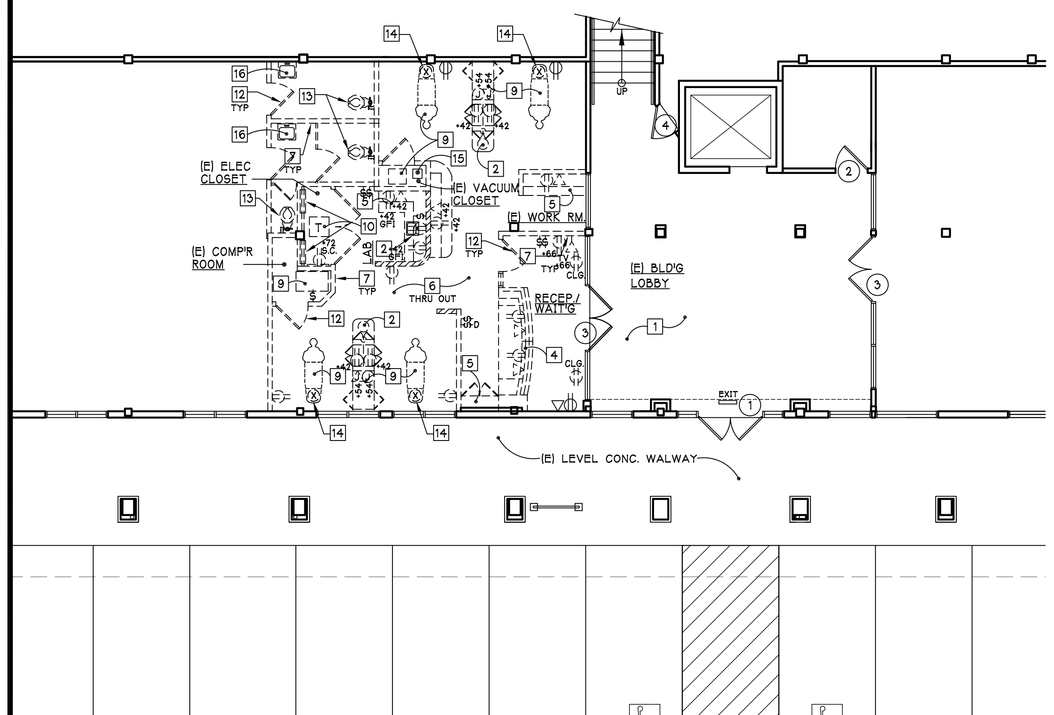


DEMO NOTES

GENERAL - DEMOLITION NOTES

A. THE WORK OF THIS PROJECT INCLUDES ALTERATIONS OF THE EXISTING FACILITY TO ACHIEVE THE ARRANGEMENTS INDICATED ON THE DRAWINGS. THE DEMO CONTRACTORS SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, LOCATIONS AND REQUIREMENTS PRIOR TO SUBMITTING BID AND DETERMINE THE EXTENT OF DEMOLITION AND NEW WORK FOR THESE AREAS SHOW THE CHANGES TO BE MADE. GENERAL AND SUB-CONTRACTORS SHALL REARRANGE, REROUTE OR REMOVE EXISTING AS REQUIRED TO ACCOMMODATE THE CHANGES AND ADDITIONS SHOWN, AND TO PROVIDE CONTINUING SERVICE FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN IN OPERATION.

B. DEMO CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL WITHIN BOUNDARY OF THIS PROJECT AS SHOWN ON THE PLANS AND FURTHER AS REQUIRED BY JOB CONDITIONS. TERMINATE ALL UNUSED LINES BACK AT PANEL.

