

ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

85°C Bakery Cafe

LANDLORD REQUIRED
SUB-CONTRACTORS

NOTE: LL
TO REVIEW
MARKET
PRICING

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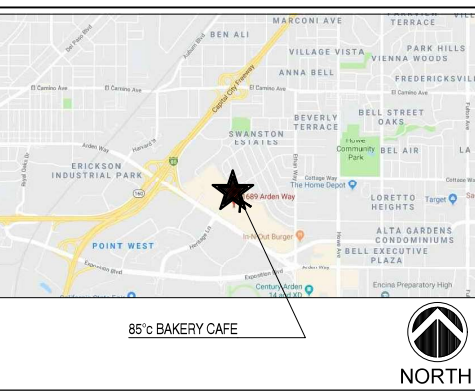
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VICINITY MAP



GENERAL NOTES

- ALL WORK, INCLUDING MATERIALS & WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS, & ORDINANCES & AS SPECIFIED BY ALL GOVERNING AUTHORITIES WHERE APPLICABLE. REFERENCE IS TO THE LATEST ACCEPTED EDITION OR REVISION. IN THE EVENT OF CONFLICT W/ CODE REQUIREMENTS, THAT CODE REQUIREMENT OR NOTE WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE.
- THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR & MATERIALS, EQUIPMENT, & TRANSPORTATION NECESSARY FOR THE COMPLETE & PROPER EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMS. & CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DWGS. IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BTWN. THE CONTRACT DOCUMENTS & THE FIELD CONDITIONS, OR W/ IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR CLARIFICATION.
- DIMENSIONS ARE FROM FACE OF WALL OR TO CENTER OF WALL AS INDICATED ON DRAWINGS, UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. WALLS NOT DIMENSIONED ARE TO ALIGN WITH EXISTING WALLS OR BE ABUTTED OR APPLIED TO EXISTING WALLS PER DRAWINGS. DOORS NOT DIMENSIONED & SHOWN JAMB TIGHT SHALL BE SET 3" FROM PERPENDICULAR WALL TO OUTER EDGE OF DOOR JAMB.
- REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY & DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
- THE DESIGN, ADEQUACY & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE & PROVIDE NECESSARY BRACING PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF & FLOOR DIAPHRAGMS, & FINISH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.
- THE STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL DWGS., AS WELL AS THE DWGS. OF OTHER CONSULTANTS, ARE SUPPLEMENTARY TO THE ARCHITECTURAL DWGS. IT SHALL BE THE RESPONSIBILITY OF THE GEN. CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DWGS. BEFORE THE INSTALLATION OF WORK SHOWN ON THE DWGS. OF CONSULTANTS. THE CONTRACTOR SHALL BRING ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DWGS. & THE DWGS. OF THE CONSULTING ENGINEERS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DWGS. & NOT BROUGHT TO THE ARCHITECT'S ATTENTION SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE & AT NO EXPENSE TO THE OWNER OF ARCHITECT.
- PRIOR TO PERFORMANCE OF WORK, THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE DRAWINGS FOR HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
- CONTRACTOR SHALL V.I.F. THE LOCATION & SIZE OF ALL OPENINGS WITH ALL DRAWINGS & MANUFACTURED ITEMS WHERE APPLICABLE.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- THE CONTRACTOR HEREIN AGREES TO REPAIR OR REPLACE ANY OR ALL WORK, TOGETHER WITH ANY OTHER ADJACENT WORK WHICH MAY BE DISPLACED IN CONNECTION WITH SUCH REPLACEMENT, THAT MAY PROVE TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS W/IN A PERIOD OF 1 YEAR FROM THE DATE OF ACCEPTANCE, ORDINARY WEAR & UNUSUAL ABUSE OR NEGLIGENCE EXCEPTED.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, LANDSCAPING, MATERIALS, ETC., DURING CONSTRUCTION. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES DISRUPTED OR DAMAGED DURING CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL ON A DAILY BASIS KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS, OR WORK, & AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT, AND SURPLUS MATERIALS FROM IN AND ABOUT THE BUILDING & LEAVE THE PREMISES "BROOM CLEAN".
- ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS BY THE CONTRACTOR OR OWNER W/OUT THE ARCHITECT'S APPROVAL IN WRITING RELEASES THE ARCHITECT OF RESPONSIBILITY & LIABILITY IN CONNECTION WITH ALL WORK SO INVOLVED.
- CLARIFICATIONS ON & OR INCONSISTENCIES WITH THE DWGS. & SPECS. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADD'L CHARGES WILL NOT BE GRANTED BASED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DWGS. & SPECIFICATIONS.
- THE ARCHITECT SHALL REVIEW OR TAKE OTHER APPROPRIATE ACTION UPON CONTRACTOR'S SUBMITTALS SUCH AS SHOP DWGS., PRODUCT DATA & SAMPLES, BUT SHALL DO SO ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN & THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY & COMPLETENESS OF OTHER DETAILS SUCH AS DIMS. & QUANTITIES OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIP. OF SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE ACCEPTANCE OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.

LEGAL DESCRIPTION

APN: 27701600710000
TRACT: TR -
MAP REFERENCE: -
BLOCK: NONE
LOT: -
ARB (LOT CUT REFERENCE): NONE

ZONING: C2-1L
ZONING: P-1L
ZONING INFORMATION: C-2 - GENERAL COMMERCIAL

SYMBOLS

DETAIL NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER
ELEVATION NUMBER

REVISION
CLOUD & DELTA

NORTH ARROW

DATUM ELEVATION

WALL TAG

DOOR NUMBER

ROOM NAME

ROOM NUMBER & NAME

KEYNOTE

EQUIPMENT NUMBER

FINISH TAG

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
AC.T.	ACOUSTICAL TILE	M.B.	MARKER BOARD
ADMIN.	ADMINISTRATION	MET.	METAL
BLD'G	BUILDING	(N)	NEW
B.N.	BULL NOSE	N.I.C.	NOT IN CONTRACT
B.L.	BUILDING LINE	NO.	NUMBER
C.B.	CHALK BOARD	O.C.	ON CENTER
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CEM. PLAS.	CEMENT PLASTER	OPEN'G	OPENING
C.F.	CUBIC FEET	OPP.	OPPOSITE
CL'G	CEILING	PL	PLATE
CLS'RM	CLASSROOM	PLY'WD	PLYWOOD
CLR	CLEAR	PR.	PAIR
CMU	CONCRETE MASONRY UNIT	REQ.	REQUIRED
CONC.	CONCRETE	S.F.	SQUARE FEET
C.T.	CERAMIC TILE	SHT	SHEET
DET.	DETAIL	SIM.	SIMILAR
DETS	DETAILS	S.S., ST.	STAINLESS STEEL
DIA	DIAMETER	S.	STANDARD
(E)	EXISTING	STRUC.	STRUCTURAL
EXIST'G	EXISTING	T.O.	TOP OF
EL.	ELEVATION	T.A.	TOP OF ASPHALT PAVING
ELEV.	ELEVATION, ELEVATOR	T.B.	TACK BOARD
E.P.	ELECTRICAL PANEL	T.C.	TOP OF CONC., T.O. CURB
EQ.	EQUAL	T.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
F.H.C.	FIRE HOSE CABINET	U.N.O.	UNLESS NOTED OTHERWISE
FIN.	FINISH, FINISHED	V.C.T.	VINYL COMBINATION TILE
FLR	FLOOR	VERT.	VERTICAL
FTG	FOOTING	VEST.	VESTIBULE
GA.	GAUGE	W/	WITH
GALV	GALVANIZED	W/O	WITHOUT
GYP. BD.	GYPSPUM BOARD	W.I.	WROUGHT IRON
HORIZ.	HORIZONTAL		
I.C.	INTERCOM		
I.D.	INSIDE DIAMETER		
INFO.	INFORMATION		

PROJECT SUMMARY

TENANT :
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LANDLORD:
MACERICH
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T: 602.953.6433
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katie.prokop@macerich.com

CODE ANALYSIS:
-2016 CALIFORNIA BUILDING CODE (CBC)
-2016 CALIFORNIA GREEN BUILDING STANDARD CODE
-2016 CALIFORNIA PLUMBING CODE (CPC)
-2016 CALIFORNIA MECHANICAL CODE (CMC)
-2016 CALIFORNIA ENERGY STANDARDS
-2016 CALIFORNIA ELECTRICAL CODE (CEC)
-2016 CALIFORNIA FIRE CODE
-2013 NFPA STANDARD 13
-2010 ACCESSIBLE DESIGN STANDARDS (ADA)
-CITY OF SACRAMENTO MUNICIPAL CODE

HOURS OF OPERATION: 7:00AM - 10:00PM
NUMBER OF INDOOR SEATS: 31 (INCL. 2 ACCESSIBLE)
OCCUPANT LOAD OCC. LOAD

CONSTRUCTION TYPE: II-B/SPRINKLERED
OCCUPANCY GROUP: A-2
BUILDING USE: BAKERY/CAFE
NUMBER OF STORIES: 1
TOTAL AREA: (INTERIOR USABLE SPACE) 3,539 SQ. FT.

CUSTOMERS AREA 1,629 SQ.FT. / 15 = 109
SERVICE AREA 336 SQ.FT. / 100 = 3.36
KITCHEN/PREP AREA 820 SQ.FT. / 200 = 4.1
STORAGE AREA 251 SQ.FT. / 300 = .84

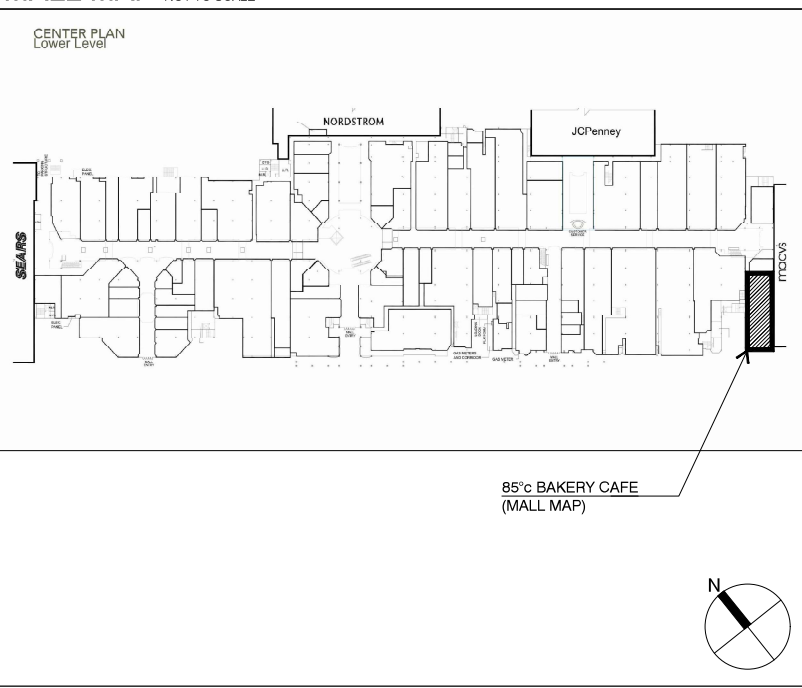
TOTAL OCCUPANT LOAD: 117.3
NO. OF EXITS REQUIRED: 2
NO. OF EXITS PROVIDED: 2

DEFERRED/ SEPARATE SUBMITTAL (BY G.C.)

FIRE SPRINKLER & FIRE ALARM - PLANS & CALCULATIONS TO BE SUBMITTED TO FIRE DEPARTMENT AND LANDLORD'S INSURER. ALL WORK IS TO BE COMPLETED BY LANDLORD'S APPROVED SUB-CONTRACTORS AT TENANT G.C.'S EXPENSE. SHOP DRAWINGS WILL BE PROVIDED BY SPRINKLER & ALARM CO.

EXTERIOR/STOREFRONT SIGNAGE - CONTRACTOR TO SUBMIT LANDLORD APPROVED/ STAMPED SIGNAGE DRAWINGS UNDER SEPARATE PERMIT. SIGNAGE SUBMITTAL BY OWNER FOR GC TO SUBMIT.

MALL MAP



415.974.6002 415.974.1556
250 Sutter Street, Suite 500, San Francisco, CA 94108



A Project for:

85°C Bakery Cafe

STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:

85°C Bakery Cafe

1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
	PRELIMINARY SET TO LL	
	PROGRESS SET	
Δ	CLIENT COMMENTS_1	04-06-18
Δ	CLIENT COMMENTS_2	04-24-18
Δ	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.:	18.128.10
Drawn By:	-
Reviewed By:	DA
Sheet Title:	

TITLE PAGE

Sheet #:

T1.0

GENERAL NOTES (CONT.)

FINISHES CONTINUED:

PAINTING

1. SEE FINISH SCHEDULE FOR PAINT PRODUCTS.

2. THE WORK INCLUDES, BUT IS NOT LIMITED TO FURNISHES OF MATERIALS AND EQUIPMENT, AND COMPLETION OF PAINTING AND PAINTER'S FINISH ON EXPOSED SURFACES AS REQUIRED TO COMPLETE FINISHING OF THE WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN .

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE OF MATERIALS AND APPLICATION WITH GOVERNING AGENCIES (LOCAL STATE AND FEDERAL) IN CONNECTION WITH THIS PROJECT.

4. THE FOLLOWING EXPOSED SURFACES ARE TO BE PAINTED OR STAINED:
A. ALL GYPSUM WALLBOARD NOT COVERED BY OTHER MATERIALS.
B. ALL EXISTING WALLBOARD TO A MIN. OF 6" ABOVE ROOM CEILING. TYPICAL UNLESS NOTED OTHERWISE ON ROOM FINISH SCHEDULE.
C. ALL METAL IN IMPROVED AREAS NOT PRE-FINISHED PRIOR TO INSTALLATION.
D. ALL WOOD SURFACES, TRIM, OR PIECES NOT PRE-FINISHED PRIOR TO INSTALLATION. (DO NOT PAINT INTERIOR ELEMENTS NORMALLY CONCEALED SUCH AS STRUCTURAL COMPONENTS).

5. MATERIALS
A. PAINT PRODUCTS SHALL BE MANUFACTURED BY DUNN-EDWARDS OR APPROVED EQUAL.
B. ACCESSORY MATERIALS SUCH AS TURPENTINE / THINNER/ UNSEED OIL SHALL BE APPROVED BY COATING MANUFACTURE.
C. THE NUMBER OF COATS IS TO THREE MINIMUM. ADDITIONAL COATS SHALL BE APPLIED AT NO ADDITIONAL COST IF NECESSARY TO COMPLETELY HIDE BASE MATERIALS, PRODUCE UNIFORM COLOR, AND PROVIDE SATISFACTORY FINISH RESULTS. APPLY THE PAINT AS FOLLOWS:
1ST COAT W101 VINYLASTIC
2ND COAT W440 DECOGIO SEMI-GLOSS ENAMEL
3RD COAT W440 DECOBIO SEMI-GLOSS ENAMEL
D. APPLICATION AND SURFACE PREPARATION SHALL BE DONE ACCORDING TO MANUFACTURE'S WRITTEN SPECIFICATIONS AND APPLICATION INSTRUCTIONS. ALL FINISHES SHALL BE APPLIED EVENLY AND BE FREE OF RUNS, SAGS, SKIPS, CRAWLS OR DEFECTS.
E. THE CONTRACTOR SHALL PROTECT HIS OWN WORK, AND ADJACENT WORK AND MATERIALS, WITH SUITABLE COVERINGS OR MASKING, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING THE AREA OF HIS WORK AS WELL AS REMOVAL OF EXCESS MATERIAL (EITHER FROM ADJACENT SURFACES OR EXTRA MATERIALS).
F. SURFACES TO BE PAINTED OR STAINED SHALL BE FREE OF OIL GREASE, LOOSE PAINT, OR OTHER FOREIGN MATERIAL.

6. VERIFY FINISHES ON SIGNAGE WITH ARCHITECT. ALL METAL PAINT TO BE AUTO BODY PAINT.

CABINET WORK:

1. MAKE ALL FINISHED WORK PER THE DETAILED DRAWINGS AND GRADE REQUIREMENTS OF THE WOODWORK INSTITUTE , 'MANUAL OR MILLWORK' (W.I.C.)

2. TAKE SUCH FIELD MEASUREMENTS AS MAY BE REQUIRED.

3. ALL FINISHED WOOD AND CABINET MATERIALS SHALL HAVE MOISTURE CONTENT NOT EXCEEDING 12% BY WEIGHT.

4. PLASTIC LAMINATE FINISHING SHALL CONFORM TO REQUIREMENTS OF ARCHITECTURAL WOODWORK INSTITUTE 'QUALITY STANDARDS' FOR 'CUSTOM' GRADE AND NOTES CONTAINED HEREIN.

5. INSTALLATION INSTALL UNITS MUST BE LEVEL AND PLUMB WITH TIGHT JOINTS BETWEEN ANY MULTIPLE UNITS. SCRIBE TO WALL AND OTHER SURFACES AS REQUIRED. ADJUST ALL DRAWER, DOORS, AND MOVABLE PARTS TO OPERATE EASILY AND SMOOTHLY WITHOUT BINDING.

6. ALL DRAWERS TO BE FULL EXTENSION SIDES WITH A 75 LBS. LOAD CAPACITY.

7. ALL CORIAN COUNTERTOP JOINTS TO BE EQUALLY SPACED.

8. MILLWORK CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

9. THE GENERAL CONTRACTOR AND MILLWORK CONTRACTOR ARE TO COORDINATE AND INSTALL ALL REQUIRED BLOCKING, ANGLE BRACES, SUPPORTS, ETC. TO ADEQUATELY SUPPORT ALL COUNTERS.

10. FINISHES:
COUNTERTOP FINISH PER FINISH SCHEDULE
CABINET FACES PER FINISH SCHEDULE

11. HARDWARE PER FLOOR PLAN AND FINISH SCHEDULE (TYP.)
HINGE TEN MFG. INC. SELF CLOSING HINGE - PAT. #5,103,532
PROVIDED BY EB. BRADLEY MODEL #TNI - CONTACT (213) 585-9201

13. THE CONTRACTORS SHALL PROVIDE ANY AND ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.

14. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE ARCHITECT AND LANDLORD OR MALL MANAGEMENT.

15. PRIOR TO THE FINAL PAYMENT, THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL GUARANTEES, WARRANTIES, MAINTENANCE MANUALS, PARTS LISTS, OPERATING INSTRUCTIONS, AIR BALANCE REPORTS, AS BUILT DRAWINGS AND COMPLETION OF ALL ITEMS ON THE FINAL PUNCH LIST AND SIGNED BY TENANT.

16. UNLESS SPECIFIED OR INDICATED ON DRAWINGS, THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, USE, CLEAN AND CONDITION MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED RECOMMENDATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE SUCCESSFUL COORDINATION AND INSTALLATION OF OWNERS EQUIPMENT AND FIRE SUPPRESSION SYSTEM. VERIFY SIZES OF THE EQUIPMENT BY THE OWNER PRIOR TO THE START OF CONSTRUCTION, IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO CHECK THE DIMENSIONS IN THE FIELD, PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.

17. NUMBER OF SPECIFIED ITEMS REQUIRE WHENEVER IN THESE GENERAL NOTES, AN ARTICLE, DEVICE OR PIECE OF EQUIPMENT IS REFERENCED TO IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE SHOWN IN THE DRAWINGS OR REQUIRED TO COMPLETE THE INSTALLATION.

18. CLEAN UP UPON COMPLETION, REMOVE ALL SURPLUS MATERIAL, EQUIPMENT DEBRIS INCIDENTAL TO THIS WORK, AND LEAVE THE PREMISES IN A 'VACUUM' CONDITION.

19. GUARANTEE - THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WITHOUT COSTS TO THE OWNER WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

20. IF ANY CONTRACTOR CLAIMS THAT ANY INSTRUCTIONS FROM THE ARCHITECT OR OWNER INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT AND OWNER THEREOF WITHIN A REASONABLE TIME . AFTER THE RECEIPT OF SUCH INSTRUCTIONS NOT LATER THAN 5 DAYS THEREFROM, AND, IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK, EXCEPT IN EMERGENCY ENDANGERING LIFE OR PROPERTY, AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR CHANGES IN THE WORK, NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE.

21. THE OWNER SHALL CONTRACT WITH MASTER PROTECTION / FIRE PROTECTION SYSTEM FOR THE 'ANSUL' FIRE SUPPRESSION SYSTEM.

22. TENANT MUST MAKE A SEPARATE APPLICATION AND PAY A PLAN CHECK FEE FOR ANY AND ALL STORE SIGNS TO THE BUILDING AND SAFETY DEPARTMENT.

23. NO HAZARDOUS WASTE TO BE STORE ON THIS SITE.

24. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER, MANAGERIAL AND ORIGINAL OCCUPANTS THE FOLLOWING:
A. LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES, CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTION ON HOW TO USE EFFICIENTLY.
B. REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE MAINTENANCE MANUAL.
C. A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RE-CIRCULATED AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO EACH AREA.

25. EACH HVAC SYSTEM SHALL BE EQUIPPED WITH AT LEAST ONE AUTOMATIC SERVICE TO SETBACK OF SHUTOFF THE SYSTEM DURING PERIODS OF NON-USE OR ALTERNATE USE OF THE BUILDING SPACES OR ZONES SERVED BY THE SYSTEM. EXCEPTION SMALL AUXILIARY HVAC WHOSE INPUT POWER IS LESS THAN 500 WATTS MAY HAVE READILY ACCESSIBLE MANUAL ON/OFF SWITCHING INSTEAD.

26. AUTOMATIC TEMPERATURE CONTROLS FOR HVAC SYSTEMS SHALL COMPLY WITH THE FOLLOWING:
A. EACH ZONE SHALL BE PROVIDED WITH AT LEAST ONE AUTOMATIC TEMPERATURE CONTROL FOR THE ZONE.
B. MAINTAIN SPACE TEMPERATURE SET POINTS FORM 55° F TO 85° F.
C. OPERATE ZONE HEATING AND COOLING IN SEQUENCE IF BOTH ARE PROVIDED.
D. PROVIDE A TEMPERATURE RANGE ADJUSTABLE UP TO 10 DEGREES BETWEEN FULL HEATING AND FULL COOLING TO THE ZONE.

27. AIR HANDLING DUCT SYSTEM SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED.

28. MECHANICAL VENTILATION SUPPLY AND EXHAUST SYSTEMS WITH MORE THAN 5000 CFM OF AIR SHALL BE PROVIDED WITH AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN.

29. GRAVITY VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC DAMPERS INTERLOCKED AND CLOSED ON FAN SHUTDOWN.

30. GRAVITY VENTILATION SYSTEM SHALL BE PROVIDED WITH AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT COMBUSTION AIR OPENINGS.

31. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE FULLY OPERABLE WITHIN THE ENTIRE COVERED MALL BUILDING AND APPROVED BY THE FIELD FIRE INSPECTOR PRIOR TO THE OCCUPANCY AIR OPENINGS.

ELECTRICAL

1. CENTER OF ELECTRICAL AND DATA RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" A.F.F. TO THE BOTTOM OF THE OUTLET BOX.

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" MAX. A.F.F. TO THE TOP OF THE OUTLET BOX OR SWITCH. 11B-308.1.1 & 11B-308.1.2.

3. THE CENTER OF FIRE ALARM INITIATING DEVIES (BOXES) SHALL BE LOCATED 48" ABOVE THE LEVEL OF THE FLOOR PLATFORM, GROUND SURFACE OR SIDEWALK.

4. THE INSTALLATION OF FIRE ALARM EQUIPMENT AND SYSTEMS IN ANY OCCUPANCY WITHIN THE SCOPE OF THESE REGULATIONS SHALL BE IN ACCOREANCE WITH THE PROVISIONS OF THE LOCAL CODES.

HAZARDS AND PROTRUDING OBJECTS:

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.

2. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS , HALLS, CORRIDORS, PASSAGE WAYS OR AISLES.

3. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOOR.

4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF ANY ACCESSIBLE ROUTE OR MANEUVERING SPACE.

5. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.

6. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

7. ALL ROOF PENETRATIONS MUST BE COMPLETED BY THE LANDLORD'S DESIGNATED ROOFING CONTRACTOR AT THE TENANTS EXPENSE.

8. THE TENANT SHALL SLEEVE, FIRE STOP, FLASH AND CAULK ALL FLOOR PENETRATIONS SO THAT THIS ODORS AND LIQUIDS WILL NOT PENETRATE THE SLAB AT THE OPENINGS.

