

CONCENTRA

ISSUE	DATE
△ POWER REVISIONS	12/11/2018
△ PLAN CHECK	12/19/2018
△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
 SCOTT PERKINS & ASSOCIATES INC.
 DATE: **MAY 28 2019**
 These plans have been reviewed for compliance with applicable codes and ordinances. A permit is hereby granted to issue a building permit pending approval by all applicable City agencies.
 The issuance or granting of a permit based on the approval of these plans shall not be construed as a permit or approval of the application of the applicable codes or ordinance. No permit shall be issued to anyone who violates or cancels the provisions of such codes shall be valid.

PROJECT INFORMATION

1. BUILDING PERMIT INFORMATION:

BUILDING ADDRESS: 3100 W. WARNER AVE, SANTA ANA, CA 92704

CONSTRUCTION TYPE: VB - WITHOUT A SPRINKLER SYSTEM

DESCRIPTION OF USE: CURRENT AND PROPOSED: CLINICAL/BUSINESS

OCCUPANCY CLASSIFICATION: CURRENT AND PROPOSED: B

OCCUPANCY LOAD: 44 OCCUPANTS

SPRINKLER BUILDING: NO

NUMBER OF FLOORS: 2

BUILDING HEIGHT: SECTION "A" = 16'-9"
 (SEE SHEET A-0.4) SECTION "B" = 21'-6"
 SECTION "C" = 21'-6"
 SECTION "D" = 21'-6"

AREA OF WORK: 6,642 SQ. FT.

SCOPE OF WORK: TENANT IMPROVEMENT WORK NEW PARTITIONS, NEW CEILING CEILING AND LIGHTING, NEW ADA COMPLIANT RESTROOMS, NEW POWER AND FINISHES.

BUILDING OWNER: JOE ERIKSON, WARNER - SUSAN BUSINESS PARK, 2 UPPER NEWPORT PLAZA DRIVE, NEWPORT BEACH, CA 92660-2629

CONTACT INFORMATION: LISA 'MIKI' STEWART, 25124 SPRINGFIELD COURT, SUITE 200, VALENCIA, CA 91355, 661-481-1851, LISMSTEWART@CONCENTRA.COM

MEP ENGINEERS: Q3 INC., QUANG X. NGUYEN, 17162 GOTHARD STREET, HUNTINGTON BEACH, CA 92647, P| 714-465-5200 X101 C| 714.404.8276 F| 714.242.9499, QNGUYEN@Q3INC.COM

2. C.E.C. TITLE 24/DISABLE ACCESS COMPLIANCE. THE PROJECT SHALL COMPLY WITH C.A.C. TITLE 24 FOR ENERGY COMPLIANCE AND DISABLED (ADA) ACCESS REQUIREMENTS. THE TENANT SPACE, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL AND SANITARY FACILITIES SERVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES PER C.E.C. TITLE 24/DISABLE ACCESS COMPLIANCE.
3. EXISTING LIFE-SAFETY SYSTEMS TO BE MODIFIED. EXISTING FIRE LIFE SAFETY SYSTEM IS TO BE MODIFIED TO COMPLY TO CURRENT FIRE LIFE SAFETY STANDARDS. REFER TO ELECTRICAL ENGINEER DRAWING FOR SCOPE OF WORK.
- CODE COMPLIANCE
4. THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:
- 2016 CALIFORNIA BUILDING CODE. (CBC)
 - 2016 CALIFORNIA ADMINISTRATIVE CODE: "TITLE 24". (CAC)
 - 2016 CALIFORNIA PLUMBING CODE. (CPC)
 - 2016 CALIFORNIA MECHANICAL CODE. (CMC)
 - 2016 CALIFORNIA ELECTRIC CODE (CEC) INCLUDING 2016 CA ENERGY EFFICIENCY STANDARDS EFFECTIVE JANUARY 2017; 2016 CALIFORNIA ELECTRIC CODE (CEC)
 - 2016 CGBC
5. ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS AND FACILITIES SHALL COMPLY. SECT. 11B-201.1
6. ALL EXTERIOR DOORS, WINDOWS AND ROOF OPENINGS SHALL COMPLY WITH THE UNIFORM BUILDING SECURITY CODE.

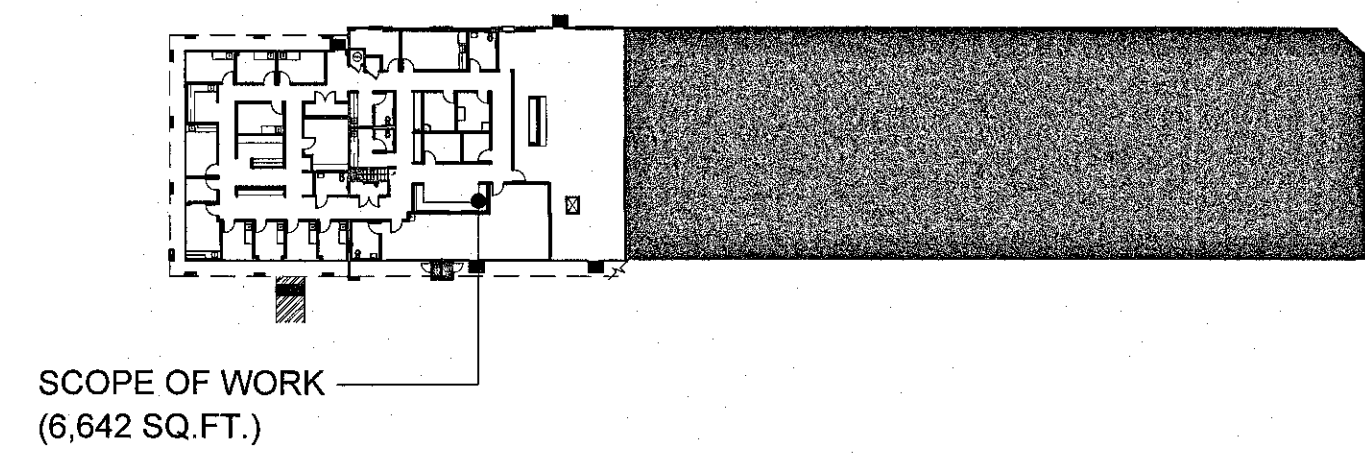
NOTE:

- THIS IS NOT AN OSHPD LICENSED CLINIC PER 1226.
- THE NUMBER PATIENTS WHO WILL BE INCAPABLE OF UNASSISTED SELF-PRESERVATION IS LESS THAN 5.

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KEY PLAN



LOCATION PLAN



Santa Ana Police Plan Check
 APPROVED - INSPECTION REQUIRED

JUL 11 2019

PCSS W. McGovern #3344
 wmcgovern@santa-ana.org
 714-647-5840

PROJECT NO.
 18.0304

DRAWN/REVIEWED
 PT/SC

DATE/ISSUE
 TBD

SHEET TITLE
 COVER SHEET

SHEET NO.
 C.S.

APPROVED
 PLANNING DIVISION

MASTER I.D. 108-14841

G.P. 110 zone M1

PLANNER JG/Mgn DATE 7/11/19

TRANSFERRED BY _____ DATE _____

PLANNING INSPECTION REQUIRED:
 NONE FINAL

NAME _____ (714) _____

RETAIN PLANS FOR FUTURE REVISIONS.
 SUBJECT TO ITEMS CHECKED AND CONDITIONS BELOW:

- INTERIOR ONLY
- NO EXTERIOR ALTERATIONS/MODIFICATIONS
- ALL MATERIALS TO MATCH EXISTING
- SCREENING REQUIRED
- SUBMIT LANDSCAPE PLANS

CONDITIONS:
 roof equipment to be screened w/ existing treatment

ARCHITECTURAL STRUCTURAL
 ACCEPTED FOR CONSTRUCTION

SEPARATE PRINTS ARE REQUIRED FOR ELECTRICAL, PLUMBING & MECHANICAL PLANS. This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the City of Santa Ana.

The acceptance of this plan and specifications SHALL NOT be held to permit nor be an approval of the violation of any provisions of ANY City Ordinance or State Law.

Accepted By Scott Fabela Date 7/28/19
Assoc
 CITY OF SANTA ANA

Date Issued 7/28/19

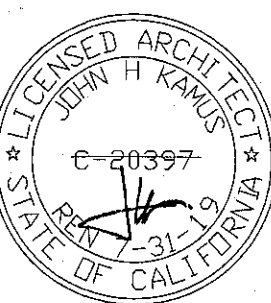
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DATE/ISSUE
 TBD

SHEET TITLE
 COVER SHEET

SHEET NO.
 C.S.

CONCENTRA
 3100 W. WARNER AVE, SUITE 100
 SANTA ANA, CA 92704



KAMI
 WWW.KAMI.COM

2016 CALIFORNIA ACCESSIBILITY STANDARDS (cont)

11B-701 GENERAL
11B-701.1 SCOPE. THE PROVISIONS OF DIVISION 7 SHALL APPLY WHERE REQUIRED BY DIVISION 2 OR WHERE REFERENCED BY A REQUIREMENT IN THIS CHAPTER.

11B-702 FIRE ALARM SYSTEMS
11B-702.1 GENERAL. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9, SECTIONS 907.5.2.1 AND 907.5.2.3.

EXCEPTION: RESERVED.

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

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

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

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

11B-703.2 RAISED CHARACTERS. RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 11B-703.4.

11B-703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32 INCH (0.8 MM) MINIMUM ABOVE THEIR BACKGROUND.

11B-703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.

11B-703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

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

11B-703.2.5 CHARACTER HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (15.9 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

EXCEPTION: RESERVED.

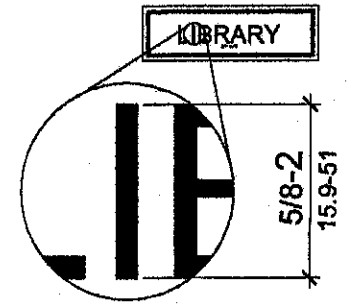


FIGURE 11B-703.2.5 HEIGHT OF RAISED CHARACTERS

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

11B-703.2.7 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH (1.6 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH (3.2 MM) MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH (9.5 MM) MINIMUM.

11B-703.2.8 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

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

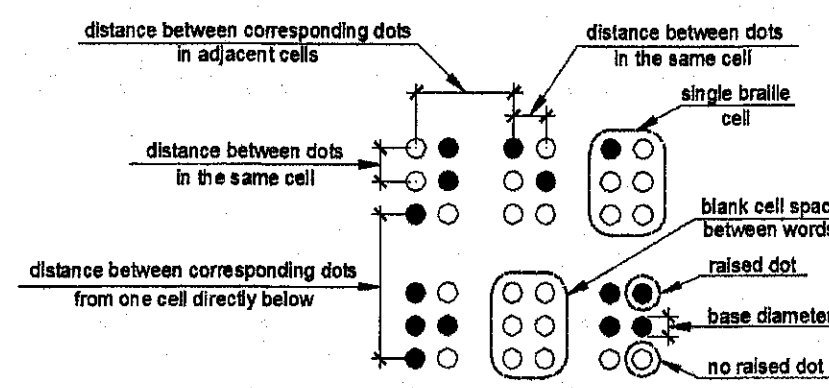
11B-703.3 BRAILLE. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 AND 11B-703.4.

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

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 (1.5 mm) to 0.063 (1.6 mm)
Distance between two dots in the same cell ¹	0.100 (2.5 mm)
Distance between corresponding dots in adjacent cells ¹	0.300 (7.6 mm)
Dot height	0.025 (0.6 mm) to 0.037 (0.9 mm)
Distance between corresponding dots from one cell directly below ¹	0.395 (10 mm) to 0.400 (10.2 mm)

1. Measured center to center.

TABLE 11B-703.3.1 BRAILLE DIMENSIONS



11B-703.3.2 POSITION. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH (12.7 MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

EXCEPTION: BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16 INCH (4.8 MM) MINIMUM AND SHALL BE LOCATED DIRECTLY BELOW THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

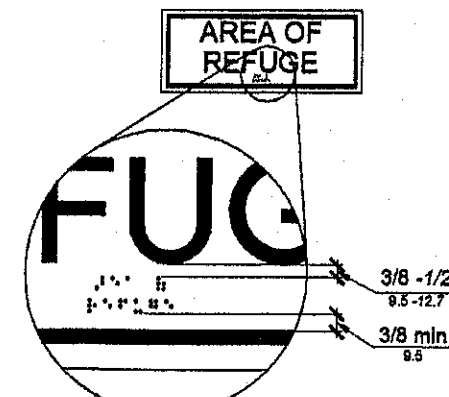


FIGURE 11B-703.3.2 POSITION OF BRAILLE

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

11B-703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1219 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

EXCEPTION: TACTILE CHARACTERS FOR ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-703.4.1.

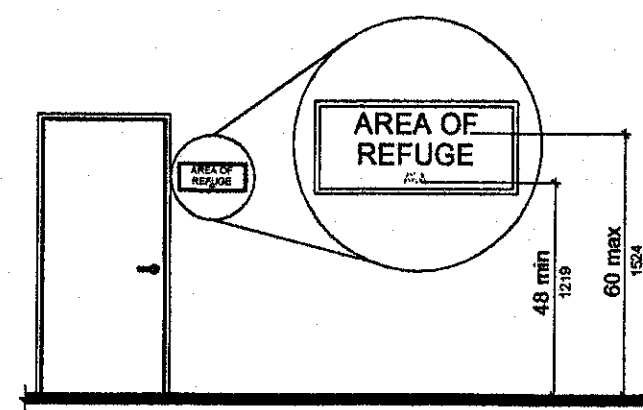


FIGURE 11B-703.4.1 HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

11B-703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

EXCEPTION: IN ALTERATIONS WHERE SIGN INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2 ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATION, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

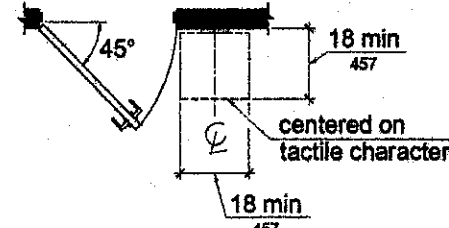


FIGURE 11B-703.4.2 LOCATION OF TACTILE SIGNS AT DOOR

11B-703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH 11B-703.5.

EXCEPTION: WHERE VISUAL CHARACTERS COMPLY WITH SECTION 11B-703.2 AND ARE ACCOMPANIED BY BRAILLE COMPLYING WITH SECTION 11B-703.3, THEY SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 11B-703.5.2 THROUGH 11B-703.5.6, 11B-703.5.8 AND 11B-703.5.9.

11B-703.5.1 FINISH AND CONTRAST. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

11B-703.5.2 CASE. CHARACTERS SHALL BE UPPERCASE OR LOWERCASE OR A COMBINATION OF BOTH.

11B-703.5.3 STYLE. CHARACTERS SHALL BE CONVENTIONAL IN FORM. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

11B-703.5.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

11B-703.5.5 CHARACTER HEIGHT. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I".

EXCEPTION: WHERE PROVIDED, FLOOR PLANS PROVIDING EMERGENCY PROCEDURES INFORMATION IN ACCORDANCE WITH TITLE 19 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-703.5.5.

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	less than 72 inches (1829 mm)	1/2 inch (12.7 mm)
	72 inches (1829 mm) and greater	1/2 inch (12.7 mm), plus 1/4 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	less than 180 inches (4572 mm)	2 inches (51 mm)
	180 inches (4572 mm) and greater	2 inches (51 mm), plus 1/4 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
greater than 120 inches (3048 mm)	less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus 1/4 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)

TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT

11B-703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. VISUAL CHARACTERS SHALL BE 40 INCHES (1016 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTIONS:

1. VISUAL CHARACTERS INDICATING ELEVATOR CAR CONTROLS SHALL NOT BE REQUIRED TO COMPLY WITH 11B-703.5.6.
2. FLOOR-LEVEL EXIT SIGNS COMPLYING WITH CHAPTER 10 SECTION 1013.7 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-703.5.6
3. WHERE PROVIDED, FLOOR PLANS PROVIDING EMERGENCY PROCEDURES INFORMATION IN ACCORDANCE WITH TITLE 19 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-703.5.6.

11B-703.5.7 STROKE THICKNESS. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

11B-703.5.8 CHARACTER SPACING. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

11B-703.5.9 LINE SPACING. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

11B-703.5.10 FORMAT. TEXT SHALL BE IN A HORIZONTAL FORMAT.

11B-703.6 PICTOGRAMS. PICTOGRAMS SHALL COMPLY WITH SECTION 11B-703.6.

11B-703.6.1 PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (152 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

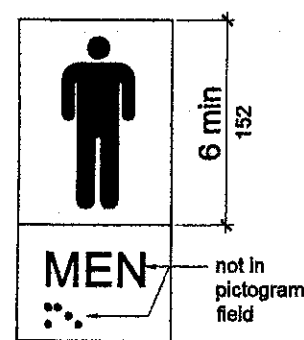


FIGURE 703.6.1 PICTOGRAM FIELD

11B-703.6.2 FINISH AND CONTRAST. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

11B-703.6.3 TEXT DESCRIPTORS. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH SECTION 11B-703.2, 11B-703.3 AND 11B-703.4.

11B-703.7 SYMBOLS OF ACCESSIBILITY. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH SECTION 11B-703.7.

11B-703.7.1 FINISH AND CONTRAST. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.

11B-703.7.2 SYMBOLS.

11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH FIGURE 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C.

EXCEPTIONS:

1. THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE OTHER COLORS PROVIDED THE SYMBOL CONTRAST IS LIGHT ON DARK OR DARK ON LIGHT.
2. ON THE ACCESSIBILITY FUNCTION BUTTON ON HALL CALL CONSOLES IN A DESTINATION-ORIENTED ELEVATOR SYSTEM THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A WHITE SYMBOL ON A BLACK BACKGROUND.

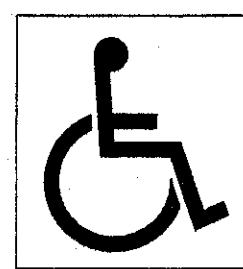
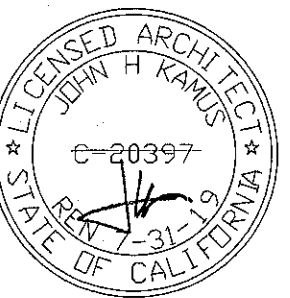


FIGURE 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY

ISSUE	DATE
POWER REVISIONS	12/1/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

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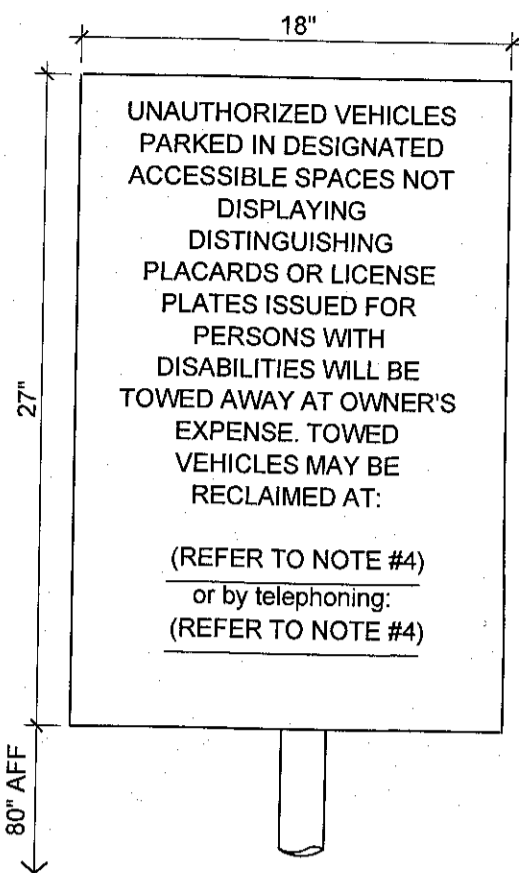
PROJECT NO.
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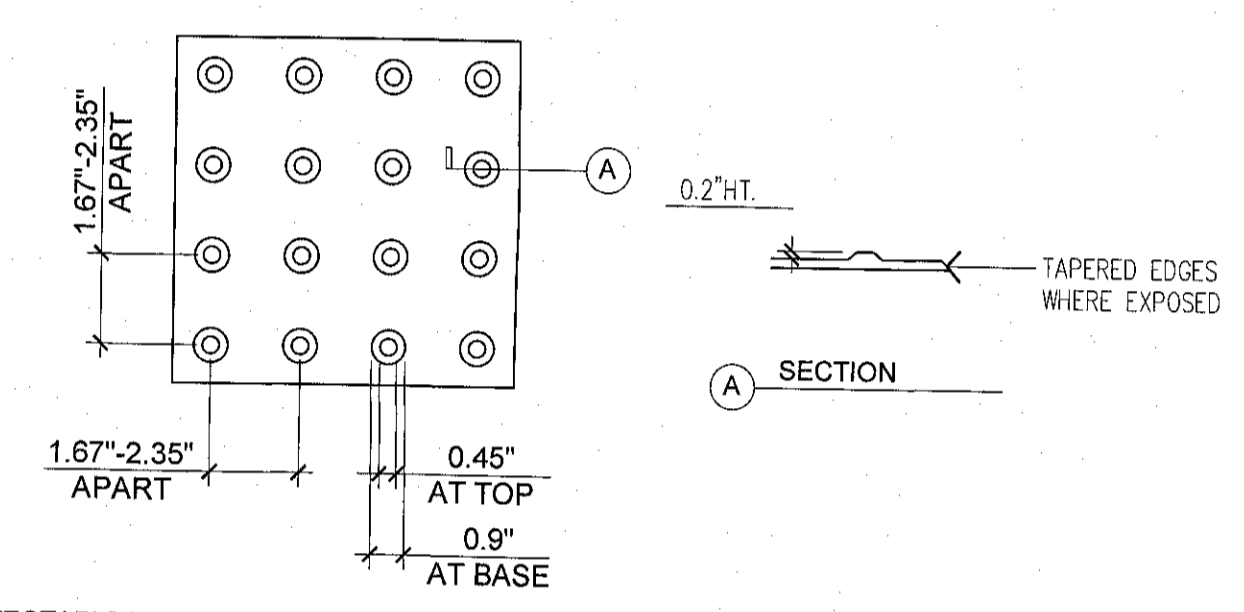
SHEET TITLE
 ACCESSIBILITY REQUIREMENTS

SHEET NO.
 A-0.2.4



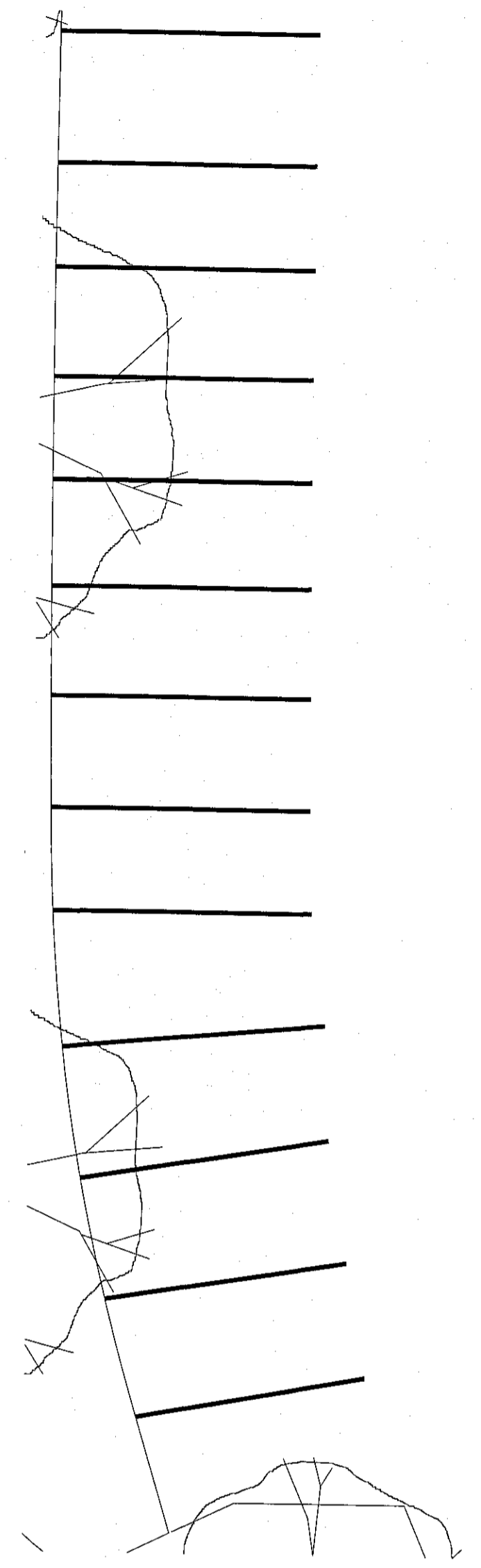
- NOTES:**
- SIGN TO BE PORCELAIN ON STEEL WITH A REFLECTORIZED BEADED TEXTURE. BOTTOM OF SIGN TO BE +80" ABOVE FINISHED SURFACE.
 - SIGN TO CONFORM TO ALL CURRENT, STATE, LOCAL CODES AND OR REGULATIONS.
 - LOCATE AT ALL MAIN DRIVEWAY ENTRIES. SEE SITE PLAN FOR LOCATIONS.
 - PRIOR TO FABRICATION and INSTALLATION OF SIGN, CONTRACTOR SHALL OBTAIN ALL APPROPRIATE INFORMATION FOR BLANK SPACES OF SIGN FROM LOCAL PUBLIC AGENCIES and FILL IN AS A PERMANENT PART OF THE SIGN.
 - SIGN LETTERING SHALL BE NOT LESS THAN 1" IN HEIGHT.
 - SIGN TO BE PROVIDED AT ALL ENTRY DRIVEWAYS.
- RECLAMATION SITE AND TELEPHONE NUMBER SHALL BE PROVIDED BY THE BUILDING OWNER. SIGN SHALL BE POSTED AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY. SIGN SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, SECTION 7102.

