#### **CITY OF SANTA ANA**

**BUILDING PERMIT APPLICATION WORKSHEET** 

PLEASE PRINT				3/2/0	<u>5:forms/Bldg.App.Workshee</u>
PROJECT ADDRESS: 1661	W. Genflower A	G SUITE:	41	SAPIN#	10174445
USE OF BUILDING: RESIDE		INDUSTRIAL	OTHER .		
				MASTER IC	)#
NATURE OF WORK: NEW	ADD ALTER/T.I. D	EMO REROOF	REPAIR	SIGN	MISC
NEW/ADDITION/ALTERATION:					
1ST FL <u>100</u>	$O_{-}$ sf basement:	: YES/NO	SF NO.	OF STORIES:	
2ND FL	SF PATIO/ENCL	PATIO:	SF BLD	G. HEIGHT: _	
TOTAL OF OTHER FLS:	SF RES. REMOI	DEL:	SF PRO	POSED USE:	
GARAGE/CARPORT:	SF ALTER/T.I.:		SF,	1 120	A DA 31.
JOB DESCRIPTION (non-reside	ntial projects see reverse si	ide of this application)	: CONVE		<u>st of existing</u>
BUILDING OWNER'S NAME:	uth Coast Pla	(Za	P	HONE NO)	Ale-Olo
ADDRESS:3315 Fairy	iew Road	CITCOSTA MO	SA s	TATE:	Z18926260
TENANT'S NAME (Comm/Ind):	don & Boar		[	HONE NO.	287.2372
CONTRACTOR'S NAME: Wats	an Conshiction	STATE CONTR. #:	L	ICENSE CLAS	s: PHONE NO: 74)62-7933
ADDRESS: 260 LOGGO	Acc. B-)	CITY COSTA MC	s SA s	TATE!	<sup>2</sup> 92626
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANCE COMP.	ANY: S	ANTA ANA BU	IS. LIC. #:
ARCHITECT/ENGINEER: @ [	SEA	STATE LICENSE #:	P	H9/4 Nº63	9-3958
APDRESS S. Slive St	-	CITYOCANGE	, s	TATE:	ZIP92866
CONTACT NAME: DOG	ELY.	PHONE	10: U4)	639.3	95B
E-MAIL ADDRESS: OCLY	re dsearchite	eture.com			
OFFICE USE ONLY: ACCOR	SPC (CIRCLE ONE)	2HRS PER	JK BL	.DG. FEE \$	
OCC. GROUP:	RECEIPT #:	58814	. P/9	CFEE PD \$ —	32000
TYPE OF CONSTR:	VALUATION: \$_	35,900	. St	JBMITTAL DAT	E: 2/22
FIRE SPKR: YES / NO A/C: YES	S / NO FLOOD ZONE:_		PF	ROCESSED	KH
RES. DEV. FEE: YES / NO PRIC	OR DWELLING UNIT: YES/	NO COMMENTS:			
PLANNING OK TO CHECK & DATE		BLDG, DEPT. AP	PROVAL & DA	TE	
DI NG CONDITIONS:					

### CITY OF SANTA ANA PLAN CHECK - CHECKLIST

JOB ADDRES	ss: 1601 W. Sun flower Auc., Stc. A-1
TRACKING #	: 10174445 DATE: 2622/12
	FOR PLANCHECK STATUS CALL (714) 647-5800
PLEASE INIT	IAL EACH ITEM BELOW
<u>te</u> 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.
<u>2</u> .	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.
<u>E</u> 4.	I understand that I shall submit separate plans, applications and plancheck fees for the following when plan check is required:
<b>∑</b> 5.	<ul> <li>a. Electrical Plans - 2 complete sets</li> <li>b. Plumbing Plans - 3 complete sets</li> <li>d. Grading Plans - 3 complete sets</li> <li>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.</li> </ul>
AGREED TO B	Y APPLICANT OR AGENT
Applicant's Sign	nature Illiflay of Cly
Print Name	WOLAS S. BLY Address 1466. Olive St. Orange CA
Telephone Num	nber 714) 639.3958 Fax 714) 639.1744
FOR OFFICE U	ISE ONLY: "Checklist of items discussed" APPROVALS & FEES REQUIRED: Y/N
Planning D 2 Public Wor 3 Fire Depar 4 Police Dep 5 School Dis 6 Health Dep	trict 11. Bldg. Pmt. Info. 15. Res. Dev. Fees 16. SMIP 17. Bldg. Pmt. Info. 15. Const. Debris Recyc.



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**

				Λ	
Project Address: 16	61 W	Sintlo	ver 7	† A J	HO18: 07-01-11
Misc. Receipt: 55	2814	_Processed By:	KH	_ Plan Check	ked By:
Cost: \$117.70 per hour fee is in addition	•	•	ecker will es	timate the nu	mber of hours for review. This
Type of Plan Check:	Building /	01744	45	Electrical	
	Est. Hrs.	Actual		Est. Hrs.	Actual
	Plumbing			Mechanical _	
	Est. Hrs.	Actual		Est. Hrs	Actual
Owner/Representative Sign	ature:	glas SE	E <sub>1</sub>		
Print Name: 1, 2006	55 EU	¥			Date: 2/22/12
Telephone Number: (14)	639.39	258	Fax Numb	er: (714 6	39.1744
An accelerate	d plan check r	eview will not in	clude the fo	llowing:	
Fire Police D	ublic Works F	Planning or Land	ecanina Pla	n Check	
•	-	ated revision", the 70 per hour (total :		\$207.25 per h	nour in addition to the
accelerate	ed lee of \$117.7	o per nour (totar.	p324.93).		
INTERNAL USE ONLY			T		
Name (Last, First, Initial)			Employe	ee #	Division
From (Date & Time)	To (Date & Tim	ne)	Total Hours Wo	rked	
					Comp Time Requested
					Overtime Requested
Employee Signature:			D:	ate:	
AUTHORIZED			APPROVALS	ACC.	
		Comp time			
		Overtime	Division Manage	ər	Date
Immediate Supervisor	Date		Executive Direc	tor	Date
Distribution: White: Office	ce Yellow: A	oplicant			

White: Office Distribution: BNegrete/Fee Schedules/2011-2012



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

# TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO	D:	10174445	i			
PROJECT ADDRESS:		1661 W S	unflower Ave U	nit# A-1	_	
PLAN CHECK ENGINEER:		Ahangian, Kathy		TEL:	714	647-5812
TYPE OF CONST	DIICTION.		V B, SPK	FAX:	714	647-5897
OCCUPANCY CL		ion(s):	M		· · · · · · · · · · · · · · · · · · ·	
PLAN CHECK DA APPLICATION	2/22/			REM	ARKS/	RECHECK ITEMS:
INITIAL REVIEW	3/2/2	012	_			
EXPIRATION	8/20/	2012				-
RECHECKS: 1. 3_22_		2012		PROJECT APPLICANT CONTACT PERSON Doug Ely		APPLICANT CONTACT PERSON:
3	•			TEL:	(	(714)639-3958
				FAX:	(	(714)639-1744
VALUATION:	35,900.00			EMAI	L:	dely@dsearchitecture.com
FLOOD ZONE:	K-060232025	59J			<del></del>	

## 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.
- 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 3 corrected sets of plans.
- 4. Meetings between the project applicant/designer and the plan reviewer shall be by appointment only. Please call (714) 647-5812 for an appointment.
- Please return marked up set of drawings with corrections.

- 6. All persons preparing plans, specifications, and instruments of service for others shall sign those plans, specifications and other instruments of service for others shall sign those plans, specifications and other instruments of service and all contracts therefore. This requirement applies to both exempt and non-exempt projects. Business and Professions Code Chapter 3, Division 3, Section 5536.1(a).
- 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)
  - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance

-military	
(8.	Please fill out attached handicap compliance form. Proviously Submitted on 2/22/12
(9.	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. See Note added on A-2. IZC. USE (E) doors.
	access requirements. CBC Section 1133B.2.5.2. See Note added on A-2. RC. USE (E) dious.
30.	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. See Pag. Det. Note: # 11 on T-1.
122-1	TO MY DEPT. MOIO IT ON 1-1.
- 4.6	Exit illumination and exit sign requirements in accordance with CBC Section 1011 shall be shown on the drawings. Be specific as to the type of exit signs to be installed. Refer to Refl. (Ring the legend Detail C5/A-3, show how it is being supported laterally. Connected to (E) post a use of low wall supports by Netlex.  Show height of the partition walls. See Note that a detail C5/A-3
2×212.	Detail C5 / A-3, show how it is being supported laterally. Connected to (E) post a use of
243.	Show height of the partition walls. See Note #04 & detail C5/A-3
234.	Provide detail for re-installing 8' high display wall [02]. (E) wall to renain in place,  Nin Width 36"
15.	Show the desk top is in compliance with H/C accessibility. GR Note #9
<u>1</u> 6.	Show height of the new opening, for openings over 4 feet wide provide beam size.
	Show neight of the new opening, for openings over 4 feet wide provide beam size.
3-4	Pare 1 m

### SOUTH COAST PLAZA

March 27, 2012

Kathy Ahangian Building Plan Checker City of Santa Ana 20 Pacific Center Plaza 1st Floor Santa Ana, CA 92702

ROOM & BOARD - SOUTH COAST PLAZA VILLAGE RE: A.D.A. PARKING SUDY

Dear Ms. Ahangian:

Please note that South Coast Plaza management has caused to develop a study of the South Coast Plaza Village property with regard to A.D.A. parking and path of travel issues that are in need of corrective work.