C. DEMO CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGE CAUSED BY HIM OR HIS WORK TO EXISTING ELECTRICAL POWER AND SIGNAL, ETC. NEW WORK AND INSTALLATIONS SHALL NOT IMPAIR THE PROPER FUNCTIONING OF THE EXISTING FACILITY AND THE COMPLETE PROJECT SHALL BE PROPERLY FUNCTIONING ENTIRELY THROUGHOUT. FURNISH ALL LABOR AND MATERIALS REQUIRED TO RELOCATE, REMOVE, REINSTALL, RECONNECT, REPLACE, ETC., ANY EXISTING ELECTRICAL AND COMMUNICATION.

D. PROVIDE AND INSTALL NEW "J" BOXES AT EACH POWER, LIGHTING, COMMUNICATIONS, SIGNAL, OR POINT OF CONNECTION.

E. BEFORE STARTING WORK, THE DEMO CONTRACTORS SHALL ALSO VERIFY LOCATIONS OF ALL EXISTING LINES AFFECTED BY THE CONTRACT/PROJECT. SHOULD BE NECESSARY TO REROUTE LINES DUE TO CONDITIONS FOUND ON THE SITE.

F. THESE NOTES ARE INTENDED TO ACQUAINTING THE DEMO CONTRACTOR OF THE GENERAL SCOPE OF THE WORK INVOLVED AND A TENTATIVE NEW ROUTING FOR ALL RELOCATED UTILITIES. DEMO CONTRACTOR SHALL VISIT THE SITE AND MAKE A SURVEY OF EXISTING CONDITIONS THAT MAY AFFECT HIS WORK, BEFORE BIDDING. NO CLAIMS FOR EXTRAS WILL BE ACCEPTABLE.

** G. DEMO CONTRACTOR TO COORDINATE W/ LANDLORD FOR FINAL INSTRUCTIONS ON TERMINATION OF ALL LINES, SUCH AS: ELEC, MECH, PLB'G, ETC.

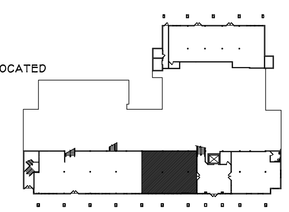
CONSTRUCTION DEMO NOTES

** GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO VERIFY ALL CONDITIONS @ JOB SITE

1. PROTECT (E) BLD'G LOBBY, G.C. TO REPAIR/REPLACE ALL DAMAGES
2. REMOVE (E) SINK, FAUCET - CAP EXT'G PLB'G LINES AS REQ.
3. REMOVE (E) ELEC., TELE/DATA OUTLETS, THERMOSTATS, FLOOR OUTLETS, & SWITCHES. TERMINATE ALL UNSUED LINES BACK @ PANEL. SEE ELEC. PLANS.
4. REMOVE (E) RECEP. DESK
5. DEMO. (E) MILLWORK CABINETS/COUNTERTOPS.
6. REMOVE (E) CARPETING, CER. TILE FLR'G, VCT & BASE, THRU-OUT, PREP FOR NEW FINISHES SEE NEW FINISH PLAN
7. DEMO ALL (E) WALLS AS SHOWN
8. (E) FIRE/LIFE SAFETY STROBE/HORN -SERVICE AS REQ. (DESIGN-BUILD)
9. REMOVE EXT'G FURNITURE / EQUIP
10. REMOVE/RELOCATE (E) ELEC/TRANSFORMER & PANELS. SEE NEW PLAN
11. REMOVE/RELOCATE (E) THERMOSTATS - SEE NEW PLAN
12. REMOVE ALL DOORS, FRAMES & HDW
13. REMOVE EXT'G TOILETS, CAP ALL PLB'G LINES AS REQ.
14. REMOVE (E) FLOOR MTD, ELEC/DATA LINES/COMP. AIR LINE, VACUUME LINE CAP AS REQ.
15. REMOVE (E) FLOOR SINK, CAP ALL PLB'G LINES AS REQUIRED
16. REMOVE (E) WALL MTD HAND SINK, CAP ALL PLB'G LINES AS REQ.