5 OFF STREET PARKING SIGN
NTS

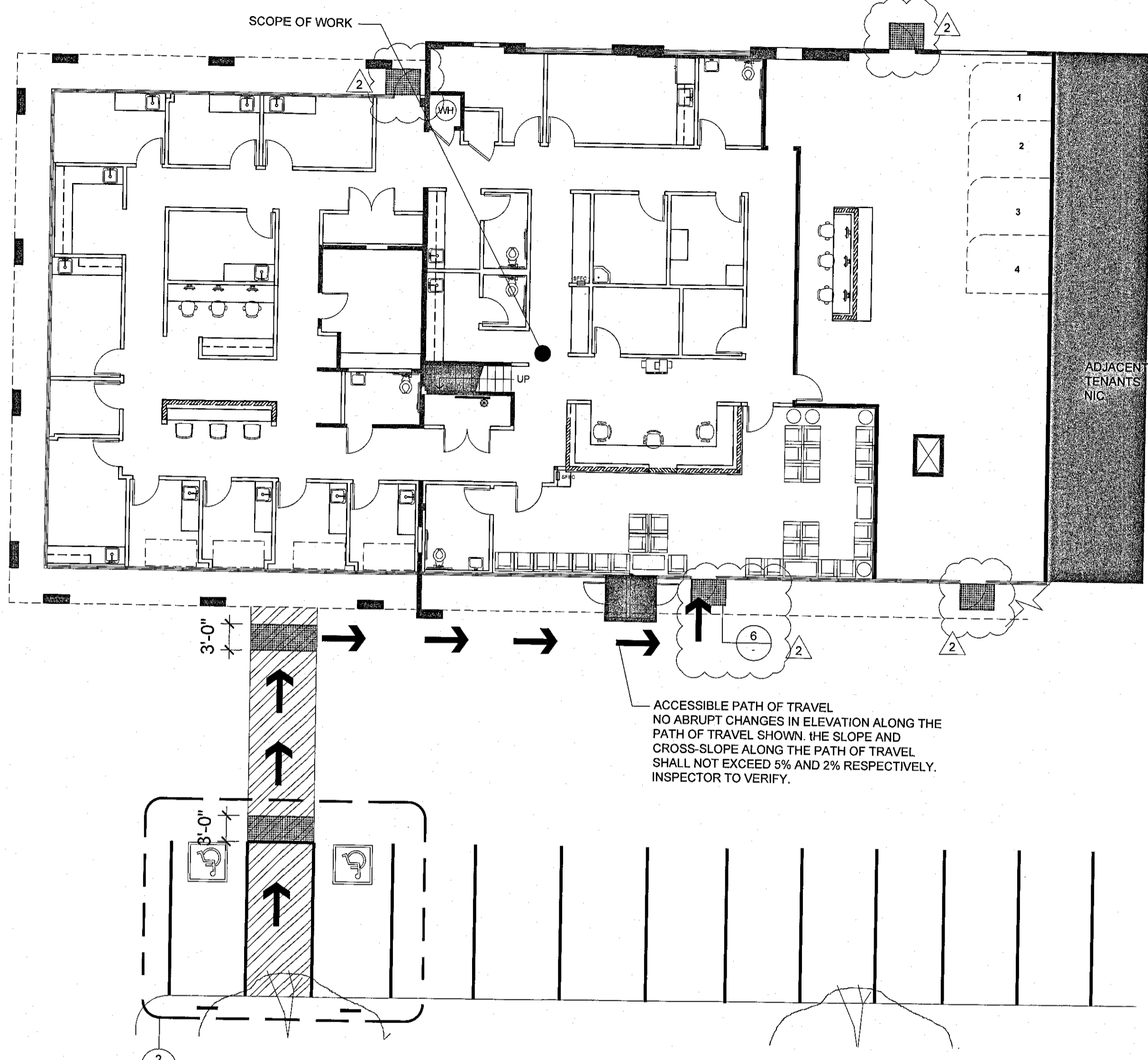


- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DAR, OR DARK-ON-LIGHT. VERIFY WITH APPROPRIATE JURISDICTION.
- DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
- DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
- ONLY APPROVED DIVISION OF THE STATE ARCHITECT, ACCESS COMPLIANCE (DS/AC) APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONS SURFACES SHALL BE INSTALLED.

6 TRUNCATED DOMES
NTS



1 SITE PLAN AND ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY)
NTS



LEGEND

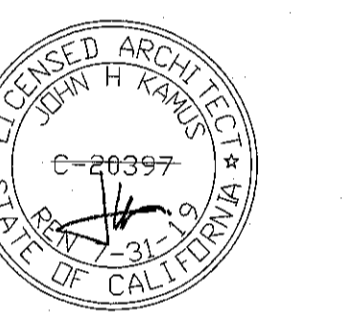
← INDICATES ACCESSIBLE PATH OF TRAVEL

NOTES

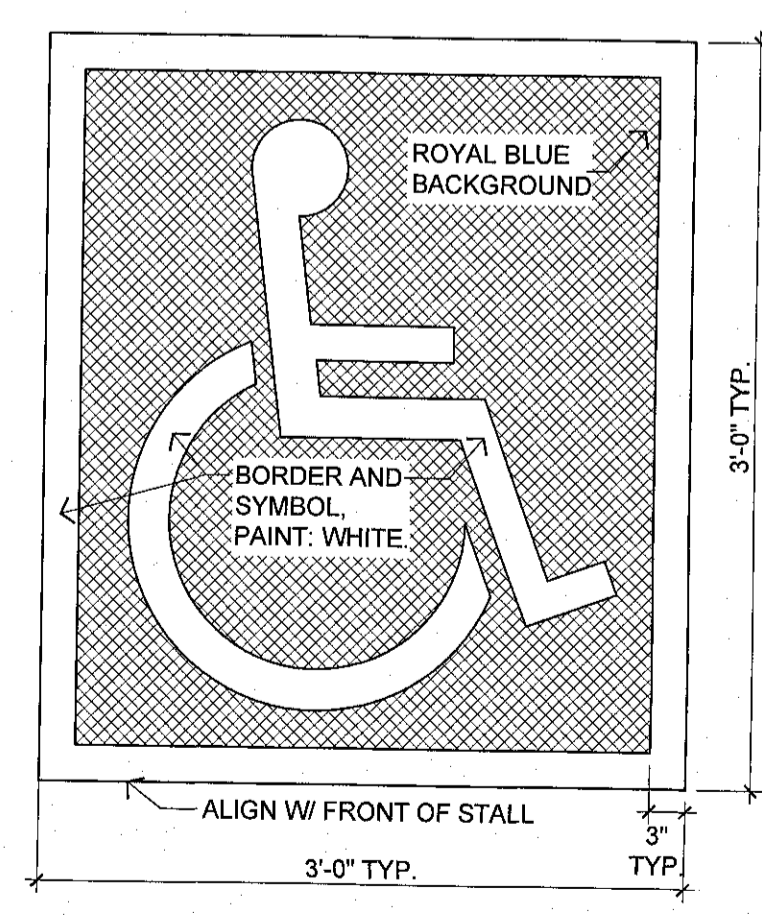
NO ONSITE ACCESS FROM PUBLIC SIDEWALK ON WARNER AVENUE PER 11B-206.2.1 EXCEPTION 2.

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
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PC CORR. & FIELD REVISIONS	09/21/2019

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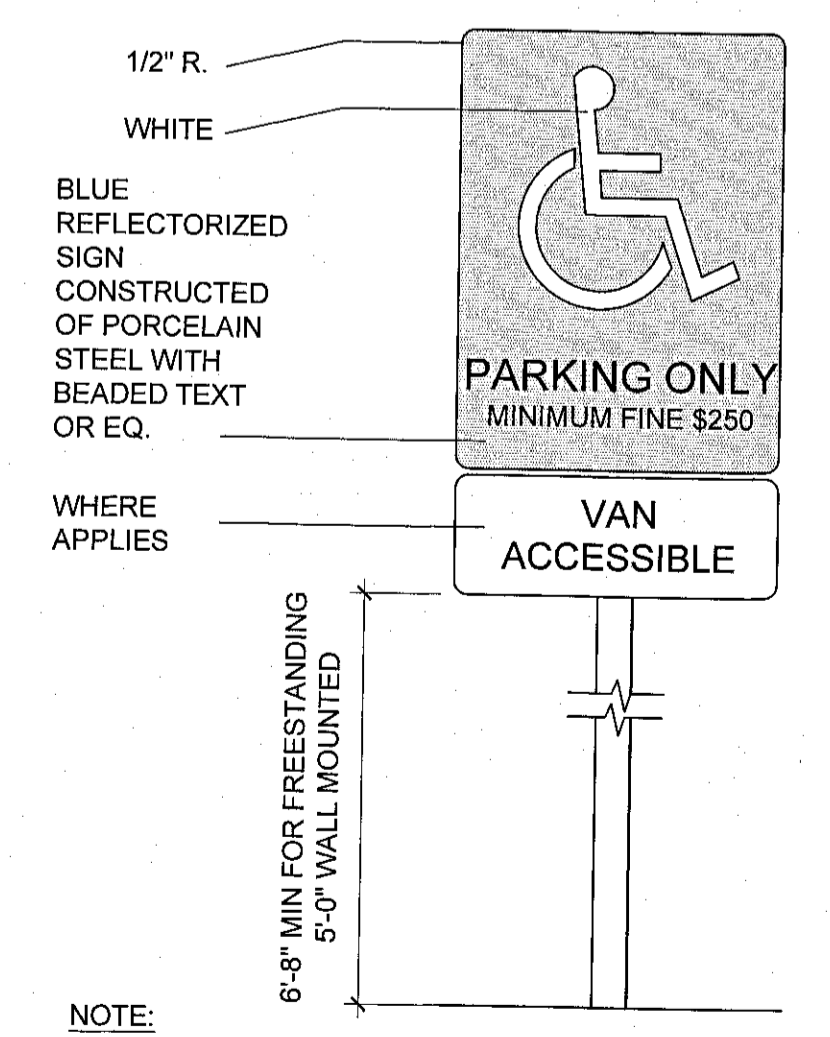


CONCENTRA
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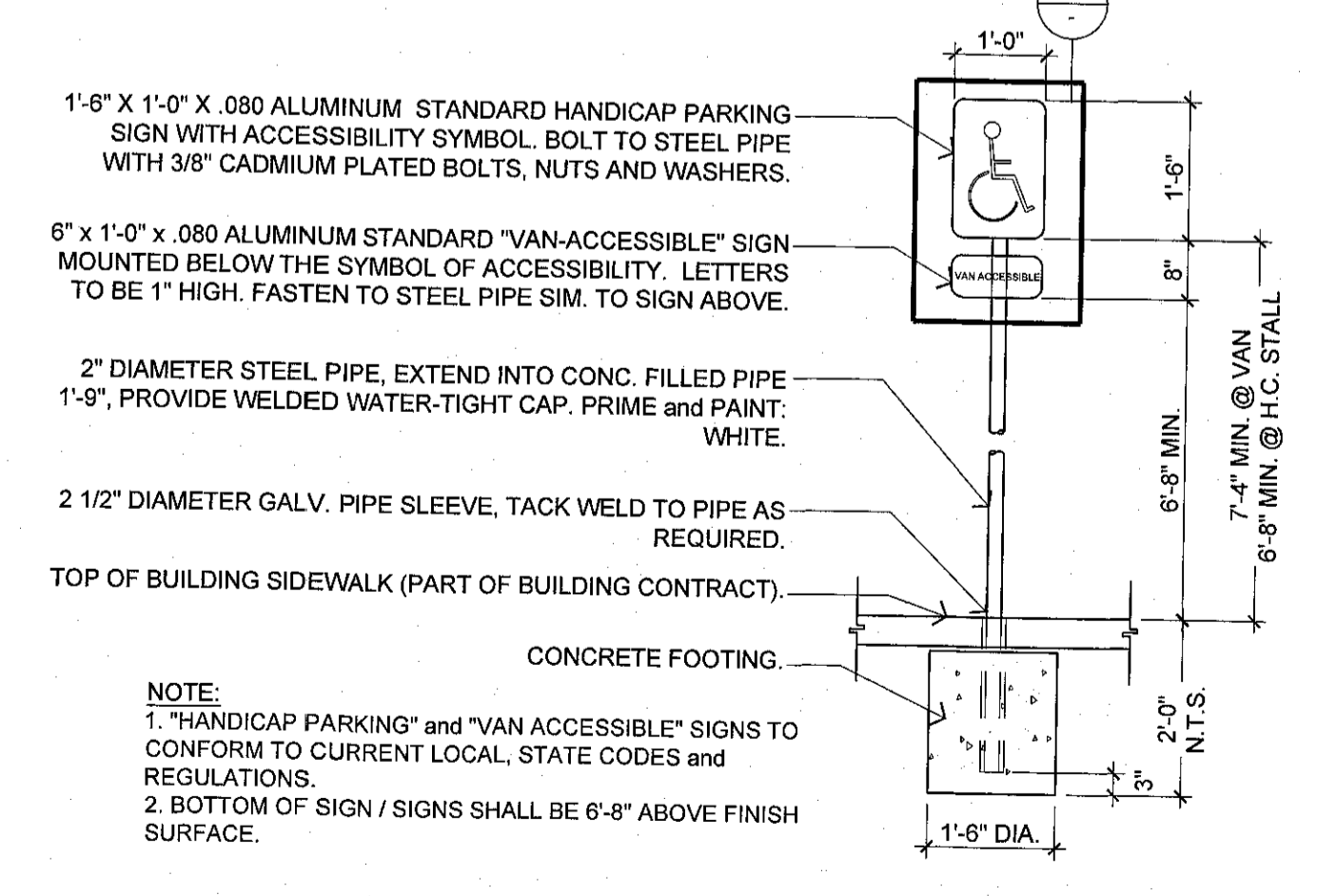
- NOTES:**
- ALL STROKES TO BE MIN. 3" WIDE. FIELD, ROYAL BLUE. BORDER / SYMBOL, WHITE.
 - PROVIDE TWO (2) COATS OF REFLECTIVE PAINT. LET DRY BETWEEN COATS.
 - LOCATE SYMBOL IN FRONT OF PARKING STALL, VISIBLE TO TRAFFIC OFFICER AND CENTERED AS SHOWN ON SITE PLAN.
 - HANDICAP SYMBOL TO COMPLY W/ CURRENT STATE, LOCAL PUBLIC AGENCY, ETC., REQUIREMENTS, U.N.O.

7 TYPICAL WHEELCHAIR SYMBOL
Scale: 1/2"=1'-0"

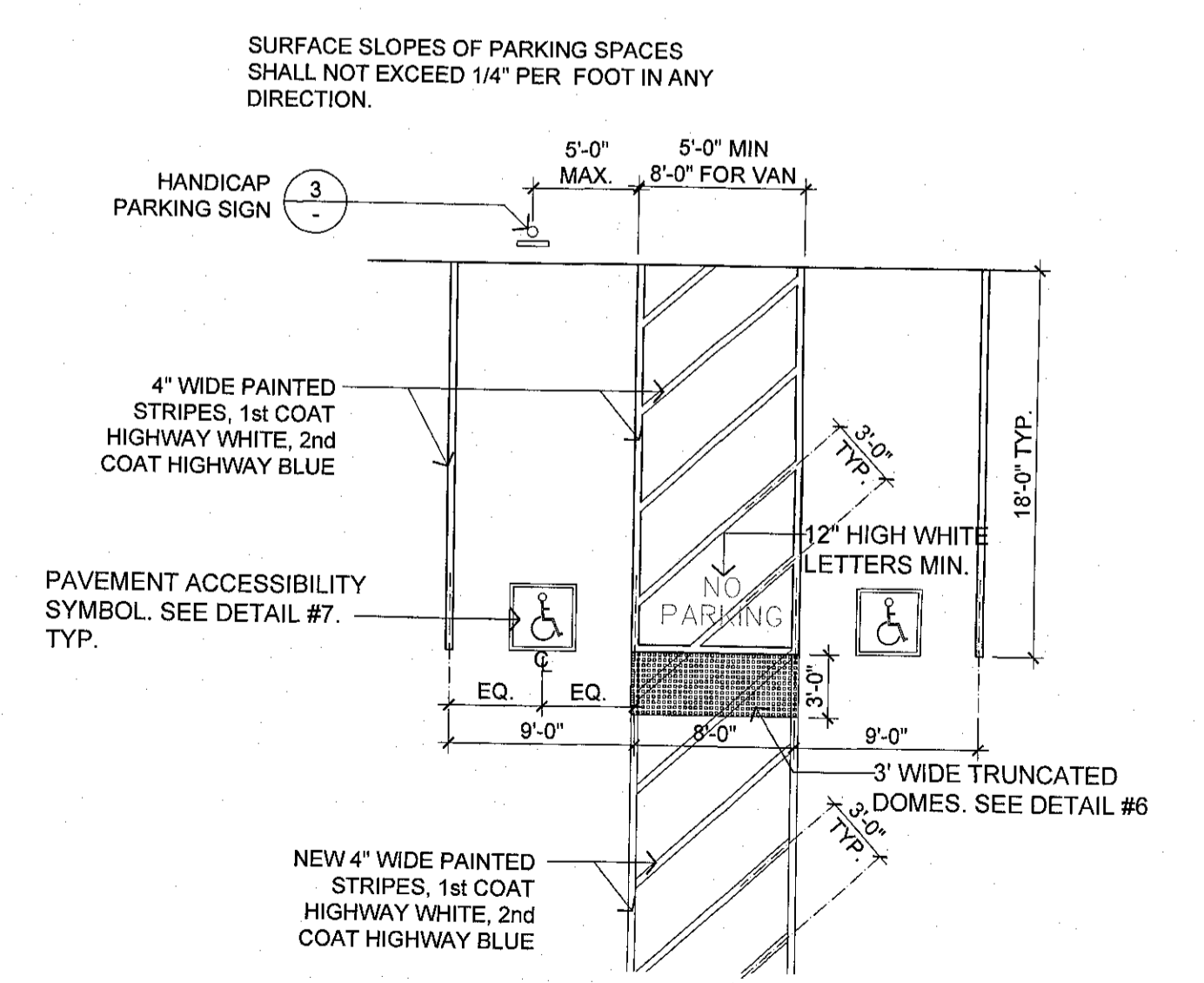


- NOTE:**
- AREA OF SYMBOL SHALL BE 70 SQ. IN. MIN.
 - SIGN SHALL BE PLACED IN FRONT OF EACH ACCESSIBLE PARKING STALL, WITHIN CLEAR VIEW, BUT NOT PLACED SO AS TO OBSTRUCT PASSAGE FROM ANY PARKING STALL OR WALKWAY.

4 VAN/ACCESSIBLE PARKING STALL SIGN
NTS



3 HANDICAP PARKING SIGN AND PIPE @ BUILDING SIDEWALK
Scale: 1/2"=1'-0"



2 EXISTING ADA PARKING STALL (TO REMAIN AS-IS)
SCALE: 1/4"=1'-0"

PROJECT NO.
18.0304

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PT/SC

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SHEET TITLE
SITE PLAN & ADA PATH OF TRAVEL PLAN

SHEET NO.
A-0.3

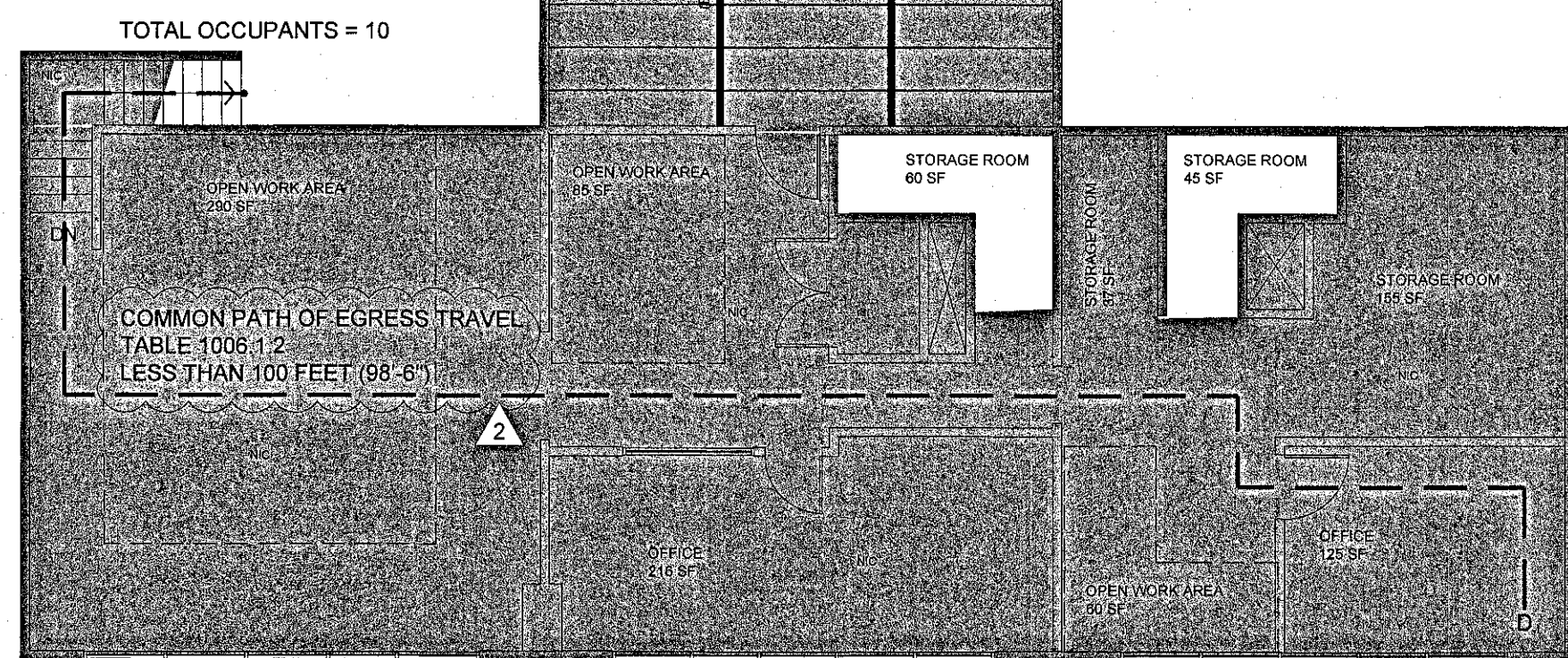
COMMON PATH OF EGRESS TRAVEL. That portion of the exit access travel distance measured from the most remote point within a story to that point where the occupants have separate and distinct access to two exits or exit access doorways.

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)	
		Without Sprinkler System (feet)	With Sprinkler System (feet)
A, E, M	49	75	75
B	49	100	75
F	49	75	75
H-1, H-2, H-3	3	NP	NP
H-4, H-5	10	NP	NP
I-1, I-2, I-3, I-4	10	NP	NP
I-3	10	NP	NP
R-1	10	NP	NP
R-2	10	NP	NP
R-2.1	10	NP	NP
R-2.2	10	NP	NP
R-2.3	10	NP	NP
R-2.4	10	NP	NP
S	29	100	75
U	49	100	75
Z	See Section 403.6.1		

For 3rd floor - 300 min.

TABLE 1006.2.1
OCCUPANCY: B
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)
WITHOUT SPRINKLER SYSTEM
OCCUPANT LOAD 13 < 30, 100'
100' > 98'-6"



** 2ND FLOOR SHOWN ONLY FOR REFERENCE** NIC - NO MODIFICATIONS TO EXISTING WALLS, LAYOUT OR EXITING
2 2ND FLOOR PLAN AND EXIT ACCESS TRAVEL
SCALE: 1/8"=1'-0"

OCCUPANT LOAD CALC

ROOM TYPE	SQ FTG	FACTOR	LOAD
OPEN WORK AREA	290 SF	100	2.90
OFFICE	369 SF	100	3.69
OPEN WORK AREA	85 SF	100	.85
OFFICE	216 SF	100	2.16
STORAGE ROOM	63 SF	300	.21
STORAGE ROOM	37 SF	300	.12
STORAGE ROOM	45 SF	300	.15
STORAGE ROOM	155 SF	300	.52
OPEN WORK AREA	60 SF	100	.60
OFFICE	125 SF	100	1.25
TOTAL	1,442 SF		9.98

13 OCCUPANTS

OCCUPANT LOAD CALC

ROOM TYPE	SQ FTG	FACTOR	LOAD
EXAM ROOM	104 SF	100	1.04
EXAM ROOM	85 SF	100	.86
EXAM ROOM	101 SF	100	1.01
LAB ROOM	78 SF	100	.78
PROCEDURE RM	110 SF	100	1.1
STORAGE	50 SF	300	.16
PROCEDURE RM	125 SF	100	1.25
EXAM ROOM	80 SF	100	.8
EXAM ROOM	80 SF	100	.8
EXAM ROOM	75 SF	100	.75
EXAM ROOM	80 SF	100	.8
EXAM ROOM	80 SF	100	.8
EXAM ROOM	98 SF	100	.98
WORK AREA	202 SF	100	2.02
STORAGE	38 SF	300	.12
X-RAY	148 SF	100	1.48
TOTAL	1,454 SF		13.95

14 OCCUPANTS

OCCUPANT LOAD CALC

ROOM TYPE	SQ FTG	FACTOR	LOAD
STORAGE ROOM	98 SF	300	.32
BREAK ROOM	174 SF	100	1.74
WORK AREA	54 SF	100	.54
WORK AREA	61 SF	100	.61
IT ROOM	35 SF	300	.11
AUDIO ROOM	87 SF	100	.87
BAT ROOM	87 SF	100	.87
OFFICE	52 SF	100	.52
FILE ROOM	76 SF	100	.76
RECEPTION	230 SF	100	2.3
WAITING ROOM	667 SF	100	6.67
TOTAL	1,621 SF		15.31

16 OCCUPANTS

OCCUPANT LOAD CALC

ROOM TYPE	SQ FTG	FACTOR	LOAD
PT CURTAIN AREA	65 SF	100	.65
PT CURTAIN AREA	65 SF	100	.65
PT CURTAIN AREA	65 SF	100	.65
PT CURTAIN AREA	65 SF	100	.65
WORK AREA	121 SF	100	1.21
TOTAL	381 SF		3.81

