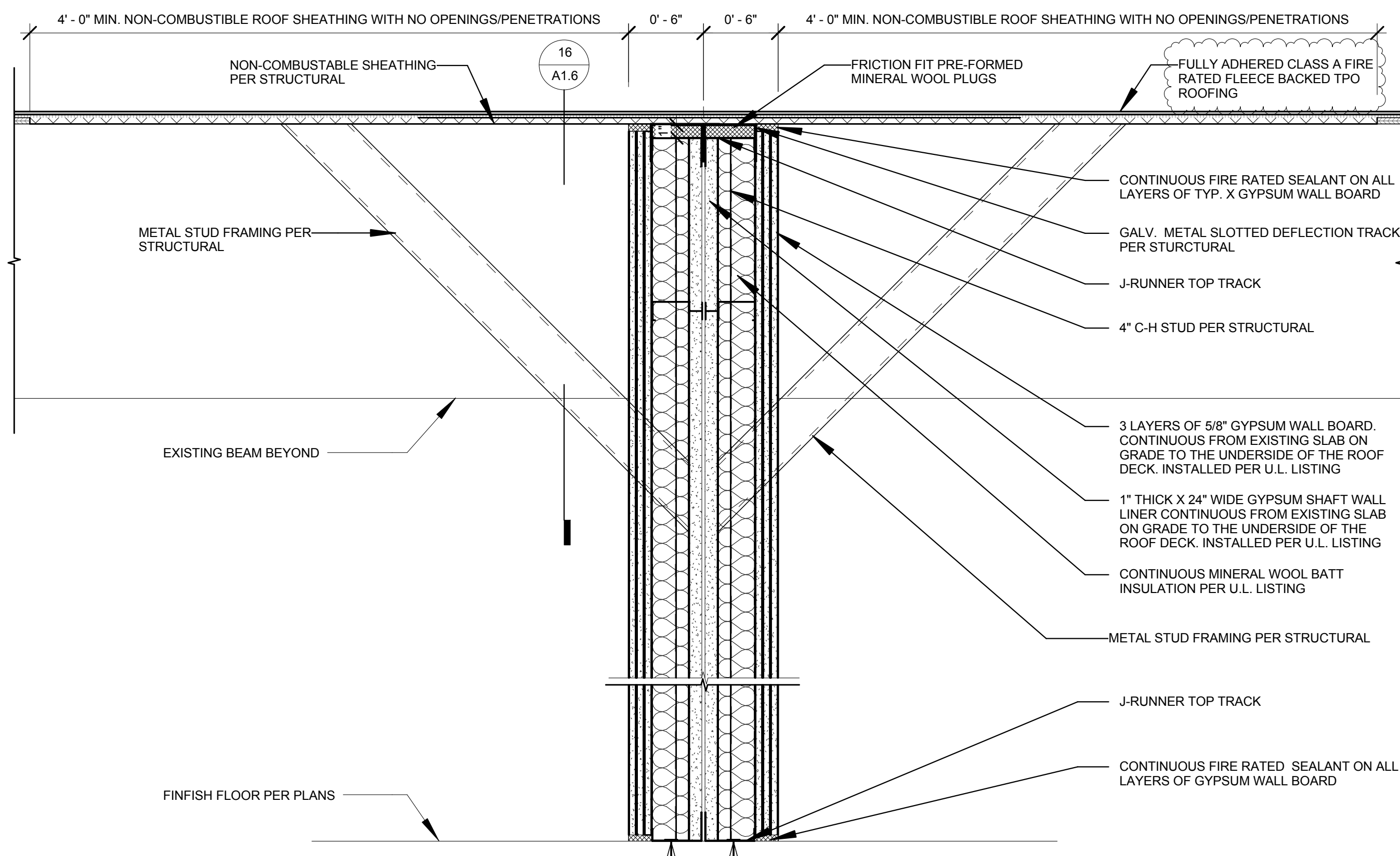


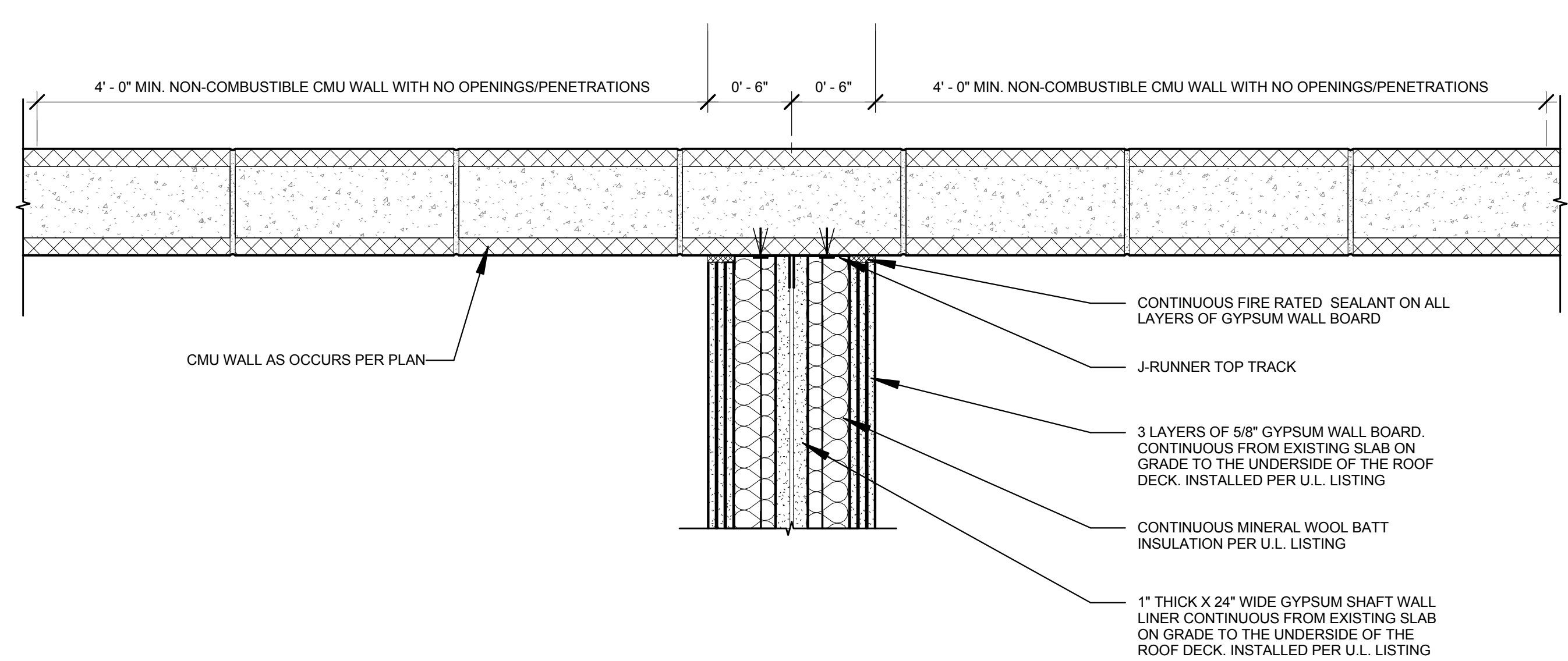
ENLARGED SIDE CANOPY PLAN SUITE B

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



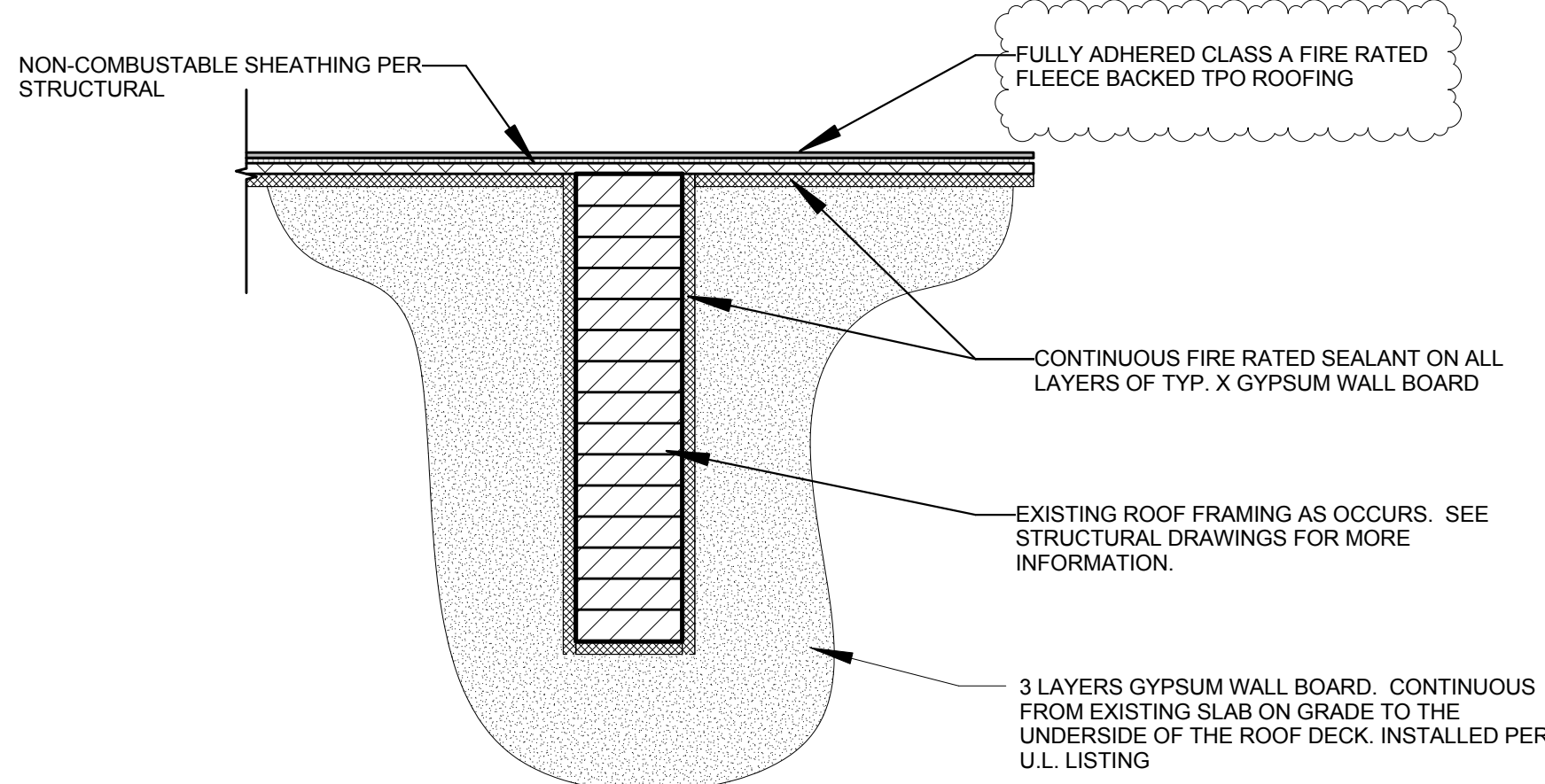
TPO ROOFING METAL STUD PARAPET

SCALE: 1 1/2" = 1'-0" 1



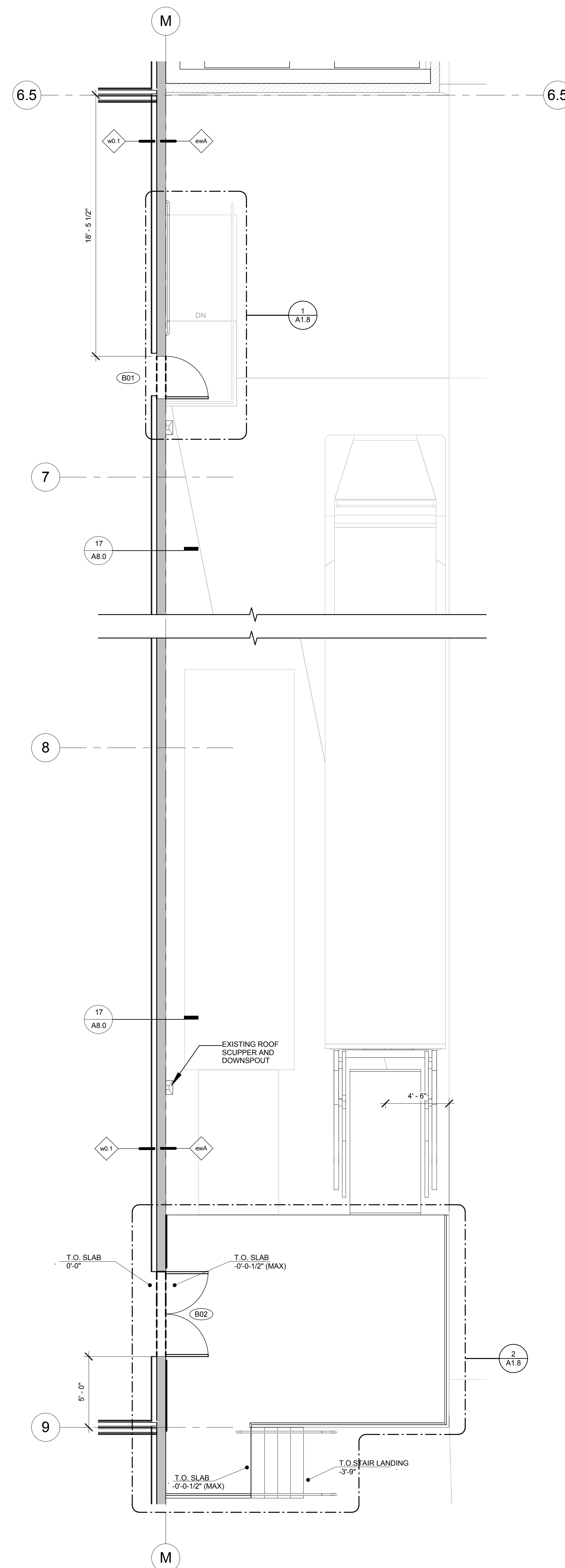
TPO ROOFING METAL STUD PARAPET

SCALE: 1 1/2" = 1'-0" 1



TPO ROOFING METAL STUD PARAPET

SCALE: 1 1/2" = 1'-0" 1



ENLARGED LOADING DOCK PLAN SUITE B

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

ASSEMBLY LEGEND

CONTRACTOR TO SEE SHEET A FOR COMPLETE ASSEMBLY INFORMATION

- EXTERIOR WALLS
- ewA EXISTING CMU WALL, SEE ELEVATIONS FOR LOCATIONS OF PRECISION, SPLIT FACE, AND FLUTED CMU
 - ewB EXISTING EXTERIOR FRAMED WALL WITH EXISTING EXTERIOR CEMENT PLASTER FINISH.
 - ewC EXISTING EXTERIOR FRAMED WALL WITH EXISTING EXTERIOR WOOD FINISH.
 - ewD EXISTING POURED IN PLACE CONCRETE WALL
 - wA FULLY GROUTED STEEL REINFORCE 8" CMU WALL PER STRUCTURAL
 - wB EXTERIOR 6" METAL STUD WALL, FIRE RETARDANT PLYWOOD SHEATHING, AND CONTINUOUS BUILDING AIR/MOISTURE BARRIER
 - wC EXTERIOR 8" METAL STUD WALL, FIRE RETARDANT PLYWOOD SHEATHING, AND CONTINUOUS BUILDING AIR/MOISTURE BARRIER
 - wD EXTERIOR POURED IN PLACE CONCRETE WALL

- GLAZING WALLS
- eg1 EXISTING EXTERIOR FRAMED GLAZING
 - g1.0 EXTRUDED ALUMINUM STORE FRONT GLAZING SYSTEM WITH SEE EXTERIOR ELEVATIONS FOR COLOR AND FINISH.