LEGEND

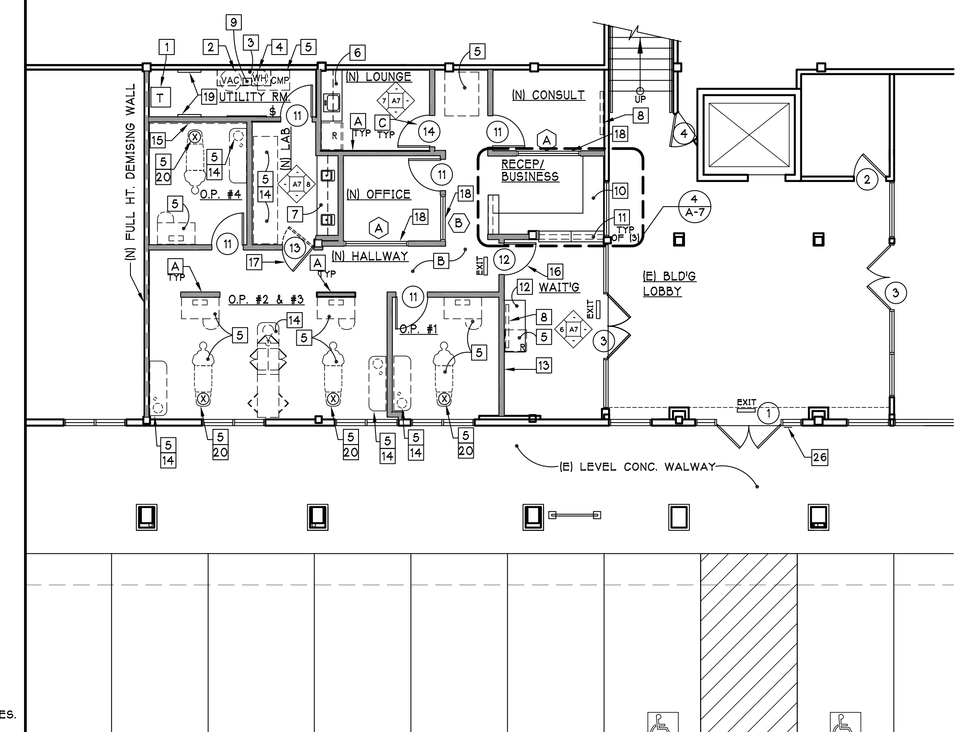
- (N) NEW
- (E) EXISTING
- (R) ITEMS TO BE REMOVED
- R/R ITEMS TO BE REMOVED/RELOCATED
- EXISTING WALLS
- (#) DOOR #, SEE SCHEDULE - SHEET A-2



KEY PLAN

EXT'G/DEMO FLOOR PLAN

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



NOTE:
SEE SHEET A-5 FOR DIMENSION PLAN

GENERAL CONSTRUCTION NOTES

A GENERAL AND ALL SUBCONTRACTORS TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND STARTING ANY WORK.

B ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CALIFORNIA BUILDING CODE AND BUILDING OWNER'S STANDARDS FOR METHODS OF CONSTRUCTION AND MATERIALS USED UNLESS OTHERWISE NOTED. CONTRACTORS TO PROTECT ALL EXISTING CONDITIONS AS REQUIRED AND REPAIR ALL DAMAGES CAUSED BY NEW CONSTRUCTION.

C SEE SHEET A-1 FOR ALL NOTES, LEGENDS, AND CALLOUTS.

D OPENINGS IN FIRE RATED WALLS REQUIRING PROTECTED OPENINGS SHALL HAVE A RATING IN THE FOLLOWING LOCATIONS.

a. ABOVE CORRIDOR CEILING WHICH ARE NOT PART OF THE FIRE RESISTIVE ASSEMBLY.

b. BELOW ANY CEILING (C.B.C. SECTION 712).

E. CONSTRUCTION JOINTS IN FIRE-RATING WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR IN FLOORS SHALL BE PROTECTED BY MATERIALS HAVING AN EQUIVALENT FIRE RATING. SUCH MATERIAL SHALL CONFORM WITH CBC SECT. 713.

