

CITY OF SANTA ANA

BUILDING PERMIT WORKSHEET

PLEASE PRINT

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

PROJECT ADDRESS: <u>200 W. SANTA ANA</u>		SUITE: <u>500</u>	SAPIN # <u>10173124</u>	
USE OF BUILDING:	RESIDENTIAL	<u>COMMERCIAL</u>	INDUSTRIAL	OTHER
				2011-99005 MASTER ID#
NATURE OF WORK:	NEW	ADD	<u>ALTER/T.I.</u>	DEMO
REROOF REPAIR SIGN MISC				
NEW/ADDITION/ALTERATION:				
1ST FL..	_____ SF	BASEMENT: YES/NO	_____ SF	NO. OF STORIES: _____
2ND FL..	_____ SF	PATIO/ENCL. PATIO:	_____ SF	BLDG. HEIGHT: _____
TOTAL OF OTHER FLS:	_____ SF	RES. REMODEL:	_____ SF	PROPOSED USE: _____
GARAGE/CARPORT:	_____ SF	ALTER/T.I.:	<u>6,035</u> SF	
JOB DESCRIPTION (non-residential projects see reverse side of this application): <u>TENANT IMPROVEMENT -</u>				
<u>NEW WALLS, DOORS, CABINETS. ADDING RESTROOMS FOR MEN'S & WOMEN'S.</u>				
<u>ALL NON-BEARING WALLS. NO ADDED BUILDING S.F.</u>				
BUILDING OWNER'S NAME: <u>BIRCHER ANDERSON PROPERTIES</u>			PHONE NO: <u>714 245-9455</u>	
ADDRESS: <u>200 W. SANTA ANA, STE 555</u>	CITY: <u>SANTA ANA</u>	STATE: <u>CA</u>	ZIP: <u>92701</u>	
TENANT'S NAME (Comm/Ind): <u>GSA</u>			PHONE NO:	
CONTRACTOR'S NAME: <u>CREW</u>		STATE CONTR. #:	LICENSE CLASS:	PHONE NO:
ADDRESS:		CITY:	STATE:	ZIP:
WORKERS COMP. POLICY#:	EXP. DATE:	INSURANCE COMPANY:	SANTA ANA BUS. LIC. #:	
ARCHITECT/ENGINEER: <u>JOHN MARZUCA OF FRASIER MCGILLIVRAY ASSOC.</u>		STATE LICENSE #: <u>CL10C</u>	PHONE NO: <u>714 307-6883</u>	
ADDRESS: <u>8302 MADISON AVE</u>		CITY: <u>MIDWAY CITY</u>	STATE: <u>CA</u>	ZIP: <u>92655</u>
CONTACT NAME: <u>FRASIER MCGILLIVRAY</u>			PHONE NO: <u>714 307-6883</u>	
E-MAIL ADDRESS: <u>FRASIER@FMACORP.COM</u>			FAX NO: <u>714 897-5952</u>	

OFFICE USE ONLY: ACC OR SPC (CIRCLE ONE) 4 HRS PER FH BLDG. FEE \$ _____

OCC. GROUP: _____ RECEIPT #: 58121 P/C FEE PD \$ 1809.10

TYPE OF CONSTR: _____ VALUATION: \$ 300,000.00 SUBMITTAL DATE: 8-9-11

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

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 checked="" type="checkbox"/> Partition walls |
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Rated corridors |
| <input type="checkbox"/> Canopy | <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 checked="" type="checkbox"/> Interior demo | <input type="checkbox"/> Walk-in coolers |
| <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 & Building Agency
 Permits & Plan Check Section
 20 Civic Center Plaza
 P.O. Box 1988 (M-19)
 Santa Ana, CA 92702
 (714) 647-5800
 www.santa-ana.org

ACCELERATED PLAN CHECK REQUEST

HO18.07-01-11

Project Address: 200 W Santa Ana Bl #500

Misc. Receipt: 58121 Processed By: [Signature] Plan Checked By: _____

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

Type of Plan Check: Building 10173124 Electrical _____
 Est. Hrs. 4 Actual 4 Est. Hrs. _____ Actual _____
 Plumbing _____ Mechanical _____
 Est. Hrs. _____ Actual _____ Est. Hrs. _____ Actual _____

Owner/Representative Signature: [Signature]

Print Name: FRASER McLELLAN Date: 9-6-11

Telephone Number: (714) 307-6883 Fax Number: () _____

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

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

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

INTERNAL USE ONLY

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

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

JOB ADDRESS: 200 W Santa Ana #500
 TRACKING #: 10173124 DATE: 9-6-11

FOR PLANCHECK STATUS CALL (714) 647-5800

PLEASE INITIAL EACH ITEM BELOW

- 1 I agree to pay a plancheck fee established for this project with the understanding that this payment is not a guarantee that a permit will be issued and that this fee is not refundable once a plancheck has commenced.
- 2 I understand that I may request an "Accelerated Plancheck" at an additional cost to me. This plancheck will be performed by an in-house plan checker with the intention of reducing plancheck time for the Building & Safety Division.
- 3 I understand that the project valuation (from which plancheck and permit fees are calculated) will be reviewed during the plancheck process and that said valuation shall be adjusted up or down in accordance with established fee computation regulations.
- 4 I understand that I shall submit **separate plans, applications and plancheck fees** for the following when plan check is required:
 - a. Electrical Plans - 2 complete sets
 - b. Plumbing Plans - 3 complete sets
 - c. Mechanical Plans - 2 complete sets
 - d. Grading Plans - 3 complete sets
- 5 I understand that I shall visit the Public Works Department to verify whether a field inspection of the property is required. I understand that prior to the issuance of the Building permit I am required to obtain Public Works Agency approval if my project valuation exceeds \$30,000 or has added plumbing fixtures, or added bedrooms, or exceeds 500 sq.ft.

AGREED TO BY APPLICANT OR AGENT

Applicant's Signature: [Signature]

Print Name FRASIER McQUELLAN Address 8302 MADISON AVE MIDWAY CITY CA

Telephone Number 714 307-0883 Fax 714 897-5952

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

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

PERMIT TECHNICIAN [Signature]



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.: 2011-99005

Application Number: NONR-2011-492-TI

Project Address: 200 W Santa Ana Blvd Unit# 500

Application Date: 09/06/2011

Planner/Project Manager: Perry, Lynnette

Determination: Approved

Application Description: Expanding existing unit 500 into 550 & 555: Adding demising walls, locker rooms, add non-bearing partitions, realign ceiling and mechanical systems

Dev Rev Project Conditions:



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TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10173124	
PROJECT ADDRESS:	200 W Santa Ana Blvd Unit# 500	
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714 647-5831
		FAX: 714 647-5897
TYPE OF CONSTRUCTION:	I A, SPK	
OCCUPANCY CLASSIFICATION(S):	B	
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:
APPLICATION	9/6/2011	
INITIAL REVIEW	9/7/2011	
EXPIRATION	3/4/2012	
RECHECKS:	1. 2. 3.	PROJECT APPLICANT CONTACT PERSON: Fraser McClellan
VALUATION:	\$300,000.00	TEL: (714)897-3382
FLOOD ZONE:	X-0602320276J	FAX: (714)897-5952
		EMAIL: Fraser@FMAcorp.com

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

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

6/ This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information. Please refer to mark up sets of drawings.

7. The applicant shall obtain clearances/approvals for the following prior to building permit issuance:

- Planning Division approval on the corrected/final set of drawings (647-5804.) Previously approved plans should be submitted to expedite the process.
- Fire Department approval on the corrected/final sets of drawings (647-5839 or 647-5700)
- Police Department approval on the corrected/final set of drawings (647-5840)
- Public Works Agency approval (647-5039)
- Proof of Worker's Compensation Insurance shall be required at the time of permit issuance

0.12
2/11
8. Provide a note on the drawings to clarify use of proposed floor. *BEFORE GOVERNMENT*

0.K
7/1
9. Label and note hourly fire rating of:- Stair enclosures - Exit passageways -Elevator Lobby (Check for missing fire rating of doors) *ADDED TO FLOOR PLAN & KEY EXIT PLAN ON SHEET A-1*

✓ 10. Plans shall indicate how required structural and fire resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems. CBC Section 106.1.1 and CBC Chapter 7. Note on the plans the ICC Research Report number, U.L. number, State Fire Marshal number, or approval number of another agency accepted by
WILL NOTE ON CORR SHEET & REVISIONS

✓ 11. Interior floor finishes shall show compliance with CBC Section 804. *NOTE ON CORR SHEET*

12. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors and provide number of exits required by CBC Sections 1015, 1016 and CBC Section 1019.1. Minimum of two exit enclosure is required for this floor. *EXISTING BUILDING, PATH TO TWO OUTSIDE STAIRWELLS TO BE MARKED WITH PAINT SIGNING ON CONC. ALTERNATE MEANS.*

?
13. Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants. *ALL AREAS ARE "B" OCCUPANCY EXCEPT FOR CONF. ROOM*
ADD TABLE *TABLE ADDED ON A-1*

?
14. The length of a common path of egress travel in Group B, F and S occupancies shall not be more than 100', provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. CBC Section 1014.3. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors *SEE 12 ABOVE*

? 15. CBC Section 1015.2.1. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served. *FULLY SPRINKLERED ALL EXIT SYSTEMS COMPLY EXCEPT FOR SFLCAMP EXIT*

? 16. Existing through parking garage is not permitted. Revise location of exit signs. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Sections 1018 through 1023 and the applicable requirements of Sections 1003 through 1013. *EXISTING CONDITION*

? *LITTLE* → 17. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 with an occupancy in Group B, shall have a maximum travel distance of 100'. *EXISTING CONDITION ONE SMOKE-JET COMPLIES*

? 18. CBC Section 1020.1. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. *EXISTING TWO HOUR SMIRKS NOTED*

✓ 19. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions. *NOTED ON PLANS*

✓ 20. Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required exit without passing through the elevator lobby. [SFM]. *COMPLY WITH, CHANGED PLANS FOR CORRIDOR*

21. CBC Section 1017.3, Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20' in length. Except:

- In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed 50'. *LESS THAN 50' NOTE ON EXISTING PLAN ON A-1*

22. Revise door schedule to show compliance with required fire rating of doors located in the corridor area. *DOUBLE*

23. Provide a complete architectural section of 1-HR. corridor detailing fire resistive rated construction of the walls and ceilings. Detail all duct and other penetrations CBC Sections 708.4, 1017.1, 715.1, Table 715.4 & 716.5.4. *CORRIDOR IS NOT NEEDED. IT IS TWO FULL HEIGHT LITUS FROM FLOOR TO FLOOR FIRE RATED. ALL PENETRATIONS SHALL BE DAMPPED*

24. Provide on the drawings a complete door schedule, showing:

- Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)
- Fire-rating of door assembly complying with CBC Section 715 Opening Protection
- Note smoke seal (in accordance with CBC Section 715.4.3, required for doors forming part of the one-hour exit corridor envelope)
- Show compliance with the City of Santa Ana's Security Ordinance (Contact the Santa Ana Police Department Crime Prevention Section by telephoning 714-647-5840)

NOTES ADDED ON A-1 DOWN NORTH

- 25. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the edge for interior doors. CBC Section 1126A.3.2. *ALL DOORS SHALL MEET REQUIREMENT, REFERENCE 3/HC-1 KEY NOTE 43 ADDED TO A-1*
- 26. CBC Section 1127B.3, All building entrances that are accessible to and usable by persons with disabilities shall be identified with a least one standard sign and with an additional directional signs, as required, to be visible to persons along approaching pedestrian ways. *NOTE ON COMM SHEET TO BE STRUCK OUT ADDED*
- 27. CBC Section 1133B.2.6, Required the bottom 10" of all doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. *~~NOTE ON COMM SHEET TO BE STRUCK OUT~~ NOTE ADDED "DOOR NOTED" ON A-1*
- 28. CBC Section 1133B.4.4, The upper approach and the lower tread of each interior stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and close to (not more than 1" from) the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip-resistant as the other treads of the stairs. *NOTE PART EXISTING CONDITION COMPLIES*
- 29. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings. *INDICATED ON ELECTRICAL DRAWINGS, WILL ADD NOTE ON CS*
- 30. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable. *NOTE ADDED ON COMM SHEET*
- 31. **Drawings submitted to the Building Division for review shall provide the following information to insure compliance with CBC Section 1134B/Chapter 11B:**
 - An accessible entrance
 - An accessible route to the altered area
 - Accessible restrooms
 - Accessible telephone (if any)
 - Accessible drinking fountains, and
 - Parking, signage and alarms
- 32. Please complete accessibility from to acknowledge full compliance with Section 1134B/Chapter 11B. Provide cross reference from floor plan to accessibility details.
- 33. At every entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in CBC Sections 1117B.5 and 1127B.3. Please Identify path of travel from public bus stop to entrance of building.
- 34. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide, complying with the CBC Section 1133B.8.5. **Please provide drawings to clarify location of vehicular way to check compliance for required detectable warning.**

FP

Specify and ACCESS COMPLIANCE DRAWING

Detectable Warning Product Approval. Only approved Division of the State Architect, Access Compliance (DSA/AC) approved detectable warning products and directional surfaces shall be installed in accordance with CBC Section 1133B.8.5.

35. Refer to the attached parking handout for additional plan check comments. Revise the drawings to show compliance.

36. **Provide parking space identification in accordance with CBC Section 1129B.4 including:**

- Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.

- An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.

- Provide assurance on the drawings that existing signage language reflects the paragraph above.

37. Plumbing facilities shall be provided in accordance with the California Plumbing Code (CPC) Section 412.0 and CPC Table 4-1. Provide occupant load numbers and show compliance with Table 4-1. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided. *ADDED ON STREET A-1*

38. Provide enlarged and legible drawings to show accessible shower rooms. *ADDED ON AD-2*

39. Reception area to be wheelchair accessible (60" diameter circle) CBC Section 1123B. Refer to the attached handout on Access to Employee Areas. Provide compliance on the drawings. *SITING ON A-1 & KEY-NOTE 45 ADDED*

40. CBC Section 1122B.1. Where counter are provided, at least 5 percent, but never less than one, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28 to 34" high. Show break room, reception room, mail room is accessible *ALL COUNTERS MIN 34" TO TOP*

41. Minimum of 1% of lockers to be accessible. Section 1115B.8.5 of CBC. *NOTE ADDED TO FINISHED PLAN ON AD-2*

42. CBC Sections 1115B and 1210. Sanitation facility toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within 2' of the front and sides of urinals and water closets shall be similarly finished to a height of 4'. *NOTED ON 1 AD-1*

43. CBC Section 1607.7. Provide complete grab bar details on the drawings showing compliance with CBC Section 1115B.8 including structural strength to support a 250 pound point load.

44. CBC Section 1115B.4.3 Item 4. Note on the drawings hot water and drain pipes under lavatory shall be insulated. *NOTE ON REFLECTIVE*

45. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided. *ADDED SHEET A-1*

46. Ensure sanitary facilities comply with CBC Section 1115B.8.1 and that the bottom of the mirror is no higher than 40" from the floor. *NEED ON FURNITURE*

47. Drinking fountains serving the area of new work shall be accessible. CBC Section 1115B.4.6 and California Plumbing Code Section 406.5. *NO DRINKING FOUNTAINS ON FLOOR*

48. Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical Code (CMC) requirements for each type of use.

Note on drawings:

NOTE ON CUMULATIVE

- Provide mechanical ventilation for each area/room in accordance with the 2010 California Mechanical Code.

49. Show/note LIGHTING requirements on the plans in accordance with CBC and California Electrical Code requirements for each type of use.

Note on drawings:

NOTE ON CUMULATIVE

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

ADDED SHEET

50. Provide complete structural calculations and drawings for suspended ceiling systems showing compliance with CBC Sections 711.3.1, 803.9, 1613, and 1705 (special inspections) and ASTM C635 and ASTM C636. The reflected ceiling plan and details must show compliance with CBC Sections 711.3.1, 803, 1613, and 1705 (special inspection) for suspended ceiling systems.

51. Note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308) *NOTE ADDED ON A-3 AND DETAIL E/AD-1*

52. Provide a live load sign for storage rooms to limit the floor loading to 50psf.

SIGN TO BE ADDED



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TENANT IMPROVEMENT PLAN CHECK COMMENTS

PLAN CHECK NO:	10173124	
PROJECT ADDRESS:	200 W Santa Ana Blvd Unit# 500	
PLAN CHECK ENGINEER:	Mazarji, Zac	TEL: 714 647-5831
		FAX: 714 647-5897
TYPE OF CONSTRUCTION:	I A, SPK	
OCCUPANCY CLASSIFICATION(S):	B	
PLAN CHECK DATES:		REMARKS/RECHECK ITEMS:
APPLICATION	9/6/2011	
INITIAL REVIEW	9/7/2011	
EXPIRATION	3/4/2012	
RECHECKS:	1.	PROJECT APPLICANT CONTACT PERSON: Fraser McClellan
	2.	
	3.	
VALUATION:	\$300,000.00	TEL: (714)897-3382
		FAX: (714)897-5952
FLOOD ZONE:	X-0602320276J	EMAIL: Fraser@FMAcorp.com

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 CITY OF SANTA ANA AMENDMENTS**

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ARCHITECTURAL STRUCTURAL
 ACCEPTED FOR CONSTRUCTION

6. This review does not include mechanical, plumbing, fire sprinkler system, or electrical work. Separate plans, applications, fees, plan checks, and permits are required for mechanical, plumbing, fire sprinkler systems, and electrical work. Call 647-5800 for information. Please refer to mark up sets of drawings.
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 - Fire Department approval on the corrected/final sets of drawings (647-5839 or 647-5700)
 - Police Department approval on the corrected/final set of drawings (647-5840)
 - Public Works Agency approval (647-5039)
 - Proof of Worker's Compensation Insurance shall be required at the time of permit issuance
8. Provide a note on the drawings to clarify use of proposed floor.
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10. Plans shall indicate how required structural and fire resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems. CBC Section 106.1.1 and CBC Chapter 7. Note on the plans the ICC Research Report number, U.L. number, State Fire Marshal number, or approval number of another agency accepted by
11. Interior floor finishes shall show compliance with CBC Section 804.
12. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors and provide number of exits required by CBC Sections 1015, 1016 and CBC Section 1019.1. Minimum of two exit enclosure is required for this floor.
13. Note on the floor plan the use and occupancy load of each room and/or area. Relate each use to a CBC Table item. Note occupant loads which are the greater number based on CBC Section 1004 and Table 1004.1.1 or the actual number of occupants.
14. The length of a common path of egress travel in Group B, F and S occupancies shall not be more than 100', provided that the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. CBC Section 1014.3. Show location of two stairway enclosures for existing floor. Revise door schedule to show 90 minute doors

15. CBC Section 1015.2.1. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.
16. Existing through parking garage is not permitted. Revise location of exit signs. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. Sections 1018 through 1023 and the applicable requirements of Sections 1003 through 1013.
17. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 with an occupancy in Group B, shall have a maximum travel distance of 100'.
18. CBC Section 1020.1. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.
19. Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions.
20. Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms. In fully sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required exit without passing through the elevator lobby. [SFM].
21. CBC Section 1017.3, Dead ends. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20' in length. Except:
 - In occupancies in Groups B and F where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of dead-end corridors shall not exceed 50'.
22. Revise door schedule to show compliance with required fire rating of doors located in the corridor area.
23. Provide a complete architectural section of 1-HR. corridor detailing fire resistive rated construction of the walls and ceilings. Detail all duct and other penetrations CBC Sections 708.4, 1017.1, 715.1, Table 715.4 & 716.5.4.
24. **Provide on the drawings a complete door schedule, showing:**
 - Hardware complying with exiting and disabled accessibility requirements (CBC Sections 1008.1.8 and 1133B.2.5)
 - Fire-rating of door assembly complying with CBC Section 715 Opening Protection
 - Note smoke seal (in accordance with CBC Section 715.4.3, required for doors forming part of the one-hour exit corridor envelope)
 - Show compliance with the City of Santa Ana's Security Ordinance (Contact the Santa Ana Police Department Crime Prevention Section by telephoning 714-647-5840)

25. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the edge for interior doors. CBC Section 1126A.3.2.
26. CBC Section 1127B.3, All building entrances that are accessible to and usable by persons with disabilities shall be identified with a least one standard sign and with an additional directional signs, as required, to be visible to persons along approaching pedestrian ways.
27. CBC Section 1133B.2.6, Required the bottom 10" of all doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
28. CBC Section 1133B.4.4, The upper approach and the lower tread of each interior stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and close to (not more than 1" from) the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip-resistant as the other treads of the stairs.
29. CBC Section 1006, Requires means of egress from all occupied parts of the building be provided with at least 1' candle of light at floor level. Show compliance on the drawings.
30. If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems, as part of the fire-protective signaling system, shall be designed and installed in accordance with NFPA 72 as amended in CBC Chapter 35. CBC Section 1007.9, check with the Fire Department when, how, and where applicable.
31. **Drawings submitted to the Building Division for review shall provide the following information to insure compliance with CBC Section 1134B/Chapter 11B:**
 - An accessible entrance
 - An accessible route to the altered area
 - Accessible restrooms
 - Accessible telephone (if any)
 - Accessible drinking fountains, and
 - Parking, signage and alarms
32. Please complete accessibility from to acknowledge full compliance with Section 1134B/Chapter 11B. Provide cross reference from floor plan to accessibility details.
33. At every entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in CBC Sections 1117B.5 and 1127B.3. Please Identify path of travel from public bus stop to entrance of building.
34. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide, complying with the CBC Section 1133B.8.5. **Please provide drawings to clarify location of vehicular way to check compliance for required detectable warning.**

Detectable Warning Product Approval. Only approved Division of the State Architect, Access Compliance (DSA/AC) approved detectable warning products and directional surfaces shall be installed in accordance with CBC Section 1133B.8.5.

35. Refer to the attached parking handout for additional plan check comments. Revise the drawings to show compliance.
36. **Provide parking space identification in accordance with CBC Section 1129B.4 including:**
 - Each parking space reserved for persons with physical disabilities shall be identified by a reflecting sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade and shall be un-obscured by a parked vehicle. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250." Spaces complying with CBC Section 1129B.3, Item 2 shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility.
 - An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17" by 22" in size with lettering not less than 1" in height, with clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Santa Ana Police Department at (714) 245-8665. CVC 22658a.
 - Provide assurance on the drawings that existing signage language reflects the paragraph above.
37. Plumbing facilities shall be provided in accordance with the California Plumbing Code (CPC) Section 412.0 and CPC Table 4-1. Provide occupant load numbers and show compliance with Table 4-1. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided.
38. Provide enlarged and legible drawings to show accessible shower rooms.
39. Reception area to be wheelchair accessible (60" diameter circle) CBC Section 1123B. Refer to the attached handout on Access to Employee Areas. Provide compliance on the drawings.
40. CBC Section 1122B.1. Where counter are provided, at least 5 percent, but never less than one, of each type of station shall be located at a section of counter that is at least 36" long and no more than 28 to 34" high. Show break room, reception room, mail room is accessible
41. Minimum of 1% of lockers to be accessible. Section 1115B.8.5 of CBC.
42. CBC Sections 1115B and 1210. Sanitation facility toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within 2' of the front and sides of urinals and water closets shall be similarly finished to a height of 4'.
43. CBC Section 1607.7. Provide complete grab bar details on the drawings showing compliance with CBC Section 1115B.8 including structural strength to support a 250 pound point load.
44. CBC Section 1115B.4.3 Item 4. Note on the drawings hot water and drain pipes under lavatory shall be insulated.

45. Provide a table on the drawings showing number of employees by gender, the number of each type of fixture required and the number of each type of fixture provided.
46. Ensure sanitary facilities comply with CBC Section 1115B.8.1 and that the bottom of the mirror is no higher than 40" from the floor.
47. Drinking fountains serving the area of new work shall be accessible. CBC Section 1115B.4.6 and California Plumbing Code Section 406.5.
48. Show/note ventilation requirements on the plans in accordance with the CBC and California Mechanical Code (CMC) requirements for each type of use.

Note on drawings:

- Provide mechanical ventilation for each area/room in accordance with the 2010 California Mechanical Code.

49. Show/note LIGHTING requirements on the plans in accordance with CBC and California Electrical Code requirements for each type of use.

Note on drawings:

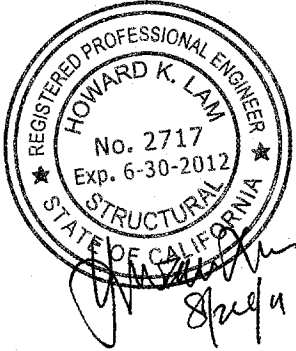
- CBC Section 1205.3, Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10'candles (107 lux) over the area of the room at a height of 30" above the floor level.

50. Provide complete structural calculations and drawings for suspended ceiling systems showing compliance with CBC Sections 711.3.1, 803.9, 1613, and 1705 (special inspections) and ASTM C635 and ASTM C636. The reflected ceiling plan and details must show compliance with CBC Sections 711.3.1, 803, 1613, and 1705 (special inspection) for suspended ceiling systems.
51. Note ICC Research Report Number on the drawings for the suspended ceiling system. (ICC Report Number 1308)
52. Provide a live load sign for storage rooms to limit the floor loading to 50psf.



PROJECT GSA - suite 500
CLIENT Fraser McClellan
LOCATION Santa Ana, California
ITEM Cover

JOB # 1110238
DATE 8/24/2011
ENGINEER R. Bishoff
SHEET #



Structural Calculations

For

GSA - suite 500
200 W. Santa Ana
Santa Ana, California

RECEIVED

SEP 06 2011

City of Santa Ana

10173124

Project For:

Fraser McClellan
8302 Madison Avenue
Midway City, California
92655



PROJECT GSA - suite 500
CLIENT Fraser McClellan
LOCATION Santa Ana, California
ITEM Table of Contents

JOB # 1110238
DATE 8/24/2011
ENGINEER R. Bishoff
SHEET #

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PROJECT GSA - suite 500
CLIENT Fraser McClellan
LOCATION Santa Ana, California
ITEM Spec

JOB # 1110238
DATE 8/24/2011
ENGINEER R. Bishoff
SHEET #

G:\111110233 - Park Tower Santa Ana\ENG\Temp\Engineering - GSA Suite 500.xls\Spec

Specifications

Code: CBC 2010 edition (California Building Code)

Occupancy Category: II

Importance Factor: 1.00

Seismic Design Category: D

Site Class: D (2010 CBC 1613.5.2)

Wind: (N/A) Basic Wind Speed 85 mph, Exposure B

Soil: Allowable Soil Pressures, Bearing 1500 psf
(2010 CBC 1806) Passive 100 psf
Active 35 psf
Friction 0.3

Lumber: Douglas fir-larch, Grades as noted in calculations.

Concrete: Slabs and footings (Residential), $F'c = 2500$ psi @ 28 Days
Slabs and footings (Commercial), $F'c = 3000$ psi @ 28 Days
Retaining walls and Beams, $F'c = 3000$ psi @ 28 Days

Reinforcing Steel: ASTM A615, 40 ksi for # 4 Bars and Smaller
60 ksi for # 5 Bars and Greater

Concrete Block: ASTM C90, Grade N, Medium Weight, Solid Grout
Specified compressive strength of masonry ($f'm = 1,850$ psi)

Structural Steel: Structural Steel Welding to be per AWS D1.1 Specifications
All Welding to be done in an approved fabricators shop
in accordance with CBC Section 1701.7



PROJECT GSA - suite 500
 CLIENT Fraser McClellan
 LOCATION Santa Ana, California
 ITEM Location Response Accelerations

JOB# 1110238
 DATE 8/24/2011
 ENGINEER R. Bishoff
 SHEET #

PROJECT LOCATION / RESPONSE ACCELERATIONS

USGS Seismic Hazard Curves and Uniform Hazard Response Spectra

Conterminous 48 States

ASCE 7 Standard, Minimum Design Loads for Buildings and Other Structures

Latitude = 33.749331
 Longitude = -117.869153

Spectral Response Accelerations Ss and S1

Ss and S1 = Mapped Spectral Acceleration Values
 Site Class D

Period (sec)	Maximum Sa (g)
0.2	1.390 (Ss)
1.0	0.495 (S1)

Spectral Response Accelerations SMs and SM1

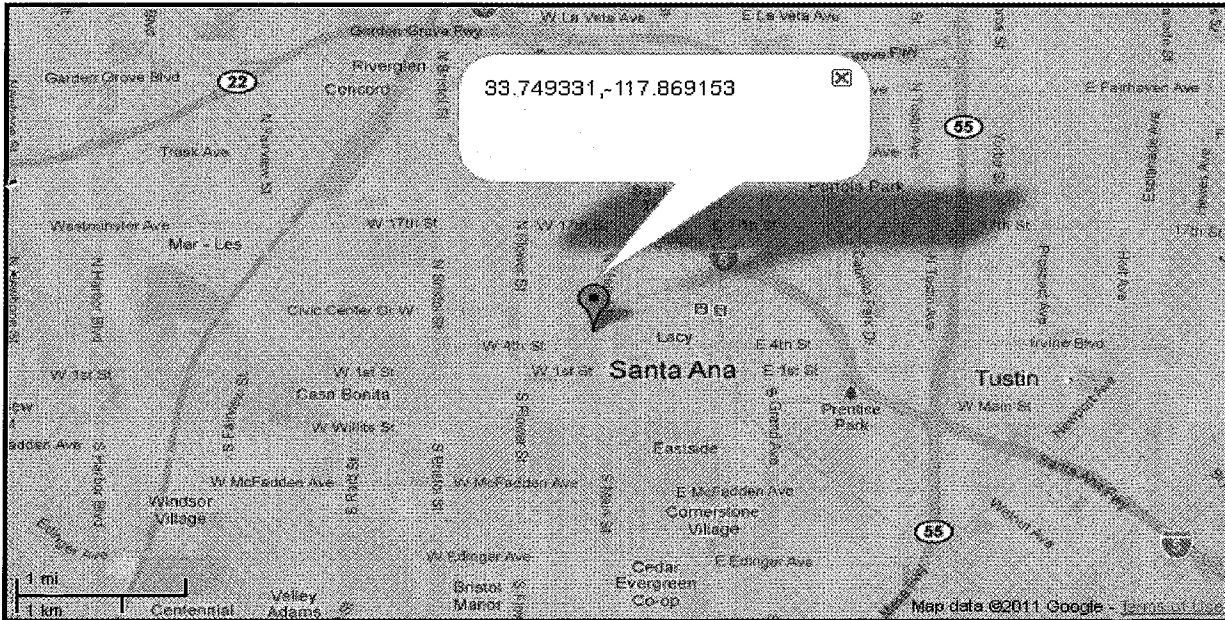
SMs = Fa x Ss and SM1 = Fv x S1
 Site Class D - Fa = 1.0 ,Fv = 1.5

Period (sec)	Maximum Sa (g)
0.2	1.390 (Sms)
1.0	0.744 (Sm1)

Design Spectral Response Accelerations SDs and SD1

SDs = 2/3 x SMs and SD1 = 2/3 x SM1
 Site Class D - Fa = 1.0 ,Fv = 1.505

Period (sec)	Maximum Sa (g)
0.2	0.927 (SDs)
1.0	0.496 (SD1)





PROJECT GSA - suite 500
 CLIENT Fraser McClellan
 LOCATION Santa Ana, California
 ITEM Seismic Coefficient

Page 3
 JOB # 1110238
 DATE 8/24/2011
 ENGINEER R. Bishoff
 SHEET #

INPUT DATA

Average Roof Height From Ground h = 131.00 ft
 Component Attachment Height z = 63.00 ft <---- Mounted to 6th Floor Level

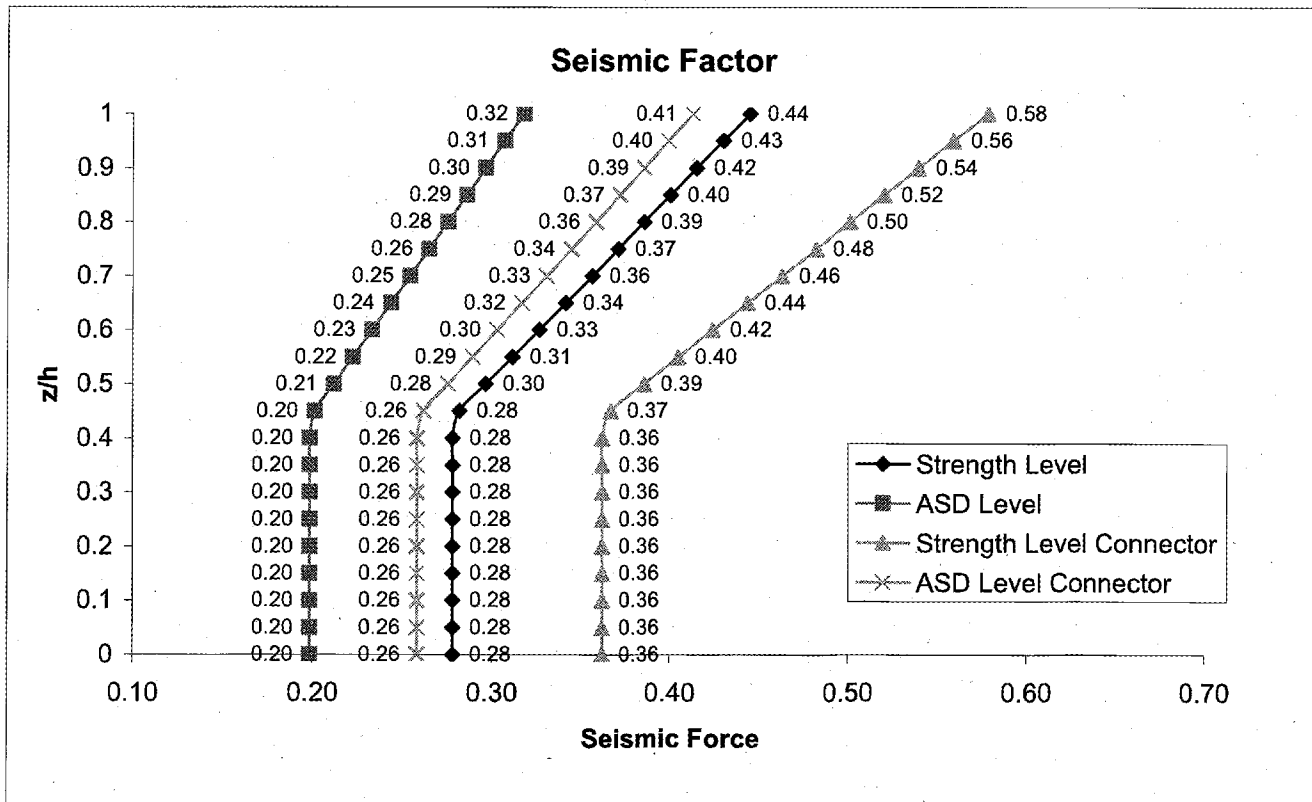
Component Amplification Factor a_p = 1.00 ASCE 7-05 Table 13.5-1 or 13.6-1
 Component Response Modification R_p = 2.50 ASCE 7-05 Table 13.5-1 or 13.6-1
 Short Period Spectral Acceleration S_{ds} = 0.927
 Component Importance Factor I_p = 1.00 ASCE 13.1.3

ANALYSIS

$$F_p = \text{Max} \left[0.3S_{DS}I_pW_p, \text{Min} \left[\frac{0.4a_pS_{DS}I_pW_p}{R_p} \left(1 + 2\frac{z}{h} \right), 1.6S_{DS}I_pW_p \right] \right]$$

$F_p = \text{Max}(0.28, \text{Min}(0.29, 1.48)) = 0.291 W_p$ Strength Level

$F_p = \text{Max}(0.2, \text{Min}(0.21, 1.06)) = 0.208 W_p$ ASD Level





PROJECT	GSA - suite 500	JOB #	1110238
CLIENT	Fraser McClellan	DATE	8/24/2011
LOCATION	Santa Ana, California	ENGINEER	R. Bishoff
ITEM	Floor Load Sheet	SHEET #	

LOADS *Floor Load Sheet*

Dead Load - Typical Floor
(see original desing drawings)

Component	Load (lbs/sq.ft.)
Finish Flooring /Ceiling /Mechanical	5
3" x 18 Ga. Deck w/ 4.5" HR Conc. Fill	73
Subtotal for Slab Design	78 lbs/sq.ft.

Live Load

Component	Load (lbs/sq.ft.)	
Design Office Live Loads	50 lbs/sq.ft.	<u>Reducible</u>
Partitions	15	
	65 lbs/sq.ft.	
Movable Partition	110 lbs/ft.	<u>Non-Reducible</u>

FROM ORIGINAL DRAWINGS

VERTICAL DEAD LOADS (IN ADDITION TO WEIGHT OF STRUCTURE)	
OFFICE AREAS	
CEILING AND MECHANICAL	5 PSF.
PARTITIONS	20 PSF.
VERTICAL LIVE LOADS (WITH CODE ALLOWABLE AREA REDUCTION U.N.D.)	
ROOF	20 PSF.
OFFICE AREAS	50 PSF.
STAIRS	100 PSF.
PARKING	50 PSF.

15psf per current code allowance



PROJECT _____
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 ITEM _____

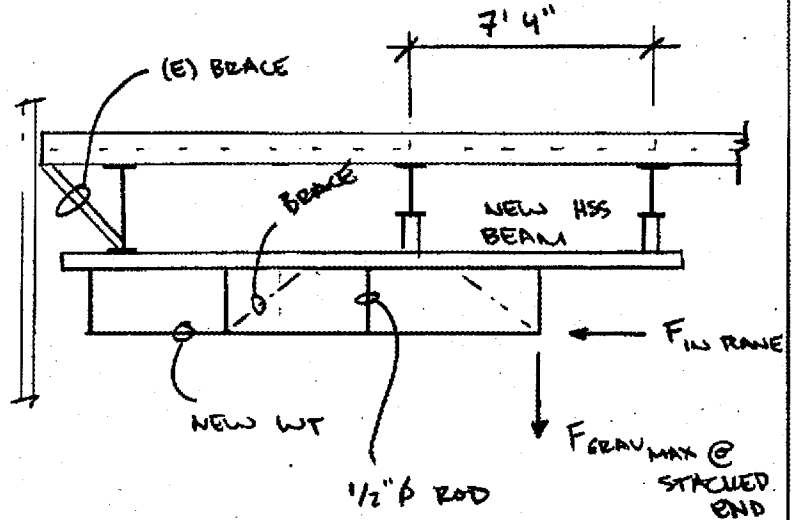
ENGINEER _____
 DATE _____
 JOB# _____
 SHEET# _____

HANGING FOLDING PARTITION

$F_{GRAV} = 12' \times 10' \times 11 \text{ PSF}$
 MAX
 $= 1320 \#$ (@ STACKED)

$F_{IN-PLANE} = 849 \#$ (SEE PREV)

$F_{OUT-PLANE} = 424 \#$ (SEE PREV)



MEMBERS

HSS

WORST CASE: PL/4

$M_{MAX} = 1320 \# \times 7.34' / 4 = 2.42 \text{ k'}$

TRY HSS 6x4x 1/4

$M_r / \Omega = 19.6 \text{ k'}$ >> 2.42 k' → OK ✓

$\Delta_{MAX} = \frac{1320 \# (7.34' \times 12)^3}{48 (29 \times 10^6) (20.9 \text{ in}^4)} = 0.031 \text{''}$ → OK ✓ BY INSPECTION

USE: HSS 6x4x 1/4

RODS

$T_{MAX} = 1320 \#$ → TRY 1/2" φ A307 RODS

$T / \Omega = \text{MIN OF: } A_n \times F_u / \Omega = 0.147 (58) / 2 = 4.12 \text{ k}$
 $A_g \times F_y / \Omega = 0.196 (36) / 1.67 = 4.23 \text{ k}$

4.12 k >> 1.32 k → OK ✓
 → RUPTURE GOVERNS

USE: 1/2" φ A307 MIN RODS



PROJECT _____
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WT

$$W = 11 \text{ PSF} \times 10' = 110 \text{ PLF}$$

$$M_{WT} = \frac{110 \text{ PLF} \times (4')^2}{8} = 220 \text{ #}' = 0.22 \text{ k}'$$

PER AISC F9

$$I_x = 7.71 \text{ in}^4$$

$$I_y = 18.3 \text{ in}^4$$

$$Z_x = 3.48 \text{ in}^3$$

$$J = 0.291 \text{ in}^4$$

$$S_x = 1.93 \text{ in}^3$$

$$d = 4.87 \text{ in}$$

$$B = -1.06 \text{ (F9-5)}$$

$$M_n = M_{cr} = \frac{\pi \sqrt{EI_y GJ}}{L_b} [B + \sqrt{1 + B^2}] = 11.72 \text{ k}' \rightarrow \text{OK} \checkmark$$

USE: WT 5 x 16.5

OUT-OF-PLANE BRACE

$$F_{BRACE} = \sqrt{2} (424 \text{ #}) = 600 \text{ #}$$

$$L_{BRACE} = \sqrt{2} (13.5 - 6'' \text{ DECK} - 10' \text{ CEILING}) = 4.23' = 50.76''$$

TRY $\angle 2\frac{1}{2} \times 2\frac{1}{2} \times \frac{3}{16}$

$$r_x = 0.771 \text{ in} \rightarrow L/r_x = 65 < 80 \quad A = 0.90 \text{ in}^2$$

$$KL/r = 72 + 0.75(65) = 121.4$$

$$F_c = \pi^2 (29 \times 10^4) / 121.4^2 = 19.55 \text{ ksi} > 0.44 (F_y)$$

$$P_{cr} = 0.90 \text{ in}^2 (0.658^{(\frac{36}{19.6})}) 36 = 15 \text{ kips} >> 0.6 \text{ k}$$

USE $2\frac{1}{2} \times 2\frac{1}{2} \times \frac{3}{16}$ BRACE



PROJECT _____
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ENGINEER _____
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IN-PLANE BRACES

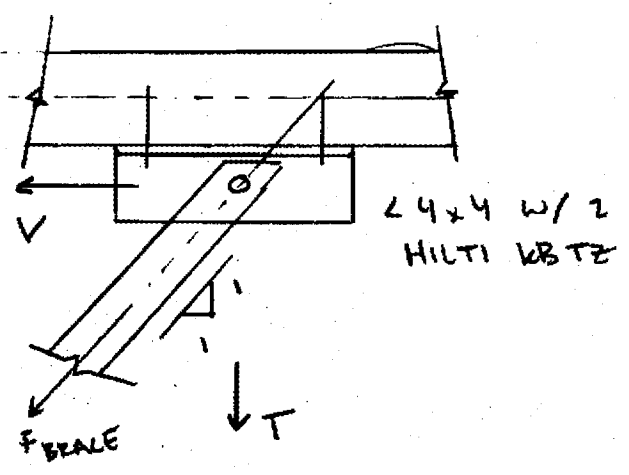
BY INSPECTION - IN-PLANE BRACES ARE SHORTER FOR COMPRESSION
 & SHARE TOTAL LOAD B/W TWO BRACES — ON ✓

USE: $\angle 2\frac{1}{2} \times 2\frac{1}{2} \times \frac{3}{16}$ BRACE

ANCHORAGE

$F_{BRACE} = 600 \#$
 $T = V = \frac{600}{\sqrt{2}} = 424 \#$

SEE ATTACHED HILTI CALCS (ON) ✓



USE: (2) $\frac{1}{2}$ " ϕ HILTI KB T2

www.hilti.us

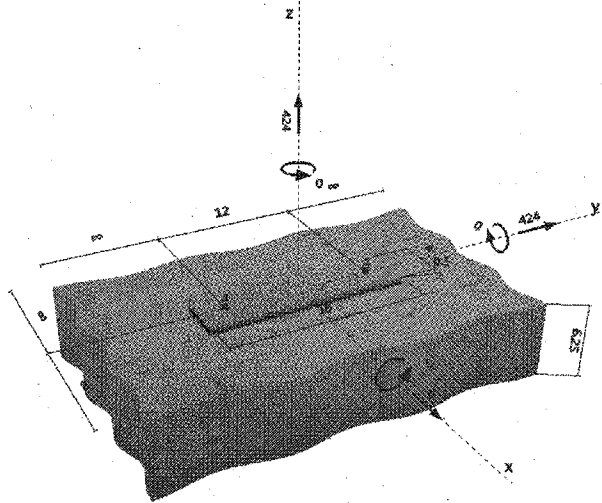
Company: Brandow & Johnston, Inc.
 Specifier: RB
 Address:
 Phone | Fax: - | -
 E-Mail:

Page: 1
 Project: GSA - Suite 500
 Sub-Project | Pos. No.: FMA
 Date: 8/24/2011

Specifier's comments: Brace Anchors for Partition

Input data

Anchor type and diameter: Kwik Bolt TZ - CS, 1/2 (2)
Effective embedment depth: $h_{ef} = 2.000$ in., $h_{nom} = 2.625$ in.
Material: Carbon Steel
Evaluation Service Report: ESR 1917
Issued | Valid: 5/1/2011 | -
Proof: design method ACI 318 / AC 193
Stand-off installation: $e_o = 0.000$ in. (no stand-off); $t = 0.500$ in.
Anchor plate: $l_x \times l_y \times t = 4.000 \times 16.000 \times 0.500$ in. (Recommended plate thickness: not calculated)
Profile: no profile
Base material: cracked concrete, 2500, $f'_c = 2500$ psi; $h = 6.250$ in.
Reinforcement: tension: condition B, shear: condition B; no supplemental splitting reinforcement present
 edge reinforcement: none or < No. 4 bar
Seismic loads (cat. C, D, E, or F): yes (D.3.3.6)

Geometry [in.] & Loading [lb, in.-lb]

Proof I Utilization (Governing Cases)

Loading	Proof	Design values [lb]		Utilization [%]	Status
		Load	Capacity	β_N/β_V	
Tension	Concrete Breakout Strength	424	938	45 / -	OK
Shear	Pryout Strength	424	1010	- / 42	OK
Loading	β_N	β_V	ζ	Utilization $\beta_{N,V}$ [%]	Status
Combined tension and shear loads	0.452	0.420	5/3	50	OK

Fastening meets the design criteria!