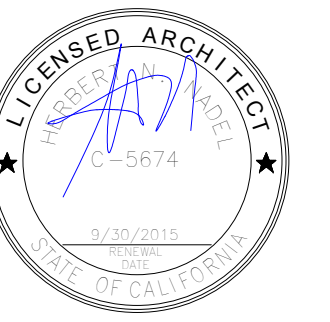
- INTERIOR WALLS
- ew01 EXISTING INTERIOR PARTITION
 - w0.1 4" METAL STUD FURRING WALL WITH THERMAL BATT INSULATION AND 1 LAYER GYPSUM WALL BOARD CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.2 4" METAL STUD FURRING WALL AND THERMAL BATT INSULATION CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.3 6" METAL STUD FURRING WALL WITH THERMAL BATT INSULATION AND 1 LAYER GYPSUM WALL BOARD CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.5 4" METAL STUD FRAMING WITH ACOUSTICAL BATT INSULATION, 1 LAYER GYPSUM WALL BOARD EACH SIDE
 - w3.1 METAL STUD FRAMING WITH 3 LAYERS GYPSUM WALL BOARD EACH SIDE CONTINUOUS FROM THE EXISTING SLAB ON GRADE TO THE UNDERSIDE OF ROOF SHEATHING



NADEL STUDIO ONE INC
1990 SOUTH BUNNY DRIVE
SUITE 400
LOS ANGELES, CA 90025
T. 310.826.2100
F. 310.826.0182
WWW.NADELARC.COM

LOS ANGELES
COSTA MESA
SAN DIEGO
LAS VEGAS

PROFESSIONAL STAMP (S)



CONSULTANT

CLIENT

Kornwasser Building Company

5670 Wilshire Blvd., Suite 1250
Los Angeles, CA 90036
T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT NO.

PROJECT

SAN CLEMENTE PLAZA

550 Camino De Estrella
San Clemente, CA 92672

BLIC A. ENG. S. BHATTAL 11-17-2014
ISSUED FOR BIDDING 00.00.0000
ISSUED FOR CONSTRUCTION 00.00.0000

REVISIONS

NO.	DESCRIPTION	DATE
1	3RD PLN CHCK	03-12-15

NADEL PROJECT NO. 14104

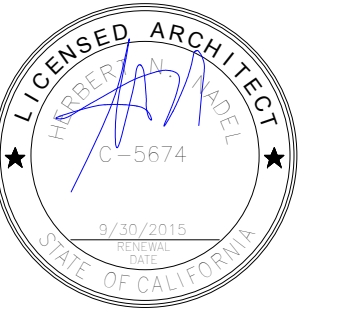
PROJECT DATE: 00.00.0000

DRAWN TITLE

ENLARGED PLANS
SUITE 1B

A1.6

BLDG. DEPT. SUBMITTAL



GENERAL NOTES

- ALL CONDUIT, HANGERS, STUD TRACKS, ETC... SHALL NOT BE ATTACHED TO THE ROOF DECK. ATTACH TO STRUCTURAL MEMBERS ONLY.
- CONTRACTOR SHALL PAINT ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, MECHANICAL UNITS, PLUMBING LINES, ETC... WITH MIN.(2) COATS OF PAINT TO MATCH THE ADJACENT SURFACES.
- CONTRACTOR TO PROVIDE CRICKET AS REQUIRED FOR POSITIVE DRAINAGE AT HIGH SIDE OF CURBED ROOF OPENING, PLATFORMS, ETC.
- ALL ELEVATIONS ARE GIVEN FROM A TOP OF EXISTING SLAB ON GRADE
- ALL HVAC UNITS SHALL BE PLACED ON FACTORY ROOF CURBS AND LOCATED IN AREA DESIGNATED
- REFER TO MECHANICAL DRAWINGS FOR OPENINGS, DUCTS AND VENTS THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF PLAN.
- REFER TO PLUMBING DRAWINGS FOR PLUMBING VENTS AND PIPES THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF PLAN.
- REFER TO TITLE 24 CALCULATIONS, SECTION E ON MECHANICAL DRAWINGS FOR INFORMATION REGARDING ROOF'S SOLAR REFRACTANCE AND THERMAL EMISSANCE INFORMATION.

EXISTING CONSTRUCT.

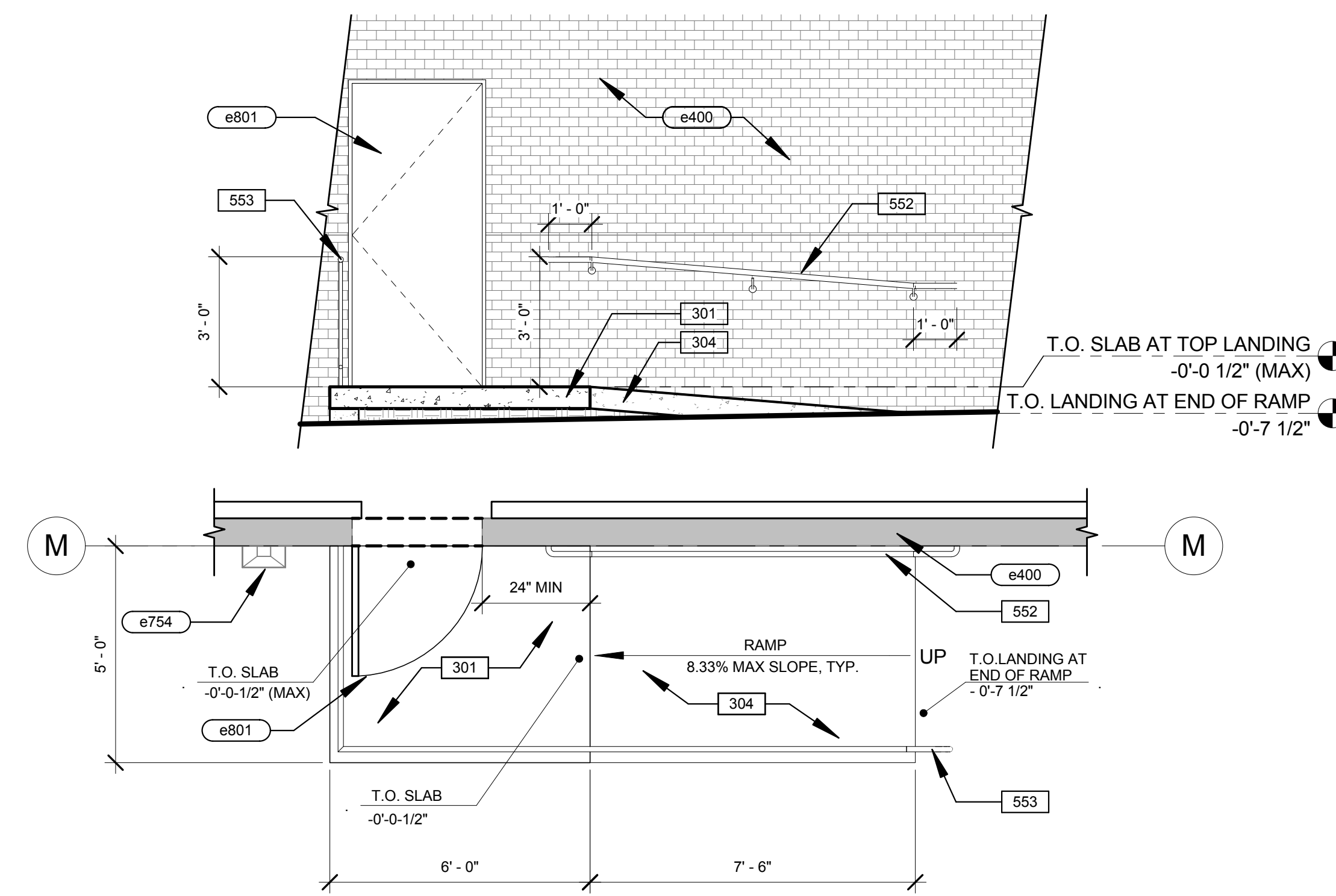
- e400 EXISTING MASONRY WALL TO REMAIN.
- e754 EXISTING ROOF SCUPPER AND DOWNSPOUT
- e801 EXISTING DOOR TO REMAIN.
- e3201 EXISTING METAL BOLLARD
- e3301 EXISTING GAS METER

KEYNOTE LEGEND

- 301 CONCRETE SLAB PER STRUCTURAL. SLAB TO BE FLUSH WITH EXISING ADJACENT CONSTRUCTION ON ALL SIDES.
- 302 CONCRETE SLAB ON GRADE PER STRUCTURAL
- 304 CONCRETE RAMP AND RAMP LANDINGS. RAMPS SHALL HAVE A RUNNING SLOPE OF NO MORE THAN 1:12 WITH A CROSS SLOPE OF NO MORE THAN 1:48.
- 306 CONCRETE STAIR
- 400 FULLY GROUTED STEEL REINFORCE 8" CMU WALL PER STRUCTURAL
- 401 INFILL EXISTING OPENING WITH CMU WALL PER STRUCTURAL. WALL TO BE FLUSH WITH EXISING ADJACENT CONSTRUCTION ON ALL SIDES.
- 402 8" CMU PARAPET WALL EXTENSION PER STRUCTURAL
- 552 1 1/2" O.D. WALL MOUNTED GALV. METAL HANDRAIL MOUNTED @ 34" MEASURED VERTICALLY FROM ADJACENT SURFACE OR ADJACENT STAIR NOSING WITH A 1'-0" EXTENSION AT THE TOP AND BOTTOM OF THE RAMP OR STAIR.
- 553 1 1/2" O.D. GALV. METAL HANDRAIL MOUNTED @ 34" MEASURED VERTICALLY FROM ADJACENT SURFACE OR ADJACENT STAIR NOSING WITH A 1'-0" EXTENSION AT THE TOP AND BOTTOM OF THE RAMP OR STAIR.
- 554 1 1/2" O.D. GALV. METAL GUARDRAIL MOUNTED @ 42" MEASURED VERTICALLY FROM ADJACENT SURFACE.

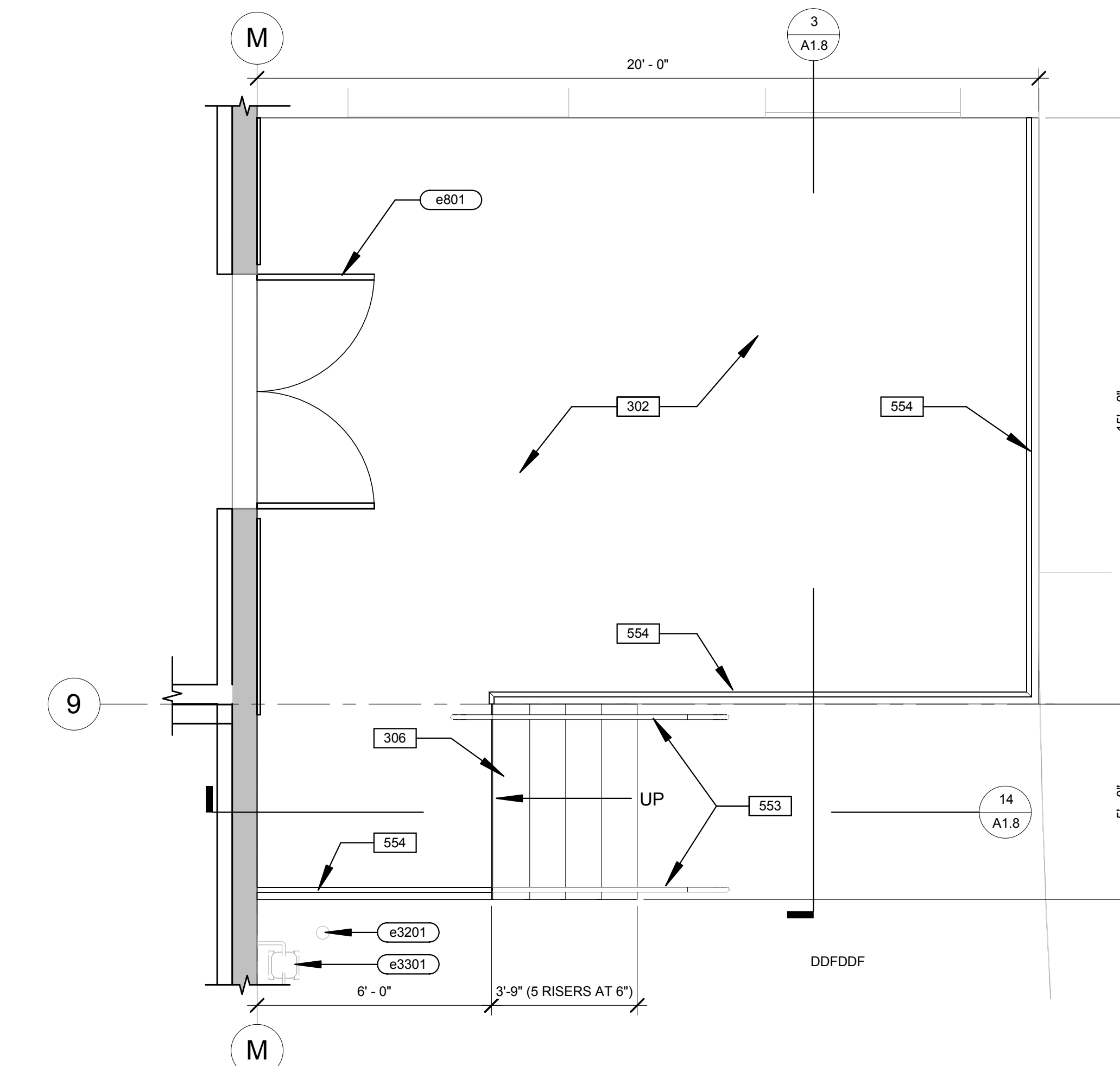
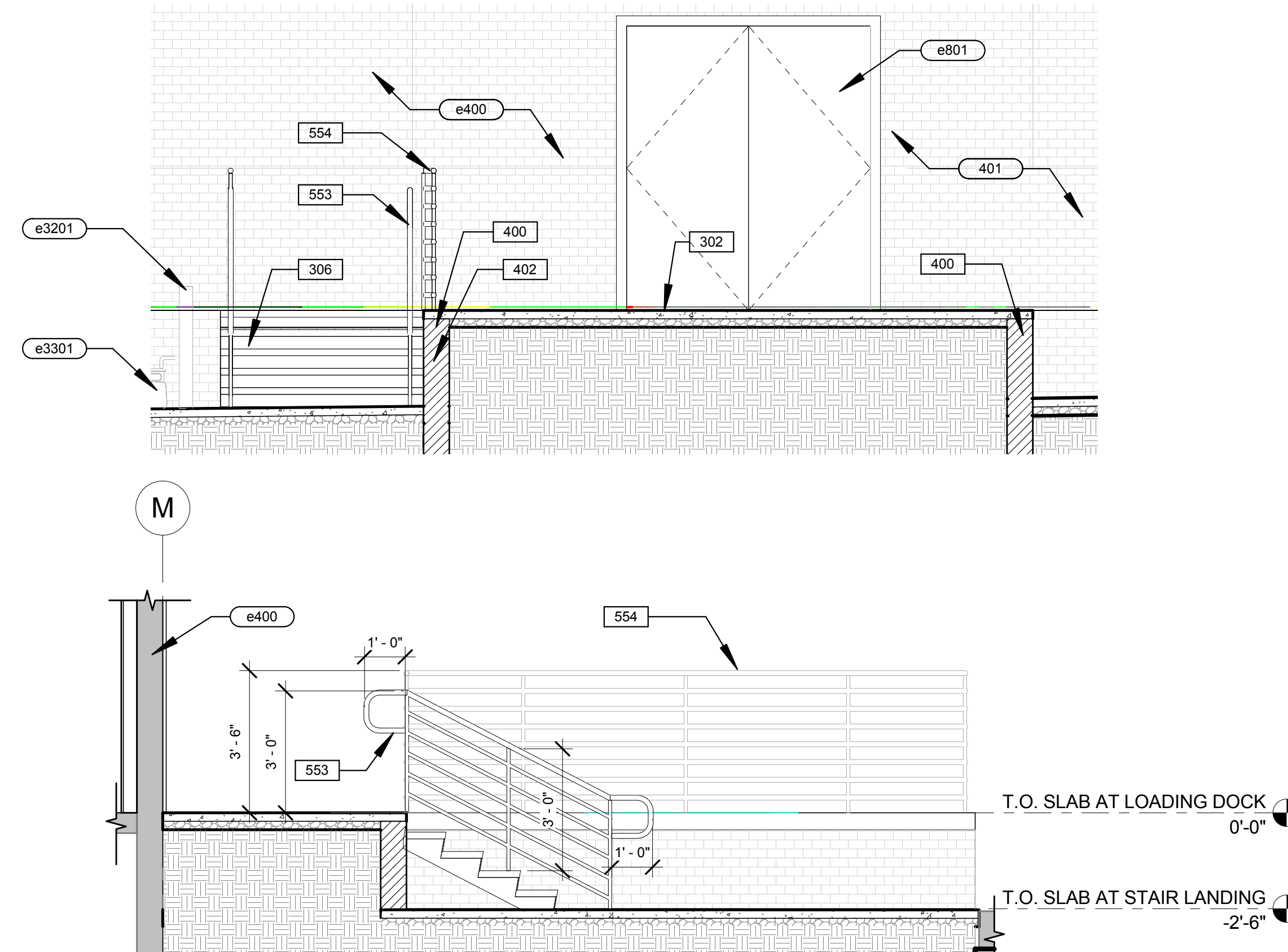
GRAPHIC LEGEND

- EXISTING CONSTRUCTION
- NON-RATED WALLS
- SHEAR WALL
- 1 HR FIRE RATED WALLS
- 2 HR FIRE RATED WALLS
- ASSEMBLY TAG
- ASSEMBLY REFERENCE
- f = New Floor
 - ef = Existing Floor
 - g = New Glazing
 - eg = Existing Glazing
 - r = New Roof
 - er = Existing Roof
 - w = New Wall
 - ew = Existing Wall



ADA RAMP AT SUITE B LOADING DOCK

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



STAIR AT SUITE B LOADING DOCK

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

BLDG. DEPT. SUBMITTAL

PROFESSIONAL STAMP (S)



CONSULTANT

CLIENT

Kornwasser Building Company

5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT N.