F. FIRE DOORS, FIRE WINDOWS AND FIRE DAMPERS SHALL BE LABELED OR OTHERWISE IDENTIFIED AS TO THE FIRE PROTECTION RATING AND WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING. FIRE DAMPERS SHALL BE FABRICATED AND INSTALLED IN AN APPROVED MANNER. (C.B.C. SECTION 715)

G. FIRE AND SMOKE DAMPERS ARE REQUIRED IN THE FOLLOWING LOCATIONS:

a. DUCTS PENETRATING THE CEILING OF A FIRE - RESISTIVE FLOOR - OR ROOF - ASSEMBLY

b. DUCTS PENTRATING FIRE - RATED CORRIDOR WALLS. [COMBINATION FIRE AND SMOKE DAMPER] C.B.C. SECTION 716.

H. THIS EXISTING BUILDING & NEW SITE COMPLIES WITH TITLE 24 HANDICAP REQUIREMENTS.

I. THESE NOTES ARE INTENDED TO ACQUAINTING THE GENERAL AND SUB-CONTRACTORS OF THE GENERAL SCOPE OF THE WORK INVOLVED AND A TENTATIVE NEW ROUTING FOR ALL RELOCATED UTILITIES. SUB-CONTRACTORS SHALL VISIT THE SITE AND MAKE A SURVEY OF EXISTING CONDITIONS THAT MAY AFFECT HIS WORK, BEFORE BIDDING. NO CLAIMS FOR EXTRAS WILL BE ACCEPTABLE.

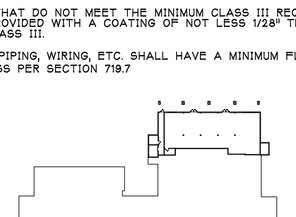
J. INTERIOR WALLS AND CEILING FLAME SPREAD & SMOKE-DEVELOPED SHALL BE CLASS "A" FLAME SPREAD 0-25, SMOKE-DEVELOPED 0-450 PER CBC SECTION 803.1

K. INTERIOR FINISHES OF EXIT CORRIDORS, ROOMS, AND ENCLOSED SPACES SHALL COMPLY WITH C.B.C TABLE 803.5 & SECTION 804.

L. ALL MATERIALS INSTALLED SHALL BE A MINIMUM PF CLASS III.

M. MATERIALS THAT DO NOT MEET THE MINIMUM CLASS III REQUIREMENTS, SHALL BE PROVIDED WITH A COATING OF NOT LESS 1/28" THICK THAT IS RATED CLASS III.

N. INSULATION, PIPING, WIRING, ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 719.7



KEY PLAN

NEW CONSTRUCTION NOTES

** GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO VERIFY ALL CONDITIONS @ JOB SITE BEFORE SUBMITTING BIDS.

A. PARTITIONS: PROVIDE NEW BLD'G. STD. NON BR'G PARTITION WALLS TO T-BAR CLG AS SHOWN. PAINT ALL NEW PARTITIONS THRU-OUT. PREP (E) WALLS FOR (N) PAINT FINISH. DEMO EXISTING PARTITIONS AS NOTED. SCARPATCH @ DEMO WORK AS REQ.

B. FLOORING: PROVIDE (N) BLD'G. STD. FLOORING. SEE FINISH PLANS.

C. DOORS: PROVIDE (N) BLD'G STD 3'-0" x 8'-0" x 1-3/4" S.C. STAINED WOOD DOOR W/ WESTERN INTEGRATED CLR ANOD. ALUM. FRAME & SCHLAGE HDW

D. UPGRADE EXISTING FIRE-LIFE-SAFETY SYSTEM AS REQUIRED BY CODE.

E. G.C. TO VERIFY (E) WINDOW BLINDS ARE IN PROPER WORKING ORDER. CLEAN/REPAIR/PROVIDE NEW BLD'G STD WINDOW BLINDS AS REQ.