SIGNAGES:

1. THE SIGNAGE AT THE STOREFRONT WILL BE CONTRACTED DIRECTLY BY THE OWNER. THE GENERAL CONTRACTOR MUST PROVIDE THE REQUIRED J-BOXES AS WELL AS ACCESS PANELS TO ALL NEON SIGNAGE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE SIGN CONTRACTOR AND MAKING SURE THE JOB IS DONE ON TIME. FULLY DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW. THE ACTUAL PLANS ONLY SHOW LIMITED DESIGN DETAILS AND ARE NOT ADEQUATED FOR CONSTRUCTION OF THE SIGN. A SEPARATE PERMIT WILL BE REQUIRED.

2. BARRIER LAWS FOR THE PHYSICALLY HANDICAPPED. (BELOW ARE MINIMUM GUIDELINES PER TITLE 24). SHOULD THERE BE CONFLICT BETWEEN THESE MINIMUM REQUIREMENTS AND WHAT IS CALLED FOR ON THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE ARCHITECT PRIOR TO PROCEEDING WITH WORK SO AFFECTED.

ENTRANCES AND EXITS:

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE.

2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOBS OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUCH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

5. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.

6. EVERY DOORWAY LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND 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".

7. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN THE CLOSED POSITION.

8. THE FLOOR OR LANDING SHALL BE NOT MORE THAN ½" LOWER THAN THE THRESHOLD BEVELED OF THE DOORWAY.

9. 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 WHERE NARROW FRAME DO



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 250 Sutter Street, Suite 500, San Francisco, CA 94108

A Project for

STORE #

ARDEN FAIR MALL

SPACE #1186

1689 ARDEN WAY

SACRAMENTO, CA 95815

Client:

85°C Bakery Cafe

1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
PRELIMINARY SET TO LL		
PROGRESS SET		
A	CLIENT COMMENTS_1	04-06-18
B	CLIENT COMMENTS_2	04-24-18
C	CLIENT COMMENTS_3	04-25-18
PERMIT SET		05-16-18

Project No.: 18.128.10

Drawn By:

Reviewed By: _____ DA

Sheet Title:

GENERAL NOTES

Sheet #:

T-1.2

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7. AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48 INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. §11B-603.2.3 EXCEPTION

9. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-603.4

11. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. §11B-604.2

13. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3 INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. §11B-604.4 (SEE EXCEPTION FOR RESIDENTIAL UNITS)

15. THE SIDE WALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. §11B-604.5.1

18. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

\$11B-604.7

20. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL. §11B-604.8.1.1

23. IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH END-OPENING DOOR (FACING WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.8.1.3, FIGURE 11B-604.8.1.3

25. WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING. §11B-604.8.1.2

27. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR, §11B-604.81.4

29. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. §11B-605.2

31. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. §11B-605.4

32. LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606

33. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-606.2

4. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE, EXCEPT THAT AT WATER CLOSETS FOR CHILDREN'S USE COMPLYING WITH SECTION 11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE, GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION 18 INCHES MINIMUM AND 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. §11B-609.4

4. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS. WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 11B-703.6 PICTOGRAMS AND SHALL HAVE TEXT DESCRIPTORS COMPLYING WITH 11B-703.2 AND 11B-703.5, §11B-216.2. (SEE EXCEPTION)

DOORS AT EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS. §11B-216.4.1

B. SIGNS REQUIRED BY SECTION 1003.2.13.5.4 OF THE INTERNATIONAL BUILDING CODE (2000 EDITION) OR SECTION 1007.6.4 OF THE INTERNATIONAL BUILDING CODE (2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1) CHAPTER 10, SECTION 1007.11 TO PROVIDE INSTRUCTIONS IN AREAS OF REFUGE SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS, SIGNS REQUIRED BY CHAPTER 10, SECTION 1007.9 AT DOORS TO AREAS OF REFUGE AND EXTERIOR AREAS FOR ASSISTED RESCUE SHALL COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS AND INCLUDE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA, §11B-216.4.2

C. SIGNS REQUIRED BY SECTION 1003.2.13.6 OF THE INTERNATIONAL BUILDING CODE (2000 EDITION) OR SECTION 1007.7 OF THE INTERNATIONAL BUILDING CODE (2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1) CHAPTER 10, SECTION 1007.10 TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS. §11B-216.4.3

D. SIGNS REQUIRED BY CHAPTER 10, SECTION 1008.1.9.7, ITEM 5.1 AT DOORS WITH DELAYED EGRESS LOCKS SHALL COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS. §11B-216.4.4

8. IN RESIDENTIAL FACILITIES, WHERE PARKING SPACES ARE

9. IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 11B-404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. DIRECTIONAL SIGNS COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE ISA COMPLYING WITH 11B-703.7.2.1 ISA, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. §11B-216.6 (SEE EXCEPTIONS)

10. WHERE EXISTING ELEVATORS DO NOT COMPLY WITH 11B-407 ELEVATORS, COMPLIANT ELEVATORS SHALL BE CLEARLY IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC ELEVATORS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ELEVATORS POSTED IN THE BUILDING LOBBY ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE ISA COMPLYING WITH 11B-703.7.2.1 ISA. §11B-216.7

11. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA, §11B-216.8

12. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA. §11B-216.8

13. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 11B-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. §11B-216.8

14. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.7.2.1 ISA. §11B-216.8

15. SIGNS SHALL COMPLY WITH 11B-703 SIGNS, WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. §11B-703.1

A. SIGNS AS SPECIFIED IN SECTION 11B-703 SIGNS, OR IN OTHER SECTIONS OF THIS CODE, WHEN INCLUDED IN THE CONSTRUCTION OF NEW BUILDINGS OR FACILITIES, OR WHEN INCLUDED, ALTERED OR REPLACED DUE TO ADDITIONS, ALTERATIONS OR RENOVATIONS TO EXISTING BUILDINGS OR FACILITIES, AND WHEN A PERMIT IS REQUIRED, SHALL COMPLY WITH 11B-703.1.1.1 PLAN REVIEW AND 11B-703.1.1.2 INSPECTION. §11B-703.1.1

B. PLANS, SPECIFICATIONS OR OTHER INFORMATION INDICATING COMPLIANCE WITH THESE REGULATIONS SHALL BE SUBMITTED TO THE ENFORCING AGENCY FOR REVIEW AND APPROVAL. §11B-703.1.1.1

C. SIGNS AND IDENTIFICATION DEVICES SHALL BE FIELD INSPECTED AFTER INSTALLATION AND APPROVED BY THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY PER CHAPTER 1, DIVISION II, SECTION 111, OR FINAL APPROVAL WHERE NO CERTIFICATE OF OCCUPANCY IS ISSUED, THE INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, VERIFICATION THAT BRAILLE DOTS AND CELLS ARE PROPERLY SPACED AND THE SIZE, PROPORTION AND TYPE OF RAISED CHARACTERS ARE IN COMPLIANCE WITH THESE REGULATIONS. §11B-703.1.1.2

16. RAISED CHARACTERS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 11B-703.3 BRAILLE. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION. §11B-703.2

A. RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND. §11B-703.2.1

B. CHARACTERS SHALL BE UPPERCASE. §11B-703.2.2

D. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".
§11B-703.2.4

E. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". §11B-703.2.5

F. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. §11B-703.2.6

G. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.

\$11B-703.2.7

H. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

§11B-703.2.8

I. TEXT SHALL BE IN A HORIZONTAL FORMAT.
§11B-703.2.9

17. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION. §11B-703.3

A. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND

NAMES, INDIVIDUAL LETTERS OF THE ALPHABET,
INITIALS, AND ACRONYMS. §11B-703.3.1

B. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. §11B-703.3.2 (SEE EXCEPTION)

18. SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION.
§11B-703.4

A. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTERS.

§11B-703.4.1 (SEE EXCEPTION)

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION



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ACCESSIBILITY NOTES & DETAILS

Sheet #:

T-1.4A

VOC CONTENT VERIFICATION CHECKLIST

Attach product specification sheets and other supporting documents. Use additional sheets if necessary.

1 - GREEN FORM

Attach product specification sheets and other supporting documents. Use additional sheets if necessary.

2 - GREEN FORM

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work, or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

- ### 3 - GREEN FORM

All carpet installed in the building interior meets the testing and product requirements of the following: (check one)

- I certify that the information provided on this form is accurate and that the materials used on this project comply with Section 4.504 (Residential) or 5.504 (Non-Residential) of the 2013 California Green Building Standards Code.

FOLLOWING ITEMS ARE FOR REFERENCE ONLY

COATING CATEGORY	EFFECTIVE 1/1/92	EFFECTIVE 1/1/95
Flat coating	100	100
Nonwater-reducible	100	100
Water-reducible	100	100
Stippled latex paint	130	130
SPECIALTY COATINGS		
Aluminum	350	350
Chlorinated polyethylene	350	350
Conformalcoating systems	100	100
Epoxy	100	100
Fluoropolymer	100	100
Flat, water-reducible coating	100	100
Flow coating	190	190
Power-reducible coatings	190	190
Other latex coatings (flat paint)	100	100
High solids	400	400
Industrial cleaning coatings	250	250
Industrial maintenance coatings	250	250
Marginal control coatings	400	400
Mineral content coatings	350	350
Methyl methacrylate	350	350
Multiple coatings	400	400
Polyurethane	190	190
Plastic, oil and waterborne	190	190
Protective appliance additive	100	100
Recycled coatings	150	150
Self-priming coatings	100	100
Self-priming coatings	400	350

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The equivalent limits appear in effect as shown on the table for the first time listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suppressed Content Measure, February 1, 2008. More information is available from the Air Resources Board.

Page 2 of 2

7 - GREEN FORM

Sheet #:

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GREEN NOTES

2. ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (5.503.1)
 3. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLE 5.504.4, 1-5.504.4.3 (5.504.4, 1-5.504.4.3)
 4. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4)
 5. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - A. CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
 - B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350)
 - C. NSFANSI 140 AT THE GOLD LEVEL
 - D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (5.504.4.4)
 6. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (5.504.4.4.1)
 7. NEW HARDWOOD WOOD PRODUCT, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5 (5.504.4.5)
 8. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (5.504.4.5)
 9. AN AIR FILTER WITH A MAXIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY. (5.504.5)
 10. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM AN OUTDOOR AIR INTAKE OR OPERABLE WINDOWS. (5.504.5)
 11. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF CALIFORNIA BUILDING CODE, CGBC (5.504.7)
 12. BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO₂ SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CEC, TITLE 24, PART 6, SECTION 121 (C). (5.506.2)
 13. THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)
 14. INTERIOR AND EXTERIOR LIGHTING SHALL BE DESIGNED SUCH THAT ZERO DIRECT-BEAM ILLUMINATION LEAVES THE BUILDING SITE (5.106.8)
 15. ALL EXTERIOR LUMINARIES SHALL BE SHIELDED OR BE CUTOFF LUMINARIES AS DEFINED IN SECTION 132 (b) OF THE CALIFORNIA ENERGY CODE. (5.106.8)
 16. INTERIOR LIGHTING SHALL BE CONTAINED WITHIN EACH SOURCE. (5.106.8)
 17. NO MORE THAN .01 HORIZONTAL FOOTCANDLES SHALL ESCAPE 15 FEET BEYOND THE SITE BOUNDARY. (5.106.8)
 18. ALL EXTERIOR LIGHTING SHALL HAVE CONTROLS THAT AUTOMATICALLY TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS FROM DUSK TO DAWN. (5.106.8)
 19. A SOUND TRANSMISSION COEFFICIENT (STC) OF AT LEAST 50 FOR THE BUILDING ENVELOPE, AND 30 FOR THE WINDOWS SHALL BE PROVIDED WHERE THE PROJECT IS :
 - A. WITHIN 1000 FT OF FREEWAYS
 - B. WITHIN 5 MILES OF AIRPORTS SERVING 10,000 COMMERCIAL FLIGHTS PER YEAR
 - C. WITHIN AREAS WHERE THE SOUND LEVELS AT THE PROPERTY LINE REGULARLY EXCEED 65 DB, CGBC 5.507.4.1
 - D. 6" CONCRETE PANEL IS 55 STC, PER CALIFORNIA OFFICE OF NOISE CONTROL
 20. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE SPECIFIED IN TABLE 5.503.2.3. (5.503.2.1)
 21. BUILDING ON SITE WITH 1,000 SF OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE METERS OR SUBMETERS FOR INDOOR AND OUTDOOR POTABLE USE. (IF APPLICABLE) (5.504.2)
 22. BUILDINGS ON SITE WITH 1,000 SF OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE AUTOMATIC IRRIGATION CONTROLLERS. PROVIDE MANUFACTURERS SPECIFICATIONS SHOWING THAT THESE CONTROLLERS ARE EITHER WEATHER OR SOIL MOISTURE BASED. (5.504.3)
 23. AN STC OF 40 IS REQUIRED FOR WALL AND CEILING ASSEMBLIES SEPARATING TENANT SPACES AND PUBLIC SPACES. CGBC 5.507.4.2 3 5/8" MTI STUD W/ 5/8" GWB EACH SIDE & 3" BATT INSULATION IS 44 STC, SECTION 1.3.3.1.5.3 CALIFORNIA OFFICE OF NOISE CONTROL.
 24. AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING (5.407.2.1)
 25. ALL OPERATIONAL ASPECTS OF THE BUILDING SHALL BE DOCUMENTED WITHIN A SYSTEM MANUAL, THIS SYSTEMS MANUAL SHALL BE DELIVERED TO THE OWNER OR REPRESENTATIVE AND FACILITIES OPERATOR (5.410.2.5.1)
 26. THE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DOCUMENTED IN THE COMMISSIONING REPORT. (5.410.2.5.2)
 27. A COMPLETE COMMISSIONING REPORT SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE. (5.410.2.6)
 28. FINAL COMMISSIONING REPORT SHALL BE READILY AVAILABLE TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL (5.410.2.6)
 29. REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CGBC 5.408.3.
 30. 100 % OF ALL TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE RE-USED OR RE-CYCLED, CGBC 5.408.4
 31. AEROSOL ADHESIVES, SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON THE USE OF CERTAIN TOXIC COMPOUNDS, OF CCR, TITLE 17, COMMENCING WITH SECTION 94507, CGBC 5.504.4.1, SUBSECTION 2.
 32. FOR RESILIENT FLOORING AT LEAST AT LEAST 50 % OF THE FLOOR AREA SHALL COMPLY WITH VOC EMISSION LIMITS DEFINED IN 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIAL LIST OR UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM, CGBC 5.504.4.6
 33. POLLUTANT CONTROL DOCUMENTATION SHALL BE PROVIDED TO INDICATE COMPLIANCE WITH SECTION 5.504 AND SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
 - PRODUCT CERTIFICATIONS AND SPECIFICATIONS, CHAIN OF CUSTODY CERTIFICATIONS, OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY. CGBC 5.504.4.5.2
 34. FOR INDOOR MOISTURE CONTROL, BUILDINGS SHALL COMPLY WITH CBC SECTION 203 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS). CGBC 5.505 ALSO REFER TO THE REQUIREMENTS OF CGBC 5.407 THAT REFERENCE CBC SECTION 1403.2 (WEATHER PROTECTION), CBC SECTION 150 (MANDATORY FEATURES AND DETAILS), AND TEXT INDICATING THE PROPER DESIGN OF SPRINKLERS AND BUILDING OPENINGS SHALL HELP ASSURE WATER REMAINS OUTSIDE THE BUILDING, CGBC 5.505.1
 35. SPECIAL INSPECTION IS REQUIRED FOR ALL CAL-GREEN DESIGN FEATURES AND MANDATORY MEASURES. SUBMIT THE NAME AND QUALIFICATIONS OF THE PERSON ANTICIPATED TO PERFORM THE INSPECTIONS.
 36. SUBMIT THE FOLLOWING FORMS WORKSHEET.
 - CONSTRUCTION WASTE MANAGEMENT PLAN
 - CONSTRUCTION WASTE MANAGEMENT WORKSHEET
 - CONSTRUCTION WASTE MANAGEMENT ACKNOWLEDGEMENT.THESE DOCUMENTS TO SHOW HOW WASTE IS TO BE RECYCLED AND HOW THE WASTE WILL BE ACCOUNTED FOR DURING THE CONSTRUCTION PROCESS PER THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE.
 37. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, CGBC 5.504.1
 38. AUTOMATIC IRRIGATION CONTROLLERS THAT ARE WEATHER OR SOIL MOISTURE-BASED SHALL BE INSTALLED AT THE TIME OF FINAL INSPECTION, CGBC 5.504.3.1
 39. PROVIDE A WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE PER CBC SECTION 1403.2, CBC SECTION 150, AND MANUFACTURERS INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCES.
 40. SPRINKLERS SHALL BE DESIGNED TO PREVENT SPRAY ON STRUCTURES, CGBC 5.407.1
 41. AN OPERATION AND MAINTENANCE MANUAL WITH CONTENT PER 5.410.4.5. AND IN A FORMAT ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION, CGBC 5.410.4.5.
 42. G.C. TO COMPLETE & FILE VOC COMPLIANCE CERTIFICATION FORMS.

6 - GREEN BUILDING NOTES

MANDATORY REQUIREMENTS CHECKLIST - EXPLANATION OF COMMENTS

COMMENTS:

#1 SEE PLUMBING DRAWINGS.
#2 SEE ELECTRICAL DRAWINGS.



m c g architecture

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 250 Sutter Street, Suite 500, San Francisco, CA 94108

Seal:



A Project for

85°C Bakery Cafe

STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:

85°C Bakery Cafe

1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
	PRELIMINARY SET TO LL	
	PROGRESS SET	
<u>A</u>	CLIENT COMMENTS_1	04-06-18
<u>B</u>	CLIENT COMMENTS_2	04-24-18
<u>C</u>	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.: 18.128.10

Drawn By: _____

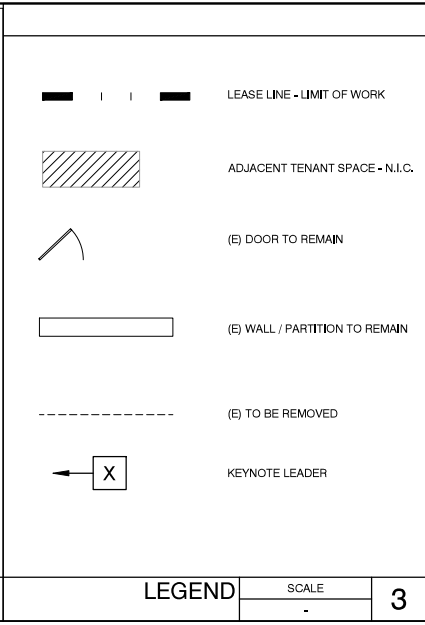
Reviewed By: DA

Sheet Title

GREEN NOTES

Sheet #:

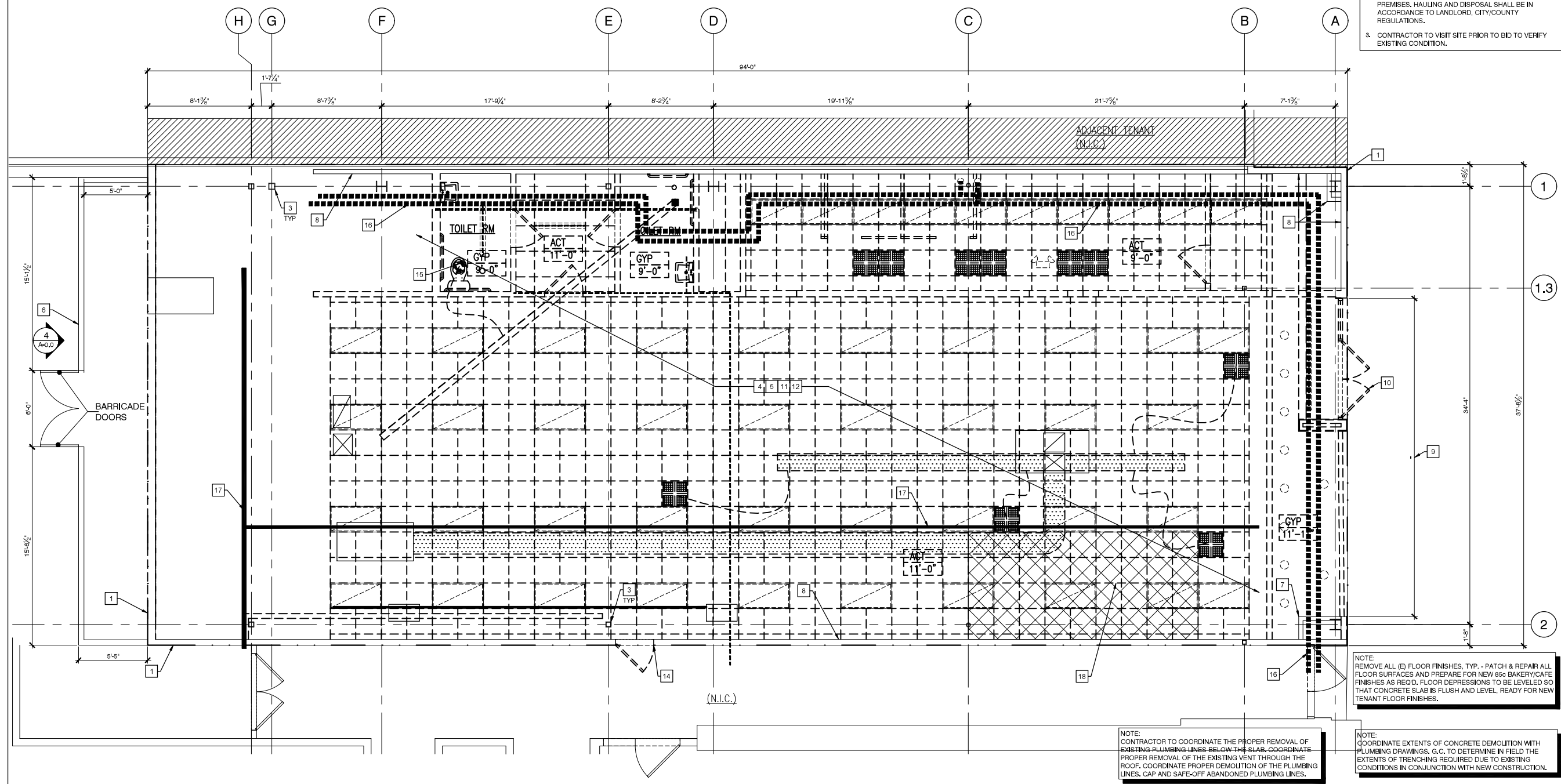
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DEMOLITION KEYNOTES	
NO.	DESCRIPTION
1	EXISTING LEASE LINE.
2	(E) NEUTRAL PIER - G.C. TO PATCH & REPAIR AS REQUIRED, MATCH (E) FINISH, SEE A2.0
3	(E) STRUCTURAL COLUMN TO REMAIN; TYP. GC TO VIF AND REPORT CONFLICTS TO ARCHITECT & 85% - CM
4	COORDINATE ALL EXISTING ELECTRICAL W/ ELECTRICAL DWGS.
5	COORDINATE ALL EXISTING MECHANICAL W/ MECHANICAL DWGS.
6	(N) CONSTRUCTION BARRICADE. COORDINATE WITH SP AND MALL OPERATIONS DIRECTOR - SEE LANDLORD CONSTRUCTION RULES AVAILABLE FROM MALL OPERATIONS DIRECTOR.
7	(E) WALL TO REMAIN
8	(E) DEMISING WALL TO REMAIN, PATCH & REPAIR & PREP FOR (N) FINISH, SEE SHEET A1.0.
9	(E) GLAZING/STOREFRONT WINDOW AND ASSOCIATED ITEMS TO BE REMOVED
10	(E) STOREFRONT DOOR TO BE REMOVED
11	REMOVE WALLS, ACTS, LIGHTS, DOORS, & ASSOCIATED ITEMS SHOWN DASHED; U.O.N.
12	REMOVE (E) FLOOR FINISHES & PREP FOR NEW FINISHES; TYP
13	(E) INTERIOR DOOR TO BE REMOVED
14	(E) DOOR, FRAME, & HARDWARE TO REMAIN, GC TO CLEAN PATCH, REPAIR AND PAINT AS REQUIRED TO LIKE NEW CONDITION.
15	REMOVE (E) RESTROOM IN ITS ENTIRETY. REMOVE (E) FINISHES & PREP FOR (N). (E) GYP. BD. AT DEMISING WALLS TO REMAIN. CAP PLUMB/ELEC LINES BACK TO SOURCE & PREP FOR (N) INFILL FINISHES.
16	(E) ROOF DRAIN TO REMAIN, VIF
17	(E) FSM MAIN TO REMAIN, VIF
18	G.C. TO VIF AND COORDINATE WITH PLUMBING DRAWINGS.