PROJECT

SAN CLEMENTE PLAZA

550 Camino De Estrella
 San Clemente, CA 92672

PUBLIC ENCL. SUBMITTAL 11-17-2014
 ISSUED FOR BIDDING 00.00.0000
 ISSUED FOR CONSTRUCTION 00.00.0000

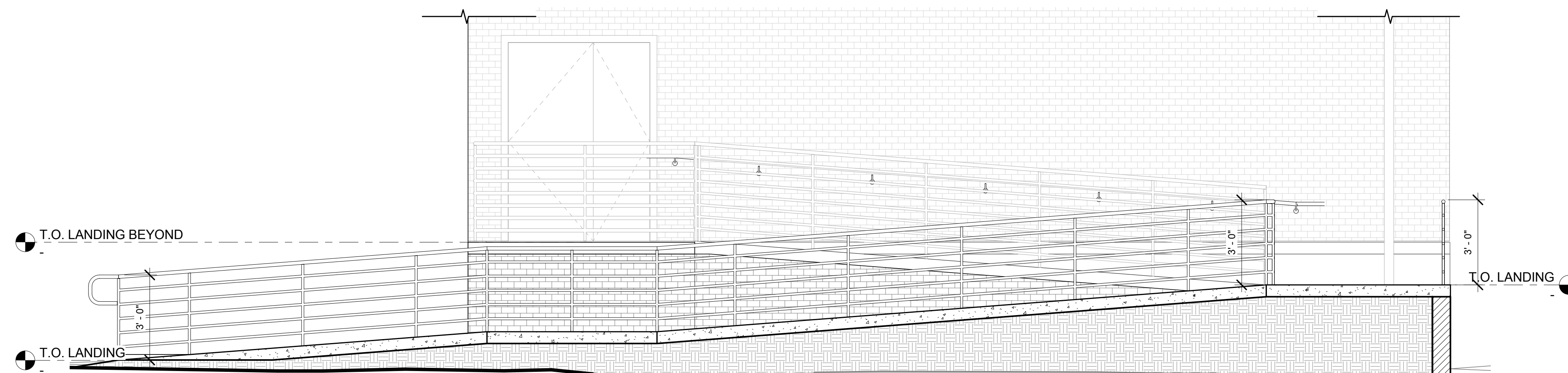
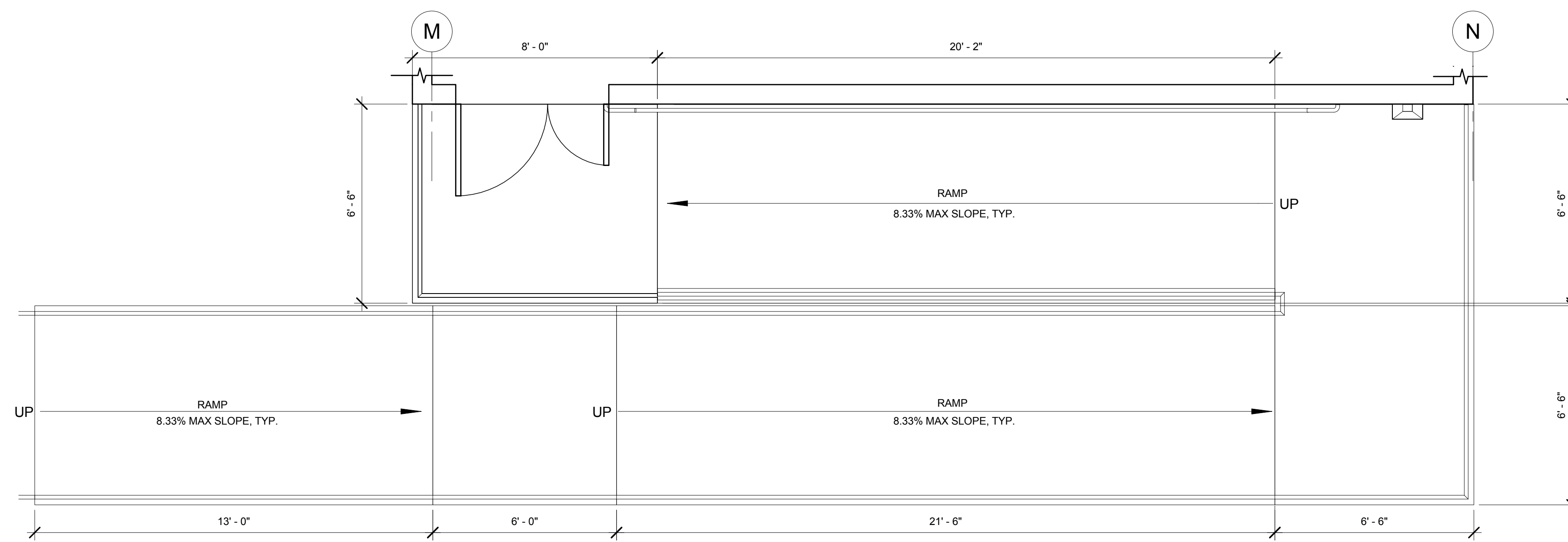
REVISIONS

NO.	DESCRIPTION	DATE
1	3RD PLN CHECK	03-12-15

NADEL PROJECT N. 14104
 PROJECT DATE: 00.00.0000
 DRAWN/TITLE

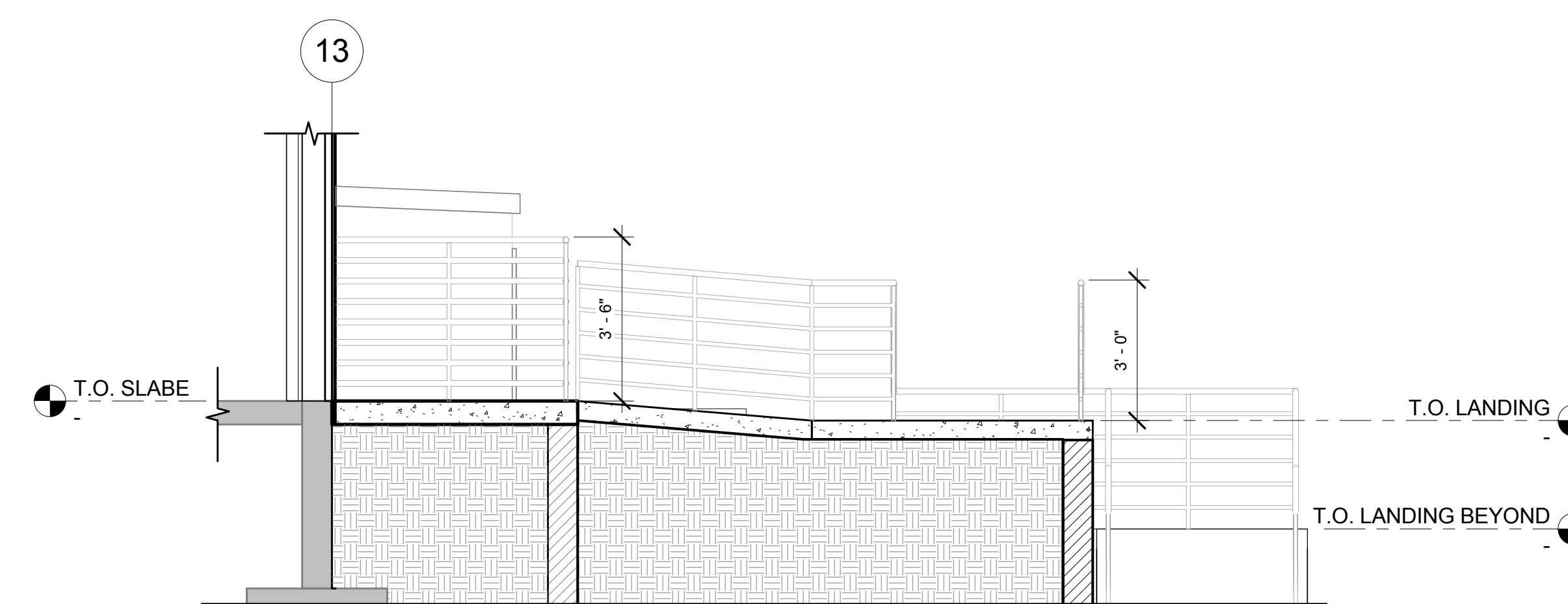
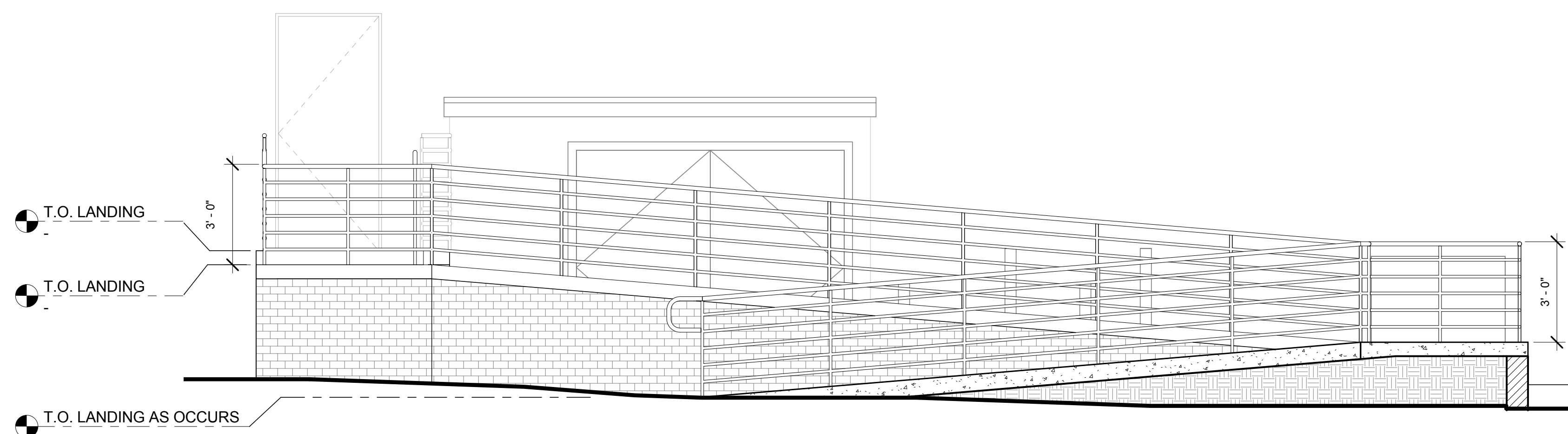
ENLARGED
 PLANS-STAIRS AND
 RAMPS

A1.9



ADA RAMP SECTION AT LOADING DOCK

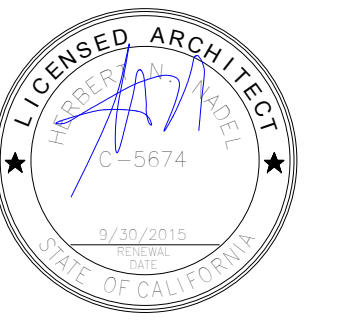
SCALE:
 3/8" = 1'-0" **1**



ADA RAMP SECTIONS AT SUITE C

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

PROFESSIONAL STAMP (S)



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5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT N.

SAN CLEMENTE PLAZA

550 Camino De Estrella
 San Clemente, CA 92672

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ISS. ED FOR CONSTRUCTION 00.00.0000

REVISIONS

NO.	DESCRIPTION	DATE
1	PLN. CHCK. CORR.	01-12-15
2	2ND PLN CHCK	02-06-15
3	3RD PLN CHCK	03-12-15

1 3RD PLN CHCK 03-12-15

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NADEL PROJECT N. 14104

PROJECT DATE: 00.00.0000

DRAWN TITLE:

REFLECTED CEILING
 PLAN - SUITE A

EXTERIOR MATERIALS

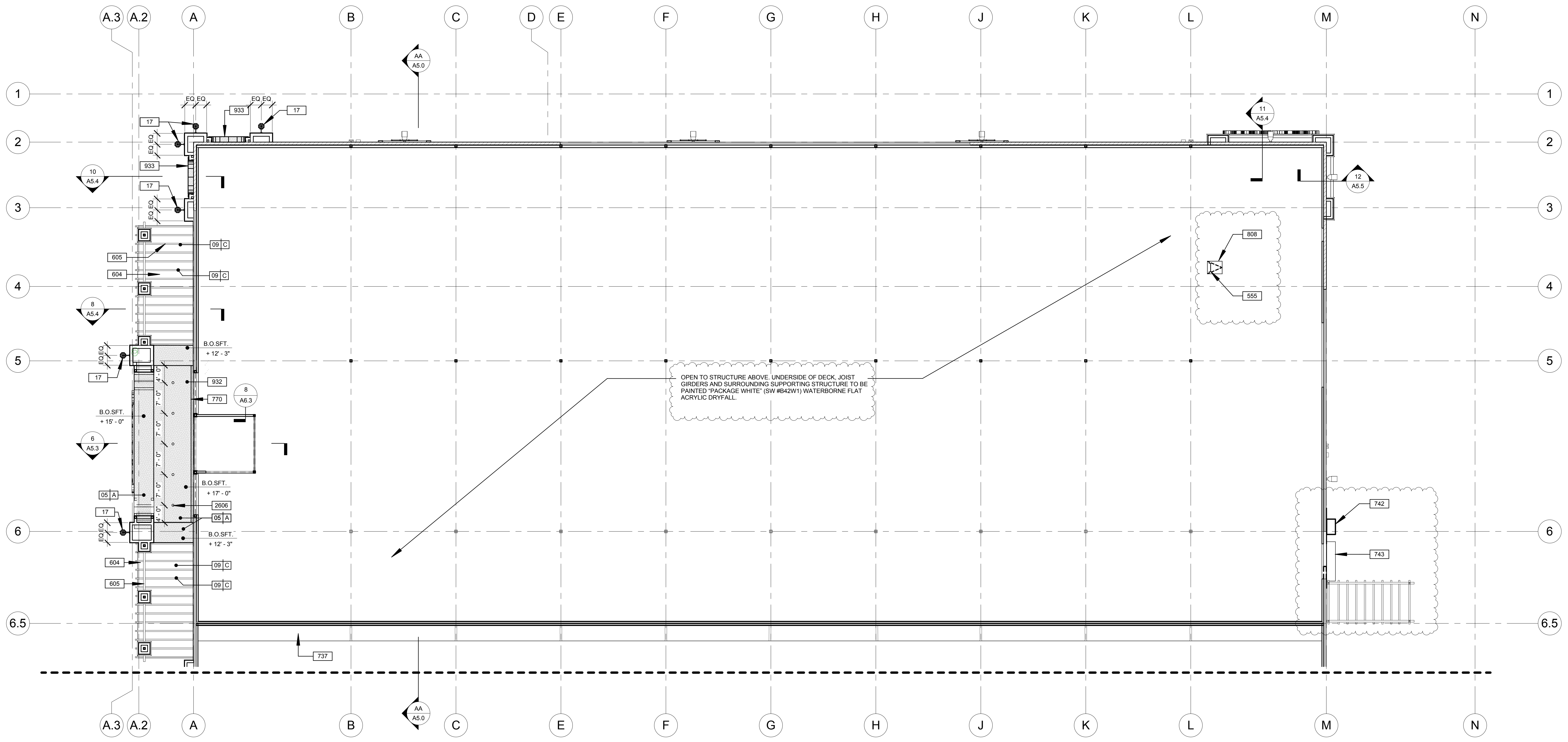
- 05 MONTALVO / "CAT FACE" SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.
- 09 EXPOSED FIRE RETARDANT WOOD FRAMING
- 17 WALL MOUNTED LIGHTING FIXTURE