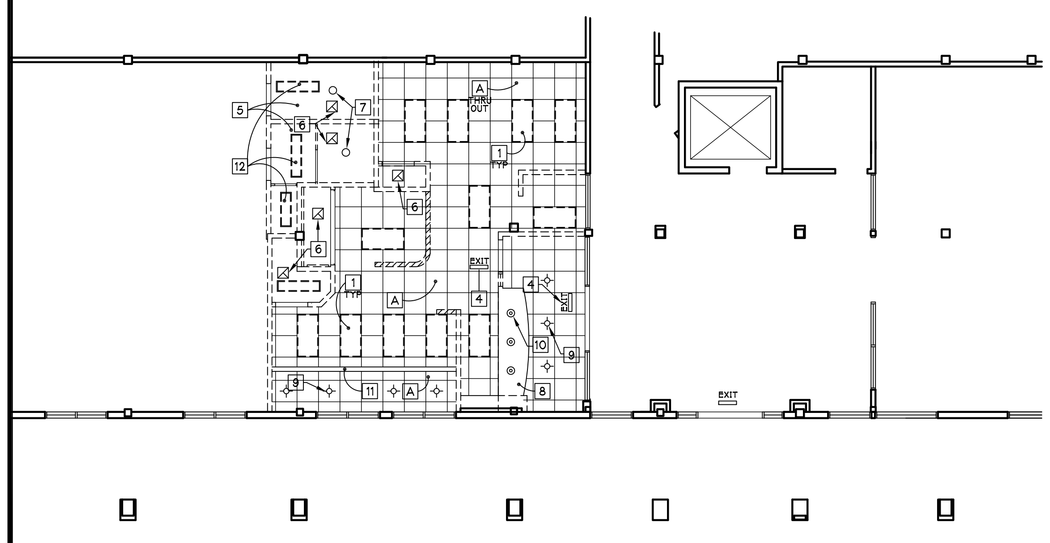
1. RELOCATE EXT'G ELEC TRANSFORMER TO THIS LOCATION. SEE ELEC. PLANS.
2. RELOCATE (2) ELEC SUBPANELS TO THIS LOCATION. SEE ELEC. PLANS.
3. PROVIDE (N) 60"W x 20"W SHELF @ 66" A.F.F. FOR NEW W.H.
4. PROVIDE (N) ELEC. WATER HEATER - SEE PLB'G. & ELEC.PLANS.
5. ALL EQUIP. & FURNITURE BY TENANT. G.C TO COORDINATE W/ TENANT.
6. PROVIDE NEW BLD'G STD PLAS LAM BASE & UPPER CBN'T W/ S.S. SINK, ADA FAUCET WITH COLD & HOT WATER & GARBAGE DISP.
7. PROVIDE NEW BLD'G STD PLAS LAM BASE & UPPER CBN'TS W/ (2) TWO S.S. SINKS ADA FAUCETS, COLD & HOT WATER. ONE SINK TO HAVE PLASTER TRAP
8. PROVIDE BACKING FOR TENANT'S FLAT SCRN T.V.
9. PROVIDE NEW BLD'G STD. FLOOR SINK W/ TRAP PRIMER - SEE PLB'G PLANS.
10. PROVIDE (N) PLAS LAM RECEP DESK W/ (2) TWO BOX, BOX, FILE PEDESTALS.
11. PROVIDE (N) STONE/QUARTZ 12" WIDE TRANSACTION TOPS W/ 2" BULLNOSE EDGE
12. PROVIDE (N) 60" WIDE BLD'G STD PLAS LAM BASE CABN'T W/ OPN'G FOR UNDERCOUNTER REFIG
13. PROVIDE (N) BLD'G STD FULL HT WALL +/- 12' TO UNDERSIDE OF STRUC. W. 3-5/8" 20 GA. MTL. STUDS @ 16" O.C., W/ 1/2" EXT GR. PLYWOOD ON THIS SIDE W/ THIN SET STONE VENEER (FLR & DECOR'S ROCK RIDGE- JURA SPLITFACE SLATS PANEL LEDGER- COLOR BY TENANT)
14. PROVIDE BLD'G STD PLB'G, COLD & HOT WATER DRAIN/VENT FOR TENANT'S MODULAR UNIT/FURNITURE - SEE PLB'G. PLANS.
15. PROVIDE (1) ONE-LAYER OF "QUIET-ROCK" ON THIS SIDE OF WALL & PROVIDE R-13 INSUL. IN THIS WALL.
16. PROVIDE (N) BLD'G STD 3'-0" x 8'-0" x 1-3/4" S.C. FULL LIGHT GLASS DOOR. SEE DOOR SCHEDULE.
17. PROVIDE (N) ELIASON DBL ACTING DOOR (ENG-1 OR EQ.) LAMINATE COLOR SELECTED BY TENANT
18. PROVIDE (N) (2) 6'-0" x 4'-0" AND (1) 4'-0" x 4'-0" 1-WAY GLASS WDWS IN CLR ANOD WESTERN INTEGRATED ALUM FRAME