GENERAL NOTES:

1. CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT THROUGHOUT THE SPACE
2. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PREMISES. HAULING AND DISPOSAL SHALL BE IN ACCORDANCE TO LANDLORD, CITY/COUNTY REGULATIONS.
3. CONTRACTOR TO VISIT SITE PRIOR TO BID TO VERIFY EXISTING CONDITION.



No.	Description	Date
	PRELIMINARY SET TO LL	
	PROGRESS SET	
<u>A</u>	CLIENT COMMENTS_1	04-06-18
<u>B</u>	CLIENT COMMENTS_2	04-24-18
<u>C</u>	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.:	18.128.10
Drawn By:	NH
Reviewed By:	DA
Sheet Title:	

DEMOLITION
FLOOR PLAN

Sheet #:

A-0.0



A Project for:

85°C Bakery Cafe

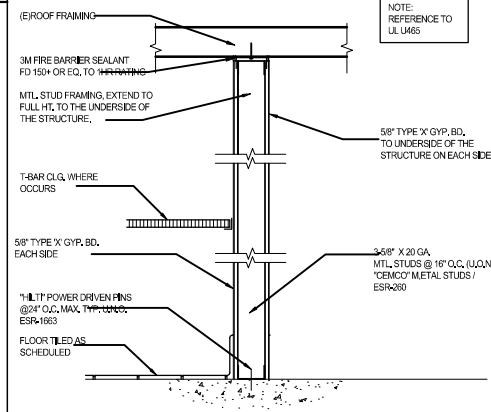
STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

1. ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS OR ITS EQUIVALENT.
2. LIGHT FIXTURES IN FOOD PREPARATION, OPEN FOOD STORAGE AND UTENSIL WASHING AREAS ARE TO BE PROTECTED AGAINST BREAKAGE THROUGH THE USE OF PLASTIC SHIELDS, PLASTIC SLEEVES, SHATTER PROOF BULBS AND/OR OTHER APPROVED DEVICES.
3. EXTERIOR DOORS SHALL BE SELF-CLOSING AND FIT TO A MAXIMUM 1/4" AT THE BASE AND SIDES.
4. PROVIDE PERMANENTLY MOUNTED SINGLE SERVICE SOAP AND TOWEL DISPENSERS AT ALL HAND WASH BASINS.
5. SEAL ALL CRACKS AND CREVICES IN COUNTERS, CABINETS, AROUND METAL FLASHING, SINK BACKSPASHES AND AROUND PIPES AND CONDUITS WITH A NON-HARDENING SILICONE SEALANT.
6. QUARRY TILE TO BE "DAL TILE".
7. ALL WALL & DRYWALL CEILING ARE TO BE PAINTED W/ SAME PAINT AS INDICATED ON THE FINISH SCHEDULE.
8. ALL EXPOSED PIPES AND CONDUITS SHALL BE SPACED AT LEAST 1/2" FROM THE WALL.
9. ALL CABINETS SHALL BE LAMINATED INSIDE AND OUT.

1. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT. FIELD INSPECTOR.
2. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. EXIT LIGHTING AND SIGNS: MINIMUM 6" X 3/4" LETTERS ON CONTRASTING BACKGROUND.
4. ANY DECORATION USED SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER.
5. THE INSTALLATION OR OPERATION OF SPECIAL FIRE EXTINGUISHER SYSTEM MUST BE CHECKED AND APPROVED BY THE FIRE DEPT. PRIOR TO INSTALLATION.
6. PROVIDE OUTSIDE GAS SHUT-OFF VALVE CONSPICUOUSLY MARKED.
7. SEPARATE PLANS FOR ALL FIXED AND MOBILE FIRE PROTECTION EQUIPMENT, AND ALL FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.
8. BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING THIS BUILDING.
9. PLANS FOR THE FOLLOWING FIRE SPRINKLER ALTERATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION

1. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
2. T. G. C. SHALL FIELD VERIFY THE EXACT EXISTING SPACE CONDITIONS, DIMENSIONS AND COLUMN SPACING PRIOR TO CONSTRUCTION AND INFORM ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND SITE CONDITIONS. ANY CHANGES OR REWORK DUE TO UNREPORTED DIFFERENCES SHALL BE AT T. G. C.'S EXPENSE.
3. ALL COLUMNS IN THE LEASE SPACE TO HAVE AT LEAST 1-HOUR FIRE SURROUND OR FIRE RATING AS REQUIRED BY LOCAL CODE (5/8" TYPE "X" GYP. BD. ON METAL STUD FRAMING FROM FLOOR TO DECK AND SEALED TIGHT.

REFER TO SHEET A-1.0 FOR FLOOR PLAN
SCHEDULES AND NOTES



1-HR WALL DETAIL

SCALE

2

2

TABLE A: OCCUPANT LOAD FACTOR (CPC 2016)

OCCUPANT LOAD:		OCC. LOAD
CUSTOMERS AREA	1,629 SQ.FT. / 30 =	54.3
SERVICE AREA	336 SQ.FT. / 100 =	3.36
KITCHEN/PREP AREA	820 SQ.FT. / 200 =	4.1
STORAGE AREA	251 SQ.FT. / 300 =	.84
		<u>62.6</u>

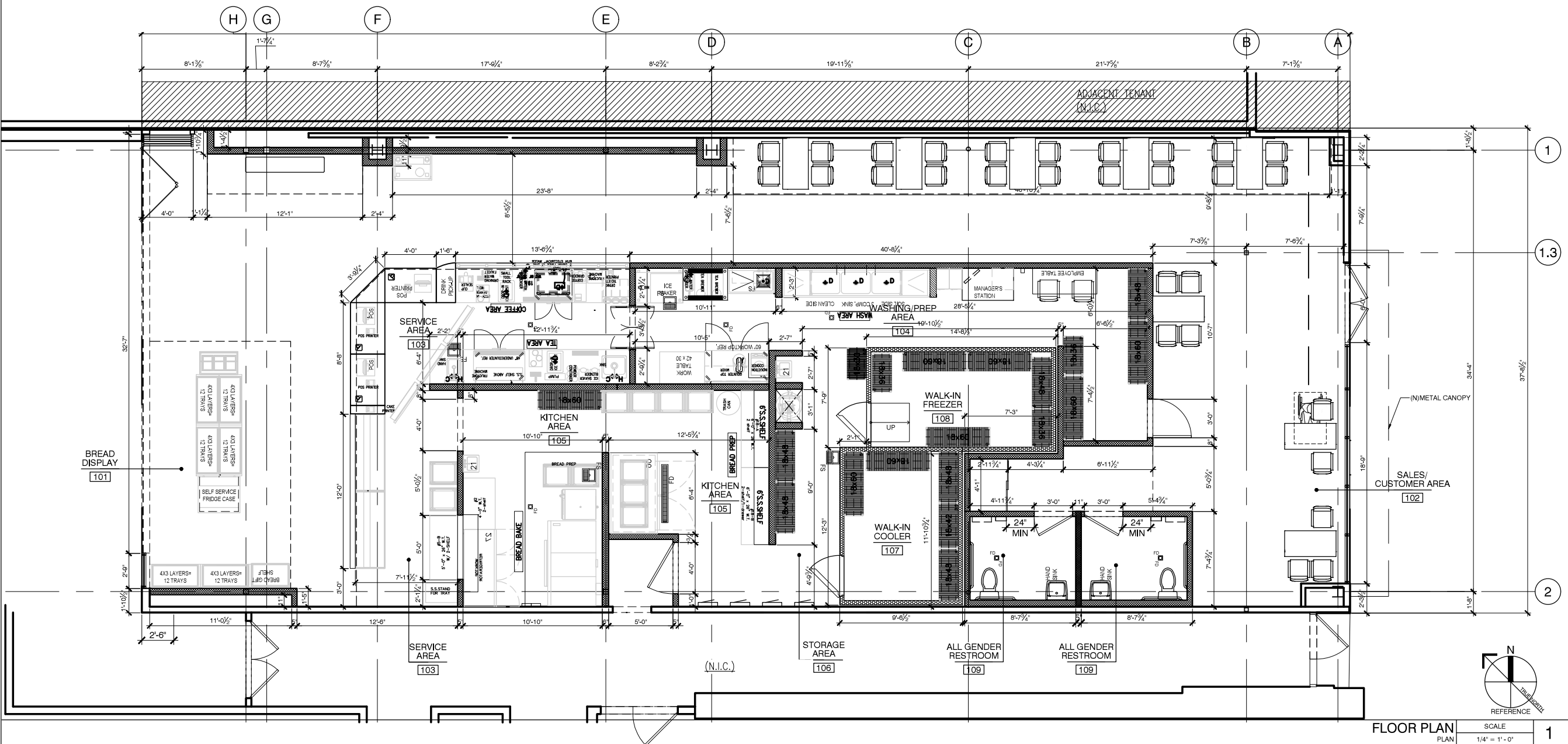
TOTAL OCCUPANT LOAD:

63

NOTES:
3. THE TOTAL NUMBER OF WATER CLOSETS FOR FEMALES SHALL NOT BE LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER

A. THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED
B. IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.

		TABLE 422.1						TYPE OF OCC.: RESTAURANT (A-2)	
		WATER CLOSET (FIXTURES PER PERSON)		URINAL (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)			
MALE	FEMALE	MALE	FEMALE			MALE	FEMALE		
32	32	1: 1-50	1: 1-50	1: 1-200		1: 1-150	1: 1-150		
PROVIDED		1	1	0		1	1		



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m g C architecture

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Seal:



A Project for:

85°C Bakery Cafe

STORE #
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PERMIT SET		05-16-18

Project No.: 18.128.10

Drawn By: _____

Reviewed By: DA















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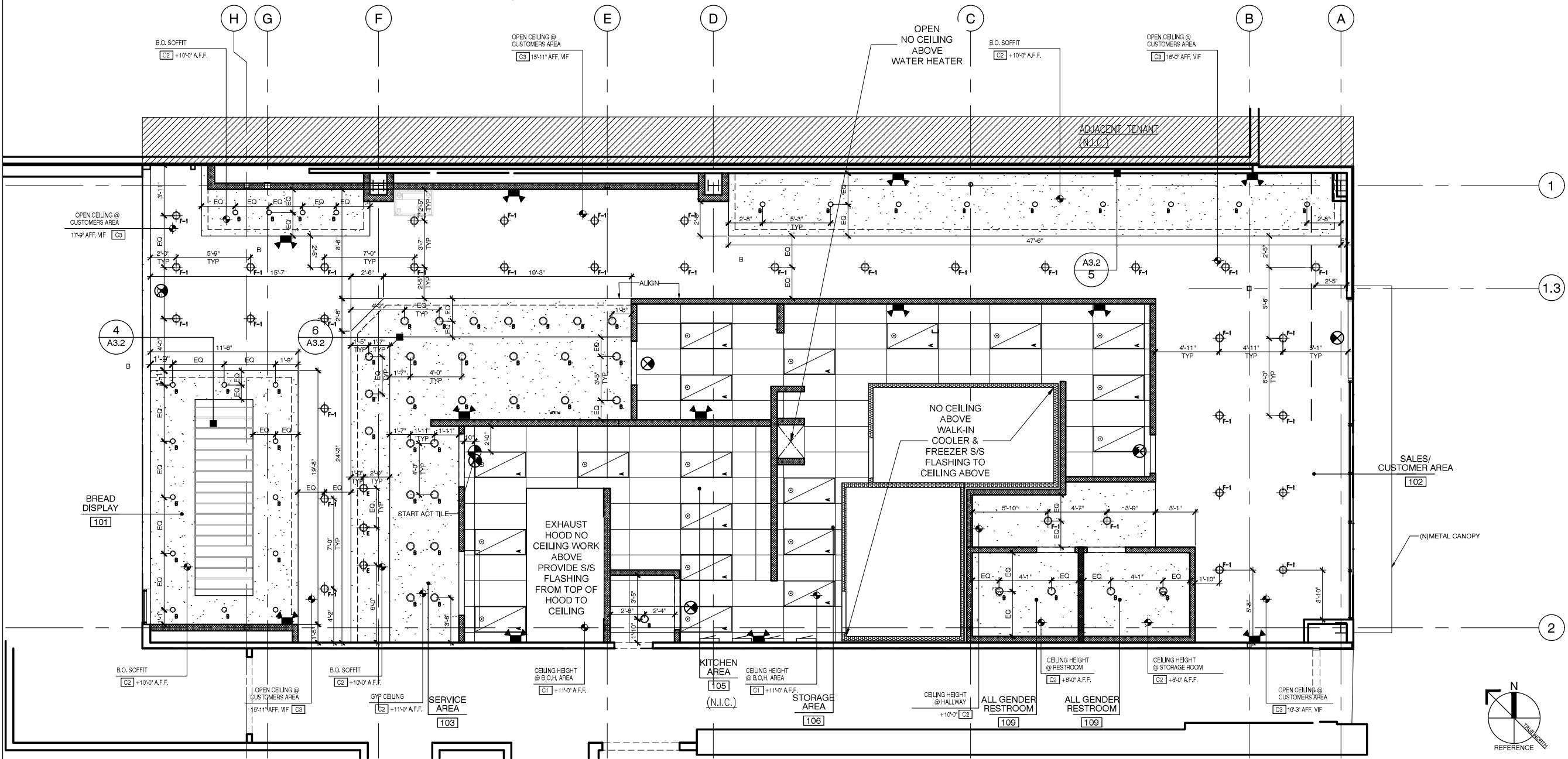
FLOOR PLAN AND DIMENSIONS

Sheet #:

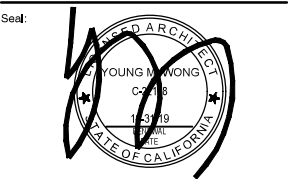
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ELECTRICAL FIXTURE LEGEND/SCHEDULE										CEILING SCHEDULE			
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	REMARKS							MANUFACTURER	DESCRIPTION	FINISH
A		2'-0"x4'-0" LED RECESSED TROFFER LIGHT FIXTURE	ORACLE LIGHTING, OT-LED SERIES: 4000 LUMENS	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827	W		FREEZER AND COOLER LIGHTS TO BE PROVIDED BY WALK-IN BOX MANUFACTURER TYP.			C1	USG 2'x4' SANITARY ACOUSTICAL CEILING	LAY-IN TILE 2X4X1/2" USG CLIMA PLUS #3270 W/ 15/16 SUSPENSION SYSTEM, ICC-ESR1222	WASHABLE SURFACE W/ NON-PERFORATED SMOOTH VINYL FACED LIGHT COLOR.
B		6" DIA. LED RECESSED DOWNLIGHT	ELITE LIGHTING B6-LED SERIES: 2000 LUMENS	PROVIDE SHATTER PROOF COVERS OR BULBS. CONTACT: KACEY TRAN, kacey@iuseelite.com PH.(323)895-8827	X1		LED EXIT SIGN W/ BATTERY BACKUP	MAXILUME LIGHTING, ELX-603	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827	C2		DRYWALL CEILING ON METAL FRAMING, 5/8" TYPE 'X' GYPSUM BOARD CEILING	PAINTED COLOR BLACK
E		LED PENDANT LIGHT	BARN LIGHT ELECTRIC LED, MANHOE WILCOX COLOR: RED SHADE: 8"	CONTACT: BARNLIGHTELCTRIC.COM	X2		LED EMERGENCY LIGHT	MAXILUME LIGHTING ELM-LED-803	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827	C3		OPEN CEILING AT CUSTOMER AREA	PAINTED COLOR BLACK
F-1		LED PENDANT LIGHT	ELITE LIGHTING MODEL: SC6-LED (1200 LUMENS) 20W COLOR: BLACK	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827	X3		LED EXIT/EMERGENCY LIGHT W/ BATTERY BACKUP	MAXILUME LIGHTING, ELX-718	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827	NOTES 1. ALL OUTLETS, REGISTERS, ETC. ON CEILING AND WALLS PAINTED TO MATCH SURFACE. 2. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NO LESS THAN 2" 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 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE. SEE SHEET A-3.1. 3. COORDINATE LIGHTING INSTALLATION/MECHANICAL REGISTER INSTALLATION WITH M-SHEETS. 4. 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 THAT 90 MINUTES			
F		LED PENDANT LIGHT	ELITE LIGHTING MODEL: SC6-LED (1200 LUMENS) 16W COLOR: BLACK	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827									
J		LED TRACK LIGHT	FUSION LIGHTING, ET-LED-381 (HEAD), ET (TRACK @ 4'-0")	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827			SEE MECHANICAL DRAWINGS	AIR-CONDITION SUPPLY REGISTERS (SEE M-DRAWINGS FOR DETAILS)					
K		PROVIDE PRISMATIC COVER WITH LED LIGHT STRIP.	ELITE LIGHTING ESL-LED-30K	CONTACT: KACEY TRAN, kacey@iuseelite.com (323) 895-8827			SEE MECHANICAL DRAWINGS	AIR-CONDITION RETURN REGISTERS (SEE M-DRAWINGS FOR DETAILS)					
							SEE MECHANICAL DRAWINGS	EXHAUST FAN (SEE M-DRAWINGS FOR DETAILS) LIGHT SWITCH ACTIVATED					



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A Project for:
85°C Bakery Cafe
STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:
85°C Bakery Cafe
1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
	PRELIMINARY SET TO LL	
	PROGRESS SET	
1	CLIENT COMMENTS_1	04-06-18
2	CLIENT COMMENTS_2	04-24-18
3	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.: 18.128.10
Drawn By: DA
Reviewed By: DA
Sheet Title:

REFLECTED CEILING

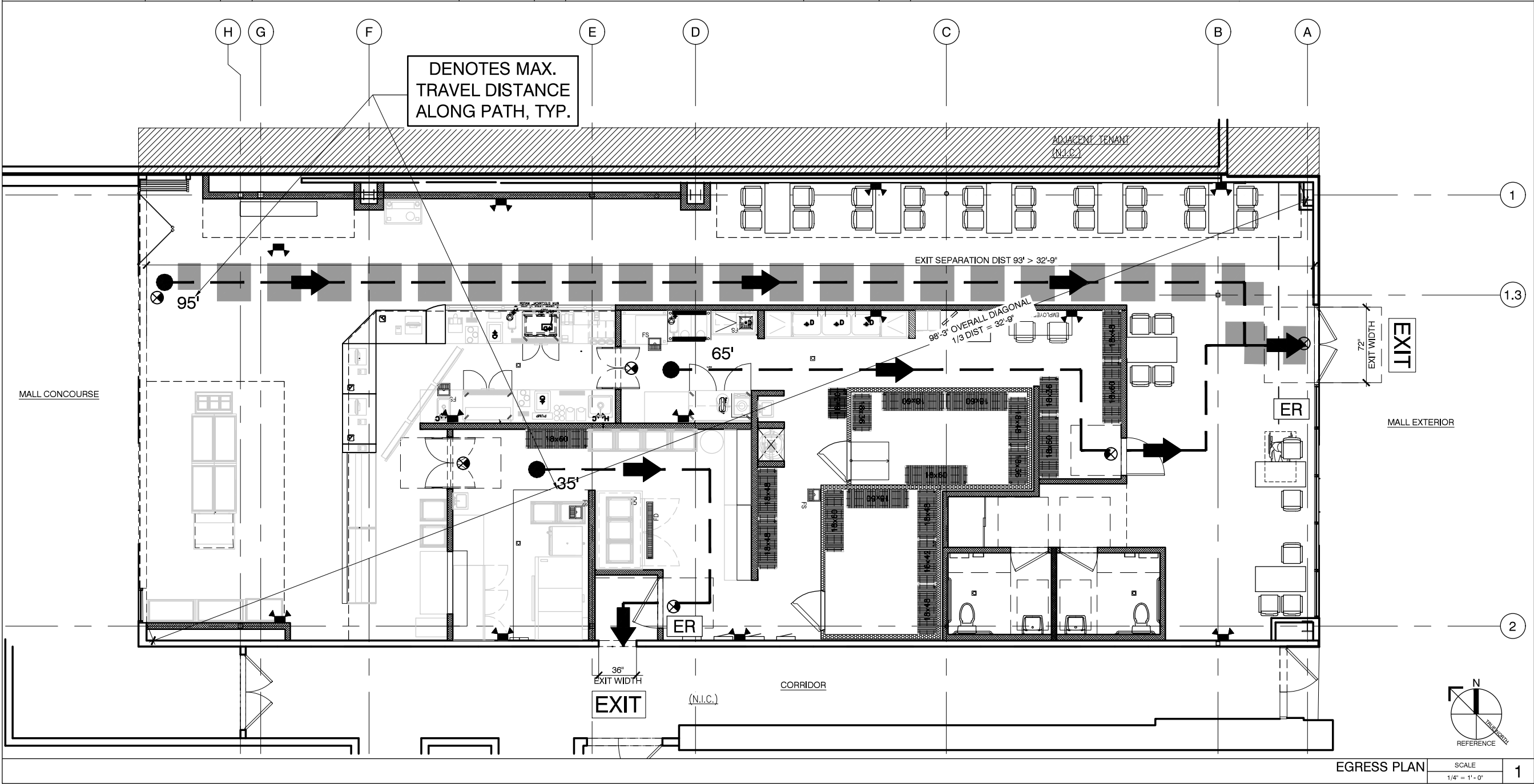
Sheet #:

A1.1

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REFLECTED CEILING PLAN SCALE 1/4" = 1'-0" 1

