

CITY OF SANTA ANA

BUILDING PERMIT WORKSHEET

PLEASE PRINT

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

PROJECT ADDRESS: <u>4-HUTTON CENTER</u>		SUITE: <u>370</u>	SAPIN # <u>10174363</u>	
USE OF BUILDING: RESIDENTIAL <input type="checkbox"/> <u>COMMERCIAL</u> <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER <input type="checkbox"/>		MASTER ID#		
NATURE OF WORK: NEW <input type="checkbox"/> ADD <input type="checkbox"/> <u>ALTER/T.I.</u> <input checked="" type="checkbox"/> DEMO <input type="checkbox"/> REROOF <input type="checkbox"/> REPAIR <input type="checkbox"/> SIGN <input type="checkbox"/> MISC <input type="checkbox"/>				
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>3280</u> SF			
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>OFFICE USE T.I. RELOCATING WALLS, DOORS, ADDING PLUMBING AT COFFEE BAR, NEW FINISHES</u>				
BUILDING OWNER'S NAME: <u>BIRTZER ANDERSON PROPERTIES</u>			PHONE NO: <u>714-850-1703</u>	
ADDRESS: <u>4-HUTTON CENTER SUITE 330</u>		CITY: <u>SANTA ANA</u>	STATE: <u>CA</u>	ZIP: <u>92707</u>
TENANT'S NAME (Comm/Ind): <u>HFS CONSULTANTS</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: <u>JAMES MADRICA OF FRASER McLELLAN & ASSO.C.</u>		STATE LICENSE #: <u>CC110 5801</u>	PHONE NO: <u>714 307-6883</u>	
ADDRESS: <u>8302 MADISON AVE</u>		CITY: <u>MIDWAY CITY</u>	STATE: <u>CA</u>	ZIP: <u>92655</u>
CONTACT NAME: <u>FRASER McLELLAN</u>		PHONE NO: <u>714 307-6883</u>		
E-MAIL ADDRESS: <u>FRASIER@FMACORP.COM</u>		FAX NO:		

OFFICE USE ONLY: ACC OR SPC (CIRCLE ONE) SPC HRS PER 3 BLDG. FEE \$ _____

OCC. GROUP: B-2 RECEIPT #: 58773 P/C FEE PD \$ 104960

TYPE OF CONSTR: X, S, P VALUATION: \$ 117,800 SUBMITTAL DATE: 2/9

FIRE SPKR: YES / NO _____ A/C: YES / NO _____ FLOOD ZONE: _____ PROCESSED KH

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

PLANNING OK TO CHECK & DATE _____ BLDG. DEPT. APPROVAL & DATE _____

PLNG CONDITIONS: _____

PLEASE CHECK ALL THAT APPLY TO YOUR PROJECT

JOB DESCRIPTION CHECKLIST:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Additional square footage <i>INFORMATION ONLY</i>
<input type="checkbox"/> Awnings
<input type="checkbox"/> Canopy
<input checked="" type="checkbox"/> Ceiling work
<input type="checkbox"/> Change of occupancy (use)
<input type="checkbox"/> Disabled accessible (H/C) restrooms
<input type="checkbox"/> Dust collector
<input type="checkbox"/> Elevator shaft
<input type="checkbox"/> Exterior doors or windows
<input type="checkbox"/> Equipment pads
<input type="checkbox"/> Interior demo
<input type="checkbox"/> Kitchen equipment | <input checked="" type="checkbox"/> Partition walls
<input type="checkbox"/> Rated corridors
<input type="checkbox"/> Rated shafts
<input type="checkbox"/> Roof mounted equipment
<input type="checkbox"/> Security bars
<input type="checkbox"/> Screening for equipment
<input type="checkbox"/> Skylights
<input type="checkbox"/> Stairs
<input type="checkbox"/> Storefront/facade improvements
<input type="checkbox"/> Storage racks or shelving over 5'-9"
<input type="checkbox"/> Walk-in coolers |
|---|--|

ITEMS REQUIRING SEPARATE BUILDING PERMIT APPLICATIONS:

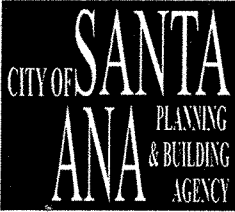
- Block wall
- Card readers
- Complete demo
- Fence
- Fire signaling system
- Fire sprinklers
- Flagpole
- Lawn sprinkler system
- Light Standards
- Parking lot repaving
- Parking lot restriping
- Pedestrian protection
- Pool/Spa
- Signs
- Spray booth
- Temporary power pole
- Trash enclosure

$$\begin{array}{r} 12x \\ 18 \\ \hline 96 \end{array}$$

$$\frac{12}{216/15} = 144$$

$$\frac{3280}{216} = 151$$

$$151 \times 144 = 21744$$



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: 4 Hutton #370

Misc. Receipt: 58773 Processed By: KH 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 10174363 62 Electrical _____
 Est. Hrs. 3 Actual 3.75 Est. Hrs. _____ Actual _____
 Plumbing _____ Mechanical _____
 Est. Hrs. _____ Actual _____ Est. Hrs. _____ Actual _____

Owner/Representative Signature: _____

Print Name: FRASER McLELLAN Date: 2-9-12

Telephone Number: (714) 307-0883 Fax Number: (714) 897-5952

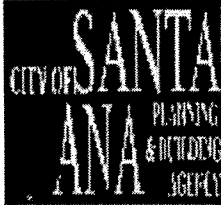
An accelerated plan check review will not include the following:

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 _____ Comp time _____ Overtime Immediate Supervisor _____ Date _____		APPROVALS _____ Division Manager _____ Date _____ Executive Director _____ Date _____	



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TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10174363		
PROJECT ADDRESS:	4 E Hutton Center Dr Unit# 370		
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714	647-5831
		FAX: 714	647-5897
TYPE OF CONSTRUCTION:	I A, SPK		
OCCUPANCY CLASSIFICATION(S):	B		
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:	
APPLICATION	2/9/2012	_____	
INITIAL REVIEW	2/10/2012	_____	
EXPIRATION	8/7/2012	_____	
RECHECKS:	1.	PROJECT APPLICANT CONTACT PERSON:	
	2.	Fraser McClellan	
	3.	TEL:	(714)307-6883
		FAX:	(714)897-5952
VALUATION:	\$117,800.00	EMAIL:	Fraser@fmacorp.com
FLOOD ZONE:	X-0602320278J		

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

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

5. Please return marked up set of drawings with corrections.
6. This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information.
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.
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.
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.

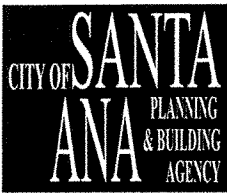
Note on drawings:

- 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.



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**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**

JOB ADDRESS: 4-HUTTON COUNTRY SUITE 370
 TRACKING #: 10174363 DATE: 2-9-12

FOR PLANCHECK STATUS CALL (714) 647-5800

PLEASE INITIAL EACH ITEM BELOW

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

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 FRASER MCCLELLAN Address 8302 MADISON AVE
MIDWAY CITY, CA 92655

Telephone Number 714 307-6883 Fax 714 897-5952

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

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

PERMIT TECHNICIAN K Hernandez



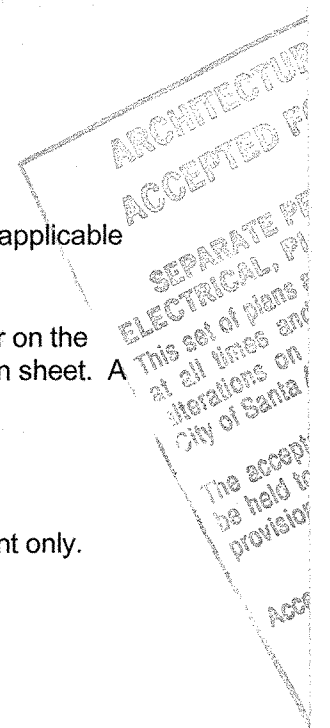
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TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10174363	
PROJECT ADDRESS:	4 E Hutton Center Dr Unit# 370	
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714 647-5831
		FAX: 714 647-5897
TYPE OF CONSTRUCTION:	I A, SPK	
OCCUPANCY CLASSIFICATION(S):	B	
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:
APPLICATION	2/9/2012	
INITIAL REVIEW	2/10/2012	
EXPIRATION	8/7/2012	
RECHECKS:	1.	PROJECT APPLICANT CONTACT PERSON:
	2.	Fraser McClellan
	3.	TEL: (714)307-6883
		FAX: (714)897-5952
VALUATION:	\$117,800.00	EMAIL: Fraser@fmacorp.com
FLOOD ZONE:	X-0602320278J	

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 CITY OF SANTA ANA AMENDMENTS**

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- Resubmit 4 corrected sets of plans.
- 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.
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- Police Department approval on the corrected/final set of drawings (647-5840)
- Public Works Agency approval (647-5039)
- Proof of Worker's Compensation Insurance shall be required at the time of permit issuance

8. Provide on the drawings interior wall and ceiling finish schedule showing compliance with CBC Section 803 and CBC Table 803.5. *REQUIRED NOTE IS ON COVER SHEET*

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.

REFER TO NEW OCCUPANT LOAD TABLE ON SHEET A-1

10. **Occupant load is calculated as follows:**

- Office Area 31 Persons
- 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.

ADDED QM. TO PRIMARY DOOR

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

DOOR NOTES ADDED ON A-1

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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.. *NOTE 20 "BUILDING DEPARTMENT NOTE" ON COVER SHEET*

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. *BUILDING DEPARTMENT NOTE 24 ADDED ON COVER SHEET*

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. *FIRE DEPARTMENT NOTE 35 ADDED TO COVER SHEET*

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) *ADDED TO CEILING DETAILS 9 AND 10*

20. Please provide cross reference from modified fire rated corridor to detail # 13 on sheet AD-1. *DETAIL REF. ADDED ON A-1*

21. Reference sheet AD-1 detail # 16; indicate maximum height of 34" for base cabinets. *CHANGED TO SHOW 34"*

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."

SMALLS ALSO ADDED "EXIT SIGN DOWN"

KEY NOTE 20 ON A-1 SHOWN FOR DECS 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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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

STAIR STIE PLAN FOR AWARD ALLY NOTES
RESTROOM PLAN ADDED TO STREET HC 2 FULLY COMPLIANT
NOTE

25. Please complete attached accessibility form to show the proposed floor plan including toilet rooms are in full compliance with State Accessibility Standards.

NOT REQUIRED - BUILDING IS COMPLIANT

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.

NOTES ADDED TO SITE PLAN

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 22 MODIFIED ON COVER SHEET*

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 DEPARTMENT NOTE 25 ADDED TO COVER SHEET*

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.

REAL
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OF SAN

BUILDING DEPARTMENT NOTES:

- 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.
- THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA FIRE CODE (CFC).
- 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, THE CODE SHALL TAKE PRECEDENCE.
- 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 CLARIFICATION.
- 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.
- BARRICADES SHALL BE ERECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- 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 OCCUPANCY, YOU MAY NOTE "PROVIDE A SIGN ON OR NEAR THE EXIT DOOR READING: THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS HOURS". THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT. PER CBC SECTION 1008.1.8.3.
- ALL INTERIOR DOORS EXCEPT AT CLOSETS AND STORAGE ROOMS SHALL BE OPENABLE WITH SINGLE EFFORT BY ONE 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.
- ALL GLASS WORK SHALL COMPLY WITH SECTION 2405.1 OF THE 2010 CALIFORNIA BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (IE: NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC.) BEYOND THAT WHICH CODE ALLOWS.
- 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.
- ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 803 AND TABLE 803.5.
- INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
- ALL TOILET ROOMS SHALL HAVE AN EXHAUST VENTILATION SYSTEM COMPLIANT WITH 2007 CBC SECTION 1203.4.2 AND CMC SECTIONS 402.3, 403.7 AND TABLE 4-4.
- 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 ARCHITECT'S SATISFACTION.
- 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.
- ROOF DRAINAGE WATER SHALL NOT FLOW OVER PUBLIC PROPERTY IN ROUTE TO GUTTER OR STORM DRAINAGE SYSTEM.
- EXIT ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC SECTION 1011.
- EXIT SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC SECTION 1011.
- 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 MECHANICAL CODE.
- 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.
- 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.
- 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 THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

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.
- PLANS OF MODIFICATIONS TO OR NEW FIRE PROTECTION DETECTOR OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- PLANS OF MODIFICATIONS TO EXISTING FIRE EXTINGUISHING DETECTION OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- ALL SPRINKLER AND SMOKE DETECTOR PLANS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- 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.
 - PLAN VIEW SHOWING THE BUILDING STRUCTURAL FRAMING MEMBERS AND ALL POINTS OF HANGER ATTACHMENTS.
 - RESPONSIBLE ENGINEERS WET INK STAMPS AND SIGNATURE APPROVING THE SYSTEMS SUPPORT LOCATIONS.
- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE.
- SPRINKLER HEADS IN EXTERIOR SOFFITS AND ALL OTHER ROOMS TO BE SEMI-RECESSED, CHROME PLATED, INCLUDING ESCUTCHEONS. HEADS IN EXTERIOR 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 LISTED CENTRAL ALARM STATION OR BE SUPERVISED PER U.F.C. ART. 10. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR INSTALLATION OF THE MONITORING SYSTEM.
- 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.
- PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED.
- PROVIDE 2A 100C 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.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE INSPECTOR.
- BUILDINGS NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES ON PALETS 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.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 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 U.F.C. TABLES 3-3, 3-4 AND 3-5.
- DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 803 AND TABLE 803.5.
- "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.
- DRAFT STOPS ARE REQUIRED IN ATTIC SPACES AT THE TIME OF TENANT IMPROVEMENT AND OCCUPANCY. DIVIDE ATTIC SPACE BETWEEN FLOORS INTO 1,000 S.F. MAX. SPACES AND ATTIC SPACE BETWEEN TOP FLOOR AND ROOF INTO 3,000 S.F. MAX. SPACES. AREAS MAY BE MULTIPLIED 3 TIMES IF THE BUILDING IS EQUIPPED WITH AN APPROVED FIRE SPRINKLERED SYSTEM.
- PROVIDE ADDRESS AND SUITE NUMBERS A MINIMUM OF 6 INCHES HIGH AND PLAINLY VISIBLE FROM THE ROADWAY.
- ALL WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE.
- 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.
- FIRE DEPARTMENT CONNECTION SHALL BE ON THE ADDRESS SIDE OF THE BUILDING. CLOSE PRACTICAL TO A PUBLIC FIRE HYDRANT.

FIRE DEPARTMENT NOTES (CONTD):

- CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION SHALL BE PROTECTED WITH FIRE SPRINKLERS.
- FIRE FLOW TO BE 3500 GPM FOR THE ENTIRE BUILDING.
- FIRE HYDRANTS SHALL HAVE A MINIMUM FLOW OF 1500 GPM.
- PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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.
- EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT EDITIONS OF THE C.B.C. AND C.F.C.
- COMPOSITE WOOD JOIST CONSTRUCTION HAVING AUTOMATIC FIRE SPRINKLERS SHALL BE FIREFSTOPPED IN CONFORMANCE WITH CURRENT EDITION OF THE N.F.P.A. 13.
- ACCESS LANES TO BE POSTED "NO STOPPING FIRE DEPARTMENT ACCESS LANE CVC 22500.1" AND RED CURBED.
- PAVED VEHICULAR ACCESS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE BUILDING IS EQUIPPED 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 1007.3.

TENANT IMPROVEMENTS FOR:

HFS CONSULTING

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

Suite 370

Property managed by
Birtcher Anderson Properties

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

DISABLED ACCESS NOTES:

- 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.
- UPON COMPLETION 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.
- ALL AREAS OF THE TENANT IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- REFER TO SHEET HC-1 FOR TYPICAL DISABLED ACCESS NOTES AND DETAILS
- TACTILE EGRESS SIGNAGE SHALL BE PROVIDED PER 2010 CBC, REFER TO SHEET HC-1

Subject To The Following Approvals:

- Planning Department
- Fire Department
- Police Department
- Public Works Agency
- Grading Permit
- County of Orange Health Department
- Cal. OSHA

ARCHITECTURAL STRUCTURAL
ACCEPTED FOR CONSTRUCTION

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING & MECHANICAL PLANS. This set of plans and specifications must be kept on the job at all times and it is intended 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.

Accepted by: *Jub* Date: *3-5-12*
Date Issued: *3-7-12*

PERMIT TYPE:	BLDG ELEC PLB
	MECH GRADING
PERMIT#:	
OCC. GROUP:	B
CONSTR. TYPE:	1-A, SPK
CODE EDITION:	2010 CBC
FLOOD ZONE:	X
FLOOD ZONE CERTIF. REC'D:	YES NO
MICROFILM:	YES NO
RADIANT BARRIERS & POOF:	YES NO
RESIDENTIAL DEV. PER.:	YES NO

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

COVER SHEET

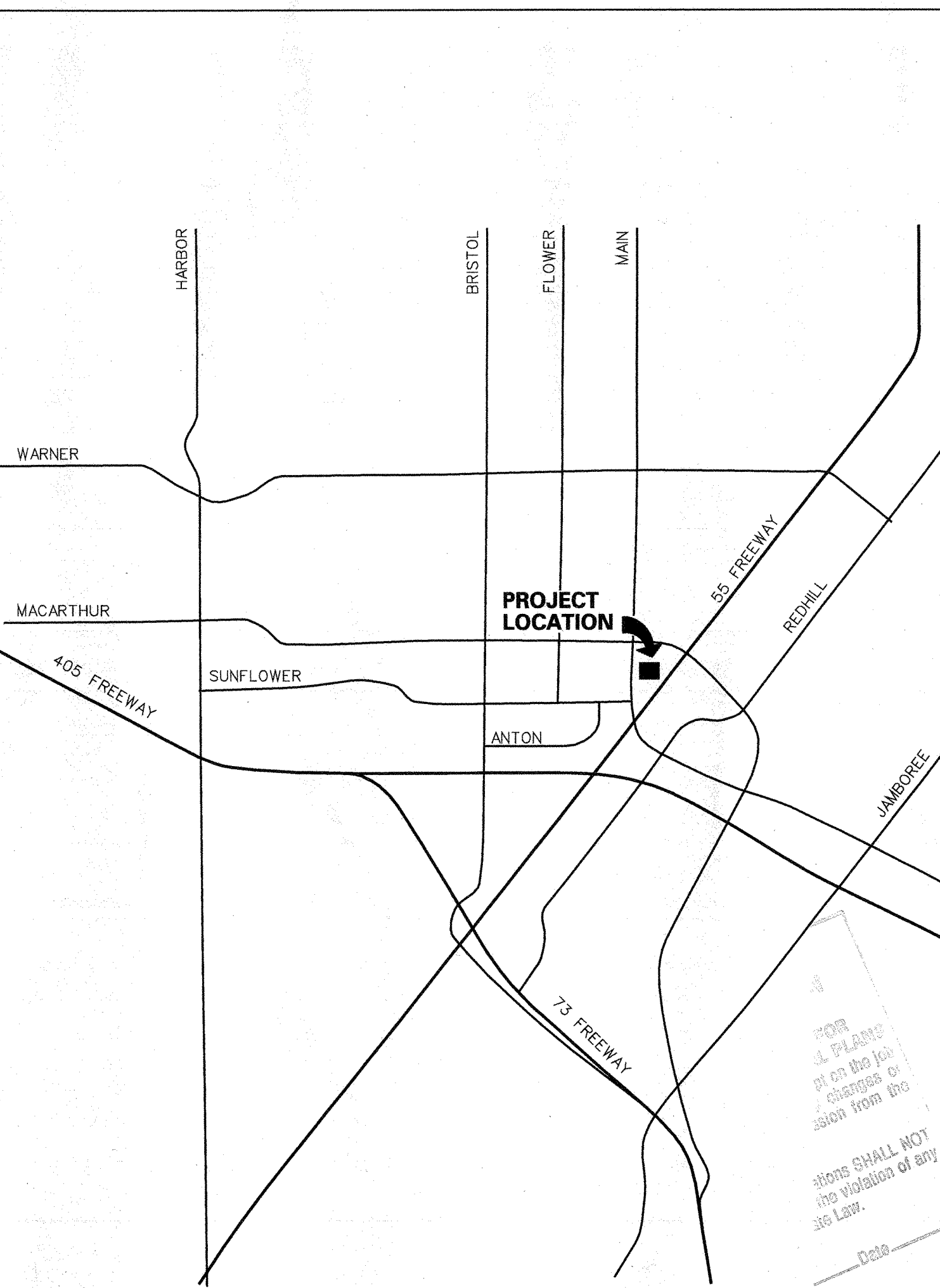


APPROVED
PLANNING DIVISION

MASTER I.D. *2012-1d530*
G.P. *0c* Zone *50-76*
PLANNER *L. M. ...* DATE *2/9/12*
TRANSFERRED BY *8.11* DATE *3/5/12*
PLANNING INSPECTION REQUIRED:
ROUGH FINAL NONE *X*
NAME (714)
RETAIN PLANS FOR FUTURE REVISIONS. SUBJECT TO TERMS CHECKED AND CONDITIONS BELOW:
 INTER-CITY ONLY
 ALL ALTERATIONS/REVISIONS/NOTIFICATIONS
 BORROWINGS/REVISIONS
 STAFF/PLANNING PLANS
CONDITIONS: *relocate existing wall*

No.	Date	Issues and Revisions	By	Check
1	12-27-11	Issue for Engineering	SWFM	FM
2	1-30-12	Issue for Pricing & Plancheck	SWFM	FM
3	3-1-12	Plancheck Corrections	FM	

VICINITY MAP



ABBREVIATIONS

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

SYMBOL LEGEND DATE *3-7-12* SANTA ANA POLICE DEPT.