We have hired Afshan Afshar, AIA, CASPI, to study the site and develop plans for required improvements for compliance.

It is our intent to complete these plans and submit to the City of Santa Ana within the next 30 days,

If you have any questions, please do not hesitate to call me.

Sincerely,

Director of Retail Design & Construction

ACCEPTED FOR

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the appending of this es held to possible nor b provisions of ANY CNV

## SOUTH COAST PLAZA

March 27, 2012

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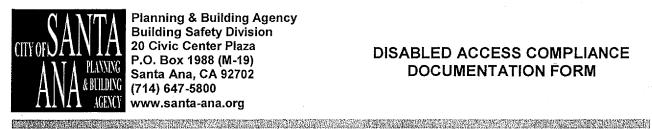
If you have any questions, please do not hesitate to call me.

Sincerely,

Mike Par

Director of Retail Design & Construction

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

#### **DISABLED ACCESS COMPLIANCE DOCUMENTATION FORM**

. 1 

don SI

jiohnai

				ACC-01 CBC 2010			
Δ	ΡI	JRPOSE OF THIS DOCUME	·NTATION·				
<u> </u>		SKI GOL OF THIS BOOKING	MIATION.				
			nip for projects under <u>\$132,536.28</u> de (CBC) Section 1134B.2.1, Exc				
		Full Compliance with the 2010	California Building Code				
B.	PF	ROJECT INFORMATION TO	BE COMPLETED BY PETIT	IONER:			
*	Pr	oject Address:	x Due Sonta An	Project Number:			
	Pr	oject Description:	( ) (	Total Construction Cost:			
	6	went 1000sf 8fstov	Kron into shoverdon	\$ 20,000			
	Oc	ccupancy Classification/Use:		Number of Stories:			
		M: Mercentile		(in story blogs)			
	1.	Business Name: 1280W	1 & Board	( 1)			
	2.	Legal Property Owner	Coast Plaza	Phone No. 714) 546-0110			
	3. The cost of all construction contemplated in the determination of the valuation of improvement threshold based on the valuation of site and building improvements for the last three-year period (from// to//). References:						
,-		Permit No.	Issuance Date	Valuation of Improvements			
		. I Gillit NO.	issuance Date	valuation of improvements			
			,				
				:			
			Total:				
	4.	4. The minimum amount to be spent to provide disabled access under the subject building permit					
		application (20% of Total Construction Cost / Project Valuation): \$ 4,000					
	5. Describe the impact of the proposed improvements on financial feasibility of the project:  The bit feature in the proposed improvements on financial feasibility of the project:						
		D D & Will he t	ordinated by the to	DAPA CXUMPONE MONTH			
		a conce to se	The say in the	gon son so go			
		a stand bala	<del>(</del> -)				
	6.	Describe the nature of accessible	pility that would be gained or lost	with the proposed improvements:			
		tath st trevel up	radis to parting	DOUGHT WO Suprond			
		w/coco.		U .			
		· ·					

Accessible Features to be Made Accessible	Cost of Improvemen
a. Entrance:	
况 Ramp ሺ Door ☐ Landing ☐ Stair/Steps	\$ 2000-4
b. Path of Travel:	1>
Path of travel from building entrance to the area of remodel	\$
☐ Path of travel from the public way to the building entrance	\$
Path of travel from accessible parking to the building entrance	\$ 1/ 000
☐ Path of travel to sanitary facilities / public phone / drinking fountain	\$ 1
c. Sanitary facilities ( Floor no. )	\$ ( !
d. Public phone(s)	\$
e. Drinking fountain(s)	\$
f. Parking	\$ 1000
g. Signage	\$ 500
5	
	6 21
	\$ SUC \$ ACA \$ unreasonable hardship is
h. Alarms  i. Other  Total:  dentify the accessibility features that WILL NOT comply if a request for tranted. Provide an estimated cost of compliance for each item: (Document	\$ GS(C) \$ unreasonable hardship is fation may be required)
h. Alarms i. Other  Total:  dentify the accessibility features that WILL NOT comply if a request for ranted. Provide an estimated cost of compliance for each item: (Document Accessible Features Not to be Improved	\$ Sold \$ white the station is the station of the st
h. Alarms  i. Other  Total:  dentify the accessibility features that WILL NOT comply if a request for ranted. Provide an estimated cost of compliance for each item: (Document Accessible Features Not to be Improved a.	\$ GS(C) \$ unreasonable hardship is fation may be required)
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**HOME** 

Price list

**Drawings** 

Construction doc's & Calc

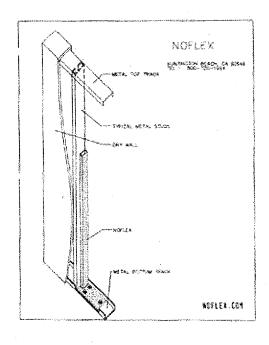
How to Install

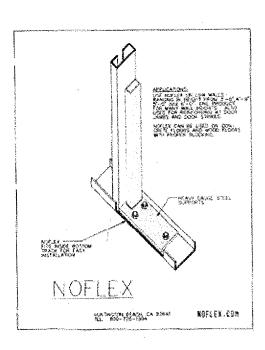
**Contact Us** 

### What is NoFlex?

It's the solution to building and supporting; partial height walls, freestanding walls, low walls and kneewalls.

Most importantly, NoFlex is designed for ease of installation and reduction of installation cost.