4 OCCUPANTS

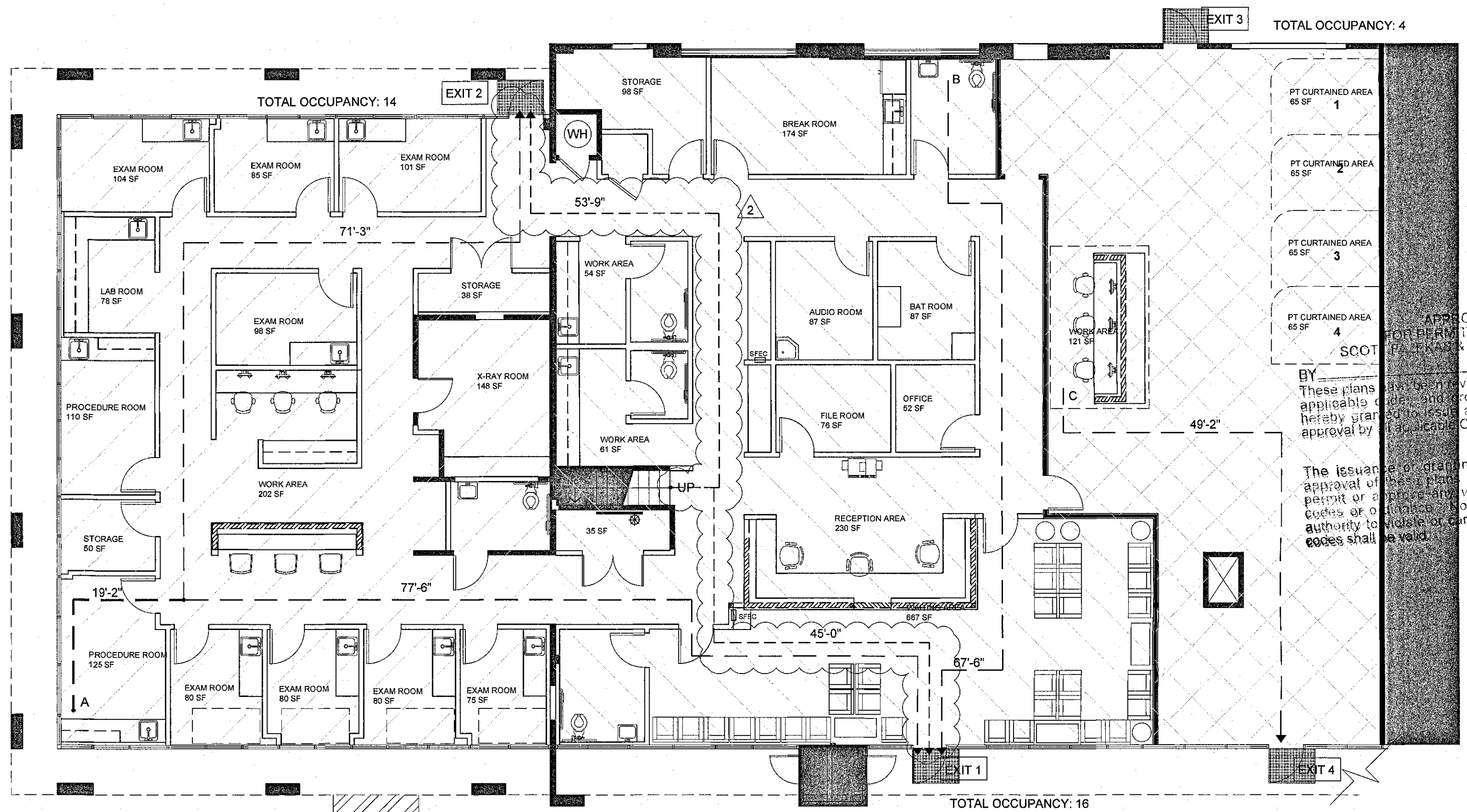
TOTAL OCCUPANTS: 44

EXIT ACCESS ANALYSIS

EXIT ACCESS TRAVEL DISTANCE
 A = 90'-4" < 200'-0" TO EXIT 2
 B = 67'-6" < 200'-0" TO EXIT 1
 C = 49'-2" < 200'-0" TO EXIT 4
 D = 98'-6" + 45'-0" = 144'-0" < 200'-0" TO EXIT 1

LEGEND

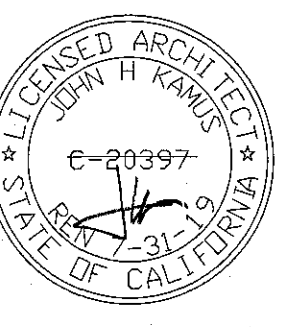
- INDICATES COMMON PATH OF EGRESS TRAVEL
- INDICATES EXIT ACCESS TRAVEL
- INDICATES EXIT ACCESS TRAVEL FROM 2ND FLOOR



1 1ST FLOOR PLAN AND EXIT ACCESS TRAVEL
SCALE: 1/8"=1'-0"

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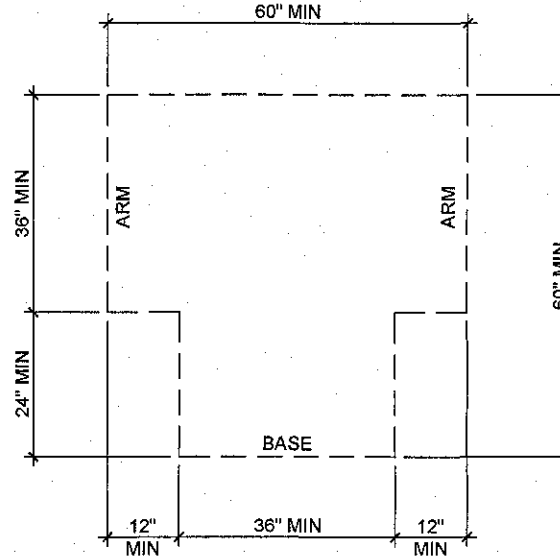


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PROJECT NO.	18.0304
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DATE/ISSUE	TBD
SHEET TITLE	EXIT ACCESS TRAVEL PLAN
SHEET NO.	A-0.4

SANITARY FACILITIES (GENERAL)

- WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-213. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY SECTION 11B-205.2.3 EXCEPTION 1 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
- DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B-703.2.2. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. 11B-703.2.2.6
- MENS TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.2.2.6.1
- WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK OR DARK ON A LIGHT BACKGROUND. 11B-703.2.2.6.2
- UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.2.2.6.3
- EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. 11B-703.2.2.4
- A TURNING SPACE SHALL BE PROVIDED WITHIN ACCESSIBLE RESTROOMS THAT COMPLY WITH ONE OF THE BELOW.
 - A CIRCULAR TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306. 11B-304.3.1
 - A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER BASE OR ONE ARM. 11B-304.3.2



- FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. 11B-304.2
- DOORS 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 ROOM, MAY ENCRUSH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. EXCEPTION: WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARCH OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. 11B-603.2.3

SANITARY FACILITY FIXTURES AND ACCESSORIES

WATER CLOSETS AND TOILET COMPARTMENTS

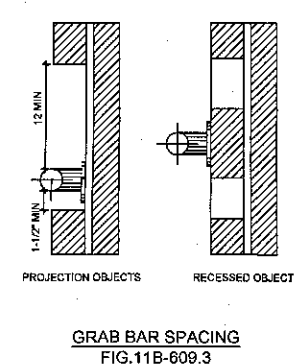
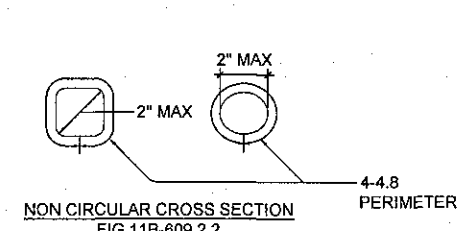
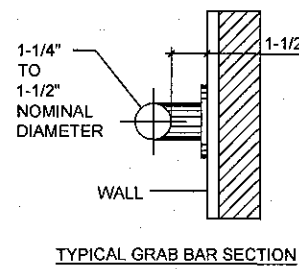
- THE ACCESSIBLE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTER LINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-AND APPROACH. 11B-604.2
- CLEARANCE AROUND AN ACCESSIBLE WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. 11B-604.3.1
- THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET. ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. 11B-604.3.2
- TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-205.2.3. IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM

SANITARY FACILITY FIXTURES AND ACCESSORIES (cont)

- FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. EXCEPTION: WHEN LOCATED AT THE SIDE OF A TOILET COMPARTMENT, THE TOILET COMPARTMENT DOOR OPENING SHALL PROVIDED A CLEAR WIDTH OF 34 INCHES MINIMUM. 11B-604.8.1.2
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE INSTALLED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2. 11B-60.9.5
- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSERS SHALL BE 14 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FINISH FLOOR. THERE SHALL BE A CLEARANCE OF 1-1/2 INCHES MINIMUM BELOW THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OF THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. 11B-604.9.6
- 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. 11B-604.9.3
- AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. 11B-604.8.1.4

GRAB BARS

- GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL, WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTION 11B-604.5.1 AND 11B-604.5.2 SHALL BE PERMITTED. 11B-604.5
- THE SIDE WALL GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 34 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. 11B-604.5.1
- THE REAR WALL GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. EXCEPTIONS: 1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 INCHES LONG MINIMUM, CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 INCHES MINIMUM DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET. 2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA. 11B-604.5.2
- GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR MEASURED AT THE TOP OF THE GRIPPING SURFACE. 11B-609.4
- GRAB BARS AND ANY WALL OR OTHER SURFACE ADJACENT TO THE GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. 11B-609.5
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 11B-609.6
- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE. 11B-609.8
- GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM. 11B-609.2.1
- GRAB BARS WITH NON-CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 1 INCHES MAXIMUM AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM. 11B-609.2.2
- SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 INCHES MINIMUM. 11B-609.3



SANITARY FACILITY FIXTURES AND ACCESSORIES (cont)

LAVATORIES AND SINKS

- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED. 11B-606.2
- LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. 11B-606.3
- CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. 11B-608.4
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS. 11B-606.5
- SINKS SHALL BE 6-1/2 INCHES MAXIMUM DEEP. 11B-606.7

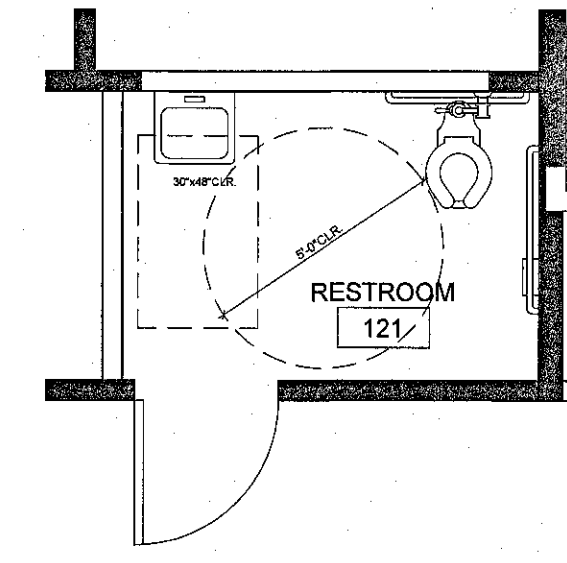
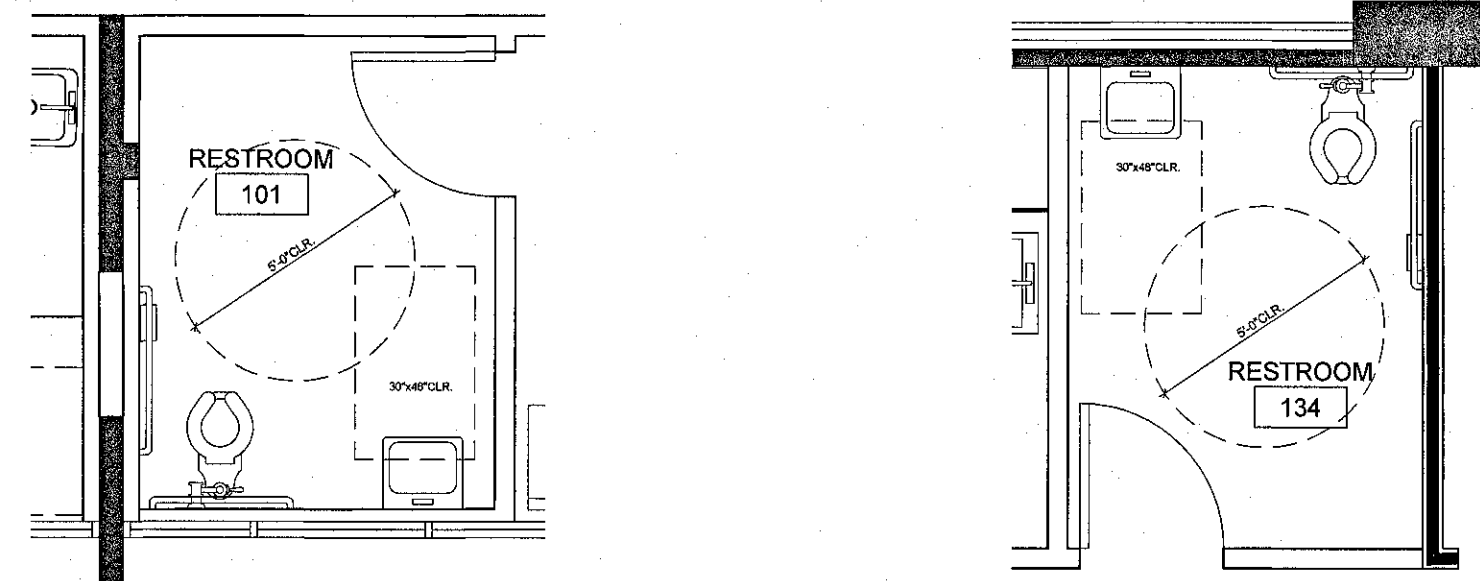
URINALS

- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13-1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. 11B-605.2
- A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. 11B-605.3
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. 11B-605.4

MIRRORS AND ACCESSORIES

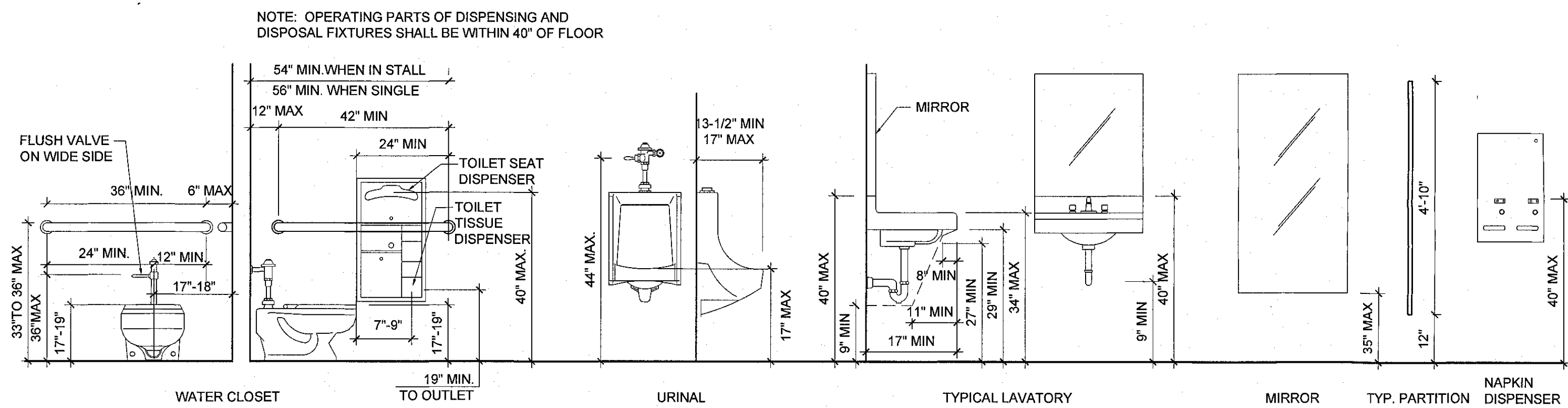
- MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. 11B-603.3

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. 11B-603.5

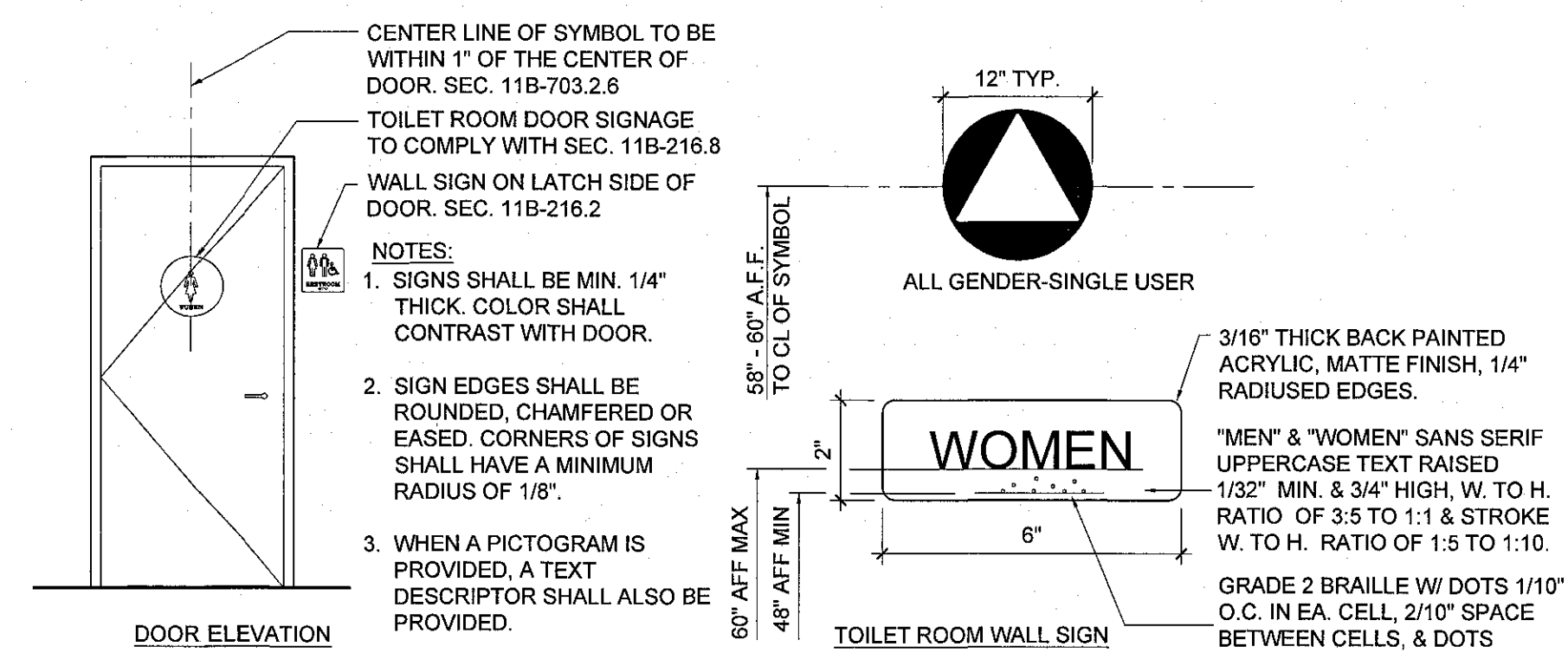


1 NEW ACCESSIBLE RESTROOM FACILITIES - SEE ALSO A-7 SHEETS

Scale: 1/4" = 1'-0" (FOR REFERENCE ONLY)

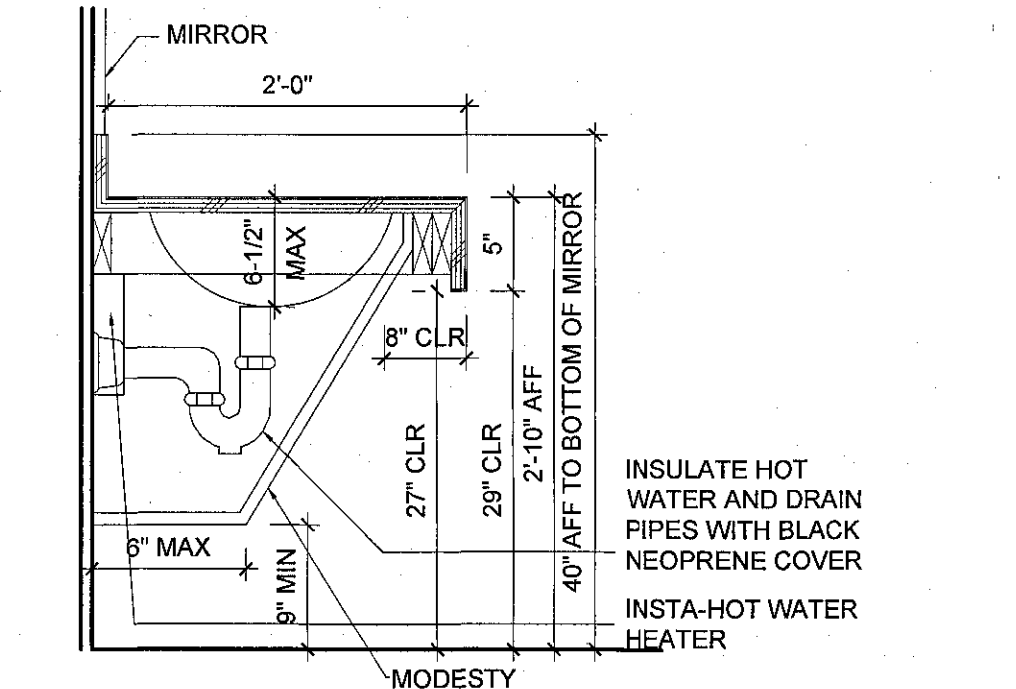


3 TYPICAL FIXTURE MOUNTING HEIGHTS



4 RESTROOM SIGNAGE

2 TYP COUNTER REQUIREMENT



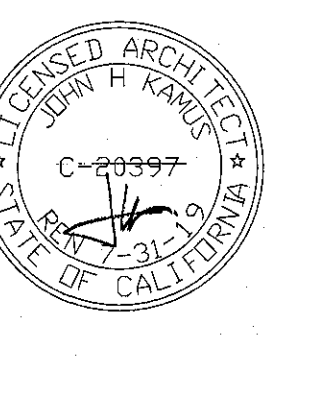
ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/22/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FALKAS & ASSOC.
DATE: 05/21/2019

BY: [Signature]

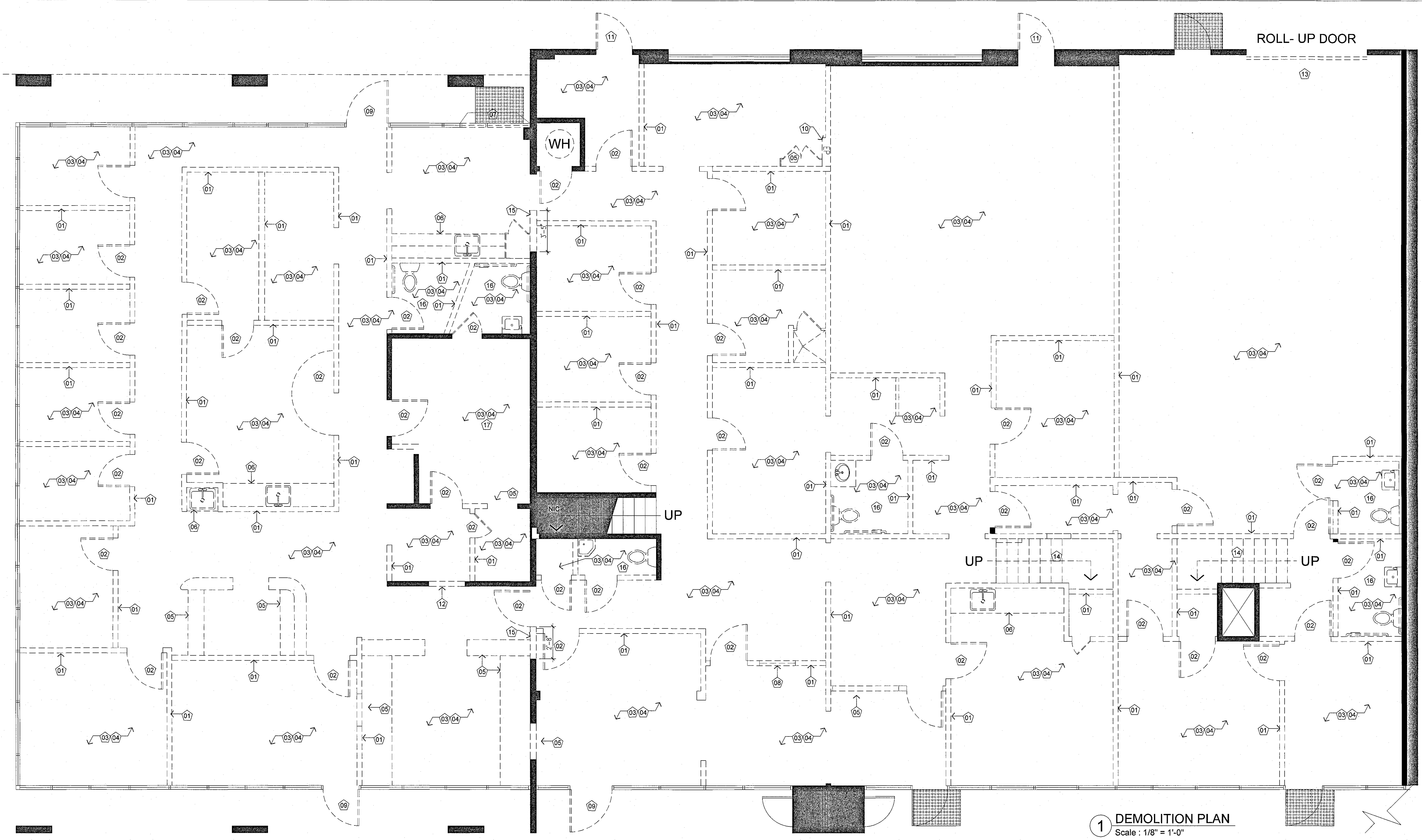
These plans have been reviewed for compliance with applicable codes and ordinances. The undersigned hereby grants to the applicant a permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans shall not constitute a permit or approval of any violation of applicable codes or ordinances. No permit shall be issued or granted unless the applicant has provided the authority to violate or cancel the provisions of such codes shall be valid.



CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	RESTROOM ACCESSIBILITY REQUIREMENTS
SHEET NO.	A-0.5



DEMOLITION GENERAL NOTES

1. REMOVE ALL DATA/TELE CABLEING IN CEILING BACK TO ORIGINAL D-MARK. (UNLESS OTHERWISE INSTRUCTED)
2. ALL ABANDONED PLUMBING LINES TO BE CAPPED.
3. INTENT OF THE DRAWING IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.
4. MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
5. ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTOR'S PROPERTY U.N.O., AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES.
6. WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAB BOLTS, NAILS, NAILERS, SHIMS, ETC.)

KEY NOTES

- 01 REMOVE INTERIOR TENANT NON LOAD BEARING WALLS AND ASSOCIATED ELECTRICAL, DATA AND TELEPHONE & J-BOX. REMOVE ALL WIRING BACK TO ELECTRICAL SUB PANELS.
- 02 CONTRACTOR TO REMOVE DOOR AND FRAME.
- 03 REMOVE ALL FLOOR COVERING & RUBBER BASE THROUGHOUT (U.N.O.). SCRAPE ALL FLOORS CLEAN OF ALL ADHESIVE, PAD, ETC TO SMOOTH FINISH AND BROOM CLEAN.
- 04 REMOVE EXISTING WALL FINISHES AND SKIM COAT TENANT WALL TO PREPARE FOR APPROVED NEW FINISH.
- 05 REMOVE EXISTING MILLWORK.
- 06 REMOVE EXISTING MILLWORK AND SINK, CAP OFF ALL RELATED PLUMBING.
- 07 REMOVE PORTION OF STOREFRONT AND GLAZING, REWORK AS REQUIRED TO ACCOMMODATE NEW ENTRY DOOR.

- 08 REMOVE EXISTING WINDOW.
- 09 REMOVE EXISTING STOREFRONT DOOR.
- 10 REMOVE ELECTRICAL PANEL, REUSE IF POSSIBLE.
- 11 REMOVE EXISTING EXTERIOR METAL DOOR AND FRAME.
- 12 CUT IN NEW 3'-0" OPENING, MATCH EXISTING DOOR HEIGHT.
- 13 REMOVE EXISTING ROLL-UP DOOR AND FRAME.
- 14 REMOVE EXISTING STAIRS AND PROVIDE FLOOR INFILL ABOVE, REFER TO STRUCTURAL DRAWINGS.
- 15 REMOVE WALLS AND ASSOCIATED ELECTRICAL, DATA AND TELEPHONE & J-BOX. REMOVE ALL WIRING BACK TO ELECTRICAL SUB PANELS. SEE ALSO STRUCTURAL DRAWINGS.
- 16 REMOVE EXISTING PLUMBING FIXTURES, CAP-OFF ALL RELATED PLUMBING.

