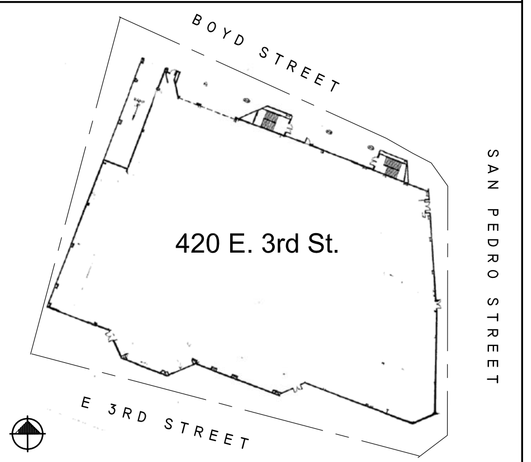
US HEALTHWORKS

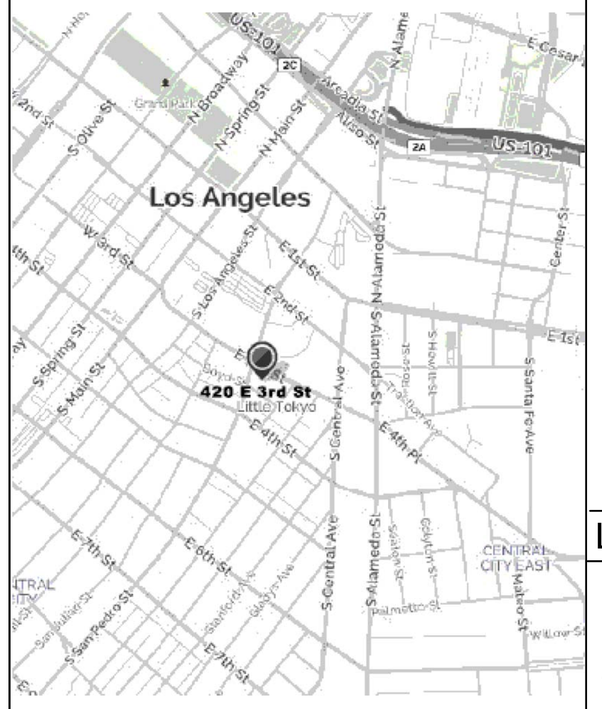
MEDICAL CLINIC

420 E. 3rd STREET
SUITE 600
LOS ANGELES, CA

SITE PLAN



VICINITY MAP



SITE LOCATION
N.T.S.

NORTH

SCOPE OF WORK

Project Description:
Tenant Improvements for a new Tenant in a Multi-Tenant, Six-Story Building. Improvements include: new drywall partitions, acoustical ceiling system, new restrooms and floor & wall finishes.

NO CHANGE OF USE

No Change in Parking -
ZI2374 Los Angeles State Enterprise Zone

Building Exterior is Existing and is Not Included in This Scope of Work.

THE PROPOSED TENANT SPACE IS NOT AN OSHPD 3 CLINIC

LEGAL DESCRIPTION

Primary Property Type: Office
Property Sub-Type: Medical Office
APN / Parcel ID: 5147-006-001, 5161-020-010
Census Tract: 2062002003
Building Size: 123,276 SF
Building Class: B

APPLICABLE CODES

Applicable Building Codes:
2017 Los Angeles Building Code (LABC),
2017 Los Angeles Plumbing Code (LAPC),
2017 Los Angeles Mechanical Code (LAMC),
2017 Los Angeles Electrical Code (LAEC),
2017 Los Angeles Green Building Code (GRN),
2013 California Energy Efficiency Standards (CEES),
SB 407 water conservation,
Title 24, Applicable Accessibility Standard 2013 CBC 11B

BUILDING ANALYSIS

Building Occupancy: B - Business (Out-Patient Health Clinic)
Building Construction: Type I-A Sprinklered
Building Height: 10 stories

Area Calculations: Portion of 6th Floor: 6,665 USF

Bldg. Occupant Load: 122 (per occ. load calcs sht. I-3.1)

PROJECT DIRECTORY

Architect of Record:
Anthony Zubick
1766 Griffith Park Blvd.
Los Angeles, CA 90026

General Contractor:
TBD

MEP Engineering:
Vision Consulting Services
2900 N. Madera Rd. Ste. 102
Simi Valley, CA 93065
Phone: (805) 582-1334

Designer:
Bena Design Partnership Inc.
409 N. Pacific Coast Hwy. Ste.378
Redondo Beach, CA 90277
Phone: (310) 543-2560

Building Owner :
Little Tokyo Associates, LLC
420 E. Third St., Ste. 600
Los Angeles, CA 90013
Phone: (213) 379-4418

Tenant:
U.S. HealthWorks
25124 Springfield Court
Valencia, CA 91355
Phone: (661) 678-2462

SHEET INDEX

Sheet	Description	Sheet	Description	Sheet	Description
I-1.0	Cover Sheet	FOR REFERENCE ONLY - SEPERATE PERMITS REQ'D		FOR REFERENCE ONLY - SEPERATE PERMITS REQ'D	
I-2.0	Master Legend	E-0.1	Elec. Legends, Notes, Index & Abbrev.	P-0.1	Plumbing Legends, Notes, Index & Abbrev
I-2.1	General Notes	E-0.2	General Electrical Specifications	P-0.2	Code Compliance Forms, Calcs & Schedules
I-2.2	General Disabled Access Notes	E-0.3	Title-24 Indoor Documentation	P-0.3	Details
I-3.0	Path of Travel Plan	E-0.4	Electrical Details	P-0.4	Pipe Riser Diagram
I-3.1	Key Plan - Occ.& Egress Diagrams	E-1.1	Partial Line Diagram	P-0.5	Specifications
I-3.2	Demolition Plan	E-1.2	Panel Shedules	P-1.1	Overall Sixth Floor Plan
I-4.0	Construction Plan	E-2.1	Sixth Floor Power Plan		Partial Enlarged Waste & Vent 6th Flr. Plan
I-5.0	Tele/Elec/Data Plan	E-2.2	Partial Enlarged X-ray Room Power Plan	P-2.1	Section A
I-6.0	Reflected Ceiling Plan	E-2.3	Sixth Floor Roof Elec. Plan	P-2.2	Section B
I-7.1	Floor Finish Plan	E-3.1	Sixth Floor Lighting Plan	P-2.3	Section C
I-7.2	Wall Finish Plan	E-3.2	Lighting Control Wiring Diagram		Partial Enlarged Cold & Hot Water 6th Flr.
I-8.0	Millwork Plan	E-3.3	Sixth Floor Photometrics	P-3.1	Section A
I-9.0	Restroom Enlargements	FOR REFERENCE ONLY - SEPERATE PERMITS REQ'D		P-3.2	Section B
I-10.0	Digital X-Ray Room Plan	M-0.1	Mech. Legends, Notes, Index & Abbrev.	P-3.3	Section C
I-11.0	Construction Details	M-0.2	Title-24 Compliance Report		
I-12.0	Enlargements & Elevations	M-0.3	Schedules		
I-13.0	Enlargements & Elevations	M-0.4	Details		
I-14.0	Enlargements & Elevations	M-0.5	Details		
I-15.0	Elevations	M-0.6	Specifications		
I-16.0	Elevations	M-0.7	Specifications		
I-17.0	Millwork Details	M-1.1	Demolition Floor Plan		
AS.1	Accessibility Notes	M-2.1	Zoning Floor Plan		
AS.2	Accessibility Notes	M-3.1	HVAC Floor Plan		
		M-3.2	Piping Plan		
		M-3.3	Roof Plan		

BENA
DESIGN
PLANNING
409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
b	DEMISED AREA REVISIONS	07-17-17
c	TENANT REVISIONS	08-23-17
	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

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PROJECT

U.S. HEALTHWORKS
Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

COVER SHEET

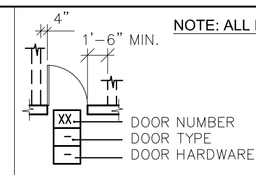
PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	N.T.S.

I- 1.0

CONSTRUCTION LEGEND

ITEM USED	SYMBOL	DESCRIPTIONS
●		BUILDING CORE OR EXISTING WALLS TO REMAIN.
●		EXISTING CONSTRUCTION TO BE REMOVED
●	1	SLAB TO SLAB INSULATED DEMISING PARTITIONS, 3–5/8", 20 GA. METAL STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE WITH R–8 ACOUSTICAL INSULATION THROUGHOUT ALL VOIDS. TAPED AND SANDED SMOOTH TO RECEIVE WALL FINISH. PROVIDE RETURN AIR OPENINGS. SEE DETAIL 1/I–11.0
ITEM NOT USED		RATED SLAB TO SLAB PARTITIONS, SIM. TO TYPE "1" ABOVE, EXCEPT ONE HOUR RATED PARTITION W/ 3–5/8", 20 GA. METAL STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE WITH R–8 ACOUSTICAL INSULATION THROUGHOUT ALL VOIDS. TAPED AND SANDED SMOOTH TO RECEIVE WALL FINISH. PROVIDE RATED FIRE DAMPERS IN PENETRATING DUCTING. SEE DETAIL
●		6" PENETRATING PARTITION, 3–5/8", 20 GA. METAL STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDES FROM FLOOR TO 6" ABOVE SUSPENDED CEILING WITH R–8 ACOUSTICAL INSULATION THROUGHOUT ALL VOIDS . SEE DETAIL 2/I–11.0
●	2	LEAD–LINED WALL @ DIGITAL X–RAY: SEE ENLARGED PLAN, SHT. I–9.0 FOR SHEILDING LEGEND & DISTRIBUTION. PARTITION DISCRIPTION PER RADIATION SHIELDING DESIGN EVALUATION.
●		LOW PARTITION, 2–1/2", 20 GA. METAL STUDS AT 24" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE. HEIGHTS VARY SEE PLAN & ELEVATIONS FOR HEIGHTS. NO CAP. 12/I–11.0

DR. FRAME & HDWR. LEGEND



NOTE: ALL DOORS SHALL HAVE 32" MIN. CLEAR OPENING

Maximum effort to operate doors shall not exceed 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors.

NOTE:
1. ALL DOORS TO BE UNDERCUT TO CLEAR FINISH COVERHANG AND/OR THRESHOLD BY 1/4" UNLESS OTHERWISE NOTED.
2. ALL DOOR FRAMES TO BE: "WESTERN INTEGRATED" 1 1/2" PROFILE, SATIN CLR. ALUMINUM FINISH. (OR EQ)
3. PROVIDE FLOOR DOOR STOPS: STANLEY CD75–0061; CD75–0054, FINISH #4515.
4. PROVIDE BUTT HINGES: (3) EACH HAGER BB1279 4.5"x4.5" US 26D HA.

DR. FRAME & HDWR. LEGEND

ITEM USED	TYPE	DOOR TYPE NOTE: ALL DOORS SHALL HAVE 32" MIN. CLEAR OPENING
●	A.	SINGLE INTERIOR DOOR : 3'–0" x 7'–0" x 1 3/4", SOLID CORE, PLASTIC LAMINATE DOOR. PLAS. LAM. TO BE: #7942–07 COCOBALA c
●	B.	SINGLE "LEAD–LINED" DOOR : 3'–0" x 7'–0" x 1 3/4", PLA. LAM. (WILSONART #7942–07 COCOBALA) X–RAY ROOM DOOR W/ 1/16" LEAD LINING IN LEAD LINED FRAME PER RADIOLOGIST'S REPORT: RADIATION PROTECTION PRODUCTS, INC. FRAME TO BE PAINTED TO MATCH ADJACENT WALL, SEMI–GLOSS FINISH.
●	C.	INTERIOR DOOR PAIR : 6'–0" x 7'–0" x 1 3/4", SOLID CORE, DOOR PAIR. SIM. TO "A" TYPE DOOR.
●	D.	INTERIOR DOOR w/ SINGLE VIEW WINDOW : STANDARD PLAS. LAM. DOOR W/ 8"W x 24"H CLR. TEMPERED GLASS LITE, SELF–TRIMMED. GLASS LITE TO BE LOCATED 6" FROM STRIKE EDGE AND +42"AFF TO BOTTOM EDGE.
●	E.	EXISTING DOOR AND HARDWARE TO REMAIN

NOTE: ALL DOORS SHALL HAVE 32" MIN. CLEAR OPENING

Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors.

ITEM USED	TYPE	HARDWARE TYPE
●	a.	LEVER LOCK SET : STANLEY "7KC" W/ 14D LEVER. INTER–CHANGEABLE CORE, 7 PIN TE KEYWAY, #626 – SATIN CHROME FINISH. ENTRY TO BE KEYED SEPERATELY, OFFICES AND COMMON AREAS TO BE KEYED ALIKE.
●	b.	LEVER LATCHSET : SIM TO "a" TYPE EXCEPT LATCHSET.
●	c.	CYPHER "KEYLESS" LOCK SET: SIMPLEX 8100 SERIES HEAVY DUTY LOCK #8148, 26D SATIN CHROME FINISH.
●	d.	LEVER LATCHSET W/ CLOSER: SIM. TO "b" ABOVE, W/ LCN CLOSER #4010T SERIES IN STANDARD POWDER COAT ALUMINUM FINISH.
●	e.	EXISTING HARDWARE TO REMAIN
●	f.	LEVER PRIVACY LOCK AND CLOSER : SIM TO "a" TYPE EXCEPT W/ INTERIOR PRIVACY LOCK AND CLOSER.
●	CLOSERS	DOOR CLOSER: STANLEY D4550 T6 89, POWDER COAT ALUMINUM FINISH.
●	KICKPLATES	DOOR #100 RECEPTION WAITING ROOM: 24"H x DOOR WIDTH MINUS 1", STAINLESS STEEL KICKPLATE. DOOR #132 JANITOR CLOSET: 36"H x DOOR WIDTH MINUS 1", STAINLESS STEEL KICKPLATE @ OUTSIDE ONLY.

TEL. & ELECT. LEGEND

ITEM USED	SYMBOL	DESCRIPTIONS
		CALL LIGHT, SWITCH GANG WITH LIGHT SWITCHES, CIRCUIT TO THE RECEPTION STATION.
●		RECESSED DUPLEX WALL OUTLET AT +18" A.F.F. UNLESS OTHERWISE NOTED.
●		RECESSED FOUR–PLEX WALL OUTLET AT +18" A.F.F. UNLESS OTHERWISE NOTED.
●		DUPLEX SEPARATE CIRCUIT WALL OUTLET. AMPERAGE AS INDICATED.
		FOUR–PLEX SEPARATE CIRCUIT. AMPERAGE AS INDICATED.
●	TC	RECESSED TIME CLOCK WALL OUTLET AT ADA HEIGHT, WITH 3/4" CONDUIT TO 6" ABOVE TOP OF PARTITION WITH SIGLE GANG PLASTER RING, TEFLON WIRE RUNS BY TENANT'S SUBCONTRACTOR.
●		RECESSED DATA/COMMUNICATION WALL OUTLET AT +18" A.F.F. WITH 3/4" CONDUIT 6" ABOVE TOP OF PARTITION UNLESS OTHERWISE NOTED. TEFLON WIRE RUNS BY TENANT'S SUBCONTRACTOR. SEE CABLING LEGEND SHT. I–5.0.
●		HIGH CAPACITY DUAL SERVICE FLUSH "POKE–THRU" DEVICE: WIREMOLD #RC4 SERIES (OR EQ),
●		AV CAPACITY DUAL SERVICE FLUSH "FLOOR BOX" DEVICE: LEGRAND #RFB9 AV CONCRETE FLOOR BOX TO PROVIDE (4) SIMPLEX ELEC. OUTLETS, COMMUNICATION & AV CABLE W/ CONDUIT STUB–OUT TO 6" ABOVE CEILING.
●	TV	RECESSED TV WALL BOX OUTLET: LEGRAND–WIREMOLD "EVOLUTION" SERIES WALL BOX. 4–GANG. 13"W x 8–3/4"H x 3–7/8 "D. PROVIDING ELEC. OUTLETS AND CABLE CONNECTIONS TO 3/4" CONDUIT STUB–OUT TO 6" ABOVE CEILING. MOUNTING HEIGHT PER ELEVATIONS.
●		ABOVE CEILING TELEVISION ELEC. OUTLET WITH DATA CABLE FOR CEILING MOUNTED TV.
	C	RECESSED "CLOCK" DUPLEX WALL OUTLET. HEIGHT PER PLAN.
		ELECTRICAL PIGTAIL FOR UNDER SHELF TASK LIGHTING.
		JUNCTION BOX AT +18" A.F.F. EXCEPT FOR SCONCE FIXTURE AT +90" A.F.F. UNLESS OTHERWISE NOTED.
	P	PANEL–FEED WALL OUTLET TO SUPPLY POWER & DATA CABLE TO TENANT'S POWERED RACEWAY FURNITURE SYSTEM. 4–CIRCUIT, 8 WIRE CONSISTS OF: 3 HOT, 1 NEUTRAL & 1 GROUND. SEPERATE CIRCUIT CONSISTS OF 1 HOT, 1 NEUTAL & 1 GROUND.
	(P)	PANEL–FEED FLOOR CORE OUTLET (REQUIREMENTS SAME AS ABOVE)
		QUAD CEILING TWIST–LOCK ELECT. OUTLET W/ (2) 20A DUPLEX CIRCUITS
●	NOTE:	1. TYPICAL SPACING FOR WALL OUTLETS.
		2. ALL COVER PLATES, RECEPTACLES & SWITCHING TO BE: DECORA – WHITE
		3. SEE ENGINEER'S DRAWING FOR CONDUIT SIZE AND CIRCUITING.
		4. OFFSET BACK TO BACK OUTLETS.

LIGHTING LEGEND

ITEM USED	SYMBOL	DESCRIPTIONS
●		NEW RECESSED 2' X 4' DIR/IND LED FIXTURE: LITHONIA LIGHTING "2VTL" SERIES #2VTL4 20L ADP EZ1 LP840, 82CRI, 4000K COLOR TEMP.
●		NEW RECESSED 2' X 2' DIR/IND LED FIXTURE: LITHONIA LIGHTING "2VTL" SERIES #2VTL2 20L ADP EZ1 LP840. 4000K COLOR TEMP. a
●		NEW RECESSED 1X4 LED LINEAR FIXTURE: LITHONIA LIGHTING #VTL–40–ADP–MVOLT–EZ1–LP840 W/ DGA14 DRYWALL CEILING ADAPTER FOR RECESSED INSTALLATION IN DRYWALL POCKET.
●		NEW RECESSED LED DOWNLIGHT FIXTURE: LITHONIA #LDN6 L06AR 40/15 LSS MVOLT, 6" DIA., CLEAR SEMI–SPECULAR ALZAK REFLECTOR.
●		NEW RECESSED LED DOWNLIGHT FIXTURE FOR WET LOCATIONS: SIM. TO ABOVE, EXCEPT W/ WET LABEL. b
		MOTORIZED PROJECTION SCREEN – RELOCATED FROM TENANT'S EXISTING LOCATION.
●	$	SWITCH LOCATION @ +41" AFF TO C.L. QUANTITY & CIRCUITRY PER ENGINEER(BUILDING STANDARD)
	$3	TOGGLE SWITCH (3 WAY) @ +41" AFF C.L.
	D	DIMMER SWITCH – +41" AFF C.L.
●		CEILING MOUNTED EXIT SIGN ILLUMINATED WITH EMERGENCY POWER W/ DIRECTIONAL ARROWS. (MIN. 3/4" x 6" LETTERS ON CONTRASTING BACKGROUND). NOTE: ENGINEER TO DETERMINE FACES & ARROW DIRECTION AS REQUIRED BY CODE. PROVIDE TWO SOURCES OF POWER TO EXIT SIGNS & EXIT ILLUMINATION. SPEC. TO BE: LRP BRUSHED ALUMINUM –LED EXIT SIGNS – CLEAR FACE w/ GREEN LETTERS.
	SD	SMOKE DETECTOR d
	SC	SECURITY CAMERA
●		NEW COMMERCIAL GRADE EXHAUST FAN.
●	NOTE:	ALL MULTIPLE GROUPING OF LIGHT SWITCHES DIMMERS SHALL BE HORIZONTALLY ALIGNED AND GANGED AND PROVIDED WITH A COMMON COVER PLATE. ALL LIGHTING AND SWITCHING IS TO COMPLY WITH TITLE 24 REGULATIONS AND ADA CODES. SWITCHING IS SHOWN FOR LOCATION ONLY.

SYMBOLS & ABBREVIATIONS

	ROOM NUMBER	ADJ.	ADJUSTABLE
		A.F.F.	ABOVE FINISHED FLOOR
	ELEVATION NUMBER DRAWING NUMBER	CH	COUNTER HEIGHT
		E	EXISTING
	DRAWING NOTE	EQ.	EQUAL
	DETAIL NUMBER DRAWING NUMBER	GD	GARBAGE DISPOSAL
		G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
	ANGLE	GWB	GYPSUM WALLBOARD
	SINK	HW	INSTA–HOT TANKLESS WATER HEATER
		MDF	MEDIUM DENSITY FIBERBOARD
	COPPER COLD WATER LINE WITH SHUTOFF	N	NEW
		N.A.	NOT APPLICABLE
℄ C.L.	CENTER LINE	N.I.C.	NOT IN CONTRACT
	CEILING HEIGHT CHANGE	P'LAM	PLASTIC LAMINATE
		REQ'D	REQUIRED
	ALIGN	T.B.D.	TO BE DETERMINED
	FLOOR FINISH CHANGE	TYP.	TYPICAL
●	ITEM USED	U.O.N.	UNLESS OTHERWISE NOTED
	STARTING POINT	V.I.F.	VERIFY IN FIELD
@	AT	W/	WITH

BENA

DESIGN

PLANNING

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SUITE 378
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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

MASTER LEGEND

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	NTS

I-2.0

GENERAL NOTES

1. NOTHING CONTAINED IN THESE DRAWINGS OR IN ANY OTHER ACCOMPANYING CONTRACT DOCUMENT SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE CONTRACTOR AND BENA DESIGN PARTNERSHIP, INC. (B.D.P. INC.).

2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK ACCORDINGLY.

3. ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO B.D.P. INC. ALL APPROVALS AND INSTRUCTIONS TO CONTRACTOR SHALL BE ISSUED THROUGH B.D.P. INC.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID AND NOTIFY THE DESIGNER OF ANY PROBLEMS OF COMPATIBILITY BETWEEN THE NEW AND EXISTING CONSTRUCTION. ALL BIDS SHALL INCLUDE APPLICABLE TAXES, DELIVERY AND INSTALLATION CHARGES.

5. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT ETC., REQUIRED TO COMPLETE INSTALLATION, UNLESS DESIGNATED N.I.C. (NOT IN CONTRACT).

6. ALL WORK SHALL BE DONE IN A QUALITY WORKMANSHIP LIKE MANNER UTILIZING ONLY NEW HIGH QUALITY MATERIALS CONSISTENT WITH SPECIFICATIONS AS INDICATED. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND GOVERNMENTAL REGULATIONS.

7. FOR ANY CLAIMS FOR ADDITIONAL COSTS ABOVE THE ORIGINAL SUM, THE CONTRACTOR SHALL GIVE B.D.P INC. AND/OR TENANT WRITTEN NOTICE THEREOF WITHIN (7) DAYS AFTER THE OCCURRENCE OF THE EVENT GIVING RISE TO SUCH CLAIM. THIS NOTICE SHALL BE GIVEN BY THE CONTRACTOR BEFORE PROCEEDING TO EXECUTE THE WORK, EXCEPT IN AN EMERGENCY ENDANGERING LIFE OR PROPERTY IN WHICH CASE THE CONTRACTOR SHALL PROCEED IN ACCORDANCE WITH GENERAL NOTE #11. ANY CHANGE IN THE CONTRACT SUM RESULTING FROM SUCH A CLAIM SHALL BE AUTHORIZED BY A WRITTEN CHANGE ORDER ONLY AS SIGNED BY THE TENANT/OWNER.

8. NO SUBSTITUTIONS WILL BE CONSIDERED UNLESS WRITTEN REQUEST IS SUBMITTED TO B.D.P. INC. WITHIN (10) TEN DAYS FROM AWARD OF CONTRACT. EACH SUCH REQUEST SHALL INCLUDE A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE, THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED. DRAWINGS, CUTS, PERFORMANCE AND TEST DATA NECESSARY FOR A COMPLETE EVALUATION. ALL APPROVALS SHALL BE GIVEN IN WRITING ONLY BY B.D.P. INC.

9. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT OF WAYS, SIDEWALKS, BASEMENT AREAS, CORRIDORS, ETC. EFFECTED BY THE CONSTRUCTION, FREE OF ALL SOIL, DEBRIS, TRASH, ETC. ON A DAILY BASIS. CLEAR EGRESS SHALL BE MAINTAINED AT ALL TIMES FOR ALL BUILDING TENANTS, THEIR EMPLOYEES AND GUESTS.

10. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE CONSTRUCTION SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK "BROOM CLEAN". ALL CARPETS ARE TO BE VACUUMED CLEAN.

11. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
    - A. ALL PERSONS EMPLOYED FOR THE WORK AND ALL OTHER PERSONS WHO MAY BE EFFECTED THEREBY.
    - B. ALL EMPLOYEES OF THE OWNER WHO MAY BE EFFECTED THEREBY.
    - C. ALL COMPLETED WORK, MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN WHICH IS IN THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR.
    - D. ALL EXISTING CONSTRUCTION AND PROPERTY AT THE SITE OR ADJACENT THERETO. ANY DAMAGE TO SUCH SHALL BE REPAIRED/REPLACED TO THE SATISFACTION OF THE DESIGNER AT THE CONTRACTOR'S EXPENSE.

12. ALL CONSTRUCTION MATERIALS SHALL BE STORED PROPERLY WITHIN THE DESIGNATED AREAS AS AUTHORIZED BY THE BUILDING OWNER, TENANT OR DESIGNER.

13. DELIVERY OF MATERIALS AND REMOVAL OF DEBRIS IS TO BE COORDINATED AND SCHEDULED AS AGREED UPON BY THE BUILDING OWNER/MANAGER.

14. BEFORE DRILLING/BORING/CUTTING ANY HOLES IN THE CONCRETE SLAB OR EXISTING BUILDING STRUCTURE, THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE BUILDING OWNER OR HIS REPRESENTATIVE FOR EACH SPECIFIC LOCATION OF SAME.

15. WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. (NOT IN CONTRACT) ON THE DRAWINGS, SUCH WORK AND/ OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO AFFECT SUCH INSTALLATION.

16. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

17. DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY B.D.P. INC. OF ANY OMISSIONS, DISCREPANCIES AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

18. ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO EXISTING PARTITIONS ARE TO BE FINISHED FACE AND ARE NOT ADJUSTABLE WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ALL CLEAR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

19. WHEN LAYOUT OF THE PARTITIONS IS COMPLETE, DESIGNER'S OR TENANT'S REVIEW SHALL BE SECURED PRIOR TO THE ERECTION OF ANY PARTITIONS.

20. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO SUPPLY ALL NECESSARY INFORMATION FOR CUTOUTS TO BE PERFORMED BY CABINET CONTRACTOR.

21. ALL NON BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY PLUMBING CONTRACTOR.

22. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES IN TRIPLICATE TO B.D.P. INC. COVERING THE CATEGORIES OF WORK BY SUBMITTING SHOP DRAWINGS. THE CONTRACTOR THEREBY REPRESENTS THAT ALL FIELD MEASUREMENTS, METHODS OF ACCESS TO THE POINT OF INSTALLATION AND SIMILAR FIELD CRITERIA FOR CABINETRY/MILLWORK AND ALL PREFABRICATED ASSEMBLIES OTHER THAN BUILDING STANDARD WORK.

23. PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE TENANT, COMPLETE OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL MECHANICAL & ELECTRICAL PORTIONS OF THE WORK.

24. THE ACT OF STARTING ANY SPECIFIC OPERATION WILL BE DEEMED AS EVIDENCING ACCEPTANCE BY THE CONTRACTOR OF ALL RELATED EXISTING CONDITIONS AS BEING SATISFACTORY FOR SUCH WORK.

25. CONTRACTOR SHALL VERIFY AT THE SITE OR STRUCTURE, ALL NECESSARY DIMENSIONS AND CONDITIONS PERTAINING TO HIS/HER WORK AND SHALL BE RESPONSIBLE FOR ALL WORK UNDER HIS/HER CONTRACT, INCLUDING ALL WORK BY APPROVED SUBCONTRACTORS. CONTRACTOR TO HAVE IN READINESS ALL WORK OR MATERIAL AS OPERATIONS MAY REQUIRE IN THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DELAYS CAUSED BY NEGLECT OF HIM/HERSELF OR THOSE UNDER HIM/HER BY CONTRACT OR OTHERWISE.

26. THE VARIOUS INTERIOR CONTRACTORS SHALL COORDINATE THEIR WORK WITH EACH OTHER IN SUCH A MANNER THAT WILL CAUSE THE LEAST POSSIBLE INTERRUPTION IN OR OBSTRUCTIONS TO SUCH WORK OF OTHERS.

27. LOCATION OF ALL THERMOSTATS SHALL BE APPROVED BY TENANT OR TENANT'S REPRESENTATIVE, B.D.P. INC.

28. THE BUILDING COMPLIES WITH 2013 CBC 11B REQUIREMENTS ON ENTRANCE, PATH OF TRAVEL TO AREA BEING REMODELED AND RESTROOMS. TO BE VERIFIED BY THE DEPARTMENTS BUILDING INSPECTOR.

29. THE GENERAL CONTRACTOR SHALL ENSURE COORDINATION BETWEEN ALL TRADES.

28. THE CONTRACT DOCUMENTS SHALL INCLUDE ALL DRAWINGS INCLUDING ENGINEERED DRAWINGS AND ALL SPECIFICATIONS. THE CONTRACT DOCUMENTS SHALL NOT BE SEPARATED. WORK REFERENCED IN ONE PORTION OF THE DOCUMENTS SHALL BE ASSUMED TO BE REQUIRED BY ALL OF THE DOCUMENTS.

FIRE DEPARTMENT NOTES

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A WITHIN (75') FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON FLOOR.
2. PROVIDE A PERMANENT FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
3. PROVIDE AN APPROVED FIRE WARNING SYSTEM, COMPLETE PLANS IN TRIPLICATE TO THE BURBANK FIRE DEPARTMENT.
4. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 49 PERSONS.
5. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICE SHALL BE OF AN APPROVED TYPE
6. EXIT LIGHTING AND SIGNS 6" x 3/4" LETTERS ON A CONTRASTING BACKGROUND.
7. EMERGENCY LIGHTING SHALL BE PROVIDED GIVING VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL
8. 44" MINIMUM AISLE ARE REQUIRED FOR EXIT PASSAGES.
9. CORRIDOR DOORS OPENING INTO REQUIRED ONE-HOUR FIRE RATED CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE RATING.
10. INTERIOR WALL AND CEILING FINISHES FOR (ASSEMBLY) (CLASSROOM) (DINING) (BAR) AREAS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 200.
11. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 75.
12. ANY DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN AN APPROVED MANNER. (CURTAIN, DRAPES, SHADES, HANGINGS, ETC.).
13. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS.
14. AUDIBLE DEVICES USED TO SOUND THE FIRE ALARM SYSTEM SHALL BE PROVIDED SO AS TO BE CLEARLY HEARD THROUGHOUT THE FLOOR WHEN ACTIVATED.
15. PROVIDE AUTOMATIC SPRINKLERS AS REQUIRED AND APPROVED BY THE BURBANK FIRE DEPARTMENT.
16. EXTEND/MODIFY THE FIRE SPRINKLER SYSTEM AS NECESSARY UNDER PERMIT FROM BURBANK FIRE DEPT.
17. EXTEND/MODIFY THE FIRE LIFE SAFETY SYSTEM AS NECESSARY UNDER PERMIT FROM THE BURBANK FIRE DEPARTMENT
18. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDOR, OR STAIRWAYS HANDLING AN OCCUPANT CAPACITY OF 49 OR MORE PERSONS.
19. SEISMIC GAS SHUTOFF VALVE TO BE INSTALLED ON EACH FUEL GAS LINE.
20. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY,HALLWAY,EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANYTIME THE BUILDING IS OCCUPIED.
21. PROVIDE A METAL LABEL FOR GAS SHUT OFF VALVE, FOR ALL ASSEMBLY OCCUPANCIES.
22. INTERIOR WALLS AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH 2013 CBC,, SEC. 804.
23. MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM, AS NEEDED, TO BE APPROVED BY BURBANK FIRE DEPARTMENT PRIOR TO INSTALLATION.

FIRE MARSHAL NOTES:

FIRE PROTECTION SYSTEMS

ALL REFERENCES TO FIRE SPRINKLER SYSTEMS, UNDERGROUND FIRE SERVICE MAINS, STAND PIPE SYSTEMS , OR SPECIAL FIRE SUPPRESSION SYSTEMS ON THESE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

FIRE PROTECTION SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE CITY OF LOS ANGELES FIRE MARSHAL WITH A NOTATION INDICATING THE SHOP DRAWINGS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS ARE APPROVED BY THE CITY OF LOS ANGELES FIRE MARSHAL. DRAWINGS SHALL BE STAMPED BY A C-16,C-34 OR C-36 SPECIALTY CONTRACTOR, A CLASS "A" GENERAL CONTRACTOR, OR A FIRE PROTECTION ENGINEER,CIVIL ENGINEER OR MECHANICAL ENGINEER. FIRE PROTECTION SYSTEMS SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE CITY OF LOS ANGELES BLDG. & SAFETY.

FIRE ALARM SYSTEMS

ALL REFERENCES TO FIRE ALARMS ON THESE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE CITY OF LOS ANGELES FIRE MARSHAL WITH A NOTATION INDICATING THE SHOP DRAWINGS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS ARE APPROVED BY THE CITY OF LOS ANGELS FIRE MARSHAL. FOR THE PURPOSES OF THIS APPROVAL, INSTALLATION OF THE FIRE ALARM SYSTEM SHALL INCLUDE CONDUIT, JUNCTION BOXES, WIRING, AND ANY OTHER COMPONENT INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE CITY OF LOS ANGELES BLDG. & SAFETY.

ADD'L PLAN CHECK NOTES

a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.

c. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. eXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

d. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

e. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL. (e)

FINISH NOTES

1. CARPET CONTRACTOR TO PROVIDE AND INSTALL RUBBER REDUCER STRIP AT DOORS WHEREVER CARPET AND RESILIENT FLOORING MEET, UNLESS OTHERWISE NOTED.
2. WHERE CERAMIC/TILE FLOORING MEETS CARPET, FLOORING CONTRACTOR SHALL PROVIDE ALUMINUM ANGLE (SIZE AND FINISH AS INDICATED) AND LATEX FILLING ON CARPET SIDE TO MEET ALUMINUM ANGLE AT HEIGHT INDICATED.
3. FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS, UNLESS OTHERWISE NOTED.
4. FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATIONS.
5. PROVIDE AND INSTALL SPECIFIED STRAIGHT BASE FOR ALL CARPETED AREAS, UNLESS OTHERWISE NOTED.
6. PROVIDE AND INSTALL SPECIFIED COVE BASE FOR RESILIENT TILE FLOOR AREAS, UNLESS OTHERWISE NOTED.
7. PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL TILE TO BE LAID WITH PATTERN, DESIGN RUNNING IN ONE DIRECTION, UNLESS OTHERWISE NOTED.
8. ALL CARPET REMNANT'S, SCRAPS OR CUTTING OF AT LEAST ON SQUARE YARD, SHALL BE BUNDLED AND LABELED FOR IDENTIFICATION AND PLACED IN OWNER'S/TENANT'S STORAGE AREA.
9. FLOOR COVERING CONTRACTOR TO PROVIDE SAMPLES FROM ACTUAL STOCK OF ALL SPECIFIED FLOOR COVERING FOR B.D.P. INC. APPROVAL PRIOR TO PURCHASE AND INSTALLATION
10. ALL PAINT FINISH OF METAL DOOR BUCKS, DOOR PERIMETER ENCLOSURES, ETC. SHALL BE SEMI-GLOSS, UNLESS OTHERWISE NOTED.
11. DOOR BUCKS AND ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT WALLS, UNLESS OTHERWISE NOTED.
12. ALL DOORS, WHEN PAINTED, TO BE SAME COLOR BOTH SIDES, UNLESS OTHERWISE NOTED.
13. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECS FOR THE PARTICULAR SURFACE. MINIMUM OF TWO COATS SHALL BE APPLIED TO ACHIEVE FULL COVER.
14. ALL SURFACES SHALL BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF WALLCOVERING.
15. WALL COVERING CONTRACTOR TO COORDINATE ALL WALL COVERING APPLICATION IN OR ON CABINET WORK WITH CABINET CONTRACTOR.
16. ALL FLEXIBLE WOOD VENEER SHALL CONFORM TO B.D.P. INC SPECS. FINISH SHALL BE FLAT (SATIN) LACQUER, UNLESS OTHERWISE NOTED AND APPLIED IN ACCORDANCE WITH VENEER MANUFACTURER'S SPECS.
17. ALL DRAPERIES TO HAVE 150% FULLNESS, UNLESS OTHERWISE NOTED.
18. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-PROOFED IN AN APPROVED MANNER.
19. WALL COVERING CONTRACTOR TO PROVIDE SAMPLES FROM ACTUAL STOCK FOR EACH SPECIFIED WALL COVERING AND PAINT FOR B.D.P. INC, APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
20. SAME CARPET DYE LOT TO BE USED THROUGHOUT CARPET ORDER.
21. ALL FLOOR SURFACES REQUIRED TO BE "SLIP-RESISTANT" AND SHALL HAVE A COEFFICIENT OF FRICTION OF NOT LESS THAN .60. (PER ASTM C 1028)
22. WHERE STONE FLOORING OR CERAMIC FLOOR TILE IS TO BE INSTALLED, CONTRACTOR IS TO PROVIDE AND INSTALL A SLIP SHEET PRIOR TO FLOOR FINISH.
23. ALL NEW STONE FLOORING SHALL RECEIVE A SLIP RESISTANT SEALER PRIOR TO OCCUPANCY. (f)
24. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN 2013 CBC, SECTION 803.
25. FLOOR FINISHES SHALL COMPLY WITH 2017 edition of the City of L.A. Building Code CBC, SEC. 804.
26. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBANT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4".
27. WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS ADN WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURVFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFEDTED BY MOISTURE.

