

CITY OF SANTA ANA

BUILDING PERMIT APPLICATION WORKSHEET

PLEASE PRINT

3/2/05:forms/Bldg.App.Worksheet

PROJECT ADDRESS: <u>600 N. Broadway, S.A.</u>		SUITE: <u>030/040</u>	SAPIN # <u>10174387</u>	
USE OF BUILDING:	RESIDENTIAL	<u>COMMERCIAL</u>	INDUSTRIAL	OTHER
<u>Office</u>				MASTER ID#
NATURE OF WORK:	NEW	ADD	<u>ALTER/T.I.</u>	DEMO REROOF REPAIR SIGN MISC
NEW/ADDITION/ALTERATION:				
1ST FL..	_____ SF	BASEMENT: YES/NO	_____ SF	NO. OF STORIES: _____
2ND FL..	_____ SF	PATIO/ENCL. PATIO:	_____ SF	BLDG. HEIGHT: _____
TOTAL OF OTHER FLS:	<u>269</u> SF	RES. REMODEL:	_____ SF	PROPOSED USE: _____
GARAGE/CARPORT:	_____ SF	ALTER/T.I.:	_____ SF	
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>Adding new private offices to existing office suites.</u>				
BUILDING OWNER'S NAME: <u>1600 Partners LLC / Daniel Blackburn</u>			PHONE NO: <u>714.321.6824</u>	
ADDRESS: <u>1600 W. Broadway</u>		CITY: <u>Santa Ana</u>	STATE: <u>CA</u>	ZIP: _____
TENANT'S NAME (Comm/Ind): <u>Law Offices of Raazia Bokhari</u>			PHONE NO: <u>714.836.4966</u>	
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>Steve Camp/Elements</u>		STATE LICENSE #: <u>C18407</u>	PHONE NO: <u>949.488.0865 x11</u>	
ADDRESS: <u>63 Liberty #100</u>		CITY: <u>Aliso Viejo</u>	STATE: <u>CA</u>	ZIP: <u>92656</u>
CONTACT NAME: <u>Steve Camp</u>			PHONE NO: <u>949.488.0865 x 11</u>	
E-MAIL ADDRESS: <u>steve@elementsarch.com</u>				

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

OCC. GROUP: _____ RECEIPT #: 58780 P/C FEE PD \$ 278⁰⁸

TYPE OF CONSTR: _____ VALUATION: \$ 31,200 SUBMITTAL DATE: _____

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

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

ITEMS REQUIRING SEPARATE BUILDING PERMIT APPLICATIONS:

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

CITY OF SANTA ANA

BUILDING PERMIT WORKSHEET

PLEASE PRINT

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

PROJECT ADDRESS: <u>1600 N. Broadway, S.A.</u>		SUITE: <u>840</u>	SAPIN # <u>10174388</u>	
USE OF BUILDING:	RESIDENTIAL	<u>COMMERCIAL</u>	INDUSTRIAL	OTHER
				MASTER ID#
NATURE OF WORK:	NEW	ADD	<u>ALTER/T.I.</u>	DEMO REROOF REPAIR SIGN MISC
NEW/ADDITION/ALTERATION:				
1ST FL..	_____ SF	BASEMENT: YES/NO	_____ SF	NO. OF STORIES: _____
2ND FL..	_____ SF	PATIO/ENCL. PATIO:	_____ SF	BLDG. HEIGHT: _____
TOTAL OF OTHER FLS:	<u>748</u> SF	RES. REMODEL:	_____ SF	PROPOSED USE: _____
GARAGE/CARPORT:	_____ SF	ALTER/T.I.:	_____ SF	
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>Adding new private offices to existing office suites</u>				
BUILDING OWNER'S NAME: <u>1600 Partners, LLC / Daniel Blackburn</u>			PHONE NO: <u>714.321.6024</u>	
ADDRESS: <u>1600 N. Broadway</u>		CITY: <u>Santa Ana</u>	STATE: <u>CA</u>	ZIP: _____
TENANT'S NAME (Comm/Ind): <u>Spec. Suite</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>Steve Camp / Elements</u>		STATE LICENSE #: <u>C18907</u>	PHONE NO: <u>949.488.0865 x11</u>	
ADDRESS: <u>6B Liberty #100</u>		CITY: <u>Aliso Viego</u>	STATE: <u>CA</u>	ZIP: <u>92656</u>
CONTACT NAME: <u>Steve Camp</u>		PHONE NO: <u>949.488.0865 x11</u>		
E-MAIL ADDRESS: <u>Steve.c@elementsarch.com</u> FAX NO: _____				

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

OCC. GROUP: _____ RECEIPT #: 58780 P/C FEE PD \$ 23936

TYPE OF CONSTR: _____ VALUATION: \$ 24,900 SUBMITTAL DATE: _____

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

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

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

PLNG CONDITIONS: _____

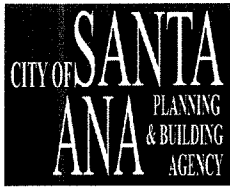
PLEASE CHECK ALL THAT APPLY TO YOUR PROJECT

JOB DESCRIPTION CHECKLIST:

- | | |
|--|---|
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| <input type="checkbox"/> Canopy | <input type="checkbox"/> Rated shafts |
| <input type="checkbox"/> Ceiling work | <input type="checkbox"/> Roof mounted equipment |
| <input type="checkbox"/> Change of occupancy (use) | <input type="checkbox"/> Security bars |
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| <input type="checkbox"/> Equipment pads | <input type="checkbox"/> Storage racks or shelving over 5'-9" |
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| <input type="checkbox"/> Kitchen equipment | |

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



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 ID.: 2012-101608

Application Number: NONR-2012-87-TI

Project Address: 1600 N Broadway Unit# 830

Application Date: 02/15/2012

Planner/Project Manager: Apple, Bill

Determination: Approved

Application Description: interior T.I to create 3 offices and break room.

Dev Rev Project Conditions:



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.: 2012-101609

Application Number: NONR-2012-88-TI

Project Address: 1600 N Broadway Unit# 840

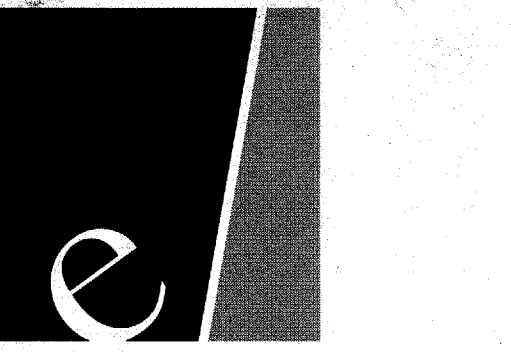
Application Date: 02/15/2012

Planner/Project Manager: Apple, Bill

Determination: Approved

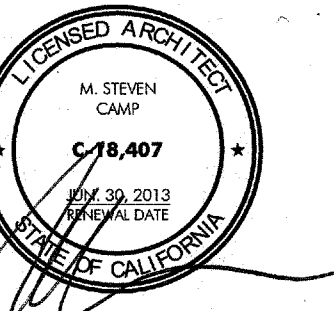
Application Description: Interior T.I to create offices, IT room and breakroom

Dev Rev Project Conditions:

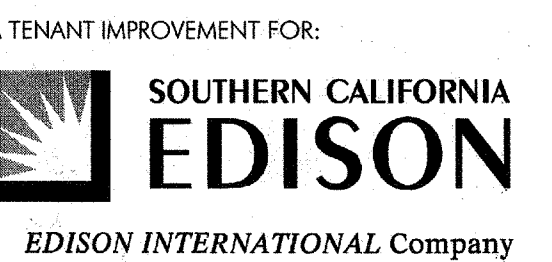


ELEMENTS ARCHITECTURE

6 B Liberty #100 Aliso Viejo, CA 92656 TEL. 949.488.0865 FAX. 949.488.0864 www.ElementsArch.com



M. Steven Camp AIA Scott Holland AIA



1600 N. BROADWAY SANTA ANA, CA

8TH FLOOR SUITE 830 & 840

CONSULTANTS:

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Elements Architecture and were created and developed for use in connection with the specified project.

Elements Architecture

PROJECT ARCHITECT: STEVE CAMP PROJECT MANAGER: STEVE CAMP DRAWN BY: LAUREN FRIES PROJECT NUMBER: 11.304

REV. DESCRIPTION DATE

GENERAL INFORMATION

SHEET of DATE

1 8 2.14.2012

1600 BROADWAY 8TH FLOOR - SUITE 830 & 840 TENANT IMPROVEMENT

GENERAL NOTES:

- THE ARCHITECT WILL BE THE INTERPRETER OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND THE JUDGE OF THE PERFORMANCE THERE UNDER BY BOTH THE OWNER AND THE CONTRACTOR.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE C.B.C., AND LOCAL CODES AND AUTHORITIES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS OR IN THE WORK DONE BY OTHERS FROM THE CONSTRUCTION DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK KNOWING OF AN ERROR, INCONSISTENCY, OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHOULD TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND / OR MATERIALS.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATIONS.
- ALL MATERIALS 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.
- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION MATCH SURROUNDINGS SIMILAR SURFACES.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A/C EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODE TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.
- WHERE LARGER STUDS OR FURRING IS REQUIRED, TO COVER PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL LENGTH OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
- SAMPLES OF ALL COLORS AND MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF PRODUCTS OR COMMENCING RELATED WORK.
- SUBSTITUTIONS OF MATERIALS HAVING LIKE QUALITY TO THOSE SPECIFIED OR NOTED WILL BE CONSIDERED BY THE ARCHITECT. WHERE DESIGN OR DETAIL MODIFICATIONS ARE REQUIRED TO INCORPORATE THESE SUBSTITUTIONS, THE CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND DATA TO THE ARCHITECT FOR APPROVAL AS REQUESTED TO VERIFY THE QUALITY AND CHARACTER OF THE PRODUCTS AND SHOWING THEIR CORRECT INCORPORATION INTO THE PROJECT. THE CONTRACTOR SHALL NOT MAKE CHANGES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS FOR THE MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, AND FIRE ALARM SYSTEMS. THESE SYSTEMS SHALL MEET THE REQUIREMENTS OF ALL LOCAL CODES AND ORDINANCES AND THE REQUIREMENTS OF ALL CURRENT STATE AND FEDERAL CODES.
- DOORS SHALL BE PROVIDED WITH FLOOR OR LANDING ON EACH SIDE OF THE DOOR. FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD. (CBC 1003.3.1.6)
- LANDINGS SHALL BE PROVIDED AT ALL EXIT DOORS. LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR THE WIDTH OF THE STAIRWAY SERVED WHICHEVER IS GREATER. DOORS SWINGING OVER LANDINGS SHALL NOT REDUCE THE WIDTH BY MORE THAN SEVEN INCHES WHEN FULLY OPEN. LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 40 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES. SURFACE SLOPE OF THE LEVEL AREA SHALL NOT EXCEED 2%. THE MINIMUM LATCH SIDE CLEARANCE ON THE FULL SIDE OF THE DOOR SHALL BE PROVIDED AT THE LANDING OF 18 INCHES AT INTERIOR DOORS AND 24 INCHES AT EXTERIOR DOORS. THE MINIMUM PUSH SIDE CLEARANCE OF 12 INCHES SHALL BE PROVIDED AT THE LANDING IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER. (CBC 1003.3.2.1.7)
- DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC 1003.3.1.8)

CITY OF SANTA ANA FIRE DEPT.

- FIRE AUTHORITY FINAL INSPECTION IS REQUIRED. SCHEDULE INSPECTION MIN. 72 HOURS IN ADVANCE.
- LOCATION AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODES STANDARDS 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. FIRE EXTINGUISHER TYPE 2A-10BC EVERY 75 FT. OF TRAVEL DISTANCE FROM ALL AREAS. TRAVEL DISTANCE IS 30 FEET IN AREAS HAVING FLAMMABLE LIQUIDS. NO SUCH AREAS ARE PROPOSED FOR THIS PLAN.
- ALL WEATHER ACCESS ROADS SHALL BE APPROVED BY THE FIRE DEPT. AND IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS.
- PLANS OF NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM, OR MONITORING SYSTEM(S) SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO INSTALLATION.
- A LETTER OF INTENDED USE FOR THE STRUCTURE(S) MAY BE REQUIRED BY THE FIRE INSPECTOR.
- ALL NEW FIRE LANE MARKING AND POSTING SHALL BE PER THE FIRE DEPT. FIELD INSPECTOR.
- THE BUILDING ADDRESS SHALL BE VISIBLE FROM THE STREET.
- DRAPEES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CLARIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- INTERIOR FINISHES SHALL CONFORM WITH CBC CHAPTER 8 FLAME SPREAD RATINGS.
- ALL UTILITY ROOMS SHALL BE LABELED WITH EXTERIOR DOOR SIGNS.
- SITE ACCESS SHALL BE MAINTAINED IN COMPLIANCE WITH U.F.C. ART 87 DURING CONSTRUCTION.
- EXTERIOR EXIT DOORS ARE REQUIRED TO HAVE SIGN POSTED: "EXIT DOOR, DO NOT BLOCK."
- EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- AUTOMATIC FIRE SPRINKLER SYSTEM IS EXISTING.
- A STANDPIPE FIRE SPRINKLER SYSTEM IS EXISTING IN STAIR WELLS.
- EXIT PROTECTION PROVIDED FOR EXIT LEADING TO A PUBLIC WAY.
- A SIGN: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" TO BE POSTED OVER THE MAIN ENTRY.
- EXIT HARDWARE SHALL COMPLY WITH THE UBC CHAPTER ON EXITING.
- EXIT LIGHTING SHALL BE INTERNALLY ILLUMINATED PER UBC.
- EMERGENCY LIGHTING SHALL BE INSTALLED PER THE UBC.
- "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, A MINIMUM OF SIX (6) INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4". LUMINANCE ON FACE OF SIGN SHALL BE 30 LUX.
- "EXIT" SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND ENERGIZED FROM SEPARATE CIRCUITS AS SHOWN ON THE ELECTRICAL PLANS. ONE OF THE ABOVE CIRCUITS SHALL BE PART OF THE EMERGENCY LIGHTING SYSTEM.

ENERGY NOTES:

- GENERAL CONSTRUCTION SHALL COMPLY WITH THE AIR LEAKAGE REQUIREMENTS OF THE CA. ADMIN. CODE TITLE 24, PAR. T, DIVS. 120, CHAPTER 2, SUB-CHAPTER 4, ARTICLE 2, SEC. 120. 1495 FOR WINDOWS, DOOR, CAULKING, AND ALL OTHER APPLICABLE REQUIREMENTS.
- WINDOWS: FIXED WINDOWS CONSTRUCTED AND OR RECTED ON SITE SHALL BE SEALED TO LIMIT AIR INFILTRATION IN ACCORDANCE WITH SEC. 08400 OF THE SPECIFICATIONS.
- DOOR: ALL EXTERIOR DOORS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THE PERIMETER WHEN IN THE CLOSED POSITION.
- ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL, OR BAFFLE AT THE HEAD AND SILL.
- DOORS MOUNTED ON EITHER SIDE OR OUTSIDE OF AN EXTERIOR WALL SHALL HAVE A MINIMUM ONE INCH LAP AT EACH JAMB.
- DOORS REQUIRING VERTICAL TRACK OR GUIDES SHALL USE A CONT. MOUNTING ANGLE, SEALED IN ACCORDANCE WITH SEC. T-20-1495(a) AT EACH JAMB.
- DOORS MOUNTED BETWEEN THE JAMBS SHALL HAVE A CONT. SEAL OR BAFFLE AT EACH JAMB.
- MEETING RAILS OF SECTIONAL DOORS AND MEETING STILES OR RAILS OF BI-PARTING DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL, OR BAFFLE.
- CAULKING AND SEALING: OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL AND FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITY SERVICES, THROUGH WALLS, FLOORS, ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTOPPED TO LIMIT AIR LEAKAGE.
- INSTALLED INSULATION MATL. SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPANY WITH THE CA. QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATLS. SHALL HAVE BEEN INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF SEC. 1712 & 1713 OF THE C.B.C.
- SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS, AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER PER 2-631 6(a) AFTER JULY, 1993, MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR UVALUE ACCORDING TO NFRC PROCEDURES.
- GLAZING PER CBC SECTION 1205 IS AS FOLLOWS:
SUITE 710: 63.52 S.F. REQ., 146.8 S.F. PROVIDED
SUITE 714: 11.68 S.F. REQ., 29.36 S.F. PROVIDED
SUITE 715: 13.84 S.F. REQ., 88.08 S.F. PROVIDED
SUITE 716: 17.28 S.F. REQ., 29.36 S.F. PROVIDED
SUITE 720: 76.32 S.F. REQ., 176.16 S.F. PROVIDED
SUITE 730: 69.52 S.F. REQ., 141.44 S.F. PROVIDED
SUITE 740: 59.84 S.F. REQ., 129.44 S.F. PROVIDED
SUITE 750: 183.68 S.F. REQ., 264.24 S.F. PROVIDED
SUITE 760: 88.56 S.F. REQ., 88.08 S.F. PROVIDED
- 1205.3 ARTIFICIAL LIGHT. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- PROVIDE MECHANICAL VENTILATION FOR PROPOSED ROOMS IN ACCORDANCE WITH THE 2010 CALIFORNIA MECHANICAL CODE.