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PROFIS Anchor 2.2.1

Company: Brandow & Johnston, Inc.
Specifier: RB
Address:
Phone | Fax: - | -
E-Mail:

Page: 2
Project: GSA - Suite 500
Sub-Project | Pos. No.: FMA
Date: 8/24/2011

Remarks; Your Cooperation Duties

- Any and all information and data contained in the Software concern solely the use of Hilti products and are based on the principles, formulas and security regulations in accordance with Hilti's technical directions and operating, mounting and assembly instructions, etc., that must be strictly complied with by the user. All figures contained therein are average figures, and therefore use-specific tests are to be conducted prior to using the relevant Hilti product. The results of the calculations carried out by means of the Software are based essentially on the data you put in. Therefore, you bear the sole responsibility for the absence of errors, the completeness and the relevance of the data to be put in by you. Moreover, you bear sole responsibility for having the results of the calculation checked and cleared by an expert, particularly with regard to compliance with applicable norms and permits, prior to using them for your specific facility. The Software serves only as an aid to interpret norms and permits without any guarantee as to the absence of errors, the correctness and the relevance of the results or suitability for a specific application.
- You must take all necessary and reasonable steps to prevent or limit damage caused by the Software. In particular, you must arrange for the regular backup of programs and data and, if applicable, carry out the updates of the Software offered by Hilti on a regular basis. If you do not use the AutoUpdate function of the Software, you must ensure that you are using the current and thus up-to-date version of the Software in each case by carrying out manual updates via the Hilti Website. Hilti will not be liable for consequences, such as the recovery of lost or damaged data or programs, arising from a culpable breach of duty by you.



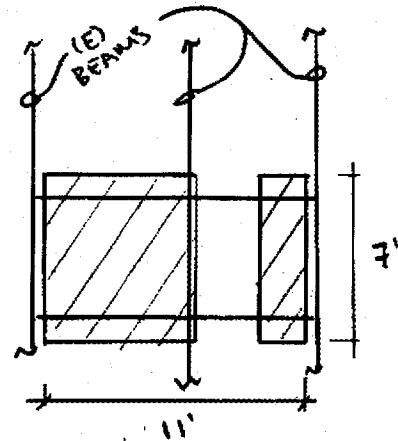
PROJECT _____
 CLIENT _____
 LOCATION _____
 ITEM _____

ENGINEER _____
 DATE _____
 JOB# _____
 SHEET# _____

HIGH DENSITY FILE LOADS

FILE DIMENSIONS

$W \times D \times H = 11' \times 7' \times 7'$ HIGH
 ↳ 7.33' LOADED WITH FILES



TWO RAIL SYSTEM

↳ 2010 CBC 1607
 RAIL LL $\approx (33 \text{ PCF} \times 7') \times 7'/2 = 809 \text{ PLF}$
 RAIL DL $\approx 200 \text{ PLF}$

FILE RAILS EXCEED DECK CAPACITY

TRY W10 x 12 BEAMS

$L = 7' 4'' \rightarrow L_b = 18''$ (BRACED BY R TO DECK)
 $M_a = 1009 \text{ PLF} \times 7.33'^2 / 8 = 6.78 \text{ k}'$ $R_{XN} = \frac{1009 \times 7.33'}{2} = 3.69 \text{ k}$
 $M_n / \Omega = 31.2 \text{ k}'$ (AISC TABLE 3-10) $\gg 6.78 \text{ k}'$ — OK

RAIL LOADS TO (E) FRAMING FOR RAM

RAIL DL RAM = $200 \times (7.33' / 11') = 133 \text{ PLF}$ (USE 200)
 RAIL LL RAM = $809 \times (7.33' / 11') = 539 \text{ PLF}$ (USE 809)

NO OFFICE LL UNDER FILE LOADS - SEE RAM

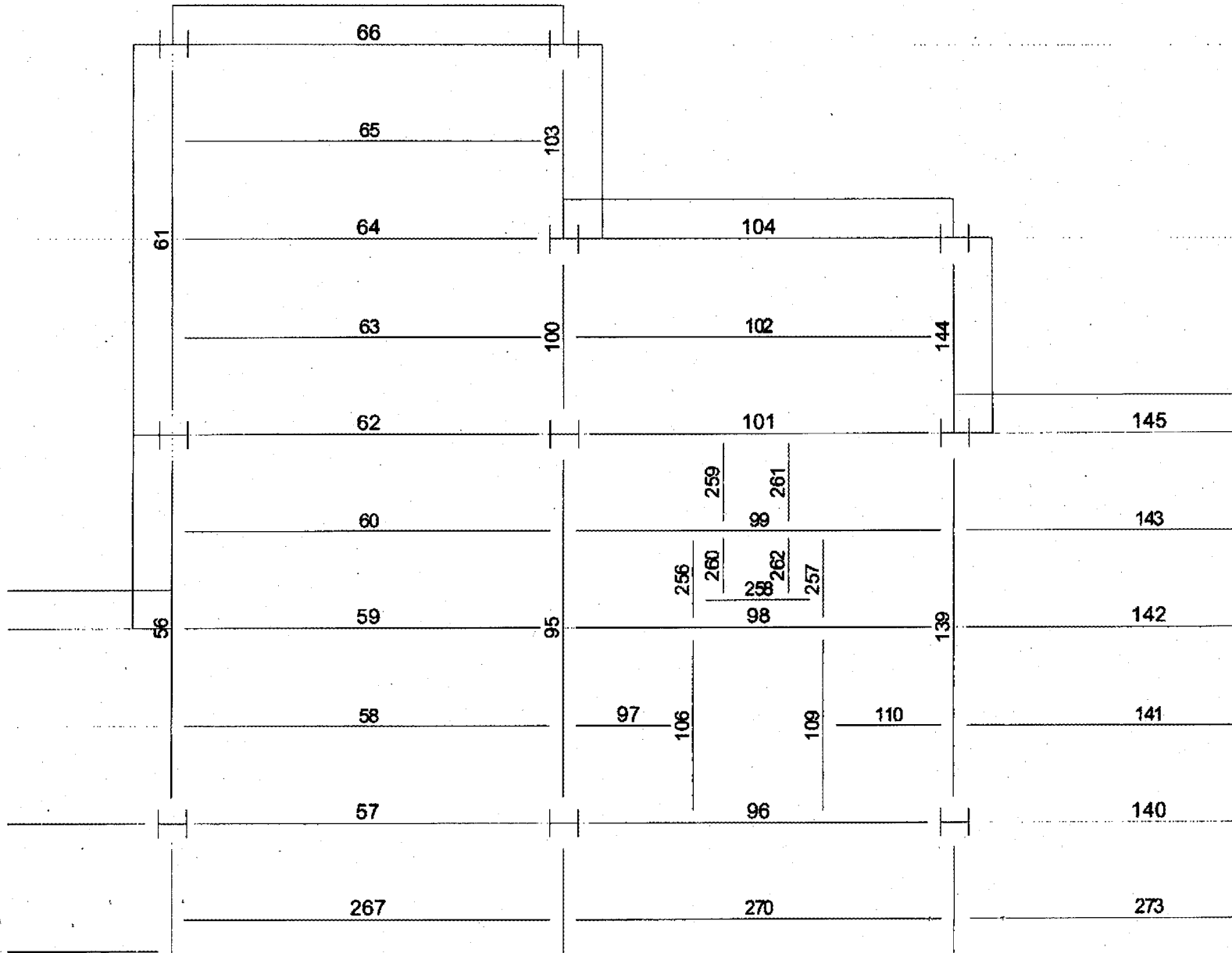


RAM Steel v14.03.02
DataBase: 200W Santa Ana Blvd With Ramps
Building Code: IBC

Floor Map
BEAM NO.'S

08/24/11 17:58:42
Steel Code: AISC360-05 ASD

Floor Type: Park 5





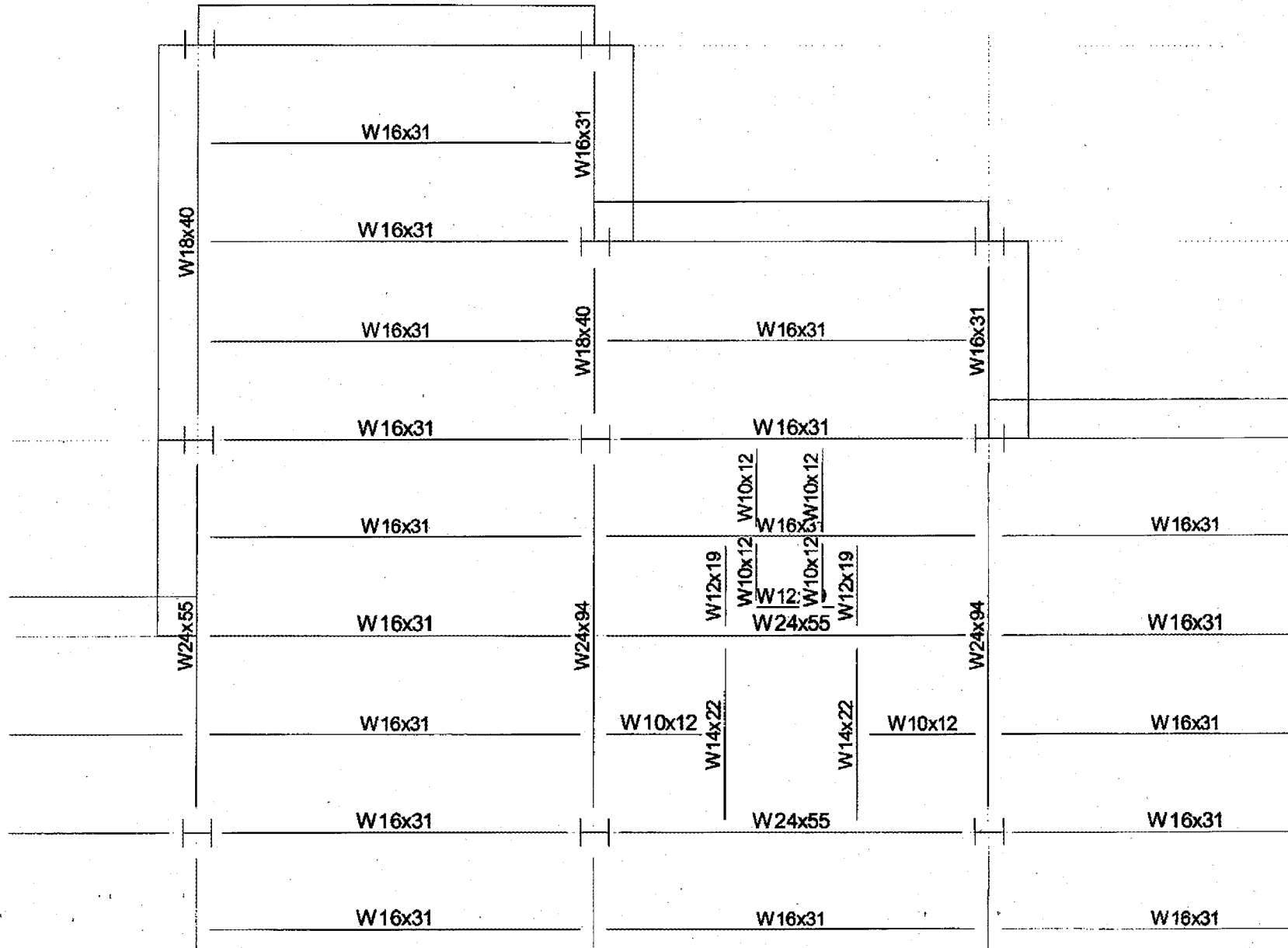
RAM Steel v14.03.02
DataBase: 200W Santa Ana Blvd With Ramps
Building Code: IBC

Floor Map

BEAM DESIGNS

08/24/11 17:58:42
Steel Code: AISC360-05 ASD

Floor Type: Park 5





RAM Steel v14.03.02
 DataBase: 200W Santa Ana Blvd With Ramps
 Building Code: IBC

Floor Map - LOADS

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 08/24/11 17:58:42
 Steel Code: AISC360-05 ASD

Surface Loads



Label	DL psf	CDL psf	LL Reduction psf Type	CLL psf	Mass DL psf
Typical Parking	80.0	0.0	50.0 Reducible	0.0	80.0
Typical Tower	78.0	0.0	65.0 Reducible	0.0	73.0
Typical Tower No LL	78.0	0.0	0.0 Reducible	0.0	73.0

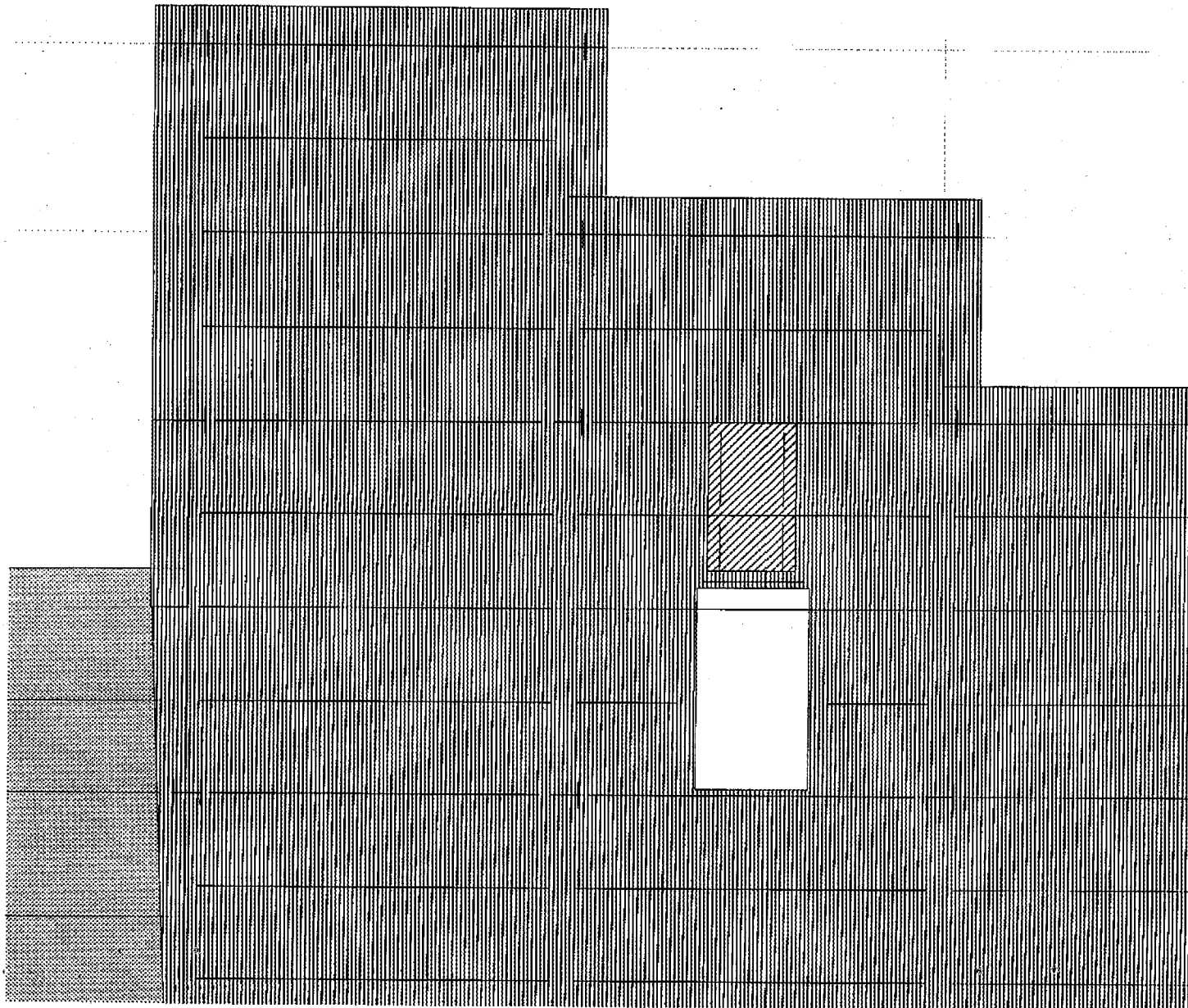


RAM Steel v14.03.02
DataBase: 200W Santa Ana Blvd With Ramps
Building Code: IBC

Floor Map - LOADS

08/24/11 17:58:42
Steel Code: AISC360-05 ASD

Floor Type: Park 5





Gravity Beam Design

RAM Steel v14.03.02.00
 DataBase: 200W Santa Ana Blvd With Ramps
 Building Code: IBC

08/24/11 17:58:42
 Steel Code: AISC360-05 ASD

Floor Type: Park 5 **Beam Number = 101** ← **DOESNT GOVERN**

SPAN INFORMATION (ft): I-End (75.00,-30.00) J-End (105.00,-30.00)

Beam Size (User Selected) = W16X31 $F_y = 36.0$ ksi
 Total Beam Length (ft) = 30.00

COMPOSITE PROPERTIES (Not Shored):

	Left		Right
Concrete thickness (in)	4.50		4.50
Unit weight concrete (pcf)	145.00		145.00
f_c (ksi)	3.00		3.00
Decking Orientation	perpendicular		perpendicular
Decking type	ASC 3W		ASC 3W
b_{eff} (in) =	90.00	Y bar(in) =	18.88
Mnf (kip-ft) =	403.56	Mn (kip-ft) =	256.42
C (kips) =	86.15	PNA (in) =	12.30
I _{eff} (in ⁴) =	1087.75	I _{tr} (in ⁴) =	1767.20
Stud length (in) =	4.50	Stud diam (in) =	0.75
Stud Capacity (kips) $Q_n = 17.2$ $R_g = 1.00$ $R_p = 0.60$			
# of studs: Full = 53 Partial = 15 Actual = 12			
Number of Stud Rows = 1 Percent of Full Composite Action = 22.73			

POINT LOADS (kips):

Dist	DL	CDL	RedLL	Red%	NonRLL	StorLL	Red%	RoofLL	Red%	PartL	CLL
12.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00
17.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	Snow	0.00	0.00

LINE LOADS (k/ft):

Load	Dist	DL	CDL	LL	Red%	Type	PartL	CLL
1	0.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	30.000	0.292	0.000	0.244			0.000	0.000
2	0.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	11.330	0.292	0.000	0.244			0.000	0.000
3	11.330	0.292	0.000	0.000	0.0%	Red	0.000	0.000
	18.330	0.292	0.000	0.000			0.000	0.000
4	18.330	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	30.000	0.292	0.000	0.244			0.000	0.000
5	0.000	0.031	0.031	0.000	---	NonR	0.000	0.000
	30.000	0.031	0.031	0.000			0.000	0.000

SHEAR: Max V_a (DL+LL) = 19.56 kips $V_n/1.50 = 62.96$ kips

MOMENTS:

Span	Cond	LoadCombo	M_a kip-ft	@ ft	Lb ft	Cb	Ω	M_n / Ω kip-ft
Center	PreCmp+	DL	4.1	15.1	0.0	1.00	1.67	97.01
	Init DL	DL	4.1	15.1	---	---		
	Max +	DL+LL	160.7	15.1	---	---	1.67	153.54
Controlling		DL+LL	160.7	15.1	---	---	1.67	153.54

REACTIONS (kips):

	Left	Right
Initial reaction	0.51	0.51
DL reaction	10.04	10.03
Max +LL reaction	9.52	9.47
Max +total reaction	19.56	19.49

→ $M_a > M_n \rightarrow$ REINFORCE

DEFLECTIONS:

Initial load (in)	at	15.00 ft	=	-0.060	L/D =	6018
Live load (in)	at	15.00 ft	=	-0.410	L/D =	878
Post Comp load (in)	at	15.00 ft	=	-0.792	L/D =	454
Net Total load (in)	at	15.00 ft	=	-0.852	L/D =	422



Gravity Beam Design

RAM Steel v14.03.02.00
 DataBase: 200W Santa Ana Blvd With Ramps
 Building Code: IBC

08/24/11 16:36:08
 Steel Code: AISC360-05 ASD

Floor Type: Park 5 **Beam Number = 99**

SPAN INFORMATION (ft): I-End (75.00,-37.50) J-End (105.00,-37.50)

Beam Size (User Selected) = W16X31 Fy = 36.0 ksi
 Total Beam Length (ft) = 30.00

COMPOSITE PROPERTIES (Not Shored):

	Left	Right
Concrete thickness (in)	4.50	4.50
Unit weight concrete (pcf)	145.00	145.00
Fc (ksi)	3.00	3.00
Decking Orientation	perpendicular	perpendicular
Decking type	ASC 3W	ASC 3W
beff (in) = 77.00	Y bar(in) = 18.58	
Mnf (kip-ft) = 400.25	Mn (kip-ft) = 256.19	
C (kips) = 86.15	PNA (in) = 12.30	
Ieff (in4) = 1063.25	Itr (in4) = 1719.34	
Stud length (in) = 4.50	Stud diam (in) = 0.75	
Stud Capacity (kips) Qn = 17.2 Rg = 1.00 Rp = 0.60		
# of studs: Full = 54 Partial = 25 Actual = 12		
Number of Stud Rows = 1 Percent of Full Composite Action = 22.48		

POINT LOADS (kips):

Dist	DL	CDL	RedLL	Red%	NonRLL	StorLL	Red%	RoofLL	Red%	PartL	CLL
10.000	0.59	0.11	0.18	0.0	0.46	0.00	0.0	0.00	0.0	0.00	0.00
12.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	0.0	0.00	0.00
12.330	0.55	0.03	0.00	0.0	2.10	0.00	0.0	0.00	0.0	0.00	0.00
17.330	0.80	0.05	0.00	0.0	3.03	0.00	0.0	0.00	0.0	0.00	0.00
17.330	0.55	0.03	0.00	0.0	2.10	0.00	0.0	0.00	0.0	0.00	0.00
20.000	0.58	0.11	0.19	0.0	0.43	0.00	0.0	0.00	0.0	0.00	0.00

LINE LOADS (k/ft):

Load	Dist	DL	CDL	LL	Red%	Type	PartL	CLL
1	0.000	0.292	0.000	-0.244	0.0%	Red	0.000	0.000
	11.330	0.292	0.000	0.244			0.000	0.000
2	11.330	0.495	0.000	0.000	0.0%	Red	0.000	0.000
	18.330	0.495	0.000	0.000			0.000	0.000
3	18.330	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	30.000	0.292	0.000	0.244			0.000	0.000
4	0.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	10.000	0.292	0.000	0.244			0.000	0.000
5	10.000	0.208	0.000	0.173	0.0%	Red	0.000	0.000
	11.330	0.208	0.000	0.173			0.000	0.000
6	11.330	0.005	0.000	0.004	0.0%	Red	0.000	0.000
	18.330	0.005	0.000	0.004			0.000	0.000
7	18.330	0.208	0.000	0.173	0.0%	Red	0.000	0.000
	20.000	0.208	0.000	0.173			0.000	0.000
8	20.000	0.292	0.000	0.244	0.0%	Red	0.000	0.000
	30.000	0.292	0.000	0.244			0.000	0.000
9	0.000	0.031	0.031	0.000	---	NonR	0.000	0.000
	30.000	0.031	0.031	0.000			0.000	0.000

SHEAR: Max Va (DL+LL) = 22.09 kips Vn/1.50 = 62.96 kips

MOMENTS:

Span	Cond	LoadCombo	Ma	@	Lb	Cb	Ω	Mn / Ω
			kip-ft	ft	ft			kip-ft
Center	PreCmp+	DL	5.5	15.1	0.0	1.00	1.67	97.01
	Init DL	DL	5.5	15.1	---	---	---	---
	Max +	DL+LL	188.4	15.2	---	---	1.67	153.41
Controlling		DL+LL	188.4	15.2	---	---	1.67	153.41

REINFORCE !



Gravity Beam Design

RAM Steel v14.03.02.00
DataBase: 200W Santa Ana Blvd With Ramps
Building Code: IBC

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08/24/11 16:36:08
Steel Code: AISC360-05 ASD

REACTIONS (kips):

	Left	Right
Initial reaction	0.65	0.64
DL reaction	10.76	10.73
Max +LL reaction	11.32	11.23
Max +total reaction	22.09	21.96

CHECK CONNECTION!

DEFLECTIONS:

Initial load (in)	at	15.00 ft	=	-0.081	L/D	=	4466
Live load (in)	at	15.00 ft	=	-0.523	L/D	=	688
Post Comp load (in)	at	15.00 ft	=	-0.946	L/D	=	380
Net Total load (in)	at	15.00 ft	=	-1.027	L/D	=	351



PROJECT: GSA - Suite 500
 CLIENT: FMA
 LOCATION: Santa Ana, California
 ITEM: Beam No. 99 Reinforcement

JOB # 1110171

DATE 4/27/2011

ENGINEER R. Bishoff

SHEET #

(FILE:G:\111110223 - Park Tower Santa Ana\ENGI\Temp\ASD Analysis W16x31 #99 Without Plate.xls)EG-1)

Beam/Gird: B (B/G) TA: 0 sf CL: 50 psf Fy: 36.00 ksi
 Int/Ext: I (I/E) R all: 0.0 % DL: 78 psf fc: 3.00 ksi
 L: 30.00 ft R max: 0.0 % LL: 65 psf Conc Wt: 110 pcf
 TW: 7.34 ft Red: 0.0 % RED LL: 65.0 psf Rib ht: 3.00 in
 t Conc: 3.25 in

I stud: 5.0 in
 q 1: 9.54 k/stud
 q 2: 7.65 k/stud
 q 3: 6.24 k/stud

CONC. LOADS	TA sf	CL psf	DL psf	Slud Spacing					a ft	Beta: M@a	1.34 N2	Reaction Left		Reaction Right			Live Load TA	
				LL psf	CL kips	DL kips	LL kips	CL				DL	LL	CL	DL	LL	Left	Right
P1				0.000	0.590	0.640	10.000	162.6	0	0.00	0.39	0.43	0.00	0.20	0.21	#N/A	#N/A	
P2				0.000	1.350	5.130	12.330	181.8	0	0.00	0.80	3.02	0.00	0.55	2.11	#N/A	#N/A	
P3				0.000	1.350	5.130	17.330	183.9	0	0.00	0.57	2.17	0.00	0.78	2.96	#N/A	#N/A	
P4				0.000	0.580	0.430	20.000	163.1	0	0.00	0.19	0.14	0.00	0.39	0.29	#N/A	#N/A	
P5				0.000	0.000	0.000			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

UNIFORM LOADS	TW ft	CL psf	DL psf	LL psf	CL k/ft	DL k/ft	LL k/ft	a ft	lw ft	TA sf	Reaction Left		Reaction Right			LL	Live Load	
											CL	DL	LL	CL	DL			LL
W1+BM WT				0.000	0.615	0.488	0.000	10.000	10.000	0	0.00	5.13	4.07	0.00	1.03	0.81	#N/A	#N/A
W2+BM WT				0.000	0.239	0.173	10.000	1.330	1.330	0	0.00	0.20	0.15	0.00	0.11	0.08	#N/A	#N/A
W3+BM WT				0.000	0.531	0.004	11.330	7.000	7.000	0	0.00	1.88	0.01	0.00	1.84	0.01	#N/A	#N/A
W4+BM WT				0.000	0.531	0.417	18.330	1.770	1.770	0	0.00	0.34	0.27	0.00	0.60	0.47	#N/A	#N/A
W5+BM WT				0.000	0.615	0.488	20.00	10.00	10.00	0	0.00	1.03	0.81	0.00	5.13	4.07	#N/A	#N/A

MEMBER #:	SECTION:	Mc:	Md:	Ml:	M:	Sreq:	@ x=	0.00 ft	15.60 ft	16.80 ft	15.60 ft	V(l):	21.59 kips	V(r):	21.64 kips	Eq LL TA(l):	#N/A sf	Eq LL TA(r):	#N/A sf
6	W16X31	0.0 k-ft	84.9 k-ft	99.6 k-ft	184.2 k-ft	92.1 in^3													

Reinf. Sections:	SECTION	b	t	AREA	DEPTH	x(section)		X(comb)	AX	AxD^2	SX	IX	Is(comb):	Ss(t-comb):	Ss(b-comb):
						W16X31	WF								
	W16X31			9.12	15.88	7.94	8.57	78.11	77.88	47.2	374.77		594.87 in^4	54.76 in^3	105.42 in^3
	WF			0.00	0.00	0.00	0.63	0.00	0.00	0.00	0.00				
	Plate	8"x5/8"	8.00	0.625	5.00	0.63	0.31	1.56	142.06	0.52	0.00				
	WT					0.00	0.63	0.00	0.00	0.00	0.00				
				14.12	16.51			79.68	219.94		374.93				

Equivalent X: 5.64 inches from bottom of combined section

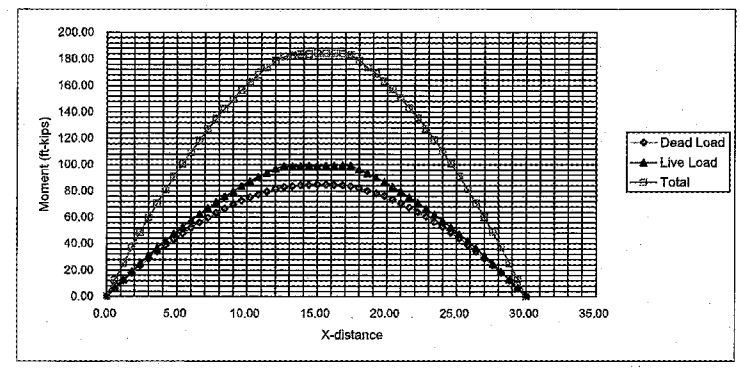
DEFLECTION
 Camber: 0.00 in
 Live Load: 0.35 in @
 M - Mc: 0.65 in @

STEEL ONLY	COMPOSITE SECTION - STRESS	EFFECTIVE SECTION - STRESS	EFFECTIVE SECTION - DEFLECTION
L/4: 90.0 in TW: 88.1 in b eff: 88.1 in	Bf: 5.53 in As: 14.12 in^2 Ys: 5.64 in Is: 594.9 in^4 Ss: 105.4 in^3 fs bottom: 15.63 ksi fs top: 13.95 ksi	n: 9.00 Ac': 31.81 in^2 Ytr: 16.37 in Itr: 2968 in^4 Str: 181.3 in^3 nSt: 4183 in^3	Vh: 254.2 kips Vh': 57.2 kips Ieff: 1721 in^4 Seff: 141.5 in^3 fs: 15.63 ksi fc: 0.53 ksi

Check Vibration
 Wdl: 21 kips
 Wll: 22.09 kips
 % of Wll: 10.00 %
 W: 23.35 kips
 f: 8.68 Hz

W16X31 6 studs/side
 ASTM A-36
 Camber 0.000 in

Beam Weight = 1440.2 lbs





PROJECT _____
 CLIENT _____
 LOCATION _____
 ITEM _____

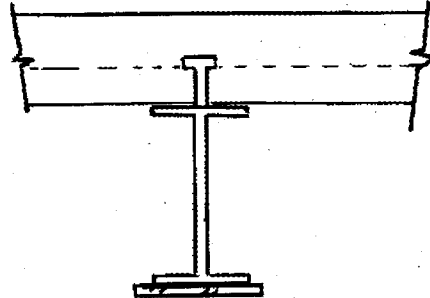
ENGINEER _____
 DATE _____
 JOB# _____
 SHEET# _____

BEAM COVER PLATE ATTACHMENT

BEAM 99 GOVERNS

BEAM LENGTH = 30'0"

PL = 8" x 5/8"



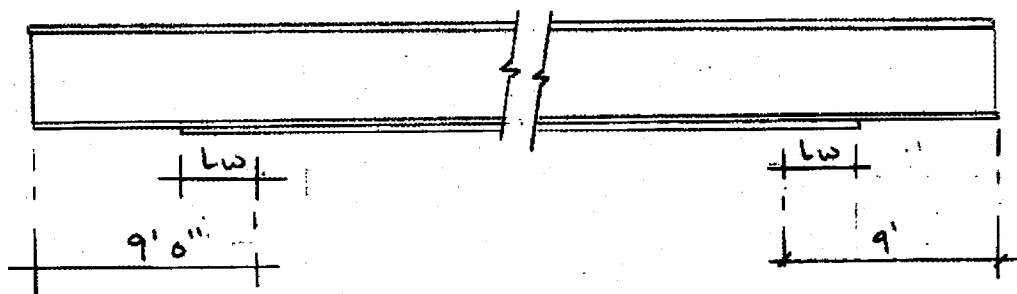
ASD DEMAND = 188.4 k' (SEE ATTACHED)

ASD CAP W/O PLATE = 153.41 k' (SEE RAM #99 OUTPUT)

FROM MOMENT DIAGRAM

M APPLIED ASD > 153 k' BETWEEN 9'0" & 21'0" *

* PLATE MUST BE FULLY DEVELOPED @ THESE LOCATIONS



WLD LENGTH

$$T_R \text{ MAX} = \frac{F_y A_s}{\phi} \times R_y = \frac{36 \text{ ksi} (8" \times 0.625")}{1.67} (1.3) = 140 \text{ k}$$

MATERIAL OVERSTRENGTH FACTOR
(CONSERVATIVE)

$$L_{WLD \text{ REQ}} = \frac{140 \text{ k}}{0.928 (2 \text{ SIDES}) (5/16" \text{ THICK})} = 15.1" \text{ BOTH SIDES}$$

USE: 18" OF 5/16" BOTH SIDES @ BOTH ENDS OF COVER PLATE



PROJECT _____
CLIENT _____
LOCATION _____
ITEM _____

ENGINEER _____
DATE _____
JOB# _____
SHEET# _____

CONNECTIONS

NEW BEAM

$$R_{XN} \text{ MAX ASD} = 3.69 \text{ K} \quad (\text{SEE PREV})$$

CHECK 2 - 3/4" ϕ A325 SC BOLTS & 3/8" A36 R

$$\begin{aligned} V_n / \Omega R &= 0.6 F_y A_n / \Omega \\ &= 0.6 (36) (3/8 \times 9 \text{ MIN}) / 1.5 = 48.6 \text{ K} \rightarrow \text{OK} \end{aligned}$$

$$\begin{aligned} R_n / \Omega \text{ BOLTS} &= 7.58 \text{ K/BOLT} \times 2 = 14.8 \text{ K} \rightarrow \text{OK} \\ &\quad \rightarrow \text{TABLE 7-3} \\ &\quad \text{SC} \end{aligned}$$

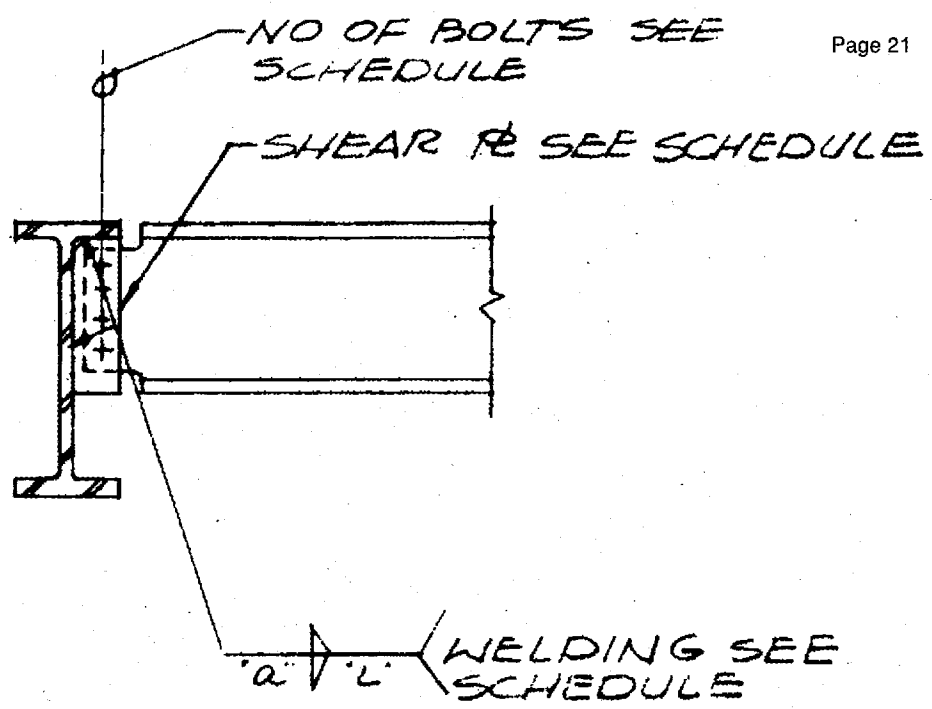
USE 2 - 3/4" ϕ A325 SC & 3/8" SHEAR R

EXIST BEAM - #99 GOVERNS 4 - 7/8" ϕ A325 X & 1/2" R

$$V_n / \Omega R = 0.6 (36) (1/2 \times 12 \text{ MIN}) / 1.5 = 86.4 \text{ K} > 22.09$$

$$\begin{aligned} R_n \text{ BOLTS} &= 18.0 \text{ K/BOLT} (4) = 72 \text{ K} > 22.09 \\ &\quad \rightarrow \text{TABLE 7-1} \end{aligned}$$

(E) CONNECTION OK



TYPICAL BEAM TO GIRDER CONNECTION DETAIL

B.3
SI.5

TYPICAL FLOOR BEAM CONNECTION SCHEDULE

B.4
SI.5

BEAM SIZE	SHEAR CONNECTION			
	NO OF A325-X BOLTS	SHEAR ϕ THICK.	WELD 'a'	WELD LENGTH 'L'
W6, W8, W10, C8, C10	2-7/8" ϕ	3/8	5/16	6"
W12, W14, C12	3-7/8" ϕ	3/8	5/16	9"
W16, W18	4-7/8" ϕ	1/2	5/16	12"
W21	5-7/8" ϕ	1/2	5/16	15"
W24	6-7/8" ϕ	1/2	5/16	18"
W27	7-7/8" ϕ	1/2	5/16	21"
W30	8-7/8" ϕ	1/2	5/16	24"
W33	9-7/8" ϕ	1/2	5/16	27"
W36	10-7/8" ϕ	1/2	5/16	30"

Continued from the

The acceptance of this plan and specifications SHALL NOT be held to permit nor be an approval of any work shown hereon.

BUILDING DEPARTMENT NOTES:

- THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), THE 2010 CALIFORNIA MECHANICAL CODE (CMC), THE 2010 CALIFORNIA PLUMBING CODE (CPC), THE 2010 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2010 ENERGY STANDARDS.
- THIS PROJECT SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA FIRE CODE (CFC).
- ALL WORK INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES AND THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE PLANS, THAT CODE OR CALL-OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED & ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- DIMENSIONS TAKE PRECEDENCE: DIMENSIONS TYPICALLY TO COLUMN CENTER LINES, FACE OF STUDS, FACE OF CONCRETE OR MASONRY, OR AS NOTED ON THE NOTED DRAWINGS.
- BARRICADES SHALL BE ERRECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED DEAD BOLTS ARE NOT PERMITTED PER CBC SECTION 1008.1.8.4. IN A GROUP B, F, M OR S OCCUPANCY, THE CONTRACTOR SHALL PROVIDE SIGN ON OR NEAR THE EXIT DOOR READING - THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. THIS SIGNAGE IS ONLY ALLOWED AT THE MAIN EXIT. PER CBC SECTION 1008.1.5.3.
- ALL INTERIOR DOORS EXCEPT AT CLOSETS AND STORAGE ROOMS SHALL BE OPENABLE WITH SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANK BARS, PUSH-BUTTON ACTIVATING BARS OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. ALL CLOSETS & STORAGE ROOMS NEED TO BE ACCESSIBLE PER CODE SECTION 1025B.
- ALL GLASS WORK SHALL COMPLY WITH SECTION 2405.1 OF THE 2010 CALIFORNIA BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED WALLS (IE NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS).
- WE CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH APPLICABLE PROVISIONS OF THE REQUIREMENTS OF STATE STATUTES FOR ARCHITECTURAL BARRIERS TO THE HANDICAPPED.
- ALL INTERIOR FINISHES MUST COMPLY WITH CBC SECTION 804.
- INSTALLATION OF ANY BUILDING INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED.
- PROVIDE MECHANICAL VENTILATION FOR EACH AREA OR ROOM IN ACCORDANCE WITH THE 2010 CALIFORNIA MECHANICAL CODE.
- BUILDING DESIGN FOR WOOD OR LIGHT GAUGE METAL FRAMING AS INDICATED OR DETAILED. CONTRACTOR HAS THE OPTION OF UTILIZING EITHER SYSTEM UPON OWNER/ARCHITECT APPROVAL. BUILDING DEPARTMENT APPROVAL. SIZE & USE MUST MEET CODE REQUIREMENTS, AND DETAILS MODIFIED TO ARCHITECT'S SATISFACTION.
- PROJECT SHALL COMPLY WITH DISABLED ACCESS REVIEW LIST, DEPARTMENT OF STATE ARCHITECT, TITLE 24. ALL REQUIRED MODIFICATIONS SHALL BE COMPLIANT PER A.D.A. GUIDELINES AND REQUIREMENTS.
- ROOF DRAINAGE WATER SHALL NOT FLOW OVER PUBLIC PROPERTY IN ROUTE TO GUTTER OR STORM DRAINAGE SYSTEM.
- EXIT ILLUMINATION SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC SECTION 1011.
- EXIT SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CBC SECTION 1011.
- LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC 1205, AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH 2010 CBC SECTION 1203.
- REGARDLESS OF OCCUPANT LOAD, A FLOOR OR LANDING NOT MORE THAN 1/2 INCH BELOW THE THRESHOLD IS REQUIRED ON EACH SIDE OF AN EXIT DOOR USED FOR DISABLED ACCESS PER 2010 CBC.
- CBC SECTION 1203.3, ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

FIRE DEPARTMENT NOTES:

- SPRINKLER SYSTEM INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED PRIOR TO THE INSTALLATION OR MODIFICATION. INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM SHALL BE WITH THE N.F.P.A. 13. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- PLANS OF MODIFICATIONS TO OR NEW FIRE PROTECTION DETECTOR OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- PLANS OF MODIFICATIONS TO EXISTING FIRE EXTINGUISHING DETECTION OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- ALL SPRINKLER AND SMOKE DETECTOR PLANS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- PLANS FOR THE FOLLOWING SYSTEM SHALL BE SUBMITTED (3 COPIES), TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION OF FIRE HYDRANTS, FIRE SPRINKLERS & 24 HOUR SUPERVISION.
- ALL FIRE SPRINKLER PLANS SHALL BE APPROVED BY THE BUILDING DEPARTMENT. PLANS SHALL INCLUDE:
 - A) PLAN VIEW SHOWING THE BUILDING STRUCTURAL FRAMING MEMBERS AND ALL POINTS OF HANGER ATTACHMENTS.
 - B) A RESPONSIBLE ENGINEERS WET INK STAMP AND SIGNATURE APPROVING THE SYSTEMS SUPPORT LOCATIONS.
- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 72 HOURS IN ADVANCE.
- SPRINKLER HEADS IN EXTERIOR SOFFITS AND ALL OTHER ROOMS TO BE SEMI-RECESSED. QUANTITY LISTED PRIOR TO THE INSTALLATION OF ELECTRICAL ROOMS, EQUIPMENT ROOMS AND STORAGE ROOMS TO BE STANDARD PENDANT TYPE HEADS. FULLY RECESSED CHROME PENDANT SPRAY TYPE WITH CHROME COVER PLATES ONLY WHERE NOTED.
- FIRE SPRINKLER SYSTEM AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE MONITORED BY A U.L. LISTED CENTRAL ALARM STATION OR UNDERGROUND FIRE ALARM. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR INSTALLATION OF THE MONITORING SYSTEM.
- ALL FIRE SPRINKLER SYSTEMS DRAIN LINES AND INSPECTION TEST LINES SHALL EXTEND DOWN TO GRADE AND AT LANDSCAPE AREAS SHALL EXTEND TO AND THROUGH CURB FACE.
- PRIVATE FIRE HYDRANTS, SPRINKLER CONTROL AND POST INDICATOR VALVES, AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED.
- PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS. TRAVEL DISTANCE IS 30 FEET IN AREAS HAVING FLAMMABLE LIQUIDS.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE INSPECTOR.
- BUILDINGS NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES, ON PALLETES OR IN RACKS MORE THAN 12 FEET IN HEIGHT, AND 6 FEET FOR TIRES, PLASTICS AND SOME FLAMMABLE LIQUIDS). HIGH-PILED STOCK REQUIRES A SEPARATE PLAN SUBMITTAL.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- ALL FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT BE STORED AND/OR USED IN EXCESS QUANTITIES AS LISTED IN C.B.C. TABLE 5001.13A, 13B & 13C AND IN U.B.C. TABLES 3-0 AND 3-1.
- DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- ALL INTERIOR FINISHES SHALL CONFORM WITH THE C.B.C., CHAPTER 8.
- "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, MINIMUM OF SIX INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE SHALL BE 50 LUX.
- DRAFT STOPS ARE REQUIRED IN ATTIC SPACES AT THE TIME OF TENANT IMPROVEMENTS AND OCCUPANCY. DIVIDE ATTIC SPACE BETWEEN FLOORS INTO 1000 SF. MAX. SPACES AND ATTIC SPACE BETWEEN TOP FLOOR AND ROOF INTO 3,000 SF. MAX. SPACES. AREAS MAY BE MULTIPLIED 3 TIMES IF THE BUILDING IS EQUIPPED WITH AN APPROVED FIRE SPRINKLERED SYSTEM.
- PROVIDE ADDRESS SUITE NUMBERS A MINIMUM OF 6 INCHES HIGH AND PLAINLY VISIBLE FROM THE ROADWAY.
- AN ALL WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE.
- FIRE APPARATUS ACCESS ROADS SHALL BE UNOBSTRUCTED. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH I.F.C. 902.
- FIRE DEPARTMENT CONNECTION SHALL BE ON THE ADDRESS SIDE OF THE BUILDING AS CLOSE AS PRACTICAL TO A PUBLIC FIRE HYDRANT.