COLORS AND FINISH

- A PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE 1042W - MISTAYA
- B PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE CL 2833M - JOHNSTON
- C PRIME, PAINT, AND SEAL TO MATCH FRAZEE 140 - OXFORD BROWN
- D PAINT FAUX PATINA COPPER FINISH
- F FACTORY FINISH DARK BRONZE
- G FACTORY FINISH DARK BRONZE
- H EL CAMINO BLEND BY BORAL ROOFING WITH BOOSTER TILES ON THE EDGES AND RIDGES AND RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100 PERCENT OF THE TILES IN THE FIRST TWO ROWS OF TILES AND ALONG ANY RAKE AND RIDGELINE, AND SHALL BE PACKED ON 25 PERCENT OF THE TILES ON THE REMAINING FIELD.
- J 1" INSULATED CLEAR GLASS PANEL
- K NATURAL GREY SMOOTH CONCRETE FINISH

KEYNOTE LEGEND

- 855 ROOF ACCESS LADDER, COORDINATE EXACT LOCATION WITH TENANT IMPROVEMENT DRAWINGS.
- 604 EXPOSED FIRE RETARDANT PLYWOOD SHEATHING PRIME AND PAINT
- 605 FIRE RETARDANT WOOD FRAMING PER STRUCTURAL CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER FIRE RETARDANT WOOD SHEATHING FOR A MIN. OF 4'-0" ON BOTH SIDE OF THE FIRE WALL BELOW. NO OPENING OR PENETRATIONS ARE ALLOWED IN THE ROOFING/ROOF SHEATHING.
- 737
- 742 8" X 3'-6" L X 2'-0" GALVANIZED STEEL RAIN HOOD CENTERED OVER DOOR.
- 743 8" X 9'-0" L X 2'-0" GALVANIZED STEEL RAIN HOOD CENTERED OVER DOOR.
- 770 2" SOFFIT VENT
- 808 3'-0" X 3'-0" GALV. STEEL ROOF ACCESS HATCH AND HOLLOW METAL CURB. VERIFY LOCATION WITH TENANT FIXTURE PLAN PRIOR TO INSTALLATION.
- 932 EXTERIOR CEMENT PLASTER SOFFIT
- 933 EXTERIOR CEMENT PLASTER ARCH
- 944 OPEN TO STRUCTURE ABOVE. UNDERSIDE OF DECK, JOIST GIRDERS AND SURROUNDING SUPPORTING STRUCTURE TO BE PAINTED "PACKAGE WHITE" (SW #842W1) WATERBORNE FLAT ACRYLIC DRYFALL.
- 2606 RECESSED EXTERIOR SOFFIT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

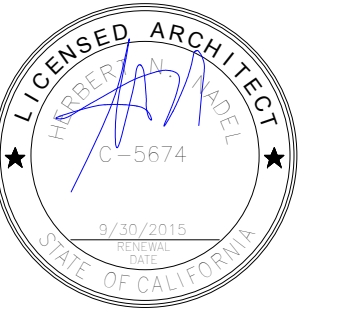


REFLECTED CEILING PLAN - SUITE 1A

SCALE: 3/32" = 1'-0"

1

PROFESSIONAL STAMP (S)



CONSULTANT

CLIENT

Kornwasser Building Company

5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT NO.

SAN CLEMENTE PLAZA

550 Camino De Estrella
 San Clemente, CA 92672

BASIC ENG. \$ BMITTAL 11-17-2014
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 ISS. ED FOR CONSTRUCTION 00.00.0000

REVISIONS	NO.	DESCRIPTION	DATE
	1	3RD PLN CHCK	03-12-15

NADEL PROJECT NO.	14104
PROJECT DATE	00.00.0000
DRAWN	TITLE

DRAWN TITLE

REFLECTED CEILING PLAN - SUITE C

EXTERIOR MATERIALS

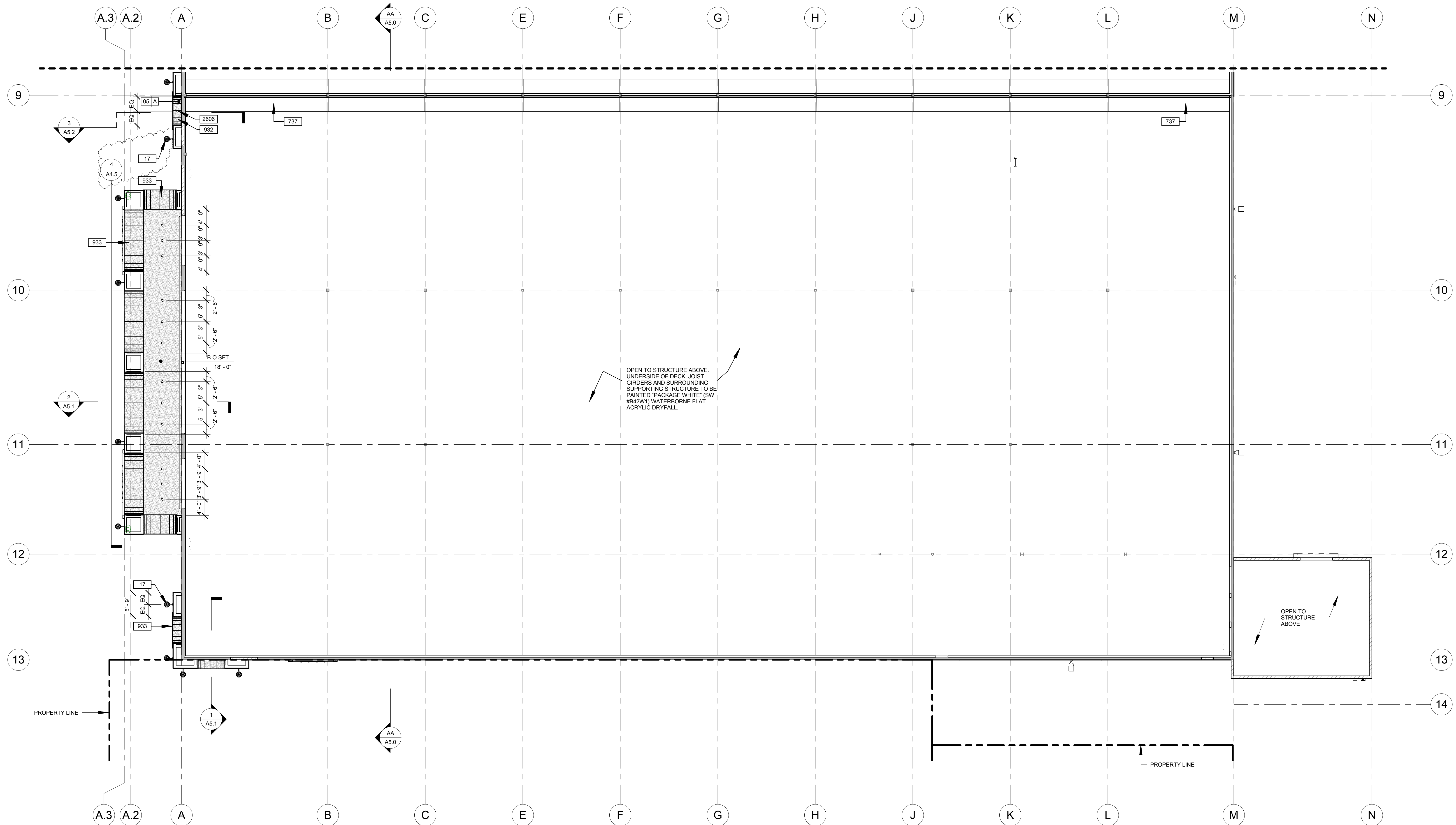
- 05 MONTALVO / "CAT FACE" SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.
- 17 WALL MOUNTED LIGHTING FIXTURE

COLORS AND FINISH

- A PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE 1042W - MISTAYA
- B PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE CL 2833M - JOHNSTON
- C PRIME, PAINT, AND SEAL TO MATCH FRAZEE 140 - OXFORD BROWN
- D PAINT FAUX PATINA COPPER FINISH
- E FACTORY FINISH DARK BRONZE
- F FACTORY FINISH DARK BRONZE
- G EL CAMINO BLEND BY BORAL ROOFING WITH BOOSTER TILES ON THE EDGES AND RIDGES AND RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100 PERCENT OF THE TILES IN THE FIRST TWO ROWS OF TILES AND ALONG ANY RAKE AND RIDGELINE, AND SHALL BE PACKED ON 25 PERCENT OF THE TILES ON THE REMAINING FIELD.
- J 1" INSULATED CLEAR GLASS PANEL
- K NATURAL GREY SMOOTH CONCRETE FINISH

KEYNOTE LEGEND

- 737 CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER FIRE RETARDANT WOOD SHEATHING FOR A MIN. OF 4'-0" ON BOTH SIDE OF THE FIRE WALL BELOW. NO OPENING OR PENETRATIONS ARE ALLOWED IN THE ROOFING/ROOF SHEATHING.
- 932 EXTERIOR CEMENT PLASTER SOFFIT
- 933 EXTERIOR CEMENT PLASTER ARCH
- 944 OPEN TO STRUCTURE ABOVE. UNDERSIDE OF DECK, JOIST GIRDERS AND SURROUNDING SUPPORTING STRUCTURE TO BE PAINTED "PACKAGE WHITE" (SW #B42W1) WATERBORNE FLAT ACRYLIC DRYFALL.
- 2606 RECESSED EXTERIOR SOFFIT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.



REFLECTED CEILING PLAN - SUITE 1C

SCALE: 3/32" = 1'-0"

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5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT N.

PROJECT
SAN CLEMENTE PLAZA

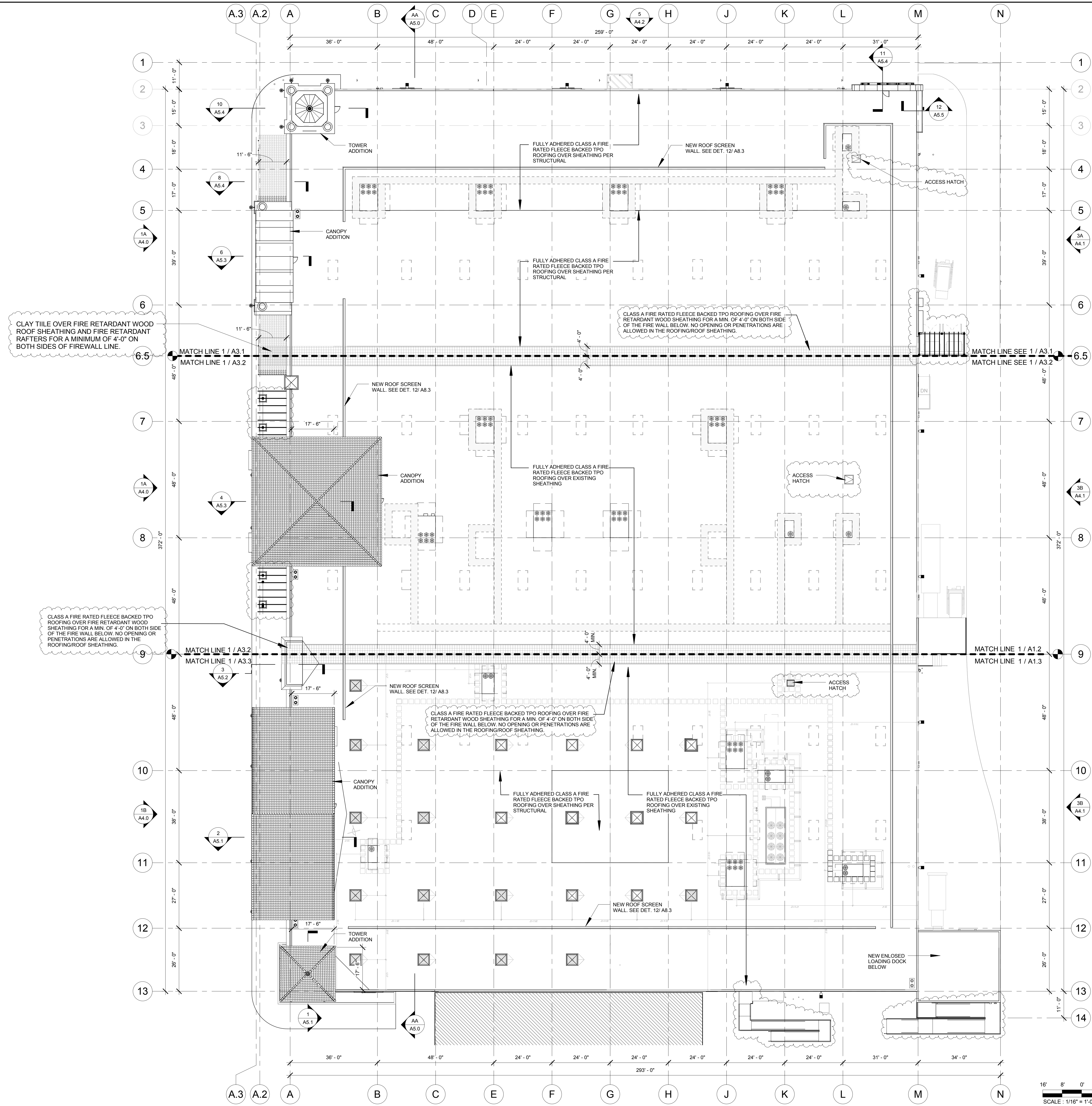
550 Camino De Estrella
 San Clemente, CA 92672

BASIC ENGINEERING SUBMITTAL 11-17-2014
 ISSUED FOR BIDDING 00.00.0000
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REVISIONS	NO.	DESCRIPTION	DATE
	1	PLN. CHCK. CORR.	01-12-15
	2	2ND PLN CHCK	02-06-15
	3	3RD PLN CHCK	03-12-15

NADEL PROJECT N. 14104
 PROJECT DATE: 00.00.0000
 DRAWING TITLE:

OVERALL ROOF PLAN



OVERALL ROOF PLAN

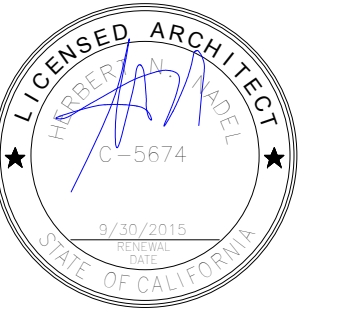
North

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

1

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 T. (323) 965-1510 F. (323) 965-1520