<div>EXITING NOTES:</div> <div><div>1.</div><div>(E) EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE W/O THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.</div></div> <div><div>2.</div><div>(E) "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, A MINIMUM OF SIX (6) INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE OF SIGN SHALL BE 50 LUX.</div></div> <div><div>3.</div><div>(E) "EXIT" SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND ENERGIZED FROM SEPARATE CIRCUITS. SHOW ON ELECTRICAL PLAN(S). ONE OF THE ABOVE CIRCUITS SHALL BE PART OF THE EMERGENCY LIGHTING SYSTEM.</div></div> <div><div>4.</div><div>PROVIDE TACTILE EXIT SIGN AT ALL EXIT DOORS</div></div> <div><div>5.</div><div><div>A.</div><div>AISLES SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL BE IN ACCORDANCE W/ 2016 CBC 1017.</div></div><div><div>B.</div><div>MIN. CLEAR AISLE SHALL NOT BE LESS THAN 36" (WIDTH SUBJECT TO OCCUPANT LOAD SERVED).</div></div><div><div>C.</div><div>REQUIRED WIDTH OF AISLE SHALL BE UNOBSTRUCTED.</div></div></div>			<div>LEGEND:</div> <div><div><div><div><div></div></div></div><div>FIRE EXTINGUISHER - CONFIRM LOCATION AND QUANTITY WITH FIRE MARSHALL</div></div><div><div><div><div></div></div></div><div>ILLUMINATED EXIT SIGNAGE, SEE ELECTRICAL DRAWINGS</div></div><div><div><div><div></div></div></div><div>44" MINIMUM CLEAR EXIT PATH</div></div><div><div><div><div></div></div></div><div>EMERGENCY LIGHT FIXTURE, SEE ELECTRICAL</div></div><div><div><div><div>ER</div></div></div><div>TACTILE EXIT SIGN. SEE 10/A5.1</div></div><div><div>NOTE:</div><div>EXIT ACCESS TRAVEL DISTANCE PER CBC 1016.1 = 250 FEET MAX. (WITH SPRINKLERS) - FIRE EXTINGUISHER LOCATIONS SHOWN FOR REFERENCE. (2) REQUIRED @ MAX. 75' SPACING. CONFIRM LOCATION AND QUANTITY WITH FIRE MARSHALL</div></div></div>			<div>EXITING CALCULATIONS: (2016 CBC) (MERCANTILE)</div> <div>NUMBER OF EXITS REQUIRED: (TABLE 1026.1 & 1021.2)</div> <div>1-49 OCCUPANTS = 1 EXIT 50-499 OCCUPANTS = 2 EXITS 500-1000 OCCUPANTS = 3 EXITS >1000 OCCUPANTS = 4 EXITS</div> <div>OCCUPANCY LOAD FOR EXITING CALCULATIONS ONLY: (TABLE 1004.1.2)</div> <div><div>CUSTOMER AREA: 1,629 SF/15 SF PER OCC. = 109 OCC.</div><div>SERVICE AREA: 336 SF/100 SF PER OCC. = 3.36 OCC.</div><div>KITCHEN/PREP AREA: 820 SF/200 SF PER OCC. = 4.1 OCC.</div><div>STORAGE AREA: 251 SF/300 SF PER OCC. = .84 OCC.</div><div>RESTROOMS: 108 SF/0 SF PER OCC. = 0 OCC.</div></div> <div>TOTAL OCCUPANTS 117.3 = 118 OCCUPANTS</div> <div>EXITS REQUIRED: 2 EXIT WIDTH REQUIRED: 118 * 0.2 = 23.6" MIN</div> <div>EXITS PROVIDED: 2</div> <div>EXIT WIDTH PROVIDED: 1 X 72" = 72" 1 X 36" = 36"</div> <div>TOTAL: 108" > 23.6"</div>			<div>LL GENERAL NOTES:</div> <div>1. FIELD VERIFICATION REQUIREMENT: TENANT, TENANT'S DESIGN TEAM AND TENANT'S CONTRACTORS SHALL FIELD VERIFY ALL FIELD CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. BE ADVISED THAT ALL CHANGES AND MODIFICATION TO THE LL'S APPROVED DRAWING SHALL BE RESUBMITTED TO LL FOR RE-APPROVAL. ANY CONSTRUCTION COMPLETED W/O LL APPROVAL SHALL BE CORRECTED AS APPROVED BY LL AT TENANT'S GC'S EXPENSE.</div> <div>2. PLAN REVIEWED AND APPROVED BY LL'S TENANT COORDINATOR MUST BE PRESENT ON THE JOB SITE AND BE ACCOMPANIED BY PLANS APPROVED FOR BUILDING PERMIT. ANY PROPOSED DEVIATION FROM THE LL'S APPROVED PLANS MUST BE NUMBERED AND CLOUDED ON THE PLANS, AND THEN RESUBMITTED BY THE TENANT TO THE LL FOR RE-APPROVAL PRIOR TO ANY CONSTRUCTION CHANGES TAKING PLACE IN THE FIELD.</div> <div>3. TENANT'S GC IS REQUIRED TO CHECK IN W/ LL'S ON SIDE PROPERTY MANAGER PRIOR TO THE START OF TENANT CONSTRUCTION. CONTACT MALL MANAGEMENT OFFICE.</div> <div>4. CONTACT PROPERTY MANAGEMENT FOR CONSTRUCTION BARRICADE REQUIREMENTS, INCLUDING BARRICADE GRAPHICS.</div> <div>5. TENANT'S GC IS RESPONSIBLE TO COMPLY W/ ALL MALL RULES AND REGULATIONS AND AS INSTRUCTED ON SITE BY MALL MANAGEMENT.</div> <div>6. ANY DAMAGE TO LL'S PROPERTY DURING TENANT DEMOLITION OR CONSTRUCTION (MALL FLOORING, BULKHEAD, NEUTRAL PIERS, ETC.) WILL BE REPAIRED PER MALL SPECIFICATIONS, AT TENANT'S EXPENSE.</div> <div>7. ANY LL EQUIPMENT, COMPONENT AND/OR SERVICE FEEDING OTHER TENANT(S) THAT IS EXISTING IN THE SPACE MUST REMAIN VISIBLE AND ACCESSIBLE TO THE LL. TENANT SHALL INSTALL ACCESS PANELS AS REQ'D TO MAINTAIN ACCESS. ACCESS PANELS SHALL BE LABELED TO PROPERLY IDENTIFY SYSTEM, COORDINATE W/ MALL OPERATIONS.</div> <div>8. ALL LL COMMENTS FROM PREVIOUS REVIEW(S) ARE TO BE INCORPORATED INTO THE FINAL SET OF APPROVED DRAWINGS AND ARE TO BE ADHERED TO IN THE FIELD.</div> <div>9. ALL LL COMMENTS ON THIS SET OF DRAWINGS SHALL APPLY TO THE ENTIRE DOCUMENT SET, EVEN IF NOT REPEATED ON EVERY SHEET IN DRAWING SET.</div> <div>10. THE RE-USE OF ANY EXISTING CONSTRUCTION, FINISHES, EQUIPMENT, OR ELECTRICAL, PLUMBING OR HVAC SYSTEMS CURRENTLY IN THE SPACE IS CONDITIONAL UPEN IT BEING APPROPRIATE FOR RE-USE. ANY EXISTING CONDITION OR EQUIPMENT TO BE RE-USED MUST BE RESTORED TO LIKE NEW CONDITIONS. THE LL MAKES NO WARRANTY ON THE RE-USE OF ANY EXISTING CONDITION IN THE SPACE.</div> <div>11. IF AT NY POINT A FAILURE, UPGRADES AND/OR IMPROVEMENTS TO EXISTING SYSTEMS OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE TENANT TO REPAIR OR REPLACE, AT TENANT EXPENSE.</div> <div>12. LANDLORD AND TENANT RESPONSIBILITIES ARE AS DEFINED IN LEASE AGREEMENT.</div>		
EXITING NOTES		SCALE -	9	LEGEND		SCALE -	6	EXITING SUMMARY		SCALE -	3





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Seal:




A Project for:



STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:




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BREA, CA 92821
PHONE: 714.459.9565
FAX:

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△	CLIENT COMMENTS_3	04-25-18
PERMIT SET		
05-16-18		

Project No.: 18.128.10
Drawn By: -
Reviewed By: DA
Sheet Title: EGRESS AND EXITING PLAN NOTES, LEGEND & SUMMARY

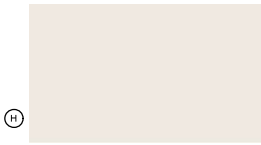
Sheet #:



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IRON ORE



ALABASTER WHITE



TERRAMAI - LOST COAST
REDWOOD SIDING - FOG

FINISH MATERIAL

SCALE
NTS

2

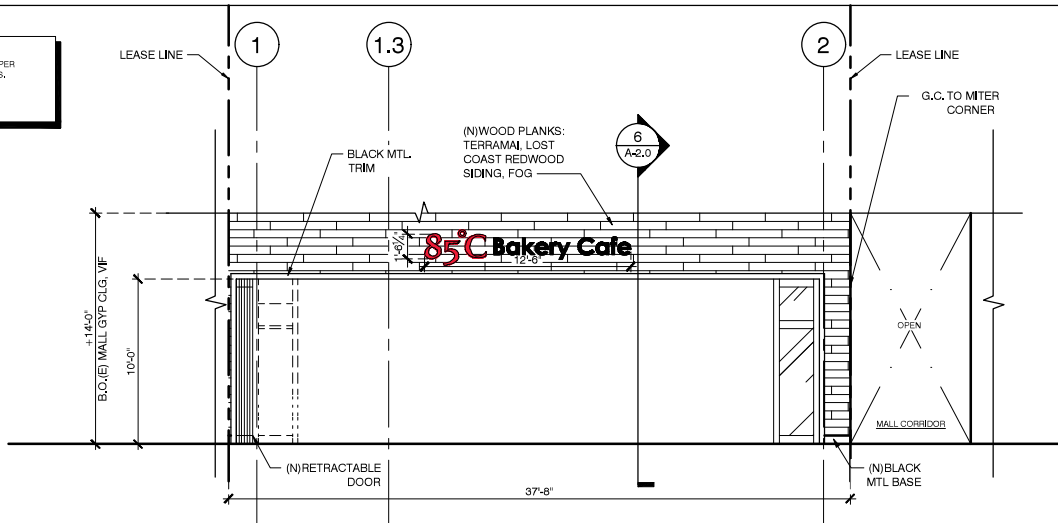


CUSTOM METAL CANOPY



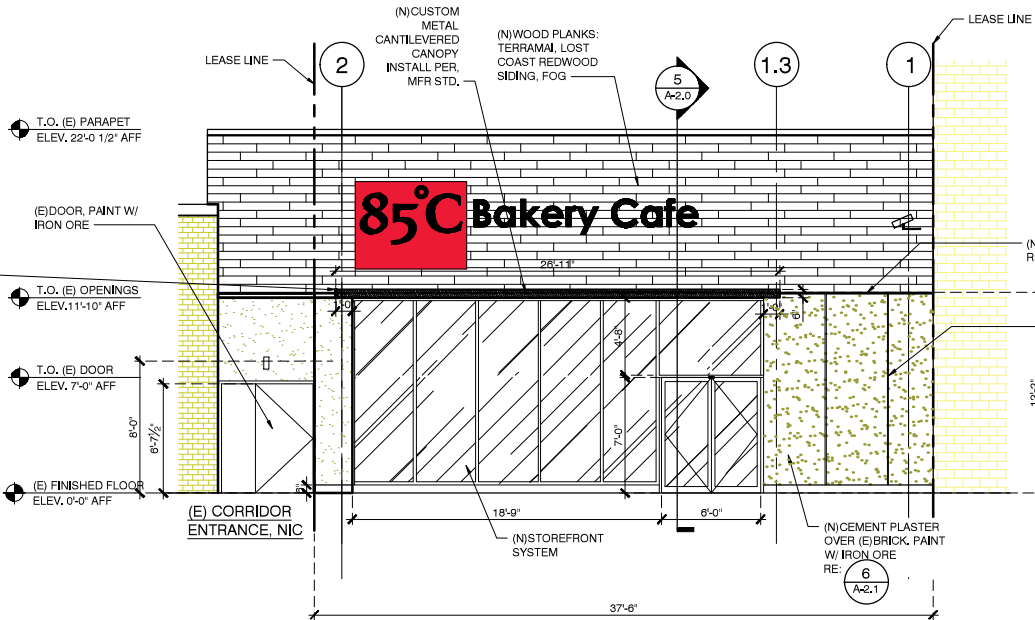
EXISTING CONDITIONS

NOTE:
1. G.C. TO INSTALL SIDING/PANELING PER
MFR STANDARDS & REQUIREMENTS.



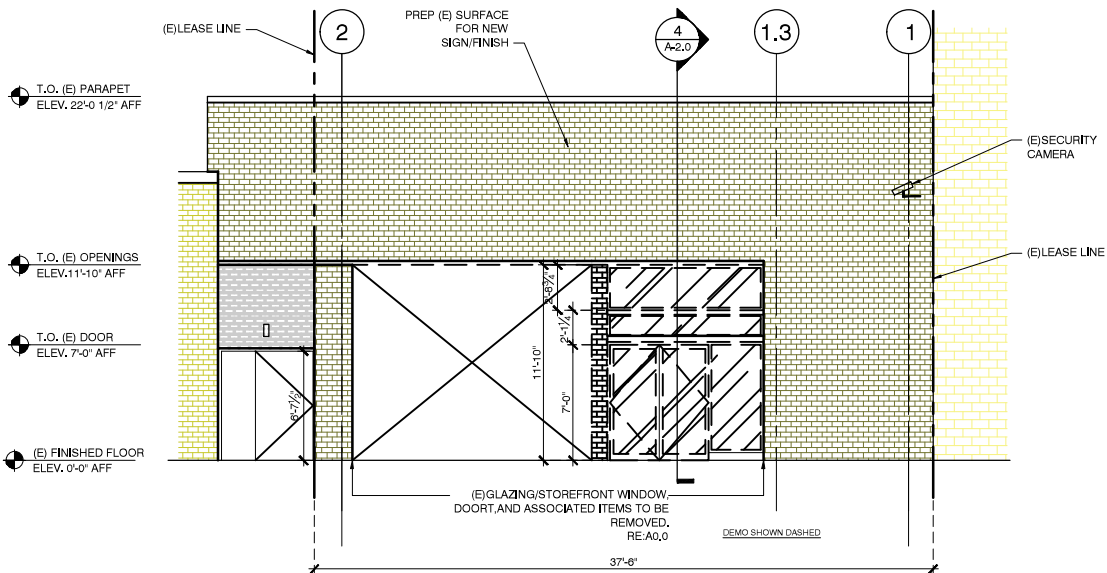
3 PROPOSED INTERIOR STOREFRONT ELEVATION

SCALE: 3/16" = 1'-0"



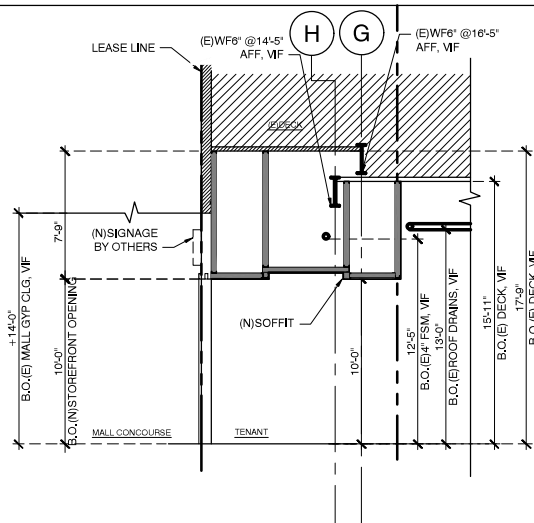
2 PROPOSED EXTERIOR STOREFRONT ELEVATION

SCALE: 3/16" = 1'-0"



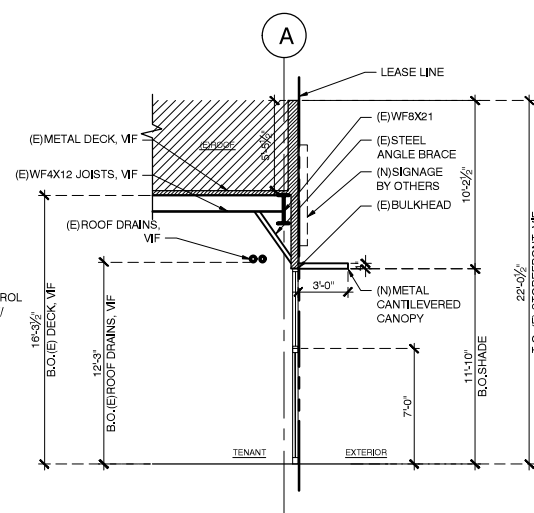
1 EXISTING EXTERIOR STOREFRONT ELEVATION

SCALE: 3/16" = 1'-0"



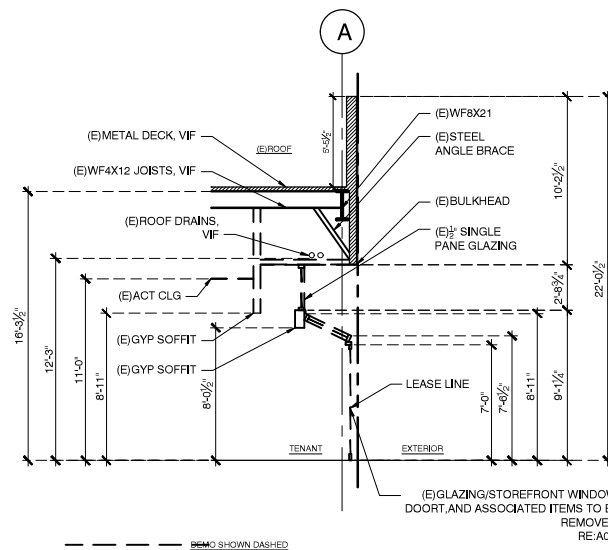
6 PROPOSED INTERIOR STOREFRONT SECTION

SCALE: 3/16" = 1'-0"



5 PROPOSED EXTERIOR STOREFRONT SECTION

SCALE: 3/16" = 1'-0"



4 EXISTING EXTERIOR STOREFRONT SECTION

SCALE: 3/16" = 1'-0"

- NOTE:
1. SIGNAGE SHOWN FOR REFERENCE ONLY AND SUBMITTED UNDER A SEPARATE PERMIT. SIGNAGE CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LL FOR APPROVAL. GC TO PROVIDE REQUIRED POWER, BLOCKING, SUPPORT, INSTALLATION TO ALL INTERIOR AND EXTERIOR SIGNAGE.
 2. ANY DAMAGE TO MALL PROPERTY (OR ADJACENT TENANTS) DURING CONSTRUCTION MUST BE REPAIRED TO MALL SPECIFICATIONS.
 3. PAINTED SURFACE TO HAVE EGGSHELL FINISH.
 4. PROVIDE POWER FOR ALL STOREFRONT SIGNAGE



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Seal:



A Project for:

85°C Bakery Cafe

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SACRAMENTO, CA 95815

Client:

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BREA, CA 92821
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FAX:

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Δ	CLIENT COMMENTS_2	04-24-18
Δ	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.: 18.128.10
Drawn By:
Reviewed By: DA
Sheet Title:

STOREFRONT
ELEVATIONS

Sheet #:

A2.0

STOREFRONT ELEVATIONS

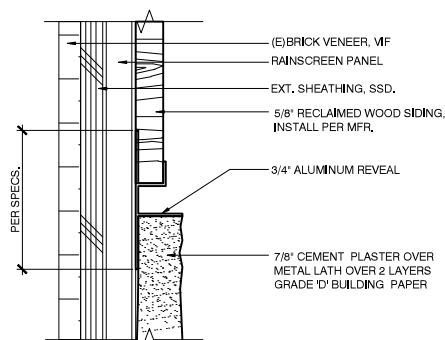
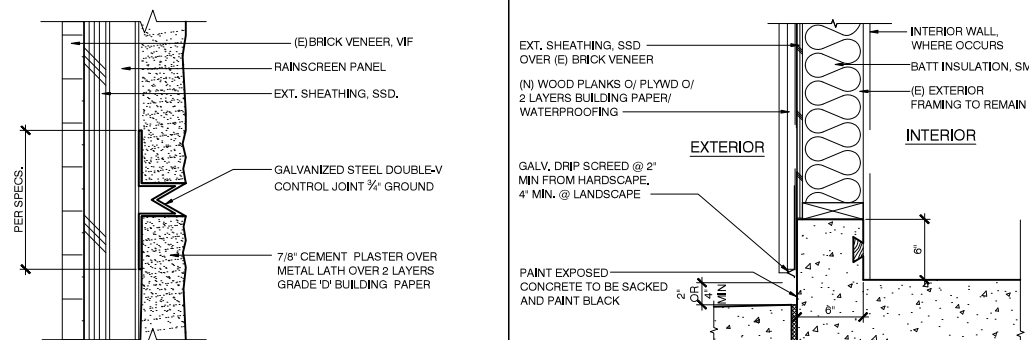
SCALE

3/16" = 1' - 0"

1

NOTE:

1. PROVIDE CLEAR CORNER GUARDS AT BRICK EDGES.

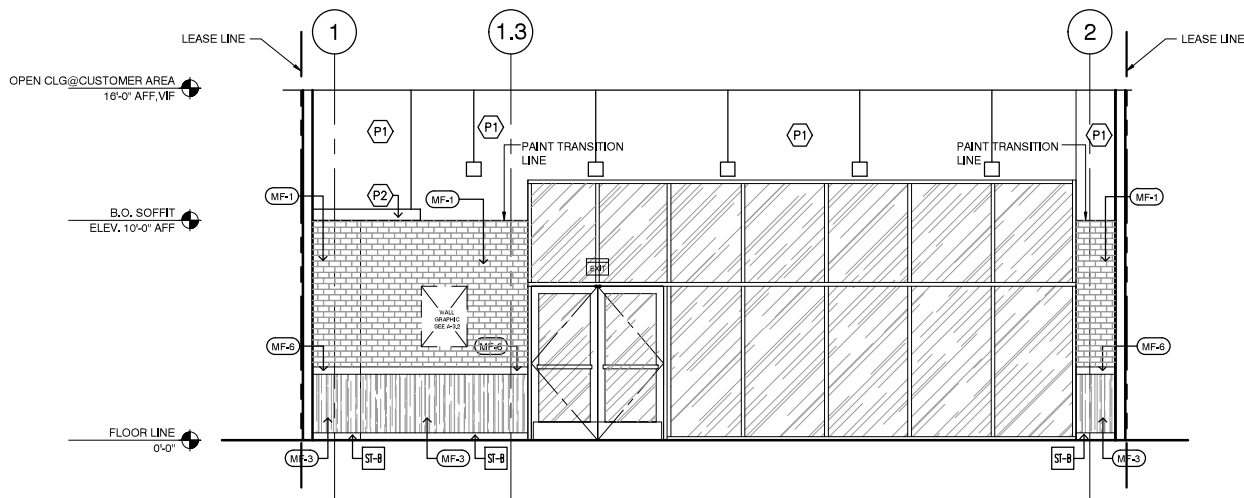


MATERIAL FINISH SCHEDULE							
NO.	DESCRIPTION	MANUFACTURER	MODEL #	COLOR / SERIES	FINISH	MATERIAL	REMARK
(MF-1)	8 1/2"x2 7/16" THIN BRICK	—	—	OLD CALIFORNIA	DORADO	—	
(MF-2)	COUNTER TOP	GRANITE	—	BLACK ABSOLUTE	—	—	—
(MF-3)	PLASTIC LAMINATE	FORMICA	8847-58	JARRAH LEGNO	MATTE	—	
(MF-4)	NOT USED	—	—	—	—	—	
(MF-5)	8 1/8"x 2 7/16" THIN BRICK	MCNEAR BRICK	—	WHITE/OLD CALIFORNIA	CALAVERAS	—	PROVIDE LESS THAN 1/2" DEEP CONCAVE. MORTAR GROUT TO SHOW. NO EFFECT.
(MF-6)	1"x4" WOOD	—	—	BLACK	BLACK	PAINT	AT COSTUMERS AREA ACCENT WALL
(MF-7)	1"x4" WOOD	—	—	STAINED EXPRESSO	—	—	AT COSTUMERS AREA ACCENT WALL
(MF-8)	SURFACE METAL TRIM	SCHLUTER	—	CHROME/DESIGN LINE	—	—	
(MF-9)	S.S. 'U' ANGLE	—	—	—	—	—	UP TO 5'-0" HIGH A.F.F.
(MF-10)	S.S. FINGER COVE	SCHLUTER	—	DILEX	—	—	W/ 3/8" RADIUS
(MF-11)	METAL EDGE TRIM	SCHLUTER	JOLLY-MC125	—	—	—	
(MF-12)	NOT USED	—	—	—	—	—	

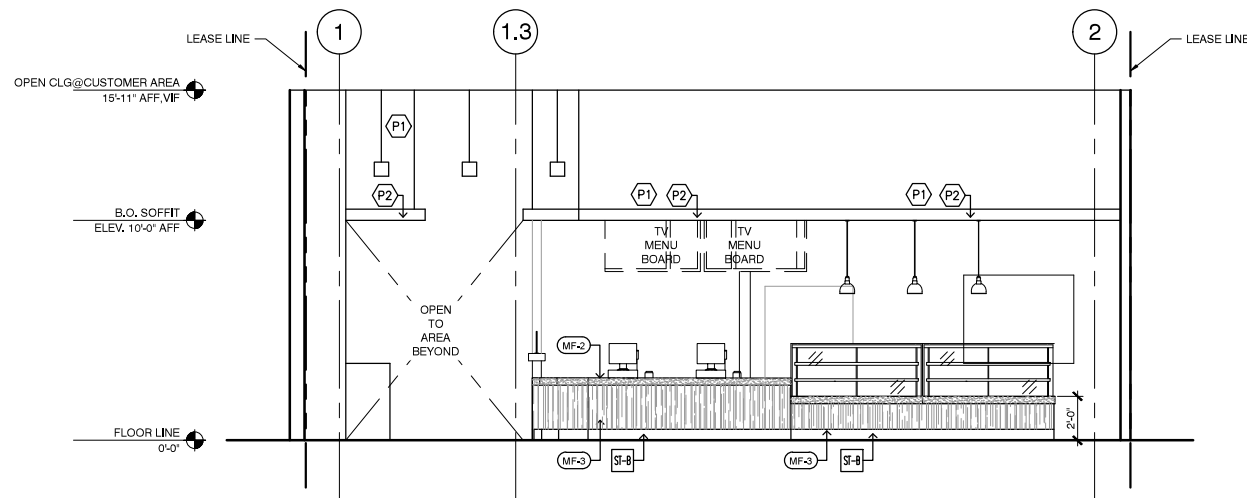
MCNEAR BRICK
CONTACT PERSON: DOUGLAS PEARSON
EMAIL: dpearson@resourcebuildingmaterials.com
PH: (949) 283-8511

[illegible]