TENANT IMPROVEMENT DRAWINGS FOR:

G.S.A.

200 W. Santa Ana Boulevard, Suite 500, Santa Ana, California

Property managed by
Birtcher Anderson Properties

200 W. Santa Ana Boulevard
Suite 555
Santa Ana, CA 92701
(714) 245-9455

DISABLED ACCESS NOTES:

- THE PATH OF TRAVEL FROM DESIGNATED ACCESSIBLE PARKING SPACES, AND FROM PUBLIC RIGHT OF WAY, TO THE TENANT'S FLOOR AND SUITE ENTRY, ARE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- THE EXISTING RESTROOMS SERVING THE TENANT, INCLUDING PUBLIC SPACES, ARE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- ALL AREAS OF THE TENANT IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS PER 2010 CBC, AND THE CITY OF SANTA ANA REQUIREMENTS.
- REFER TO SHEET HC-1 FOR TYPICAL DISABLED ACCESS NOTES AND DETAILS
- TACTILE EGRESS SIGNAGE SHALL BE PROVIDED PER 2010 CBC, REFER TO SHEET HC-1
- THE EXISTING BUILDING ENTRANCES SURVING THE BUILDING ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. THE ENTRANCES ARE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

FIRE DEPARTMENT NOTES (CONT'D):

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

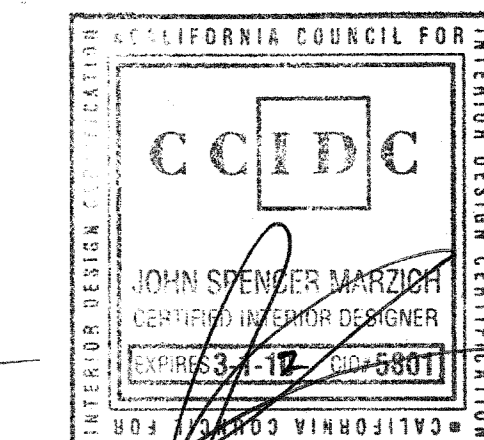
PERMIT TYPE: **BLDG ELECT PLBG**
 MECH GRADING
 PERMIT NO: **10173124**
 OCC. GROUP: **B**
 CONSTR. TYPE: **LA, SFR**
 CODE EDITION: **2010 CBC**
 FLOOD ZONE: **X**
 FLOOD ZONE CERTIF. REQ'D: YES NO
 MICROFILM: YES NO
 RESIDENTIAL DEV. FEE: YES NO
 EXISTING STRUCT: YES NO

EMERGENCY EXIT NOTE:

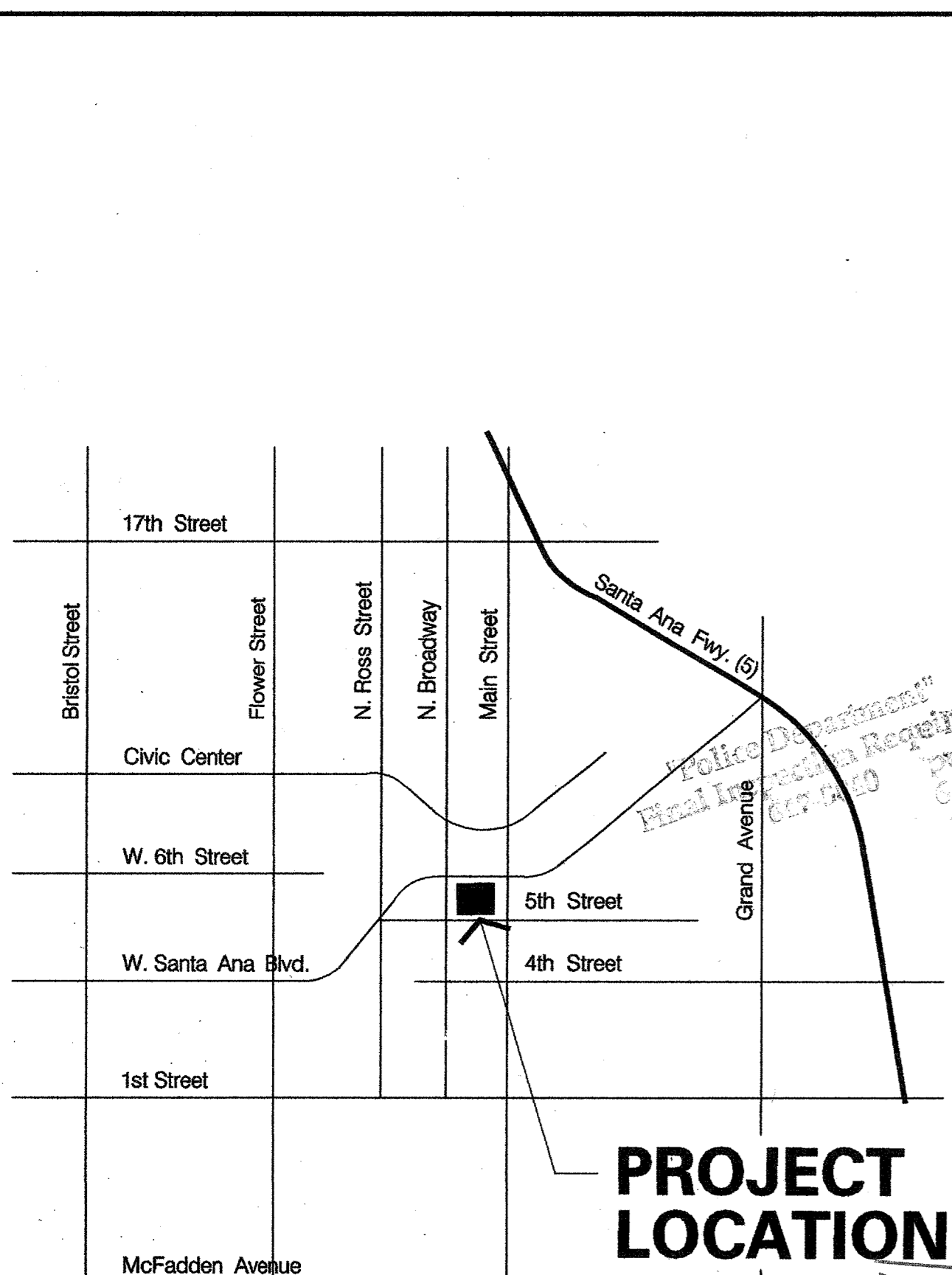
THIS BUILDING WAS ORIGINALLY BUILT PRIOR TO 1980. THE EXITING FROM THE FIFTH FLOOR IS AN EXISTING CONDITION THAT REQUIRES EXITING ACROSS THE PARKING STRUCTURE FOR THE SECONDARY EMERGENCY EXIT ROUTE. THIS IS NOT IN COMPLIANCE WITH 2010 CBC EXITING REQUIREMENTS WITH REGARDS TO DISTANCE TO SECOND EXIT(S) AND TRAVEL THROUGH PARKING AREA TO TRANSITION FROM THE TENANT AREA TO THE TWO SECONDARY STAIRWELLS ON THE FIFTH FLOOR. PLEASE SEE SHEET A-1.1 FOR PROPOSED PAINTING OF THE EXISTING EXIT PATHS. THE SUITE DOES HAVE DIRECT COMPLYING ACCESS TO ONE RATED STAIR ENCLOSURE WITHIN THE BUILDING ENVELOPE.

APPROVED PLANS SHALL BE ON JOB SITE AT ALL TIMES

APPROVED: **2-20-12**
 SANTA ANA FIRE DEPT.
 SCHEDULE FIRE DEPARTMENT INSPECTIONS AND TESTS 72 HOURS IN ADVANCE. PHONE (714) 947-5700



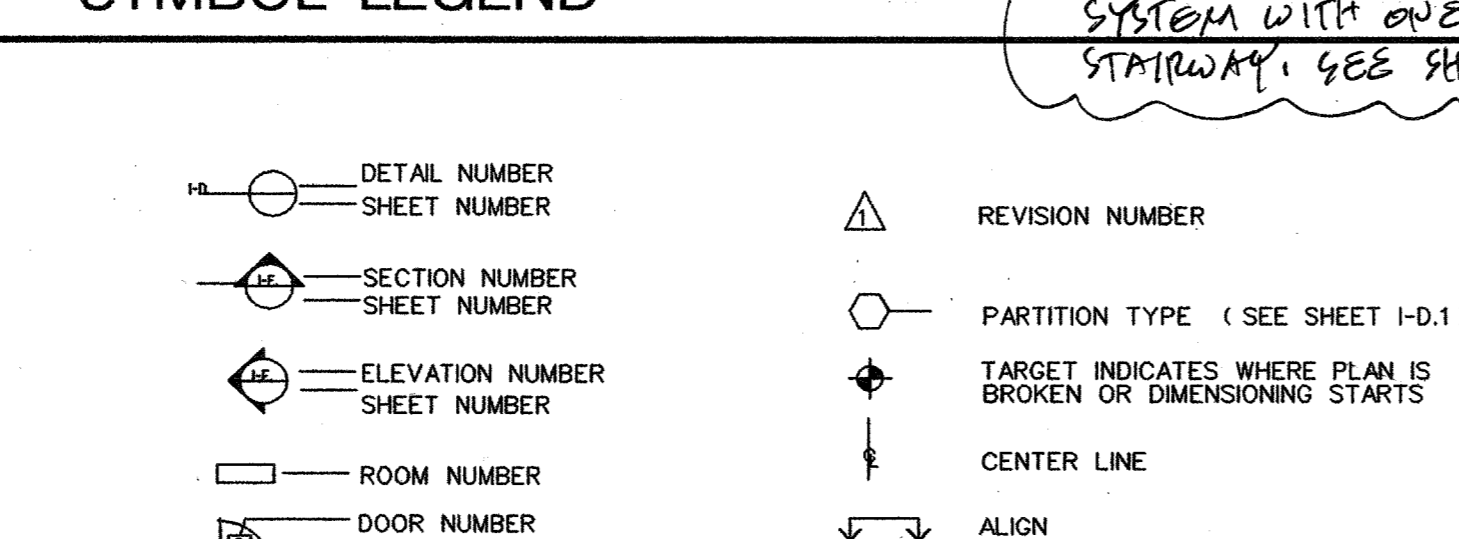
VICINITY MAP



ABBREVIATIONS

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

SYMBOL LEGEND



GENERAL NOTES

- THIS BUILDING CONFORMS WITH THE CALIFORNIA ADMINISTRATIVE CODE 24 AND TO 2010 CBC.
- A SEPARATE PERMIT IS TO BE OBTAINED FOR ALL FIRE SPRINKLER WORK. THE GENERAL CONTRACTOR SHALL PROVIDE FOR SUCH WORK ON A DESIGN/BUILD BASIS.
- NOT USED
- ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETRIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO 2010 CBC.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS CREATED AS A RESULT OF HIS OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE SITE CONDITIONS BEFORE STARTING WORK. (THIS NOTE ALSO PERTAINS TO ALL SUBCONTRACTORS).
- EXISTING CONSTRUCTION ELEMENTS DESIGNATED FOR REUSE OR TO REMAIN SHALL BE TOUCHED UP, CLEANED, AND REPAIRED AS REQUIRED.
- ALL FINISHES SHALL COMPLY WITH TABLE 8-A OF THE C.B.C.
- SHOP DRAWING FOR ALL MILLWORK, CASEWORK AND STONEMANSHIP ITEMS ARE TO BE SUBMITTED TO FRASER MCCLELLAN & ASSOCIATES (FMA) FOR APPROVAL PRIOR TO FABRICATION, UNLESS NOTED OTHERWISE. FMA SHALL BE PROVIDED WITH 1 SET OF PRINTS AND 1 SET OF REPRODUCIBLES FOR ALL SHOP DRAWING SUBMITTALS.
- FINAL FIRE DEPARTMENT INSPECTION REQUIRED. SCHEDULE INSPECTION 3 DAYS IN ADVANCE. EXTINGUISHERS SHALL BE PROVIDED AS DETERMINED BY INSPECTION, AND COORDINATED WITH FRASER MCCLELLAN & ASSOCIATES.
- FIRE EXTINGUISHING SYSTEM PLANS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. CENTER ALL FIRE SPRINKLER HEADS ON CEILING TILE IN GRID, BOTH DIRECTIONS. PROVIDE ONE REPRODUCIBLE PLAN TO FRASER MCCLELLAN ASSOCIATES FOR REVIEW FOR CONSISTENCY WITH DESIGN INTENT.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- PLANS OF MODIFICATIONS TO OR NEW FIRE PROTECTION DETECTION OR ALARM SYSTEMS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ONE REPRODUCIBLE OF SUCH PLANS SHALL BE SUBMITTED TO FRASER MCCLELLAN & ASSOCIATES FOR REVIEW OF DEVICE LOCATION AS RELATED TO THE DESIGN OF THE PROJECT.
- THE PROJECT IDENTIFIED IN THESE DRAWINGS AND OTHER ASSOCIATED DOCUMENTS IS LIMITED TO ITS SCOPE. THIS PROJECT FORMS ONLY A PORTION OF A LARGER BUILDING AND/OR STRUCTURE AND/OR SITE. FRASER MCCLELLAN AND ASSOCIATES' SERVICES HAVE BEEN LIMITED TO THIS PROJECT ONLY. FRASER MCCLELLAN AND ASSOCIATES CANNOT AND DOES NOT MAKE ANY REPRESENTATION THAT THE BUILDING AND/OR STRUCTURE OR SITE OF WHICH THIS PROJECT IS A PART COMPLES OR CONFORMS WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- AS THE AMERICANS WITH DISABILITIES ACT IS A LAW AND NOT A CODE, FRASER MCCLELLAN AND ASSOCIATES CANNOT MAKE ANY REPRESENTATION REGARDING THE COMPLIANCE OF PROJECT OR BUILDING ORIGINALLY APPROVED.

CODE DATA

ARCHITECTURAL STRUCTURE ACCEPTED FOR CONSTRUCTION

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING & MECHANICAL. This set of plans and specifications must be kept on the job at all times and it is understood that 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 not be an approval of the violation of any provisions of ANY City Ordinance or State Law.

Accepted By: **[Signature]** Date: **2/15/12**

CITY OF SANTA ANA

DATE ISSUED: **2/15/12**

MASTER I.D. **2011-99005**

G.P. **DC** Zone **VC**

PLANNER **Lynette** DATE **9/6/11**

TRANSFERRED BY **Bill** DATE **2/1/12**

PLANNING INSPECTION REQUIRED: ROUGH FINAL

NAME (714) _____

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

INTERIOR TI ONLY
 NO EXTERIOR ALTERATIONS/ADDITIONS
 ALL MATERIALS TO MATCH EXISTING
 SCREENING REQUIRED
 SUBMIT LANDSCAPE PLANS
 T.E. EXTRA 500
 CONDITIONS: **Hand Deming walls, locker rooms, ceiling, ceiling, and mechanical systems**

BUILDING TYPE: TYPE IA - FULLY SPRINKLERED

OCCUPANCY: B

NUMBER OF STORIES: 10

PROJECT SQUARE FOOTAGE: 6,035

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

2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA ENERGY CODE

INDEX OF DRAWINGS

ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	PLUMBING	SCOPE OF WORK
CS COVER SHEET	S-1 STRUCTURAL NOTES AND DETAILS	M-1 MECHANICAL NOTES AND DETAILS	E-1 ELECTRICAL LEAD SHEET	P-1 PLUMBING COVER SHEET	TENANT IMPROVEMENT REMODEL.
A-0 DEMOLITION PLAN	S-2 STRUCTURAL AND DETAILS	M-2 MECHANICAL DEMOLITION PLAN	E-2 ELECTRICAL TITLE 24	P-2 PLUMBING AND VENT PIPING PLAN	DEMOLITION, NEW PARTITIONS, POWER, LIGHTING, FINISHES, PLUMBING, AND HVAC.
A-1 CONSTRUCTION PLAN	S-3 STRUCTURAL FLOOR PLAN	M-3 MECHANICAL HVAC PLAN	E-3 ELECTRICAL LIGHTING PLAN	P-3 PLUMBING HOT AND COLD WATER PIPING PLAN	
A-1.1 5TH FLOOR KEY PLAN / EMERGENCY EXIT PLANS		M-4 MECHANICAL EXHAUST AIR PLAN	E-4 ELECTRICAL POWER PLANS		
A-2 POWER AND SIGNAL PLAN			E-5 ELECTRICAL HVAC POWER PLAN		
A-3 REFLECTED CEILING PLAN			E-6 ELECTRICAL SINGLE LINE DIAGRAM		
A-4 FINISH PLAN					
AD-1 DETAILS AND ELEVATIONS					
AD-2 DETAILS					
AD-3 DETAILS					
VDR VOICE /DATA /RADIO CABLE SCOPE OF WORK					
SEC SECURITY SCOPE OF WORK					
HC-1 DISABLED ACCESS PLAN NOTED AND DETAILS					
PATH OF TRAVEL THESE DRAWINGS ARE FOR REFERENCE ONLY. PATH OF TRAVEL DOCUMENTATION WAS PERMITTED IN 2010 FOR THE HEALTH DEPARTMENT PROJECT. PERMIT NUMBER _____					
POT-1 SITE PLAN AND GROUND FLOOR PATH OF TRAVEL					
POT-2 PARKING LEVEL ACCESS PLANS & DETAILS					
POT-5 5TH FLOOR PATH OF TRAVEL DOCUMENTATION					

Issues and Revisions

No.	Date	Issue and Revisions	By	Check
1	5-9-11	Issue D.I.D. Drawings For Review	JMFM	FM
2	6-13-11	Issue Revised D.I.D. Drawings		FM
3	6-23-11	Reception Area Revisions	FM	
4	7-7-11	70% CD- Added MEP & Structural	FM	
5	7-21-11	Issue for Final Pricing and Permit	FM	
6	7-21-11	Issue Finishes	JMFM	FM
7	1-14-12	Plancheck Corrections	FM	

Project Information

Project Name: GSA
 Project Number: 200 W. Santa Ana Blvd., Santa Ana, CA
 Description: COVER SHEET
 Computer File: gsa_cover.dgn
 Scale: 1/8" = 1'-0" (J.N.O.)

CS

10173124

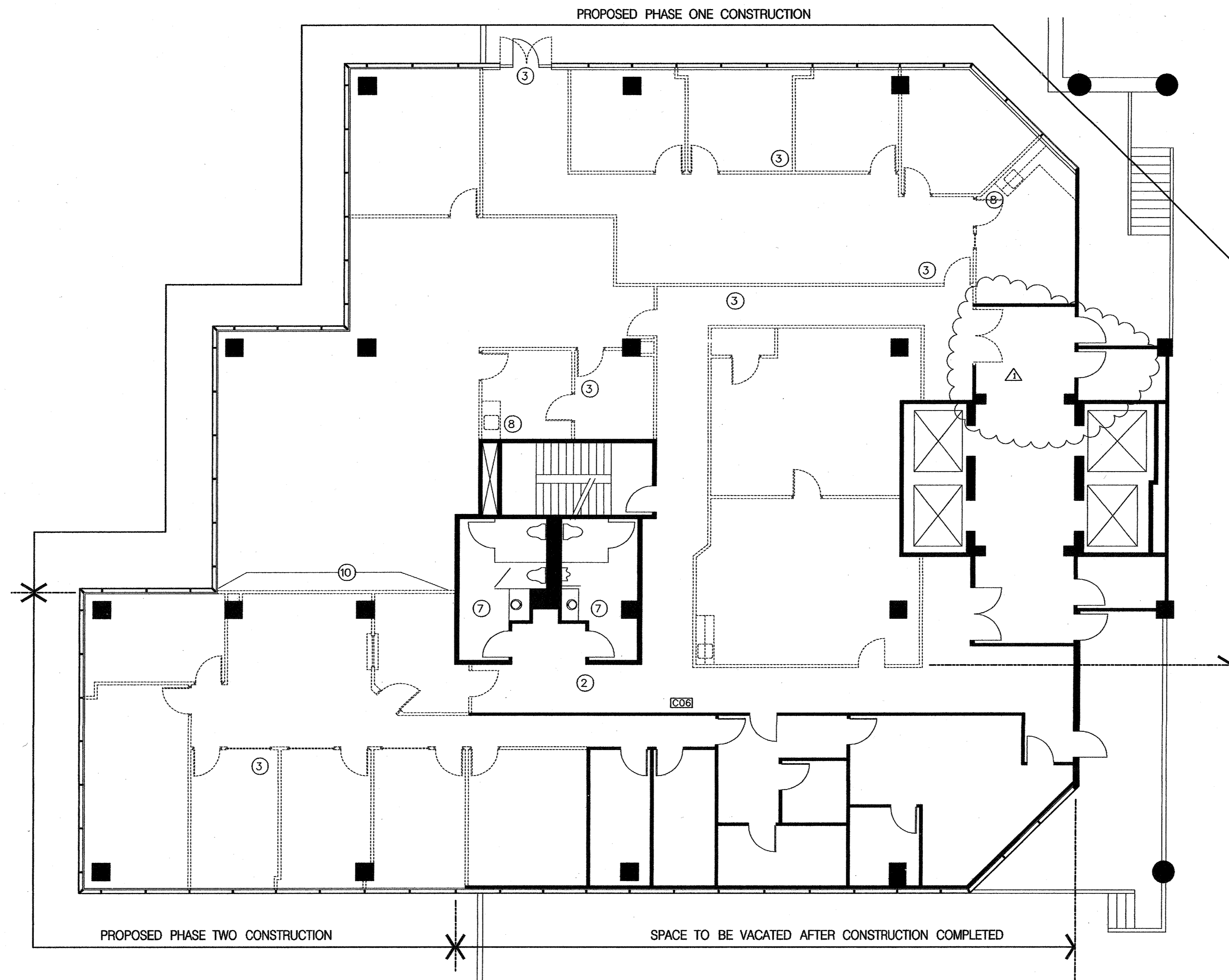
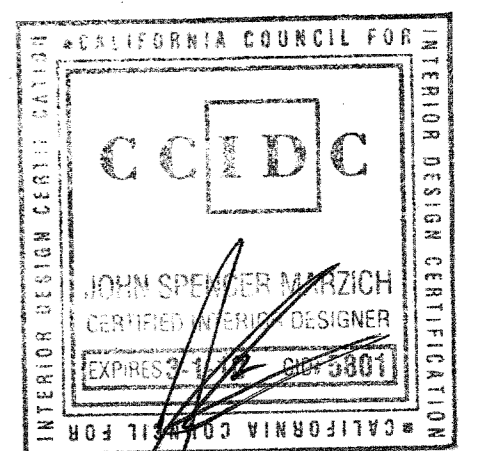
GSA

Suite 500

PARK PLAZA
200 W. Santa Ana Boulevard
Santa Ana, California

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

DEMOLITION PLAN



Fifth Floor Demolition Plan

①②④⑤⑥⑨
THROUGHOUT, TYPICAL.

PARTITION LEGEND

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING PARTITION TO BE REMOVED

PLAN KEY-NOTES

- ① ALL CONSTRUCTION IS EXISTING TO REMAIN, U.O.N.
- ② MAKE SAFE ALL ELECTRICAL CIRCUITS IN ALL AREAS AFFECTED BY DEMOLITION PRIOR TO COMMENCING WORK.
- ③ REMOVE ALL PARTITIONS AS SHOWN, TYPICAL THROUGHOUT.
- ④ REMOVE ALL EXISTING VOICE/DATA CABLING THROUGHOUT.
- ⑤ REMOVE ALL CEILING SOFFITS, GRID, CEILING TILES, AND CEILING LIGHTING FIXTURES THROUGHOUT, U.O.N. SAVE LIGHTING FIXTURES FOR RE-USE.
- ⑥ REMOVE ALL EXISTING FLOOR FINISHES THROUGHOUT.
- ⑦ TOILET ROOM FINISHES SHALL REMAIN, U.O.N.
- ⑧ REMOVE EXISTING MILLWORK AND/OR ASSOCIATED PLUMBING. CAP OFF ALL UNUSED PLUMBING BACK TO NEAREST POINT OF CONNECTION WITHIN WALL CAVITY.
- ⑨ REMOVE ALL EXISTING POWER, VOICE, AND DATA OUTLETS FROM WITHIN AREA OF REMODEL (U.O.N. AT SHEET A-2). PATCH/PREP LOCATIONS WITH CYP. BD. TO MATCH ADJACENT SURFACES.
- ⑩ THIS EXISTING WALL SHALL REMAIN DURING BOTH PHASES OF CONSTRUCTION UNTIL APPROX. 90% OF PROJECT COMPLETION TO SEPARATE OCCUPIED AREAS FROM AREAS OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH GSA AND TENANT.

Issues and Revisions

No.	Date	Issues and Revisions	By	Check
1	5-9-11	Issue D.I.D. Drawings For Review	JMFM	FM
2	6-13-11	Issue Revised D.I.D. Drawings		FM
3	6-23-11	Reception Area Revisions	FM	
4	7-7-11	70% CD- Added MEP & Structural	FM	
5	7-21-11	Issue for Final Pricing and Permit	FM	
6	7-21-11	Issue Finishes	JMFM	FM
△7	1-14-12	Plancheck Corrections	FM	

Project Name: GSA
 200 W. Santa Ana Blvd., Santa Ana, CA
 Project Number: 09.10.06
 Description: Demolition Plan
 Computer File: gsa-demo.dgn

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

All drawings and written material appearing herein constitute original and unpublished work of Fraser McClellan & Associates, Inc. and may not be duplicated, used or disclosed without written consent from Fraser McClellan & Associates, Inc.

A-0

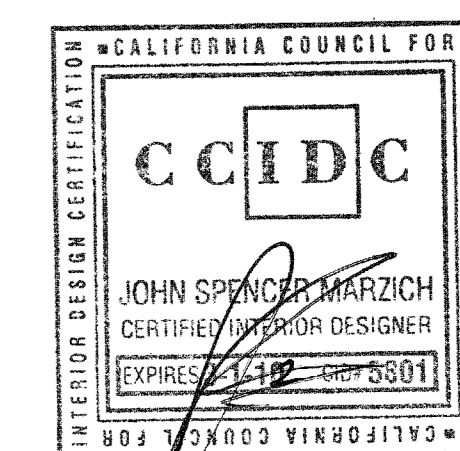
GSA

Suite 500

PARK PLAZA
200 W. Santa Ana Boulevard
Santa Ana, California

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

EMERGENCY EXIT PLANS



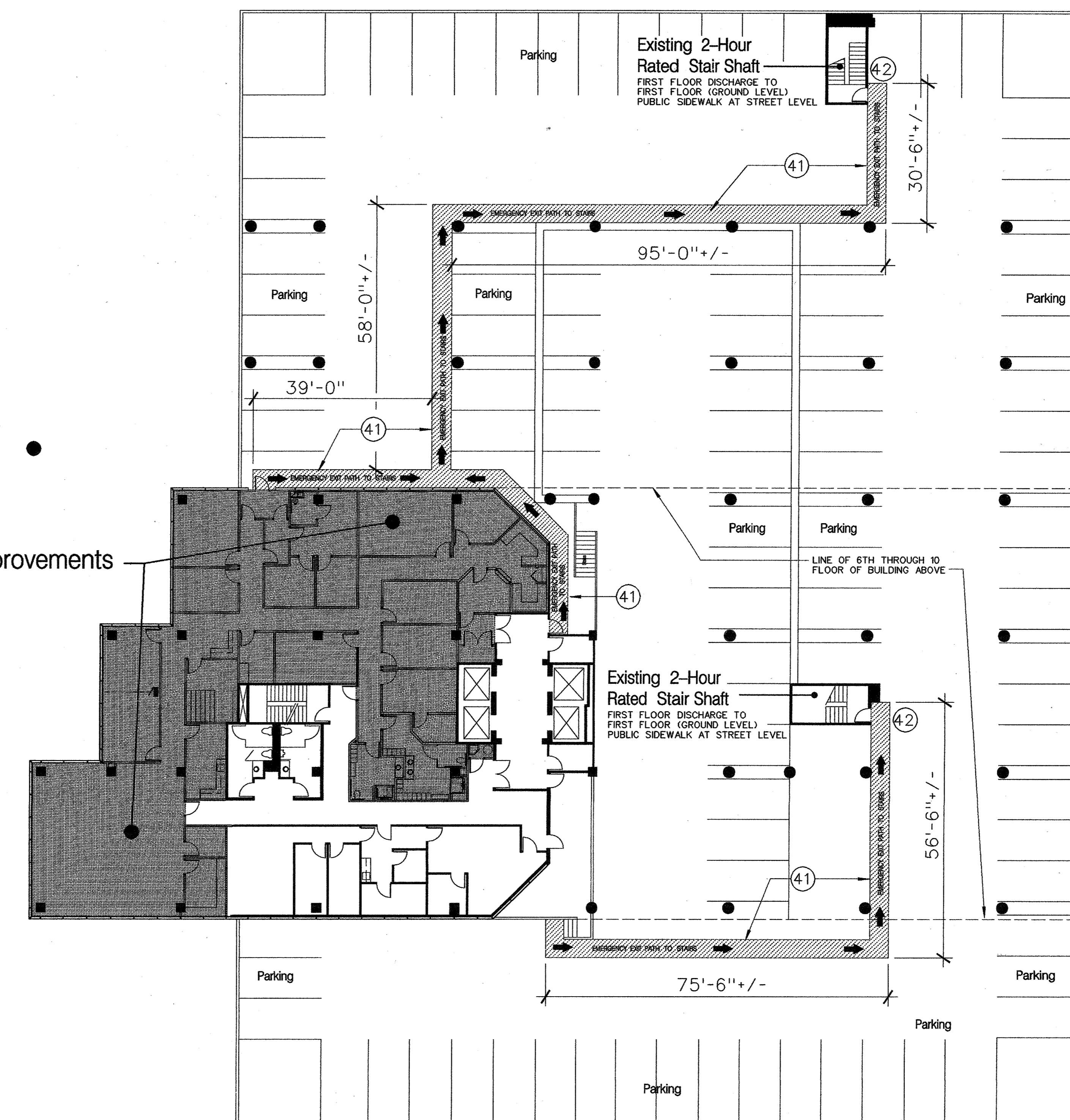
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6	7-21-11	Issue Finishes	JMFM	FM
7	1-14-12	Plancheck Corrections	FM	

Project Name: GSA
200 W. Santa Ana Blvd., Santa Ana, CA
Project Number: 09.10.06
Description: Construction Plan
Computer File: gsa-cp.dgn

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

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A-1.1

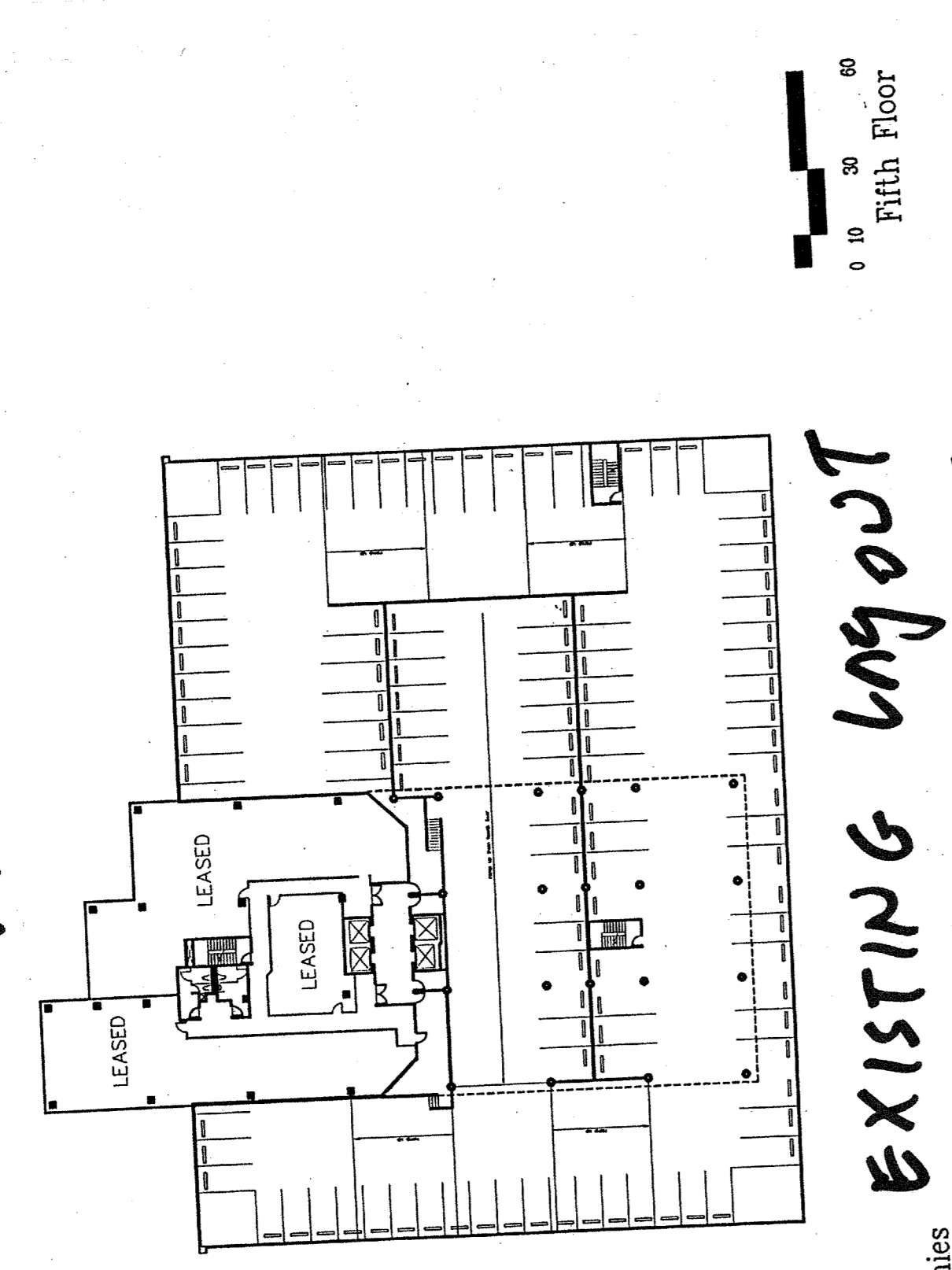


Fifth Floor Exterior Emergency Exit Plan (Parking Structure Deck)

1/16" = 1'-0"

Key Notes

- (41) PROVIDE NEW 48" WIDE, YELLOW 4" WIDE STRIPED, PAINTED EXIT PATH WITH DIAGONAL STRIPING AT 24" O.C. PROVIDE 12" HIGH PAINTED BLOCK LETTERS "EMERGENCY EXIT PATH TO STAIRS" AND PAINT 12" HIGH RED ARROWS PAINTED WHERE INDICATED ON KEY PLAN / EXIT PATH PLAN ON THIS SHEET.
- (42) MAKE REPAIRS TO WALL MOUNTED EXIT SIGNAGE AT THIS LOCATION

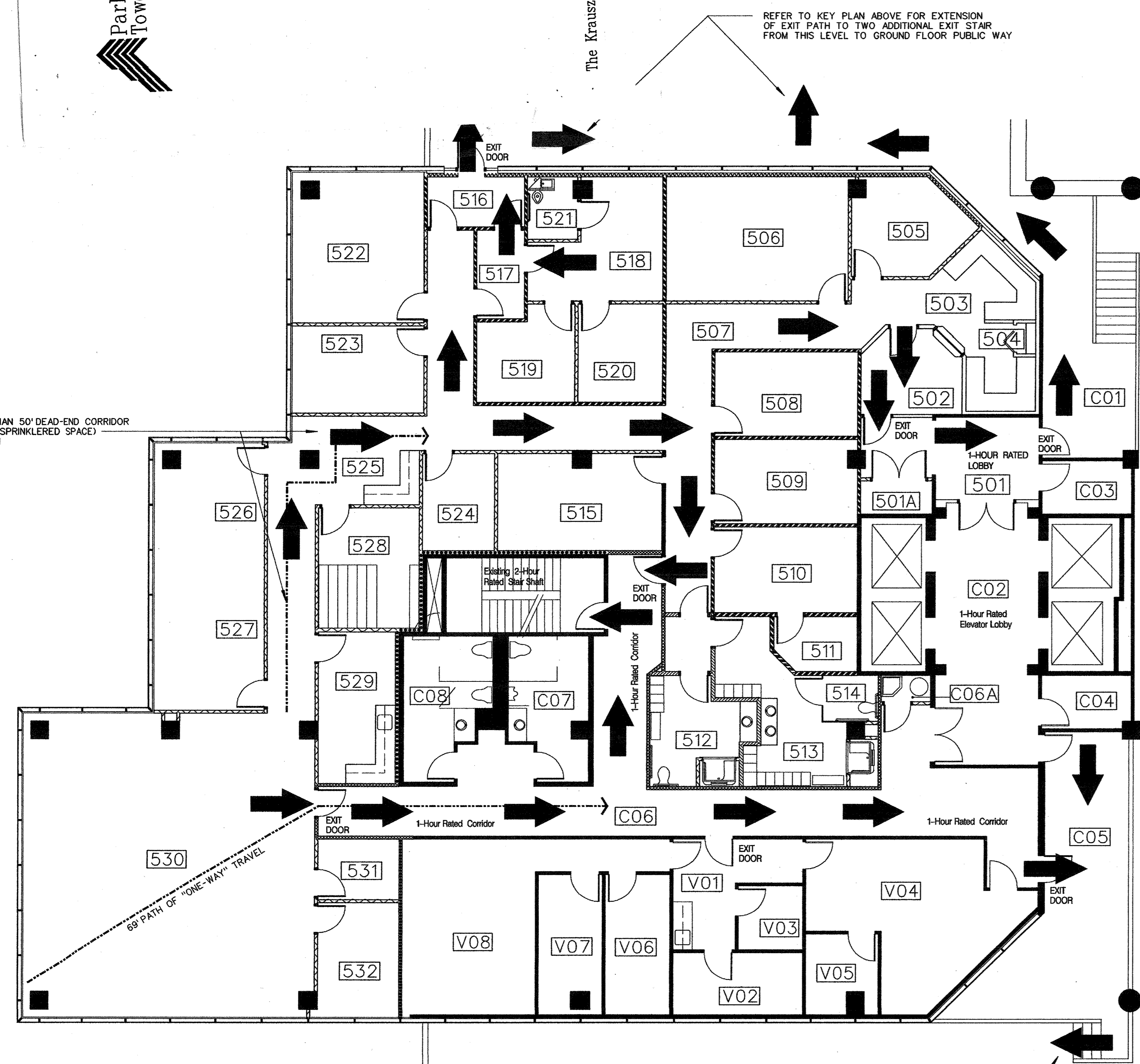


ORIGINAL AS BUILT
IN '86

EXISTING LAYOUT

The Kratz Companies

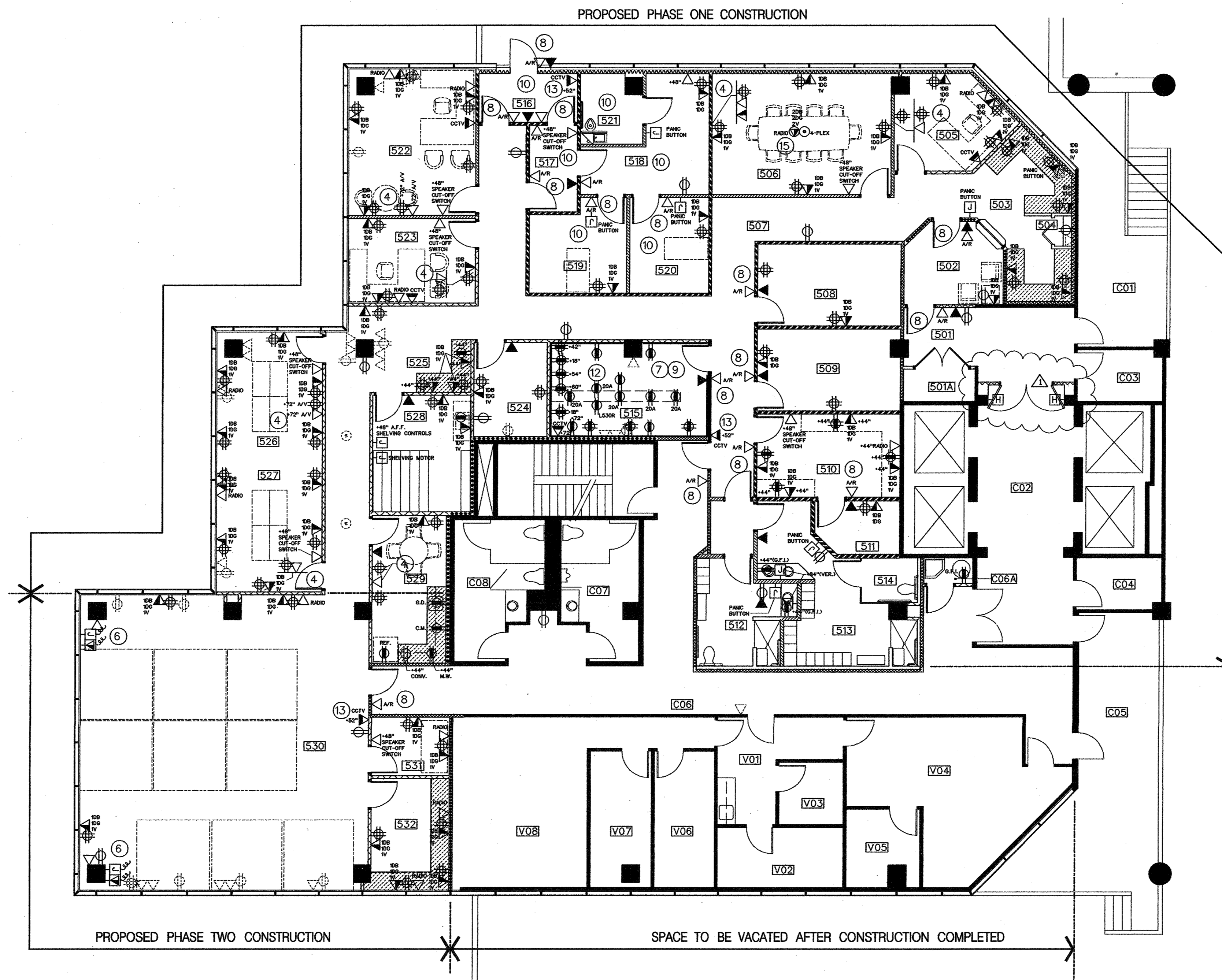
Area of Tenant Improvements
(Shaded)



Fifth Floor Exiting Plan

1/8" = 1'-0"

POWER & TELEPHONE PLAN



Fifth Floor Power & Telephone Plan

1 2 3 5 11 14
THROUGHOUT, TYPICAL.