MILLWORK NOTES

1. ALL WOODWORK, BLOCKING, GROUNDS, ROUGH BUCKS AND MISCELLANEOUS BLOCKING TO BE FIREPROOFED IN ACCORDANCE WITH LOCAL MUNICIPAL CODES.
2. CABINET CONTRACTOR SHALL COORDINATE SETTING OF ALL NECESSARY WOOD BLOCKING IN CONJUNCTION WITH HIS WORK.
3. CABINET CONTRACTOR TO SUBMIT SHOP DRAWINGS (TRANSPARENCIES AND ONE BLACK LINE PRINT) FOR B.D.P. INC. REVIEW AND APPROVAL PRIOR TO FABRICATION.
4. CABINET CONTRACTOR TO SUBMIT SAMPLES OF ALL MILLWORK FINISHES TO B.D.P. INC. FOR APPROVAL PRIOR TO FABRICATION.
5. WHERE WOOD SURFACES ARE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED,PRIMED AND TO RECEIVE SHOP FINISH COAT BY CABINET CONTRACTOR.
6. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS ANS FIXTURES ARE TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR. CUTOUTS FOR SWITCHES,OUTLETS, ETC. AS REQUIRED ARE BY THE CABINET CONTRACTOR AND TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.
7. CABINET CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WALL COVERING IN OR ON CABINET WORK UNLESS OTHERWISE NOTED.
8. ALL MILLWORK SHALL CONFORM OR EXCEED TO C.W.O.. PREMIUM GRADE STANDARDS.

BENA

DESIGN

PLANNING

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
b	DEMISED AREA REVISIONS	07-17-17
c	TENANT REVISIONS	08-23-17
	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

GENERAL NOTES

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	NTS

I-2.1

A. APPLICATION AND ADMINISTRATION

1. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided unless otherwise exempt. **§11B-202.4**
2. Primary accessible path of travel shall include a primary entrance to the building or facility; toilet and bathing facilities serving the area; drinking fountains serving the area; public telephones serving the area, and signs. **§11B-202.4**

B. BUIILDING BLOCKS

REACH RANGES

1. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges, Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box, **§11B-308,1,1**
2. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges, Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box, **§11B-308,1,2,**
3. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground, **§11B-308,2,1, Figure 11B-308,2,1**
4. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches, High forward reach shall not exceed 25 inches in depth, **§11B-308,2,2, Figure 11B-308,2,2**
5. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches, **§11B-308,3,1, Figure 11B-308,3,1**
6. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth, **§11B-308,3,2, Figure 11B-308,3,2**
7. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth, **§11B-308,3,2, Figure 11B-308,3,2**

C. ACCESSIBLE ROUTES

EMPLOYEE WORKSTATIONS

1. THE AREA INDICATED IS A COMMON AREA AND IS NOT CONSIDERED AS EMPLOYEE WORKSTATION, THEREFORE DISABLED ACCESS COMPLIANCE DETAILS ARE REQUIRED.

DOORS, DOORWAYS AND GATES

2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates, **§11B-404,1**
3. Door openings shall provide a clear width of 32 inches minimum, Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees, Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum, There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground, Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches, **§11B-404,2,3**
4. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404,2,4,1, **§11B-404,2,4,1**
5. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404,2,4,2, **§11B-404,2,4,2**
6. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate, **§11B-404,2,4,3**
7. Thresholds, if provided at doorways, shall be ½ inch high maximum, Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level, **§11B-404,2,5**
8. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309,4 Operation, Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground, Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides, **§11B-404,2,7**
9. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404,2,9**
   a, Interior hinged doors and gates: 5 pounds maximum,
   b, Sliding or folding doors: 5 pounds maximum,
   c, Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds,
   d, Exterior hinged doors: 5 pounds maximum,
10. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate, Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges, Cavities created by added kick plates shall be capped, **§11B-404,2,10**
11. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 11B-404.2.3 CLEAR WIDTH AND 11B-404.2.4 MANEUVERING CLEARANCES.

D. GENERAL SITE ELEMENTS

PARKING SPACES

1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces, Show and detail all required disabled access stalls, including dimensions, markings, signage, clear height, etc... **§11B-208**

   Provide (___) accessible parking spaces as required by Table 11B-208,2, **§11B-208,2 (See exceptions)**
2. Provide accessible spaces for each parking facility (parking lots and parking structures), The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not based on the total number of parking spaces provided in all of the parking facilities provided on site, **§11B-208,2**
3. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, and free-standing buildings providing outpatient clinical services of a hospital, shall comply with Section 11B-502 Parking Spaces, **§11B-208,2,1**
4. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with Section 11B-502 Parking Spaces, **§11B-208,2,2**
5. One in every six or fraction of six parking spaces required by Section 11B-208,2 Minimum Number, but not less than one, shall be served by an access aisle 96 inches wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated "van accessible", All such spaces may be grouped on one level of a parking structure, **§11B-208,2,4 & §11B-502**
6. Accessible parking spaces complying with Section 11B-502 Parking Spaces serving a particular building or facility shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance (as near as practical to an accessible entrance), **§11B-208,3,1**
7. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces complying with Section 11B-502 Parking Spaces shall be dispersed and located closest to the accessible entrances, **§11B-208,3,1**
8. In parking facilities that do not serve a particular building or facility, accessible parking spaces complying with Section 11B-502 Parking Spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility, **§11B-208,3,1**
9. Dimension minimum 18-foot long car and van accessible parking space(s) and access aisle(s), **§11B-502,2, Figures 11B-502,2 & 11B-502,3**
10. Dimension minimum 9-foot width at accessible car parking space, **§11B-502,2, Figures 11B-502,2 & 11B-502,3**
11. Dimension minimum 12-foot wide accessible van parking space with minimum 5-foot wide access aisle, Van parking spaces shall be permitted to be minimum 9 feet wide where access aisle is 8-foot wide minimum, **§11B-502,2, Figures 11B-502,2 & 11B-502,3**
12. Car and van stall access aisle shall be 5 foot wide minimum and shall adjoin an accessible route, Two parking spaces shall be permitted to share a common access aisle, **§11B-502,3, Figures 11B-502,2 & 11B-502,3**
13. Access aisles shall be marked with a blue painted borderline around their perimeter, The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white, The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way, Access aisle markings may extend beyond the minimum required length, **§11B-502,3,3, Figure 11B-502,3,3**
14. Access aisles shall not overlap the vehicular way, Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces, **§11B-502,3,4**
15. Clearly show minimum vertical clearance of 8 feet 2 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits, **§11B-502,5**
16. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703,7,2,1 International Symbol of Accessibility, **§11B-502.6, Figure 11B-703,7,2,1**
17. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible," Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign, **§11B-502,6**
18. Parking identification signs shall be reflectorized with a minimum area of 70 square inches, **§11B-502,6,1**
19. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250," **§11B-502,6,2**
20. A parking space identification sign shall be visible from each parking space, Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space, Signs may also be permanently posted on a wall at the interior end of the parking space, **§11B-502,6,3**
21. Each accessible car and van space shall have surface identification complying with either of the following schemes: **§11B-502,6,4**
    a, The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703,7,2,1 International Symbol of Accessibility in white on a blue background a minimum 36 inches wide by 36 inches high, The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length, **§11B-502,6,4,1**
    b, The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703,7,2,1 International Symbol of Accessibility a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color, The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space, **§11B-502,6,4,2**
22. An additional sign shall be posted either; 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space, **§11B-502,8**
    a, The additional sign shall not be less than 17 inches wide by 22 inches high, **§11B-502,8,1**
    b, The additional sign shall clearly state in letters with a minimum height of 1 inch the following: **§11B-502,8,2**

    "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense, Towed vehicles may be reclaimed at: _____ or by telephoning_____."

    Blank spaces shall be filled in with appropriate information as a permanent part of the sign.
23. Signs intended for use by pedestrians within parking facilities, including directional or informational signs indicating parking sections or levels, shall comply with the requirements of Section 11B-216, **§11B-216,5,2**

LATIONSHIP TO ACCESSIBLE ROUTES

24. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked, **§11B-502,7,1**
25. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes, **§11B-502,7,2**

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

1. No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with 11B-602.1 through 11B-602.6, 11B-602.8 and 11B-602.9 and one drinking fountain shall comply with 11B-602.7 and 11B-602.9. **§11B-211.2**
2. Where more than the minimum number of drinking fountains specified in 11B-211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 11B-602.1 through 11B-602.6, 11B-602.8 and 11B-602.9 and 50 percent of the total number of drinking fountains provided shall comply with 11B-602.7 and 11B-602.9. **§11B-211.3**
3. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. **§11B-602.1**
4. Provide details at hi-low drinking fountains, including clear floor space at low unit, knee and toe clearance, spout heights and locations, spout angles, etc... **§11B-602**
5. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. **§11B-602.2**
6. Where drinking fountains are used by children, a parallel approach complying with Section 11B-305 Clear Floor or Ground Surfaces shall be permitted at units where the spout is 30 inches maximum above the finish floor or ground and is 3½" maximum from the front edge of the unit, including bumpers. **§11B-602.2 exception**
7. Spout outlets shall be 36 inches maximum above the finish floor or ground. **§11B-602.4**
8. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. **§11B-602.5**
9. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 15 degrees maximum. **§11B-602.6**
10. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. **§11B-602.7**
11. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. **§11B-602.8**
12. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. **§11B-602.9**

TOILET AND RESTROOM CLEARANCES

13. Where toilet facilities and bathing facilities are provided, they shall comply with 11B-213 Toilet Facilities and Bathing Facilities. Where toilet facilities and bathing facilities are provided in facilities permitted by 11B-206.2.3 Multi-Story Buildings and Facilities Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance. **§11B-213.1**
14. Where separate toilet facilities are provided for the exclusive use of separate user groups, the toilet facilities serving each user group shall comply with 11B-213 Toilet Facilities and Bathing Facilities. **§11B-213.1.1**
15. Where toilet rooms are provided, each toilet room shall comply with 11B-603 Toilet and Bathing Rooms. Where bathing rooms are provided, each bathing room shall comply with 11B-603 Toilet and Bathing Rooms. **§11B-213.2 (See exception)**
16. Unisex toilet rooms shall contain not more than one lavatory, and not more than two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. **§11B-213.2.1**
17. Door shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. **§11B-603.2.3**
18. 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 (See exception)**
19. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. **§11B-603.3**
20. 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**
21. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5. **§11B-603.5**

SIGNS RELATED TO TOILET FACILITES

22. Entrances 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-703.7.2.6 Toilet and Bathing Room Geometric Symbols.
23. 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.
24. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA.
25. 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 complying with 11B-703.7.2.1 ISA.
26. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toile: 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 complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms.
27. 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 complying with 11B-703.7.2.1 ISA. **§11B-216.8**

BENA

DESIGN

PLANNING

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
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	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
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e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

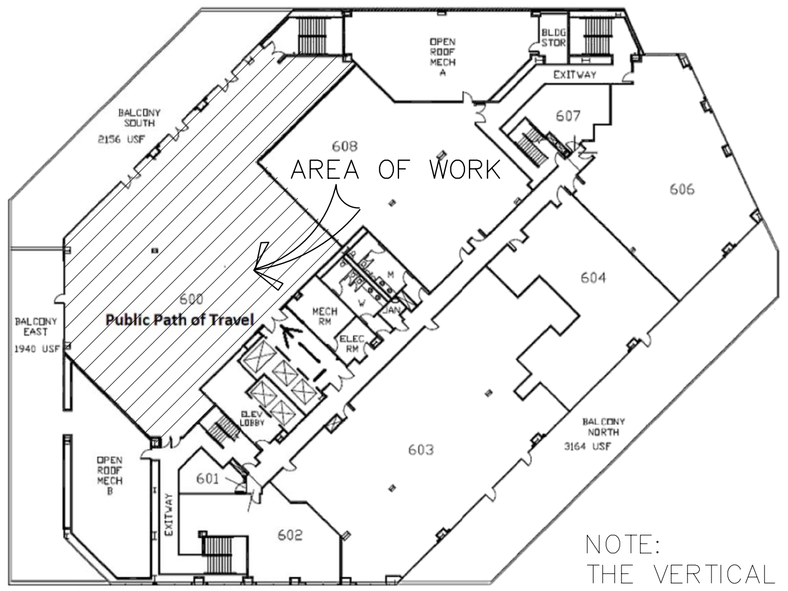
SHEET TITLE

GENERAL DISABLED ACCESS NOTES

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	NTS

f

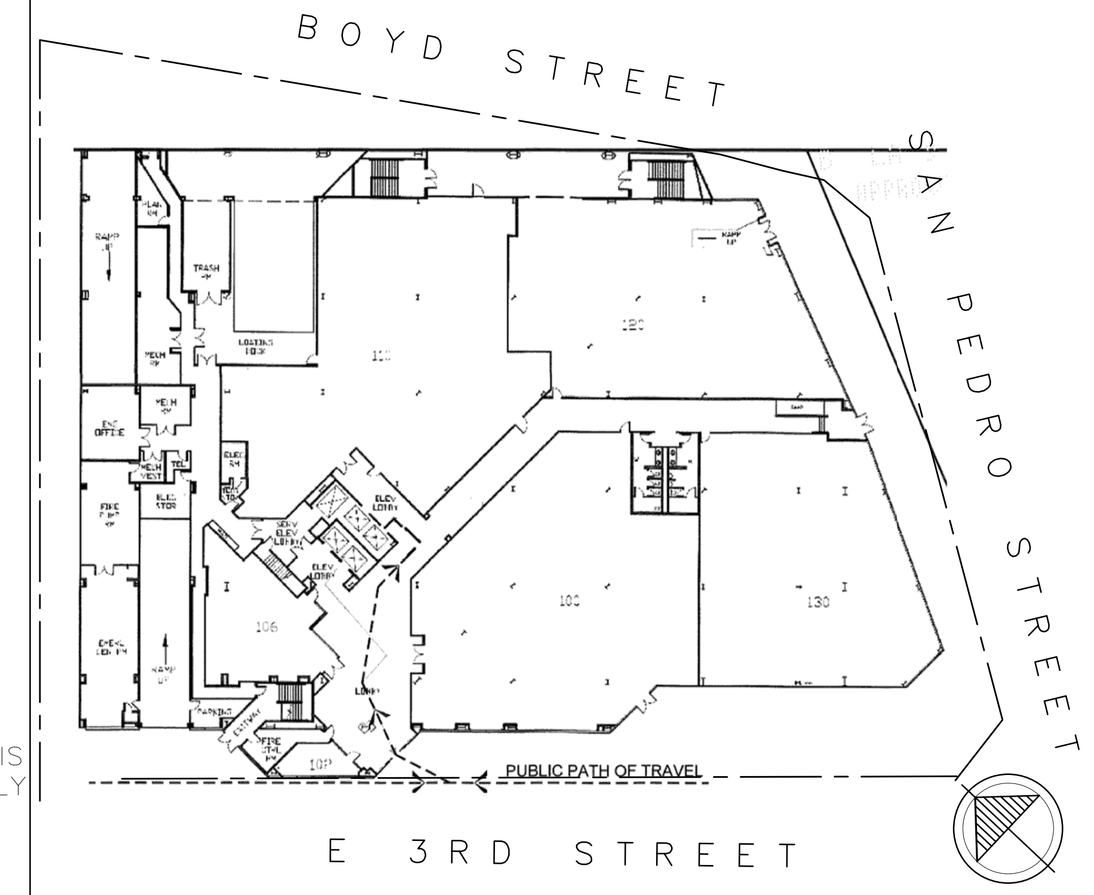
I-2.2



NOTE:
THE VERTICAL PATH OF TRAVEL TO SUITE #600 IS ACCOMMODATED BY FULLY ACCESSIBLE AND CBC COMPIANT ELEVATORS

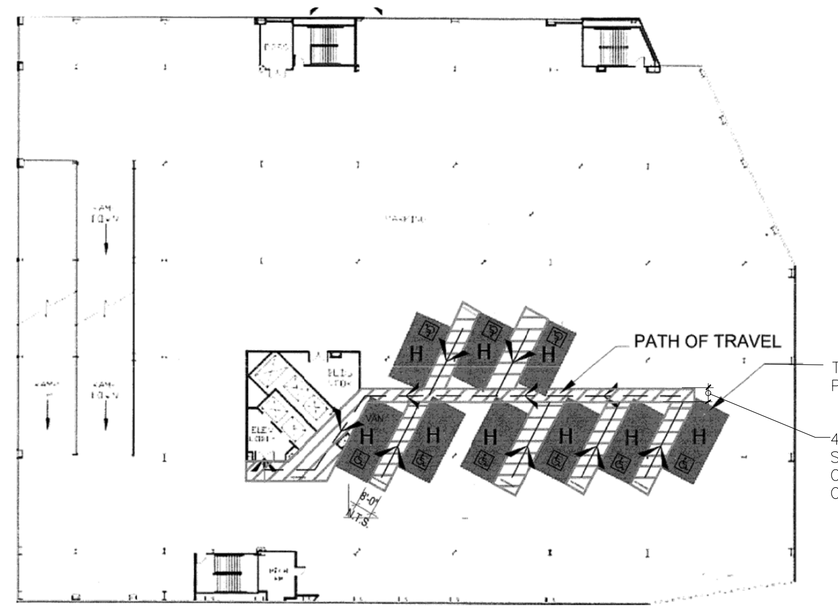
SIXTH FLOOR - PATH OF TRAVEL

3



GROUND FLOOR - PATH OF TRAVEL PLAN

2



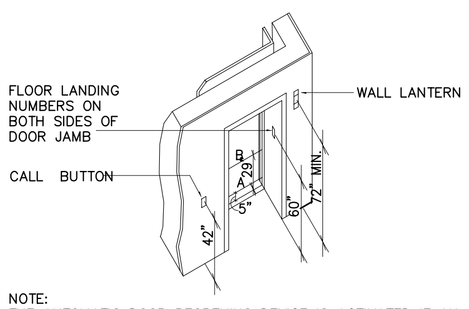
NOTE:
VERTICAL CLEARANCE-
7'-0"

PARKING LEVEL ONE - PATH OF TRAVEL

1

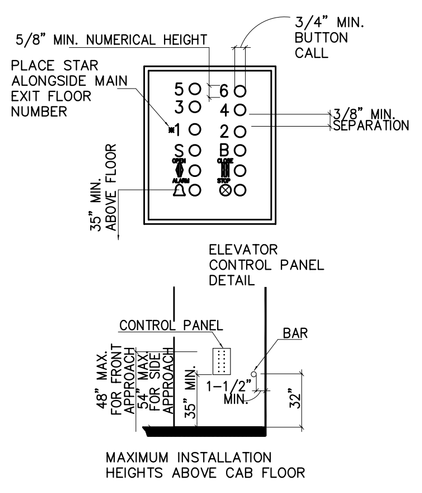
CENTER OPENING DOOR

MINIMUM DIMENSIONS OF ELEVATOR CARS



NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

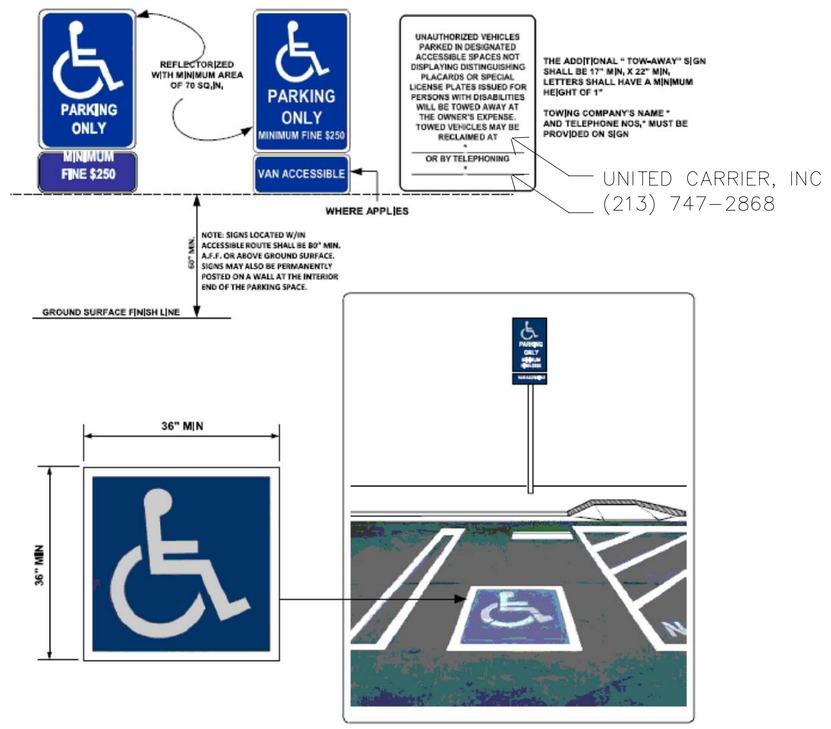
HOISTWAY AND ELEVATOR ENTRANCES



ELEVATOR CONTROL PANEL

ELEVATOR ACCESSIBILITY NOTES

6



UNITED CARRIER, INC
(213) 747-2868

DISABLED ACCESS PARKING SIGNAGE

5

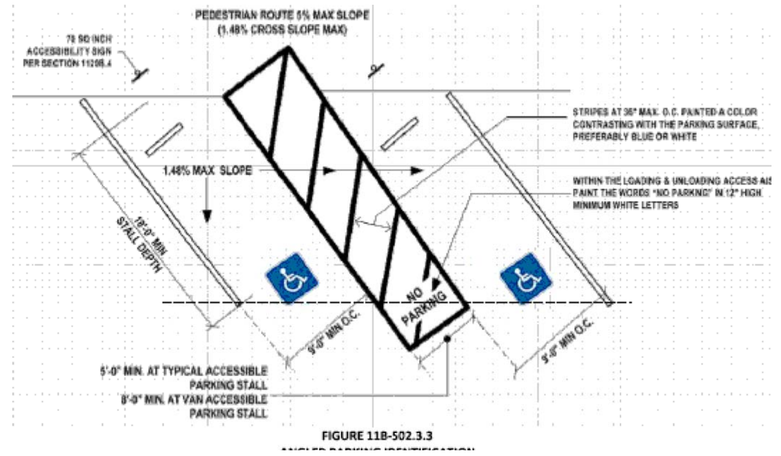


FIGURE 11B-502.3.3

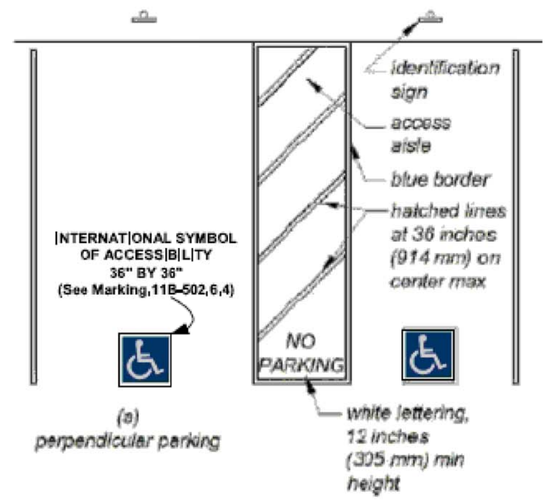
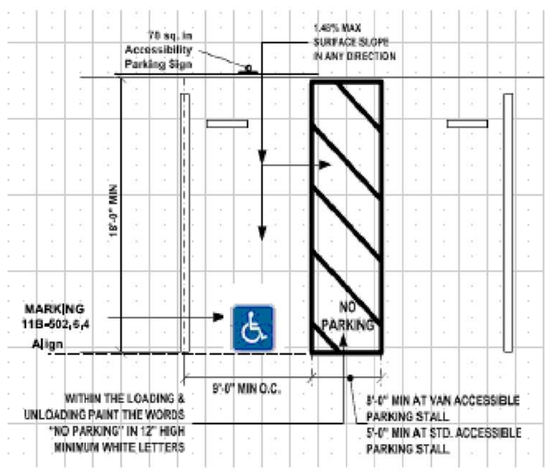


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

ACCESSIBLE PARKING INFORMATION

4

BENA

DESIGN
PLANNING

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SUITE 378
REDONDO BEACH, CA 90277

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LICENSED ARCHITECT
ANTHONY PHILIP BENA
No. C-19975
REN 08/31/17
STATE OF CALIFORNIA

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

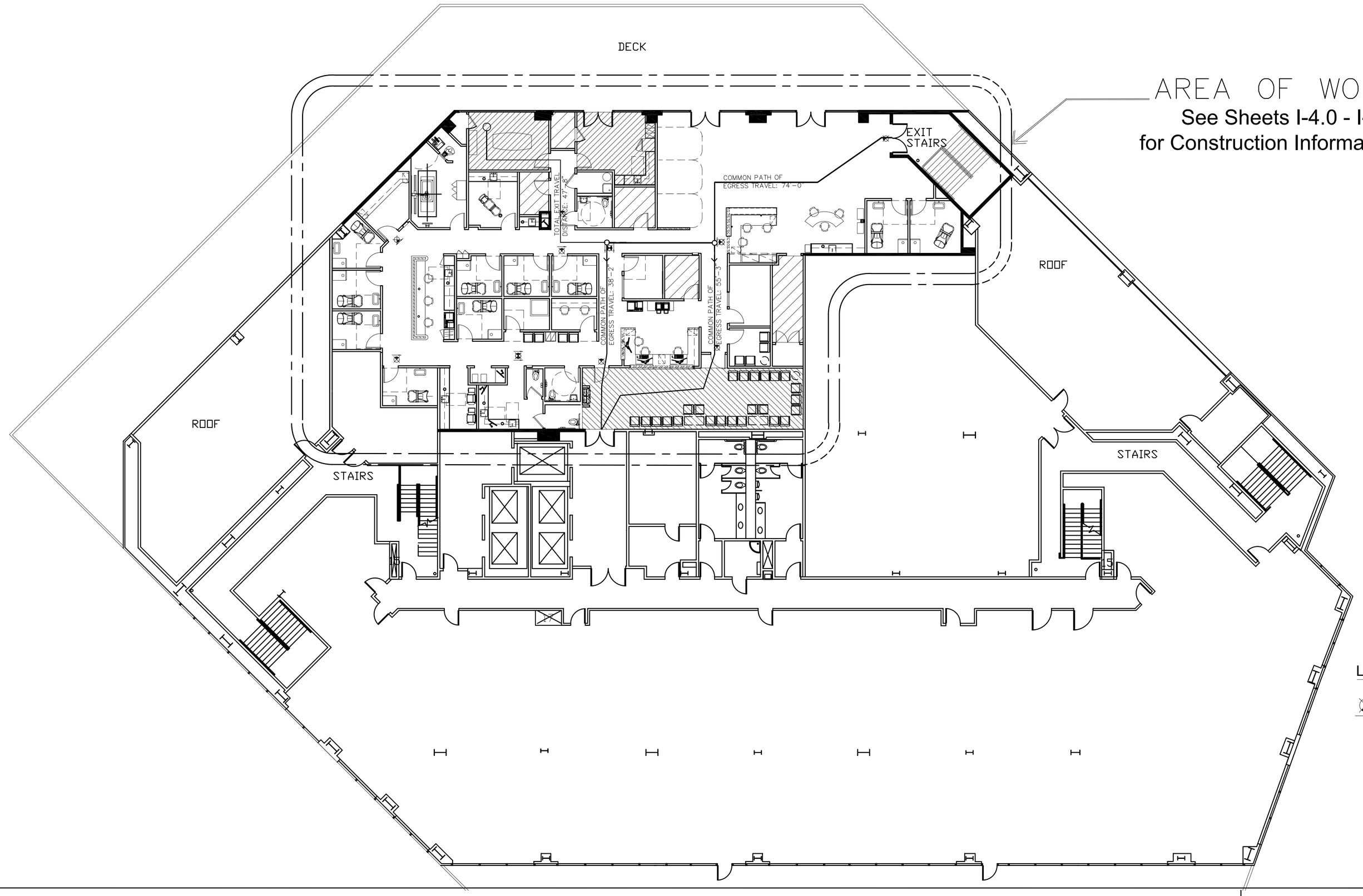
e f

PATH OF TRAVEL

THIS INFORMATION IS PROVIDED TO TENANTS BY THE PROPERTY OWNER FOR THE PURPOSE OF ILLUSTRATING EXISTING ACCOMMODATIONS FOR DISABLED ACCESS.

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	N.T.S.

I-3.0



LEGEND

EXIT SIGNS
CEILING MOUNTED EXIT SIGN ILLUMINATED WITH EMERGENCY POWER W/ DIRECTIONAL ARROWS.

SIXTH FLOOR

PLUMBING FIXTURE CALCULATIONS*:

AREA OF OCCUPANCY

GROUP "B" MEDICAL OFFICES: 6,665 SF

OCCUPANT LOAD

GROUP "B" OFFICE: 6,665 / 100 = 66.65
TOTAL OCCUPANT LOAD: 67
(34 MEN, 34 WOMEN)

MAJOR USE BY OCCUPANT LOAD

GROUP "B" MEDICAL OFFICES

*PLUMBING FIXTURES REQUIRED

MEN: (2) WATER CLOSET (1) LAVATORY (1) URINAL (1) DRINKING FOUNTAIN
WOMEN: (2) WATER CLOSET (1) LAVATORY

PLUMBING FIXTURES PROVIDED – WITHIN SUITE & PUBLIC RESTROOMS

MEN: (4) WATER CLOSET (3) LAVATORY (1) URINAL (1) DRINKING FOUNTAIN
WOMEN: (5) WATER CLOSET (3) LAVATORY

* CALCULATIONS PER 2017 LOS ANGELES PLUMBING CODE

OCCUPANT LOAD CALCULATIONS:

TOTAL FLOOR S.F. 6665 SF		CALCULATION	LOAD
	BUSINESS	5,365 SF gross	54
	ASSEMBLY (UNCONCENTRATED)	WAITING RM. 580 SF / 15 SF net GALLEY SEAT'G 220 SF / 15 SF net MEETING RM. 198 SF / 15 SF net	39 15 13
	STORAGE	302 SF / 300 SF net	01

TOTAL PROPOSED OCCUPANCY LOAD: 122

EGRESS INFORMATION

	REQ'D	PROVIDED
NUMBER OF EXITS	(2) EXITS : FOR 50 – 500 OCC.	2
EGRESS CORRIDOR WIDTH	44" MIN.	44" MIN.
MAX. TRAVEL DISTANCE	250'-0" MAX.	55'-3"
MAXIMUM COMMON PATH	100'-0" where serving >50 Occ. in sprinklered bldg.	74'-0"
MAXIMUM DEAD END	20'-0"	NONE

ROOM SCHEDULE

NO.	ROOM	NO.	ROOM
100	WAITING ROOM	128	THERAPY EXAM ROOM 1
101	CORRIDOR	129	THERAPY EXAM ROOM 2
102	PATIENT RESTROOM	130	HAND SINK AREA
103	ADA DRUG SCREEN TOILET	131	P.T. CHECK–IN & CHARTING STATION
104	DRUG SCREEN TOILET	132	FILE ROOM
105	DRUG SCREENING LAB	133	PROVIDER OFFICE
106	CORRIDOR	134	RECEPTIONISTS STATION
107	BLOOD DRAW	135	BAT / PFT
108	EXAM ROOM 1	136	AUDIO
109	CORRIDOR	137	EXAM ROOM 5
110	EXAM ROOM 2	138	NURSE'S STATION
111	EXAM ROOM 3	139	EXAM ROOM 6
112	EXAM ROOM 4	140	EXAM ROOM 7
113	STORAGE ROOM	141	EXAM ROOM 8
114	X–RAY	142	CM OFFICE
115	X–RAY OPERATOR	143	P.T. STORAGE
116	STORAGE ROOM	144	I.T./SERVER CLOSET
117	CONFERENCE ROOM	145	SUB–WAITING ROOM
118	PROCEDURE ROOM	146	WAITING ROOM
119	STORAGE ROOM		
120	CORRIDOR		
121	TRANSFORMER CLOSET		
122	STAFF BREAK ROOM		
123	JANITOR CLOSET		
124	STAFF RESTROOM		
125	DICTATION / CHARTING		
126	THERAPY FLOOR AREA		
127	THERAPY FLOOR AREA		

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

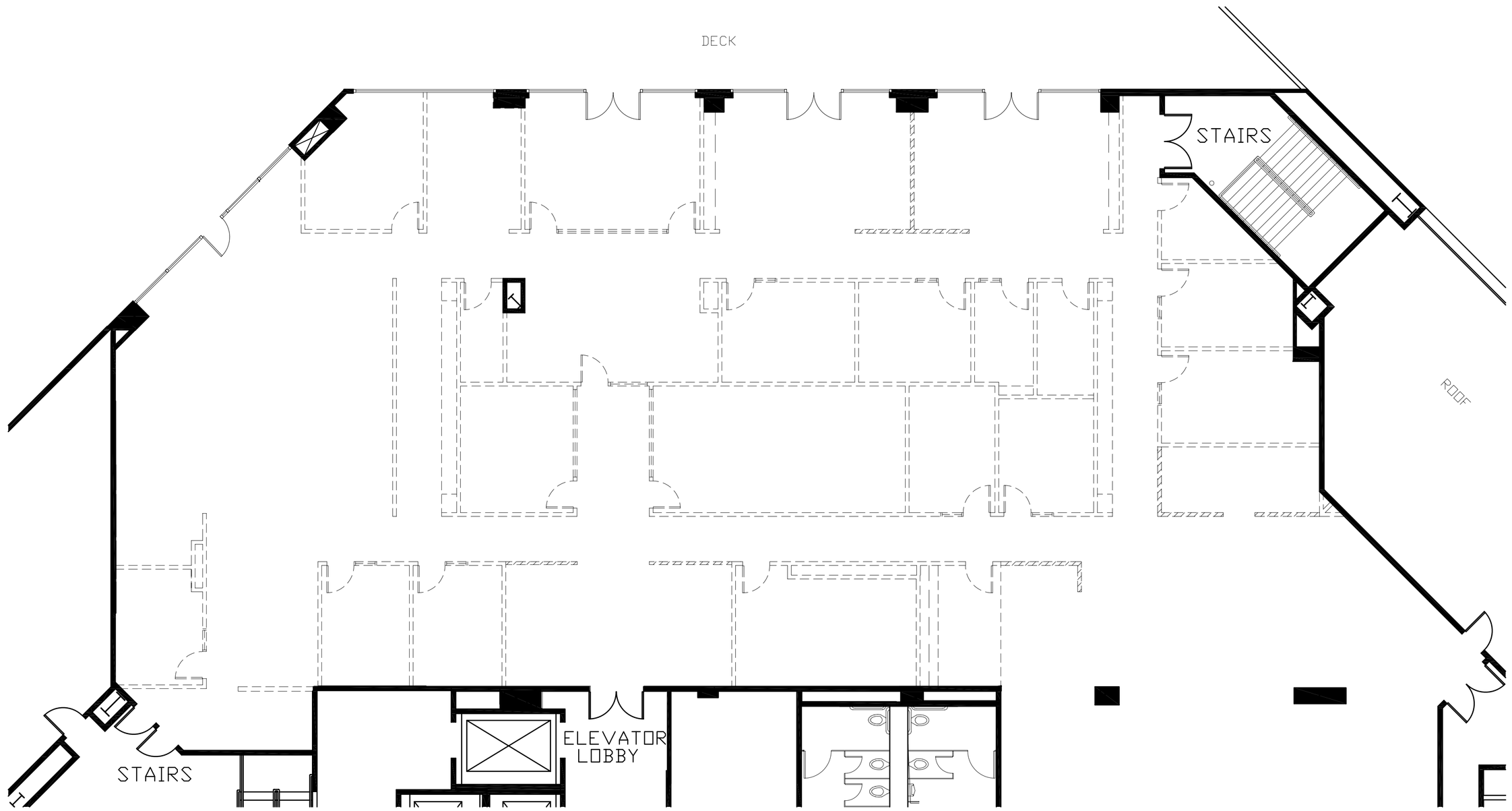
KEY PLAN

OCCUPANCY LOAD / EGRESS INFO.

