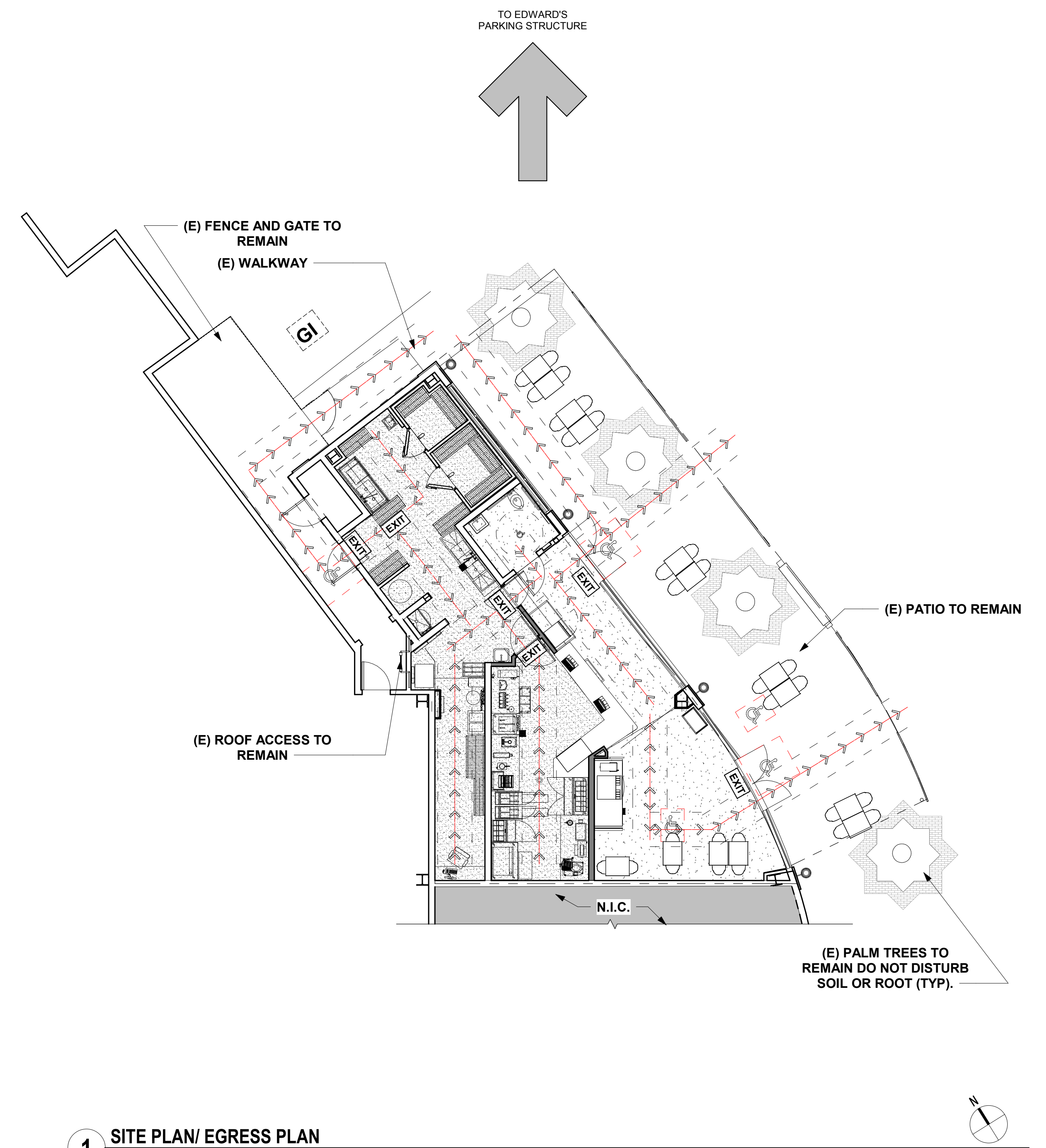


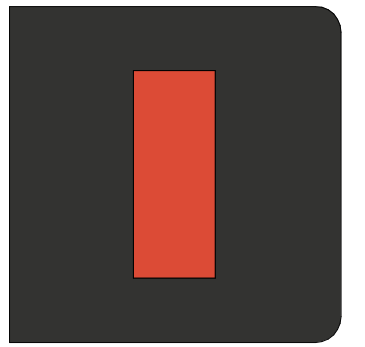


2 MALL MAP/SITE LOCATION
N.T.S.




1 SITE PLAN/ EGRESS PLAN
1/8" = 1'-0"

SITE LEGEND	
GI	LOCATION OF EXISTING 5000 GALLON GREASE INTERCEPTOR MAKE & MODEL # IS JENSEN PRECAST MODEL 5000E
→	ADA PATH OF TRAVEL/EGRESS 44" CLEAR PATH AT ALL TIMES
EXIT	EXIT SIGNS MUST BE PROVIDED OVER EACH EXIT. SEE DETAIL.

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Top Round

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Issue For:
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Issue Date:
 2/4/2019

Revisions:

NO.	REASON	DATE

PRINCIPAL IN CHARGE:
 SA WALSH
PROJECT MANAGER:
 MH
DRAWN BY:
 STAFF

Project Address:
 IRVINE SPECTRUM
 668 SPECTRUM CENTRE
 DRIVE
 IRVINE, CA 92618

Project Number:
 138-003-18

Sheet Title:
 SITE PLAN & ADA PATH
 OF TRAVEL

Sheet Number:
 A002

BUILDING CODE SUMMARY

Name of Project: **TOP ROUND - TENANT IMPROVEMENT**
 Address: **668 SPECTRUM CENTRE DRIVE IRVINE, CA 92618**
 Proposed Use: **RESTAURANT**
 Owner or Authorized Agent: _____ Phone #: _____
 Owned By: City/County Private State
 Code Enforcement Jurisdiction: City County

YEAR EDITION OF CODE:
 Building Code: 2016 California Building Code
 Mechanical Code: 2016 California Mechanical Code
 Electrical Code: 2016 California Electrical Code
 Plumbing Code: 2016 California Plumbing Code
 Fire Code: 2016 California Fire Code
 Accessibility Code: 2016 California Building Code (Chapter 11B)
 Local Code: Title 1.9 California Code of Regulations, Title 18 of Long Beach NFPA13

New Construction Renovation (Exist. Bldg.) Tenant Improvement Alteration Reconstruction

BUILDING DATA
 Construction Type: I-A I-B II-A II-B III-A III-B
 Mixed Construction: No Yes Types: _____
 Sprinklers: No Yes
 Building Height: +/- 18' - 7"
 Mezzanine: No Yes

High Rise: No Yes

Gross BUILDING Area (sq. ft.): _____

ALLOWABLE AREA
 Existing Occupancy: "B" - BUSINESS
 Proposed Primary Occupancy: Assembly A-1 A-2 A-3 A-4 A-5
 Business Education Factory - Industrial F-1 F-2
 High-Hazard H-1 H-2 H-3 H-4 H-5
 Institutional I-1 I-2 I-3 I-4
 I-3 Use Condition I-1 I-2 I-3 I-4
 Mercantile Residential R-1 R-2 R-3 R-4
 Storage S-1 S-2 High-piled Utility and Miscellaneous
 Parking Open Enclosed Repair Garage

Secondary Occupancy: **N/A**
 Special Occupancy: 508.2 508.3 508.4 508.5 508.6 508.7 508.8
 Mixed Occupancy: No Yes Separation: Hr. Exception: _____

LIFE SAFETY SYSTEM REQUIREMENTS
 Emergency Lighting: No Yes
 Exit Signs: No Yes
 Fire Alarms: No Yes
 Smoke Detection Systems: No Yes
 Panic Hardware: No Yes

STRUCTURAL DESIGN
 METHOD OF COMPLIANCE:
 REFER TO STRUCTURAL DRAWINGS

ELECTRICAL SYSTEM AND EQUIPMENT
 METHOD OF COMPLIANCE:
 REFER TO ELECTRICAL DRAWINGS

MECHANICAL SYSTEMS, SERVICE SYSTEMS, AND EQUIPMENT
 METHOD OF COMPLIANCE:
 REFER TO MECHANICAL DRAWINGS

ACCESSIBLE PARKING - EXISTING / BY LANDLORD
 METHOD OF COMPLIANCE:
 REFER TO CIVIL REFERENCE / LANDLORDS WORK PLANS

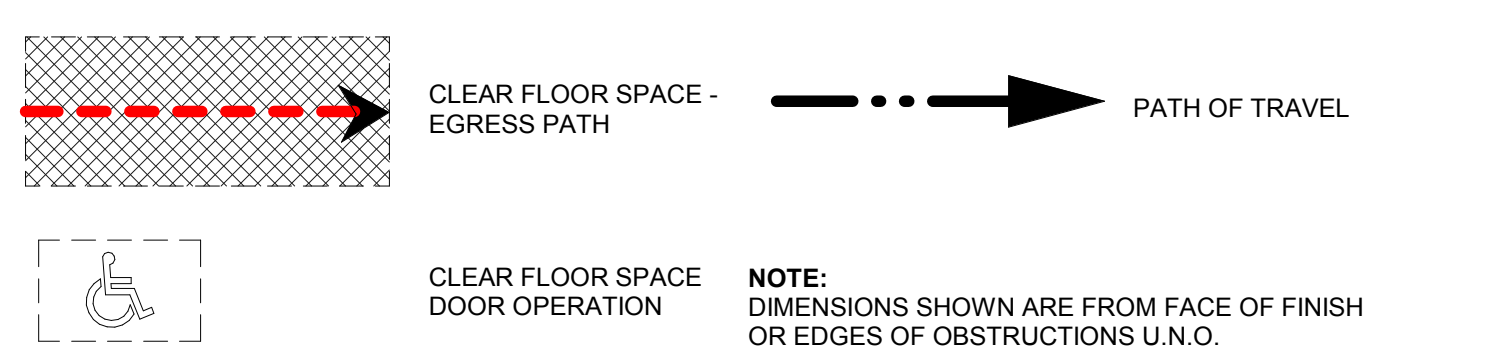
KEYNOTES

- 1 PROVIDE AND INSTALL WHEELCHAIR ACCESSIBLE SIGN
- 2 PROVIDE AND INSTALL TACTILE EXIT SIGN WITH THE WORD "EXIT" ADJACENT TO LATCH SIDE OF DOOR AT 60" A.F.F.
- 3 PROVIDE AND INSTALL TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE" ADJACENT TO LATCH SIDE OF DOOR AT 60" A.F.F.
- 4 PROVIDE AND INSTALL MAXIMUM OCCUPANCY SIGN
- 5 PROVIDE EXIT SIGN AT PATIO EXIT DOORS

AREA EGRESSPLAN LEGEND

- BUSINESS AREA
- KITCHEN, COMMERCIAL
- MAIN DINING - UNCONCENTRATED SEATING
- STORAGE

OCCUPANCY & EGRESS PLAN LEGEND



BLDG EGRESS OCCUPANCY CALCULATIONS

NAME	AREA	OCCUPANT LOAD FACTOR	FIXED SITTING LOAD CALCULATION	AREA OCCUPANT LOAD	FIXED OCCUPANT LOAD
BUSINESS AREA	343 SF	100 SF		4	N/A
KITCHEN, COMMERCIAL	422 SF	200 SF		3	N/A
MAIN DINING - UNCONCENTRATED SEATING	64 SF	15 SF		5	N/A
STORAGE	298 SF	300 SF		1	N/A
				13	
TOTAL OCCUPANT LOAD = 13					

EGRESS WIDTH CALCULATIONS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS (TABLE 1021.1)		TRAVEL DISTANCE	
	REQUIRED 1-500 OCCUPANT	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE	DEAD END LIMIT
OCCUPIED SPACE	2	3	250'	20'
ARRANGEMENT MEANS OF EGRESS PER 1015.2.1.2	MAX OVERALL DIAGONAL DIMENSION OF AREA		ACTUAL DISTANCE BETWEEN EXITS	
	66' - 9" / 3 = (22' - 3" MIN. REQD.)		50' - 0"	
COMMON PATH OF TRAVEL DISTANCE	REQUIRED		ACTUAL DISTANCE	
	75'-0" MAX.		< 75'-0"	
INTERIOR REQUIRED EGRESS WIDTH (SECTION 1005): 13 Occupants x 0.2' = 4' - MIN. 34.0' required (total)		EGRESS WIDTH PROVIDED: TOTAL = 174 INCHES EXIT 1: 70" CLEAR EXIT 2: 70" CLEAR EXIT 3: 34" CLEAR		

PLUMBING FIXTURE CALCULATIONS

OCCUPANCY	WATER CLOSETS	LAVATORIES
14 OCCUPANTS*		
FIXTURES REQUIRED	1	1
FIXTURES PROVIDED	1	1

* PER CBC 2902.2 EXCEPTION 2: SEPARATE FACILITIES FOR EACH SEX ARE NOT REQUIRED FOR TENANT SPACES WITH A TOTAL OCCUPANT LOAD OF 15, OR FEWER.

ADA SEATING CALCULATIONS

MAXIMUM SEATING CAPACITY	FORMULA	MULTIPLIER	CALCULATION
13	(MAXIMUM SEATING CAPACITY) X (MULTIPLIER)	0% OR (.05)	
			13 x (.05) = 0.7 = 1 H.C. SEATING
TOTAL ADA SEATING REQUIRED			1
TOTAL ADA SEATING PROVIDED			1

MAX. OCCUPANCY IDENTIFICATION

G.C. TO PROVIDE VISIBLE SIGN STATING THE FOLLOWING:
 SIGN TO BE A MINIMUM SIZE OF 8 1/2" x 11"

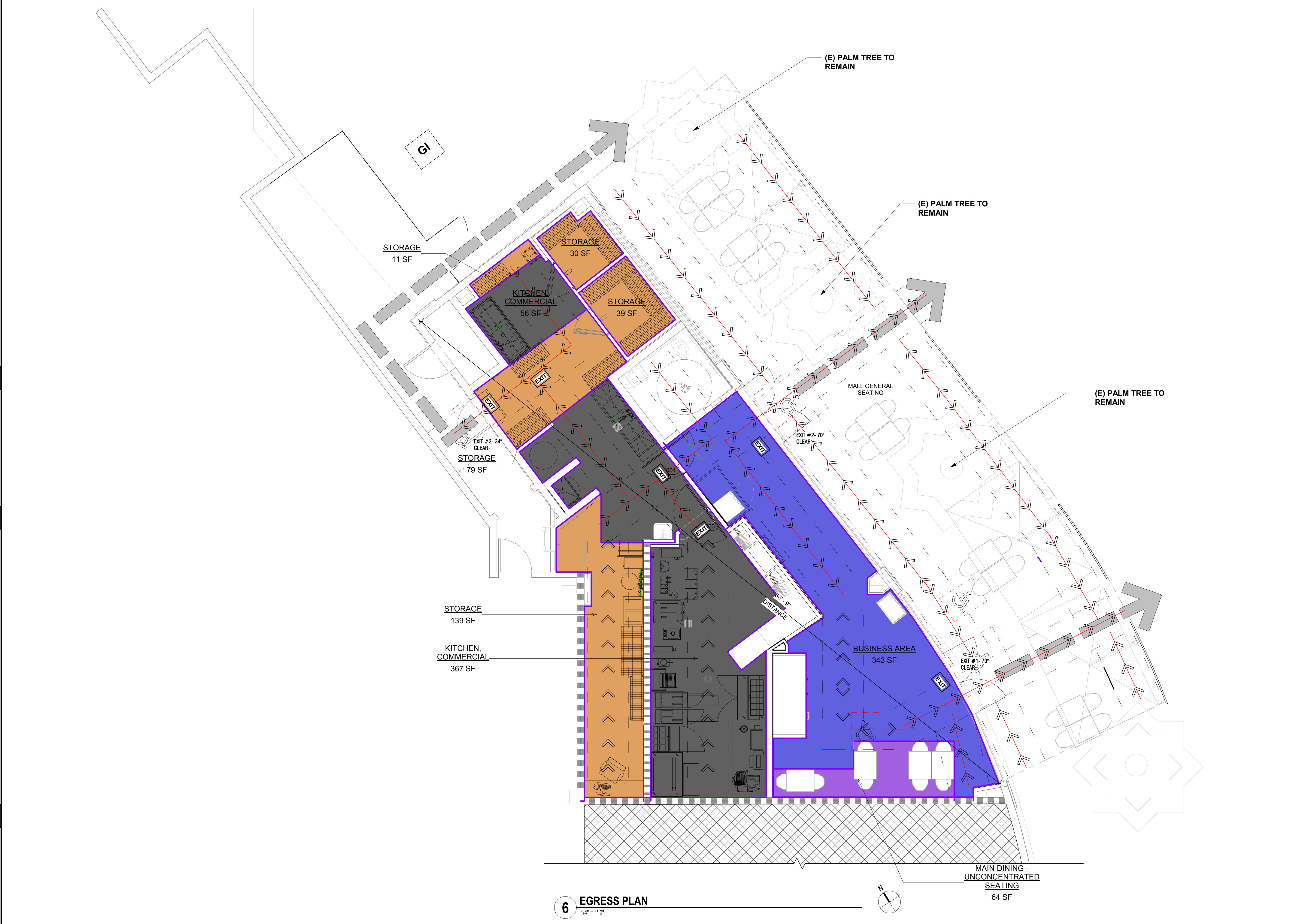
MAXIMUM SEATING CAPACITY

13

TEXT HEIGHT 3/8"
 TEXT HEIGHT 2"
 TEXT HEIGHT 3/8"

**668 SPECTRUM CENTER DRIVE
 IRVINE, CA 92618**

NOTE:
 1. REFER TO PLANS FOR SIGN LOCATIONS.



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 STAFF

Project Address:
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 IRVINE, CA 92618

Project Number:
 138-003-18

Sheet Title:
 OCCUPANCY AND EGRESS PLAN / CODE SUMMARY

Sheet Number:
 A003

Architect:



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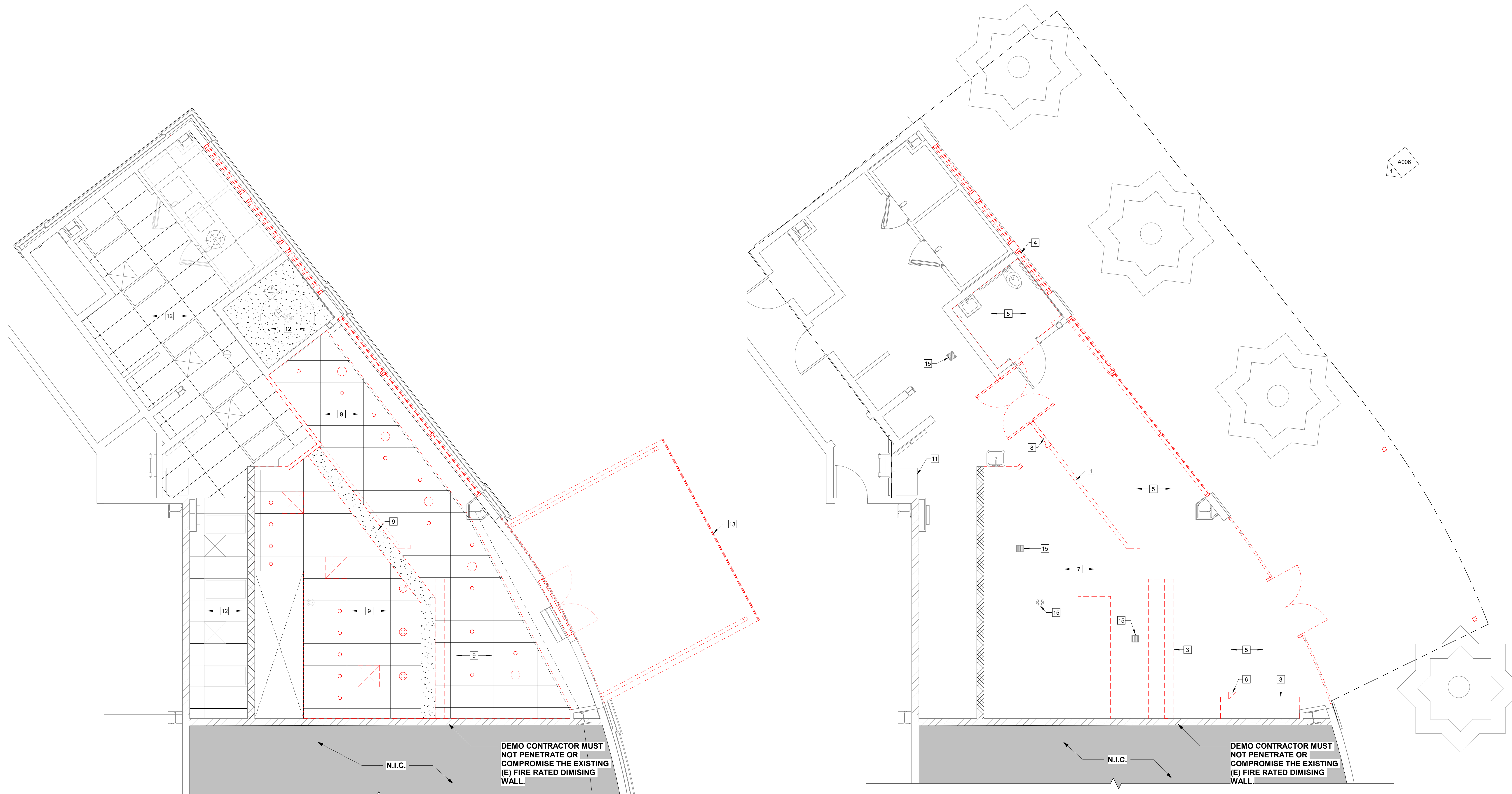
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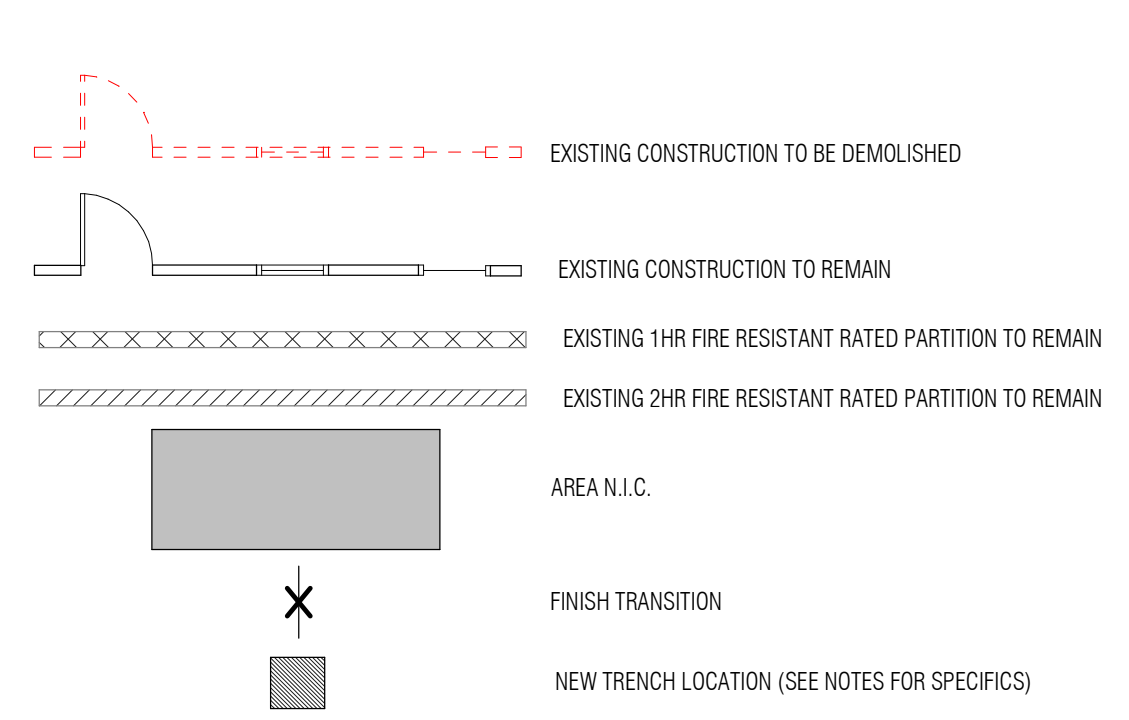
2 DEMOLITION REFLECTED CEILING PLAN
1/4" = 1'-0"

1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

- 1 CONTRACTOR MUST SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION AND NOTIFY ARCHITECT BEFORE PROCEEDING. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.
- 2 PLANS SHOW GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXISTING CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE REMOVED IN ORDER TO FACILITATE THE FINISHED PROJECT.
- 3 ALL CONSTRUCTION WASTE MUST BE REMOVED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT. THE CITY OF IRVINE MUNICIPAL CODE & CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIRE CONSTRUCTION PROJECTS REMOVE AND/OR DIVERT CONSTRUCTION AND DEMO WASTE.
- 4 EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, OR DETERMINED BY OWNER TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. REMOVE & TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- 5 STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
- 6 EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER. COORDINATE ALL WORK WITH THE LANDLORD/PROPERTY MANAGER TO VERIFY USE OF A STORAGE ROOM, POWER, TEMPORARY STORAGE, SITE ACCESS, HOURS OF WORK, ETC.
- 7 REMOVE & REINSTALL ITEMS INDICATED. CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE. STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
- 8 THE CONTRACTOR SHALL PROTECT ALL UNALTERED PORTIONS OF THE EXISTING CONDITIONS, AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING WORK AND WORK BY OTHERS.
- 9 MAINTAIN EXISTING UTILITIES WHERE APPLICABLE TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. VERIFY THAT SERVICE IS NOT DISCONNECTED IN OTHER TENANT SPACES DURING DEMOLITION.
- 10 PROVIDE TEMPORARY WEATHER PROTECTION, DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION, ON EXTERIOR SURFACES AND NEW CONSTRUCTION TO ENSURE THAT NO WATER DAMAGE OCCURS TO STRUCTURE, EXTERIOR, OR INTERIOR AREAS. GC TO PLACE WALK-OFF MATS AT EXITS TO CONTROL THE TRACKING OF DUST, DIRT AND DEBRIS INTO LANDLORD'S COMMON AREAS.
- 11 PROTECT WALLS, ROOF, SIDEWALKS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
- 12 GENERAL CONTRACTOR TO REVIEW CONDITION OF CONCRETE SLABS (INTERIOR & EXTERIOR) TO BE RE-USED WITH OWNER'S CONSTRUCTION MANAGER AFTER DEMOLITION OF EXISTING WALLS, FLOORS, & CEILINGS IS COMPLETE. GENERAL CONTRACTOR TO REVIEW PATCH LOCATIONS & COLOR FOR TRENCHING LOCATIONS FOR NEW PLUMBING, NON-COMPLIANT CODE CONDITIONS, AND SIGNIFICANT COSMETIC DEFECTS WITH OWNER'S CONSTRUCTION MANAGER.
- 13 WHERE NEW WORK ADJOINS EXISTING WORK, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, PATCHING AND FITTING. JUNCTIONS OF NEW AND EXISTING OR OTHER WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT EXISTING SURFACES. EXISTING WALLS REQUIRING MODIFICATION OF ANY KIND SHALL BE REFINISHED TO THE NEAREST OUTSIDE OR INSIDE CORNER.
- 14 DISCONNECT AND REMOVE AND/OR CAP ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, SANITARY & STORM) WHERE SCHEDULED NOT TO BE REUSED, IN ACCORDANCE WITH CITY AND GOVERNING CODE AND UTILITY COMPANY REQUIREMENTS.
- 15 ALL EXISTING CONDUIT AND WIRE INTERFERING WITH THE NEW WORK SHALL BE REROUTED CONCEALED IN THE NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.
- 16 ALL UNUSED CONDUIT AND WIRE REMOVED SHALL BE REMOVED COMPLETELY BACK TO SOURCE, AND BRANCH OVER-CURRENT PROTECTIVE DEVICES PROPERLY LABELED "SPARE".
- 17 CLEAN ALL HORIZONTAL SURFACES OF ACCUMULATED DUST AND DEBRIS. SWEEP THE BUILDING BROOM CLEAN ON COMPLETION OF DEMOLITION OPERATION.
- 18 SHOULD THE CONTRACTOR ENCOUNTER SUSPICIOUS MATERIAL OR BECOME AWARE OF THE PRESENCE OF ASBESTOS CONTAINING MATERIALS, THEN THE CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF SUCH CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN THESE AREAS UNTIL OWNER HAS RETAINED A QUALIFIED SPECIALIST CONTRACTOR TO VALIDATE, ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE ASBESTOS-CONTAINING MATERIALS AND WARRANT TO THE CONTRACTOR THAT THE WORK CAN PROCEED IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
- 19 WHERE EXISTING CERAMIC TILE, FABRIC OR VINYL WALL COVERING IS SCHEDULED TO BE REMOVED, AND THE GYPSUM BOARD PAPER IS DAMAGED IN THE PROCESS, REMOVE EXISTING LAYER OF GYPSUM BOARD TO EXPOSE EXISTING METAL STUD FRAMING. PROVIDE NEW GYPSUM BOARD TO MATCH EXISTING, AND AT RATED ASSEMBLIES, PROTECT AND MAINTAIN EXISTING UL COMPONENTS AS REQUIRED TO RETAIN UL RATING.
- 20 WHERE REMOVAL OF EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) OCCURS THROUGHOUT, PREPARE SURFACES FOR NEW FINISHES.
- 21 REMOVE ALL EXISTING MATERIALS CREATING UNEVEN, OUT OF TOLERANCE SUBSTRATE INCLUDING BUT NOT LIMITED TO FASTENERS, COVER PLATES, RESILIENT FLOORING, CARPET PAD, ETC.
- 22 ALL LIFE SAFETY DEVICES SHALL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION.
- 23 ALL KITCHEN EQUIPMENT AND APPLIANCES MUST BE STORED IN DIFFERENT LOCATION DURING CONSTRUCTION. EQUIPMENT REQUIRING TO REMAIN IN PLACE DURING CONSTRUCTION MUST BE PROTECTED IN PLACE AND HAVE ALL FILTERS COVERED AND PROTECTED DURING CONSTRUCTION.