GENERAL NOTES

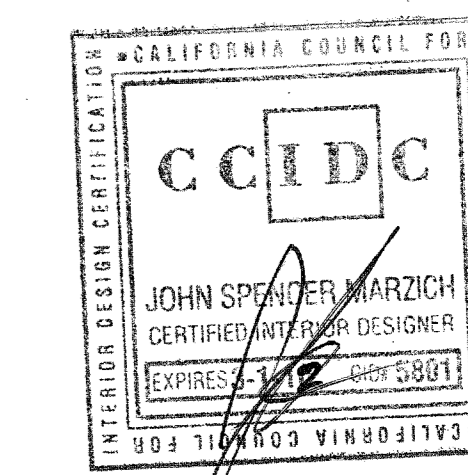
- IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR AS SHOWN ON PLANS DUE TO CONFLICTS WITH STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS, CLARIFY WITH ARCHITECT AND LANDLORD CONSTRUCTION COORDINATOR BEFORE PROCEEDING WITH OUTLETS IN QUESTION OR RELATED OUTLETS IN AREA.
- INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS AT 8" ON CENTER, U.O.N.
- INSTALL ALL OUTLETS SHOWN ADJACENT TO WALLS A MAXIMUM OF 12" FROM FACE OF WALL TO CENTERLINE OF OUTLET.
- ALL WALL RECEPTACLES, RECEPTACLE PLATES, AND RECEPTACLE HEIGHTS SHALL BE BUILDING STANDARD, UNLESS OTHERWISE NOTED. SEE TYPICAL ELEVATION ON SHEET AD-1.
- ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES. OUTLETS TO BE INSTALLED AT LOCATION INDICATED ON TELEPHONE, DATA AND ELECTRICAL PLAN.
- CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
- ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT OR SHALL BE NEC APPROVED FLEXIBLE CONDUIT.
- WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY THE CABINET CONTRACTOR, SHALL BE COORDINATED W/ THE ELECTRICAL CONTRACTOR U.O.N.
- FOR BUILDING STANDARD WALL AND FLOOR OUTLET SPECIFICATIONS, SEE ELECTRICAL ENGINEERING DRAWINGS. WHERE LOCATION OF OUTLET DISCREPANCIES OCCUR, ARCHITECTURAL PLANS SHALL GOVERN. CONTACT ARCHITECT TO VERIFY CIRCUITING.
- WHERE DATA COMMUNICATION JACKS ARE CALLED FOR, CONDUIT AND PULL WIRES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. CABLE WORK SHALL BE DONE BY OTHERS. THIS SHALL INCLUDE PROVISIONS FOR CABLE RUNS FROM BACKBOARD TO TELEPHONE SYSTEM/COMPUTER SYSTEM AS OCCURS. THIS WORK BY OTHERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH LANDLORD APPROVAL. CABLE SHALL BE SELF-SUPPORTING AND 12" ABOVE FIXTURES AND SHALL TRAVEL VIA BEST PATH ACROSS CEILING PLENUM TO BACKBOARD AS CALLED FOR BY THE TENANT. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFIC CONDUIT SIZING REQUIRED.
- THE BUILDING STANDARD WALL MOUNTED TELEPHONE OUTLET SHALL BE A SINGLE GANG OUTLET BOX IN WALL VERTICALLY MOUNTED IN WALL WITH 3/4" METAL CONDUIT WITH PULL STRING TO CEILING SPACE, INSTALLED BY THE GENERAL CONTRACTOR. IVORY COVERPLATE BY TENANTS CABLEING VENDOR AND MOUNTED VERTICALLY 18" A.F.F. TO CENTERLINE OF OUTLET (U.N.O.). TELEPHONE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR. ALL TELEPHONE AND DATA CABLEING SHALL BE PLENUM RATED. ALL CABLEING IN PLENUM SHALL SELF-SUPPORTED/ SUSPENDED FROM FLOOR STRUCTURE ABOVE.
- DEDICATED OUTLETS TO RECEIVE GRAY RECEPTACLES.
- ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERED DRAWINGS.
- ALL SWITCH PLATES, RECEPTACLE PLATES AND OTHER DATA AND TELEPHONE PLATES SHALL BE LEVITON "DECORA" SERIES, WHITE IN COLOR, U.N.O.
- REFER TO DETAIL 7 740-1 FOR ALL TELE/ELECT. OUTLETS, SWITCHES AND THERMOSTAT MOUNTING HEIGHTS.
- UPON COMPLETION OF THE PROJECT, PROVIDE BLANK COVER PLATES AT ALL UNUSED OUTLET LOCATIONS.

ELECTRICAL LEGEND

- ⊕ DUPLEX WALL OUTLET
- ⊕ DEDICATED DUPLEX WALL OUTLET
- ⊕ QUAD WALL OUTLET
- ⊕ DEDICATED QUAD WALL OUTLET
- ⊕ DATA / VOICE WALL OUTLET (1" CONDUIT)
- ⊕ VOICE WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT)
- ⊕ DATA WALL OUTLET (1" CONDUIT)
- ⊕ AUDIO/VISUAL WALL OUTLET (1" CONDUIT, U.O.N.)
- ⊕ ACCESS READER WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT)
- ⊕ P-RING AND PULL STRING LOCATION FOR LOW VOLTAGE WIRING AT +48" A.F.F., U.O.N.
- ⊕ SECURITY WALL OUTLET AT +48" A.F.F., U.O.N. (1" CONDUIT)
- ⊕ CLOSED CIRCUIT VIDEO MONITOR
- ⊕ HARDWIRED POWER CONNECTION TO TENANT FURNITURE SYSTEM. ALLOW FOR 4-CIRCUITS.
- ⊕ HARDWIRED VOICE/DATA FEED TO TENANT FURNITURE SYSTEM. ALLOW FOR 1/2" DIA. CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.
- ⊕ JUNCTION BOX WITH POWER FOR DEVICE SHOWN.
- ⊕ FLUSH POKE-THRU VOICE/DATA FLOOR OUTLET. 1/2" DATA CONDUIT SHALL HOMERUN UNDER FLOOR TO NEAREST GYP. BD. PARTITION, AND EXTEND TO ACCESSIBLE CEILING SPACE ABOVE SPECIFICATION WIREMOLD, OR APPROVED EQUAL. COLOR: BLACK.
- ⊕ FLUSH POKE-THRU FLOOR ELECTRICAL OUTLET. SPECIFICATION: WIREMOLD, OR APPROVED EQUAL. COLOR: BLACK.
- ⊕ DATA / VOICE WALL OUTLET TO BE REMOVED (PATCH OUTLET WITH GYP. BD. AND TAPE)
- ⊕ ELECTRICAL WALL OUTLET TO BE REMOVED (PATCH OUTLET WITH GYP. BD. AND TAPE)
- ⊕ EXISTING WALL OUTLET TO REMAIN
- ⊕ EXISTING DATA / VOICE WALL OUTLET TO REMAIN
- ⊕ NEW POWER, VOICE, AND/OR DATA RECEPTACLE AS INDICATED
- ⊕ MODIFY EXISTING RECEPTACLE TO DEVICE TYPE SHOWN
- ⊕ RELOCATED MAGNETIC DOOR HOLDER ACTIVATED BY BUILDING LIFE-SAFETY-SYSTEM (RELOCATED FROM EXISTING LOCATIONS)

PLAN KEY-NOTES

- ALL POWER, VOICE, AND DATA OUTLET LOCATIONS SHOWN ARE NEW.
- REPLACE ALL EXISTING, DAMAGED OR MISSING SWITCHES, AND/OR RECEPTACLES THROUGHOUT TENANT SUITE AREA TO MATCH LEVITON "DECORA" (WHITE).
- PROVIDE (1) 4" DIA. CONDUIT SLEEVE AT ALL FULL HEIGHT PARTITIONS, ABOVE THE CEILING, ALLOW FOR ONE PENETRATION PER ROOM.
- PROVIDE POWER AND DATA OUTLETS AT THIS LOCATION FOR VIDEO MONITOR PROVIDED BY OTHERS. INSTALL AT +72" A.F.F. (VER.)
- LOCATIONS OF ALL POWER, VOICE, AND DATA OUTLETS SHOWN WITHIN OFFICES SHALL BE VERIFIED BY FURNITURE VENDOR PRIOR TO INSTALLATION.
- ALLOW FOR (4) SHARED CIRCUITS AT FURNITURE FEEDS. TYPICAL ACTUAL FURNITURE SYSTEM REQUIREMENTS, AND FEED LOCATIONS SHALL BE PROVIDED BY FURNITURE VENDOR PRIOR TO CONSTRUCTION. ALLOW FOR A MAXIMUM OF (6) WORKSTATIONS PER (4) CIRCUITS.
- PROVIDE FULL HEIGHT x 3/4" THICK GRADE "A" FIRE TREATED PLYWOOD BACKBOARD AT ALL WALLS WITHIN THIS ROOM PRIME AND PAINT TO MATCH ADJACENT WALL SURFACE. INSTALL 1/2" DIA. CONDUIT HOMERUN TO BASE BUILDING TELEPHONE ROOM.
- SECURITY ACCESS READER LOCATION. PROVIDE FIRE PADS AT ALL JUNCTION BOXES INSTALLED AT RATED PARTITIONS.
- REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL REQUIREMENTS WITHIN THIS ROOM.
- ALL SWITCHES, OUTLETS, ETC. AT ROOMS 516, 517, 518, 519, 520, AND 521 SHALL BE PROVIDED WITH TAMPER RESISTANT FIXTURES AND COVERPLATES.
- PROVIDE A PULL STRING AT ALL VOICE AND DATA JUNCTION BOXES FOR FUTURE TENANT USE.
- COORDINATE EXACT LOCATION OF ALL OUTLETS WITHIN THIS ROOM WITH TENANT'S DATA AND SECURITY PERSONNEL. REFER TO ENLARGED DATA ROOM PLAN ON VOICE/DATA/RADIO CABLE SHEET "VDR".
- FLUSH MOUNTED SMALL MONITOR AT THIS CCTV LOCATION. PROVIDE CONDUIT IN WALL FOR VIDEO AND 12 VOLT WIRING TO ACCESSIBLE CEILING SPACE ABOVE TENANT AREA. PROVIDE DUPLEX OUTLET ABOVE LOCATION FOR POWER SOURCE.
- REFER TO SHEETS "VDR" AND "SEC" FOR WRITTEN SPECIFICATIONS FOR VOICE, DATA AND RADIO CABLEING AND EQUIPMENT AND SECURITY SYSTEMS.
- CONDUIT FROM FLOOR DATA BOX TO BE ROUTED TO WALL MOUNTED MONITOR FOR A/V CABLEING AND TO ACCESSIBLE CEILING SPACE FOR DATA CABLEING.



Issues and Revisions					
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3	6-23-11	Reception Area Revisions		FM	
4	7-7-11	70% CD- Added MEP & Structural		FM	
5	7-21-11	Issue for Final Pricing and Permit		FM	
6	7-21-11	Issue Finishes	JMFM	FM	
7	1-14-12	Plancheck Corrections		FM	

Project Name	GSA
	200 W. Santa Ana Blvd., Santa Ana, CA
Project Number	09.10.06
Description	Power & Telephone Plan
Computer File	gsa-td.dgn
Scale	1/8" = 1'-0" (U.N.O.)

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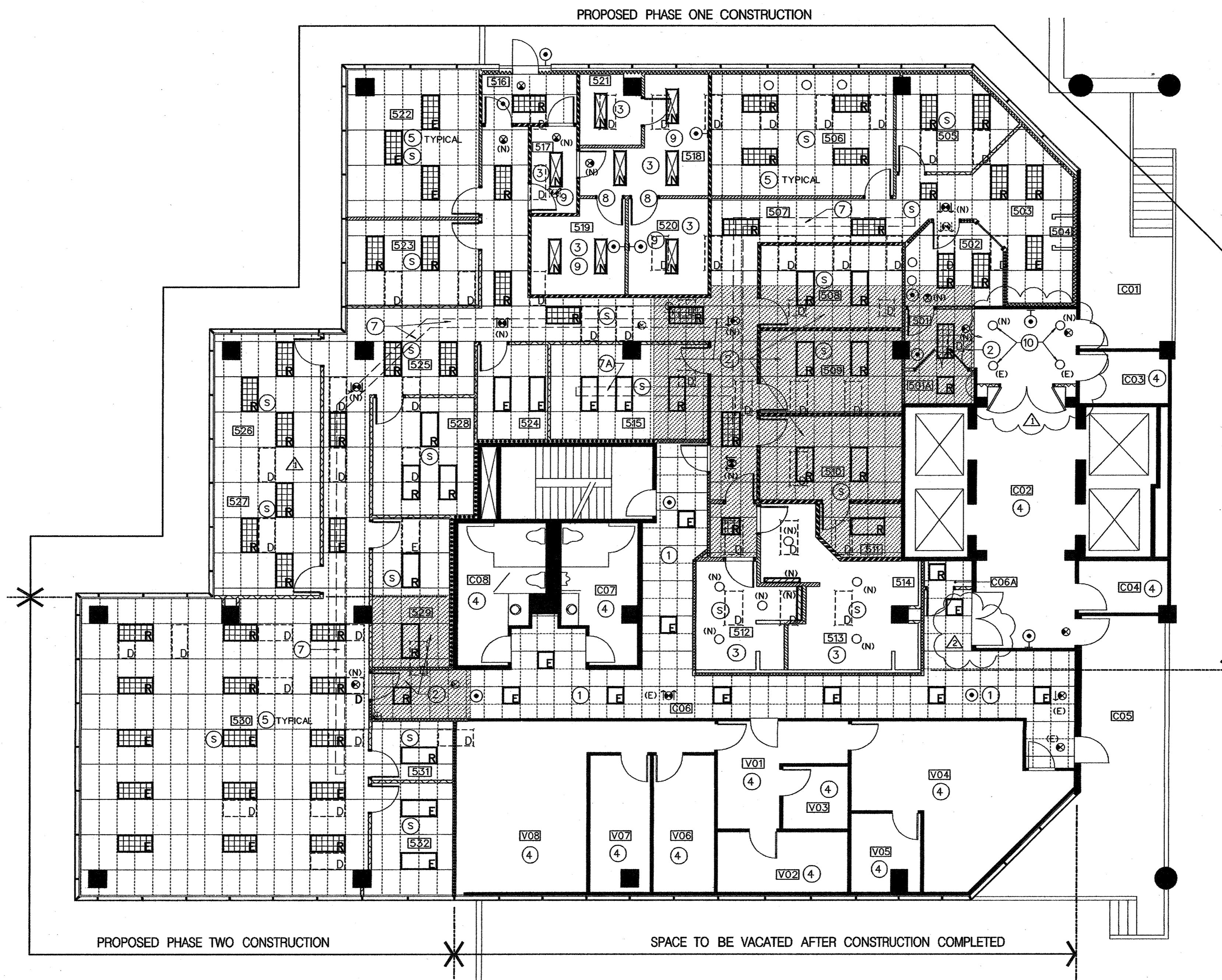
GSA

Suite 500

PARK PLAZA
200 W. Santa Ana Boulevard
Santa Ana, California

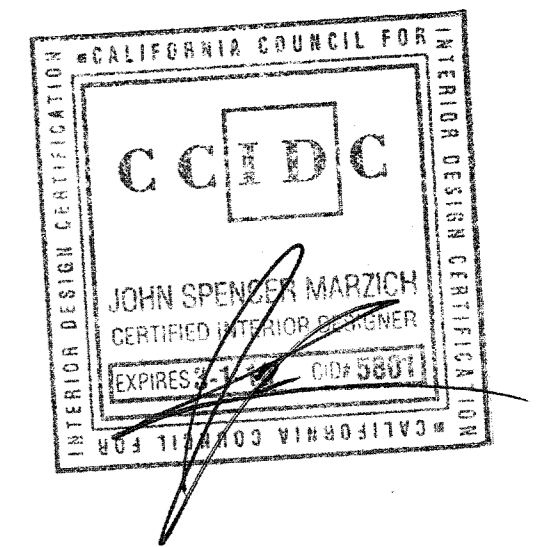
Fraser McClellan
& Associates, Inc.
Commercial Interior Planning
8302 Madison Avenue
Midway City, California 92655
Tel: (714) 897-3382
Fax: (714) 897-5952

REFLECTED CEILING PLAN



Fifth Floor Reflected Ceiling Plan

THE CEILING SHALL BE HEAVY DUTY, DESIGNED PER ICC-ES ESR 1308



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7	1-14-12	Plancheck Corrections		FM

GENERAL NOTES

- CEILING HEIGHTS THROUGHOUT SUITE SHALL MATCH EXISTING AT 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
- LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOT LIGHTS IN CENTER OF CEILING TILE BOTH DIRECTIONS U.N.O. EARTHQUAKE CLIPS AND WIRES SHALL BE USED.
- THE BUILDING STANDARD FIRE SPRINKLER WILL BE AN ADJUSTABLE HEAD DROPPED, ADDED, OR RELOCATED FROM THE EXISTING BASE BUILDING GRID. HEADS SHALL MATCH EXISTING AND BE CENTERED IN CEILING TILES IN BOTH DIRECTIONS.
- PROVIDE SMOKE DETECTORS (IF REQUIRED) THROUGHOUT TENANT AREAS IN ACCORDANCE WITH CODES AND MANUFACTURERS RECOMMENDATIONS. CENTER IN TILES IN BOTH DIRECTIONS. ONLY INSTALL WHERE REQUIRED BY CODES.
- REFER TO DETAILS 7, 8, 9, AND 10 ON SHEET AD-1 FOR SUSPENDED CEILING DETAILS.
- WHERE MULTIPLE LIGHT SWITCHES, DIMMERS OR OTHER LIGHT CONTROLS OCCUR, GANG THEM TOGETHER. NOTIFY FRASER MCCLELLAN & ASSOCIATES IN THE EVENT OF ANY EXCEPTIONS.
- PROTECT EXISTING LIGHT FIXTURES DURING CONSTRUCTION. CLEAN ALL LIGHT FIXTURE LENSES AND REPAIR ANY NON-WORKING FIXTURES.
- CLEAN ALL REUSED MECHANICAL REGISTERS.
- THE CEILING SHALL BE HEAVY DUTY, DESIGNED PER ICC-ES ESR 1308

CEILING LEGEND

- | | | | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|
| | EXISTING 2' x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN | | EXISTING 2' x 4' FLUORESCENT LIGHT FIXTURE TO REMAIN WITH PARABOLIC LENSE |
| | RELOCATED 2' x 4' FLUORESCENT LIGHT FIXTURE | | RELOCATED 2' x 4' FLUORESCENT LIGHT FIXTURE WITH PARABOLIC LENSE |
| | EXISTING 2' x 2' FLUORESCENT LIGHT FIXTURE TO REMAIN | | EXISTING 2' x 2' FLUORESCENT LIGHT FIXTURE TO REMAIN WITH PARABOLIC LENSE |
| | RELOCATED 2' x 2' FLUORESCENT LIGHT FIXTURE | | RELOCATED 2' x 2' FLUORESCENT LIGHT FIXTURE WITH PARABOLIC LENSE |
| | NEW 4'-0" LONG SURFACE MOUNTED TAMPER RESISTANT LIGHT FIXTURE | | |
| | NEW 2'-0" LONG SURFACE MOUNTED TAMPER RESISTANT LIGHT FIXTURE | | |
| | NEW WALL MOUNTED 4'-0" LINEAR FLUORESCENT LIGHT FIXTURE, FIXTURE AND MOUNTING HEIGHT SHALL MATCH EXISTING. | | |
| | NEW RECESSED FLUORESCENT DOWNLIGHT, LITHONIA, GOTHAM AFV 4R SERIES, OR APPROVED EQUAL. INDY LIGHTING, 614R SERIES, OR APPROVED EQUAL, 18 WATT TRIPLE TUBE LAMP. | | |
| | EXIT SIGN, LITHONIA, *LQMSW3R | | |
| | EXIT SIGN: DIRECTIONAL SINGLE FACE (SEE PLANS FOR ARROWS). LITHONIA, *LQMSW3R | | |
| | EXIT SIGN: DIRECTIONAL DOUBLE FACE (SEE PLANS FOR ARROWS). LITHONIA, *LQMSW3R | | |
| | EXISTING FIXTURE TO REMAIN. | | |
| | NEW FIXTURE TO MATCH TYPE SHOWN. | | |
| | RELOCATED FIXTURE AT NEW LOCATION. | | |
| | WALL MOUNTED SURVEILLANCE CAMERA WITH 3/4" CONDUIT BACK TO ACCESSIBLE CEILING WITHIN TENANT AREA. MOUNT AT 102" A.F.F. EXACT LOCATIONS TO BE VERIFIED WITH TENANTS SECURITY REP. | | |
| | CEILING MOUNTED SURVEILLANCE CAMERA WITH 3/4" CONDUIT BACK TO ACCESSIBLE CEILING WITHIN TENANT AREA. EXACT LOCATIONS TO BE VERIFIED WITH TENANTS SECURITY REP. | | |
| | PAGING SPEAKER FLUSH MOUNTED IN CEILING. | | |

PLAN KEY-NOTES

- EXISTING CORRIDOR CEILING GRID SYSTEM TO REMAIN. MODIFY AS REQUIRED TO MEET 2010 CBC SEISMIC REQUIREMENTS.
- REMOVE EXISTING CEILING SYSTEM (WHERE INDICATED SHADED). PROVIDE NEW SUSPENDED CEILING SYSTEM TO ALIGN WITH, AND MATCH ADJACENT SUSPENDED CEILING SYSTEM.
- REMOVE EXISTING CEILING IN THIS ROOM AND REPLACE WITH NEW PAINTED GYPSUM BOARD CEILING AT 9'-0" A.F.F. REFER TO DETAIL *1/AD-3.
- CEILING IN THIS AREA TO REMAIN (N.I.C.).
- ALL EXISTING CEILINGS TO REMAIN SHALL BE MODIFIED AS REQUIRED TO MEET ALL 2010 CBC SEISMIC REQUIREMENTS.
- NOT-USED
- PROVIDE CABLE TRAY ABOVE CEILING FOR TENANT'S CABLE MANAGEMENT. EXACT LOCATION TO BE VERIFIED BY TENANT'S VENDORS AND SYSTEMS DESIGNERS.
- COORDINATE EXACT LOCATION OF CABLE TRAY WITH TENANT.
- LIGHT SWITCHING FOR 519 AND 520 TO BE ON OUTSIDE OF ROOMS NEXT TO DOORS. PROVIDE "IN-USE" LIGHT ABOVE DOOR. (SWITCHES AND "IN-USE" LIGHTS TO BE ON ROOM 519 SIDE OF THESE WALLS. LIGHTS AND "IN-USE" LIGHTS TO OPERATE ON THE SAME SWITCH PER ROOM).
- PROVIDE ACCESS PANELS IN GYPSUMBOARD CEILING IN THIS ROOM AS REQUIRED FOR ABOVE CEILING ACCESS TO WIRING AND MISC. PANELS TO BE TAMPER RESISTANT IN ROOMS 519 AND 520.
- ADD RECESSED CAN LIGHTS TO MATCH EXISTING WITHIN AREA. RE-SWITCH FIXTURES.

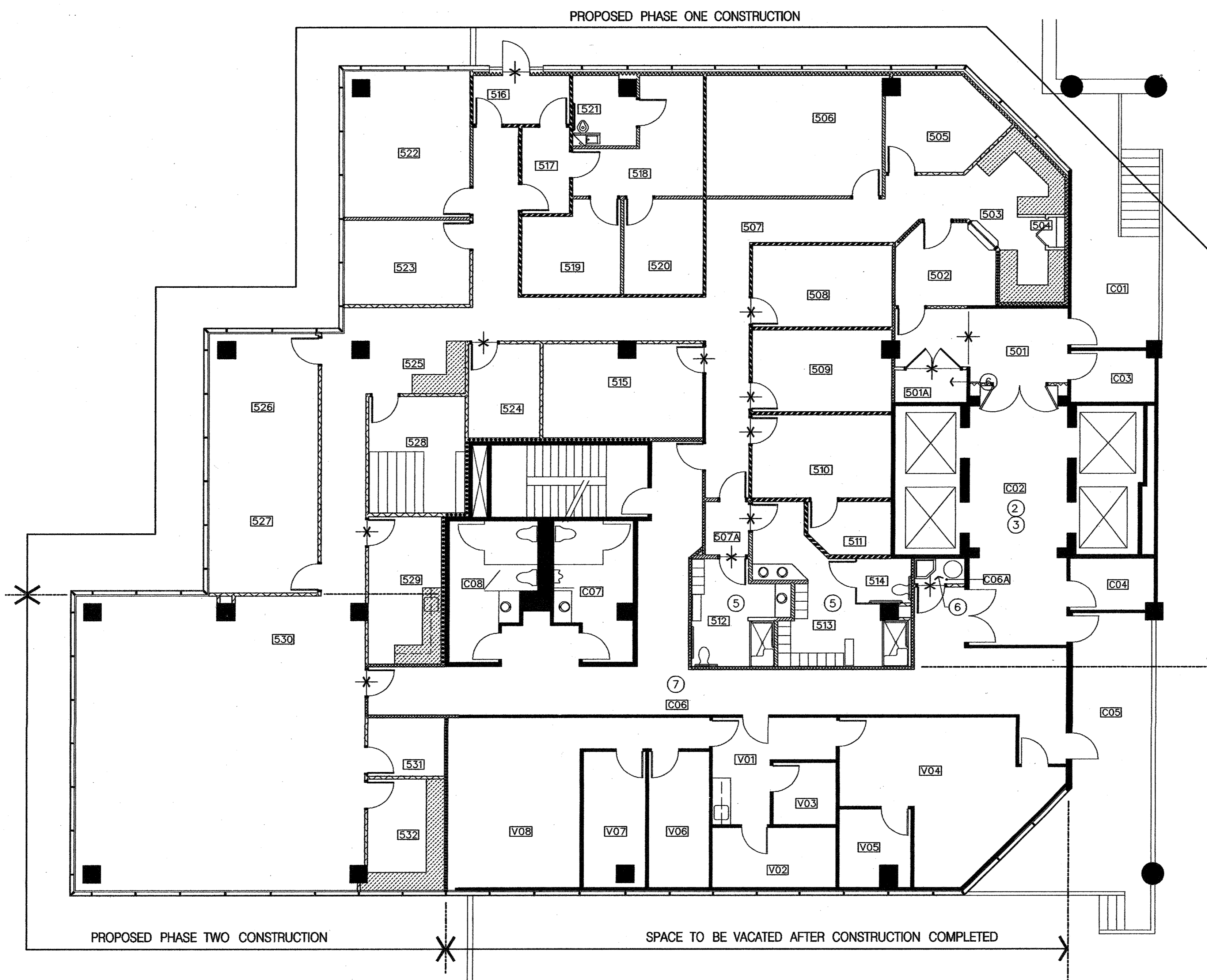
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FINISH SCHEDULE						
ROOM #	NAME	FLOOR	BASE	WALLS	CEILING	NOTES
000A	JANITOR CLOSET	CONCRETE	B1	P1	A.C.T.	
501	VESTIBULE	C1	B1	P1	A.C.T.	
501A	ELECT. CLOSET	CONCRETE	B1	P1	A.C.T.	
502	WAITING	C1	B1	P1	A.C.T.	
503	RECEPTION	C1	B1	P1	A.C.T.	
504	CLOSET	C1	B1	P1	A.C.T.	
505	OFFICE	C1	B1	P1	A.C.T.	
506	CONFERENCE	C2	B2	PWCH	A.C.T.	WR-1 ALL WALLS, WC-1 BELOW CHAIR RAIL
507	CORRIDOR	C1	B1	P1	A.C.T.	
508	STORAGE	VCT1	B1	P1	A.C.T.	
509	STORAGE	VCT1	B1	P1	A.C.T.	
510	WORKROOM	VCT2	B1	P1	A.C.T.	
511	STORAGE	VCT2	B1	P1	A.C.T.	
512	WOMEN	CT1	CTB1	CT2	GYP. BD. (PT)	
513	MEN	CT1	CTB1	CT2	GYP. BD. (PT)	
514	TOILET	CT1	CTB1	CT2	GYP. BD. (PT)	
515	IT. ROOM	VCT2	B1	P1	A.C.T.	3/4" PLYWOOD, ALL WALLS
516	VESTIBULE	CT1	CTB1	P1	A.C.T.	
517	CORRIDOR	C1	B1	P1	GYP. BD. (PT)	
518	PROCESSING	C1	B1	P1	GYP. BD. (PT)	
519	INTERVIEW	C1	B1	P1	GYP. BD. (PT)	
520	INTERVIEW	C1	B1	P1	GYP. BD. (PT)	
521	TOILET	CT1	CTB1	FRFP1	GYP. BD. (PT)	PROVIDE WHITE FRP FROM TOP OF BASE TO +33" A.F.F.
522	OFFICE	C1	B1	P1	A.C.T.	
523	OFFICE	C1	B1	P1	A.C.T.	
524	STORAGE	VCT1	B1	P1	A.C.T.	
525	MAIL	C1	B1	P1	A.C.T.	
526	CONFERENCE	C1	B1	P1	A.C.T.	
527	CONFERENCE	C1	B1	P1	A.C.T.	
528	FILES	C1	B1	P1	A.C.T.	
529	BREAKROOM	VCT1	B1	P1	A.C.T.	
530	OPEN OFFICE	C1	B1	P1	A.C.T.	
531	OFFICE	C1	B1	P1	A.C.T.	
532	OFFICE	C1	B1	P1	A.C.T.	



Fifth Floor Finish Plan

1-4
THROUGHOUT, TYPICAL.

GENERAL NOTES

- INDICATES CHANGE IN FLOORING MATERIAL. ALL FLOORING TRANSITIONS SHALL OCCUR EXACTLY WHERE SHOWN. DOORWAY TRANSITIONS SHALL OCCUR UNDER DOOR.
- GENERAL CONTRACTOR SHALL MATCH CARPET REPEAT AS REQUIRED. PROVIDE CARPET INSTALLATION DIAGRAM FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION OF CARPET.
- GENERAL CONTRACTOR SHALL PROVIDE STRAIGHT BASE "B-1" AT ALL CARPET LOCATIONS. PROVIDE 4" COVED BASE AT ALL RESILIENT FLOORING. PROVIDE 4" HIGH BASE BENEATH ALL MILLWORK TOE KICKS.
- GENERAL CONTRACTOR SHALL REPAIR AND/OR PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- FLOOR FINISHES SHALL EXTEND UNDER CASEWORK AND EQUIPMENT.
- GENERAL CONTRACTOR SHALL PROVIDE "P-1" AT ALL PARTITIONS, U.O.N.
- PROVIDE ONE COAT PRIMER AND TWO COATS PAINT FINISH (MINIMUM) AT ALL PAINTED SURFACES.
- PROVIDE A LEVEL 4, SMOOTH FINISH ON ALL GYP. BD. SURFACES.
- ALL DRYWALL CEILINGS AND BULKHEADS SHALL BE PAINTED "P-1", U.O.N.
- GENERAL CONTRACTOR SHALL PROVIDE "P-3" AT ALL DOORS AND FRAMES, U.O.N.

FINISH LEGEND

PAINT

- P1** SHERWIN WILLIAMS, COLOR: *6148 WOOL SKEN, EGGSHELL FINISH.
- P2** SHERWIN WILLIAMS, COLOR: TO BE DETERMINED, EGGSHELL FINISH.
- P3** SHERWIN WILLIAMS, COLOR: *6150 UNIVERSAL KHAKI, SEMI-GLOSS FINISH.

CERAMIC TILE

- CT1** DAL TILE, CY-05, COLOR: CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF. EASSA (443) 286-9769.
- CT2** DAL TILE, CY-01, COLOR: CITY VIEW/HARBOR MIST. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF. EASSA (443) 286-9769.
- CT3** DAL TILE, CY-05, COLOR: CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF. EASSA (443) 286-9769.

WALL COVERING

- WC1** MAHARAM, STYLE: TEK-WALL VIEW *399432, COLOR: *008 FORM. CONTACT: NICOLE BOLDUC, (202) 834-8391.
- WC2** ARMSTRONG, STYLE: SOUNDSOAK, COLOR: LIDO, HERMOSA (LDHE).

PLASTIC LAMINATE

- PL1** NEVAMAR, COLOR: *AL500 IT HERBAL ALLUSION, MATTE FINISH.
- PL2** FORMICA, COLOR: *7759-43 SELECT CHERRY, MATTE FINISH.
- PL3** WILSONART, COLOR: *4871-80 DESERT ZEPHYR, MATTE FINISH.

SOLID SURFACE MATERIAL

- ST1** CORIAN, COLOR: MATTERHORN.

CARPET

- C1** SHAW, STYLE: *59429 MALANG, COLOR: *84755 CASUAL CORIANDER. CARPET TILE. DIRECT GLUE DOWN, ASHLAR INSTALLATION.
- C2** SHAW, STYLE: *59394 SERAM, COLOR: *84755 CASUAL CORIANDER. CARPET TILE. DIRECT GLUE DOWN, 1/4TURN INSTALLATION.
- C3** SHAW, STYLE: *59459 SYNTHESIS IV, COLOR: *59459 CAFFEINATED. CARPET TILE. DIRECT GLUE DOWN, 1/4TURN INSTALLATION.

VCT

- VT1** ARMSTRONG, NATURAL CREATIONS EARTHOUTS, COLOR: *TP508 DURANGO BEIGE. 18" x 18".
- SD1** ARMSTRONG, STATIC DISSIPATIVE TILE, COLOR: *51950 MARBLE BEIGE. 12" x 12".

CERAMIC TILE BASE

- CTB1** DAL TILE, CY-05, COLOR: CITY VIEW/NEIGHBORHOOD PARK. SIZE: TO BE DETERMINED. GROUT: TO BE DETERMINED. CONTACT: JEFF. EASSA (443) 286-9769.

BASE

- FB1** ROPPE, COLOR: *P193 BLACK-BROWN. 4" HIGH STRAIGHT ROLLED GOODS AT CARPET. 4" HIGH COVED ROLLED GOODS AT VCT LOCATIONS.
- WB1** WOOD BASE, ALLEGHENY MILLWORK. COLOR: TO BE DETERMINED.

CHAIR RAIL

- WR1** WOOD CHAIR RAIL, ALLEGHENY MILLWORK. COLOR: TO BE DETERMINED.

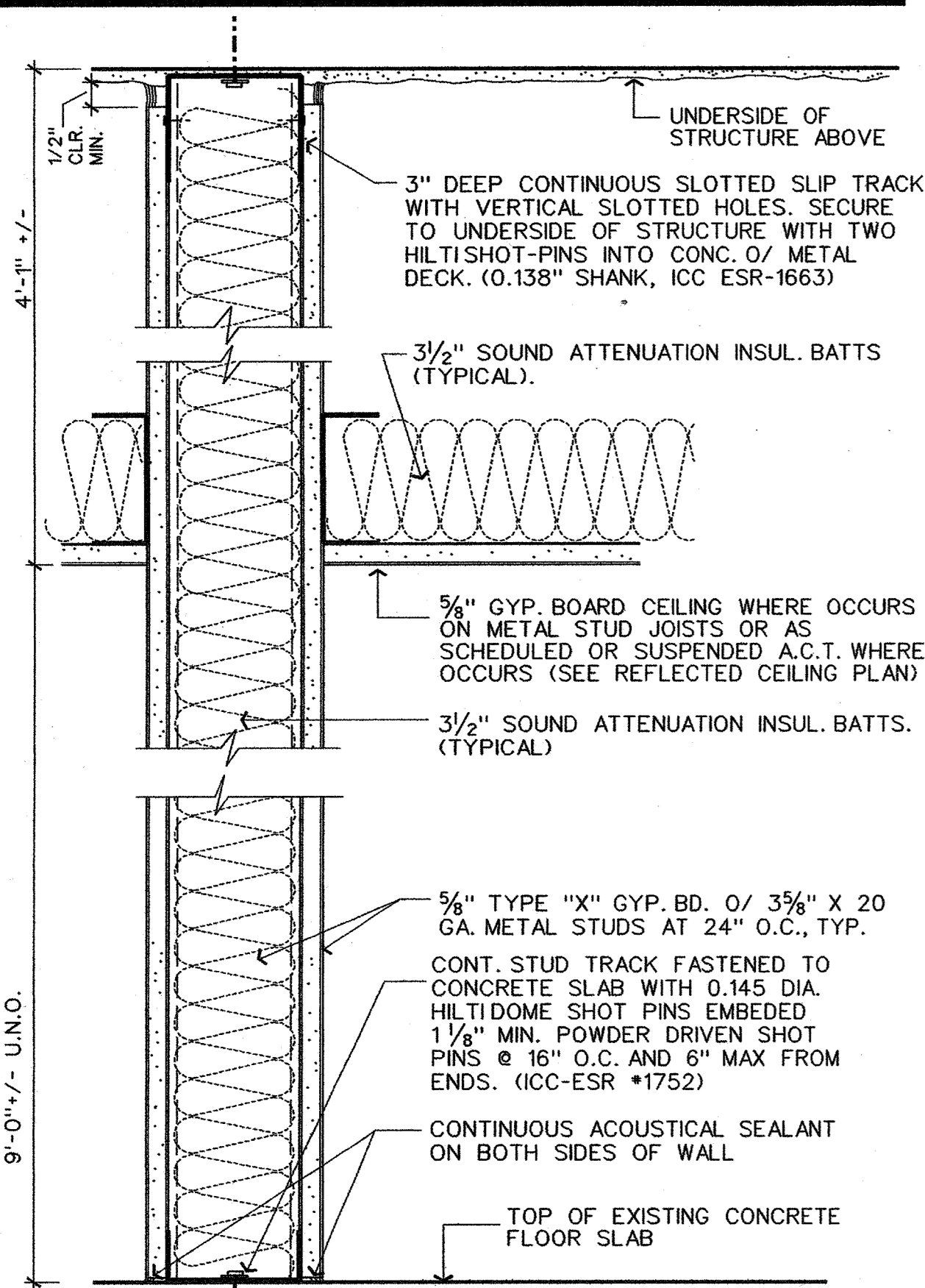
PLAN KEY-NOTES

- ALL CONSTRUCTION IS EXISTING TO REMAIN, U.O.N.
- EXISTING FLOOR FINISHES WITHIN THIS AREA SHALL REMAIN.
- EXISTING WALL FINISHES WITHIN THIS AREA SHALL REMAIN.
- PATCH/PREP ALL EXISTING FLOOR AND WALL SURFACES AS REQUIRED TO RECEIVE NEW SHOWN WITHIN THESE DOCUMENTS.
- PROVIDE SEMI-GLOSS PAINT WITHIN THIS ROOM.
- PROVIDE EXPOSED CONCRETE FLOORING AT THIS LOCATION.
- EXISTING COMMON AREA CORRIDOR FINISHES SHALL BE DETERMINED.

Project Name	GSA
	200 W. Santa Ana Blvd., Santa Ana, CA
Project Number	09.10.06
Description	Finish Plan
Computer File	gsa-fn.dgn

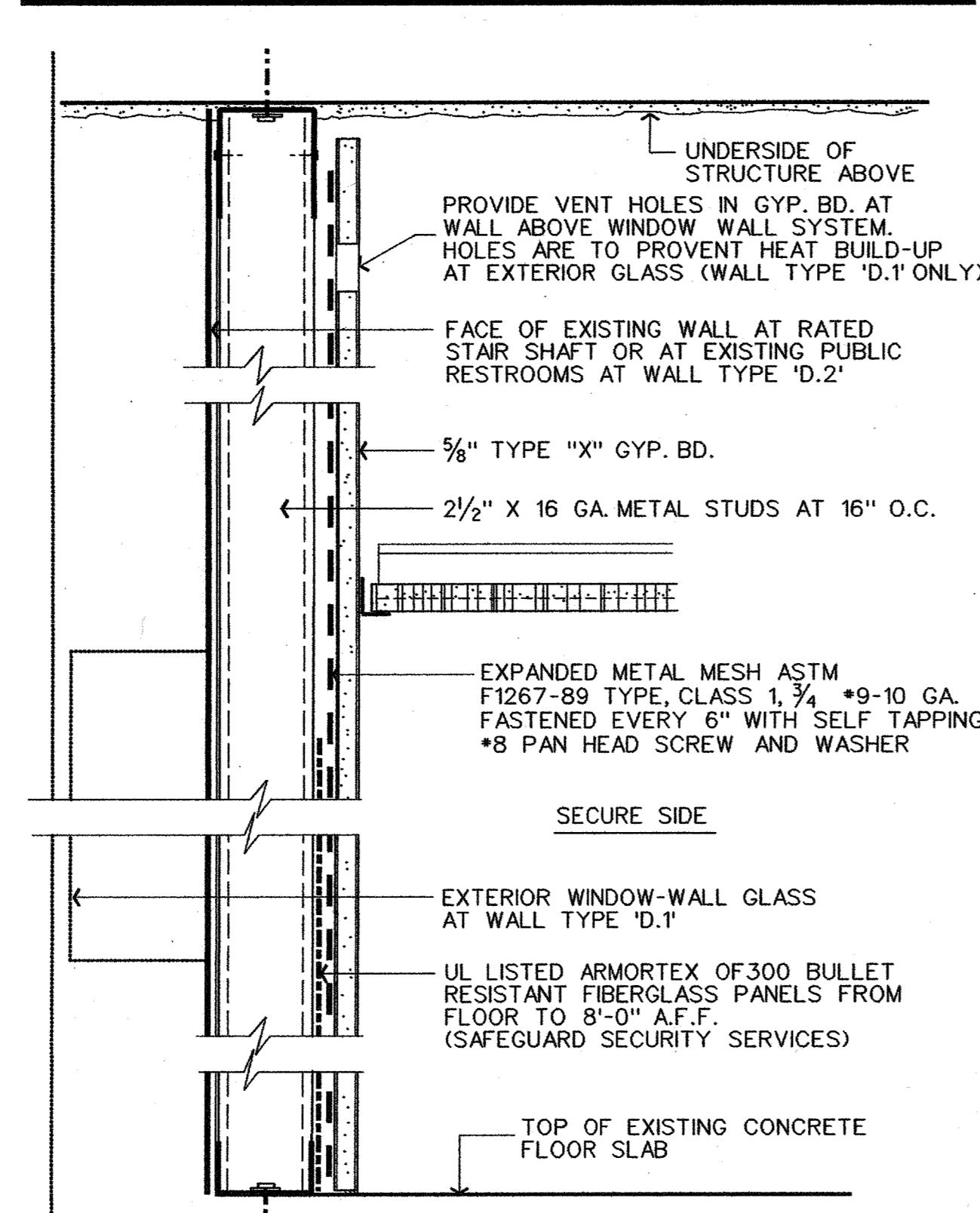
Scale 1/8" = 1'-0" (U.N.O.)