- 17 EXISTING X-RAY EQUIPMENT & ROOM TO REMAIN. REMOVE & REINSTALL EQUIPMENT AS REQUIRED BY NEW CONSTRUCTION.

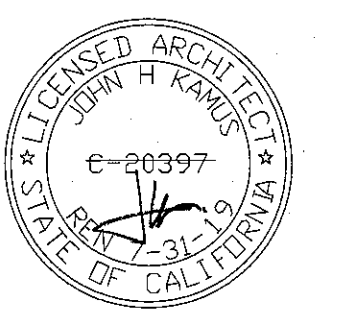
DEMOLITION SYMBOLS

- EXISTING WALL TO BE REMOVED.
- DOOR - EXISTING TO BE DEMO. PATCH AND REPAIR AS REQUIRED. (ALL NEW DOORS & FRAMES)
- ⚡ EXISTING OUTLETS TO BE DEMO. PATCH AND REPAIR AS REQUIRED. PREP TO RECEIVE NEW FINISHES.

ISSUE	DATE
△ POWER REVISIONS	12/11/2018
□ PLAN CHECK	12/19/2018
△ 1 PC CORR.	04/2/2019
△ 2 PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMITTING BY SCOTT FARRERAS & ASSOCIATES ARCHITECTS INC. DATE: 11/11/2019

SEKAMUS KELLER
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CONCENTRA
 3100 W. WARNER AVE., SUITE 100
 SANTA ANA, CA 92704

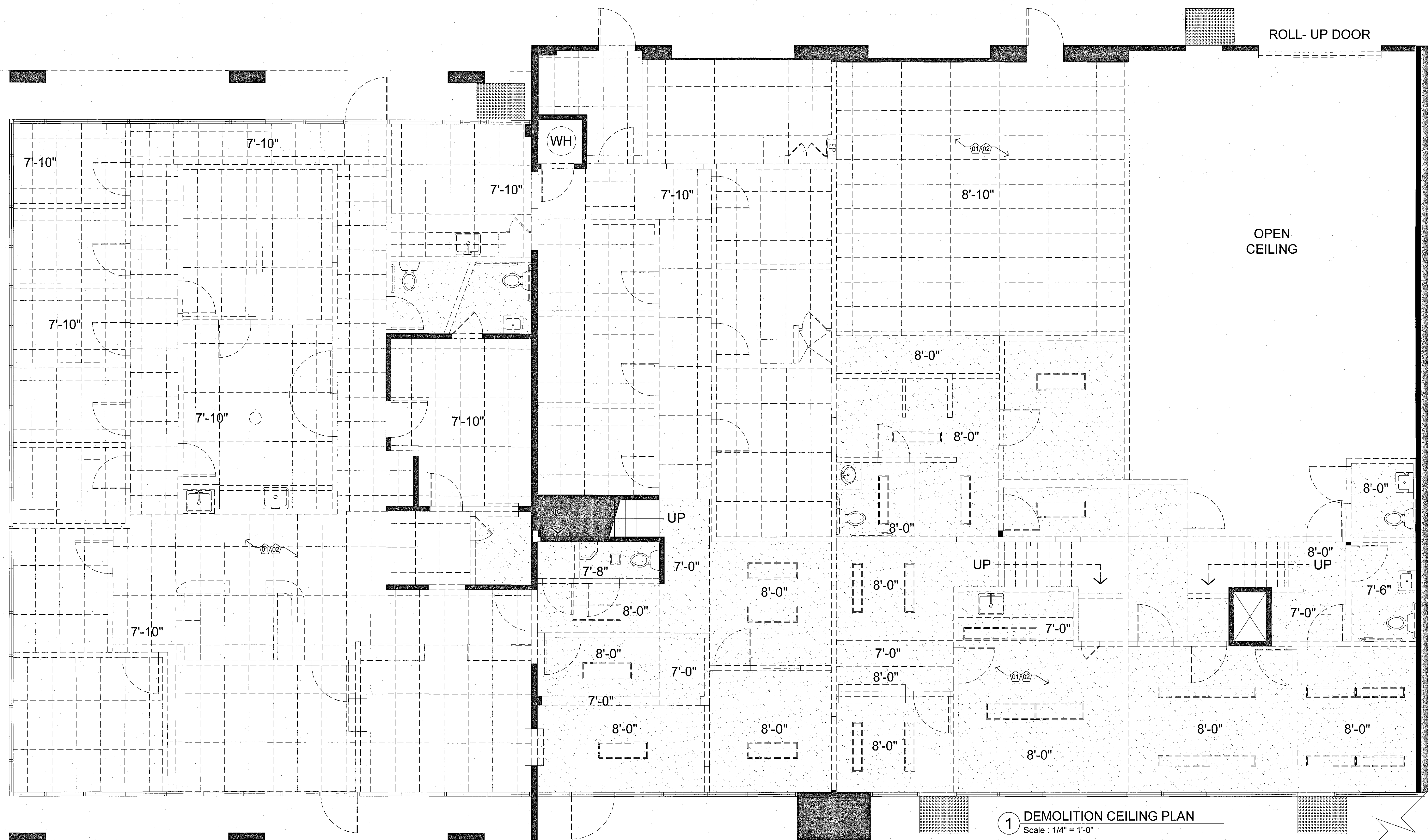
PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

DATE/ISSUE
TBD

SHEET TITLE
1st FL
DEMO-AS BUILT
PLAN

SHEET NO.
A-1.0

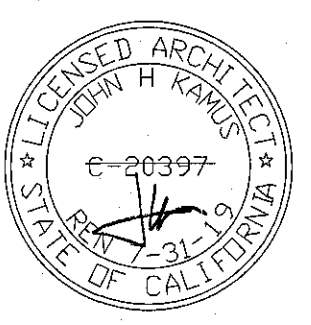


DEMOLITION GENERAL NOTES

1. REMOVE ALL DATA/TELE CABLING IN CEILING BACK TO ORIGINAL D-MARK. (UNLESS OTHERWISE INSTRUCTED)
2. ALL ABANDONED PLUMBING LINES TO BE CAPPED.
3. INTENT OF THE DRAWING IS TO SHOW EXISTING BUILDING CONDITIONS WITH INFORMATION DEVELOPED FROM AVAILABLE DOCUMENTS. CONTRACTOR SHALL MAKE A DETAILED SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. THE CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT.
4. MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS.
5. ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.N.O., AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN, PROVED AND DISPOSE OF DEBRIS PERMIT PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURITY AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES, and obtain a permit from the City of Santa Ana. WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAR BOLTS, NAILS, NUTS, SHIMS, ETC.) TO BE REMOVED.
6. WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAR BOLTS, NAILS, NUTS, SHIMS, ETC.) TO BE REMOVED.

ISSUE	DATE
△ POWER REVISIONS	12/11/2018
□ PLAN CHECK	12/19/2018
△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

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CONCENTRA
 3100 W. WARNER AVE, SUITE 100
 SANTA ANA, CA 92704

1 DEMOLITION CEILING PLAN
 Scale: 1/4" = 1'-0"

KEY NOTES

- 01 REMOVE EXISTING CEILING AND LIGHTING THROUGHOUT.
- 02 AT TIME OF DEMO, GC TO INFORM KK OF MAXIMUM ACHIEVABLE CEILING HEIGHT AND CONDITION. REFER TO A-3.0.

DEMOLITION SYMBOLS

- ⊕ LIGHT FIXTURE TO BE REMOVED.
- LIGHT FIXTURE TO BE REMOVED.
- LIGHT FIXTURE TO BE REMOVED.
- EXISTING CEILING GRID, TILE AND LIGHTING TO BE REMOVED.
- EXISTING HARD LID CEILING TO BE REMOVED.

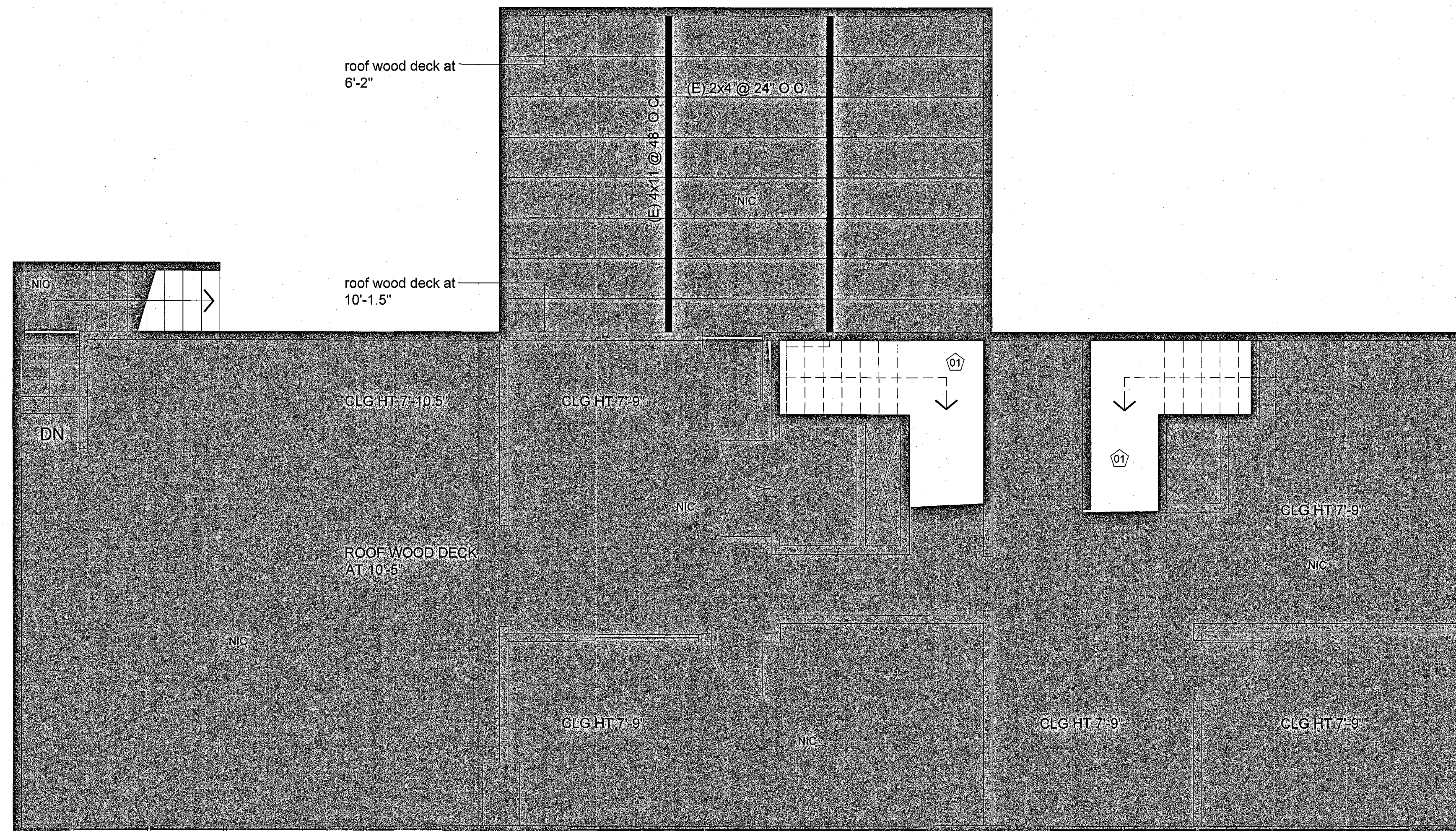
PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

DATE/ISSUE
TBD

SHEET TITLE
DEMOLITION CEILING PLAN

SHEET NO.
A-1.1



1 2nd FLOOR DEMOLITION PLAN (REF. ONLY)
Scale : 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

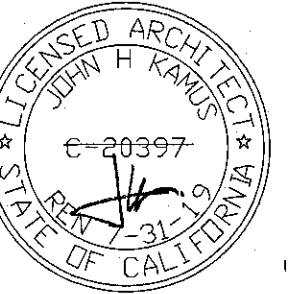
1. REMOVE ALL DATA/TELE CABLING IN CEILING BACK TO ORIGINAL D-MARK. (UNLESS OTHERWISE INSTRUCTED)
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5. ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.N.O., AND SHALL BE REMOVED FROM OWNER'S PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, PAY DUMPING FEES AND CHARGES.
6. WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE OF ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAB BOLTS, NAILS, NAILERS, SHIMS, ETC.)

KEY NOTES

- 01 REMOVE EXISTING STAIRS AND PROVIDE FLOOR INFILL, REFER TO STRUCTURAL DRAWINGS.

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES
BY _____ DATE _____
These plans have been reviewed for compliance with applicable codes and ordinances. Approval is hereby granted to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans shall not be construed to permit or approve any violation of applicable codes or ordinances. No permit shall be given authority to violate or cancel the provisions of such codes shall be valid.



CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

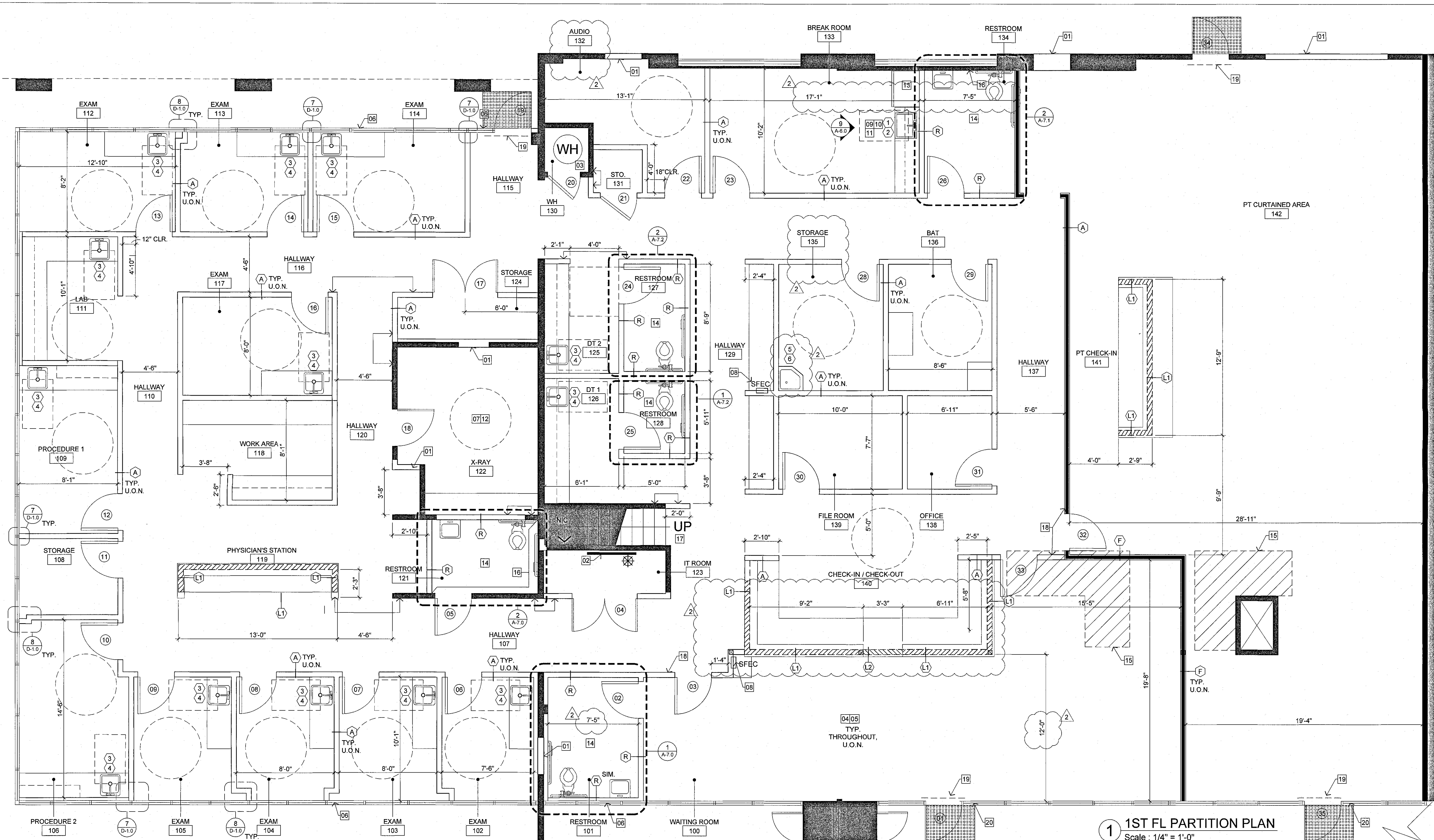
DATE/ISSUE
TBD

SHEET TITLE
2nd FL
DEMO-AS BUILT
PLAN

SHEET NO.
A-1.2

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/22/2019
PC CORR. & FIELD REVISIONS	05/21/2019

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1 1ST FL PARTITION PLAN
Scale: 1/4" = 1'-0"

KEYNOTES

- 01 INFILL EXISTING WALL/DOOR OPENING. MATCH EXISTING STUD WIDTH, TAPE (FIRE TAPE/ 1-HR RATED CONSTRUCTION IF REQUIRED) SAND SMOOTH AND PREP FOR NEW FINISHES.
- 02 3/4" THICK PLYWOOD BACKBOARD FOR TENANT'S TELEPHONE EQUIPMENT. SIZE TO BE DETERMINED BY TENANT'S TELEPHONE VENDOR.
- 03 PROVIDE NEW WATER HEATER.
- 04 ALL NEW WALLS TO HAVE LEVEL 4 FINISH. ANY EXISTING WALLS WITH TEXTURE TO BE FLOATED AND FINISHED TO LEVEL 4 SMOOTH FINISH. TYP. THROUGHOUT.
- 05 PROVIDE MIN 20 GA STEEL BACKING AT WALL HUNG EQUIPMENT, SHELVING, STORAGE & CASEWORK, TYP. THROUGHOUT.
- 06 NEW STOREFRONT AND GLAZING TO MATCH EXISTING.
- 07 PROVIDE LEAD BARRIER AT WALLS, FLOOR + DOOR AS REQUIRED.
- 08 PROVIDE NEW FIRE EXTINGUISHER CABINET EVERY 75' PER THE DIRECTION OF LOCAL FIRE AUTHORITY. LARSEN "ARCHITECTURAL SERIES" 1-1/4" SQ. TRIM, SEMI-RECESSED WITH "VERTICAL DUO" CLEAR ACRYLIC DOOR, IN CLEAR ANODIZED FINISH.
- 09 PROVIDE GARBAGE DISPOSAL WITH ON & OFF SWITCH @ +44" AFF. U.O.N.
- 10 PROVIDE NEW 1/2" DIAMETER COLD WATER COPPER LINE FOR COFFEE MAKER W/ SHUT OFF VALVE.
- 11 PROVIDE NEW 1/4" DIAMETER COLD WATER COPPER LINE FOR ICE MAKER WITH SHUT OFF VALVE.
- 12 REINSTALL EXISTING XRAY EQUIPMENT PER TENANT'S REQUIREMENTS.
- 13 SPACE FOR TENANT'S FULL HEIGHT REFRIGERATOR.
- 14 NEW RESTROOM. REFER TO A-7 SHEETS FOR MORE INFORMATION.
- 15 NEW FLOOR INFILL WHERE STAIRS WERE REMOVED. SEE STRUCTURAL DRAWINGS. GRAPHIC FOR REF. ONLY. VERIFY IN FIELD.
- 16 MODIFY EXISTING PARTITION AS REQUIRED TO MATCH WALL TYPE 'R'.
- 17 EXISTING STAIRS TO REMAIN. UPPER FLOOR NIC.
- 18 PROVIDE TACTILE "EXIT" OR "EXIT ROUTE" SIGN AT 60" A.F.F PER SECTION 1011.4 AND 11B-216.4 OF 2016 CALIFORNIA BUILDING CODE. REF #11/D-2.0.
- 19 PROVIDE SIGN ABOVE MAIN EXIT DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". USE 1" HIGH LETTERS W/ CONTRASTING BACKGROUND.
- 20 PROVIDE ISA SIGNAGE AT ENTRANCE DOOR, LOCATED AT THE RIGHT SIDE OF THE DOUBLE DOOR AT 40" TO 70" AFF PER SECTION 11B-703.5.5 OF 2016 CBC.

LEGEND

- EXISTING WALL TO REMAIN.
- (A) NEW INTERIOR PARTITION. FLOOR TO 6" ABOVE CEILING. WITH (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WET AREAS (RESTROOMS & COUNTERS WITH SINKS). PROVIDE SOUND BATT INSULATION. REFER TO DETAIL #1/D-1.0
- (L1) NEW LOW PARTITION. FLOOR TO ±28" AFF. REFER TO DETAIL #3/D-1.0
- (L2) NEW LOW PARTITION. FLOOR TO ±40" AFF. REFER TO DETAIL #3/D-1.0
- (R) NEW RESTROOM PARTITION. FLOOR TO STRUCTURE ABOVE GREEN BOARD GYPSUM ON WET SIDE/S FLOOR TO CEILING WITH SOUND BATT INSULATION. REFER TO DETAIL #6/D-1.0
- (F) NEW FIRE-RATED PARTITION. FLOOR TO STRUCTURE ABOVE. REFER TO DETAIL #2/D-1.0
- (SFEC) FIRE EXTINGUISHER CABINET, SEMI-RECESSED. REF #5-D1.0
- (01) DOOR - SEE DOOR SCHEDULE ON A-2.1

FOR PARTITION GENERAL NOTES
SEE SHEET A-2.1

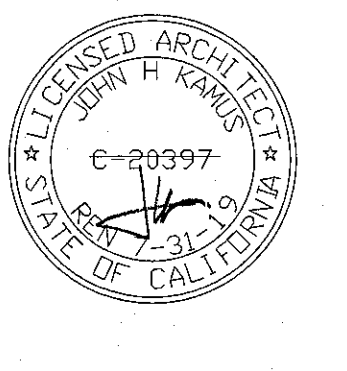
FOR MILLWORK REFERENCES REFER TO A-2.3
SHEET

ISSUE	DATE
POWER REVISIONS	12/11/2018
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PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES INC.
DATE: _____

These plans have been reviewed for conformance to the applicable codes and ordinance. Approval is not intended to be construed as a guarantee of the accuracy of the information herein. The user of these plans shall be responsible for obtaining all necessary permits and approvals from the appropriate City agencies.

KAMIS KELLER
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PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

DATE/ISSUE
TBD

SHEET TITLE
PARTITION PLAN

SHEET NO.
A-2.0

PARTITION GENERAL NOTES

- REFER TO SHEET D-1.0 FOR CONSTRUCTION DETAILS.
- CONTRACTOR SHALL REFINISH ANY BLEMMISHED DOOR, OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH.
- ALL INTERIOR PARTITIONS SHALL BE TAPED SMOOTH AND SANDED TO RECEIVE PAINT OR WALL COVERING.
- DOOR OPENING IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJOINING PARTITIONS.
- REPLACE TINTING ON WINDOWS AS REQUIRED DUE TO DAMAGE. COORDINATE WITH KAMUS & KELLER ON UNITS.
- ALL NEW CONSTRUCTION ON FLOORS CONSISTING OF EXISTING 3 5/8" STUD CONSTRUCTION ARE ALSO TO BE CONSTRUCTED OF 3 5/8" STUDS.
- REMOVE ALL NAILS, PINS, ETC., AND PATCH AND REPAIR ALL EXISTING HOLES IN GYPSUM BOARD PARTITIONS AS REQUIRED. PREP TO RECEIVE NEW SPECIFIED FINISHES.
- ALL PARTITIONS SHALL BE TYPE A, U.O.N.
- USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, U.O.N.
- ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED.
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- ALL PENETRATION THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.
- CONTROLS AT SINK TO COMPLY WITH ACCESSIBILITY STANDARD PER 2016 CBC SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST, SHALL NOT REQUIRE MORE THAN 5 LBS. FORCE TO ACTIVATE AND SHALL BE LEVER TYPE HANDLES.
- PROVIDE, TACTILE EXIT SIGNAGE THAT COMPLIES WITH 2016 CBC AND COMPLIES WITH SECTION 1117B.5 AT THE FOLLOWING LOCATIONS & WITH THE FOLLOWING WORDS: I. EACH GRADE LEVEL EXTERIOR EXIT DOOR "EXIT" II. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY. "EXIT ROUTE"
- PROVIDE BACKING IN WALLS FOR WALL HUNG FIXTURES AND CABINERY. REFER TO DETAIL #11/D-1.0 SHEET.
- CONTRACTOR TO SUBMIT SUBMITTALS OF ALL FIXTURES AND MATERIALS (FINISHES, PLUMBING FIXTURES, ELECTRICAL COMPONENTS, DOOR/FRAME AND HARDWARE AND LIGHT FIXTURES) AND MILLWORK SHOP DRAWINGS TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIAL. IF SUBMITTALS ARE NOT SUBMITTED AND APPROVED IN WRITING, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH CHANGE ORDER.
- GC TO INSTALL CLIENT PROVIDED EQUIPMENT AT THE DIRECTION OF THE CLIENT:
 - WELCH ALLYNGREEN SERIES DIAGNOSTIC WALL SET,
 - CHART HOLDERS
 - SHARD CONTAINERS
 - GLOVE HOLDERS (3) SIZES
 - CRUTCH HOLDER
 - X-RAY APRON RACK

DOOR GENERAL NOTES

- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS & 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. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
- WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. 2016 CBC
- CONTRACTOR SHALL FURNISH AND INSTALL ALL DOORS, HARDWARE AND FRAMES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
- ALL DOORS SHALL HAVE WALL OR FLOOR STOPS TO PREVENT DAMAGE TO DOOR, HARDWARE OR ADJACENT WALL SURFACES.
- CONTRACTOR TO VERIFY ALL KEY REQUIREMENTS WITH LANDLORD AND SHALL COORDINATE BUILDING STANDARD CYLINDERS AND KEYWAYS IF REQUIRED.
- THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMES ARE USED A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR FOR THIS PURPOSE.
- REFER TO #9/D-1.0 FOR DOOR HEAD AND JAMB DETAILS.

NOTE: IF DOOR HAS CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR PER 2016 CBC

DOOR / FRAME TYPES

DOOR IDENTIFICATION (DR ID):

A: NEW 3'-0" X 7'-0" X 1-3/4" SOLID CORE WOOD DOOR. FINISH TO BE PLAM TO MATCH THE MILLWORK. COLOR TO BE WILSONART-COCOBALA, #7942K-07.

B: NEW 3'-0" X 7'-0" X 1-3/4" SOLID CORE WOOD DOOR. FINISH TO BE PLAM TO MATCH THE MILLWORK. COLOR TO BE WILSONART-COCOBALA, #7942K-07. PROVIDE 8"x24" VISION PANEL.

C: NEW 6'-0" X 7'-0" X 1-3/4" SOLID CORE WOOD DOOR. FINISH TO BE PLAM TO MATCH THE MILLWORK. COLOR TO BE WILSONART-COCOBALA, #7942K-07.