DEMOLITION LEGEND



KEY NOTES

- 1 INTERIOR PONY WALL TO BE REMOVED
- 2 CEILING SOFFIT TO BE REMOVED.
- 3 CABINETS/COUNTERTOP TO BE REMOVED.
- 4 EXTERIOR WALL DECOR GRILL TO BE REMOVED.
- 5 TILE TO BE REMOVED.
- 6 FLOOR SINK TO BE REMOVED. PLUMBING CONTRACTOR TO PLUG AND CAP OFF.
- 7 QUERRY TILE IN KITCHEN TO BE REMOVED COMPLETE. CONTRACTOR & GC TO COORDINATE LOCATION OF NEW WALLS & KITCHEN FOOT PRINT.
- 8 REMOVE DRY WALL & FRP OFF WALLS, AS REQUIRED BY SCOPE OF WORK. DO NOT REMOVE OR PENETRATE FIRE RATED WALLS ALONG PERIMETER OF TENANT SPACE.
- 9 CEILING TO BE REMOVED.
- 10 NOT USED.
- 11 ELECTRICAL TRANSFORMER TO REMAIN.
- 12 CEILING AND LIGHTS TO REMAIN.
- 13 CANOPY TO BE REMOVED.
- 14 NOT USED.
- 15 FLOOR DRAIN TO REMAIN. GC TO PROTECT FROM DEBRIS DURING CONSTRUCTION. GC TO PROVIDE OWNERS WITH A SURVEY OF THE EXISTING PLUMBING LINES PRIOR TO DEMOLITION. LINES MUST BE JETTED AND SNAKED TO ENSURE LINES ARE NOT COMPROMISED.

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Project Number:

138-003-18

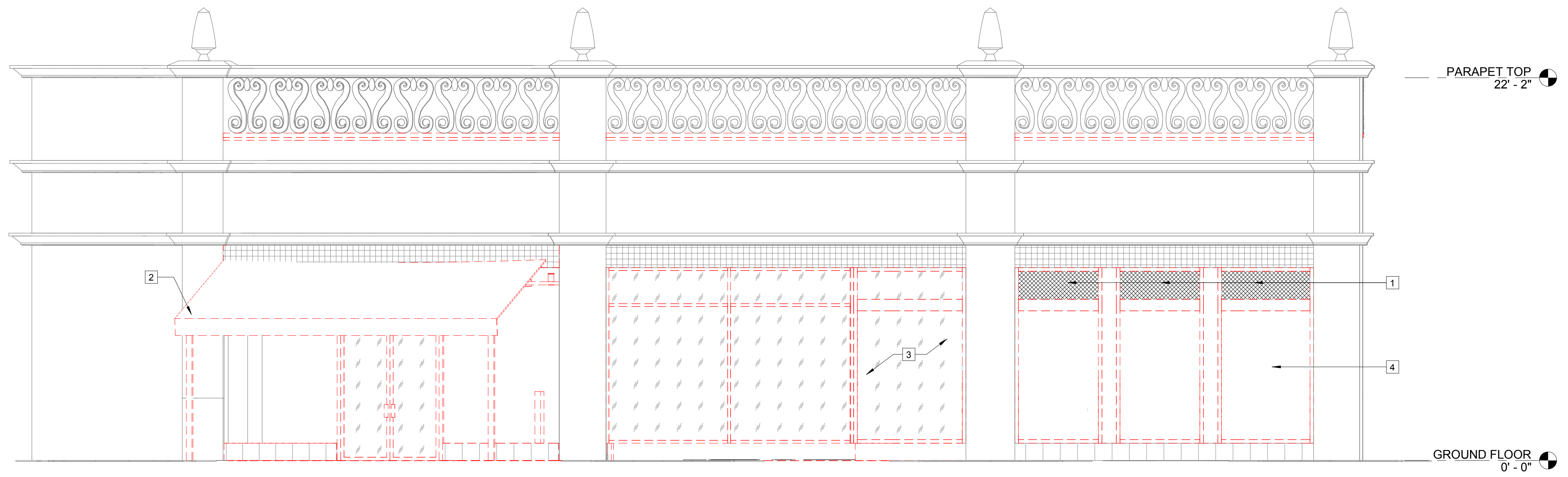
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DEMOLITION

ELEVATIONS

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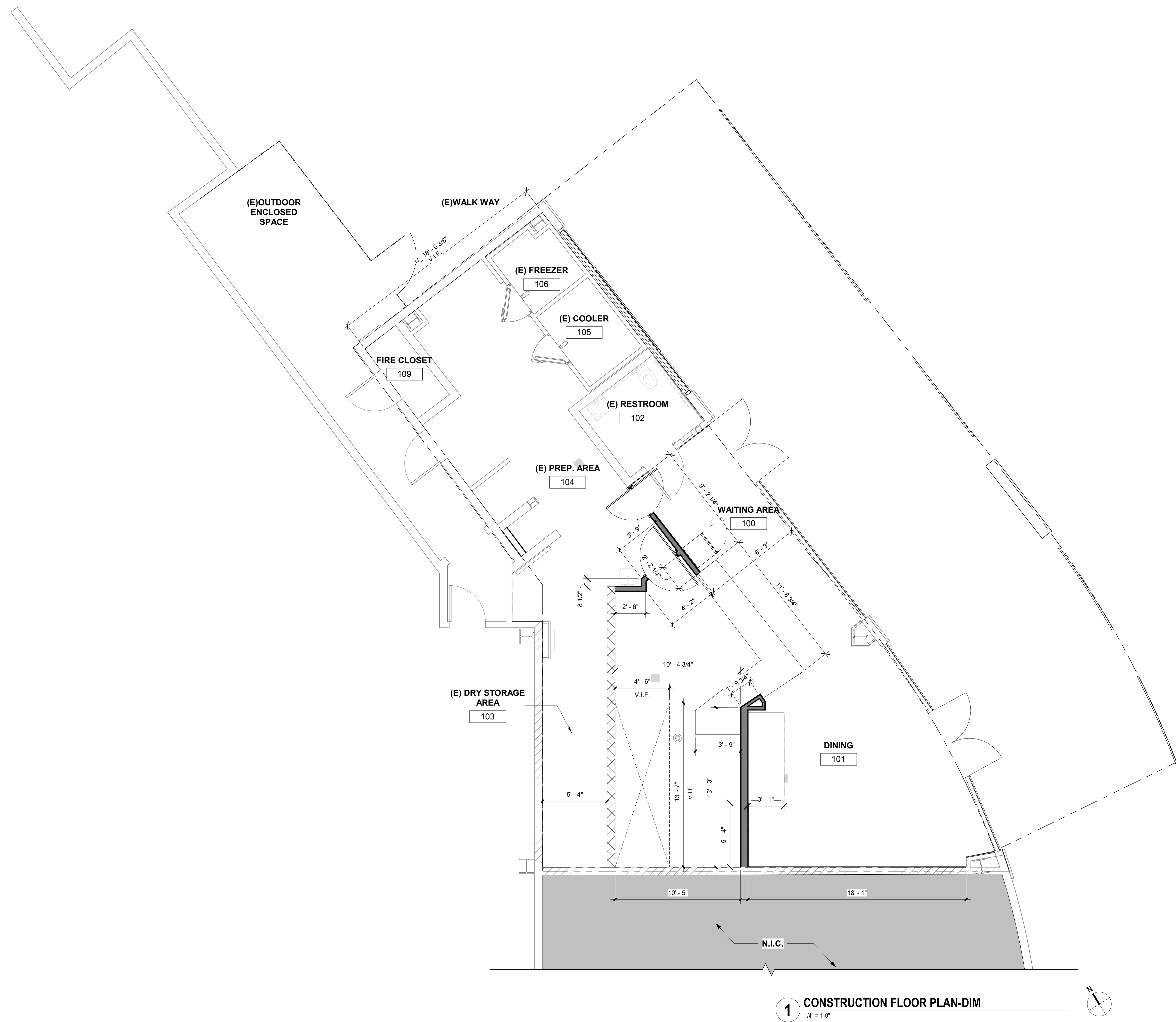
A006



1 DEMOLITION NORTH EAST ELEVATION
1/4" = 1'-0"

KEY NOTES

- 1 CONTRACTOR TO REMOVE DECORATIVE GRILLS
- 2 CONTRACTOR TO REMOVE EXISTING CANOPY, PATCH & INFILL PAVERS. COORDINATE W/ IRVINE CO. FOR COLOR & INFILL REQUIREMENTS
- 3 CONTRACTOR TO REMOVE EXISTING STORE FRONT GLAZING
- 4 CONTRACTOR TO DEMOLISH PART OF FACADE, AS REQUIRED FOR STRUCTURAL SUPPORTS OF ANY EXTERIOR ELEMENTS. COORDINATE WITH STRUCTURAL DRAWINGS.



1 CONSTRUCTION FLOOR PLAN-DIM
1/4" = 1'-0"

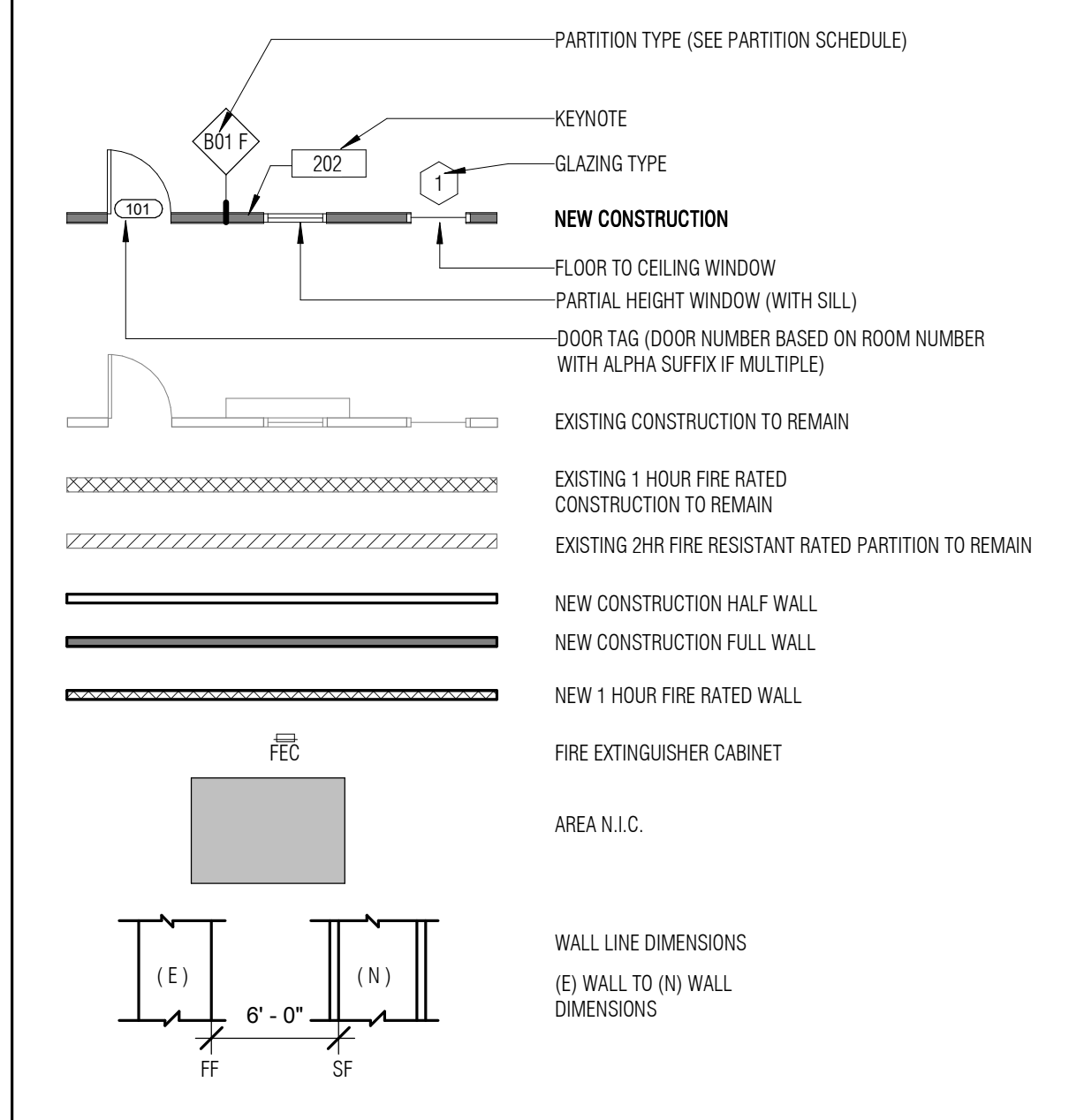
FLOOR PLAN NOTES

- 1 ADJUST DIMENSIONS INDICATED AS "CLEAR" WITHOUT WRITTEN DIRECTION FROM ARCHITECT. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
- 2 USE TYPE "X" GWS ON FIRE RATED PARTITIONS.
- 3 USE CEMENTITIOUS BACKER BOARD (DUROCK) OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.). SEE FINISH PLAN FOR LOCATION OF TILE.
- 4 WHERE FURRED PARTITIONS EXCEED MAXIMUM HEIGHT, BRACE TO ADJACENT STRUCTURE. SEE LIGHT GAUGE FRAMING GUIDE ON THIS SHEET.
- 5 FIRE SAFE PENETRATIONS AT FIRE RESISTANT RATED PARTITIONS PER APPLICABLE U.L. ASSEMBLY IF APPLICABLE. SEE A100 SHEET SERIES FOR DETAILS.
- 6 MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR ALL PENETRATIONS.
- 7 PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNT, EQUIPMENT, ETC. IF APPLICABLE.
- 8 PROVIDE LEVEL 4 FINISH U.O.N. PROVIDE LEVEL 5 FINISH AT ALL PARTITIONS TO RECEIVE WALL COVERING. REFER TO FINISH PLANS FOR LOCATIONS AND ADDITIONAL INFORMATION.
- 9 LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVERALL. NOTIFY ARCHITECT IN WRITING WHERE DISCREPANCIES OCCUR.
- 10 ALL EXPOSED OUTSIDE EPS/SLAM BOARD CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
- 11 CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DESIGN BUILD FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
- 12 PATCH FLOOR AND WALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. PRESERVE AT U.L. RATED ASSEMBLIES CONSISTENT WITH EXISTING U.L. RATING.
- 13 WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT U.L. ASSEMBLY, OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
- 14 PATCH AND REPAIR ALL EXISTING PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
- 15 ALL LIGHT GAUGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN STEEL MANUFACTURERS ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION (PCI-ES REPORT NO. ER-4849P) AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS, AMERICAN IRON AND STEEL INSTITUTE (AISI) AND SPECIFIED TRUE GAUGE FLAT STEEL MIL THICKNESS THAT ONLY TRUE GAUGE FLAT STEEL CAN SATISFY. USE OF "EFFECTIVE THICKNESS" COLD REDUCED AFTERMARKET EQUIVALENT PRODUCT (ED) STUDS FURNISHED BY ED STUD MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION.
- 16 SEE ENGINEERING DRAWINGS FOR ADDITIONAL POWER INFORMATION.
- 17 G.C. TO MAINTAIN EXISTING UL FIRE RATED ASSEMBLY FOR ALL PENETRATIONS.
- 18 ALL NEW COVER PLATES, STROBES, SWITCHES, AND PLUGS, ETC. TO BE BLACK AT PAINTED WALL AREAS U.O.N. SUBMIT COLOR SELECTION TO ARCHITECT PRIOR TO START OF WORK.
- 19 WHERE DEVICES ARE SHOWN BACK TO BACK, OFFSET AS REQUIRED TO COMPENSATE FOR BOX AND STUD DIMENSIONS. USE CENTER POINT BETWEEN DEVICE LOCATIONS AS REFERENCE POINT FOR LOCATION DIMENSION U.O.N. IF APPLICABLE.
- 20 COORDINATE DEVICE LOCATIONS PRIOR TO START OF WORK INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CONDITIONS SYSTEM FURNITURE LAYOUT, FREE STANDING AND BUILT-IN FURNITURE, MILLWORK, STRUCTURAL COLUMN LINES AT POKE-THROUGH LOCATIONS & FACE OF FINISH AT PARTITIONS AND FLOOR. WHERE APPLICABLE CONDUCT FIRE INSTALLATION CONFERENCE.
- 21 WHERE WHIPS ARE SCHEDULED FOR SYSTEM FURNITURE, PROVIDE COMPLETE CODE COMPLIANT INSTALLATION INCLUDING, BUT NOT LIMITED TO WHIP MUST BE VISIBLE AND READILY ACCESSIBLE. SYSTEM FURNITURE WHIP INSTALLATION, HOOK UP AND ACTIVATION SHALL COMPLY WITH LOCAL LABOR LAWS AND JURISDICTION REQUIREMENTS INCLUDING UL, LOCATE WHIP OUTSIDE CLEAR ZONES REQUIRED FOR CIRCULATION, ADA ACCESSIBLE ROUTES AND EXIT PATH.
- 22 FURNITURE VENDOR SHALL COORDINATE FURNITURE INSTALLATION WITH POWER/SIGNAL DEVICE LOCATIONS.
- 23 PROVIDE 3" MINIMUM CLEAR BETWEEN FLOOR MONUMENTS AND PARTITION.
- 24 PROVIDE NEW RECEPTACLE TYPES BASED ON ELECTRICAL AND COMMUNICATION EQUIPMENT SPECIFICATIONS AS COORDINATED PRIOR TO START OF WORK.
- 25 FOR DEDICATED OUTLETS AND RECEPTACLE MOUNTING HEIGHTS DESIGNED FOR SPECIAL EQUIPMENT, HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE OUTLET MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE. RECEPTACLE, SWITCH AND OUTLET MOUNTING HEIGHT DIMENSIONS ARE MEASURED FROM FINISHED FLOOR TO OUTLET CENTERLINE MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE.
- 26 PRIOR TO START OF WORK VERIFY AND COORDINATE ELECTRICAL BUS DUCT AND CONDUIT, RISER AND HORIZONTAL ROUTING, RUN LOCATIONS, CIRCUITING AND WIRING FOR NEW WORK TO VALIDATE REQUIRED CLEARANCES BASED ON AS-BUILT FIELD CONDITIONS. BRING CONFLICTS WHERE OCCUR TO ARCHITECT'S ATTENTION.
- 27 ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL RELATIONS AND APPLICABLE CODES. ALL EQUIPMENT SHALL BE UL LABELED.
- 28 BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.
- 29 G.C. TO COORDINATE FIELD APPROVAL FROM LANDLORD PRIOR TO FINAL INSTALLATION (TYP).

CONSTRUCTION NOTES

- EXISTING PALM TREES LOCATED ON PATIO SHALL NOT BE COMPROMISED IN ANY WAY. THE CONSTRUCTION SHALL MAINTAIN A 3'-0" RADIUS AWAY FROM THE PALM TREE TRUNK. NO WORK SHALL DISRUPT THE ROOT ON STEEL GRATE AT THE BASE OF PALM.

PARTITION LEGEND



KEY NOTES

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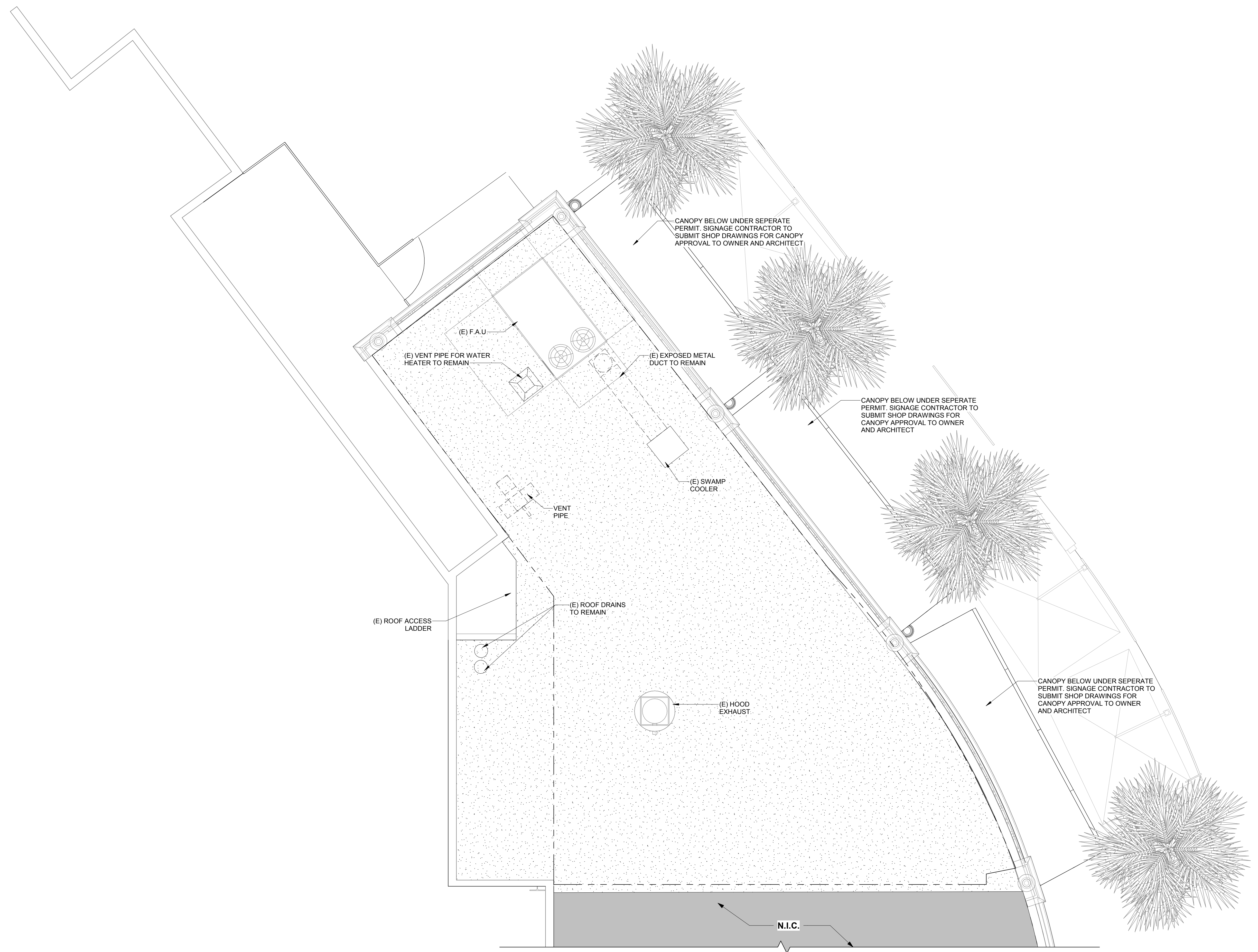
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Project Number:
138-003-18

Sheet Title:
CONSTRUCTION FLOOR PLAN - DIMENSIONED

Sheet Number:
A008



1 ROOF PLAN
1/4" = 1'-0"

ROOF INSTALLATION GUIDELINES

1. GENERAL CRITERIA:

- A CITY PERMIT SHALL BE OBTAINED FOR ALL WORK PERFORMED UPON COMPLETION OF WORK COPY OF THE SIGNED OFF CITY PERMIT CARD OR OTHER FORM OF FINAL ACCEPTANCE BY THE CITY SHALL BE PROVIDED TO THE IRVINE COMPANY.
- STRUCTURAL ENGINEER'S STAMPED DRAWINGS FOR ALL NEW FRAMED OPENINGS WITHIN THE PLYWOOD SUBSTRATE SHALL BE PROVIDED FOR MECHANICAL UNIT INSTALLATIONS.
- WHERE REQUIRED BY THE CITY OR BUILDING OWNER MECHANICAL EQUIPMENT SCREENS SHALL BE PROVIDED WITHIN THE IMPROVEMENT SCOPE OF WORK. EQUIPMENT SCREENS SHALL BE CONSTRUCTED OF 26 GAUGE PREPAINTED CORRUGATED SHEET METAL PANELS INSTALLED ON FLASHED SLEEPER SUPPORTS. ALL CURBS AND PLATFORMS SHALL EXTEND A MINIMUM 8 INCHES ABOVE THE ROOF MEMBRANE SURFACE AND SHALL BE INCORPORATED INTO THE EXISTING ROOF ASSEMBLY PER THE STANDARDS ESTABLISHED WITHIN THE SPECIFICATION.
- ALL ABANDONED UNUSED MECHANICAL EQUIPMENT UNITS, PENETRATION LINES, SUPPORTS, ETC., ARE TO BE REMOVED AS PART OF THE IMPROVEMENT SCOPE OF WORK. UNUSED OPENINGS IN SUBSTRATE ARE TO BE ELIMINATED (TO MATCH EXISTING) AND THE AFFECTED MEMBRANE AREA IS TO BE REPAIRED WITH THE MATERIALS INDICATED IN THE ACCOMPANYING DETAILS DRAWINGS.
- COLOR OF ROOFING MATERIALS USED TO INCORPORATE ROOFING MATERIALS INTO ROOFING IS TO MATCH THE COLOR OF THE EXISTING ROOF SYSTEM.

2. NEW MECHANICAL UNIT INSTALLATIONS:

- NEW MECHANICAL UNITS ARE TO BE INSTALLED ON EITHER PLATFORMS, PREFABRICATED METAL CURBS OR WOOD SLEEPERS. ALL EXPOSED WOOD SLEEPERS ARE TO BE EITHER PRESSURE TREATED LUMBER OR REDWOOD INSTALLED ON GAPPED WALKPAD MATERIAL.
- NEW MECHANICAL UNIT PLATFORMS ARE TO BE EQUIPPED WITH 22 GAUGE GALVANIZED SHEET METAL FLASHING PANS WITH INDEPENDENT WATERPROOFING UNDERLAYMENTS.
- MECHANICAL UNITS INSTALLED ON PLATFORMS OR WOOD SLEEPERS ARE TO BE EQUIPPED WITH INDEPENDENT ISOLATOR PADS, MINIMUM 4 PER UNIT, AND SHEET METAL SEISMIC STAIRS, MINIMUM 4 PER UNIT.
- CONDENSATION DRAIN LINES ARE TO BE PROVIDED FOR ALL MECHANICAL UNIT INSTALLATIONS. CONDENSATION DRAIN LINES ARE TO BE CONNECTED TO INTERIOR DRAINS WHERE FEASIBLE OR EXTENDED TO THE CLOSEST INTERNAL DRAIN/PRIMARY SCUPPER.

3. NEW PLUMBING/ELECTRICAL PENETRATIONS:

- ALL PENETRATIONS ARE TO RECEIVE NEW LEAD FLASHING WHEREVER FEASIBLE OR GALVANIZED SHEET METAL ROOF JACKS.

4. MECHANICAL UNIT REPLACEMENTS:

- REPLACEMENT OF MECHANICAL UNITS IS TO INCLUDE REPLACEMENT OF SHEET METAL PAN COVER AT EXISTING PLATFORM OR REPLACEMENT OF WOOD SLEEPER SUPPORTS.
- REPLACEMENT OF UNIT IS TO INCLUDE PROVIDING ISOLATOR PADS AND SHEET METAL STRAPS IDENTIFIED IN ITEM 2, THIRD BULLET ABOVE.
- WORK FOR IMPROVEMENT IS TO INCLUDE CLEANING AND RESEALING OF THE MECHANICAL EQUIPMENT DUCT WORK.