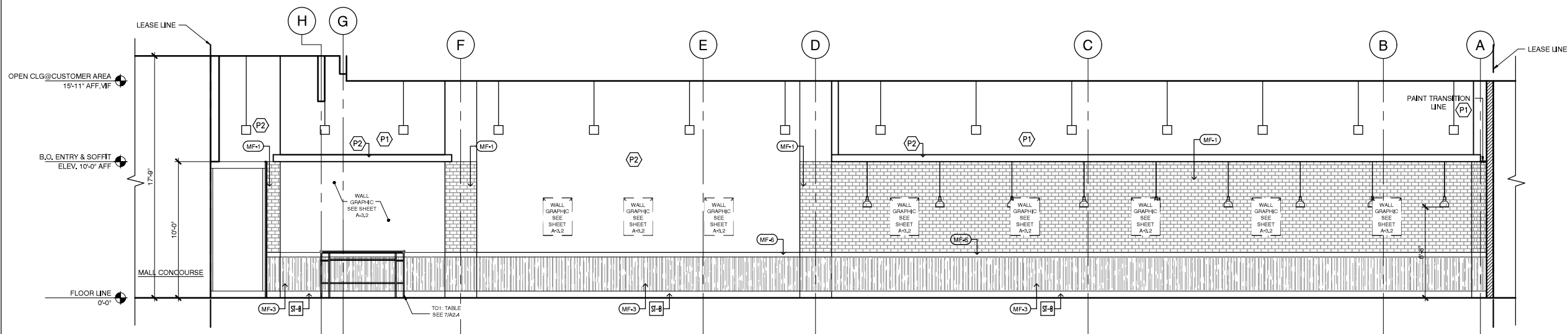
MATERIAL AND FINISH SCHEDULE		SCALE	1
		NTS	



INTERIOR ELEVATION	SCALE
	1/4" = 1' - 0"



INTERIOR ELEVATION	SCALE	2
	1/4" = 1' - 0"	



INTERIOR ELEVATION	SCALE	3
	1/4" = 1' - 0"	



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Seal:



A Project for

85°C Bakery Cafe

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SACRAMENTO, CA 95815

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FAX:

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<u>B</u>	CLIENT COMMENTS_2	04-24-1
<u>C</u>	CLIENT COMMENTS_3	04-25-1
	PERMIT SET	05-16-1

Project No.:	18.128.1
Drawn By:	NR
Reviewed By:	D
Sheet Title:	

INTERIOR ELEVATIONS

Sheet #

A2.1

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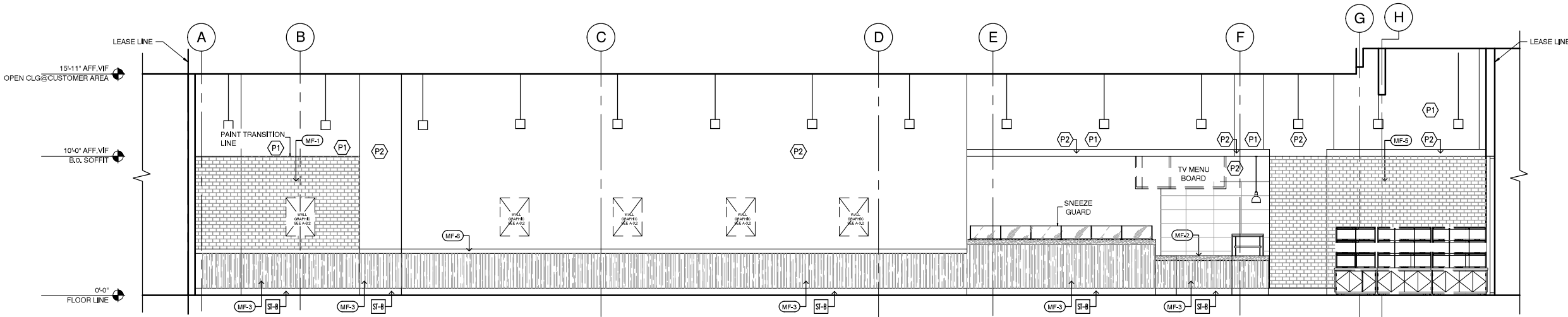
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Reviewed By: DA
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INTERIOR
ELEVATIONS

Sheet #:

A2.2

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INTERIOR ELEVATION

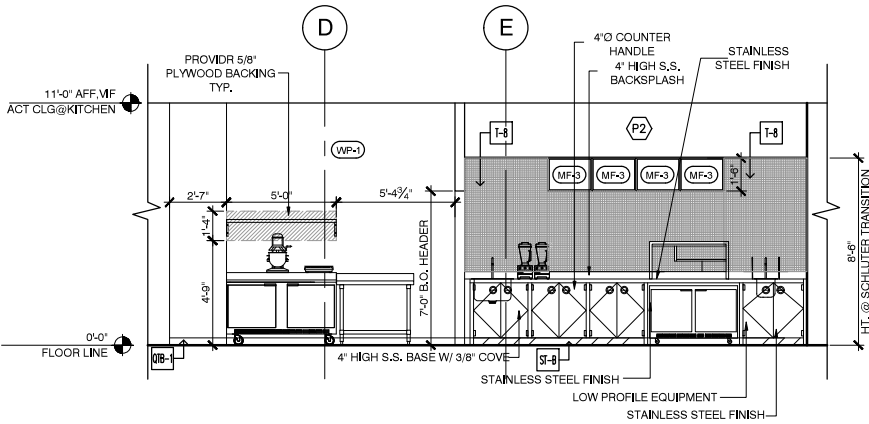
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1/4" = 1' - 0"

1

NOTE:

GC. TO PROVIDE SS WALL CAPS AND CORNER GUARDS, SEE A1.0.

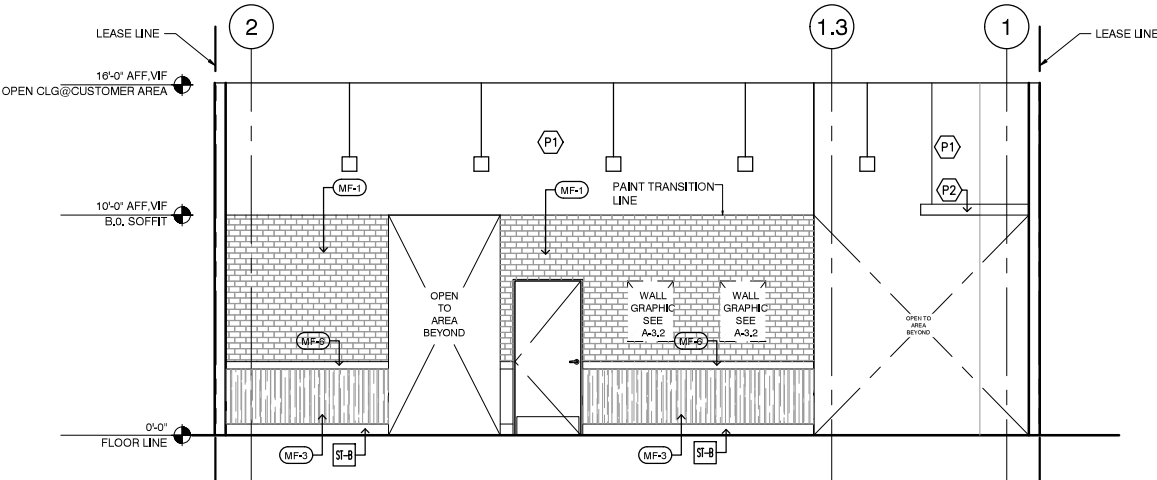


INTERIOR ELEVATION

SCALE

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4

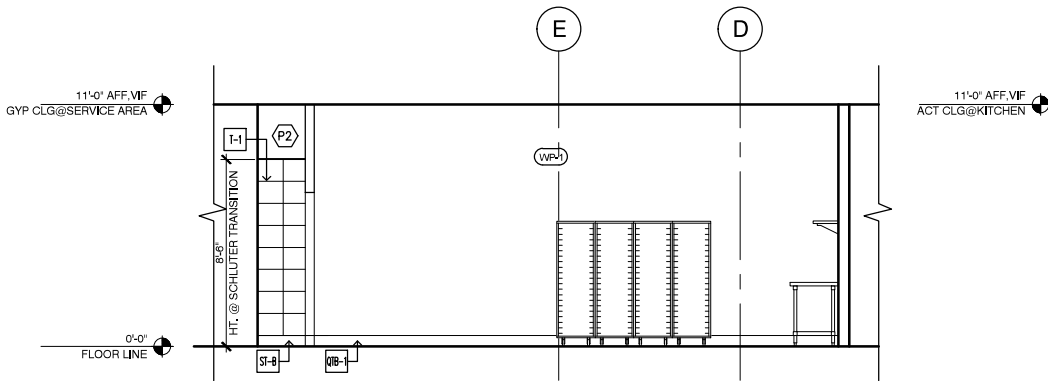


INTERIOR ELEVATION

SCALE

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2

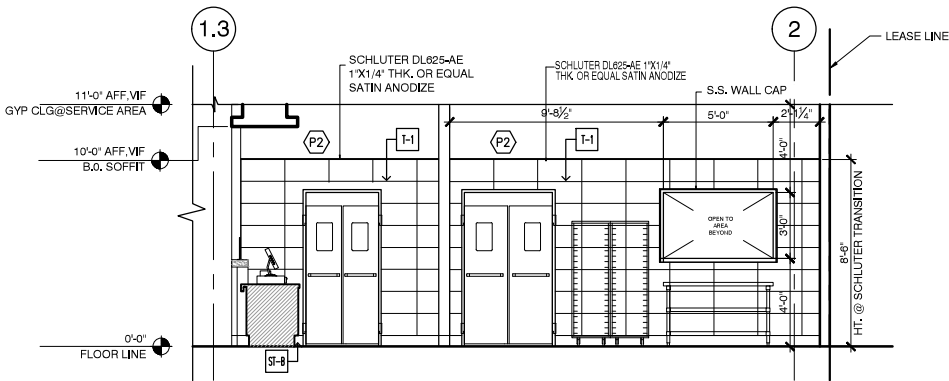


INTERIOR ELEVATION

SCALE

1/4" = 1' - 0"

5



INTERIOR ELEVATION

SCALE

1/4" = 1' - 0"

3



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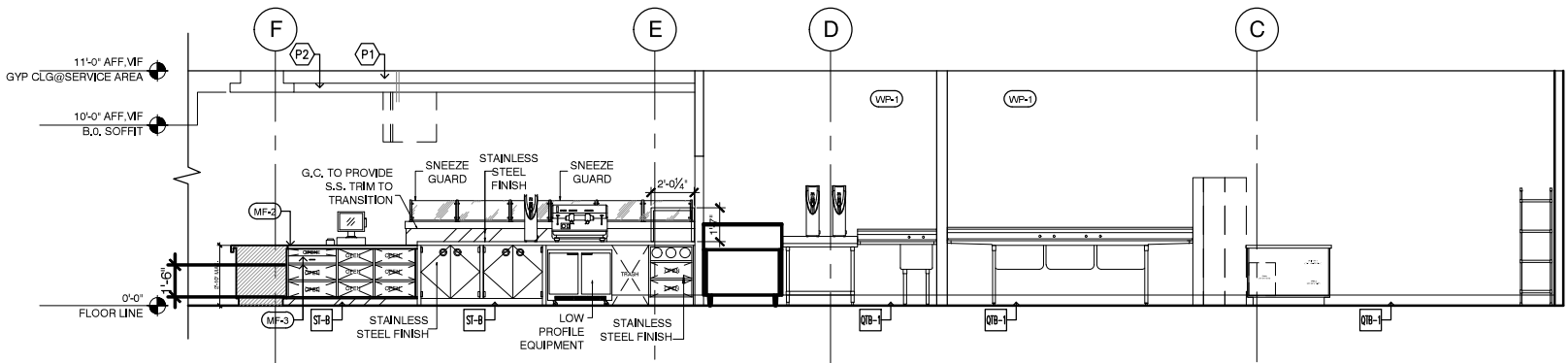
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INTERIOR
ELEVATIONS

Sheet #:

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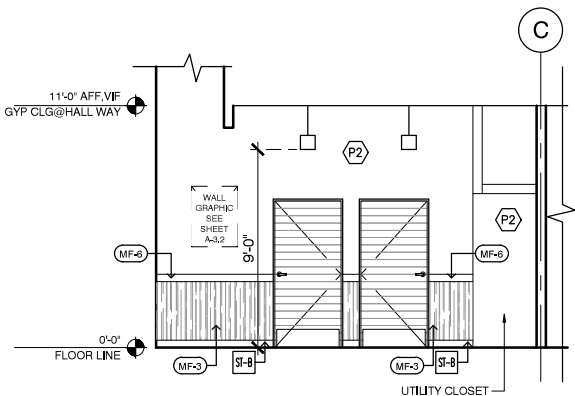


INTERIOR ELEVATION

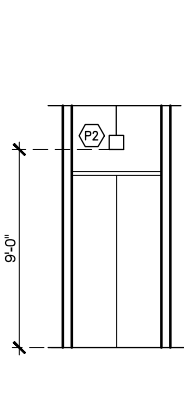
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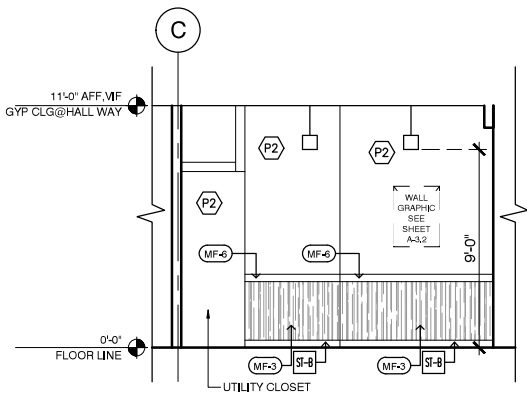
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ELEVATION 'C'



ELEVATION 'B'



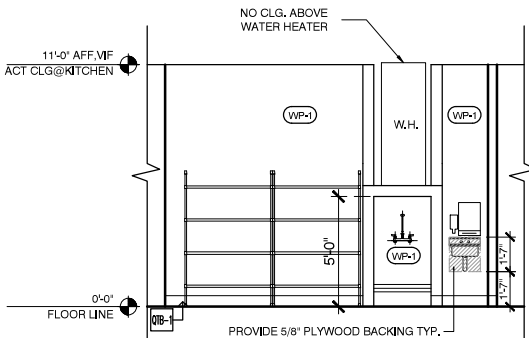
ELEVATION 'A'

INTERIOR ELEVATION

SCALE

1/4" = 1' - 0"

4

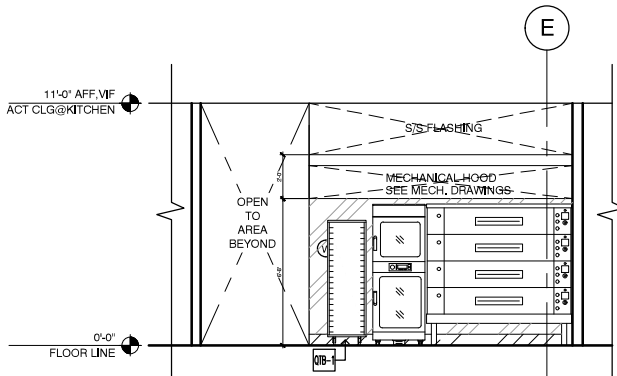


INTERIOR ELEVATION

SCALE

1/4" = 1' - 0"

2



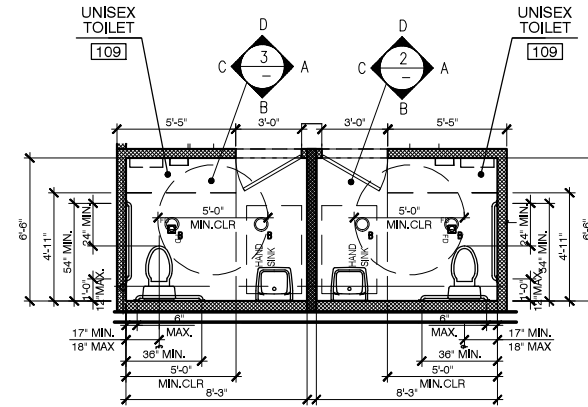
INTERIOR ELEVATION

SCALE

1/4" = 1' - 0"

3

- | | |
|----|--|
| 7 | STEEL SHELF
BOBRICK: B-295x18, 18" LX5D"X3/4H" |
| 8 | WALL MOUNT HAND DRYER
DYSON-AIRBLADE DB COLOR: GRAY |
| 9 | FLOOR MOUNTED WATER CLOSET
(HC COMPLIANCE) AMERICAN STANDARD RIGHT HEIGHT ELONGATED |
| 10 | LAVATORY - AMERICAN STANDARD |
| 11 | LAVATORY FAUCET - KHOLER/MOEN |
| 12 | RESTROOM SIGNAGE |



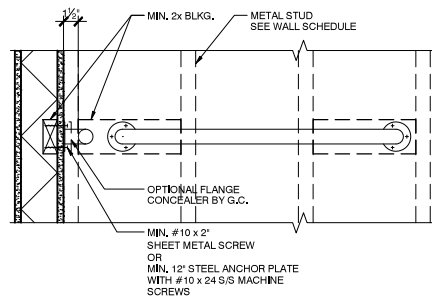
SCALE

5

SCALE

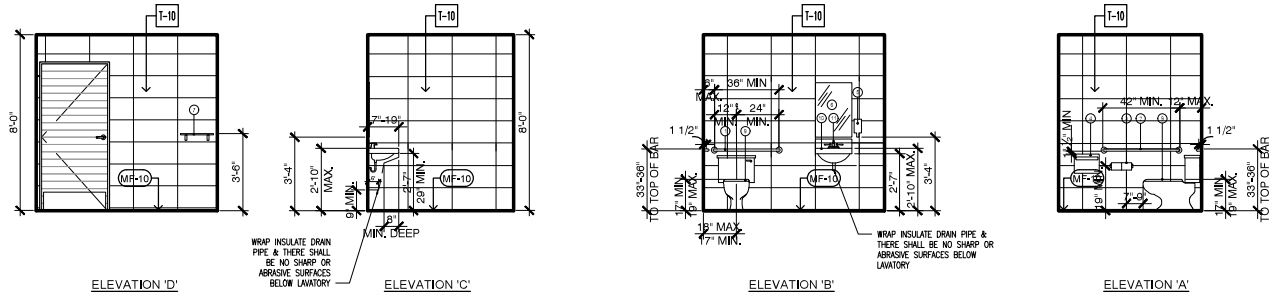
SCALE

A Project for:



SCALE

6



SCALE

SCALE

Client:

85°C Bakery Cafe

1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
PRELIMINARY SET TO LL		
PROGRESS SET		
<u>A</u>	CLIENT COMMENTS_1	04-06-18
<u>B</u>	CLIENT COMMENTS_2	04-24-18
<u>C</u>	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

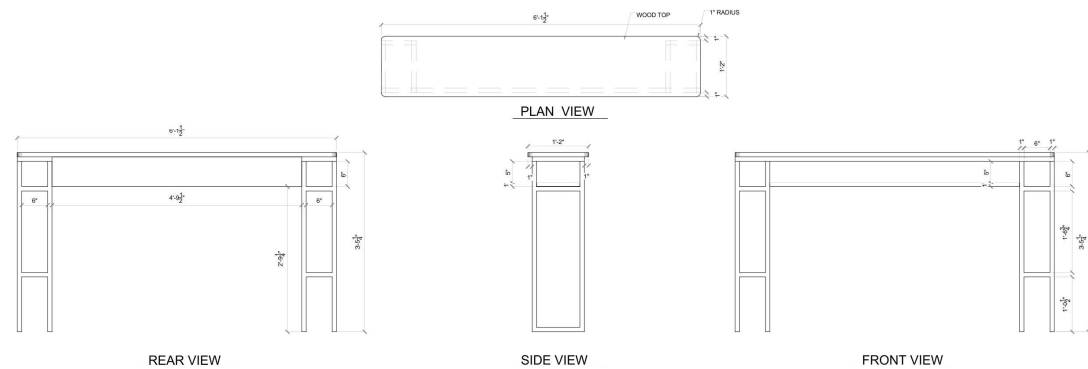
Project No.:	18.128.10
Drawn By:	NH
Reviewed By:	DA
Sheet Title:	

ENLARGED RESTROOM PLAN AND ELEVATIONS

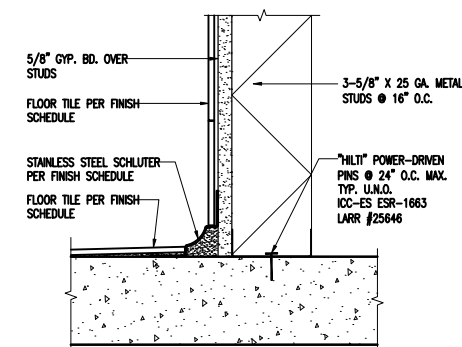
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A2.4

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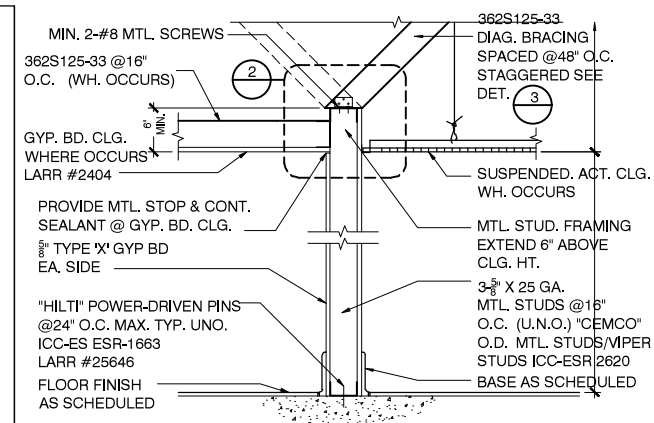
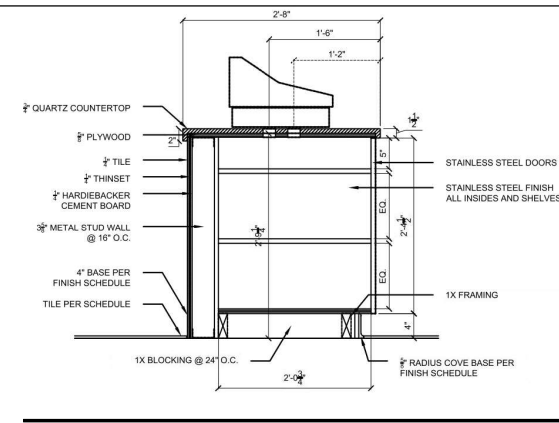
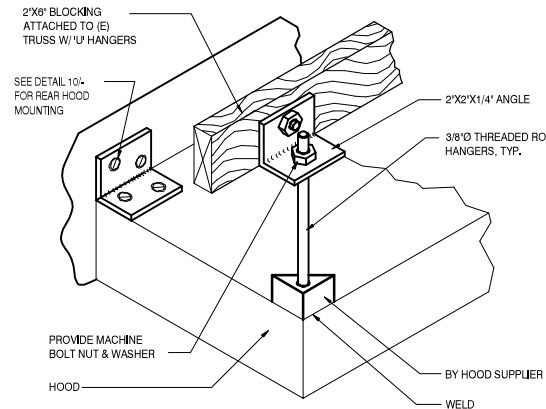
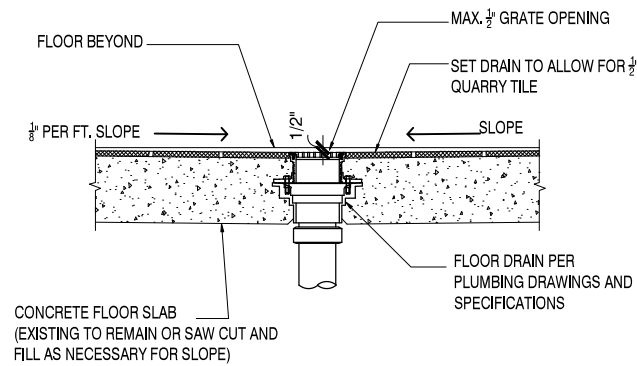
NTS

7

SCALE

SCALE

4



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① 415.974.6002 ② 415.974.1556
 250 Sutter Street, Suite 500, San Francisco, CA 94108



A Project for:

85°C Bakery Cafe

STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:

85°C Bakery Cafe

1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

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	PROGRESS SET	
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B	CLIENT COMMENTS_2	04-24-18
C	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