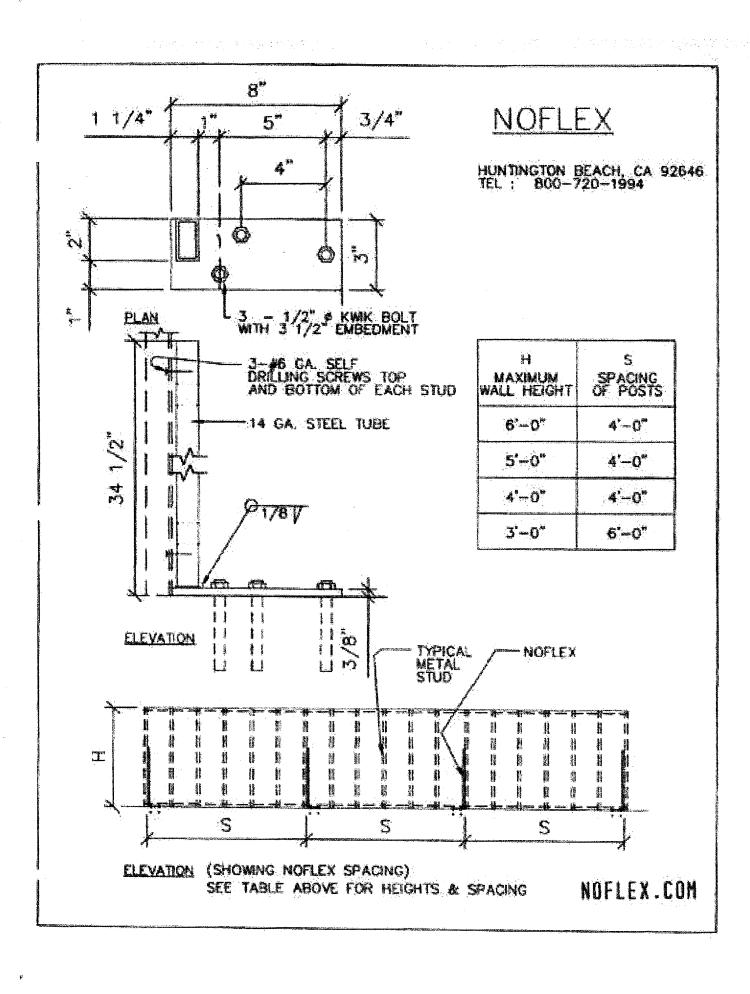


RCHITECTURAL
COSPTED FOR
EPARATE PERSIT

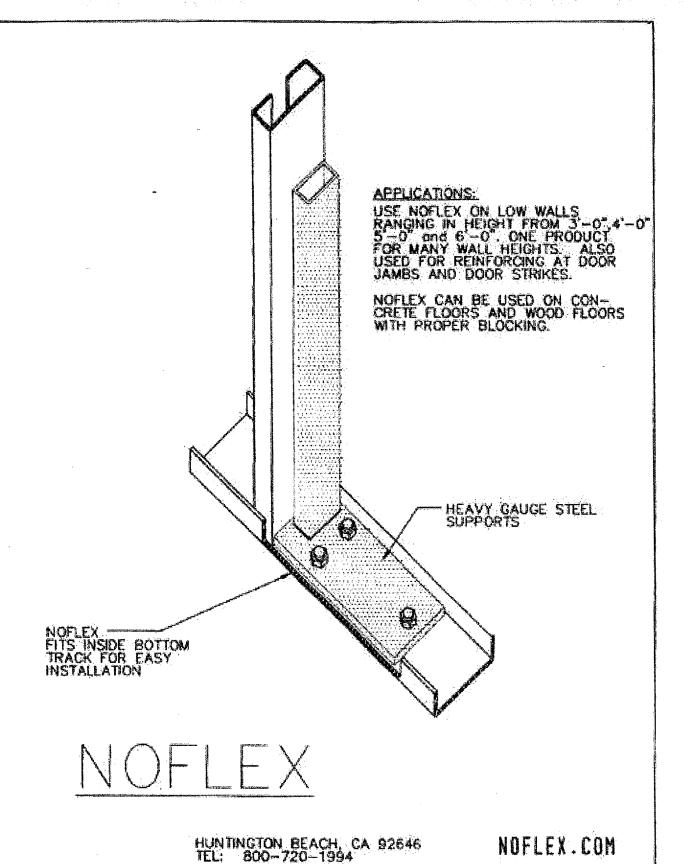
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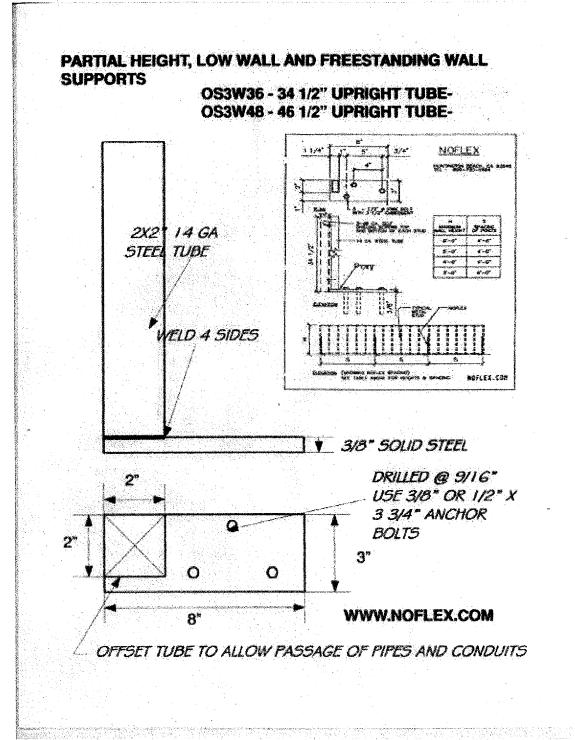
Provisions of AMY Of

Date legued.



CIT





Ala eles	JOB NO
NO FIEX STRUCTURAL ENGINEERS	BY
9121 Atlanta Ave. Ste.#333	DATE 3-20-07
Huntington Beach, CA 92646	SH1 OF

FOR 3' HICH WALL @ 6'0' SPACING

Pall: 5:33 x .058 = .0519 14/0'

FOR 4' HIGH WALL & 5-4" O.C.

U: .01×5.33 × 42/ = 0.8528 ; W4/1: 1.401 × .02 = .0328 %.

FOR 9' HIGH WALL & US O.C.

Pall: 5.33/x.0328 = .0292 4/0'

FOR 5' HIGH WELL & 5'-4' 0.4  $1060 \times 5^{2}/2 = 1.3325$  Pall: 1.402/ 1.02 = .021 1/6'For 5' HIGH & 6'0' 0.6  $Pall: 5.33 \times .021 = .0185 1/6'$ 

No Flex	JOB NO
STRUCTURAL ENGINEERS	BA
9121 Atlanta Ave. Ste.#333	DATE 3-10-5-
Huntington Beach, CA 92646	SH. 2 OF 2

FOR 66. HIGH WALL @ 6-4.0.C.

M: . 1066 x 6 = 1.7138 Wall = 1.452 . 02 = 1014, 70'

For 6' High wall e cloroce  $w_{all} = 5.33 \times 0140 = .0122$ 

FOR 7-0" HIGH WALL & 5-4" O.C

M= . 1066 x 72/2 = 3.6187 Wall = 1.402 x.00 = 0109 1/6.

FOR 9-5" HIGH WALL & 660" O.C.

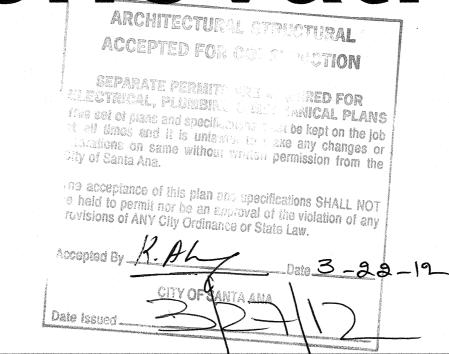
Wall: 5.37/2 x.0107 = .00894 1/0"

For 8-0" DIGH WAIT & 51-4" OLE  $M= \cdot 1066 \times 8^{2}/_{2} = 3.411 \quad \text{with:} \quad \frac{1.402}{3.411} \times \cdot 10 : .0082 \frac{1/_{0}}{3.411}$ For 8-5 wall & 660" ole  $W_{011}: \frac{5.33}{2} \times .0082 = .0068 \frac{1}{6}$ 

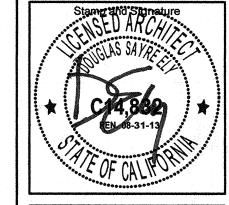
# Room & Board Showroom Renovation

# South Coast Plaza Village

1661 W. Sunflower Ave., Suite A-1, Santa Ana, California 92704



D-S-E 145 S. Olive St. Orange CA 92866 714.639.3958 F:714.639.17 dely@dsearchitecture.com