SYMBOLS LEGEND:

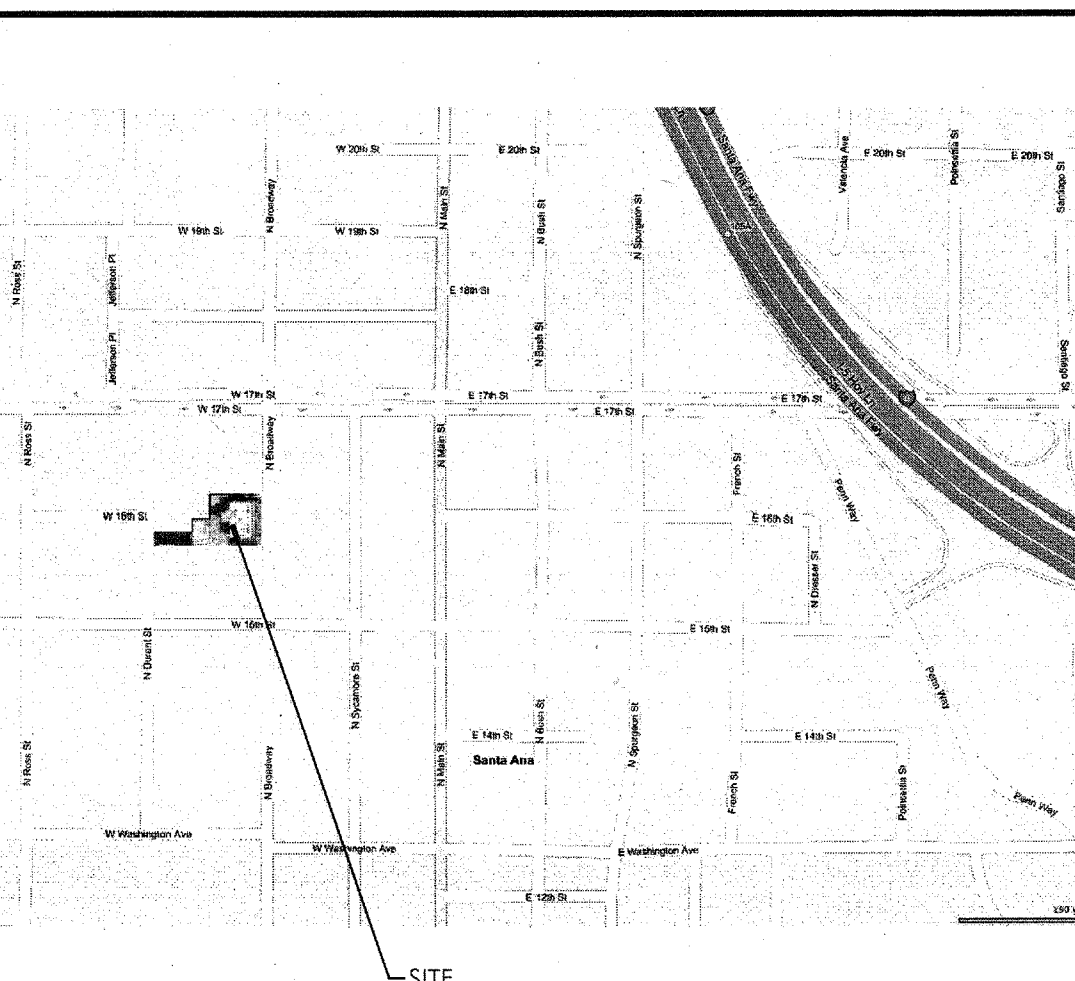
- BUILDING DETAIL:**
 - DETAIL IDENTIFICATION
 - SHEET NUMBER WHERE DETAIL OCCURS
- BUILDING ELEVATION / SECTION:**
 - ELEVATION / SECTION IDENTIFICATION
 - SHEET NUMBER WHERE ELEVATION / SECTION OCCURS
- WORK, CONTROL, OR DATUM POINT**
- GRID LINE BUBBLE**
- REVISION**
- WINDOW REFERENCE NUMBER**
- DOOR REFERENCE NUMBER**
- KEYNOTE REFERENCE NUMBER**

APPLICABLE CODES AND STANDARDS:

- APPLICABLE STATE CODES AS OF JANUARY 1, 2011**
- 2010 CALIFORNIA ADMINISTRATIVE CODE, PART 1, CBCS
 - 2010 CALIFORNIA BUILDING CODE (CBC), PART 2, CBCS
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBCS
 - 2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, CBCS
 - 2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBCS
 - 2010 CALIFORNIA ENERGY CODE, PART 6, CBCS
 - 2010 CALIFORNIA FIRE CODE, PART 9, CBCS
 - 2010 CALIFORNIA REFERENCED STANDARDS, PART 12, CBCS
 - TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS AND ALL SANTA ANA LOCAL ORDINANCES
- LIST OF FEDERAL CODES AND STANDARDS (if applicable)**
- AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
 - FOR TITLE II, UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)
 - FOR TITLE III, ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PAR 36)

PARTIAL LIST OF APPLICABLE STANDARDS

- NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION
- NFPA 14: STANDARD FOR THE INSTALLATION OF STAND PIPES & HOSE SYSTEMS, 2010 EDITION
- NFPA 17: STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS, 2009 EDITION
- NFPA 17a: STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS, 2009 EDITION
- NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS & THEIR APPURTENANCES, 2010 EDITION
- NFPA 72: NATIONAL FIRE ALARM & SIGNALING CODE, 2010 EDITION
- NFPA 253: STANDARD METHOD OF TEST FOR CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT FLUX OF FLOOR COVERING SYSTEMS USING A RADIANT HEAT ENERGY SOURCE, 2011 EDITION
- NFPA 2001: STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2008 EDITION



VICINITY MAP 1"=500' 20

PROJECT TABULATIONS & CODE CHECK:

PROJECT: 8TH FLOOR TENANT IMPROVEMENT
PROJECT ADDRESS: 1600 NORTH BROADWAY SANTA ANA, CA 92706

EXISTING SUITES:

EIGHTH FLOOR	AREA	OCC. LOAD
810 - SUITE	1,788 SF	/100 = 18 OCC.
820 - SUITE	867 SF	/100 = 9 OCC.
850 - SUITE:		
850 - RECEPTION	210 SF	/100 = 3 OCC.
851 - OPEN OFFICE	745 SF	/100 = 8 OCC.
852 - BREAK AREA	169 SF	/100 = 2 OCC.
853 - IT	40 SF	/1000 = 1 OCC.
854 - CONFERENCE ROOM	292 SF	/100 = 3 OCC.
855 - FILE STORAGE	326 SF	/1000 = 1 OCC.
856 - OFFICE	189 SF	/100 = 2 OCC.
857 - OFFICE	179 SF	/100 = 2 OCC.
858 - OFFICE	179 SF	/100 = 2 OCC.
860 - SUITE:		
860 - RECEPTION	145 SF	/100 = 2 OCC.
861 - OFFICE	159 SF	/100 = 2 OCC.
862 - OFFICE	163 SF	/100 = 2 OCC.
863 - OPEN OFFICE	484 SF	/100 = 5 OCC.
864 - BREAK AREA	118 SF	/100 = 2 OCC.
865 - IT / STORAGE	60 SF	/1000 = 1 OCC.
EXISTING SUITE TOTAL:	6,113 SF	65 OCC.

NEW SUITES:

EIGHTH FLOOR	AREA	OCC. LOAD
830 - SUITE:		
830 - RECEPTION	176 SF	/100 = 2 OCC.
831 - OPEN OFFICE	169 SF	/100 = 2 OCC.
832 - OFFICE	129 SF	/100 = 2 OCC.
833 - OFFICE	173 SF	/100 = 2 OCC.
834 - OFFICE	127 SF	/100 = 2 OCC.
835 - IT / BREAK AREA	95 SF	/100 = 1 OCC.
NEW SUITE 830 TOTAL:	869 SF	11 OCC.
840 - SUITE:		
840 - OPEN OFFICE	292 SF	/100 = 3 OCC.
841 - BREAK AREA	66 SF	/100 = 1 OCC.
842 - OFFICE	147 SF	/100 = 2 OCC.
843 - OFFICE	147 SF	/100 = 2 OCC.
844 - IT	74 SF	/1000 = 1 OCC.
NEW SUITE 840 TOTAL:	748 SF	9 OCC.

TOTAL 8TH FLOOR SUITES: 7,675 SF 85 OCC.

OCCUPANCY: TYPE B
 ZONING: SP3
 CONSTRUCTION TYPE: TYPE IA - FR (2010 CBC)
 AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
 FOR TITLE II, UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)
 FOR TITLE III, ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PAR 36)

PARKING PROVIDED: EXISTING
 STANDARD ACCESSIBLE STALLS: 6
 VAN ACCESSIBLE STALLS: 1
 TOTAL STALLS PROVIDED: 207

SHEET INDEX:

SHEET #	DESCRIPTION
A0.1	GENERAL INFORMATION
A1.1	SITE PLAN
A2.2	EIGHTH FLOOR PLAN
A2.3	ENLARGED - NORTH EIGHTH FLOOR PLAN
A4.1	EIGHTH FLOOR REFLECTED CEILING PLAN
A8.1	DETAILS
A8.2	EXISTING ACCESSIBILITY CLEARANCES (FOR REFERENCE ONLY)
A8.3	EXISTING ENLARGED RESTROOM PLANS (FOR REFERENCE ONLY)
A9.1	SCHEDULES / FINISHES

PROJECT DESCRIPTION:

TENANT IMPROVEMENTS IN TWO EXISTING OFFICE SUITES. EXISTING SUSPENDED CEILING AND LIGHT FIXTURES TO REMAIN.

SUITE 830 - THREE NEW PRIVATE OFFICES AND IT. / BREAK AREA.

SUITE 840 - TWO NEW PRIVATE OFFICES AND IT. ROOM.

PROJECT DIRECTORY:

OWNERS:
1600 PARTNERS LLC
1600 N. BROADWAY SUITE #100
SANTA ANA, CA 92701
CONTACT: DANIEL BLACKBURN

APPLICANT/ARCHITECT:
ELEMENTS ARCHITECTURE
68 LIBERTY SUITE #100
ALISO VIEJO, CA 92656
T. 949.488.0865, EXT. 11
CONTACT: STEVE CAMP

PERMIT TYPE: **BLDG ELECT PLBG**
 MECH GRADING
 PERMIT #: **10174387-8**
 OCC. GROUP: **B**
 CONSTR. TYPE: **IA, SPK**
 CODE EDITION: **2010**
 FLOOR ZONE: **X**

FLOOR ZONE CERTIF. REQ'D YES NO
 MICROFILM YES NO
 RADIANT BARRIER @ ROOF YES NO
 RESIDENTIAL DEV. FEE YES NO
 SCHOOL DISTRICT YES NO

APPROVED PLANS SHALL BE ON JOB SITE AT ALL TIMES

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

APPROVED: **2-15-12**

SANTA ANA FIRE DEPT.
 SCHEDULE FIRE DEPARTMENT INSPECTIONS AND TESTS
 72 HOURS IN ADVANCE
 PHONE (714) 847-8798

When Proposed Signs are for This Project (Consent to Release)

- Site Plan (Site Plan)
- Foundation
- Excavation
- Precast Panel (Precast)
- Structural Steel
- Mechanical/Electrical
- General Contracting
- Other

ARCHITECTURAL STRUCTURAL ACCEPTED FOR CONSTRUCTION

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING & MECHANICAL. THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE 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 or be an approval of the violation of any provisions of ANY City Ordinance or State Law.

Accepted By: **Judith H. H. H.** Date: **2-15-12**
 CITY OF SANTA ANA
 Date Issued: **2-21-12**

Subject to Fire & P.W.A. Approvals.

APPROVED

PLANNING DIVISION

MASTER I.D. **2012-101609**

G.P. **PMO** Zone **SP-3**

PLANNER **MDA** DATE **2/15/12**

TRANSFERRED BY DATE

PLANNING INSPECTION REQUIRED: ROUGH FINAL NONE

NAME (714) _____

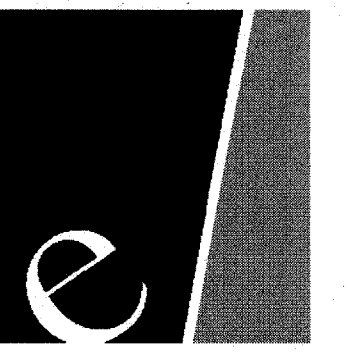
RETAIN PLANS FOR FUTURE REVISIONS SUBJECT TO ITEMS CHECKED AND CONDITIONS BELOW:

- INTERIOR T. ONLY
- NO EXTERIOR ALTERATIONS/MODIFICATIONS
- ALL MATERIALS TO MATCH EXISTING
- SCREENING REQUIRED
- SUBMIT LANDSCAPE PLANS

CONDITIONS: **Interior T.I. to create office space and break rooms. NO exterior improvements.**



10174387-88
A0.1



ELEMENTS
ARCHITECTURE

6 B Liberty #100
Aliso Viejo, CA 92656
TEL. 949.488.0865
FAX. 949.488.0864
www.ElementsArch.com



M. Steven Camp AIA
Scott Holland AIA

A TENANT IMPROVEMENT FOR:



1600 N. BROADWAY
SANTA ANA, CA

8TH FLOOR
SUITE 830 & 840

CONSULTANTS:

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Elements Architecture

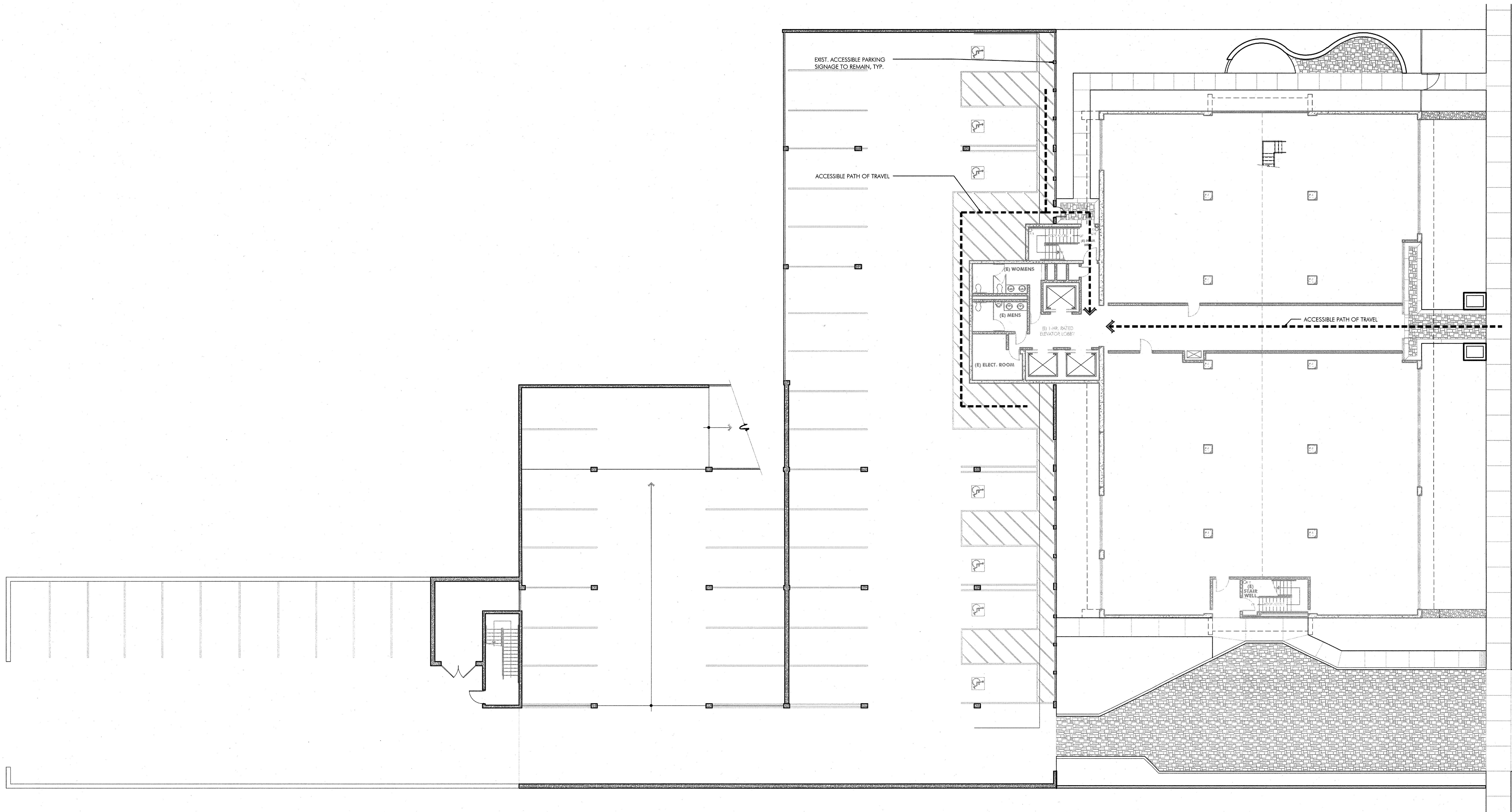
PROJECT ARCHITECT: STEVE CAMP
PROJECT MANAGER: STEVE CAMP
DRAWN BY: LAUREN FRIES
PROJECT NUMBER: 11.304

REV.	DESCRIPTION	DATE

A1.1

OVERALL SITE PLAN

SHEET 2 of 8 DATE 2.14.2012

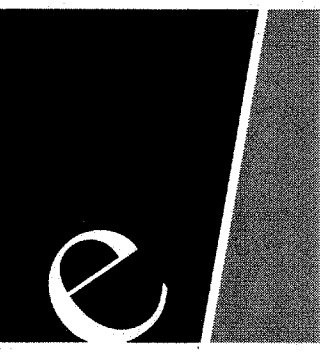


NOTE:
ALL PARKING, SIGNAGE AND ALARMS ARE EXISTING.



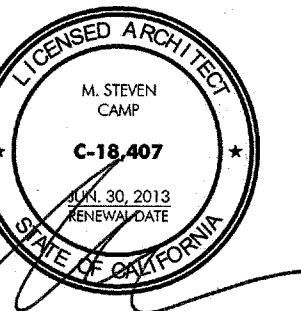
OVERALL SITE PLAN FOR REFERENCE ONLY 1"=10'

5



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M. Steven Camp AIA
Scott Holland AIA

A TENANT IMPROVEMENT FOR:
**SOUTHERN CALIFORNIA
EDISON**
EDISON INTERNATIONAL Company

**1600 N.
BROADWAY**
SANTA ANA, CA

**8TH FLOOR
SUITE 830 & 840**

CONSULTANTS:



NOTE:
NEW WALL FURRING WHERE INDICATED UNLESS IT ALREADY EXISTS.

METAL STUD SCHEDULE

1. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS. (DRYWALL FINISH ON BOTH SIDES).
3. TOP WIDE FLANGE SLIP TRACK ATTACHED TO STRUCTURE SHALL BE PER SCHEDULE BELOW.

SIZE	MAXIMUM PARTITION HT.		MAXIMUM PARTITION HT.	
	SPACING	HEIGHT	SPACING	HEIGHT
362SS26	16"	16'-0"	24"	15'-0"
362SS20	16"	20'-0"	24"	18'-0"
600SS20	16"	30'-0"	24"	27'-0"

PARTITION TYPES:

- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING FULL HEIGHT 1 - HOUR RATED WALL - 5/8" TYPE 'X' DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS WITH 2-1/2" BATTI INSULATION.
- NEW FUR. TO UNDERSIDE OF CEILING PARTITION - 5/8" TYPE 'X' DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS.
- EXISTING 2-1/2" MTL. STUD WALL FURRING W/5/8" TYPE 'X' DRYWALL OVER EXIST. CONC. WALL / COLUMN.

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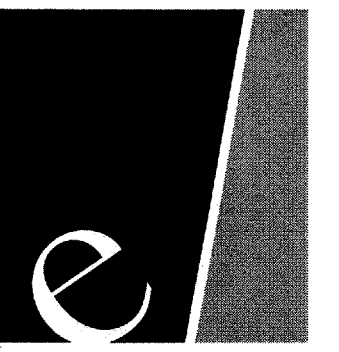
PROJECT ARCHITECT: STEVE CAMP
PROJECT MANAGER: STEVE CAMP
DRAWN BY: LAUREN FRIES
PROJECT NUMBER: 11.304

REV. DESCRIPTION DATE

A2.2

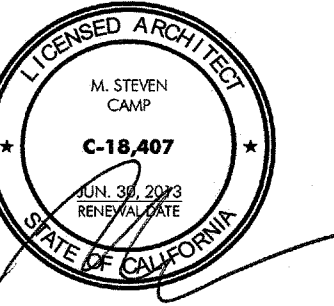
8TH FLOOR PLAN

SHEET of DATE



ELEMENTS
ARCHITECTURE

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Aliso Viejo, CA 92656
TEL. 949.488.0865
FAX. 949.488.0864
www.ElementsArch.com



M. Steven Camp
Scott Holland
AIA
AIA

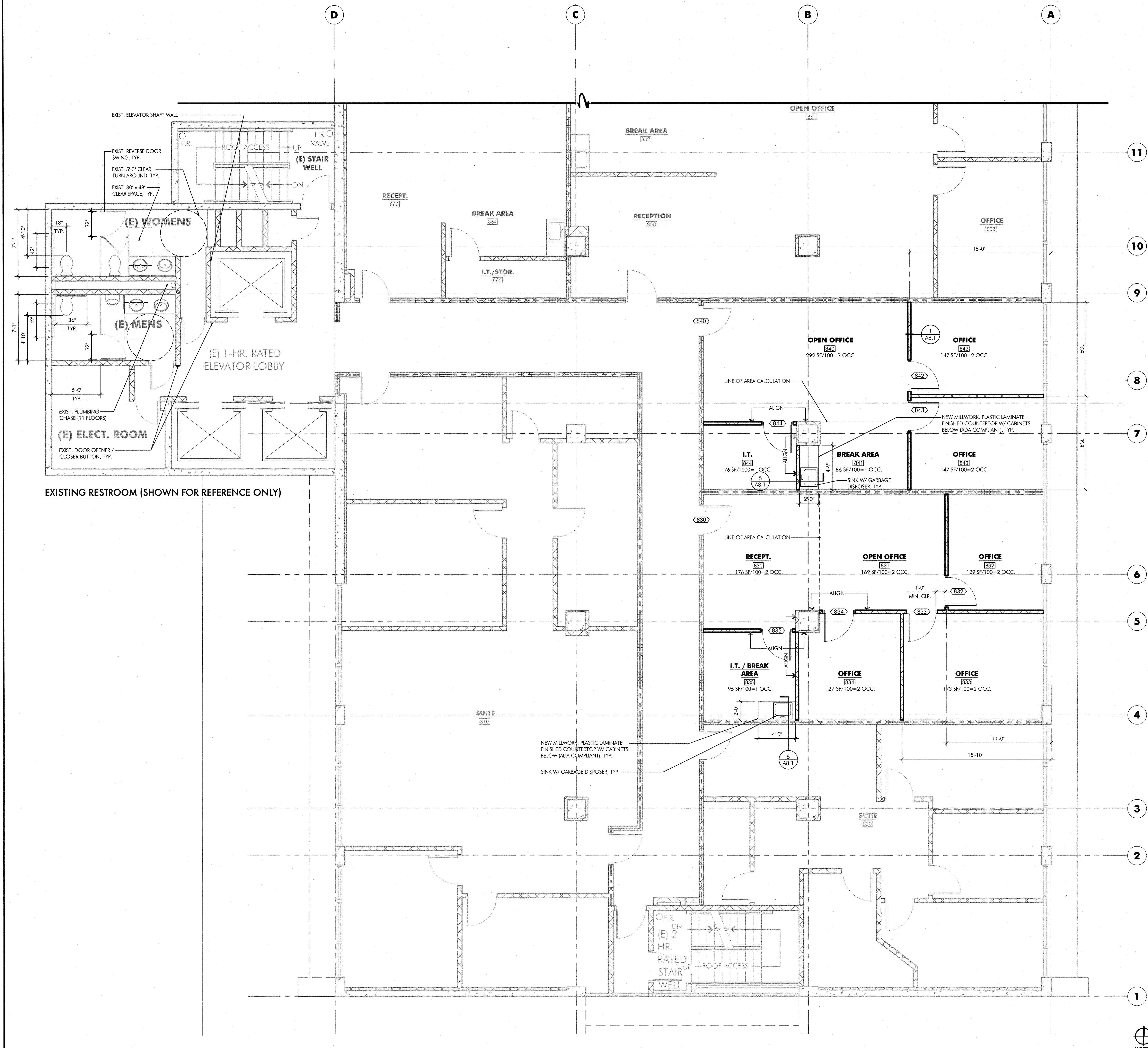
A TENANT IMPROVEMENT FOR:



1600 N. BROADWAY
SANTA ANA, CA

8TH FLOOR
SUITE 830 & 840

CONSULTANTS:



METAL STUD SCHEDULE

1. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS. (DRYWALL FINISH ON BOTH SIDES).
3. TOP WIDE FLANGE SLIP TRACK ATTACHED TO STRUCTURE SHALL BE PER SCHEDULE BELOW.

SIZE	MAXIMUM PARTITION HT.		MAXIMUM PARTITION HT.	
	SPACING	HEIGHT	SPACING	HEIGHT
362SS25	16"	16'-0"	24"	15'-0"
362SS20	16"	20'-0"	24"	18'-0"
600SS20	16"	30'-0"	24"	27'-0"

PARTITION TYPES:

- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING FULL HEIGHT 1 - HOUR RATED WALL - 5/8" TYPE "X" DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS WITH 2-1/2" BATT INSULATION
- NEW FLR. TO UNDERSIDE OF CEILING PARTITION - 5/8" TYPE "X" DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS.
- EXISTING 2-1/2" MTL. STUD WALL FURRING W/5/8" TYPE "X" DRYWALL OVER EXIST. CONC. WALL / COLUMN.

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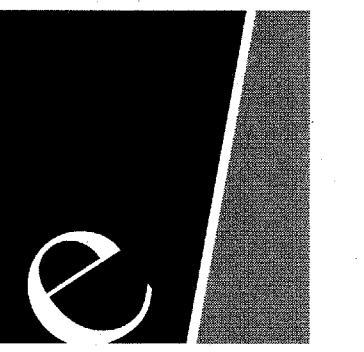
PROJECT ARCHITECT: STEVE CAMP
PROJECT MANAGER: STEVE CAMP
DRAWN BY: LAUREN FRIES
PROJECT NUMBER: 11.304

REV.	DESCRIPTION	DATE

A2.3

8TH FLOOR PLAN

SHEET 4 of 8 DATE 2.14.2012



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1600 N. BROADWAY
SANTA ANA, CA

8TH FLOOR
SUITE 830 & 840

CONSULTANTS:



NOTE:
UTILIZE EXISTING CEILING GRID WHEREVER POSSIBLE.
SEE SHEET AS.1 FOR SUSPENDED LIGHT FIXTURE DETAILS.

REFLECTED CEILING LEGEND:

- EXISTING T-BAR GRID TO REMAIN.
- EXISTING 2' x 4' 1/2" EGG CRATE DIFFUSER RECESSED FLUORESCENT LIGHT FIXTURE TO REMAIN
- EXISTING CEILING MOUNTED EMERGENCY EXIT SIGN TO REMAIN
- EXISTING RECESSED DOWN LIGHT