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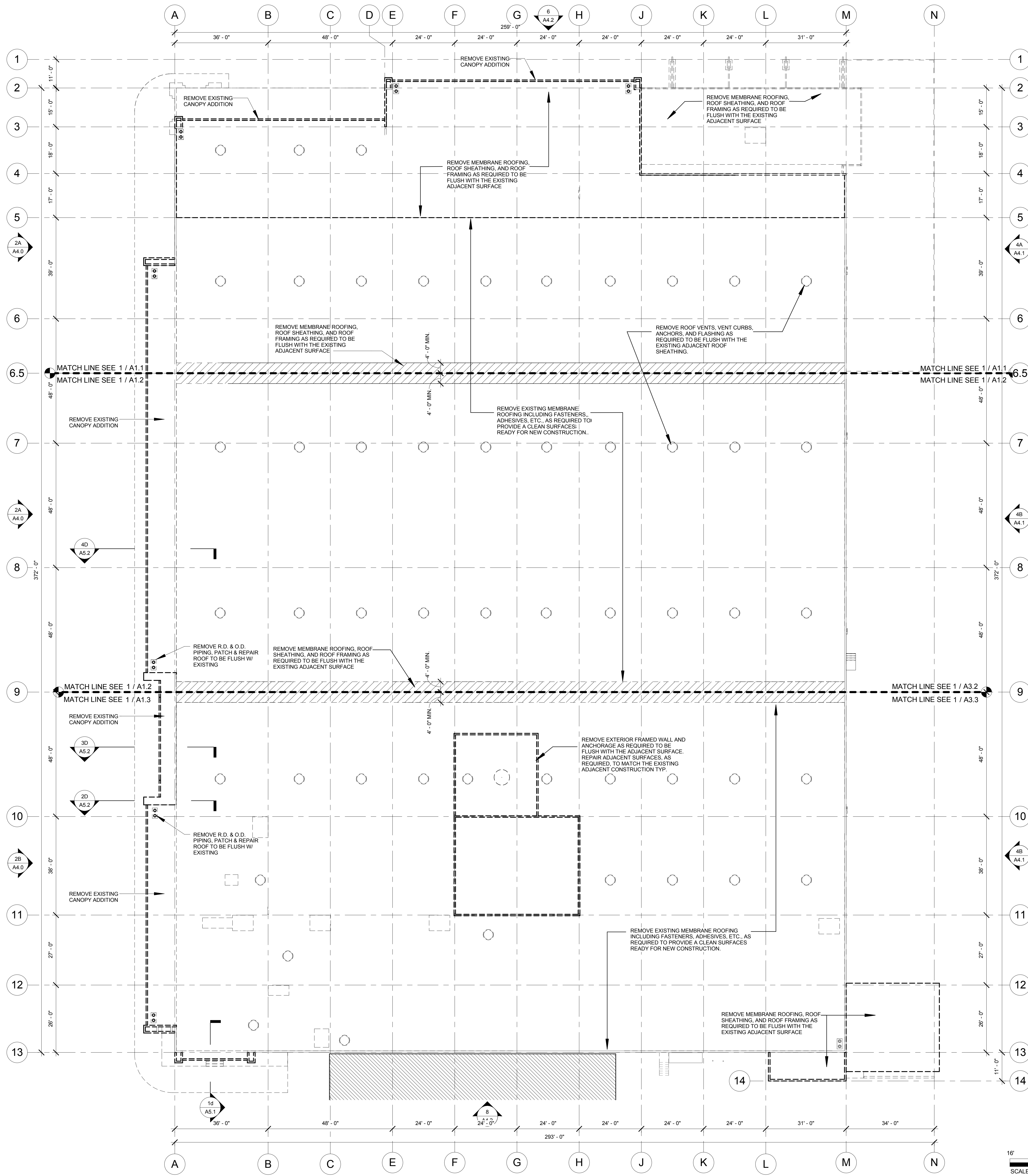
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REVISIONS	NO.	DESCRIPTION	DATE
	1	PLN. CHCK. CORR.	01-12-15
	2	2ND PLN CHCK	02-06-15

NADEL PROJECT N. 14104
 PROJECT DATE: 00.00.0000
 DRAWN TITLE:

OVERALL DEMOLITION
 ROOF PLAN

A3.0d



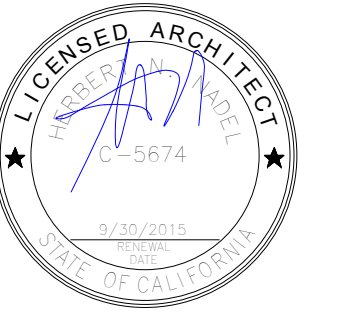
OVERALL DEMO ROOF PLAN

North

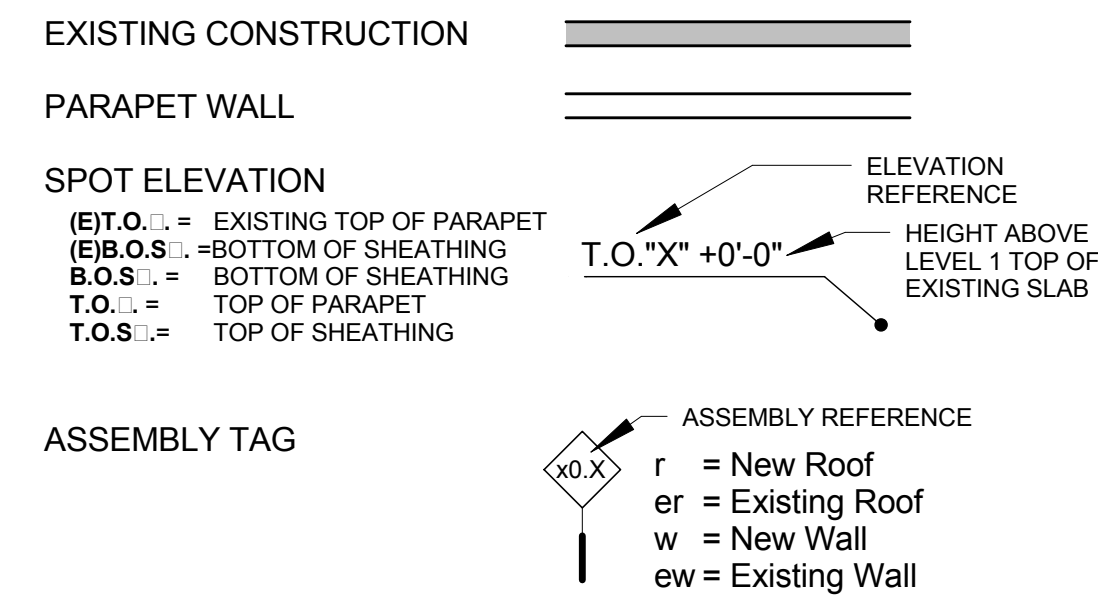
SCALE: 1/16" = 1'-0"

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BLDG. DEPT. SUBMITTAL



GRAPHIC LEGEND



GENERAL NOTES

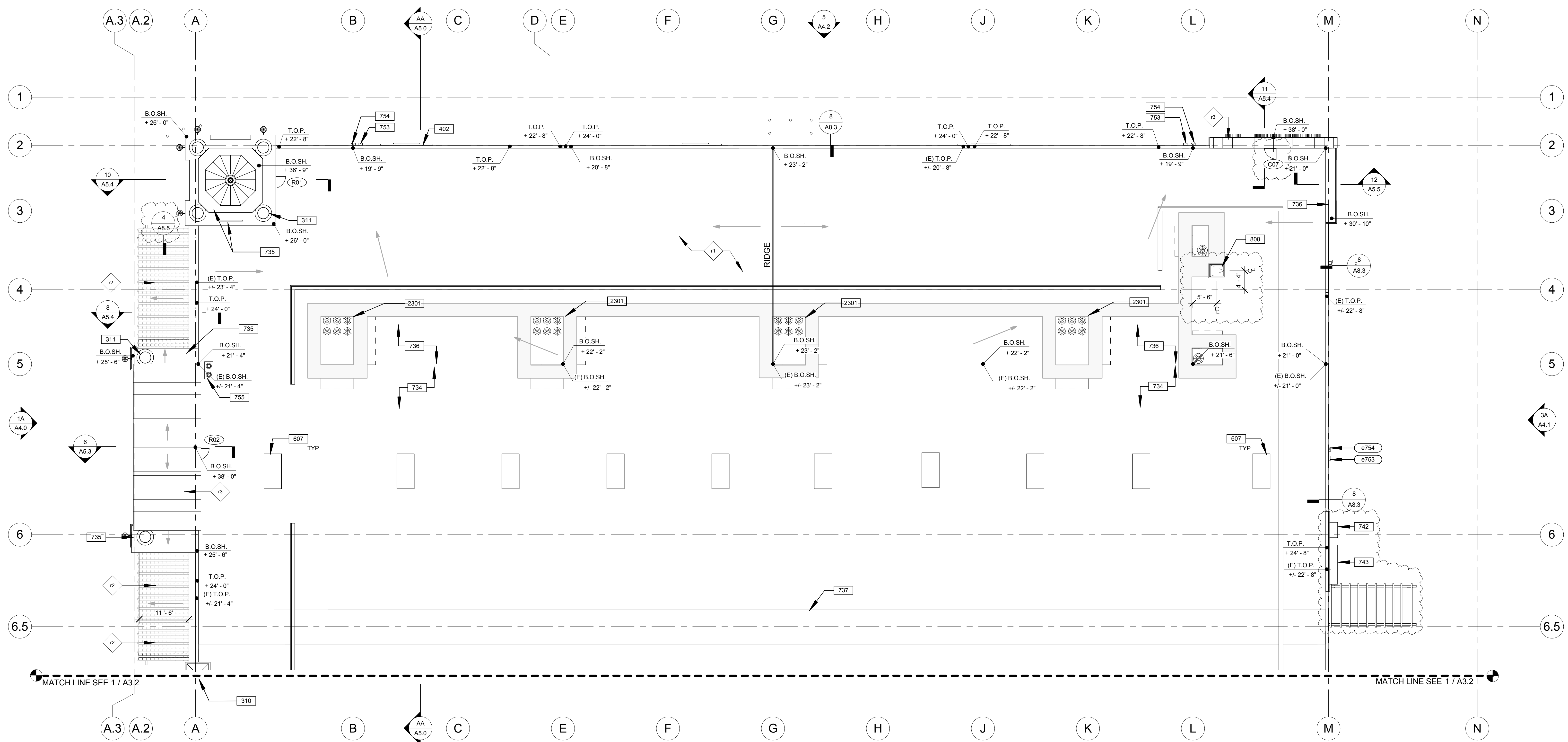
- ALL CONDUIT, HANGERS, STUD TRACKS, ETC., SHALL NOT BE ATTACHED TO THE ROOF DECK, ATTACH TO STRUCTURAL MEMBERS ONLY.
- CONTRACTOR SHALL PAINT ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, MECHANICAL UNITS, PLUMBING LINES, ETC., WITH MIN. (2) COATS OF PAINT TO MATCH THE ADJACENT SURFACES.
- CONTRACTOR TO PROVIDE CRICKET AS REQUIRED FOR POSITIVE DRAINAGE AT HIGH SIDE OF CURBED ROOF OPENING, PLATFORMS, ETC..
- ALL ELEVATIONS ARE GIVEN FROM A TOP OF EXISTING SLAB ON GRADE
- ALL HVAC UNITS SHALL BE PLACED ON FACTORY ROOF CURBS AND LOCATED IN AREA DESIGNATED REFER TO MECHANICAL DRAWINGS FOR OPENINGS, DUCTS AND VENTS THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF PLAN.
- REFER TO PLUMBING DRAWINGS FOR PLUMBING VENTS AND PIPES THROUGH ROOF WHICH MAY NOT BE SHOWN ON THIS ROOF PLAN.
- REFER TO TITLE 24 CALCULATIONS, SECTION E ON MECHANICAL DRAWINGS FOR INFORMATION REGARDING ROOF'S SOLAR REFRACTANCE AND THERMAL EMMITANCE INFORMATION.

ASSEMBLY LEGEND

- CONTRACTOR TO SEE SHEET A3.1 FOR COM. LETE ASSEMBLY INFORMATION
- EXTERIOR WALLS
- ewA EXISTING CMU WALL. SEE ELEVATIONS FOR LOCATIONS OF PRECISION, SPLIT FACE, AND FLUTED CMU.
 - ewB EXISTING EXTERIOR FRAMED WALL WITH EXISTING EXTERIOR CEMENT PLASTER FINISH.
 - ewC EXISTING EXTERIOR FRAMED WALL WITH EXISTING EXTERIOR WOOD FINISH.
 - ewD EXISTING POURED IN PLACE CONCRETE WALL.
 - wA FULLY GROUTED STEEL REINFORCE 8" CMU WALL PER STRUCTURAL
 - wB EXTERIOR 6" METAL STUD WALL, FIRE RETARDANT PLYWOOD SHEATHING, AND CONTINUOUS BUILDING AIR/MOISTER BARRIER
 - wC EXTERIOR 8" METAL STUD WALL, FIRE RETARDANT PLYWOOD SHEATHING, AND CONTINUOUS BUILDING AIR/MOISTER BARRIER
 - wD EXTERIOR POURED IN PLACE CONCRETE WALL
- GLAZING WALLS
- eg1 EXISTING STOREFRONT GLAZING
 - g1.0 EXTRUDED ALUMINUM STORE FRONT GLAZING SYSTEM WITH SEE EXTERIOR ELEVATIONS FOR COLOR AND FINISH.
- INTERIOR WALLS
- ew01 EXISTING INTERIOR PARTITION
 - w0.1 4" METAL STUD FURING WALL WITH THERMAL BATT INSULATION AND 1 LAYER GYPSUM WALL BOARD CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.2 4" METAL STUD FURING WALL AND THERMAL BATT INSULATION CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.3 6" METAL STUD FURING WALL WITH THERMAL BATT INSULATION AND 1 LAYER GYPSUM WALL BOARD CONT. FROM SLAB ON GRADE TO THE UNDERSIDE OF ROOF TYP.
 - w0.5 4" METAL STUD FRAMING WITH ACOUSTICAL BATT INSULATION, 1 LAYER GYPSUM WALL BOARD EACH SIDE
 - w3.1 METAL STUD FRAMING WITH 3 LAYERS GYPSUM WALL BOARD EACH SIDE CONTINUOUS FROM THE EXISTING SLAB ON GRADE TO THE UNDERSIDE OF ROOF SHEATHING
- ROOFING
- er1 FULLY ADHERED CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER EXISTING AND NEW SHEATHING AS OCCURS
 - r2 CLAY TILE OVER COMMERCIAL MOISTER BARRIER AND PLYWOOD SHEATHING
 - r3 GALV. METAL COPING OVER COMMERCIAL MOISTER BARRIER AND PLYWOOD SHEATHING

EXISTING CONSTRUCT.

- ITEMS TO REMAIN S. ALL BE PROTECTED IN PLACE DURING CONSTRUCTION OR REINSTALLED AND REINSTALLED IN THE ORIGINAL LOCATION AND CONFIGURATION
- ITEMS TO BE RELOCATED S. ALL BE STORED AS REQUIRED PRIOR TO INSTALLATION AT THE NEW LOCATION
- 6753 ROOF SCUPPER OVERFLOW
 - 6754 EXISTING ROOF SCUPPER AND DOWNSPOUT
- KEYNOTE LEGEND
- 310 GLASS FIBER REINFORCED CONCRETE DOME WITH COPPER FINISH. SEE EXTERIOR ELEVATIONS FOR COLOR AND FINISH.
 - 311 GLASS FIBER REINFORCED CONCRETE PIER CAP. SEE EXTERIOR ELEVATIONS FOR COLOR AND FINISH.
 - 402 8" CMU PARAPET WALL EXTENSION PER STRUCTURAL
 - 607 REPAIR HOLE IN THE ROOF SHEATHING LEFT BY THE REMOVAL OF THE EXISTING ROOF VENTS WITH FULL SIZE (4'X 8') SHEATHING PER STRUCTURAL
 - 734 FULLY ADHERED CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER EXISTING SHEATHING
 - 735 FULLY ADHERED CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER TAPERED RIGID INSULATION. SLOP A MIN. 3/8" PER FOOT TYP.
 - 736 FULLY ADHERED CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER SHEATHING PER STRUCTURAL
 - 737 CLASS A FIRE RATED FLEECE BACKED TPO ROOFING OVER FIRE RETARDANT WOOD SHEATHING FOR A MIN. OF 4'-0" ON BOTH SIDE OF THE FIRE WALL BELOW. NO OPENING OR PENETRATIONS ARE ALLOWED IN THE ROOFING/ROOF SHEATHING.
 - 742 8" X 3'-6" L X 2'-0" D GALVANIZED STEEL RAIN HOOD CENTERED OVER DOOR.
 - 743 8" X 9'-0" L X 2'-0" D GALVANIZED STEEL RAIN HOOD CENTERED OVER DOOR.
 - 753 ROOF SCUPPER OVERFLOW
 - 754 ROOF SCUPPER AND GALV. METAL DOWNSPOUT
 - 755 ROOF DRAIN & ROOF DRAIN OVERFLOW. ROOF DRAIN TO TRANSITION TO RECTANGULAR REINFORCED BELOW GRADE FIBERGLASS PIPE AND DISCHARGE AT FACE OF CURB THRU "CURB-O-LET" METAL CURB OUTLET. ROOF DRAIN OVERFLOW TO DISCHARGE AT THE FACE OF BUILDING WITH A DOWNSPOUT COVER/NOZZLE MIN. 6" ABOVE FINISHED GRADE. SEE PLUMBING DRAWINGS FOR PIPE SIZES AND DISCHARGE COVER INFORMATION.
 - 808 3'-0" X 3'-0" GALV. STEEL ROOF ACCESS HATCH AND HOLLOW METAL CURB. VERIFY LOCATION WITH TENANT FIXTURE PLAN PRIOR TO INSTALLATION.
 - 2301 ROOF TOP MECHANICAL UNITS. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