5. MISCELLANEOUS:

- SHEET METAL/LEAD FLASHING ARE TO BE PROVIDED AT ALL PENETRATIONS.
- PLUMBING AND ELECTRICAL LINES TRANSVERSING THE ROOF MEMBRANE SURFACE ARE TO BE EQUIPPED WITH WOOD BLOCK SUPPORTS WITH WALKPAD MATERIAL. BASES AT 5 FOOT ON CENTER INTERVALS. WOOD BLOCKS ARE TO BE SCURED TO LINES WITH SHEET METAL STAIRS.
- INDEPENDENT ROOFING CONSULTANTS 1-800-666-ROOF.

ROOF NOTES

- THERE IS NO WORK TO BE DONE ON THE ROOF.
- ROOF CONTRACTOR PER THE IRVINE COMPANY GUIDELINES IS ROOFING STANDARDS "GC" TO CONTACT "RED POINTE ROOFING," TONY CLIFFORD AT "949-254-1365".
- ALL ROOF INSPECTIONS SHALL BE DONE BY WEST COAST ROOFING "MARK CURRY" AT "714-545-7663".

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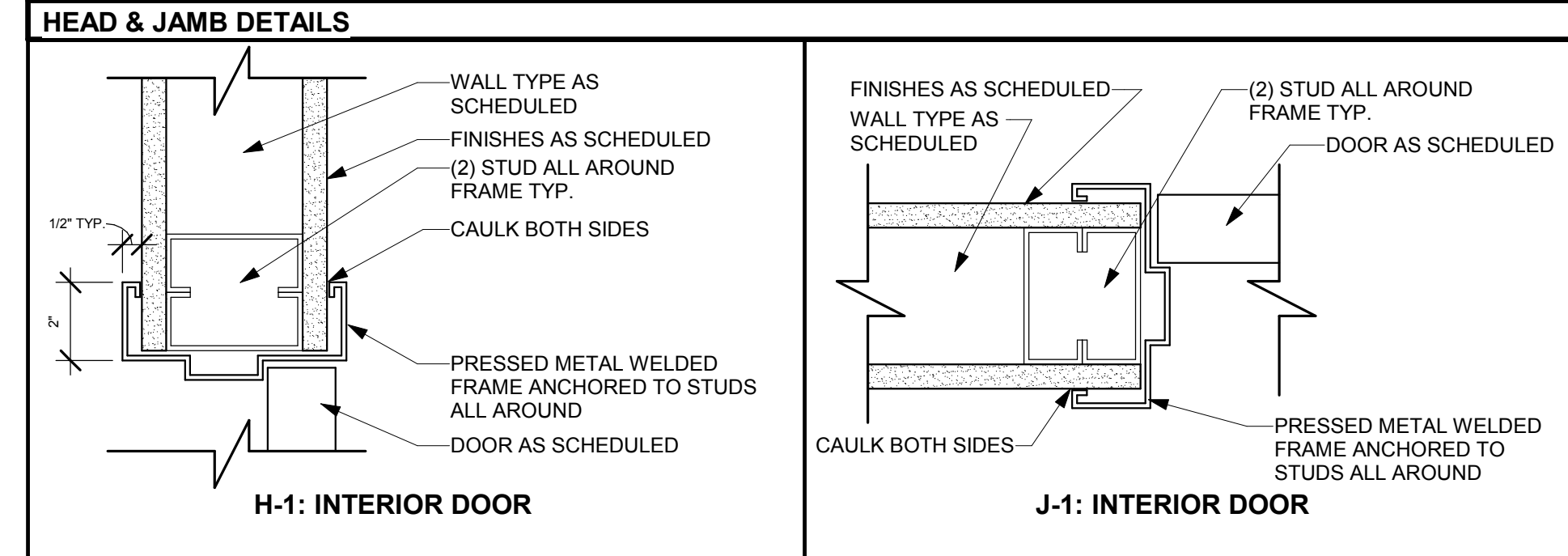
ROOF PLAN

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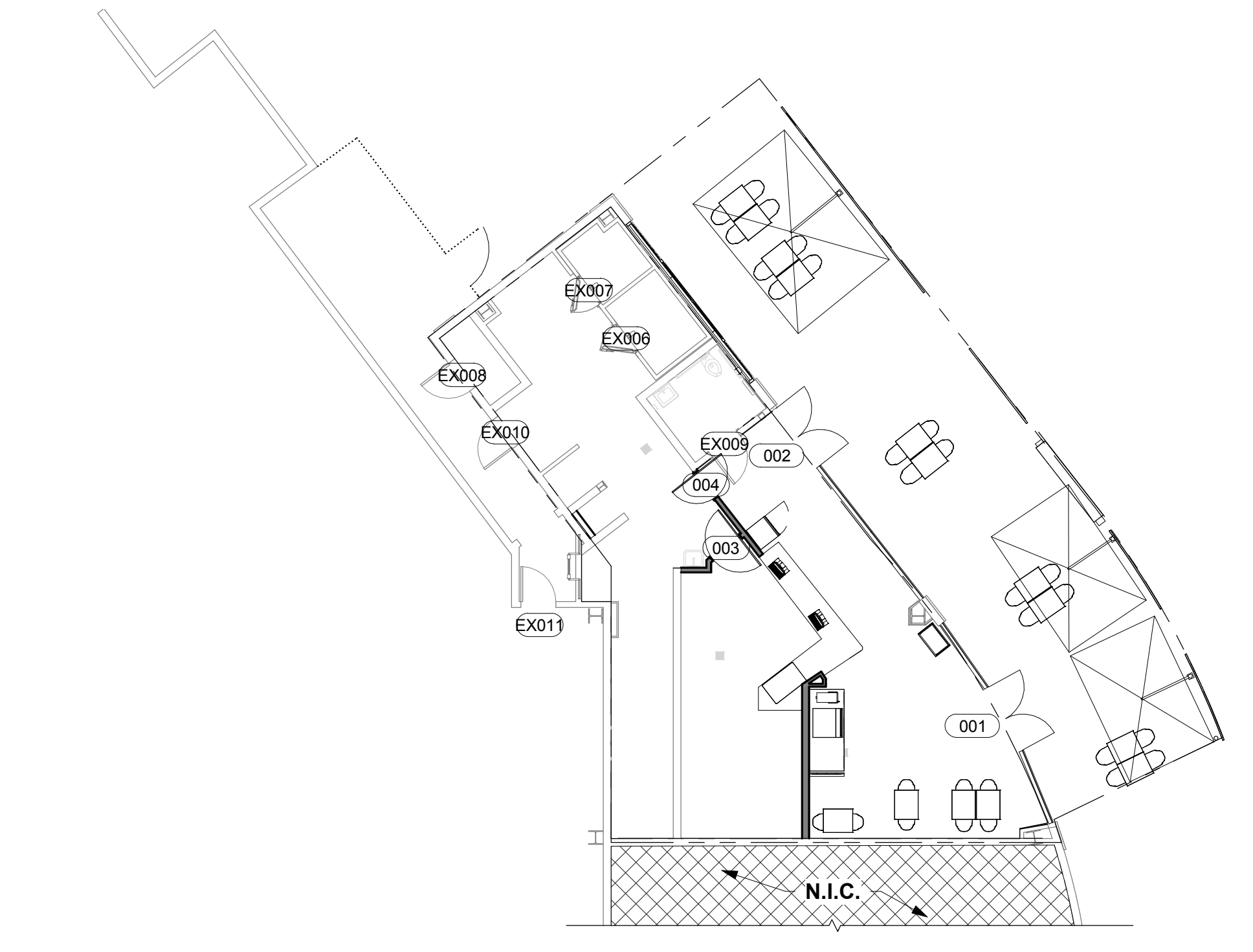
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DOOR SCHEDULE

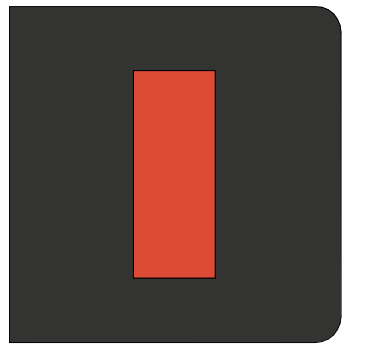
NO.	ROOM	SIZE			DOOR				FRAME				HARDWARE SET	REMARKS
		HEIGHT	WIDTH	THICK	TYPE	MATERIAL	FINISH	HEAD	JAMB	MATERIAL	FINISH			
001	DINING	8'-0"	6'-1 3/4"		A									GLAZING CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CITY OF IRVINE PRIOR TO INSTALLATION.
002	WAITING AREA	8'-0"	6'-2 1/4"		A									GLAZING CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CITY OF IRVINE PRIOR TO INSTALLATION.
003	(E) PREP. AREA	7'-0"	3'-0"	0'-1 1/4"	B	MTL	SS	H-1	J-1	SS	SS			PER MANUFACTURER ELIASON SCP-1 SINGLE DOOR
004	WAITING AREA	7'-0"	2'-8"	0'-1 1/4"	B	MTL	SS	H-1	J-1	SS	SS			PER MANUFACTURER ELIASON SCP-1 SINGLE DOOR




- DOOR NOTES**
- DOORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:**
- ALL DOOR HANDLES TO BE LEVER TYPE PER STATE AND LOCAL ACCESSIBILITY REQUIREMENTS. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
 - PROVIDE DOOR STOPS OF APPROPRIATE TYPE FOR ALL INTERIOR DOORS. MATCH ADJACENT HARDWARE.
 - DOOR CLOSURES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MINIMUM.
 - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 LBS (66.7N). THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS (2016 CBC 11B-404.2.9):
 INTERIOR HINGED DOOR: 5.0 LB (22.2 N) MAXIMUM.
 SLIDING/FOLDING DOOR: 5.0 LB (22.2 N) MAXIMUM.
 EXTERIOR HINGED DOOR: 5.0 LB (22.2 N) MAXIMUM.
 - THE BOTTOM 10 IN. OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
 - PANIC HARDWARE SHALL BE PROVIDED AS SCHEDULED
 - LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
 - HAND-ACTIVATED DOOR OPENING HARDWARE TO BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (2016 CBC 11B-404.2.7)
 - EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH & NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32" SEC. 339A(9) & (9), FIG. 31-5B & 33-5D.
 - DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (20116 11B-404.2.3)
 - THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDING SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). (2016 CBC 1010.1.5)
 - MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (2016 CBC 11B-404.2.4)
 - 11B-404.2.4.1 SWINGING DOORS AND GATES. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. (2016 CBC 11B-404.2.4.1)
 - 11B-404.2.5 THRESHOLDS. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH (12.7 MM) HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303. (2016 CBC 11B-404.2.5)
 - DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH WHEN FULLY OPENED OR MORE THAN ONE HALF INTO THE REQUIRED WIDTH WHEN IN ANY POSITION.
 - COORDINATE DOOR WOOD SPECIES WITH OWNER
 - ALL HARDWARE SHALL BE FINISHED TO MATCH ANSI #623, LIGHT OXIDIZED, STATUARY BRONZE, CLEAR COATED, UNLESS OTHERWISE NOTED.
 - ALL HARDWARE SHALL COMPLY WITH APPLICABLE CODES AND ADA REQUIREMENTS.
 - SPECIFIC HARDWARE MANUFACTURER AND MODEL NUMBERS SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARDS AND COLORS
 - ALL DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.



3 DOOR SCHEDULE - GROUND FLOOR KEY PLAN
3/32" = 1'-0"

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 DOOR SCHEDULE &
 ACCESSIBILITY NOTES
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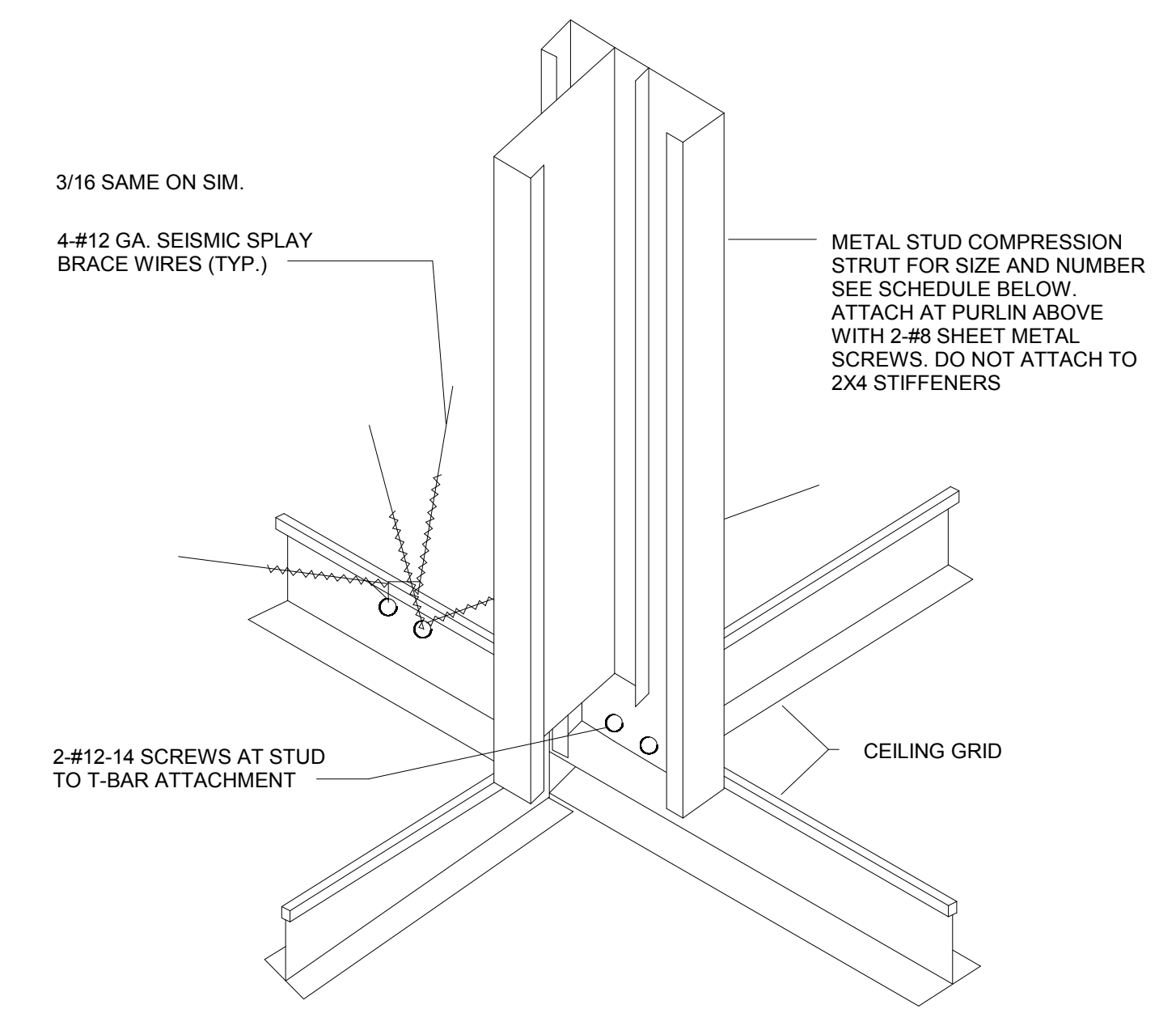
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Sheet Title:

INTERIOR T-BAR CEILING DETAILS

Sheet Number:

A012

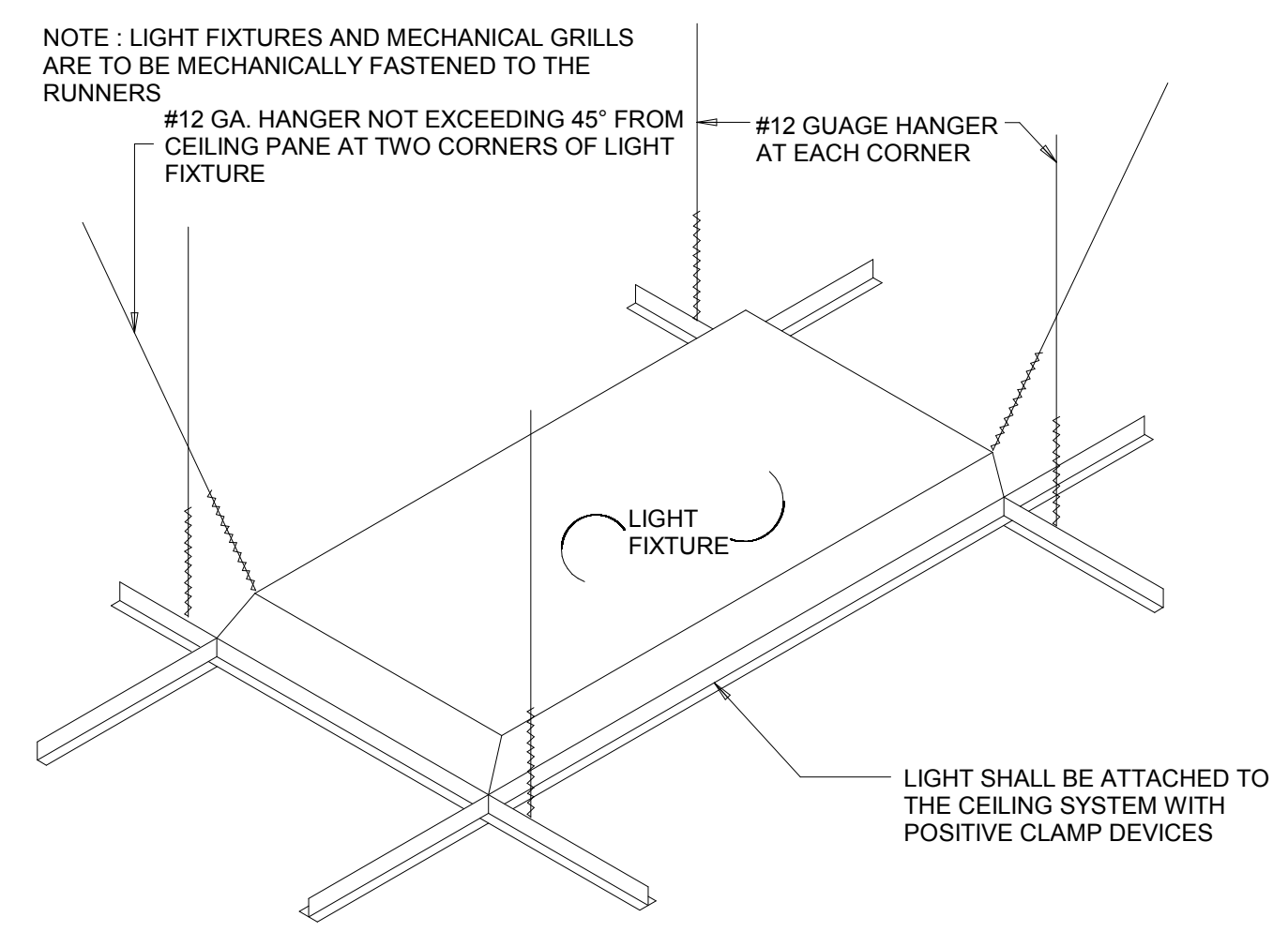


METAL STUD SIZE AND GAUGE	SCHEDULE	
	MAX. HT. OF COMPRESSION STRUT SINGLE STUD	DOUBLE STUD
1 5/8" X 20 GA. S.S.	7'-8"	11'-6"
2 1/2" X 20 GA. S.S.	8'-7"	16'-6"
3 1/2" X 20 GA. S.S.	9'-4"	22'-9"
3 5/8" X 20 GA. S.S.	10'-0"	23'-6"

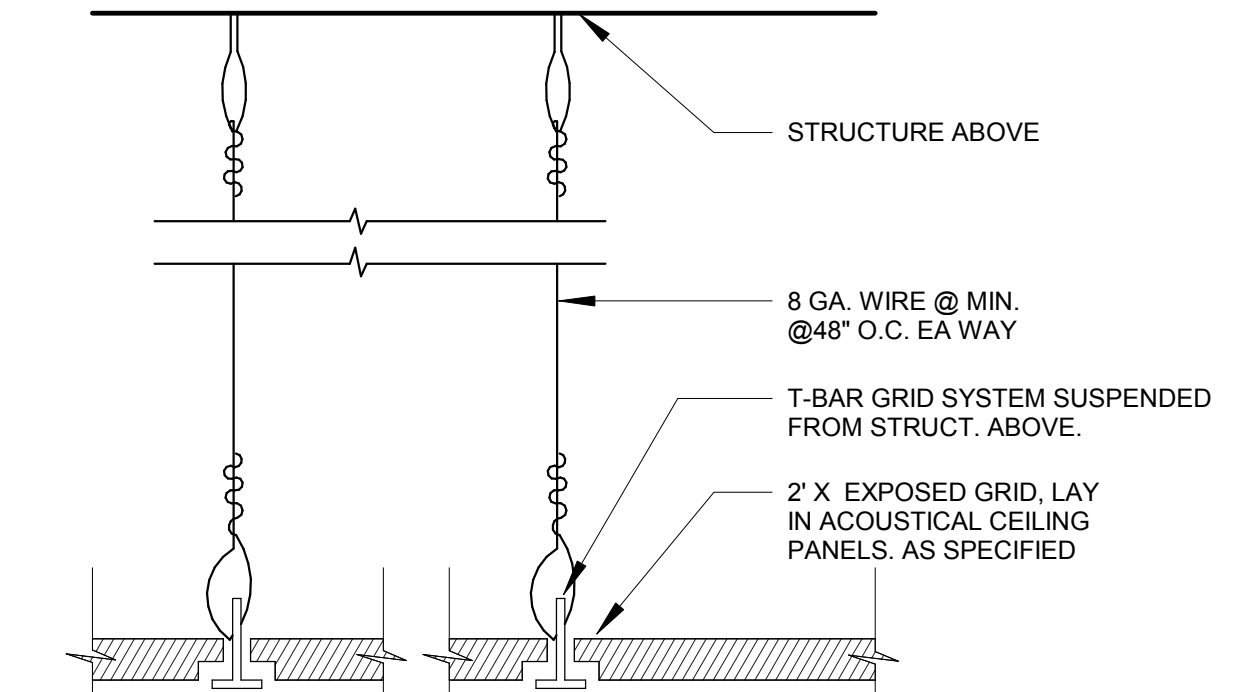
NOTE: SPACE SEISMIC SPLAY BRACE WIRES AND CONDUIT PIPE AT NO MORE THAN 12'-0" O.C. IN EITHER DIRECTION

NOTES:
 1. FOR DOUBLE STUD ATTACH WEB TO FLANGE WITH NO. 6 SCREW AT 18" O.C.
 2. A SS METAL STUD HAS A 1 1/4" WIDE FLANGE.
 A WC METAL STUD HAS A 1 5/8" WIDE FLANGE.

5 SUSP. CEILING @ LIGHT FIXTURE
1" = 1'-0"



3 SEISMIC SPLAY / COMPRESSION STRUT
1" = 1'-0"



NOTE:
 1.) FOR CEILING HEIGHT, SEE REFLECTED CEILING PLAN.
 2.) ALL ELECTRICAL EQUIPMENT & FIXTURES SHALL BE UL LISTED & LABELED FOR QUALIFIED & APPROPRIATE USE.

2 CEILING DETAIL - CEILING TILE DETAIL (TYP.)
3" = 1'-0"

T-BAR GRID AND VERTICAL SUPPORT NOTES

THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE 2" MIN. WIDE (UNLESS LISTED CLIPS FOR THIS PURPOSE ARE USED, IN WHICH CASE, PROVIDE COPY OF ICC ES REPORT AND REFER TO REPORT ON DRAWINGS/DETAILS.) IN EACH ORTHOGONAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, AND THE OTHER END SHALL REST ON THE SUPPORTING ANGLE WITH A 0.75" CLEARANCE TO THE WALL AND BE FREE TO SLIDE. (ASCE 7-05 SEC. 13.5.6.2.2 B) PERIMETER CLOSURE ANGLE ENDS, AND ENDS OF MAIN T-BAR AND CROSS T-BAR MEMBERS, SHALL BE TIED TOGETHER.

CEILING FRAMES, TYP.
 PER 2015 IBC SECTIONS 803.9, 2506.2.1.
 A.S.T.M. C 635-00
 A.S.T.M. C 638-04
 ESR-1308

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 638, SEC. 13.13.1

PER ASCE 7-10, CEILING AREAS EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDED SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES.

SUSPENDED CEILING NOTES

1. SUSPENDED CEILINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM C636, AND ASTM E580 AND THE FOLLOWING:

A. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.

B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 IN. (50MM), IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 IN. (19MM) CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.

C. FOR CEILING AREAS EXCEEDING 1,000 FT² (92.9M²), HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL. EXCEPTION: RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 IN. (6MM) FOR THE LOADS PRESCRIBED IN ASCE 7-10.

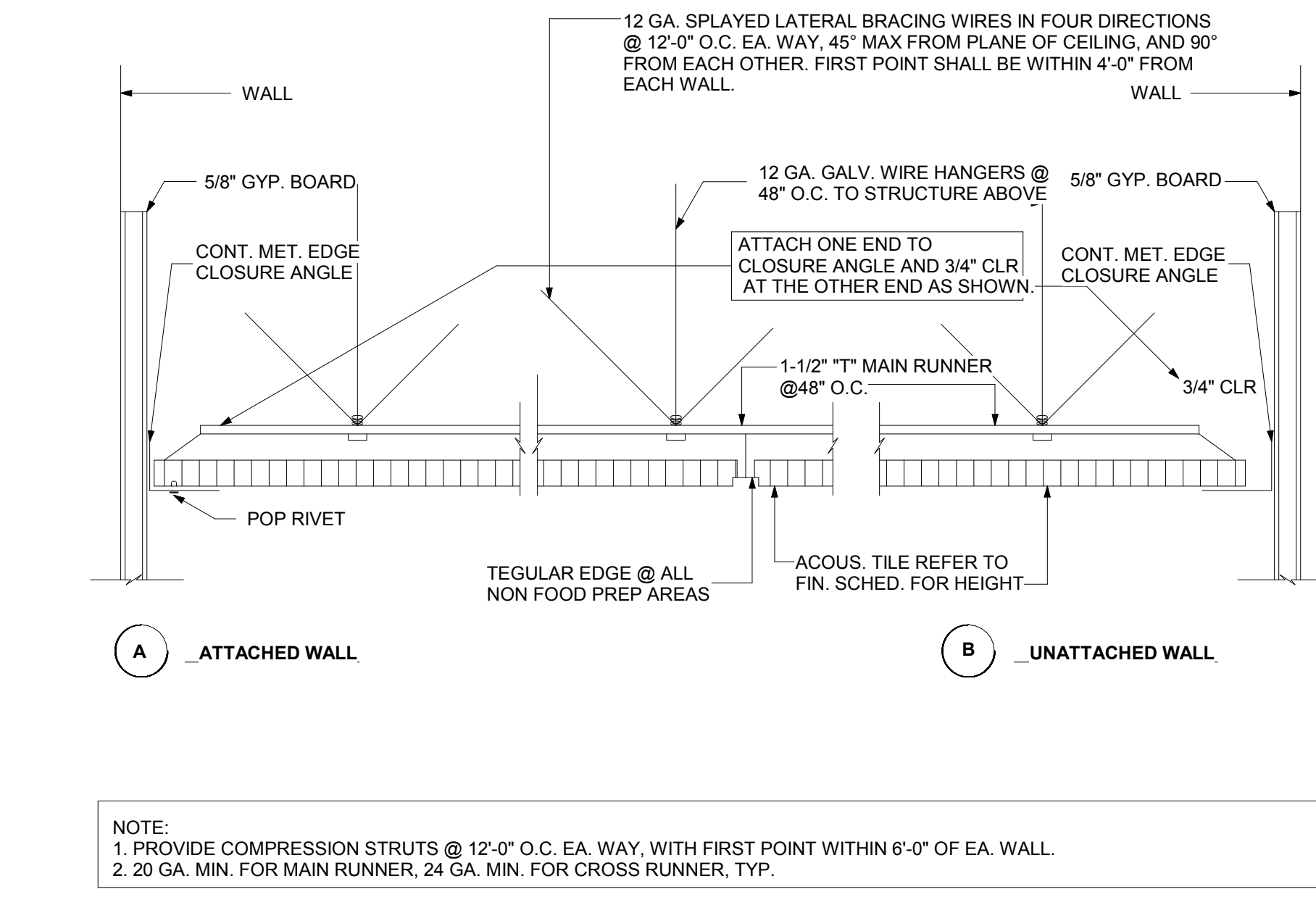
D. FOR CEILING AREAS EXCEEDING 2,500 FT² (232 M²), A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 FT² SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDED SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES.