	DETAIL NUMBER		REVISION NUMBER
	SHEET NUMBER		PARTITION TYPE (SEE SHEET 1-D.1)
	SECTION NUMBER		TARGET INDICATES WHERE PLAN IS BROKEN OR DIMENSIONING STARTS
	ELEVATION NUMBER		CENTER LINE
	ROOM NUMBER		ALIGN
	DOOR NUMBER		
	DOOR TYPE		
	HARDWARE GROUP		

GENERAL NOTES

- THIS BUILDING CONFORMS WITH THE CALIFORNIA ADMINISTRATIVE CODE 24 AND TO 2010 CBC.
- A SEPARATE PERMIT IS TO BE OBTAINED FOR ALL FIRE SPRINKLER WORK, THE GENERAL CONTRACTOR SHALL PROVIDE FOR SUCH WORK ON A DESIGN/BUILD BASIS.
- NOT - USED
- ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 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.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO 2010 CBC.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PORTION OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS CREATED AS A RESULT OF HIS OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE SITE CONDITIONS BEFORE STARTING WORK. FRASER McCLELLAN AND ASSOCIATES SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE STARTING WORK. (THIS NOTE ALSO PERTAINS TO ALL SUBCONTRACTORS.)
- EXISTING CONSTRUCTION ELEMENTS DESIGNATED FOR REUSE OR TO REMAIN SHALL BE TOUCHED UP, CLEANED, AND REPAIRED AS REQUIRED.
- ALL FINISHES SHALL COMPLY WITH TABLE 8-A OF THE C.B.C.
- SHOP DRAWINGS FOR ALL MILLWORK, CASEWORK AND STONEWORK ITEMS ARE TO BE SUBMITTED TO FRASER McCLELLAN AND ASSOCIATES (FMA) FOR APPROVAL. PRIOR TO FABRICATION, UNLESS NOTED OTHERWISE, FMA SHALL BE PROVIDED WITH 1 SET OF PRINTS AND 1 SET OF REPRODUCIBLES FOR ALL SHOP DRAWING SUBMITTALS.
- 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.
- FIRE EXTINGUISHING SYSTEM PLANS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. CENTER ALL FIRE SPRINKLER HEADS ON CEILING TILE IN GRID, BOTH DIRECTIONS. PROVIDE ONE REPRODUCIBLE PLAN TO FRASER McCLELLAN ASSOCIATES FOR REVIEW FOR CONSISTENCY WITH DESIGN INTENT.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- 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 OF THE PROJECT.
- 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 COMPLES OR CONFORMS WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.

CODE DATA

BUILDING TYPE: TYPE IA - FULLY SPRINKLERED
OCCUPANCY: B
NUMBER OF STORIES: 10
TOTAL SQUARE FOOTAGE:
SUITE 370 SQUARE FOOTAGE: 3,280 SF

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

INDEX OF DRAWINGS

ARCHITECTURAL	
CS	COVER SHEET
A-1	CONSTRUCTION PLAN
A-2	POWER AND TELEPHONE PLAN
A-3	REFLECTED CEILING PLAN
A-4	FINISH PLAN
AD-1	BUILDING STANDARD DETAILS
AD-2	MILLWORK DETAILS
HC-1	DISABLED ACCESS NOTES AND DETAILS
HC-1	DISABLED ACCESS NOTES AND DETAILS
RSP-1	REFERENCE SITE PLAN /PATH OF TRAVEL

APPROVED PLANS SHALL BE ON JOB SITE AT ALL TIMES

The duration of this set of plans shall not be held to permit or be a representation of any kind of approval of any building.

APPROVED *3-5-12*

SANTA ANA DISTRICT

SCHEDULE FIRE DEPARTMENT INSPECTIONS AND TESTS 72 HOURS IN ADVANCE. PHONE (714) 847-5700

SCOPE OF WORK

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

Project Name: HFS Consulting
Project Number: 11.04.01
Description: COVER SHEET
Computer File: HFS-cov.dgn
Scale: 1/8" = 1'-0" (U.N.O.)

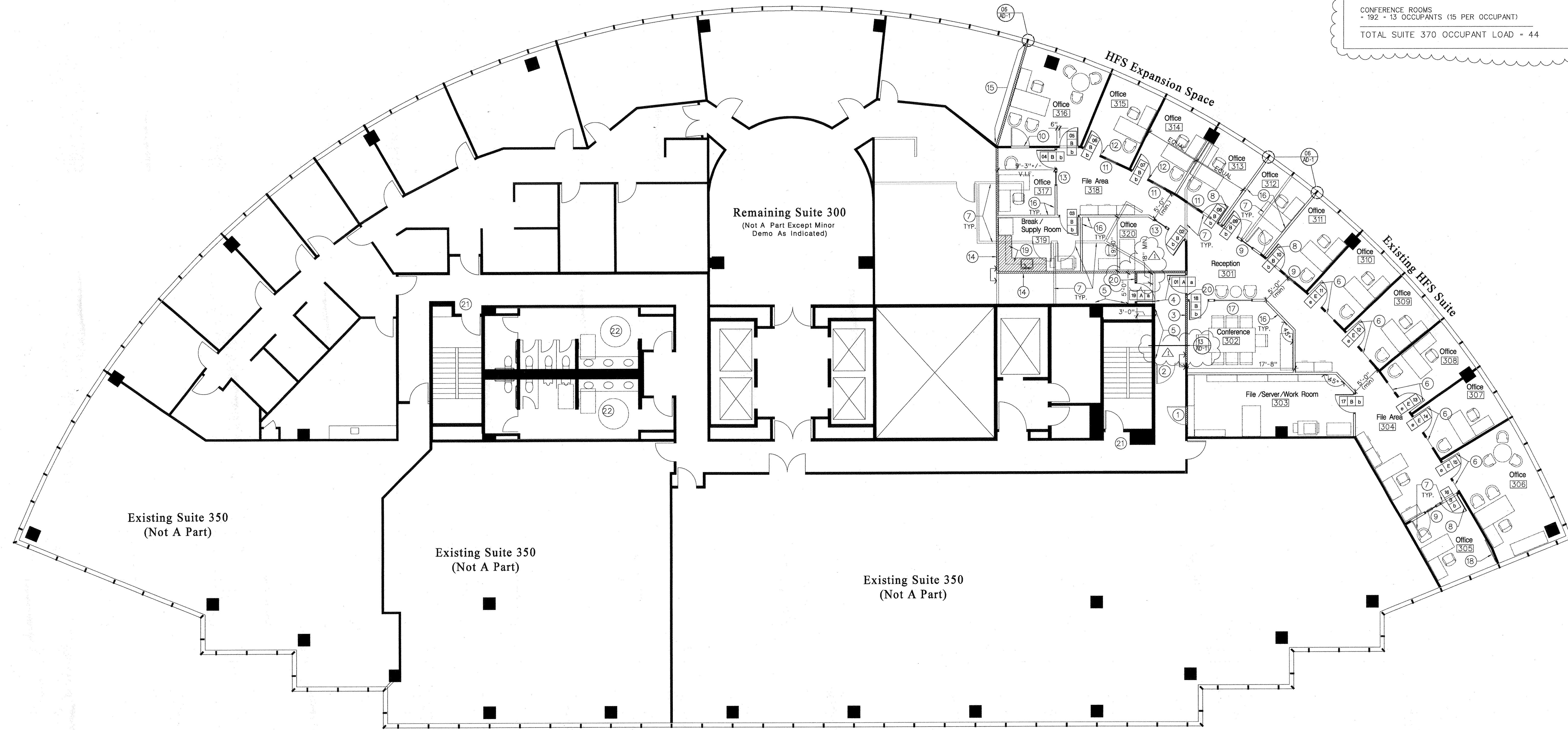
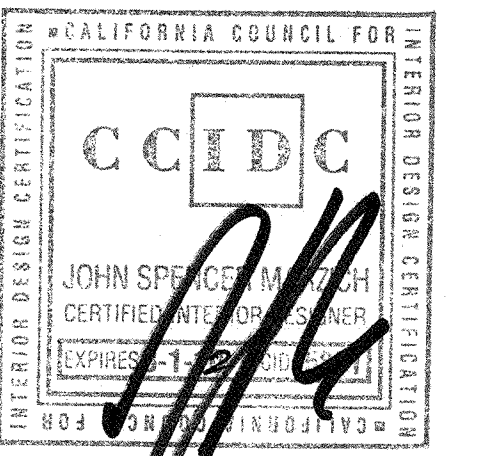
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CS

10174367

Fraser McClellan & Associates, Inc.
 Commercial Interior Planning
 8302 Madison Avenue
 Midway City, California 92655
 Tel: (714) 897-3382
 Fax: (714) 897-5952

CONSTRUCTION PLAN



OCCUPANT LOAD ANALYSIS (SUITE 370) 3,280 S.F.
 ALL AREAS EXCEPT CONFERENCE ROOM (Group B)
 = 3,088 S.F. = 31 OCCUPANTS (100 PER OCCUPANT)
 CONFERENCE ROOMS
 = 192 = 13 OCCUPANTS (15 PER OCCUPANT)
TOTAL SUITE 370 OCCUPANT LOAD = 44

CONSTRUCTION PLAN

DOOR TYPES

TYPE "A" NEW (OR RELOCATED) ENTRY DOOR:
 3'-0" x 8'-0" x 1 3/4" 20 MINUTE FIRE RATED SOLID CORE BUILDING STANDARD WOOD VENEER ENTRY DOOR WITH BUILDING STANDARD ANODIZED ALUMINUM FRAME.
 TYPE "B" NEW (OR RELOCATED) INTERIOR DOOR:
 3'-0" x 8'-0" x 1 3/4" SOLID CORE SUITE STANDARD WOOD VENEER ENTRY DOOR WITH BUILDING STANDARD ANODIZED ALUMINUM FRAME.

ALL HARDWARE AND DOORS SHALL COMPLY WITH EXISTING 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 HARDWARE.

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

ALL HARDWARE AND DOORS SHALL COMPLY WITH EXISTING 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 DEPARTMENT.
2. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM ADJOINING PARTITION.
3. (E) DENOTES EXISTING DOOR TO REMAIN UNLESS OTHERWISE NOTED.
4. REFER TO DETAIL 2, 3, AND 4 ON SHEET A-D.1 FOR TYPICAL DOOR HEAD AND JAMB DETAILS. FOR ABOVE STANDARD DOOR DETAILS (WHERE OCCUR) SEE PLAN FOR ELEVATION OR DETAIL REFERENCE SYMBOL.
5. ALL DOORS TO HAVE RAIL SUPPORT AS REQUIRED FOR HARDWARE, NO THROUGH-BOLTING.
6. ALL DOORS SHALL HAVE LEVER TYPE HARDWARE IN COMPLIANCE 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 SQUATON 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.

14. Door #19 - Schlage L9453 or equal - NRP Hinges KA 3/7/2012

PLAN KEY-NOTES

1. 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 BELOW).
2. REMOVE PORTION OF WALL AND EXISTING RATED DOOR ASSEMBLY AS INDICATED. (DOOR ASSEMBLY TO BE RELOCATED PER NOTES BELOW).
3. 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.
5. 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.
6. 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 ANODIZED ALUMINUM FRAMES (SUITE 330 IS BUILDING STANDARD).
7. 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 18 / AD-1.
11. REMOVE PORTION OF WALL AND INSTALL NEW TEMPERED GLASS SIDELIGHT ASSEMBLY. MATCH OPENING AS REQUIRED. REMOVE EXISTING DRYWALL DETAILING AROUND FRAMES AT THIS LOCATION.
12. REMOVE EXISTING DOOR ASSEMBLY AND INSTALL NEW BUILDING STANDARD DOOR ASSEMBLY (MODIFY OPENING AS REQUIRED). REMOVE EXISTING DRYWALL DETAILING AROUND FRAMES AT THIS LOCATION.
13. 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.
14. NEW FULL HEIGHT DEMISING PARTITION WITH INSULATION. PROVIDE RETURN AIR OPENINGS AS REQUIRED FOR MECHANICAL SYSTEM. REFER TO DETAIL 10 / AD-1.
15. MODIFY EXISTING CEILING HEIGHT WALL TO BE FULL HEIGHT DEMISING PARTITION WITH INSULATION. REFER TO DETAIL 12 / AD-1.
16. NEW BUILDING STANDARD CEILING HEIGHT WALL. REFER TO 18 / AD-1.
17. 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.
18. REMOVE EXISTING PHONE/DATA BACKBOARD (AFTER TENANTS EQUIPMENT HAS BEEN RELOCATED). REPAIR WALLS FOR NEW PAINT.

GENERAL NOTES

1. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION AND NOTES.
2. FOR WALL TYPES, REFER TO 1 / AD-1
3. FIRE EXTINGUISHERS IN CORRIDORS TO BE: RECESSED TYPE STANDARD STEEL, "POTTER ROEMER", CABINET: *AL-1702-A, CUSTOM COLOR TO MATCH ADJACENT WALL FINISH. EXTINGUISHER: *POTTER ROEMER, ABC W/ UL RATING 2A-10B-C, 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 SUITE.
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.
8. REPAIR ANY DAMAGES TO ALL EXISTING AND RELOCATED DOORS, FRAMES AND HARDWARE.
9. REMOVE DRYWALL FURRING DETAIL AROUND EXISTING DOORS IN EXPANSION AREA.

PARTITION LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- CEILING HEIGHT TENANT PARTITION WITH INSULATION SEE DETAIL 18 / AD-1
- FULL HEIGHT NON-RATED DEMISING PARTITION SEE DETAIL 10 / AD-1
- 1 HOUR FIRE RATED TUNNEL CORRIDOR PARTITION WITH INSULATION SEE DETAIL 13 / AD-1
- FURNITURE OR EQUIPMENT BY TENANT
- NEW MILLWORK

Issues and Revisions			
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Project Name: HFS Consulting
 Project Number: 11.04.01
 Description:
 Computer File: HFS-cp.dgn
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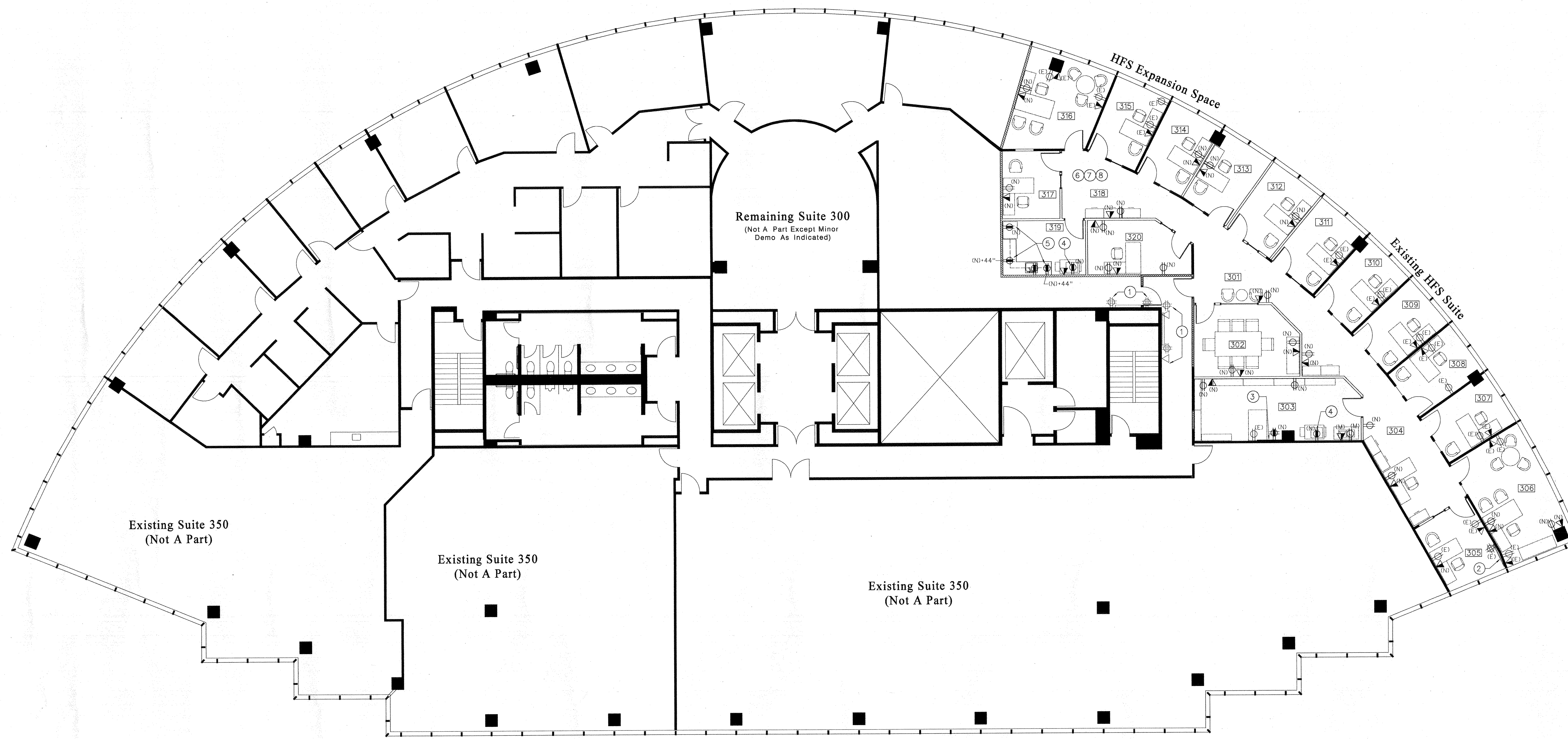
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POWER & TELEPHONE PLAN



POWER & TELEPHONE PLAN

GENERAL NOTES

- 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.
- INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS AT 6" ON CENTER, U.O.N.
- INSTALL ALL OUTLETS SHOWN ADJACENT TO WALLS A MAXIMUM OF 12" FROM FACE OF WALL TO CENTERLINE OF OUTLET.
- ALL WALL RECEPTACLES, RECEPTACLE PLATES, AND RECEPTACLE HEIGHTS SHALL BE BUILDING STANDARD, UNLESS OTHERWISE NOTED. SEE TYPICAL ELEVATION ON SHEET AD-1.
- 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.
- CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
- ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT OR SHALL BE NEC APPROVED FLEXIBLE CONDUIT.
- 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.
- 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 CIRCUITING.
- 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.
- 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 TENANT'S CABLING VENDOR AND MOUNTED VERTICALLY 18" AFF. TO CENTERLINE OF OUTLET (U.N.O.). TELEPHONE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR. ALL TELEPHONE AND DATA CABLING SHALL BE PLENUM RATED. ALL CABLING IN PLENUM SHALL SELF SUPPORTED/ SUSPENDED FROM FLOOR STRUCTURE ABOVE.
- DEDICATED OUTLETS TO RECEIVE GRAY RECEPTACLES.
- ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERED DRAWINGS.
- ALL SWITCH PLATES, RECEPTACLE PLATES AND OTHER DATA AND TELEPHONE PLATES TO BE WHITE IN COLOR, U.N.O.
- REFER TO DETAIL 7 /AD.1 FOR ALL TELE./ELECT. OUTLETS, SWITCHES AND THERMOSTAT MOUNTING HEIGHTS.
- G.C. TO PROVIDE FINAL HOOK UP OF POWER TO MODULAR SYSTEM FURNITURE
- ALL TELEPHONE AND DATA CABLING SHALL BE BY THE TENANT'S CABLING VENDOR. THE GENERAL CONTRACTOR SHALL PROVIDE WALL JUNCTION BOXES WITH CONDUIT AND PULL-STRINGS TO ACCESSIBLE PLENUM AREA ABOVE CEILING.