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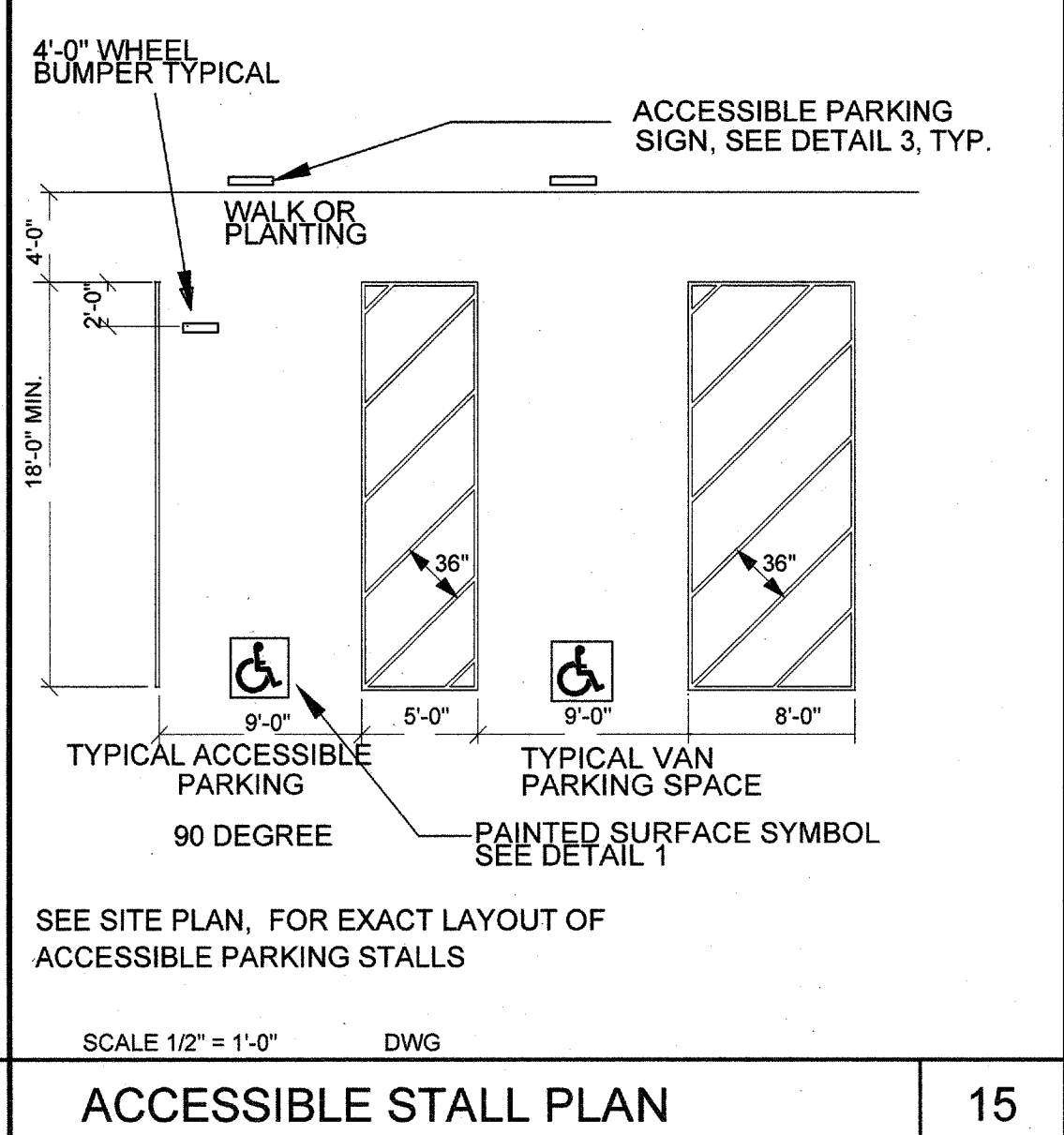
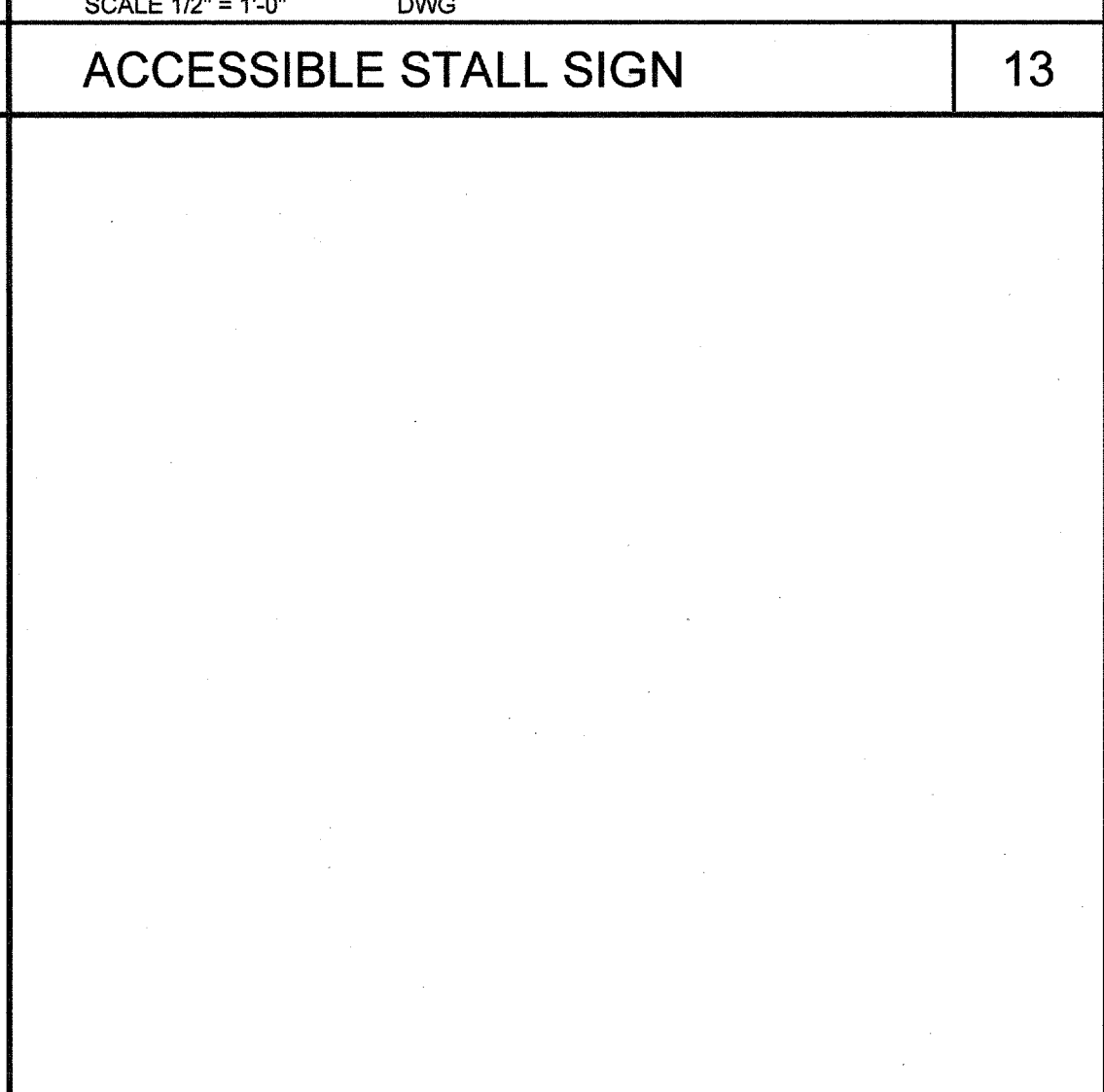
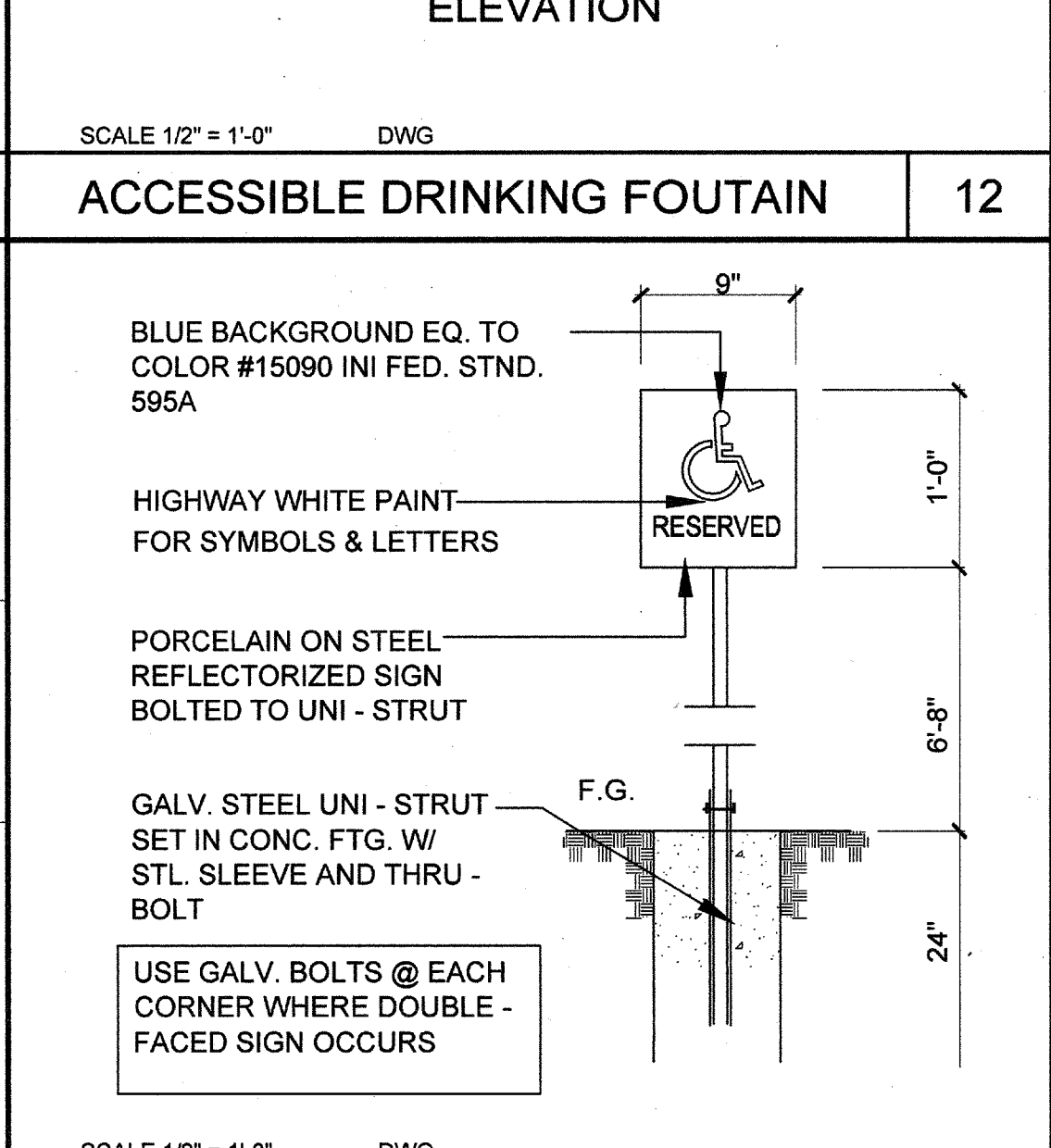
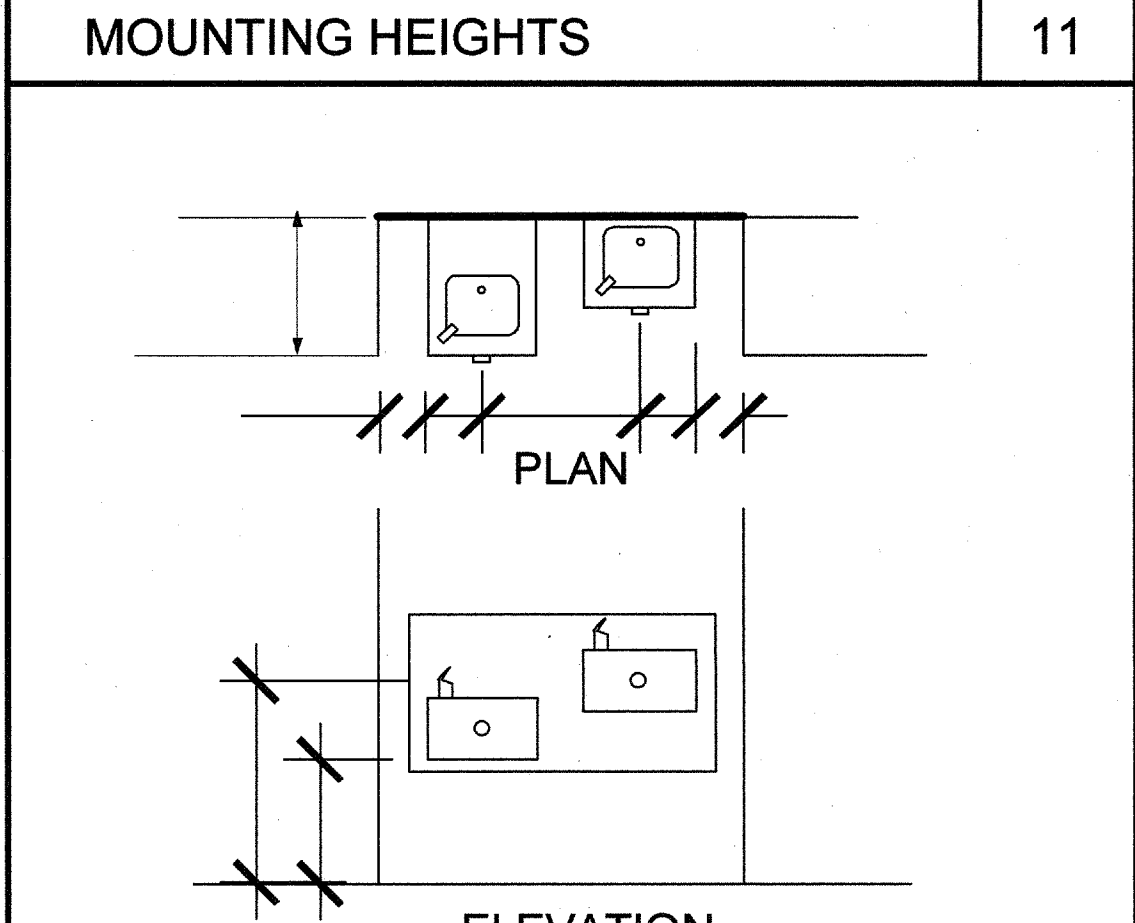