**Building Department Notes** Project Team Directory \* subject to - planning **General Notes Vicinity Map Abbreviations** LANDLORD Verify stud size to accommodate for all fixtures and accessories. Provide blocking and all required The 'General Conditions of the Contract for Construction' - A201 of the American Institute South Coast Plaza of Architects are hereby made a part to these Contract Documents to the same extent as if 3315 Fairview Road Hollow Core Contractor to install all owner supplied fixtures and appliances Costa Mesa, CA 92626 Hardware T: (714) 546-0110 'Designer' as used in these documents refers to: Furniture to be furnished and installed by owner Contact: Mike Paz, Director of Retail Design & Construction DSE Architecture, Inc. H.M. HORIZ. Hollow Metal Coordinate the locations of lighting fixtures, mechanical ducts and diffusers, etc., with structural elements, PazM@southcoastplaza.com 145 S. Olive St. Horizontal **Anchor Belt** plumbing, fire sprinkler lines, etc. Notify the architect immediately in case of discrepancy. H.P. High Point Orange, CA 92866 Phone: (714) 639-3958 Air Conditioning No hazardous materials exceeding the quantities listed in CBC tables 307.1(1) and 307.1(2) shall be stored Heating/Ventilating/Air Conditioning Asphaltic Concret Room & Board Hot Water 4600 Olson Memorial Highway Area Drain Scope of Documents: These drawings indicate the General Scope of the project in terms Minneapolis, Minnesota 55422 Exit doors shall be openable from within without the use of a key or any special knowledge or effort when Americans with Disabilities Ac **ROOM & BOARD** of architectural design concept, the dimensions of work to be provided and installed by the ADHV. the space is occupied. (1003.3.1.8) Locks, if provided, shall not require the use of a key for operation from the T: (763) 287-2372 ADJ. General Contractor and the major architectural features. On the basis of the General PROJECT SITE Adjustable inside. Inside hardware shall not require the use of a key or special knowledge and shall be self-releasing. F: (763) 360-2210 A.F.F. After Finish Floo Scope indicated or described, furnish all items required for the execution and completion of Contact: Vance Olivier, Retail Facilities Manaderer MITS Entrances, exits and path of travel - Entrances (1133b.1.1), limit threshold = ½" max. (1133b.2.4.1); level Aluminum volivier@RoomAndBoard.com area 60" in direction of door swing, 48" opposite door swing, 24" (Exterior)/18" (Interior) jamb clearance (1133B.2.4.2 & 3); bottom 10" of door to be smooth, uninterrupted surface (1133B.2.6), etc. 4. All construction and materials shall be specified and as required by the 2010 California Access Pane ARCHITECT **Approximatel** Building Code and Local Governing Codes and Authorities. Joint Main exit aisles shall maintain 44" minimum width to a main public exit way Architectura DSE architecture, inc. Automatic 5. All work shall comply with California Energy Regulations 145 S. Olive Street Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Orange, CA 92866 Provide self-releasing locking devices on exit doors. Laminate The Contractor is responsible for the accurate placement of the work on the project site. 714.639.3958 10. All doors to have lever or push-pull type hardware. Finish and style to match Building Standard. F: 714.639.1744 **Pounds** Verify all dimensions and site conditions before starting work. Should a discrepancy Contact: Doug Ely, Architec Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and interior doors, such pull appear in the specifications or drawings, or in the work done by others from the contract dely@dsearchitecture.com or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. documents that affect any work, notify the Architect at once for instruction on how to Compensating devices or automatic door operators may be utilized to meet the above standards. When fire proceed. If the Contractor proceeds with the work affected without instructions from the doors are required, the maximum effort to operate the door may be increased to the minimum allowable by Back of Walk Architect, the Contractor shall make good any resulting damage or defect. the appropriate administrative authority, not to exceed 15 pounds. CBC Section 1133B.2.5. **Sheet Index Project Data** Built-Up F The General Contractor shall walk the areas of th Scope of Work contained in these Machine Bolt **Both Ways** 12. Exit doors shall swing in the direction of exit travel when serving a hazardous area or when serving an Medicine Cabine documents with his sub-contractors to carefully examine the existing conditions. Any occupant load of 50 or more in accordance with CBC Section 1003.3.15 and 1007.4.4. MECH. Mechanical conditions discovered on the walk which could impact the constructability and/or the Membrane construction costs shall be reported to DSE Architecture, Inc. prior to starting construction. MET. 13. Hand activated door hardware levers, push-pull hardware, panic hardware, etc. shall be centered between Catch Basin Further, any conflicts, discrepancies or ambiguities discovered in these documents shall be Manufacturer Cement **ARCHITECTURAL** Minimum / Minute brought to the attention of DSE Architecture, Inc. For resolution prior to starting 14. Provide exitways and egress illumination with light having intensity of not less than one foot-candle at floor C.F.C.I. Contractor Furnished/Contractor Installe Miscellaneous Title Sheet CHAN. Channel 2010 Building Standards Administrative Code, Part 1, Title 24 C.C.R. Mounted REF-1 Reference Site Plan 9. Install all manufactured items, materials and equipment in strict accordance with the Material 2010 California Building Code (CBC), Part 2, Title 24 C.C.R. Control Joint/Construction Joint 15. Provide illuminated exit signs externally or internally illuminated at required exit doorways. Reference Plan - Existing First Floor Plan manufacturer's specifications. Masonry Opening 2010 California Electrical Code (CEC), Part 3, Title 24 C.C.R. Mullion Demolition Floor Plan & Reflected Ceiling Plan - First Floor 16. All interior walls and partitions shall be designed and constructed to resist all loads to which they are 2010 California Mechanical Code (CMC) Part 4, Title 24 C.C.R. CLKG. CLR. 10. General Contractor shall be held liable and responsible for the fabrication and/or installation A-2 A-3 Caulking Floor Plan & Reflected Ceiling Plan - First Floor subject, but not less than a force of five (5) pounds per square foot applied perpendicular to the walls. 2010 California Plumbing Code (CPC), Part 5, Title 24 C.C.R. of any and all materials that, for any reason, cannot be installed per the manufacturer's 2008 California Energy Code, Part 6, Title 24 C.C.R. C.M.U. Concrete Masonry Uni specifications. 17. Minimum room occupant load signs shall be furnished and installed as required by the Building Code. All Not in Contract 2010 California Fire Code, Part 9, Title 24 C.C.R. COL. occupancy separations shall be of the fire resistant construction specified in the Building Code and openings Number COMPO. Composition 2010 California Referenced Standards, Part 12, Title 24 C.C.R. 11. The General Contractor for the project shall be responsible for obtaining all required CONC. in the separations are specialized in the same. Title 19 C.C.R., Public Safety, State Fire Marshal Regulations Not to Scale CONN. ConnectionConstruction 18. These plans and specifications must comply with the local governing agency's security ordinances. Standard for Installation of Fire Sprinklers, current edition CONTR. Contractor 12. These plans and specifications must comply with the local governing agency's security Over COORD. Coordinate National Fire Alarm Code (California Amended), current edition 19. The General Contractor shall provide and install all stiffeners, bracing, backing plates and supporting Owner Corrugated The stamping of this set of plans Standard on Types of Building Construction, current edition brackets required for the installation of all casework, stair railings, toilet rooms fixtures and accessories or any Overall SHALL NOT be held to permit or Critical Radiant Flux Of Floor Covering Systems, current edition wall mounted suspended mechanical, electrical or miscellaneous equipment. On Center Cold Water 13. All work shall comply with all City codes and amendments. Outside Diameter or structured stability of any building. 20 Provide fire blocking per CBC Section 717.2 Owner Furnished/Contractor Installed 14. Confine all operations on the site to areas permitted by the Owner. The work shall be done Double DEPT. 21. Fire rated assemblies shall be per TBL 720, Gypsum handbook, or ICC approval. in accordance with all applicable laws, local ordinances, permits and the contract Department DET. documents. The job site is to be maintained in a clean, orderly condition free of debris and Drinking Founta 22. Smoke and Fire dampers shall be installed per sections 716.3.1/716.6 litter and shall not be unreasonably encumbered with any material or equipment. Each 0 PÁRT. Partition subcontractor immediately upon completion of each phase of his work shall remove all Diameter P.C. PERF. PRIM. Precast Concrete trash and debris as a result of his operation. Diagonal - MSPECTIONS AND TESTS Perforated Dimension Perimeter Disposal 15. All materials stored on the site shall be stacked and protected to prevent damage and FHONE (714) 847-5700 Property Line **Fire Department Notes Project Description Code Information** deterioration until use. Failure to protect materials may be cause for rejection of work. Plastic Laminate PLAS. PLBG. PLY. PNT. Plumbing 16. All cutting, fitting, or patching that may be required to make several parts fit together **Down Spout** Plywood D.S.P. **Dry Stand Pipe** properly shall be done so as not to endanger any other work by cutting, excavating or South Coast Plaza Village Paint(ed) Expansion of showroom for Room & Board into existing stockroom area(conversion of 1,000sf of General Requirements otherwise altering the total work or any part of it. All patching, repairing and replacing of Room & Board Polished DWG. Drawing existing stockroom area into showroom use). No change to existing number of occupants due to materials and surfaces, cut or damaged in execution of work shall be done with applicable PROJ. standard occupant load factor used for entire building complex. Fire Department final inspection is required. Schedule all inspection 72 hours in advance by calling Projection / Project material so that surfaces replaced will, upon completion, match surrounding similar Point / Paint (714) 647-5700. Existing surfaces. Occupancy Classification: Group M: Mercantile P.V.C. Poly-Vinyl Chloride Each Modifications required to existing fire sprinklers will be by deferred approval. **Expansion Joint** Type VB - fully sprinklered High-piled combustible storage shall be in accordance with CFC Chapter 23. High hazard materials 17. No portion of the work requiring shop drawings or sample submission shall be commenced cannot be stored higher than six feet and other materials cannot be stored higher than twelve feet Quarry Tile until the submission has been approved by the Architect. All such portions of the work shall Separate permits will be pulled for electrical and mechanical modifications and are not a part of ELEC. Electrical 1,000 sq. ft. conversion from stockroom to showroom Area of Project: ELEV. ENCL. without first submitting plans to and obtaining approval from the Santa Ana Fire Department. A be in accordance with approved shop drawings and samples Elevator this permit. No plumbing work is required. separate plan submittal and permit is required. Enclosure Radius / Radii Occupant Load: No change to existing permitted occupant load Electrical Pane 18. Dimensions: Exterior path of travel upgrades will be provided by South Coast Plaza under a separate permit Life Safety System Requirements Rough Opening Areas of upgrade for Room & Board are identified on Sheet REF-1. Equipment A. All dimensions shall have preference over scale. LOAD **OVER** Locations and classifications of extinguishers shall be in accordance with CFC 906 and CCR Title 19. E.W.C. Electric Water Coole SCHED. SEC. SECT. S.F. At least one extinguisher shall be provided during construction on each floor at each stairway, in every B. All dimensions are to the rough unless otherwise noted. Ground Floor Security EXP. Expansion storage and construction shed, in locations where flammable or combustible liquids are stored or used. Section EXPO. 157.0 50 OCC. or where similar hazards are present. Before final occupancy, at least one 2A:10BC extinguisher shall C. Ceiling height dimensions are from finish floor slab to finish face of ceiling. EXST. be provided so that no point is more than 75 feet from the extinguisher. Extinguishers shall be located Exterior Sheating along the path of egress travel and in a readily visible and accessible location. Additional extinguishers 19. Provide all necessary blocking, backing, and framing for light fixtures, electric units, A.C. Common Area (lobby & restrooms) 18.0 Shower Similar may be required by OCFA inspectors depending on project or site conditions and final placement is equipment and all other items requiring it. Score Line Fire Alarm 20. Where larger study or furring are required to cover ducts, piping and conduits, etc., the F.C.O. Floor Clean Out Room & Board Specifications An automatic fire sprinkler system is currently installed within the building and within the project area. larger stud size or furring shall extend the full surface of the wall width and length where the Floor Drain/Fire Damper Square Modifications to the system shall be compliant with CFC/CBC Chapter 9 and NFPA Standards 13, 13R Fire Extinguishe furring occurs. Steam 47.452 or 13D as applicable. A separate plan submittal is required. Fire sprinkler alteration plans shall be Standard F.G. Finish Grade Revisions submitted (three copies) to the Santa Ana Building Department for Fire Department approval. 21. When installing drilled-in anchors or powder driven pins in existing non-prestressed Finish STRUCT Structural reinforced concrete, use care and caution to avoid cutting or damaging the existing **Fixture** SUSP. Exit Rquirements. Suspended An automatic fire sprinkler system and all control valves shall be monitored by a UL listed central alarm reinforcing bars. Maintain a minimum clearance of one inch between the reinforcement Symmetrical FLASH. FLR. Flashing station where the number of heads exceeds 19. CFC 903.4. and the drilled-in anchor or pin. Floor **Deferred Approvals Fluorescent** Mechanical ventilation and exhaust systems shall comply with provisions of the CMC and CBC. 22. All work shall conform to Title-24, California Code of Regulations (CCR). Finish Opening **Tongue and Groove** OCC / REQUIRED INCHES x 0.2 Face of Concrete TEL. TEMP. THK. T.O.C. T.O.D. Smoke and fire dampers shall be provided where air ducts penetrate fire-rated walls or ceilings. **EXITS** Face of Finish Face of Masonr Modifications to (E) fire sprinklers system. General Contractor to submit construction F.O.S. Face of Stud Provide smoke detectors at new HVAC equipment exceeding 2000 CFM at supply air ducts. PLANNING DIVISION documents to City of Santa Ana Fire Department for approval. Top of Curb/Concrete Top of Deck Floor Sink MASTER I.D. 2012-101718 T.O.P. Top of Pavement/Parapet **Exiting Requirements** Foot of Feet 2. Mechanical modifications to showroom. Contractor to submit construction documents to the City of Santa Ana Building Department for approval. Job Number: Top of Plywood G.P GC Zone SD48 Furnish(ed) Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. T.O.S. T.O.W. Top of Steel / Slab Furring Future Doors shall not be provided with thumb-turn locks or deadbolts that do not unlatch in tandem with the Common Area (lobby & restrooms) Top of Wall FUT. PLANNER WJA DATE 2-22-12 3. Electrical revisions. Contractor to submit construction documents to the City of Santa Aña 3/22/2012 normal operating lever. The opening force for interior doors without closers shall not exceed 5 pounds. TRANS. Transformer building Department for approval. The unlatching and opening force for other doors shall not exceed 15 pounds. CBC 1008. TRANSFERRED BY Am DATE 3-22-12 TYP. Upper Floor Typical Scale: as noted Galvanized GALV. Room & Board 4. Path of Travel upgrades identified on Sheet REF-1 are to be provided by South Coast Plaza Electronic ingress or egress door locking systems require separate plan submittal for approval. PLANNING INSPECTION REQUIRED: ROUGH\_\_\_\_ FINAL\_\_\_NONE\_\_\_ within a separate ADA upgrade permit application. Galvanized Iron Undercounter Exit signs shall be provided in accordance with current editions of CBC and CFC. Glu-Lam Beam MIN. TWO MAIN EXITS REQUIRED Unless Noted Otherwise NAME\_\_\_\_\_(714)\_\_\_\_-GND. Checked by: Urinal Exit signs, where noted or required, shall be marked "EXIT" in letters having the principal stroke of not Grade 36 INCHES MIN. WIDTH REQUIRED PER EXIT = RETAIN PLANS FOR FUTURE REVISIONS. less than 3/4" wide and at least 6" high and shall conform to codes and/or applicable regulations. Exit Gypsum Board GYP. BD. SUBJECT TO ITEMS CHECKED AND CONDITIONS