D: NEW SINGLE LEAD-LINED DOOR & FRAME-RADIATION PRODUCTS, INC. TO BE INSTALLED AT THE X-RAY ROOM IF THE PHYSICIST'S REPORT REQUIRES A LEAD LINED DOOR. DOOR TO BE 3'-0" X 7'-0" X 1-3/4" SOLID CORE. FINISH TO BE PLAM TO MATCH THE MILLWORK. COLOR TO BE WILSONART-COCOBALA, #7942K-07.

E: EXISTING/RELOCATED INTERIOR DOOR. REPAIR ALL DINGS & SCRATCHES, LIGHT SAND & REFINISH.

F: NEW (OR EXISTING) RELOCATED IF POSSIBLE) STOREFRONT DOOR TO MATCH EXISTING.

G: NEW 20MIN. FIRE-RATED DOOR AND ASSEMBLY.

FRAME IDENTIFICATION (FR ID):

A: NEW SINGLE INTERIOR DOOR FRAME. WESTERN INTEGRATED EXTRUDED ALUMINUM WITH CLEAR FINISH. WESTERN INTEGRATED OR APPROVED EQUAL.

B: NEW DOUBLE INTERIOR DOOR FRAME. WESTERN INTEGRATED EXTRUDED ALUMINUM WITH CLEAR FINISH. WESTERN INTEGRATED OR APPROVED EQUAL.

E: EXISTING FRAME TO REMAIN.

G: NEW FIRE-RATED FRAME.

HARDWARE TYPE:

a: LEVER LOCKSET/LATCH SET- STANLEY 7KC WITH 14D LEVER. INTERCHANGEABLE CORE. 7 PIN TE KEYWAY, #626 SATIN CHROME FINISH. ENTRY TO BE KEYPED SEPARATELY, OFFICES AND COMMON AREAS TO BE KEYPED ALIKE. [ALIKE HTTP://BESTACCESS.COM/FILES/5714/6180/5407/7KC/SERIES_BAS010_WEB.PDF](http://BESTACCESS.COM/FILES/5714/6180/5407/7KC/SERIES_BAS010_WEB.PDF)

b: COMBINATION LOCK/CLASSROOM LOCK- INSTALL ON DOORS THAT LOCK. MASTER KEY SYSTEM, ENTRY AND OFFICES KEYPED ALIKE AND COMMON AREAS KEYPED ALIKE. IT/TELCO CLOSET TO BE KEYPED SEPARATELY(DO NOT COMMINGLE OTHER FUNCTIONS WITH THE IT/TELCO ROOM)

c: PRIVACY LEVER LOCK & CLOSER- STANDARD LEVER HARDWARE W/ PRIVACY LOCK FUNCTION AND CLOSER. TO BE INSTALLED AT ALL RESTROOMS.

d: EXISTING HARDWARE TO REMAIN. VERIFY IT IS IN PROPER WORKING CONDITION, REPLACE IF REQUIRED.

e: NEW BUILDING STANDARD STOREFRONT DOOR HARDWARE

COMMON SPECS:

1. WHERE INDICATED ON SCHEDULE: PROVIDE DOOR CLOSER- STANLEY D4550 T6 89, POWDER COATED ALUMINUM FINISH.

2. ALL DOORS: KICK PLATES- STAINLESS STEEL 24" HIGH X DOOR WIDTH MINUS 1" AT FRONT WAITING ROOM AREAS ONLY. JANITOR CLOSETS TO RECEIVE 36" HIGH KICK PLATES OUTSIDE ONLY. KICK PLATES TO BE INSTALLED ONLY AT WAITING ROOM AND JANITOR'S CLOSET.

3. ALL DOORS: BUTTS- 3 EACH HAGER BB1279 4.5 X 4.5 US26D HA.

4. ALL DOORS: WALL DOOR STOP- STANLEY SP9205 2-1/2" DIAMETER. SATIN CHROME FINISH.

NOTE s:

- ALL DOOR HARDWARE TO BE LEVER TYPE
- COORDINATE WITH LANDLORD LOCK KEYING.
- FOR TYPICAL DOOR CLEARANCES REFER TO DET #13/D-1.0

PLUMBING FIXTURE SPECS

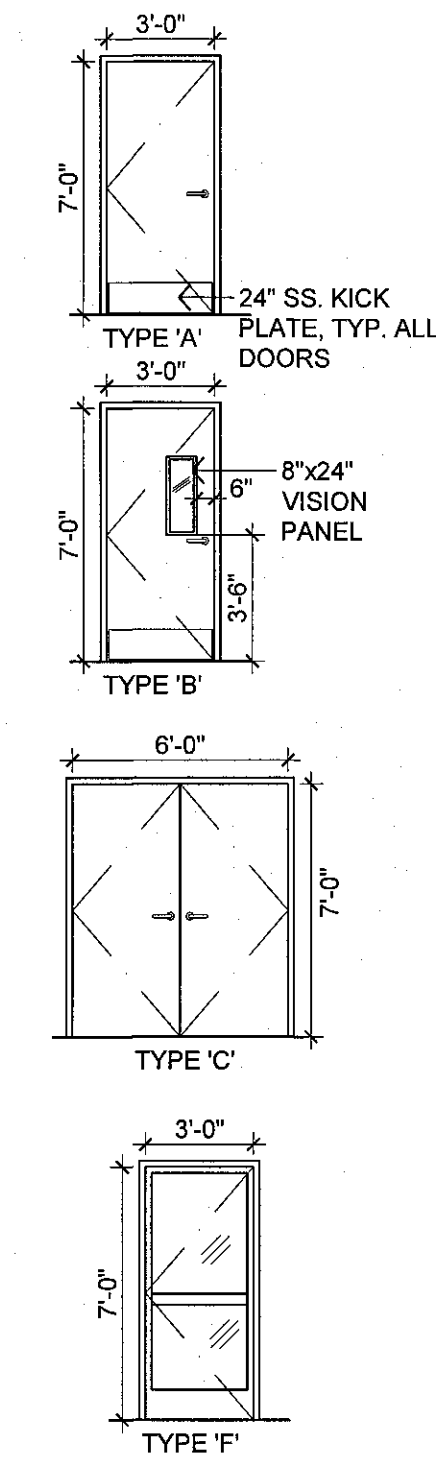
- ITEM: BREAK ROOM DOUBLE SINK
MANUFACTURER: ELKAY
STYLE: LRADQ29226SPD
SIZE: 29 X 22 X 6-1/2
- ITEM: BREAK ROOM FAUCET
MANUFACTURER: DELTA
STYLE: CLASSIC#300 DST SINGLE HANDLE
FINISH: CHROME
- ITEM: EXAM/LAB/ DT SINK
MANUFACTURER: ELKAY
STYLE: LRAD191865PD
SIZE: 19 X 18 X 6-1/2

- ITEM: EXAM/LAB/ DT FAUCET
MANUFACTURER: CHICAGO FAUCETS
STYLE: HYTONIC GOOSENECK
MODEL: 116.123. AB.1
NOTE: PLUMBING ENGINEER TO PROVIDE ALTERNATE VALUE ENG. PRODUCT

- ITEM: MOP SINK
MANUFACTURER: FLORESTONE
MODEL: 2424
SIZE: 24 X 24 X 10D
NOTES: PROVIDE DRAIN CONNECTION AS REQUIRED

- ITEM: UTILITY FAUCET
MANUFACTURER: FLAT PRODUCTS
MODEL: 830-AA
FINISH: CHROME
NOTES: PROVIDE VACUUM BREAKER, WALL BRACE AND PAIL HOOK WITH #88-CC WALL MOUNT 24" MOP BRACKET

*See 219 notes:
1. Extreme outswing
Doors to have NRP
Hinge on strike.
2. Minimum store front
Doors to have
removes strike.*



DOOR SCHEDULE

DR NO.	RM NO.	ROOM DESCRIPTION	DR A	FR A	HWDR SET	TYPE	REMARKS
01	100	WAITING ROOM	E	E	d		PROVIDE CLOSER & PANIC HDWR
02	101	RESTROOM	A	A	c		PROVIDE RESTROOM SIGNAGE PER LOCAL CODES
03	100	WAITING ROOM	B	A	a		PROVIDE CLOSER & SEE NOTE 2
04	123	IT ROOM	C	B	b		PROVIDE 24" SQ. LOUVERED VENT. SS FINISH
05	121	RESTROOM	A	A	c		PROVIDE RESTROOM SIGNAGE PER LOCAL CODES.
08	102	EXAM	A	A	a		
07	103	EXAM	A	A	a		
08	104	EXAM	A	A	a		
09	105	EXAM	A	A	a		
10	106	PROCEDURE 2	A	A	a		PROVIDE CLOSER.
11	108	STORAGE	A	A	a		
12	109	PROCEDURE 1	A	A	a		PROVIDE CLOSER.
13	112	EXAM	A	A	a		
14	113	EXAM	A	A	a		
15	114	EXAM	A	A	a		
16	117	EXAM	A	A	a		
17	124	STORAGE	C	B	a		
18	122	X-RAY	D	A	a		PROVIDE CLOSER.
19	115	HALLWAY	F		e		
20	130	WATER HEATER	A	A	a		
21	131	STORAGE	A	A	a		
22	132	AUDIO	A	A	a		
23	133	BREAK ROOM	A	A	a		PROVIDE CLOSER.
24	127	RESTROOM	A	A	c		PROVIDE RESTROOM SIGNAGE PER LOCAL CODES.
25	128	RESTROOM	A	A	c		PROVIDE RESTROOM SIGNAGE PER LOCAL CODES.
26	134	RESTROOM	A	A	c		PROVIDE RESTROOM SIGNAGE PER LOCAL CODES.
27		(OMIT)					
28	135	STORAGE	A	A	a		
29	136	BAT	A	A	a		
30	139	FILE ROOM	A	A	a		
31	138	OFFICE	A	A	a		
32	137	HALLWAY	G	G	a		
33	100	WAITING ROOM	B	A	a		PROVIDE CLOSER & SEE NOTE 2
34	142	PT CURTAINED AREA	E	E	d		PROVIDE CLOSER & PANIC HDWR
35	142	PT CURTAINED AREA	E	E	d		PROVIDE CLOSER & PANIC HDWR

NOTE 1:

COAT HOOK BOBRICK #B-6717 SINGLE ROBE HOOK. SATIN S.S. FINISH. TO BE INSTALLED AT INSIDE OF ALL OFFICE DOORS.

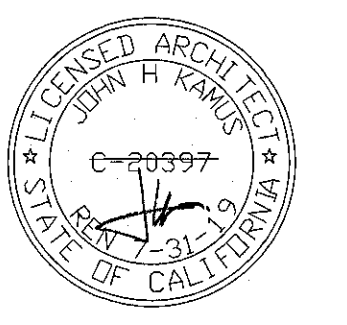
NOTE 2:

DOOR OPENING SHALL BE PROTECTED BY A TIGHT-FITTING SMOKE-AND-DRAFT-CONTROL ASSEMBLY HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOOR AND FRAME SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING.

ALL DOORS ARE TO BE MANUFACTURED PRE-FIT FOR EACH SPECIFIC HARDWARE GROUP. SHOP DRAWINGS FOR ALL DOORS AND HARDWARE ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT AND FOR REVIEW AND APPROVAL PRIOR TO RELEASING DOORS AND HARDWARE FOR FABRICATION.

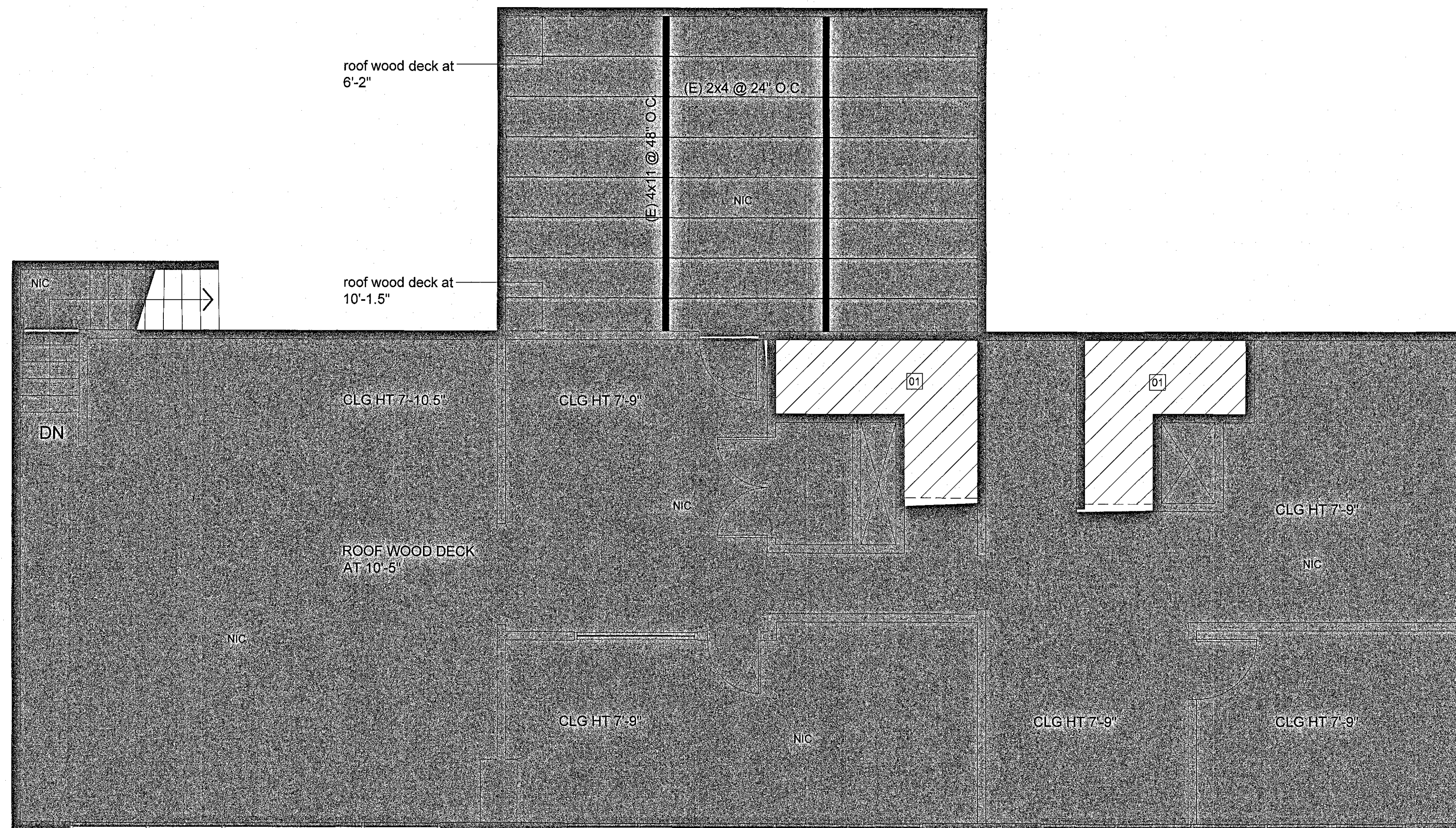
POWER REVISIONS 12/11/2018
PLAN CHECK 12/19/2018
PC CORR. 04/2/2019
PC CORR. & FIELD REVISIONS 05/21/2019

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PROJECT NO. 18.0304
DRAWN/REVIEWED PT/SC
DATE/ISSUE TBD
SHEET TITLE DOOR SCHEDULE
SHEET NO. A-2.1



KEYNOTES

01 NEW FLOOR INFILL WHERE STAIRS WERE REMOVED. SEE STRUCTURAL DRAWINGS. GRAPHIC FOR REF. ONLY. VERIFY IN FIELD.

FOR PARTITION GENERAL NOTES
SEE SHEET A-2.1

1 2nd FLOOR PARTITION PLAN
Scale : 1/4" = 1'-0"

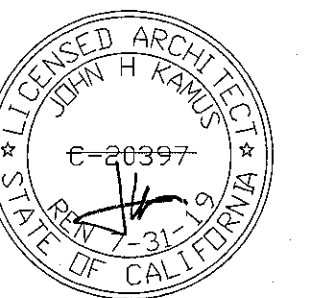
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△ POWER REVISIONS	12/11/2018
△ PLAN CHECK	12/19/2018
△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES INC.

BY _____ DATE _____
These plans have been reviewed for adherence to the applicable codes and ordinance. Approval is hereby granted to issue a building permit pending approval by all applicable City agencies.

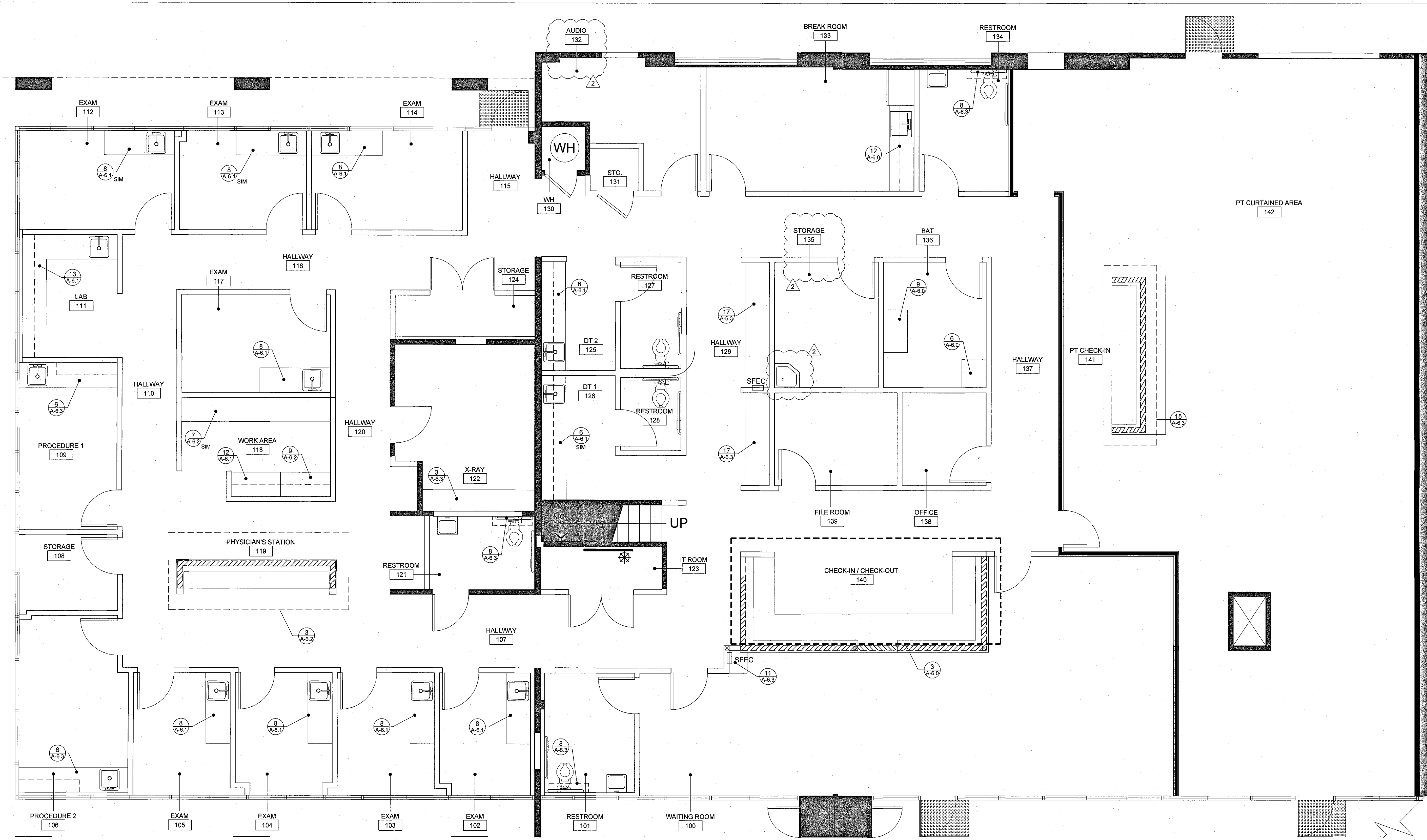
The issuance or granting of a permit used on approval of these plans shall not be construed to give codes or ordinance. No permit shall be issued of such authority to violate or cancel the provisions of such codes shall be valid.

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PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	2nd FLOOR PARTITION PLAN
SHEET NO.	A-2.2



- MILLWORK GENERAL NOTES**
1. ALL MILLWORK TO FOLLOW CONCENTRA STANDARDS. REFER TO SHEETS A-6.0 THROUGH A-6.5. FOR MILLWORK DETAILS. PROVIDE CLIENT/ARCHITECT SHOP DRAWINGS FOR REVIEW.
 2. CONTRACOR TO PROVIDE AN ALLOWANCE OF 40 MANHOURS FOR HANDYMAN.

1 1ST FL MILLWORK REF. PLAN
Scale : 1/4" = 1'-0"

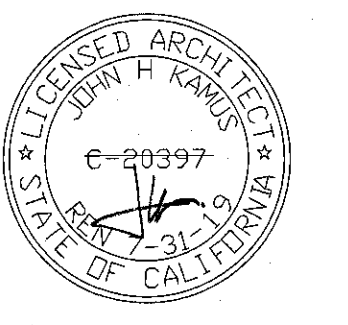
ISSUE	DATE
△ POWER REVISIONS	12/11/2018
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△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

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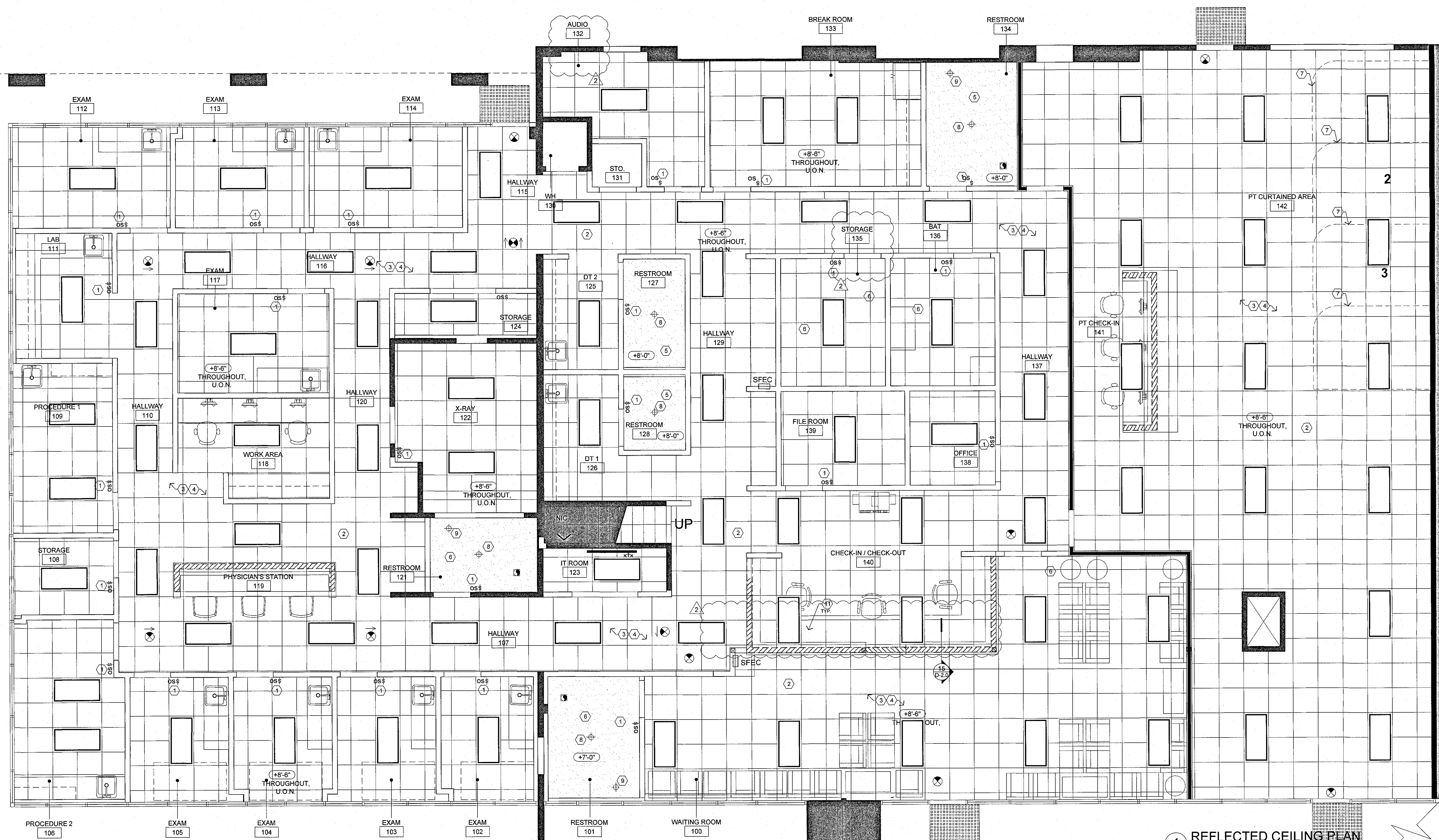
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PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	MILLWORK REF. PLAN
SHEET NO.	A-2.3



1 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

KEYNOTES

- 1 PROVIDE NEW SWITCHING AS INDICATED.
- 2 CONFIRM LOCATION OF SWITCHING FOR OPEN OFFICE AREAS. SWITCHING SHOULD BE LOCATED NEAR ENTRY/ EXIT DOORS. RELOCATE IF REQUIRED.
- 3 REWORK EXISTING HVAC AS REQUIRED AND REBALANCE.
- 4 REWORK EXISTING FIRE/LIFE SAFETY EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT.
- 5 NEW GYPSUM BOARD CEILING. REF #12/D-2.0
- 6 ROOM 101: GC TO EVALUATE MAX. CEILING HEIGHT POSSIBLE. IF OK, PROVIDE 8'-0" HEIGHT WITH 7'-0" H.DOOR. INFORM ARCHITECT OF FINDING.
- 7 PROVIDE BRACING ABOVE CEILING FOR TRACK SUPPORT.
- 8 CENTER LIGHT FIXTURE IN ROOM.
- 9 CENTER LIGHT FIXTURE WITH SINK BELOW.
- 10 GC TO INFORM KK OF MAX. ACHIEVABLE CEILING HEIGHT & CONDITION.
- 11 CENTER LIGHT WITH COUNTERTOP BELOW.