E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 IN. (50 MM) OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 IN. (25 MM) IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 IN. (25 MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

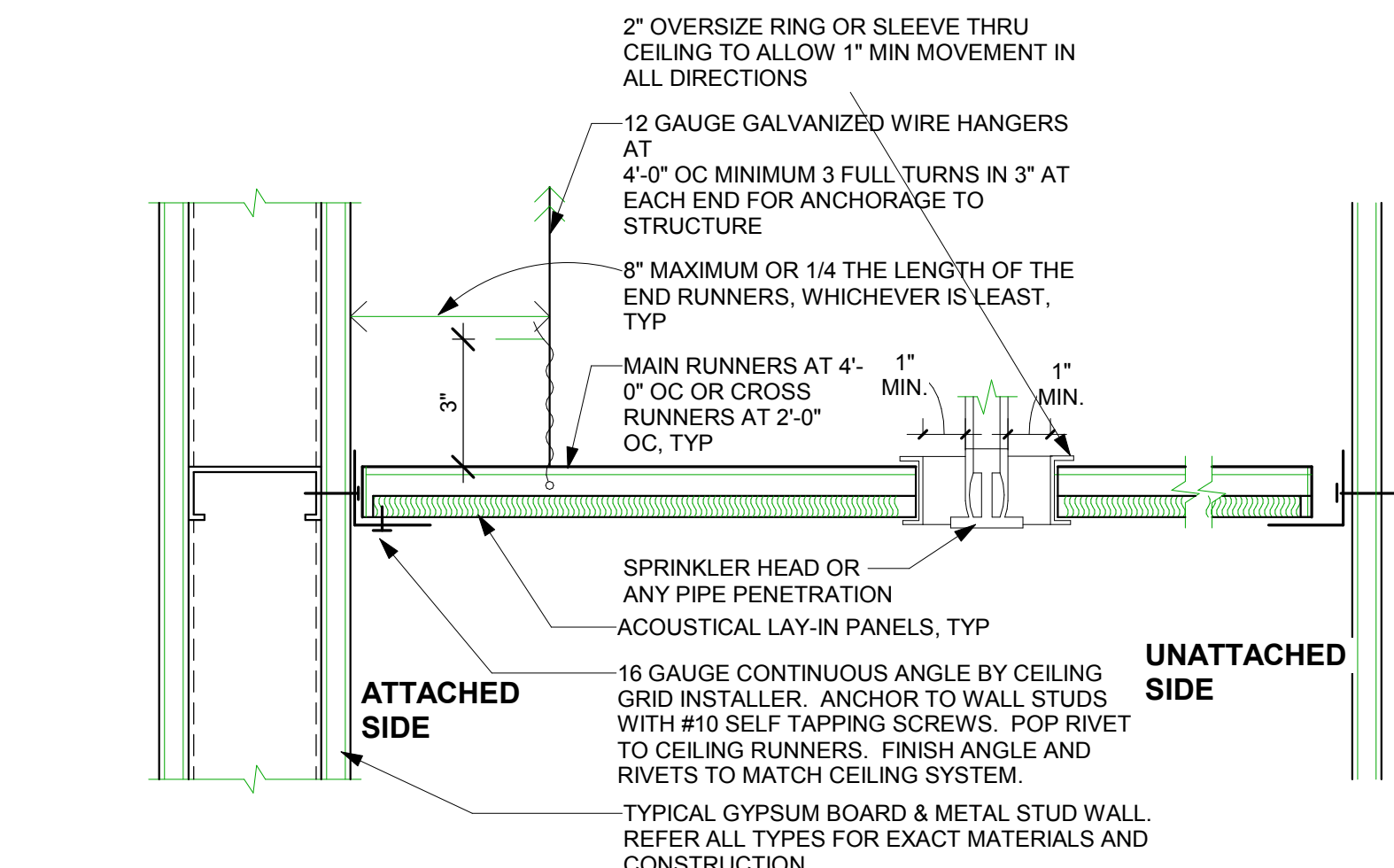
F. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.

G. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

H. SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF ASCE 7-10.



4 TYP. SUSPENDED CEILING DETAIL
3" = 1'-0"



1 CEILING SECTION - PERIMETER AREA
3" = 1'-0"

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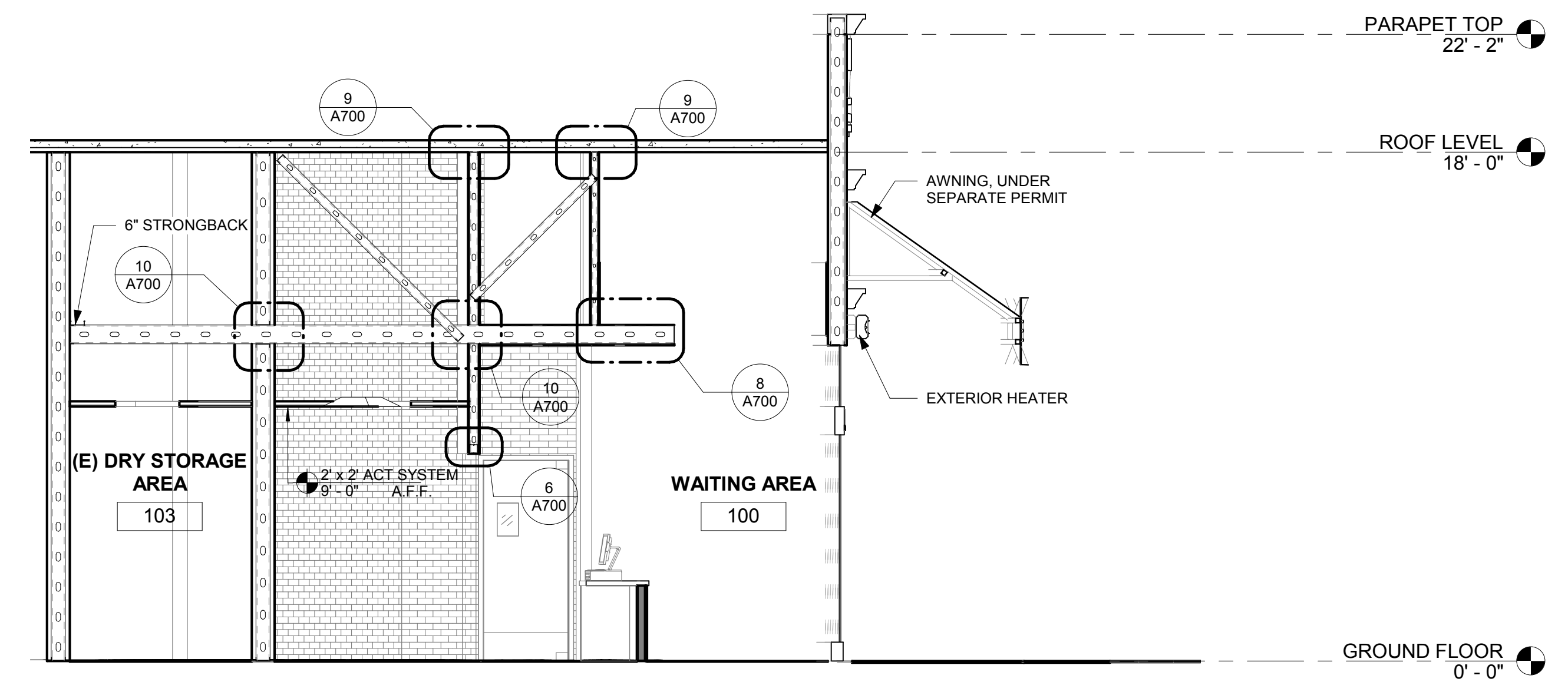
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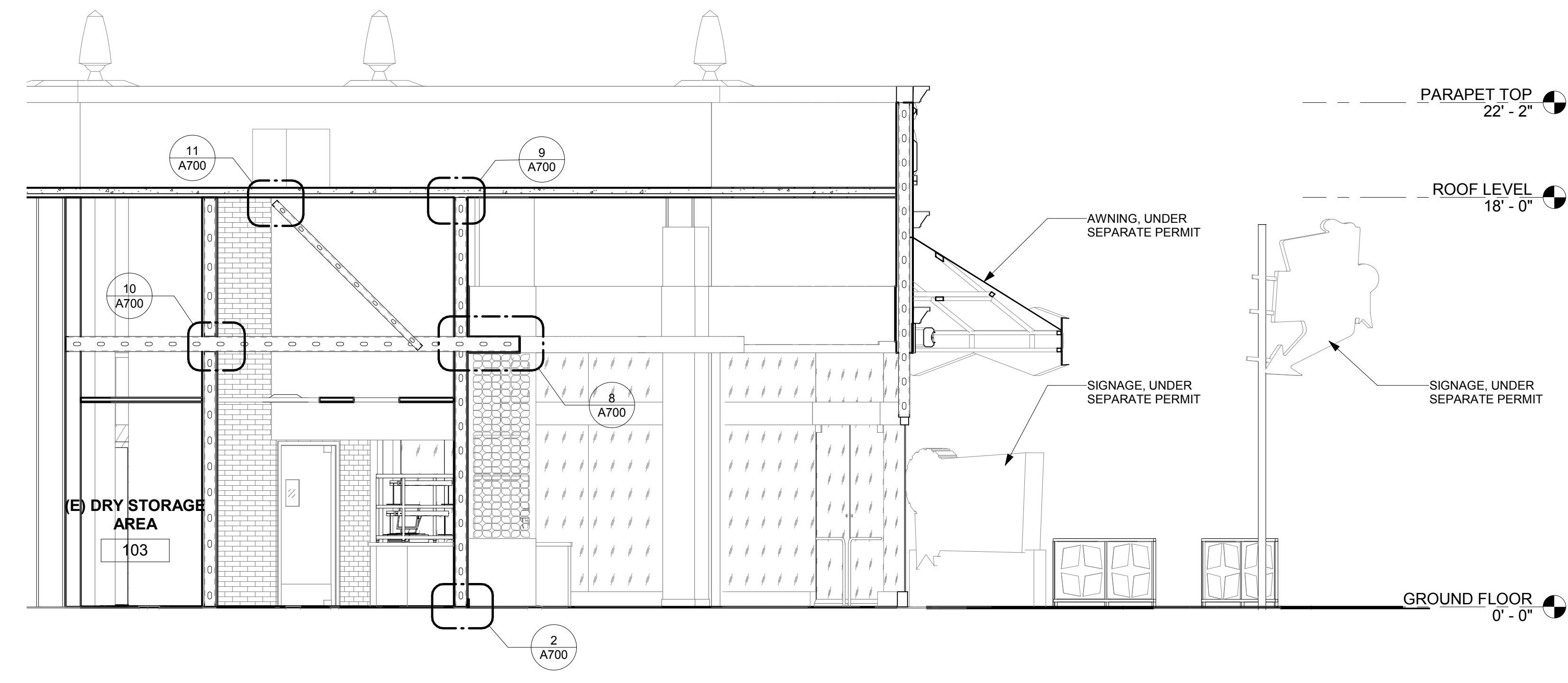
BUILDING SECTIONS

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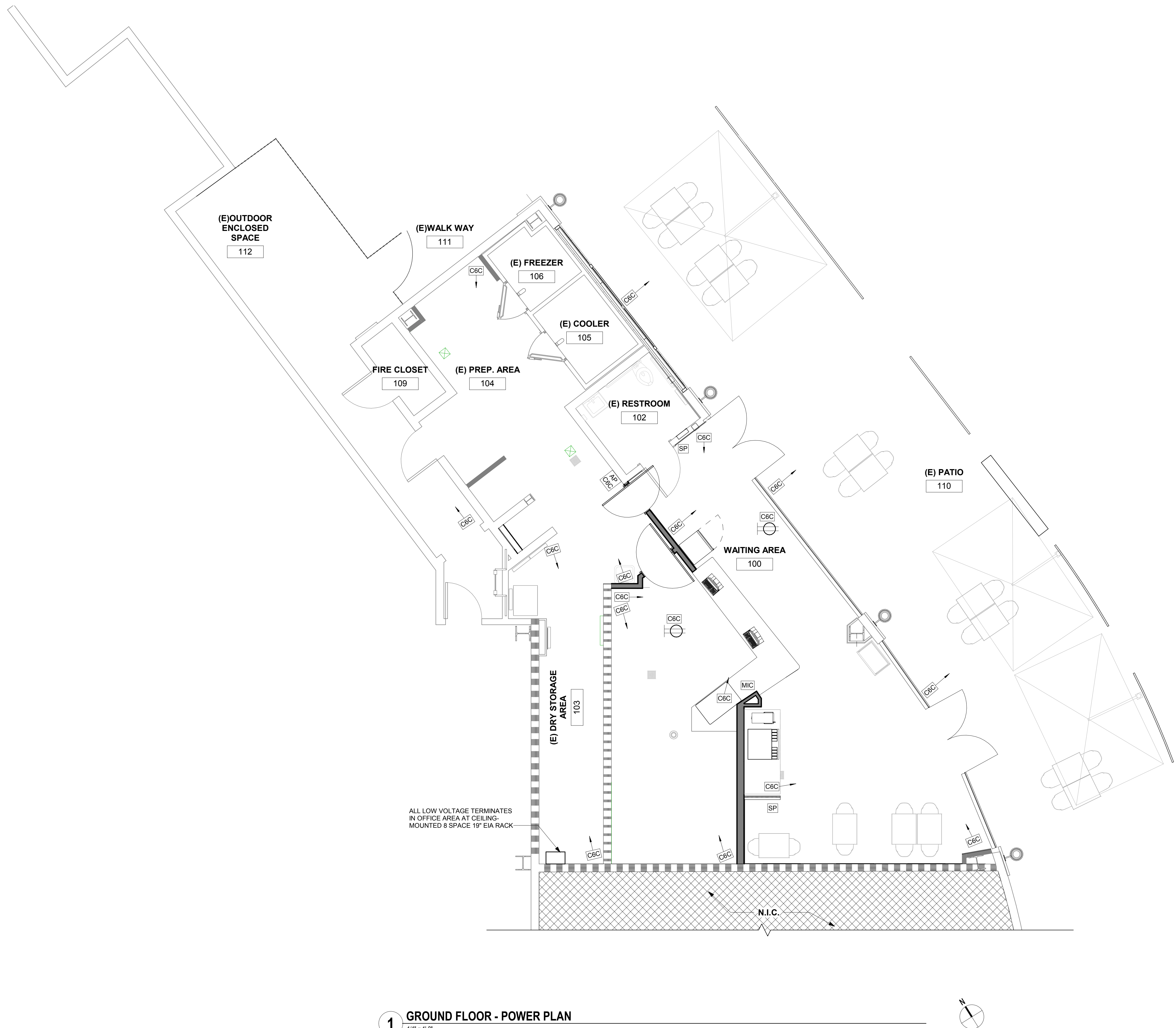
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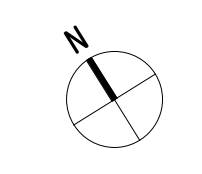
1 SECTION-2
1/4" = 1'-0"



2 SECTION-1
1/4" = 1'-0"



1 GROUND FLOOR - POWER PLAN
1/4" = 1'-0"



GENERAL POWER/VOICE/DATA NOTES CONT'D

- 1 ALL FIXTURE PROVIDED FOR DATA CABLING SHALL COMPLY TO DATA CONSULTANT'S PERFORMANCE CRITERIA
- 2 ELECTRICAL CONTRACTOR SHALL SUBMIT CUTS OF ALL FIXTURE AS DIRECTED
- 3 ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OF LIGHTING INSTALLATION INTO THE CABINET WORK WITH THE MILLWORK VENDOR AS REQUIRED
- 4 ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED
- 5 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.
- 6 ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHTING FIXTURE SHALL BE LOCATED DIMENSION ON PLANS.
- 7 ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.
- 8 POWER AND DATA OUTLETS SHOWN ON PLANS ARE NOT INCLUSIVE OF ALL OUTLET REQUIRED BY TENANT. CONTRACTOR SHALL VERIFY WITH TENANT ALL REQUIRED OUTLETS ETC. WITH THE TENANT PRIOR TO COMPLETING WALL CONSTRUCTION
- 9 ALL FIRE PREVENTION AND ELECTRICAL WIRING TO BE PLACED IN CONDUIT.
- 10 UNLESS OTHERWISE NOTED, ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITION DIMENSION CENTERED BETWEEN.
- 11 PROVIDE DATA OUTLETS BOXES (WHERE SHOWN ON ELECTRICAL / DATA PLAN) AND ALL NECESSARY CONDUIT RUNS TO DATA EQUIPMENT AS REQUIRED.
- 12 ALL ELECTRICAL AND DATA WIRING CONDUIT SHALL BE CONCEALED IN PARTITION AND / OR CEILING.
- 13 THE ELECTRICAL AND / OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED.
- 14 PROVIDE NEW BLACK COVER PLATES FOR ABANDONED OUTLET LOCATIONS, COVER PLATES TO MATCH BUILDING STANDARD, UNLESS OTHERWISE NOTED.
- 15 CONVENIENCE RECEPTACLES SHALL BE BUILDING STANDARD DUPLEX TYPE RATED 15 AMP, 125V GROUND TYP., UNLESS OTHERWISE NOTED
- 16 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING
- 17 AS IT RELATED TO THIS SET OF DOCUMENT A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFICATION USAGE.
- 18 ALL POS STATION, SECURITY CAMERA SHALL BE DEDICATED CIRCUIT. ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER'S DATA AND SECURITY EQUIPMENT VENDOR FOR LOCATION AND NUMBER OF CIRCUITS.
- 19 ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL CIRCUITS AT THE MAIN PANEL ARE ADEQUATE FOR NEW REQUIREMENT, INSTALL NEW CONDUIT, OR PANEL IF REQUIRED.
- 20 ELECTRICAL CONTRACTOR TO COORDINATE WITH LANDLORD'S REQUIRED FIRE ALARM VENDOR, POWER REQUIREMENT, PROVIDE PANEL IF REQUIRED.
- 21 SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- 22 G.C. TO COORDINATE ALL FINAL FLOOR CORE LOCATIONS WITH FURNITURE VENDOR, OWNER AND ARCHITECT PRIOR TO START OF WORK. ALL FLOOR AND WALL CORING SHALL BE SCHEDULED DURING OFF HOURS UNLESS OTHERWISE ALLOWED BY OWNER.
- 23 G.C. TO MAINTAIN EXISTING UL FIRE RATED ASSEMBLY FOR ALL PENETRATIONS.

- 24 ALL NEW COVER PLATES, STROBES, SWITCHES, AND PLUGS, ETC. TO BE BLACK AT PAINTED AND FABRIC WALL AREAS U.O.N. ALL COVER PLATES AT WOOD VENEER WALLS TO BE DARK BROWN U.O.N. REPLACE EXISTING COVER PLATES, PLUGS, SWITCHES, ETC. WITH NEW. SUBMIT COLOR SELECTION TO ARCHITECT PRIOR TO START OF WORK.
- 25 WHERE DEVICES ARE SHOWN BACK TO BACK, OFFSET AS REQUIRED TO COMPENSATE FOR BOX AND STUD DIMENSIONS. USE CENTER POINT BETWEEN DEVICE LOCATIONS AS REFERENCE POINT FOR LOCATION DIMENSION U.O.N.
- 26 COORDINATE DEVICE LOCATIONS PRIOR TO START OF WORK INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING CONDITIONS SYSTEM FURNITURE LAYOUT, FREE STANDING AND BUILT-IN FURNITURE, MILLWORK, STRUCTURAL COLUMN LINES AT 'POKE-THROUGH' LOCATIONS & FACE OF FINISH AT PARTITIONS AND FLOOR, WHERE APPLICABLE CONDUCT PRE-INSTALLATION CONFERENCE.
- 27 WHERE WHIPS ARE SCHEDULED FOR SYSTEM FURNITURE, PROVIDE COMPLETE CODE COMPLIANT INSTALLATION INCLUDING, BUT NOT LIMITED TO 'WHIP' MUST BE VISIBLE AND READILY ACCESSIBLE, SYSTEM FURNITURE 'WHIP' INSTALLATION, HOOK UP AND ACTIVATION SHALL COMPLY WITH LOCAL LABOR LAWS AND JURISDICTION REQUIREMENTS INCLUDING UL, LOCATE 'WHIP' OUTSIDE CLEAR ZONES REQUIRED FOR CIRCULATION, ADA ACCESSIBLE ROUTES AND EXIT PATH.
- 28 FUTURE VENDOR SHALL COORDINATE FURNITURE INSTALLATION WITH POWER/SIGNAL DEVICE LOCATIONS.
- 29 PROVIDE 3" MINIMUM CLEAR BETWEEN FLOOR MONUMENTS AND PARTITION.
- 30 PROVIDE NEMA RECEPTACLE TYPES BASED ON ELECTRICAL AND COMMUNICATION EQUIPMENT SPECIFICATIONS AS COORDINATED PRIOR TO START OF WORK
- 31 FOR DEDICATED OUTLETS AND RECEPTACLE MOUNTING HEIGHTS DESIGNED FOR SPECIAL EQUIPMENT, HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTERLINE OF THE OUTLET MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE. RECEPTACLE, SWITCH AND OUTLET MOUNTING HEIGHT DIMENSIONS ARE MEASURED FROM FINISHED FLOOR TO OUTLET CENTERLINE MOUNTED VERTICALLY, UNLESS NOTED OTHERWISE.
- 32 PRIOR TO START OF WORK VERIFY AND COORDINATE ELECTRICAL BUS DUCT AND CONDUIT, RISER AND HORIZONTAL ROUTING, RUN LOCATIONS, CIRCUITING AND WIRING FOR NEW WORK TO VALIDATE REQUIRED CLEARANCES BASED ON AS-BUILT FIELD CONDITIONS. BRING CONFLICTS WHERE OCCUR TO ARCHITECT'S ATTENTION.
- 33 ALL ELECTRICAL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE CURRENT RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL RELATIONS AND APPLICABLE CODES. ALL EQUIPMENT SHALL BE UL LABELED.
- 34 BUILDING SERVICES AND UTILITY DISRUPTIONS TO THE BUILDING, INCLUDING ADJACENT TENANTS IN MULTI-TENANT BUILDINGS ARE NOT PERMITTED DURING NORMAL BUSINESS HOURS UNLESS OWNER CONSENT PROVIDED. ALL FIRE / LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION ACTIVITIES DURING NORMAL BUSINESS HOURS. FOR TEMPORARY DISRUPTIONS LIMITED TO THE AREA OR WORK, AFTER HOURS AS NEEDED TO COMPLETE THE WORK, SCHEDULE DAY AND TIME WITH OWNER IN ADVANCE, IN WRITING ON AN OVERTIME BASIS. REESTABLISH ALL BUILDING SERVICES AND UTILITIES AT CONCLUSION OF TEMPORARY SHUT OFF, AS SOON AS PRACTICAL.

POWER & SIGNAL LEGEND

- C6C CAT 6 AT CEILING FOR CAMERA
- AP CAT 6 @ CEILING FOR WI-FI AP
- C6C 14 GA SPEAKER WIRE
- SP 2 CONDUCTOR AND SHIELD CABLE
- MIC 20 A DUPLEX AT CEILING
- AREA NOT IN CONTRACT

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Issue Date:
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NO.	REASON	DATE

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Sheet Title:
POWER & LOW VOLTAGE
PLAN & DETAILS

Sheet Number:
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2/4/2019

Revisions:

NO. REASON DATE



1 GROUND FLOOR - REFLECTED CEILING PLAN 1/4" = 1'-0"

RCP LEGEND

- CEILING MOUNTED ONE SIDED EXIT SIGN
CEILING MOUNTED TWO SIDED EXIT SIGN
WALL MOUNTED EXIT SIGN
AIR RETURN RESTROOMS
AIR SUPPLY/RETURN
RECESSED LED DOWNLIGHT
TYP. CEILING GRID AND LIGHT FIXTURE
CEILING MOUNTED LED PENDANT
CEILING MOUNTED LUNA PENDANT
CEILING MOUNTED SMALL PENDANT
TRACK LIGHT
CEILING RECESSED DOWNLIGHT
SPRINKLER
AREA N.I.C.

GENERAL REFLECTED CEILING NOTES

- 1 ALL CEILING HEIGHT INDICATED ARE TO BE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE.
2 LOCATE ALL TRACK & RECESSED FIXTURES @ CENTERLINE OF TILE UNLESS OTHERWISE INDICATED.
3 LIGHTING AT ALL FOOD PREP AREAS & KITCHEN HAS BEEN DESIGNED TO PROVIDE 50 fc @ WORK LEVEL. LIGHTING IN ALL OTHER AREAS HAS BEEN DESIGNED TO PROVIDE AT LEAST 10fc @ 30" A.F.F. ALL EXPOSED LAMPS IN FOOD PREP AREAS ARE TO BE ENCAPSULATED COATED PAR LAMPS.
4 CONTRACTOR TO PROVIDE LAMPS INDICATED FOR ALL O.F.C.I. FIXTURES.
5 ALL EMERGENCY FIXTURES & EXIT SIGN QUANTITIES & LOCATIONS SHALL BE COORDINATED IN FIELD BY GC, LIGHTING VENDOR & CITY OFFICIAL. GC IS RESPONSIBLE TO PROVIDE ADDITIONAL FIXTURES IF REQUIRED BY OFFICIAL. G.C. MUST MATCH SPECIFIED FIXTURE. COORDINATE & NOTE LIGHT SWITCH/DIMMER BANK LOCATION.
6 FIXTURE QUANTITIES SHOWN ARE APPROXIMATE THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRED FOR PROJECT.
7 GC IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLATION.
8 REFER TO ELECTRICAL SHEETS FOR EXACT LIGHTING INFORMATION.
9 REFERENCE ELECTRICAL SHEETS FOR DIMMING SCHEDULE.
10 GC TO PAINT ANY EXPOSE CONDUIT, DUCTWORK, BOTTOM OF DECK, AND ADJACENT WALL ABOVE BAFFLE CEILING AREA.
11 GC TO FIELD PAINT LIGHT FIXTURE TRIM TO MATCH THE ADJACENT SOFFIT/CEILING FINISH PER THE FOLLOWING LOCATIONS:
12 GC SHALL ENSURE CLEARANCE FOR LIGHT FIXTURES, DUCTS, FIRE SPRINKLERS, ETC. SHOULD ANY OBSTRUCTION OCCUR THAT PREVENT INSTALLATION OF ANY REQUIRED COMPONENT. NOTIFY ARCHITECT PRIOR TO INSTALLATION OF GRID. INSTALLATION WITHOUT APPROVAL SHALL BE REMOVED REINSTALLED PER DIRECTION OF ARCHITECT AT GENERAL CONTRACTORS SOLE EXPENSE.
13 FIRE/LIFE SAFETY FIXTURES SHOWN ON PLAN ARE SUGGESTED LOCATIONS ONLY. F.I.S. CONTRACTOR TO COORDINATE AND SUBMIT DESIGN/BUILD DRAWINGS, FOR APPROPRIATE LOCATION OF STROBES AND EXIT SIGNS TO SUBMITTED TO IDA FOR APPROVAL AND FIRE DEPARTMENT FOR PERMIT PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION.
14 BOTH NEW AND EXISTING SPRINKLER HEADS FOR THE AREA OF WORK WILL BE LOCATED PER SPRINKLER CONTRACTOR. DESIGN/BUILD DRAWINGS WILL BE SUBMITTED TO FIRE DEPARTMENT FOR APPROVAL.
15 ALL LAY IN PANELS SHALL BE SECURED TO THE SUSPENSION SYSTEM WITH TWO HOLD DOWNCLIPS MINIMUM FOR EACH TILE WITH A 4-FOOT RADIUS OF THE EXIT LIGHTS AND EXIT SIGNS.
16 ALL ACCESS PANEL IN GYPSUM BOARD CEILING TO GFRG ACCESS PANEL SIZED AS REQUIRED. PROVIDE 24" X 24" SIZE OPENING ACCESS PANEL. CONFIRM SIZE AND LOCATION WITH IDA. ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL, PLUMBING, AND AIR CONDITIONING CONTROL AS REQUIRED BY THE BUILDING CODE, NFPA, AND LOCAL CITY CODE. IF LOCATION AND TYPE NOT SHOWN ON DRAWINGS, CONFIRM LOCATION AND TYPE WITH IDA PRIOR TO INSTALLATION.