PLAN KEY NOTES

- 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.
- REMOVE EXISTING PHONE/DATA BACKBOARD (AFTER TENANT'S 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.
- DEDICATED DUPLEX OUTLETS FOR TENANT PROVIDED APPLIANCES.
- EXPANSION SPACE - EXISTING DOUBLE TOGGLE SWITCHING TO BE REWORKED AND MODIFIED TO BE MOTION-SENSOR SWITCHING TO MATCH EXISTING HFC SUITE.
- EXPANSION SPACE - REPLACE EXISTING IVORY WALL DEVICES (INCLUDING OUTLETS, SWITCHES AND COVER PLATES) WITH NEW WHITE TO MATCH EXISTING HFS SUITE STANDARDS.
- 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
-
-
- DEDICATED 240 V. OUTLET WITH SPECIAL NEMA RECEPTACLE.
- DEDICATED QUAD WALL OUTLET
- DATA AND POWER WALL OUTLETS FOR TENANT'S SYSTEMS FURNITURE CONNECTION. COORDINATE LOCATIONS WITH TENANT'S FURNITURE VENDOR.
- DATA AND POWER FLOOR OUTLETS.
- DATA AND POWER POWER FLUSH FLOOR FEED FOR TENANT'S SYSTEMS FURNITURE CONNECTION. COORDINATE LOCATIONS AND REQUIREMENTS WITH TENANT'S FURNITURE 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

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Project Name	HFS Consulting
Project Number	11.04.01
Description	Power & Telephone Plan
Computer File	HFS-te.dgn
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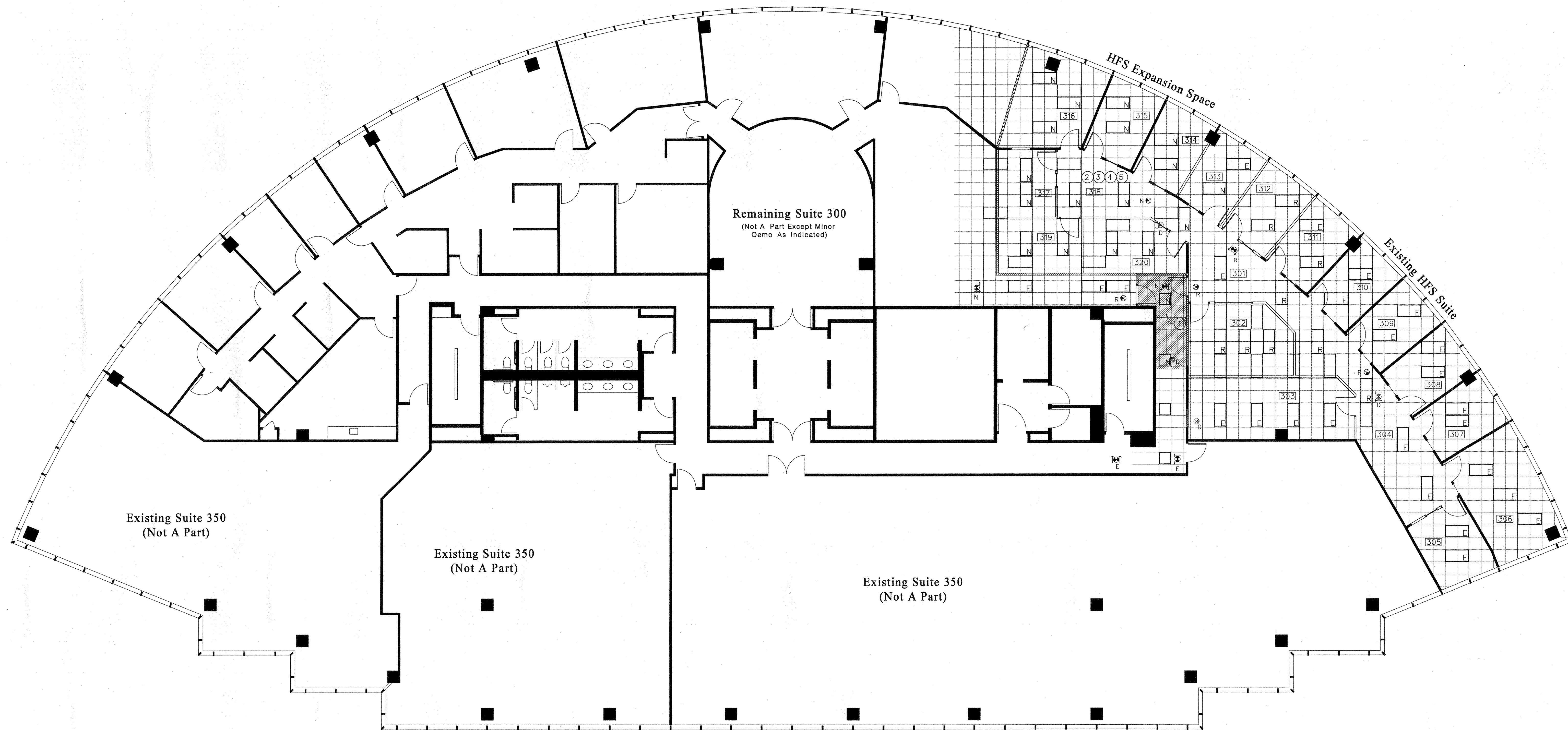
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REFLECTED CEILING PLAN



REFLECTED CEILING PLAN



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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 SHALL BE USED.
3. 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 OCCUR, GANG THEM TOGETHER. NOTIFY FRASER MCCLELLAN & ASSOCIATES IN THE EVENT OF ANY EXCEPTIONS.
6. PROTECT EXISTING LIGHT FIXTURES DURING CONSTRUCTION. CLEAN ALL LIGHT FIXTURE LENSES AND REPAIR ANY NON-WORKING FIXTURES.
7. 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-BALANCED 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

1. EXTEND CORRIDOR CEILING AS INDICATED (SHADED AREA). CORRIDOR EXTENSION TO BE 1-HOUR FIRE RATED PER DETAIL 13 / AD-1 (S.M.) CORRIDOR TO HAVE RATED LID WITH SUSPENDED CEILING BELOW. PROVIDE SMOKE / FIRE DAMPERS TO ANY DUCTS THAT SERVE THE AREA.
2. EXISTING DOUBLE TOGGLE SWITCHING TO BE REWORKED AND MODIFIED TO BE MOTION-SENSOR SWITCHING TO MATCH EXISTING HFS SUITE.
3. 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 SCONES AND PATCH WALLS THROUGHOUT EXPANSION AREA.

CEILING LEGEND

- EXISTING 2' x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN.
- RELOCATED 2' x 4' FLUORESCENT LIGHT FIXTURE. (PARABOLIC FIXTURES ONLY)
- NEW 2' x 2' FLUORESCENT LIGHT FIXTURE TO MATCH EXISTING CORRIDOR FIXTURES.
- 2' x 4' FLUORESCENT LIGHT FIXTURE TO BE REMOVED (RELOCATE PARABOLIC FIXTURES)
- 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)
- E DENOTES EXISTING ITEM
- R DENOTES RELOCATED ITEM
- N DENOTES NEW ITEM
- D DENOTES FIXTURE TO BE REMOVED
- DENOTES AREA OF CEILING SYSTEM TO BE REWORKED

Project Name: HFS Consulting

Project Number: 11.04.01

Description: Reflected Ceiling Plan

Computer File: HFS_rcp.dgn

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

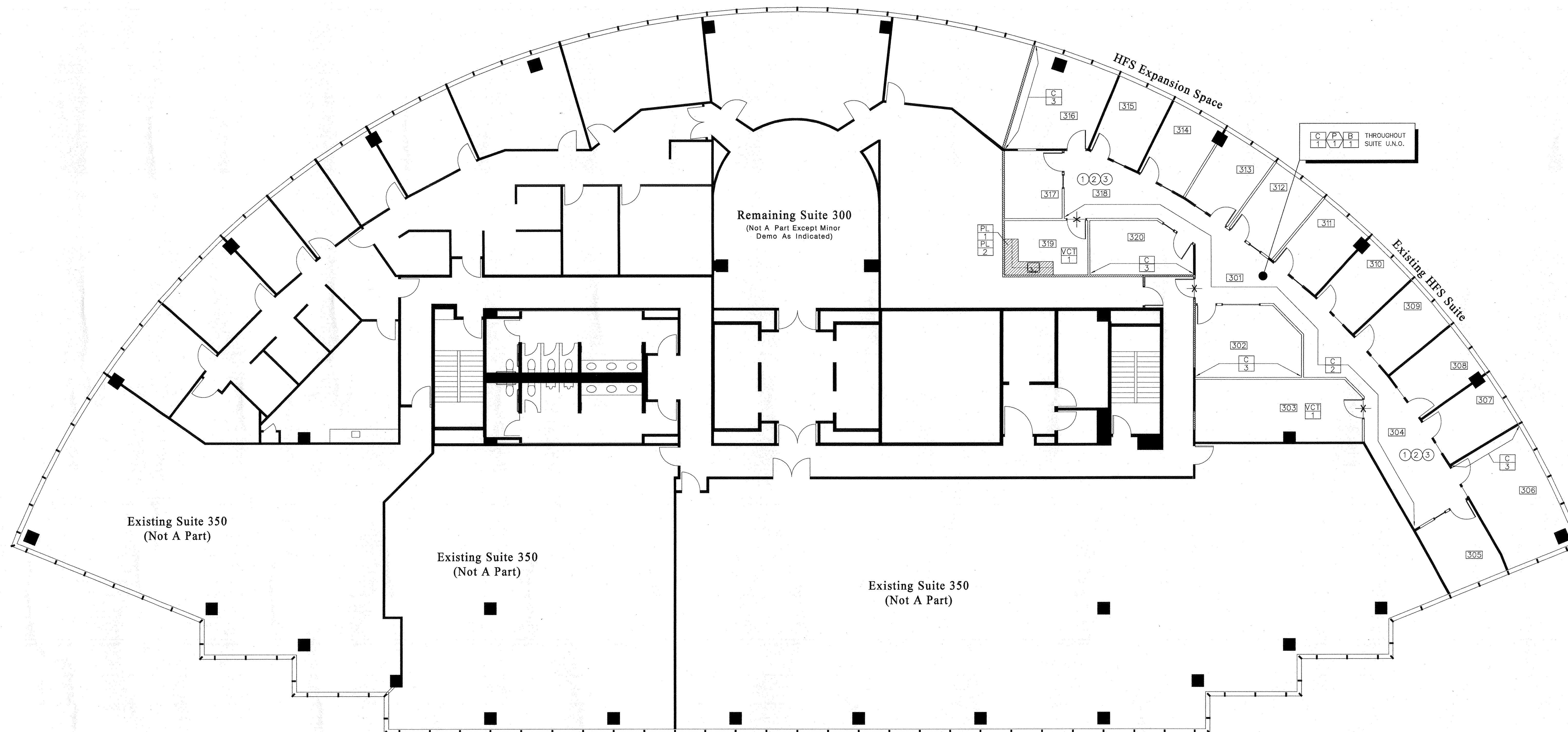
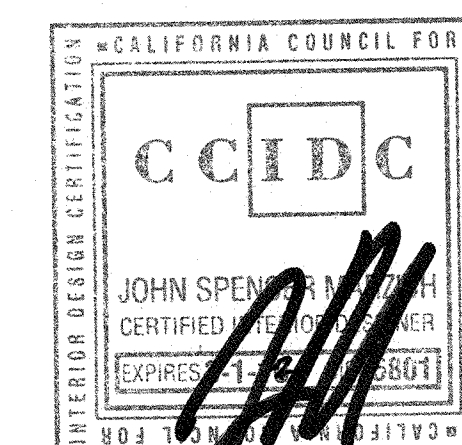
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FINISH PLAN



FINISH PLAN

GENERAL NOTES

DEMOLITION OF EXISTING FINISHES:

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

FINISH FIRE SAFETY NOTES:

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

FLOOR FINISH NOTES:

- CONTRACTOR TO PROVIDE AND INSTALL REDUCTION STRIP AT DOORS WHERE ALL CARPET AND RESILIENT FLOORING MEET.
- 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.
- PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 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.N.O.
- PANT ALL VENTS, F.E. CABINETS, ETC. TO MATCH SURROUNDING WALL FINISH.
- 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 / UNICUT 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 BEVELED EDGE.
- WALL BASE TO BE COVERED AT ALL LOCATIONS U.N.O.

WALL FINISH NOTES:

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

MILLWORK NOTES:

- ALL EXPOSED MILLWORK SHALL BE PLASTIC LAMINATE OR WOOD AS SPECIFIED, (U.N.O.). ALL EDGES TO BE SELF-EDGED.
- SHELVES AND SEMI-EXPOSED SURFACES INCLUDING DRAWER INTERIORS SHALL BE CORTON, COLOR WHITE, (U.N.O.).
- ALL PLASTIC LAMINATE SHELVES TO BE ON 32 MM ROW HOLES WITH PEGS.
- DRAWERS SLIDES TO BE HEAVY DUTY WITH FULL EXTENSION SLIDES.
- DOOR HINGES TO BE FULLY CONCEALED, SELF CLOSING.
- PULLS TO BE IRONMONGER 548/40, 2 3/4" (OR EQUAL). FINISH TO MATCH DOOR HARDWARE.
- 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.
- ALL MILLWORK SHALL CONFORM TO "CUSTOM GRADE" STANDARDS OF "THE WOODWORK INSTITUTE OF CALIFORNIA" (W.I.C.).

WINDOW COVERINGS:

- 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 COMPLETION OF WORK (OR WRAP WITH PLASTIC).

KEYNOTES

- 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 EXCELLEN VINYL COMPOSITION TILE OR APPROVED EQUAL.
- 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.
- ALL WALLS SHALL BE PAINTED WITH TWO COATS OF PAINT (OVER PRIMER AT NEW PARTITIONS). PAINT SHALL BE EGGSHELL FINISH.

FINISH LEGEND

PAINT

- PAINT: DUNN EDWARDS: EGGSHELL - COLOR *DE6365 "COLD MORNING"
- ACCENT PAINT: DUNN EDWARDS: EGGSHELL - COLOR: *DE5886 "BAY VIEW"
- ACCENT PAINT: DUNN EDWARDS: EGGSHELL - COLOR: *DE6368 "WALRUS"

CARPET

- CARPET: BIGELOW, PATTERN: GLITTERING SKYLINE, COLOR: *7875 "LULLABYE LEAGUE"

VCT

- VINYL COMPOSITION TILE: TO BE DETERMINED

BASE

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

CABINET FINISHES

- PLASTIC LAMINATE: CABINET FACES TO BE NEVAMER, MARITIME GRAY TEXTURED *S6027T
- PLASTIC LAMINATE: COUNTER TOP TO BE NEVAMER, ARMORED PROTECTION, ALUMINITE TEXTURED *AM600T

Issues and Revisions

No.	Date	Issues and Revisions	By	Check
1	12-27-11	Issue for Engineering	SWFM	FM
2	1-30-12	Issue for Pricing & Plancheck	SWFM	FM
3	3-1-12	Plancheck Corrections	FM	