REFLECTED CEILING GENERAL NOTES

1. THE GENERAL CONTRACTOR (G.C.) SHALL NOTIFY Kamus + Keller Inc. OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL OR MECHANICAL DRAWINGS AND OBTAIN CLARIFICATION BEFORE COMMENCING WORK.
2. LOCATIONS OF CEILING PENETRATIONS SUCH AS EXHAUST FANS, PROJECTION SCREENS, LIGHT FIXTURES, ETC., SHALL APPEAR ON ARCHITECTURAL REFLECTED CEILING PLAN. LOCATIONS OF CEILING PENETRATIONS SUCH AS AIR DIFFUSERS AND GRILLES, ETC. SHALL APPEAR ON MECHANICAL ENGINEERING PLANS. WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL PLAN SHALL GOVERN.
3. ALL CEILING INTERRUPTIONS, SUCH AS FURR DOWNS OR PARTITIONS, SHALL BE CHECKED AND THEIR CONSTRUCTABILITY AND CONFIRMED BEFORE ANY RELATED ELEMENTS ARE CONSTRUCTED. IF THERE ARE ANY QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION QUESTIONS, THE G.C. IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM Kamus + Keller Inc BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
4. THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE INCLUDING ALUMINUM FLEX, ALUMINUM CONDUITS, AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.
5. CONDUIT MUST BE A MINIMUM OF 6" CLEAR ABOVE THE CEILING GRID.
6. LIGHTING, SWITCHES & LIGHT SENSORS SHALL MEET TITLE 24 REQTS. SEE ENGINEERING PLANS FOR MORE INFORMATION.
7. LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOTLIGHTS IN THE CENTER OF CEILING TILE AND SO THAT FIXTURE IS NOT LESS THAN 1'-6" OR MORE THAN 2'-6" FROM FACE OF WALL U.O.N. EARTHQUAKE CLIPS AND WIRES SHALL BE USED.
8. CENTER OF SWITCH SHALL BE LOCATED BETWEEN 3'-0" AND 3'-6" A.F.F.
9. THOROUGHLY CLEAN ALL EXISTING HVAC SUPPLY AND RETURN AIR REGISTERS AND GRILLES.
10. G.C. SHALL PROVIDE RECORD DOCUMENTS TO OWNER AT COMPLETION OF TENANT CONSTRUCTION PRIOR TO APPLICATION FOR FINAL PAYMENT.
11. CEILING SUSPENSION SYSTEMS SHALL BE CONNECTED AND BRACED DIRECTLY TO THE STRUCTURE AT THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE. SPACING OF VERTICAL HANGERS SHALL NOT EXCEED 2'-0" ON CENTER ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS OR LOBBY WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE SUSPENDED CEILING EXCEEDS 4'-0".
12. POSITIVE BRACING TO THE STRUCTURE SHALL BE PROVIDED AT CHANGES IN THE CEILING PLANE ELEVATION OR AT DISCONTINUITIES IN THE CEILING GRID SYSTEM.
13. CABLE TRAYS, ELECTRICAL CONDUITS AND PIPING SHALL BE INDEPENDENTLY SUPPORTED AND INDEPENDENTLY BRACED FROM THE STRUCTURE.

LEGEND

- ↔ INDICATES THROUGHOUT
- NEW 2X2 CEILING GRID & TILES. MANUFACTURER: USG - 800.950.3839. STYLE: 2'x4'/DX/DXL 2'x4' SUSPENSION / FLAT / WHITE / OLYMPIA MICRO CLIMAPLUS 4411. EXTEND AND REWORK EXISTING FIRE/ LIFE SAFETY EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT. HEAVY DUTY T-BAR SYSTEM TO BE USED. REF. #3/D-2.0.
- NEW DRYWALL CEILING. PAINT WHITE. REF. #12/D-2.0
- ⊕ INDICATES CEILING HEIGHT
- NEW ILLUMINATED DIRECTIONAL EXIT SIGN. LITHONIA "PRECISE" EDGE-LIT LED EXITS - CLEAR WITH GREEN LETTERS #LPR 182 GC 120/277 EL N.
- UNDER CABINET TAPE LIGHT DIMMABLE DRIVER 3000K SEPARATE SWITCH
- NEW 2X4 LED LIGHT FIXTURE. LITHONIA LIGHTING "AVANTE" SERIES #2AV4 50L MDR. E21 LP840 (48") RECESSED, AMBIENT FIXTURE, MDR, DIRECT/INDIRECT WITH WHITE METAL DIFFUSER, STAGGERED ROUND HOLES. REF. #10/D-2.0
- ⊙ EXHAUST FAN- PER ENGINEER'S SPECIFICATIONS AT TOILET ROOMS AND JANITOR'S CLOSETS ONLY.
- SINGLE SWITCH.
- ⊕ WALL MOUNTED MOTION SENSOR. THERMOSTAT.
- ⊕ NEW 6" DIAMETER DOWNLIGHT. LITHONIA L5 LED T24.

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/22/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE BY SCOTT FAZEKAS & ASSOCIATES ARCHITECTURE INC. 3100 W. WARNER AVE. SUITE 100 SANTA ANA, CA 92704

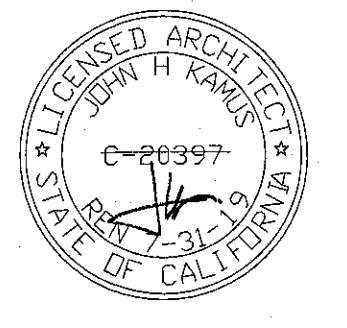
DATE: 05/21/2019

BY: SCOTT FAZEKAS

These plans have been reviewed for compliance with applicable codes and ordinances and the undersigned hereby grants to issue a building permit, pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans shall not constitute an approval or approval of any work or construction under the applicable codes or ordinance. No permit shall be issued or approved to violate or cancel the provisions of such codes shall be valid.

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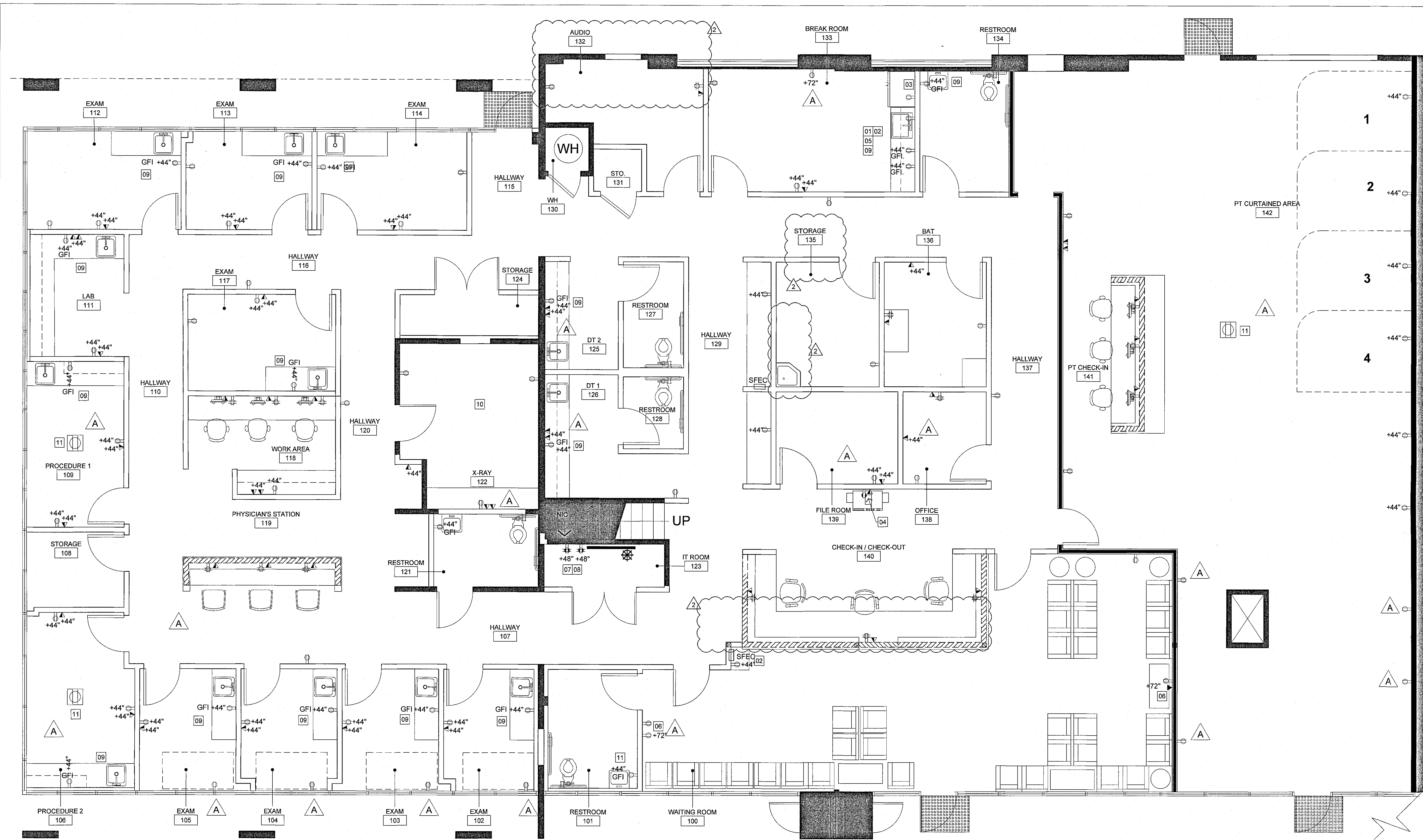
PROJECT NO. 18.0304

DRAWN/REVIEWED PT/SC

DATE/ISSUE TBD

SHEET TITLE REFLECTED CEILING PLAN

SHEET NO. A-3.0



FOR POWER / DATA AND TELEPHONE NOTES REFER TO A-4.1

LEGEND

- NOTE: ALL OUTLETS ARE NEW AND MOUNTED AT 18" A.F.F., UNLESS NOTED OTHERWISE. ALL OUTLETS TO BE WHITE "DECORA".
- | | | | | | |
|---|---|---|--|---|---|
| ⊕ | DUPLEX OUTLET, FLUSH WALL MOUNTED | ▽ | TELEPHONE/DATA OUTLET, FLUSH WALL MOUNTED | ⊕ | TELEVISION COAXIAL CABLE OUTLET BOX AND CONDUIT STUB-UP BY G.C. |
| ⊕ | DEDICATED DUPLEX OUTLET, FLUSH WALL MOUNTED | ▽ | DATA OUTLET, FLUSH WALL MOUNTED WITH 1" CONDUIT | ▽ | THERMOSTAT |
| ⊕ | FOURPLEX OUTLET, FLUSH WALL MOUNTED | ▽ | TELEPHONE OUTLET, FLUSH WALL MOUNTED WITH 1" CONDUIT | W | WALL PHONE |
| ⊕ | DEDICATED FOURPLEX OUTLET, FLUSH WALL MOUNTED | ▽ | TELEPHONE/DATA OUTLET, FLUSH FLOOR MOUNTED | ⊕ | CABLE BOX |
| ⊕ | DUPLEX OUTLET, FLUSH FLOOR MOUNTED | ▽ | TELEPHONE/DATA BACKBOARD. PAINT TO MATCH WALL. | ⊕ | EXISTING TO REMAIN |
| ⊕ | FOURPLEX OUTLET, FLUSH FLOOR MOUNTED | | | | |

KEYNOTES

- | | | | |
|----|--|----|--|
| 01 | PROVIDE ELECTRICAL POWER FOR GARBAGE DISPOSAL. VERIFY ELECTRICAL REQUIREMENTS. PROVIDE ON/OFF SWITCH @ 4' AFF. | 08 | PROVIDE FIRE TREATED BACKBOARD WITH HOME RUN TO BASE BUILDING TELEPHONE ROOM PAINTED TO MATCH WALL. VERIFY CONDUIT SIZE. 4'X8' 3/4" PLYWOOD BACKBOARD MOUNTED FROM THE CEILING DOWN AND 2-4' EMT CONDUIT SLEEVES WITH INSULATED BUSHINGS MOUNTED WITH UNISTRUT COMING THROUGH THE CEILING ABOVE THE BOARD, ONE FOOT ABOVE THE CEILING AND ONE FOOT BELOW. A #12 GROUNDING WIRE RUN TO THE SERVER RACK SHALL BE PROVIDED. ADDITIONAL A/C IS NORMALLY NOT REQUIRED, HOWEVER A SUPPLY AIR DUCT SHOULD BE RUN TO THE ROOM. |
| 02 | PROVIDE SEPARATE CIRCUIT @ +44" AFF FOR TENANT'S COFFEE MAKER. VERIFY ELECTRICAL REQUIREMENTS. | 09 | PROVIDE GROUND FAULT INTERRUPTER AT ALL WET LOCATIONS. |
| 03 | PROVIDE SEPARATE CIRCUIT FOR TENANT'S REFRIGERATOR. VERIFY ELECTRICAL REQUIREMENTS. | 10 | EXISTING POWER TO REMAIN IN X-RAY ROOM. |
| 04 | PROVIDE SEPARATE CIRCUIT FOR TENANT'S COPIER (I.C.). VERIFY ELECTRICAL REQUIREMENTS AND PLUG IN. | 11 | CONFIRM FLOOR POWER LOCATIONS WITH TENANT AND TENANT'S FURNITURE VENDOR PRIOR TO INSTALLATION. |
| 05 | PROVIDE SEPARATE CIRCUIT @ +44" AFF FOR TENANT'S MICROWAVE OVEN. VERIFY ELECTRICAL REQUIREMENTS. | | |
| 06 | PLASMA SCREEN BY TENANT. VERIFY POWER AND PLUG REQUIREMENTS. | | |
| 07 | PROVIDE SEPARATE CIRCUIT FOR PHONE SYSTEM AND SERVER. VERIFY ELECTRICAL REQUIREMENTS. | | |

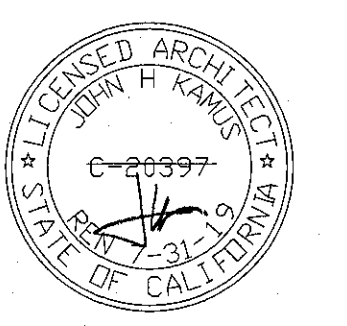
1 POWER & TELEPHONE PLAN
Scale: 1/4" = 1'-0"

ISSUE	DATE
△ POWER REVISIONS	12/11/2018
△ PLAN CHECK	12/19/2018
△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES INC.
DATE: _____
BY: _____
These plans have been reviewed for conformity with applicable codes and ordinances. No permit shall be issued pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans shall not be construed to permit or approve any violation of applicable codes or ordinance. No permit shall be issued to give authority to violate or cancel the provisions of such codes shall be valid.

SKAMIS + KELLER
Interior Architecture
111 W. OCEAN BLVD.
SUITE 1750
LONG BEACH, CA 90802
P: 562.216.5244
WWW.SKAMIS.COM



CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

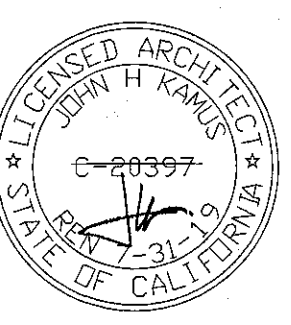
PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	POWER & TELEPHONE PLAN
SHEET NO.	A-4.0

POWER & TELEPHONE PLAN GENERAL NOTES

1. IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR AS SHOWN ON PLANS DUE TO CONFLICTS WITH STRUCTURAL, MECHANICAL OR ELECTRICAL CONDITIONS, CLARIFY WITH KELLER+KAMUS PRIOR TO PROCEEDING WITH OUTLETS IN QUESTION OR RELATED OUTLETS IN AREA.
2. INSTALL ADJACENT TELEPHONE AND ELECTRICAL OUTLETS AT 6" ON CENTER, U.O.N.
3. INSTALL ALL OUTLETS SHOWN ADJACENT TO WALLS A MAX. OF 15" FROM FACE OF WALL TO CENTERLINE OF OUTLET.
4. ALL WALL RECEPTACLES, RECEPTACLE PLATES AND RECEPTACLE HEIGHTS SHALL BE BLDG. STD. AND ADA, U.O.N. VERIFY EXISTING OUTLETS.
5. ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
6. ALL NEW OUTLETS ARE TO BE INSTALLED TO THE NEAREST STUD.
7. ALL CIRCUITING SHALL BE AS SPECIFIED ON ENGINEERING DRAWINGS.
8. CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
9. CONDUIT ABOVE CEILING TO BE HELD 8" MIN. ABOVE GRID.
10. ALL CONDUIT RUN ABOVE CEILING SHALL BE STEEL CONDUIT.
11. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. CUT-OUTS FOR SWITCHES, OUTLETS, ETC., AS REQUIRED BY THE CABINET CONTRACTOR, SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR U.O.N.
12. FOR BLDG. STD. WALL AND FLOOR OUTLETS SPECIFICATIONS, SEE ELECTRICAL ENGINEERING DRAWINGS. WHERE LOCATION OF OUTLET DISCREPANCIES OCCUR, ARCHITECTURAL PLANS SHALL GOVERN. CONTACT ARCHITECT TO VERIFY.
13. WHERE DATA COMMUNICATION JACKS ARE CALLED FOR, DOUBLE GANG J-BOX WITH P RING AND 1" CONDUIT SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. COVER PLATE AND CABLE WORK SHALL BE DONE BY OTHERS. THIS SHALL INCLUDE PROVISIONS FOR CABLE RUNS FROM BACKBOARD TO TELEPHONE SYSTEM/COMPUTER SYSTEM AS OCCURS. THIS WORK BY OTHERS SHALL BE FOR PERMIT ISSUANCE COORDINATED BY THE GENERAL CONTRACTOR WITH KELLER+KAMUS APPROVAL. CABLE SHALL BE APPROVED TRAVEL VIA BEST PATH ACROSS CEILING PLENUM TO BACKBOARD AS CALLED FOR ON DRAWINGS. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFIC CONDUIT SIZING WHEN REQUIRED.
14. THE BUILDING STANDARD WALL MOUNTED TELEPHONE OUTLET SHALL BE A SINGLE GANG OUTLET BOX VERTICALLY MOUNTED IN WALL 18" A.F.F. TO CENTERLINE OF OUTLET WITH 3/4" METAL CONDUIT STUBBED UP 8" ABOVE GRID WITH PULL STRING. INSTALLED BY THE GENERAL CONTRACTOR. COVER PLATE BY TELEPHONE COMPANY SHALL BE IVORY. TELEPHONE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR. CONDUIT IN PLENUM AREA IS NOT REQUIRED WHEN PLENUM RATED TELEPHONE CABLES ARE USED.
15. GANG OUTLETS AS TIGHTLY AS POSSIBLE.
16. DEDICATED SHALL MEAN SOLE USE.
17. ALL RECEPTACLES WITHIN 6'-0" FROM SINK (ABOVE OR BELOW) SHALL BE G.F.I. TYPE
18. ALL ROUGH-INS ARE TO BE INSPECTED BY CONTRACTOR BEFORE ANY WALL FINISHES ARE TO BE INSTALLED.
19. VERIFY ALL REQUIREMENTS FOR OWNER'S SUPPLIED EQUIPMENT ITEM'S WITH OWNER'S SUPPLIER.
20. CONTRACTOR TO INCLUDE AN ALLOWANCE FOR AN ADDITIONAL 10 POWER OUTLETS AND 10 DATA OUTLETS.

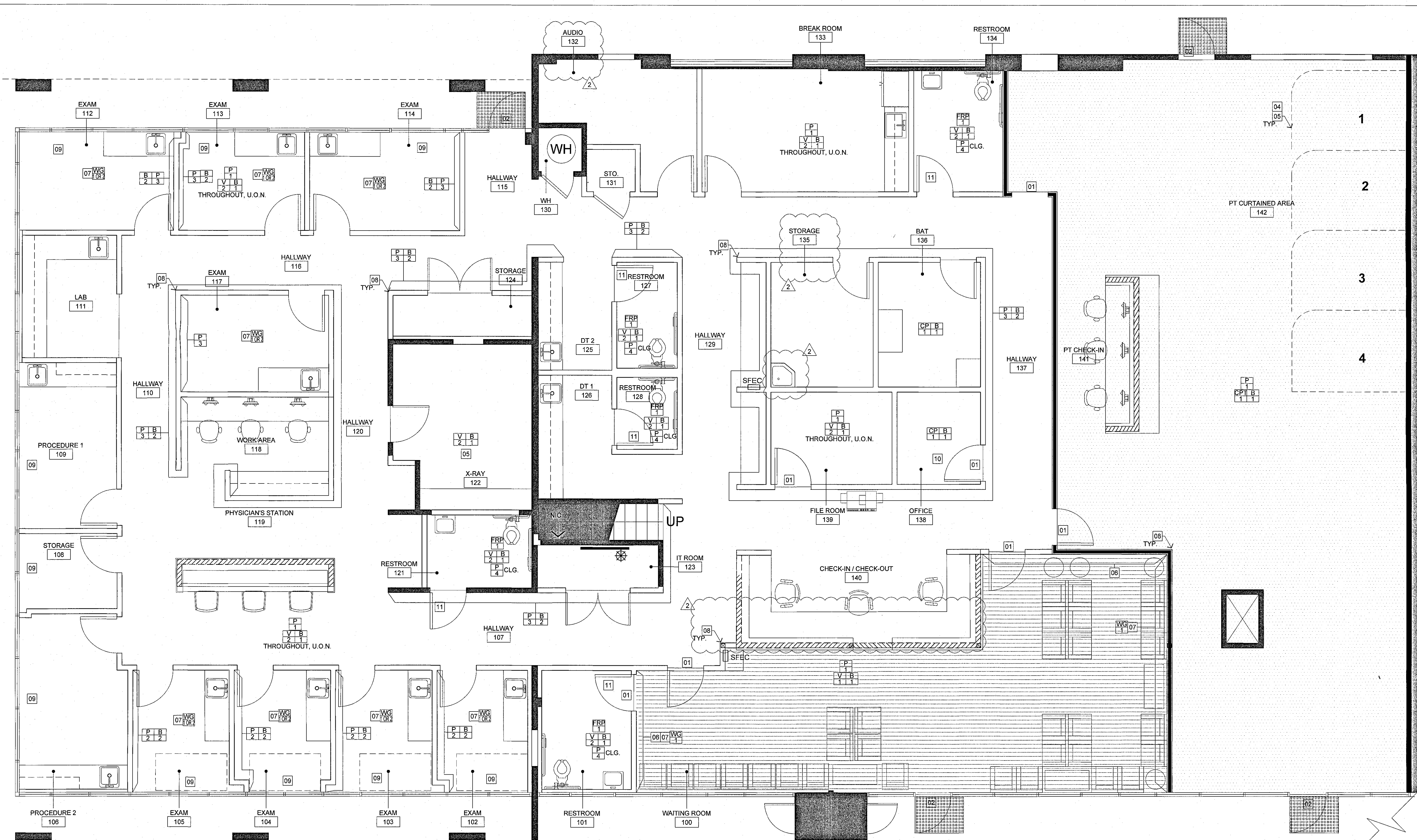
ISSUE	DATE
△ POWER REVISIONS	12/11/2018
△ PLAN CHECK	12/19/2018
△ 1 PC CORR.	04/2/2019
△ 2 PC CORR. & FIELD REVISIONS	05/21/2019

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CONCENTRA
 3100 W, WARNER AVE, SUITE 100
 SANTA ANA, CA 92704

PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
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SHEET TITLE	POWER NOTES / EQUIPMENT SCHEDULE
SHEET NO.	A-4.1



FOR FINISH SCHEDULE REFER TO A-5.1

1 FINISH PLAN
Scale: 1/4" = 1'-0"

FINISHES KEYNOTES

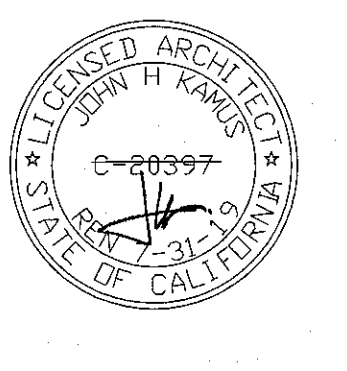
- 01 PROVIDE NEW RUBBER TRANSITION STRIP. REF: #14/D-2.0.
- 02 PROVIDE NEW BUILDING STANDARD THRESHOLD AT NEW EXIT DOORS AND AT EXISTING EXTERIOR DOORS IF REQUIRED. #13/D-1.0.
- 03 PROVIDE WINDOW SHADES-CLUTCH ROLLER SHADES WITH STAINLESS STEEL CHAIN, WRAPPED HEM BAR AND CASSETTE VALANCES. MERMET/S-SCREEN/COLOR 'SEA SALT' 74% OPEN.
- 04 PROVIDE CUBICLE CURTAINS- DIAMOND DRAPERY, FABRIC TO BE "EQUALIZER" AND COLOR TO BE, "LIGHT BLUE". CONTACT AUSTIN@DIAMONDDRAPERY.COM FOR PRICE AND STOCK. BOTTOM OF CURTAIN TO BE 12" ABOVE FINISHED FLOOR.
- 05 PROVIDE CEILING MOUNTED CUBICLE TRACK & ROLLER: HEALTHCARE CURTAINS #5000 SERIES, TRACK STYLE 5. TO BE INSTALLED @ P.T. AND X-RAY CHANGING AREA.
- 06 PROVIDE TEXTURES 3D PANELS- WHITE WAVE WALL: 150HD-WAVE 150 MEDIUM DENSITY FIBER BOARD PAINTED 'ICELE' AND INSTALLED HORIZONTALLY. TEXTURES3DPANELS.COM @ +4'-4" AFF. PAINTED P-1
- 07 PROVIDE CHAIR RAILS: REFER TO A-5.1 FOR SPECS. CHAIR RAILS ARE TO BE INSTALLED 33" ABOVE FINISHED FLOOR ON CENTER IN ALL AREAS (MAINLY LOBBY AND EXAM ROOMS) WHERE CHAIRS AND EXAM TABLES ARE INSTALLED AGAINST THE WALL.
- 08 PROVIDE CORNER GUARDS: REFER TO A-5.1 FOR SPECS.
- 09 PROVIDE 3M OR EQUAL WINDOW FILM AT ALL EXAM ROOMS ON GLASS LINE, OPAQUE. SEE FINISH SCHEDULE ON NA-5.1 FOR SPEC GL-1.
- 10 PROVIDE COAT HOOK: BOBRICK #B-6717 SINGLE ROBE HOOK. SATIN S.S. FINISH. TO BE INSTALLED AT INSIDE OF ALL OFFICE DOORS.

- 11 PROVIDE ADA RESTROOM SIGNAGE- (1) 12" DIAMETER DOOR SIGN, STAINLESS STEEL WITH BLACK RAISED PICTOGRAM, TEXT AND GRADE 2 BRAILLE. ALTERNATE: INPRO CORP SPX 20ALUMEXUF-EXTERIOR GRADE UNPAINTED FACE TO EXPOSE ALUMINUM CORE - 12 X 12. (2) 8" X 8" WALL SIGN, STAINLESS STEEL WITH BLACK RAISED PICTOGRAM WITH HANDICAP SYMBOL, TEXT AND GRADE 2 BRAILLE.

ISSUE	DATE
△ POWER REVISIONS	12/1/2018
△ PLAN CHECK	12/19/2018
△ PC CORR.	04/2/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES INC.
DATE: _____
BY: _____
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APPROVED ARCHITECT
SKAMUS KELLER
Architects
1750 OCEAN BLVD.
SUITE 100
LONG BEACH, CA 90802
WWW.SKAMUS.COM P: 562.216.5244



CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	FINISH PLAN
SHEET NO.	A-5.0

FINISH SCHEDULE

P
1
ITEM: WALL PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE SW7011
FINISH: EGG SHELL
INSTALLATION: 2 COATS MINIMUM
LOCATION: THROUGHOUT U.O.N.