GENERAL REFLECTED CEILING NOTES

- 17 RELOCATE / RAISE EXISTING BACK BOX, CONDUIT, HVAC EQUIPMENT, DEVICE, AND ANY OTHER ITEMS THAT WILL NEED UPWARD RELOCATION BASED ON NEW PROJECT CEILING HEIGHT.
18 CEILING GRID SYSTEM WITHIN AREA OF WORK ARE TO BE INSTALLED IN A CONTINUOUS GRID PATTERN SO THAT WHEN A PENETRATING PARTITION IS REMOVED, NECESSARY CEILING REPAIRS WILL RESULT IN A CONSISTENT CEILING GRID.
19 SMOKE DETECTOR SHALL BE INSTALLED IN TENANT SPACE BY LICENSED ALARM SYSTEMS CONTRACTOR. WORK SHALL BE CONNECTED TO EXISTING BUILDING SYSTEM.
20 ALL SPRINKLERS ARE BUILDING STANDARD U.O.N.
21 ALL SWITCHING AND LIGHTING LAYOUT SHALL COMPLY WITH TITLE 24 STANDARD
22 PROVIDE EMERGENCY EXIT AND EXIT LIGHTING SYSTEM AS REQUIRED BY GOVERNING JURISDICTION. EMERGENCY LIGHTING SHALL HAVE MIN 90 MIN BATTERY BACKUP
23 THE HEATING, VENTILATION, AND AIR CONDITIONS SHALL ACCODATE THE NEW OCCUPANCY. ALL ROOMS AND REAS SHALL HVAC SUPPLY AND RETURN AIR. THERMOSTATES SHALL HAVE AUTOMATIC CHANGEOVER FEATURE (NO MANUAL SWITCHING FROM HEATING TO COOLING CYCLES), WITH METAL NON VISUAL TAMPER PROOF COVERS.
24 IF LIGHT FIXTURE ARE TO BE REUSED /RELOCATED, CONTRACTOR SHALL CLEAN & RELAMP TO MATCH AS NECESSARY. ALL LIGHTS AND FIXTURES OF THE SAME TYPE (NEW & EXISTING) SHALL HAVE MATCHING LAMPS.
25 PRIOR TO INSTALLATION, HVAC ZONES AND T-STAT LOCATIONS TO BE APPROVED BY TENANT & COORDINATE WITH FURNITURE PLANS AND WALL FINISH LOCATIONS.
26 LATERAL SUPPORTS TO BE PROVIDED BY POST WIRE OF MINIMUM 12 GA. LAYED IN FOUR DIRECTIONS 90 DEGREES APART. CONNECTED TO MAIN RUNNER WITH 12 INCHES OF THE CROSS RUNNER AND TO THE STRUCTURE ABOVE OR TO PARTITION. ATTACH TO WALLS OR BRACE AN ANGLE NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. SUPPORT POINTS SHALL BE PLACED 12" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITH 4'-0" FROM EACH WALL. SEE TYPICAL DETAIL ON DETAIL SHEETS.
27 ALL LIGHTING TO BE COORDINATED WITH DINING TABLES
28 SUSPENDED TRACK LIGHT FIXTURES TO BE CENTERED BETWEEN BAFFLED CEILING SLATS
29 EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
30 EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTION, SPRINKLER HEADS AND OTHER PENETRATIONS THROUGH THE CEILING TILE REQUIRES 2-INCH RINGS, SLEEVES OR ADAPTERS THAT WILL ALLOW A MINIMUM 1-INCH CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SEING JOINT CAN BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION TO ACCOMMODATE THE HCHN MOVEMENT.

GENERAL HVAC NOTES

- 1 SUBMIT SHOP DRAWING INDICATING ALL NEW EQUIPMENT, DIFFUSERS, THERMOSTATE AND ANY REQUIRED ACCESS PANELS TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION AND / OR INSTALLATION.
2 INSTALLATION SHALL BE COORDINATE WITH ALL TRADES AS REQUIRED FOR PROPER ASSEMBLY CEILING DIFFUSERS TO BE RELOCATED TO MAINTAIN NEW FIXTURE PATTERNS.
3 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE ADMINISTRATIVE CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILLED IN ACCORDANCE WITH THE RULE OF THE BUILDING DEPARTMENT.
4 ANY BUILDING SERVICE SHUT DOWN REQUIRED FOR THE WORK SHALL BE REQUESTED IN WRITING BY THE HVAC CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE HVAC CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. ANY SHUT DOWN AFFECTING THE NORMAL HVAC SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE ON OVERTIME AND AFTER HOURS.
5 BALANCING OF ENTIRE SYSTEM SHALL BE DONE BY AN INDEPENDENT AIR BALANCE COMPANY. SUBMIT REPORT TO ARCHITECT, TENANT, AND MECHANICAL FOR REPORT.
6 ALL DUCT WORK SHALL BE INSULATED AS REQUIRED FOR THERMAL AND ACOUSTIC CONSIDERATION.
7 MECHANICAL VENTILATION IN TOILET ROOM SHALL PROVIDE (1) COMPLETE AIR CHANGE EVERY (15) MINUTE AND SHALL BE VENTED TO OUTSIDE AIR.
8 ALL NEW MATERIAL, REQUIRED SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE EXISTING

KEY NOTES

- 1 GLOBE LIGHT PENDANT
2 ALL EXTERIOR LIGHTING MUST BE HIDDEN AND NEVER EXPOSED, PER IRVINE COMPANY RULES
3 EXISTING T-BAR & LIGHTS TO REMAIN
4 CONTINUOUS RED LED STRIP COVE LIGHTING
5 HVAC GRILLES TO BE REPOSITIONED AND LOCATED BY MECHANICAL CONTRACTOR.

SHEET NOTES

- 1. SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
2. VERIFY AS-BUILT FIELD CONDITIONS AND LOCATIONS FOR EXISTING AND NEW PLUMBING, AUDIO VISUAL, HVAC DUCTWORK AND PIPING, STRUCTURAL, FRAMING, ELECTRICAL BUS DUCT AND CONDUIT BANKS, ELECTRICAL PULL BOXES, FIRE PROTECTION LINES AND RELATED WORK TO DETERMINE AND COORDINATE BEST CEILING FRAMING, POINTS OF ACCESS AND CLEARANCES AS REQUIRED FOR NEW WORK.
3. PROVIDE ACCESS PANELS WHERE REQUIRED IN GYP BD. CEILING INCLUDING, BUT NOT LIMITED TO FIRE SMOKE DAMPERS, FIRE LIFE SAFETY J-BOXES, FAN COILS AND VAV BOXES PER MANUFACTURERS WRITTEN RECOMMENDATIONS, CONDUIT BANK PULL BOXES AND CONTROL AND SHUT-OFF VALVES.
4. UNLESS OTHERWISE SHOWN PROVIDE FLUSH DRIVALL TYPE ACCESS PANELS W/ CONCEALED FRAME AT ALL NON RATED LOCATIONS.
5. ALL CEILING MOUNTED ELECTRICAL DEVICES SHALL BE UL LABEL AND FREE OF DEFECTS.
6. WHERE EXISTING ACOUSTICAL CEILING TILE IS SCHEDULED TO REMAIN, REPLACE DAMAGED ACOUSTICAL CEILING TILE WITH NEW TO MATCH EXISTING. IF PRODUCT IS NOT AVAILABLE FROM BUILDING INVENTORY ATTIC STOCK OR MANUFACTURER, NOTIFY ARCHITECT PRIOR TO START OF WORK.
7. CONTRACTOR TO COORDINATE FIRE SPRINKLER AND FIRE ALARM DEVICE LOCATIONS WITH ARCHITECT PRIOR TO SUBMITTING FOR PERMIT, WHERE APPLICABLE CENTER SPRINKLER HEADS IN CEILING TIME. ALIGN SPEAKERS, SMOKE DETECTORS, MOTION SENSORS AND RELATED CEILING MOUNTED DEVICES WITH LIGHTING FIXTURE CENTERLINES AND CENTER OF CEILING TILE. LOCATE HVAC DIFFUSERS IN GYP BD CEILINGS AS SHOWN ARCHITECTURAL R.C.P. WHERE OCCURS.
8. LOCATE EXIT SIGNS VERTICALLY ABOVE THE FINISH FLOOR TO INSURE SIGHT LINES ARE NOT BLOCKED BY LIGHT FIXTURES, BEAMS, SOFFITS, DROPPED CEILINGS, DUCTWORK, CONDUIT BANKS, PIPING AND RELATED OVERHEAD WORK.
9. ALL EXISTING TO REMAIN LIGHT FIXTURES (PENDANTS AND CANS) TO BE RE-LAMPED WITH LEDs AND RELOCATED OVER NEW TABLES LOCATIONS AS REQUIRED FOR PROPER LIGHT LEVELS. ANY PENDANT NOTED TO BE DEMOLISHED SHOULD BE SALVAGED FOR POSSIBLE RE-USE IN NEW CONSTRUCTION. SEE RCP FOR LOCATIONS.

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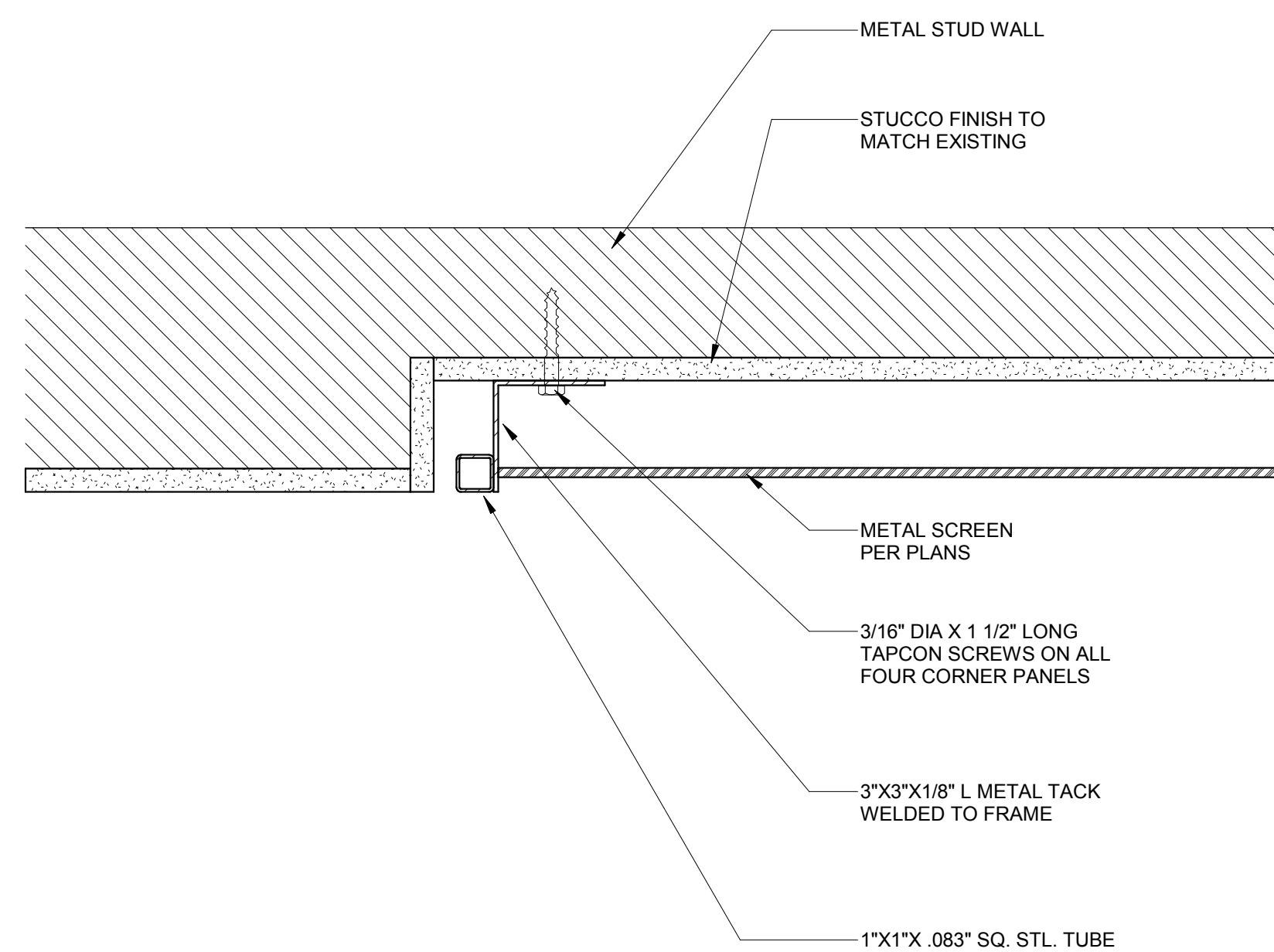
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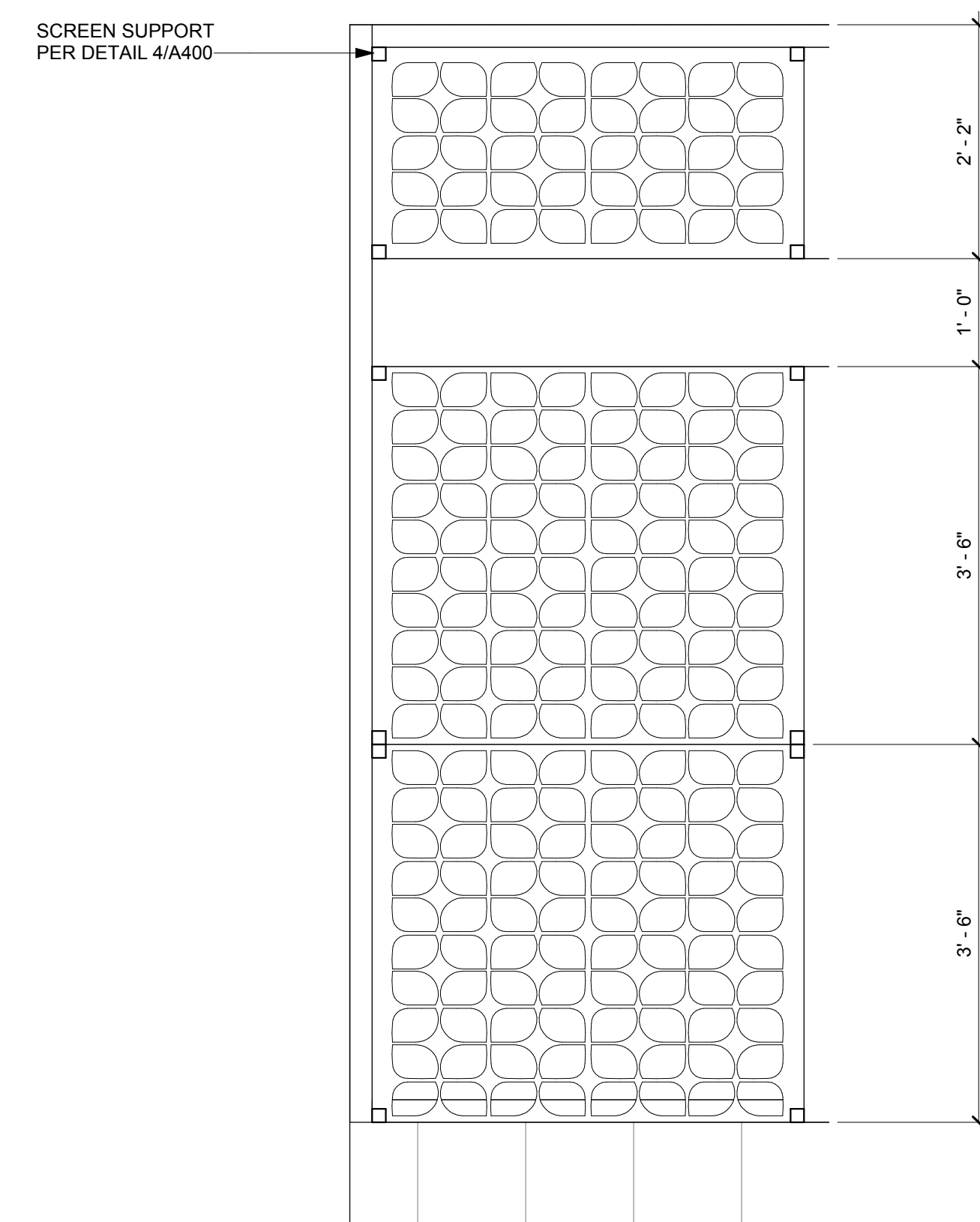
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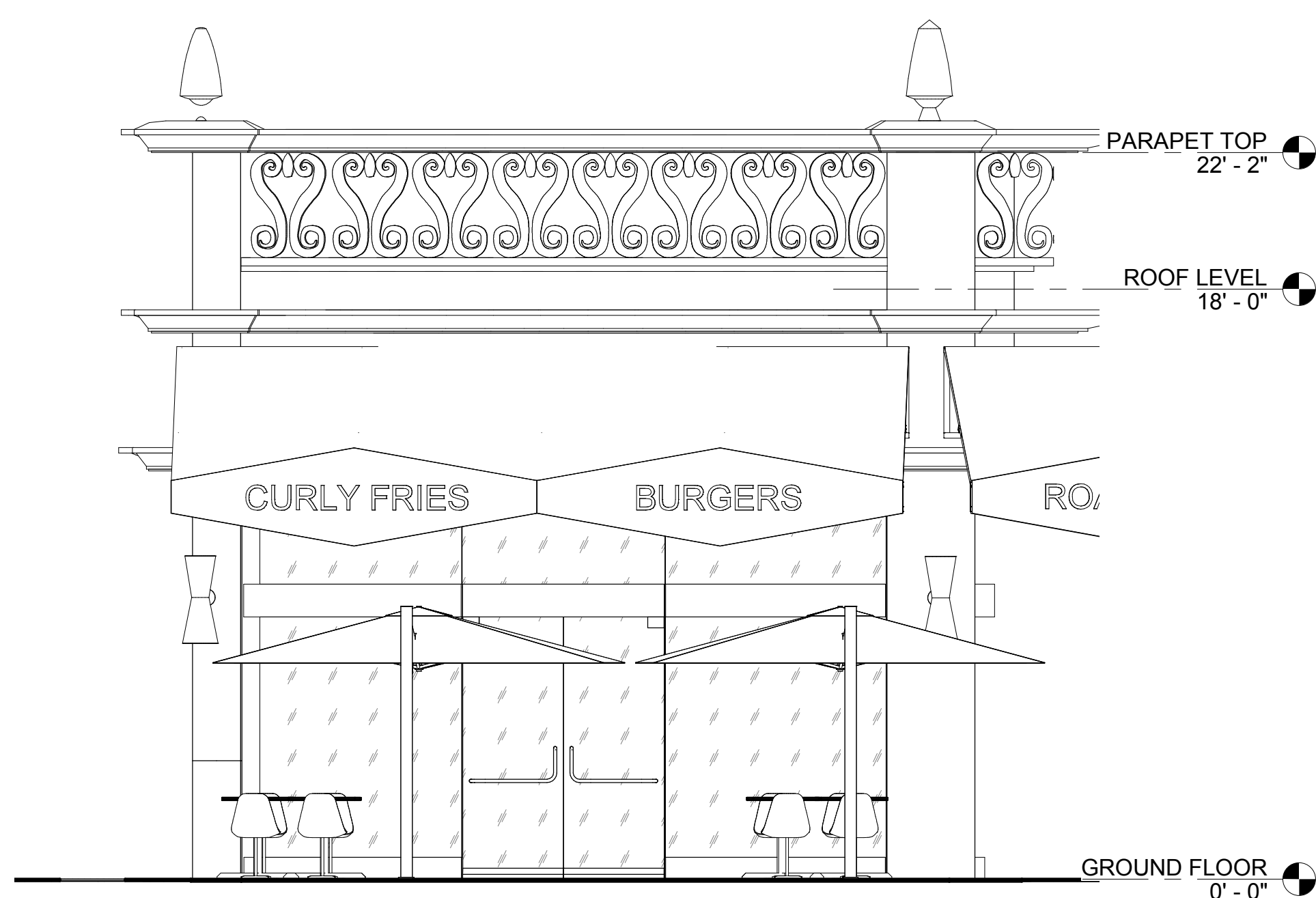
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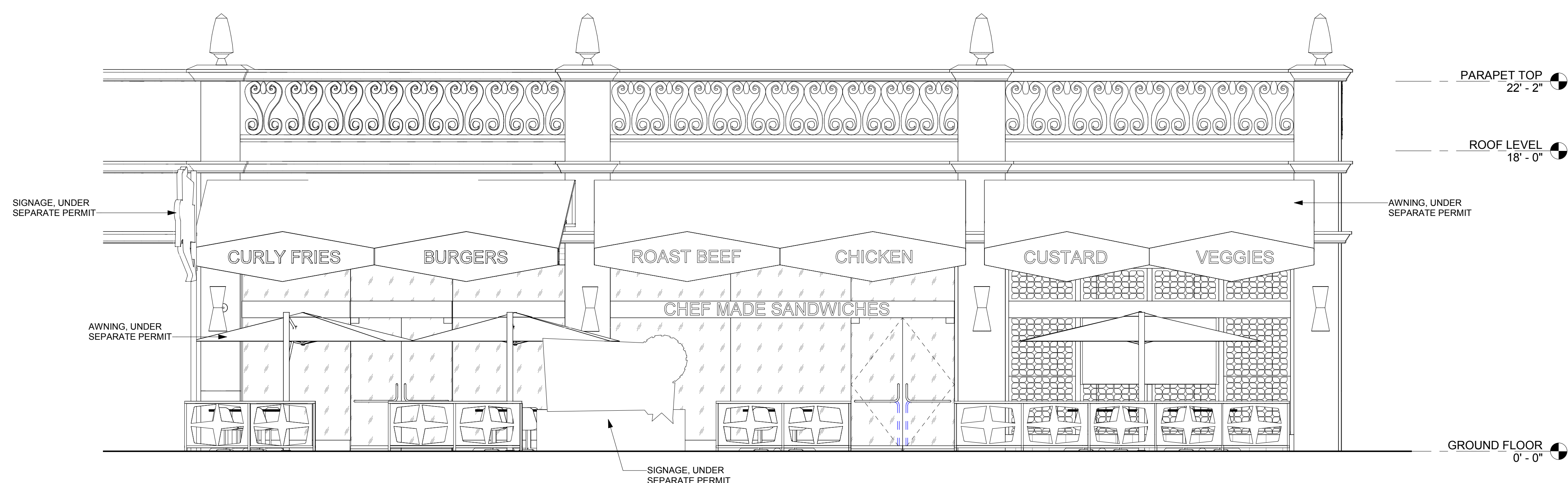
4 SCREEN SUPPORT
3" = 1'-0"



3 SCREEN
3/4" = 1'-0"



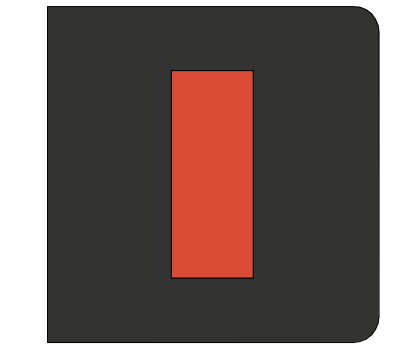
2 EXTERIOR ELEVATION.
1/4" = 1'-0"




1 EXTERIOR ELEVATION -
1/4" = 1'-0"

KEY NOTES - ELEVATIONS	
1	UMBRELLAS
2	CANOPIES
3	LANDSCAPE
4	METAL SCREEN

GENERAL NOTES	
A	AWNINGS AND SIGNAGE ARE NOT IN CONTRACT (N/C). GC TO COORDINATE AND PROVIDE BLOCKING FOR AWNINGS. AWNINGS SHALL BE DESIGNED TO BE IN COMPLIANCE WITH SECTION 3105 OF THE CALIFORNIA BUILDING CODE.
B	AWNING DIMENSIONS ARE FOR ESTIMATING PURPOSES ONLY. GC TO FIELD VERIFY THE DIMENSIONS.
C	ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGN AND AWNING COMPANIES TO VERIFY SIZE, LOCATION AND CONFIGURATION PER COUNTY AND OWNER REQUIREMENT AND OBTAIN APPROVALS PRIOR TO SIGN INSTALLATION. TYP. FOR ALL SIGN CONTRACT UNDER A SEPARATE PERMIT.
D	FABRIC AWNINGS ARE DASHED FOR CLARITY.
E	ALL EXTERIOR FINISHES TO REMAIN.

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Issue Date:
 2/4/2019
Revisions:

NO.	REASON	DATE

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 EXTERIOR ELEVATIONS
Sheet Number:
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FINISH SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	MODEL	ESTIMATED LEAD TIME	FLAME SPREAD RATING	COMMENTS
CN-1	POLISHED CONCRETE					
CV-1	VINYL COVE BASE					
FRP-1	WHITE FRP	MARLITE	SMOOTH SURFACE FRP			
GL-1	Soda Lime Glass					
MMA-1	MMA TEXTURED EPOXY FLOORING					
MTL-1	STAINLESS STEEL	VERIFY W/ OWNER	VERIFY W/ OWNER			KITCHEN GRILL WALL, DETAILS THROUGHOUT
PL-1	LAMINATE ALUM	FORMICA	TBD - SATIN BRUSHED ALUM LOOK FINISH			EXTERIOR TABLES
PL-4	LAMINATE DARK WOOD	FORMICA	BLACK WALNUT 3485			INTERIOR MILLWORK
PT-1	WHITE PAINT	BENJAMIN MOORE	BM PM-19 WHITE DOVE			
PT-2	LIGHT BLUE PAINT	BENJAMIN MOORE	BM 2051-70 CRYSTAL BLUE			
PT-3	RED PAINT	BENJAMIN MOORE	BM 2001-10 RUBY RED			
PT-4	BLUE PAINT	BENJAMIN MOORE	BM 2051-60 BIRD'S EGG			
PT-6	BLACK PAINT	BENJAMIN MOORE	BM 2132-10 BLACK			
SS-1	SOLID SURFACE	SILESTONE	ORANGE COOL			BAR COUNTERTOP
TL-1	WHITE SUBWAY TILE	DALTILE	MODERN DIMENSIONS ARTIC WHITE 0190			KITCHEN WALLS & RESTROOMS
TL-3	GRAY QUARRY TILE	DALTILE	6x6 ARID GRAY 0042			BOH ; FLOOR AND BASE
WC-1	WALL COVERING	BY OWNER	CUSTOM VINYL WALL GRAPHIC			GC TO INSTALL

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IRVINE, CA 92618

Project Number:

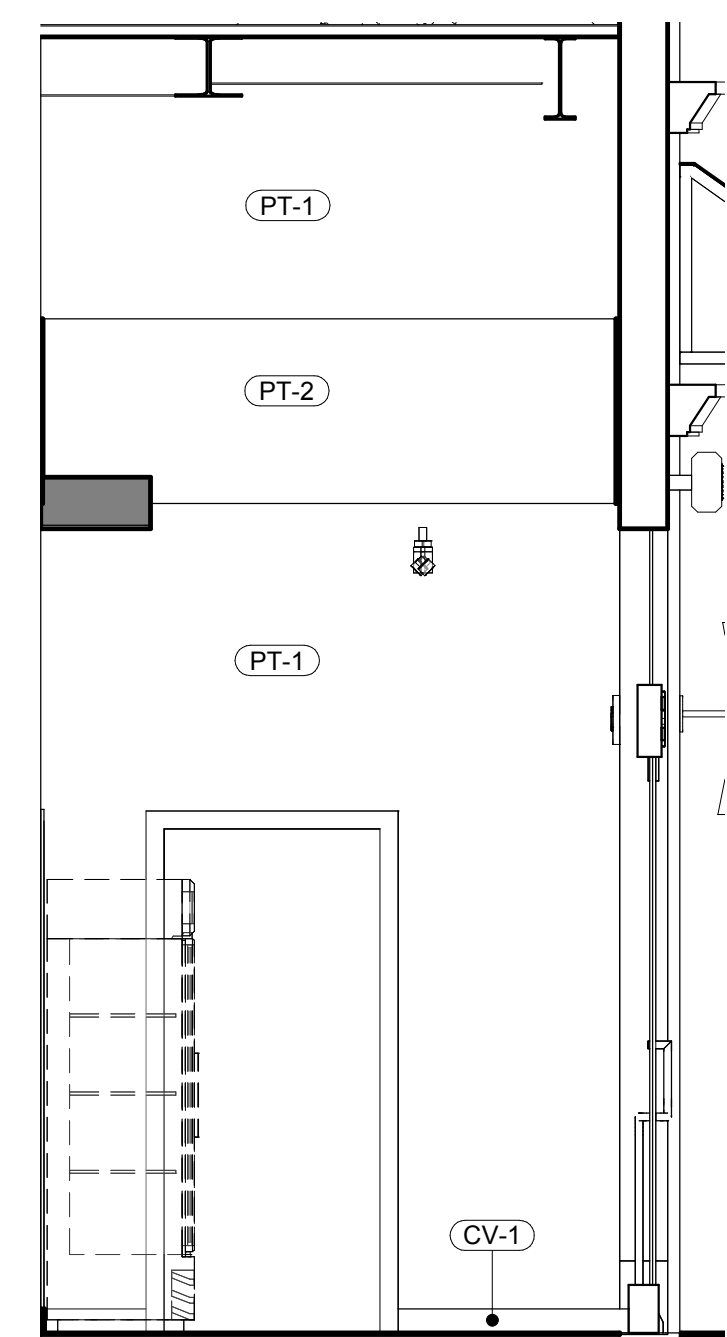
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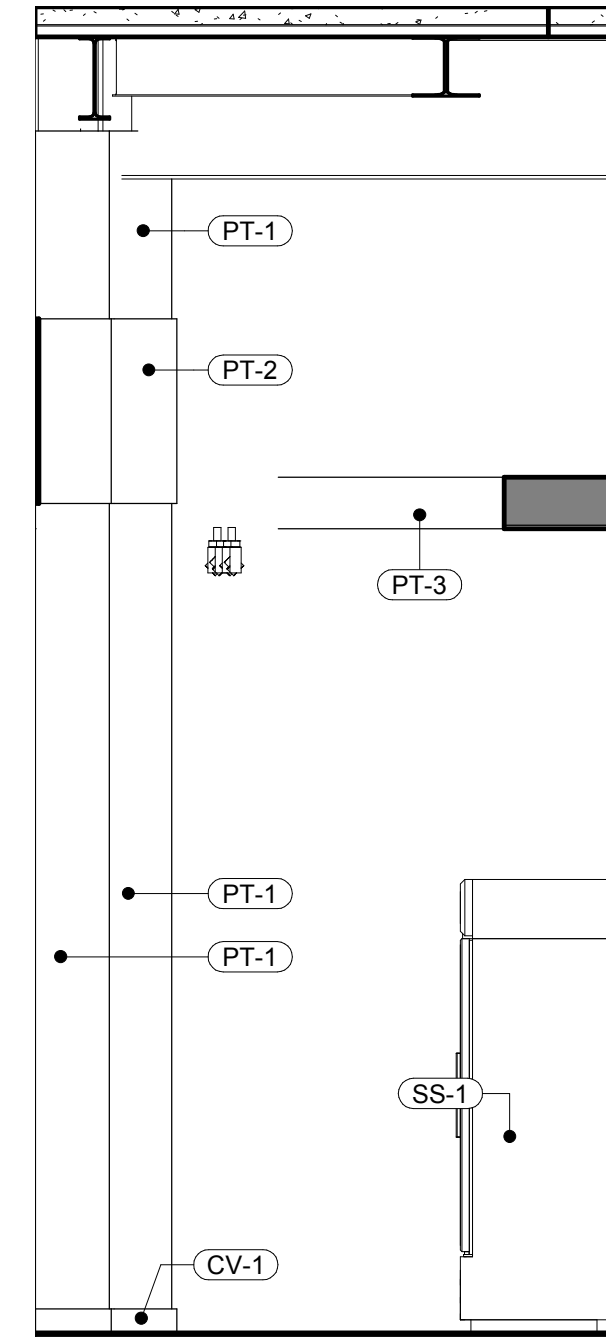
INTERIOR ELEVATIONS

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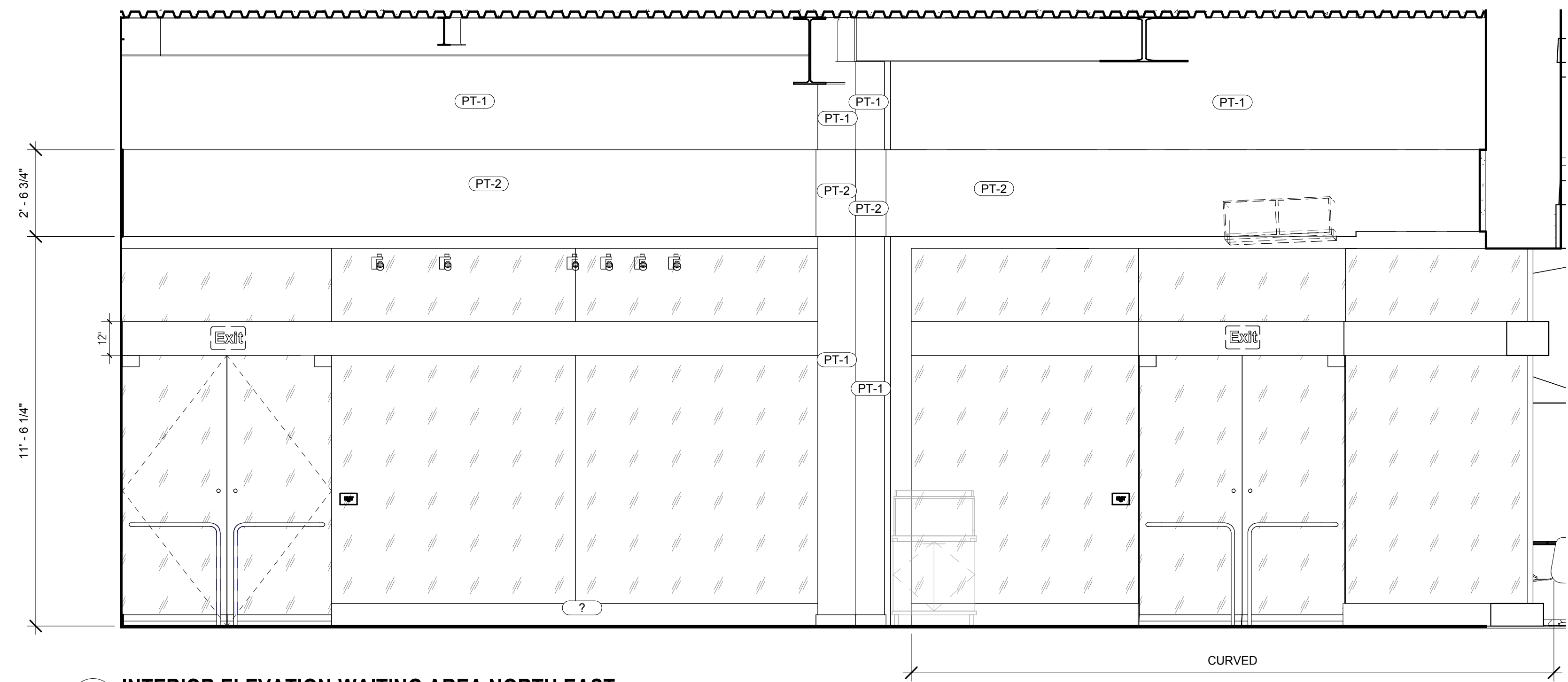
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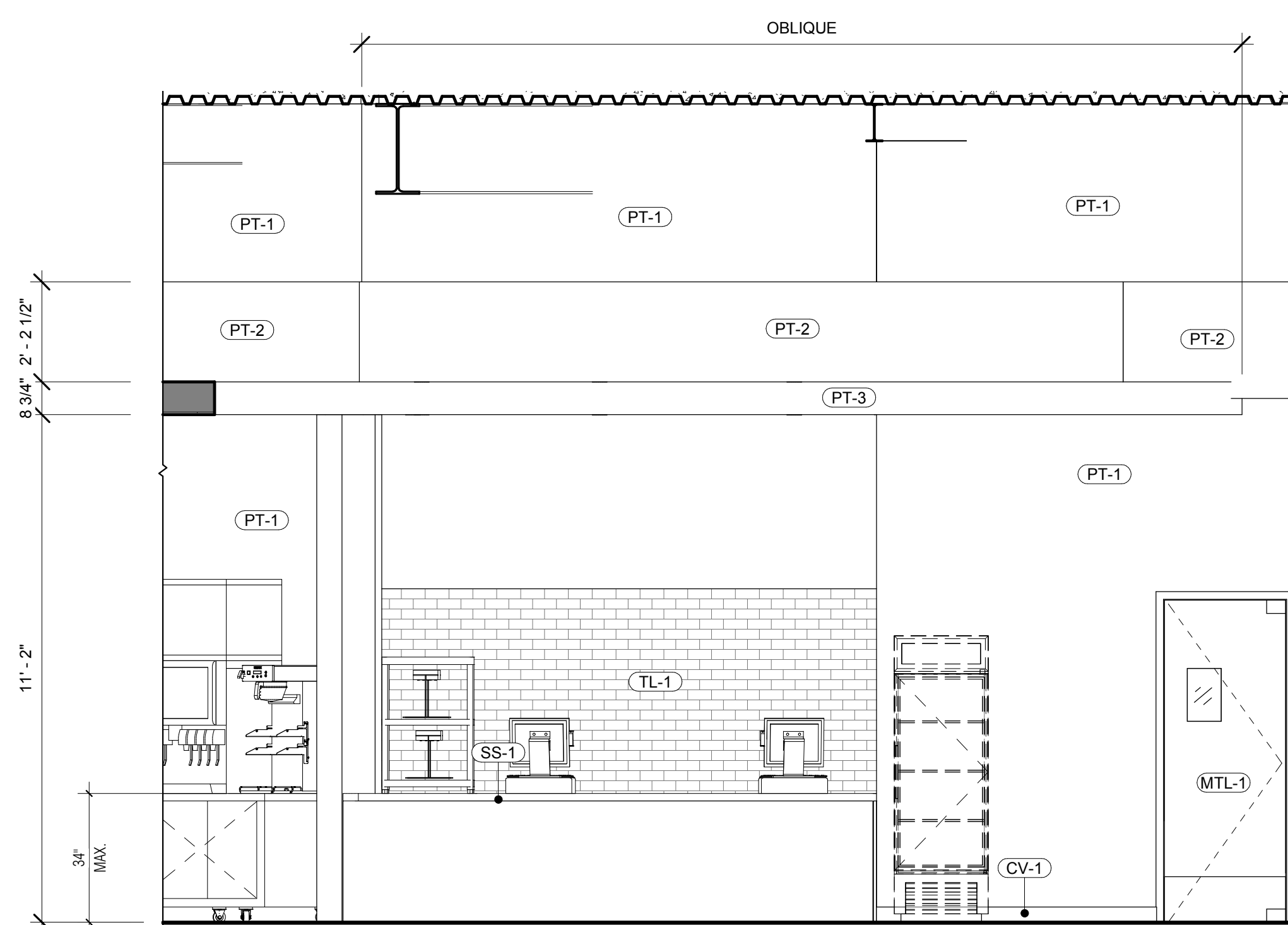
6 INTERIOR ELEVATION-WAITING AREA WEST
3/8" = 1'-0"



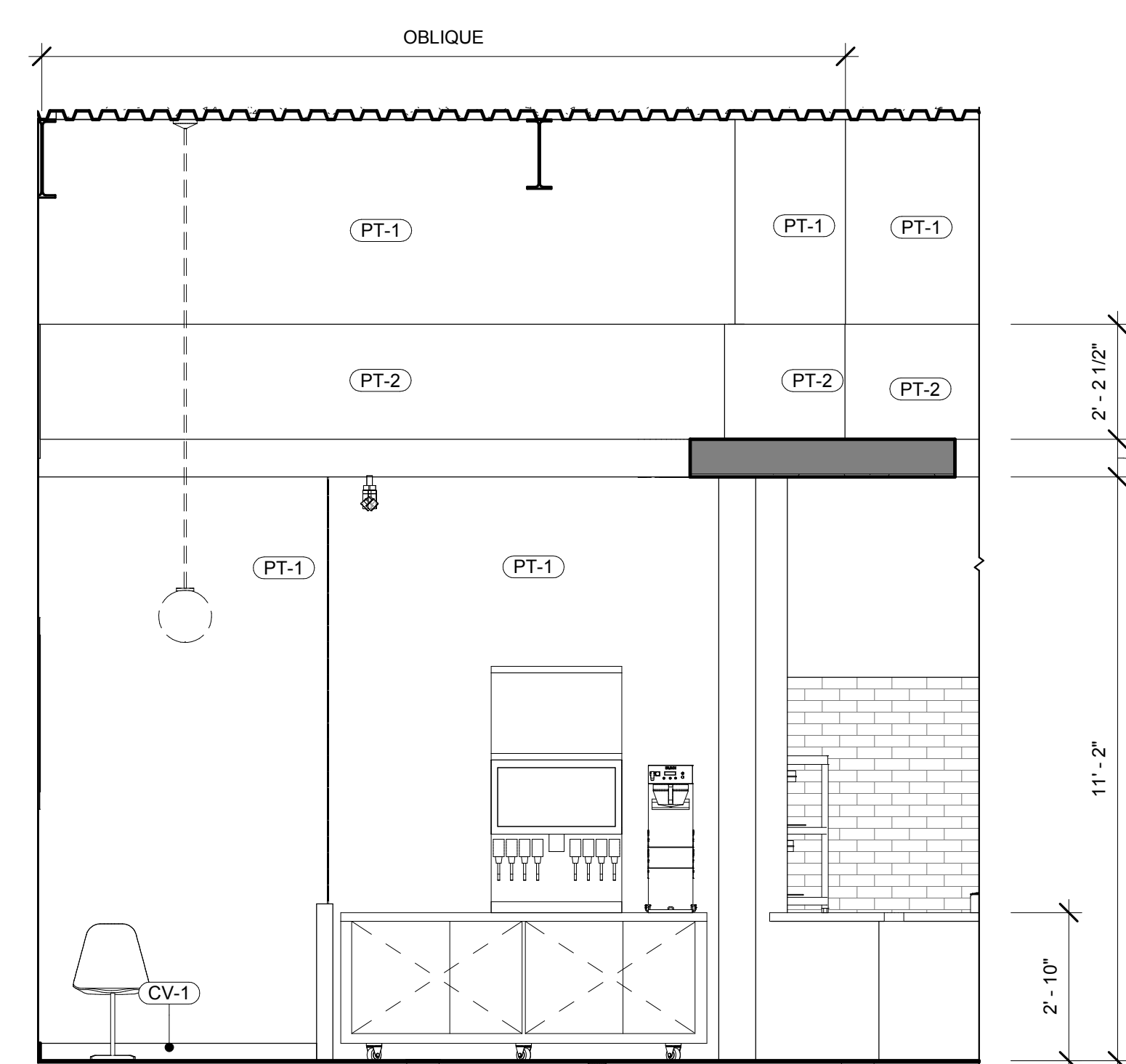
5 INTERIOR ELEVATION-WAITING AREA EAST
3/8" = 1'-0"



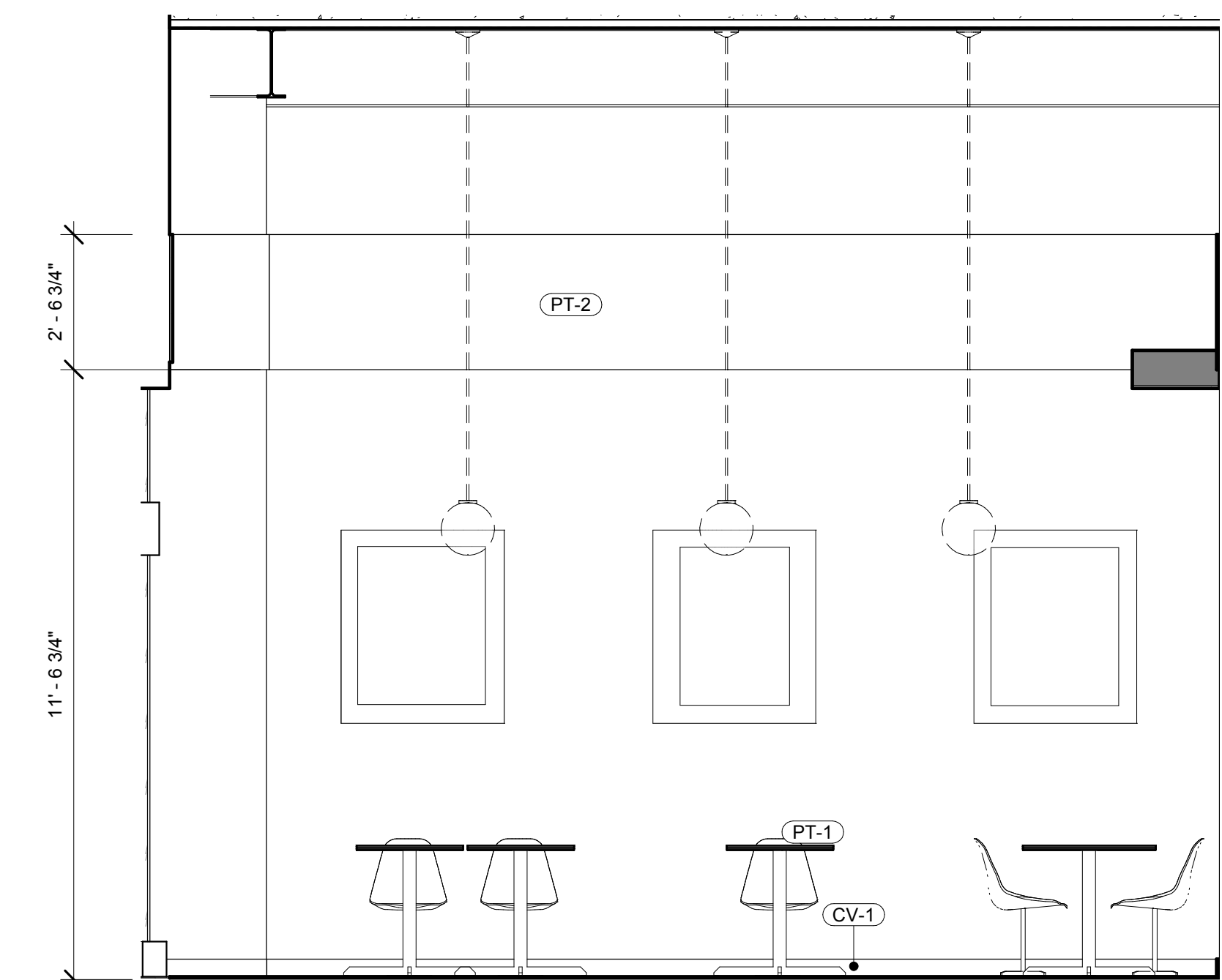
4 INTERIOR ELEVATION-WAITING AREA NORTH EAST
3/8" = 1'-0"



3 INTERIOR ELEVATION-WAITING AREA SOUTH - WEST
3/8" = 1'-0"



2 INTERIOR ELEVATION-DINING
3/8" = 1'-0"



1 INTERIOR ELEVATION-DINING SOUTH
3/8" = 1'-0"

ROOM FINISH SCHEDULE

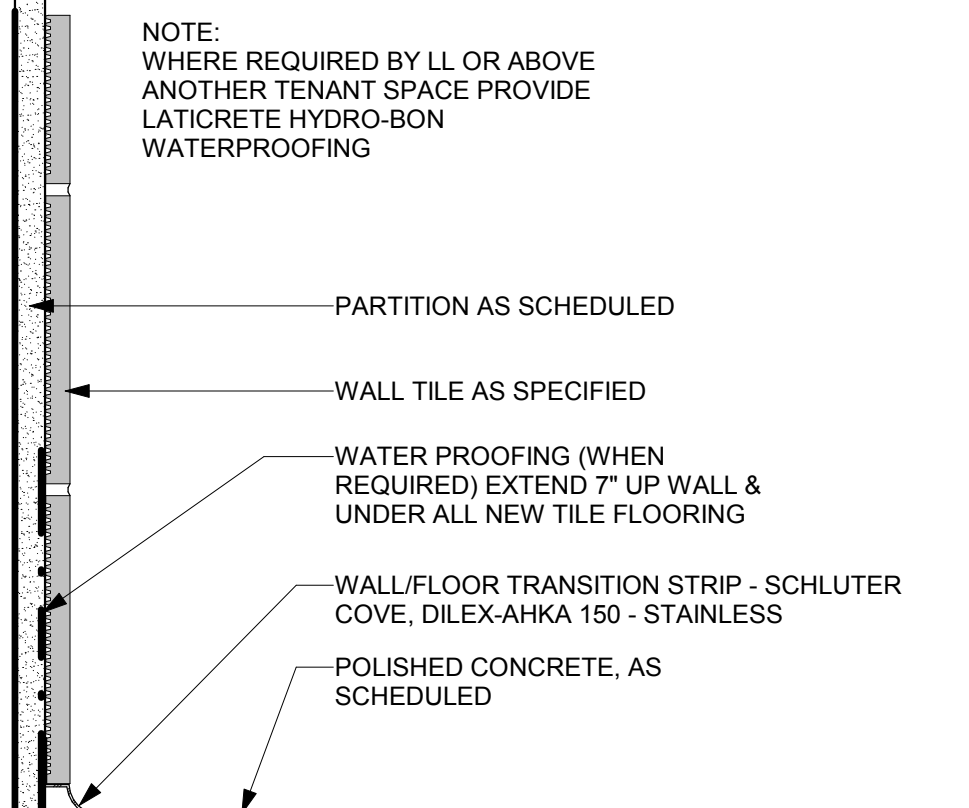
ROOM #	ROOM NAME	FLOORS		CEILING	WALLS				REMARKS
		MATERIAL	BASE		WEST	NORTH	SOUTH	EAST	
100	WAITING AREA	POLISHED CONCRETE	4" STAINLESS STEEL BASE	PAINTED GYP/PAINTED DECK	PAINTED GYP. BD;SEE ELEVATION FOR DETAILS	PAINTED GYP. BD;SEE ELEVATION FOR DETAILS	PAINTED GYP. BD;SEE ELEVATION FOR DETAILS	PAINTED GYP. BD;SEE ELEVATION FOR DETAILS	
101	DINING								
102	(E) RESTROOM	POLISHED CONCRETE	TILE W/3/8" RADIUS COVE BASE	PAINTED GYP. BD.	SUBWAY TILE/WALL COVERING; SEE ELEVATIONS FOR DETAILS	SUBWAY TILE/WALL COVERING; SEE ELEVATIONS FOR DETAILS	SUBWAY TILE/WALL COVERING; SEE ELEVATIONS FOR DETAILS	SUBWAY TILE/WALL COVERING; SEE ELEVATIONS FOR DETAILS	
103	(E) DRY STORAGE AREA	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
104	(E) PREP. AREA	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
105	(E) COOLER	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	
106	(E) FREEZER	QUARRY TILE	4" TALL BASE W/3/8" RADIUS COVE BASE	2X4 A.C.T.CEILING	FRP	FRP	FRP	FRP	

FINISH SCHEDULE

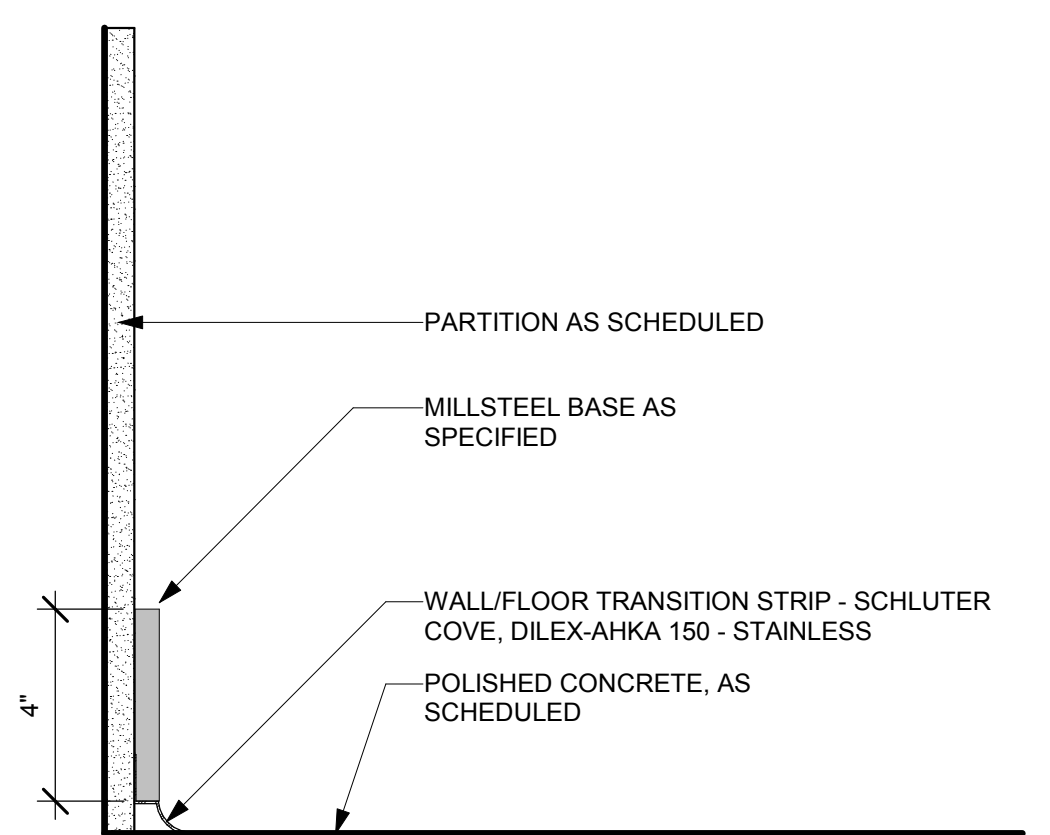
MARK	DESCRIPTION	MANUFACTURER	MODEL	ESTIMATED LEAD TIME	FLAME SPREAD RATING	COMMENTS
CN-1	POLISHED CONCRETE					
CV-1	VINYL COVE BASE					
FRP-1	WHITE FRP	MARLITE	SMOOTH SURFACE FRP			
GL-1	Soda Lime Glass					
MMA-1	MMA TEXTURED EPOXY FLOORING					
MTL-1	STAINLESS STEEL	VERIFY W/ OWNER	VERIFY W/ OWNER			KITCHEN GRILL WALL, DETAILS THROUGHOUT
PL-1	LAMINATE ALUM	FORMICA	TBD - SATIN BRUSHED ALUM LOOK FINISH			EXTERIOR TABLES
PL-4	LAMINATE DARK WOOD	FORMICA	BLACK WALNUT 3485			INTERIOR MILLWORK
PT-1	WHITE PAINT	BENJAMIN MOORE	BM PM-19 WHITE DOVE			
PT-2	LIGHT BLUE PAINT	BENJAMIN MOORE	BM 2051-70 CRYSTAL BLUE			
PT-3	RED PAINT	BENJAMIN MOORE	BM 2001-10 RUBY RED			
PT-4	BLUE PAINT	BENJAMIN MOORE	BM 2051-60 BIRD'S EGG			
PT-6	BLACK PAINT	BENJAMIN MOORE	BM 2132-10 BLACK			
SS-1	SOLID SURFACE	SILESTONE	ORANGE COOL			BAR COUNTERTOP
TL-1	WHITE SUBWAY TILE	DALTILE	MODERN DIMENSIONS ARTIC WHITE 0190			KITCHEN WALLS & RESTROOMS
TL-3	GRAY QUARRY TILE	DALTILE	6x6 ARID GRAY 0042			BOH ; FLOOR AND BASE
WC-1	WALL COVERING	BY OWNER	CUSTOM VINYL WALL GRAPHIC			GC TO INSTALL

FLOOR FINISH PLAN GENERAL NOTES

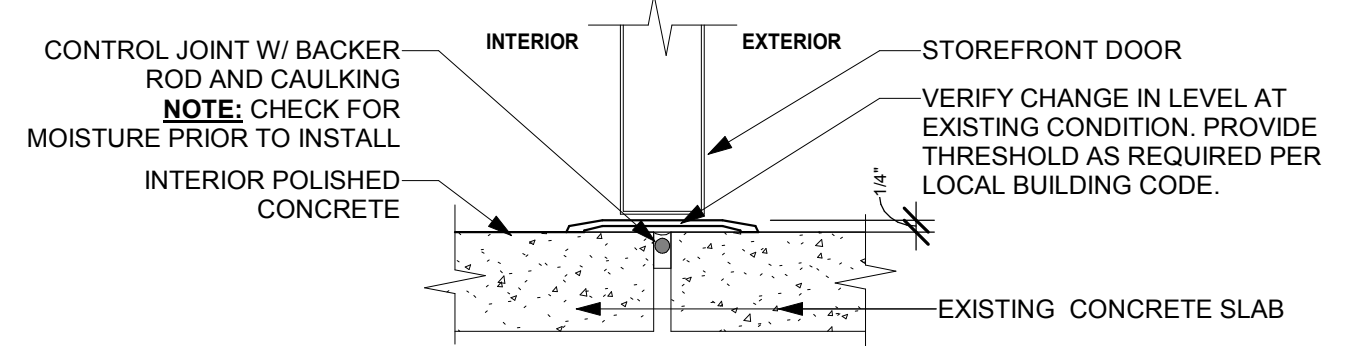
- A. GC TO ENSURE SMOOTH AND ADA COMPLIANT TRANSITIONS BETWEEN FLOOR TYPES.
- B. GC TO VERIFY ALL FLOORING PATTERN LAYOUT DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- C. GC TO MAINTAIN COVER/PROTECTION OF FLOORING THRU OWNER TRAINING & REMOVE ONLY AT OWNER REQUEST.
- D. G.C. TO USE SELF LEVELING CONCRETE FOR INFILL OF INTERIOR CONCRETE SLAB. G.C. TO CREATE SMOOTH FINISH TO ACCEPT FINISH FLOORING AS SCHEDULED SO THAT TOP OF FINISH FLOORING ALIGNS WITH EXTERIOR SLAB AND CREATES SMOOTH TRANSITION & ADA COMPLIANT. AS APPLICABLE, V.I.F. AND NOTIFY ARCHITECT IF APPLICABLE.
- E. ALL REDUCER/TRANSITION STRIPS ARE 'OR EQUAL' BUT REQUIRE APPROVAL BY OWNER AND ARCHITECT.
- F. GC TO CONFIRM ALL FINISHES FOR ALL REDUCER/TRANSITION STRIPS WITH OWNER AND ARCHITECT.