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	N.T.S.

I-3.1

CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD



SIXTH FLOOR

GENERAL DEMOLITION NOTES:

1. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS FOR COMPLETE DEMOLITION.
2. ALL ITEMS, CONDITIONS (PARTITIONS, DOORS, ETC.), SHOWN WITH DASHED LINES SHALL BE REMOVED.
3. UNLESS OTHERWISE NOTED, REMOVE ALL DRYWALL AND ACOUSTICAL CEILINGS, SOFFITS, GRID AND TILE, LIGHT FIXTURES AND EXIT SIGNS, ETC.
4. REMOVE ALL FLOOR COVERINGS, INCLUDING CARPET, VCT AND RUBBER WALL BASE.
5. REMOVE ALL RAISED FLOOR SYSTEMS, RAMPS AND RAILINGS, UNLESS OTHERWISE NOTED.
6. REMOVE ALL MILLWORK COUNTERS, CABINETS AND BUILT–INS, U.O.N.
7. REMOVE ANY/ALL SINKS & PLUMBING FIXTURES WITHIN TENANT SPACE AND CAP SUPPLY & WASTE LINES AT WALLS.
8. CAP/OR AND SAFE OFF ALL ELECTRICAL, PLUMBING AND GAS LINES AT SLAB OR WALL, AS APPLICABLE.
9. ALL AREAS AFFECTED BY DEMOLITION (WALLS, FLOORS, CEILINGS, MILLWORK ETC.), SHALL BE PREPARED AS REQUIRED TO ACCEPT NEW APPLICATIONS AND FINISHES.
10. CAP ALL EXISTING OPENINGS WHERE EXISTING OUTLETS, ETC., WERE REMOVED. MATCH ADJACENT WALL CONDITIONS.
11. ALL EXISTING BLANK COVERPLATES SHALL BE REMOVED. CAP OPENING AND FINISH TO MATCH ADJACENT WALL SURFACE.
12. ALL NOISY WORK POSSIBLE TO DISTRUB OTHER BLDG. OCCUPANTS TO BE CONDUCTED NIGHT, WEEKENDS OR OFF–HOURS.
13. REMOVE ANY AND ALL EXPOSED / SURFACE MOUNTED CONDUIT AND ABANDONED DEVICES.
14. G.C. TO DETERMINE WITH DEMO CONTRACTOR THE CREDIT VALUE OF ANY REMAINING EXISTING EQUIPMENT OR MATERIALS WITH SALVAGE VALUE.

ADD'L LANDLORD NOTES:

15. MASONITE SHEETS TO BE USED TO PROTECT ANY FLOORS ALONG PATH OF TRAVEL IN THE COMMON AREAS THAT ARE NOT CONCRETE.
16. ELEVATORS TO BE PROTECTED AS SUCH TO PROTECT THE FLOORS AS WELL AS THE WALLS.
17. ALL PROTECTION TO BE IN PLACE PRIOR TO DEMOLITION AND THROUGHOUT CONSTRUCTION.

DEMO WALL LEGEND

ITEM USED	SYMBOL	DESCRIPTIONS
●	———	BUILDING CORE OR EXISTING WALLS TO REMAIN.
●	⊏===⊐	EXISTING CONSTRUCTION TO BE REMOVED

BENA

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

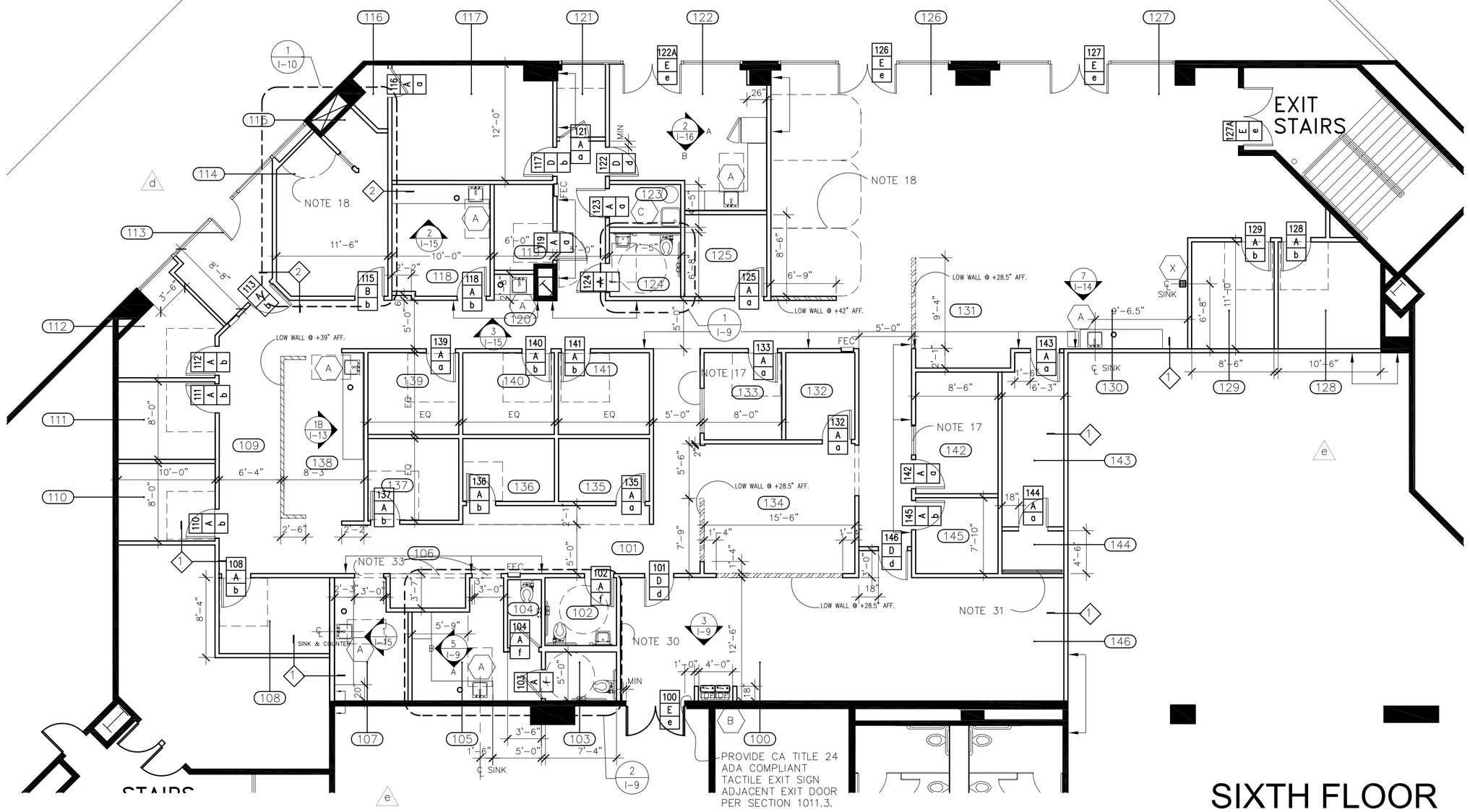
SHEET TITLE

DEMOLITION PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04/24/17
SCALE	1/8" - 1'-0"

I-3.2

CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD



SIXTH FLOOR

CONSTRUCTION NOTES:

GENERAL DEMO NOTES:

1a. ALL AREAS AFFECTED BY DEMOLITION (WALLS, FLOORS, CEILINGS ETC.), SHALL BE PREPARED AS REQUIRED TO ACCEPT NEW APPLICATIONS AND FINISHES.

1b. CAP ALL EXISTING OPENINGS WHERE EXISTING OUTLETS, ETC., WERE REMOVED. MATCH ADJACENT WALL CONDITIONS.

1c. ALL EXISTING BLANK COVERPLATES SHALL BE REMOVED. CAP OPENING AND FINISH TO MATCH ADJACENT WALL SURFACE.

1d. ALL NOISY WORK POSSIBLE TO DISTRUB OTHER BLDG. OCCUPANTS TO BE CONDUCTED NIGHT, WEEKENDS OR OFF-HOURS. (a)

CONSTRUCTION NOTES:

2. ALL PARTITIONS SHALL BE 6" PENETRATING W/ INSULATION THROUGHOUT VOIDS, UNLESS OTHERWISE NOTED. SEE DETAIL 2/I-11.0

3. ALL PARTITIONS-TO-MULLION AND PARTITIONS-TO-COLUMN CONNECTIONS ARE TO BE SEALED. SEE 4/I-11.0

4. ONE-SIDED PLUMBING PARTITION TO BE MIN. 3-5/8", 20 GA. STUD W/ ONE LAYER 5/8" MOLD AND MOISTURE RESISTANT PURPLE BOARD ON WET SIDE.

5. DOUBLE-SIDED PLUMBING PARTITION, SIM. TO ABOVE, EXCEPT W/ 6", 20 GA. STUD.

6. ALL OTHER TOILET ROOM PARTITIONS TO HAVE ONE-LAYER 5/8" MOISTURE RESISTANT PURPLE GYP BOARD TO +4'-0"AFF, TYP.

7. CONTRACTOR TO NOTIFY BENA DESIGN UPON COMPLETION OF PARTITION LAYOUT TO SECURE REVIEW AND APPROVAL PRIOR TO ERECTION OF PARTITIONS.

8. PROVIDE & INSTALL NEW ADA COMPLIANT GALLEY MILLWORK WITH SINGLE STAINLESS STEEL SINK W/ ADA FAUCET AT EMPLOYEE LOUNGE #122.
SEE GENERAL FIXTURE SPECS. THIS SHEET
SEE ELEVATIONS & APPLIANCE SPECIFICATIONS SHT. I-13.0

9. PROVIDE AND INSTALL NEW SINGLE STAINLESS STEEL HAND SINKS W/ ADA FAUCETS @ LOCATIONS INDICATED THROUGHOUT PLAN.
SEE ELEVATIONS & FIXTURE SPECIFICATIONS

10. PROVIDE 1/4"~ COPPER COLD-WATER LINES WITH SHUT-OFF VALVES TO SUPPLY TENANT'S COFFEE MACHINE, REFRIGERATOR'S ICE MAKER AND HOT/COLD WATER DISPENSER @ ROOM #122 AND AT AREA #130 IN PHYSICAL THERAPY. THIS WATER SUPPLY TO BE PROVIDED THROUGH UNDER SINK WATER FILTRATION SYSTEM.

11. PROVIDE & INSTALL NEW ADA COMPLIANT FIXTURES, FITTINGS & VALVES, NEW RESTROOM PARTITIONS, NEW ACCESSORIES & FINISHES @ RESTROOMS #102, 103, 104 & 124.
PROVIDE FLOOR DRAINS AS NECESSARY, TRENCHED TO EXISTING LINES.
SEE ENLARGED PLANS SHT. I-11.0.
SEE FIXTURE SPECIFICATIONS

12. PROVIDE & INSTALL NEW MOP SINK W/ FITTINGS AND DRAIN & WALL MOUNTED FAUCET IN UTILITY CLOSET #123. INSTALL GREEN BOARD AND FRP PANELS ON THREE WALLS.
SEE FIXTURES SPECS AND FINISH PLAN.

13. PROVIDE & INSTALL NEW ADA SELF-CONTAINED, ELECTRIC, BI-LEVEL WALL MOUNTED WATER COOLER @ ROOM #100. MOUNT UNIT TO MEET MANUFACTURER'S GUIDE TO ADA HEIGHT.

14. PROVIDE & INSTALL HOT WATER HEATER PER ENGINEER'S SPECS IN UTILITY CLOSET #123.

15. PROVIDE FERRO SCANNING PIOR TO SLAB CORING REQUIRED FOR NEW PLUMBING WASTE LINES. VERIFY LOCATION OF RE-BAR TO AVOID CUTTING. PATCH DECK AND FIRE-CAULK AS REQUIRED. (c) (a)

16. PROVIDE & INSTALL NEW SEMI-RECESSED FIRE EXTINGUISHER CABINETS PER PLAN. SPEC. TO BE: LARSEN "ARCHITECTURAL SERIES" # 2409-R7 1 1/2" SQ. TRIM w/ "VERTICAL DUO" CLEAR ACRYLIC DOOR. SATIN ANODIZED FINISH. (AL) USE WITH LARSEN'S #MP10 MULT-PURPOSE ACS 10LB. FIRE EXTINGUISHER.

17. PROVIDE INTERIOR VIEWING WINDOWS @ ROOMS # 133 & 142, WITH CLEAR, TEMPERED GLASS IN FRAMES TO MATCH DOOR FRAMES. 36"W, FROM +3'-3" AFF TO HEIGHT OF DOORS. PROVIDE & INSTALL ONE-WAY MIRROR FILM @ ROOM #142. (c)

18. SEE NOTE 7/ I-7.2 WALL FINISH PLAN, FOR CEILING MOUNTED CUBICLE TRACK AND CURTAIN SPECIFICATIONS.

19. PROVIDE DIGITAL X-RAY ROOM LEAD SHIELDING PER PLANS & SPECS. (SEE SHT. I-10.0)

20. PROVIDE & INSTALL DOOR MOUNTED COAT HOOKS: BOBRICK #B-6717 SINGLE ROBE HOOK. SATIN S.S. FINISH, TO ROOMS AS FOLLOWS: #108., 110, 111, 112, 128, 129, 133, 137, 139, 140, 141 & 142.
ALSO INSTALL TWO (2) HOOKS AT CHANGING AREA WITHIN X-RAY ROOM #114. (b)

21. SEE SHT. I-8.1 FOR MILLWORK PLAN.

22. PROVIDE STEEL BACKING FOR ALL WALL MOUNTED CASEWORK, FURNITURE, FIXTURES, & EQUIPMENT AS REQ'D.

23. NOT USED

24. CONTRACTOR TO REPAIR & RESTORE DRYWALL AT PERIMETER BULKHEAD AS REQUIRED.

25. CONTRACTOR TO SUBMIT CUT SHEETS OF ALL SPECIFIDED CONSTRUCTION ELEMENTS AND FIXTURES FOR APPROVAL PRIOR TO PURCHASE.

26. PROVIDE CA TITLE 24 ADA COMPLIANT TACTILE EXIT SIGN ADJACENT EXIT DOORS PER SECTION 1011.3.
SEE ELEVATIONS 7&8 / I-9.0

27. PROVIDE CA TITLE 24 ADA COMPLIANT ENTRANCE IDENTIFICATION SIGN W/ THE INTERNATIONAL SYMBOL OF ACCESSABILITY ADJACENT ALL COMPLIENT ENTRANCE DOORS PER SECTION 703.7.2.1.

28. INSTALL THE FOLLOWING SIGN ABOVE THE MAIN EXIT DOOR: "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS." PROVIDE ACCESSIBILITY SIGNAGE AS REQUIRED.

29. EGRESS THROUGH INTERVENING SPACES SHALL COMPLY WITH SECTION 1014.2(1-5). AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS.

30. SE WALL OF WAITING ROOM #100 TO RECEIVE WALL MOUNTED TEXTURED 3D PANELS. (c)

31. PROVIDE FULL RM. WIDTH X 8'H X 3/4" FIRE-RETARDANT PLYWOOD BACKBOARD MOUNTED AT CEILING AND UNISTRUT FROM STRUCTURE ABOVE, THROUGH CEILING AT I.T. CLOSET #144.

32. PROVIDE 8" X 8" X 6"D FLOOR SINK AT PT #130.

33. PROVIDE 8'-0" HIGH DRYWALL CASED OPENING INTO AREAS #105, 106 & 107 WITH STANDARD SATIN CLEAR ALUM. FRAME TRIM.

GENERAL FIXTURE SPECIFICATIONS (g)

(C) ADA DOUBLE-BOWL SINK:
"ELKAY" LUSTERTONE SERIES #LRADQ292265PD. 29"L x 22"W x 6½" D. EQUAL DOUBLE BOWL TOP MOUNT SINK W/ PERFECT DRAIN.

(A) ADA SINGLE-BOWL SINK:
"ELKAY" LUSTERTONE SERIES #LRAD1918 054 W/ (3) FAUCET HOLES ON 4" CENTERS. 19"L x 18"W x 6½" D. PROVIDE W/ OFFSET DRAIN #LK35L & MATCHING TRAP. STAINLESS STEEL FINISH.

(A1) ADA FAUCET: LUNCHROOM #103 ONLY.
DELTA "CLASSIC" #300-DST SINGLE HANDLE DECK MOUNT W/ INTREGAL SPRAY. FILLS (3) SINK HOLES. CHROME FINISH.

(A2) ADA FAUCET: @ ALL SINKS, EXCEPT RM. #103.
CHICAGO FAUCETS "HYTRONIC" GOOSENECK SINK FAUCET W/ DUAL BEAM INFRARED SENSOR, #116.123.AB.1. REQUIRES DUPLEX OUTLET LOCATED UNDER SINK FOR TRANSFORMER. (g)

(B) BI-LEVEL ELECTRIC WATER COOLER: HALSEY TAYLOR #HAC8FSBL-Q
ADA CHILD, STAINLESS STEEL, SELF CONTAINED, ELECTRIC, REFRIGERATED, BI-LEVEL, WALL-MOUNTED WATER COOLER w/ CAN-TOUCH APRON. STANDARD 120V, 60 HZ, SINGLE PHASE. INSTALL 120V RECEPTACLE, RATED @ 15AMP MIN. TO RECEIVE 3-WIRE PARALLEL. mOUNT UNIT TO MEET CHILD ADA HEIGHT. VERSATILE CONFIGURATION, W/ PUSHBAR ACTIVATION, STAINLESS STEEL FINISH.

JANITOR FIXTURES SPECIFICATIONS

(C) MOP SINK / BASIN: FLORESTONE #MSR-2424 MOLDED MOP RECEPTOR, 24" X 24" X 10" DEEP, WITH INTREGAL DRAIN, STAINLESS STEEL DRAIN GRID & CHROME STRAINER. PROVIDE DRAIN CONNECTION AS REQ'D.

(C1) UTILITY FAUCET: FIAT PRODUCTS #83-AA EXPOSED YOLK WALL-MOUNT UTILITY FAUCET ON 8" CENTERS WITH VACUUM BREAKER, WALL BRACE, INTEGRAL STOPS & PAIL HOOK, CHROME FINISH. WITH OPTIONAL #889-CC WALL-MOUNT 24" WIDE MOP BRACKET.

(X) FLOOR SINK: ZURN #FD-2375 12" SQUARE x 6" DEEP ARC SANITARY FLOOR SINK, WITH 3/4 GRATE. (g)

ROOM SCHEDULE

NO.	ROOM	NO.	ROOM
100	WAITING ROOM	128	THERAPY EXAM ROOM 1
101	CORRIDOR	129	THERAPY EXAM ROOM 2
102	PATIENT RESTROOM	130	HAND SINK AREA
103	ADA DRUG SCREEN TOILET	131	P.T. CHECK-IN & CHARTING STATION
104	DRUG SCREEN TOILET	132	FILE ROOM
105	DRUG SCREENING LAB	133	PROVIDER OFFICE
106	CORRIDOR	134	RECEPTIONISTS STATION
107	BLOOD DRAW	135	BAT / PFT
108	EXAM ROOM 1	136	AUDIO
109	CORRIDOR	137	EXAM ROOM 5
110	EXAM ROOM 2	138	NURSE'S STATION
111	EXAM ROOM 3	139	EXAM ROOM 6
112	EXAM ROOM 4	140	EXAM ROOM 7
113	STORAGE ROOM (b)	141	EXAM ROOM 8
114	X-RAY	142	CM OFFICE
115	X-RAY OPERATOR	143	P.T. STORAGE
116	STORAGE ROOM	144	I.T./SERVER CLOSET
117	CONFERENCE ROOM	145	SUB-WAITING ROOM
118	PROCEDURE ROOM	146	WAITING ROOM
119	STORAGE ROOM		
120	CORRIDOR		
121	TRANSFORMER CLOSET		
122	STAFF BREAK ROOM		
123	JANITOR CLOSET		
124	STAFF RESTROOM		
125	DICTATION / CHARTING (b)		
126	THERAPY FLOOR AREA		
127	THERAPY FLOOR AREA		

B E N A

D E S I G N

P L A N N I N G

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

CONSTRUCTION PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	1/8 " - 1'-0"

I-4.0

EQUIPMENT LEGEND

GENERAL OFFICE EQUIPMENT

(D) COPIER / SCANNER: BY USHW
RICHO MP 5054. 20 AMP OUTLET

(Y1) SHREDDER: BY USHW
SHREDIT STANDARD CONSOLE. FRONT LOAD
20.28"w x 19.5"d x 36"H

(Y2) SHREDDER: BY USHW
SHREDIT MINI CONSOLE. FRONT LOAD
20.28"w x 19.5"d x 26"H

(E) "ERGOTRON" WORKSTATION: BY USHW
SIT-STAND, PATIENT ROOM

(F) TOP MOUNT REFRIGERATOR: BY USHW
FRIGIDAIRE #FFTR1817W
30"w x 30-$\frac{3}{4}$"d x 66-$\frac{7}{8}$"h WHITE

(G1) UNDER COUNTER REFRIG.- NURSES STATION: (BY USHW)
"IGLOO" 3.2 cu.ft. 2-DOOR REFRIGERATOR & FREEZER
#FR 8321 BLACK-C 19.75W X 19D X 33.75H

(G2) UNDER COUNTER REFRIG.- BLOOD DRAW: (BY USHW) "DANBY"
2.6 cu.ft. MINI REFRIGERATOR
#DAR 026A1BDD BLACK 17.75W X 18.13D X 27H

MICROWAVE: BY USHW
COFFEE MAKER: BY USHW
HOT/COLD WATER DISPENSER: BY USHW

MEDICAL CLINIC EQUIPMENT

(J) AUDIO BOOTH: BY USHW

(K) TRAUMA EXAM CHAIR: BY USHW
PROVIDE 120V, FLUSH FLOOR OUTLET

(K2) PROCEDURE LIGHT UNIT: BY USHW, INSTALLED BY GC,
BURTON "OUTPATIENT II" SINGLE
CEILING MOUNT #OP216SC. 120V, 50 HZ.

(L) DIGITAL CR UNIT & PC STATION: BY USHW
FUJIFILM CARBON X/XL.
1. QUAD 110V OUTLET (20 AMP DEDICATED)
READING UNIT: 110V, 5 AMPS
CPU: 110V, 2 AMP
LCD DISPLAY: 110V, 0.6 AMPS
2. TWO NETWORK DROPS
RJ-45 CONNECTIONS. 100 BASE-T NETWORK

(X) DIGITAL X-RAY READER: BY USHW
FCR PRIMA T2 IMAGE READER
#CR-IR 392

PHYSICAL THERAPY EQUIPMENT

(M) ELECTRICAL STIMULATOR UNIT: BY USHW
SOLARIS #700 SERIES 110 - 240V, 50/60 HZ, 85W.

(N) INFRARED HEAT LAMP: BY USHW
LHASA IR-PRO #250 PROFESSIOONAL HEAT LAMP. 110V, 250W LAMP.

(O) TREADMILL: BY USHW
SPORTSART #T610. 110V, 20AMP DEDICATED CIRCUIT

(P) CYCLE: BY USHW
SPORTSART C52 SERIES, SELF-GENERATING

(Q) BIKE: BY USHW
SCIFIT PRO1 SERIES, 110V.

(R) ELLIPTICAL TRAINER: BY USHW
SPORTSART: #E821 110V DEDICATED CIRCUIT

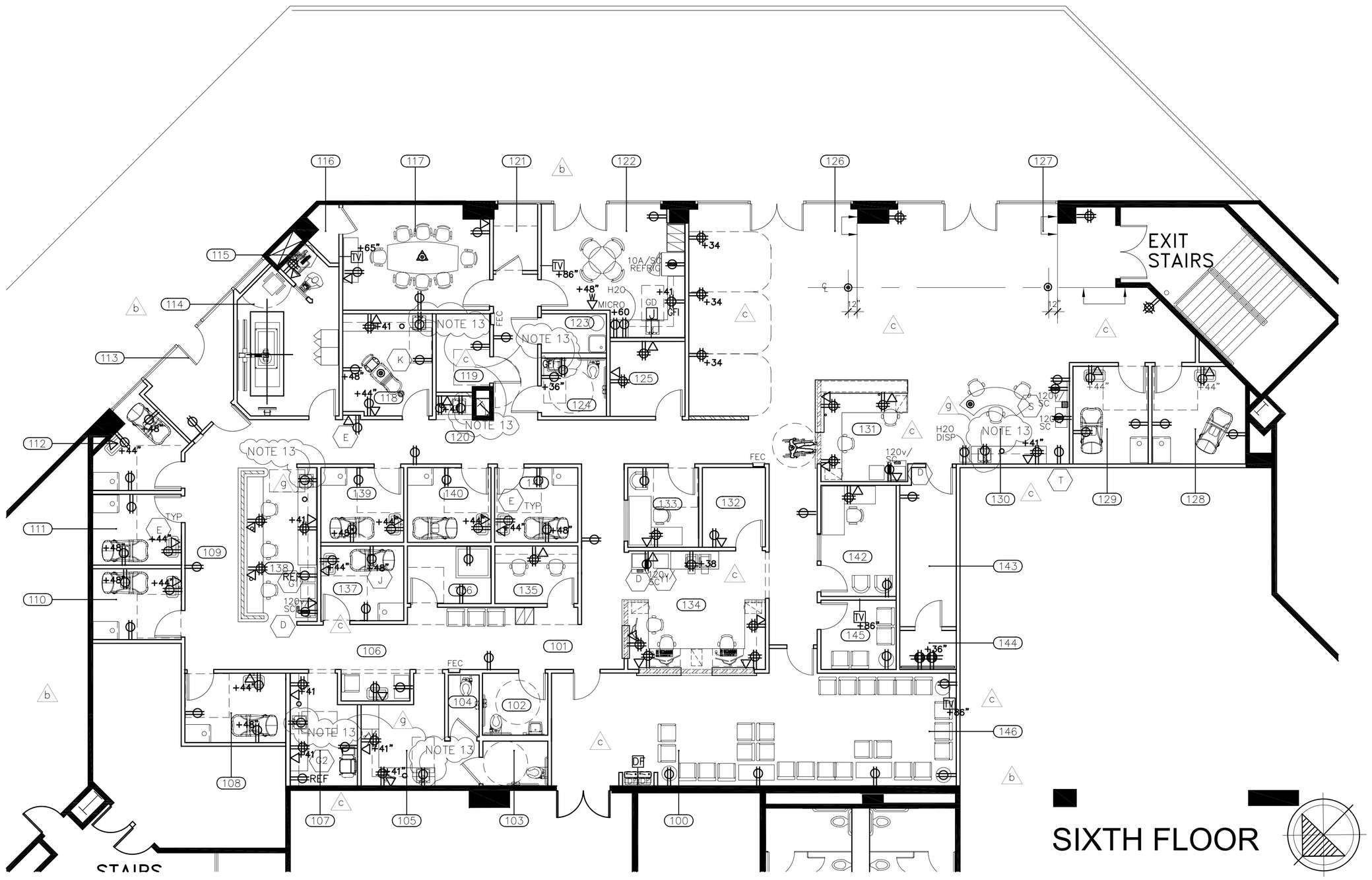
(S) HYDROCOLLATOR HEATING UNIT: BY USHW
M2 MOBILE HOT PAD UNIT. 120V, DEDICATED CIRCUIT

(T) COLD PACK FREEZER: BY USHW
COLPAC 115V, 60HZ, 1.5 AMPS, 151W.

(U) PARAFFIN BATH: BY USHW
PARABATH 110V.

(V) TREATMENT TABLE: BY USHW
METRON ELITE 7-SECTION TABLE. 120V, 60HX, 2.7 AMPS, 70W MAX.

(W) TRACTION PACKAGE: BY USHW
CHATTANOOGA HI/LO TABLE W/ DIGITAL TRACTION UNIT.
110V - REQUIRES (2) PLUGS



SIXTH FLOOR

TELE / ELEC NOTES:

REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING PLANS & SPECS.

1. PROVIDE NEW ELECTRICAL OUTLETS & TELE/DATA OUTLETS PER PLAN @ +18" AFF TO CENTERLINE OF BOX, U.O.N. ALL NEW TELE / DATA OUTLETS TO STUB-UP 6" ABOVE CEILINGS, U.O.N. PROVIDE PULL STRINGS.
2. ALL ELECTRICAL OUTLETS WITHIN 72" OF PLUMBING SHALL BE GROUND FAULT INTERRUPTOR (G.F.I.).
3. FURNITURE AND EQUIPMENT ARE SHOWN FOR PLANNING PURPOSES ONLY.
4. PROVIDE NEW FLUSH POKE-THRU FLOOR OUTLETS @ CONFERENCE TABLE #117, PROCEDURE ROOM #118 AND PT AREA #130: SEE SHT. I-2 FOR SPECIFICATIONS. PROVIDING ELECTRICAL & COMMUNICATION SERVICE AT USHW'S EQUIPMENT.
5. VERIFY ALL FLOOR CORE DIMENSIONS WITH DESIGNER/ARCHITECT PRIOR TO DRILLING.
GC TO PROVIDE FERRO SCANNING PRIOR TO CORING CONCRETE DECK.
6. PROVIDE (1) 2½" CONDUIT FROM BUILDING TELEPHONE CLOSET TO TENANT'S I.T. CLOSET IN ROOM #144.
7. PROVIDE TWO (2) DEDICATED 4-PLEX OUTLETS W/ #12 GROUND WIRE @ BACKBOARD IN I.T. CLOSET IN ROOM #144.
8. COORDINATE NEW SECURITY SYSTEM ELECTRICAL REQUIREMENTS WITH USHW'S VENDOR. (PROVIDE POWER AND ELECTRIC STRIKES AS NEEDED TO USHW'S NEW CARD READER OR COMBINATION LOCK LOCATIONS.
9. PROVIDE ELECTRICAL @ DIGITAL X-RAY PER ENGINEER'S PLANS & SPECS. SEE SHT. I-10.0.
10. NOT USED
11. PROVIDE POWER PER ENGINEER'S PLANS FOR 50 GAL WATER HEATER AT JANITOR CLOSET #123.
12. ALL ELECTRICAL RECEPTICALS, SWITHES, COVER PLATES AND OTHER WALL MOUNTED DEVICES TO BE DECORA, WHITE FINISH.
13. PROVIDE DUPLEX OUTLET BELOW SINK FOR FAUCET REQUIRED TRANSFORMER.

ROOM SCHEDULE

NO.	ROOM	NO.	ROOM
100	WAITING ROOM	128	THERAPY EXAM ROOM 1
101	CORRIDOR	129	THERAPY EXAM ROOM 2
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PROJECT
PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

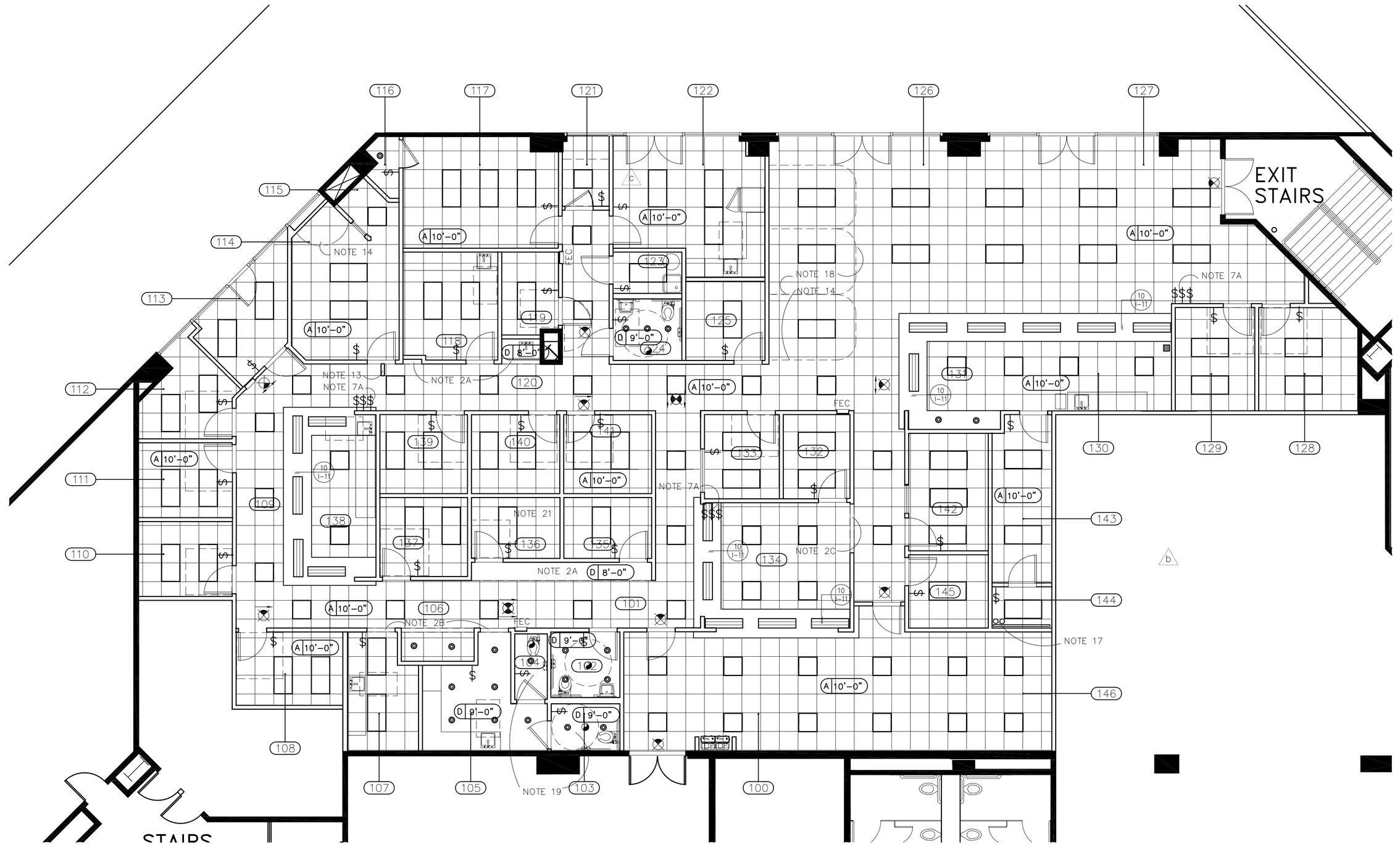
SHEET TITLE

FOR REFERENCE ONLY
SEPERATE PERMITTED ELECTRICAL ENGINEERING PLANS REQ'D.

ELEC / DATA PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	1/8" - 1'-0"

I-5.0



0'-0" INDICATION OF CEILING HEIGHT

A INDICATES SUSPENDED ACOUSTICAL CEILING

D INDICATES DRYWALL CEILING

SIXTH FLOOR

REFLECTED CEILING PLAN NOTES:

REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING PLANS & SPECS.