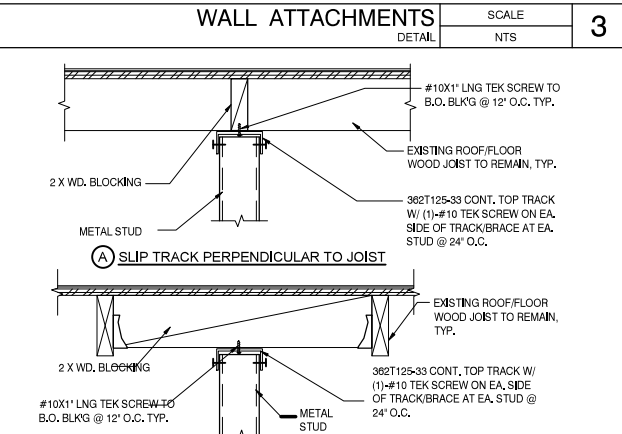
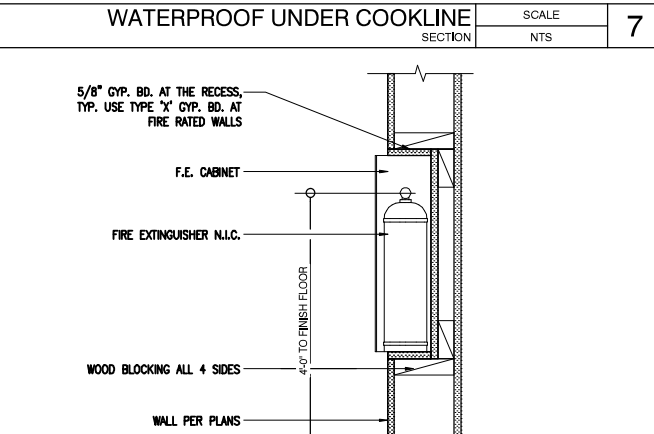
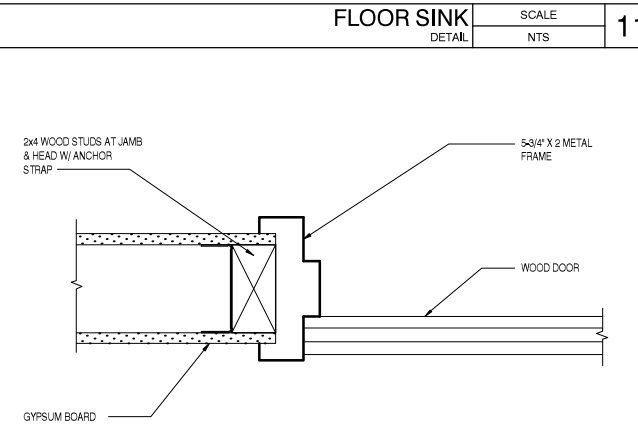
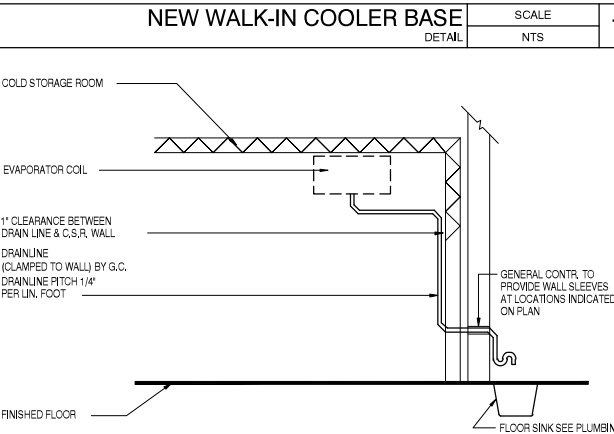
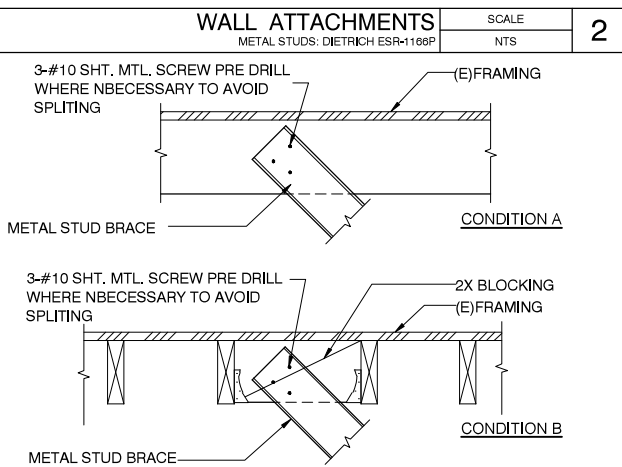
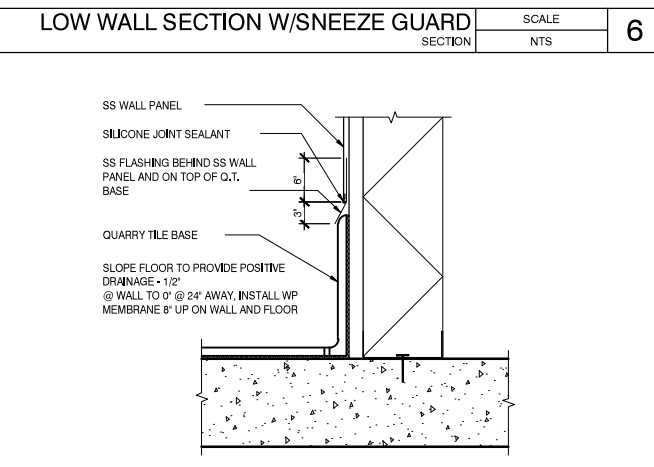
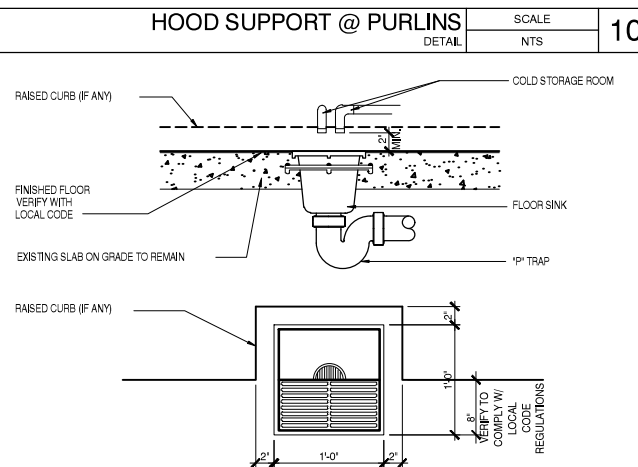
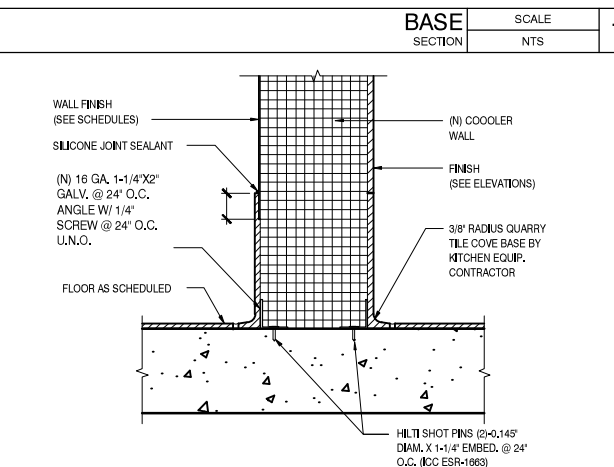
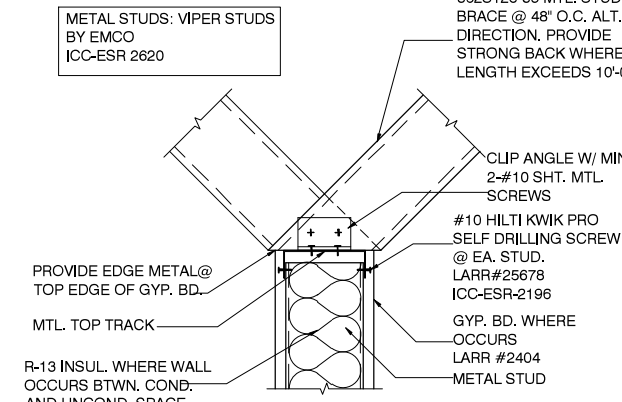
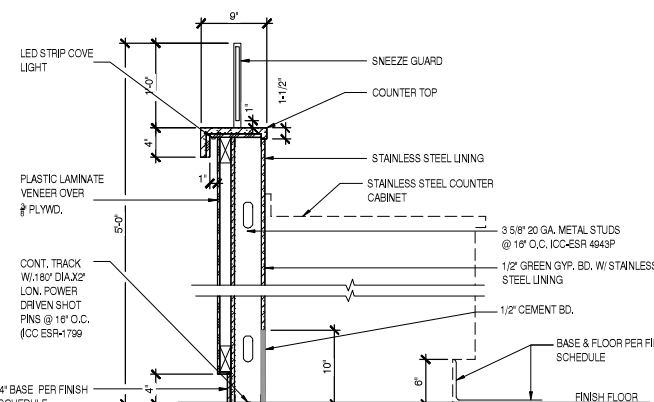
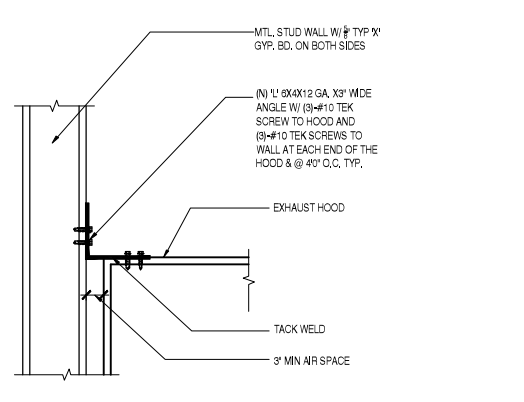
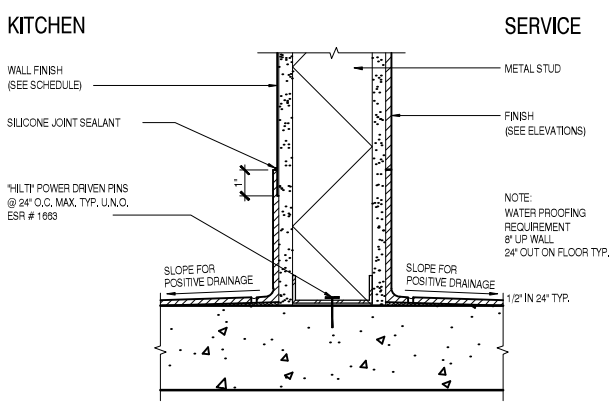
Project No.:	18.128.10
Drawn By:	-
Reviewed By:	DA
Sheet Title:	

DETAILS

Sheet #:

A3.0

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TIE TWO ADJACENT WALL TO CEILING MAIN AND CROSS RUNNERS



MOVED FOR
CONCRETE
FRAMING

CEILING SUPPORT PLAN

PERIMETER OPTION 1



6



1000 ARDEN WAY
SACRAMENTO, CA 95815

A-3.1

Sheet #

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A Project for:

85°C Bakery Cafe

STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:
85°C Bakery Cafe
1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

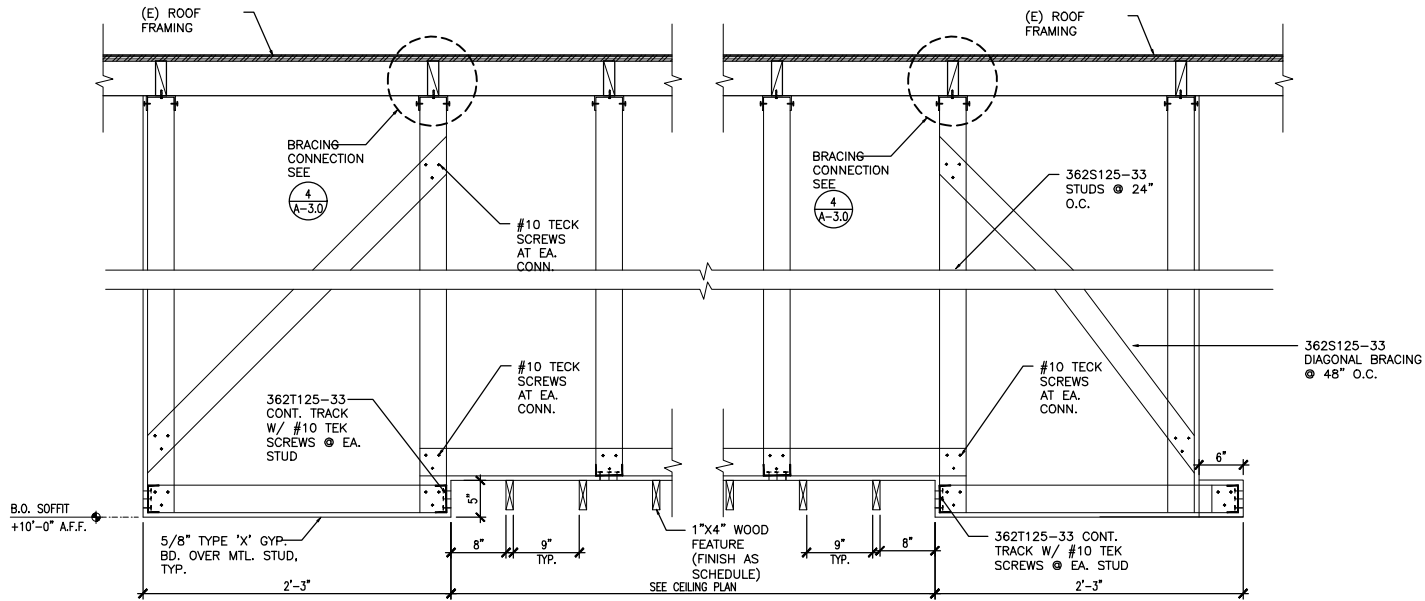
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	PRELIMINARY SET TO LL	
	PROGRESS SET	
Δ	CLIENT COMMENTS_1	04-06-18
Δ	CLIENT COMMENTS_2	04-24-18
Δ	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.: 18.128.10
Drawn By:
Reviewed By: DA
Sheet Title:

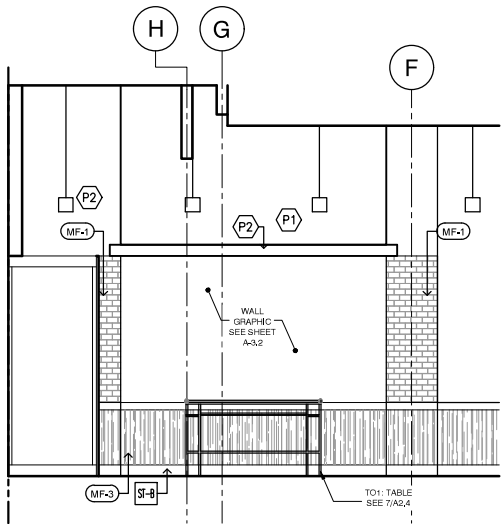
STORYBOARD,
GRAPHICS & DETAILS

Sheet #: **A-3.2**

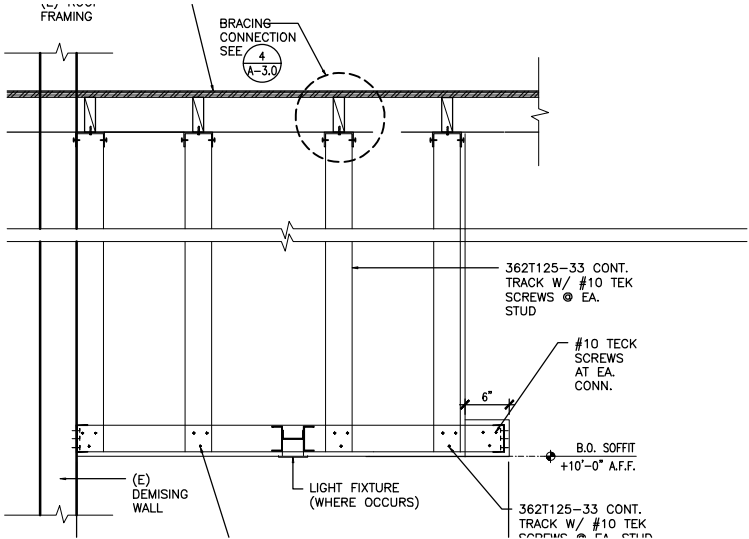
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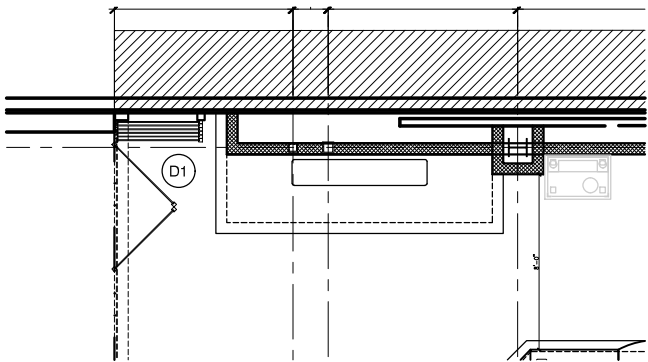
SOFFIT SECTION@BREAD DISPLAY AREA
SCALE: NTS
4



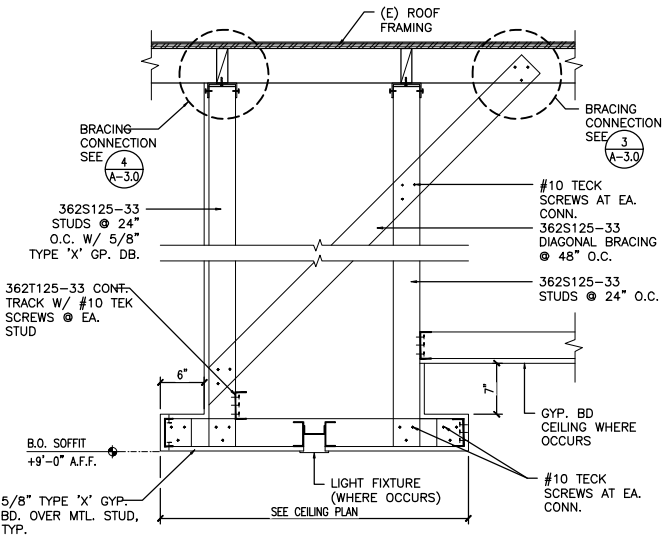
STORYBOARD GRAPHIC WALL ELEVATION
SCALE: 1/4"=1'-0"
1



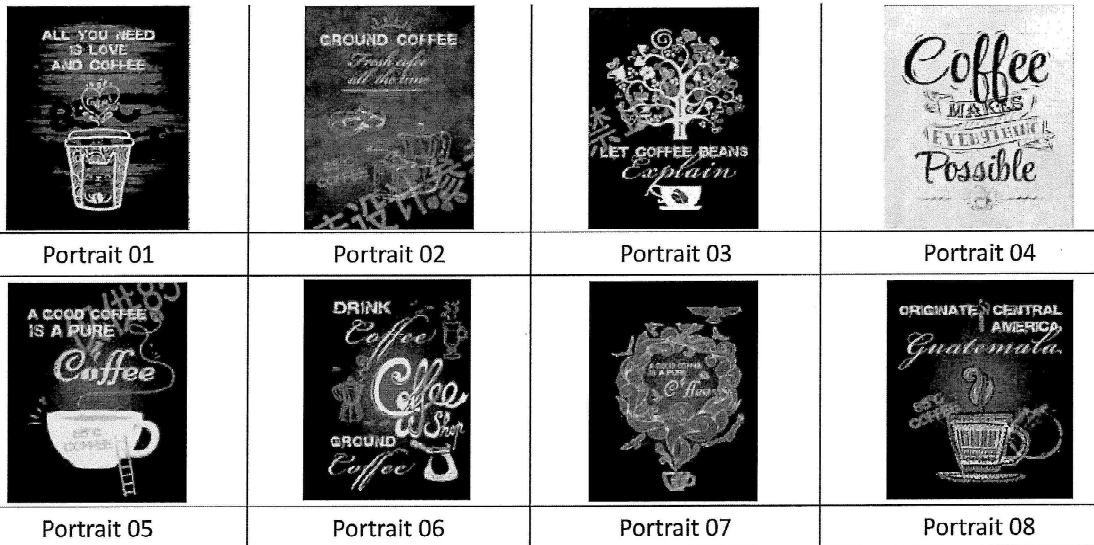
SOFFIT SECTION @ CUSTOMERS AREA
SCALE: 1/2"=1'-0"
5