19. RELOCATE (2) EXT'G ELEC SUB PANELS AS SHOWN. SEE ELEC. PLANS.
20. G.C. & SUB TO COORDINATE W/ TENANT & TENANT'S VENDOR FOR DENTAL CHAIRS ELEC., MECH. & PLB'G STUB-UPS (TYP. OF 4).
21. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. CBC 1008.1.8 IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUP B, F, M AND S AND IN PLACES OF RELIGIOUS WORSHIP. THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
    1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED,
    2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING, THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND,
    3. THE USE OF THE KEY-OPERATED DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. CBC 1008.1.9.3.
22. DOOR HANDLES SHALL BE LEVER TYPE, PUSH/PULL OR EQUIVALENT, MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS PER CBC 1133B.2.5.
23. THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT. WHEN TESTED IN ACCORDANCE WITH ASTM C1028B TEST PROCEDURE FOR COEFFICIENT OF FRICTION, TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN PRIOR TO THE INSTALLATION OF THE FLOOR COVERING, A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE BUILDING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP RESISTANCE. PROVIDE TEST INFORMATION OR SAMPLES OF THE FLOORING.
24. PROVIDE (N) 5/8" GYPSUM WALLBOARD TYPE "X" (ASTM C1396) SOUNDPROOF GYP. BD. (800) 797-8159. INTERIOR SIDE AT ALL WALLS & CEILING INSIDE (N) COMPRESSOR & VACUUM ROOMS. INSTALL PER MANUFACTURE SPECS.
25. G.C. TO COORDINATE W/ TENANT'S VENDOR TO ADD SOUND CONTROL/VIBRATION ISOLATORS UNDER THE COMPRESSOR EQUIPMENT.
26. (E) ADA ACCESSIBILITY SIGN.