Project Name HFS Consulting

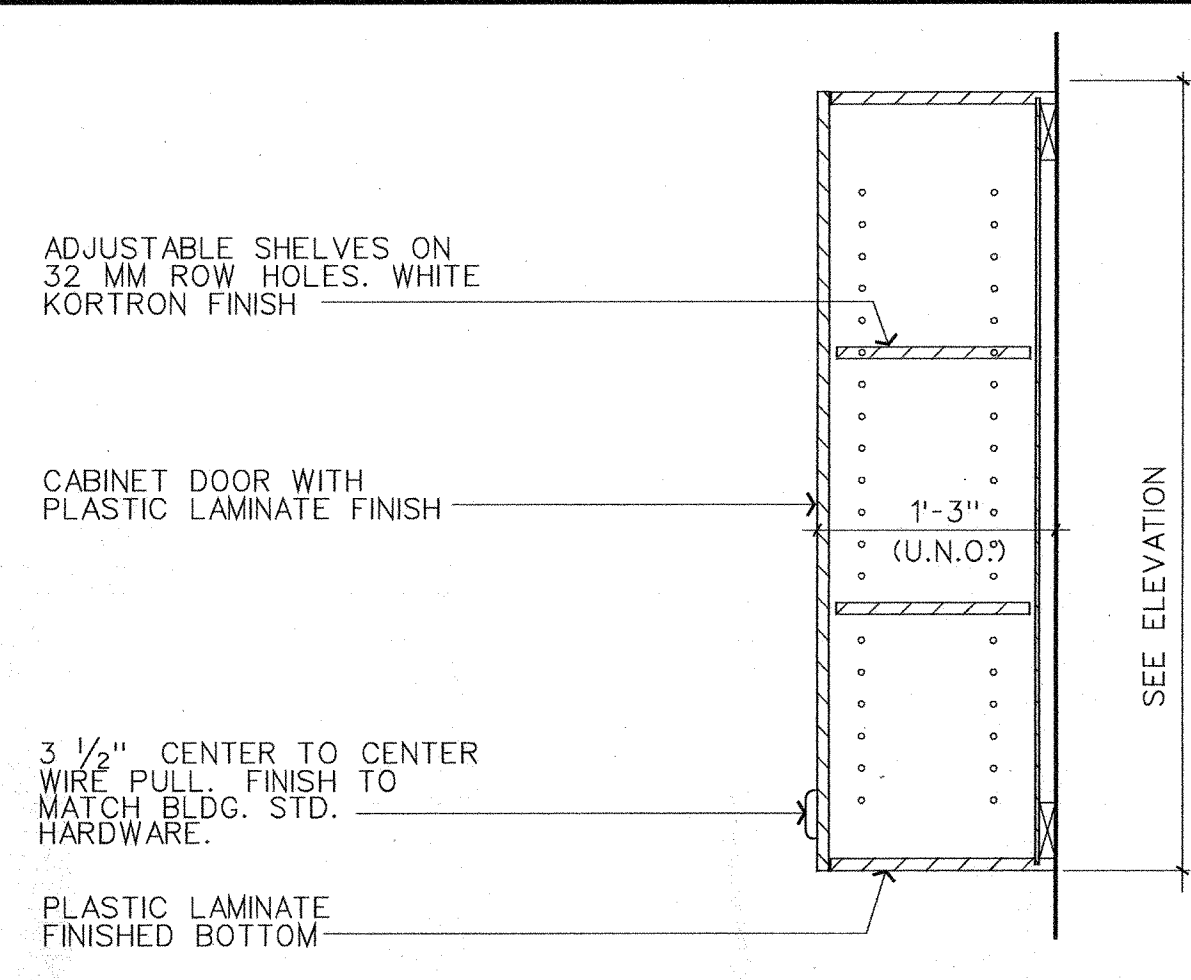
Project Number 11.04.01

Description

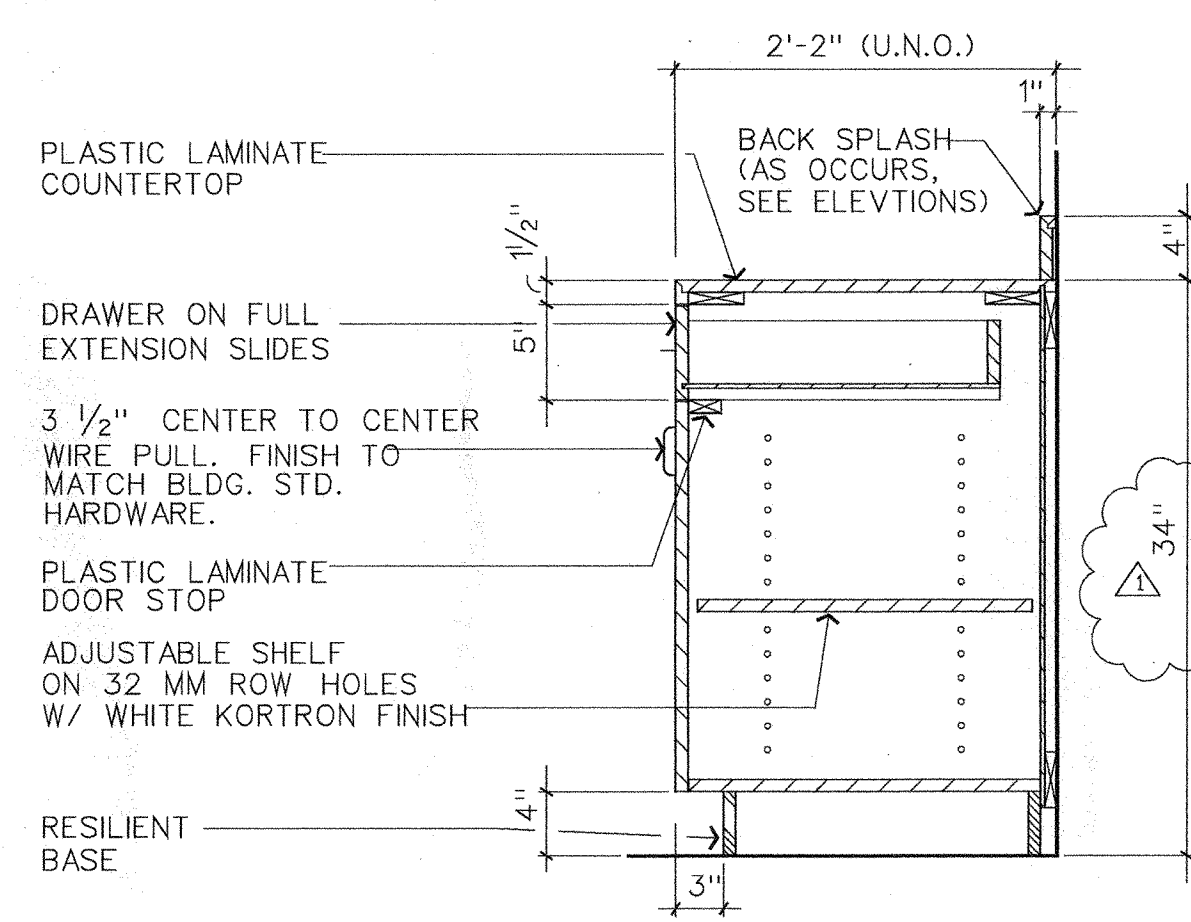
Computer File HFS-fn.dgn

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

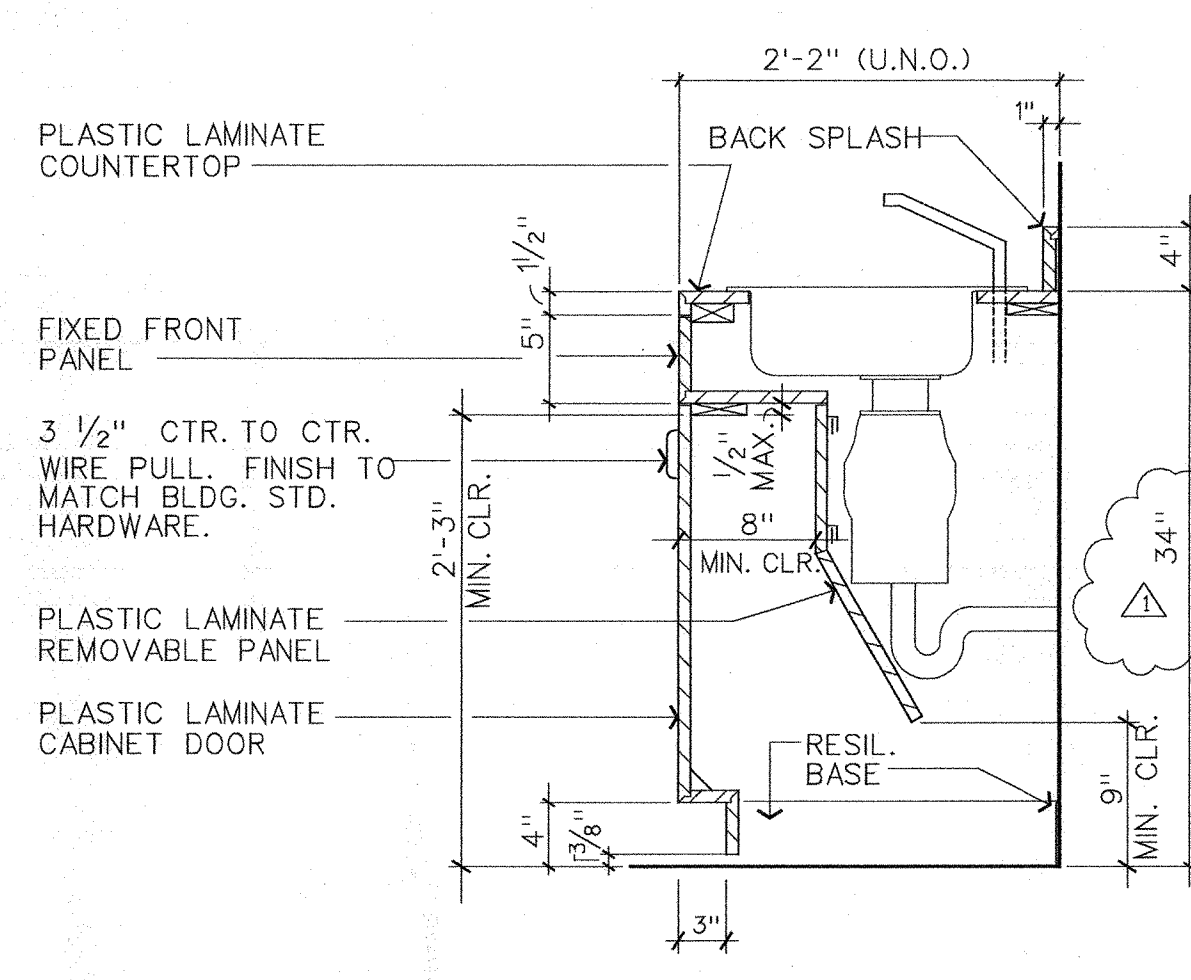
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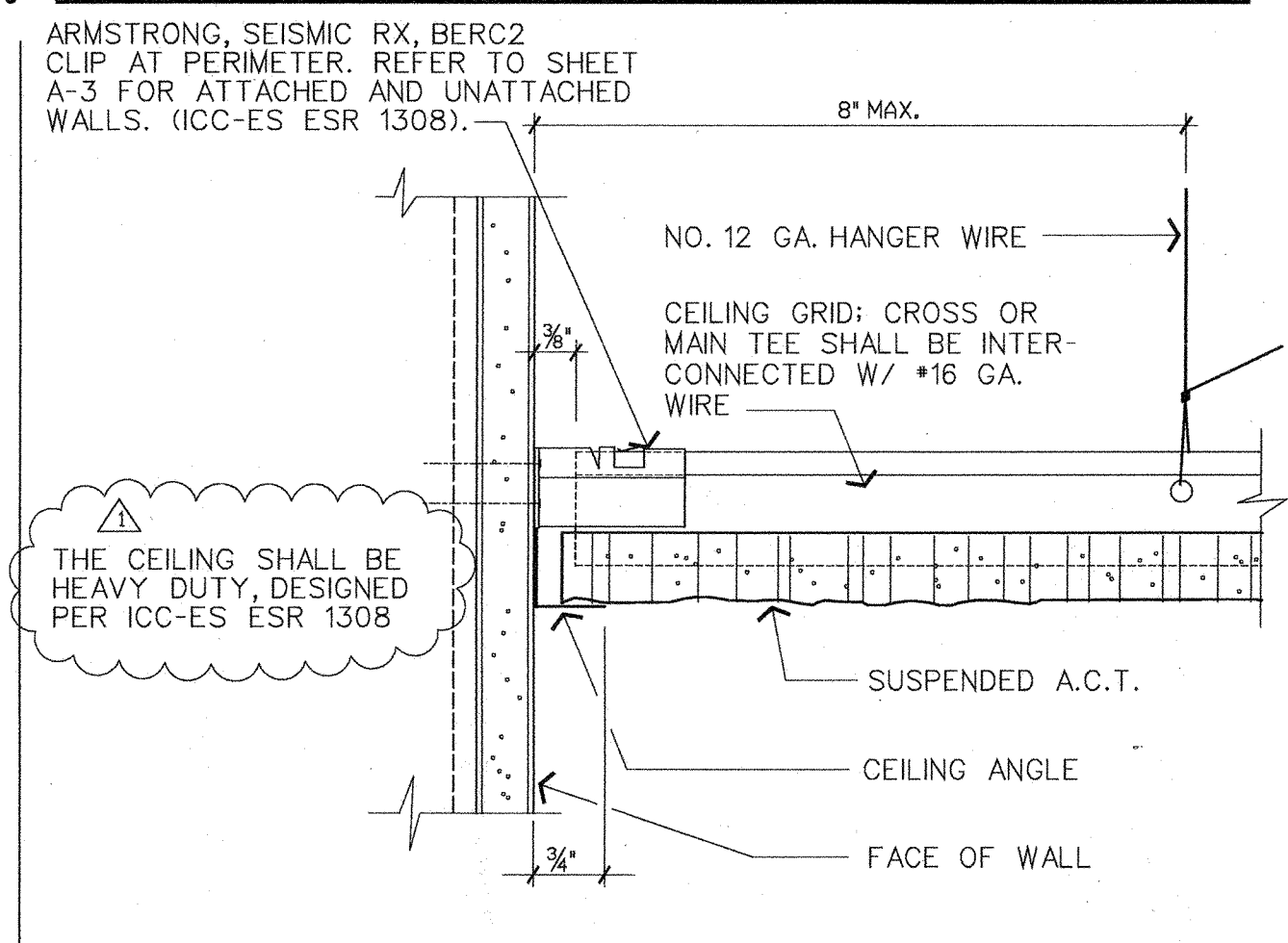
UPPER CAB. SECTION SCALE: 1"=1'-0" 15