P
2
ITEM: WALL PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COMMODORE SW6524
FINISH: EGG SHELL
INSTALLATION: 2 COATS MINIMUM
LOCATION: CURVED SOFFIT

P
3
ITEM: WALL PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COSMOS SW6528
FINISH: EGG SHELL
INSTALLATION: 2 COATS MINIMUM
LOCATION: ACCENT WALLS (SEE PLAN)

P
4
ITEM: WALL PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SNOWDROP SW6511
FINISH: FLAT
INSTALLATION: 2 COATS MINIMUM
LOCATION: GYP.BD. CEILINGS

WG
1
ITEM: WOOD GUARD
1x6 POPLAR PAINTED
INTERIOR LATEX / SEMI GLOSS FINISH / NATURAL CHOICE SW 7011
LOCATION: GENERAL WALLS.

WG
2
ITEM: WOOD GUARD
1x6 POPLAR PAINTED
INTERIOR LATEX / SEMI GLOSS FINISH / HONEST BLUE SW6520
LOCATION: ON ACCENT PAINT WALLS.

CPT
1
ITEM: CARPET
MANUFACTURER: CONCENTRA CARPET
INSTALLATION: GLUE DOWN - QUARTER TURN
LOCATION: REFER TO PLAN
CONTACT: SPECTRA

V
1
ITEM: VINYL PLANK
MANUFACTURER: BY OWNER
COLOR: NATURAL CREATIONS ARBORART/TP035
SIZE: 4"x36"
LOCATION: REFER TO PLAN
BASE: TBD
CONTACT: SPECTRA

V
2
ITEM: VINYL PLANK
MANUFACTURER: BY OWNER
COLOR: CAMEL BEIGE 51805
SIZE: 12"x12"
LOCATION: REFER TO PLAN
BASE: TBD
CONTACT: SPECTRA

R
1
ITEM: RUBBER BASE
MANUFACTURER: BY OWNER
COLOR: DESERT SAND 75
SIZE: 4" OR 6" HIGH
LOCATION: THROUGHOUT, U.O.N.
CONTACT: SPECTRA

R
2
ITEM: RUBBER BASE
MANUFACTURER: BY OWNER
COLOR: SILVER GRAY 63
SIZE: 4" HIGH
LOCATION: ACCENT WALLS.
CONTACT: SPECTRA

R
3
ITEM: RUBBER BASE
MANUFACTURER: BY OWNER
COLOR: MALT 01
SIZE: 4" HIGH
LOCATION: MILLWORK
CONTACT: SPECTRA

FRP
1
ITEM: FIBERGLASS REINFORCED PLASTIC
MANUFACTURER: IMPRO CORP
COLOR: 060 THCK. CLAM SHELL 0154
LOCATION: TBD
CONTACT: 1-800-437-2698

GL
1
ITEM: FROSTED GLASS
MANUFACTURER: VISION PRODUCTS
STYLE: ACID ETCHED
CONTACT: 1-800-515-2197

GL
2
ITEM: CLEAR GLASS
MANUFACTURER: VISION PRODUCTS
CONTACT: 1-800-515-2197

PL
1
ITEM: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: FIESTA 2013-MC
FINISH: MICRODOT
LOCATION: MILLWORK
CONTACT: 1-800-FORMICA

PL
2
ITEM: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: JUST BLUE 8821-MC
FINISH: MICRODOT
LOCATION: MILLWORK
CONTACT: 1-800-FORMICA

PL
3
ITEM: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: LEAF GREEN 8820-MC
FINISH: MICRODOT
LOCATION: MILLWORK
CONTACT: 1-800-FORMICA

PL
4
ITEM: PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: SHAKER CHERRY 7935-07
LOCATION: MILLWORK
CONTACT: 1-800-433-3222

PL
5
ITEM: PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: FONTHILL PEAR 10745-60
LOCATION: MILLWORK
CONTACT: 1-800-433-3222

PL
6
ITEM: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: NEW WHITE 7223C-58
FINISH: MATTE
LOCATION: MILLWORK
CONTACT: 1-800-FORMICA

PL
7
ITEM: PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: ANTIQUE WHITE 1572-60
LOCATION: MILLWORK
CONTACT: 1-800-433-3222

SS
1
ITEM: SOLID SURFACE
MANUFACTURER: WILSONART
COLOR: DURANGO 9174EA
LOCATION: MILLWORK, REFER TO PLAN
CONTACT: 1-800-433-3222

CG
1
ITEM: 160 SURFACE MOUNT
CORNER GUARD
MANUFACTURER: INPRO CORP
STYLE: 90 DEGREES / 2" WING
COLOR: CLAM SHELL 0154
LOCATION: 1-800-437-2698
CONTACT:

CG
2
ITEM: 160 SURFACE MOUNT
CORNER GUARD
MANUFACTURER: INPRO CORP
STYLE: 90 DEGREES / 2" WING
COLOR: BUOYANT BLUE 0132
LOCATION: ONLY AT EXAM CORE WALLS
CONTACT: 1-800-437-2698

FINISHES GENERAL NOTES

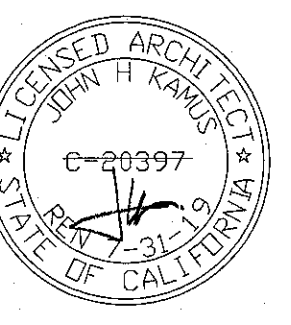
- SUBMIT CONFIRMATION FOR ORDER AND DELIVERY DATES OF ALL OVER-STANDARD FINISHES.
- SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL: (A) THREE 12"x12" SAMPLES OF ALL PAINT, VINYL AND FABRIC FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION. (B) ONE 24"x24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL FABRIC AND VINYL FINISHES AND COLOR. (C) THREE 12"x12" SAMPLE OF ALL FLOOR COVERINGS.
- SUBMIT SAMPLES BEFORE PLACING FULL ORDERS WHERE MATERIALS ARE NOT RETURNABLE. NOTIFY ARCHITECT IMMEDIATELY OF LONG LEAD ORDER ITEMS.
- ALL PAINT FINISH OF METAL PARTS OF DOORS, PERIMETER ENCLOSURES, ETC., SHALL BE SEMI-GLOSS, U.O.N.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION FOR THE PARTICULAR SURFACE.
- CONTRACTOR SHALL PAINT AND REFINISH ALL EXISTING AND NEW INTERIOR WALLS WITH PAINT AND FINISHES TO MATCH EXISTING, U.O.N.
- FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS, U.O.N.
- WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN "X" OVER THE HOLE AND CARPET UNDER, THIS ALLOWS CARPET PATCHING WHERE OUTLETS ARE LATER CAPPED. DO NOT TRIM THE CARPET.
- IF ADJACENT SPACES ARE OCCUPIED, ALL TACK STRIPS TO BE INSTALLED AFTER NORMAL WORKING HOURS, U.O.N.
- FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATIONS.
- PROVIDE AND INSTALL SPECIFIED BASE FOR ALL CARPETED AREAS, U.O.N.
- PROVIDE AND INSTALL SPECIFIED BASE FOR RESILIENT TILE FLOOR AREAS, U.O.N.
- CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID AND INSTALLATION.
- NO SUBSTITUTIONS ALLOWED WITHOUT APPROVAL OF ARCHITECT.

APPROVED FOR PERMIT ISSUANCE
BY: SCOTT FAZEKAS & ASSOCIATES
DATE: _____
These plans have been reviewed for compliance with applicable codes and ordinance. Approval is hereby granted to issue a building permit pending approval by all applicable City agencies.

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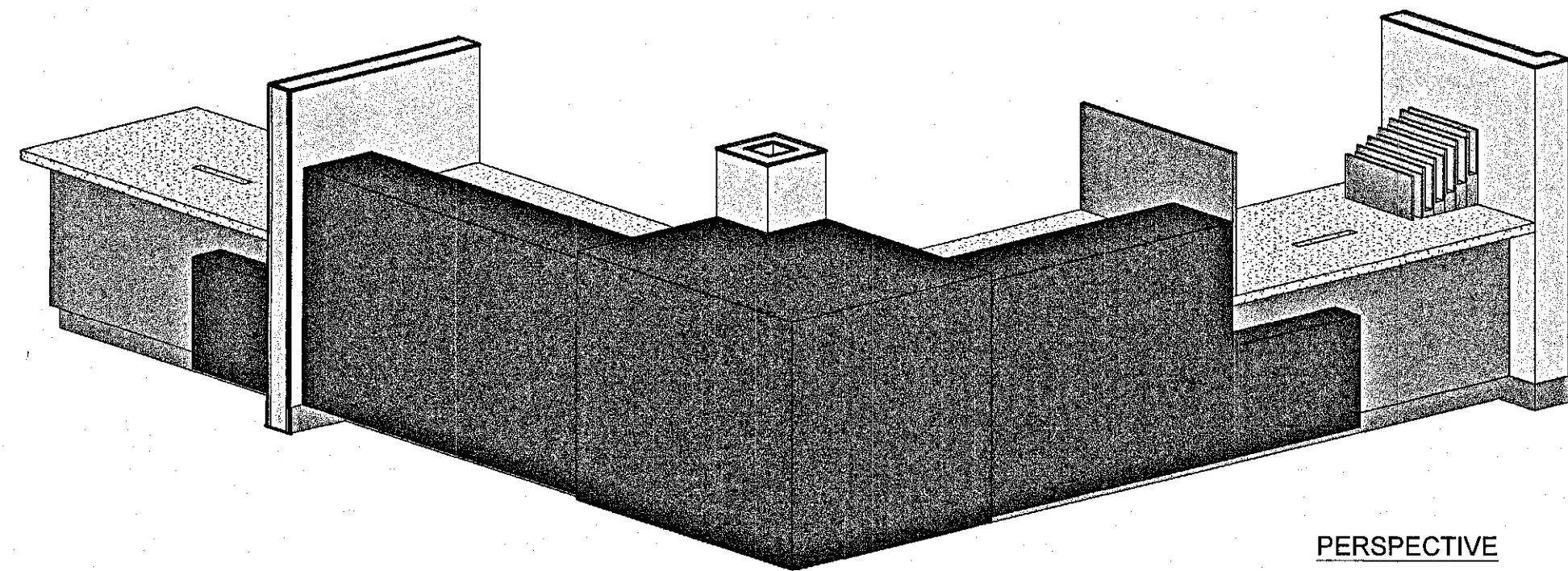
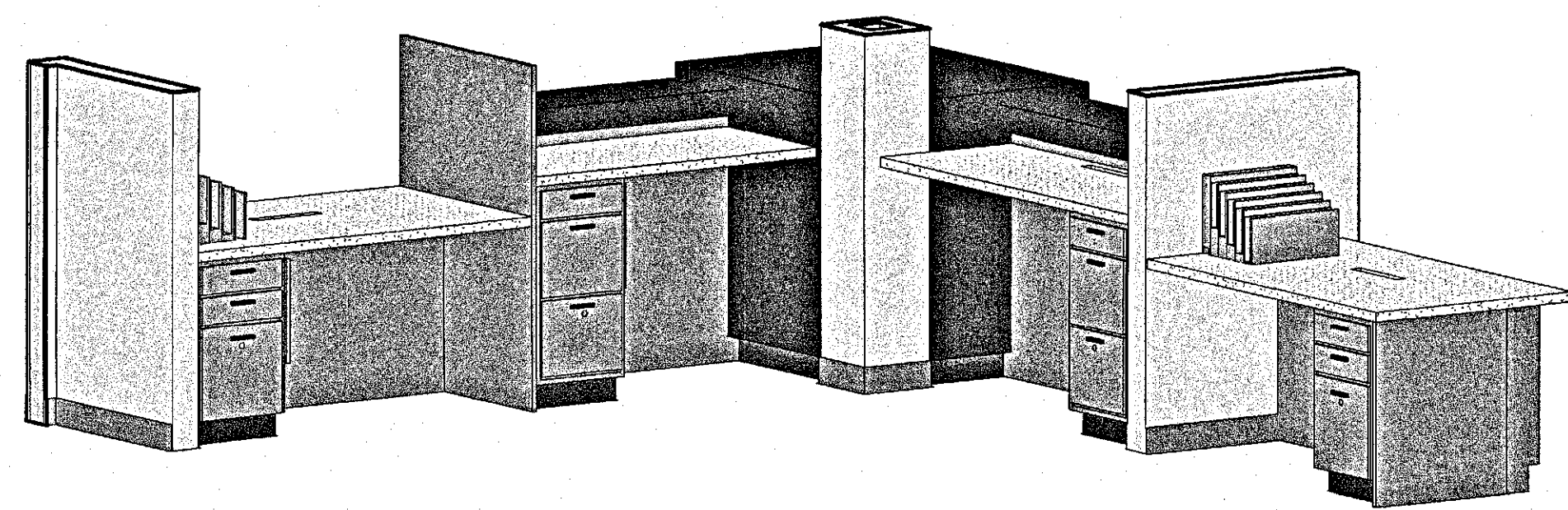
ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED
BY: JOHN H. KAMUS
DATE: _____
These plans have been reviewed for compliance with applicable codes and ordinance. Approval is hereby granted to issue a building permit pending approval by all applicable City agencies.



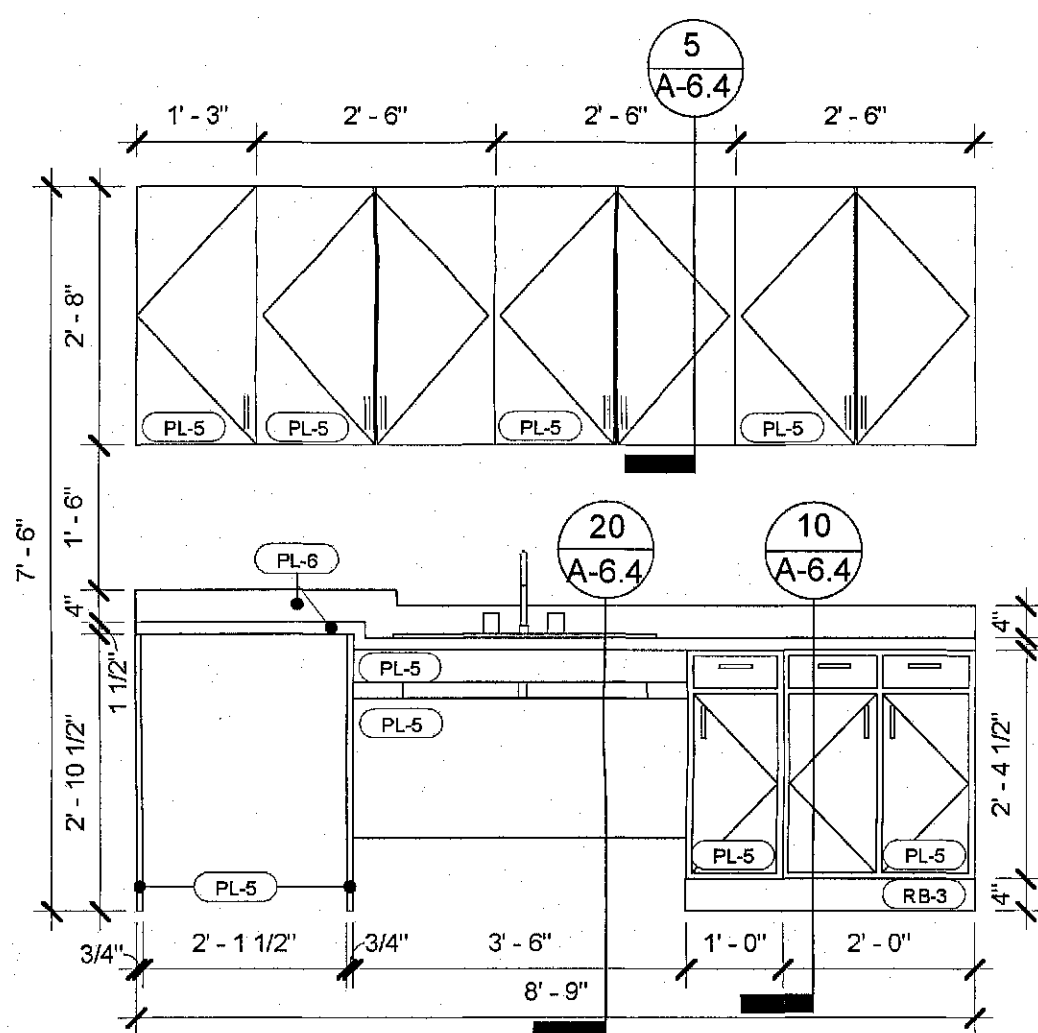
CONCENTRA
3100 W. WARNER AVE., SUITE 100
SANTA ANA, CA 92704

PROJECT NO.	18.0304
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DATE/ISSUE	TBD
SHEET TITLE	FINISH PLAN NOTES AND SCHEDULE
SHEET NO.	A-5.1

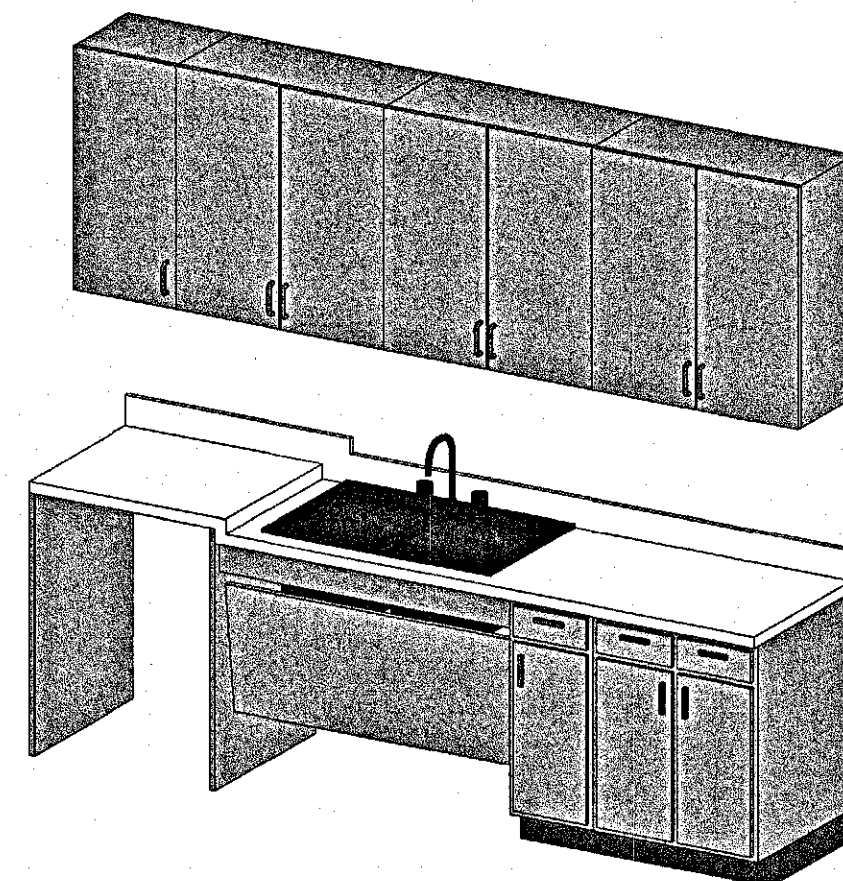


PERSPECTIVE

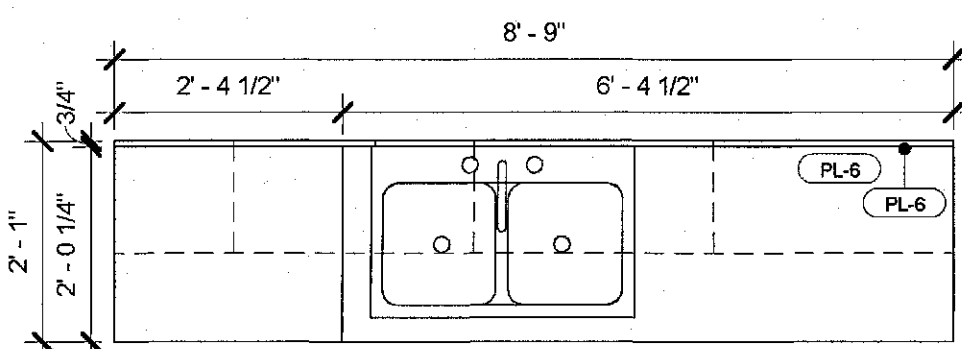
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ELEVATION A

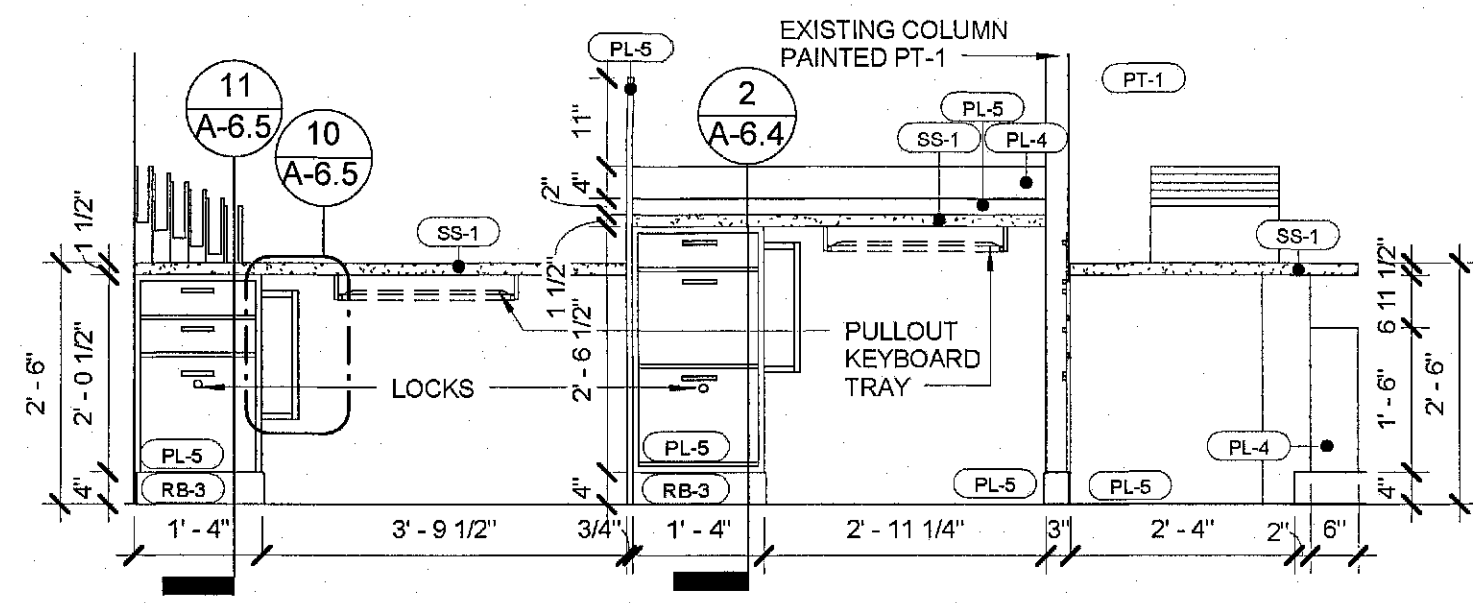


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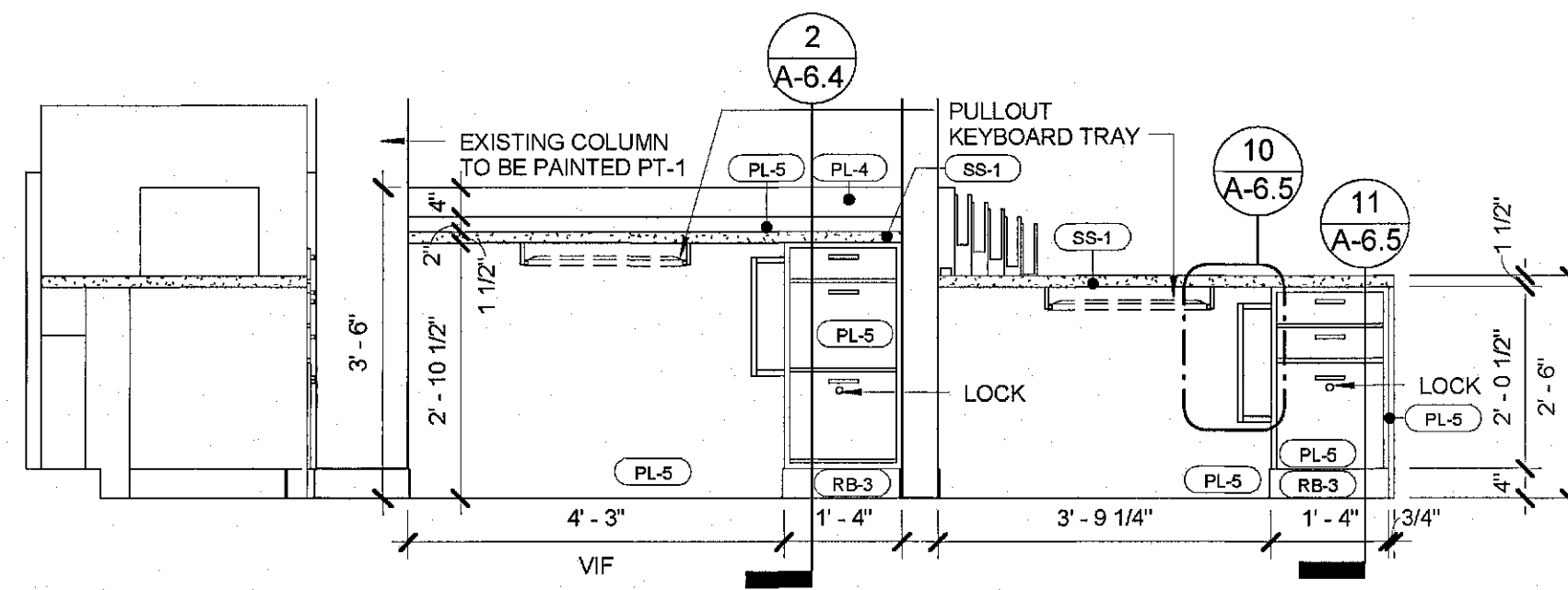


PLAN VIEW

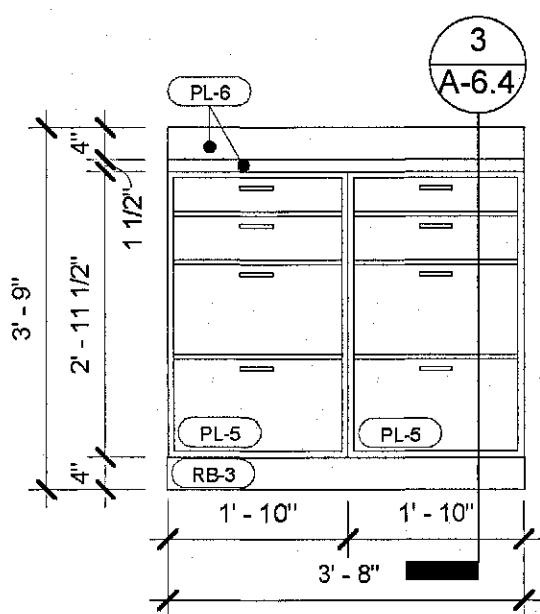
12 MILLWORK @ BREAK ROOM
Scale : 1/2" = 1'-0"