1. INSTALL NEW 2 X 2 SUSPENDED ACOUSTIC CEILING SYSTEM ARMSTRONG "SILHOUETTE" XL 9/16" WHITE GRID #76008 w/ "ULTIMA" BEVELED TEGULAR #T152, 2x2 TILE, @ +10'-0" IN ALL AREAS, U.O.N.
2. PROVIDE DRYWALL CEILINGS @ +9'-0" PER PLAN. PROVIDE DRYWALL SOFFITS PER PLAN w/ RECESSED COVE FOR FLUORESCENT STRIP FIXTURES. SEE DETAIL 10/I-11.0. (SEE LIGHTING LEGEND, SHT. I-2.- FOR FIXTURE SPEC.)
2A. PROVIDE DRYWALL SOFFITS AT +8'-0" AFF PER PLAN & ELEVATIONS.
2B. PROVIDE 42" W x 8'-0" H CASED OPENINGS INTO AREAS #105, 106 & 107 w/ STANDARD SATIN CLEAR ALUM. FRAME TRIM.
2C. PROVIDE CASED OPENING HEADER @ +9'-0" AT AREA #134.
3. SEE DETAILS #6 - #9 ON SHEET I-10.0 FOR TYPICAL ACOUSTIC CLG. DETAILS. SEE DETAIL 3/I-11.0 FOR GYP. BD. CEILING SPECIFICATIONS. △b
4. INSTALL NEW 2' X 2' & 2'X4' LED LIGHT FIXTURES PER PLAN. REFER TO MASTER LEGEND FOR SPECIFICATIONS.
5. PROVIDE RECESSED COMPACT FLUORESCENT DOWNLIGHT FIXTURES IN RESTROOMS AND AS INDICATED ON PLAN. REFER TO MASTER LEGEND FOR SPECIFICATIONS.
6. ALL THERMOSTAT LOCATIONS TO BE APPROVED BY DESIGNER BEFORE INSTALLATION. PROVIDE SHOP DRAWINGS FOR APPROVAL.
7. FIXTURES AND SWITCHING TO CONFORM TO TITLE 24 REQUIREMENTS. SWITCHING QUANTITY AND CIRCUITING BY ENGINEER. SWITCHING SHOWN FOR PREFERRED LOCATION ONLY.
7A. OPEN AREA SWITCH LOCATION. △b
8. PROVIDE ANY AND ALL NIGHT LIGHTING, EMERGENCY LIGHTING AND EXIT SIGNAGE AS REQUIRED BY CODE.
9. FIRE / LIFE SAFETY AND ADA COMPLIANT STROBE / ANNUNCIATION SYSTEM TO BE PROVIDED PER CODE REQUIREMENTS.
10. NEW SPRINKLER HEAD LOCATIONS ON EXISTING SPRINKLER LINES TO BE DETERMINED BY CONSULTANT. SUBMIT ALL DRAWINGS FOR DESIGNER'S APPROVAL PRIOR TO COMMENCING WORK IN FIELD. LOCATE HEADS AT CENTER OF 2X2 CEILING TILES.
11. PROVIDE FULLY-RECESSED SPRINKLER HEADS W/ WHITE COVERS AT ALL HARD LID AREAS. RELIABLE MODEL #G4 CONCEALED, 165 DEGREES, STD. RESPONSE, ½" ORIFICE, W/ WHITE COVER PLATE, U.O.N.
12. X-RAY ROOM #115 TO RECEIVE STANDARD ACOUSTICAL CEILING GRID SYSTEM.
PROVIDE DIMMING LIGHT FIXTURES @ DIGITAL X-RAY ROOM ON DIMMER SWITCHES. △a
13. PROVIDE "X-RAY IN USE" SIGN: CHLORIDE CALIBER SIGNAGE #CS-A-2-R-M-E14 120/277V, CEILING MOUNTED, TWO-SIDED, LED "X-RAY IN USE" LIGHT w/ MIRROR FACE w/ RED LETTERS (OR EQ).
14. SEE NOTE 7 / I-7.2 WALL FINISH PLAN FOR CEILING MOUNTED CUBICLE TRACK & CURTAIN SPECIFICATION. INSTALLATION PER MANUFACTURER'S SPECS.
15. CONTRACTOR TO SUBMIT CUT SHEETS OF ALL SPECIFIED FIXTURES FOR APPROVAL PRIOR TO PURCHASE.
16. PROVIDE HVAC SYSTEM RE-DISTRIBUTION PER MECHANICAL ENGINEER'S PLANS & SPECS.
17. PROVIDE TWO (2) 4" DIA. SLEEVES AT CEILING OF I.T. CLOSET IN ROOM #144.
18. LOCATE ALL HVAC REGISTERS OUTSIDE OF CURTAINED CUBICLE AREAS.
19. PROVIDE TAMPER-PROOF SCREWS @ HVAC REGISTERS WITHIN DRUG-TEST TOILET ROOMS # 103 & 104.
20. PROVIDE ALTERNATE PRICING TO RE-USE EXISTING 24/7 AC UNIT IN I.T./SERVER CLOSET #144.
21. PROVIDE R-11 BATT INSULATION OVER SUSPENDED CEILING @ AUDIO ROOM #136. △c

ROOM SCHEDULE

NO.	ROOM	NO.	ROOM
100	WAITING ROOM	128	THERAPY EXAM ROOM 1
101	CORRIDOR	129	THERAPY EXAM ROOM 2
102	PATIENT RESTROOM	130	HAND SINK AREA
103	ADA DRUG SCREEN TOILET	131	P.T. CHECK-IN & CHARTING STATION
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111	EXAM ROOM 3	139	EXAM ROOM 6
112	EXAM ROOM 4	140	EXAM ROOM 7
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BENA

DESIGN

PLANNING

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c	TENANT REVISIONS	08-23-17
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d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013 △e

SHEET TITLE

FOR REFERENCE ONLY
SEPERATE PERMITTED MECHANICAL ENGINEERING PLANS REQ'D.

REFLECTED CEILING PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04/24/17
SCALE	1/8" - 1'-0"

I-6.0

SIXTH FLOOR

FLOOR FINISH NOTES

1. ALL AREAS TO RECIEVE NEW LUXURY VINYL TILE FLOORING LVT-1 AND RUBBER BASE THROUGHOUT UNLESS OTHERWISE NOTED ON PLANS.
2. PROVIDE SHEET VINYL FLOORING SV-1 W/ 6" SELF-COVED BASE AND WELDED SEAMS AT ALL RESTROOMS, LABS, PROCEDURE ROOM & JANITOR CLOSET PER PLAN.
3. INSTALL CARPET TILES @ OFFICES & MEETING ROOM PER PLAN.
4. PROVIDE VINYL TRANSITION STRIPS AT ALL CARPET-TO-LVT AREAS. COLOR: TO BE BLACK.
5. NEW 4.5"H FLAT SURFACED WALL BASE #B-1 TO BE INSTALLED CONTINUOUS THROUGHOUT, U.O.N. PROVIDE MITRED INSIDE & OUTSIDE CORNERS. CAULK GAPS AT TOP OF BASE. (c)
6. LVT AND SHEET VINYL FLOORS SHALL RECEIVE A SEALER WAX PRIOR TO OCCUPANCY.
7. ALL FLOOR SURFACES REQUIRED TO BE "SLIP-RESISTANT" AND SHALL HAVE A COEFFICIENT OF FRICTION OF NOT LESS THAN .60. (PER ASTM C 1028) (f)
8. PROVIDE CLEAN, SEALED CONCRETE FLOOR SLAB @ TRANSFORMER CLOSET #121.
9. ANY REQUIRED ONGOING MAINTENANCE FOR SLIP RESISTANT FLOORING SHALL BE THE RESPONSIBILITY OF THE TENANT. (d)
10. PROVIDE AND INSTALL 1/4" HIGH WHITE BEVELED RESTROOM THRESHOLDS AT ALL ROOMS W/ TOILETS: #102, 103, 104 AND 124.

FLOOR FINISHES

LVT 1
TYPE: LUXURY VINYL PLANK 20 MIL
MFR: BURKE "COUNTRY NATURALS (WOOD)"
NAME: HAND SCAPED - BEVELED EDGE
COLOR/#: #LVT20-2367WB LIGHT OAK
SPEC'S: 6" x 48" x 1/" PLANK
INSTALL: OFFSET LANDSCAPE INSTALLTION - ALL SAME DIRECTION USE BR711 WET SET PER MANUFACTURER'S REQUIREMENTS.
CONTACT: jamietopete@burkeindustries .com

SV 1
TYPE: SHEET VINYL FLOORING
MFR: ARMSTRONG FLOORING
NAME/#: "MEDINTECH" #84197 SILVER GRAY
SPEC'S: HEAT WELDED w/ 6" SELF-COVED
INSTALL w/: SOLID WELDING ROD #WS103 LT. STERLING
CONTACT: rdrodriguez@armstrongflooring.com (323) 333-5178

C 1
TYPE: CARPET TILE
MFR: SHAW CONTRACT GROUP
NAME: "VAPOR TILE"
NUMBER:: #5T036 - 37505 MYTH
SPEC'S: 18" x 36" TILES
INSTALL: BRICK OFFSET LANDSCAPE PATTERN-ONE DIRECTION
CONTACT: Matt.hagan@shawinc.com (818) 359-3511

B 1
TYPE: RUBBER WALL BASE
MFR: BURKE "PROFILES" CONTEMPORARY TYPE TP
COLOR: #4.5CBR-663-CON COLOR: SKY GRAY
SIZE: 4.5" HIGH x 5/16" THICK
INSTALL: NOTE: PROVIDE MITRED INSIDE & OUTSIDE CORNERS.
CONTACT: jamietopete@burkeindustries .com

ROOM SCHEDULE

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105	DRUG SCREENING LAB	133	PROVIDER OFFICE
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107	BLOOD DRAW	135	BAT / PFT
108	EXAM ROOM 1	136	AUDIO
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112	EXAM ROOM 4	140	EXAM ROOM 7
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115	X-RAY OPERATOR	143	P.T. STORAGE
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124	STAFF RESTROOM		
125	DICTATION / CHARTING (b)		
126	THERAPY FLOOR AREA		
127	THERAPY FLOOR AREA		

B E N A

D E S I G N

P L A N N I N G

409 N. PACIFIC COAST HWY.
SUITE 378
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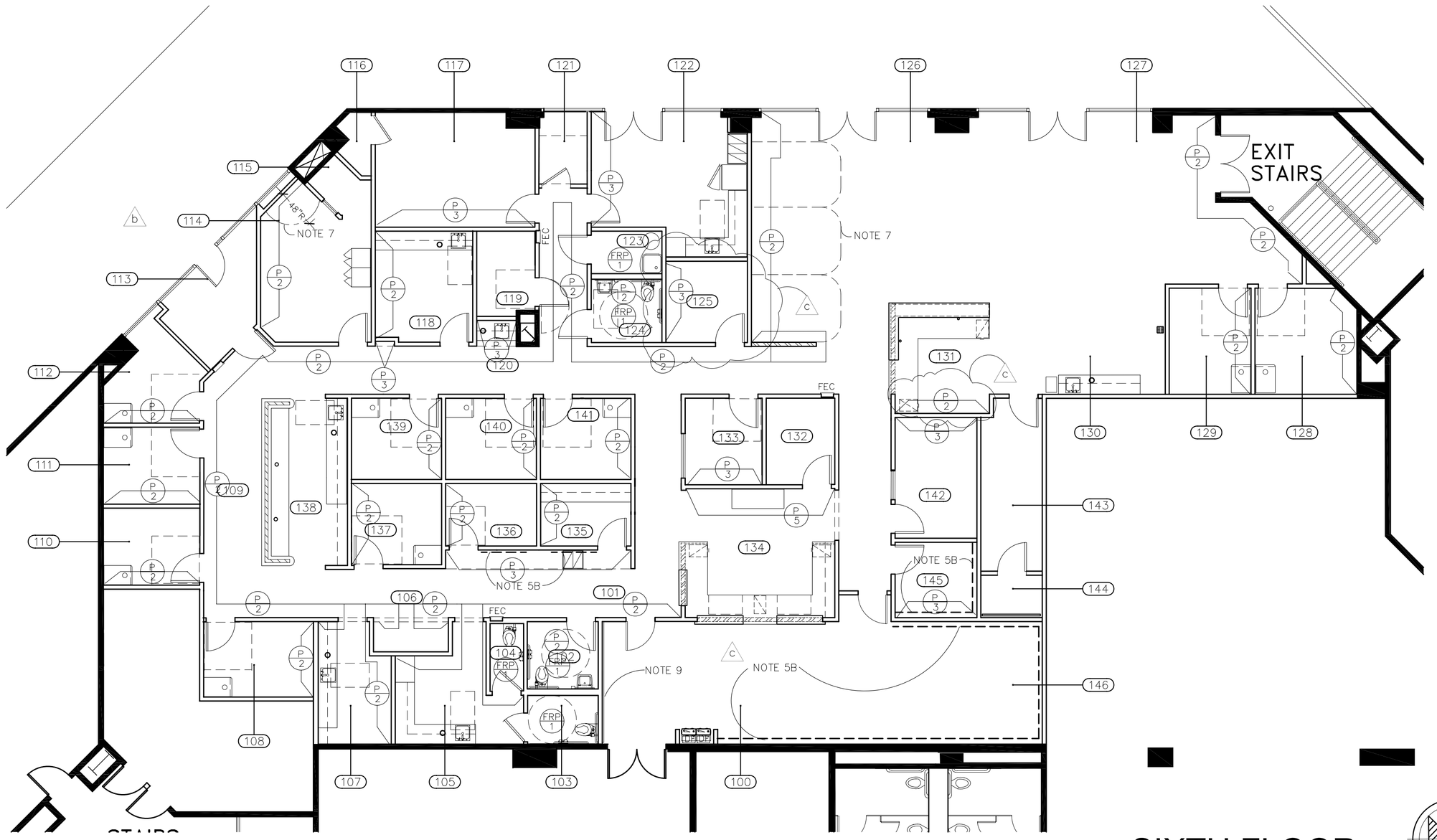
SHEET TITLE

FLOOR FINISH PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	1/8" - 1'-0"

I-7.1



SIXTH FLOOR

WALL FINISH NOTES

1. UNLESS NOTED OTHERWISE, ALL WALL SURFACES SHALL RECEIVE PAINT FINISH P-1. ALL PAINT TO BE MANUFACTURED BY SHERWIN WILLIAMS. COLORS ONLY ARE BY THOSE MANUFACTURERS SPECIFIED. (c)
2. ALL DRYWALL CEILINGS AND SOFFITS SHALL RECEIVE PAINT FINISH P-6. SEE ELEVATIONS FOR FURTHER WALL FINISH INFORMATION. (a)
3. ALL DRYWALL TO RECIEVE LEVEL 4 SMOOTH FINISH.
4. EXISTING PERIMETER WINDOW TREATMENTS TO BE REMOVED. INSTALL CLUTCH ROLLER SHADES THROUGH-OUT. MERMET "S-SCREEN ELEMENTS" w/ STAINLESS STEEL CHAIN, WRAPPED HEM BAR AND CASSETTE VALANCES. COLOR: SEA SALT / 4% OPEN.

5A. PROVIDE AND INSTALL SURFACE MOUNTED 90 DEGREE CORNER GUARDS THROUGHOUT STANDARD. ACROVYN #SSM-20, COLOR: #136 PEARL GRAY. INSTALL TO +48" ABOVE TOP OF BASE. (c)

5B. PROVIDE AND INSTALL WALL MOUNTED CHAIR RAILS @ WAITING ROOM #100, 106 & 126 PER PLAN. ACROVYN #FR-225N 2.25" w/ CONTINUOUS ALUM. RETAINERS, INSIDE MITERED CORNERS & END CAPS. COLOR: PEARL GRAY #136. MOUNTING HT. TO BE +33" AFF TO CL OF RAIL.

6. INSTALL FRP-1 PANELS TO +48" ABOVE VINYL BASE @ ALL RESTROOMS, HOT WATER HEATER & JAN. CLOSET.
7. PROVIDE & INSTALL CEILING MOUNTED CUBICLE TRACK, ROLLER & CURTAIN, HEALTHCARE CURTAINS #5000 SERIES TRACK STYLE 5 CURTAIN FABRIC BY DIAMOND DRAPERY "EQUALIZOR" COLOR: LIGHT BLUE. CUBICLE CURTAINS TO BE LOCATED AT PHYSICAL THERAPY TREATMENT AREAS #126 AND AT CHANGING AREA INSIDE X-RAY ROOM #114. CURTAINED ARC TO HAVE 48" RADIUS. CONTACT: Austin@diamonddrapery.com (c)
8. CONTRACTOR TO SUBMIT PAINT DRAW-DOWNS AND SAMPLES OF ALL SPECIFIDED FINISHES FOR USHW APPROVAL PRIOR TO PURCHASE.
9. PROVIDE AND INSTALL TEXTURES 3D WALL PANELS ENTIRE SE WALL OF WAITING ROOM #100. PANELS TO BE: #150HD-WAVE-150 4' x 8' x 7/8" MDF PANELS. PRIMED WHITE.TO BE PAINTED P-1. WEBSITE: textures3dpanels.com

WALL FINISHES

GENERAL PAINT SPECIFICATION:

PAINT: PROMAR 200 ZERO EG-SHEL

PRIMER: PROMAR 200 ZERO VOC PRIMER (NEW CONSTRUCTION OR IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATION)

COLOR: SEE SCHEDULE BELOW AND FORMULAS ABOVE "EXHIBIT A".

(P-1) TYPE: PAINT
MFR: SHERWIN WILLIAMS
COLOR: #6238 – ICICLE
FINISH: WASHABLE EGGSHELL FINISH U.O.N.

(P-2) TYPE: PAINT
MFR: BEHR
COLOR: #N470-2 – OCEANIC CLIMATE
FINISH: WASHABLE EGGSHELL FINISH, U.O.N. SEMI-GLOSS IN RESTROOMS

(P-3) TYPE: PAINT – ACCENT
MFR: OLYMPIC
COLOR: #D58-4 – DOVER GRAY
FINISH: WASHABLE EGGSHELL FINISH, U.O.N.

(P-4) NOT USED

(P-5) TYPE: PAINT – LOBBY ACCENT
MFR: SHERWIN WILLIAMS
COLOR: #7582 – SALUTE
FINISH: WASHAABLE EGGSHELL FINISH U.O.N.

(P-6) TYPE: PAINT
MFR: DUNN EDWARDS
COLOR: CEILING WHITE
FINISH: SATIN FINISH U.O.N.

(CT-2) NOT USED

(FRP-1) TYPE: FIBERGLASS REINFORCED PANELS
MFR: MARLITE
PATTERN: "ARTIZAN FRP"
/ COLOR: #211 COLOR: GRIZEL
SPECS: PROVIDE TRIM PIECES

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BENA

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PROJECT

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SHEET TITLE

WALL FINISH PLAN

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04/24/17
SCALE	1/8" - 1'-0"

I-7.2

MILLWORK FINISHES:

PL-1 Plastic Laminate - Vertical Surfaces
WILSONART #7942K-07
Color: Cocobala Matte Finish
Used at cabinet door & drawer faces, vertical grain pattern.

PL-2 Plastic Laminate - Horizontal Surfaces
WILSONART #1863k-55
Color: Bainbrook Grey
Used for all countertops, except as noted SS-1. Countertops to have Nova 180 wrap edges and coved splash.

SS-1 Solid Surface
SILESTONE #SS-Q0020
Color: Alpine White
Used for reception station countertops & transaction shelf only, with full bullnose front & back edges.

M-1 Melamine
Color: White
Used at cabinet interiors

MILLWORK HARDWARE:

△a

Cabinet Pulls
MOCKETT & CO. #DP 105B/2 – 5-7/16" long x 3/8" square pulls
Matte Chrome Finish
Mount horizontally
http://www.mockett.com/catalog/product/view/id/3984/s/dp105b-2/category/5000/

Full-Extension Slides
ACCURIDE #3832 – Regular Drawer Slide
#4034 – File Drawer Slide
Color : White

Cabinet Door Hinges
BLUM Concealed 120-Degree Self-Closing Hinges
Finish: Zinc

Cabinet Locks
COMPX "Timberline" #TL-CB240 – Door Lock
COMPX "Timberline" #TL-CB280 – Drawer Lock

Metal Work Surface Supports
SPEEDBRACE Work Surface Rigid Steel Bracket
Finish: White

Adjustable Height Work Surface Lift
SISERGO "M-1" Wall-Mount Manual Work Surface Lift.
Finish: Black

Grommets
MOCKETT & CO. #EDP3-26D 2.5" Dia. Flip-Top Grommet
Finish: Satin Chrome

Crutch Hangers
E.B. BRADLEY CO. #K3-10 10" long, Sturdy Steel Rod Hangers
Finish: Anochrome

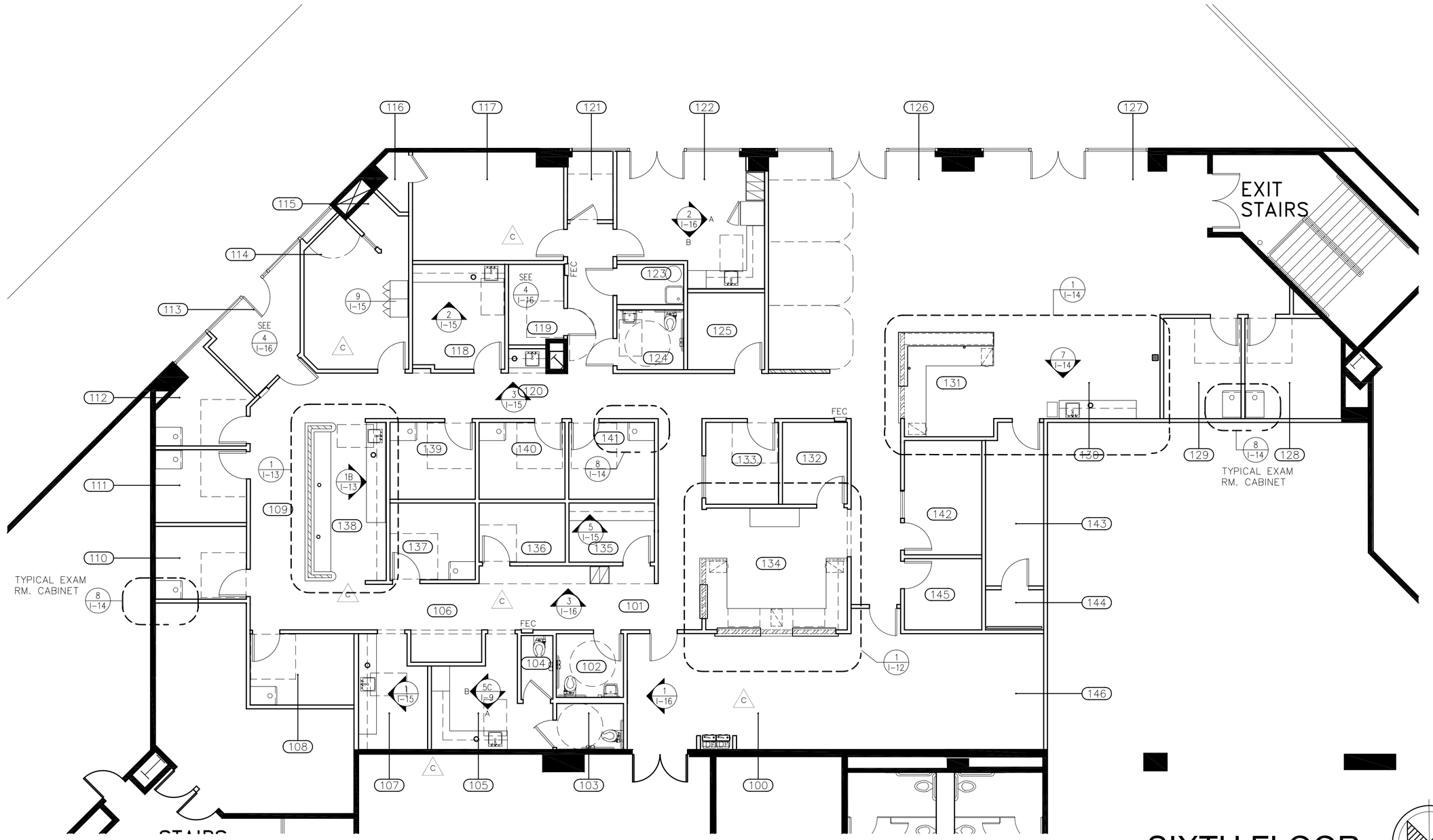
Trash Bins
RUBBERMAID "Slim Jim" #3541-73 15 7/8 Gallon
Rectangular Plastic Trash Bin
Used inside trash ring base cabinet.

Louvered Panel & Bin Storage
GRAINGER "Akro-Mils" Louvered Panel & Bin Storage
#3AJ36/30618 18" X 5/16" X 19" Wall-Mounted Louvered Panels
Color: Gray
Installed on storage room walls. Ganged three (3) panels high x qty. of panels wide determined by room size. Panels and steel backing provided & installed by G.C. Bins by USHW.

General Notes
A. Steel Backing (min. 20 gauge) to be installed behind all wall hung equipment and cabinetry.

Casters
MOCKETT & CO. #CA40PB-90 1-9/16" dia. Casters w/ Plate, Black Hubs & Rubber Tires and Brake.
http://www.mockett.com/furniture-legs-casters/casters/sporty/ca40pb-90.html △c

Letter Drop
AUTH–FLORENCE MANF. #AFLD12 Aluminum Letter Drop Insert.
14.125"W x 6.375"H Anodized Alum. Finish. WITHOUT Optional Letters



SIXTH FLOOR

MILLWORK NOTES:

1. ALL FURNITURE AND EQUIPMENT ARE BY TENANT AND ARE SHOWN FOR PLANNING PURPOSES ONLY.
2. CIRCLED ITEMS AND ITEMS MARKED WITH ELEVATION MARKERS REPRESENT CUSTOM MILLWORK AREAS BY CONTRACTOR. (SEE ENLARGED PLANS, ELEVATIONS AND/OR MILLWORK DETAIL SHEETS FOR SUPPLEMENTAL INFORMATION)
3. CONTRACTOR TO SUBMIT SAMPLES OF ALL SPECIFIDED MILLWORK FINISHES FOR APPROVAL PRIOR TO PURCHASE.
4. PROVIDE & INSTALL 2–1/2" DIA. GROMMETS WHERE INDICATED. BRUSHED ALUM FINISH.
5. SHOP DRAWINGS OF ALL MILLWORK TO BE SUBMITTED TO BLDG. DEPT. FOR APPROVAL PRIOR TO INSTALLATION. CABINETS, COUNTERS AND LOW WALLS TO BE PROPERLY ANCHORED AND SUPPORTED
6. PROVIDE PLAS. LAM. WORKSURFACE W/ PANEL END SUPPORTS, WHERE APPLICABLE PER PLAN. PROVIDE CORBELS AS REQUIRED. SEE SECTION 7/I–17. △c
7. ELEVATIONS @ STORAGE ROOMS #113 & 119 TO INCLUDE WALL HUNG LOUVERED METAL PANELS TO BE PROVIDED & INSTALLED BY G.C. (BINS BY USHW) PROVIDE BACKING AS REQUIRED. SEE 4/I–16.
8. THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" AFF AND AT LEAST 36" LONG. 2013 CBC 11B–902
9. ALL PLASTIC LAMINATE COUNTERTOPS TO RECEIVE 180 WRAP EDGES @ USER SIDE. REFERENCE DETAILS. △b
10. PROVIDE MILLWORK LOCKERS W/ LOCKS W/ INDIVIDUAL KEYS AND COAT HOOK INSIDE AND HINGED STORAGE W/ ADJUSTABLE SHELF ABOVE @ AREAS #101, 114, 122 & 131. SEE 3&5/I–16.

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I-8.0

RESTROOM FIXTURES SPECIFICATIONS

1. ADA WALL-MOUNT LAVATORY:
AMERICAN STANDARD "COMRADE" LAVATORY #0124.024 w/ FAUCET HOLES ON 4" CENTERS. COLOR: WHITE

2. ADA FAUCET:
CHICAGO FAUCETS "HYTRONIC" GOOSENECK SINK FAUCET W/ DUAL BEAM INFRARED SENSOR, #116.123.AB.1. REQUIRES DUPLEX OUTLET LOCATED UNDER SINK FOR TRANSFORMER.

3. ADA TOILETS:
KOHLER "MADERA" #K-4368. A.S. 3043.102 CHINA ELONGATED, FLOOR MOUNTED TOILET BOWL WITH TOP SPUD. KOHLER "LUSTRA" STANDARD ELONGATED TOILET SEAT, COLOR: WHITE. KOHLER #K-10674-SV-CP TOUCHLESS TOILET 1.6 gpf FLUSHOMETER VALVE.

4. TANKLESS TOILET W/ REMOTE FLUSH BUTTON: :
(SAME TOILET AS ABOVE, EXCEPT) W/ZURN #ZH6606AV-MBP REMOTE ACTIVATED FLUSH VALVE, WS1 1.6gpf, (USE 1-1/4" SUPPLY)

g

RESTROOM ACCESSORIES

6. PAPER TOWEL DISPENSER: OWNER PROVIDED - CONTRACTOR INSTALLED:
GEORGIA PACIFIC #59498 "ENMOTION IMPULSE 8" AUTOMATED TOWEL DISPENSER. TRANSLUCENT SMOKE FINISH. 13.23"W x 9.5"D x 13.12"H. . MOUNT +54" AFF TO TOP OF UNIT.

7. TOILET SEAT COVER DISPENSER: BOBRICK #B-221 SURFACE MOUNTED TOILET-SEAT-COVER DISPENSER. SATIN STAINLESS STEEL FINISH. PROVIDE (1) UNIT PER TOILET, EXCEPT @ DRUG TEST. MOUNT @ +54" AFF TO TOP OF UNIT.

8. TOILET TISSUE DISPENSER: BOBRICK #B-2740 DOUBLE-ROLL, SURFACE MOUNTED DISPENSER. SATIN STAINLESS STEEL FINISH. PROVIDE (1) UNIT PER TOILET. INSTALL PER PLANS & ELEVATIONS.

9. GRAB BARS: BOBRICK #B-6806 SERIES, 36"L & 42"L X 1-¼" DIA. BARS WITH SNAP FLANGES, SATIN STAINLESS STEEL FINISH. PROVIDE IN ADA COMPLIANT LOCATIONS & HEIGHTS.

10. SANITARY NAPKIN DISPOSAL RECEPTICLE: BOBRICK #B270 SURFACE MOUNTED NAPKIN DISPOSAL. INSTALL @ EACH RESTROOM EXCEPT DRUG-TEST.

11. SOAP DISPENSER: OWNER PROVIDED - CONTRACTOR INSTALLED: GOJO INDUSTRIES #1972-04 "PROVON LTX-12 IMPULSE 8" TOUCHLESS HANDWASH DISPENSER. CHROME/BLACK FINISH. 5.79"W x 3.94"D x 10.69"H. INSTALL AT EACH LAV. AND HAND SINK.

12. MIRROR: BOBRICK #B-165 SERIES MIRROR W/ STAINLESS STEEL CHANNEL FRAME. 24"W X 36"H. PROVIDE (1) UNIT EA. RESTROOM.

13. COAT HOOK w/ BUMPER: "BOBRICK" #B-212 ALUM. W/ MATTE FINISH. PROVIDE (1) UNIT PER SINGLE RESTROOM AND TOILET PARTITION DOOR.

14. SS CUP SHELVES: "BOBRICK" #B-295x16 SHELF. PROVIDE (1) UNIT PER EACH OF TWO DRUG-TEST TOILET STALLS. WALL MOUNT @ +40" AFF.

ADA RESTROOM SIGNS

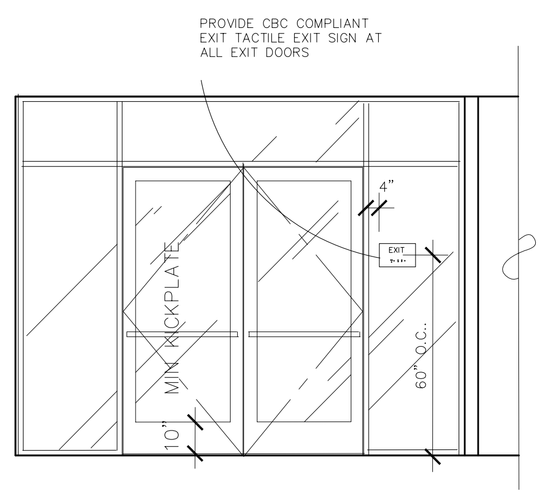
15. 12" DIAMETER WOMENS ROOM DOOR SIGN: STAINLESS STEEL WITH BLACK RAISED PICTOGRAM, TEXT AND GRADE 2 BRAILLE.

16. 8" x 8" WOMENS ROOM WALL SIGN: STAINLESS STEEL WITH BLACK RAISED PICTOGRAM (INC. HANDICAP SYMBOL), TEXT AND GRADE 2 BRAILLE.

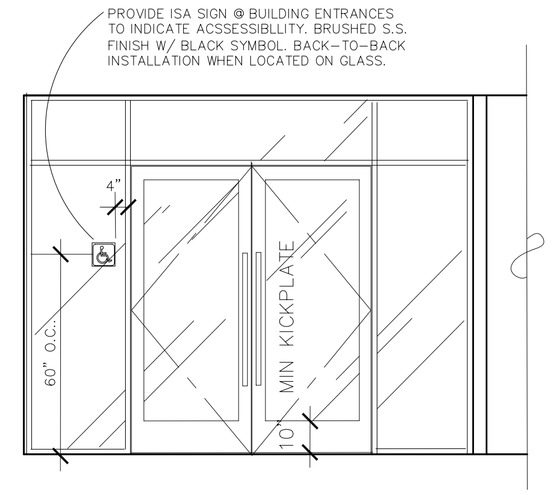
17. 12" TRIANGULAR MENS ROOM DOOR SIGN: STAINLESS STEEL WITH BLACK RAISED PICTOGRAM, TEXT AND GRADE 2 BRAILLE.

18. 8" x 8" MENS ROOM WALL SIGN: STAINLESS STEEL WITH BLACK RAISED PICTOGRAM (INC. HANDICAP SYMBOL), TEXT AND GRADE 2 BRAILLE.