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FULL HEIGHT NON-RATED PARTITION

TYPE 'E'

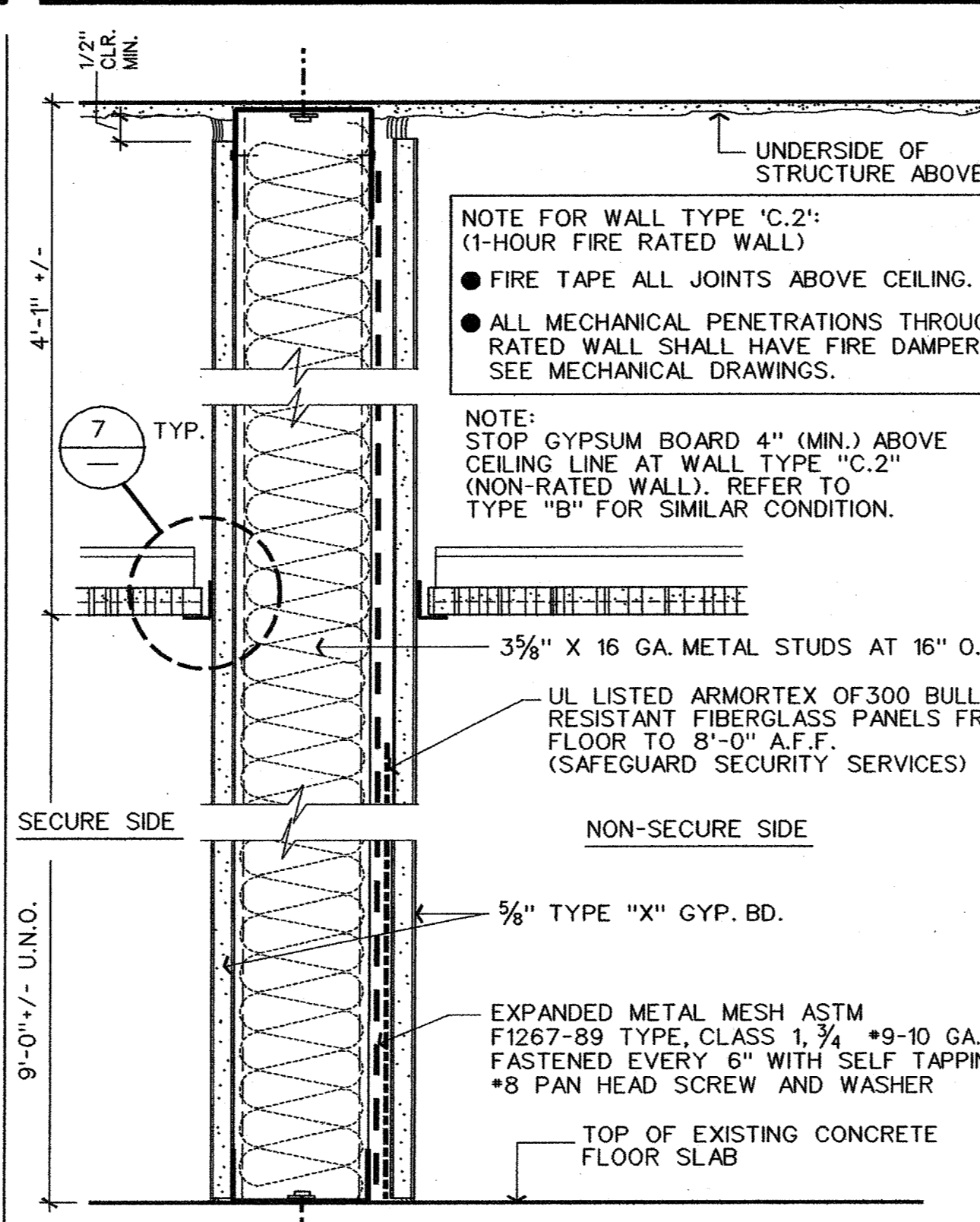


FULL HEIGHT FURRING PARTITION WITH METAL MESH & BULLET RESISTANT PANELS AT EXISTING WINDOW WALL

TYPE 'D.1'

FULL HEIGHT FURRING PARTITION WITH METAL MESH & BULLET RESISTANT PANELS AT EXISTING WALLS

TYPE 'D.2'

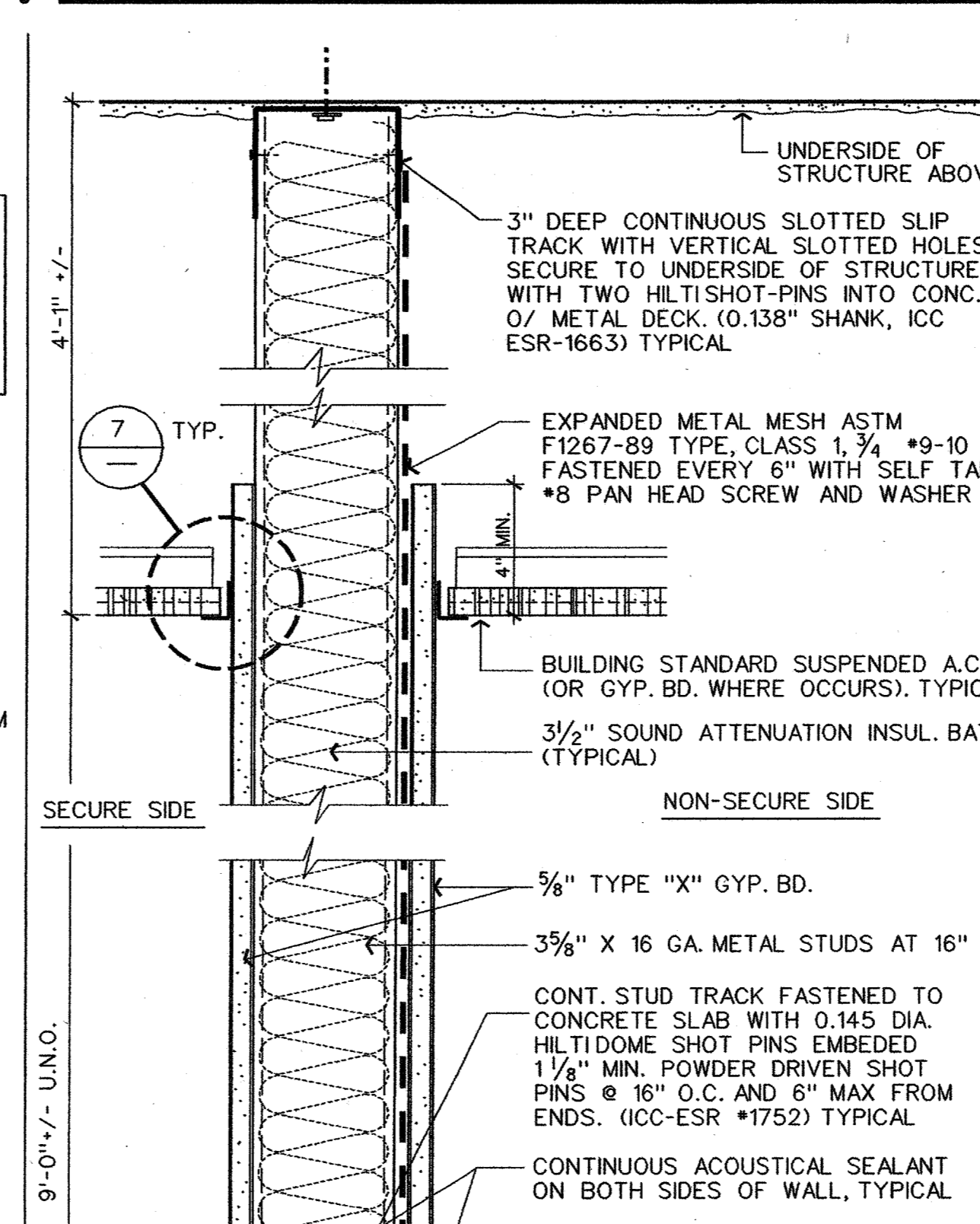


FULL HEIGHT 1-HOUR RATED PARTITION WITH METAL MESH & BULLET RESISTANT PANELS

TYPE 'C.1'

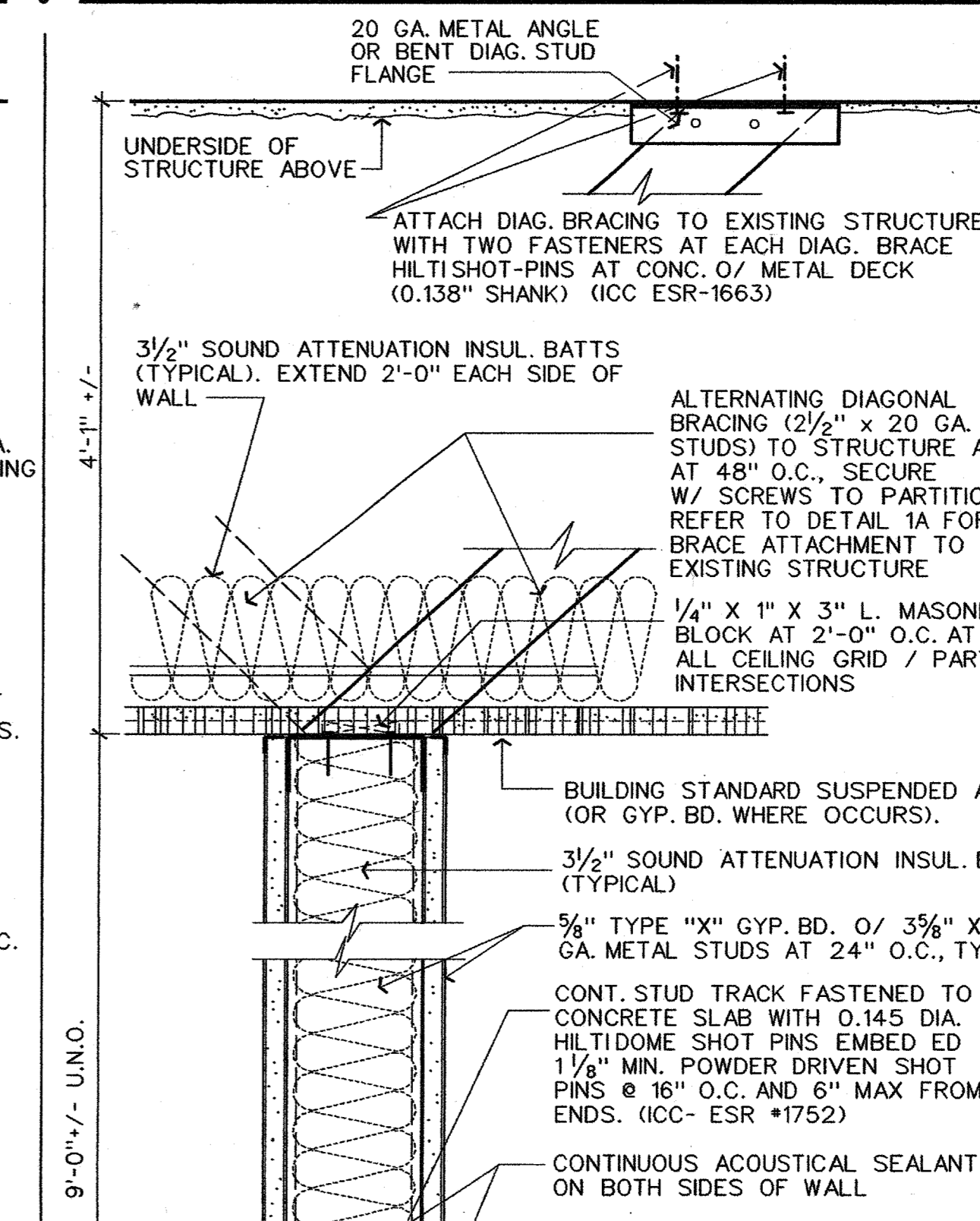
FULL HEIGHT NON-RATED PARTITION WITH METAL MESH & BULLET RESISTANT PANELS

TYPE 'C.2'



FULL HEIGHT NON-RATED PARTITION WITH METAL MESH

TYPE 'B'

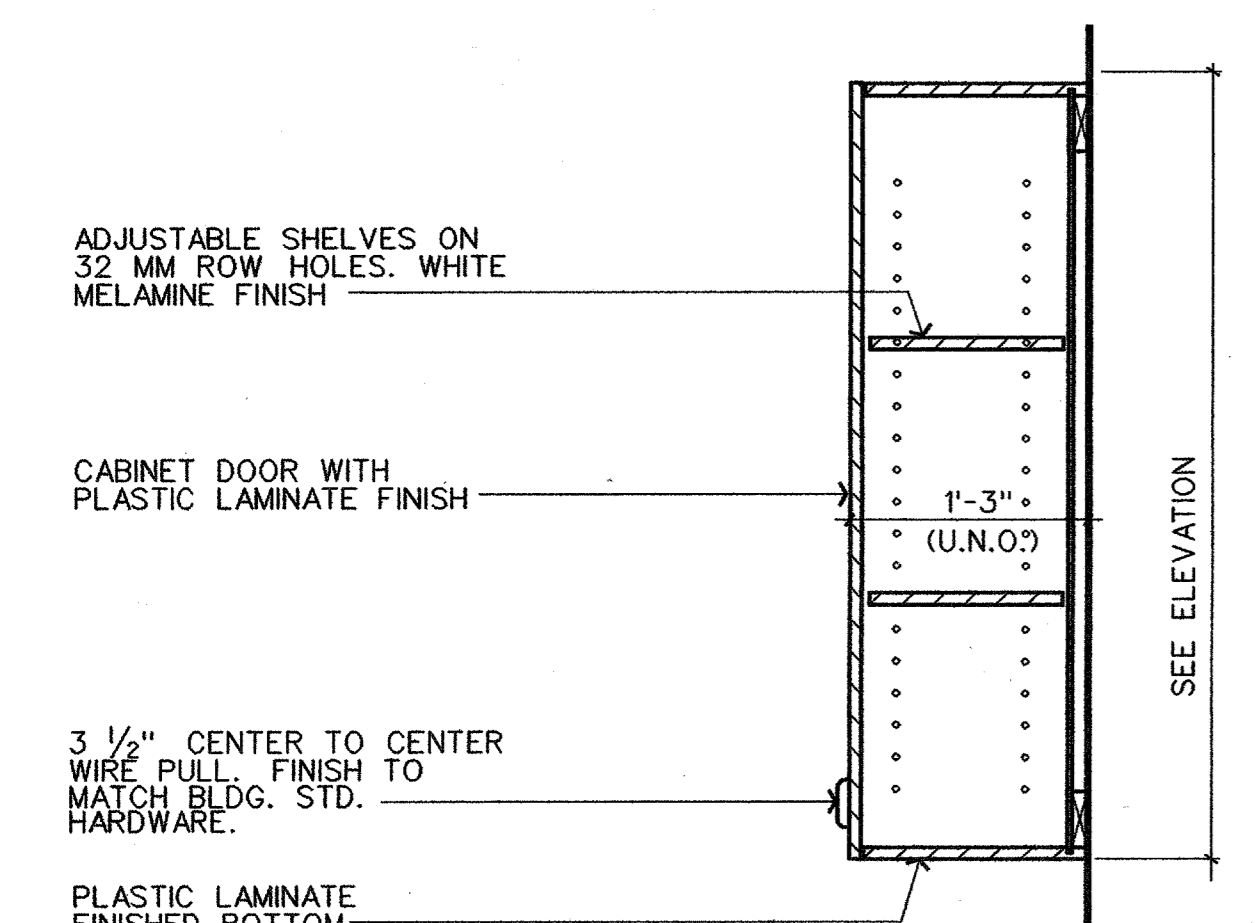


CLG. HEIGHT NON-RATED PARTITION

TYPE 'A'

PARTITION TYPES

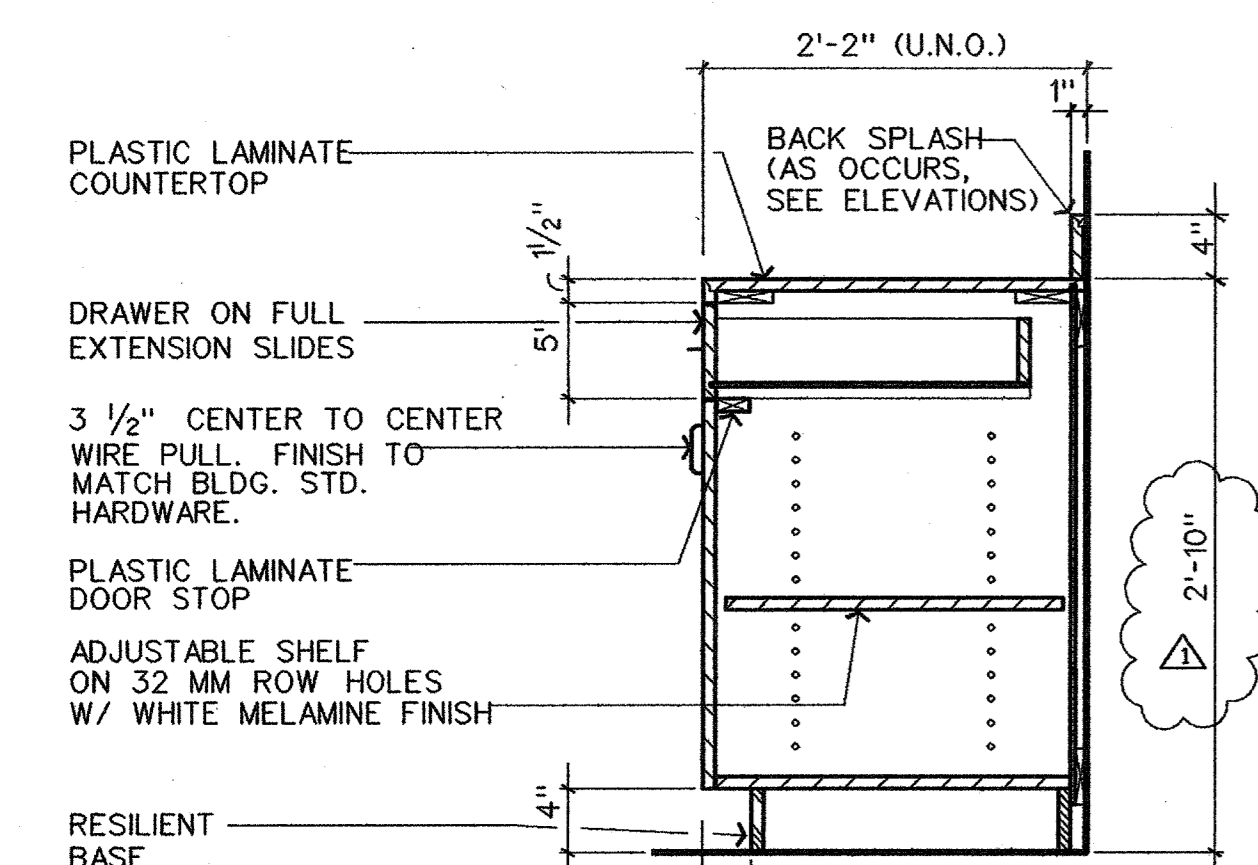
SCALE: 3/8"=1'-0"



UPPER CAB. SECTION

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

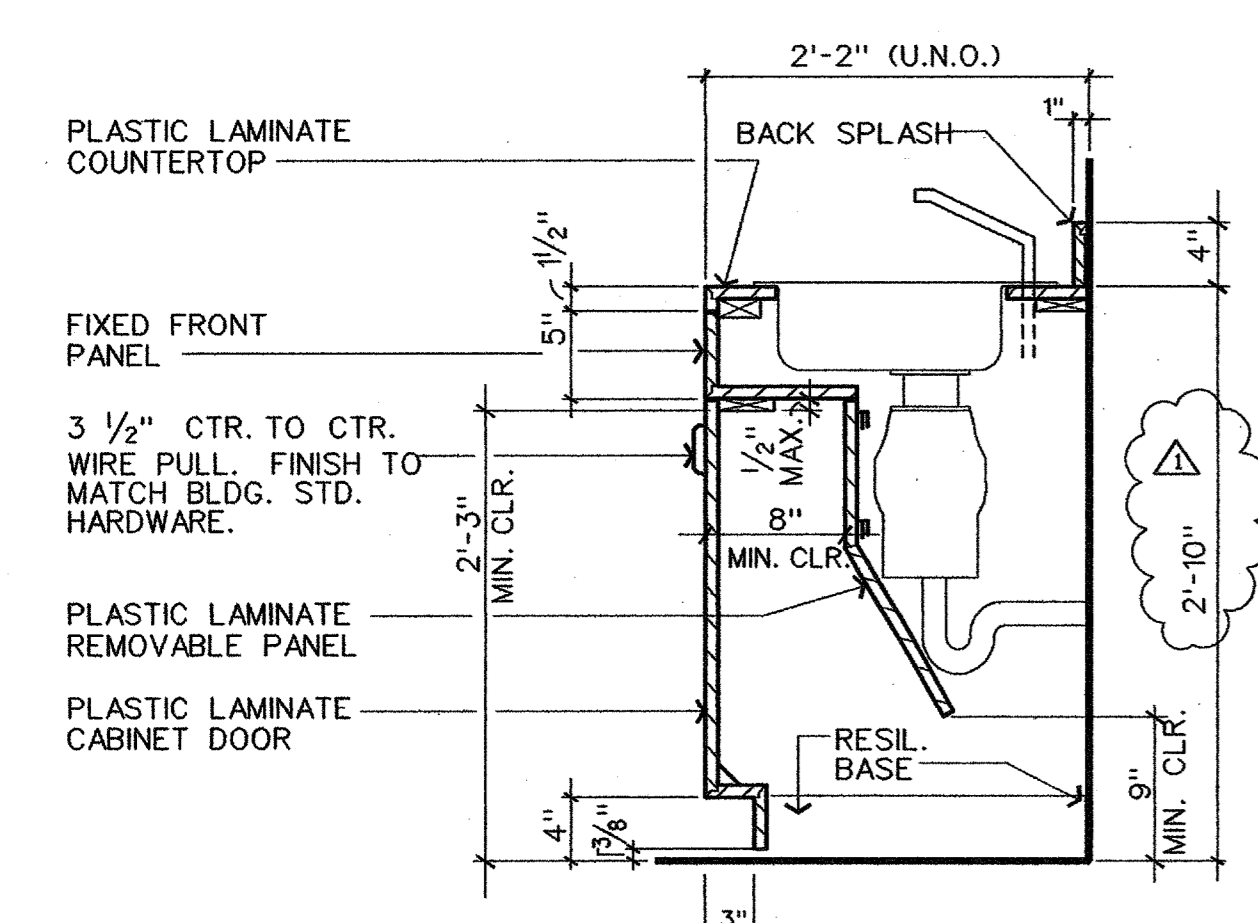
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BASE CABINET SECTION

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

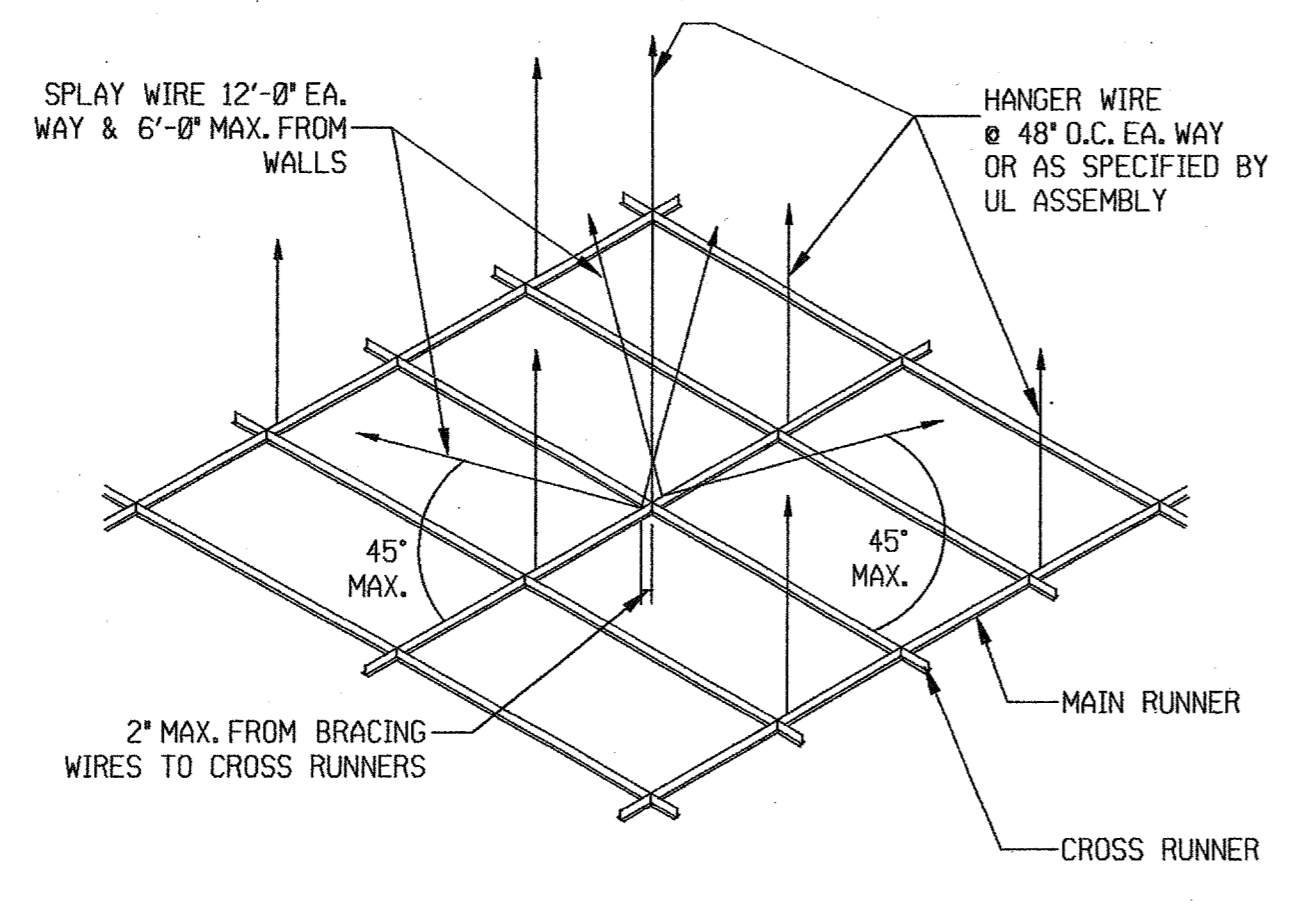
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BASE CABINET W/SINK

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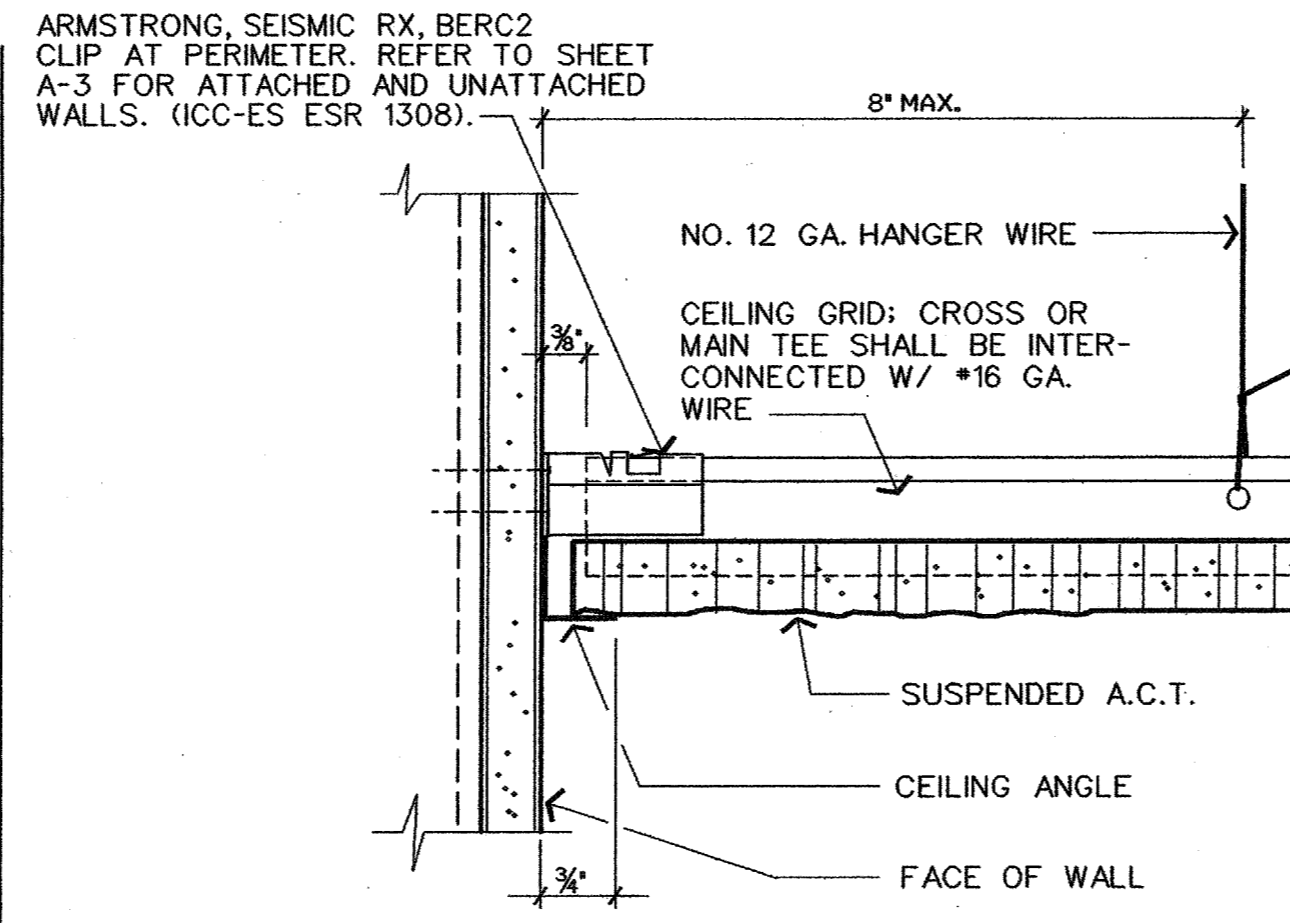
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TYP. CEILING SUSPENSION

N.T.S.

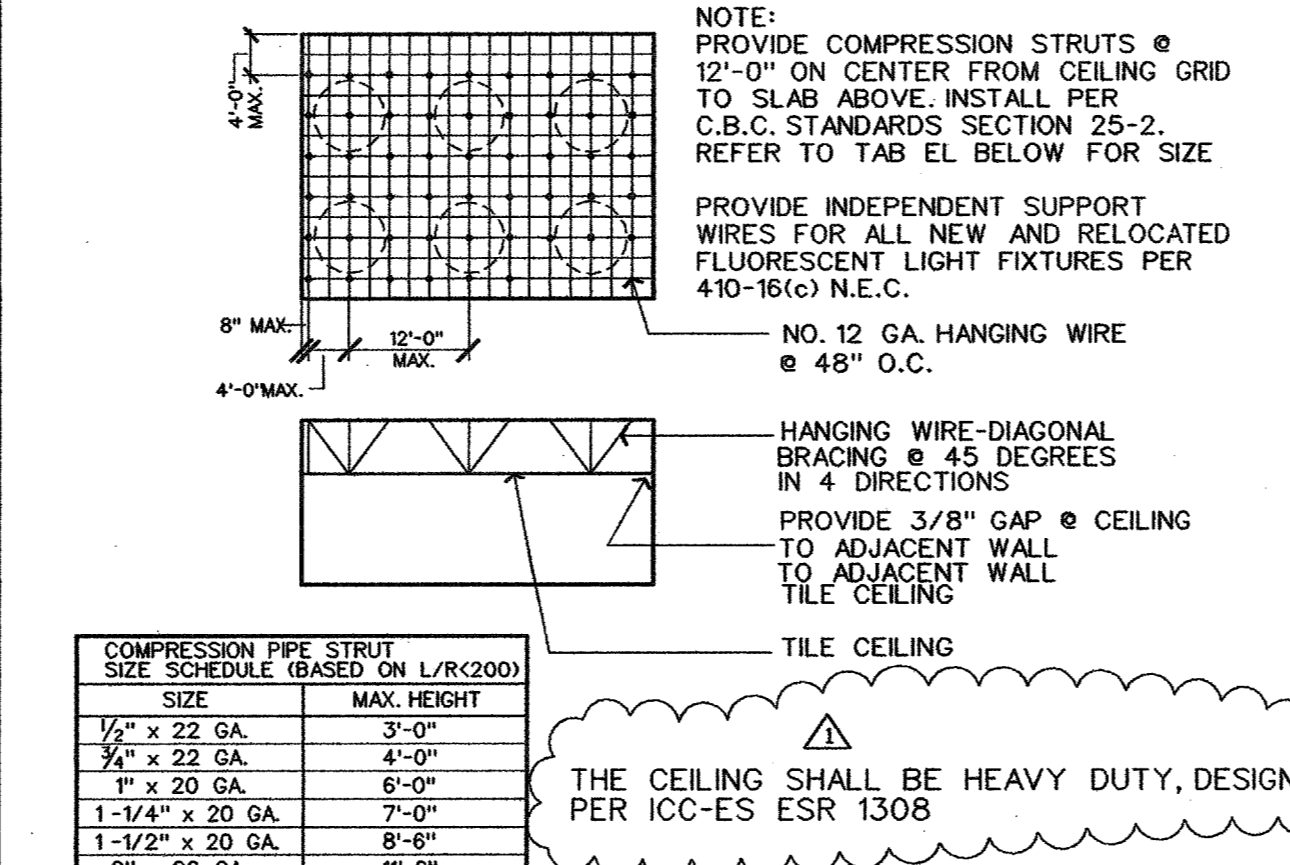
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TYP. CEILING EDGE

SCALE: HALF-SIZE

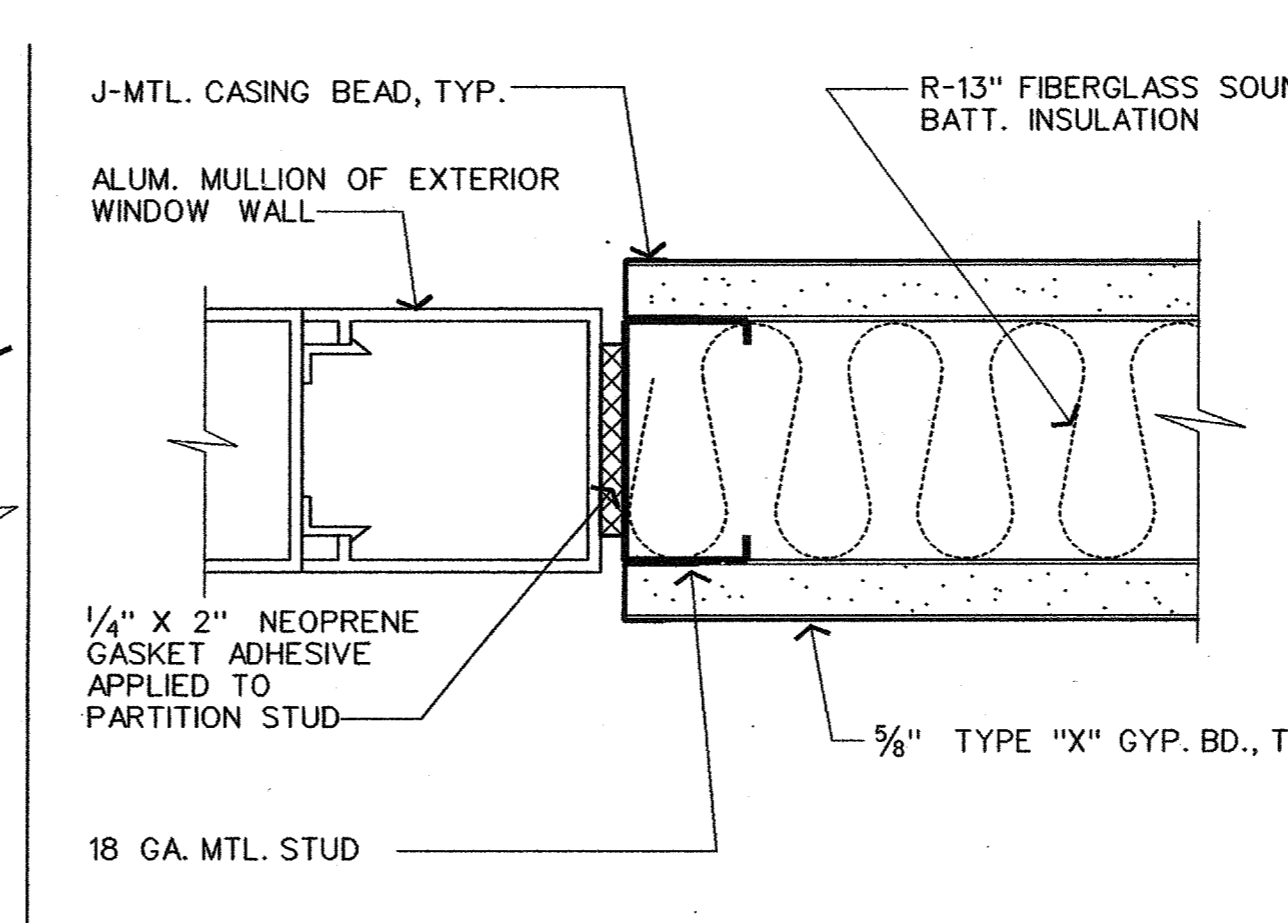
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TYP. CEILING SUSPENSION

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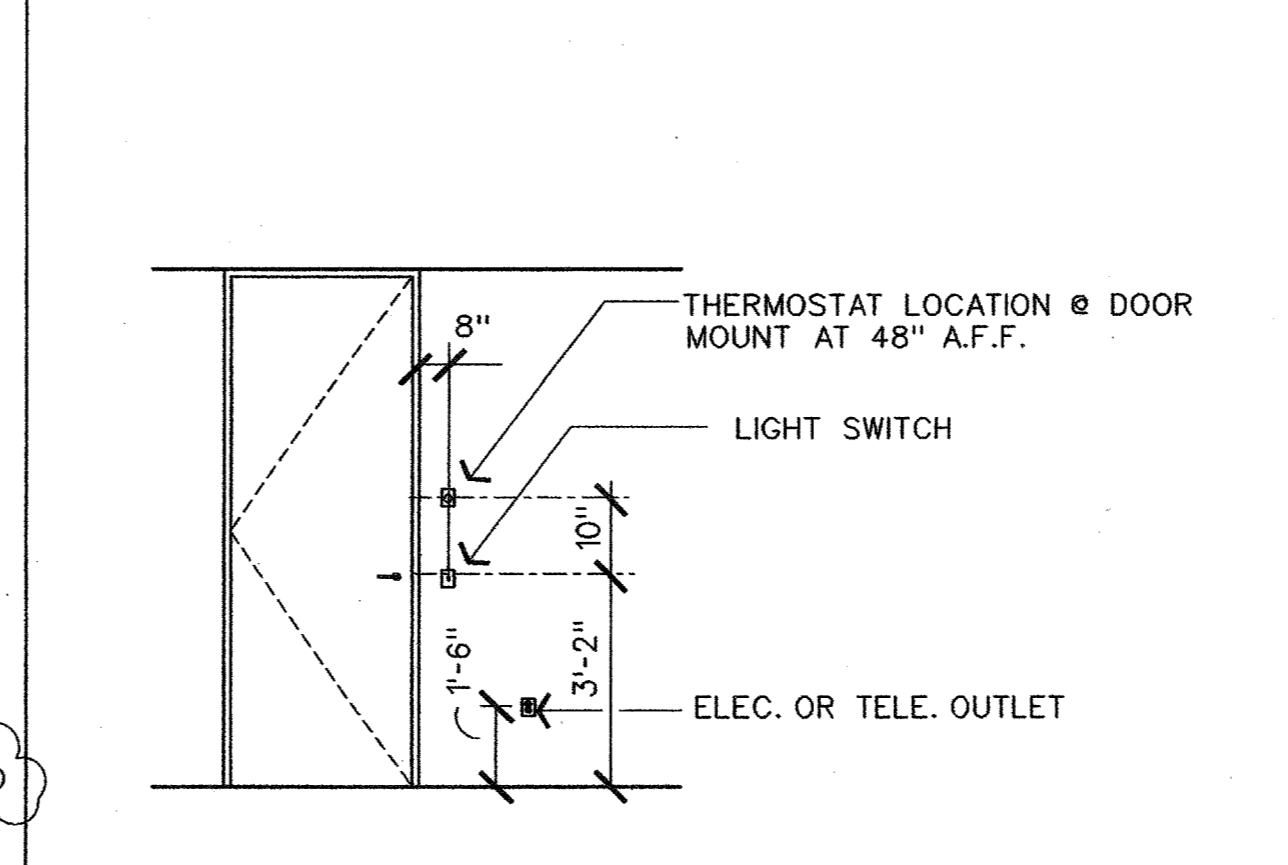
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PARTITION AT MULLION

SCALE: HALF-SIZE

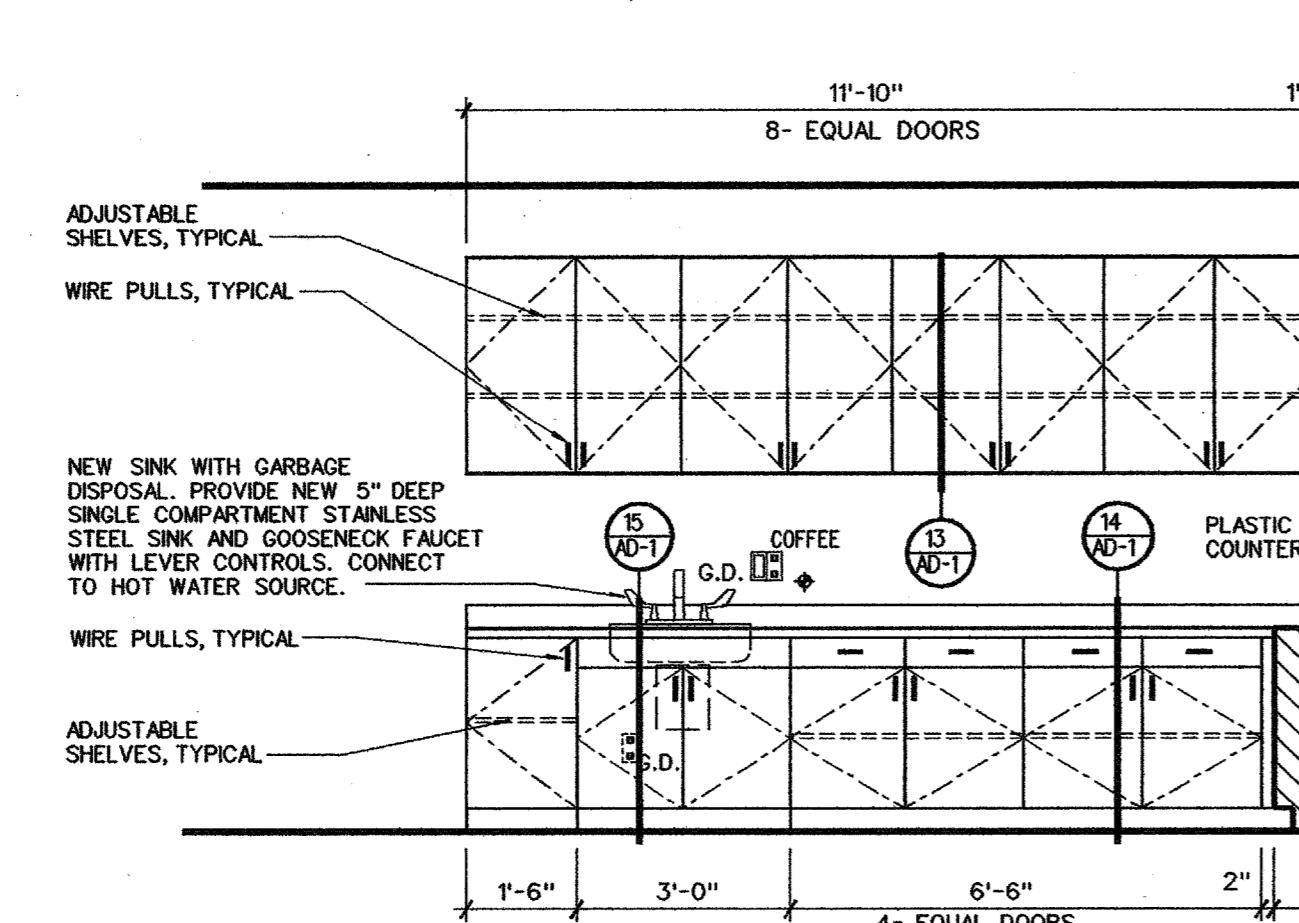
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STD. ELEV. @ DOOR

N.T.S.