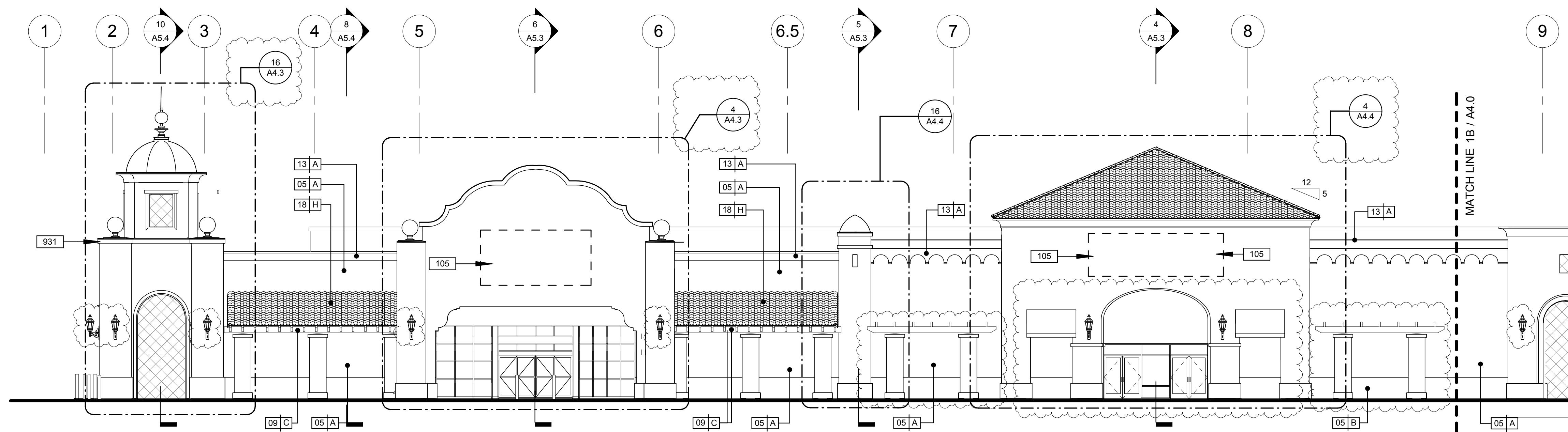
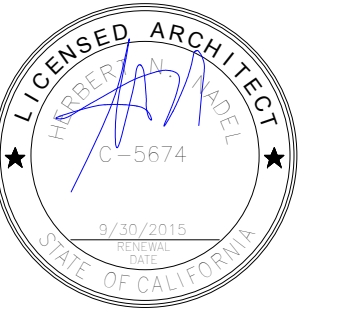


ROOF PLAN - SUITE 1A

SCALE: 3/32" = 1'-0"

1

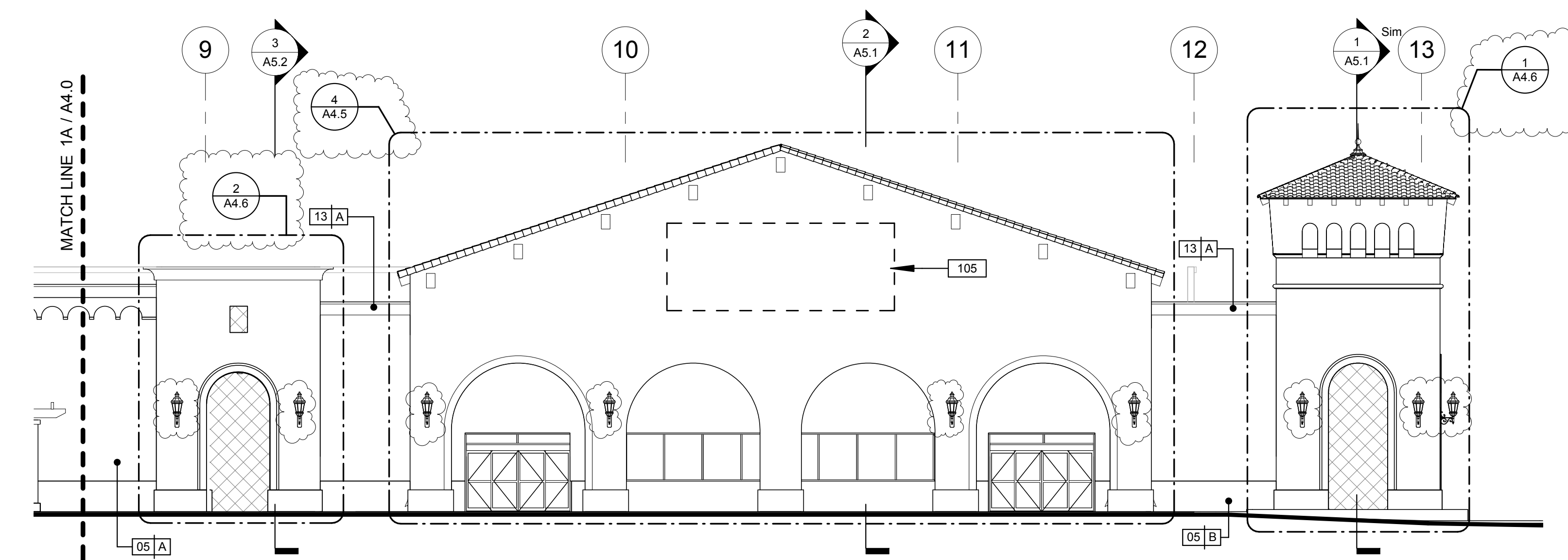
BLDG. DEPT. SUBMITTAL



PARTIAL NORTH ELEVATION - A

SCALE: 3/32" = 1'-0"

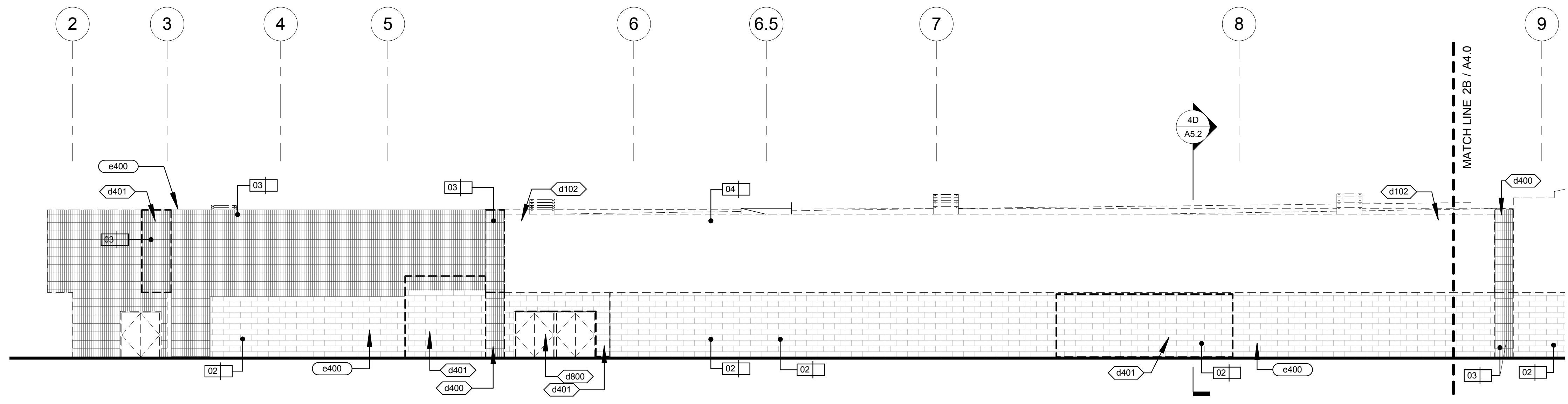
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PARTIAL NORTH ELEVATION - B

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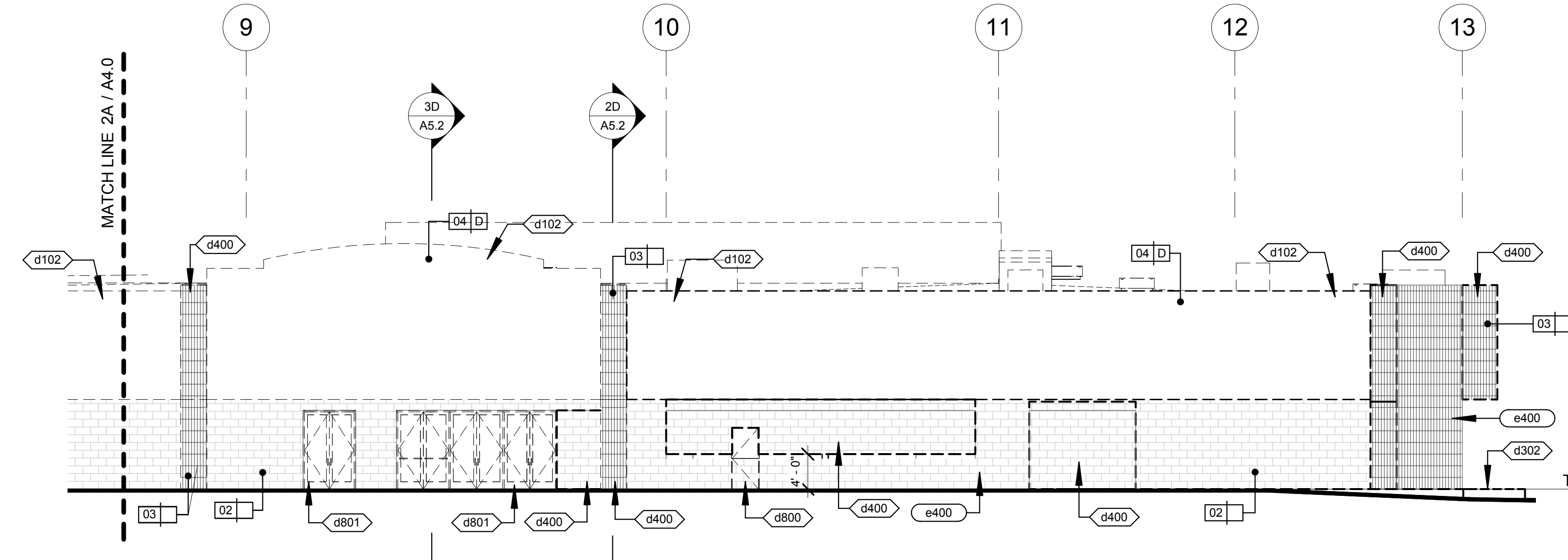
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PARTIAL NORTH DEMOLITION ELEVATION - A

SCALE: 3/32" = 1'-0"

A



PARTIAL NORTH DEMOLITION ELEVATION - B

SCALE: 3/32" = 1'-0"

B

EXTERIOR MATERIALS

- 02 EXISTING EXISTING INTEGRAL COLOR SPLIT FACE CMU BLOCK
- 03 EXISTING EXISTING INTEGRAL COLOR FLUTTED CMU WALL
- 04 EXISTING EXISTING EXTERIOR CEMENT PLASTER
- 05 MONTALVO / CAT FACE / SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.
- 09 EXPOSED FIRE RETARDANT WOOD FRAMING
- 13 EXTERIOR CEMENT PLASTER FINISH COAT OVER FIBERGLASS REINFORCED PRE-COATED E.P.S. FOAM
- 18 2-PIECE MISSION TILE

COLORS AND FINISH

- A PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE 1042W - MISTAYA
- B PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE CL 2833M - JOHNSTON
- C PRIME, PAINT, AND SEAL TO MATCH FRAZEE 140 - OXFORD BROWN
- D PAINT FAUX PATINA COPPER FINISH
- F FACTORY FINISH DARK BRONZE
- G FACTORY FINISH DARK BRONZE
- H EL CAMINO BLEND BY BORAL ROOFING WITH BOOSTER TILES ON THE EDGES AND RIDGES AND RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100 PERCENT OF THE TILES IN THE FIRST TWO ROWS OF TILES AND ALONG ANY RAKE AND RIDGELINE, AND SHALL BE PACKED ON 25 PERCENT OF THE TILES ON THE REMAINING FIELD.
- J 1" INSULATED CLEAR GLASS PANEL
- K NATURAL GREY SMOOTH CONCRETE FINISH

KEYNOTE LEGEND

- 105 NOT IN SCOPE AREA FOR FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT. PROVIDE CONTINUOUS 2X BLOCKING IN WALL AND J-BOX STUBBED TO TENANT SPACE. COORDINATE WITH SIGN CONTRACTOR AND INSTALL ACCESS PANELS AS REQUIRED
- 931 EXTERIOR CEMENT PLASTER FINISH COAT OVER FIBERGLASS REINFORCED PRE-COATED E.P.S. FOAM SHAPE

DEMO KEYNOTES

CONTRACTOR TO SEE GENERAL DEMOLITION FLOOR PLAN SHEET A1.0 FOR GENERAL DEMOLITION NOTES AND DEFINITIONS

- d102 REMOVE EXTERIOR FRAMED WALL AND ANCHORAGE AS REQUIRED TO BE FLUSH WITH THE ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION TYP.
- d302 REMOVE CONCRETE WALL AND WALL FOUNDATION. BACKFILL AND COMPACT TO MATCH EXISTING ADJACENT CONDITIONS.
- d400 REMOVE EXISTING CMU WALL, WALL FOUNDATION, AND FOUNDATION BASE. REPLACE EXCAVATION PER GEOTECHNICAL REPORT TO MATCH EXISTING ADJACENT CONDITIONS TYP.
- d401 REMOVE CMU WALL AND ANCHORAGE AS REQUIRED TO BE FLUSH WITH THE EXISTING ADJACENT SURFACE. REPAIR ADJACENT SURFACES, AS REQUIRED, TO MATCH THE EXISTING ADJACENT CONSTRUCTION. EXPOSED REBAR TO BE COUNTER SUNK AND BACKFILLED WITH CONCRETE AS NECESSARY TO ACHIEVE MIN. REQUIRED COVERAGE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- d800 REMOVE DOOR, DOOR FRAME, AND DOOR THRESHOLD
- d801 REMOVE AUTOMATIC STOREFRONT DOOR, DOOR FRAME, GLAZING, WALK OFF MAT, TRANSOM, THRESHOLD, DOOR ACCESSORIES, AND WIRING BACK TO THE POWER SOURCE.

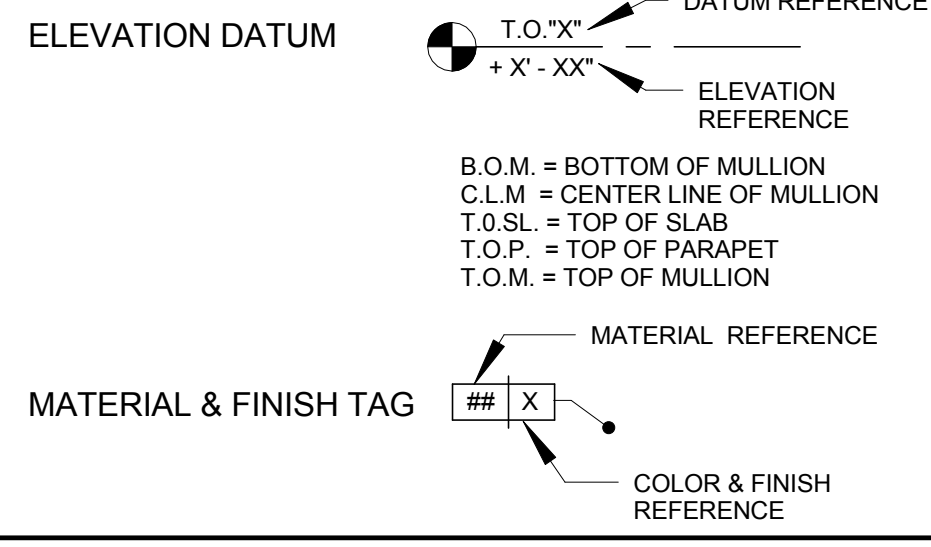
EXISTING CONSTRUCT.

- e400 EXISTING MASONRY WALL TO REMAIN.

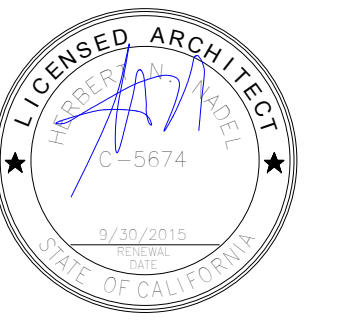
GENERAL NOTES

1. CONTRACTOR SHALL PAINT ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC., WITH MIN.(2) COATS OF PAINT TO MATCH THE ADJACENT SURFACES.
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10. CONTRACTOR SHALL PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 10 FEET, MEASURED FROM FINISHED FLOOR, AT EXTERIOR WALLS AND DOORS.