BELOW:

CONDITIONS:

X INTERIOR TI ONLY

GREENING REQUIRED

C. JEWIT LANDSCAPE PLANS

MO EXTERIOR ALTERATIONS/MODIFICATIONS

Expansion of show born area

2 / LL MATERIALS TO MATCH EXISTING

Exits Provided:

Ground Floor

Ground Floor

Upper Floor

Shafts: one-hour

6 exits provided

4 exits provided

3 exits provided

Non-rated construction elements allowable per code

Project is Fire Alarmed and has Sprinklers. The entire building is protected by an automatic fire sprinkler system.

signs must be internally illuminated. Provide two separate power supplies for exit signs as required by

"EXIT" signs shall be electrically illuminated and energized from separate circuits. One of the circuits

Provide 2A 10BC minimum rated fire extinguishers to be located on within 75 feet of travel distance

the current edition of the building code.

<u>Miscellaneous</u>

shall be a part of the emergency lighting system

Wide / Width

Water Closet

Water Heater

Wrought Iron

Welded Wire Fabric Welded Wire Mesh

Waterproof

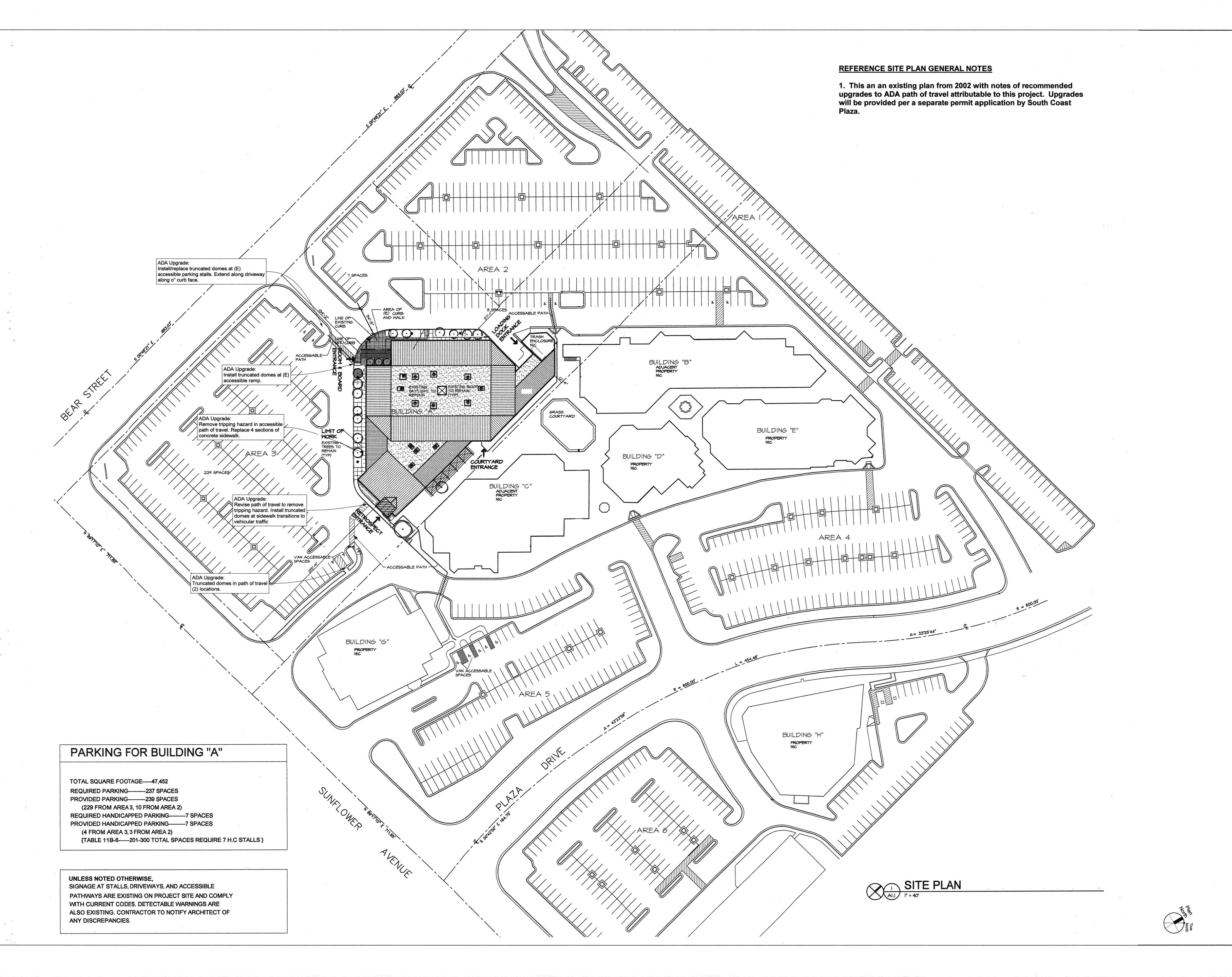
Wire Glass / Wire Guard

Water Resistant/Waste Receptacle

Wheelchair

Weight

W.W.F.