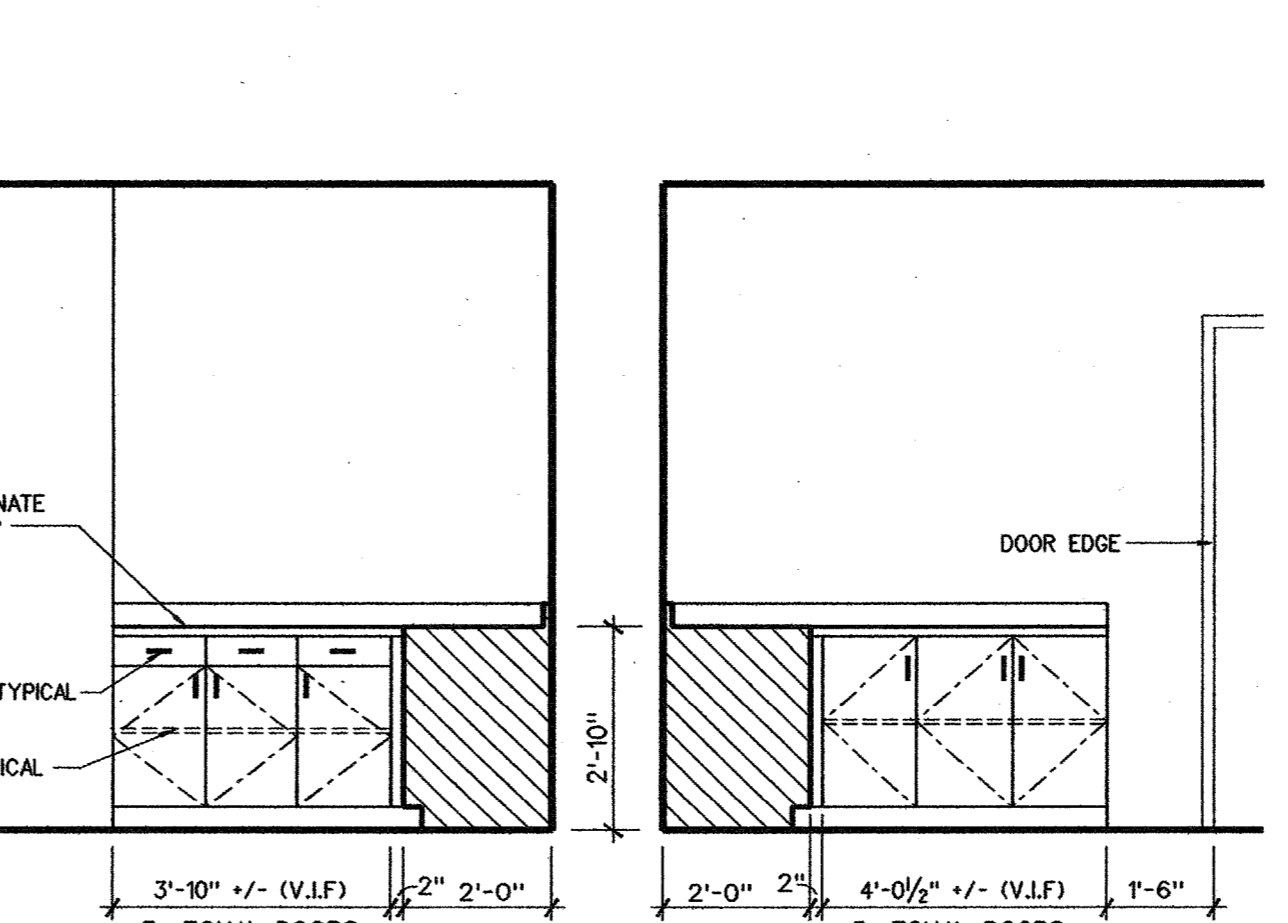
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CABINET ELEVATION - ROOM 529

SCALE: 3/8"=1'-0"

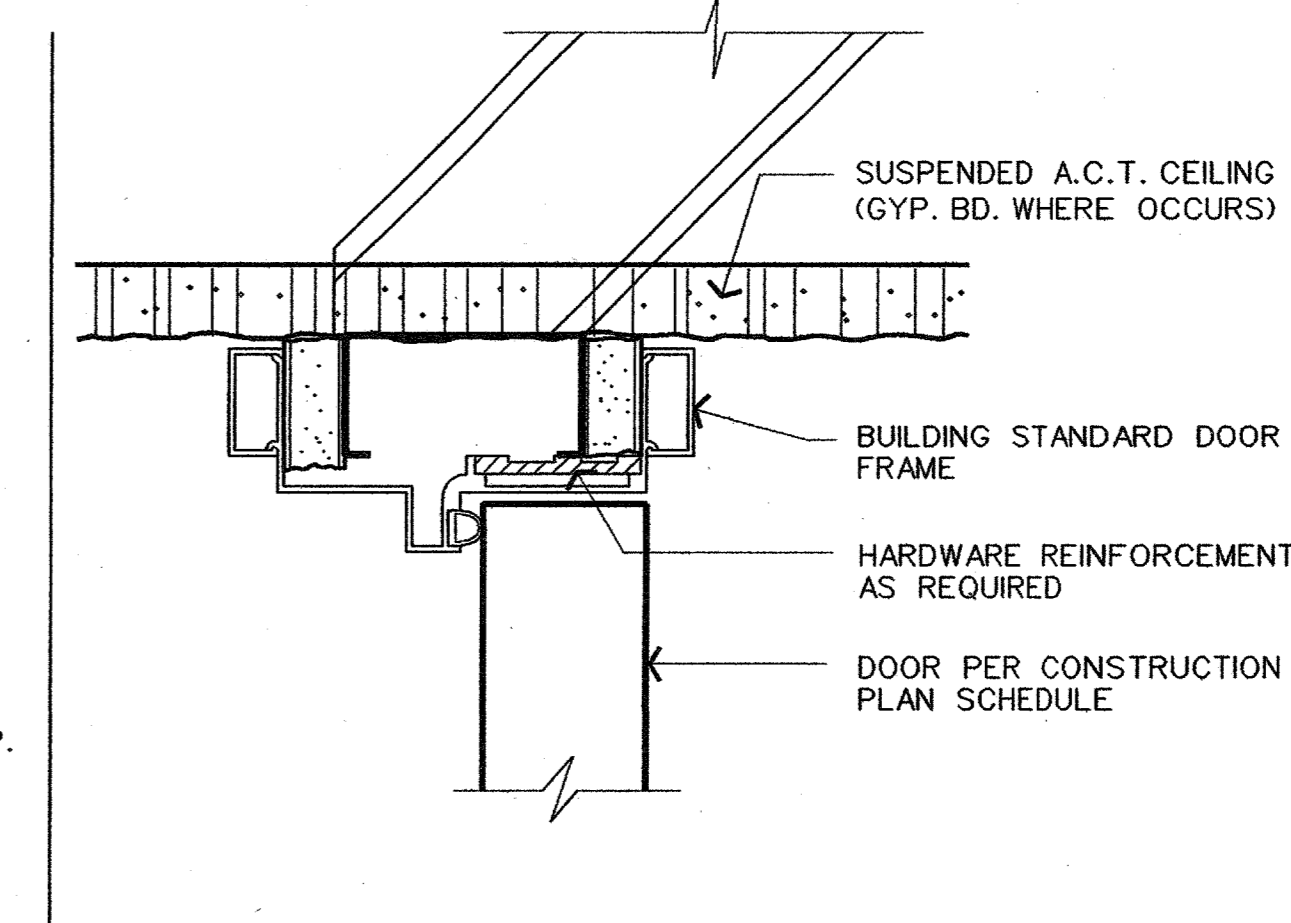
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CABINET ELEVATION - ROOM 525

SCALE: 3/8"=1'-0"

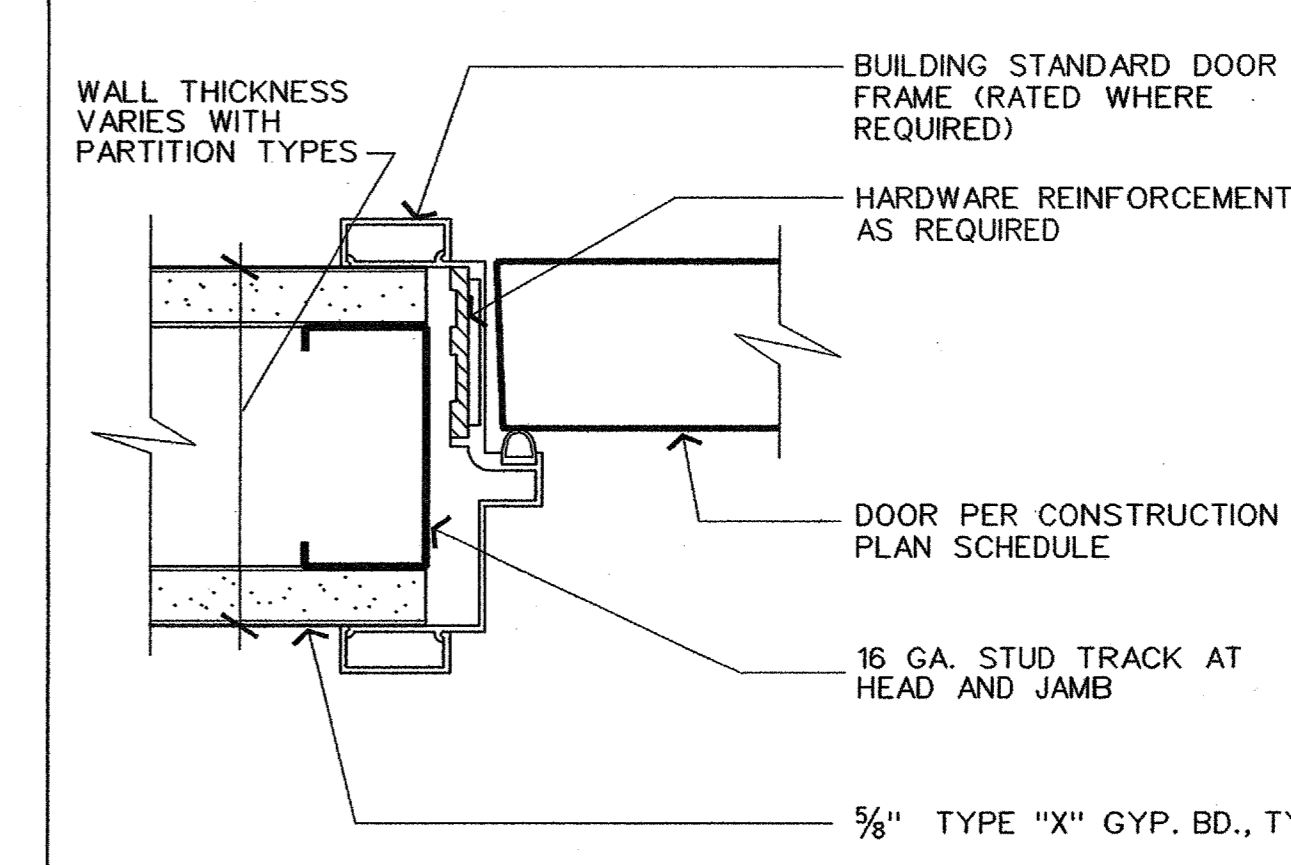
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DOOR HEAD DETAIL

SCALE: HALF-SIZE

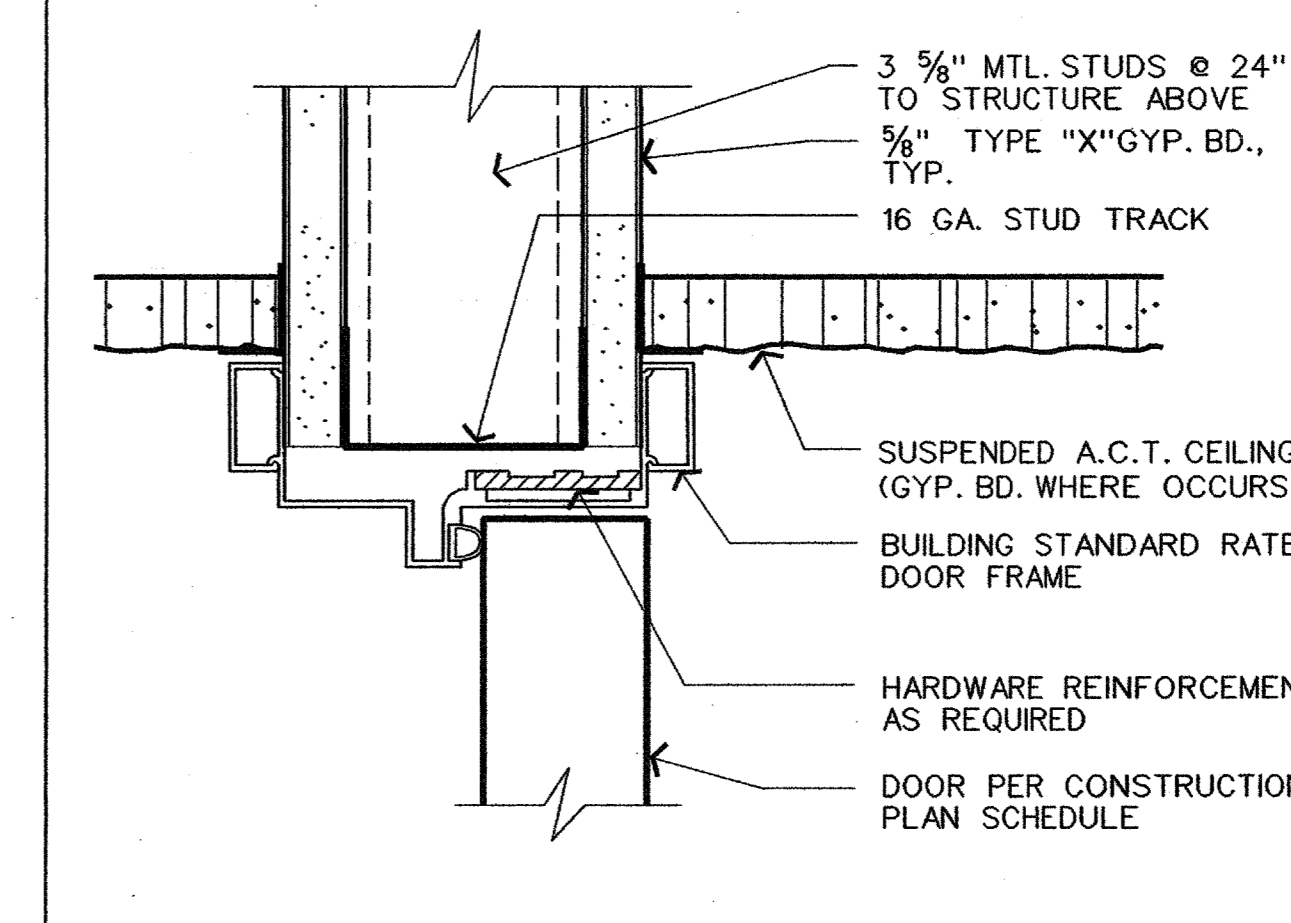
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DOOR JAMB DETAIL

SCALE: HALF-SIZE

3



RATED DR. HEAD DETAIL

SCALE: HALF-SIZE

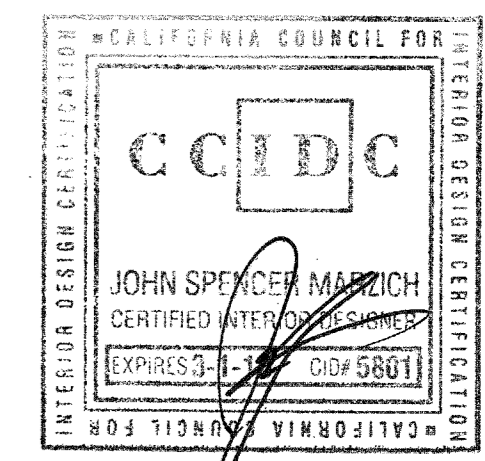
4

GSA Suite 500

PARK PLAZA
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DETAILS



No.	Date	Issues and Revisions	By	Check
1	5-9-11	Issue D.I.D. Drawings For Review	JMFM	FM
2	6-13-11	Issue Revised D.I.D. Drawings		FM
3	6-23-11	Reception Area Revisions	FM	
4	7-7-11	70% CD- Added MEP & Structural	FM	
5	7-21-11	Issue for Final Pricing and Permit	FM	
6	7-21-11	Issue Finishes	JMFM	FM
7	1-14-12	Plancheck Corrections	FM	

Project Name: GSA
200 W. Santa Ana Blvd., Santa Ana, CA
Project Number: 09.10.06
Description: STANDARD DETAILS

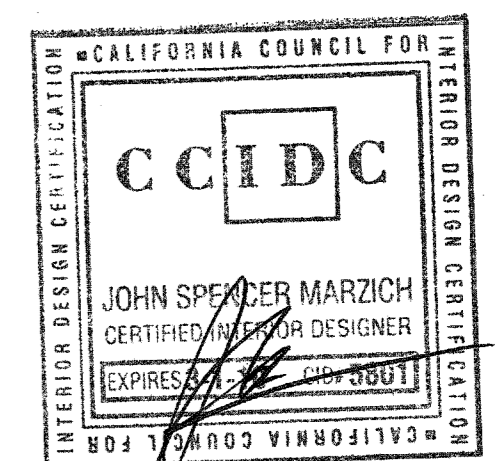
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Scale: 1/8"=1'-0" (U.N.O.)

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AD-1

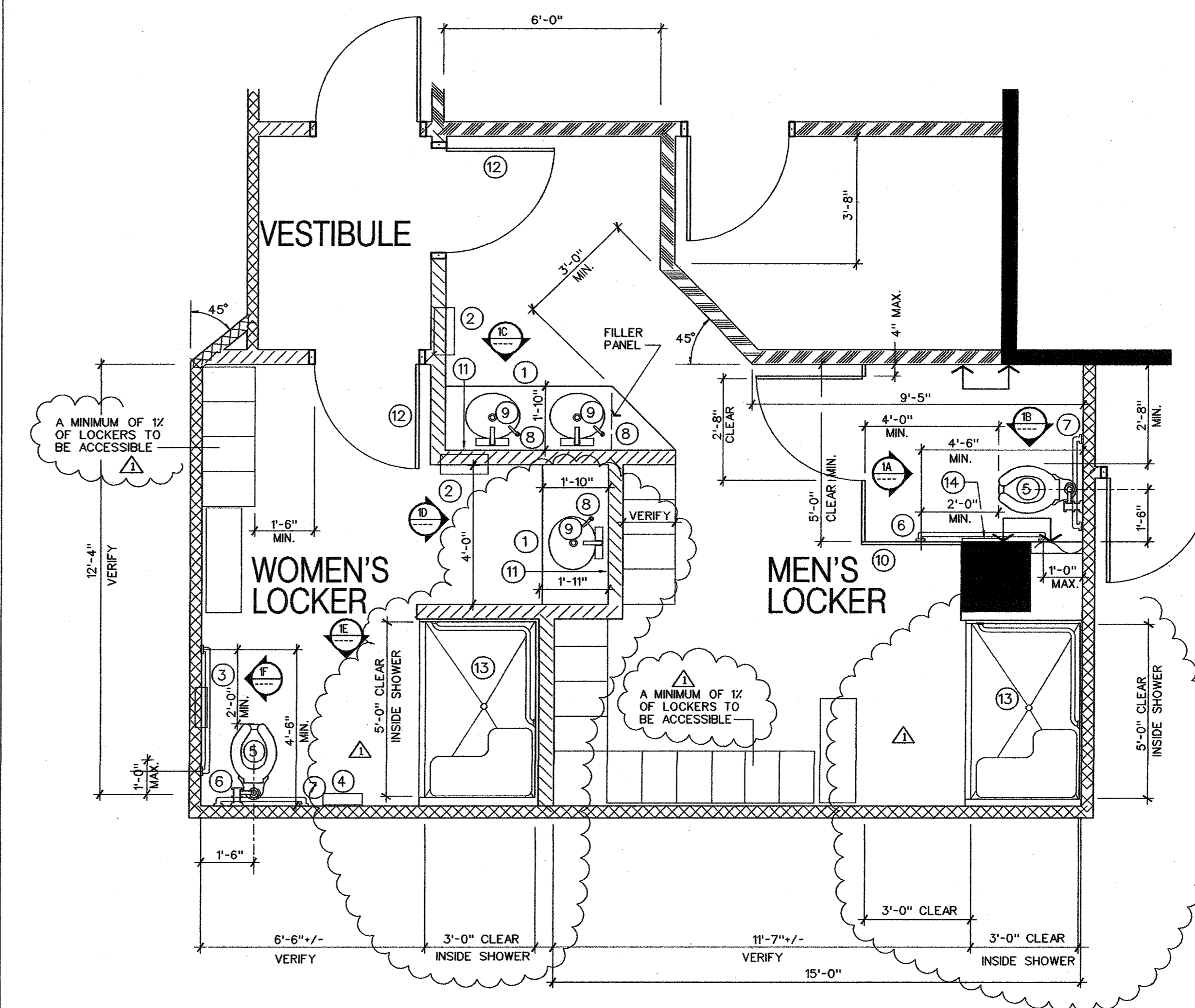
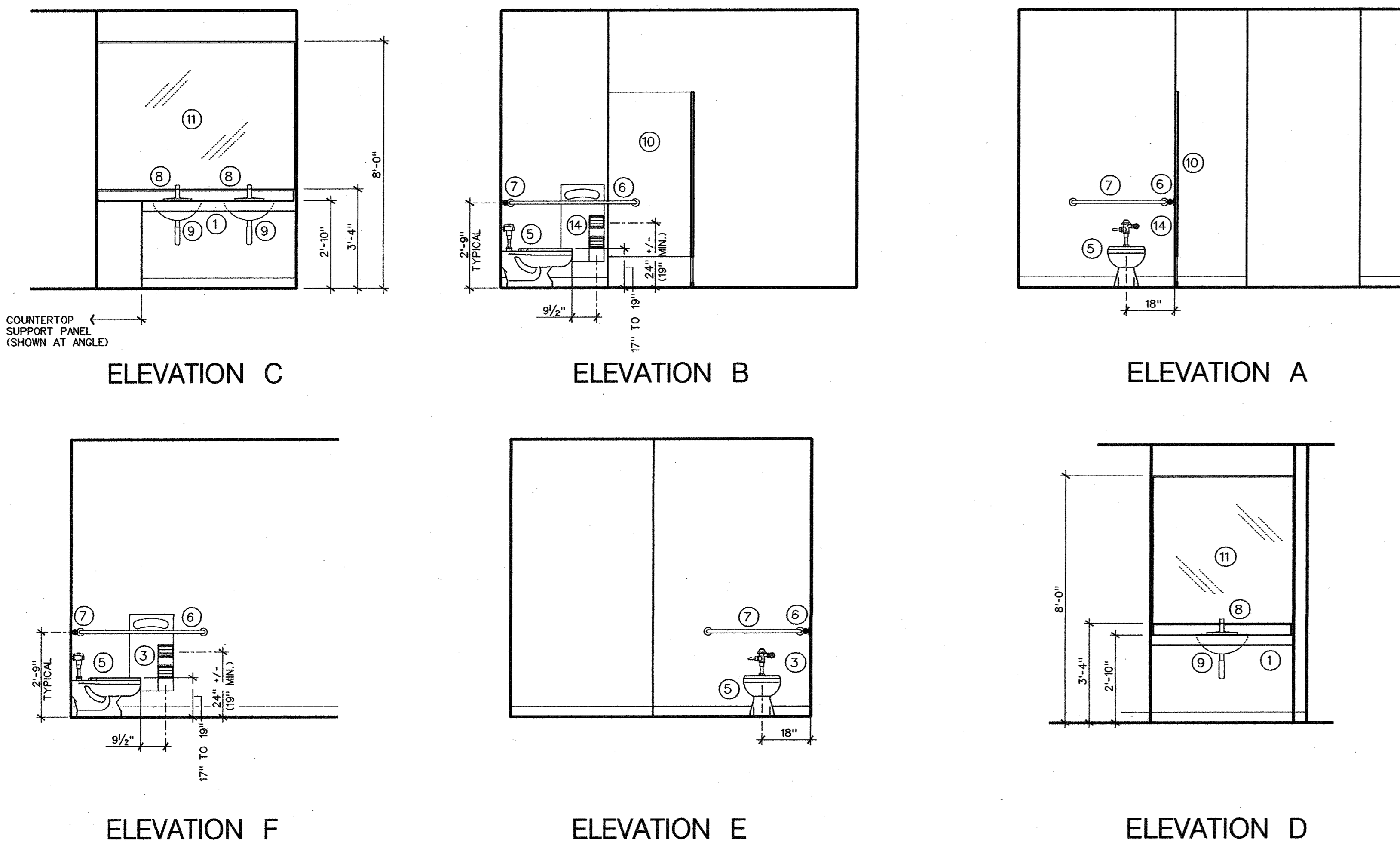
DETAILS



Issues and Revisions				
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7	1-14-12	Plancheck Corrections	FM	

Project Name	GSA
Project Number	200 W. Santa Ana Blvd., Santa Ana, CA
Description	09.10.06
Computer File	DETAILS
Scale	1/8" = 1'-0" (U.N.O.)

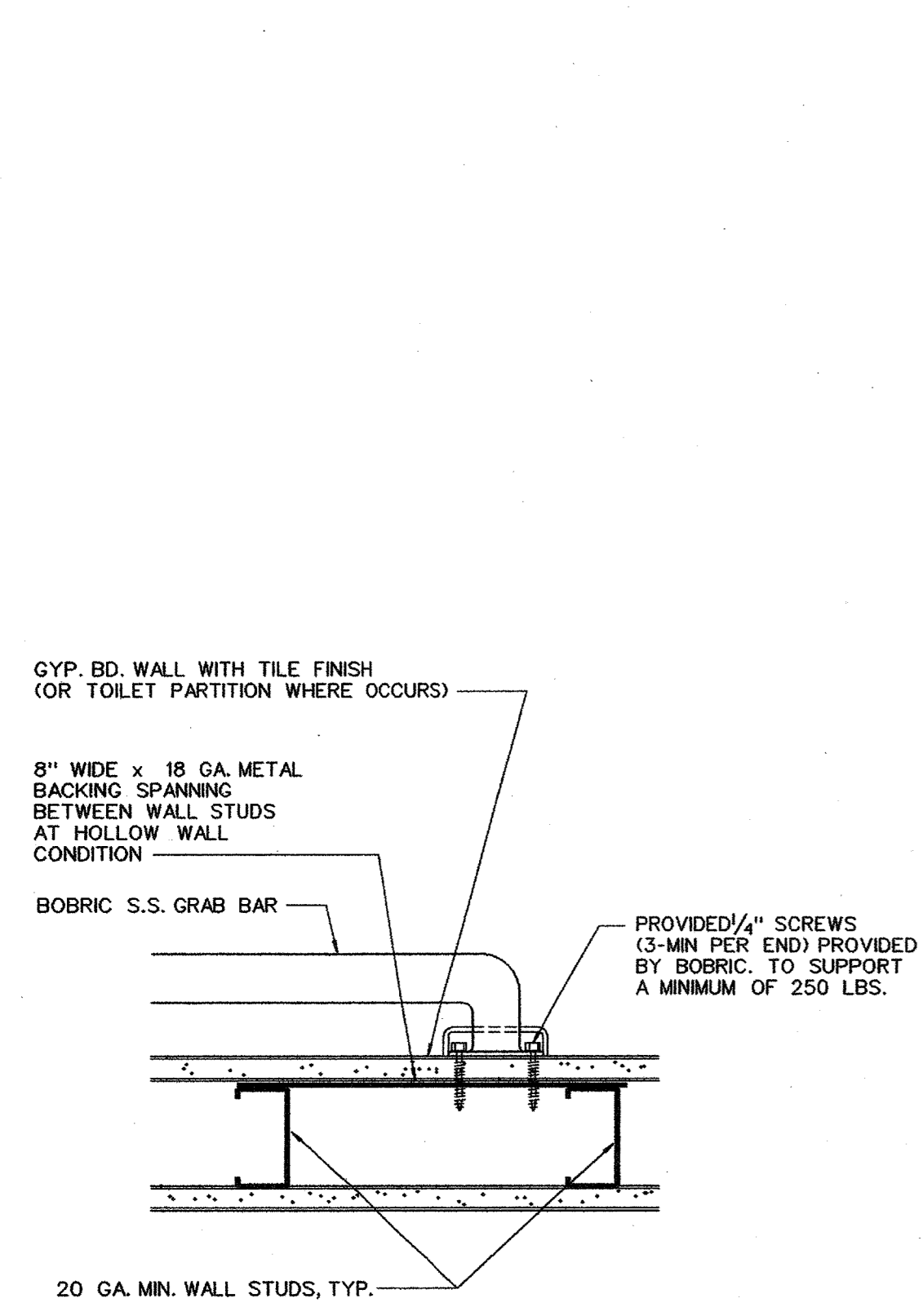
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△ SANITATION FACILITY TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACES SUCH AS PORTLAND CEMENT CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO WALLS AT LEAST 6" WALLS WITHIN 2" OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 4".

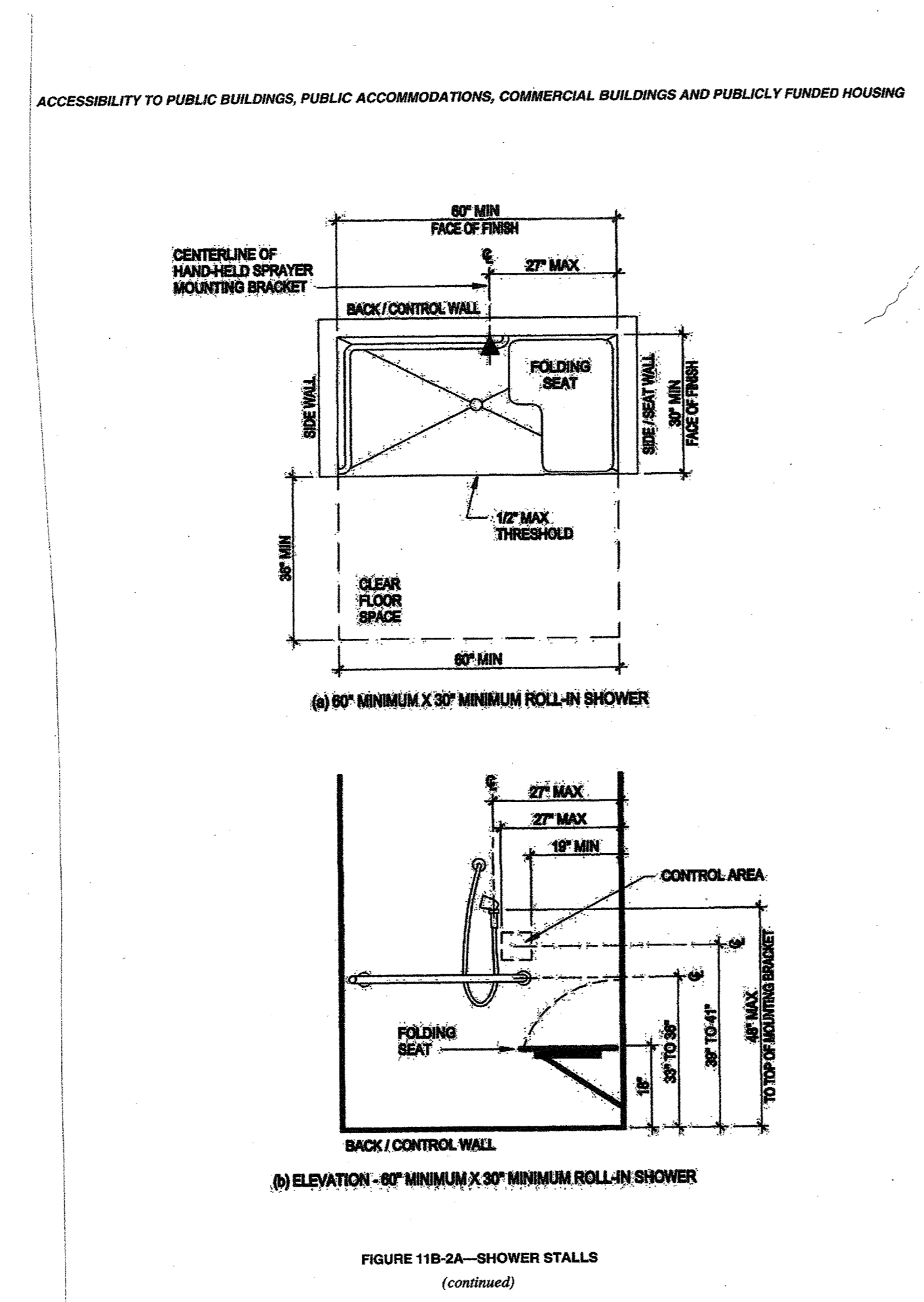
ENLARGED RESTROOM PLANS AND ELEVATIONS, ROOMS 512 & 513

3/8" = 1'-0" 1



GRAB BAR BACKING

5

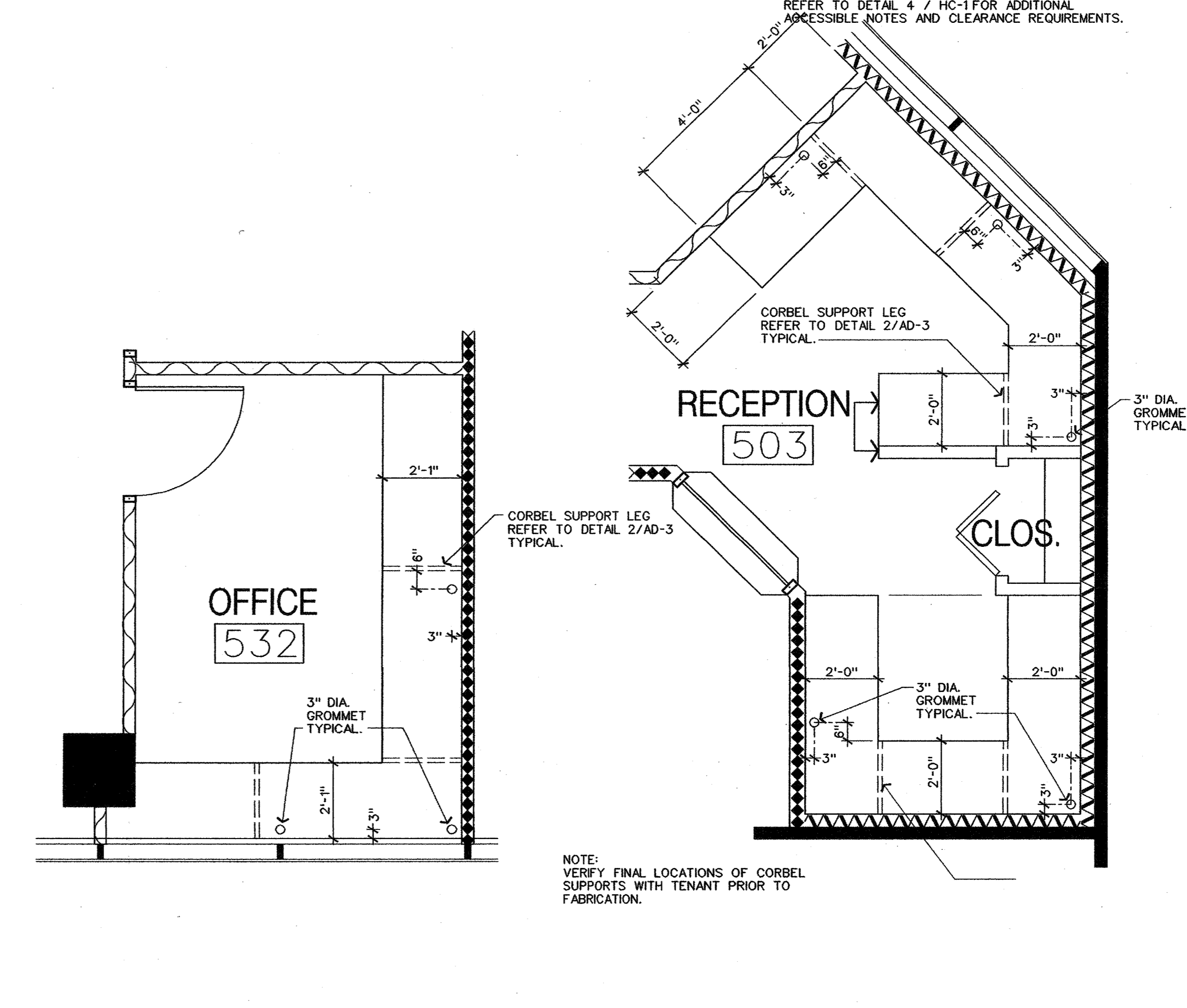


SHOWER STALL DETAILS AND CLEARANCE REQ. 4

- KEY-NOTES**
- NEW CORIAN COUNTERTOP AND BACKSPLASH, SEE FINISH PLAN.
 - NEW STAINLESS STEEL SEMI-RECESSED COMBINATION PAPER TOWEL DISPENSER / WASTE RECEPTACLE; BOBRICK, #B-3944. MOUNTING HEIGHT PER MANUFACTURERS RECOMMENDATION (TO MEET CBC 2010 "DISABLED ACCESS REQUIREMENTS").
 - NEW STAINLESS STEEL FLUSH MOUNTED SEAT-COVER DISPENSER / TOILET TISSUE DISPENSER / SANITARY NAPKIN DISPOSAL; BOBRICK, #B-3574. MOUNTING HEIGHT PER MANUFACTURERS RECOMMENDATION (TO MEET CBC 2010 "DISABLED ACCESS REQUIREMENTS"). COORDINATE MOUNTING HEIGHT WITH THAT OF GRAB BAR.
 - NEW STAINLESS STEEL FLUSH MOUNTED SANITARY NAPKIN / TAMPON VENDOR; BOBRICK, #B-3706. MOUNTING HEIGHT PER MANUFACTURERS RECOMMENDATION (TO MEET CBC 2010 "DISABLED ACCESS REQUIREMENTS").
 - NEW WHITE FLOOR MOUNTED WATER CLOSET WITH FLUSH VALVE WITH MOTION SENSOR CONTROLS. REFER TO PLUMBING PLANS FOR SPECIFICATIONS. TOP OF TOILET SEAT SHALL BE WITHIN 17 INCHES AND 19 INCHES OF THE FINISHED FLOOR. CENTER LINE OF TOILET TO BE 18" FROM WALL OR PARTITION IN ACCESSIBLE STALLS AS INDICATED.
 - NEW WALL MOUNTED 1/2" DIAMETER X 48" LONG STAINLESS STEEL GRAB BAR; BOBRICK, #B-5806 X 48". REFER TO ELEVATIONS FOR MOUNTING REQUIREMENTS. REFER TO DETAIL 5, THIS SHEET.
 - NEW WALL MOUNTED 1/2" DIAMETER X 36" LONG STAINLESS STEEL GRAB BAR; BOBRICK, #B-5806 X 36". REFER TO ELEVATIONS FOR MOUNTING REQUIREMENTS. REFER TO DETAIL 5, THIS SHEET.
 - NEW STAINLESS STEEL SOAP DISPENSER; BOBRICK, #B-8221.
 - NEW WHITE PORCELAIN LAVATORY AND POLISHED CHROME FAUCET WITH LEVER CONTROLS. PROVIDE PERFORATED STAINLESS STEEL TRAP GUARD AND INSULATE HOT WATER PIPING AS REQUIRED FOR COMPLIANCE WITH 2010 CBC DISABLED ACCESS REGULATIONS.
 - NEW PAINTED METAL TOILET PARTITIONS WITH STAINLESS STEEL CONNECTIONS. PARTITIONS SHALL BE ANCHORED BETWEEN FLOOR AND CEILING. PARTITIONS SHALL BE BOBRICK, "CLASSIC SERIES" OR EQUAL. PROVIDE SHOP DRAWINGS FOR FMA APPROVAL PRIOR TO FABRICATION AND INSTALLATION. STALL DOORS TO ACCESSIBLE STALLS SHALL BE 36" WIDE 134" MIN. CLEAR WIDTH OPENING, AND SHALL HAVE SELF-CLOSING HINGES. DOOR LATCH SHALL BE APPROVED SLIDING LATCH TYPE.
 - NEW FULL WIDTH MIRROR. BOTTOM OF MIRROR TO BE 40" MAX. ABOVE FINISH FLOOR.
 - PROVIDE INTERNATIONAL MEN'S AND WOMEN'S RESTROOM SIGNAGE PER 5 & 6 / IBC-10K DOOR AND ADJACENT TO DOOR AS REQUIRED.
 - NEW PRE-FABRICATED ADA COMPLYING FIBERGLASS SHOWER ASSEMBLY. ASSEMBLY TO HAVE FOLDING SEAT AND PROPER MIXING VALVES AND DUAL SHOWER HEADS AS REQUIRED. REFER TO DETAIL 4 ON THIS SHEET SHOWER PLAN AND ELEVATION. GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURERS SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 - NEW STAINLESS STEEL FLUSH MOUNTED SEAT-COVER DISPENSER / TOILET TISSUE DISPENSER; BOBRICK, #B-3474. MOUNTING HEIGHT PER MANUFACTURERS RECOMMENDATION (TO MEET CBC 2010 "DISABLED ACCESS REQUIREMENTS"). COORDINATE MOUNTING HEIGHT WITH THAT OF GRAB BAR.

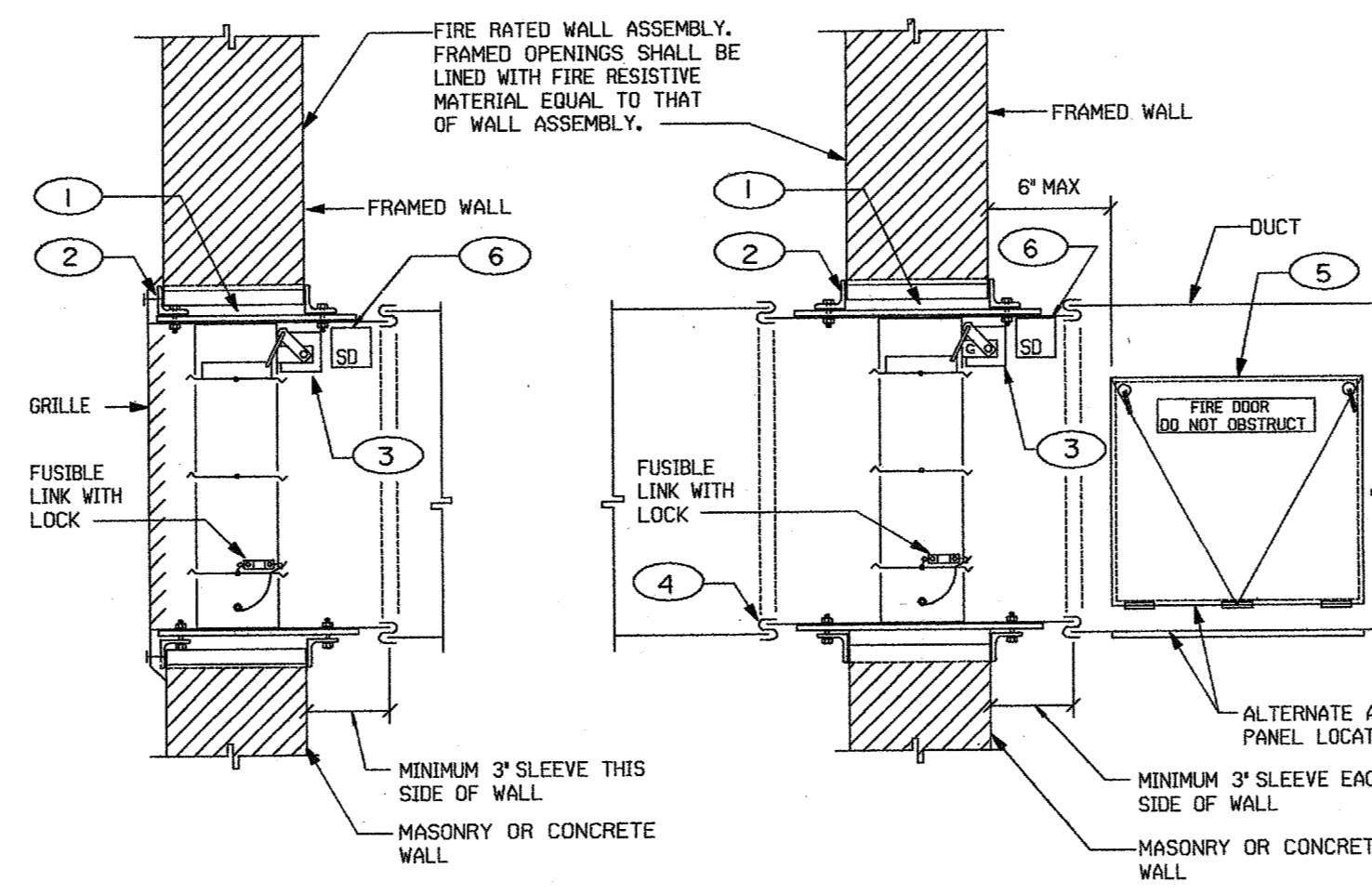
TOILET ROOM NOTES

3



ENLARGED COUNTERTOP PLANS AND NOTES

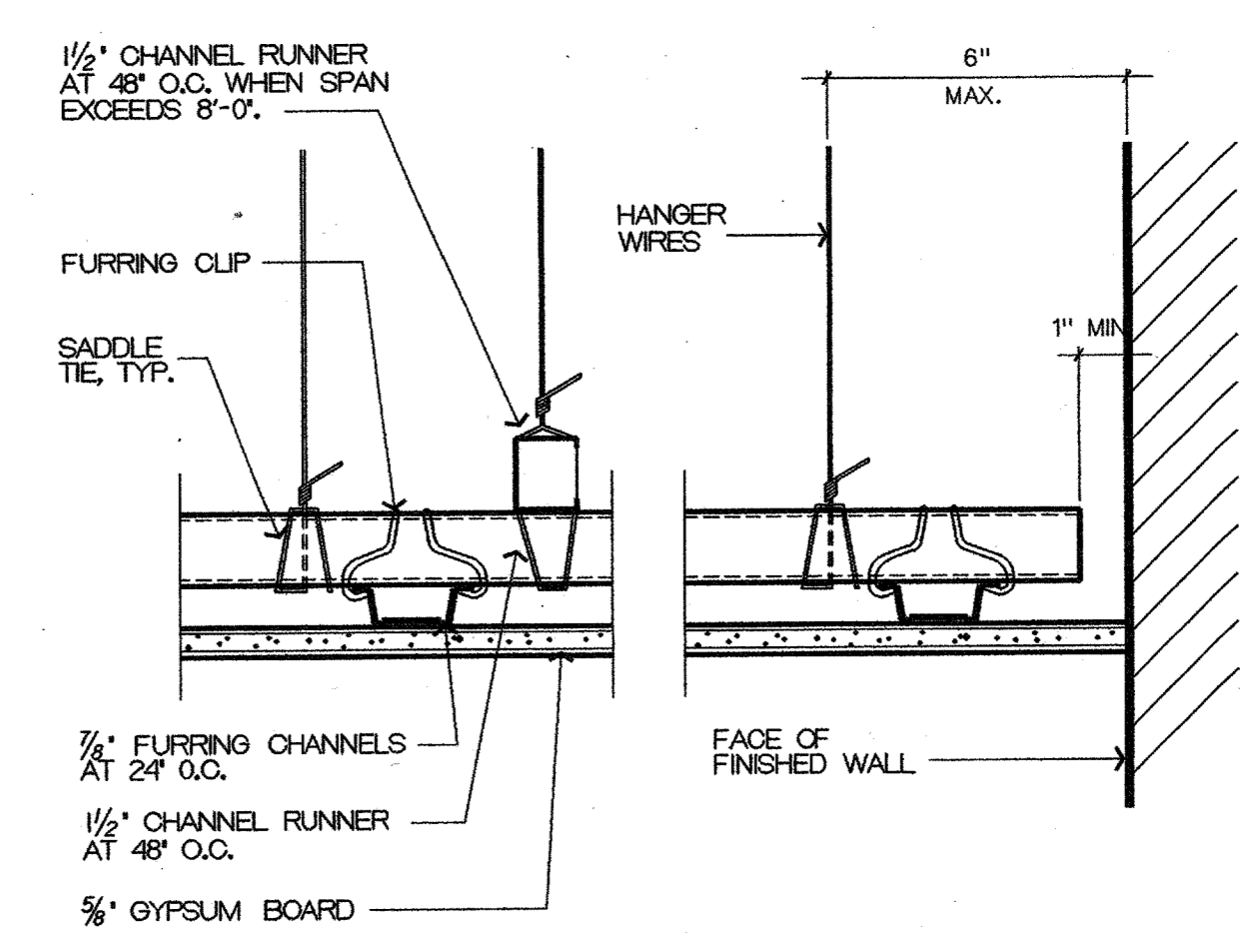
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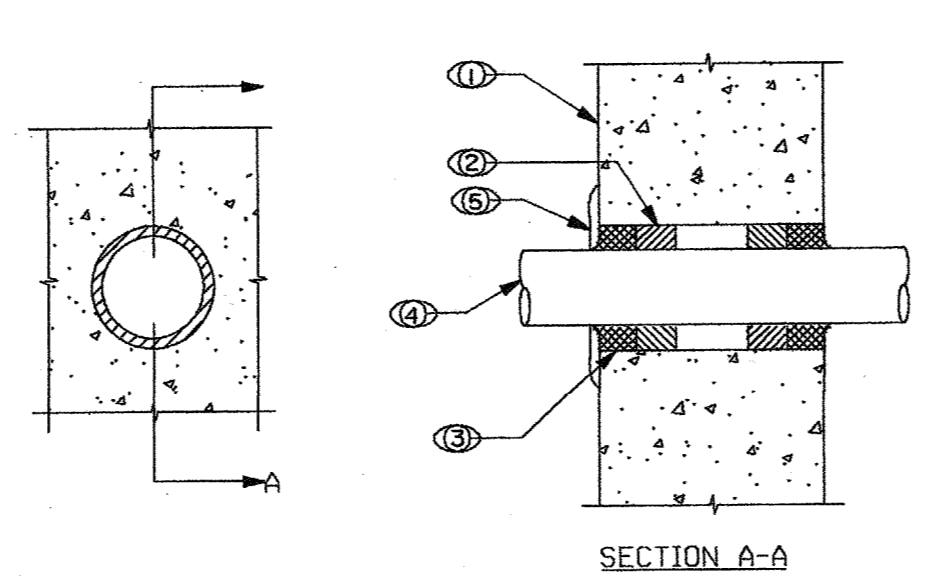
- NOTES**
- ALLOWABLE CLEARANCE ON TOP OF FIRE DAMPER TO TOP OF OPENING SHALL BE 1/4" PER FOOT OF FIRE DAMPER HEIGHT. FIRE DAMPER SHALL REST ON BOTTOM OF WALL OPENING AND SHALL BE CENTERED SIDE TO SIDE IN OPENING WITH CLEARANCE OF 1/16" PER FOOT OF FIRE DAMPER ON EACH SIDE.
 - SLEEVE RETAINING ANGLES FASTENED TO FIRE DAMPER SLEEVE. ANGLES SHALL BE INSTALLED ON ALL FOUR SIDES OF DAMPER AND ON EACH SIDE OF THE WALL. ANGLE GAGE AND FASTENING METHOD AS PERMITTED AS A CONDITION OF DAMPER LISTING. REFER TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. MINIMUM 1" ANGLE OVERLAP ON ALL FOUR SIDES.
 - ACTUATOR MOTOR SHALL BE INTERLOCKED WITH SMOKE DETECTOR.
 - DUCT CONNECTION AS PERMITTED AS A CONDITION OF DAMPER LISTING (9" SLIP CONNECTION SHOWN).
 - ACCESS TO FIRE DAMPER BLADES AND ACTUATOR MOTOR SHALL BE THROUGH DUCT ACCESS PANEL. PANEL SHALL BE HINGED WITH A TIGHT FITTING SEAL. ACCESS SIZE SHALL BE A MINIMUM OF 12" LONG IN DIRECTION OF AIRFLOW BY HEIGHT OR WIDTH OF DUCT PERPENDICULAR TO AIRFLOW WITH A 12" MINIMUM. WHERE 12" CANNOT BE ACHIEVED, CONTRACTOR SHALL INSTALL EASILY REMOVABLE AND REPLACEABLE TIGHTLY GASKETED DUCT SECTIONS. ACCESS PANEL SHALL BE LABELED WITH THE WORDS, "FIRE DOOR - DO NOT OBSTRUCT IN LETTERS NO LESS THAN 1" IN HEIGHT. EXTERNAL INSULATION SHALL NOT CONCEAL ACCESS UNLESS A LABEL IS ATTACHED TO THE INSULATION WHICH INDICATES THE EXACT LOCATION OF THE OPENING.
 - REFER TO FIRE ALARM CONSTRUCTION DOCUMENTS.
 - LOCATE 1/2" HIGH WHITE PLASTIC LAMINATE SIGNS WITH 3/8" HIGH BLACK LETTERING WITH THE INITIALS "FSDP" ON THE CEILING ACCESS DOOR OR T-BAR CEILING GRID IN THE AREA OF THE DAMPER ACCESS PANEL. ATTACH TO CEILING WITH EPOXY ADHESIVE.
 - FIRE DAMPER DETAIL FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE STATE FIRE MARSHAL APPROVED AND COMPLETE INSTALLATION SHALL BE PER MANUFACTURER'S PRINTED INSTRUCTIONS WHICH SHALL BE MADE AVAILABLE TO INSPECTION AUTHORITIES.