GRAPHIC LEGEND



BLDG. DEPT. SUBMITTAL



Kornwasser Building Company

5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

SAN CLEMENTE PLAZA

550 Camino De Estrella
 San Clemente, CA 92672

BUDGET A. ENCL. \$ BUDGET 11-17-2014
 ISS. ED FOR BIDDING 00.00.0000
 ISS. ED FOR CONSTRUCTION 00.00.0000

NO.	DESCRIPTION	DATE
1	PLN. CHCK. CORR.	01-12-15
1	3RD PLN CHCK	03-12-15

14104

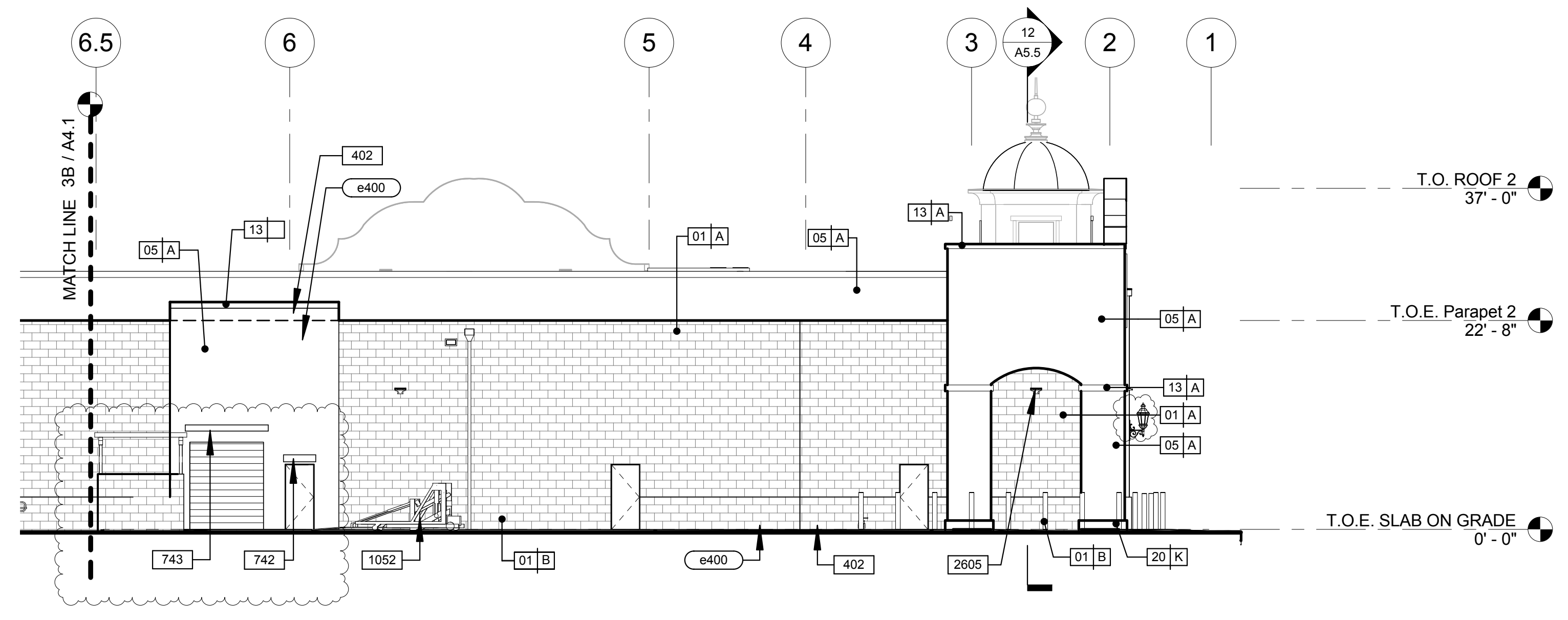
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EXTERIOR ELEVATIONS

14104

00.00.0000

EXTERIOR ELEVATIONS

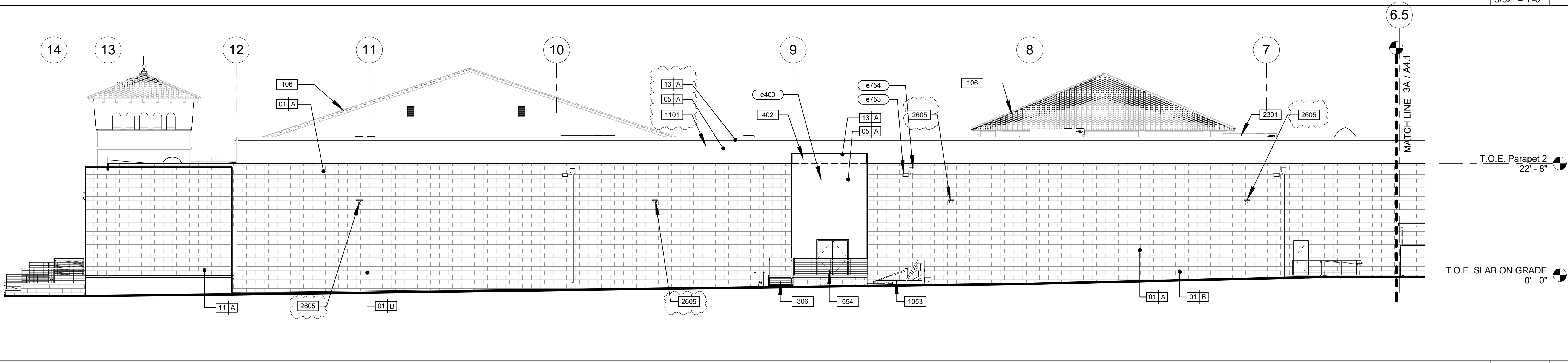


PARTIAL SOUTH ELEVATION - A

SCALE: 3/32" = 1'-0"



A

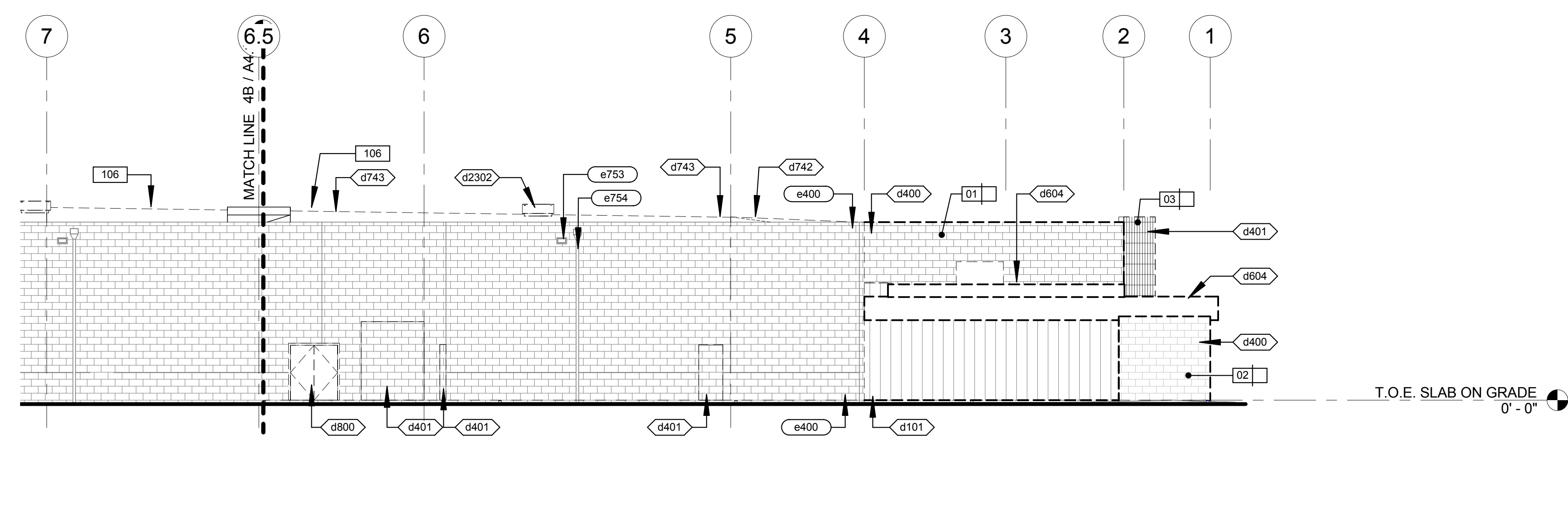


PARTIAL SOUTH ELEVATION - B

SCALE: 3/32" = 1'-0"



B

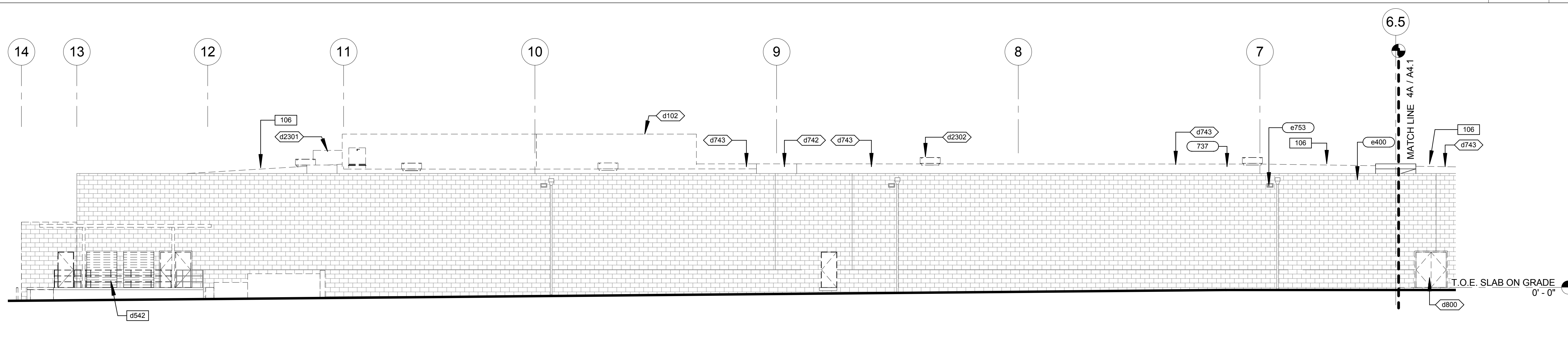


PARTIAL SOUTH DEMOLITION ELEVATION - A

SCALE: 3/32" = 1'-0"



A



PARTIAL SOUTH DEMOLITION ELEVATION - B

SCALE: 3/32" = 1'-0"



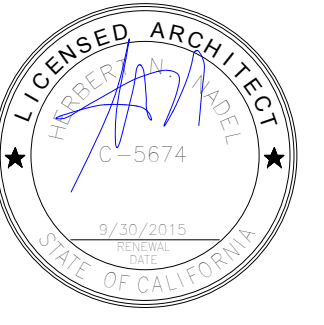
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EXTERIOR MATERIALS

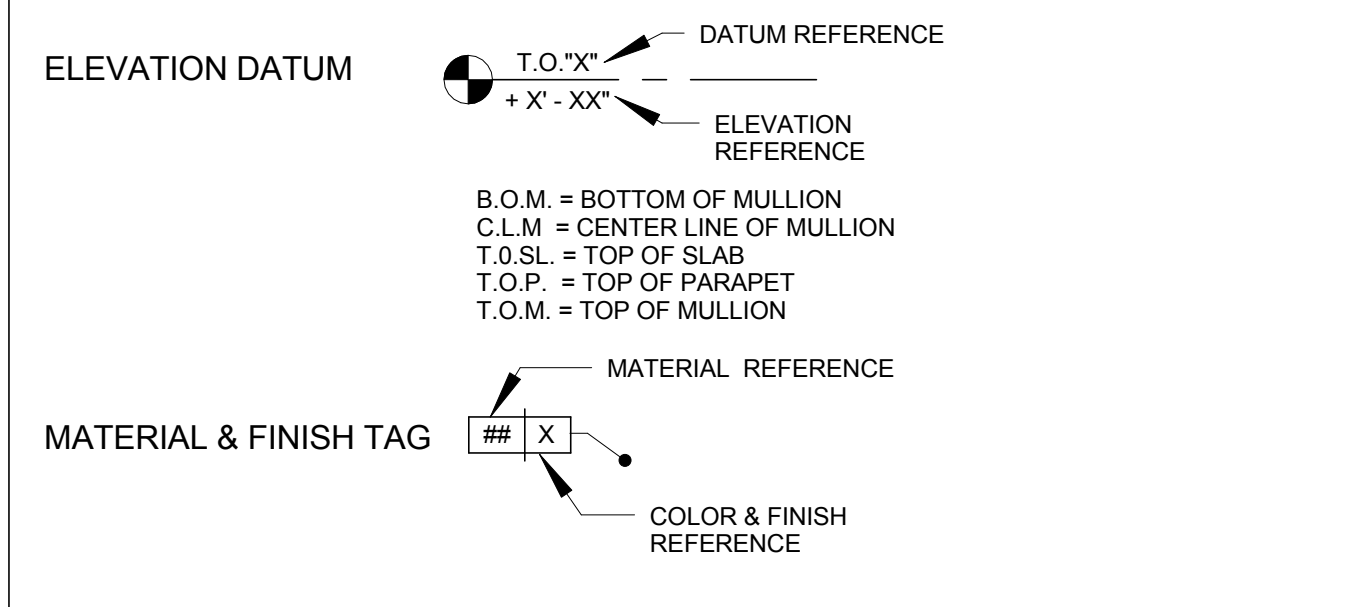
- 01 EXISTING PAINTED PRECISION FACE CMU BLOCK
- 02 EXISTING EXISTING INTEGRAL COLOR SPLIT FACE CMU BLOCK
- 03 EXISTING EXISTING INTEGRAL COLOR FLUTED CMU WALL
- 05 MONTALVO "CAT FACE" SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.
- 11 PAINTED PRECISION FACE CMU BLOCK
- 13 EXTERIOR CEMENT PLASTER FINISH COAT OVER FIBERGLASS REINFORCED PRECASTED E.P.S. FOAM
- 20 CONCRETE CURB

COLORS AND FINISH

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- B PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE CL 2833M - JOHNSTON
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- D
- E PAINT FAUX PATINA COPPER FINISH
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- J 1" INSULATED CLEAR GLASS PANEL
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GRAPHIC LEGEND



COLORS AND FINISH

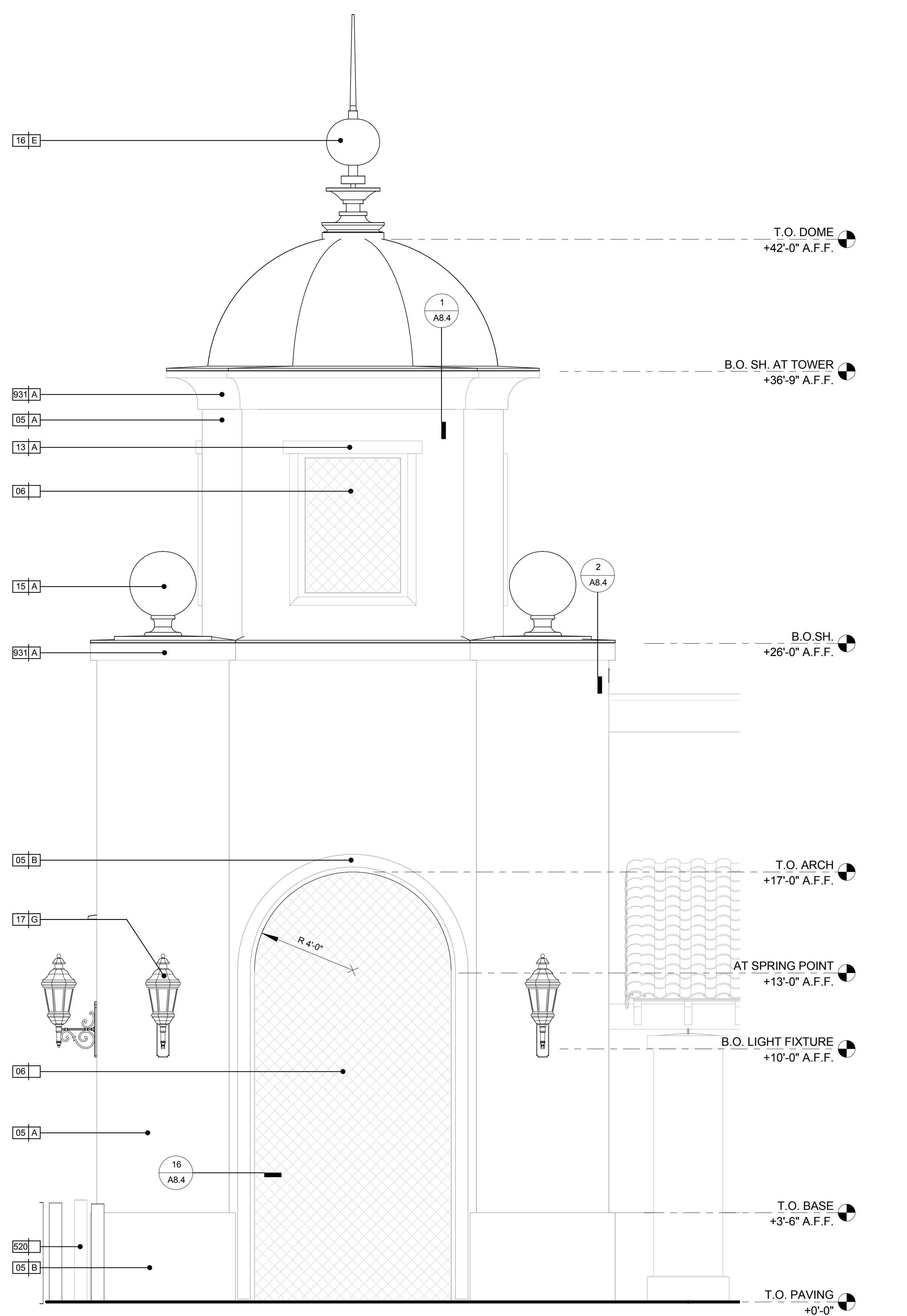
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EXTERIOR MATERIALS