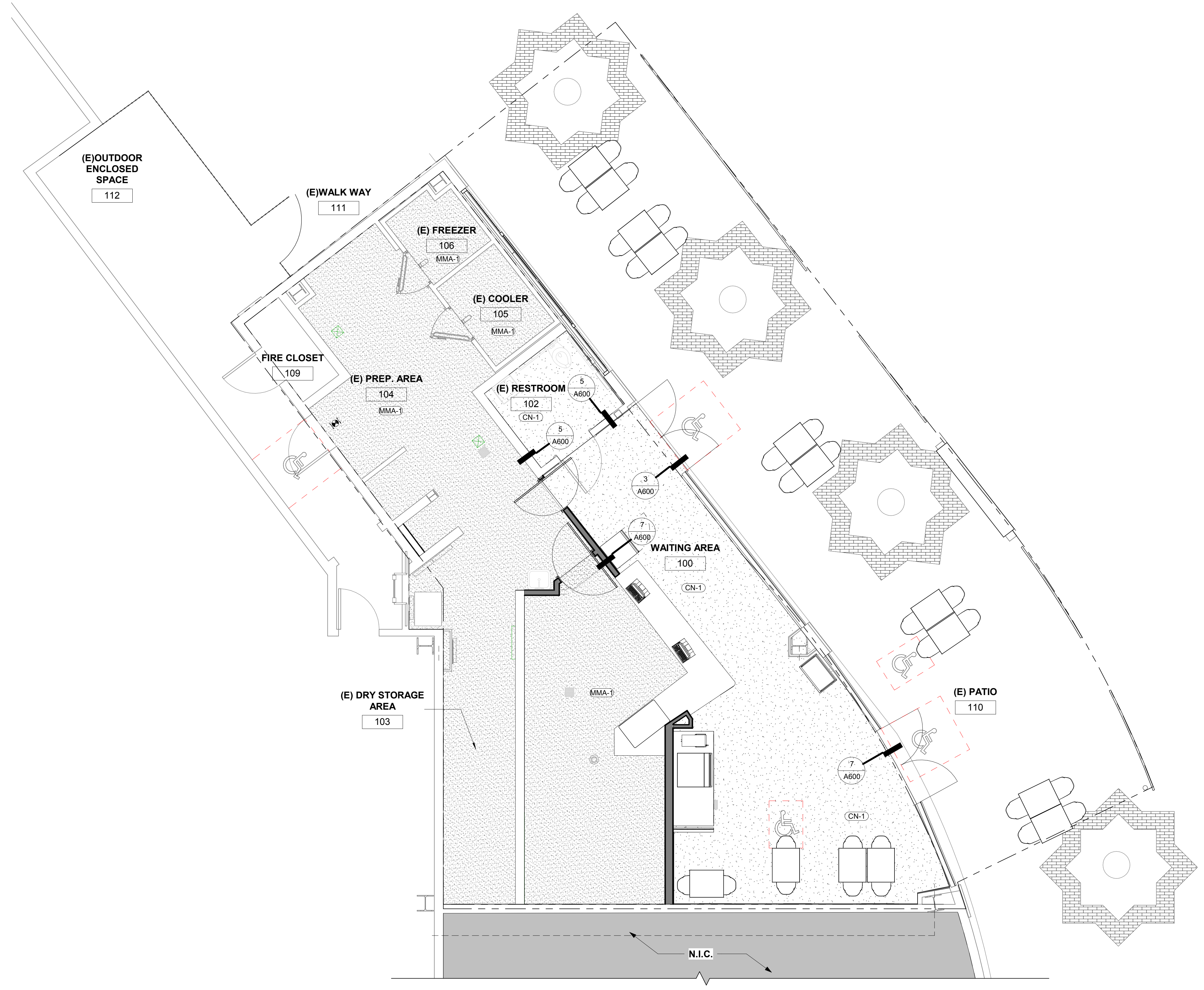
5 TILE BASE @ CONCRETE FLOOR



7 MILLSTEEL BASE @ CONCRETE FLOOR



3 INTERIOR CONCRETE TO EXTERIOR CONCRETE



1 GROUND FLOOR - FINISH PLAN

Architect:

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 Long Beach, CA 90802
 www.idexperience.net
GEOFFREY B. LIM
 AIA, NCARB, LEED AP

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Engineering Consultant:

Project Owner:

Stamp:

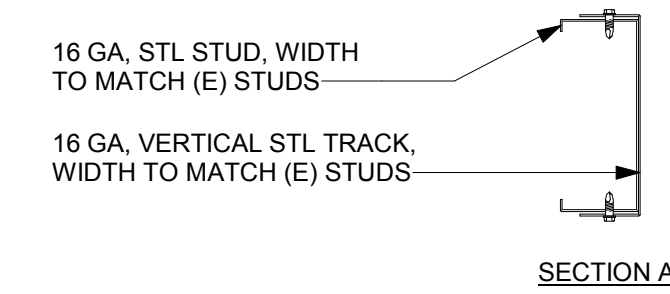
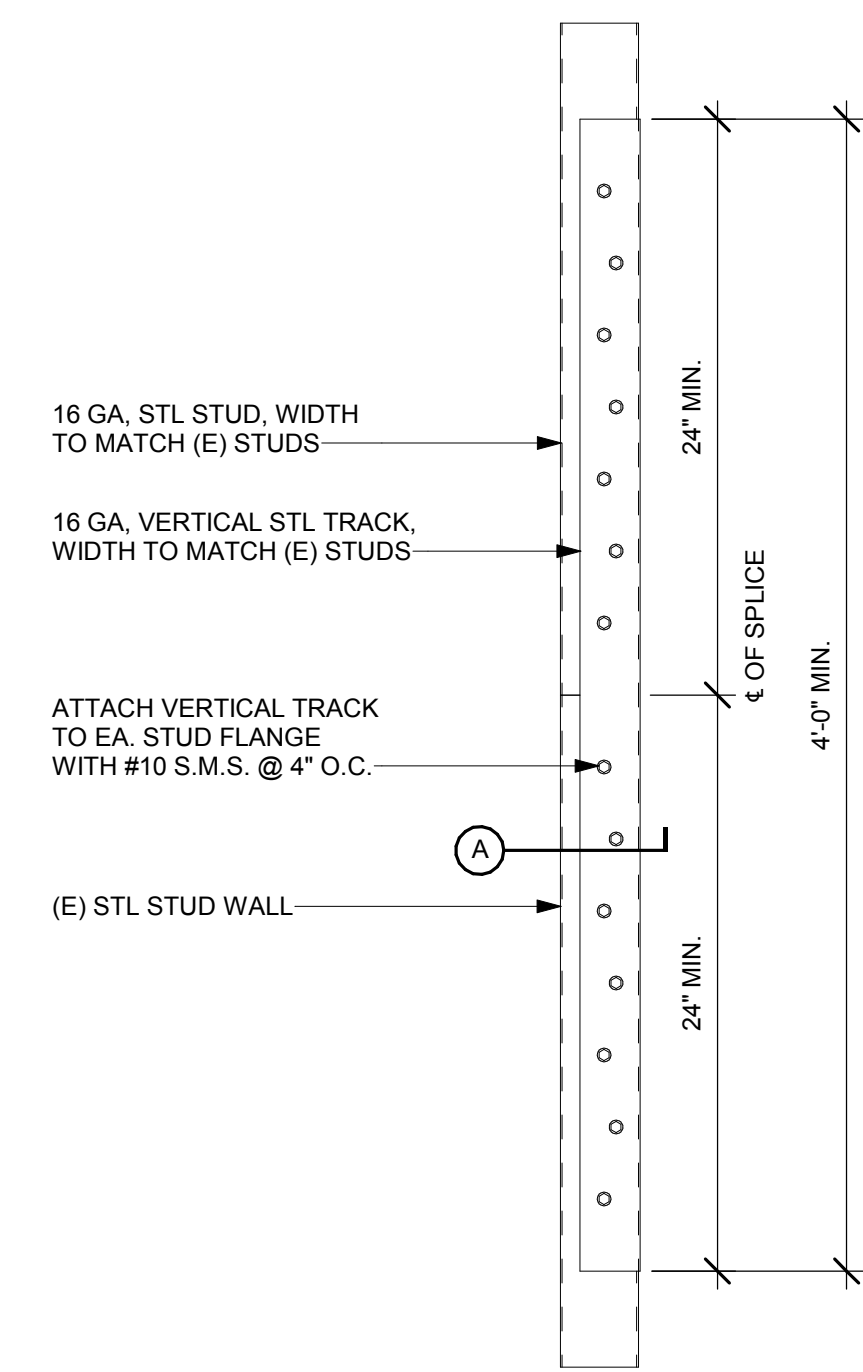
Issue For:
 PERMIT SET
Issue Date:
 2/4/2019
Revisions:

NO.	REASON	DATE

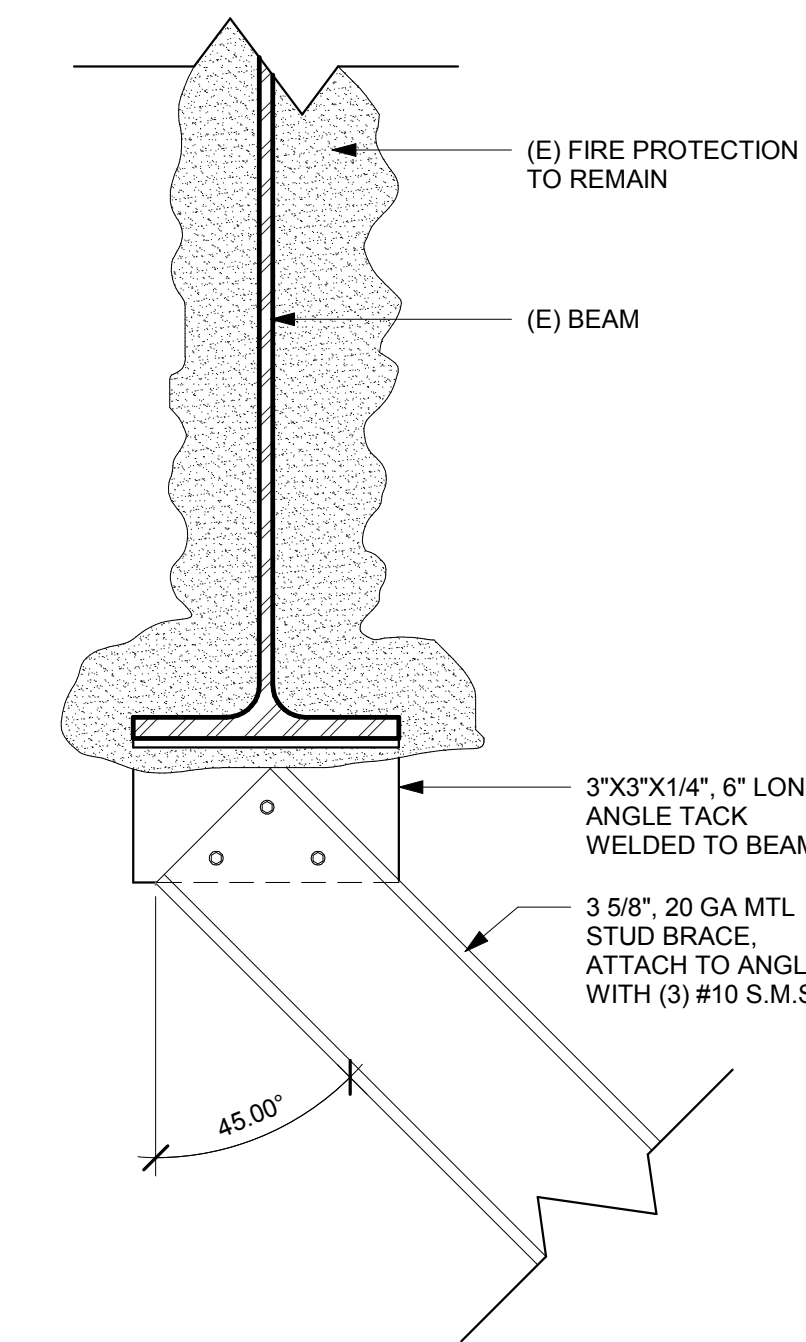
PRINCIPAL IN CHARGE:
 SA WALSH
PROJECT MANAGER:
 MH
DRAWN BY:
 STAFF
Project Address:
 IRVINE SPECTRUM
 668 SPECTRUM CENTRE DRIVE
 IRVINE, CA 92618
Project Number:
 138-003-18
Sheet Title:
 FINISH FLOOR PLAN ,
 FINISH SCHEDULE &
 DETAILS
Sheet Number:
 A600



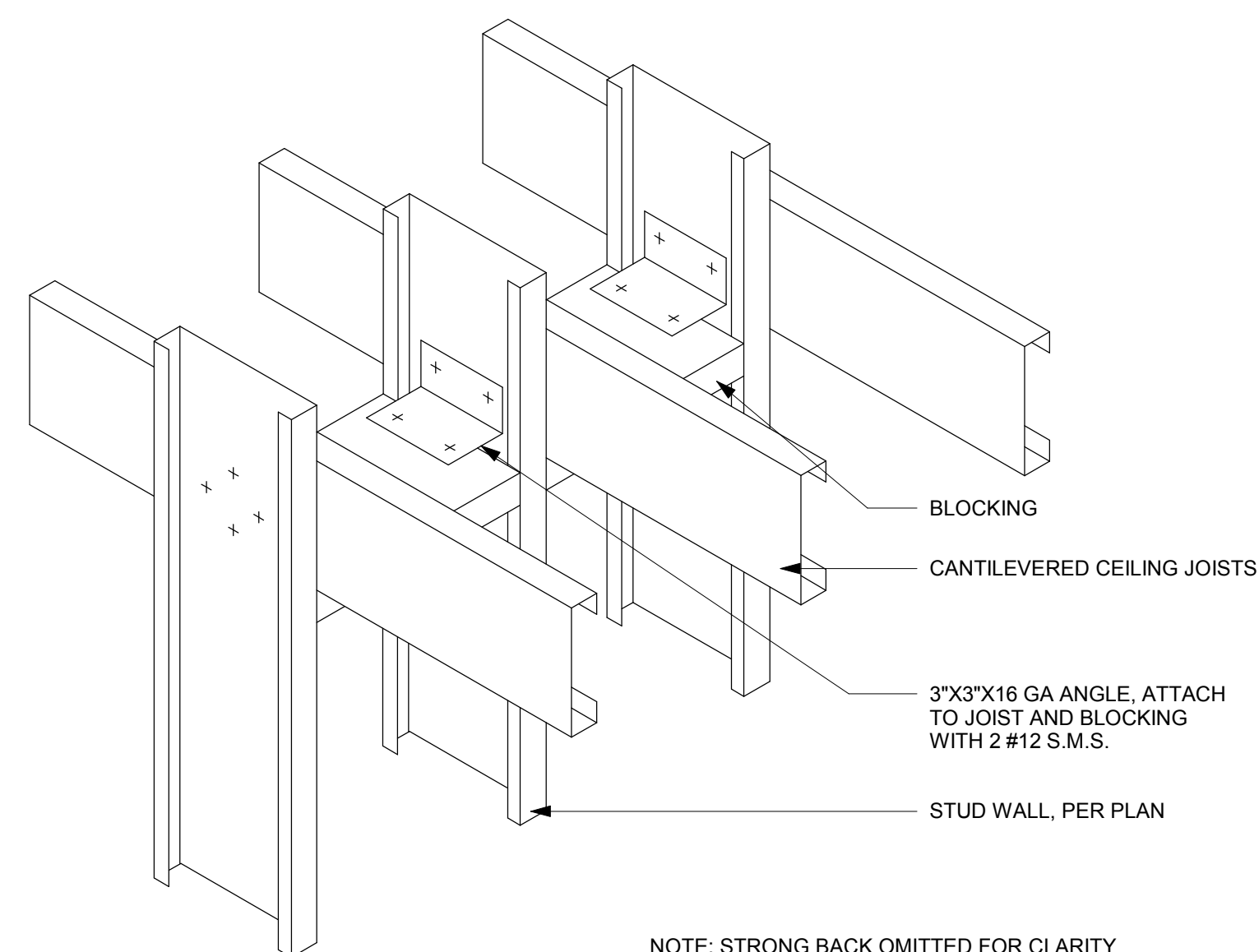
NO.	REASON	DATE



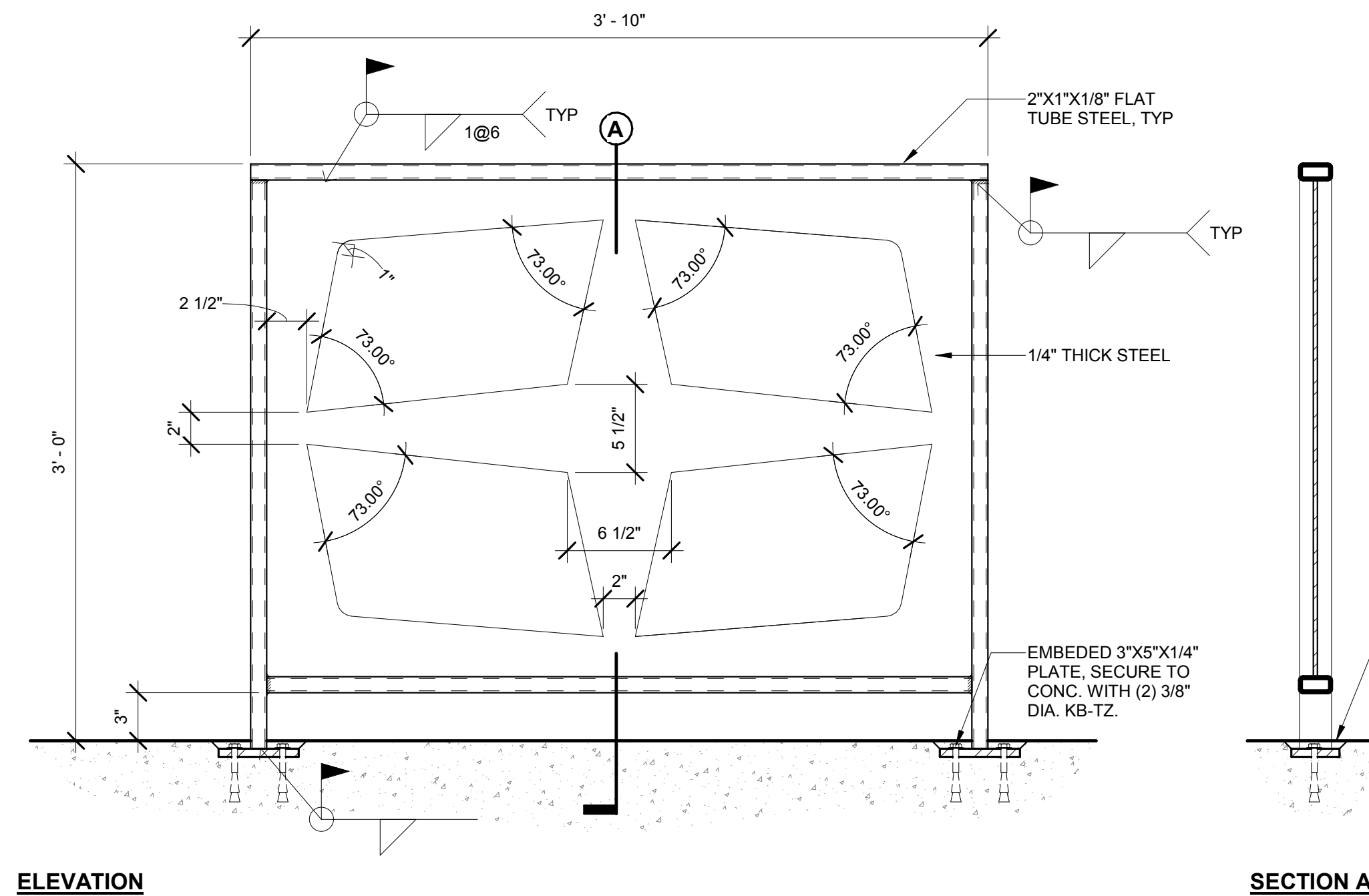
12 SISTER STUD SPLICE
3\"/>



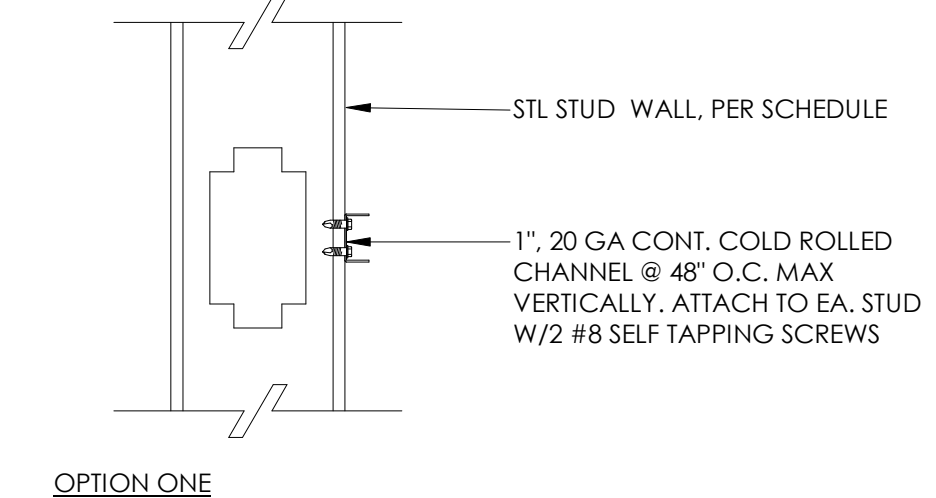
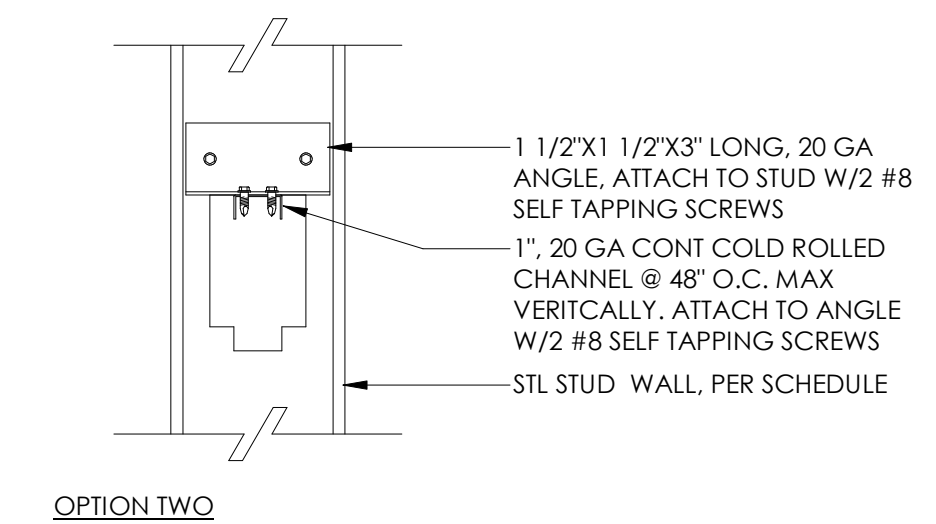
11 BRACING TOP CONNECTION
3\"/>