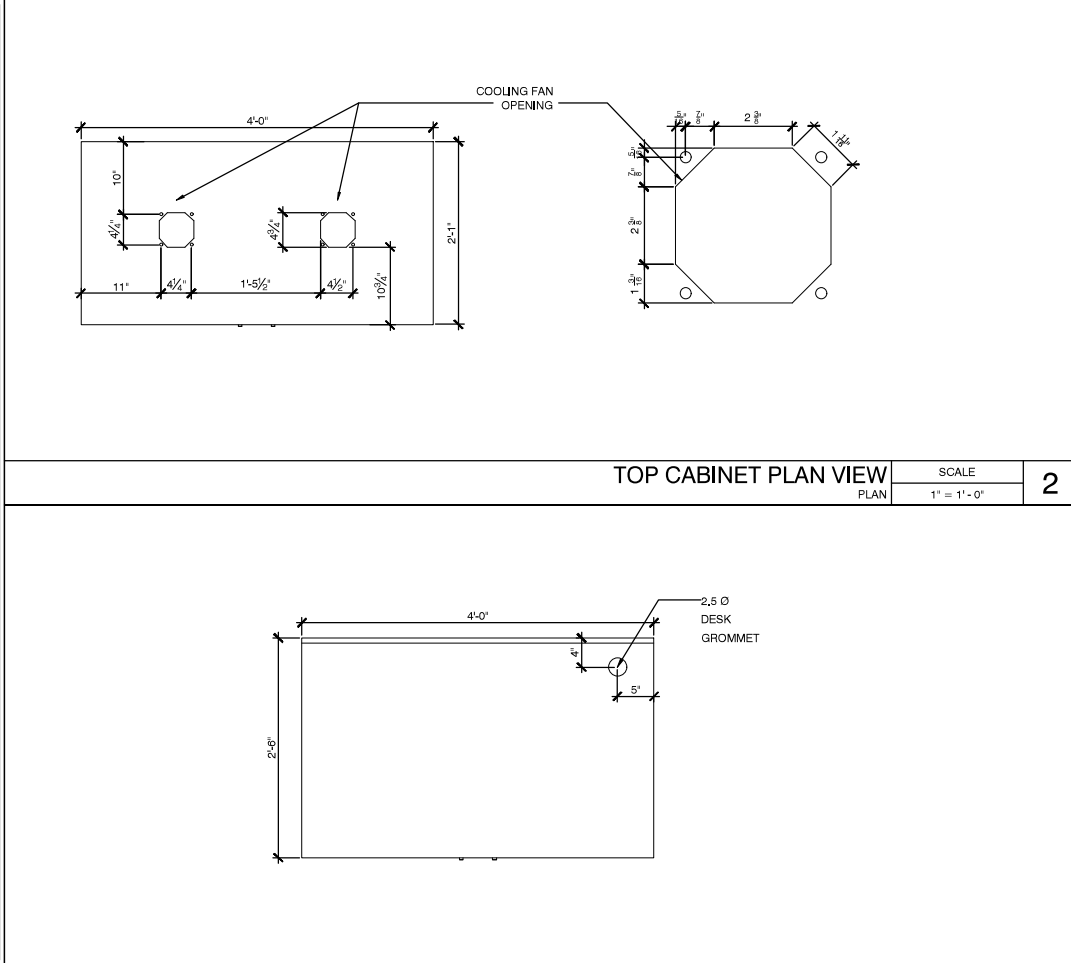
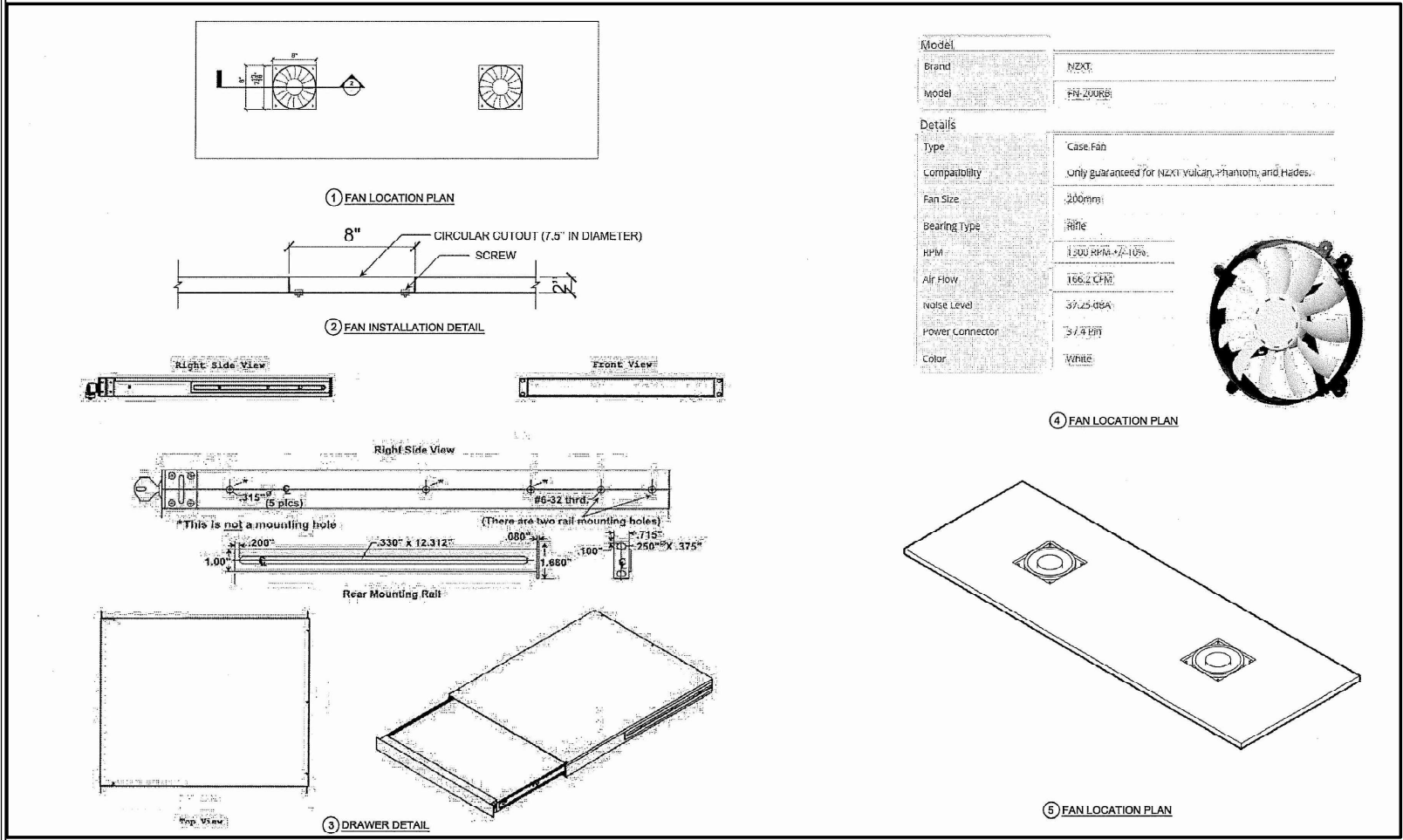
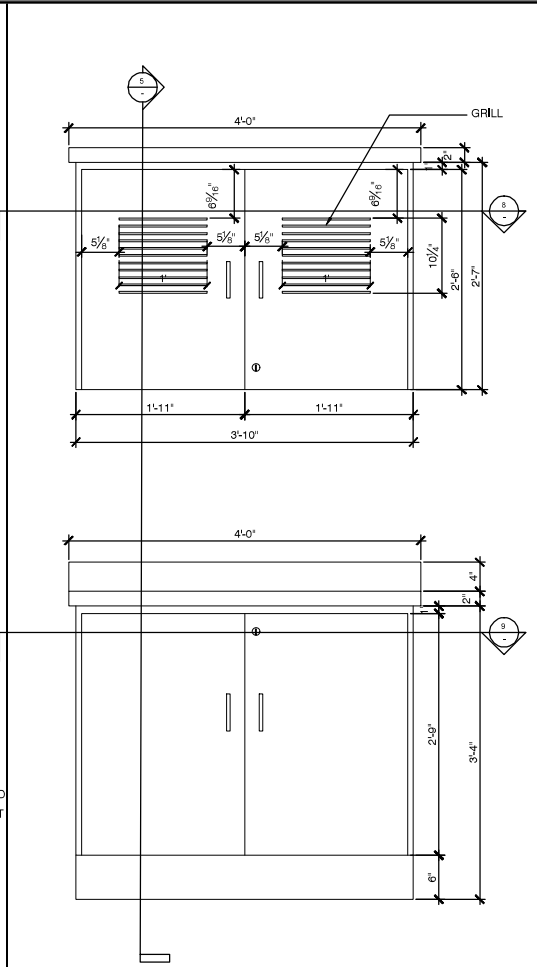
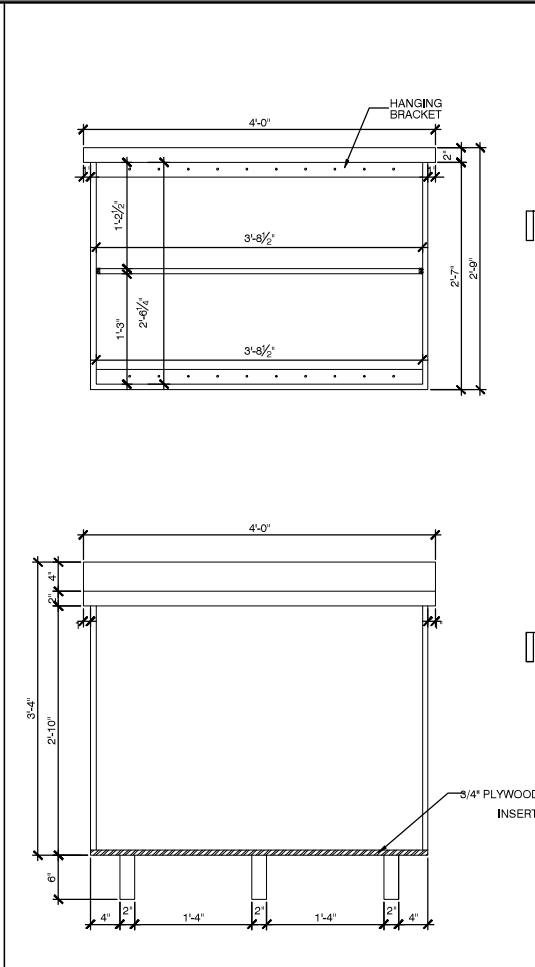
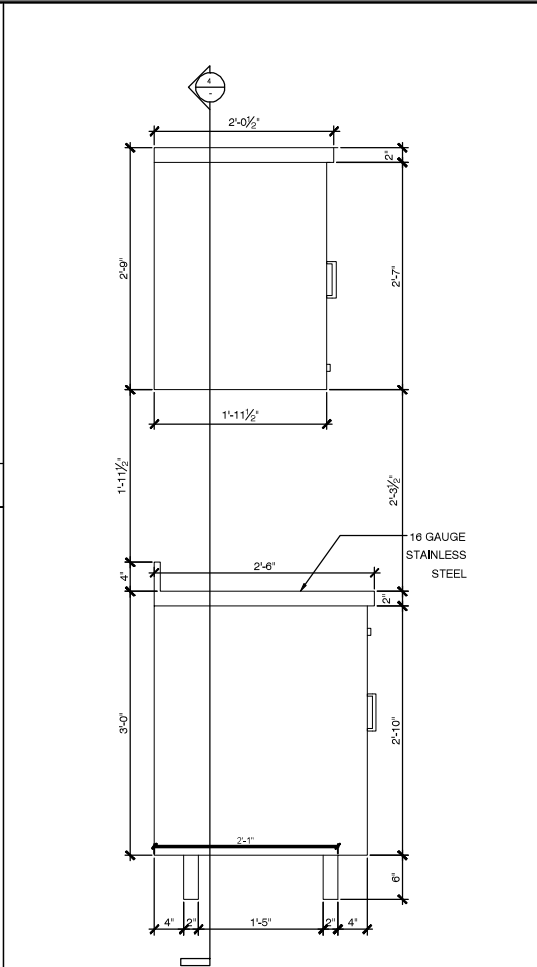
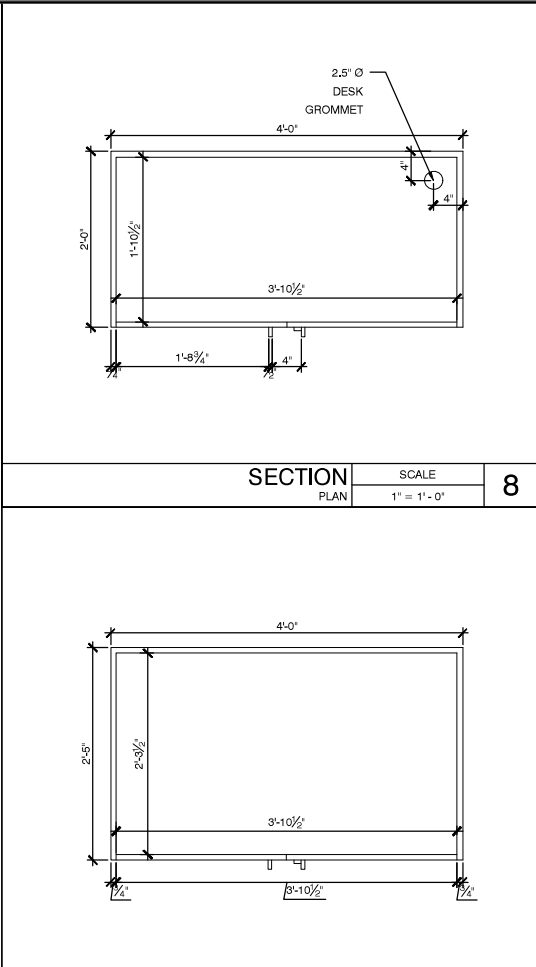
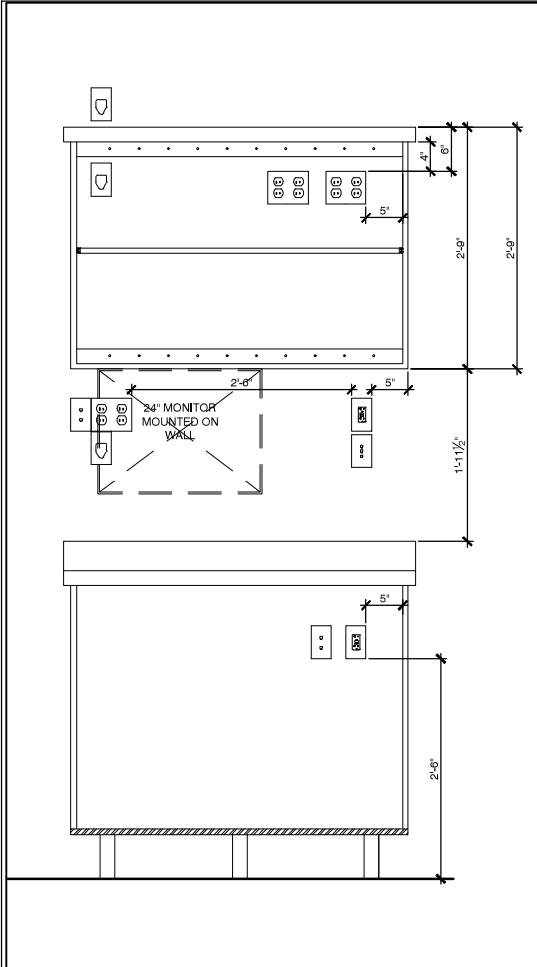
ENLARGED STORYBOARD PLAN
SCALE: 1/2"=1'-0"
2



SOFFIT SECTION@SERVICE AREA
SCALE: 1/2"=1'-0"
6



PORTRAIT/STORY WALL GRAPHICS
PROVIDED BY CLIENT
SCALE: NTS
3



85°C Bakery Cafe
STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:
85°C Bakery Cafe
1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
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Δ	CLIENT COMMENTS_1	04-06-18
Δ	CLIENT COMMENTS_2	04-24-18
Δ	CLIENT COMMENTS_3	04-25-18
	PERMIT SET	05-16-18

Project No.: 18.128.10
Drawn By:
Reviewed By: DA
Sheet Title:

MANAGER'S STATION
ELEV./SECTION/DETAILS

Sheet #:
A-3.3



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415.974.6002 415.974.1556
250 Sutter Street, Suite 500, San Francisco, CA 94108



A Project for:

85°C Bakery Cafe
STORE #
ARDEN FAIR MALL
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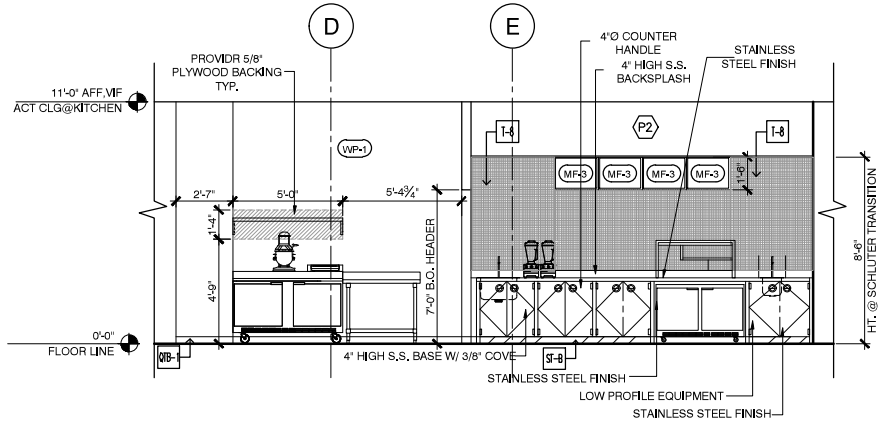
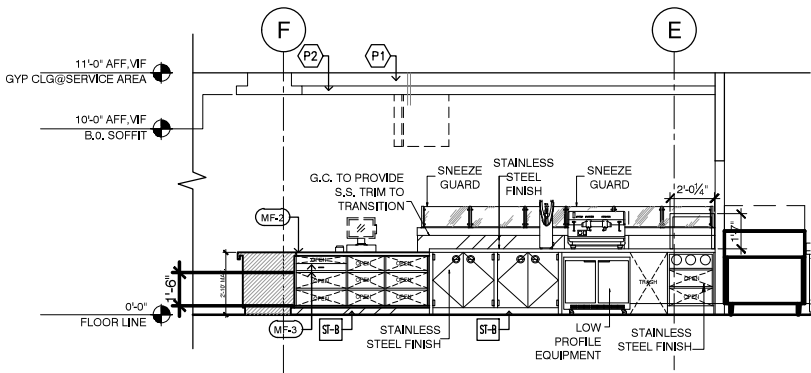
Project No.: 18.128.10
Drawn By:
Reviewed By: DA
Sheet Title:

COUNTER DETAILS

Sheet #:

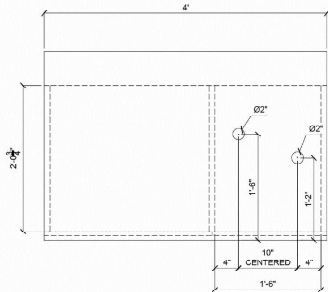
A-3.4

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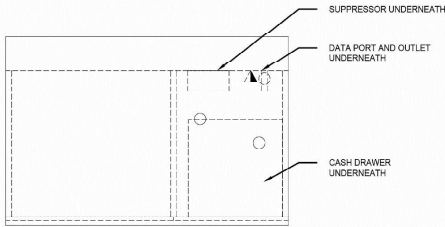


COUNTER ELEVATIONS

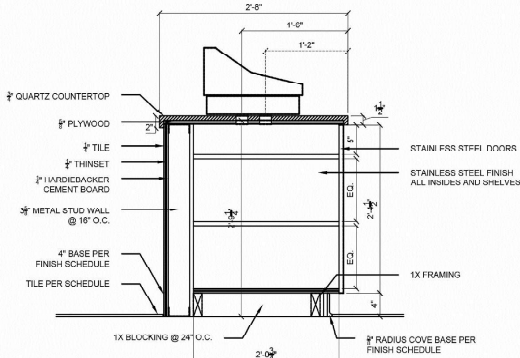
SCALE	1
PLAN	1/4" = 1' - 0"



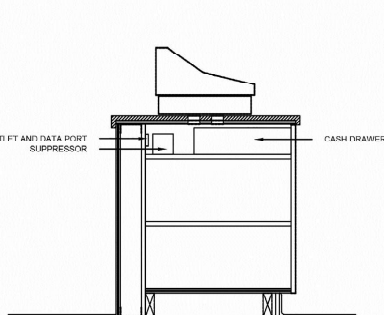
DIMENSIONED PLAN



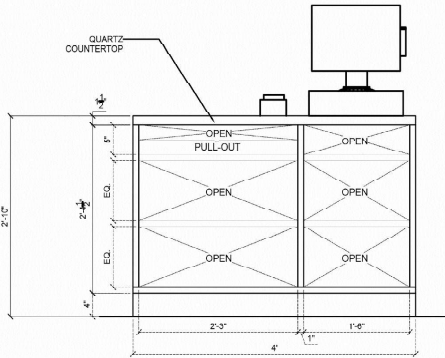
PLAN



DIMENSIONED SECTION



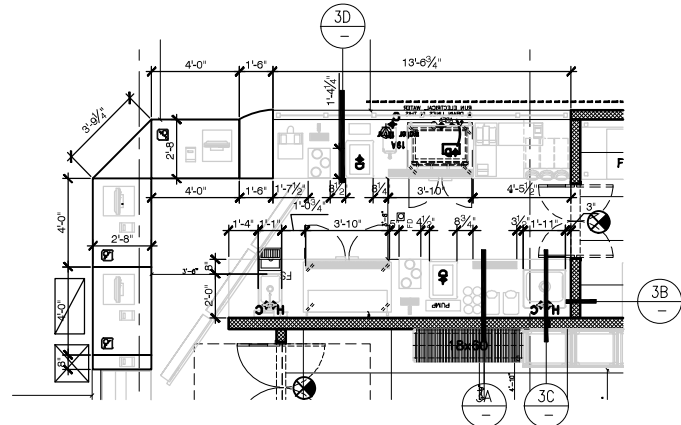
SECTION



DIMENSIONED ELEVATION

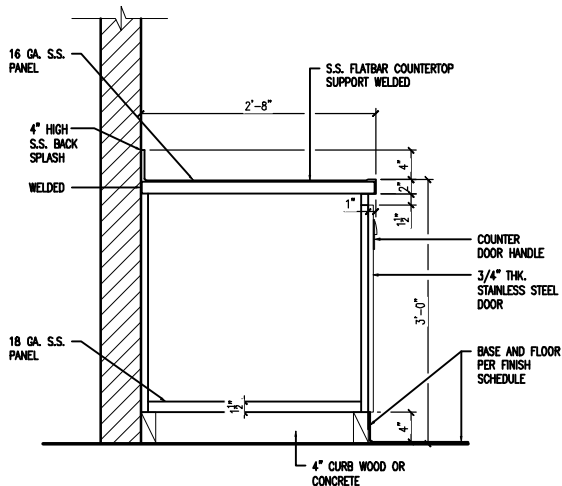
POS COUNTER PLAN / SECTIONS

SCALE	4
PLAN	NTS

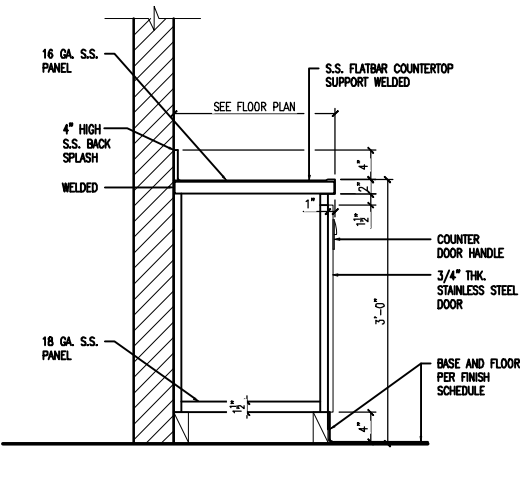


ENLARGED COUNTER PLAN

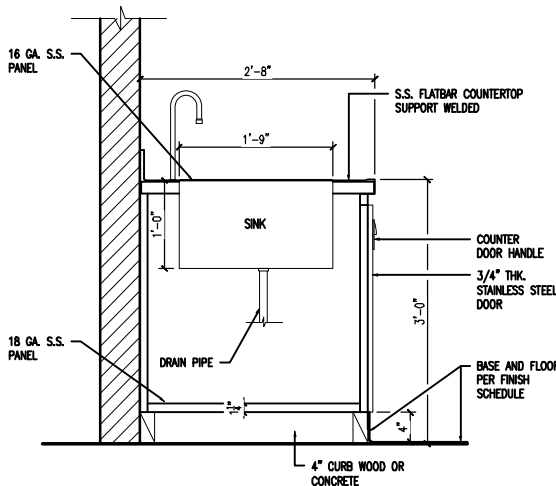
SCALE	2
PLAN	1/4" = 1' - 0"



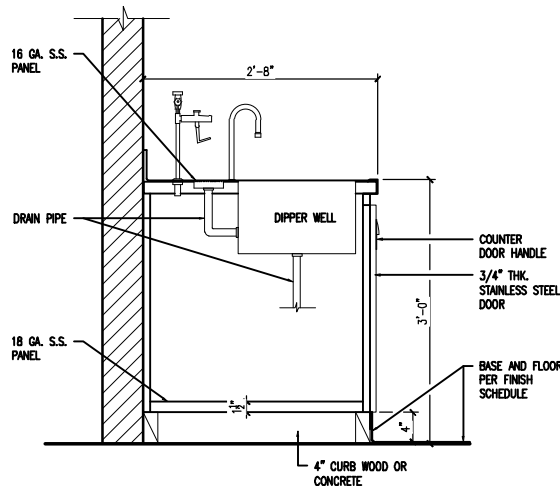
SECTION A



SECTION B



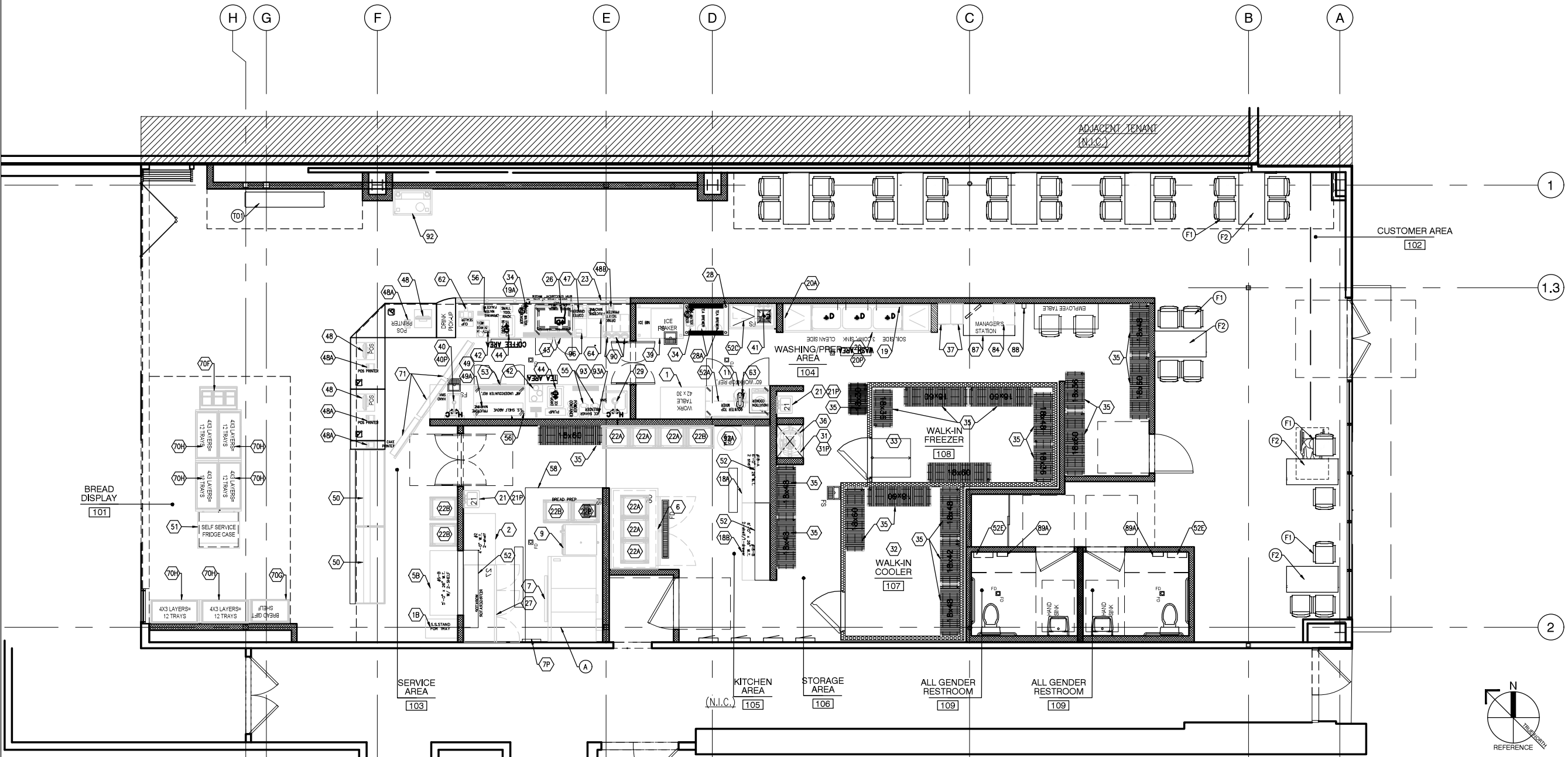
SECTION C



SECTION D

COUNTER SECTIONS

SCALE	3
PLAN	1" = 1' - 0"