- 05 MONTALVO / "CAT FACE" SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.
- 06 GLAZED CERAMIC TILE, THIN SET OVER MORTAR BED OVER EXPANDED METAL LATH. TILE SUBJECT TO CITY PLANNER APPROVAL
- 10 1" INSULATED CLEAR GLASS PANEL
- 13 EXTERIOR CEMENT PLASTER FINISH COAT OVER FIBERGLASS REINFORCED PRECOATED E.P.S. FOAM
- 15 DECORATIVE GLASS FIBER REINFORCED CONCRETE PIER CAP
- 16 GLASS FIBER REINFORCED CONCRETE DOME WITH COPPER FINISH
- 17 WALL MOUNTED LIGHTING FIXTURE

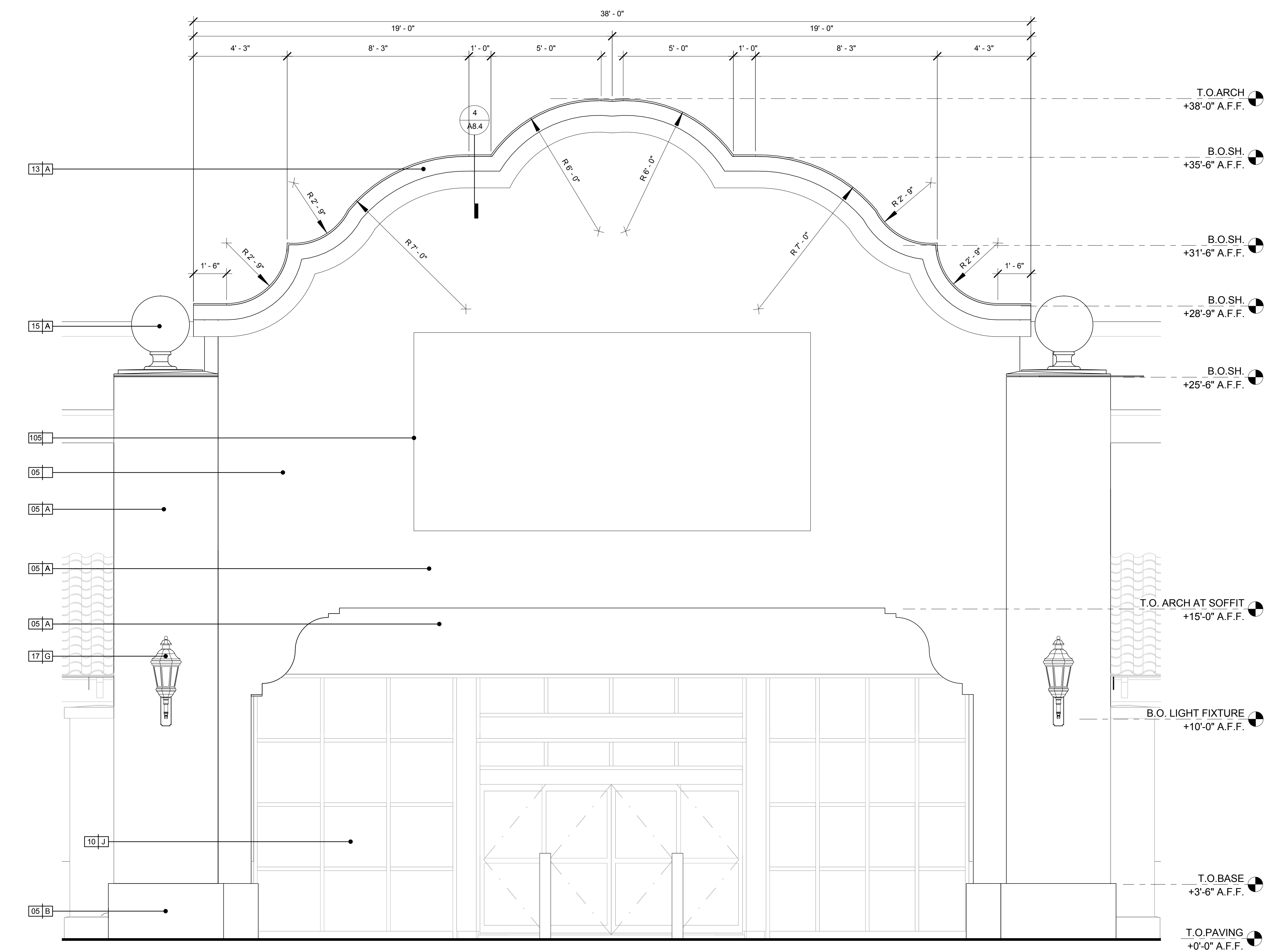
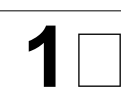
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ENLARGED TOWER NORTH ELEVATION - SUITE A1

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



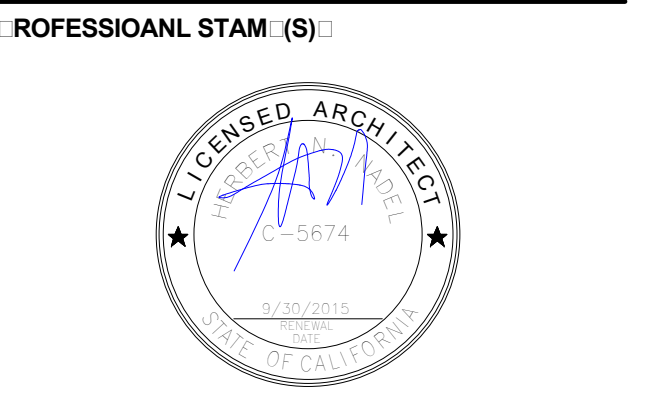
ENLARGED ENTRY CANOPY NORTH ELEVATION - SUITE A1

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

BLDG. DEPT. SUBMITTAL

ENLARGED EXTERIOR ELEVATIONS

A4.3



CONSULTANT

CLIENT
Kornwasser Building Company
 5670 Wilshire Blvd., Suite 1250
 Los Angeles, CA 90036
 T. (323) 965-1510 F. (323) 965-1520

CLIENT PROJECT N.
SAN CLEMENTE PLAZA
 550 Camino De Estrella
 San Clemente, CA 92672

PUBLIC ENCL. SUBMITTAL 11-17-2014
 ISSUED FOR BIDDING 00.00.0000
 ISSUED FOR CONSTRUCTION 00.00.0000

REVISIONS	NO.	DESCRIPTION	DATE
	1	3RD PLN CHCK	03-12-15

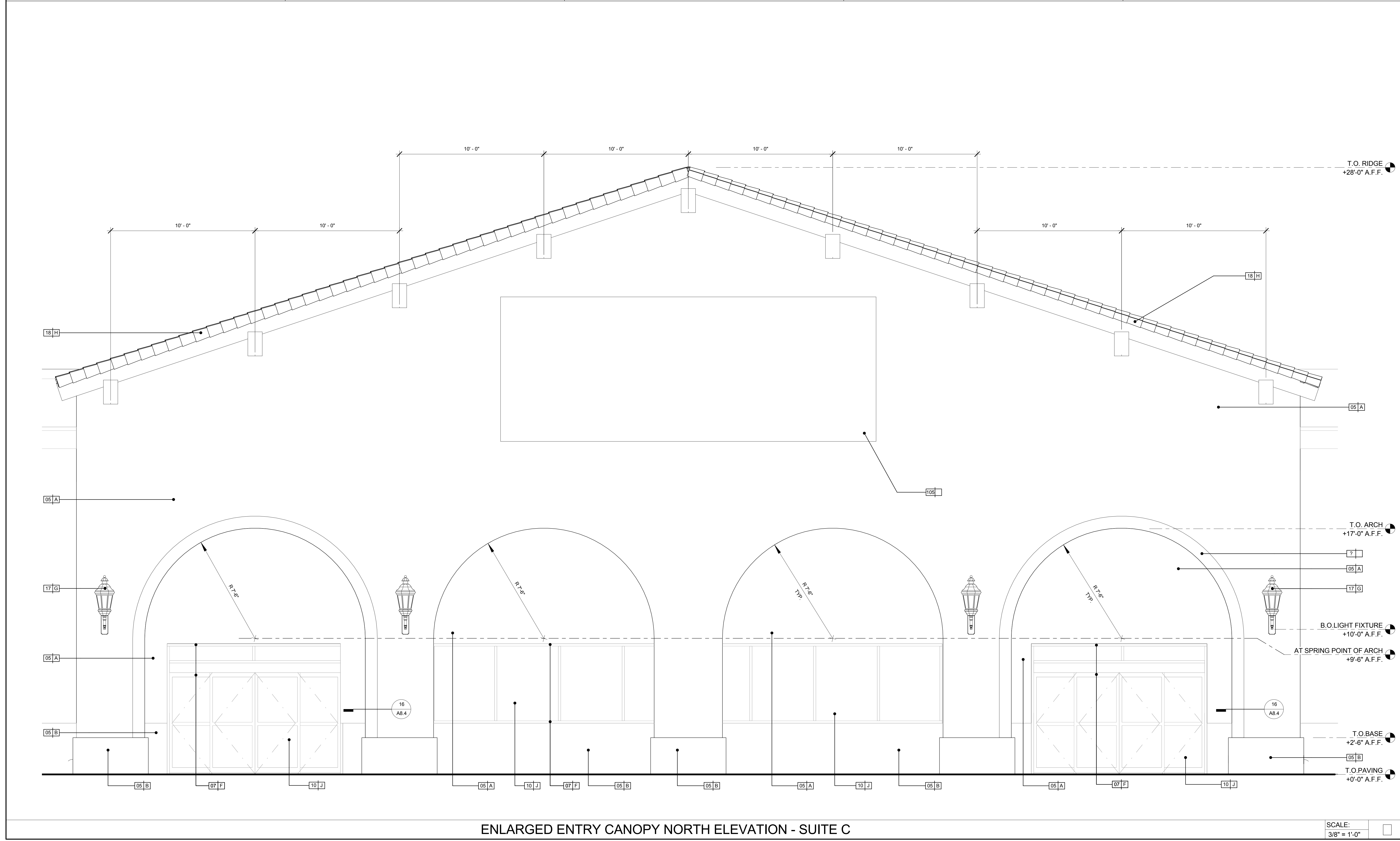
NADEL PROJECT N.	14104
PROJECT DATE:	00.00.0000
DRAWN TITLE:	

ENLARGED EXTERIOR ELEVATIONS

ENLARGED EXTERIOR ELEVATIONS

A4.5

GRAPHIC LEGEND	COLORS AND FINISH	EXTERIOR MATERIALS	GENERAL NOTES
<p>ELEVATION DATUM</p> <p>T.O.'X' = DATUM REFERENCE +X'-XX"</p> <p>ELEVATION REFERENCE</p> <p>B.O.M. = BOTTOM OF MULLION C.L.M. = CENTER LINE OF MULLION T.O.SL. = TOP OF SLAB T.O.P. = TOP OF PARAPET T.O.M. = TOP OF MULLION</p> <p>MATERIAL & FINISH TAG</p> <p>MATERIAL REFERENCE</p> <p>COLOR & FINISH REFERENCE</p>	<p>A PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE 1042W - MISTAYA</p> <p>B PAINT WITH ELASTOMERIC COATING, COLOR TO MATCH FRAZEE CL 2833M - JOHNSTON</p> <p>C PRIME, PAINT, AND SEAL TO MATCH FRAZEE 140 - OXFORD BROWN</p> <p>D</p> <p>E PAINT FAUX PATINA COPPER FINISH</p> <p>F FACTORY FINISH DARK BRONZE</p> <p>G FACTORY FINISH DARK BRONZE</p> <p>H EL CAMINO BLEND BY BORAL ROOFING WITH BOOSTER TILES ON THE EDGES AND RIDGES AND RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100 PERCENT OF THE TILES IN THE FIRST TWO ROWS OF TILES AND ALONG ANY RAKE AND RIDGELINE, AND SHALL BE PACKED ON 25 PERCENT OF THE TILES ON THE REMAINING FIELD.</p> <p>J 1" INSULATED CLEAR GLASS PANEL</p> <p>K NATURAL GREY SMOOTH CONCRETE FINISH</p>	<p>05 MONTALVO / "CAT FACE" SMOOTH TROWELED EXTERIOR CEMENT PLASTER AND REINFORCING MESH OVER SELF-FURRING METAL LATH WITH SLIGHT UNDULATIONS AND BULLNOSED OUTSIDE CORNERS AND EDGES.</p> <p>07 ALUMINUM STOREFRONT</p> <p>10 1" INSULATED CLEAR GLASS PANEL</p> <p>17 WALL MOUNTED LIGHTING FIXTURE</p> <p>18 2-PIECE MISSION TILE</p>	<p>1. CONTRACTOR SHALL PAINT ALL EXPOSED ELECTRICAL EQUIPMENT, CONDUITS, PLUMBING LINES, ETC., WITH MIN(2) COATS OF PAINT TO MATCH THE ADJACENT SURFACES.</p> <p>2. CONTRACTOR SHALL PROVIDE AND INSTALL THE ADDRESS AND/OR SUITE UNIT NUMBERS PER CITY AND FIRE DEPT. REQUIREMENTS. VERIFY SIZE, COLOR AND LOCATIONS. PRIOR TO PROCEEDING. PROVIDE CONTINUOUS 2X BLOCKING IN WALL FOR SIGNAGE ATTACHMENTS. COORDINATE WITH SIGN CONTRACTOR.</p> <p>3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.</p> <p>4. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL, COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.</p> <p>5. WHERE PLASTER FINISH IS CALLED OUT PROVIDE 7/8" THICK EXTERIOR CEMENT PLASTER. CEMENT PLASTER AREA SHALL NOT EXCEED LENGTH GREATER THAN 18 FT. IN EITHER DIRECTION. EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS. EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS. OR LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 TO 1 IN ANY GIVEN PANEL WITHOUT PROVIDING ADDITIONAL MESH REINFORCING.</p> <p>6. CONTRACTOR SHALL PAINT A TEST PATCH ON THE BUILDING INCLUDING ALL COLORS & FINISHES. THE REMAINDER OF THE BUILDING MAY NOT BE PAINTED UNTIL INSPECTED AND APPROVED BY THE ARCHITECT AND OWNER.</p> <p>7. CONTRACTOR SHALL PAINT ALL EXPOSED METAL FLASHING, PIPES, EQUIPMENT, ETC. TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE.</p> <p>8. CONTRACTOR SHALL PAINT EXTERIOR HOLLOW METAL DOORS AND FRAME TO MATCH ADJ. SURFACES UNLESS NOTED OTHERWISE.</p> <p>9. CONTRACTOR SHALL PROVIDE FINISHES AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.</p> <p>10. CONTRACTOR SHALL PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 10 FEET, MEASURED FROM FINISHED FLOOR, AT EXTERIOR WALLS AND DOORS.</p>



ENLARGED ENTRY CANOPY NORTH ELEVATION - SUITE C

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

BLDG. DEPT. SUBMITTAL