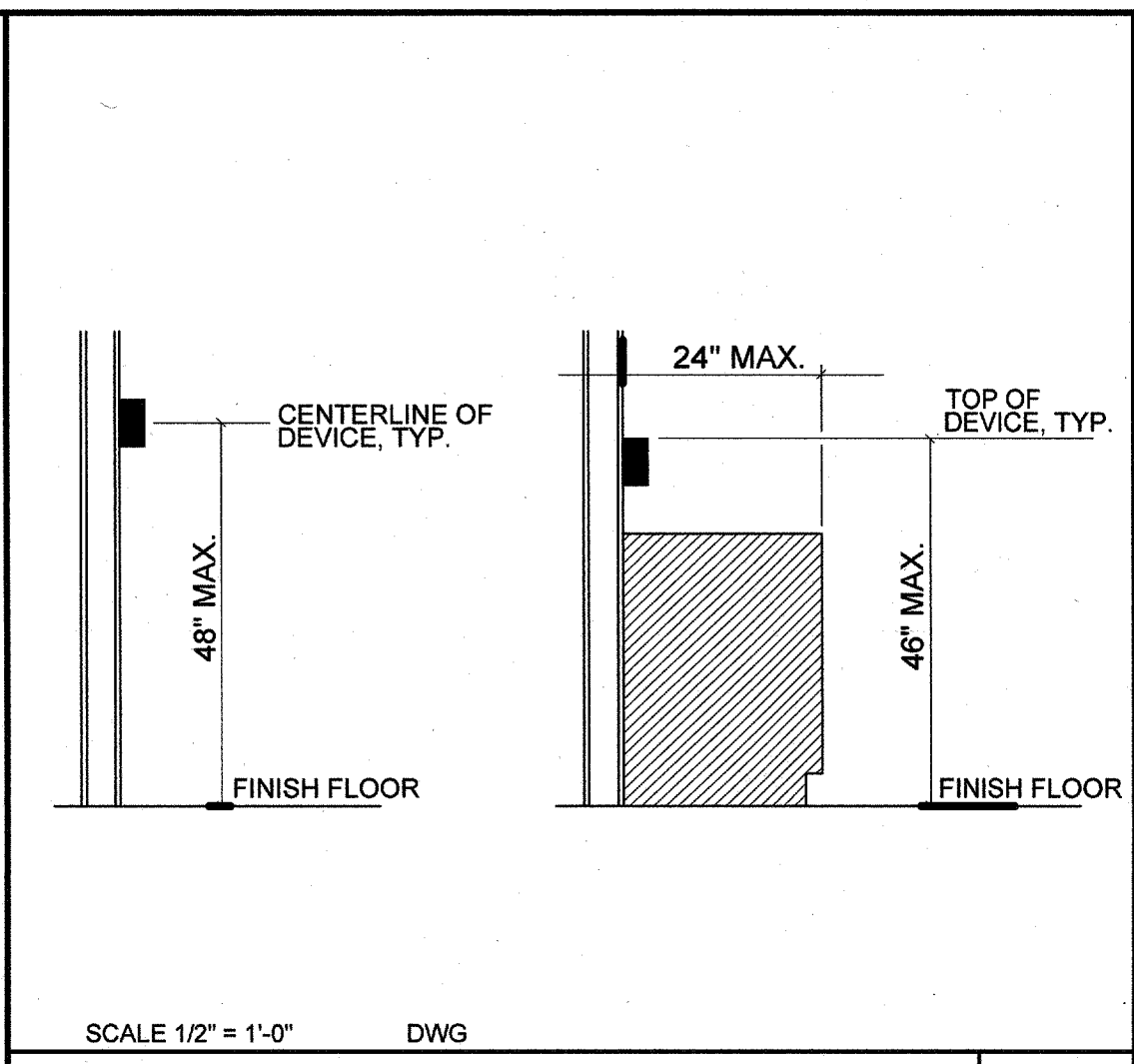
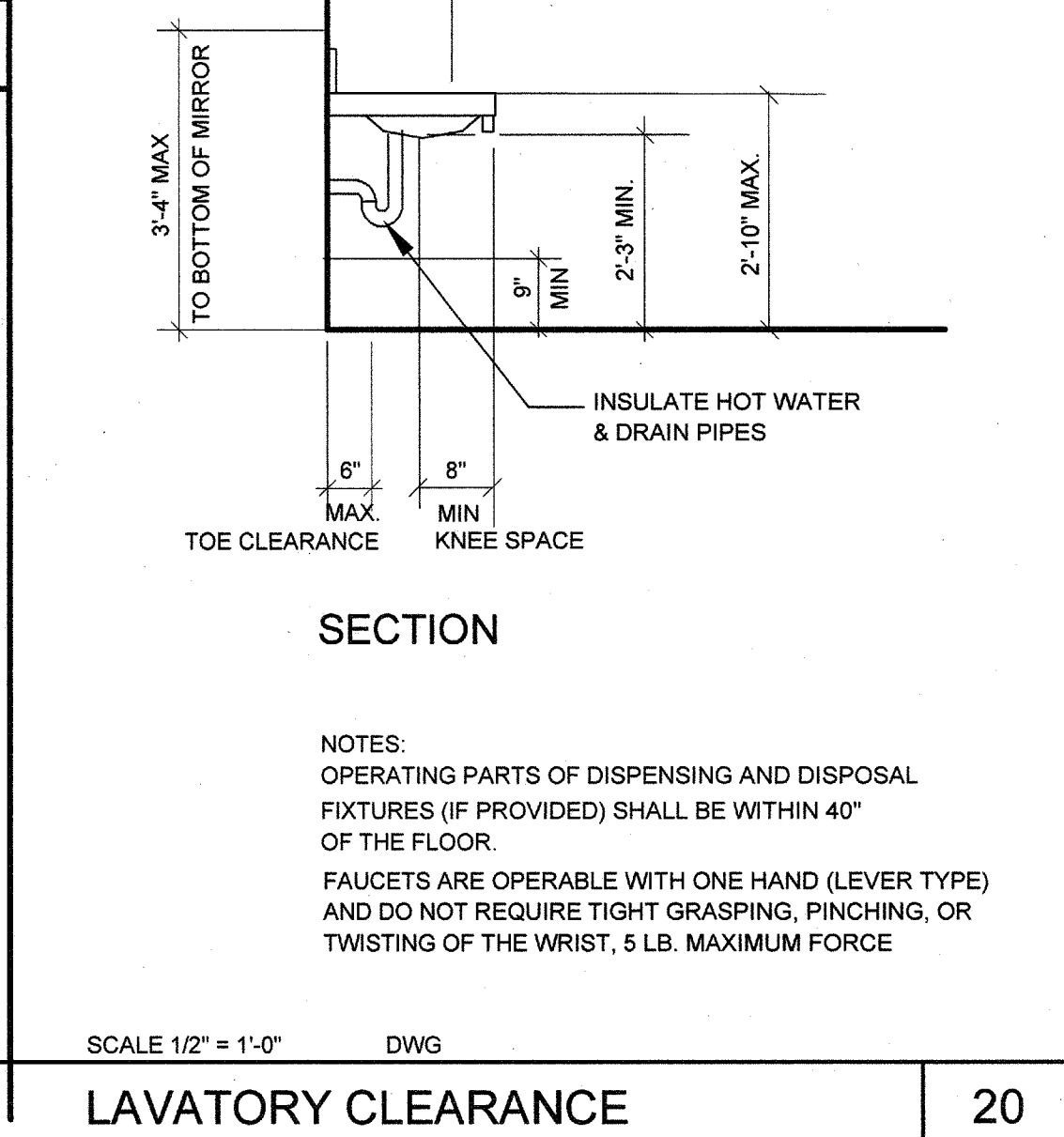
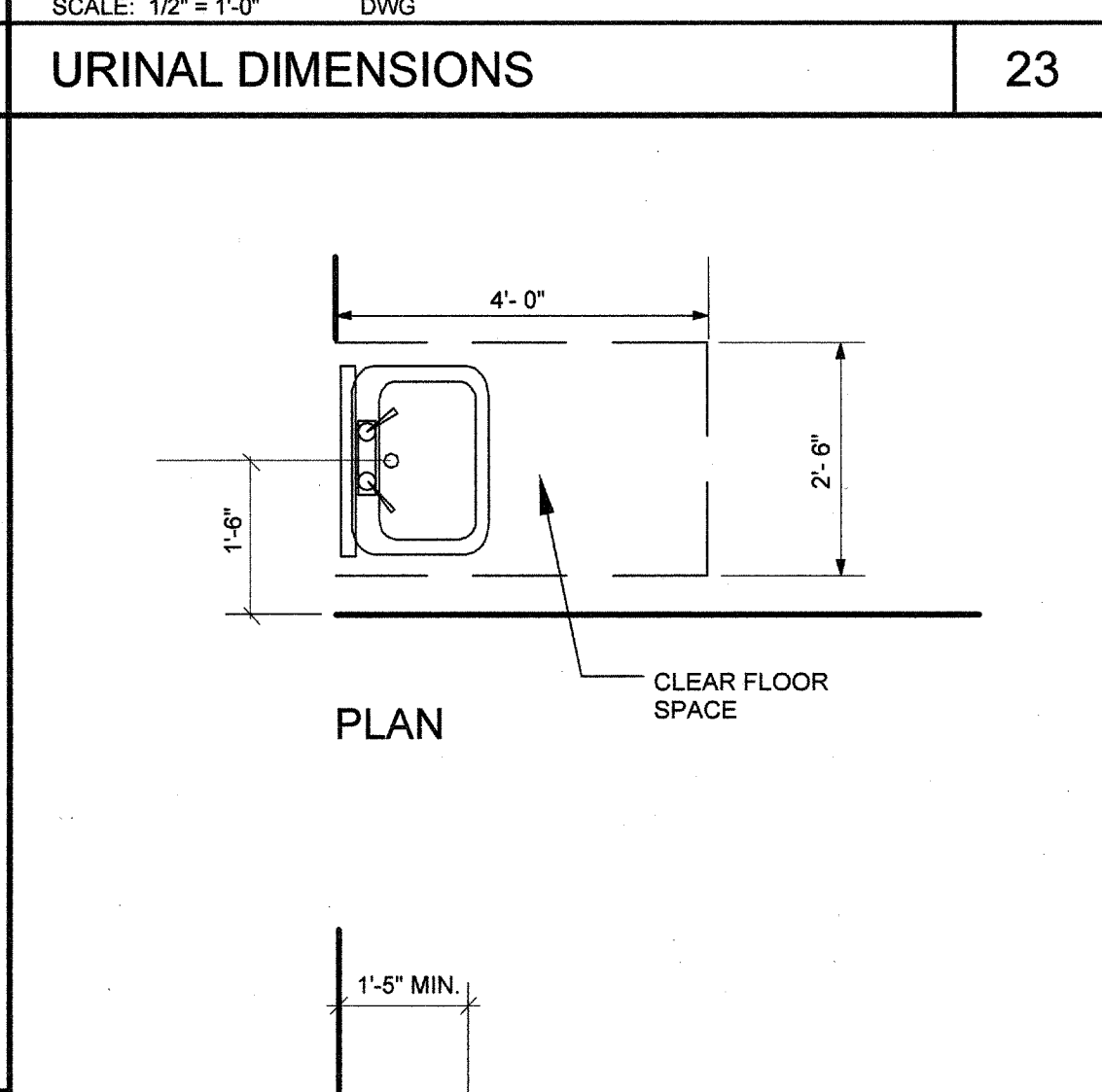
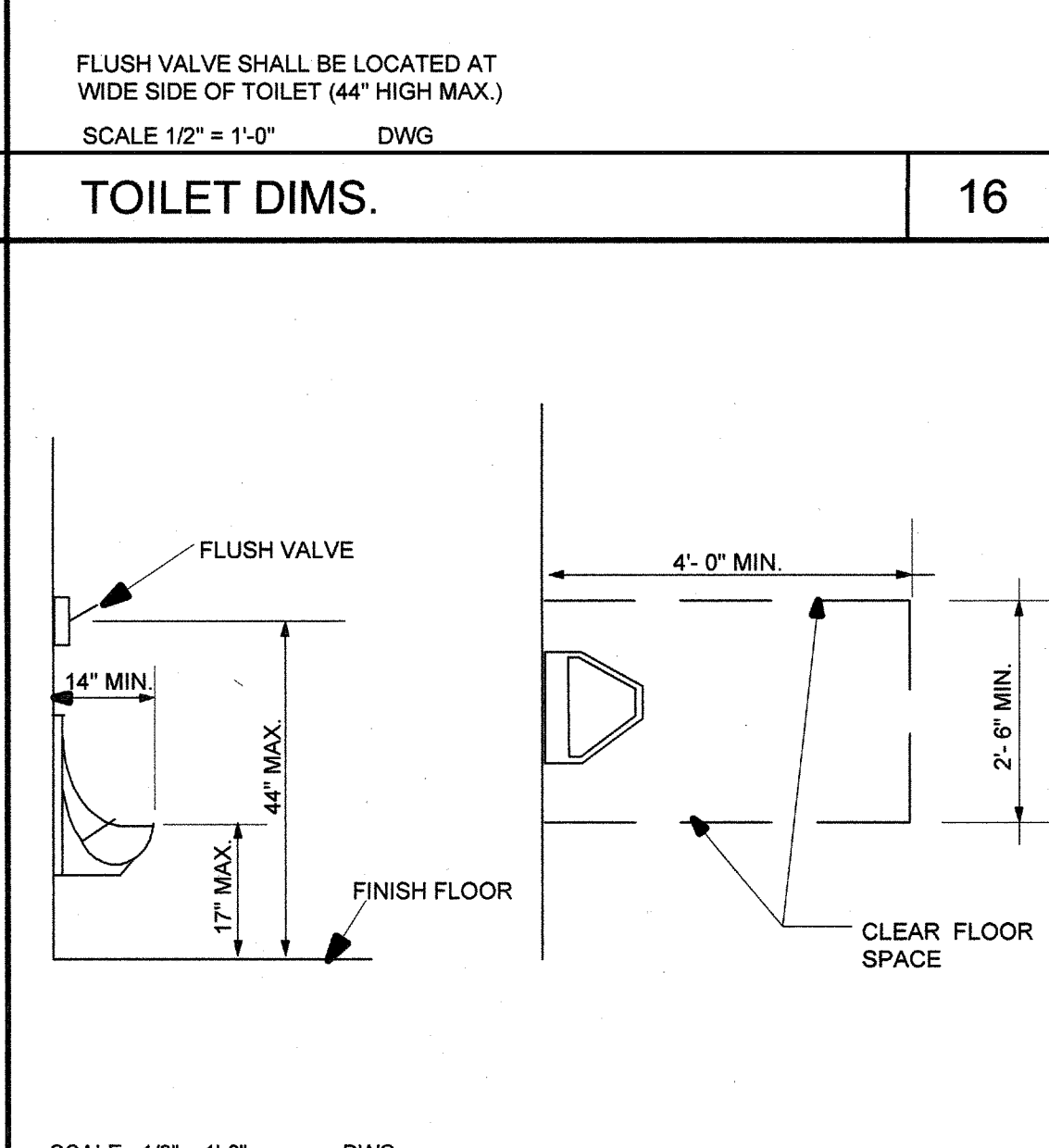
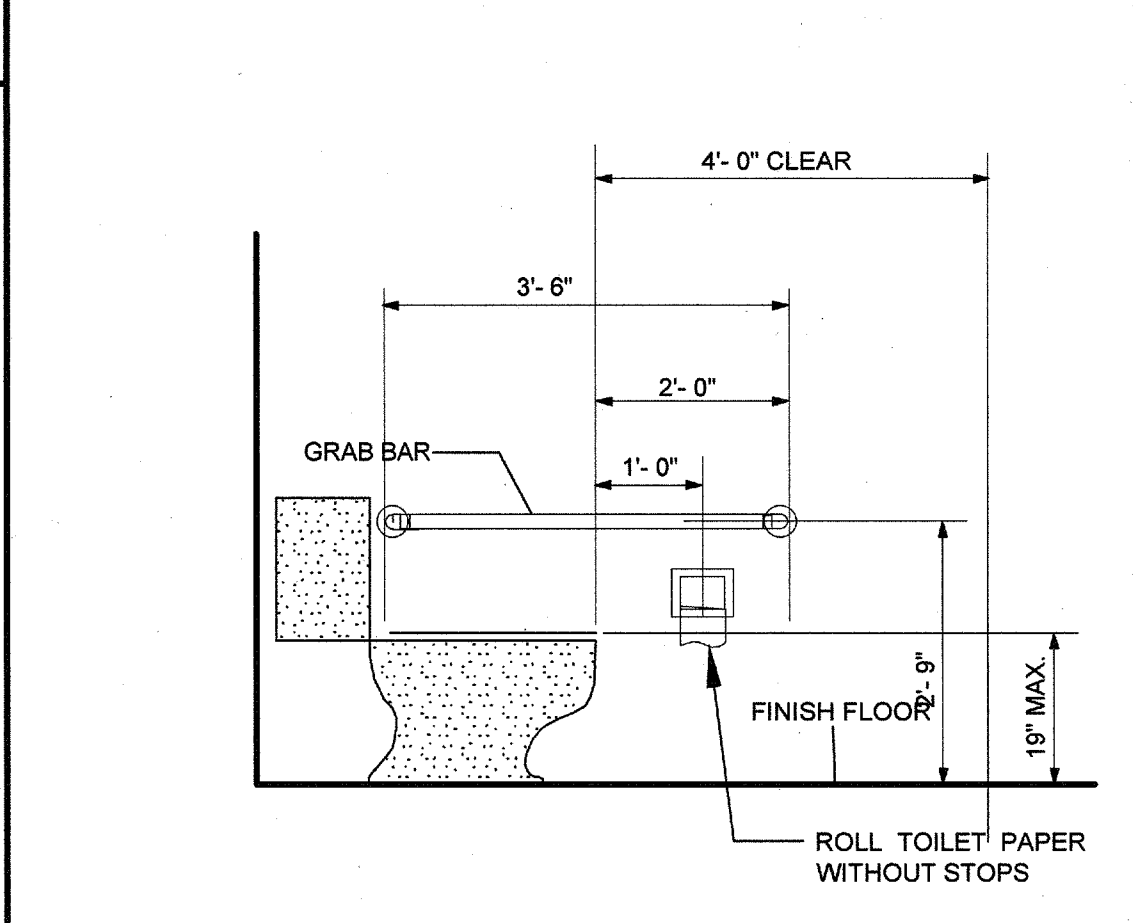