NOTE:
A. G.C. TO LEVEL DECK OVEN



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415.974.6002 415.974.1556
250 Sutter Street, Suite 500, San Francisco, CA 94108



A Project for:

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	PERMIT SET	05-16-18

Project No.: 18.128.10
Drawn By: -
Reviewed By: DA
Sheet Title:

EQUIPMENT PLAN
AND
SCHEDULE

Sheet #:

K-1.0

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EQUIPMENT PLAN
PLAN

SCALE
1/4" = 1' - 0"

1

EQUIPMENT SCHEDULE																										
ITEM	REMARKS	PLUMBING								ELECTRICAL					EQUIPMENT											
		GAS			WASTE		HOT WATER		COLD WATER	CONNECTION TYPE	LOAD			PHASE	VOLTS	INSTALL BY	SUPPLY BY	MODEL NO.	MANUFACTURER	DESCRIPTION	QTY.	ITEM				
		SIZE	R.I.H.	MBTU	TYPE	SIZE	R.I.H.	SIZE	R.I.H.		SIZE	AMPS	WATTS										H.P.			
TEA / COFFEE AREA																										
19A	UNDER COUNTER															G.C.	0	C350	LIVING WATER	WATER FILTER SYSTEM		1	19A			
23																G.C.	G.C.	18" TALL	CUSTOM	SNEEZE GUARD		1	23			
26	W/ S.S. STRAINER INFRONT										50	4600		1	208-240	G.C.	0	GB-5	LA MARZOCCO	ESPRESSO MACHINE		1	26			
29																G.C.	G.C.	DI-1-2012	ADVANCE TABCO	1 COMPARTMENT SINK (DUMP SINK)		1	29			
29P																G.C.	0	6473 & 5437	FISHER	FAUCET & SPOUT			29P			
34	20-90 PSI										19.5	4050			208	G.C.	0	H5X	BUNN	HOT WATER DISPENSER		1	34			
40	PROVIDE 6" SPLASH GUARD ON BOTH SIDES															G.C.	G.C.	DI-1-10	ADVANCE TABCO	HAND SINK		1	40			
40P																G.C.	0	6473 & 5437	FISHER	FAUCET & SPOUT		1	40P			
41P																G.C.	0	6150 & 5410	FISHER	FAUCET & SPOUT		1	41P			
42					FS	1										G.C.	G.C.	HS-DSRO	ALLSTRONG	DROP IN DIPPER WELL		6	42			
43										5-15P	3.3		1/5	1	115	G.C.	0	UCR36A	BEVERAGE AIR	UNDERCOUNTER REFRIGERATOR		1	43			
44					FS	1										G.C.	G.C.	D278	KROWNE	DROP IN ICE CHEST		2	44			
47												1440		1	120	G.C.	0	SWIFT	LA MARZOCCO	COFFEE GRINDER		1	47			
48B															115	G.C.	0	U200	EPSON	DRINK TICKET PRINTER		1	48B			
49																G.C.	G.C.	43.25 X 12 X 40.50	CUSTOM MADE	S.S. SHELF (TEA CANISTER STAND)		1	49			
49A																G.C.	G.C.	20X12X19	CUSTOM MADE	S.S. SHELF (SMALL TEA CANISTER STAND)		1	49A			
53										5-15P	3.3		1/5	1	115	G.C.	0	UCR48A	BEVERAGE AIR	UNDERCOUNTER REFRIGERATOR		1	53			
55											15				120	G.C.	0	#36019	VITAMIX	SMOOTHIE BLENDER		2	55			
56	WITH DRAIN TRAY				FS	1							3/8			G.C.	0	59099	FISHER	DRINKING WATER FAUCET		2	56			
62															110/220	G.C.	0	ET-899	Y-FANG	CUP SEALER		1	62			
64															110/220	G.C.	0	ET-9E	Y-FANG	FRUCTOSE MACHINE		2	64			
90																G.C.	0	DAC-5	ROUNDUP	CUP DISPENSER		3	90			
93																G.C.	0	VITM-1442	VITAMIX	PITCHER RINSER		1	93			
93A																G.C.	0	13080	FISHER	PITCHER RINSER FAUCET		1	93A			
96																G.C.	0			KNOCK CHUTE		1	96			
POS / SERVICE AREA																										
48	NEED COUNTER 43.25"														120	G.C.	0	WS5A	MICROS	CASH REGISTER		3	48			
48A															115	G.C.	0	TM-T88	EPSON	POS PRINTER		3	48A			
50A										5-20P			5/8		115	G.C.	0	ZW-C-223	KINGDOM	8' CAKE DISPLAY CASE		2	50			
71												85			115	G.C.	0	49SM5KC	LG	LED TV MONITOR		3	71			
T01																G.C.	0		CUSTOM	WRAPPING STATION			T01			
TEA BACK-UP AREA																										
1																G.C.	G.C.	42X30	ALLSTRONG	S.S. WORK TABLE		1	1			
11										5-15P	15	3.76	1/4	1	115	G.C.	0	WTR60	BEVERAGE AIR	WORK TOP REFRIGERATOR		1	11			
16																				NOT USED			16			
28											6350			1	220	G.C.	0	TB-35T	FRESER	TEA BREWER		2	28			
28A																G.C.	G.C.	42"X30"X24"	CUSTOM	TEA BREWER S.S. STAND		1	28A			
34	20-90 PSI										19.5	4050			208	G.C.	0	H5X	BUNN	HOT WATER DISPENSER		1	34			
39	ICE BIN MODEL # B-500PF										24			1	208/230	G.C.	0	KM-1340MRH	HOSHIZAKI	ICE MAKER W/ ICE BIN		1	39			
41																G.C.	G.C.	FC-1-1818-24 R OR L	ADVANCE TABCO	1 COMPARTMENT SINK		1	41			
52A	14"X60"															G.C.	0	WS-W1460	GSW	S.S. WALL MOUNT SHELF		1	52A			
52C	14"X36"															G.C.	0	WS-W1436	GSW	S.S. WALL MOUNT SHELF		1	52C			
63										5-15P	6		7/8		110	G.C.	0	40756	VOLLRATH	COUNTERTOP MIXER		1	63			
BACK OF HOUSE AREA																										
19	MAX. 6.7 GPM. CAPACITY 36,000 GAL. 10-125 PSI															G.C.	0	EV9329-54	EVERPURE	WATER FILTER SYSTEM		1	19			
20	11'-6" X 2'-3"															G.C.	G.C.	-	CUSTOM	3 COMPARTMENT SINK		1	20			
20A																G.C.	0	SPAR-RP-4	FISHER	POT RACK		1	20A			
20P																G.C.	0	5202, 7136, 6150, 5429	FISHER	FAUCET & SPOUT		1	20P			
21	W/ MIN. 6" SPLASH GUARD ON BOTH SIDES															G.C.	G.C.	HS-1615SS	GSW	WALL MOUNT HAND SINK		1	21			
21P																G.C.	0	62839 & 54453	FISHER	FAUCET & SPOUT		1	21P			
31	PROVIDE 6'-0" MIN. S.S. SPLASH GUARD ON BOTH SIDES															G.C.	G.C.	9-OP-20	ADVANCE TABCO	MOP SINK		1	31			
31P																G.C.	0	19798	FISHER	FAUCET		1	31P			
35																G.C.	0	VARIES	THUNDER	STORAGE RACK		V	35			
36	50 GAL/100,000 BTU. ON AN APPROVED CONCRETE CURB.					100										G.C.	G.C.	CYCLONE XI BTX -100	A.O. SMITH	WATER HEATER (E)		1	36			
37																G.C.	0	ELS-5DR	GSW	LOCKERS		2	37			
52B	48"X14"															G.C.	0	WS-W1424	GSW	S.S. WALL MOUNT SHELF		1	52B			
52D	24"X14"															G.C.	0	WS-W1448	GSW	S.S. WALL MOUNT SHELF		1	52D			
54											5.1				115	G.C.	0	36CH/36NCH*	MARS AIR	AIR CURTAIN			54			
87	INCLUDE FAN															G.C.	G.C.		CUSTOM	MANAGERS DESK		1	87			
88															115	G.C.	0			TIME CLOCK		1	88			
89																G.C.	0	AB14-GREY	DYSON AIRBLADE	HAND DRYER		1	89			
84	INSTALL UNDER THE MANAGER'S STATION 30"X120"X20"D															G.C.	0	#84	FIREKING	DUAL DOOR MAILBOX DROP SAFE		1	84			

EQUIPMENT SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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		GAS			WASTE		HOT WATER		COLD WATER	CONNECTION TYPE	LOAD			PHASE	VOLTS	INSTALL BY	SUPPLY BY	MODEL NO.	MANUFACTURER	DESCRIPTION	QTY.	ITEM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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6	1/2" FNPT COLD WATER 30-80 PSI @ 85°F.F. 1 EVAPORATOR SUPPLIED 6,000BTU/HR MIN. REMOTE CONDENSER REQUIRED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

GENERAL STRUCTURAL NOTES

A. GENERAL

- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.
- DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L, MECH, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. (WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.
- ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

B. BASIS FOR DESIGN

- BUILDING CODE: 2016 EDITION OF THE CALIFORNIA BUILDING CODE
- ROOF LOADS: DEAD LOAD: 15 PSF LIVE LOAD (REDUCIBLE): 20 PSF
- WIND LOADS: 110 MPH ULTIMATE WIND SPEED COMPONENT AND CLADDING EXPOSURE C WIND PRESSURE PER ASCE7-10 INTERNAL PRESSURE COEFFICIENT (GCp1) = 0.18
- SEISMIC LOADS: SITE CLASS D SEISMIC DESIGN CATEGORY D R = 3.5 S_s = 0.613 S₁ = 0.280 S_{D5} = 0.539 S_{D1} = 0.343
- SNOW LOADS: NONE
- RISK CATEGORY: RISK CATEGORY II SEISMIC IMPORTANCE FACTOR = 1.0

C. STRUCTURAL STEEL

- STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UNO:

SHAPE:	STANDARD:	F _y :
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES	ASTM A36	36 KSI
AND ROLLED SECTIONS		
BARs AND PLATES	ASTM A36	36 KSI
	OR	
	ASTM A572, GRADE 50 (WHERE NOTED)	50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HSS (RECT.)	ASTM A500, GRADE B OR ASTM A1085	46 KSI (MIN)
HSS (ROUND)	ASTM A500, GRADE B OR ASTM A1085	42 KSI (MIN)
- ASTM A6 HOT-ROLLED SHAPES WITH FLANGE THICKNESS EXCEEDING 2" SHALL BE SUPPLIED WITH CHARTER Y-NOTCH TESTING IN ACCORDANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S30. IMPACT TESTS SHALL MEET A MINIMUM AVERAGE TOUGHNESS OF 20 FT-LB AT +10 F. SPLICES, WELD ACCESS HOLES, COMPATIBLE WELDING PROCEDURES, WELDING PREHEAT REQUIREMENTS, AND THERMAL CUT SURFACE PREPARATION AND INSPECTION SHALL BE MADE IN ACCORDANCE WITH SECTIONS J13, J16, J26, AND H2.2 OF AISC 360. WELD TABS AND BACKING AT SPLICES SHALL BE REMOVED AND THE SURFACES GROUND SMOOTH.
- ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC 303 AND SHALL BE COMPLETED BY AN "APPROVED STEEL FABRICATOR." SHOP DRAWINGS AND ERECTION DRAWINGS SHALL INCLUDE ALL ITEMS AS REQUIRED BY AISC 360, SECTION M1.
- SHEAR CONNECTORS (SUCH AS HEADED STEEL STUDS, STEEL BARS, OR STEEL LUGS), REINFORCING BARS, DEFORMED ANCHORS, OR THREADED STUDS SHALL NOT BE ATTACHED TO THE TOP FLANGES OF BEAMS, JOISTS, OR BEAM ATTACHMENTS SO THAT THEY PROJECT VERTICALLY FROM OR HORIZONTALLY ACROSS THE TOP FLANGE OF THE MEMBER UNTIL AFTER THE METAL DECKING, OR OTHER WALKING/WORKING SURFACE, HAS BEEN INSTALLED.
- SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

D. STRUCTURAL STEEL WELDING

- ALL WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AISC 360, SECTION J2 AND FOLLOW THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. WELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AISC D14.
- WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE-JOINT-PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
- ALL WELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AISC D11, TABLE 3.1, WITH A MIN. TENSILE STRENGTH OF 10 KSI UNO. WELDS BETWEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AISC D14, TABLE 5.1, WITH A MIN. TENSILE STRENGTH OF 50 KSI UNO. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN WELDS BETWEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 10 KSI).
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AISC D11. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE WPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.
- WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS UNO.
- ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.
- WELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO WELD SHRINKAGE

E. STRUCTURAL STEEL BOLTS, ANCHORS, HEADED STUDS

- STRUCTURAL STEEL BOLTS, ANCHORS, ETC., SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES UNO:

COMPONENT:	STANDARD:	F _y :
BOLTS	ASTM A325	---
	OR ASTM A490 (WHERE NOTED)	---
NUTS	ASTM A563	---
WASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1954, GRADE 36	36 KSI
	OR GRADE 55 (WHERE NOTED)	55 KSI
	OR GRADE 105 (WHERE NOTED)	105 KSI
	(GRADE 55 AND 105 RODS SHALL COMPLY WITH WELDABILITY SUPPLEMENT S1)	
WASHERS (AT ANCHOR RODS)	ASTM A36	36 KSI
	OR ASTM F844 (USG STANDARD)	---
	(F844 WASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 1/16" MAX. DIA. PUNCHED HOLES IN BASE PLATE WHERE NO WELD REQ'D BETWEEN WASHER AND BASE PLATE)	
- ALL BOLTS SHALL BE INSTALLED AS SNUG-TIGHTENED JOINTS WITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "X" CONNECTION) UNO. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD UNO. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS.
- BOLTED CONNECTIONS INCLUDED IN THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL MEET THE REQUIREMENTS FOR CLASS "A", SLIP-CRITICAL FAYING SURFACES IN ACCORDANCE WITH AISC 360, SECTION J3.8 (EXCEPTION: FAYING SURFACES OF WELDED JOINTS WHOSE PARTS ARE JOINED INITIALLY BY ERECTION BOLTS NEED ONLY BE PREPARED SUCH THAT THEY ARE FREE FROM DIRT, BURRS, AND OTHER DEFECTS THAT WOULD PREVENT SOLID FIT-UP OF THE PARTS TO BE JOINED). BOLTS SHALL BE INSTALLED IN STANDARD HOLES UNO, AND PRETENSIONED PER ANY AISC APPROVED METHOD.

STANDARD ABBREVIATIONS

AB.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
A.C.S.	ALL COMMON SURFACES
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ALT.	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AR.	ANCHOR ROD
ARCH'L	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
B.F.	BOUNDARY FASTENERS
B.F.F.	BELOW FINISH FLOOR
BOT.	BOTTOM
BRG.	BEARING
CJ.	COMPLETE JOINT
C.J.P.	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLR	CLEAR DIMENSION TO FACE OF REBAR
COL.	COLUMN
CONT.	CONTINUOUS
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
DIA.	DIAMETER
DIAG.	DIAGONAL
DWG.	DRAWING
E.F.	EACH FACE
EL.	ELEVATION
ELECT.	ELECTRICAL
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EW.	EACH WAY
FF.	FINISH FLOOR
FLR.	FLOOR
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GB	GULLAM BEAM
G.S.N.	GENERAL STRUCTURAL NOTES
G.T.	GIRDER TRUSS
HORIZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
ID.	INSIDE DIAMETER
INFO.	INFORMATION
JO.	JOINT
K.	KIP (1000 LBS)
KNOCKOUT	KNOCKOUT
KSI	KIPS PER SQUARE INCH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
L8L	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MANUFACTURER	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.T.S.	NOT TO SCALE
N.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
PL.	PLATE
PLF	POUNDS PER LINEAR FOOT
PLY. WID.	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
RCSC	RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
REQ'D.	REQUIRED
SLRS	SEISMIC LOAD RESISTING SYSTEM
SPEC.	SPECIFICATION
STD.	STANDARD
SW	SHEAR WALL
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
THRU	THROUGH
T.O.	TOP OF
T.O.D.	TOP OF DECK
T.O.F.	TOP OF FOOTING
T.O.L.	TOP OF LEDGER
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WT.	WEIGHT

SHEET INDEX

- INDICATES PREVIOUSLY / CURRENTLY ISSUED SHEETS

PLAN CHECK SUBMITTAL

SHEET	TITLE
• S0.1	General Structural Notes
• S1.1	Roof Framing Plan
• S2.1	Framing Detail

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S01-180570-G



① 415.974.6002 ② 415.974.1556
250 Sutter Street, Suite 500, San Francisco, CA 94108

Seal:



A Project for:

85°C Bakery Cafe
STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:

85°C Bakery Cafe
1415 MOONSTONE
BREA, CA 92821
PHONE: 714.459.9565
FAX:

No.	Description	Date
	PRELIMINARY SET TO LL	
	PROGRESS SET	03-27-18
	PERMIT SET	04-05-18
	CLIENT COMMENTS	04-24-18
	LL COMMENTS	05-15-18

Project No.: 180570
Drawn By:
Reviewed By:
Sheet Title:

GENERAL
STRUCTURAL
NOTES

Sheet #:

S0.1

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. SEE TYPICAL DETAILS FOR FRAMING REQUIREMENTS AT OPENINGS IN FLOOR OR ROOF. ALL OPENINGS MAY NOT NECESSARILY BE SHOWN ON PLANS.

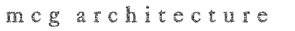
C. MISC. ITEMS SUCH AS MECH. EQUIPMENT ATTACHMENT TO PRIMARY STRUCTURAL FRAMING, ETC., SHALL BE DESIGNED BY OTHERS AND SUBMITTED FOR REVIEW AS DEFERRED SUBMITTALS PRIOR TO CONSTRUCTION. SEE G.S.N. FOR DEFERRED SUBMITTAL REQUIREMENTS.

D. NOTIFY E.O.R. IF (E) STRUCTURAL MEMBERS DIFFER FROM THOSE NOTED ON PLANS

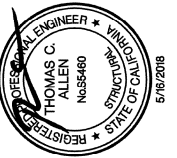
E. STRUCTURAL SCOPE OF WORK IS LIMITED TO SUPPORT OF (N) MECH. UNITS AND KITCHEN HOOD

① (N) MECHANICAL PER MECHANICAL ENGINEER WEIGHTS NOTED ON PLAN ARE PER MECH. SCHEDULES. REFER TO DETAIL 101/52.1 FOR FRAMING REQUIREMENTS

② KITCHEN HOOD BY OTHERS (MAX. WEIGHT=470#). REFER TO DETAIL 106/52.1 FOR TYPICAL ATTACHMENT



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 250 Sutter Street, Suite 500, San Francisco, CA 94108



A Project for:

STORE #
ARDEN FAIR MALL
SPACE #1186
1689 ARDEN WAY
SACRAMENTO, CA 95815

Client:

1415 MOONSTONE
BREA, CA 92821
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FAX:

No.	Description	Date
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	PROGRESS SET	03-27-18
	PERMIT SET	04-05-18
B	CLIENT COMMENTS	04-24-18
A	LL COMMENTS	05-15-18

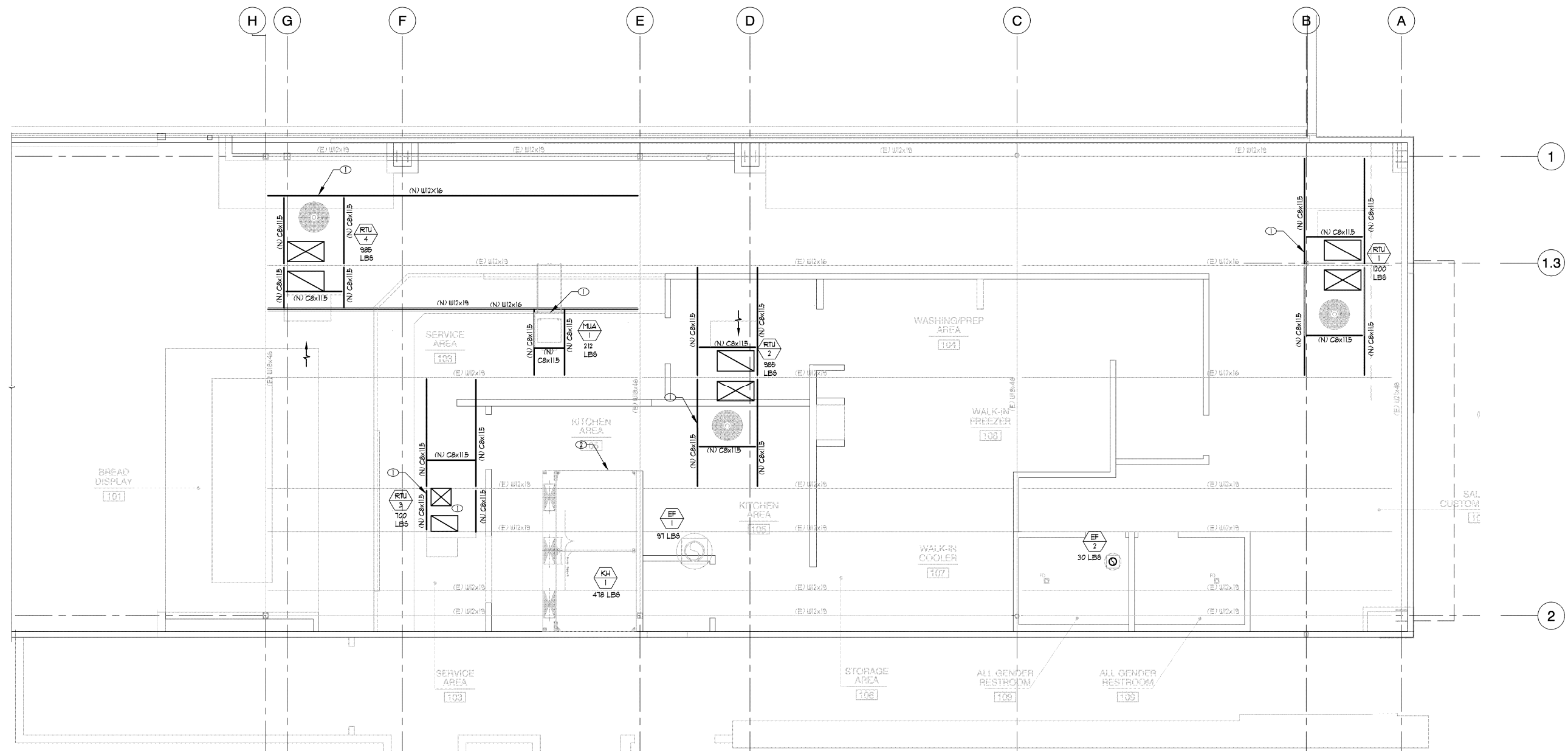
Project No.:	180570
Drawn By:	
Reviewed By:	
Sheet Title:	

ROOF FRAMING PLAN

Sheet #:

S1.1

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PARTIAL ROOF FRAMING PLAN

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

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S22-180570-PR2