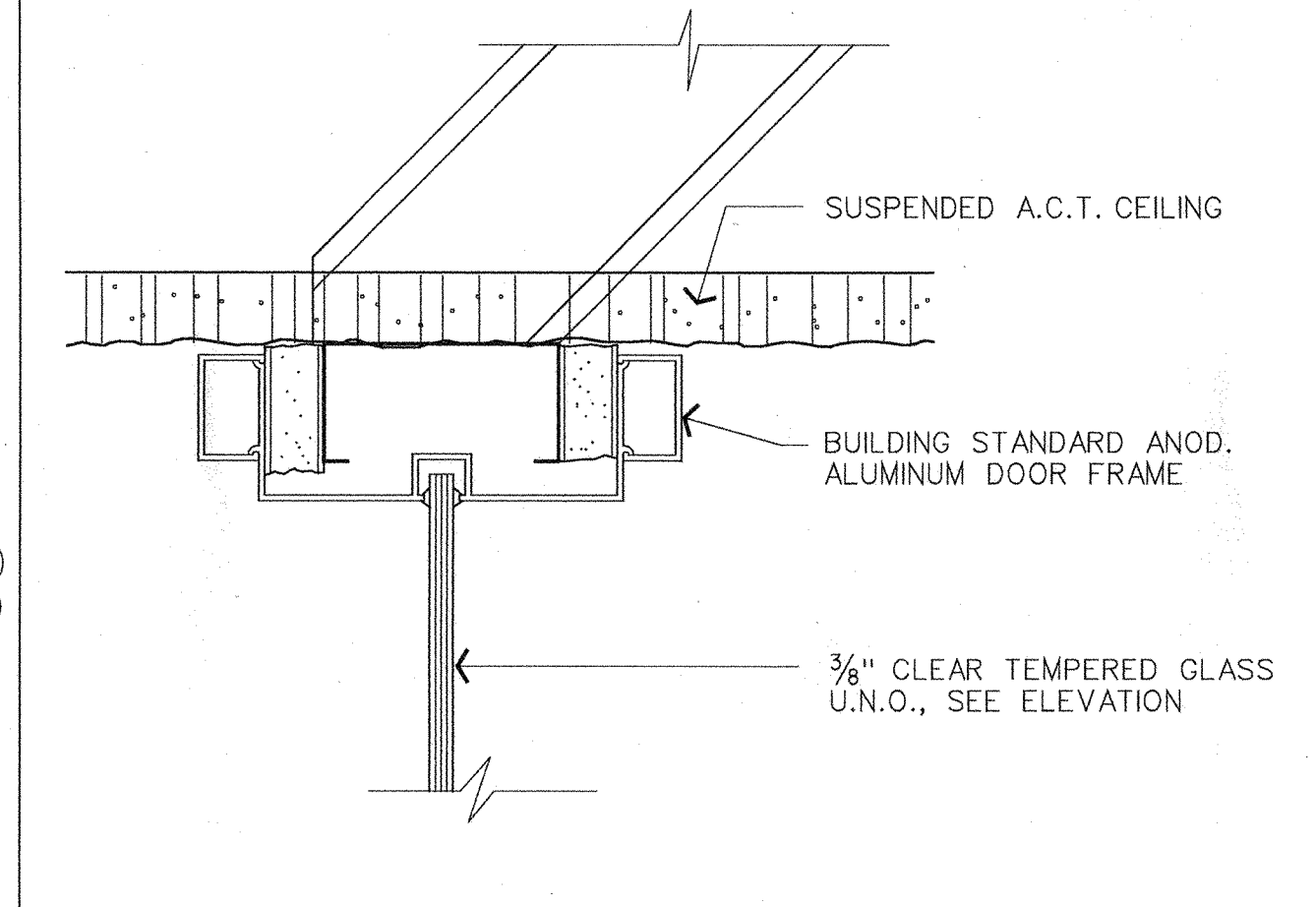
BASE CABINET SECTION SCALE: 1"=1'-0" 16



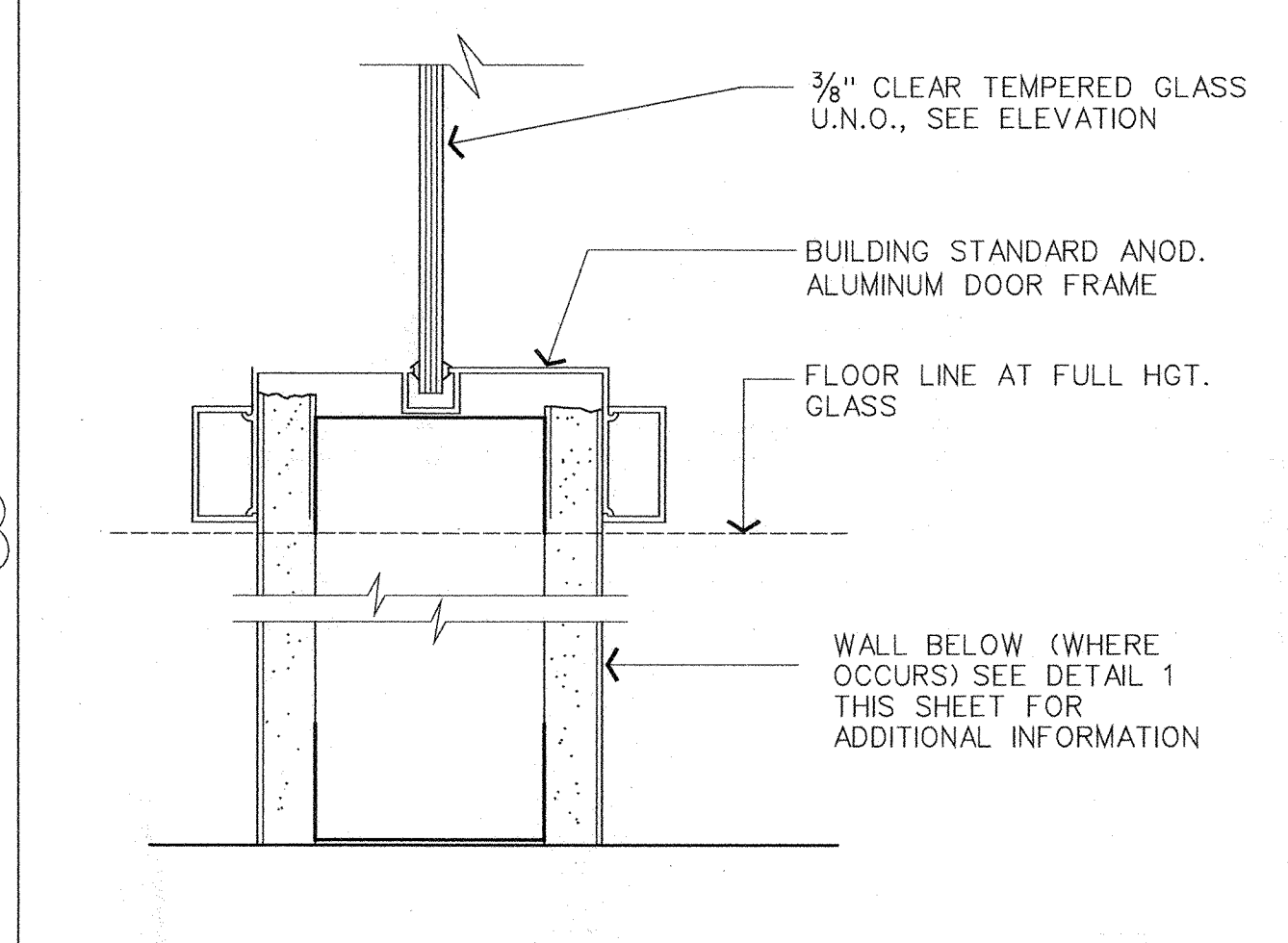
BASE CABINET W/ SINK SCALE: 1"=1'-0" 17



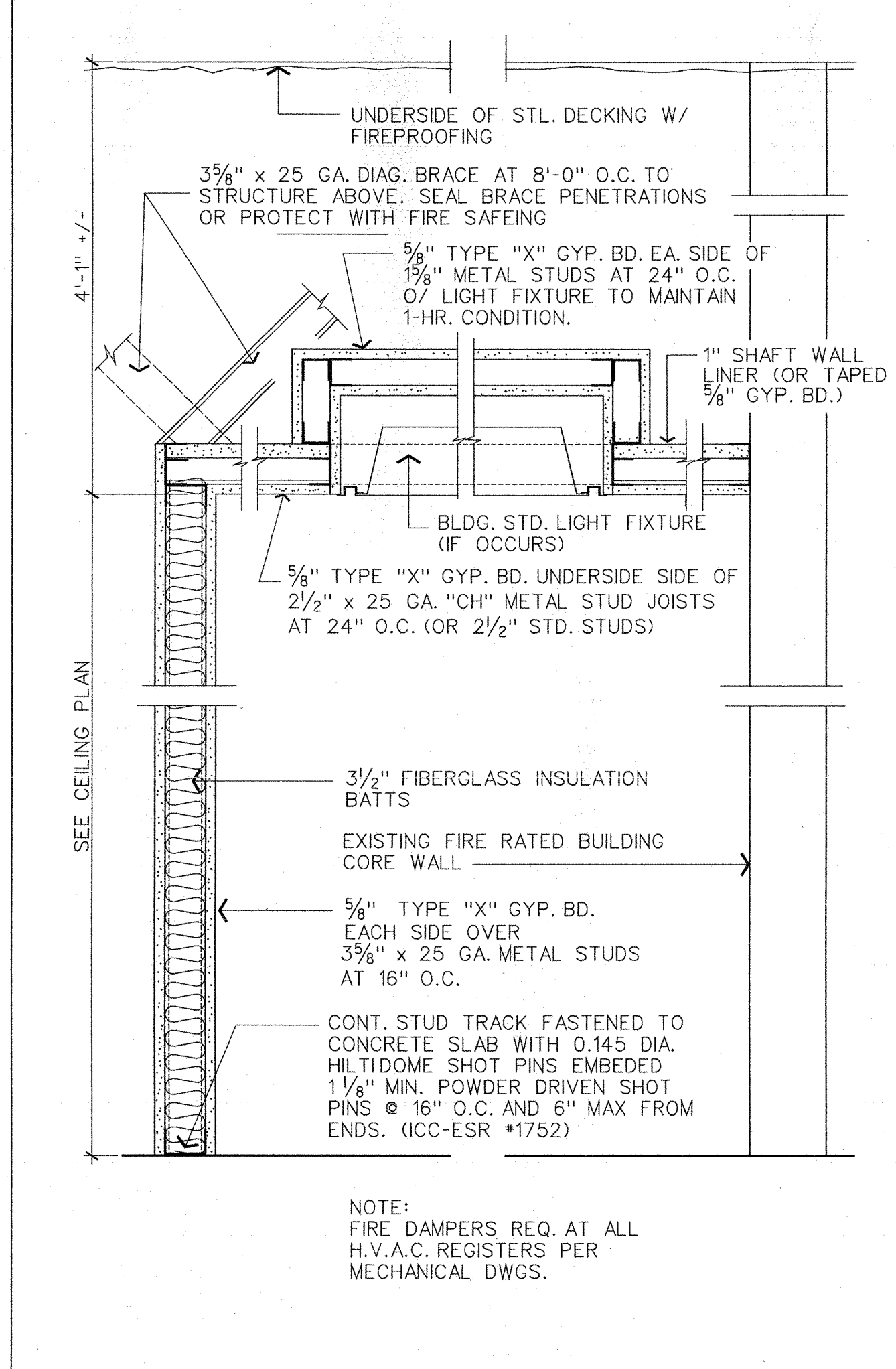
TYP. CEILING EDGE SCALE: HALF-SIZE 10



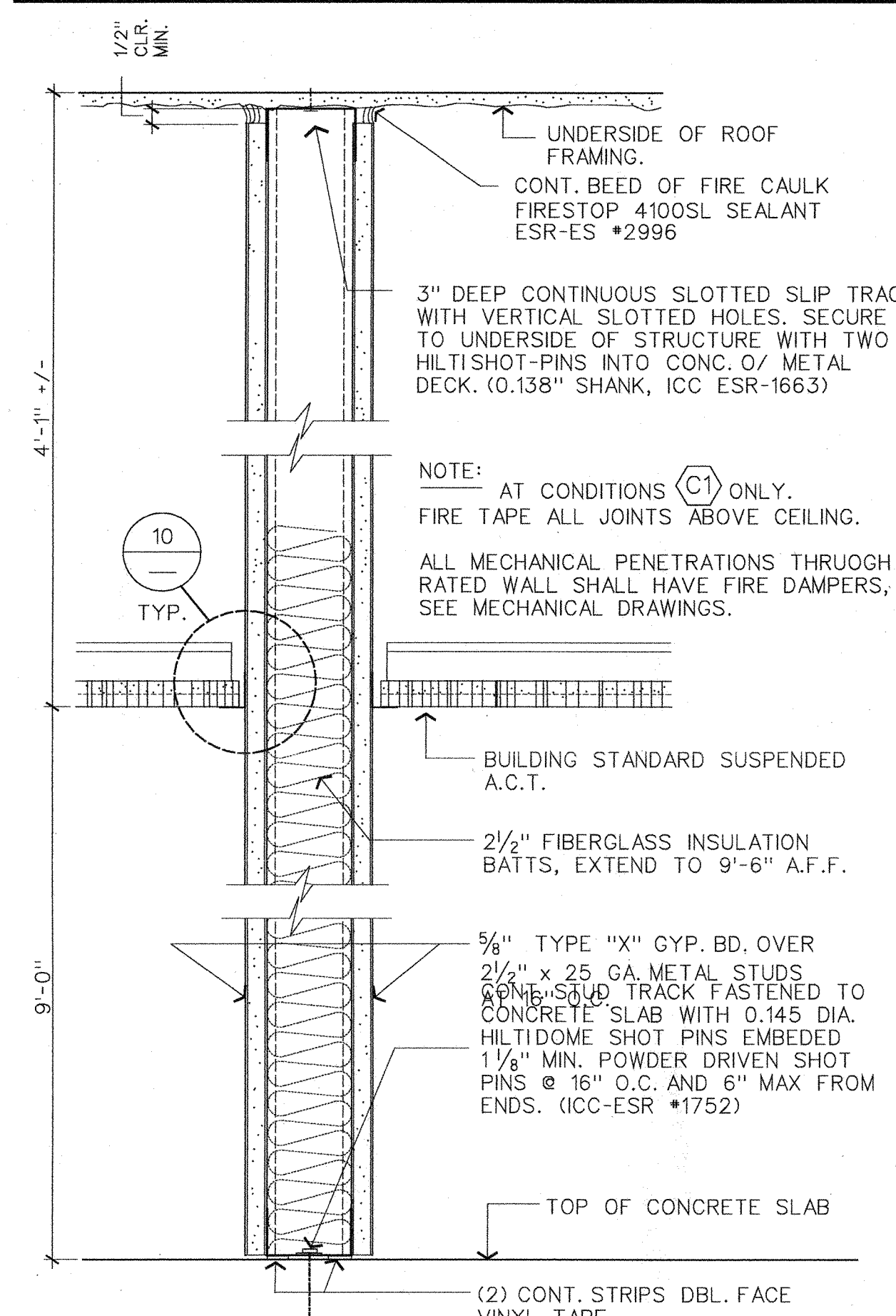
GLAZING HEAD DETAIL SCALE: HALF-SIZE 11



GLAZING SILL DETAIL SCALE: HALF-SIZE 12

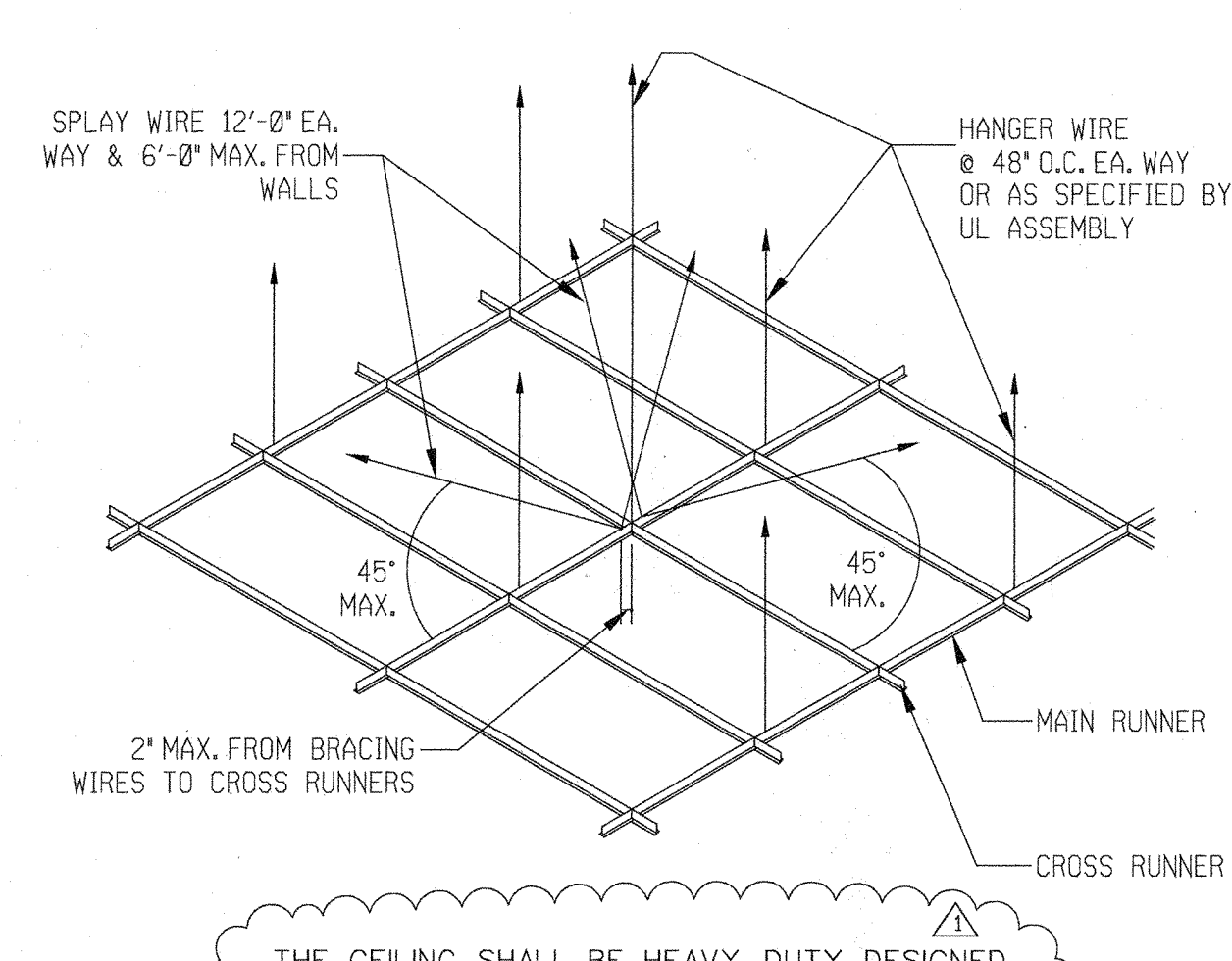


FIRE RATED CORRIDOR SCALE: 1/2"=1'-0" 13

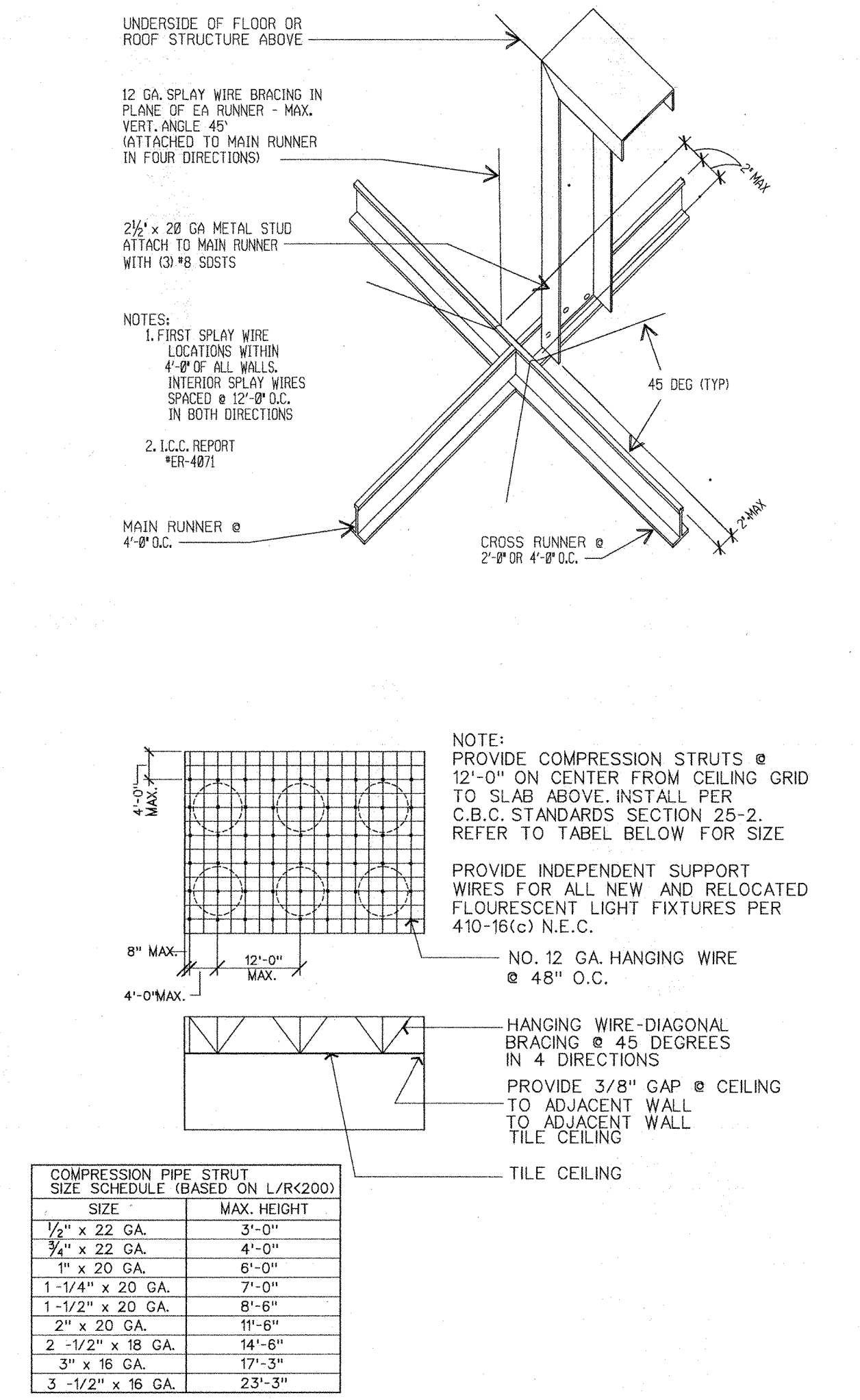


NON-RATED DEMISING PARTITION 1 HOUR PARTITION

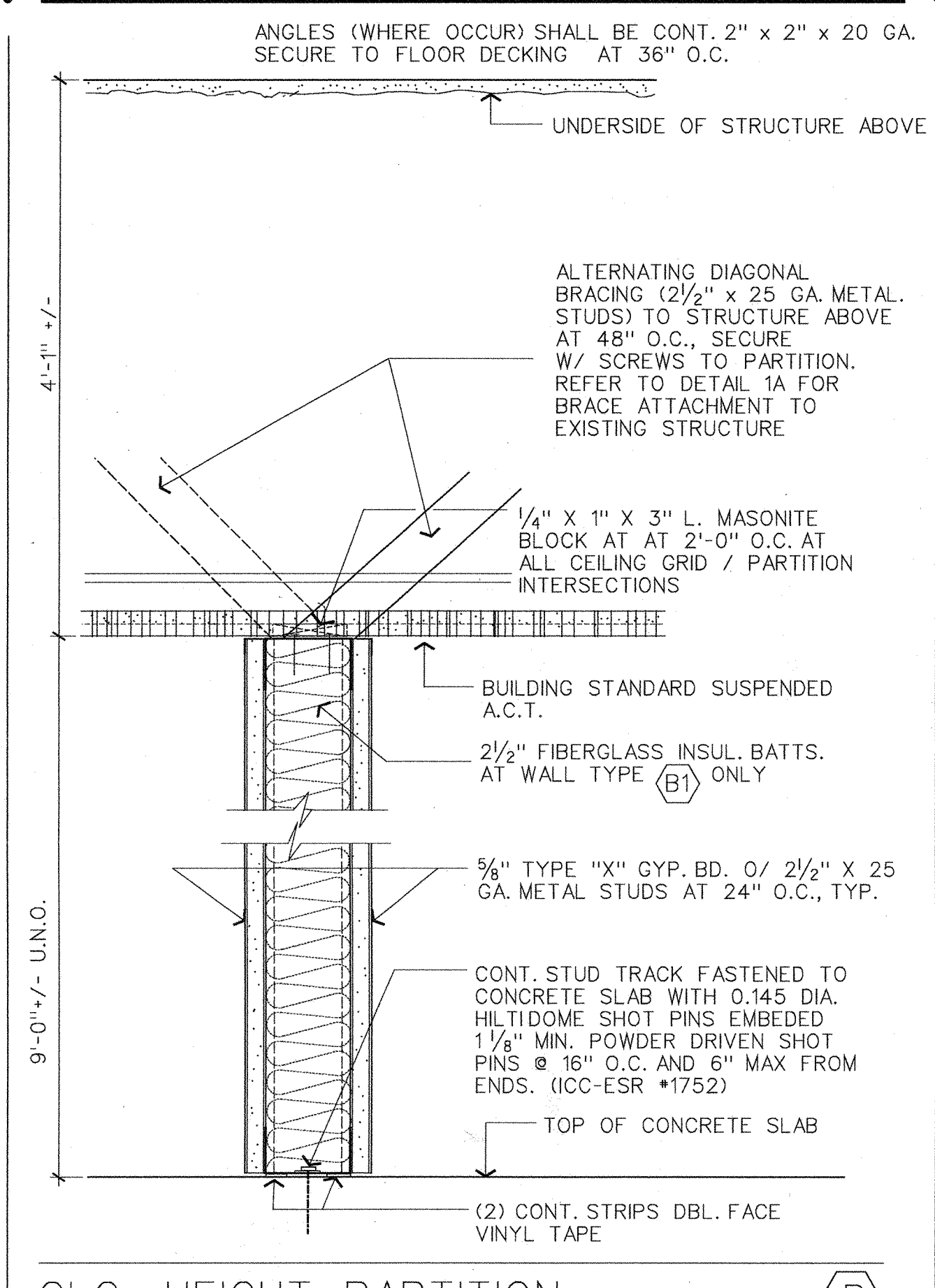
PARTITION TYPES



TYP. CEILING SUSPENSION N.T.S. 9

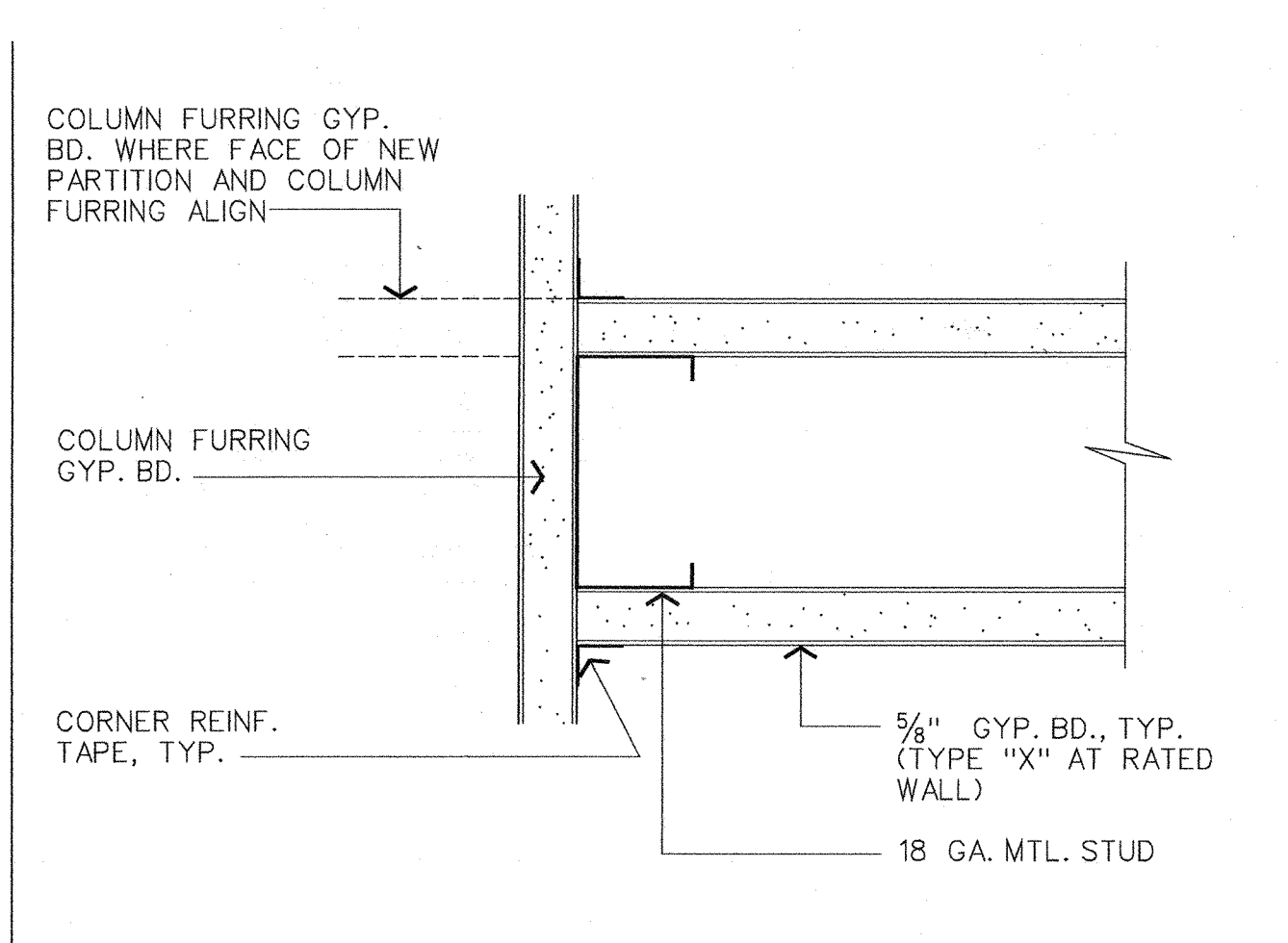


PART. AT COL. FURRING SCALE: HALF-SIZE 5

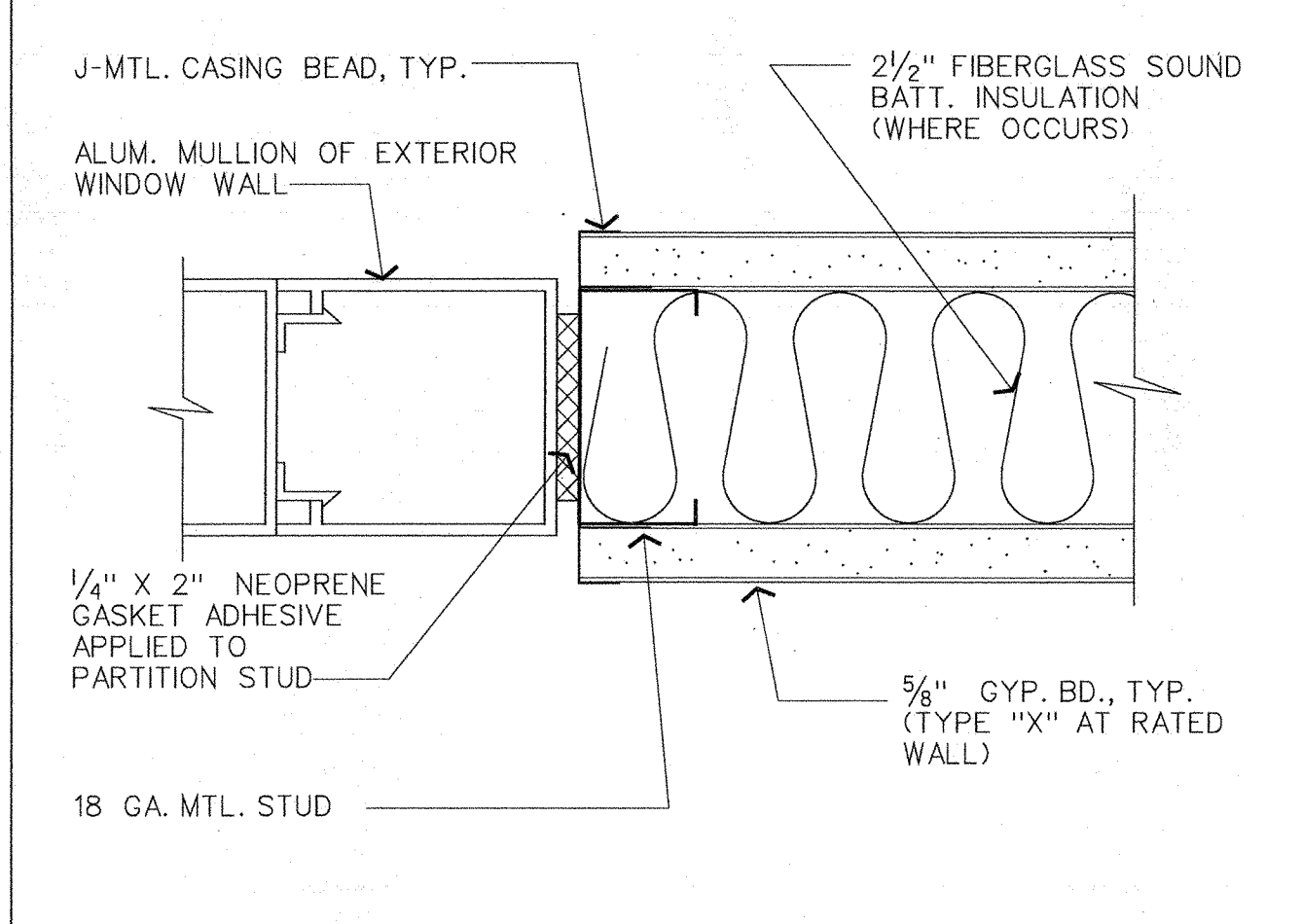


CLG. HEIGHT PARTITION (WITH INSULATION)