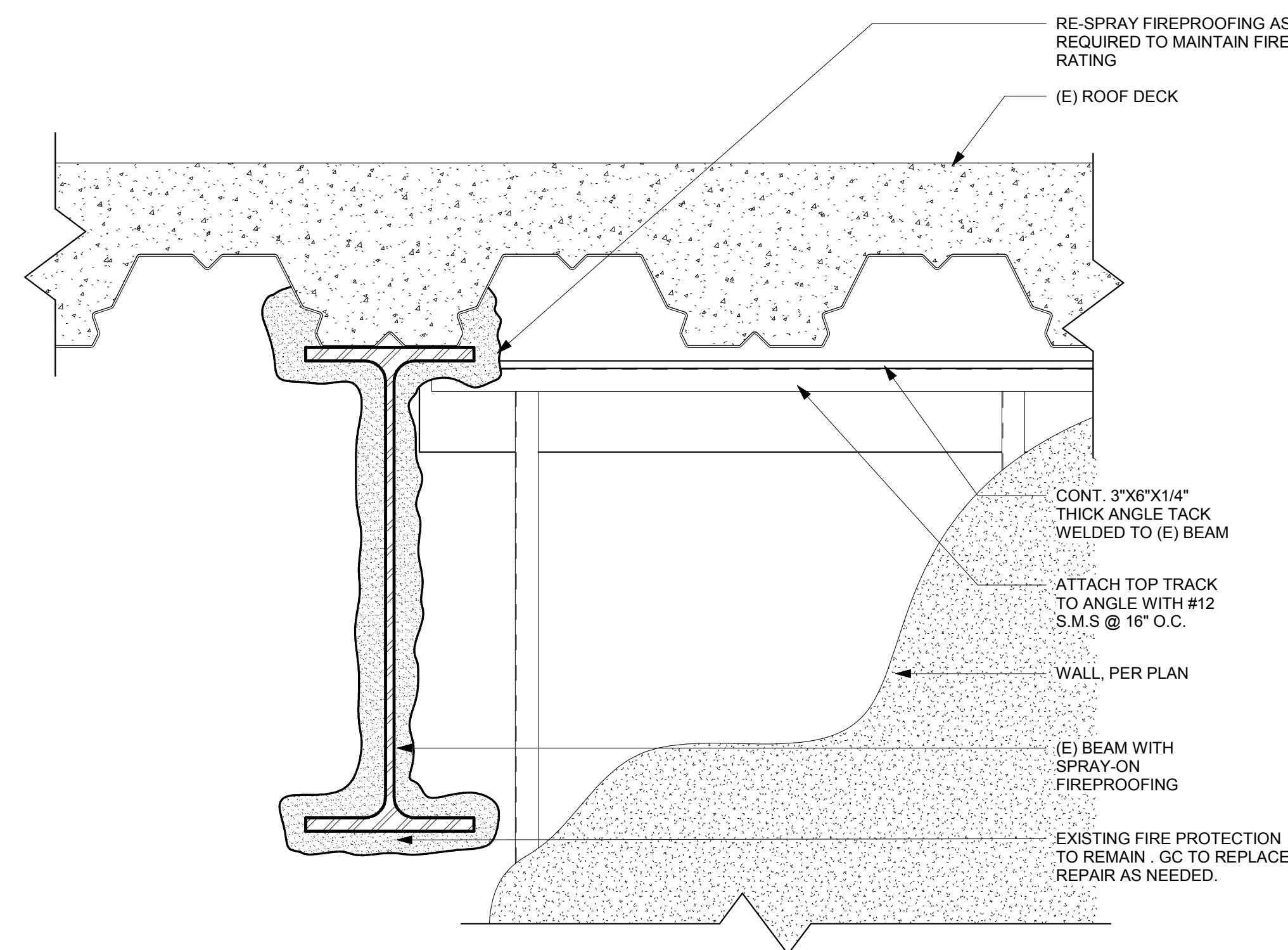
10 BLOCKING
3\"/>



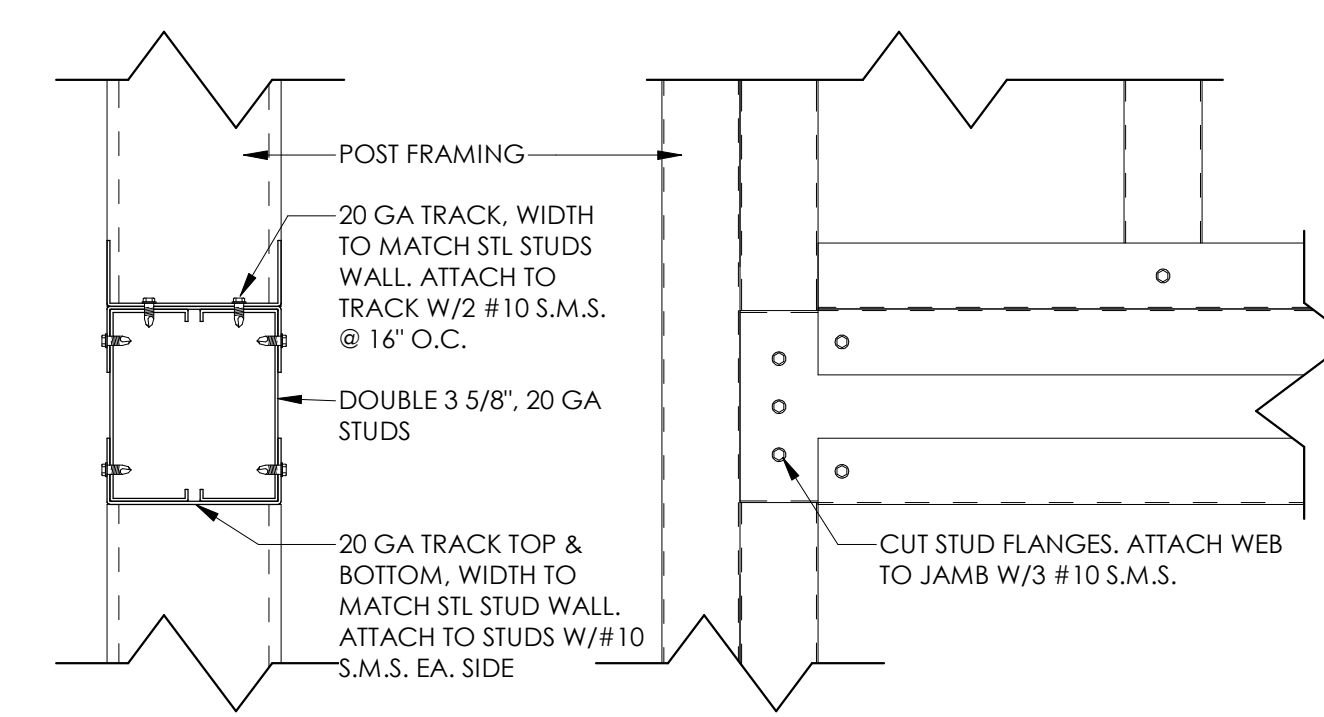
7 CUSTOM GATE
1 1/2\"/>



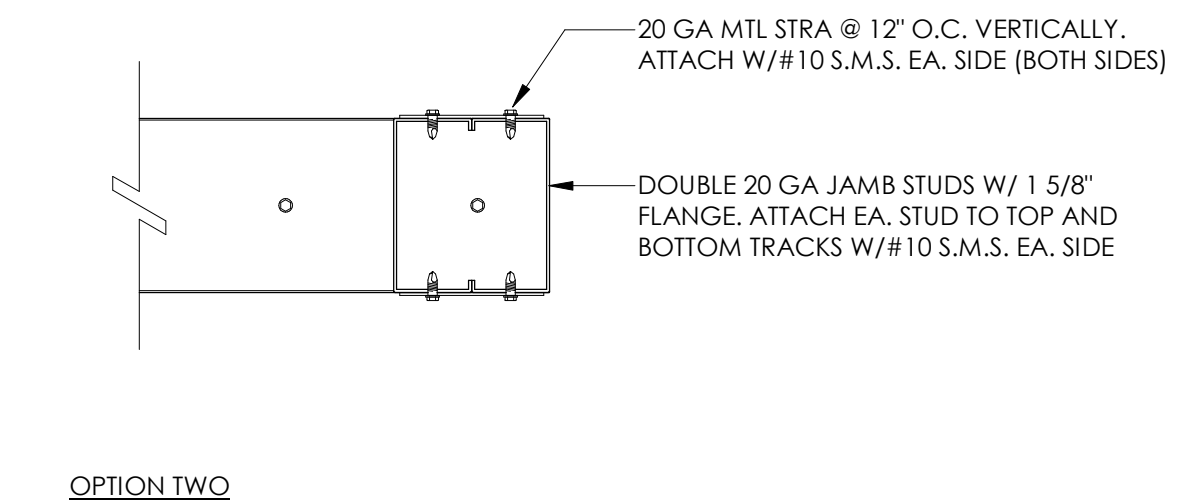
4 TYP FRAMING - BRIDGING
3\"/>



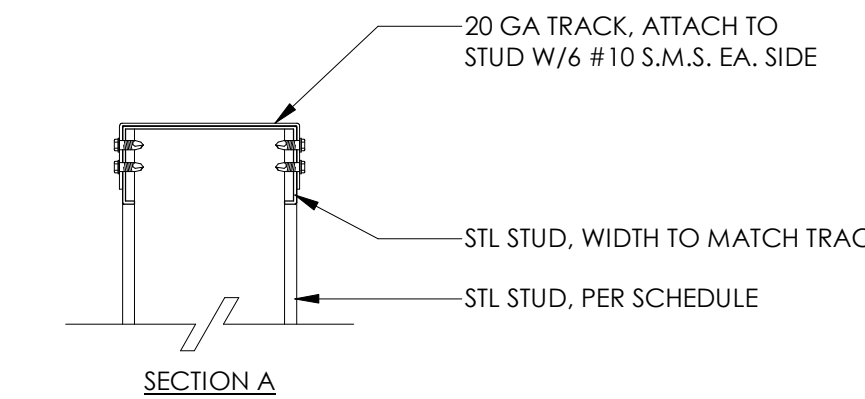
9 TOP OF WALL
3\"/>



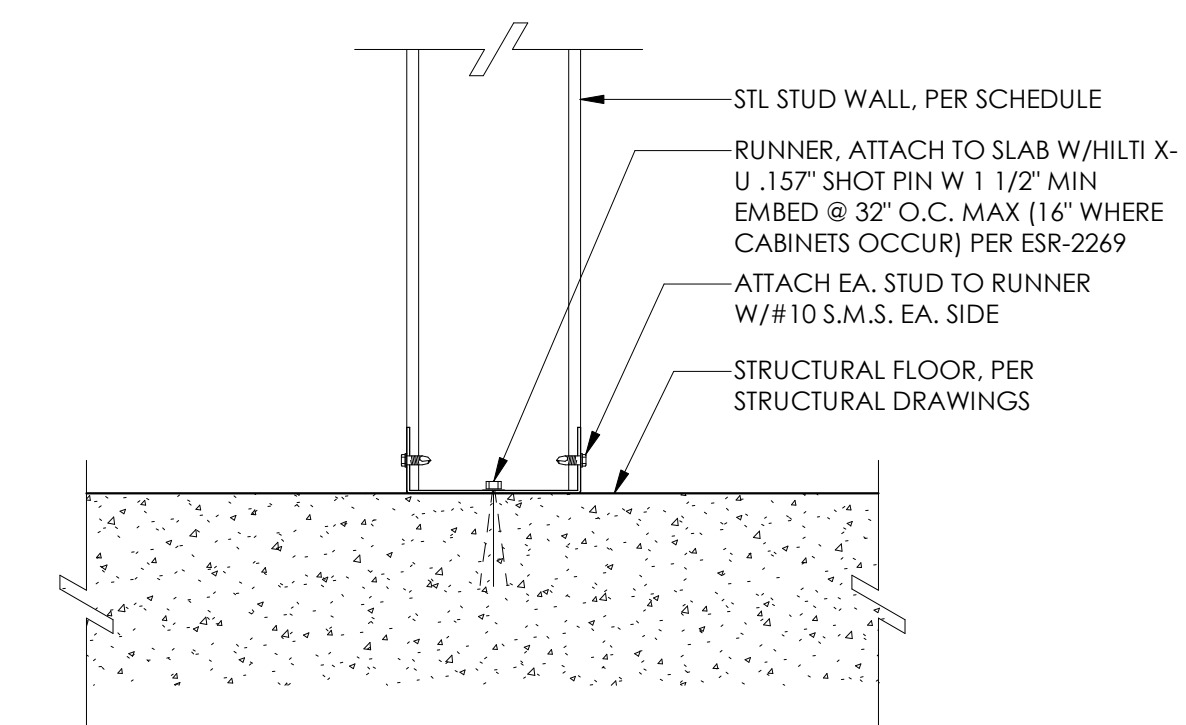
6 BUILT-UP HEADER
3\"/>



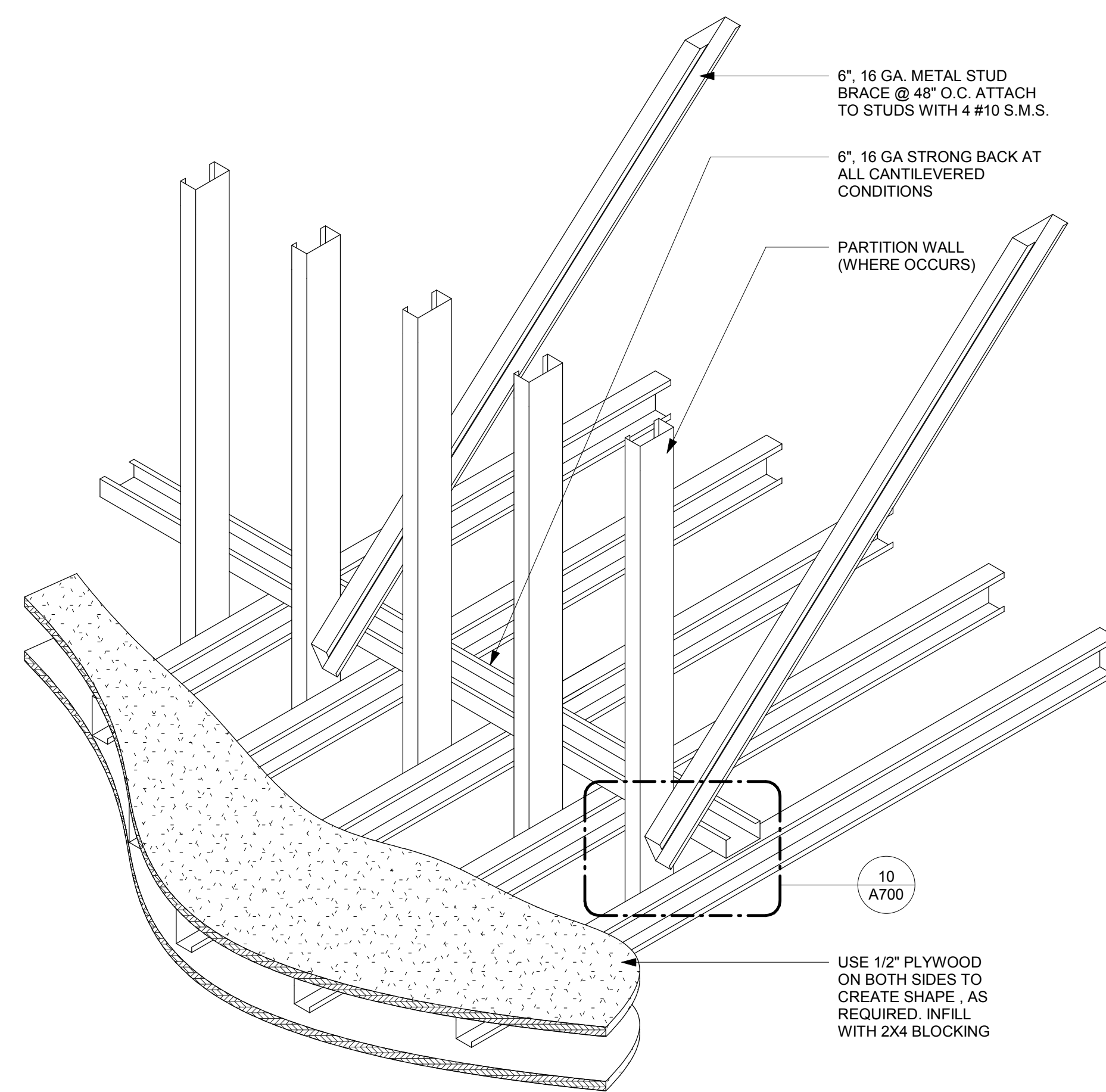
3 TYP FRAMING - JAMB
3\"/>



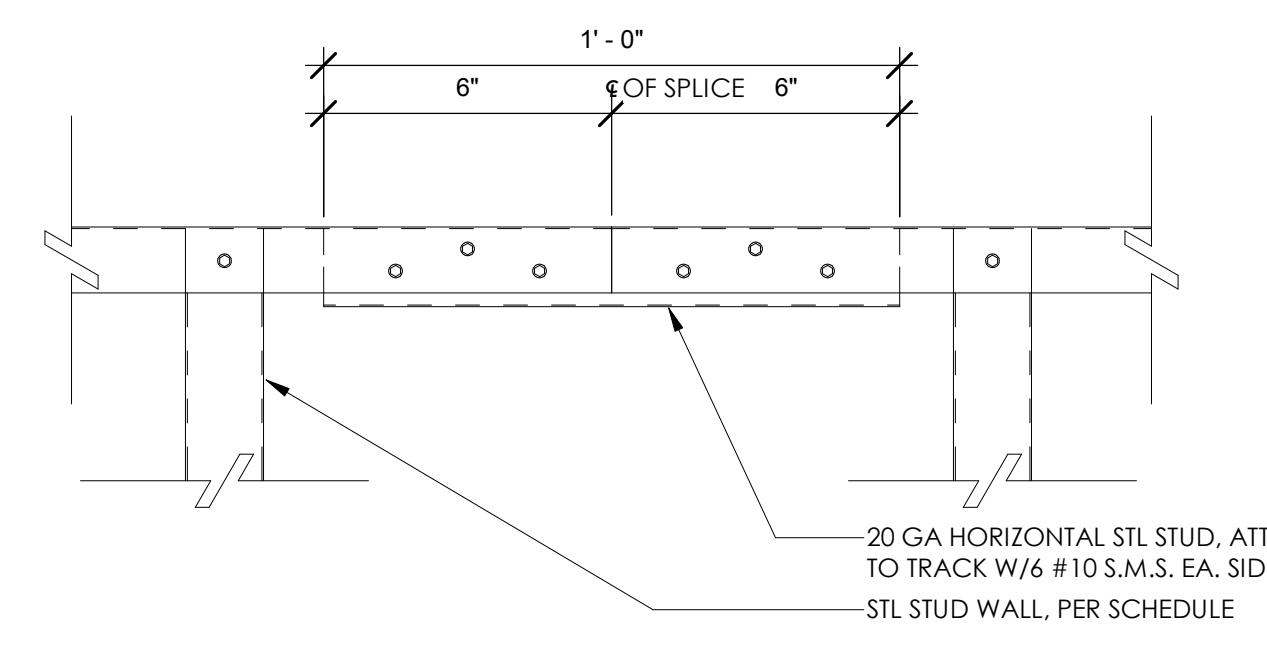
5 TYP FRAMING - TOP TRACK SPLICING
3\"/>



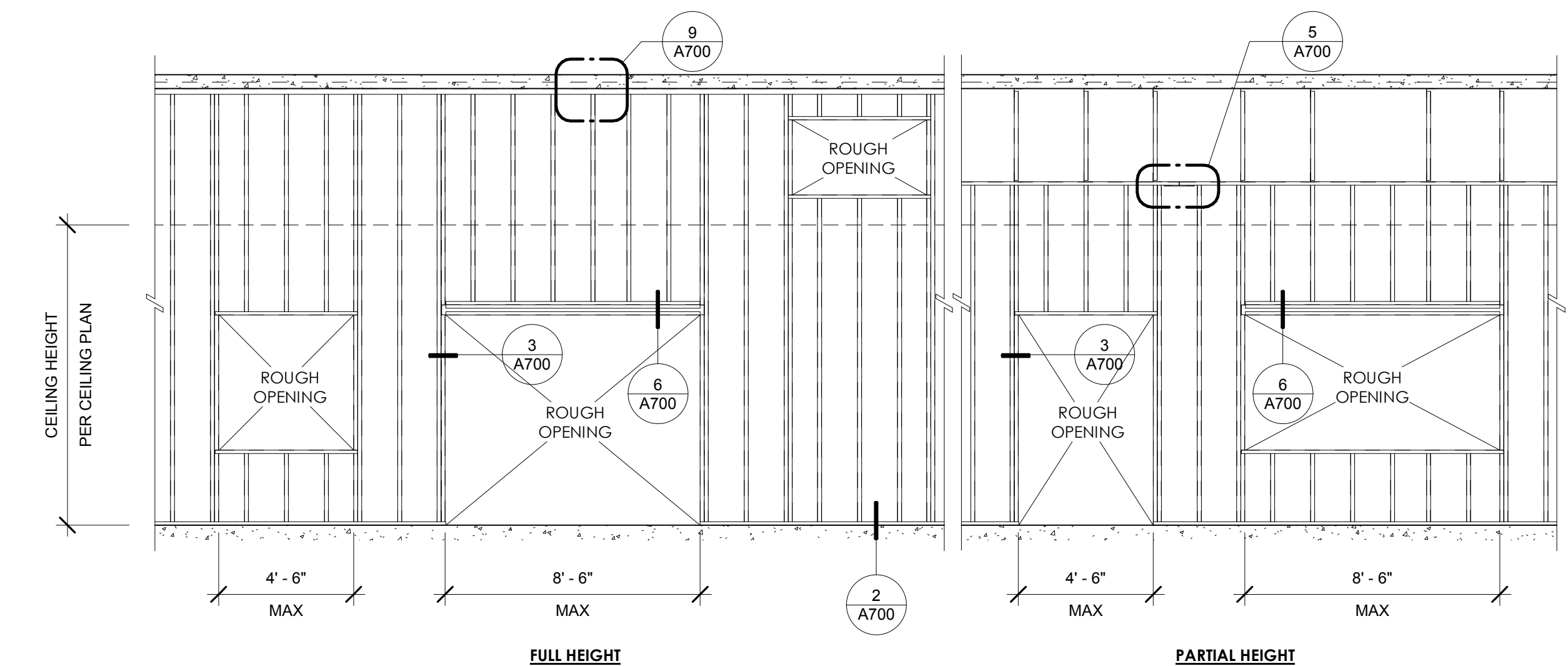
2 TYP FRAMING - BOTTOM OF WALL
3\"/>



8 SOFFIT
1\"/>



1 TYP FRAMING ELEVATION
1/4\"/>



- NOTES:
1. ALL STUDS ARE 3 5/8\"/>

GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. (1158.8.1, FIG 118-1A & B & C)
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 4' LONG WITH THE FRONT END POSIOMED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSIOMED NO MORE THAN 12" FROM THE REAR WALL.
GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. (1158.8.1, FIG 1113-1A, B, & C)
3. GRAB BARS SHALL BE SECURELY ATTACHED 3" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". (1158.8.1, FIG 1113-1A)
4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 3/4" TO 1 3/8" NOMINAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN NE WALL AND THE GRAB BARS SHALL BE 1W. (1158.8.2, FIG 118-1C)

5. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: (1158.8.3)

A. BINDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. (1158.8.3.1)
B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-US POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED.
THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. (1158.8.3.2)
C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. (1158.8.3.3)
D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-US POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE. (1158.8.3.4)
E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1158.8.3.5)
6. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". (11513.8.4)

BATHING FACILITIES & LOCKERS

1. WHERE FACILITIES FOR BATHING ARE PROVIDED FOR THE PUBUC, CUENTS, OR EMPLOYEES, INCLUDING SHOWERS, BATHTUBS, OR LOCKERS, AT LEAST ONE SUCH ROOM, AND NOT LESS THAN 1% OF ALL FACILITIES SHALL BE MADE ACCESSIBLE. (1158.6)
2. PROVIDE A CLEAR FLOOR SPACE WITH MINIMUM DIMENSIONS OF ADJACENT TO BATHTUB. (1158.6.1, FIG 1113-9)
3. PROVIDE GRAB BARS FOR BATHTUBS WHICH COMPLY WITH SECTION 1158.8.2, 1158.8.3, 1158.8.4, (1150.6.1, 3.10, 11B-9A, EN 11-D-88)
4. BATHTUBS SHALL BE PROVIDED WITH A SHOWER SPRAY UNIT HAVING A HOSE AT LEAST 60" LONG THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HANDHEU SHOWER. (1158.6.1.5, FIG 118-98)
5. PROVIDE AN IN-TUB SEAT OR A SEAT AT THE HEAD END OF BATHTUBS WHICH IS MOUNTED SECURELY, DOES NOT SUP DURING USE, AND IS DESIGNED, INCLUDING ATTACHMENT, TO MEET THE REQUIREMENTS OF SECTION 1158.8.3. (1158.6.1.2, FIG 118-9, 3e-98)
6. FAUCETS AND OTHER CONTROLS FOR BATHTUBS SHALL BE LOCATED BETWEEN TOP OF TUB AND GRAB BAR. SHALU BE OPERABLE WITH PC/DAD/CORRIST 1 (REV. 6/11/2005) PAGE 4 OF 8 HYPERLINK "http://www.iadbs.org" WWW.IADBS.ORG ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR WRASING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. (1158.6.1.4, FIG 118-913)
7. IF PROVIDED, ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEEL CHAIR ONTO BATHTUB SEATS OR INTO TUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS MOUNTED ON THEIR RIMS. (1158.6.1.6, 1506)
8. SHOWERS SHALL BE EITHER 60" MINIMUM IN WIDTH BETWEEN WALL SURFACES AND 30" MINIMUM IN DEPTH WITH A FULL OPENING WIDTH ON THE LONG SIDE, OR 42" IN WIDTH BETWEEN WALL SURFACES AND 48" MINIMUM IN DEPTH WITH AN ENTRANCE OPENING OF 42". AS AN ALTERNATIVE, SHOWERS 60" MINIMUM IN WIDTH MAY BE 36" MINIMUM IN DEPTH AS LONG AS THE ENTRANCE OPENING WIDTH IS A MINIMUM 36". (1158.6.2.1, FIG 1113-2A, 2B & 2D)
9. PROVIDE GRAB BARS FOR COMPARTMENT SHOWERS WHICH COMPLY WITH SECTION 11513.8, (FIG 11B-2A)
10. WHEN A THRESHOLD OR RECESSED DROP IS PERMITTED AT COMPARTMENT SHOWERS, IT SHALL BE A MAXIMUM OF 1/2" IN HEIGHT AND SHALL BE BEVELED OR SLOPED AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE HORIZONTAL. (1158.6.2.2, FIG 1113-2A & 213)
11. THE MAXIMUM SLOPE OF THE FLOOR SHALL BE 2% IN ANY DIRECTION, WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE A MAXIMUM OF 1/4" AND LOCATED FLUSH WITH THE FLOOR SURFACE. (1158.6.2.4.4)
12. THE FOLLOWING COMPARNENT SHOWER ACCESSORIES SHALL BE PROVIDED. (1158.6.2.4.5)
A. A FOLDING SEAT, MOUNTED 18" ABOVE THE FLOOR, AND WITH A MINIMUM SPACE OF 1 s AND A MAXIMUM SPACE OF 1-1/2" ALLOWED BETWEEN THE EDGE OF THE SEAT AND ANY WALL WHEN FOLDED, THE SEAT SHALL NOT EXTEND MORE THAN 1" FROM THE MOUNTING WALL. SEE FIGURES 11B-2A, 2B, & 2D FOR SEAT SIZE AND CONFIGURATION. (1158.6.2.4.5.1, FIG 1158.6.2.4.5.1, FIG 1158.6.2.4.5.2, AG 11B-2A, 2B, & 2D)
B. AN L-SHAPED GRAB BAR MOUNTED BETWEEN A MINIMUM OF 3" AND A MAXIMUM OF 36" ABOVE THE SHOWER FLOOR AND MOUNTED ON WALLS OPPOSITE AND ADJACENT TO THE FRONT EDGE OF THE SEAT, BUT NOT EXTENDED TO INCLUDE THAT PORTION OF WALL COVER THE LONG SIDE OF THE SEAT. (1158.6.2.4.5.2, AG 11B-2A, 2B, & 2D)

C. GRAB BARS COMPLYING WITH THE DIAMETER, LOADING, AND PROJECTION REQUIREMENTS OF SECTIONS 1158.8.2 THROUGH 1158.8.4, (1158.6.2.4.5.2)
D. WATER CONTROLS OF A SINGLE LEVER DESIGN LOCATED ON THE SIDE WALL OF THE SHOWER ADJACENT TO THE SEAT AND MOUNTED AT 40" + 1" ABOVE THE SHOWER FLOOR AND WITH THE CENTERUNE OF THE CONTROLS WITHIN A REACH RANGE OF NO LESS THAN FROM THE REAR EDGE OF THE SEAT. THE CONTROLS SHALL BE OPERABLE WITH A MAXIMUM FORCE OF 5PLF. (1158.6.2.4.1, FIG 1113-2A, 2B, & 2D)
E. A SOAP DISH, WHEN PROVIDED, LOCATED ON THE CONTROL WALL AT A MAXIMUM HEIGHT OF 40" ABOVE THE SHOWER FLOOR AND WITHIN REACH UNITS FROM THE SEAT. (11513.2.4.6)
F. A FLEXIBLE HAND-HEID SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60" LONG PROVIDED WITHIN REACH RANGE OF THE SEAT AT A DISTANCE NOT TO EXCEED 27" HORIZONTALLY MEASURED FROM THE REAR SEAT EDGE TO THE CENTERUNE OF -HE MOUNTING BRACKET, THIS UNIT SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 48" + 1" ABOVE THE SHOWER FLOOR. (1158.6.2.4.2, FIG 119-2C)
14. SHOWERS SHALL BE RNISHED WITH A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL, TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE IF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. (1158.9.6) PC/DAD/CORR.LST 1 (REV. 6/11/2005) PAGE 5 OF 8 HYPERLINK "http://www.iadbs.org" WWW.IADBS.ORG

15. WHERE, WITHIN THE SAME FUNCTIONAL AREA, TWO OR MORE ACCESSIBLE SHOWERS ARE PROVIDED, THERE SHALL BE AT LEAST ONE SHOWER CONSTRUCTED OPPOSITE HAND FROM THE OTHER OR OTHERS (I.E., ONE LEFT HAND CONTROL VS. RIGHT HAND CONTROL). (1158.6.2.3, 1506.4)
16. EXCEPT WITHIN GUEST ROOMS AND SUITES IN HOTELS, MOTELS, AND SIMILAR TRANSIENT LODGING ESTABLISHMENTS, WHERE ACCESSIBLE SHOWER FACILMES ARE PROVIDED IN AREAS SUBJECT TO EXCESSIVE VANDALISM, IN LIEU OF PROVIDING THE AXED FLEXIBLE HOSE, TWO WALL MOUNTED SHOWER HEADS SHALL BE INSTALLED. EACH SHOWER HEAD SHALL BE INSTALLED SO THAT IT CAN BE OPERATED INDEPENDENTLY OF THE OTHER AND SHALL HAVE SWIVEL ANGLE ADJUSTMENTS, BOTH VERTICALLY AND HORIZONTALLY. ONE SHOWER HEAD SHALL BE LOCATED AT A HEIGHT OF 413" (PLUS OR MINUS 1") ABOVE THE FLOOR. (1158.6.2.4.3, 1505.3) 17. ENCLOSURES, WHEN PROVIDED FOR SHOWER STALLS, SHALL NOT OBSTRUCT TRANSFER FROM WHEEL CHAIRS ONTO SHOWER SEATS. (1158.6.2.5)
18. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTERRESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. (1158.9.7)
19. GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8" WHEN FULLY TEMPERED, OR 1/4" WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF IBC STANDARD NO. 24-2. (1158.9.8)
20. PLASTIC USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES SHALL BE OF SHATTER-RESISTANT TYPE. (1158.9.6)
21. AT LEAST ONE AND NOT LESS THAN 1% OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES, INCLUDING CLEAR SPACE, REACH RANGE REQUIREMENTS, AND A PATH OF TRAVEL, NOT LESS THAN 36" IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS. (1158.6.4)

CORRIDOR & ANSLES

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH. (11338.3.1)
2. CORRIDORS SERVING AN OCCUPANT LOAD OF 1 EN THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11338.3.1)
3. CORRIDORS WHICH ARE LOCATED ON ACCESSIBLE ROUTE AND EXCEED 200' IN LENGTH SHALL (11338.3.2, FIG 11B-34) A. HAVE A MINIMUM CLEAR WIDTH OF 60" OR B. HAVE, AT REASONABLE INTERVALS, A 60" BY 60" MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE; NOT TO EXCEED 200' OR C. HAVE, AT A CENTRAL LOCATION, AN INTERVENING CROSSING OR TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH
4. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36" IN CLEAR WIDTH. (11058.3.1)
5. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. (11338.6.1)
6. EVERY AISLE SHALL BE NOT LESS THAN 3' WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 5-8" WIDE IF SERVING BOTH SIDES. (11338.6.2)

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