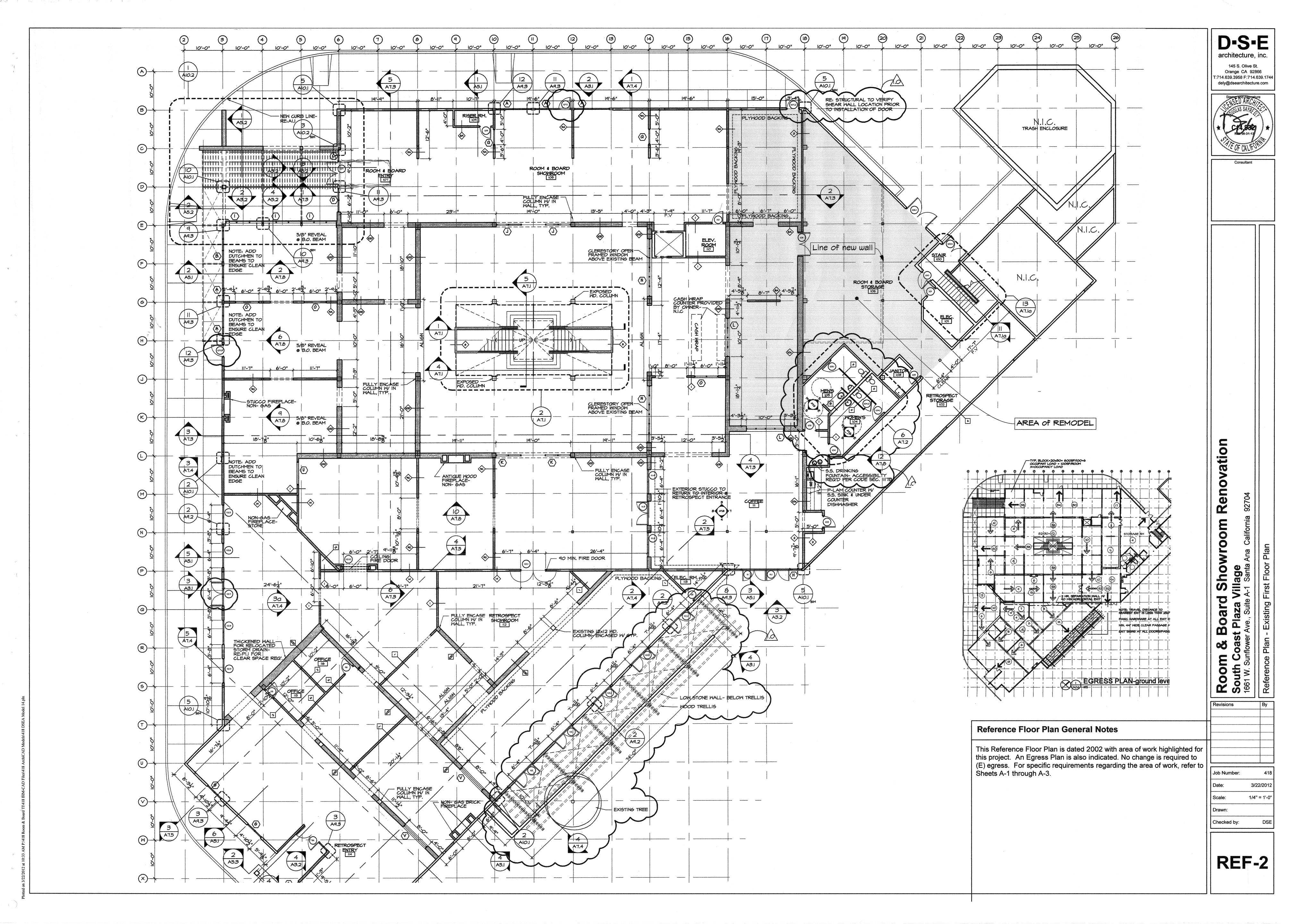


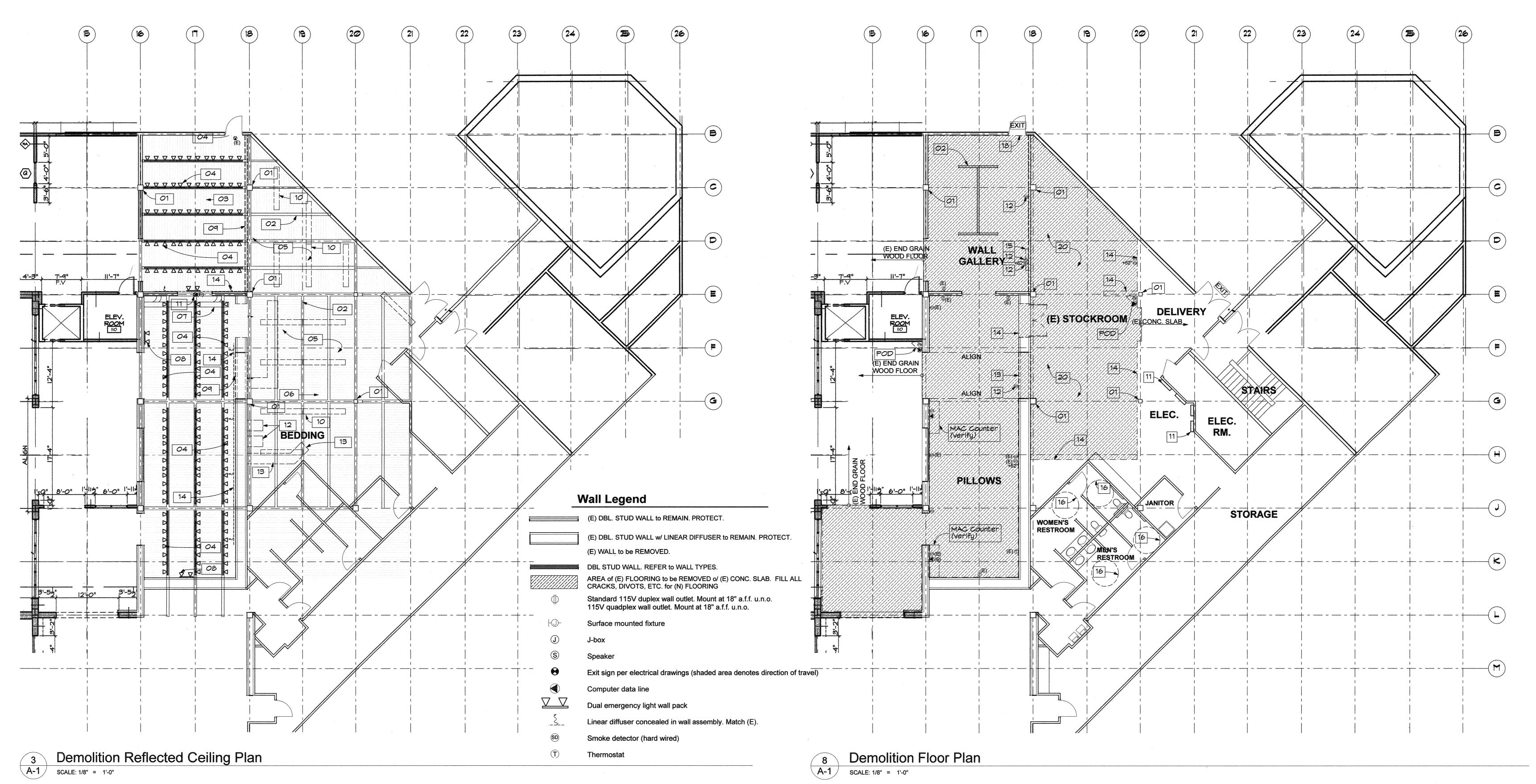
architecture, inc. 145 S. Olive St. Orange CA 92866 Γ:714.639.3958 F:714.639.1744 dely@dsearchitecture.com



Job Number:

REF-1





**Demolition Reflected Ceiling Plan Keynotes** 

01 (E) COLUMN. PROTECT.

- 02 (E) STRUCTURAL BEAM to REMAIN. PROTECT.
- 03 (E) 2x DECKING to REMAIN.
- 04 (E) TRACK LIGHTING to REMAIN. PROTECT.
- O5 TRACE ALL ELECTRICAL CIRCUITS & IDENTIFY CONDUITS. REMOVE CONDUITS CONTAINING WIRING FEEDING (E) LIGHTING & POWER SPECIFIED to be REMOVED.
- 06 (E) 2X DECKING. FILL HOLES & REFURBISH. PAINT.
- 07 (E) MECHANICAL DUCTWORK to REMAIN. PROTECT.
- 08 (E) EMERGENCY LIGHT W/ DUAL LIGHTS & BATTERY PACK. PROTECT.
- 09 (E) WALL to be REMOVED.
- 10 (E) LIGHT FIXTURE to be REMOVED.
- 11 (E) EXIT SIGN to REMAIN. PROTECT.
- 12 (E) RETURN AIR PLENUM to be REMOVED.
- 13 (E) SUPPLY AIR PLENUM to be REMOVED. 14 (E) LINEAR DIFFUSER to REMAIN. PROTECT.
- 15 TRACK LIGHTING to MATCH (E).

## **Demolition Plan General Notes**

- 1. The Contractor is responsible for the relocation, demolition, removal, and disposal in a location
- approved by all governing authorities, of all structures, pads, walls, foundations, parking, drives, drainage structures, utilities, etc., shown and not shown, within construction limits and where needed, to allow for new construction as shown. Remove entire existing building construction as indicated. Remove all physical portions of existing structure, exterior walls, windows, doors, roof, floor and foundation (typ) and any associated wiring, conduits, ductwork, utilities, etc. See building demolition specifications in the Project Manual. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.
- 2. All conditions shown to be "existing" shall be verified in the field by the General Contractor prior to start of demolition and / or construction. Any discrepancies shall be noted and submitted to the Architect / Engineer for review. Changes to the original design of the project due to existing site conditions must be approved by the Architect / Engineer prior to making any changes.
- 3. The General Contractor shall be responsible for having a thorough knowledge of existing field conditions and of all drawings and specifications related to their field. The failure to acquaint himself with this project and his field of services shall not relieve him of any responsibility for performing his work properly. No additional compensation shall be allowed due to the General Contractor's failure to convey
- the necessary knowledge to familiarize workers and Subcontractors with this project. 4. Protect all existing portions of the existing building to remain during demolition / construction. The General Contractor is responsible for any / all damages caused by himself or his / her Subcontractors.
- 5. Keep all existing spaces clean including properties adjacent to demolition / construction area. Any debris shall be removed from work areas daily. If required close off existing supply / return pipes feeding existing rooms to prevent dust / debris entry.
- 6. The Contractor is responsible for removing all debris from the site and disposing of the debris in a lawful manner. The Contractor is responsible for obtaining all permits required for demolition and
- 7. The Contractor shall coordinate with respective utility companies prior to the removal and / or relocation of utilities. The Contractor shall coordinate with the utility company concerning portions of work which may be performed by the utility company's forces and any fees which are to be paid to the utility company for their services. The Contractor is responsible for paying all fees and charges.
- 8. The General Contractor shall field verify the exact location of all public and private utilities, including irrigation, specific to this project prior to the start of any demolition or construction. Should any utility require relocation, contractor shall coordinate with the Construction Manager and the Architect /
- 9. All existing sewers, piping and utilities shown are not to be interpreted as the exact location, or as the only obstacles that may occur on site. Verify existing conditions and proceed with caution around any anticipated features. Give notice to all utility companies regarding destruction and removal of all service lines and cap all lines before proceeding with the work. Utilities determined to be abandoned and left in place shall be grouted if under building.

- 10. The General Contractor shall be responsible for ensuring the safety of all persons on the job site at all times including (but not limited to) Subcontractors, Store Personnel, Vendors, Design Staff
- 11. Contractor must protect the public at all times, with fencing, barricades, enclosures, etc., to the best practices as approved by the local building authority.
- 12. Contractor is responsible for protection of all property corners.