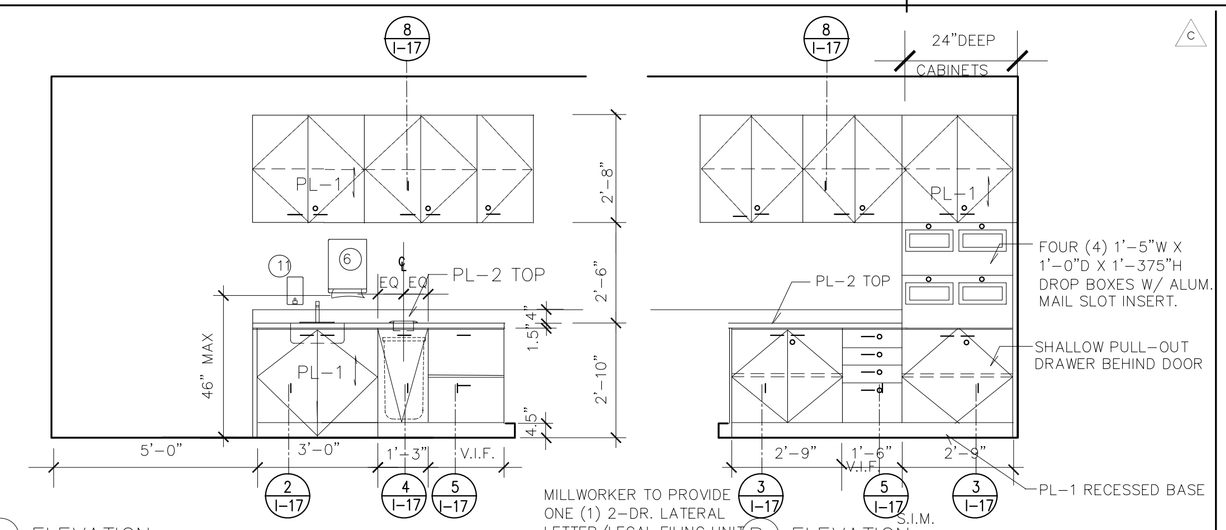
LEGENDS | SCALE: | REF. #: - | 6



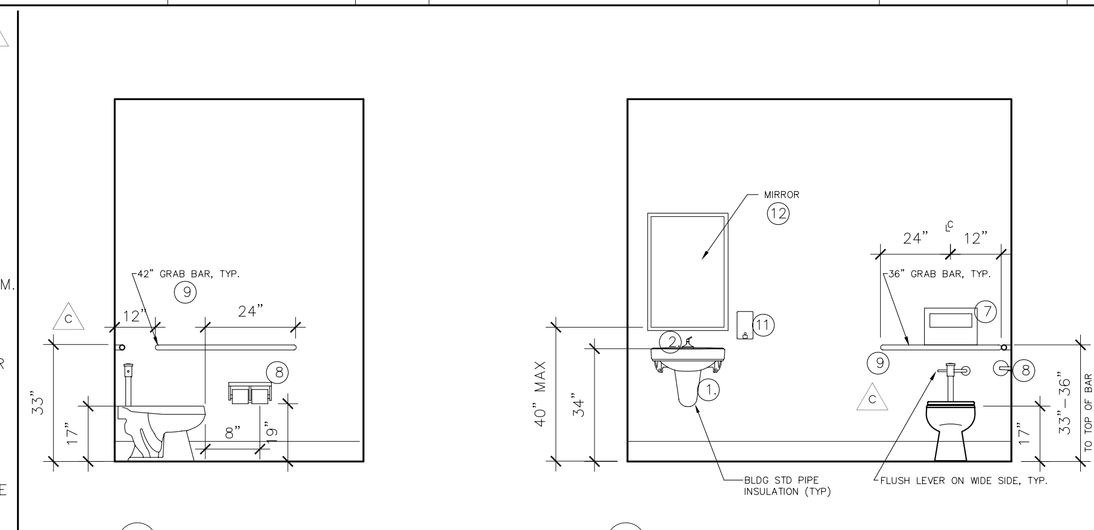
Accessible Exit Door Signage (Typ) | SCALE:3/8" = 1'-0" | REF. #: - | 8



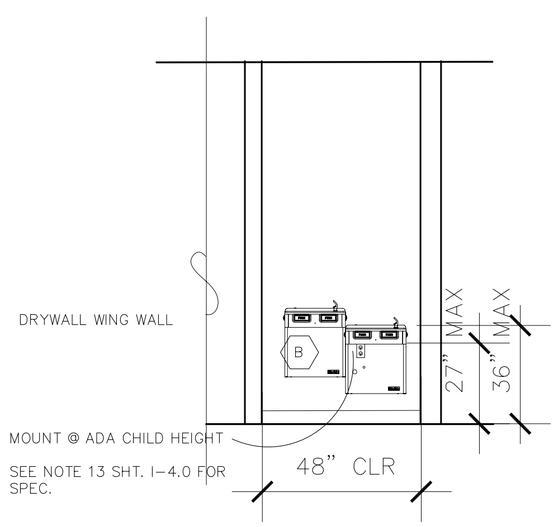
Exterior Accessible Door Signage | SCALE:3/8" = 1'-0" | REF. #: - | 7



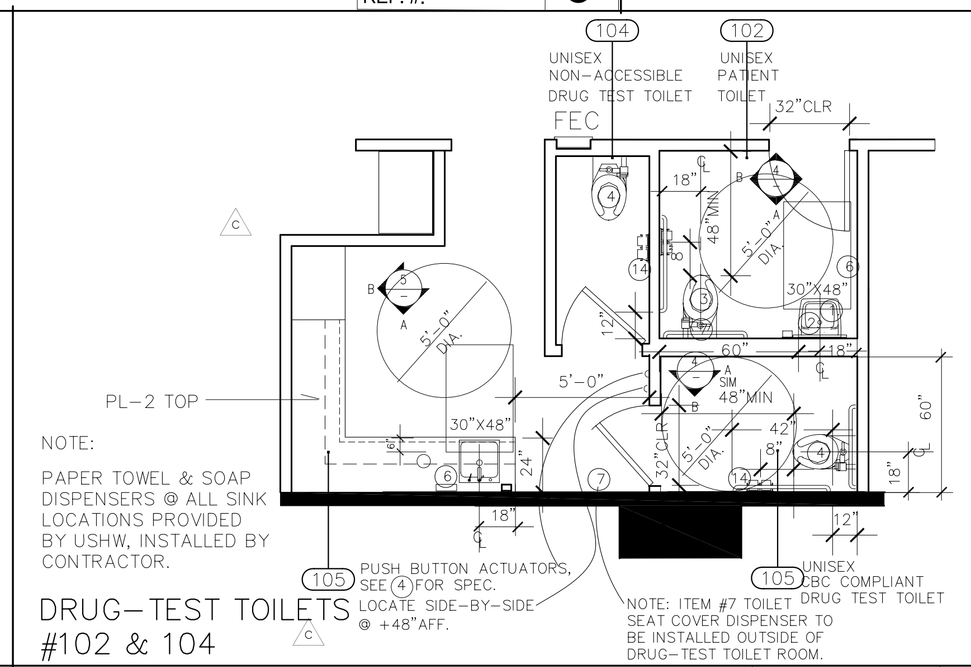
DRUG TEST ELEVATIONS - ROOM #105 | SCALE: 3/8" = 1'-0" | REF. #: - | 5



RESTROOM ELEVATIONS | SCALE: 3/8" = 1'-0" | REF. #: - | 4

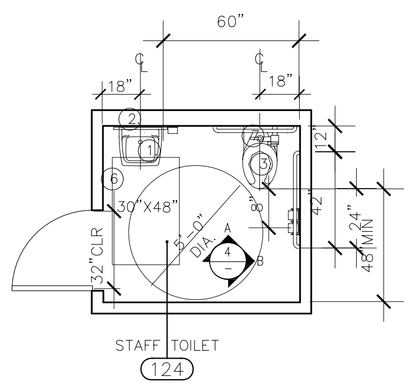


WATER COOLER ALCOVE | SCALE: 3/8" = 1'-0" | REF. #: - | 3



ADA RESTROOM ENLARGEMENT | SCALE: 1/4" = 1'-0" | REF. #: - | 2

FOR REFERENCE ONLY
SEPERATE PERMITTED PLUMBING ENGINEERING PLANS REQ'D.



UNISEX STAFF RESTROOM #124

ADA RESTROOM ENLARGEMENT | SCALE: 1/4" = 1'-0" | REF. #: - | 1

B E N A

D E S I G N

P L A N N I N G

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
b	DEMISED AREA REVISIONS	07-17-17
c	TENANT REVISIONS	08-23-17
	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17
g	TENANT PLUMBING FIXTURE REVISIONS	12-14-17

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

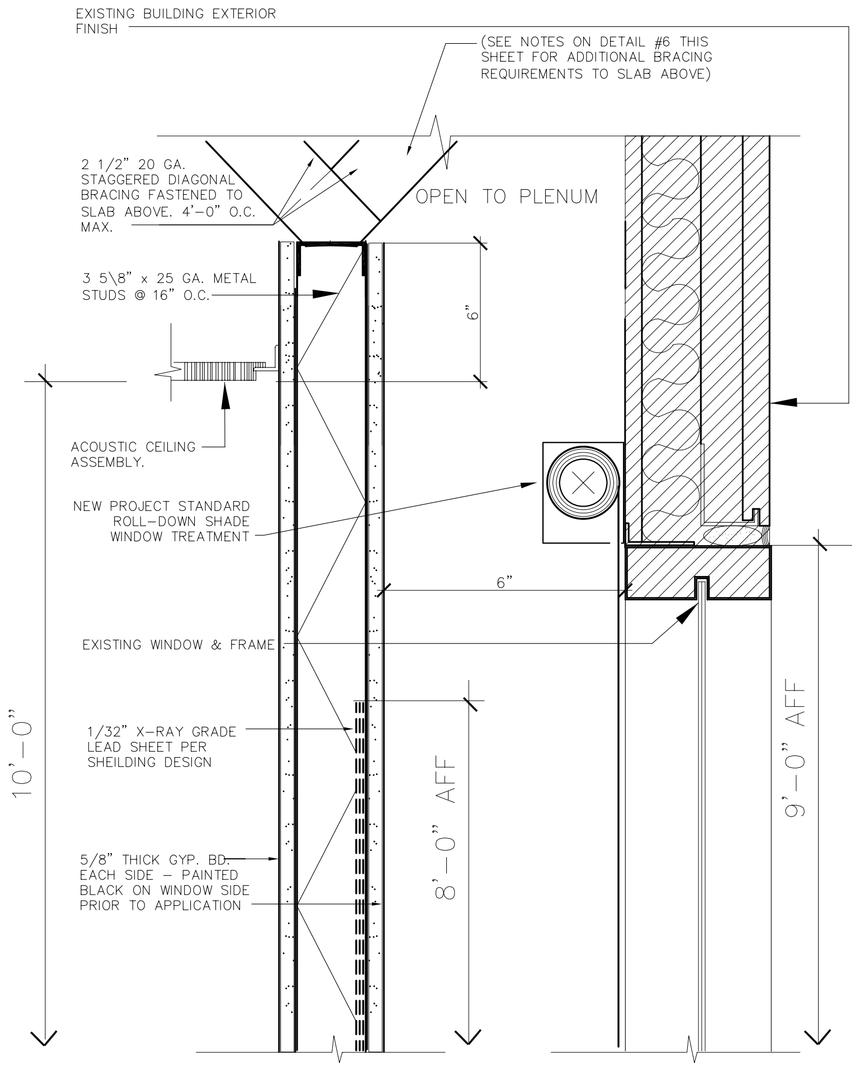
420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

RESTROOM ENLARGED PLANS

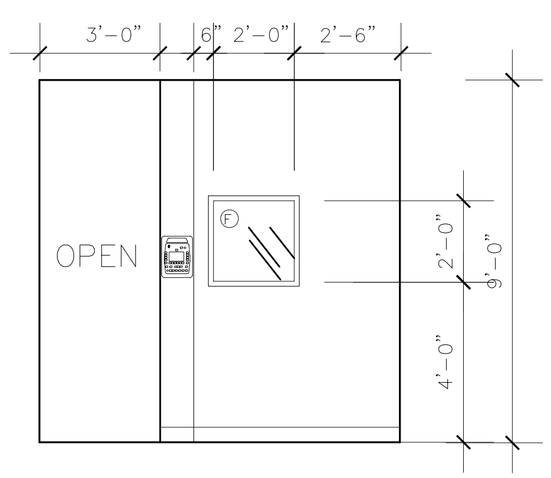
PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	AS NOTED

I-9.0



WINDOW BLOCK
LEAD-LINED PARTITION

SCALE: 3" = 1'-0" | 4



OPERATOR AREA ELEV.

SCALE: 3/8" = 1'-0" | 2

△d

EQUIP. LEGEND:

- (A) GENERATOR CONCOLE 10.9" X 12.3" X 3.5"
- (B) POWER MODULE 23" X 13.7" X 24.3" 209 LBS
- (C) FLOAT TABLE 84" X 30" X 31.5" 555 LBS
- (D) TUBESTAND – WALL MOUNTED 96" X 45" X 92" 352 LBS
- (E) WALLSTAND 25" X 12" X 86" 178 LBS
- (F) LEAD WINDOW & FRAME W/ SHEILDING EQUAL TO ADJ. WALL (2 LBS/SF) 24" X 24" MTD. @
- (G) CR SYSTEM
- (H) LEAD-LINED DOOR & FRAME

STRUCTURAL SUPPORT:

[1] WALL MOUNTING SUPPORT: PROVIDE PLYWOOD BACKING ¾" X 24" X WIDTH TO ATTACH TO AT LEAST 2 STUDS. CENTERED @ 85" AFF. TO SUPPORT 100 LBS. LATERAL PULL.

[1A] WALL MOUNTING SUPPORT: PROVIDE PLYWOOD BACKING 2" X 12" X 9'-0" MOUNT TOP @ CEILING LINE. TO SUPPORT 100 LBS. LATERAL PULL.

SHIELDING LEGEND:

[2] INSTALL 1/64" X-RAY GRADE LEAD SHEET FLOOR TO +84"AFF MIN.(OR EQUAL)

[3] INSTALL 1/32" X-RAY GRADE LEAD SHEET FLOOR TO +84"AFF MIN. (OR EQUAL)

[4] NONE: STD. DRYWALL CONSTRUCTION, (TWO LAYERS 5/8" GYP)

△c

NOTE: STRUCTURE ABOVE TO BE MIN. 1/64" LEAD OR 1/2" CONCRETE OR EQUIVALENT INSTALL STANDARD ACOUSTICAL CEILING SYSTEM @ +10-0"AFF. FLOOR SLAB TO BE MIN. 1/64" LEAD OR 1/2" CONCRETE OR EQUIVALENT.

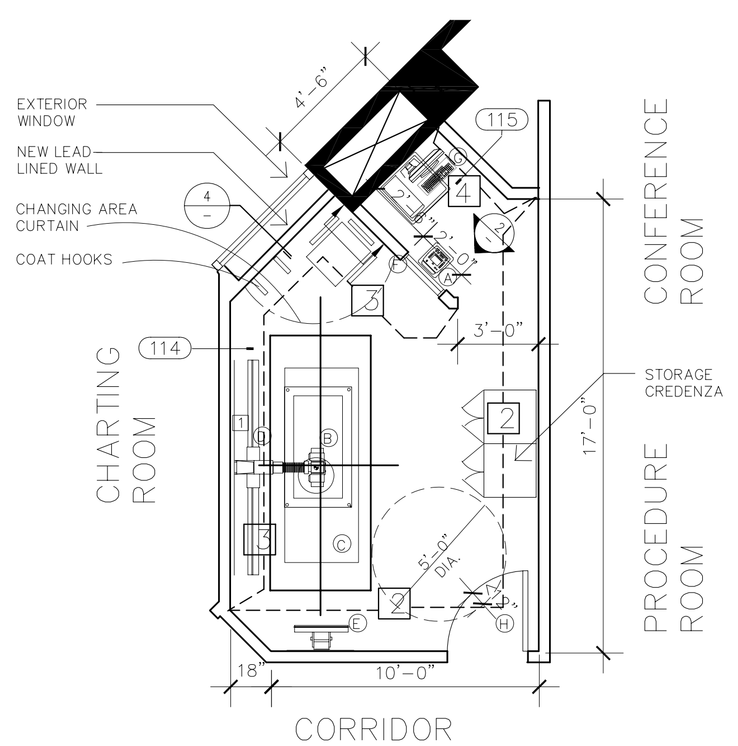
NOTE: X-RAY ROOM EQUIPMENT & SUPPORT CRITERIA TO BE PROVIDED BY DEL MEDICAL IN THEIR X-RAY SUITE" PACKAGE DATED:

RADIATION SHIELDING INFORMATION IS PROVIDED BY WEST PHYSICS IN THEIR "RADIOGRAPHIC SUITE SHIELDING DESIGN EVALUATION" DATED: 05. 30. 17

IN THE EVENT OF ANY DISCREPANCIES, THESE REPORTS TAKE PRECEDENT.

X-RAY ROOM REQUIREMENTS | 3

△d



SIXTH FLOOR

X-RAY ROOM #115 ENLARGEMENT

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

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LICENSED ARCHITECT
ANTHONY PHILIP BENA
No. C-19982
RENEWAL 08/31/19
STATE OF CALIFORNIA

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

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Suite 600
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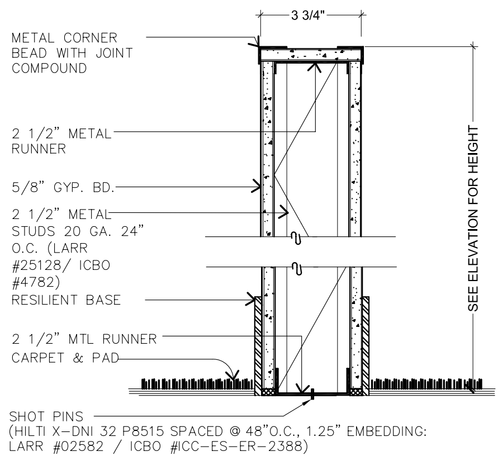
SHEET TITLE

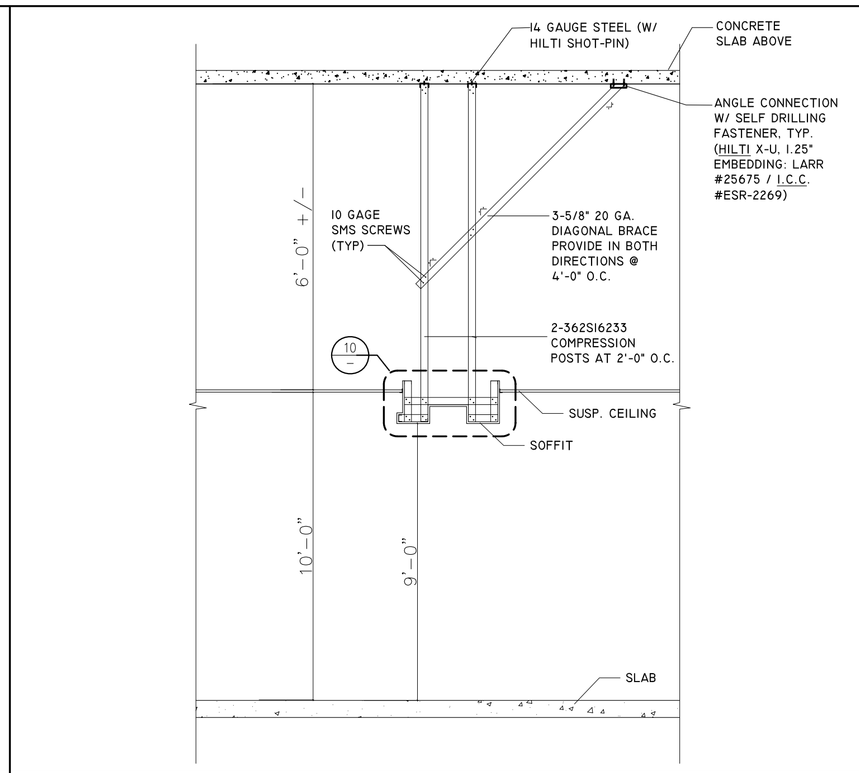
X-RAY ROOM PLANS

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04/24/17
SCALE	1/8" - 1'-0"

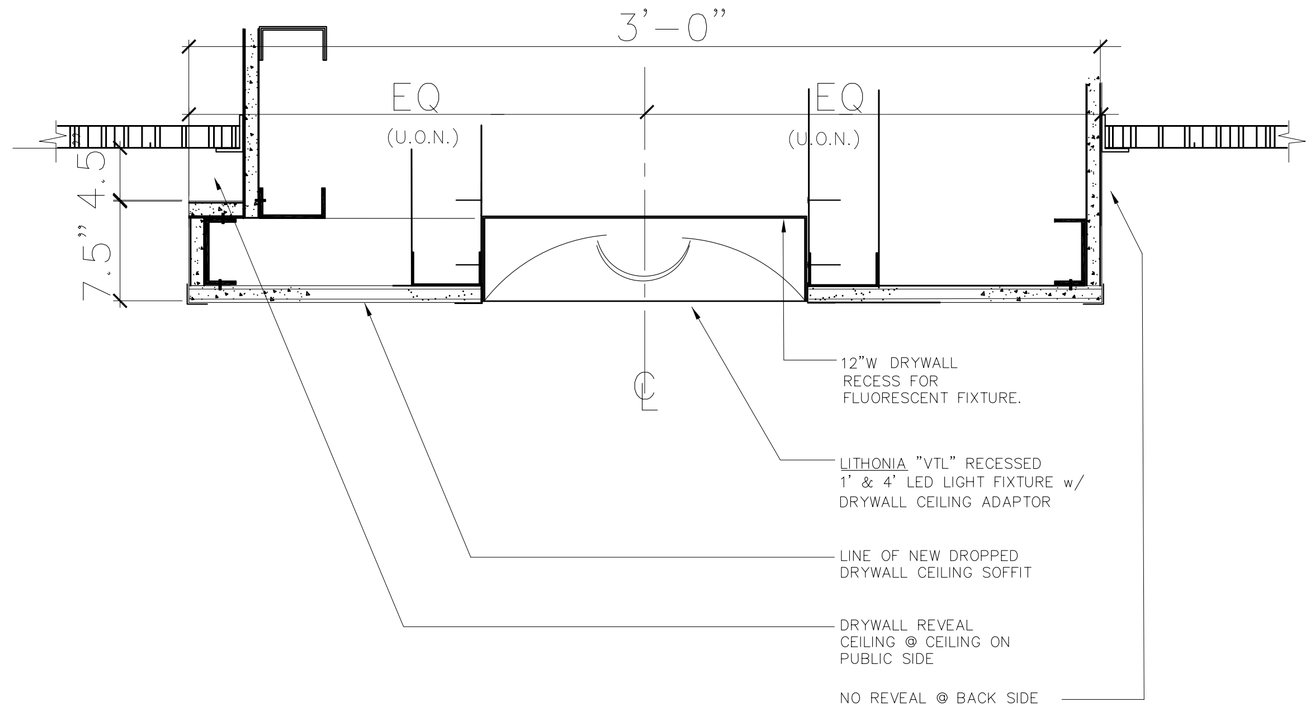
I-10.0



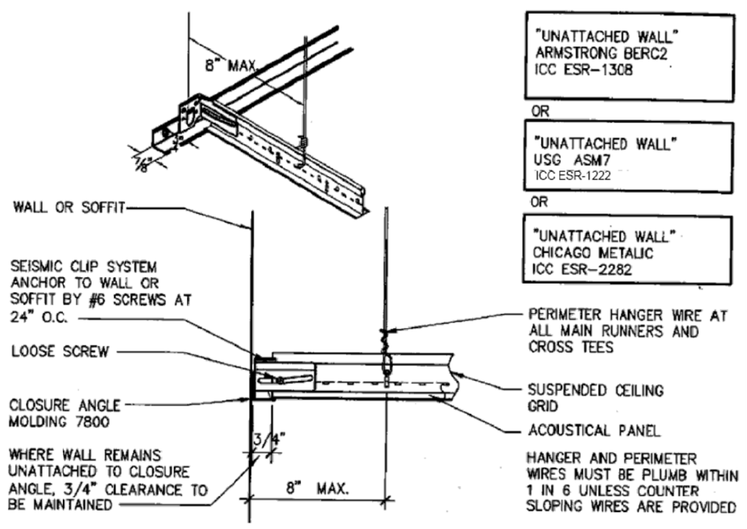
Low Partition | SCALE: 3" = 1'-0" | REF. #: - | 12



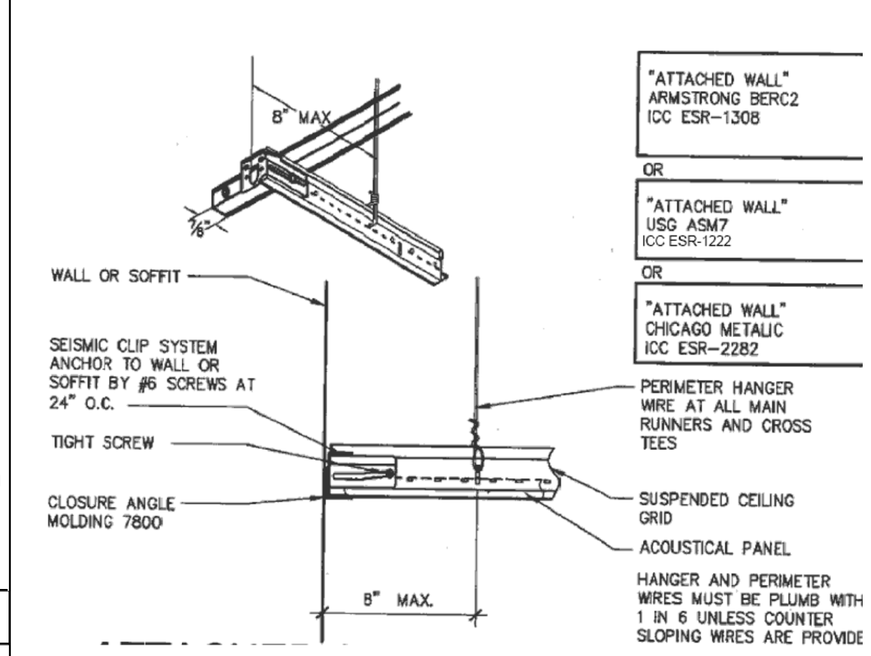
Soffit Bracing | SCALE: 3/8" = 1'-0" | REF. #: - | 11



1'x4' LED Light Fixture in Drywall Soffit | SCALE: N.T.S. | REF. #: - | 10



Ceiling Grid @ Unattached Wall | SCALE: N.T.S. | REF. #: - | 9



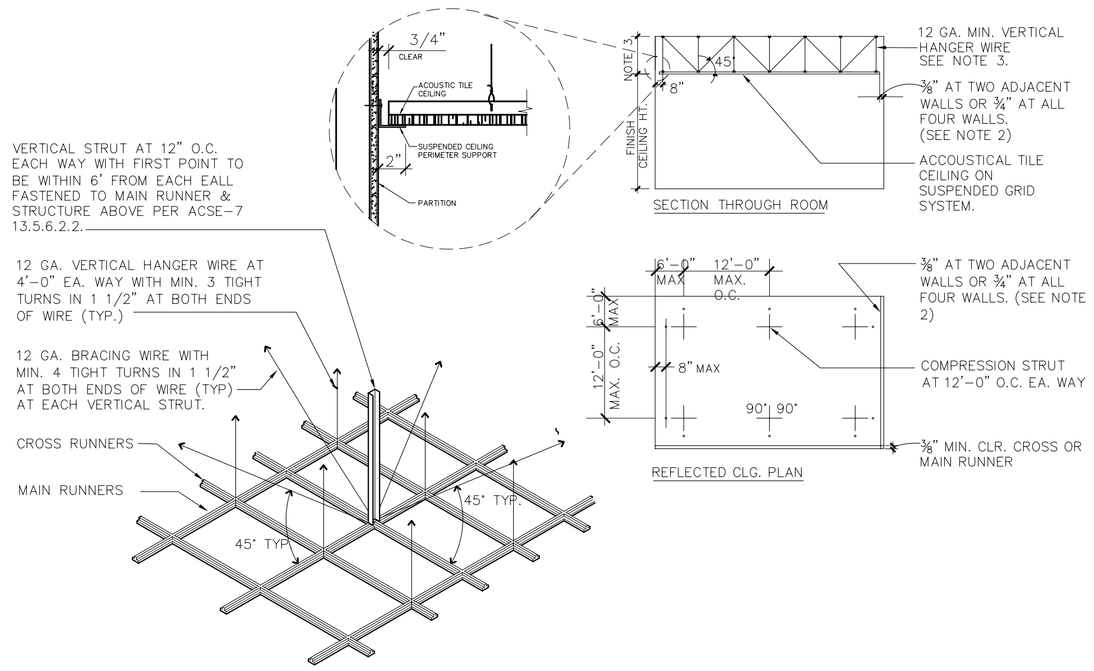
Ceiling Grid @ Attached Wall | SCALE: N.T.S. | REF. #: - | 8

NOTES :

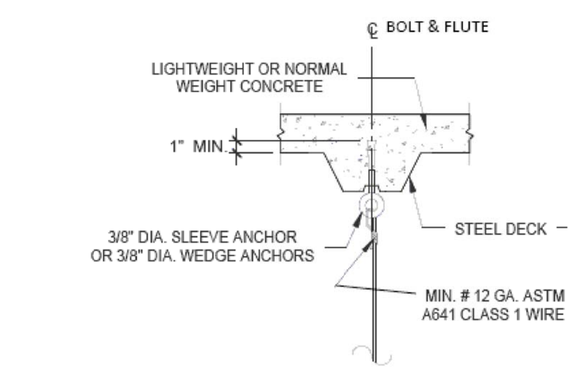
1. BRACING WIRES SECURED TO MAIN RUNNERS WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGRES FROM EACH OTHER AT AN ANGLE NOT TO EXCEED45 DEGRES FROM THE PLANE OF THE CEILING.

2. FOR ROOMS W/ SPAN IN EITHER DIRECTION LESS THAN 25', MAIN & CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER OF TWO ADJACENT WALLS W/ ⅜" CLR. BETWEEN RUNNERS & OTHER TWO WALLS. WHERE SPAN OF THE CEILING SYSTEM BETWEEN PERMETER WALLS EXCEED 25' IN BOTH DIRECTIONS, A MIN. WALL ANGLE SIZE OF AT LEAST 2" HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS & INTERIOR FULL HT. PARTITIONS. THE FIRST TILE SHALL BE ¾" CLEAR FROM FACE OF WALL.

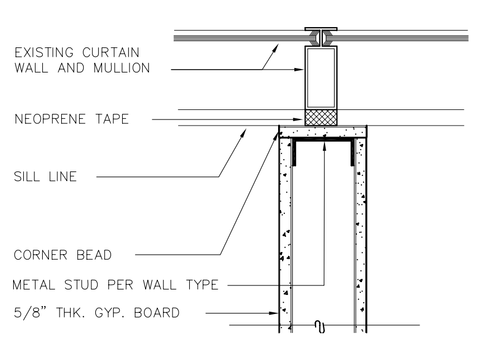
3. WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND CEILING EXCEEDS 4'–0", THE SPACING OF VERTICAL HANGERS SHALL NOT EXCEED 2'–0" O.C. ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE, AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.



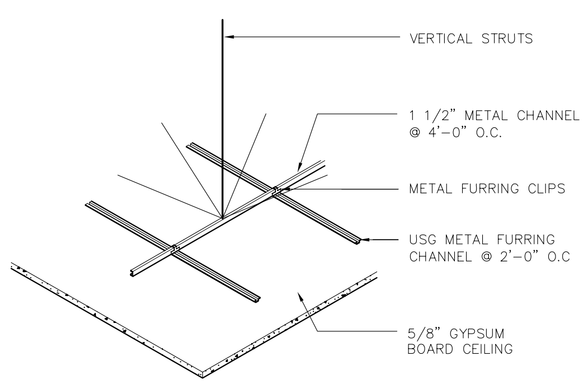
Typical Suspended Ceiling Vertical & Lateral Support | SCALE: N T S | REF. #: - | 6



Splay Wire Attachment to Structure Above | SCALE: N.T.S. | REF. #: - | 5

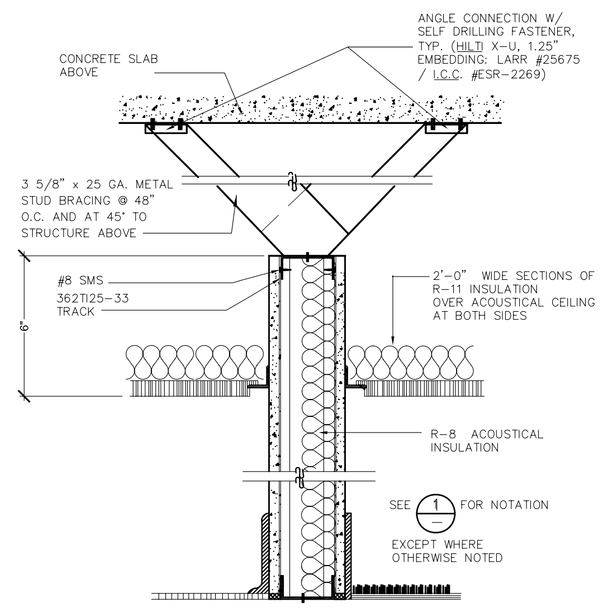


Partition to Mullion Connection | SCALE: 3" = 1'-0" | REF. #: - | 4

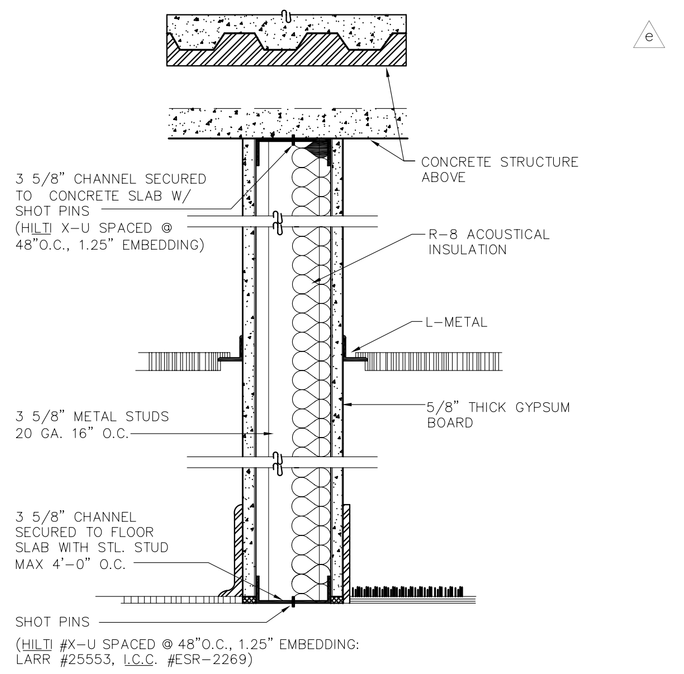


LATERAL SUPPORT SHALL BE PROVIDED BY FOUR WIRES (MINIMUM 12 GA.) SPLAYED IN FOUR DIRECTIONS, 90° APART. CONNECT TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER & TO THE STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. INSTALL LATERAL SUPPORTS AT 12'–0" INTERVALS IN EACH DIRECTION WITH THE FIRST POINT WITHIN 6'–0" FROM EACH WALL.
VERTICAL SUPPORT SHALL BE PROVIDED AS REQUIRED IN CHAPTER 47, UNIFORM BUILDING CODE WITH ADDED REQUIREMENTS THAT DISCONTINUOUS ENDS OF CROSS RUNNERS AND MAIN RUNNERS SHALL BE VERTICALLY SUPPORTED WITHIN 8" OF SUCH DISCONTINUITIES AS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.

Drywall Ceiling Detail | SCALE: 3/4" = 1'-0" | REF. #: - | 3



Penetrating Sound Partition | SCALE: 3" = 1'-0" | REF. #: - | 2



Full-Ht. Drywall Partition | SCALE: 3" = 1'-0" | REF. #: - | 1

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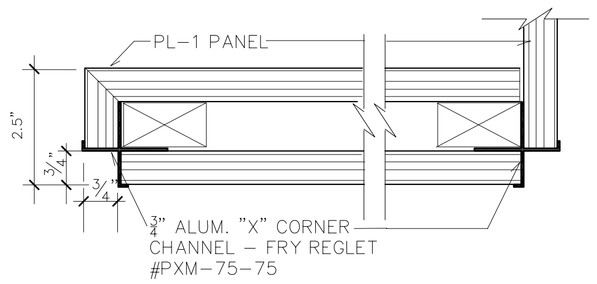
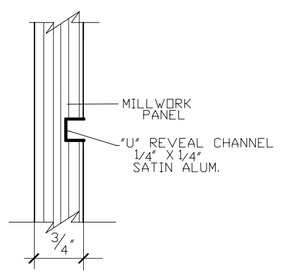
I-11.0



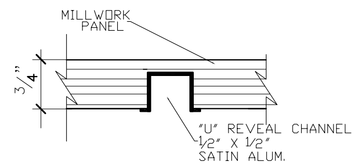
J TYP. END PANEL SECTION

N.T.S.



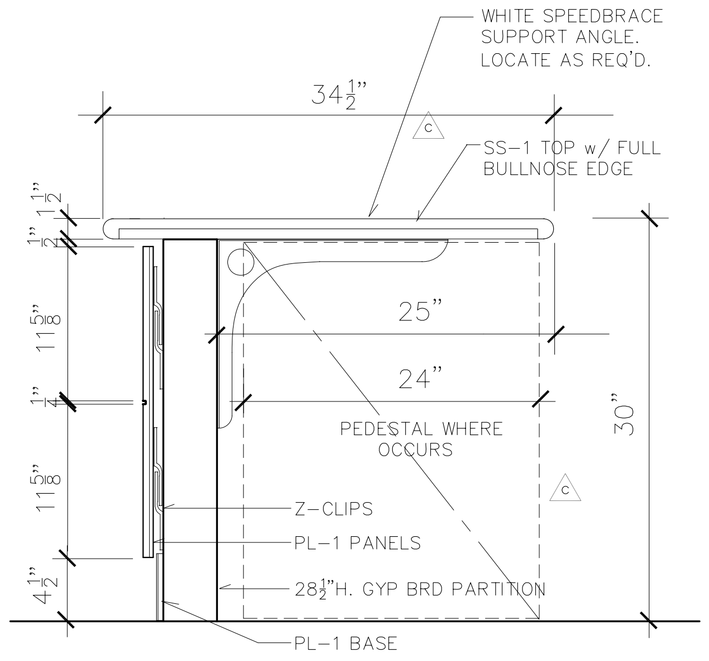
K 1/4" "U" REVEAL CHANNEL

N.T.S.



