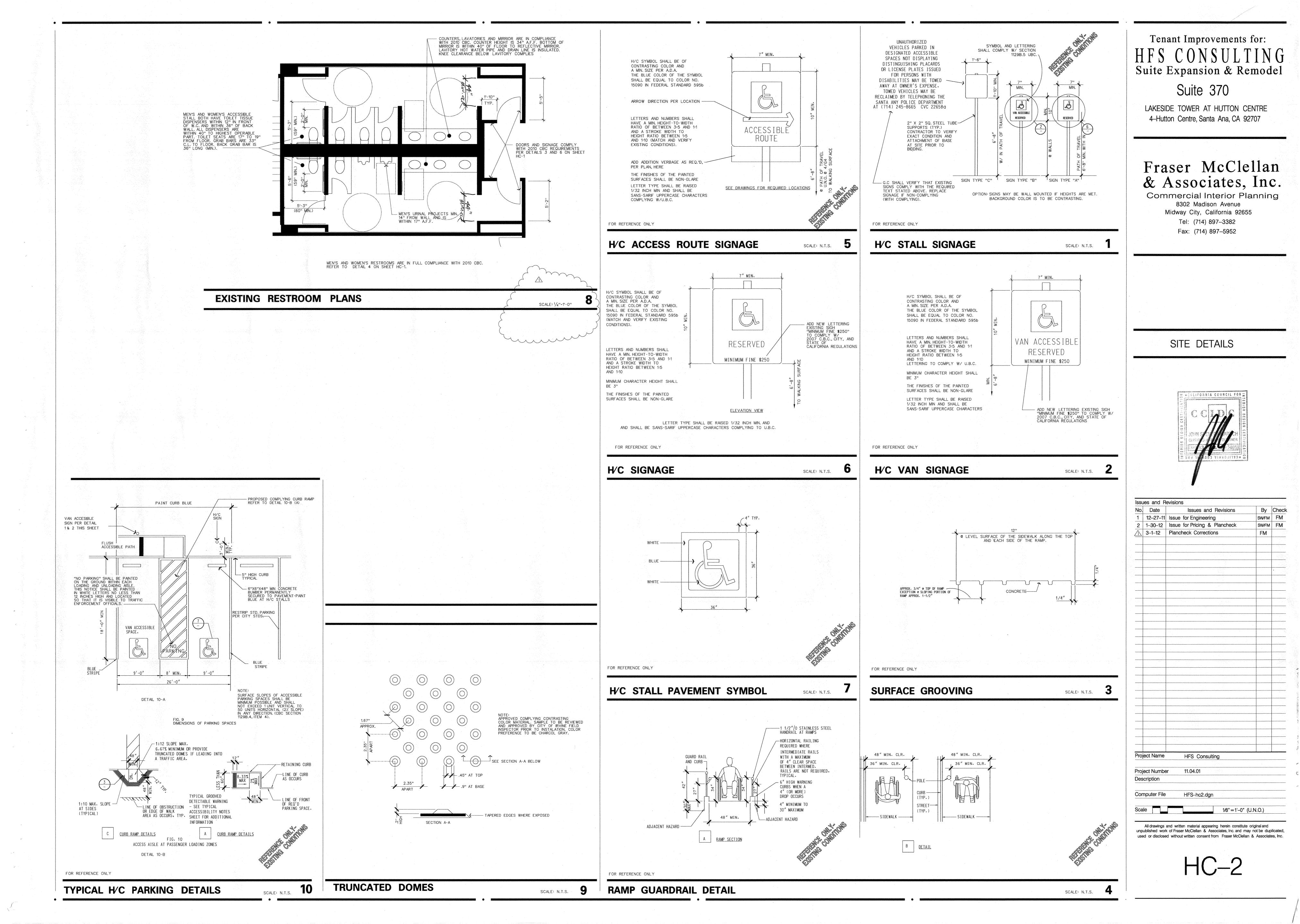
DISABLED ACCESSIBLE TOILET FIXTURES /ACCESSORIES - TYPICAL CLEARANCES 4

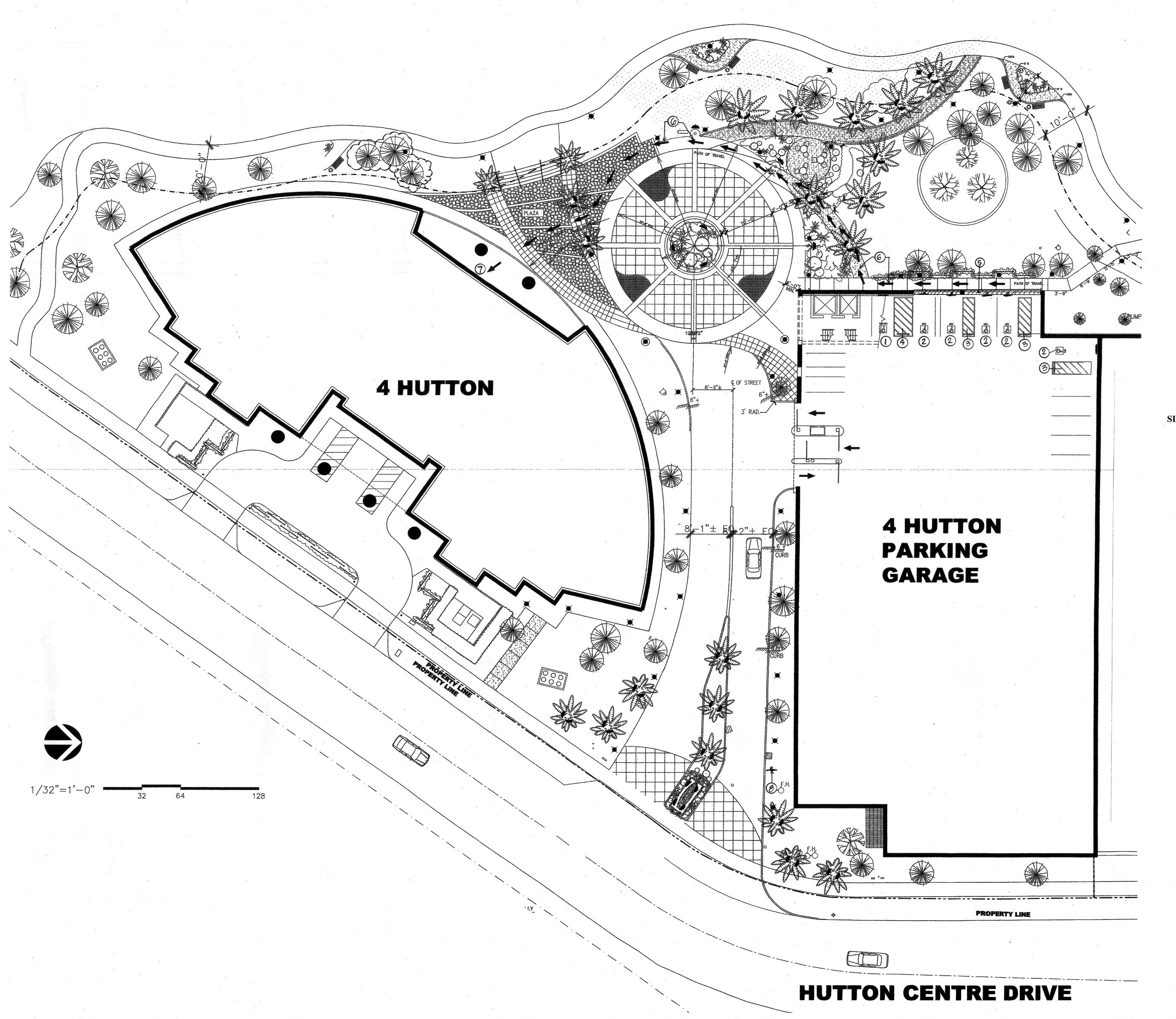
(N)

DOOR **OPENING** 

PUSH SIDE

DOOR CLEARANCES





#### SITE PLAN KEY NOTES

- 1. Existing level van accessible parking stall with signage per details 1 and 2 on sheet hc-2.
- 2. Existing level accessible parking stall with signage per details 1 and 6 on sheet
- 3. Existing 5'-0" min. width striped level landing with "no parking".
- 4. Existing 8'-0" min. width striped level landing with "no parking" at van accessible stall.
- 5. Existing 36" wide contrasting truncated dome warning strip along front of accessible parking spaces as indicated. Refer to detail 9 on sheet hc-2.
- 6. Path of travel from parking spaces to building entrance has no cross slope or any slopes of more than 2%.
- 7. The building entrance is accessible and is in compliance with 2010 CBC accessibility requirements. The international symbol of accessibility is on the building adjacent to the entry doors.
- 8. Existing sign per detail 1C on sheet HC-2

SITE PLAN - FOR
REFERENCE ONLY

RSP-1