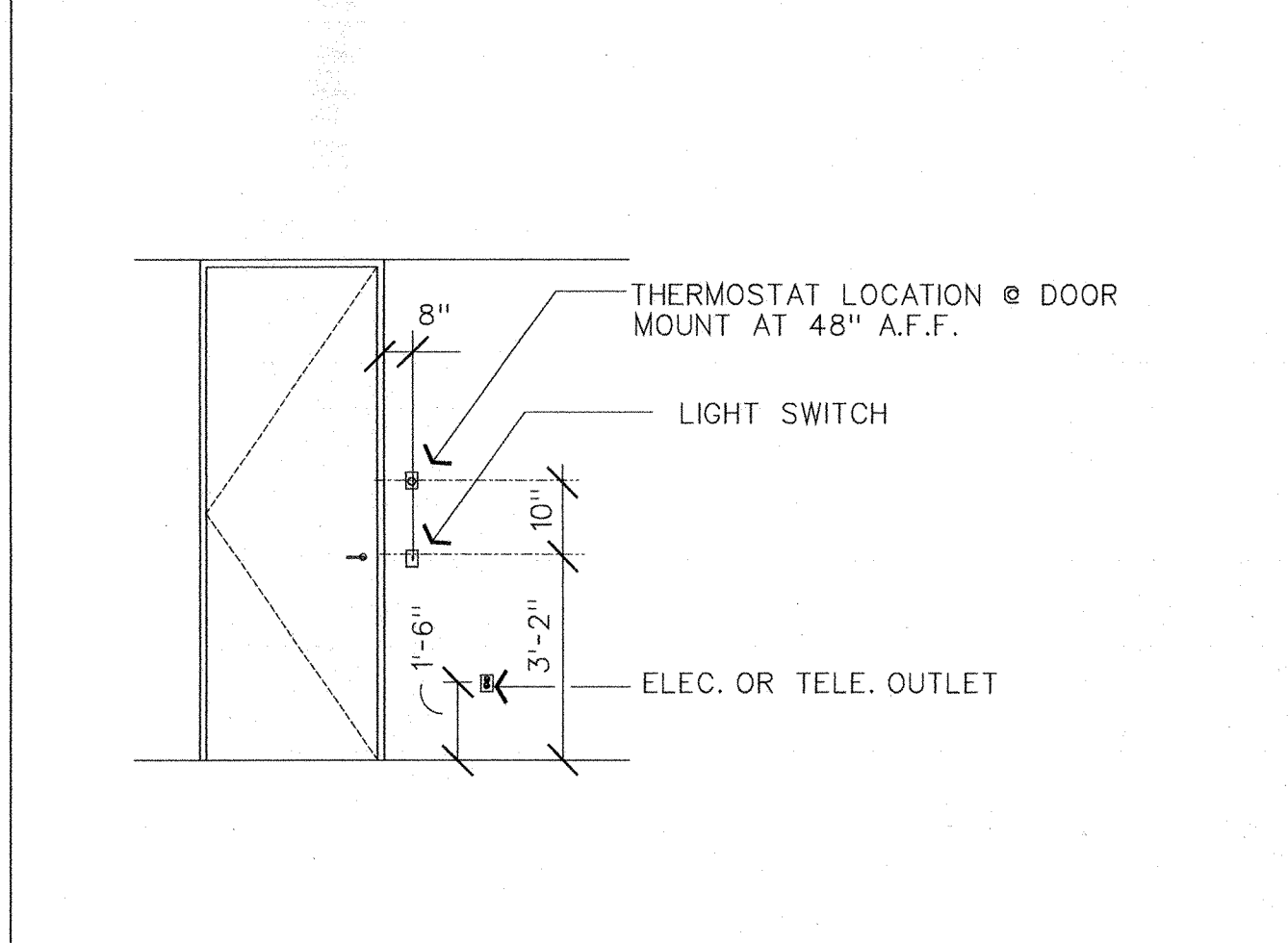
PARTITION AT MULLION SCALE: HALF-SIZE 6



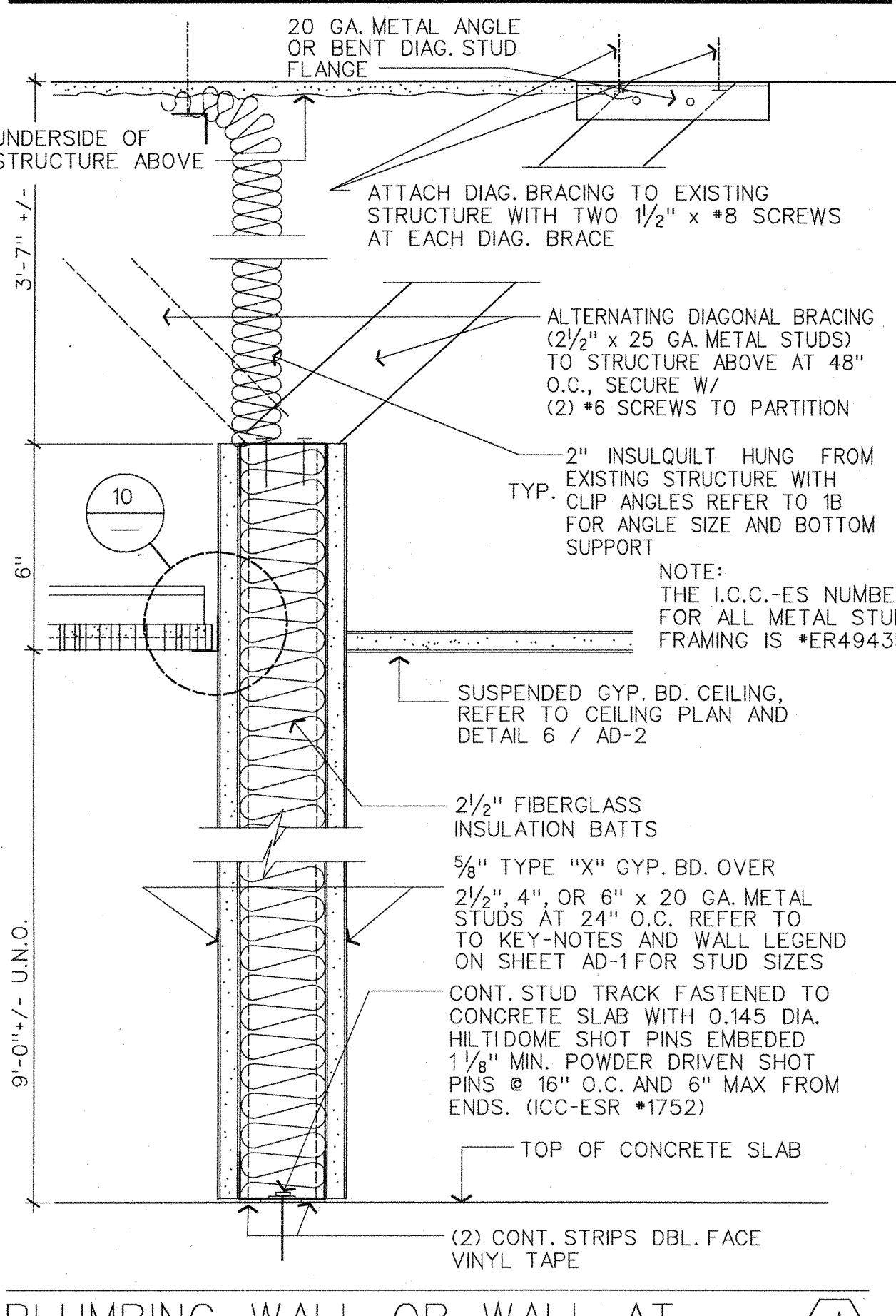
STD. ELEV. @ DOOR N.T.S. 7



PART. AT MULLION SCALE: HALF-SIZE 6

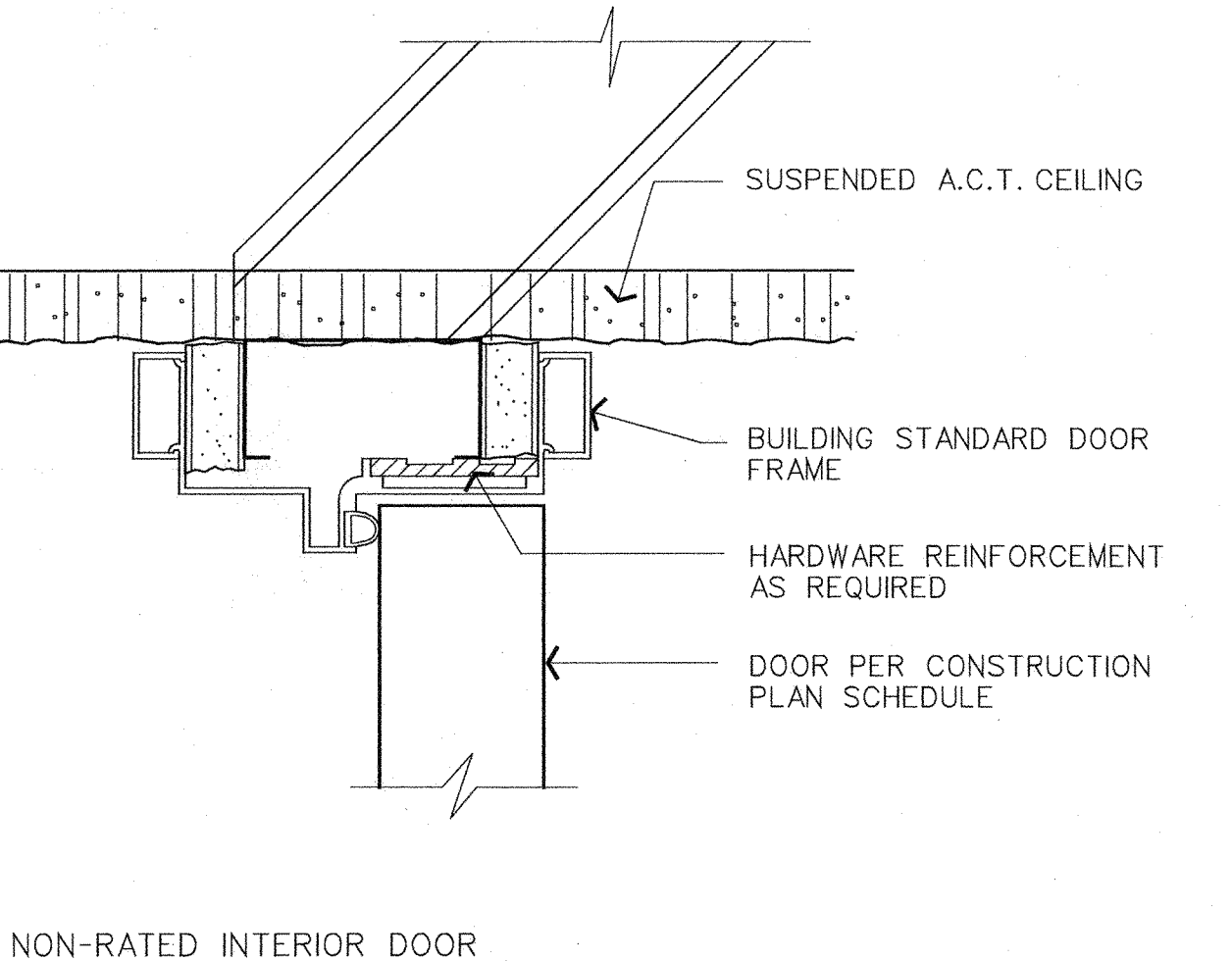


RATED DR. HEAD DETAIL SCALE: HALF-SIZE 4

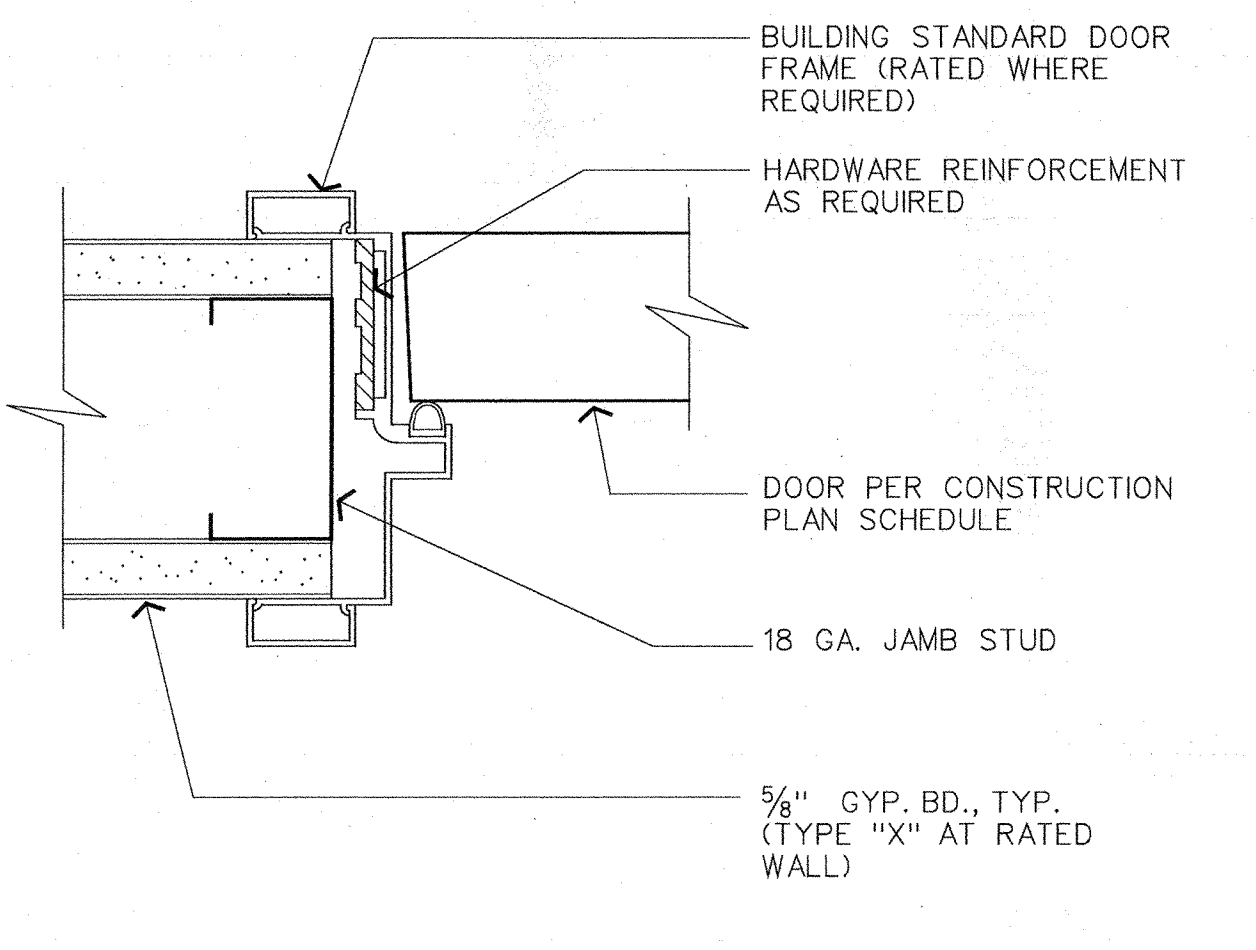


PLUMBING WALL OR WALL AT GYP. BD. CEILING

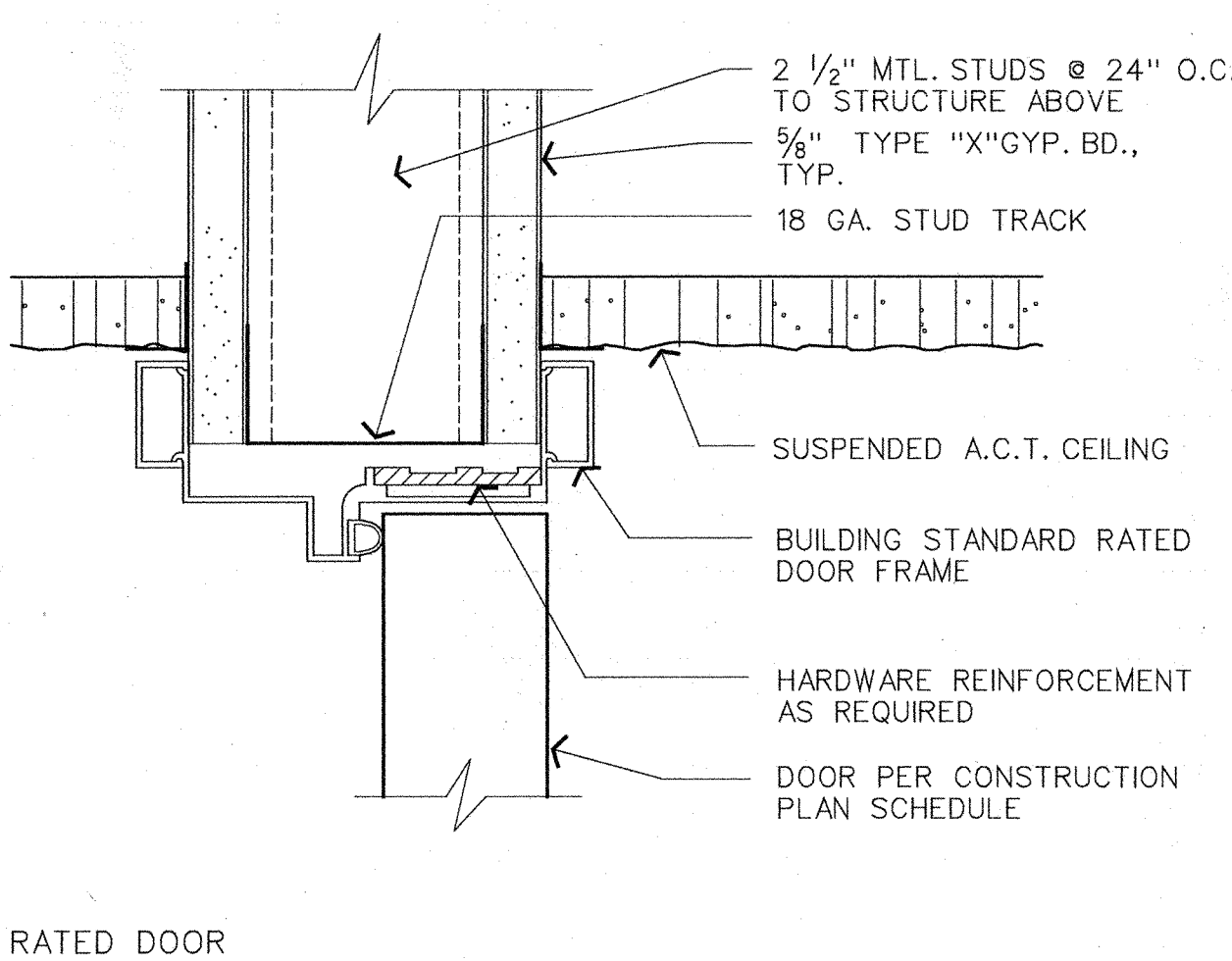
CLG. HEIGHT PARTITION (B) CLG. HEIGHT PARTITION (WITH INSULATION) (B1)