Professionals and Inspections Personnel.

- 13. Continuous access shall be maintained for the surrounding properties at all times during demolition of the existing facilities.
- 14. Prior to demolition occurring, all erosion control devices are to be installed.
- 15. The General Contractor shall provide dumpsters, portable toilets and temporary power for unrestricted project related use by others for the duration of the project.
- 16. Provide temporary chain link fencing, minimum 6'-0" high, around entire area of construction. Field verify exact location and specifications of fence with the construction manager prior to start of
- 17. Conform to all Building Codes and execute work only which is in conformance.
- 18. Coordinate with asbestos removal survey for any suspect elements prior to abatement and removal (typ). Any and all asbestos and / or lead paint discovered during demolition or construction must be reported to Architect and Owner immediately. See asbestos inspection survey and specification for
- 19. Provide adequate bracing and shoring of existing walls (bearing and non-bearing). Provide adequate
- 20. Contractor to remove, store, and protect existing non-attached, moveable cabinets, and furniture (typ). Coordinate with Owner for relocation or re-use.
- 21. Remove existing gypsum board / plaster partitions and associated utilities, electrical, mechanical,
- plumbing devices as indicated in the demolition plans. 22. Protect adjacent existing walls / partitions to remain.
- 23. Repair any exposed ends of masonry / wood / metal stud after demolition as required by plans.
- 24. Coordinate floor and adjacent wall repair / patch after existing masonry wall / gypsum board partition
- 25. Remove existing plaster and lath finish to bare stud. Remove any damaged furring as required and prepare area for installation of new furring as indicated.
- 26. Remove any associated utilities electrical, mechanical, plumbing devices as indicated in the demolition plans.

## **Demolition Floor Plan Keynotes**

- 01 (E) COLUMN. PROTECT.
- 02 (E) 8'-1" HIGH DISPLAY WALL to be REMAIN IN PLACE. PROTECT DURING FLOORING REPLACEMENT.
- OB PATCH (E) WALL TO MATCH (E).
- 04 8'-1" HIGH DISPLAY WALL W/ PAINTED GYP. BD. FINISH. REFER to C5/A-3.
- 05 6'-0" WIDE OPENING TO MATCH ADJACENT OPENING WIDTH. FIELD VERIFY.
- 06 8'-8" WIDE OPENING TO ALIGN W/ SOUTH OPENING. FIELD VERIFY
- OT INFILL (E) DOOR OPENING W/ WALL TO MATCH (E).
- 08 RELOCATE (E) DOUBLE DOORS TO THIS LOCATION. RE-USE (E) DOOR HARDWARE.
- 09 MODIFY (E) DESKTOP to FIT CORNER CONDITION.
- 10 UPPER STORAGE CABINETS.
- 11 (E) ELECTRICAL PANELS. MODIFY CIRCUITS AS REQ'D. FOR SHOWROOM LIGHTING & POWER.
- 13 (E) PORTION OF WALL to be REMOVED FOR NEW OPENING. PROTECT (E) MECH. LINEAR DIFFUSERS ABOVE DOOR OPENING.
- 14 LINE of (N) WALL. REFER TO FLOOR PLAN on SHEET A-2. 15 (E) TV to be REMOVED. PROTECT. RE-INSTALL IN REVISED LOCATION.
- 16 (E) ACCESSIBLE 60" TURNING RADIUS.

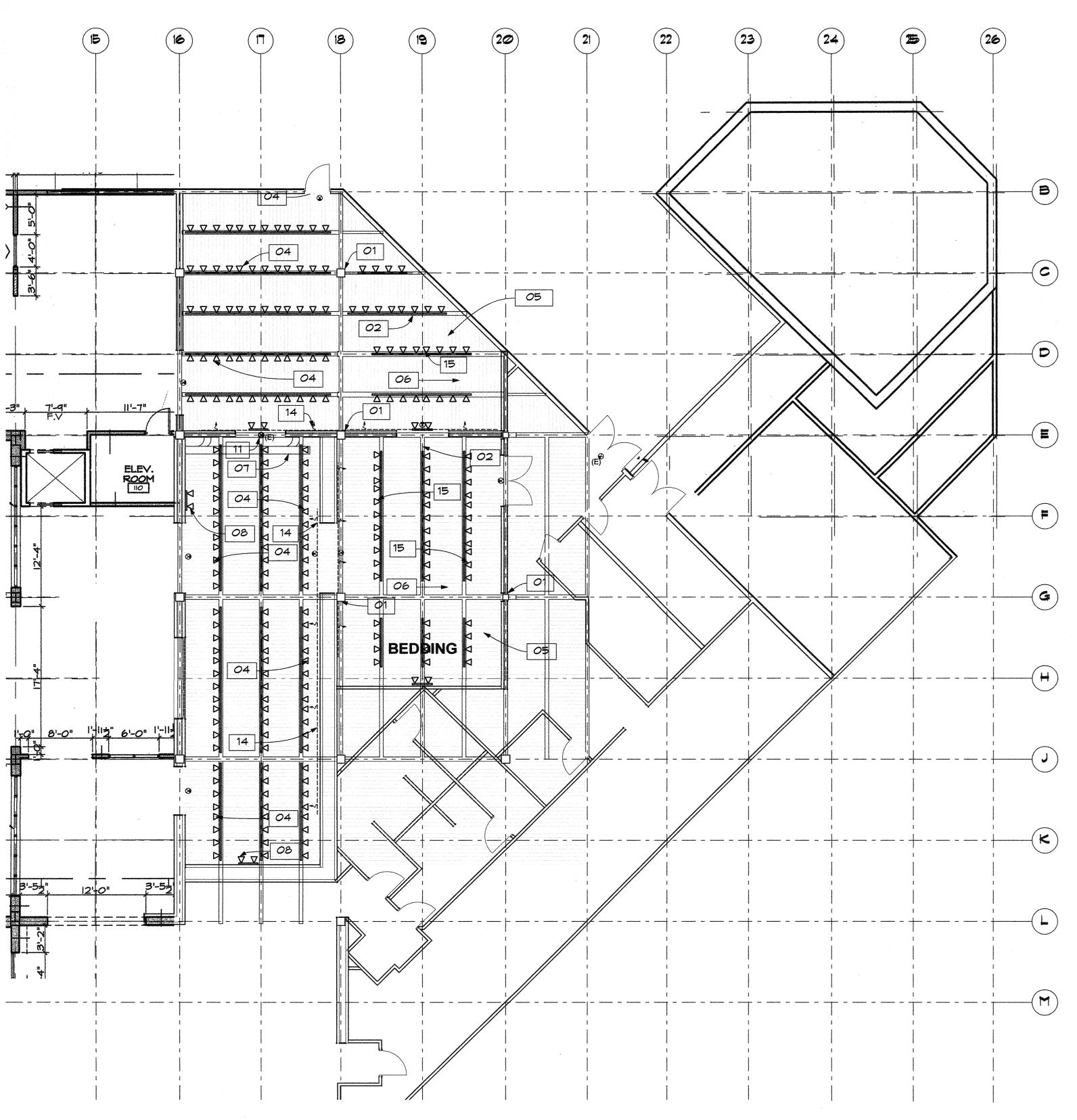
12 (E) POWER OUTLETS to be REMOVED.

- 17 INFILL WALL @ CORNER (MIN. LENGTH 1'-3".
- 18 (E) DOOR TO REMAIN. PROTECT.
- 19 END GRAIN WOOD FLOOR to MATCH (E).
- 20 REMOVE ALL STORAGE RACKS.
- 21 ADA COMPLIANT THRESHOLD @ OPENING (MAX. 1:12 SLOPE).

145 S. Olive St. Orange CA 92866

Revisions Job Number: 3/22/2012 1/4" = 1'-0" Scale: Checked by:

**A-1** 



Reflected Ceiling Plan SCALE: 1/8" = 1'-0"

### Reflected Ceiling Plan Keynotes

01 (E) COLUMN. PROTECT.

- 02 (E) STRUCTURAL BEAM to REMAIN. PROTECT.
- 03 (E) 2x DECKING to REMAIN.
- 04 (E) TRACK LIGHTING to REMAIN. PROTECT.
- 05 TRACE ALL ELECTRICAL CIRCUITS & IDENTIFY CONDUITS. REMOVE CONDUITS CONTAINING WIRING FEEDING (E) LIGHTING & POWER SPECIFIED to be REMOVED.
- 06 (E) 2x DECKING. FILL HOLES & REFURBISH. PAINT.
- 07 (E) MECHANICAL DUCTWORK to REMAIN. PROTECT.
- 08 (E) EMERGENCY LIGHT W/ DUAL LIGHTS & BATTERY PACK. PROTECT.
- 09 (E) WALL to be REMOVED.
- 10 (E) LIGHT FIXTURE to be REMOVED.
- 11 (E) EXIT SIGN to REMAIN. PROTECT.
- 12 (E) RETURN AIR PLENUM to be REMOVED.
- 13 (E) SUPPLY AIR PLENUM to be REMOVED.
- 14 (E) LINEAR DIFFUSER to REMAIN. PROTECT. 15 TRACK LIGHTING to MATCH (E).

### Wall Legend

(E) DBL. STUD WALL to REMAIN. PROTECT.

(E) DBL. STUD WALL w/ LINEAR DIFFUSER to REMAIN. PROTECT. (E) WALL to be REMOVED.