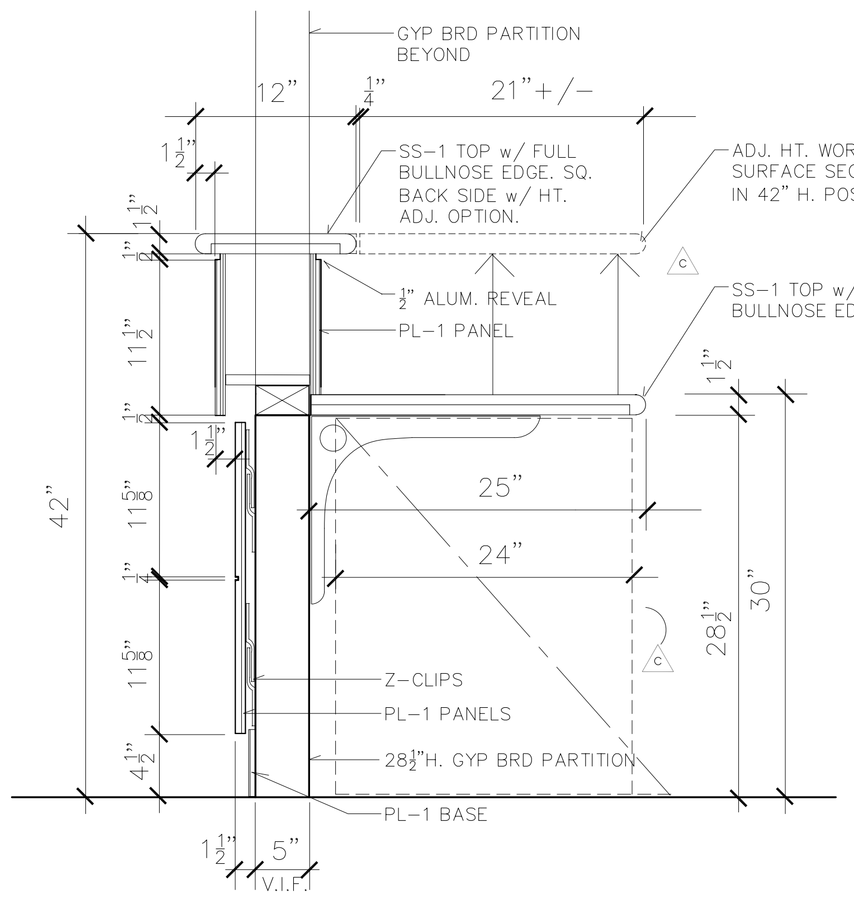
L 1/2" "U" REVEAL CHANNEL

N.T.S.



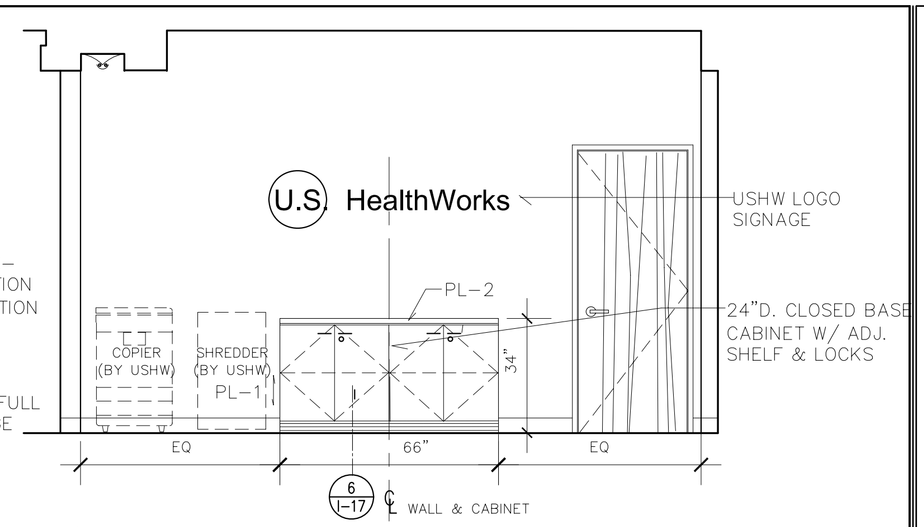
I SECTION

1 1/2"= 1'-0"

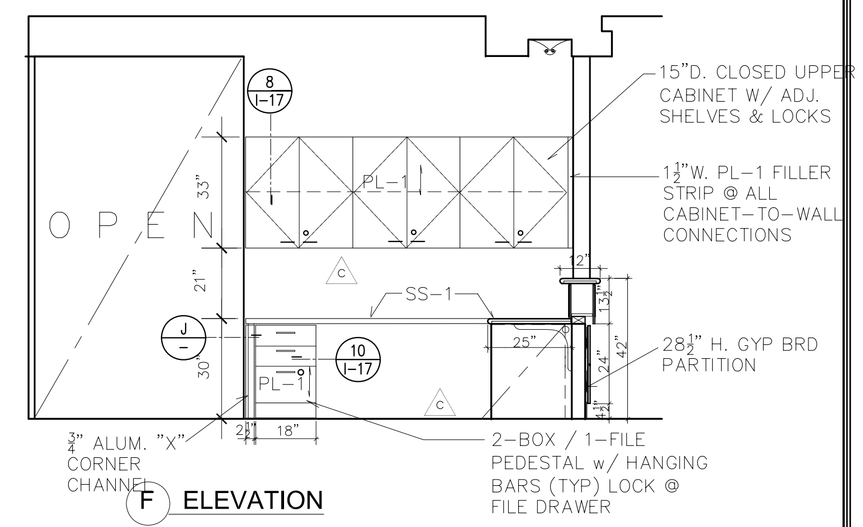


H SECTION

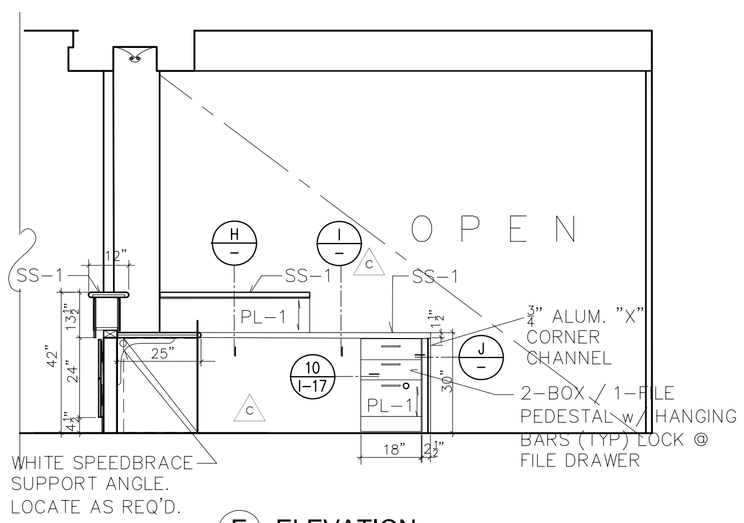
1 1/2"= 1'-0"



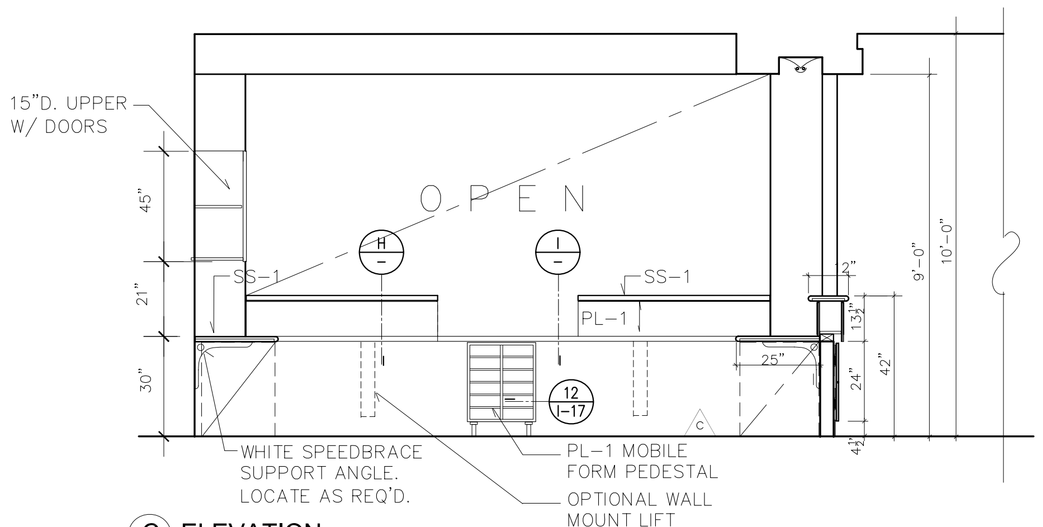
G ELEVATION



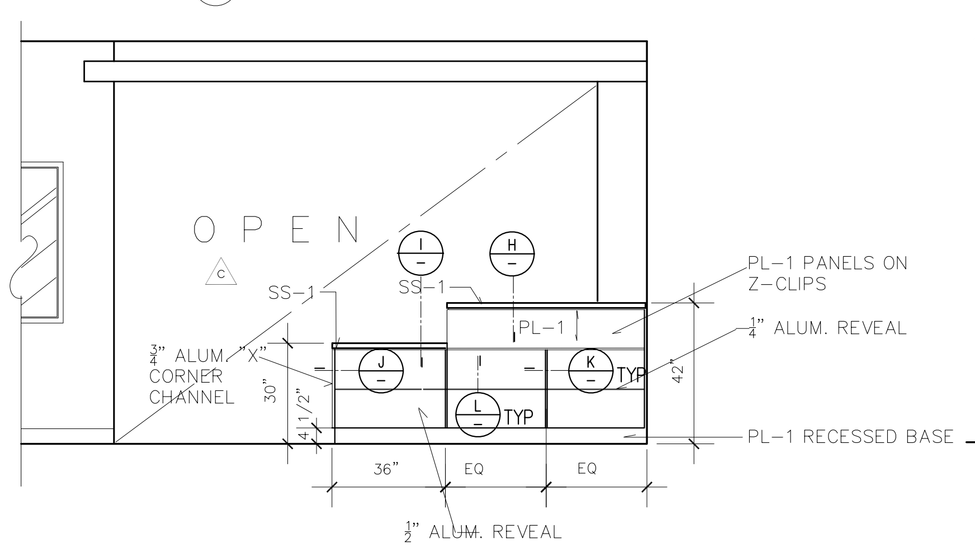
F ELEVATION



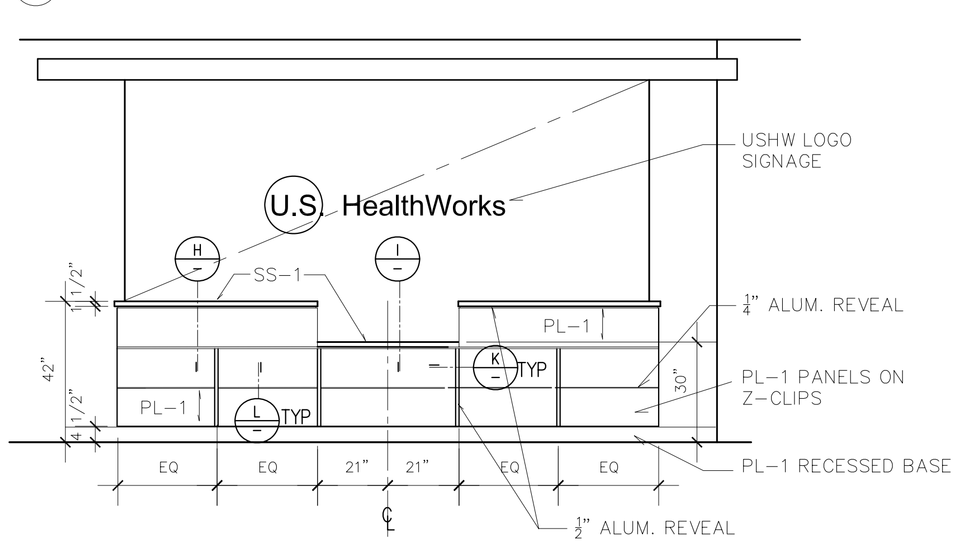
E ELEVATION



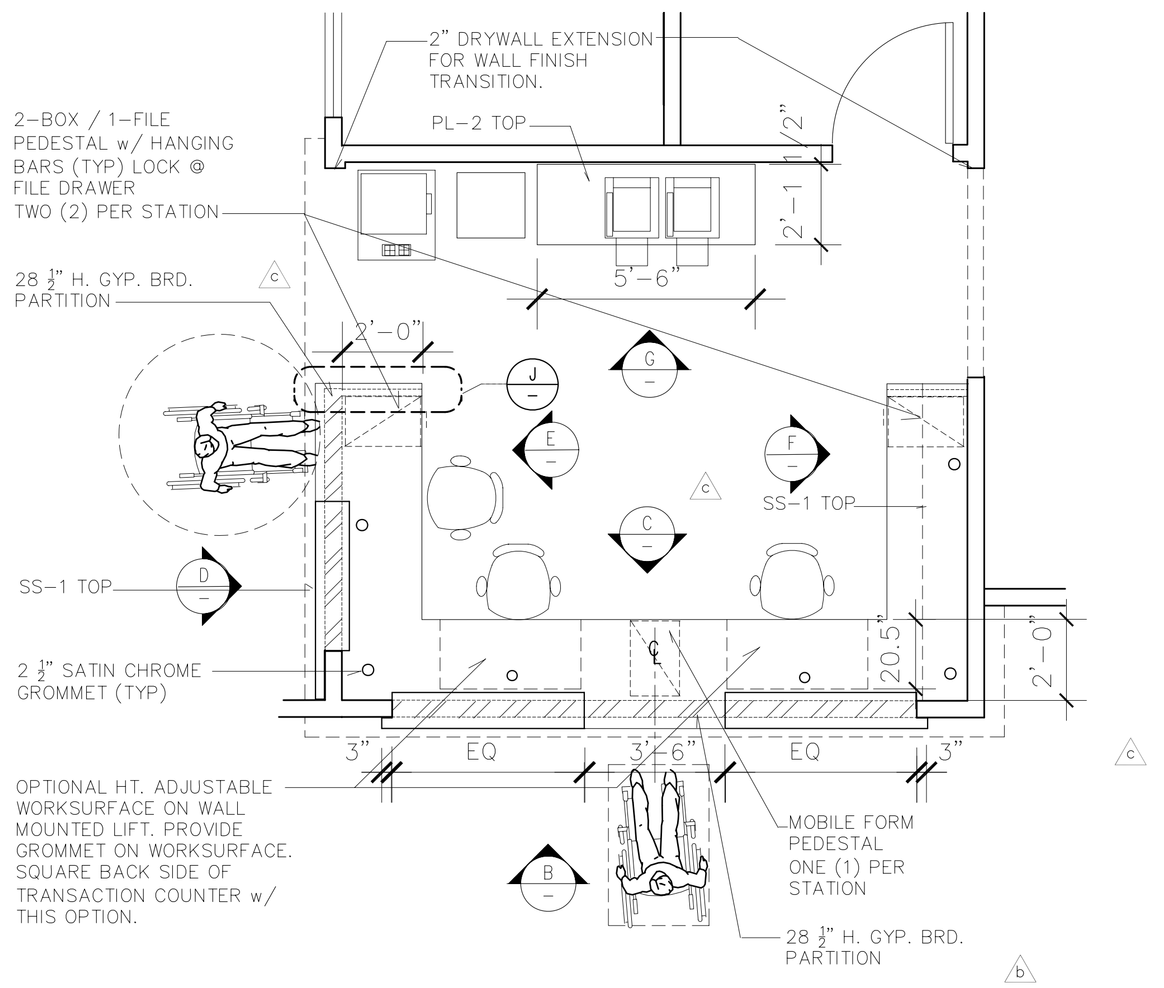
C ELEVATION



D ELEVATION



B FRONT ELEVATION



A PLAN VIEW

RECEPTION STATION #134

SCALE:3/8" = 1'-0"
REF. #: -

1

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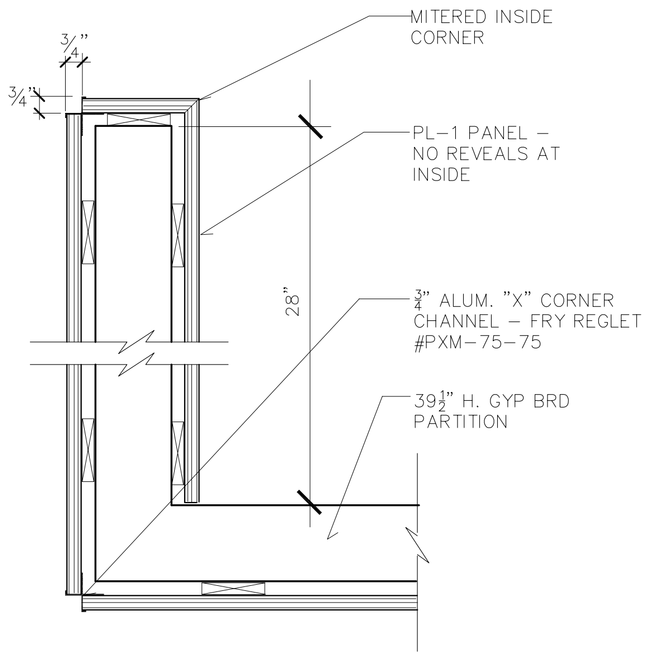
Suite 600
L.A., CA 90013

SHEET TITLE

ELEVATIONS & ENLARGED PLANS

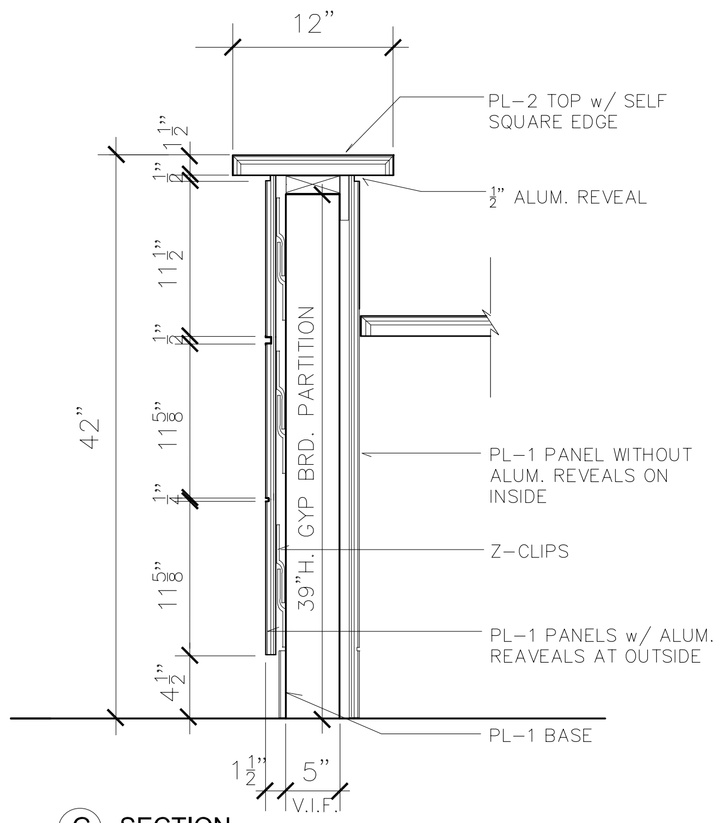
PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04/24/17
SCALE	AS NOTED

I-12.0



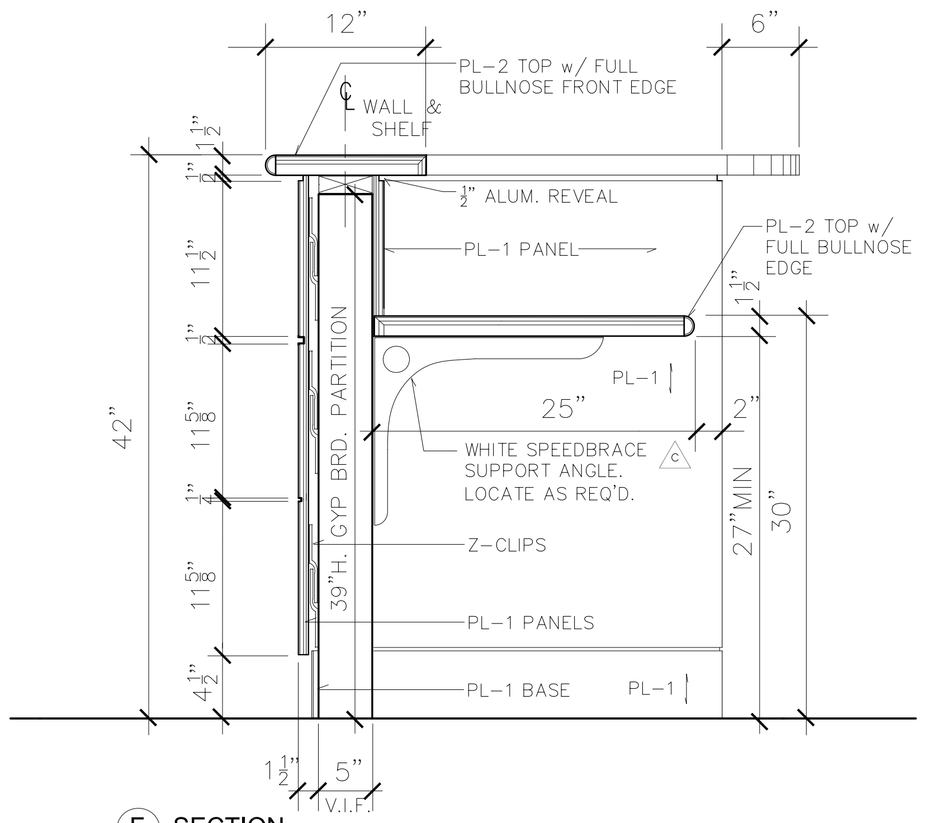
H SIDE WALL SECTION

N.T.S.



G SECTION

1½"= 1'-0"



F SECTION

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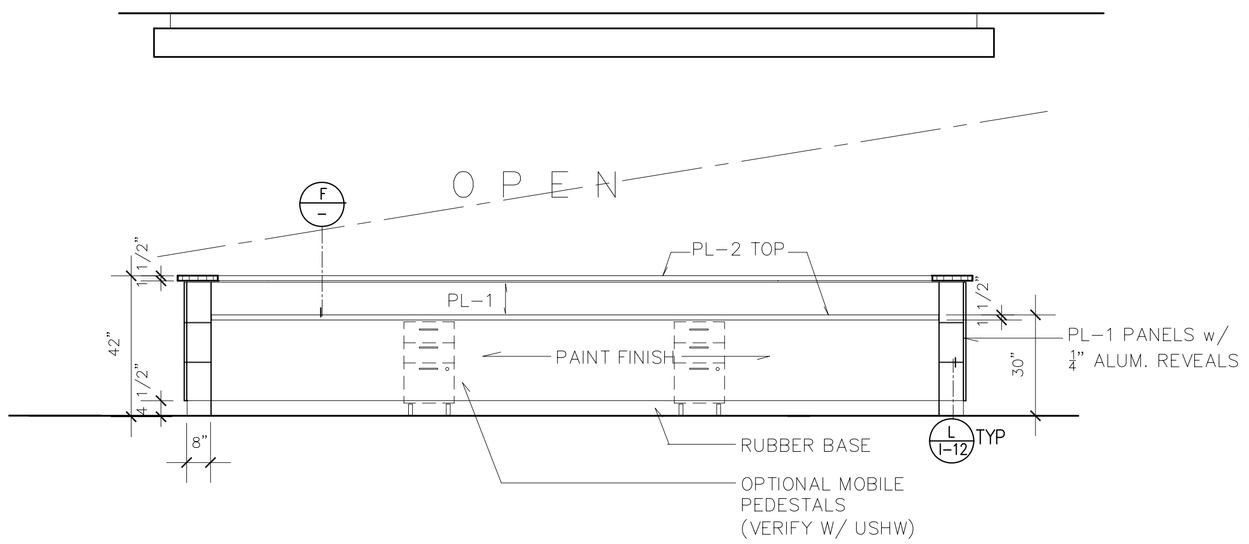
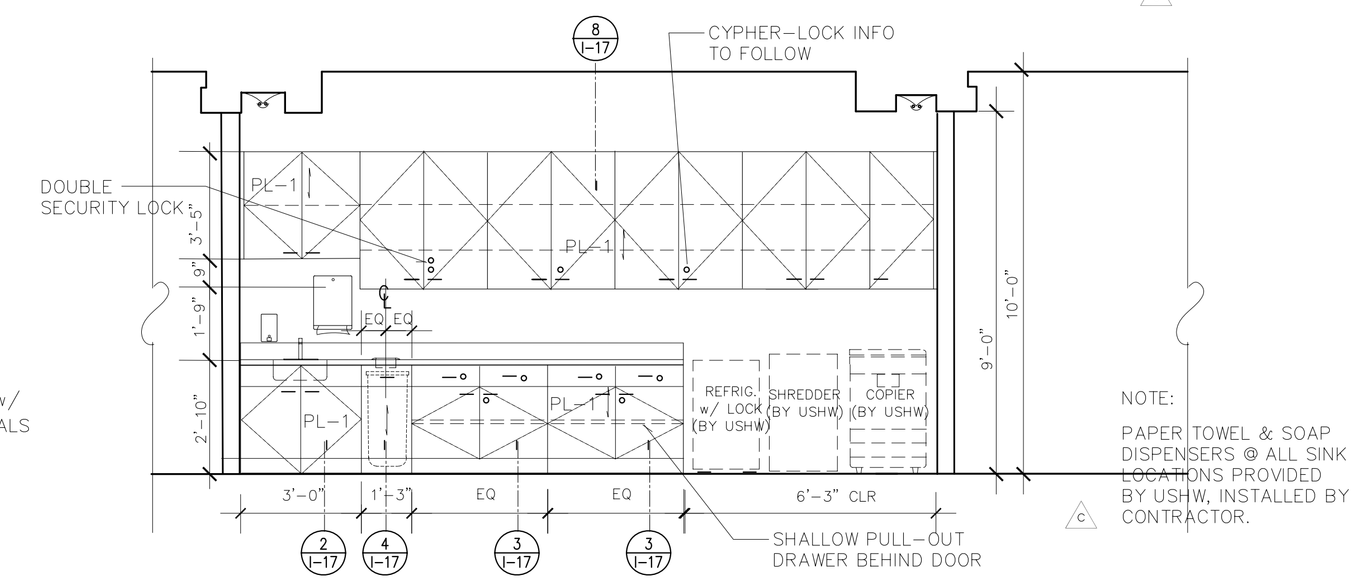
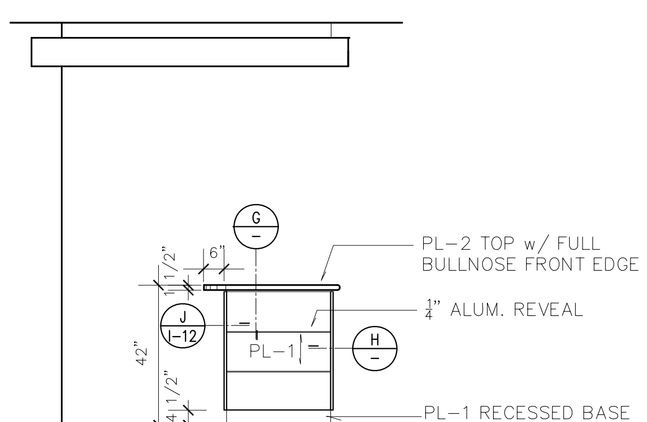


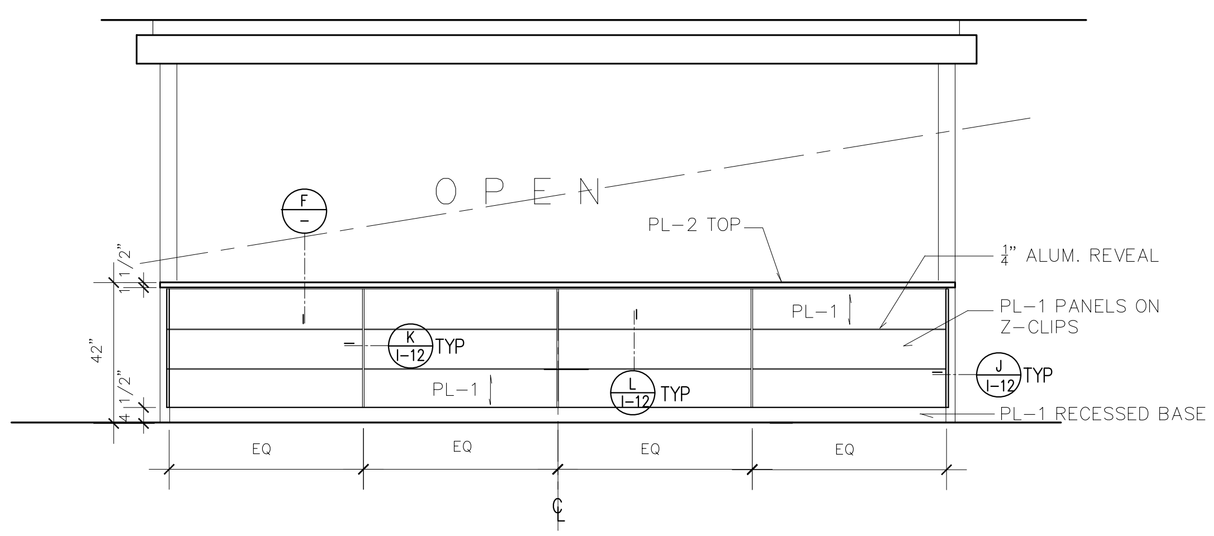
D USER ELEVATION



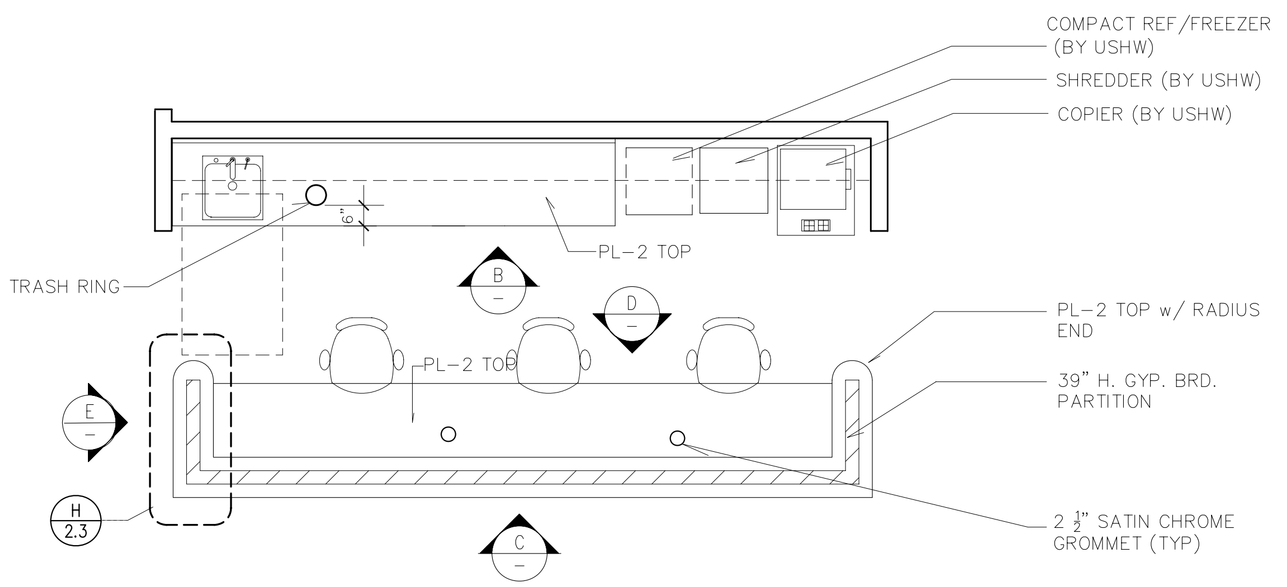
B REAR ELEVATION



E SIDE ELEVATION



C FRONT ELEVATION



A PLAN VIEW

NURSES STATION # 138

SCALE:3/8" = 1'-0"
REF. #: -

1

BENA

DESIGN

PLANNING

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
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c	TENANT REVISIONS	08-23-17
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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

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PROJECT MANAGER	L. JOHNSON
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JOB NUMBER	3701
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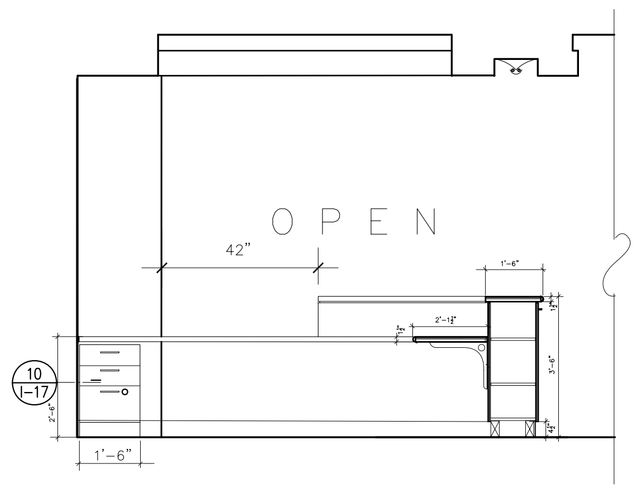
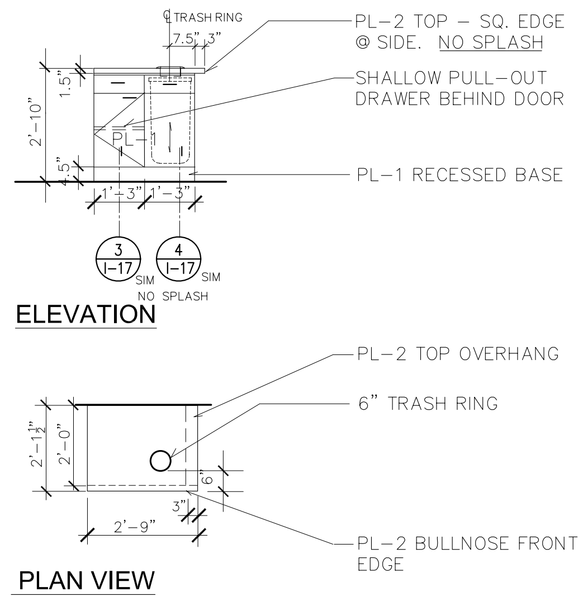
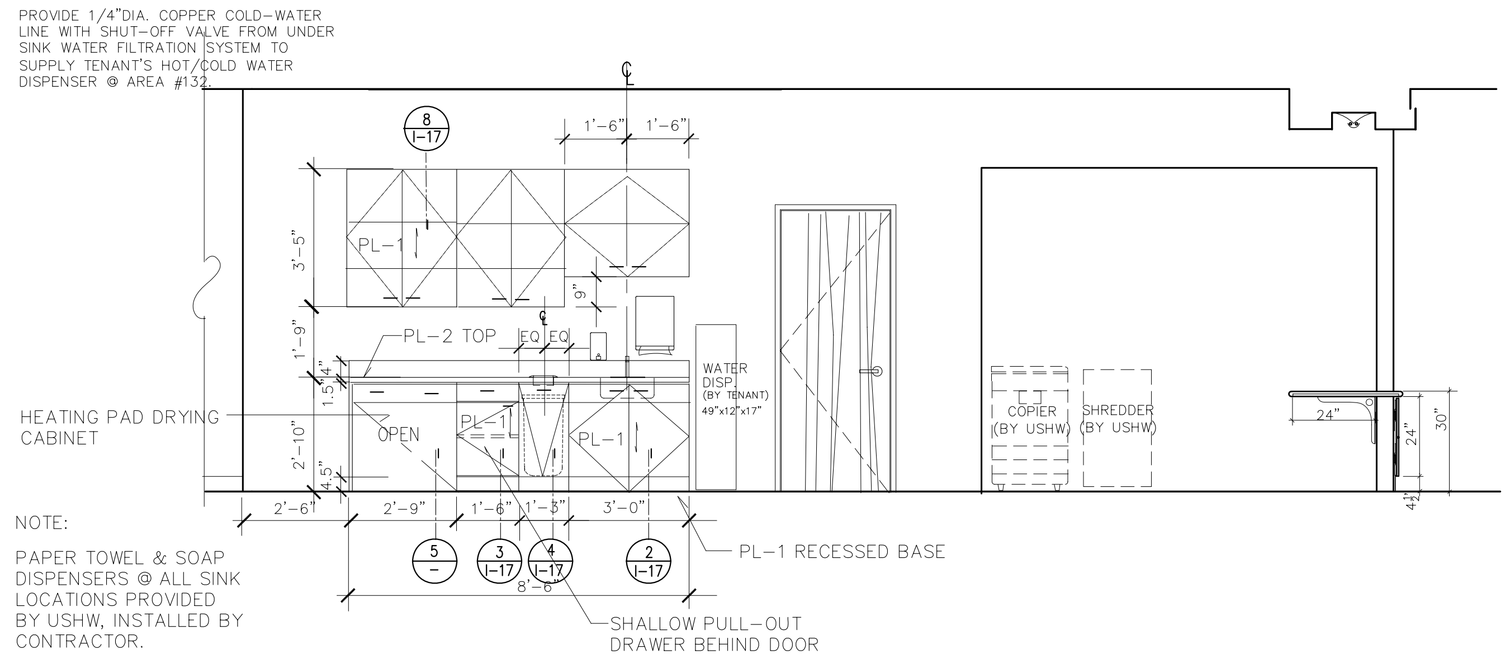
I-13.0