WALL FIRE /SMOKE DAMPER DETAIL FOR GENERAL REFERENCE ONLY, REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS

NOT TO SCALE **4**



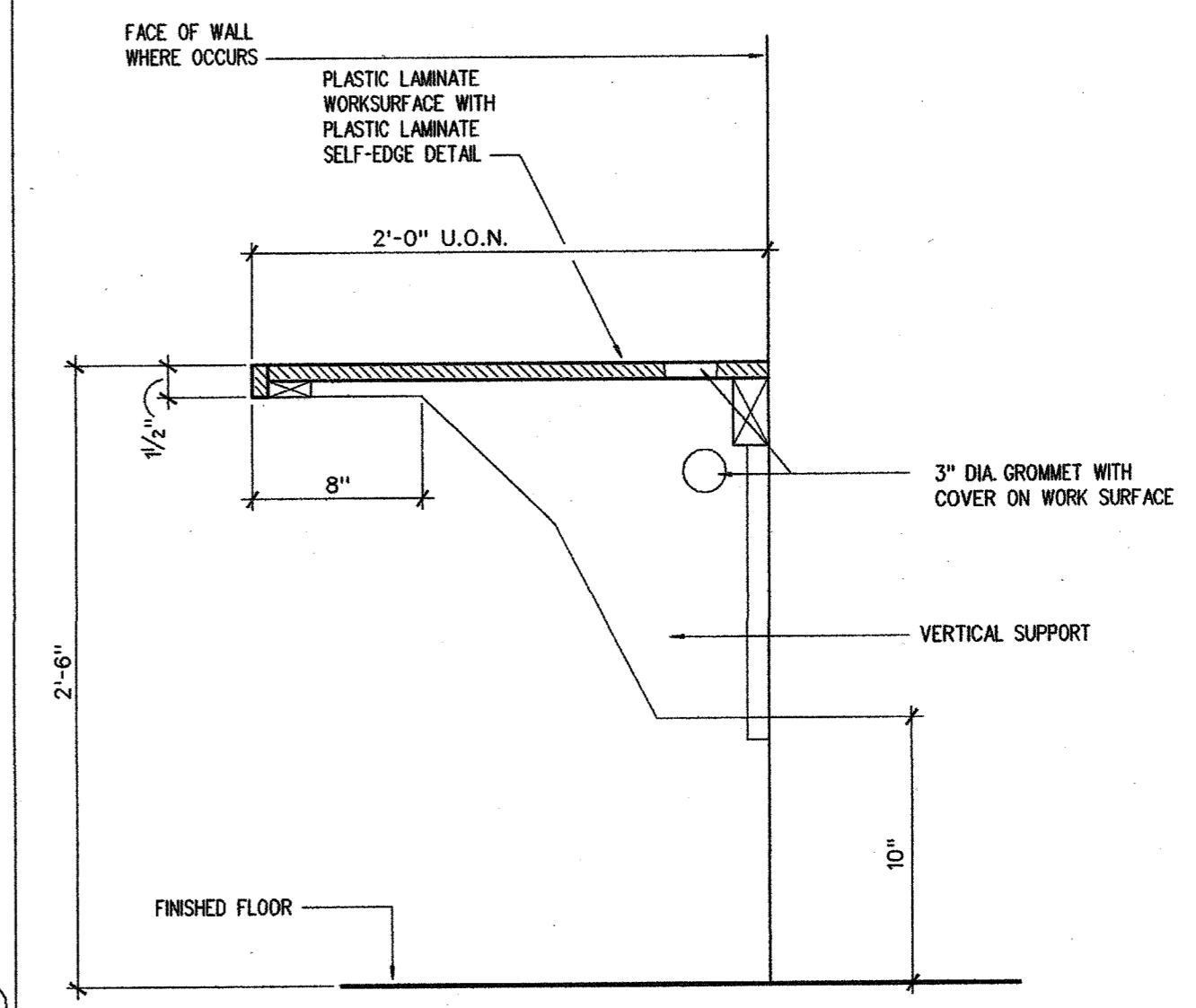
SUSPENDED GYP. BD. DETAIL SCALE: 3/4"=1'-0" **1**



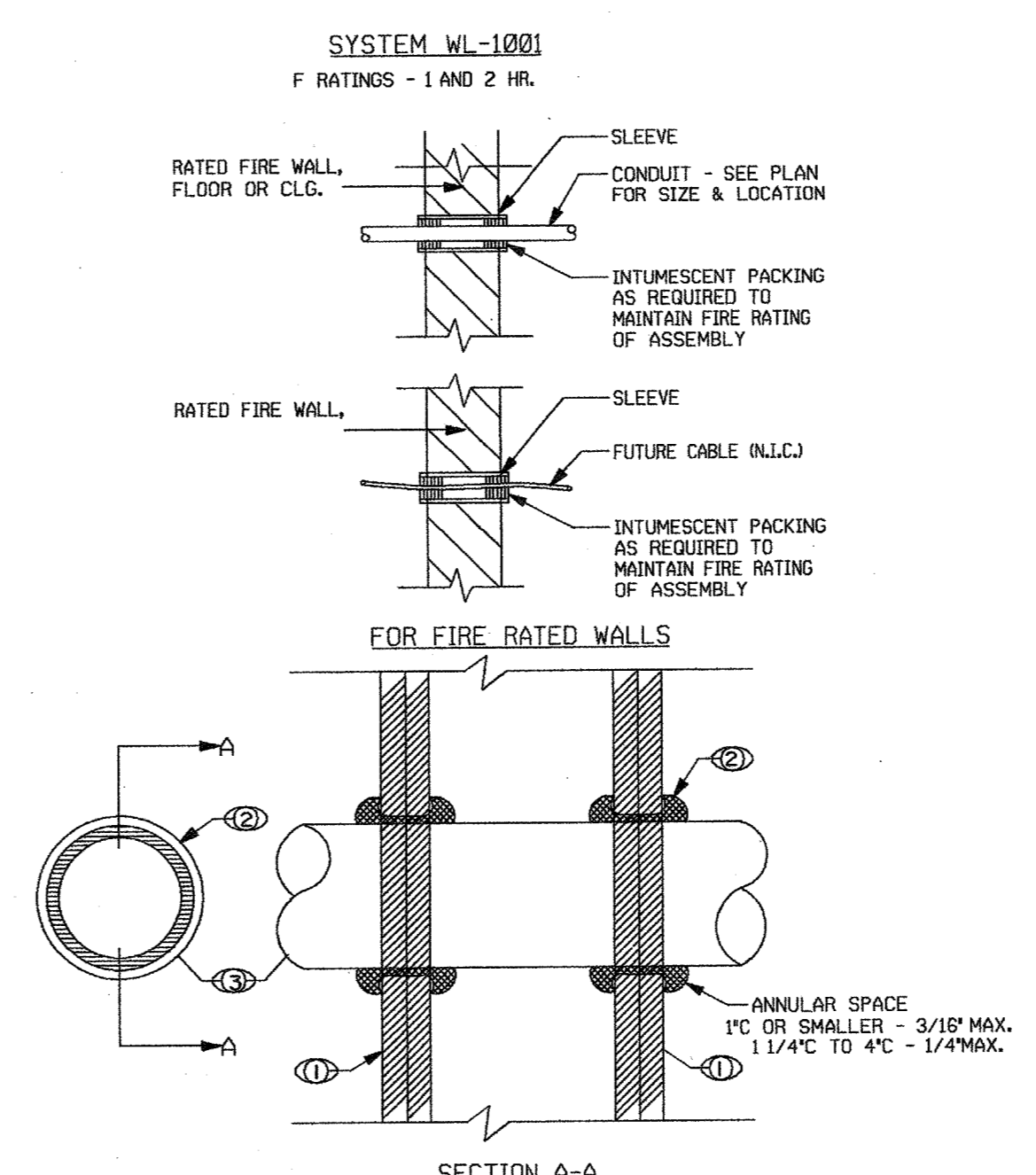
- DETAIL NOTES**
- CONCRETE WALL (SOLID OR BLOCK), MIN. 6" THICK (2 HR.).
 - MIN. 3/4" THICKNESS OF MIN. 4 PCF DENSITY MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM SO THAT THE WIDTH OF THE WOOL IS COMPRESSED AT LEAST 50%. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
 - FILL VOID OR CAVITY MATERIAL - SEALANT, MIN. 3/4" THICKNESS OF FILL MATERIAL, APPLIED WITHIN ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL.
 - CONDUIT, NOM. 4" DIAMETER (OR SMALLER SCHEDULE 40 OR HEAVIER STEEL OR PVC PIPE SLEEVE CAST OR GROUTED INTO FLOOR/WALL ASSEMBLY, FLUSH WITH FLOOR OR WALL SURFACES, A MAX. OF ONE PIPE PERMITTED IN THE FIRESTOP SYSTEM, PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL.
 - CHROME ESCUTCHEON RING ON EXPOSED PENETRATIONS.
- GENERAL NOTES**
- INSTALL FIRE STOP SYSTEMS IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE RATE WALLS AND FLOORS.
 - ALL FIRE STOP SYSTEMS SHALL BE UL LISTED AND FIRE MARSHAL APPROVED.
 - REFERENCE ARCHITECTURAL DRAWINGS.
- PASSIVE FIRE PROTECTION PARTNERS
System No. C-AJ-0007

CONDUIT PENETRATION THROUGH FIRE RATED CONC. WALL

(CONC. FLOOR SIM.) NOT TO SCALE **5**

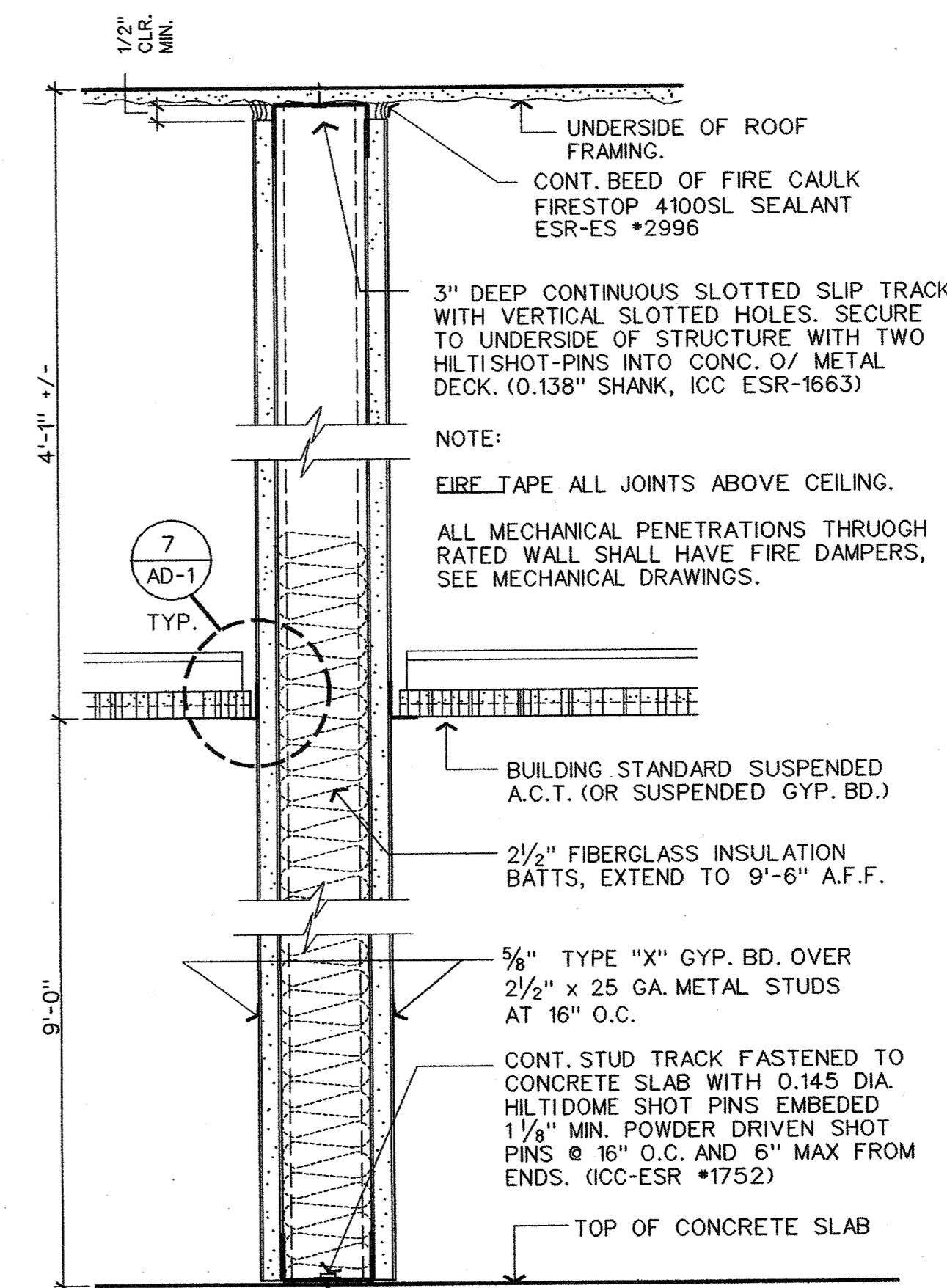


COUNTERTOP SECTION SCALE: 1/2"=1'-0" **2**



- SYSTEM WL-1001**
F RATINGS - 1 AND 2 HR.
- NOTES:**
- GYP BOARD, 5/8" THICK 1 HR. - 1 LAYER, 2 HR. - 2 LAYERS.
 - FILL VOID OR CAVITY MATERIAL - CALK/CALK FILL MATERIAL FORCED INTO ANNULAR SPACE TO MAX. EXTENT POSSIBLE AND WITH A MIN. 1/4" DIAMETER BEAD OF CALK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL, MINNESOTA MINING & MANUFACTURING CO. TYPES SF - 22 5/4, OF - 22 1/2.
 - CONDUIT, NOM. 4" DIAMETER (OR SMALLER) STEEL EMT CONDUIT OR NOM. 1" DIAMETER (OR SMALLER) FLEXIBLE STEEL CONDUIT, A MAX. OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM, PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
 - FIRESTOP SYSTEMS INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY "F" RATING OF THE FIRESTOP SYSTEM IS EITHER 1 OR 2 HR. DEPENDING UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE HOURLY "F" RATING FOR THE FIRESTOP SYSTEM ARE DEPENDENT UPON THE SIZE OF THE CONDUIT, THE FIRESTOP CONFIGURATION AND THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE FIRESTOP CONFIGURATION IS DEPENDENT UPON THE SIZE OF THE ANNULAR SPACE BETWEEN THE STEEL PIPE OR CONDUIT OR PIPE COVERING AND THE PERIMETER OF THE CIRCULAR THROUGH OPENING IN THE GYPSUM WALLBOARD LAYERS.

CONDUIT PENETRATION THROUGH FIRE RATED GYPSUM BOARD WALL NOT TO SCALE **6**



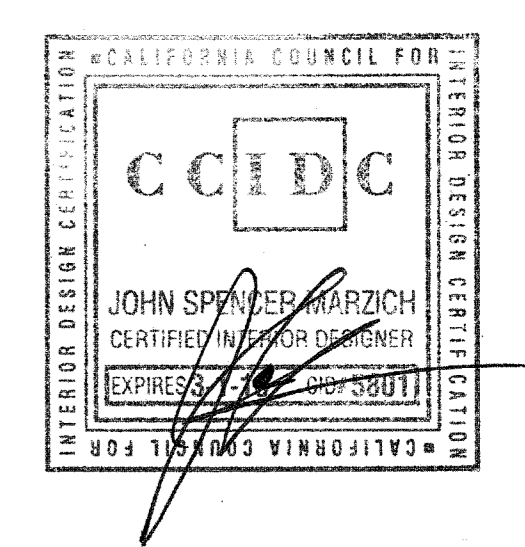
1-HOUR RATED WALL SCALE: 3/4"=1'-0" **3**

GSA
Suite 500

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DETAILS



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Project Name	GSA
Project Number	200 W. Santa Ana Blvd., Santa Ana, CA
Description	09.10.06 DETAILS
Computer File	gsa-ad3.dgn
Scale	1/8" = 1'-0" (U.N.O.)

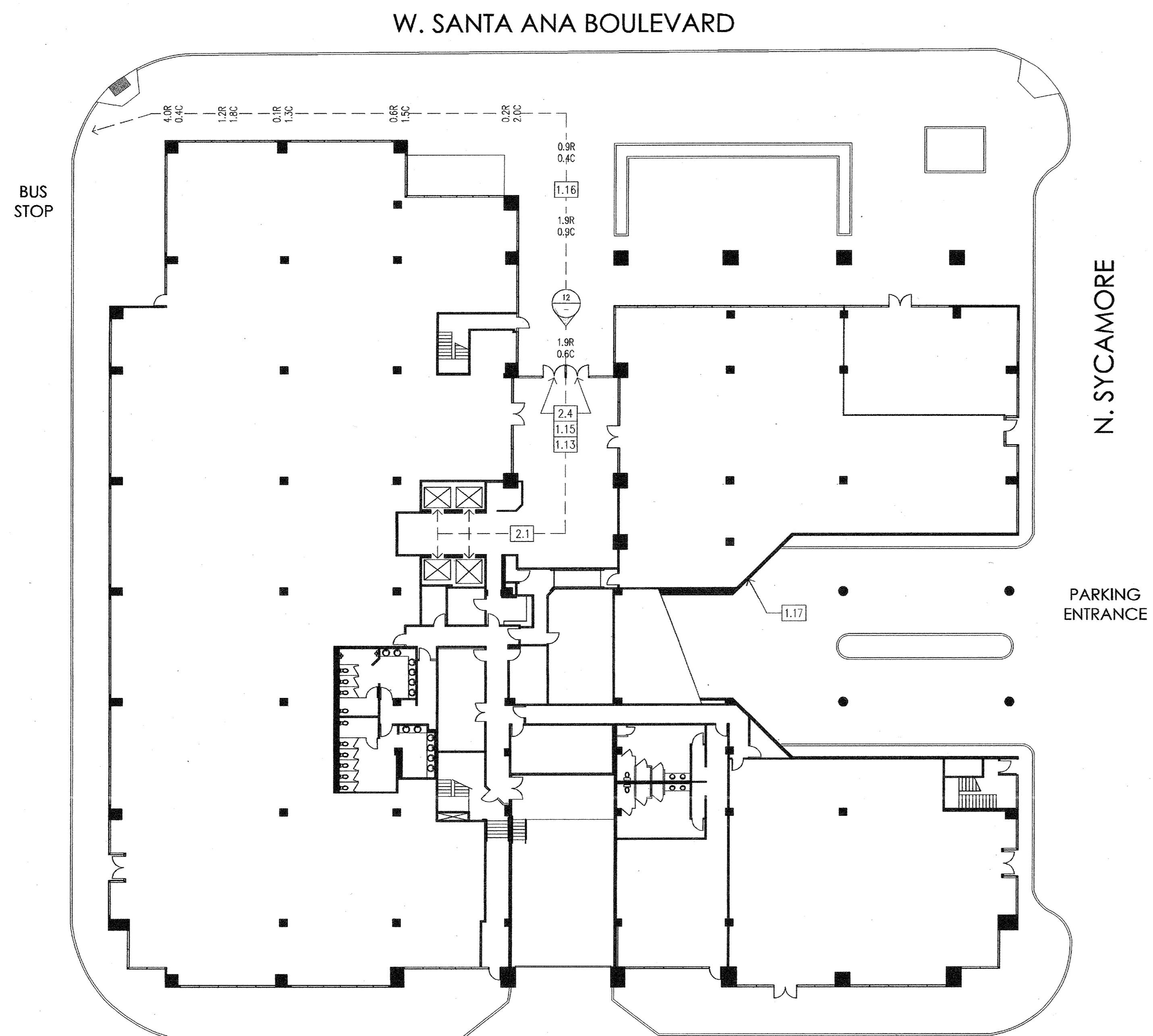
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AD-3



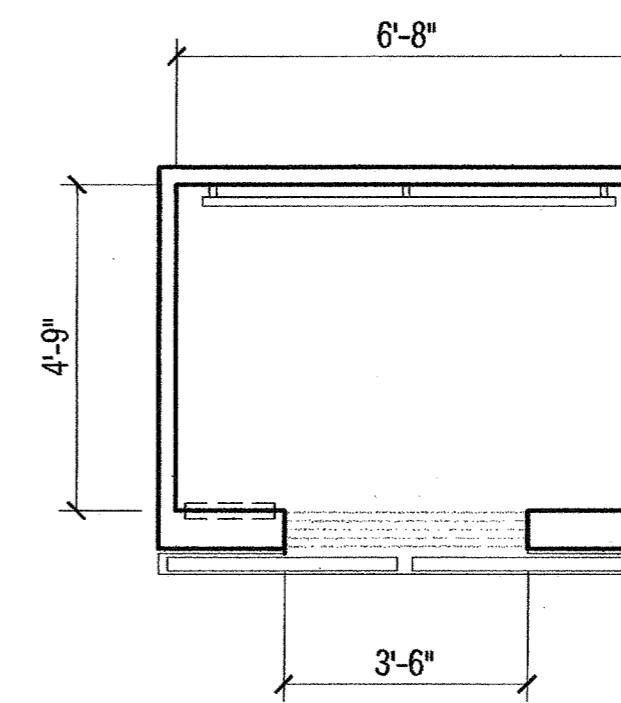
ENTRANCE ELEVATION

12



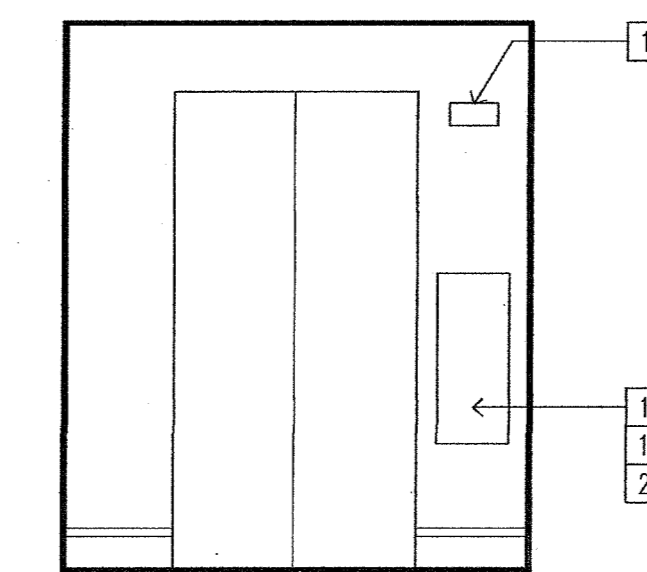
SITE PLAN

11



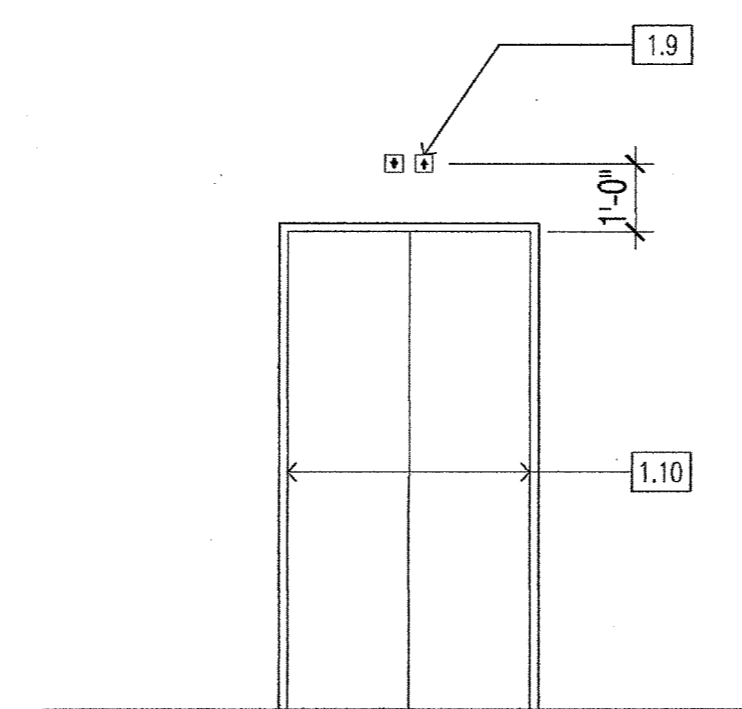
CAB PLAN

05



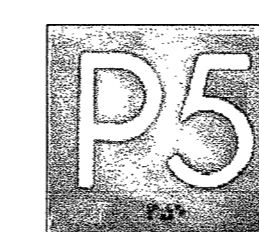
PANEL INSIDE CAB CONTROL

03



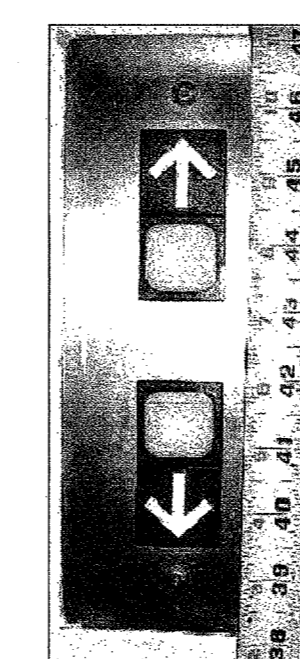
EXISTING HALL ELEV.

08



TYP. EXISTING JAMB SIGN

07



EXISTING CALL BUTTONS

06

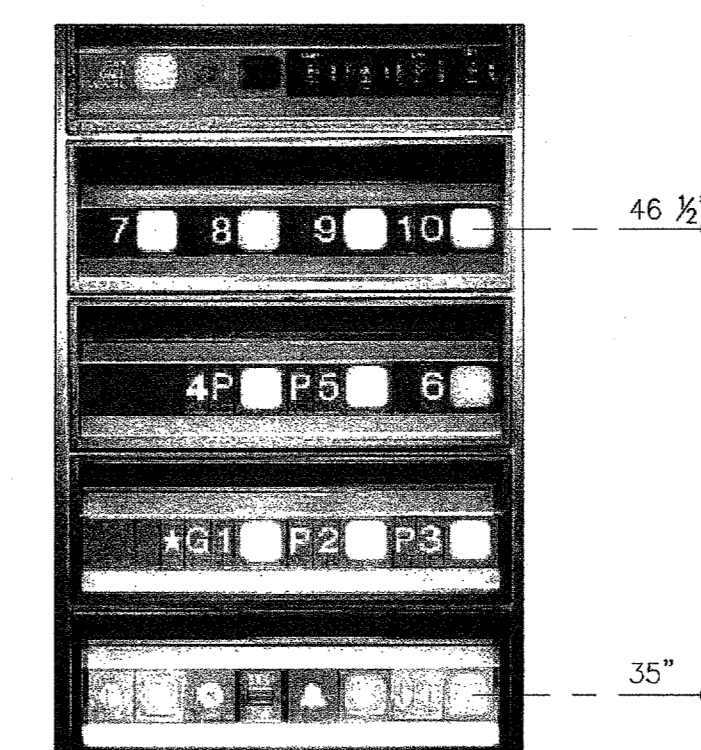
BACK WALL INSIDE CAB

03



TACTILE JAMB SIGN AT GROUND LEVEL

02



EXISTING CAB CONTROL

01

KEY NOTES

EXISTING CONDITIONS TO REMAIN

- ELEVATOR:
- 1.1 AUDIBLE POSITION INDICATOR
 - 1.2 VISUAL POSITION INDICATOR
 - 1.3 TACTILE IDENTIFICATION TO THE LEFT OF CONTROL BUTTONS. BRAILLE DIRECTLY BELOW RAISED CHARACTERS. WHITE ON BLACK AT FLOOR CONTROL BUTTONS. SEE DETAIL 1
 - 1.4 1/8" RAISED CONTROL BUTTONS THAT ARE LARGER THAN 3/4" X 3/4" IN SIZE
 - 1.5 VISUAL INDICATOR AT CONTROL BUTTONS
 - 1.6 RAISED TACTILE STAR DESIGNATION ON THE LEFT SIDE OF THE MAIN FLOOR CONTROL BUTTON MINIMUM 5/8" TALL
 - 1.7 EMERGENCY COMMUNICATION BUTTON BELOW CONTROL PANEL, NOT REQUIRING VOICE.
 - 1.8 RAISED LETTERING AND BRAILLE DESIGNATION AT EMERGENCY COMMUNICATION BUTTON
 - 1.9 3" X 3" HALLWAY LANTERNS WITH AUDIO AND VISUAL SIGNALS
 - 1.10 TACTILE JAMB SIGNS ON BOTH JAMBS CONSISTING OF 2 5/8" TALL RAISED CHARACTERS ACCOMPANIED WITH BRAILLE DIRECTLY BELOW CORRESPONDING CHARACTERS
 - 1.11 HALL CALL BUTTONS: CENTERED AT 42" ABOVE FLOOR; RAISED 1/8" ABOVE SURROUNDING SURFACE. THE UP BUTTON IS ON TOP AND DOWN BUTTON IS BELOW. BUTTONS HAVE VISUAL INDICATION THAT IS EXTINGUISHED WHEN CALL IS ANSWERED. BUTTONS ARE INTERNALLY LIT WITH A WHITE LIGHTOVER THE ENTIRE SURFACE OF THE BUTTON. SEE DETAIL 6.
 - 1.12 BACK RAIL IS 1 1/2" IN DIAMETER
- BUILDING ENTRANCE:
- 1.13 ENTRY DOORS HAVE 10" TALL BOTTOM RAIL
 - 1.14 ENTRY DOORS OPERATING WITH MAXIMUM 5 LBS OF FORCE
 - 1.15 METAL THRESHOLD: 1/2" TALL AND REVEALED
 - 1.16 ACCESSIBLE ROUTE EXISTS FROM PUBLIC STREET, SIDE WALK, AND BUS STOP TO BUILDING ENTRANCE.
 - 1.17 TOW-AWAY SIGN AT VEHICULAR ENTRANCE TO PARKING STRUCTURE

CORRECTIVE WORK

- 2.1 REPLACE TACTILE JAMB SIGNS ON THE LOBBY LEVEL WITH NEW SIGNS THAT ARE WHITE ON BLACK, AND HAVE A 1/32" RAISED TACTILE STAR ON THE LEFT OF THE RAISED CHARACTERS, ACCOMPANIED WITH BRAILLE DIRECTLY BELOW CORRESPONDING CHARACTERS. INSTALL CENTERED AT 60" ABOVE FLOOR. SEE DETAIL 2.
- 2.2 REPAIR AND ADJUST AUDIBLE SIGNAL AT ALL HALL LANTERNS SO THEY HAVE 2 DINGS FOR DOWN DIRECTION AND 1 DING FOR UP.
- 2.3 ADD A 1/32" RAISED, MINIMUM 5/8" TALL HANDSET SYMBOL NEXT TO THE EMERGENCY COMMUNICATION BUTTON. BLACK ON WHITE BACKGROUND.
- 2.4 ADD ONE WHITE FIGURE ON CLEAR BACKGROUND DECAL OF INTERNATIONAL SYMBOL OF ACCESSIBILITY TO EACH PAIR. 4" TALL

200 WEST SANTA ANA BLVD PATH OF TRAVEL

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EXISTING COMPLETED WORK SUBMITTED FOR REFERENCE ONLY

Revision Date

Project Number 1106
Drawn By HT
Ckd By AA
Date 08.20.11
Scale N.T.S.

CAD File Name
SITE PLAN ELEVATOR

POT-1

PARKING TABULATION

NUMBER OF STALLS	PROVIDED	REQUIRED
TOTAL STALLS IN STRUCTURE	431	TABLE 11B-6
ACCESSIBLE STALLS	7	7
VAN ACCESSIBLE	2	2
TOTAL ACCESSIBLE STALLS	9	9

NOTE: ALL ACCESSIBLE STALLS AND ASSOCIATED ACCESS AISLES ARE WIDE ENOUGH FOR VAN ACCESS

PARKING KEY NOTES

- EXISTING CONDITIONS TO REMAIN**
- 0.1 8'-2" VERTICAL CLEARANCE AT VAN ACCESSIBLE STALLS ON LEVEL 2.
 - 0.2 EXISTING STALL STRIPPING ON 4TH LEVEL.

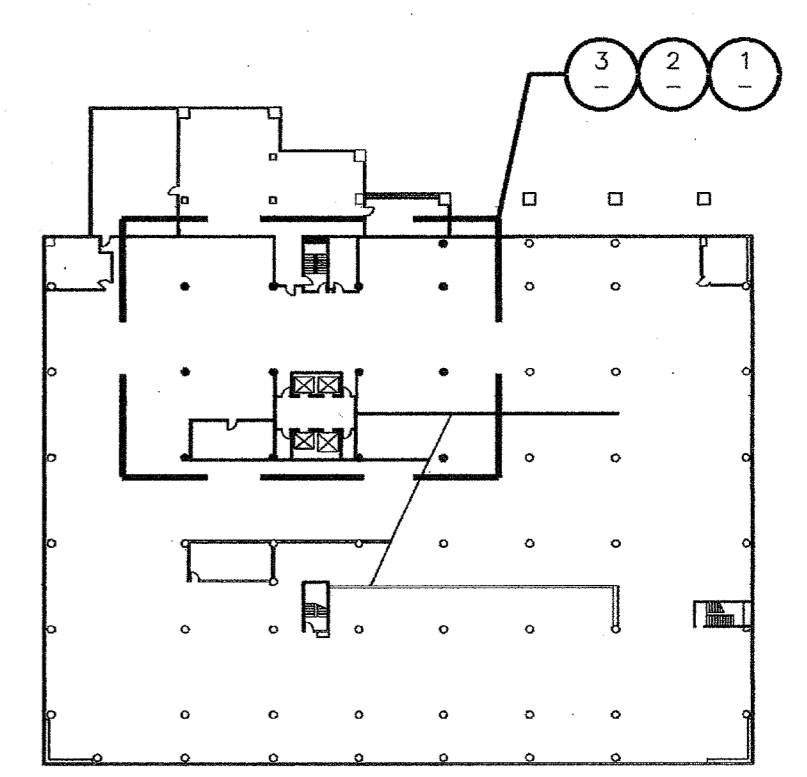
- DEMOLITION**
- 1.1 REMOVE ALL EXISTING STALL IDENTIFICATION SIGNS
 - 1.2 REMOVE ALL PAVEMENT STRIPPING AND PAVEMENT SIGNAGE
 - 1.3 SALVAGE WHEEL BUMPER FOR REUSE

- CORRECTIVE WORK**
- 2.1 NEW STALL STRIPPING AS SHOWN ON PLAN
 - 2.2 PROVIDE NEW POST AND WALL MOUNTED SIGNS AT ALL STALLS. SEE SIGNAGE DETAILS ON THIS SHEET
 - 2.3 REINSTALL SALVAGED WHEEL BUMPERS AND PROVIDE NEW WHEEL BUMPERS AS NEEDED. INSTALL AT NEW LOCATIONS SHOWN ON PLAN.
 - 2.4 RAISE HUNG SIGNS AND OTHER OBSTRUCTIONS IF ANY, ALONG THE ROUTE FROM STREET LEVEL TO LEVEL 2 TO 8'-2" TO BOTTOM OF SIGNS.
 - 2.5 RAISE BAR SIGN AND MESSAGE AT STREET LEVEL ENTRANCE TO REFLECT EXISTING CONDITIONS OF 8'-2" VERTICAL CLEARANCE UP TO LEVEL 2
 - 2.6 PAINT THE LOADING AND UNLOADING ACCESS AISLE WITH A BLUE BORDER. WITHIN THE BLUE BORDER PAINT HATCHED LINES AT 36" ON CENTER IN BLUE CONTRASTING WITH CONCRETE SURFACE.
 - 2.7 PAINT THE WORDS "NO PARKING" ON THE GROUND WITHIN THE ACCESS AISLE IN WHITE LETTERS NOT LESS THAN 12" TALL AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIAL NEAR THE END OF THE ACCESS AISLE.
 - 2.8 PAINT AN OUTLINE PROFILE VIEW OF WHEEL CHAIR WITH OCCUPANT IN WHITE ON A 3' X 3' BLUE BACKGROUND AT THE END OF THE STALL.
 - 2.9 NEW REFLECTORIZED ACCESSIBLE STALL IDENTIFICATION SIGN CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON DARK BLUE BACKGROUND. SEE DETAILS THIS SHEET.
 - 2.10 ADDITIONAL SIGN DIRECTLY BELOW THE ACCESSIBLE STALL IDENTIFICATION SIGN STATING "MINIMUM FINE \$250"
 - 2.11 ADDITIONAL "VAN ACCESSIBLE" SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE 2 VAN ACCESSIBLE STALLS ONLY. SEE DETAILS ON THIS SHEET.
 - 2.12 PROVIDE 3/0" DEEP BAND OF TRUNCATED DOMES DETECTABLE WARNING SURFACE AT THE BOUNDARY BETWEEN THE PEDESTRIAN AND VEHICULAR WAYS. COLOR SHALL BE BLACK. ADA SOLUTIONS INC. OR OTHER DSA APPROVED ALTERNATE. EDGES SHALL BE TAPERED; NO ABRUPT LEVEL CHANGE ALONG THE EDGES.
 - 2.13 PROVIDE NEW PAINTED SIGN ON THE SOFFIT FASCIA, AND A HANGING BAR SIGN INDICATING LOWER 6'-8" VERTICAL CLEARANCE FROM THIS POINT FORWARD.