DBL STUD WALL. REFER to WALL TYPES. AREA of (E) FLOORING to be REMOVED o/ (E) CONC. SLAB. FILL ALL CRACKS, DIVOTS, ETC. for (N) FLOORING

Standard 115V duplex wall outlet. Mount at 18" a.f.f. u.n.o. 115V quadplex wall outlet. Mount at 18" a.f.f. u.n.o.

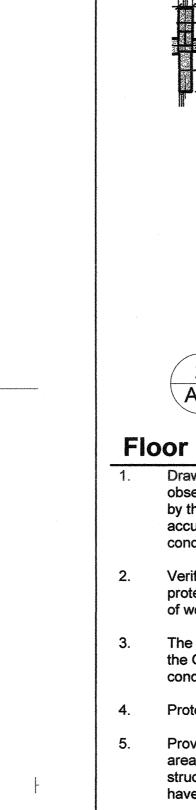
Surface mounted fixture

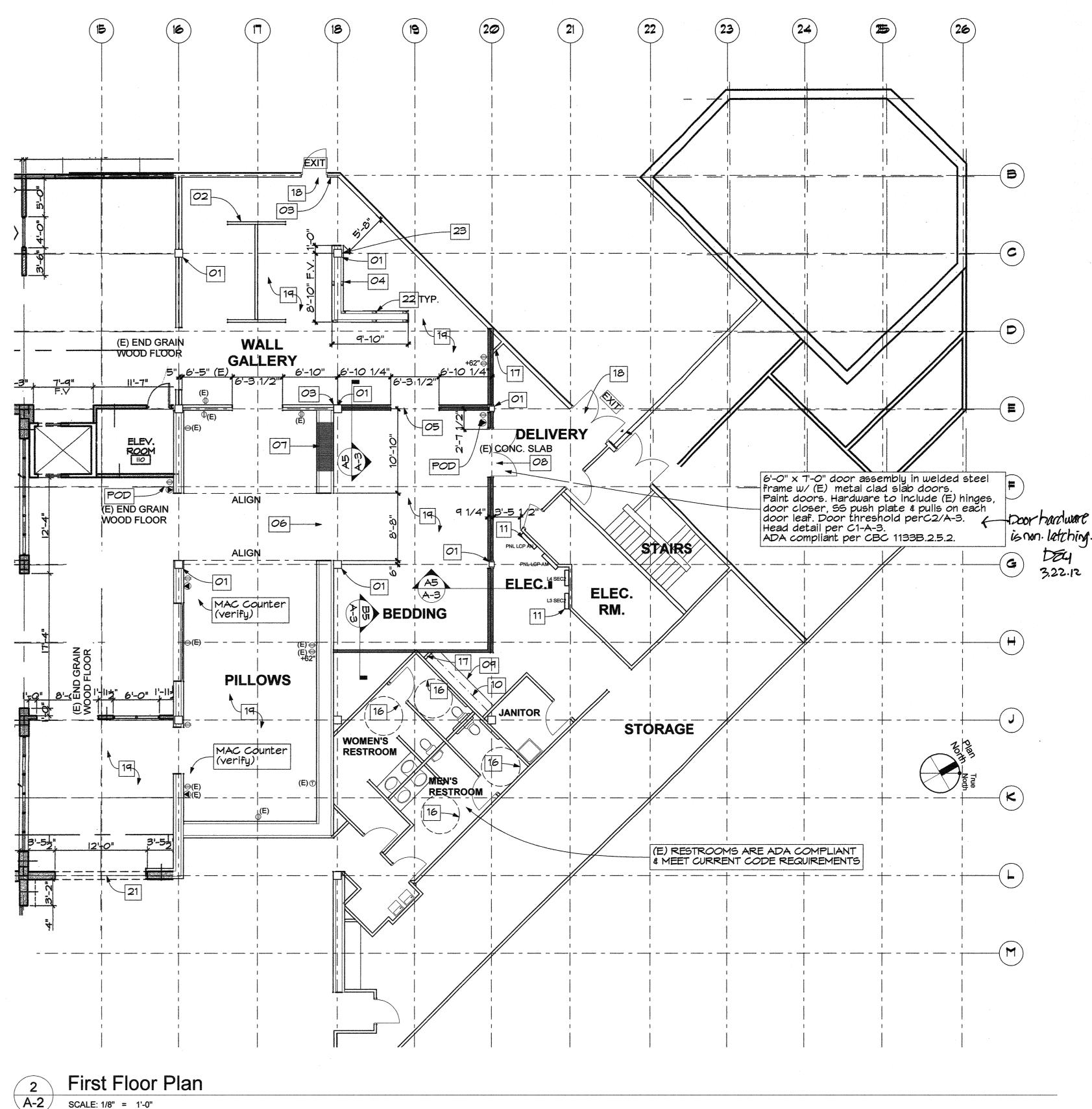
- Wall mounted exit sign (shaded area denotes direction of travel). Comply w/ Fire Dept. Notes 11-13 & Bldg. Dept. Note 14 on sheet T-1. Sign to have green letters on white acrylic background w/ battery backup.

### Computer data line

Dual emergency light wall pack

- Linear diffuser concealed in wall assembly. Match (E).
- Smoke detector (hard wired)
- Thermostat





## Floor Plan General Notes

Drawings of existing conditions have been compiled from existing data from field observations and from the Owner. Existing conditions have not been precisely surveyed by the architect. The architect makes no warranty, either expressed or implied, for the accuracy or completeness of the existing information recorded. Field verify all existing conditions. Notify the architect immediately of any discrepancy.

- Verify locations of existing electrical, plumbing, and mechanical utilities. Locate and protect utilities to remain. Disconnect, remove and cap designated utilities within the area of work.
- The floor plan keynotes are diagrammatic and general in nature. The intent is to illustrate the General Scope of work indicated unless noted otherwise. Field verification of existing conditions and specific quantities is the responsibility of the contractor.
- Protect adjacent spaces from damage during the progress of the work.
- Provide structural shoring required to maintain the structural integrity of the construction area and adjacent facilities. Cease operations and notify the architect immediately if the structure appears to be endangered. Do not resume operations until corrective measures
- Apply cementitious floor patch underlayment as required to fill all dings, nail holes and
- Apply self levelling, high strength cementitious floor patch over existing portions of concrete slab that is removed for end grain wood flooring.
- 8. Refer to General Notes on Sheet T-1.
- 9. Verify stud size to accommodate for all fixtures and accessories. Provide blocking and all required structural support.
- 10. Verify clearances and mounting heights of all accessible devices. Notify the architect in case of discrepancy or if in need of clarification.
- 12. Electrical, mechanical and plumbing drawings to be prepared by General Contractor for additional information. Coordinate the locations of lighting fixtures, mechanical ducts and diffusers, etc., with structural elements, plumbing, fire sprinkler lines, etc. Notify the architect immediately in case of discrepancy.

## Floor Plan Keynotes

- 01 (E) COLUMN. PROTECT.
- 02 (E) 8'-1" HIGH DISPLAY WALL to be REMAIN IN PLACE. PROTECT DURING FLOORING REPLACEMENT.
- 03 PATCH (E) WALL TO MATCH (E).
- 04 8'-1" HIGH DISPLAY WALL W/ PAINTED GYP. BD. FINISH. REFER to C5/A-3.
- 05 6'-0" WIDE OPENING WATCH ADJACENT OPENING WIDTH. FIELD VERIFY.
- 06 8'-8" WIDE OPENING X 8'-0" HIGH to ALIGN W/ SOUTH OPENING. FIELD VERIFY.
- OT INFILL (E) DOOR OPENING W/ WALL TO MATCH (E).
- 08 RELOCATE (E) DOUBLE DOORS TO THIS LOCATION. RE-USE (E) DOOR HARDWARE.
- OP MODIFY (E) DESKTOP to FIT CORNER CONDITION. INSTALL AT ACCESSIBLE HEIGHT OF 34" MAX / 30" MIN. PER OWNER REQ'TS. MIN. WIDTH 36" \*46" ACCESSIBLE AT COUNTER.
- 10 UPPER STORAGE CABINETS.
- 11 (E) ELECTRICAL PANELS. MODIFY CIRCUITS AS REQ'D. For SHOWROOM LIGHTING & POWER.
- 12 (E) POWER OUTLETS to be REMOVED.
- 13 (E) PORTION OF WALL to be REMOVED FOR NEW OPENING. PROTECT (E) MECH. LINEAR DIFFUSERS ABOVE DOOR OPENING. 14 LINE of (N) WALL. REFER TO FLOOR PLAN on SHEET A-2.
- 15 (E) TV to be REMOVED. PROTECT. RE-INSTALL IN REVISED LOCATION.
- 16 (E) ACCESSIBLE 60" TURNING RADIUS.
- 17 INFILL WALL @ CORNER (MIN. LENGTH 1'-3".
- 18 (E) DOOR TO REMAIN. PROTECT.
- 19 END GRAIN WOOD FLOOR to MATCH (E).
- 20 REMOVE ALL STORAGE RACKS.
- 21 ADA COMPLIANT THRESHOLD @ OPENING (MAX. 1:12 SLOPE).
- 22 LOW WALL SUPPORT @ 4'-0"OC by NOFLEX. MODEL #052M72, 2" POST X 6'-0" HIGH. Per attached Report. 23 SCREW METAL STUDS to (E) COLUMN.

**A-2** 

3/22/2012

as noted

eno

8

Revisions

Job Number:

Checked by:

Scale:

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