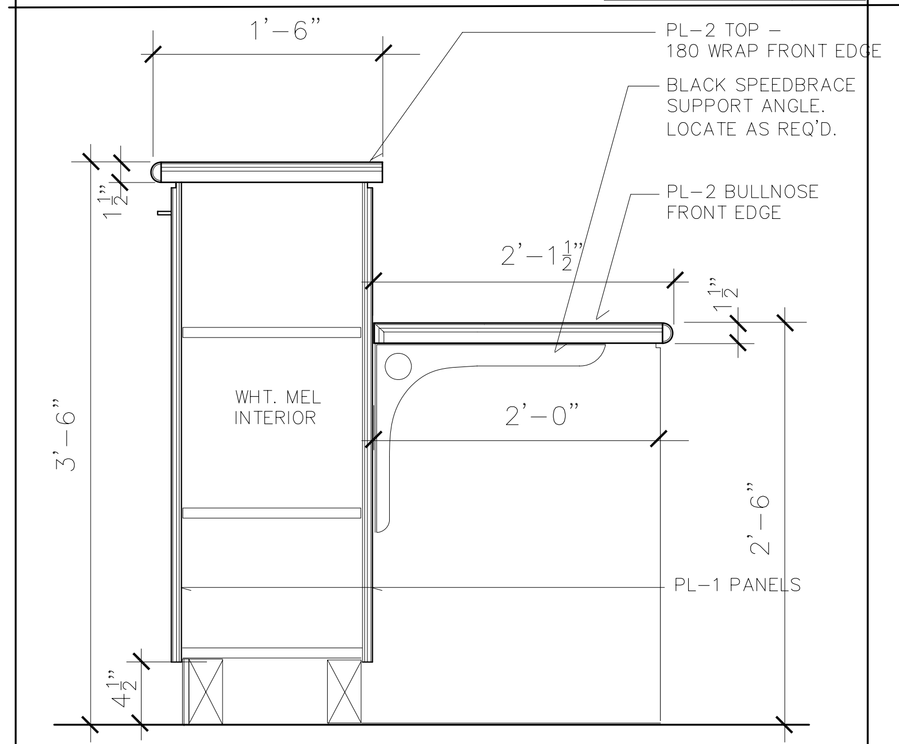
PT STATION INSIDE ELEV. | SCALE:1-1/2" = 1'-0" | REF. #: - | 9



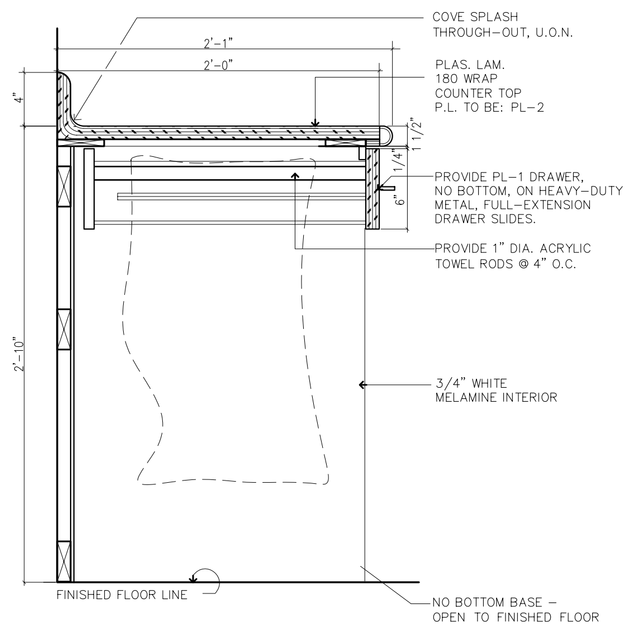
TYPICAL EXAM ROOM MILLWORK | SCALE:1-1/2" = 1'-0" | REF. #: - | 8



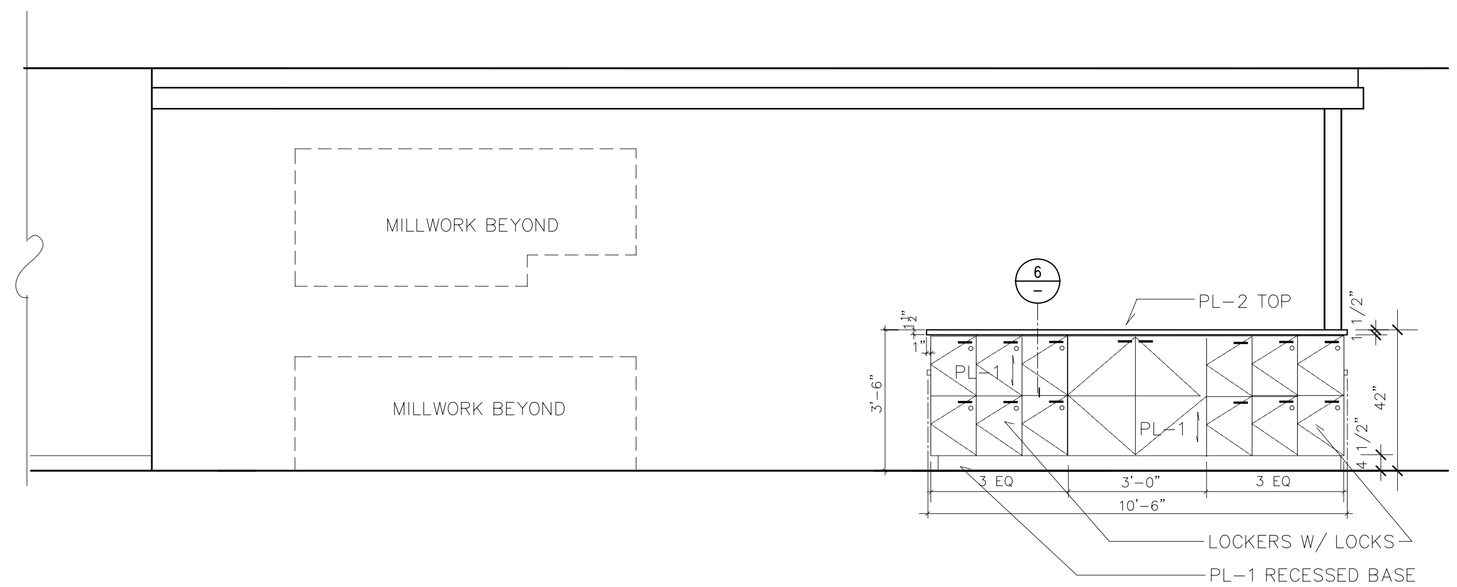
PHYSICAL THERAPY HAND SINK BACK COUNTER | SCALE:3/8" = 1'-0" | REF. #: - | 7



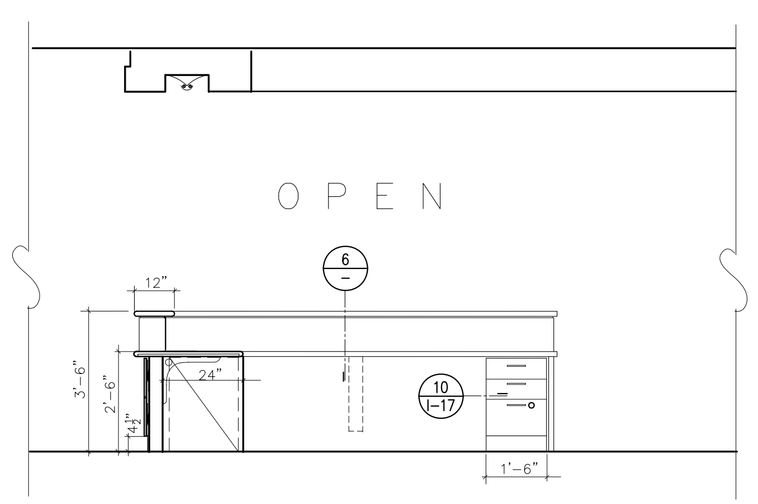
P.T. STATION SECTION | SCALE:1-1/2" = 1'-0" | REF. #: - | 6



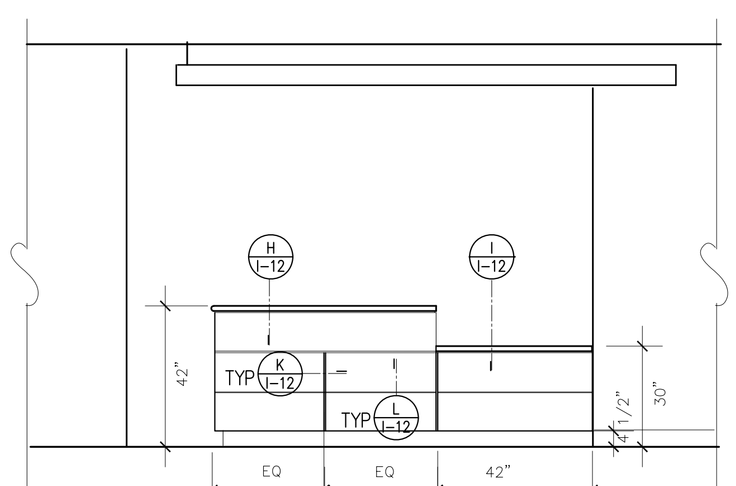
HEATING PAD DRYING CAB. | SCALE:1-1/2" = 1'-0" | REF. #: - | 5



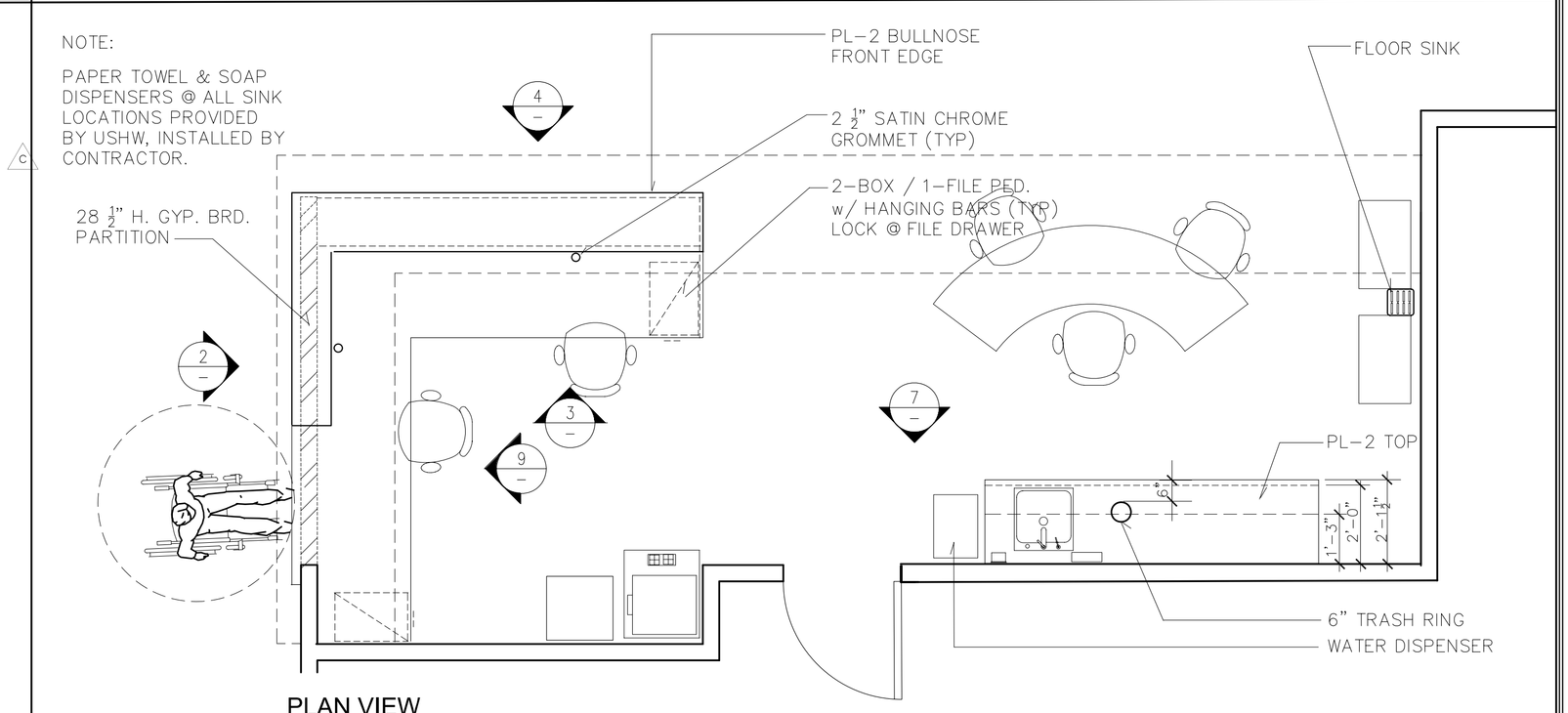
ELEVATION @ RECEPTION / CHARTING STATION | SCALE:3/8" = 1'-0" | REF. #: - | 4



P.T. STATION ELEVATION | SCALE:3/8" = 1'-0" | REF. #: - | 3



PHYSICAL THERAPY RECEPTION | SCALE:3/8" = 1'-0" | REF. #: - | 2



PHYSICAL THERAPY RECEPTION & CHARTING STATION | SCALE:3/8" = 1'-0" | REF. #: - | 1

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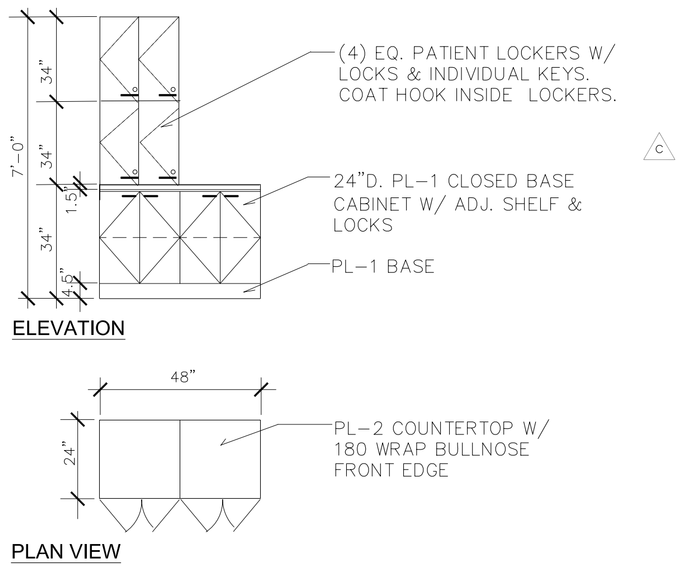
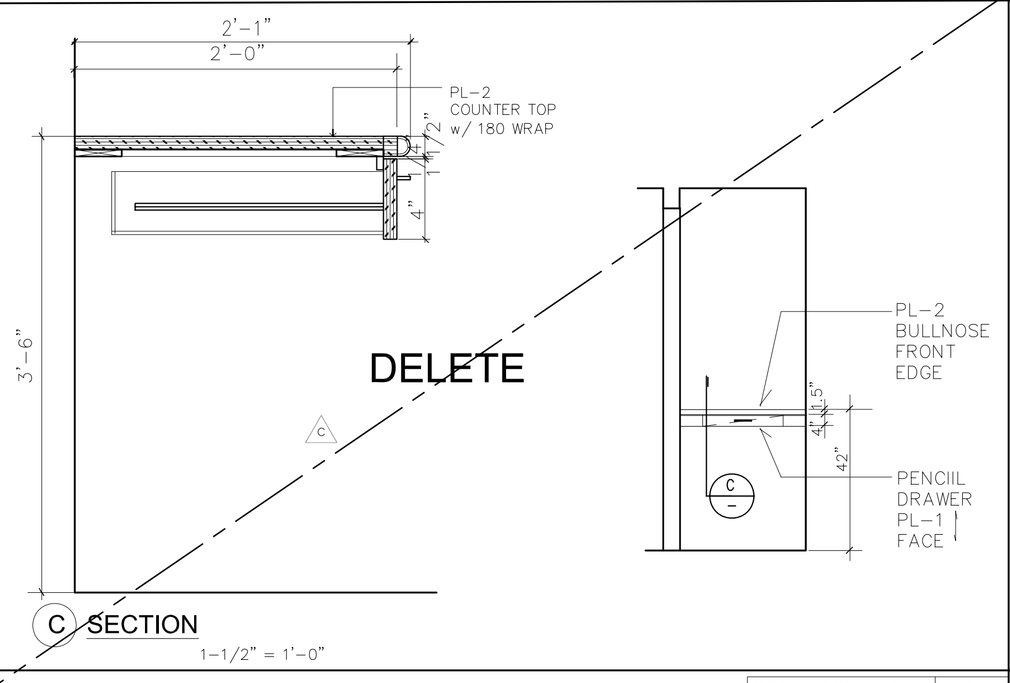
I-14.0



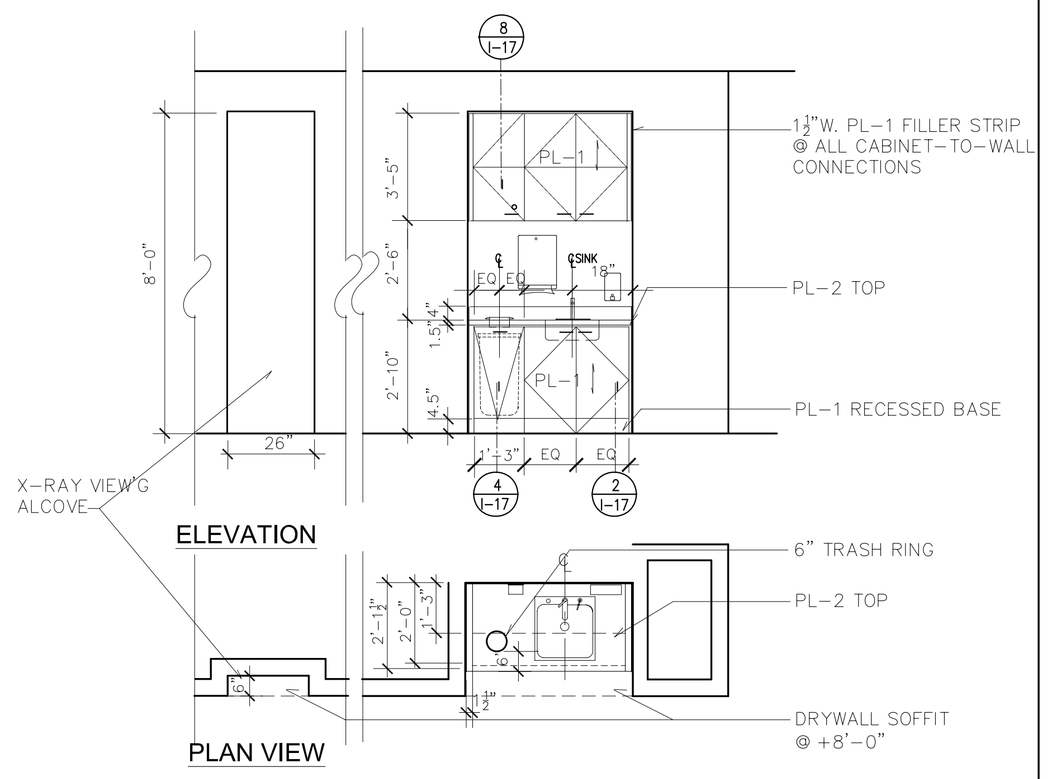
X-RAY STORAGE CABINET

SCALE:3/4" = 1'-0" | REF. #: - | 9



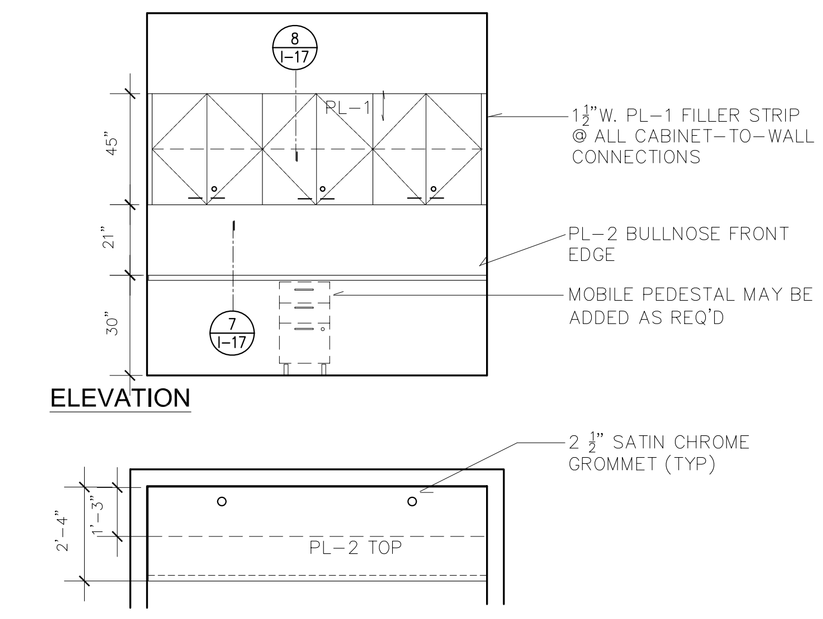
WEIGH STATION #106

SCALE:3/8" = 1'-0" | REF. #: - | 6



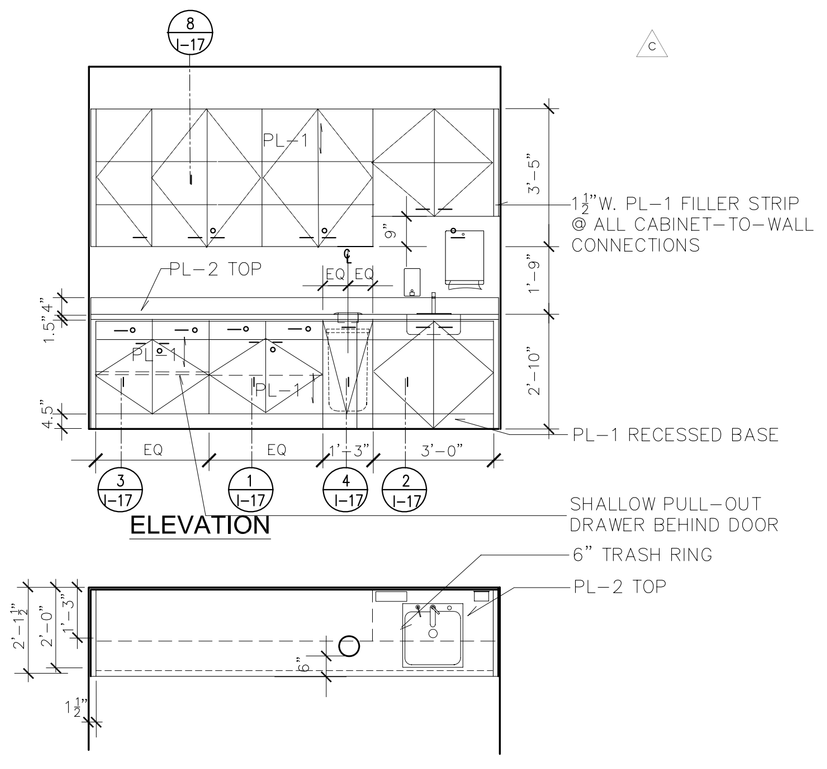
AUXILLARY HAND SINK STATION #120

SCALE:3/8" = 1'-0" | REF. #: - | 3



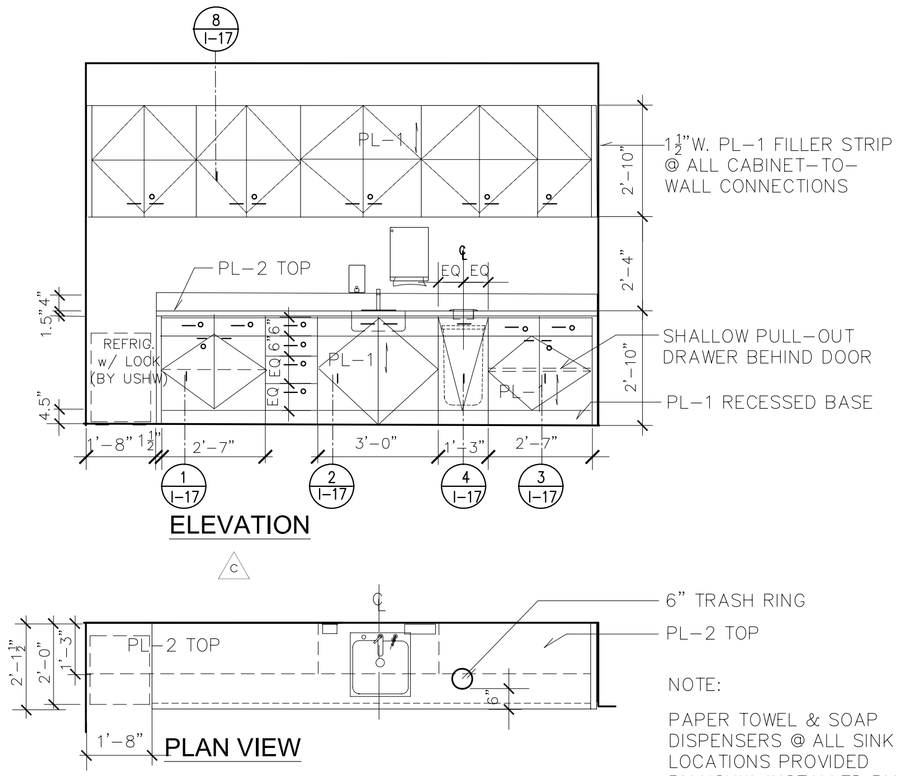
BAT / PFT STATION #136

SCALE:3/8" = 1'-0" | REF. #: - | 5



PROCEDURE ROOM MILLWORK #118

SCALE:3/8" = 1'-0" | REF. #: - | 2



BLOOD DRAW MILLWORK #107

SCALE:3/8" = 1'-0" | REF. #: - | 1

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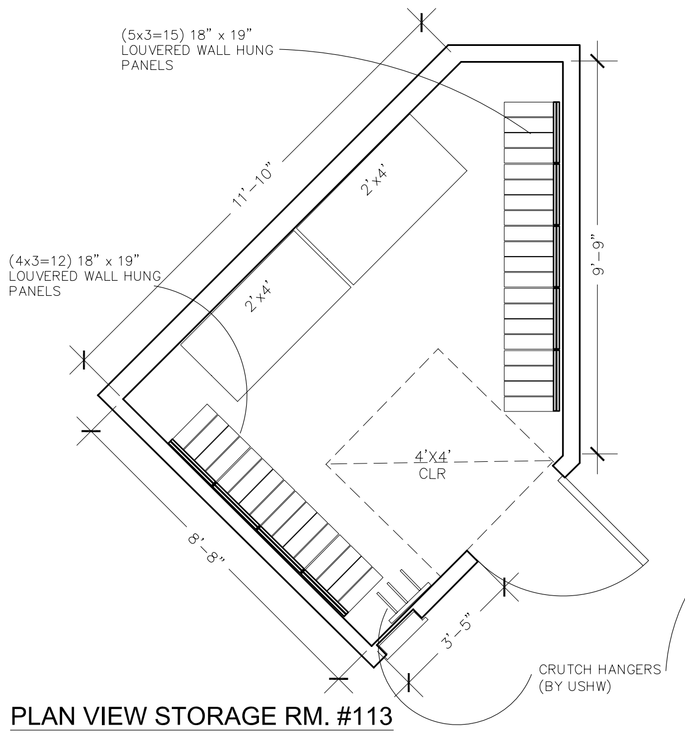
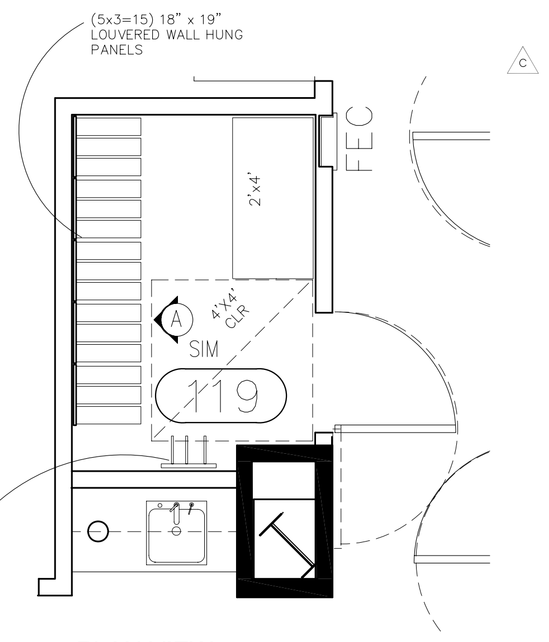
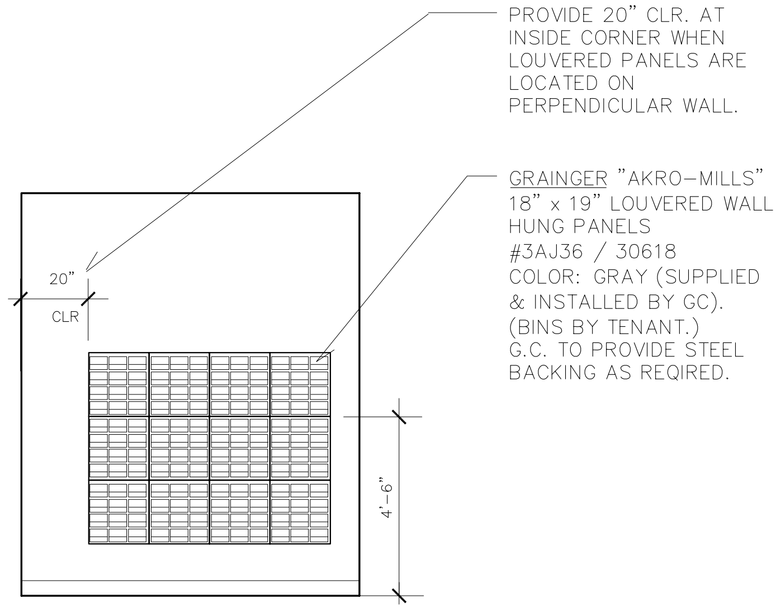
I-15.0



PLAN VIEW STORAGE RM. #113



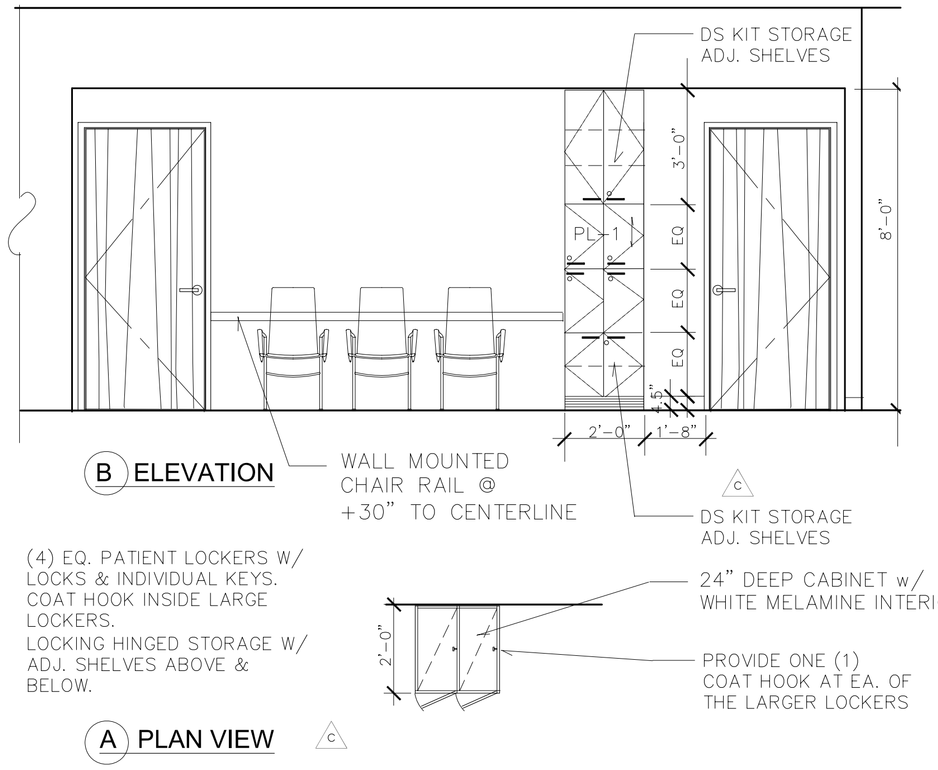
PLAN VIEW
STORAGE RM. #119



A TYPICAL ELEVATION

BIN STORAGE WALL PANELS

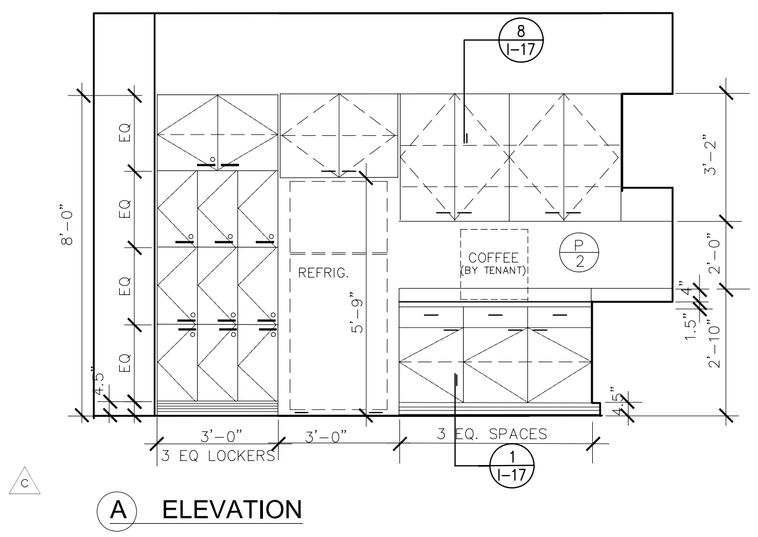
SCALE:3/8" = 1'-0"	4
REF. #: -	



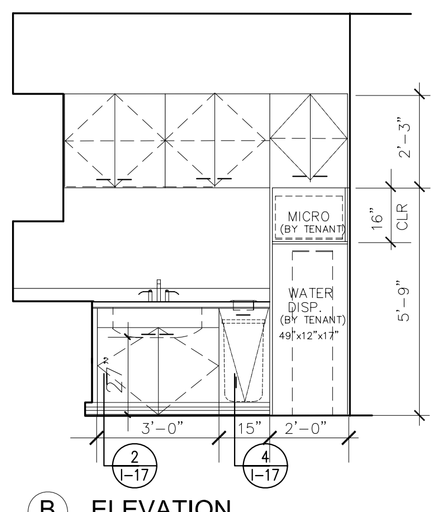
A PLAN VIEW

PATIENT LOCKERS - AREA #106

SCALE:3/8" = 1'-0"	3
REF. #: -	



A ELEVATION



B ELEVATION

GENERAL NOTES

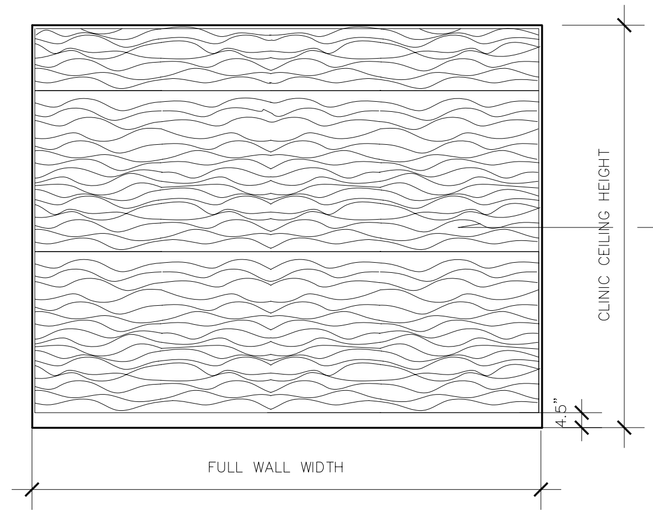
1. SEE SHT. I-4.0 FOR PLUMBING FIXTURE SPECIFICATIONS.
2. SEE SHT. I-5.0 FOR EQUIPMENT / APPLIANCE SPECIFATIONS.
3. PROVIDE 1/4"DIA. COPPER COLD-WATER LINES WITH SHUT-OFF VALVES FROM UNDER SINK WATER FILTRATION SYSTEM TO SUPPLY TENANT'S COFFEE MACHINE, REFRIGERATOR'S ICE MAKER AND HOT/COLD WATER DISPENSER @ ROOM #122.