NON-RATED INTERIOR DOOR DOOR HEAD DETAIL SCALE: HALF-SIZE 2



DOOR JAMB DETAIL SCALE: HALF-SIZE 3

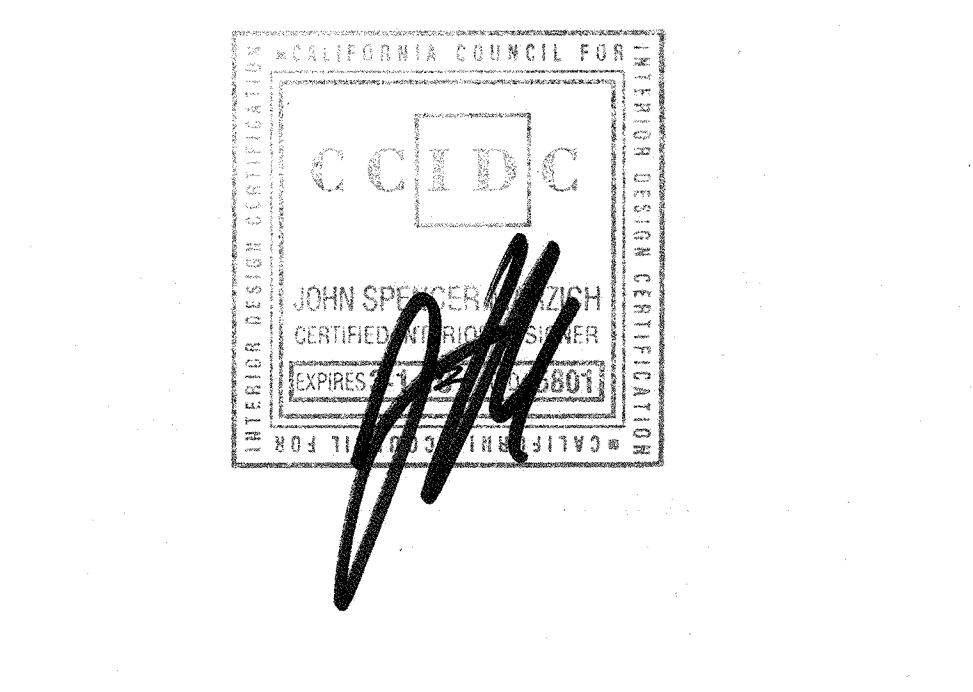


RATED DOOR RATED DR. HEAD DETAIL SCALE: HALF-SIZE 4

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

BUILDING STANDARD DETAILS

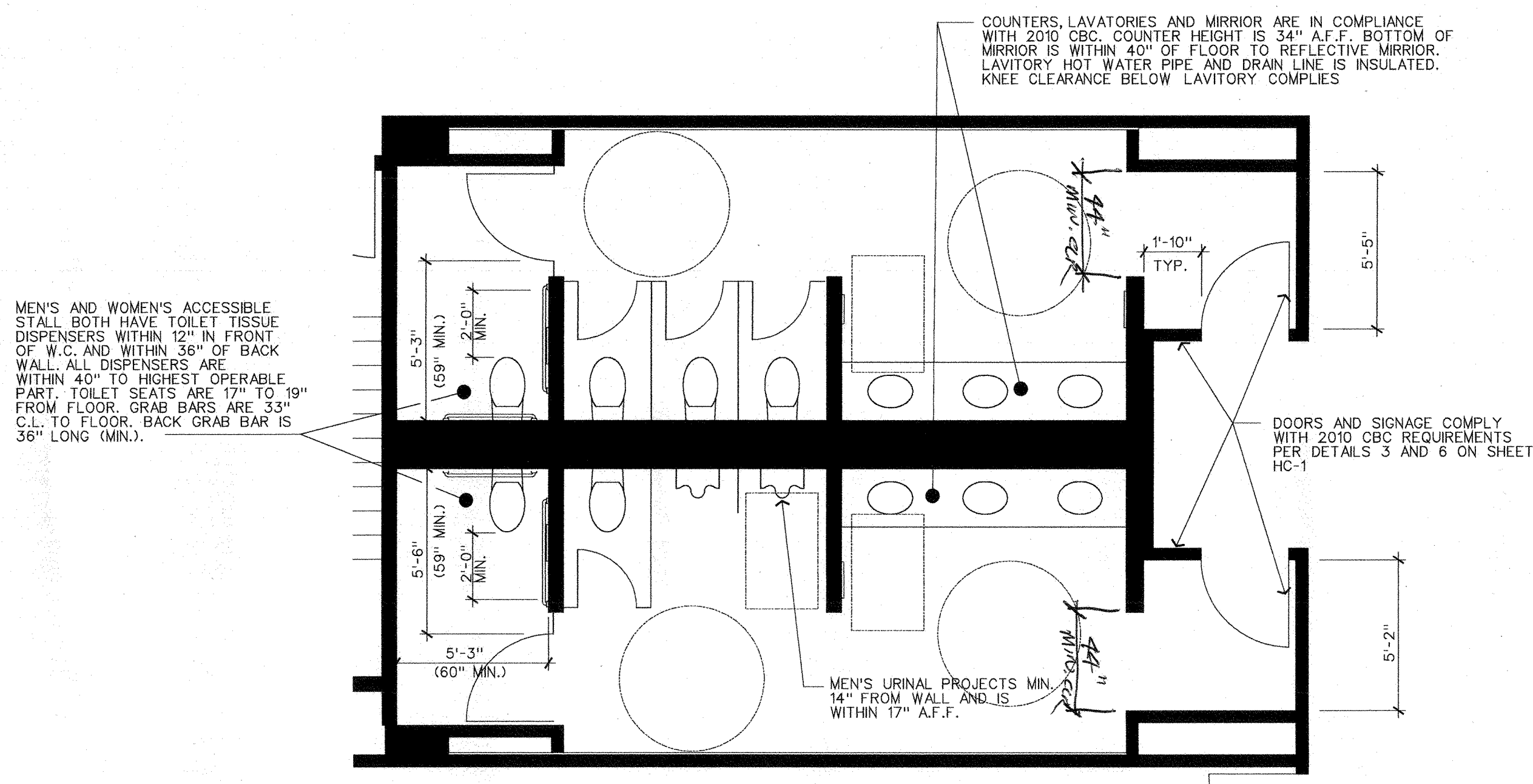


Issues and Revisions				
No.	Date	Issues and Revisions	By	Check
1	12-27-11	Issue for Engineering	SWFM	FM
2	1-30-12	Issue for Pricing & Plancheck	SWFM	FM
3	3-1-12	Plancheck Corrections		FM

Project Name: HFS Consulting
Project Number: 11.04.01
Description: STANDARD DETAILS
Computer File: HFS-ad1.DGN
Scale: 1/8"=1'-0" (U.N.O.)

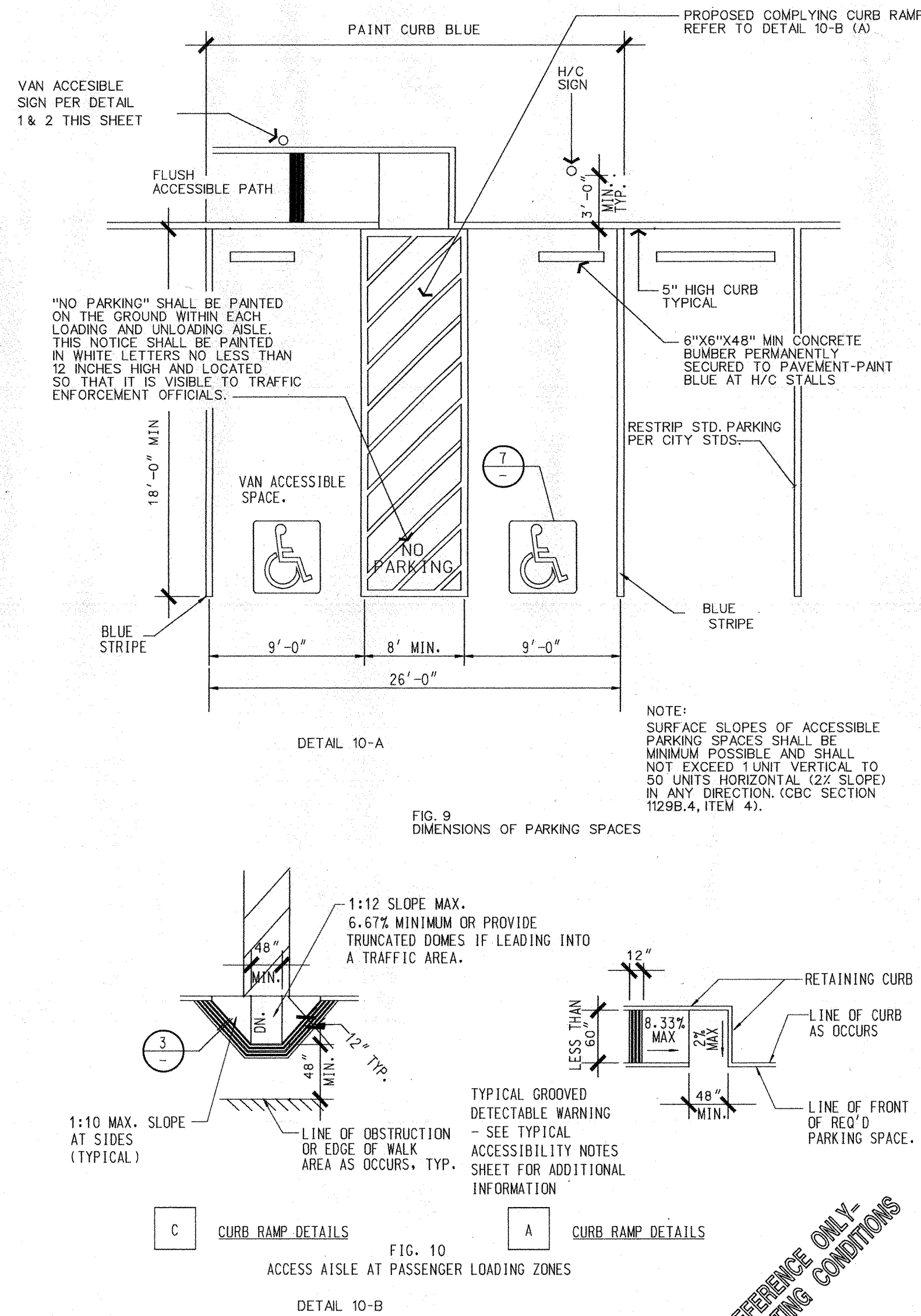
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AD-1