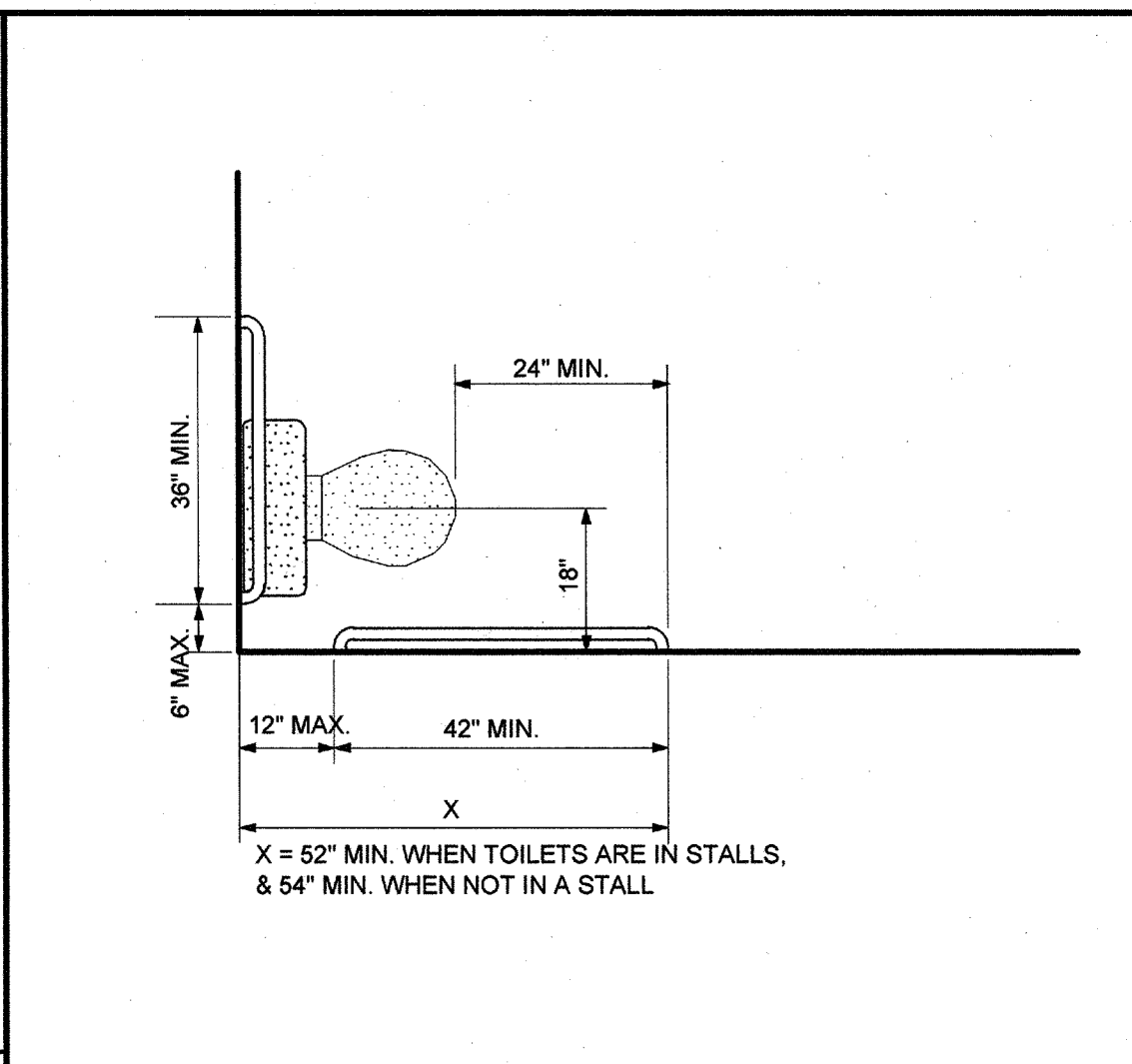
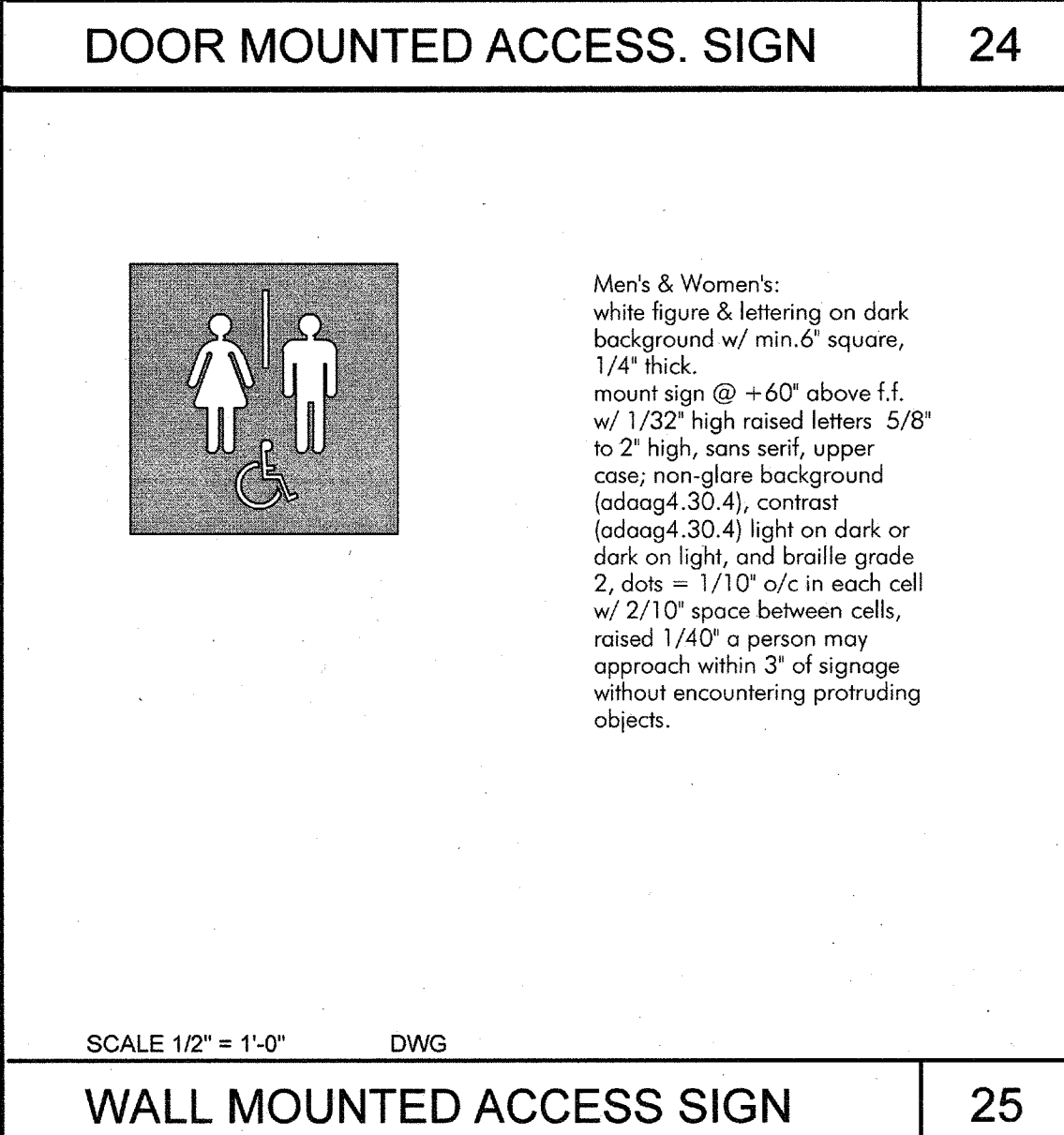
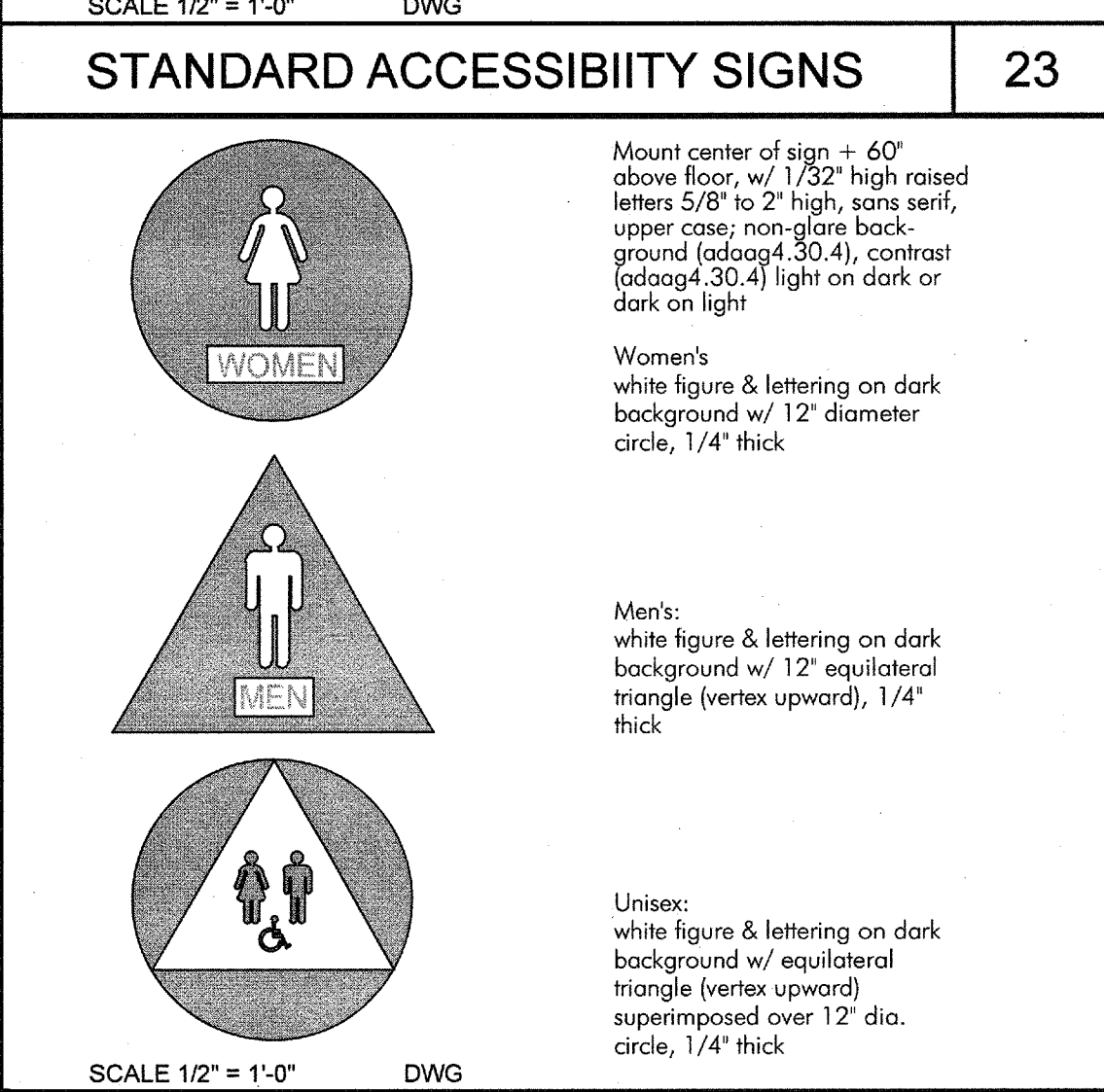
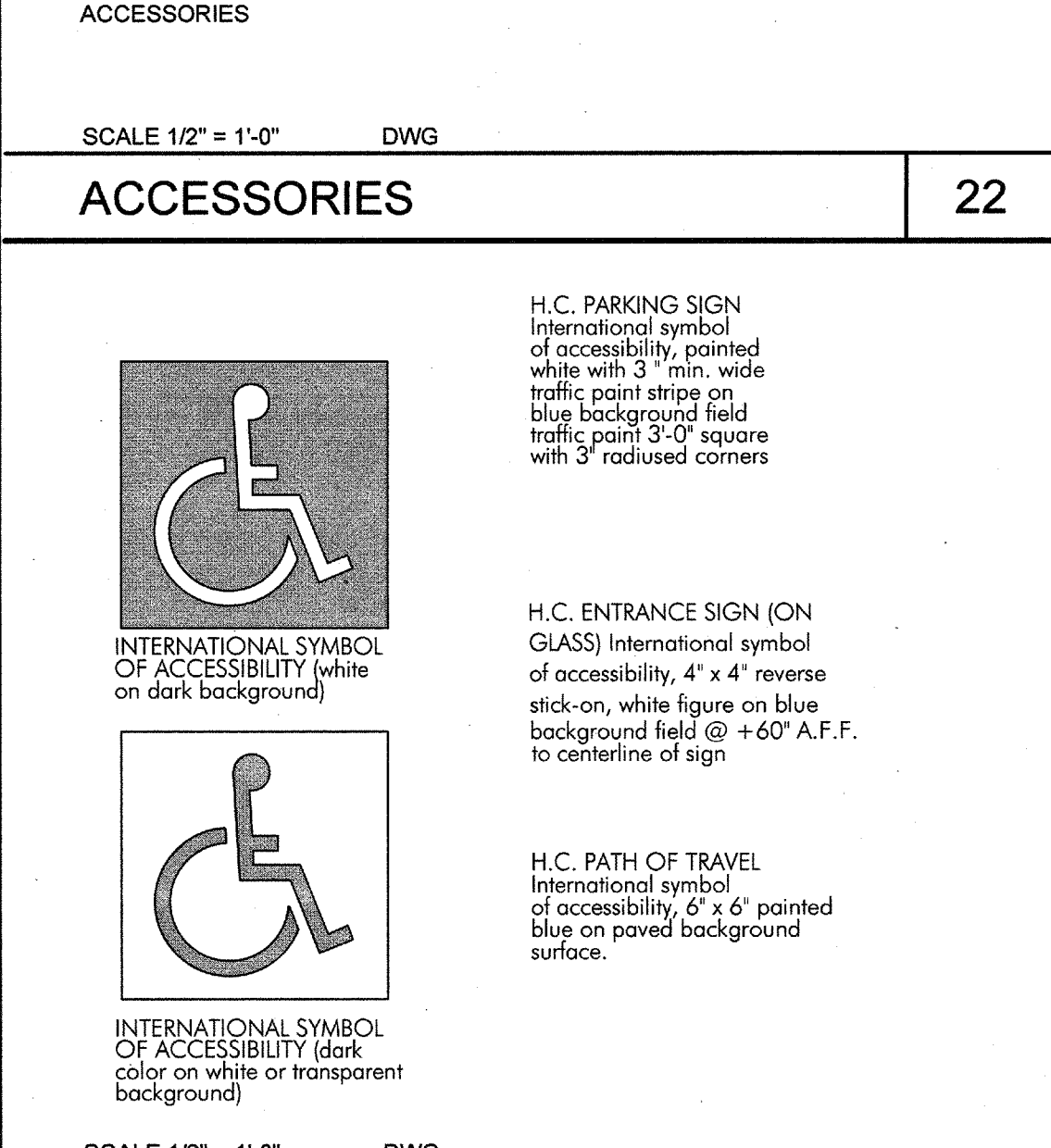
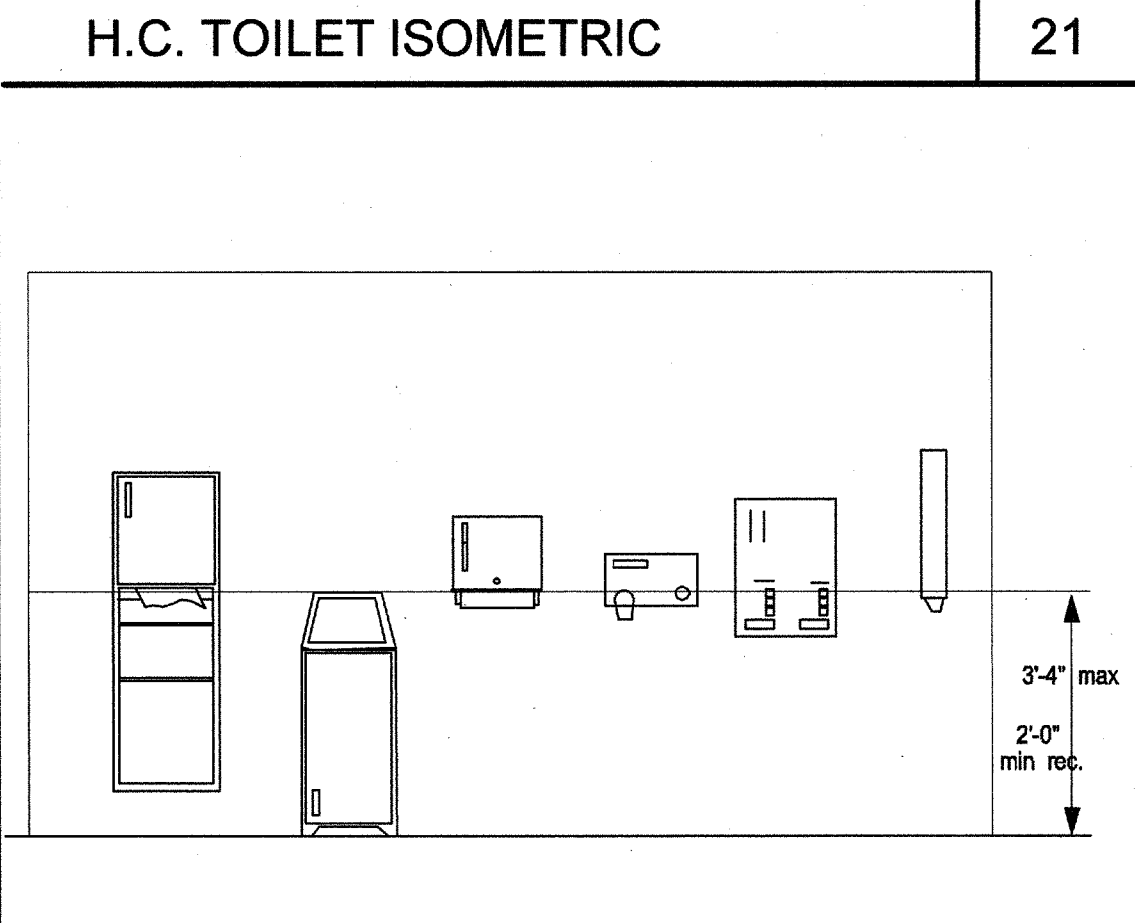