NOTE:

PAPER TOWEL & SOAP DISPENSERS @ ALL SINK LOCATIONS PROVIDED BY USHW, INSTALLED BY CONTRACTOR.

EMPLOYEE BREAK ROOM #122

SCALE:3/8" = 1'-0"	2
REF. #: -	



PROVIDE AND INSTALL TEXTURES 3D WALL PANELS #150HD-WAVE-150
4' x 8' x 7/8" MDF PANELS. FACTORY PRIMED WHITE. FIELD PAINTED P-1.
WEBSITE: textures3dpanels.com

WAITING ROOM WAVE WALL

SCALE:3/8" = 1'-0"	1
REF. #: -	

B E N A

D E S I G N

P L A N N I N G

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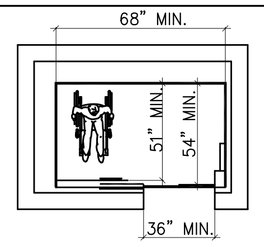
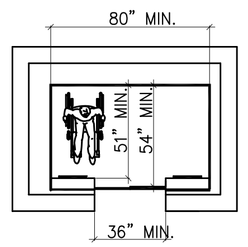
I-16.0

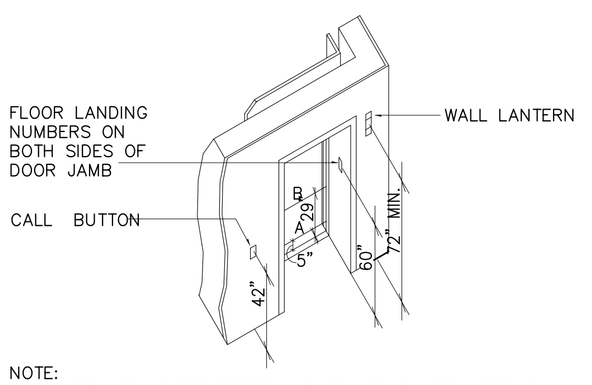


SIDE OPENING DOOR



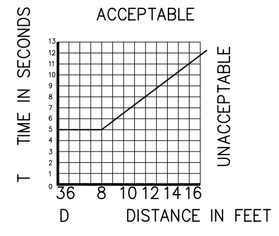
CENTER OPENING DOOR

MINIMUM DIMENSIONS OF ELEVATOR CARS

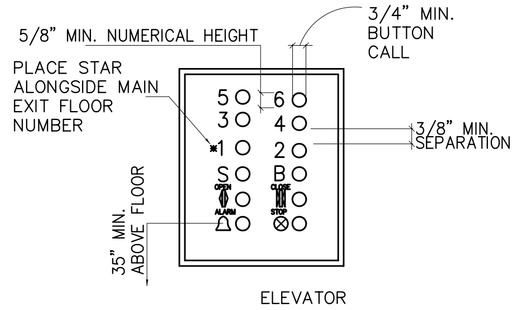


NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

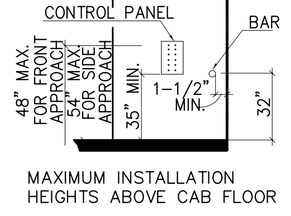
HOISTWAY AND ELEVATOR ENTRANCES



GRAPH OF TIMING EQUATION

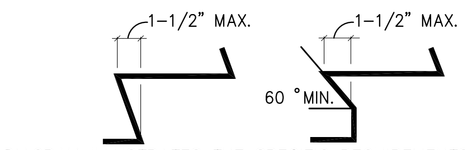


ELEVATOR CONTROL PANEL DETAIL



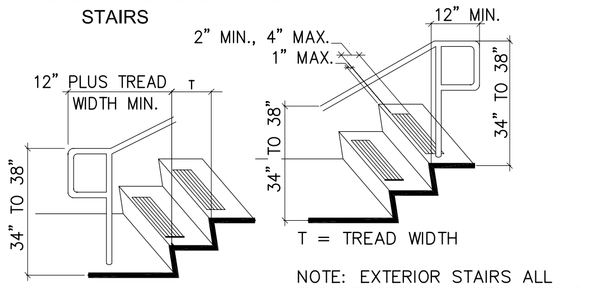
MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

ELEVATOR CONTROL PANEL



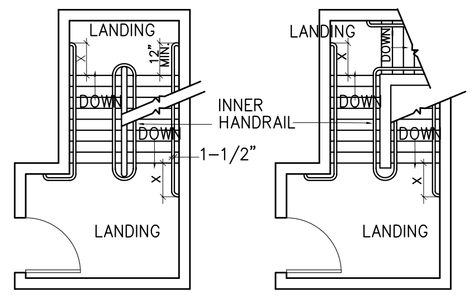
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

STAIRS



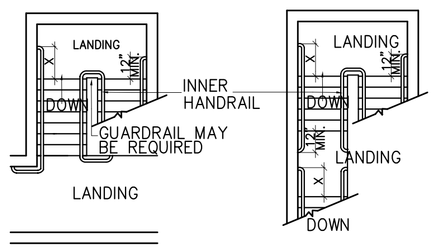
NOTE: EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING

WARNING STRIPING AND HANDRAIL EXTENSIONS



NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR PATH OF TRAVEL

X: EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD WIDTH PLUS 12 INCHES.

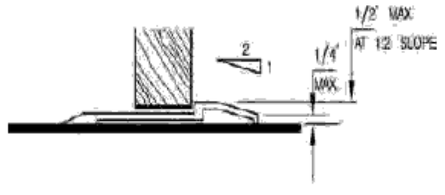


STAIR HANDRAILS

FIGURE 11B-302.2
CARPET PILE HEIGHT

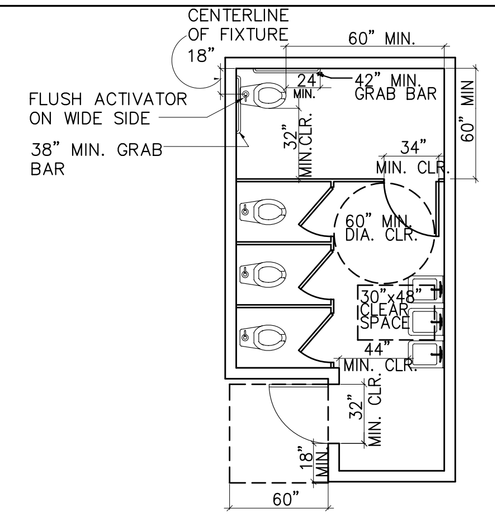
FIGURE 11B-302.2
VERTICAL CHANGE IN LEVEL

FIGURE 11B-303.3
BEVELED CHANGE IN LEVEL

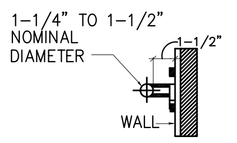


11B-404.2.5
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM, RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND 11B-303.

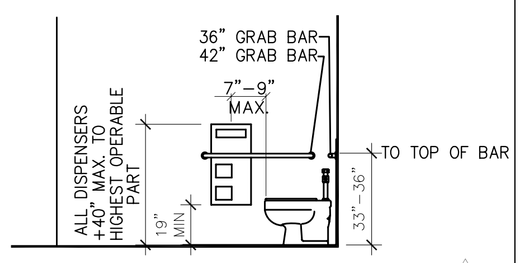
THRESHOLDS



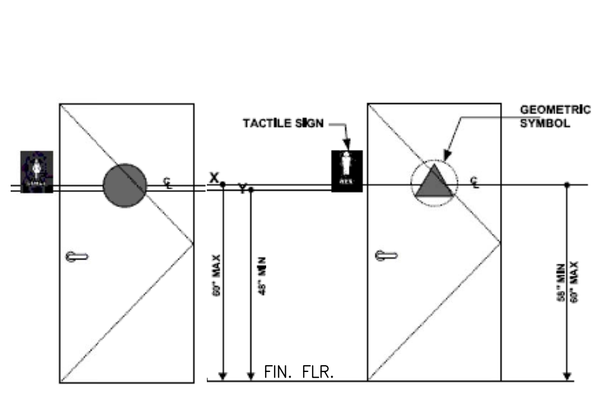
MULTIPLE ACCOMODATION TOILET



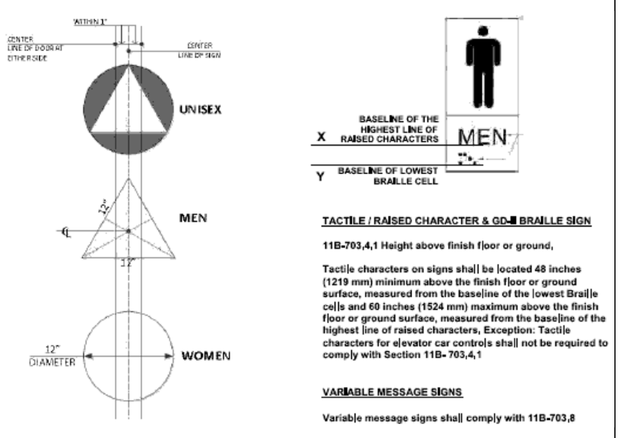
SECTION THROUGH GRAB BAR



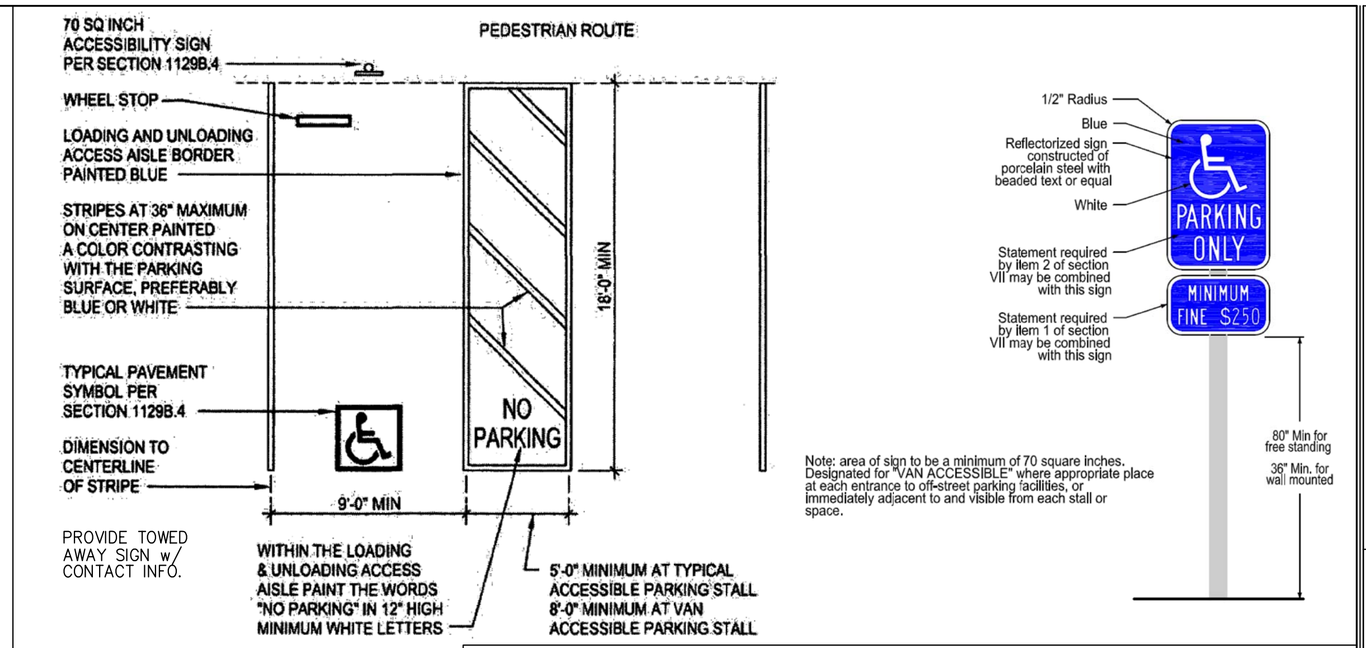
SIDE ELEVATION

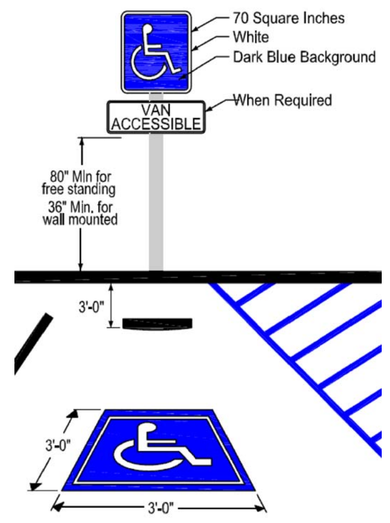


TOILET FACILITIES GEOMETRIC SYMBOLS



TACTILE SIGNAGE





CBC PARKING SIGNAGE REQUREMENTS

705 Detectable Warnings

705.1 General. *Detectable warnings* shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a *detectable warning* surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a *detectable warning* surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. *Detectable warning* surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

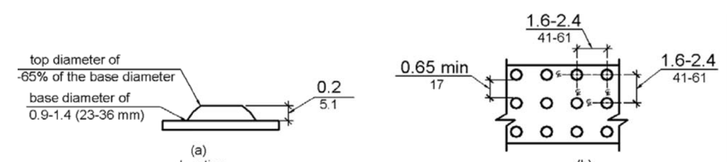
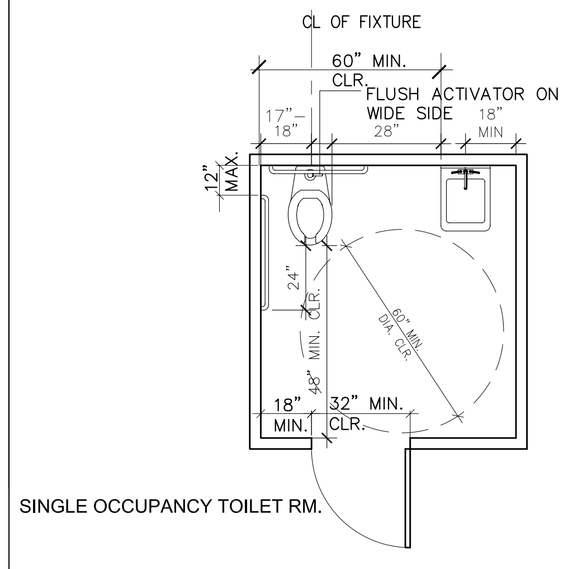
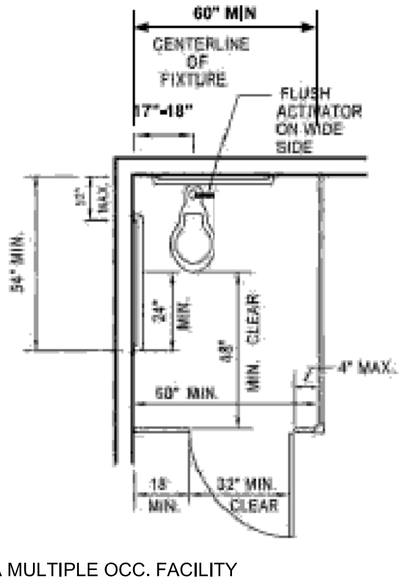


Figure 705.1
Size and Spacing of Truncated Domes

NOTES:

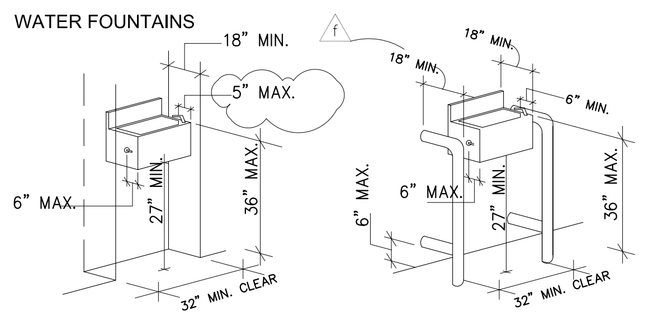


SINGLE OCCUPANCY TOILET RM.



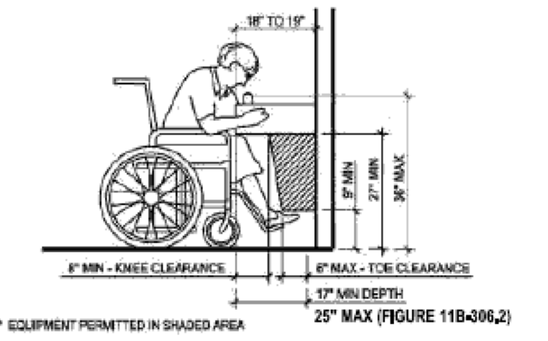
TOILET STALL IN A MULTIPLE OCC. FACILITY

WATER FOUNTAINS

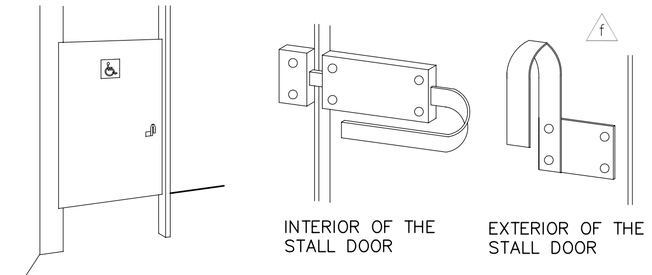


ALCOVE INSTALLATION

NON–ALCOVE.



SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS



THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOORS TO DISABLED ACCESSIBLE STALLS MUST BE EQUIPPED WITH A LOOP OR U–SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH MUST BE FLIP–OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING TIGHT GRASPING OR TWISTING.

ACCESSIBLE STALL DOOR HARDWARE

B E N A

D E S I G N

P L A N N I N G

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
b	DEMISED AREA REVISIONS	07-17-17
c	TENANT REVISIONS	08-23-17
	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

LICENSED ARCHITECT
ANTHONY PHILIP BENA
No. 11982
Exp. 12/31/17
STATE OF CALIFORNIA

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

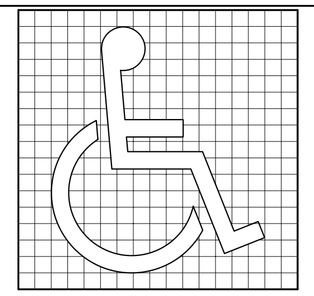
SHEET TITLE

DISABLED ACCESS NOTES

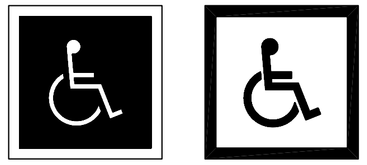
ACCESSIBILITY STANDARD FOR THIS PROJECT IS AS DEFINED IN 2016 CBC 11B. WORK SHALL BE BROUGHT INTO COMPLIANCE.

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	N.T.S.

AS-1

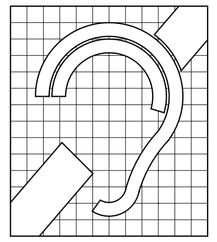


SYMBOL PROPORTIONS



DISPLAY CONDITIONS

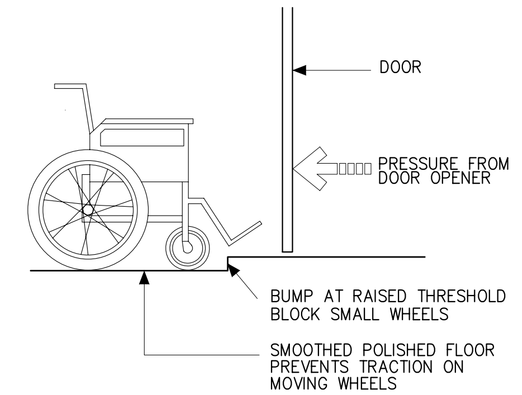
INTERNATIONAL ACCESSIBILITY SYMBOL

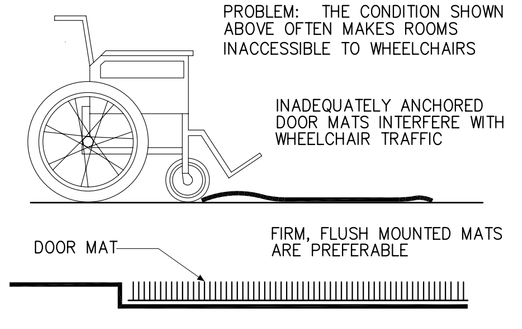


SYMBOL PROPORTIONS

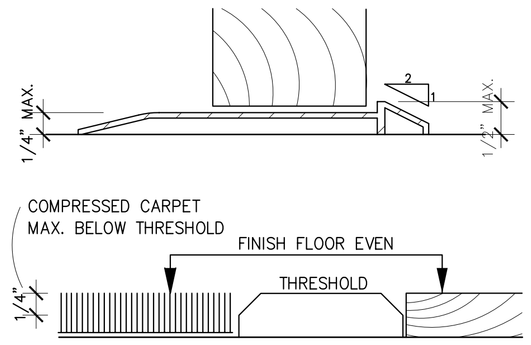
DISPLAY CONDITIONS

INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED

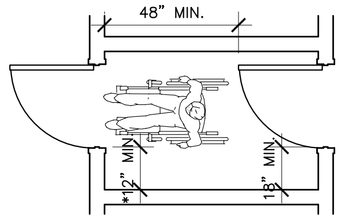




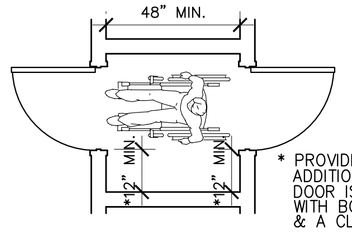
OBSTRUCTIONS



THRESHOLDS

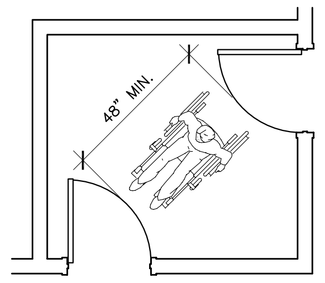


DOORS IN SERIES

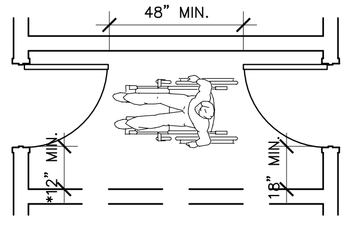


* PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH & A CLOSER

BOTH DOORS OPEN OUT



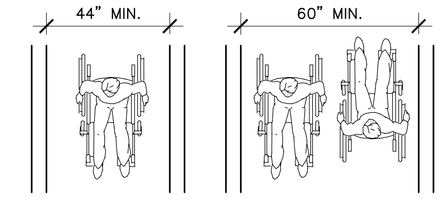
DOORS AT ADJACENT WALLS



DOORS AT OPPOSITE WALLS

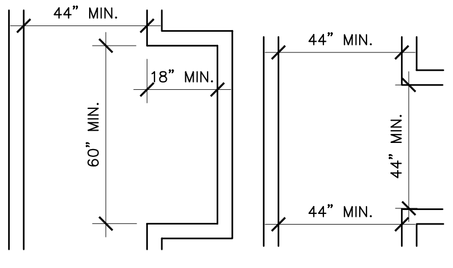
VESTIBULE

(SERVING OTHER THAN A REQUIRED EXIT STAIRWAY)



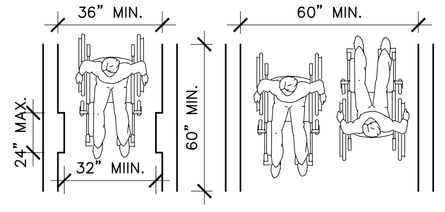
MINIMUM CORRIDOR WIDTH

MINIMUM WIDTH FOR CORRIDORS OVER 200'



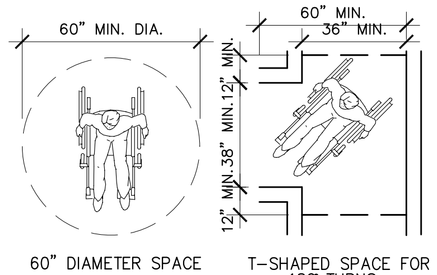
PASSING ALCOVES FOR CORRIDORS OVER 200' IN LIEU OF 60" MIN. WIDTH

CORRIDORS



MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

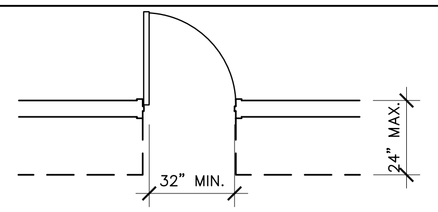
MINIMUM CLEAR WIDTH FOR 2 WHEELCHAIRS



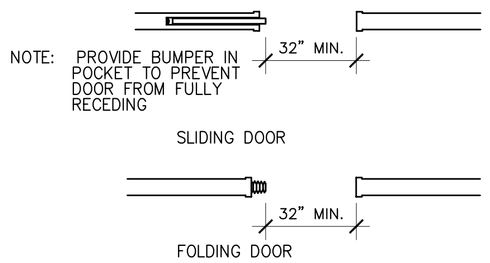
60" DIAMETER SPACE

T-SHAPED SPACE FOR 180° TURNS

WHEELCHAIR TURNING SPACE



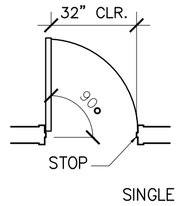
HINGED DOOR



SLIDING DOOR

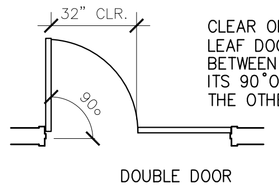
FOLDING DOOR

CLEAR DOOR WIDTH & DEPTH



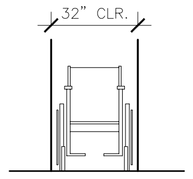
CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90° OPEN POSITION & THE FACE OF THE STOP

SINGLE DOOR



CLEAR OPENINGS FOR TWO LEAF DOORS MUST BE BETWEEN EITHER DOOR IN ITS 90° OPEN POSITION & THE OTHER DOOR

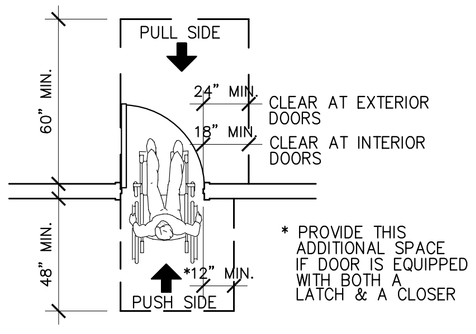
DOUBLE DOOR



AN ADULT SIZE WHEELCHAIR AVERAGES 27" IN WIDTH. THE REQUIRED 32" CLEAR OPENING ALLOWS 2-1/2" ON EACH SIDE FOR HANDS.

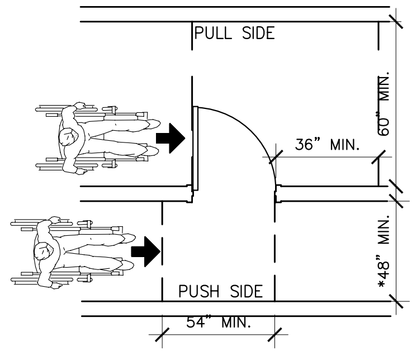
PASSAGE CLEARANCE

DOOR WIDTH

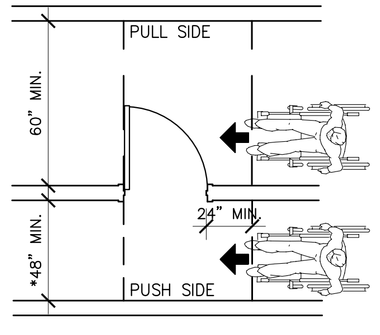


* PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH & A CLOSER

FRONT APPROACH

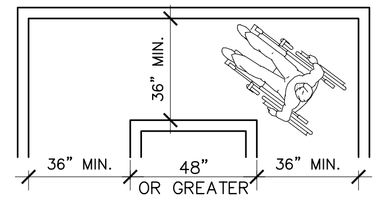


HINGE APPROACH

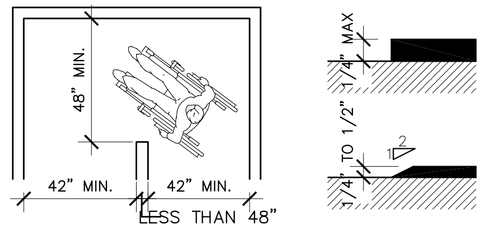


LATCH APPROACH

LEVEL MANEUVERING CLEARANCE AT DOORS



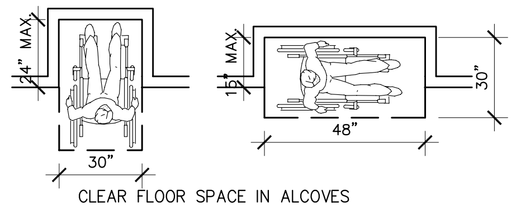
90 °TURN



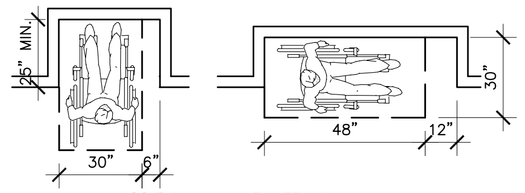
TURNS AROUND AN OBSTRUCTION

CHANGE IN LEVEL

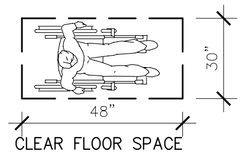
WIDTH OF ACCESSIBLE ROUTE



CLEAR FLOOR SPACE IN ALCOVES

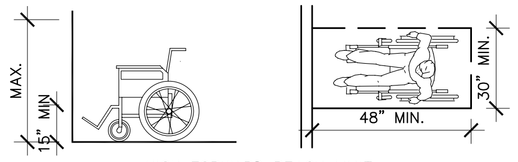


ADDITIONAL MANEUVERING CLEARANCE FOR ALCOVES

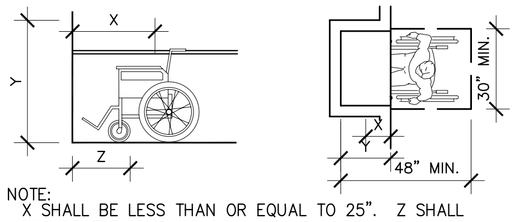


CLEAR FLOOR SPACE

MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS



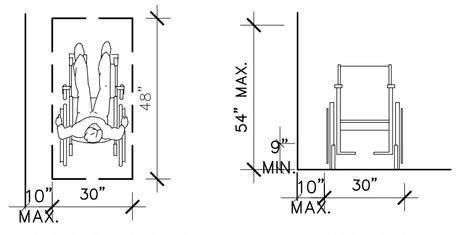
HIGH FORWARD REACH LIMIT



NOTE:
X SHALL BE LESS THAN OR EQUAL TO 25". Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20", THEN Y SHALL BE 48" MAXIMUM. WHEN X IS 20" TO 25", THEN Y SHALL BE 44" MAXIMUM.

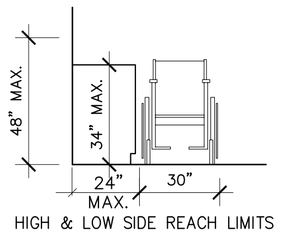
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

FORWARD REACH



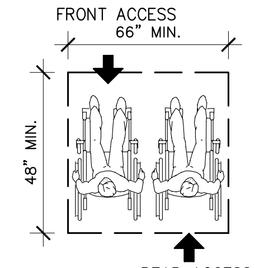
CLEAR FLOOR SPACE PARALLEL APPROACH

MAXIMUM SIDE REACH OVER OBSTRUCTION

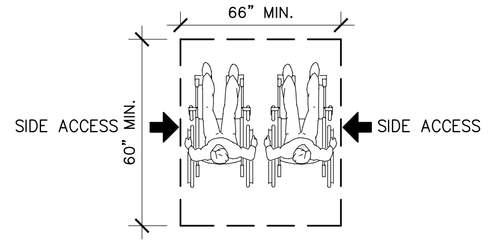


HIGH & LOW SIDE REACH LIMITS

SIDE REACH



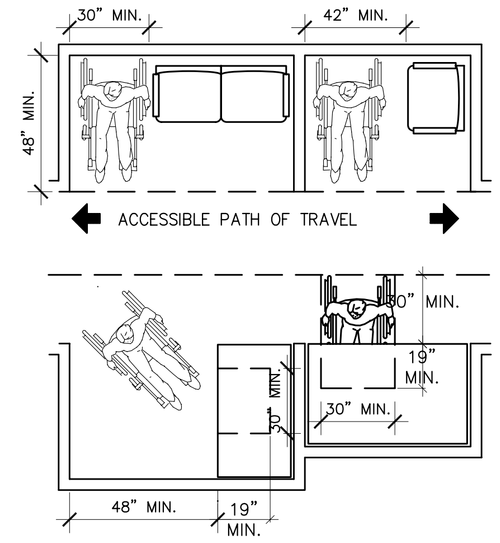
FORWARD OR REAR ACCESS



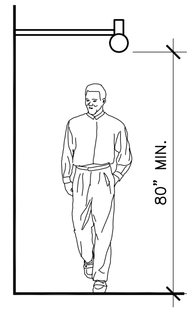
SIDE ACCESS

NOTE:
EACH INDIVIDUAL SEATING POSITION HAS AN EGRESS ROTATE WHICH DOES NOT CROSS THROUGH OTHER SEATING POSITIONS.

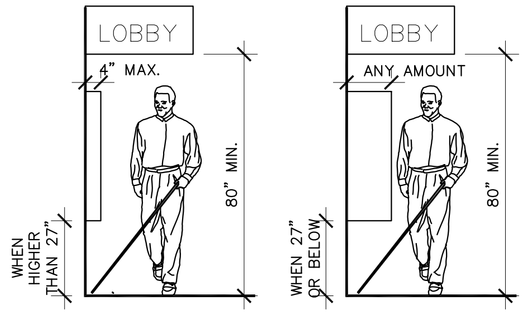
SPACE REQUIREMENTS FOR WHEELCHAIR SEATING



MINIMUM CLEARANCES FOR SEATING & TABLE



OVERHEAD OBSTRUCTION



PROTRUDING OBJECTS

B E N A

D E S I G N

P L A N N I N G

409 N. PACIFIC COAST HWY.
SUITE 378
REDONDO BEACH, CA 90277

ISSUANCE & REVISIONS:

a	TENANT REVISIONS	05-10-17
	ISSUE FOR PLAN CHECK	05-22-17
b	DEMISED AREA REVISIONS	07-17-17
c	TENANT REVISIONS	08-23-17
	ISSUE FOR TENANT APPROVAL & PLAN CHECK	09-06-17
d	LANDLORD REVISIONS	10-18-17
e	PLAN CHECK CORRECTIONS	10-18-17
f	DISABLED ACCESS REVIEW	11-15-17

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PROJECT

U.S. HEALTHWORKS

Medical Clinic

420 E. 3rd Street
Suite 600
L.A., CA 90013

SHEET TITLE

DISABLED ACCESS NOTES

ACCESSIBILITY STANDARD FOR THIS PROJECT IS AS DEFINED IN 2016 CBC 11B AND ALL WORK SHALL BE BROUGHT INTO COMPLIANCE.

PROJECT PRINCIPAL	P. BENA
PROJECT MANAGER	L. JOHNSON
DRAWN BY	RJH
JOB NUMBER	3701
DATE	04 / 24 / 17
SCALE	N.T.S.

AS-2