EXISTING RESTROOM PLANS

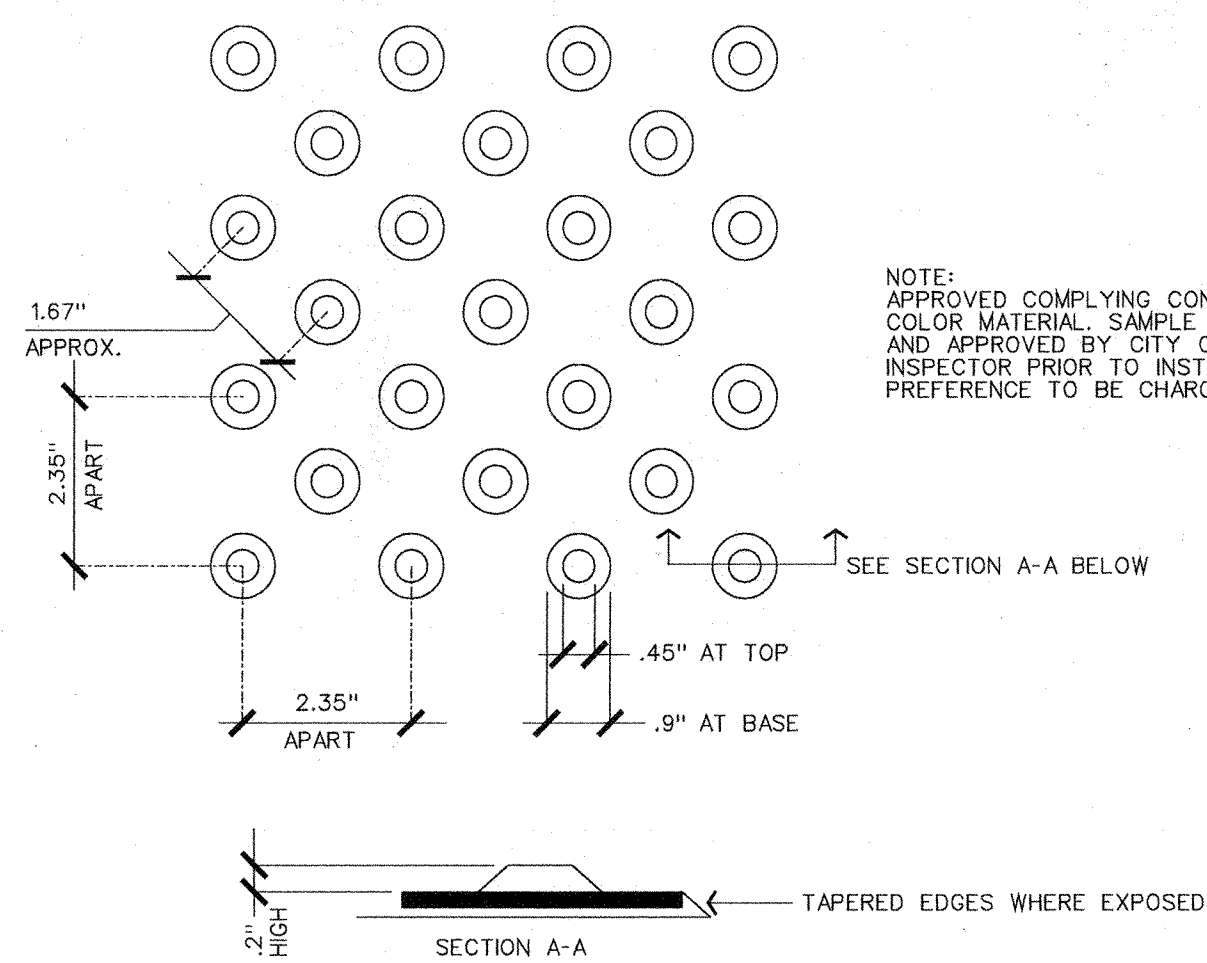
SCALE: 1/4"=1'-0" **8**



TYPICAL H/C PARKING DETAILS

SCALE: N.T.S. **10**

TRUNCATED DOMES



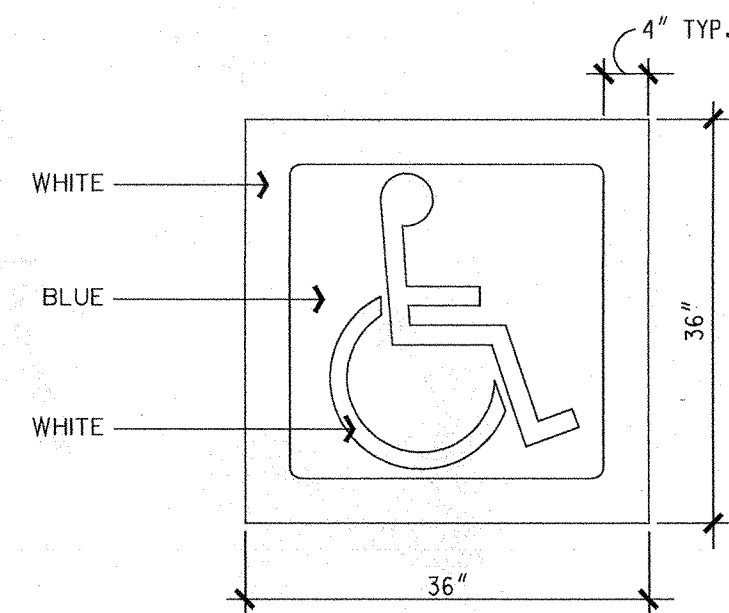
SCALE: N.T.S. **9**

RAMP GUARDRAIL DETAIL

FOR REFERENCE ONLY

H/C STALL PAVEMENT SYMBOL

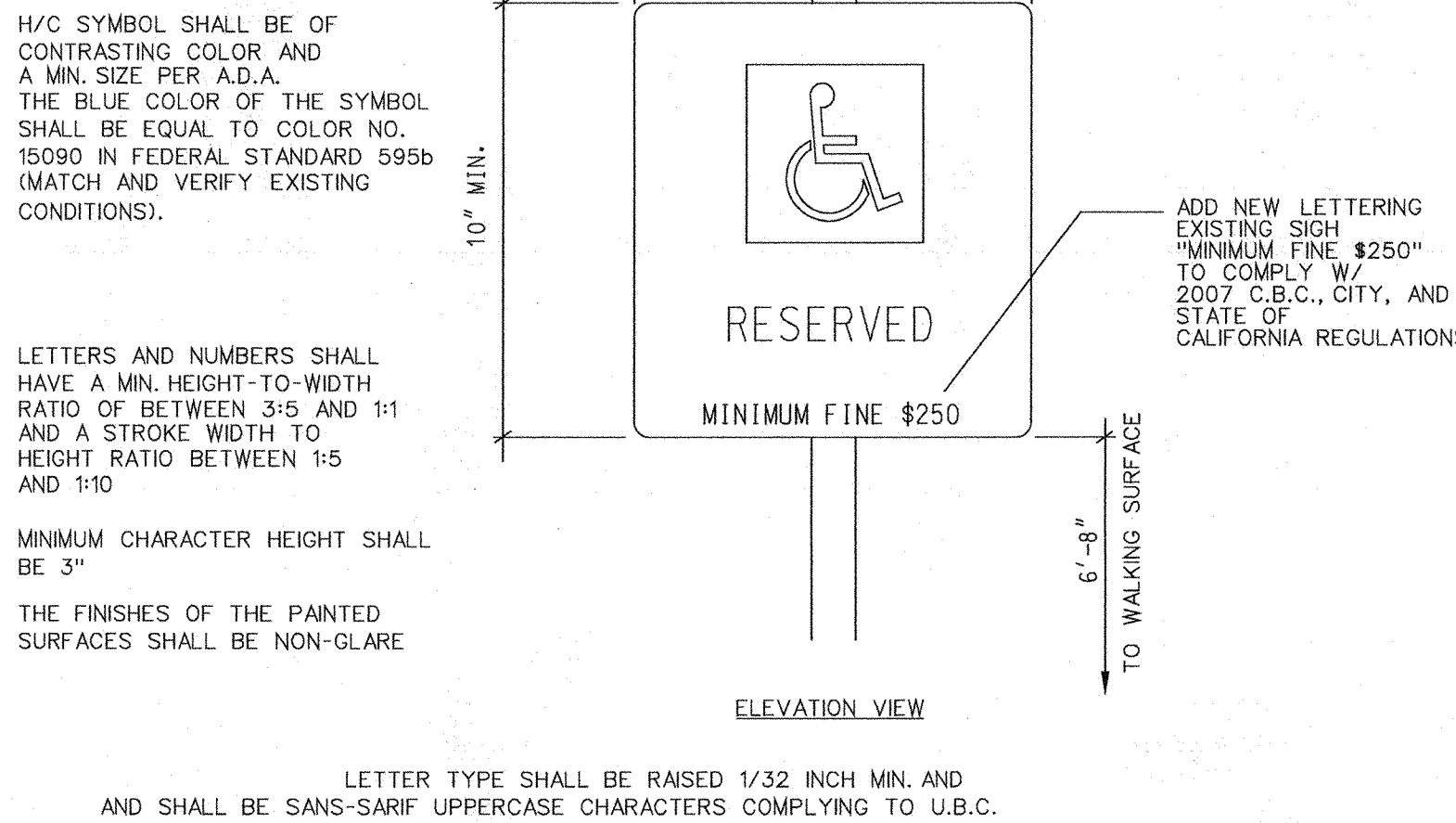
SCALE: N.T.S. **7**



FOR REFERENCE ONLY

H/C SIGNAGE

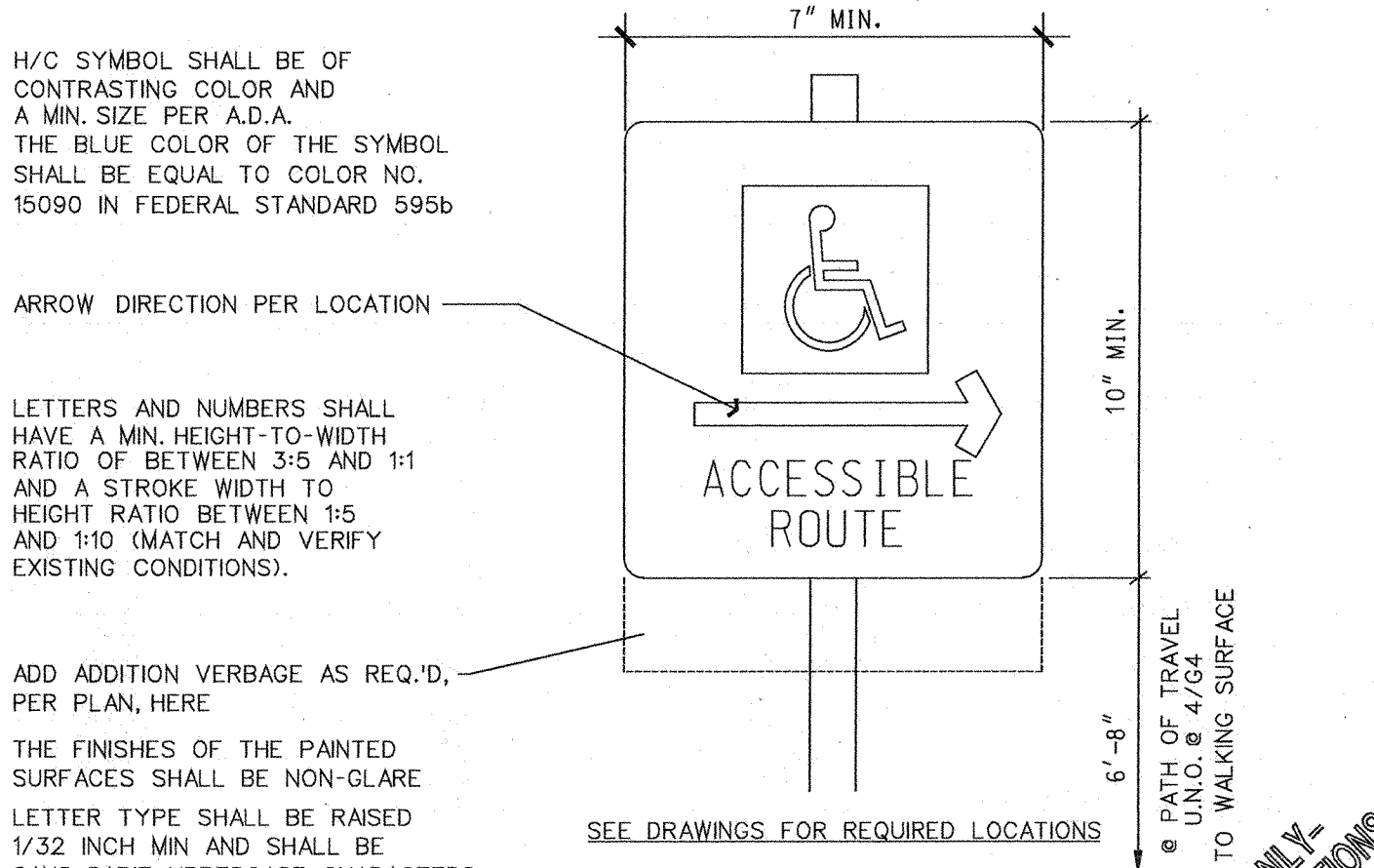
SCALE: N.T.S. **6**



FOR REFERENCE ONLY

H/C ACCESS ROUTE SIGNAGE

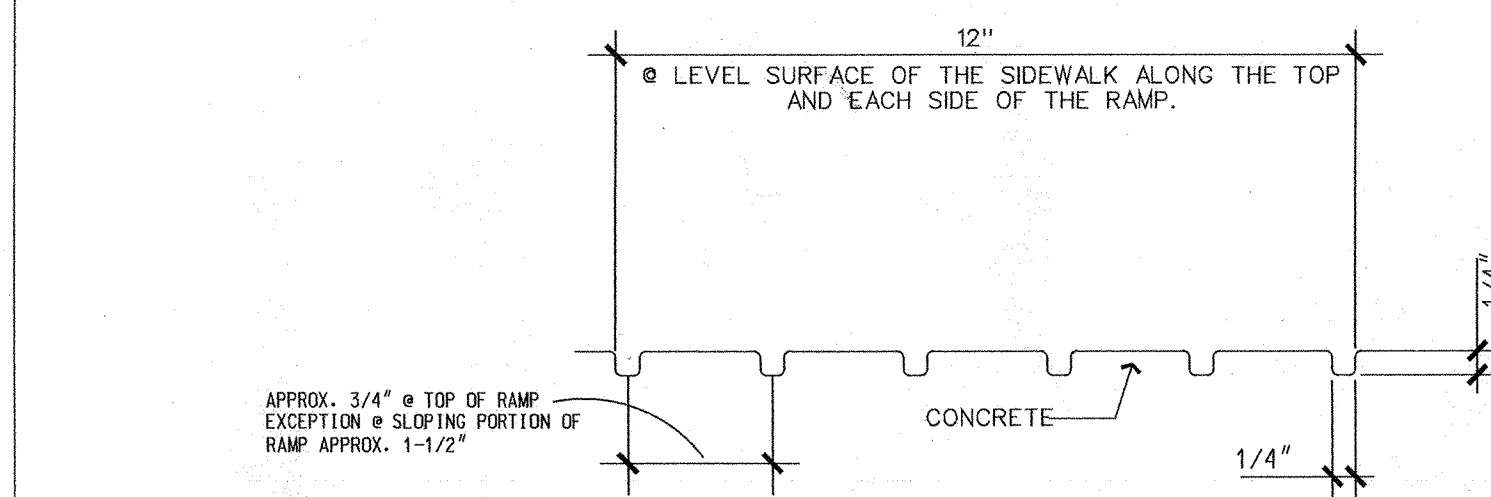
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FOR REFERENCE ONLY

SURFACE GROOVING

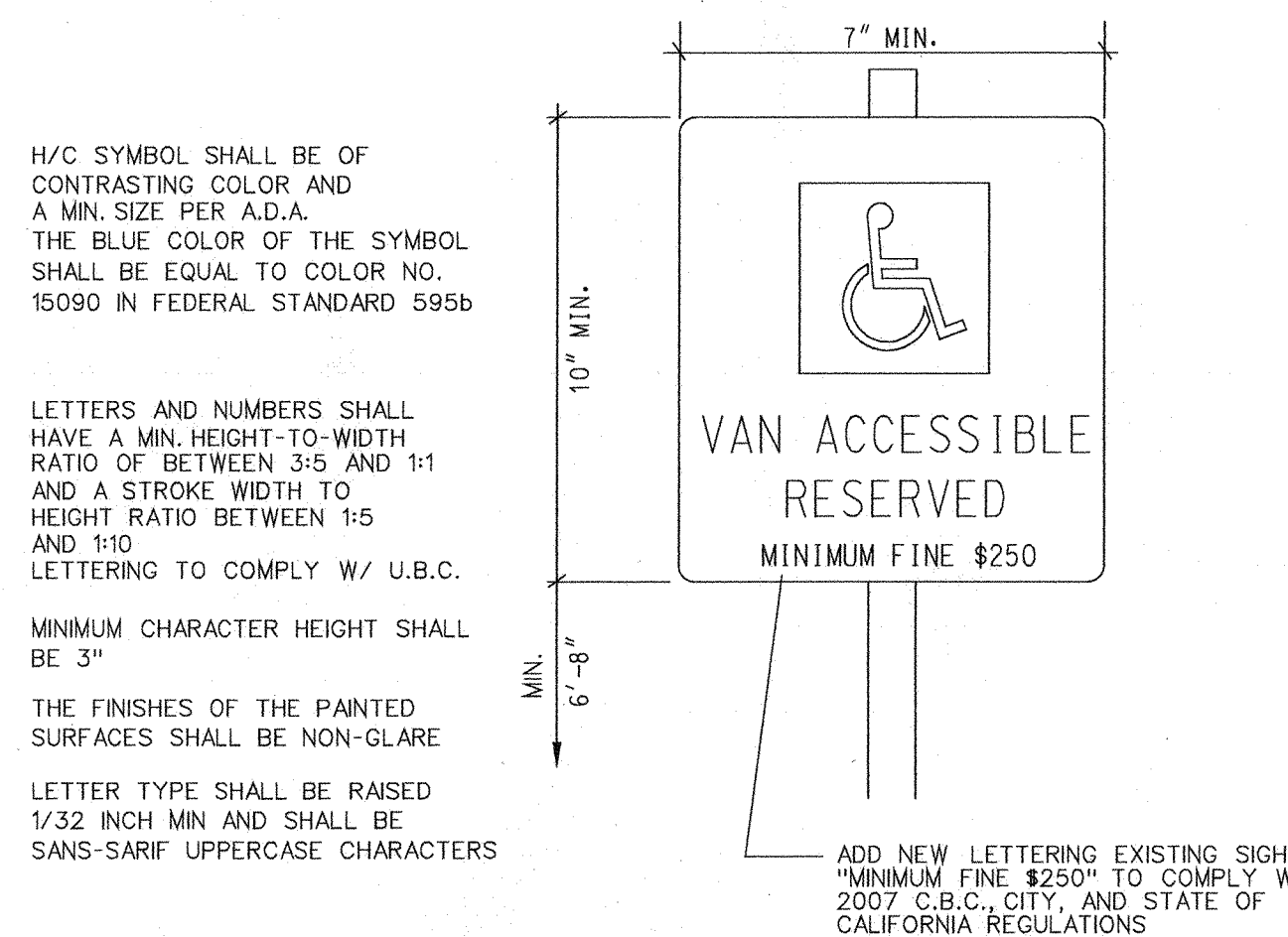
SCALE: N.T.S. **3**



FOR REFERENCE ONLY

H/C VAN SIGNAGE

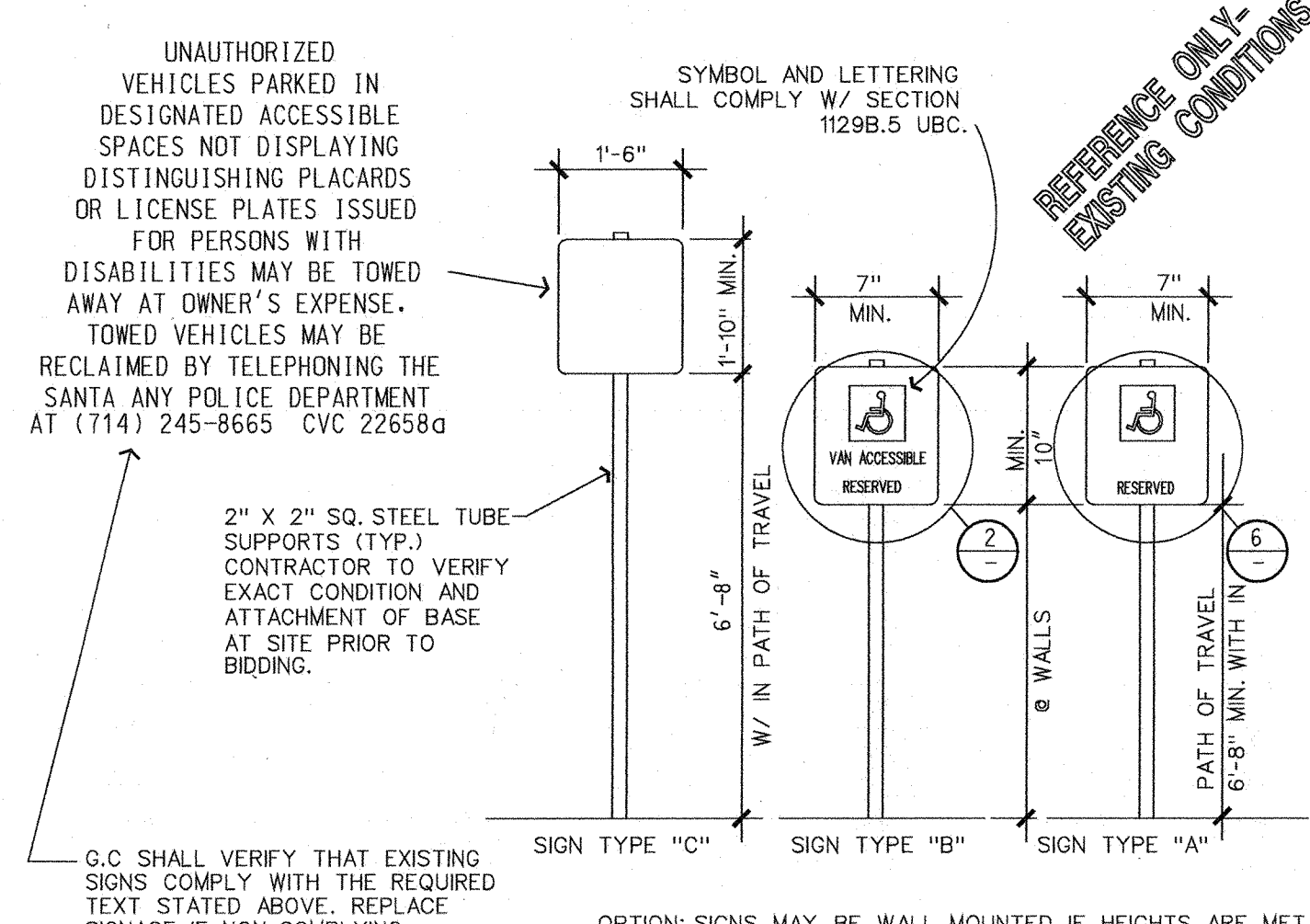
SCALE: N.T.S. **2**



FOR REFERENCE ONLY

H/C STALL SIGNAGE

SCALE: N.T.S. **1**

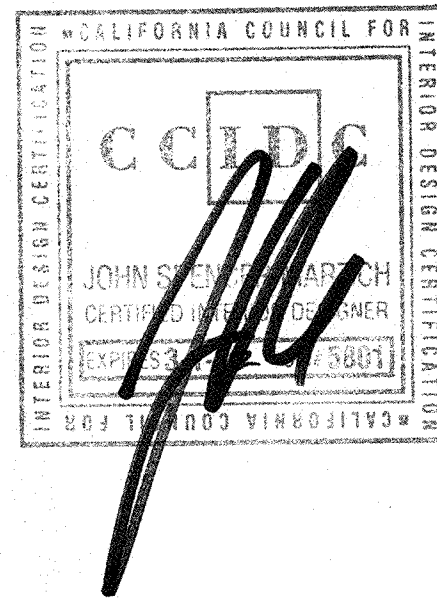


FOR REFERENCE ONLY

Tenant Improvements for:
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LAKESIDE TOWER AT HUTTON CENTRE
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SITE DETAILS



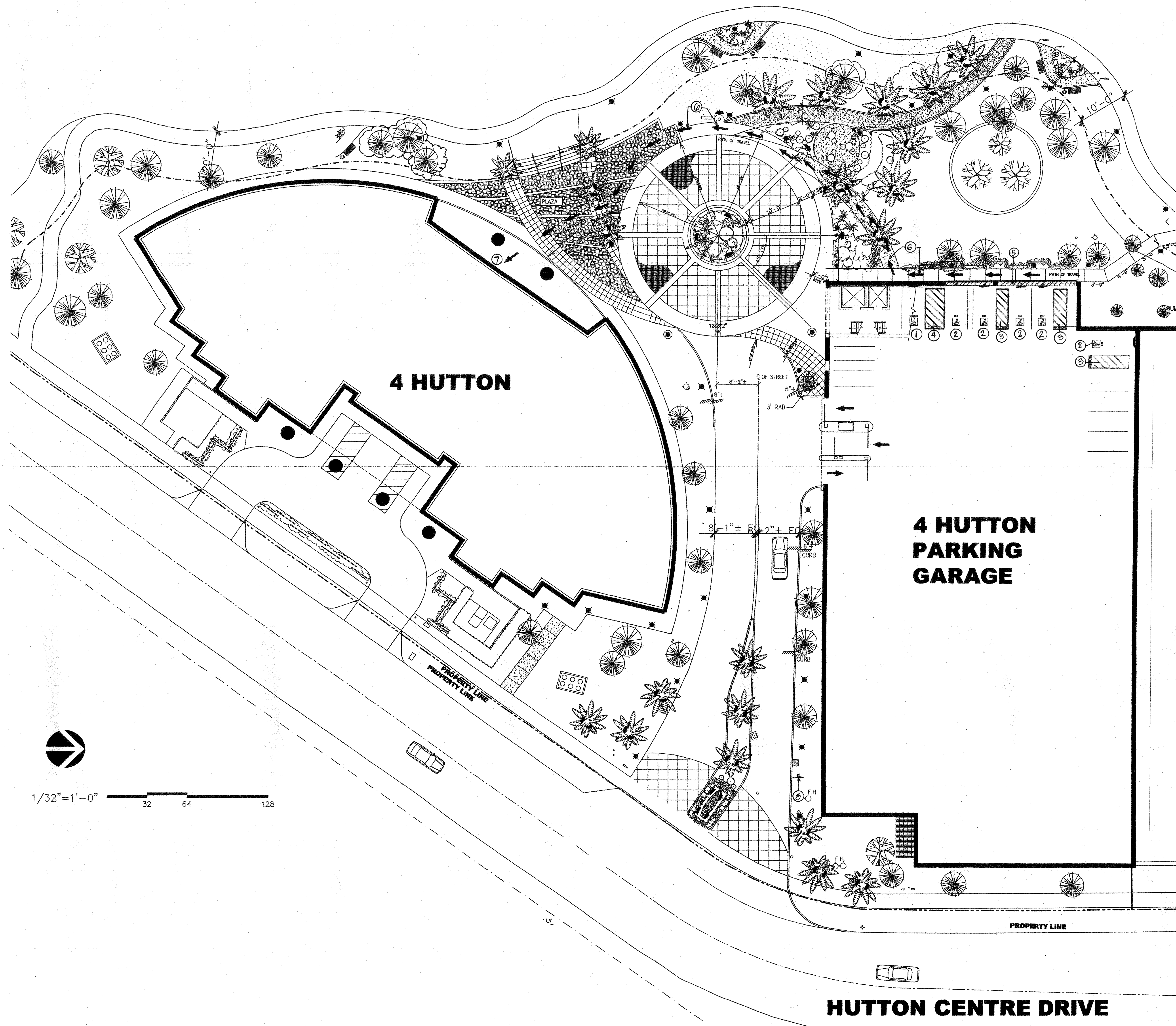
No.	Date	Issues and Revisions	By	Check
1	12-27-11	Issue for Engineering	SWFM	FM
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3	3-1-12	Plancheck Corrections	FM	

Project Name: HFS Consulting
Project Number: 11.04.01
Description:
Computer File: HFS-hc2.dgn
Scale: 1/8" = 1'-0" (U.N.O.)

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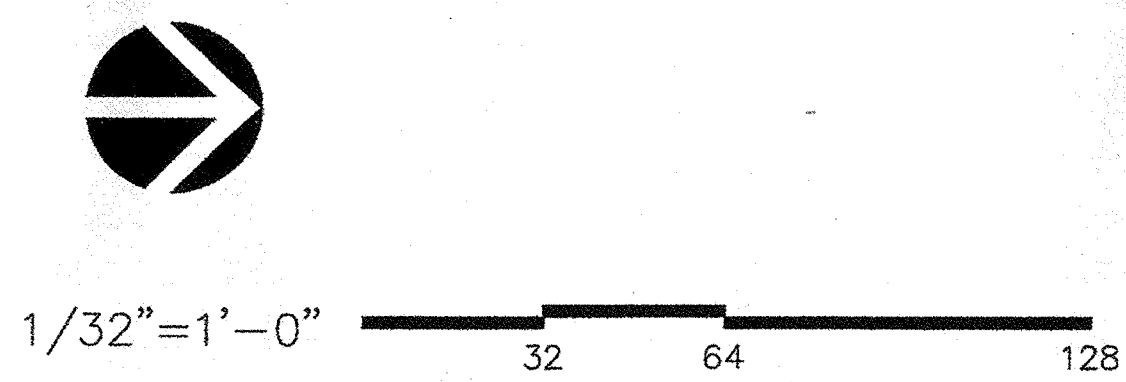
HC-2

SCALE: N.T.S. **4**



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 hc-2.
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.



ALL INFORMATION FOR THESE PLANS IS TO BE KEPT TO THE JOB AND NO REUSE OR PERMISSION FROM THE CITY OF SANTA ANA SHALL BE REQUIRED WITHOUT THE WRITTEN PERMISSION OF THE CITY OF SANTA ANA.

HUTTON CENTRE DRIVE

SITE PLAN - FOR REFERENCE ONLY
RSP-1