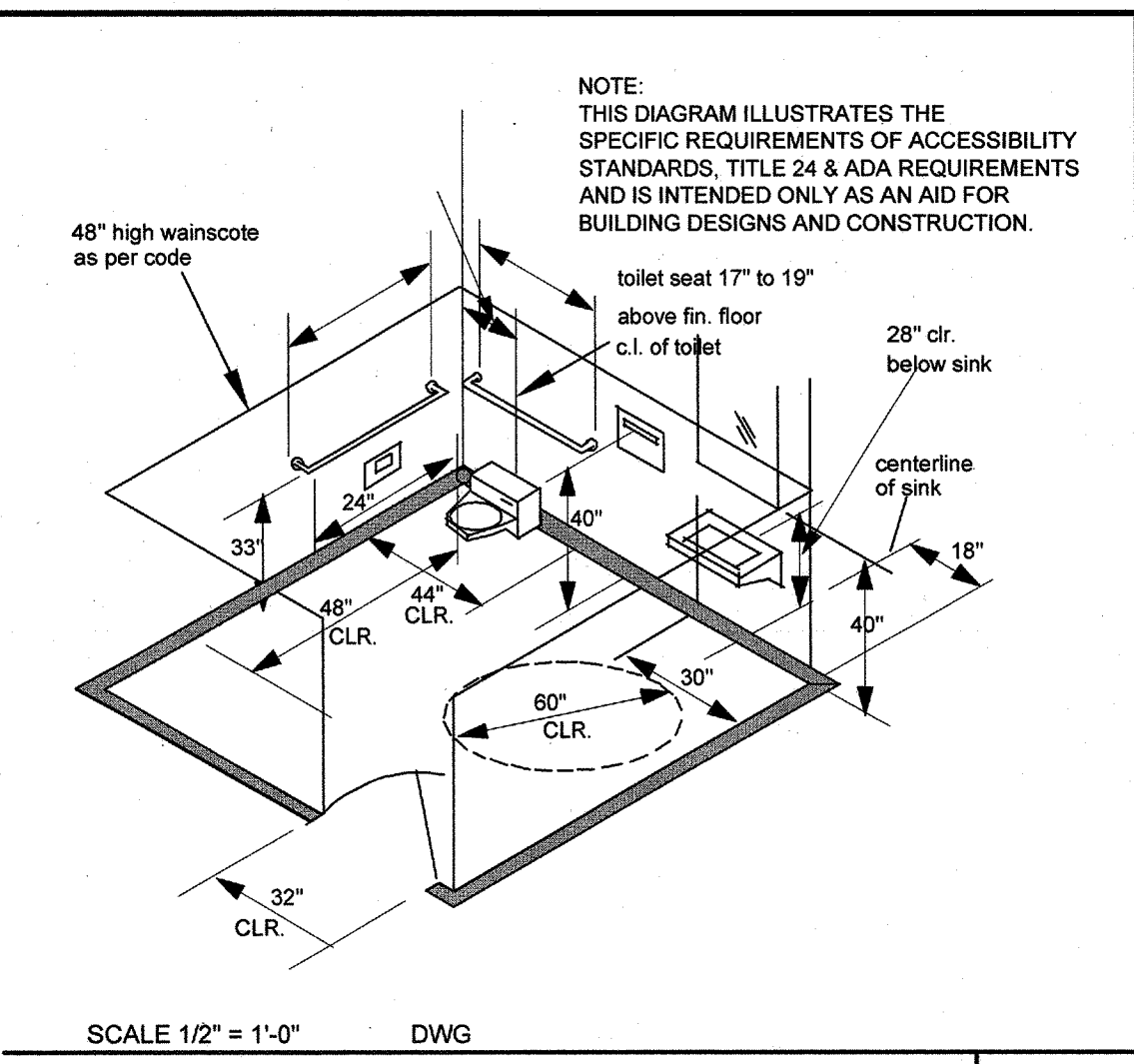
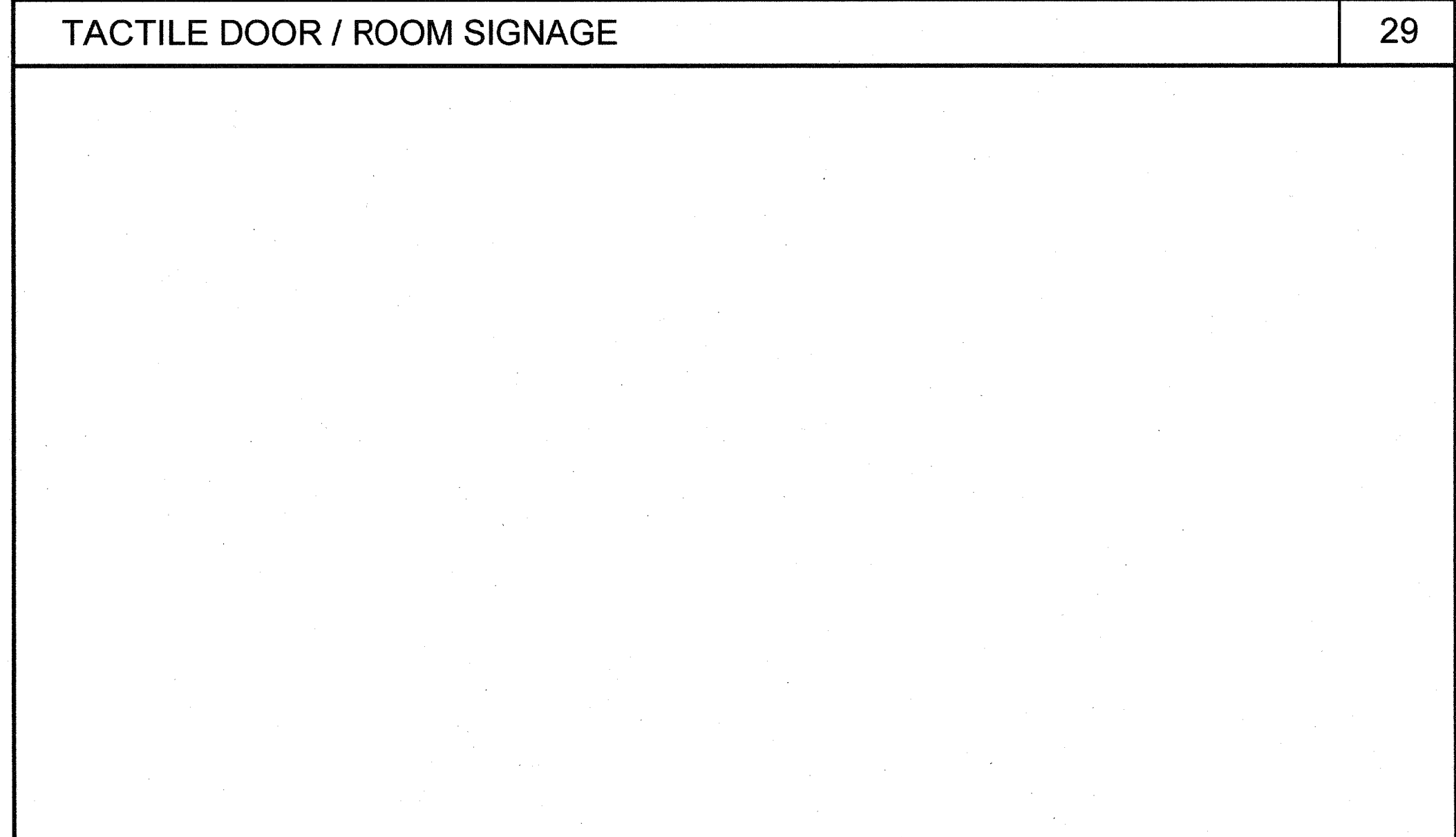
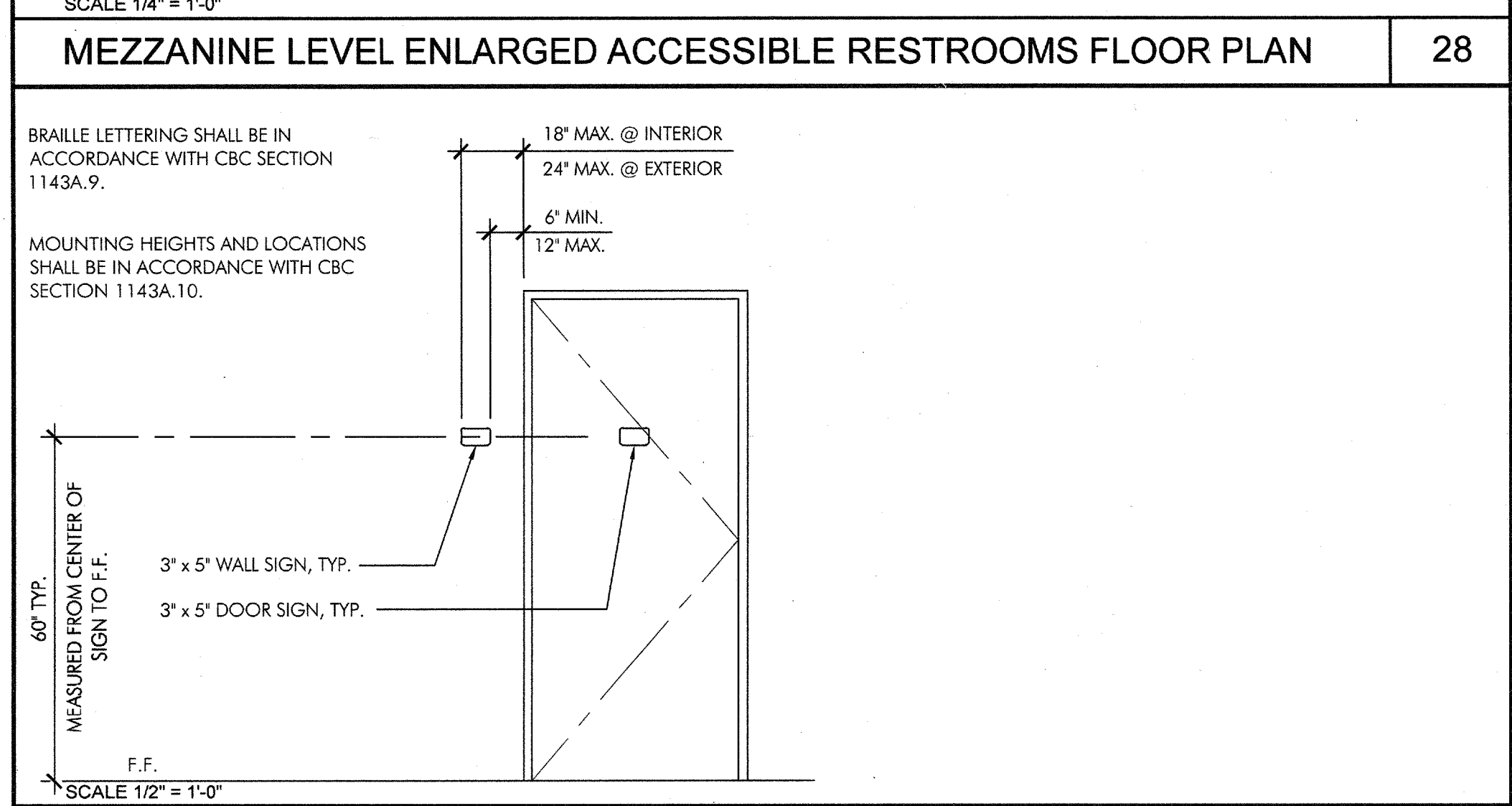
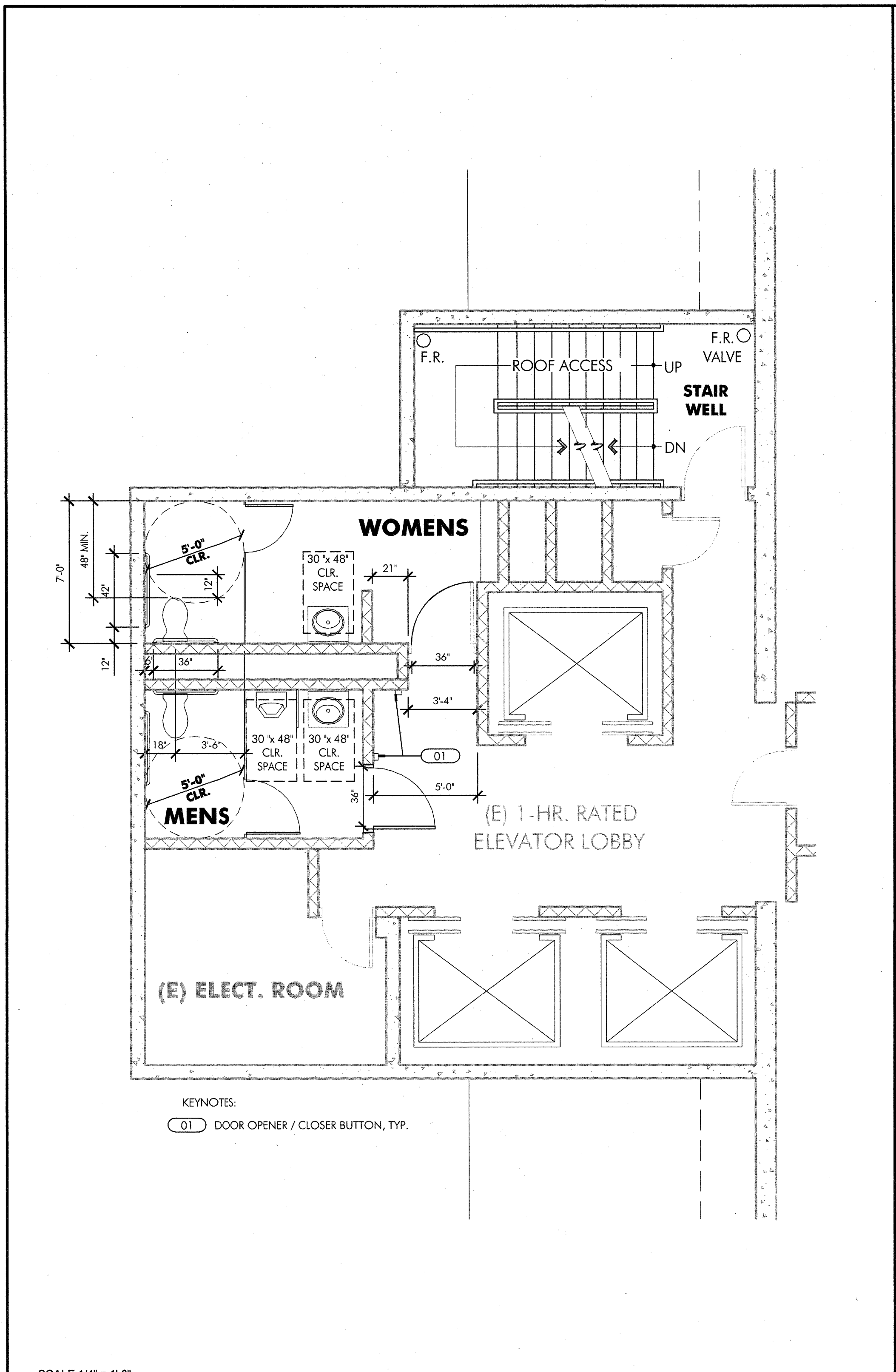
PARTITION TYPES:

- EXISTING CONCRETE WALLS TO REMAIN
- EXISTING WALLS TO REMAIN
- EXISTING FULL HEIGHT 1-HOUR RATED WALL - 5/8" TYPE 'X' DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS WITH 2-1/2" BATT INSULATION.
- NEW FLR. TO UNDERSIDE OF CEILING PARTITION - 5/8" TYPE 'X' DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS.
- EXISTING 2-1/2" MTL. STUD WALL FURRING W/5/8" TYPE 'X' DRYWALL OVER EXIST. CONC. WALL / COLUMN.
- FUTURE FULL HEIGHT 1-HOUR RATED WALL - 5/8" TYPE 'X' DRYWALL BOTH SIDES OF 2-1/2" MTL. STUDS WITH 2-1/2" BATT INSULATION.

A4.1

8TH FLOOR RCP

SHEET 5 of 8 DATE 2.14.2012



GENERAL ACCESSIBILITY NOTES

THE DETAILS AND NOTES ON THIS SHEET ARE "TYPICAL" AND ARE TO BE USED BY THE CONTRACTOR WHERE AND WHEN THESE VARIOUS GENERAL CONDITIONS EXIST. THESE DETAILS ARE NOT NECESSARILY REFERENCED ANYWHERE ELSE IN THIS SET OF DOCUMENTS PRIOR TO STARTING WORK. THE CONTRACTOR IS TO CONFORM WITH THE ARCHITECT THAT THESE DETAILS ARE PROPERLY INTERPRETED AND APPLIED TO THE APPROPRIATE CONDITIONS.

RAMP
 1. HANDRAILS. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE HANDICAP ACCESS IF SLOPE EXCEEDS 1:4. HANDRAILS SHALL BE CONTINUOUS ON EACH SIDE AND SHALL BE 34 INCHES TO 38 INCHES ABOVE THE RAMP SURFACE. SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP, AND THE ENDS SHALL BE RETURNED.

ENTRANCES
 A. ALL PRIMARY ENTRANCES TO THE BUILDING FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.

DOORS
 1. TYPE OF LOCK OR LATCH.
 A. EXIT DOORS SHALL BE OPERATED FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 B. EXCEPTION: IN GROUP B OCCUPANCIES, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH.
 2. WIDTH AND HEIGHT.
 A. DOOR SIZE. EVERY REQUIRED EXIT SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 6 FEET 6 INCHES IN HEIGHT. THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32 INCHES.
 B. PAIR OF DOORS. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES.
 3. FLOOR LEVELS AT DOORS.
 A. RECESSED DOORMATS. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
 B. THRESHOLDS. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2 INCH AND 1/4 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
 C. LEVEL FLOOR OR LANDING.
 1. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44 INCHES.
 2. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
 3. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE.
 4. HARDWARE.
 A. EFFORT TO OPERATE DOORS. MAXIMUM EFFORTS TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
 5. CONSTRUCTION.
 THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST.
SANITARY FACILITIES
 1. PASSAGEWAYS/LEVEL AREA. A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES IN THE DIRECTION OF THE DOOR SWING AND 44 INCHES WHERE THE DOOR SWINGS AWAY.
 2. IDENTIFICATION SYMBOLS. DOORWAYS TO MEN'S SANITARY FACILITIES, SHALL HAVE AN EQUILATERAL TRIANGLE 1/2 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2 INCH THICK 12 INCHES IN DIAMETER. A CIRCLE 1/2 INCH THICK, 12 INCHES IN DIAMETER SHALL IDENTIFY UNISEX SANITARY FACILITIES WITH A 1/4 INCH THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE. WITHIN THE 12 INCH DIAMETER, THESE SYMBOLS SHALL BE CENTERED AT A HEIGHT OF 60 INCHES AND COLOR CONTRAST SHALL BE DIFFERENT FROM THE DOOR.
 3. MULTIPLE ACCOMMODATION TOILET.
 A. WHEELCHAIR CLEARANCE. A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES, OR A CLEAR SPACE 50 INCHES X 63 INCHES IN SIZE, DOORS OTHER THAN THE DOOR TO THE HANDICAPPED TOILET COMPARTMENT IN ANY POSITION MAY ENROACH NOT MORE THAN 12 INCHES.
 B. CLEAR SPACE. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28 INCHES WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32 INCHES WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. IF THE COMPARTMENT HAS AN OPENING DOOR, 60 INCHES MINIMUM LENGTH CLEAR SPACE IN A COMPARTMENT WITH A DOOR LOCATED ON THE OTHER SIDE.
 C. COMPARTMENT DOORS SHALL BE EQUIPPED WITH AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE. WHEN STANDARD COMPARTMENT DOORS ARE USED, CLEARANCE AT THE STRIKE EDGE IS NOT REQUIRED.
 D. A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS FOR THE HANDICAPPED AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR.
 4. SINGLE ACCOMMODATION TOILET FACILITIES. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MIN. 28 INCHES WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32 INCHES WIDE CLEAR SPACE FROM A WALL. A MINIMUM 48 INCHES OF CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
 5. GRAB BARS.
 A. LOCATION. GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE HANDICAPPED TOILET STALL SHALL BE 33 INCHES HIGH EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED, THE GRAB BAR MAY BE AS HIGH AS 36 INCHES. GRAB BARS AT THE SIDE SHALL BE LOCATED 16 TO 18 INCHES (PLUS OR MINUS 1 INCH) FROM THE CENTERLINE OF THE WATER CLOSET STOOL. DIAMETER OR WIDTH, THE DIAMETER SHALL BE 1 1/2 INCHES.
 B. SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES.
 C. STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 BENDING STRESS AND SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE BENDING AND SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 D. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 6. LAVATORY FIXTURES. THE REQUIREMENTS OF THIS SUBSECTION SHALL APPLY TO LAVATORY FIXTURES AND VANITIES.
 A. A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES COMPLYING IN FRONT OF LAVATORY SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
 B. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OF THE LAVATORY SUBMITTER NO HIGHER THAN 48 INCHES ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 8 INCHES FROM THE FLOOR WITH KNEE CLEARANCE OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH. TOE CLEARANCE SHALL BE A MINIMUM OF 8 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
 C. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED.
 D. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
 E. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
 7. TOWEL, SANITARY NAPKINS AND WASTE RECEPTACLES, SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR.
 8. TOILET TISSUE DISPENSERS, SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE TOILET SEAT FROM EDGE.
 9. URINALS, WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH, WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
 10. WATER CLOSETS. THE HEIGHT OF ACCESSIBLE WATER CLOSET SHALL BE A MINIMUM OF 17 INCHES AND MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
 11. DRINKING FOUNTAINS. THE DRINKING FOUNTAIN SHALL BE A MINIMUM OF 18 INCHES IN DEPTH AND THERE SHALL BE A CLEAR AND UNOBSTRUCTED KNEE SPACE UNDER THE DRINKING FOUNTAIN NOT LESS THAN 27 INCHES IN HEIGHT AND 8 INCHES IN DEPTH. A SIDE APPROACH DRINKING FOUNTAIN IS NOT ACCEPTABLE.
 A. ALCOVES. THE ALCOVE IN WHICH THE WATER FOUNTAIN IS LOCATED SHALL BE NOT LESS THAN 32 INCHES IN WIDTH AND 18 INCHES IN DEPTH.
SIGNS & IDENTIFICATION
 1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED.
 2. COLOR. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND.
 3. BRAILLE SYMBOLS. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE SYMBOLS ARE REQUIRED.
 4. LETTER SIZE. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.
 5. CONTRAST OF SYMBOLS. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
 6. RAISED AND RECESSED CHARACTERS.
 A. LETTER TYPE. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32 INCH MINIMUM AND SHAPE CHARACTERS.
 B. SYMBOL SIZE. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8 INCH HIGH. RECESSED CHARACTERS OR SYMBOLS SHALL HAVE A MINIMUM STROKE WIDTH.
 7. ENTRANCE SIGNS. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED.
PROTRUDING OBJECTS
 1. GENERAL. OBJECTS PROJECTING FROM WALLS (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 70 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES FROM WALLS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
 2. HEAD ROOM. WALLS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80 INCHES MINIMUM CLEAR HEAD ROOM.
ELECTRICAL
 1. BRANCH CIRCUITS. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FLOOR.
 2. SWITCHES. THE ENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR.
 3. FIRE PROTECTIVE SIGNALING SYSTEMS. THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE FINISHED FLOOR. OFFICIALS SHALL NOT RETROACTIVELY REQUIRE FIRE ALARM INITIATING DEVICES BE RELOCATED TO A 48 INCH HEIGHT.

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8TH FLOOR
 SUITE 830 & 840

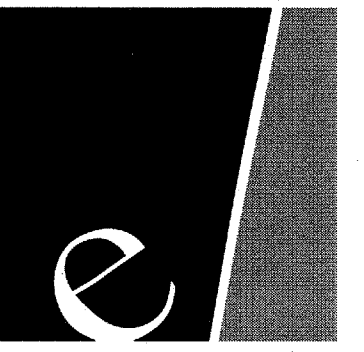
PROJECT ARCHITECT: STEVE CAMP
 PROJECT MANAGER: STEVE CAMP
 DRAWN BY: LAUREN FRIES
 PROJECT NUMBER: 11.304

REV. DESCRIPTION DATE

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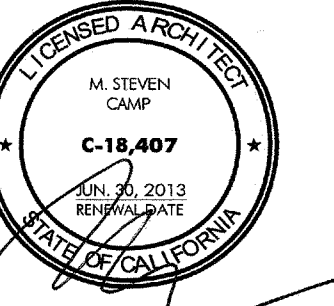
EXISTING ACCESSIBLE CLEARANCE (FOR REFERENCE ONLY)

SHEET of DATE
 7 8 2.14.2012



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REV.	DESCRIPTION	DATE

A9.1

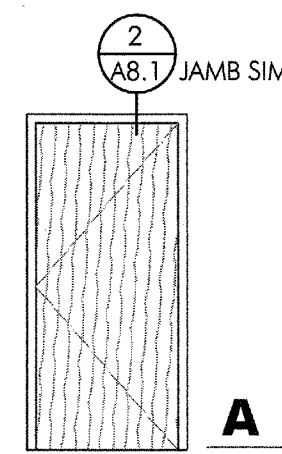
SCHEDULE / FINISHES

SHEET of DATE
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DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE			DOOR		FRAME		DETAILS			HARDWARE			FIRE ASSEMBLY / U.L. LIST	REMARKS
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	PANIC	HARDWARE SET	CLOSER		
830	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	YES	20 MIN.	EXISTING DOOR
831	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
832	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
833	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
834	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
835	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
840	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	YES	20 MIN.	EXISTING DOOR
841	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
842	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
843	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-
844	A	3'-0"	7'-0"	1-3/4"	SCW	ST	AL	PNT	2/AB.1	SIM.	....	NO	*	NO	-	-

DOOR TYPES:



DOOR NOTES:

- 1 1/2" PAIR BUTT HINGES, PARALLEL ARM CLOSER, ADA APPROVED LEVER HARDWARE
- 1. RATED DOORS SHALL BE SMOKE & DRAFT CONTROL ASSEMBLIES (WITH LATCH AND CLOSER)
- 2. PROVIDE & INSTALL DOOR STOPS FOR ALL DOORS (SATIN FIN.)
- 3. DOOR HARDWARE TO MATCH EXIST. LEVER HARDWARE
- 4. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (1133B.2.4.1)
- 5. PANIC, AND ALL DOOR OPERATING, HARDWARE SHALL BE MOUNTED BETWEEN 30" - 44" A.F.F.
- 6. SCHLAGE L9453 OR EQUAL
- 7. SUITE # - 6" NUMERALS

INTERIOR FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS								CEILING			REMARKS
				NORTH	SOUTH	EAST	WEST	MATERIALS	FINISH	HEIGHT	MATERIALS	FINISH	HEIGHT		
830	RECEPTION	CA1	B1	(E)	PNT-1	GB	PNT-1	GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-
831	OPEN OFFICE	CA1	B1	(E)	PNT-1	GB	PNT-1	GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-
832	OFFICE	CA1	B1	(E)	PNT-1	GB	PNT-1	(E)	PNT-1	GB	PNT-1	(E)	-	8'-0"	-
833	OFFICE	CA1	B1	GB	PNT-1	(E)	PNT-1	GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-
834	OFFICE	CA1	B1	(E)/GB	PNT-1	(E)	PNT-1	GB	PNT-1	(E)/GB	PNT-1	(E)	-	8'-0"	-
835	I.T. / BREAK AREA	CA1	B1	GB	PNT-1	(E)	PNT-1	GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-
840	OPEN OFFICE	CA1	B1	(E)	PNT-1	(E)/GB	PNT-1	GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-
841	BREAK AREA	CA1	B1	(E)	PNT-1	(E)	PNT-1	GB	PNT-1	(E)/GB	PNT-1	(E)	-	8'-0"	-
842	OFFICE	CA1	B1	(E)	PNT-1	GB	PNT-1	(E)	PNT-1	GB	PNT-1	(E)	-	8'-0"	-
843	OFFICE	CA1	B1	GB	PNT-1	(E)	PNT-1	(E)	PNT-1	GB	PNT-1	(E)	-	8'-0"	-
844	I.T.	CA1	B1	GB	PNT-1	(E)	PNT-1	(E)/GB	PNT-1	(E)	PNT-1	(E)	-	8'-0"	-

MATERIALS AND FINISHES SHALL BE IN COMPLIANCE WITH CBC TABLE 803.5, GROUP 'B'.

TYPICAL FINISHES

- TYP. DOORS OAK LEGACY
- ALUM. FRAMES DARK BRONZE ANODIZED (WESTERN INTEGRATED)
- WALLS PNT-1 SHERWIN WILLIAMS - SW 6133
- SUSP. CEILING C-1 MATCH EXISTING TILES AND GRID
- HARDWARE FIN. BRUSHED (SATIN) CHROME
- FLOORING: CARPET A-1 BLUERIDGE - ARCHES 5600
- BASE B-1 4" TOPSET - BURKE 523 - BLACK BROWN

ABBREVIATIONS:

- AL. = ALUMINUM
- ANOD. = ANODIZED
- (E) = EXISTING
- F.F. = FINISH FLOOR
- G.C. = GENERAL CONTRACTOR
- H.M. = HOLLOW METAL
- H.C. = HOLLOW CORE
- MTL. = METAL
- P.G. = PAINT GRADE
- S.C. = SOLID CORE
- S.C.W. = SOLID CORE WOOD
- S.S. = STAINLESS STEEL
- T. = TEMPERED
- T.S. = TUBE STEEL
- WD. = WOOD
- G.B. = GYPSUM BOARD
- PNT. = PAINT
- CA. = CARPET
- B. = BASE
- PL. = PLASTIC LAMINATE
- AT. = ACOUSTIC TILE
- ST. = STAINED