LEGEND

- (E) EXISTING
- (R) RELOCATED ITEMS
- (N) NEW ITEMS
- EXT'G PARTITION WALLS
- NEW BUILDING STANDARD PARTITION WALLS (3 / A-6)
- (#) DOOR #, SEE SCHEDULE - SHEET A-2
- NEW UTILITY STUB-OUT FOR TENANT'S DENTAL CHAIRS SEE M.E.P. PLANS & COORDINATE W/ TENANT'S EQUIPMENT VENDOR

EXT'G/NEW FLOOR PLAN

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



CONSTRUCTION DEMO NOTES

** GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO VERIFY ALL CONDITIONS @ JOB SITE BEFORE SUBMITTING BIDS.

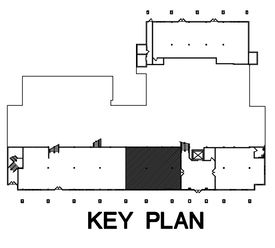
A. CEILING: REMOVE ENTIRE EXT'G 2x2 CEILING GRID AND TILE AS SHOWN. REMOVE ALL ABANDONED TELE/DATA LINES IN ATTIC.

B. REWORK SWITCHING / SENSORS AND ELECTRICAL CIRCUITING AS REQ. PROVIDE (N) BLD'G. STD. LED LIGHT FIXTURES AS REQ.

1. REMOVE ALL (E) 2x4 FLUOR. LIGHT FIXTURES AS SHOWN.
2. REMOVE ALL (E) HVAC GRILLES
3. REMOVE/RELOCATE (E) SPRINKLER HEADS AS REQ. (DESIGN BUILD)
4. REMOVE/RELOCATE (E) ILLUM. EXIT SIGNS - SEE NEW R.C.P
5. REMOVE (E) GYP BD. CLG
6. REMOVE (E) EXHAUST FAN
7. REMOVE (E) SURFACE MTD FLUOR LIGHT FIXTURE
8. REMOVE (E) GYP BD SOFFIT
9. REMOVE (E) RECESSED FLUOR DN LIGHTS
10. REMOVE (E) RECESSED PIN LIGHTS
11. EXT'G DROPPED SOFFIT WALL TO REMAIN
12. REMOVE (E) 1X4 SURFACE MTD FLUOR LIGHT FIXTURE

LEGEND

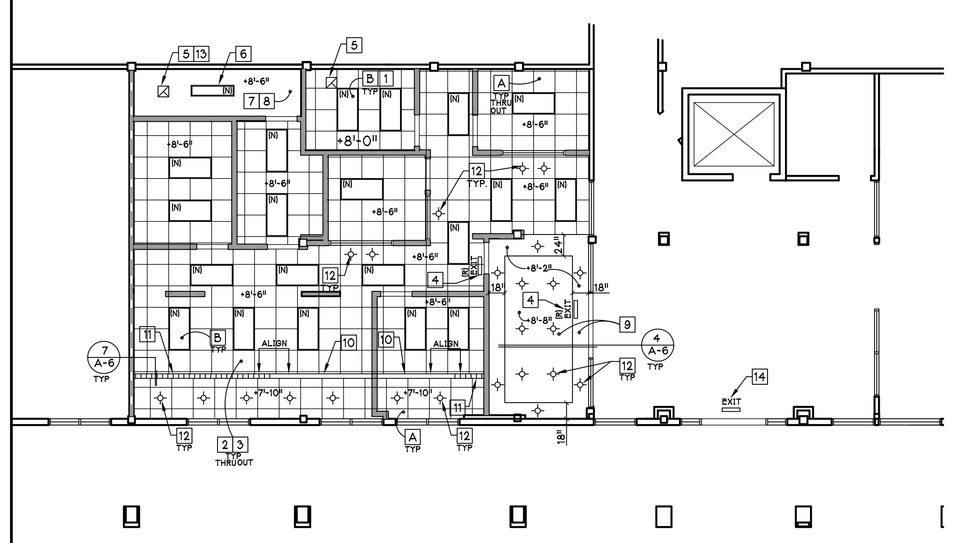
- (N) NEW
- (E) EXISTING
- (R) ITEMS TO BE REMOVED
- R/R ITEMS TO BE REMOVED/RELOCATED
- EXISTING WALLS



KEY PLAN

EXT'G/DEMO REFLECTED CEILING PLAN

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



NEW CONSTRUCTION NOTES

NOTE: HVAC SUB-CONTRACTOR TO CALL/COORDINATE W/ LANDLORD FOR BLD'G STD. ITEMS.

** GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO VERIFY ALL CONDITIONS @ JOB SITE BEFORE SUBMITTING BIDS.

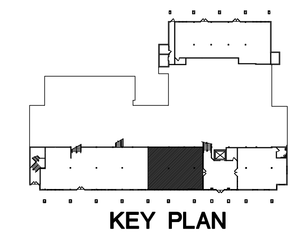
A. CEILING: PROVIDE NEW 2x2 DONN'S HEAVY DUTY T-BAR CEILING TO REMAIN THRU-OUT. PROVIDE NEW ARMSTRONG'S "CORTEGA" ACOUS. CLG. TILE THRU OUT NEW CEILING TO COMPLY WITH CURRENT SEISMIC CODE REQUIREMENTS REWORK HVAC/THERMOSTATS AND FIRE SPRINKLER SYSTEM AS REQUIRED. (DESIGN BUILD)

B. LIGHTING: PROVIDE NEW BLD'G. STD. LED LIGHT FIXTURES THRU-OUT. PROVIDE NEW BLD'G STD. SWITCHING AND ELECTRICAL CIRCUITING AS REQUIRED FOR NEW LIGHT FIXTURES AS REQ. (DESIGN BUILD). SEE NEW REFLECTED CEILING PLAN.

1. PROVIDE (N) 2X4 BLD'G STD LED LIGHT FIXTURES AS SHOWN
2. PROVIDE (N) HVAC SUPPLY / RETURN GRILLES & ALL (N) DUCTING AS REQ. SEE MECH. PLANS.
3. RELOCATE (E) SPRINKLER HEADS AS REQ. (DESIGN BUILD)
4. RELOCATE (E) ILLUM EXIT SIGNS AS SHOWN - SERVICE AS REQ.
5. PROVIDE (N) BLD'G STD EXHAUST FAN AS SHOWN
6. PROVIDE (N) 1X4 BLD'G STD. SURFACE MTD. LED LIGHT FIXTURE
7. PROVIDE (N) PAINT AT ALL GYP BD. CLGS
8. PROVIDE (N) GYP BD CLG AS SHOWN
9. PROVIDE (N) 6" STEPPED GYP BD SOFFIT & CEILING AS SHOWN SEE PLAN FOR FINISH HEIGHTS
10. EXISTING GYP BD SOFFIT TO REMAIN
11. PROVIDE (N) GYP BD SOFFIT AS SHOWN - MATCH EXT'G
12. PROVIDE (N) BLD'G STD RECESSED LED DOWN LIGHT FIXTURES
13. PROVIDE (N) SOUND BOOT AT EXHAUST DUCT/FAN FOR EXHAUST FAN IN THIS ROOM ONLY.
14. (E) ILLUM. EXIT SIGN.

LEGEND

- (E) EXISTING
- (R) RELOCATED
- (N) NEW
- (E) PARTITION WALLS
- NEW BUILDING STANDARD PARTITION WALLS (3 / A-6)
- 2x4 RECESSED/LED LIGHT SEE ELEC. PLANS.
- 1x4 SURFACE MTD. LED LIGHT FIXTURE SEE ELEC. PLANS.
- EXIT ILLUM. EXIT SIGN (BLD'G.STD.)
- BLD'G STD. LED DOWN LIGHT FIXTURE
- EXHAUST FAN



KEY PLAN

EXT'G/NEW REFLECTED CEILING PLAN

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

HENEY DONG & ASSOCIATES
ARCHITECTS, AIA.
22900 VENTURA BLVD., SUITE 120, WOODLAND HILLS, CA 91364 818-224-2929
ARCHITECTURE • PLANNING • INTERIORS

DD52-77-1FL-A4.DWG

DATE	REVISIONS

LICENSED ARCHITECT HENEY DONG NO. C 9778 EXP. 8-31-19 STATE OF CALIFORNIA

JOB TITLE
SHARON SHAMOIEL D.M.D.
77 ROLLING OAKS DRIVE, STE. #104
THOUSAND OAKS, CA. 91361

SHEET TITLE
EXT'G/DEMO & NEW FLOOR & REFLECTED CEILING PLAN

DRAWN BY:	J.F.
CHECKED BY:	H.D.
SCALE:	1/8"=1'-0"
DATE:	8-03-18
JOB NO.:	17-540
SHEET NO.	A-4