EXISTING COMPLETED WORK SUBMITTED FOR REFERENCE ONLY

Revision Date

KEY PLAN



Project Number 1106

Drawn By HT

Chk By AA

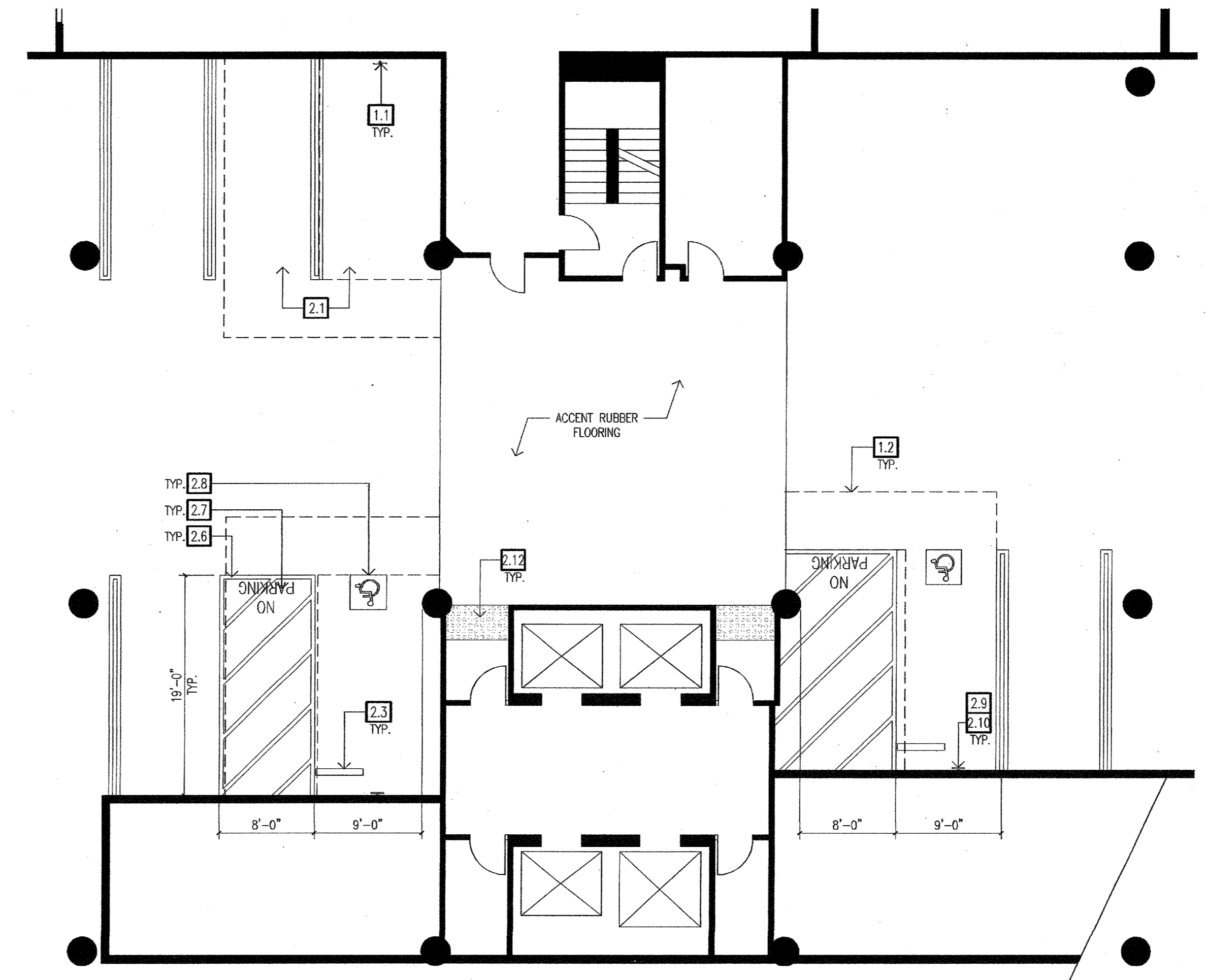
Date 07.05.2011

Scale 1/8"=1'-0"

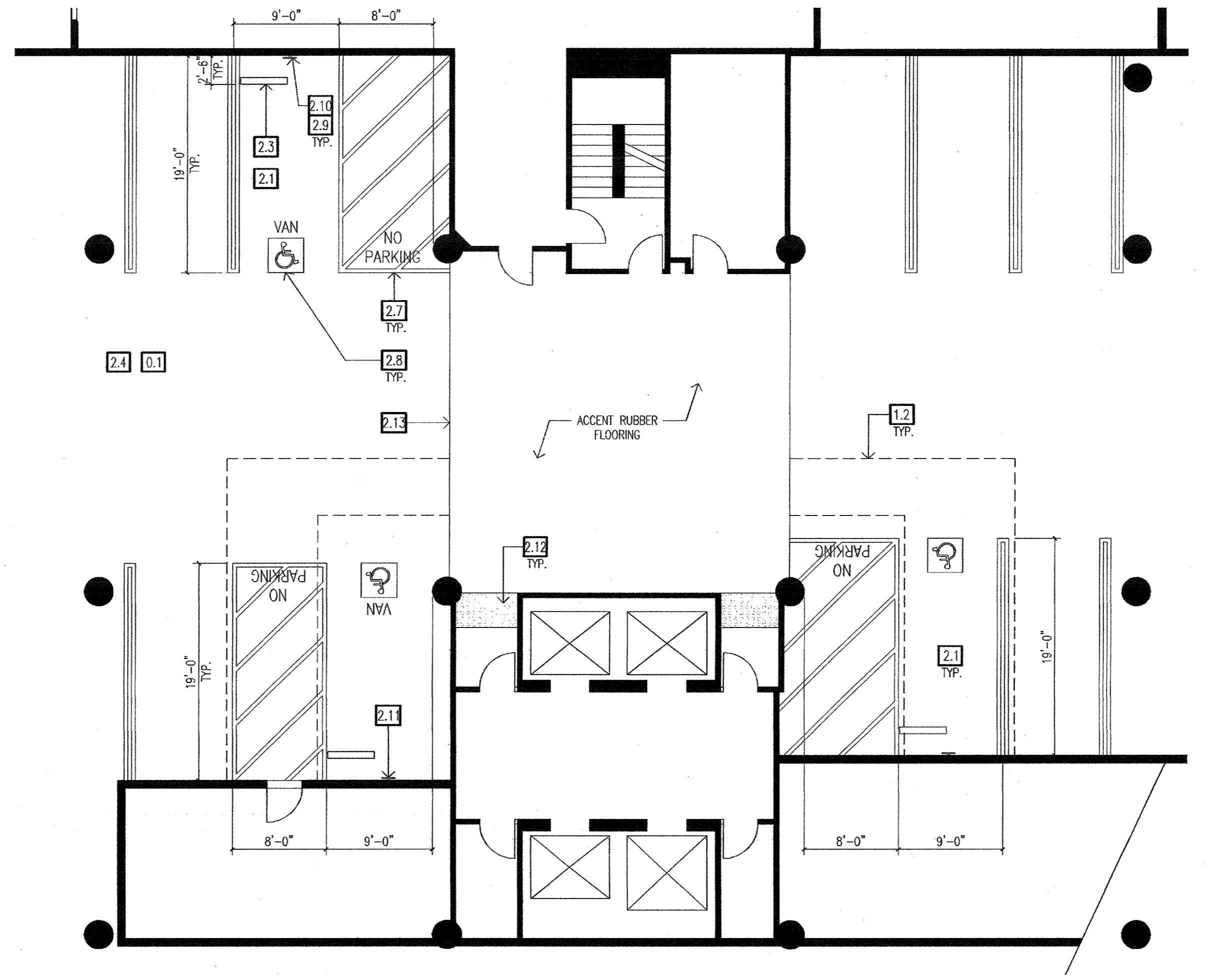
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ENLARGED PARKING PLAN

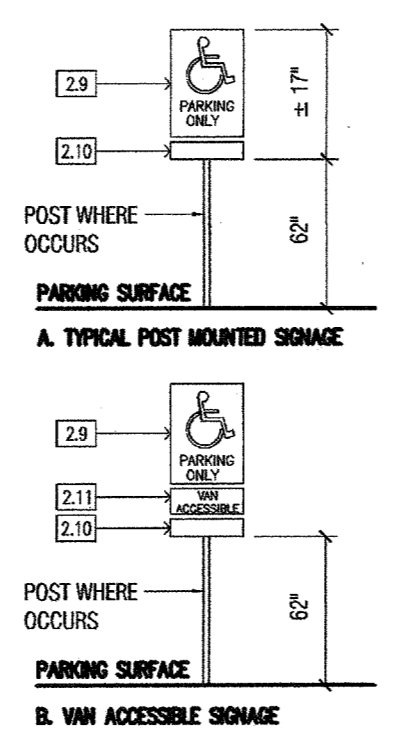
POT-2



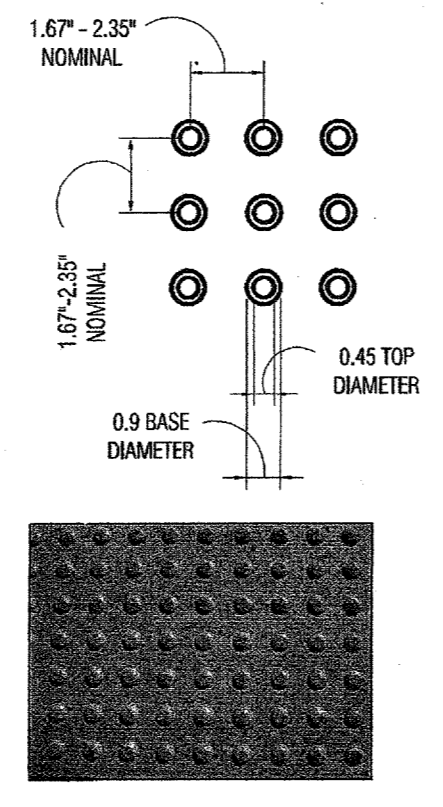
3RD LEVEL PARKING PLAN 1/8"=1'-0" 02



2ND LEVEL PARKING PLAN 1/8"=1'-0" 01



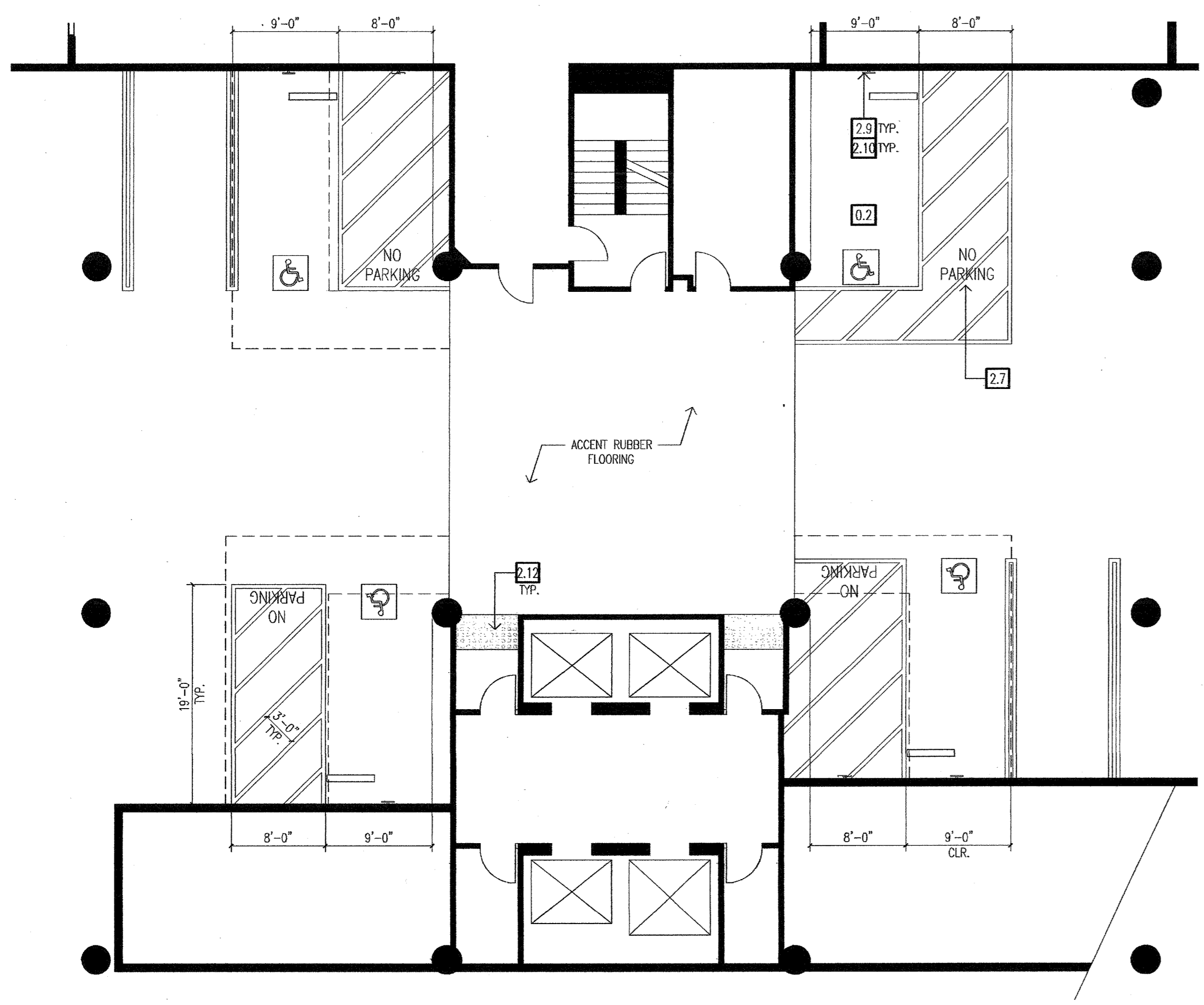
PARKING SIGN NTS 05



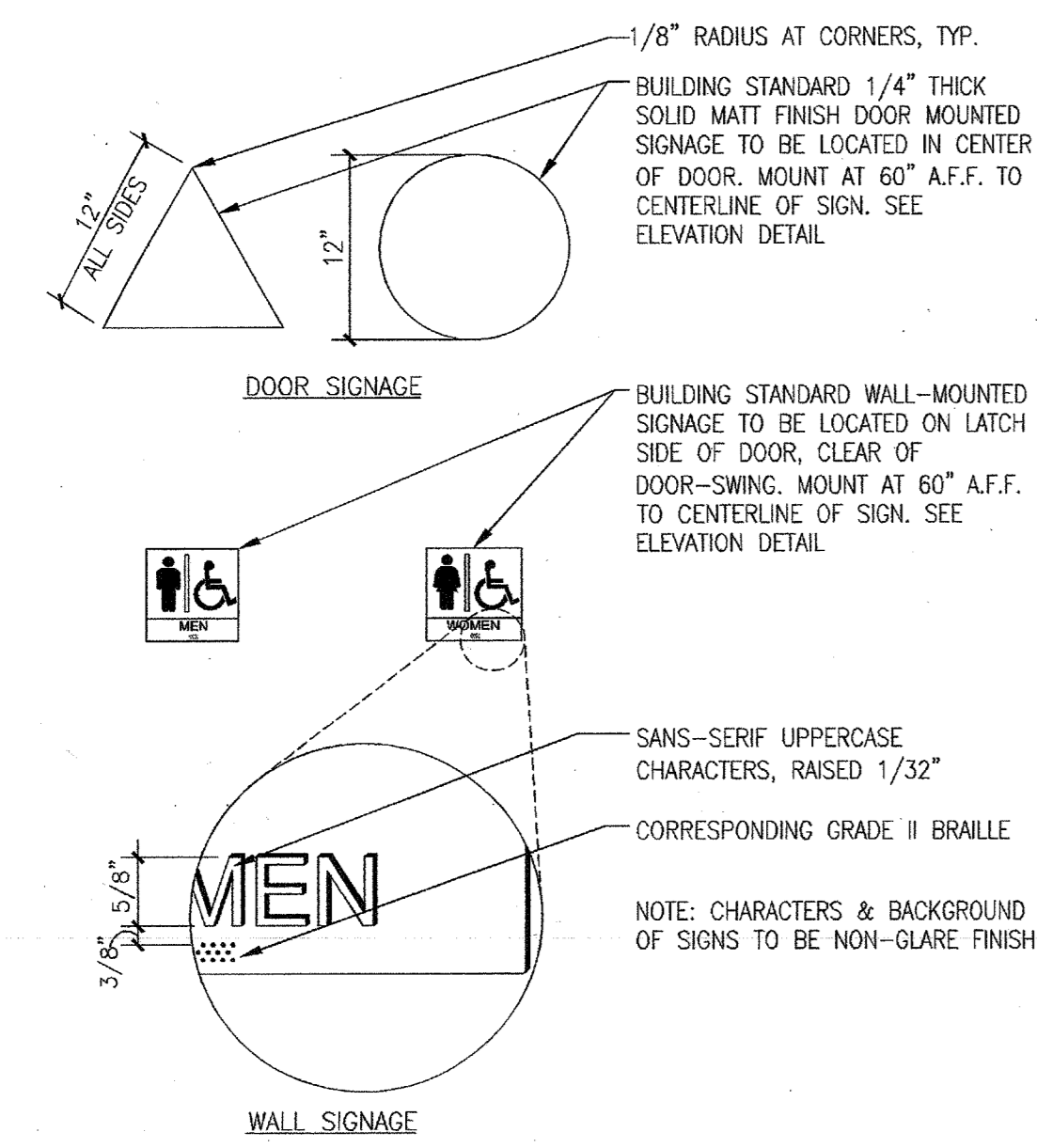
DETECTABLE WARNING SIGNS NTS 04



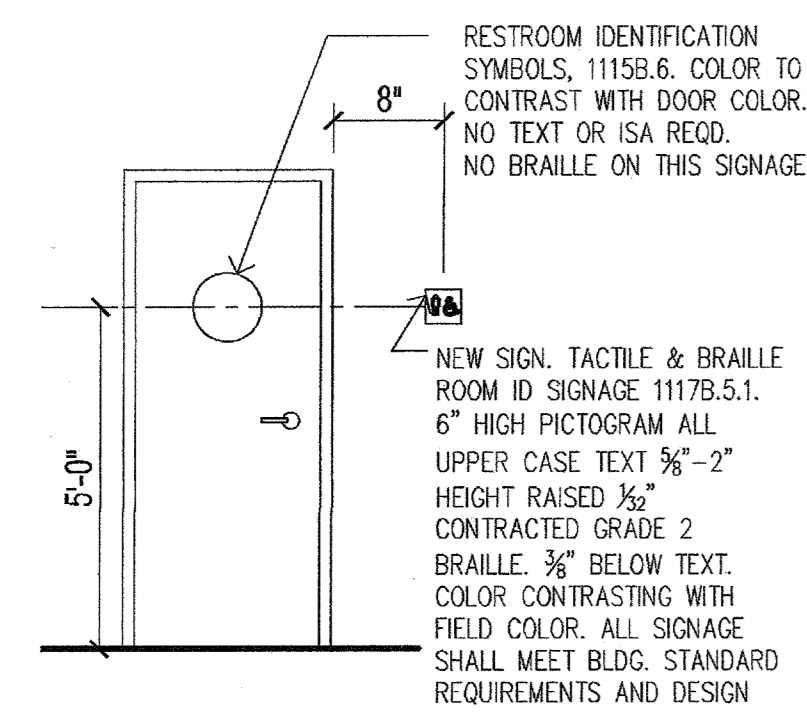
PARKING STRUCTURE ENTRY NTS 07



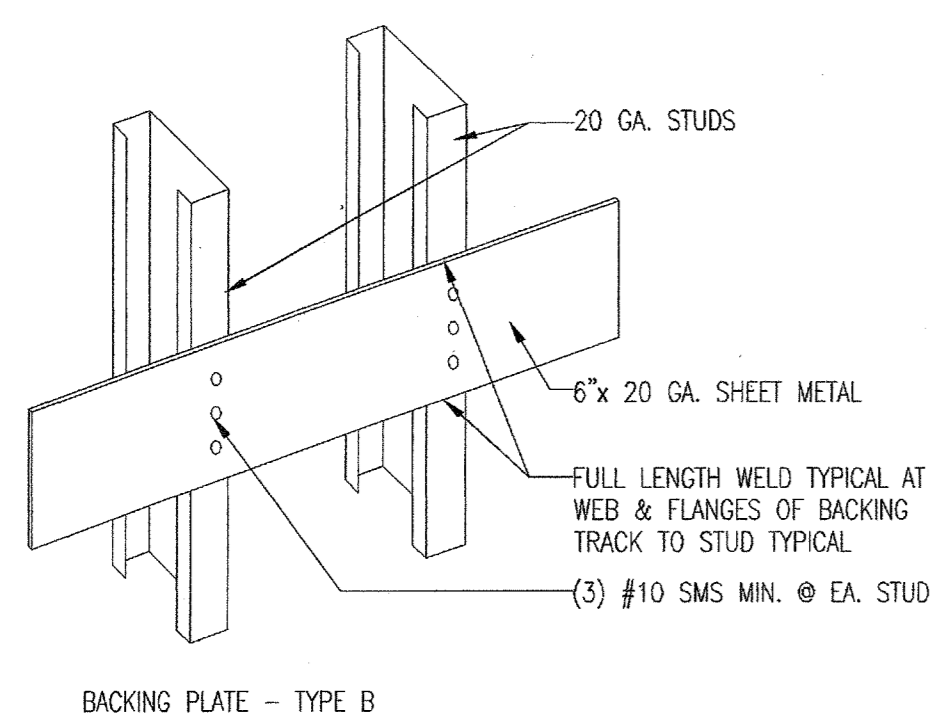
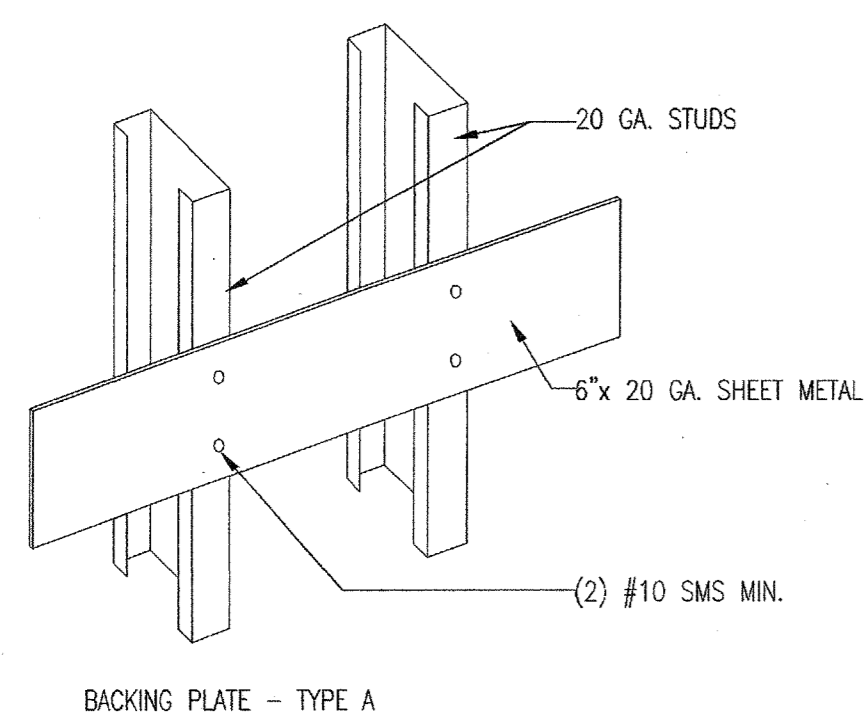
4TH LEVEL PARKING PLAN 1/8"=1'-0" 03



SANITARY FACILITY SIGNAGE NTS | 12



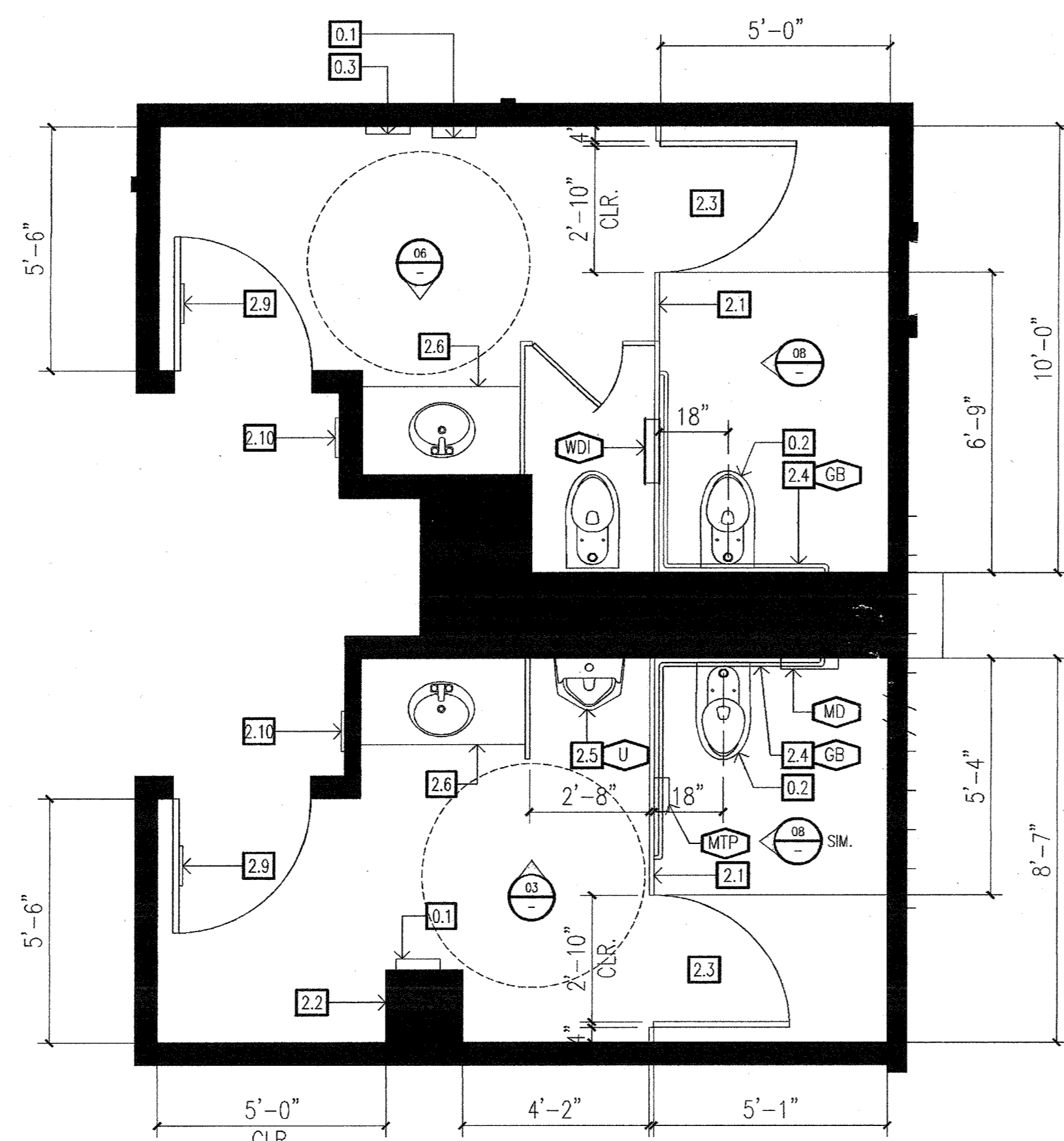
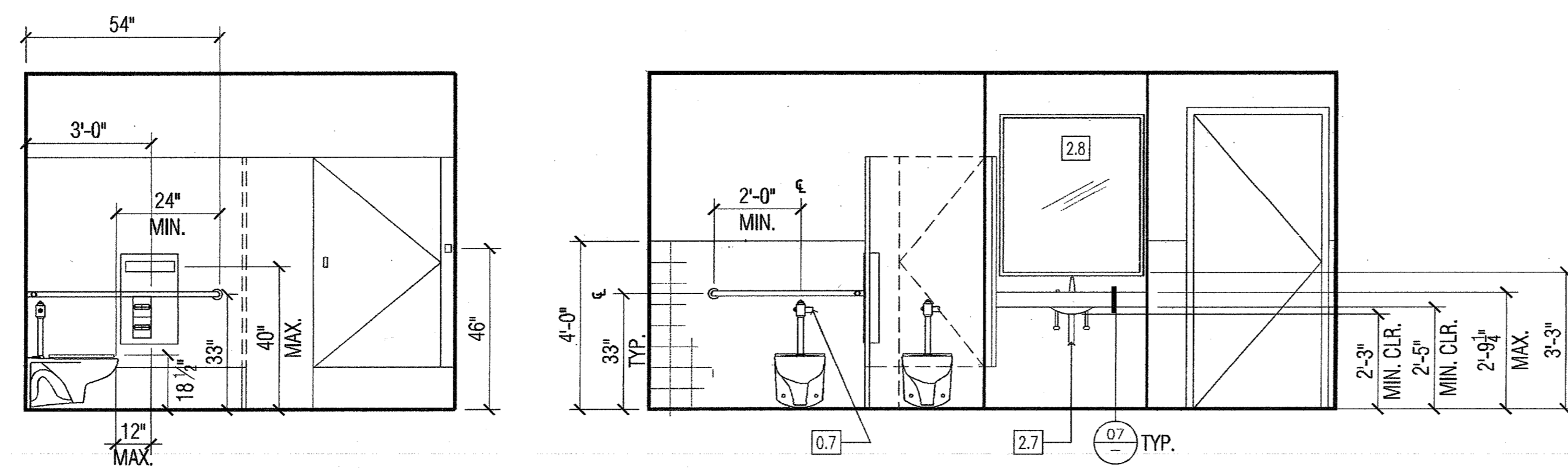
RESTROOM SIGNAGE NTS | 11



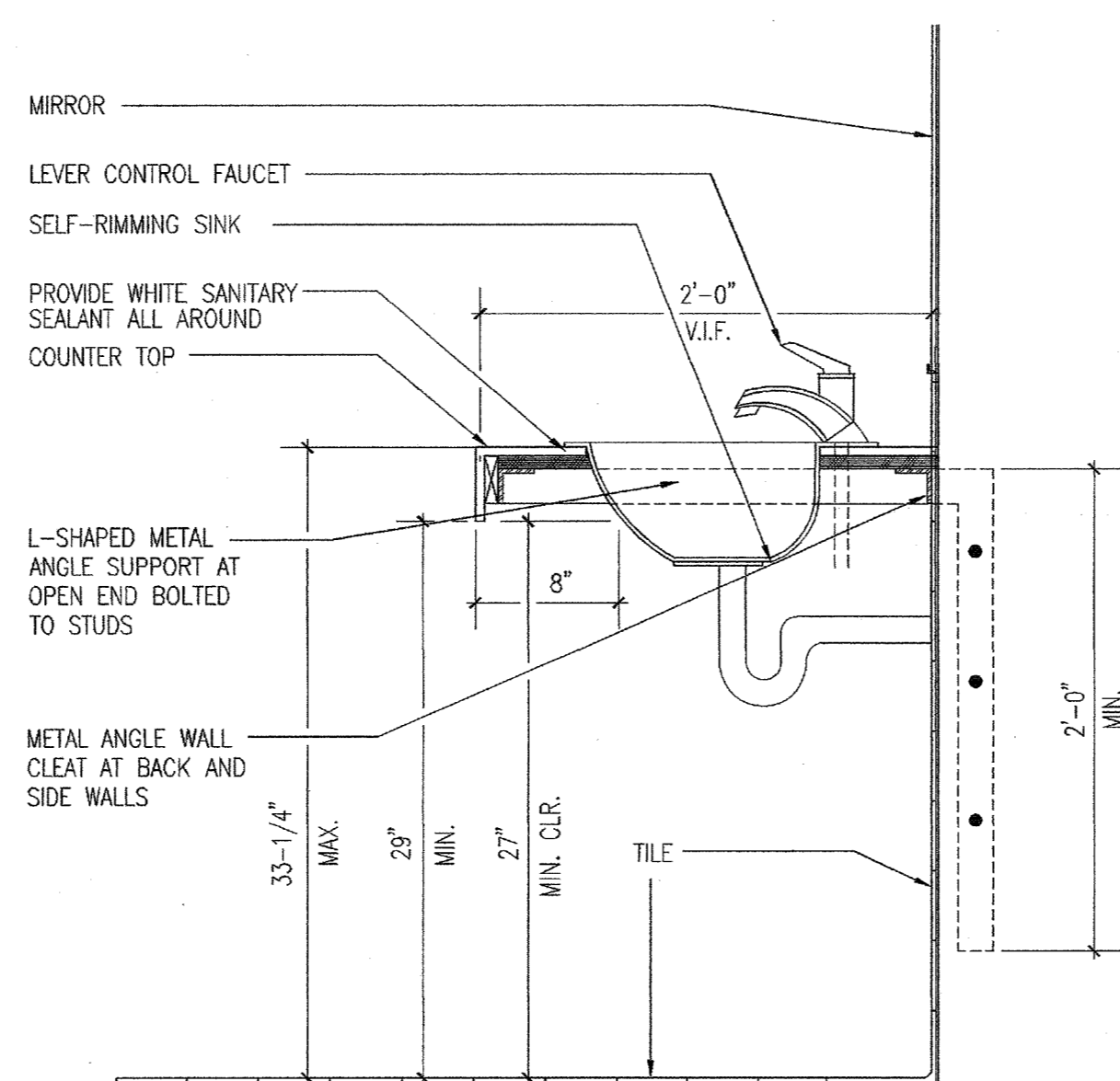
BACKING PLATE NOTES:

- BACKING PLATE TYPE 'A' FOR MISCELLANEOUS ITEMS (E. SURFACE MOUNTED MIRRORS, WASTE RECEPTACLES, TOWEL DISPENSERS, ETC.), MAXIMUM WEIGHT - 50 POUNDS.
- BACKING PLATE TYPE 'B' FOR HANDRAILS, GUARDRAILS, GRAB BARS, WALL-HUNG EQUIPMENT, TOWEL BARS, ETC., MAXIMUM WEIGHT 250 POUNDS.
- VERIFY LENGTH, HEIGHT, LOCATION OF BACKING PLATE & NUMBER REQUIRED WITH EQUIPMENT ACCESSORY MANUFACTURERS.
- USE #12 SELF TAPPING SHEET METAL SCREWS WHEN ATTACHING ITEMS TO BACKING PLATE.
- WALL STUDS ARE CONTINUOUS.
- BACKING PLATES SHALL BE LONGER THAN HUNG EQUIPMENT/ACCESSORY/CABINET BY ONE STUD SPACING EA. END-ALL CONDITIONS.
- SCREW INTERIOR FINISH TO BACKING AT 8" O.C. TOP AND BOTTOM.

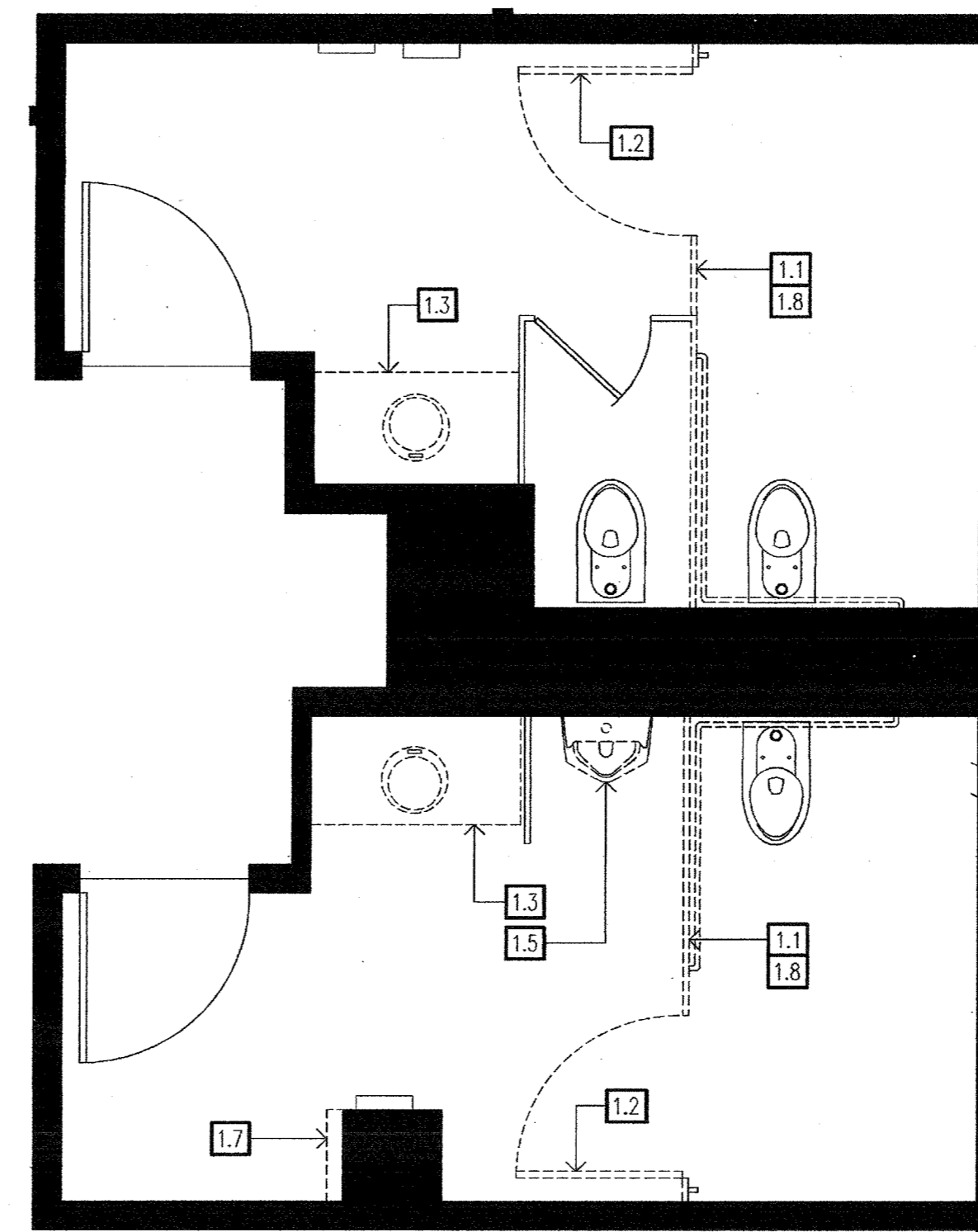
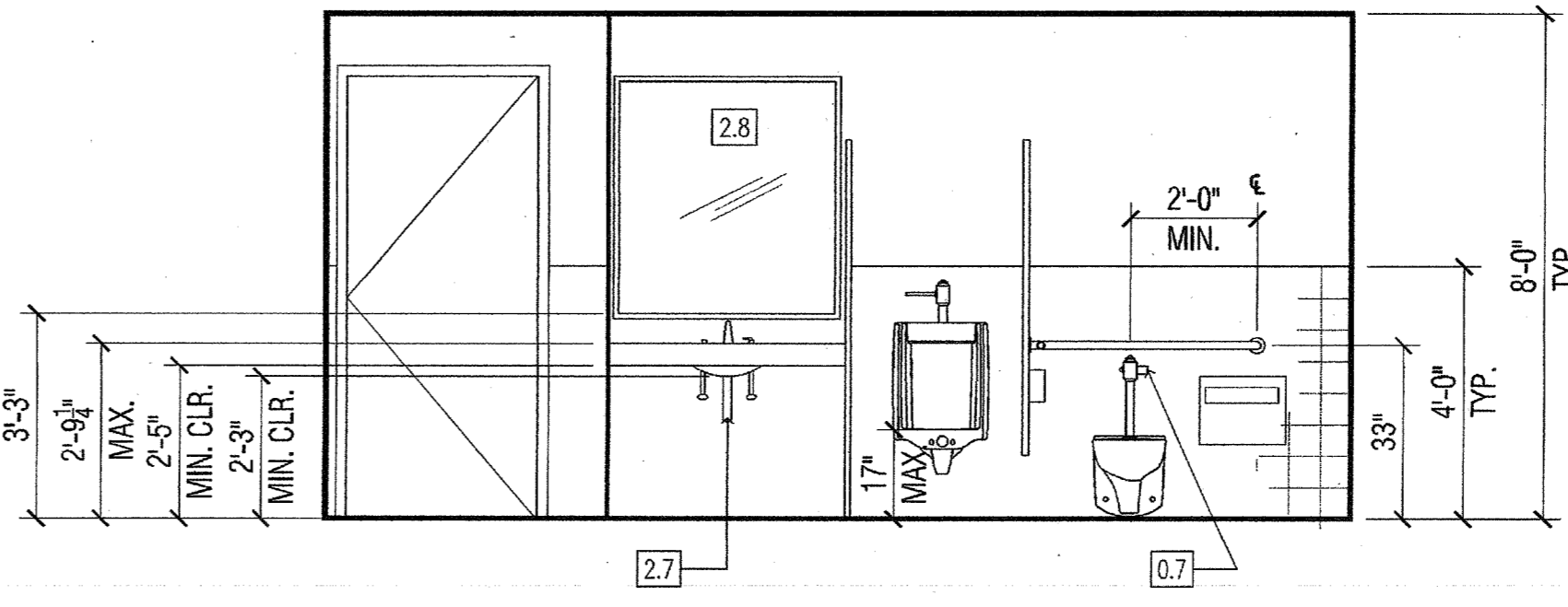
BACKING TRACK NTS | 09



CONSTRUCTION PLAN 3/8"=1'-0" | 05



LAV. COUNTER SECTION NTS | 07



DEMOLITION PLAN 3/8"=1'-0" | 02

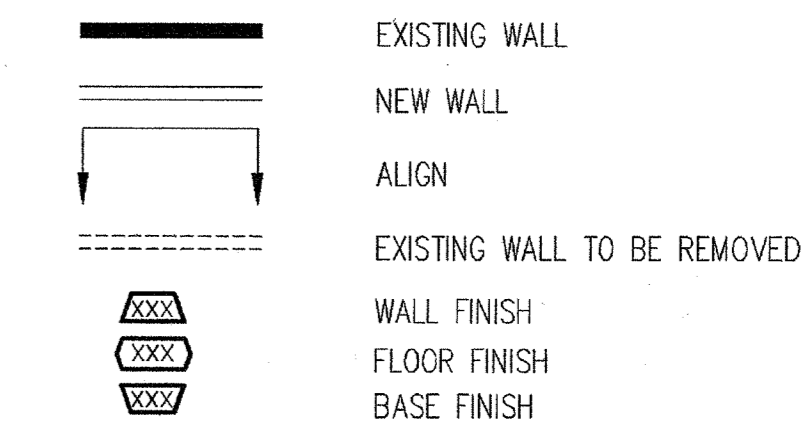
ALL FINISHES ARE EXISTING. CONTRACTOR TO PATCH WITH LIKE FINISH MATERIAL AND ALIGN WITH EXISTING.

- ALL WALL TILE PATCH SHALL BE WITH MATCHING TILE. IF MATCHING TILE NOT AVAILABLE IN MARKET, REMOVE AND SALVAGE EXISTING TILE FROM EXISTING TILED LAV COUNTER IN EACH RESTROOM AND USE TO PATCH OTHER AREAS. PROVIDE NEW TILE OR SOLID SURFACE COUNTER TOP AND APRON AS DIRECTED BY OWNER.
- NEW COUNTERS TO BE FINISHED WITH CERAMIC TILE TO REPLICATE EXISTING. IF MATCHING TILE NOT AVAILABLE IN MARKET, NEW COUNTER SHALL BE SOLID SURFACE. EXACT COLOR TBD.
- PARTITION REPLACEMENTS SHALL MATCH EXISTING. IF MATCHING FINISH NOT AVAILABLE IN MARKET REPLACE ALL PARTITIONS IN THE RESTROOMS WITH NEW PLASTIC LAMINATE FINISH PARTITIONS, OR AS DIRECTED BY OWNER. COLOR TBD.

- GB GRAB BARS - NEW BOBRICK B-6887
 - WDP WOMEN'S PARTITION MOUNTED SEAT COVER AND TOILET TISSUE DISPENSER - NEW BOBRICK B-3571 INSTALL 40" AFF TO CENTERLINE OF SEATCOVER DISPENSER OPENING.
 - MD MEN'S SURFACE MOUNTED SEAT COVER DISPENSER - NEW BOBRICK B-4221 INSTALL 29" AFF MAX TO TOP OF SEATCOVER DISPENSER.
 - MTP MEN'S SURFACE MOUNTED TOILET PAPER DISPENSER - NEW BOBRICK B-6999
 - U URINAL - NEW AMERICAN STANDARDS ALLBROOK, ELONGATED, WHITE
- BALANCE OF ACCESSORIES ARE EXISTING TO BE RE-INSTALLED.

FINISH NOTES | 04 ACCESSORIES AND FIXTURE SPECIFICATIONS | 01

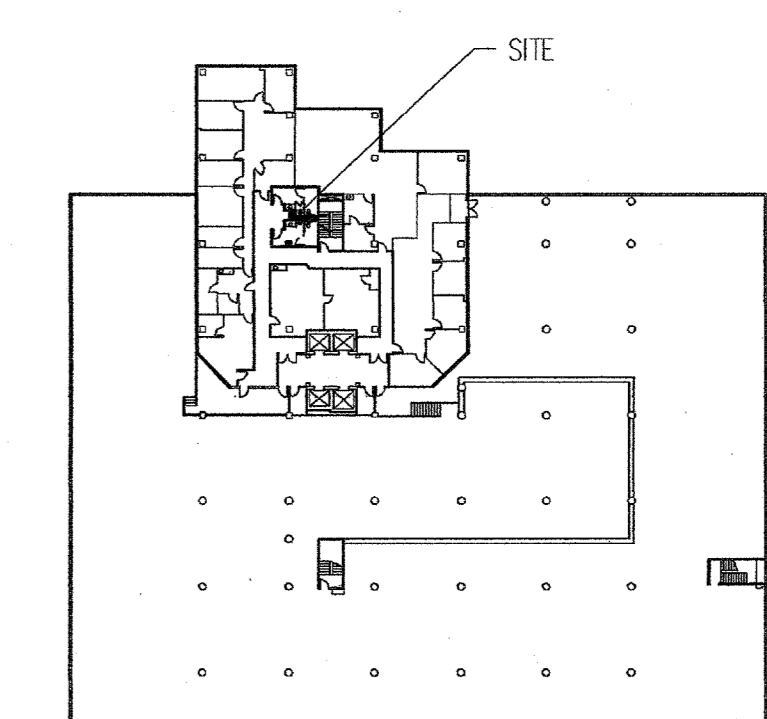
GRAPHIC LEGEND



KEY NOTES

- EXISTING CONDITIONS TO REMAIN**
- RECESSED PAPER TOWEL DISPENSER WITH ITS OPENING AT 38" ABOVE FLOOR.
 - WALL HUNG WATER CLOSET FIXTURE WITH TOP OF SEAT AT 18 1/2" AFF
 - RECESSED NAPKIN VENDOR WITH COIN SLOTS AT 39" ABOVE FLOOR, AND LEVEL CONTROLS
 - SLIP-RESISTANT TILE FLOOR
 - 48" HIGH TILE WANSOOT AROUND THE RESTROOM
 - 3'-0" WIDE ENTRY DOOR WITH LEVER HANDLE AND CLOSER
 - EXISTING AUTO FLUSH CONTROLS INSIDE END STALLS
- DEMOLITION**
- REMOVE EXISTING COMPARTMENT PARTITION WHERE SHOWN
 - REMOVE COMPARTMENT DOORS WHERE SHOWN.
 - REMOVE LAVATORY COUNTER AND ASSOCIATED PLUMBING FIXTURES. SALVAGE AS MUCH AS POSSIBLE FOR REUSE.
 - REMOVE MIRROR AND SALVAGE FOR REUSE
 - DEMO URINAL
 - DEMO JUMBO SURFACE MOUNTED TOILET PAPER DISPENSER
 - FIELD VERIFY IF POSSIBLE AND DEMO CORNER OF THE WALL CLADDING AS SHOWN.
 - DEMO EXISTING GRAB BARS
- CONSTRUCTION**
- SEE COVER SHEET FOR ADDITIONAL CONSTRUCTION NOTES AND REQUIREMENTS.
 - RETROFIT EXISTING, OR PROVIDE NEW PARTITION IF RETROFIT NOT POSSIBLE. PARTITION TO HAVE CUT OUT FOR NEW DISPENSER WHERE SHOWN.
 - PATCH EXPOSED CONSTRUCTION AND FINISH TO MATCH AND ALIGN WITH EXISTING.
 - PROVIDE NEW 36" WIDE IN-SWINGING COMPARTMENT DOORS WITH SELF CLOSING HINGES, U-SHAPED DOOR PULLS ON BOTH SIDES, SLIDING TYPE LOCK DIRECTLY BELOW PULL INSIDE STALL, AND WALL BUMPER.
 - PROVIDE NEW L-SHAPED GRAB BARS AS SPECIFIED
 - PROVIDE NEW ELONGATED URINAL AS SPECIFIED
 - CONSTRUCT NEW LAVATORY COUNTER AT COMPLIANT HEIGHT SO THAT TOP OF SINK RIM IS NOT HIGHER THAN 34" AFF. REUSE SALVAGED SELF-RIMMING SINK, FAUCET AND COUNTER MOUNTED SOAP DISPENSER.
 - PROVIDE INSULATING JACKETS FOR ALL DRAIN AND HOT WATER PIPES BELOW SINK. REMOVE OR PROTECT AGAINST TOUCH ALL SHARP AND ABRASIVE SURFACES.
 - REINSTALL SALVAGED MIRROR AT COMPLIANT HEIGHT.
 - PROVIDE NEW DOOR MOUNTED GEOMETIC SIGNAGE. SEE DETAIL.
 - PROVIDE NEW WALL MOUNTED TACTILE IDENTIFICATION SIGN. SEE DETAIL.
 - ADJUST EXISTING DOOR CLOSER PRESSURE TO MAXIMUM 5 LBS.
 - PROVIDE NEW ACCESSORIES SPECIFIED. ADJUST LOCATION OF EXISTING SURFACE MOUNTED ROLL TOWEL DISPENSER TO OVER THE COUNTER.

KEY PLAN



200 WEST SANTA ANA BLVD PATH OF TRAVEL

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Interior Planning
& Design

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Seal/Signature

EXISTING COMPARTMENTED WORK SUBMITTED FOR REFERENCE ONLY

Revision Date

Project Number 1106
Drawn By HT
Ctd By AA
Date 07.05.2011
Scale 3/8"=1'-0"
CAD File Name

RESTROOMS 5TH FLOOR

POT-5