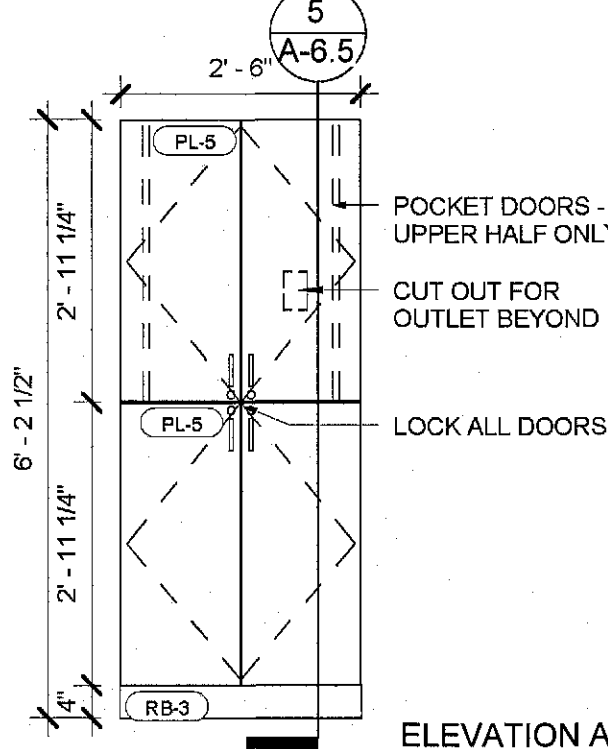
ELEVATION B



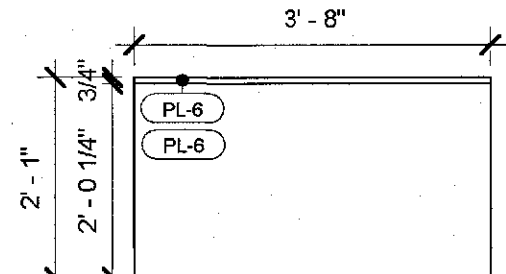
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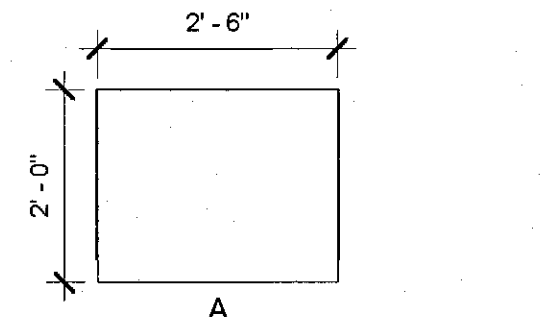
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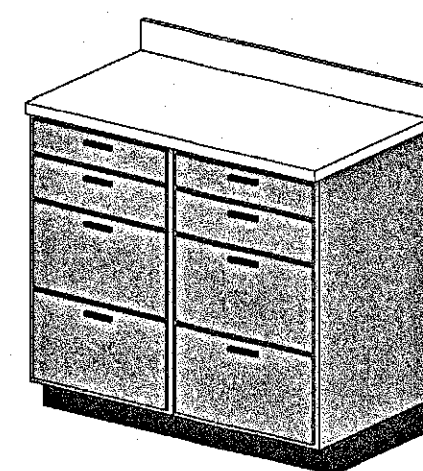
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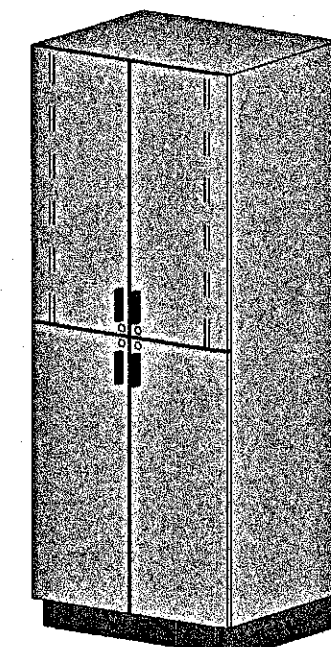
PLAN VIEW



PLAN VIEW



PERSPECTIVE

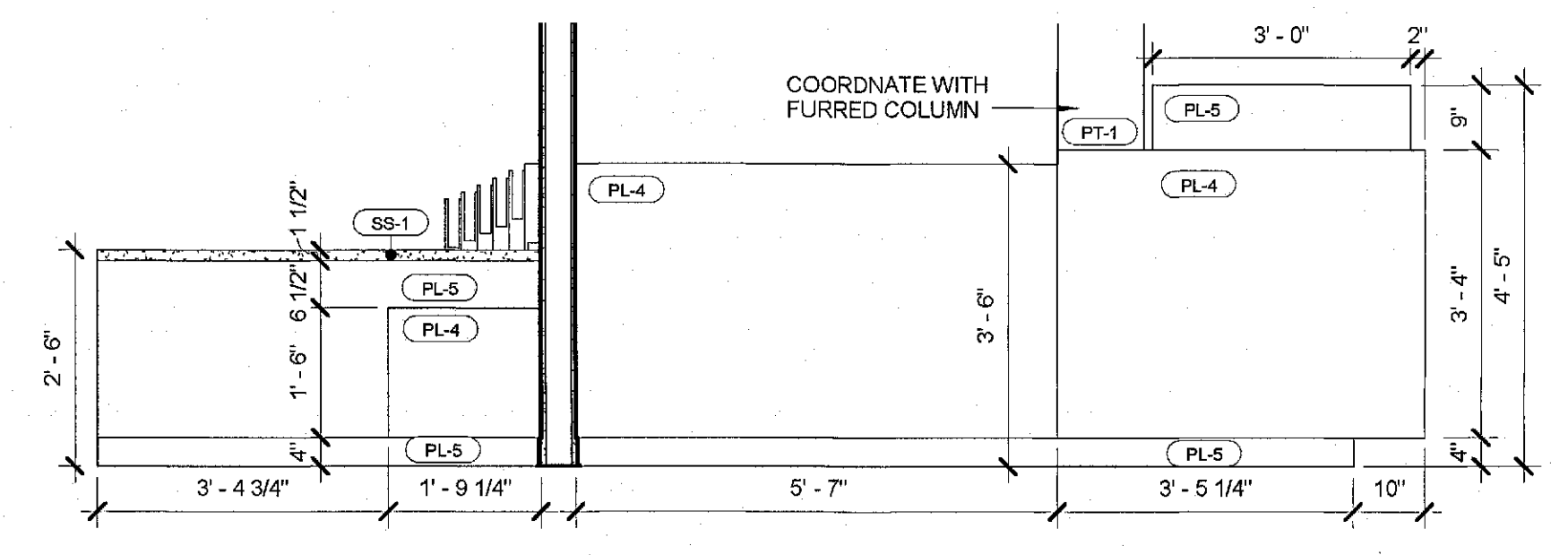


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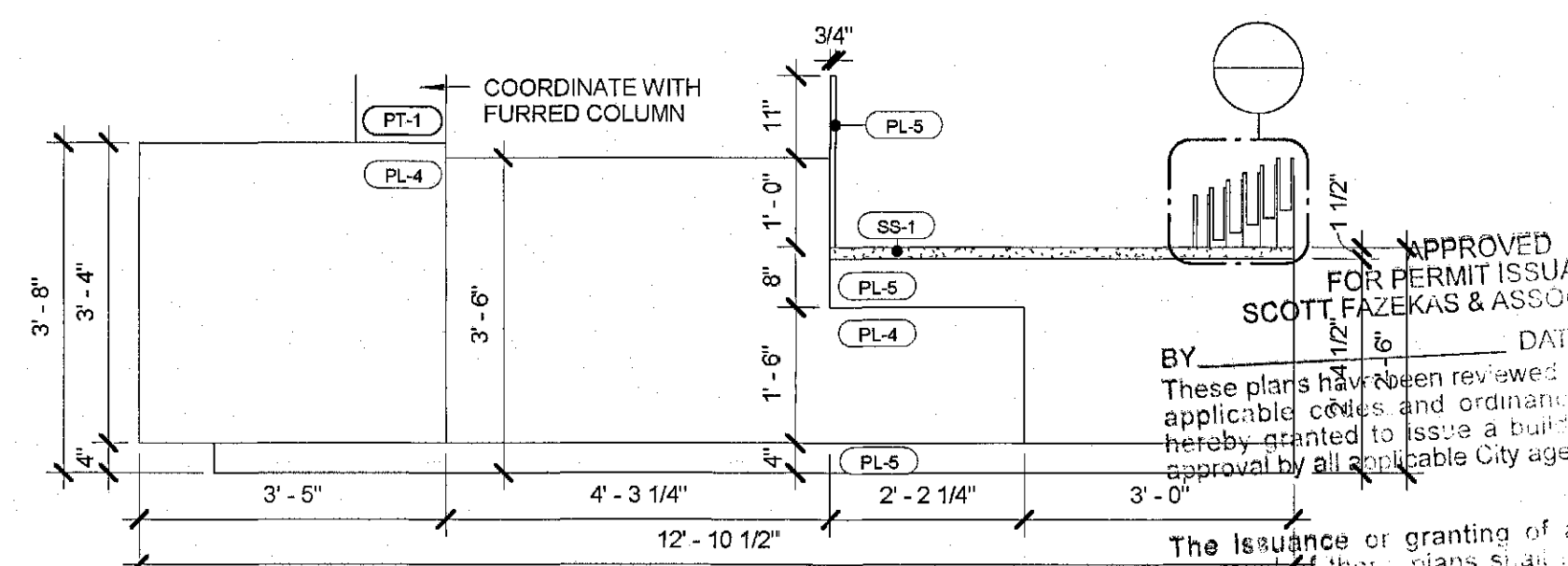
9 MILLWORK @ BAT1
Scale : 1/2" = 1'-0"

6 MILLWORK @ BAT2
Scale : 1/2" = 1'-0"

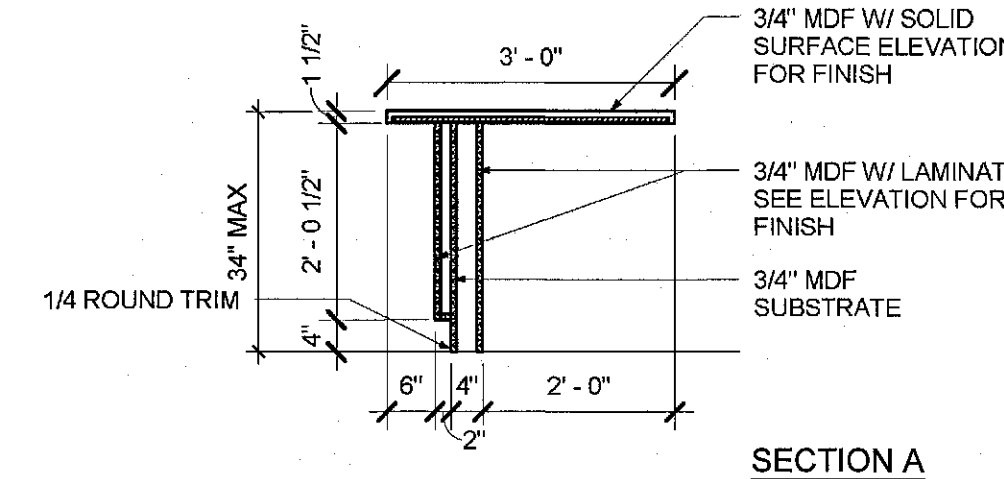
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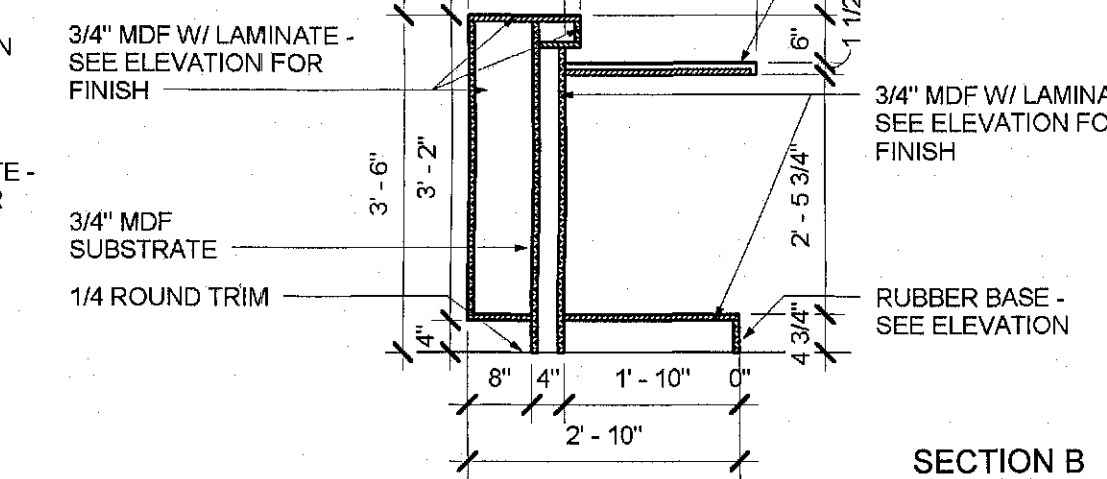
ELEVATION D



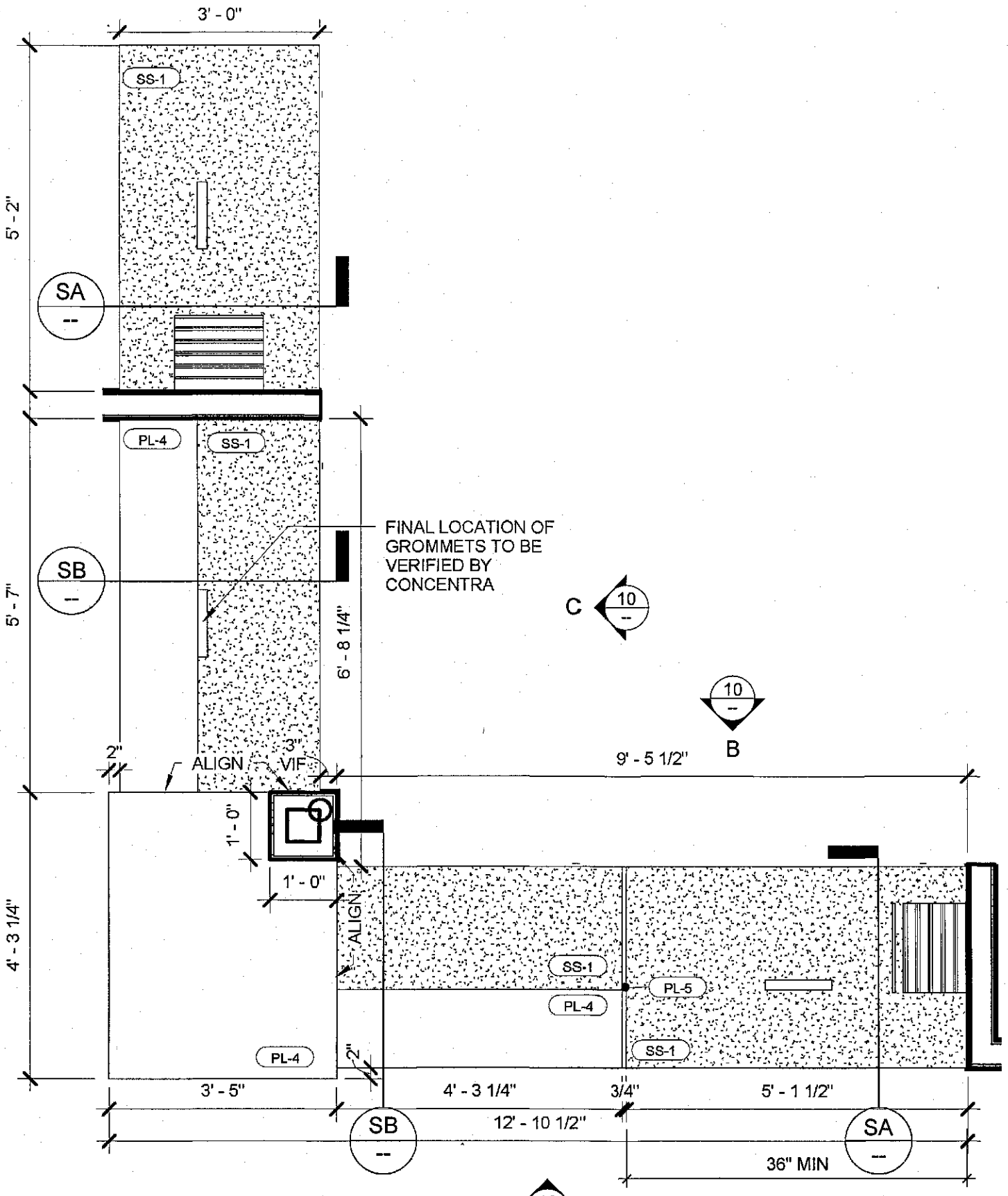
ELEVATION A



SECTION A



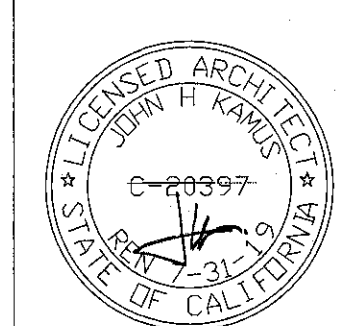
SECTION B



PLAN VIEW

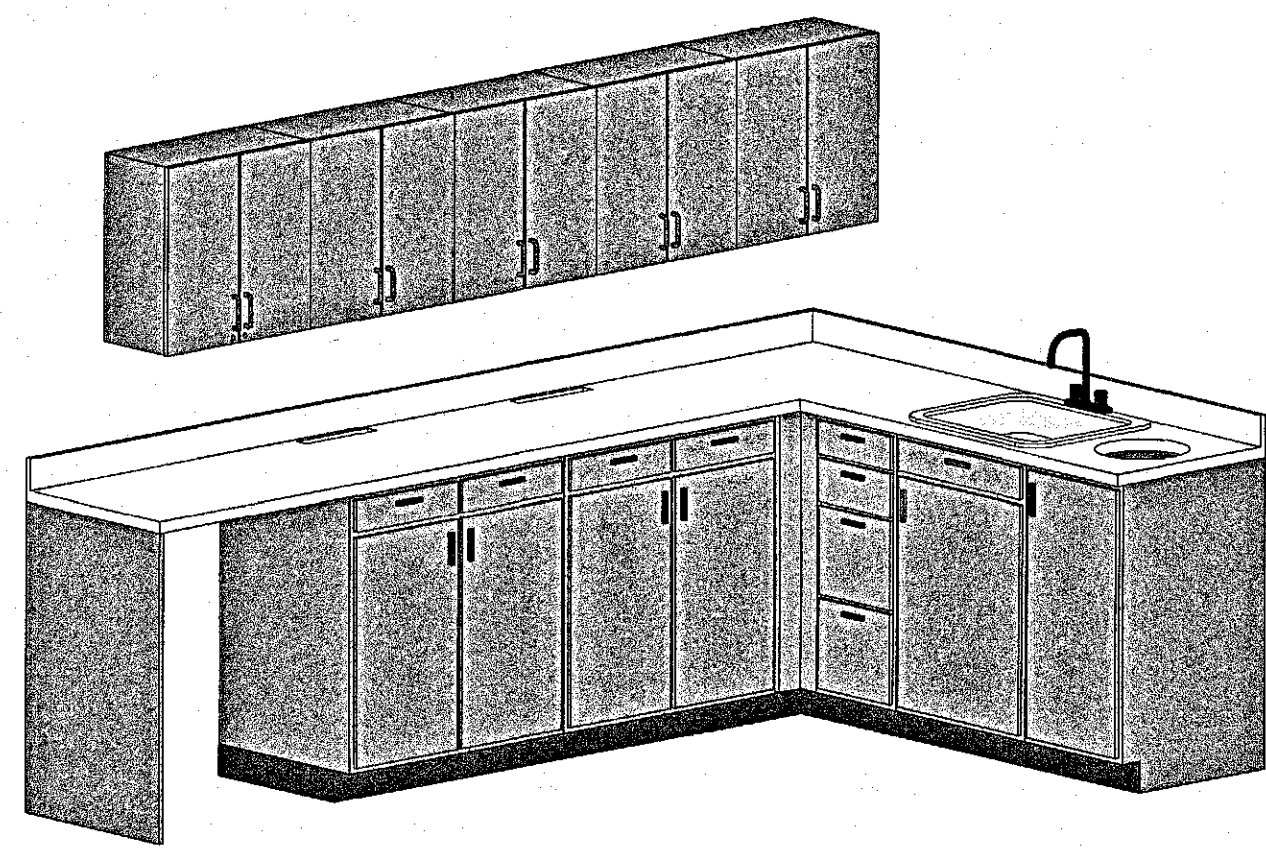
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APPROVED FOR PERMIT ISSUANCE
BY: SCOTT FAZEKAS & ASSOCIATES INC.
DATE: _____
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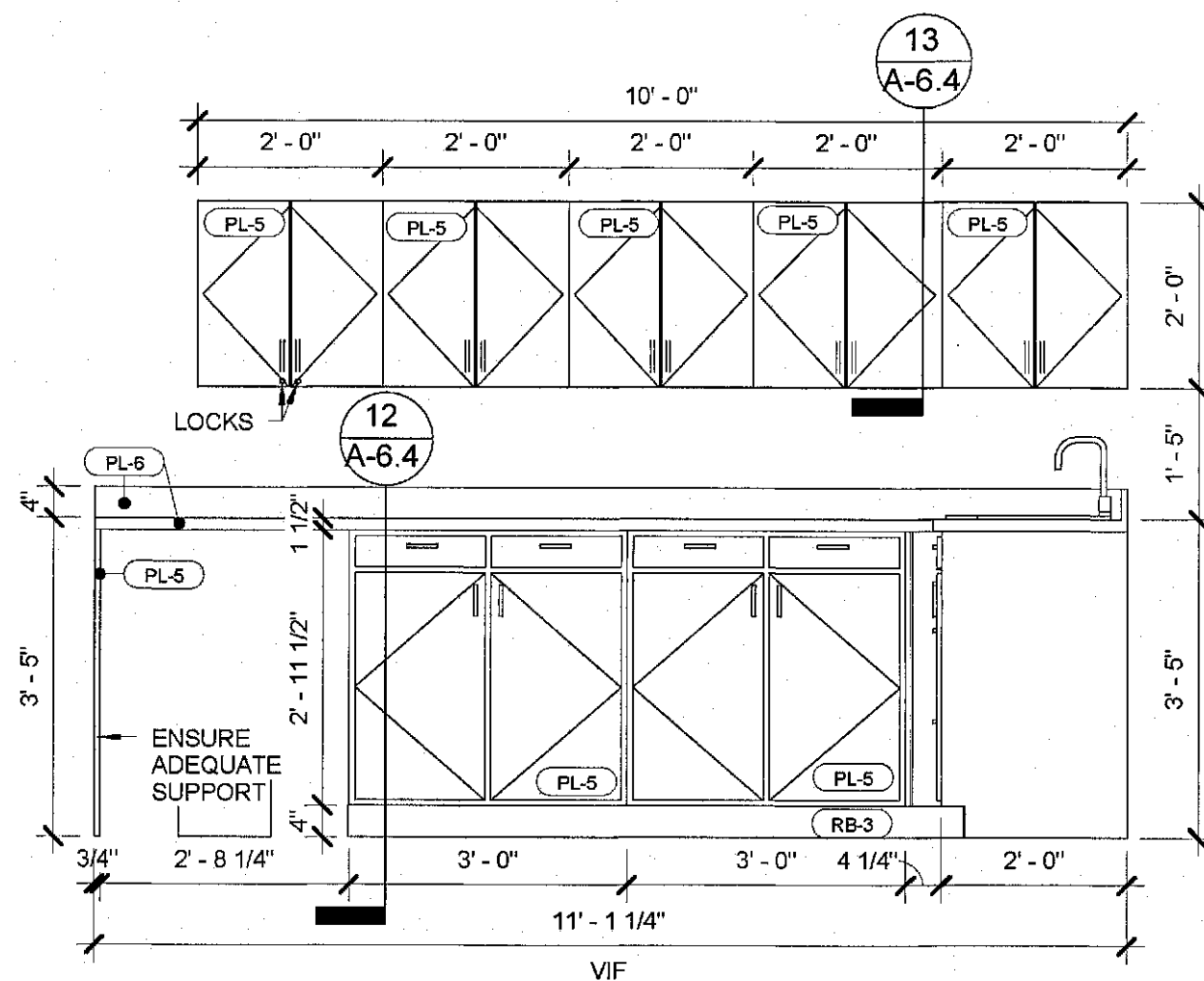


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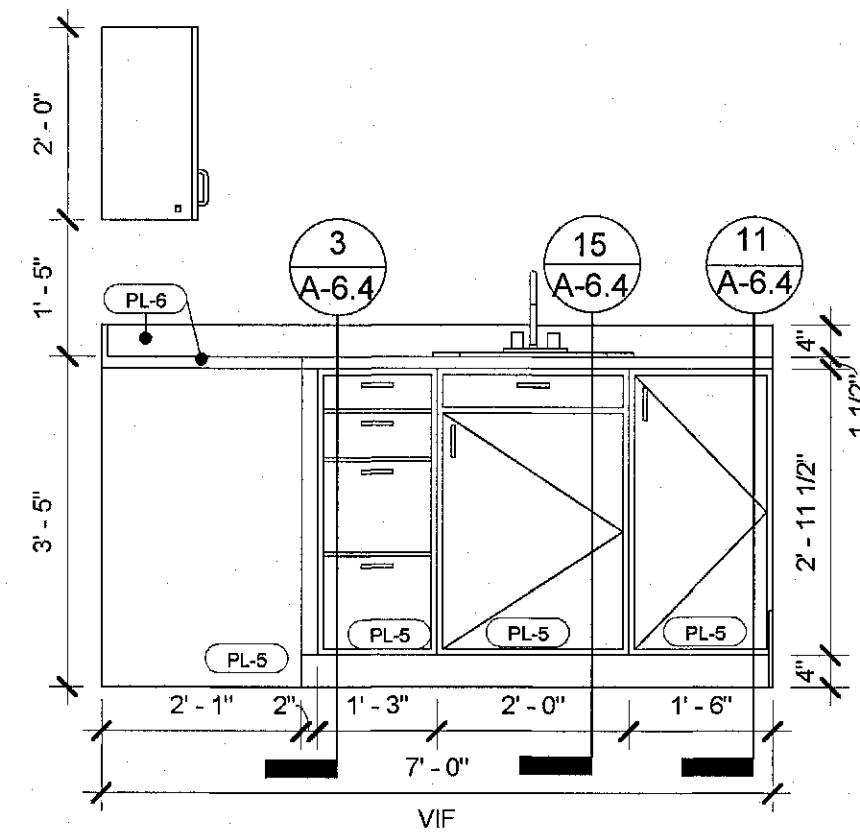
PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	MILLWORK ENLARGED PLANS & ELEVATIONS
SHEET NO.	A-6.0



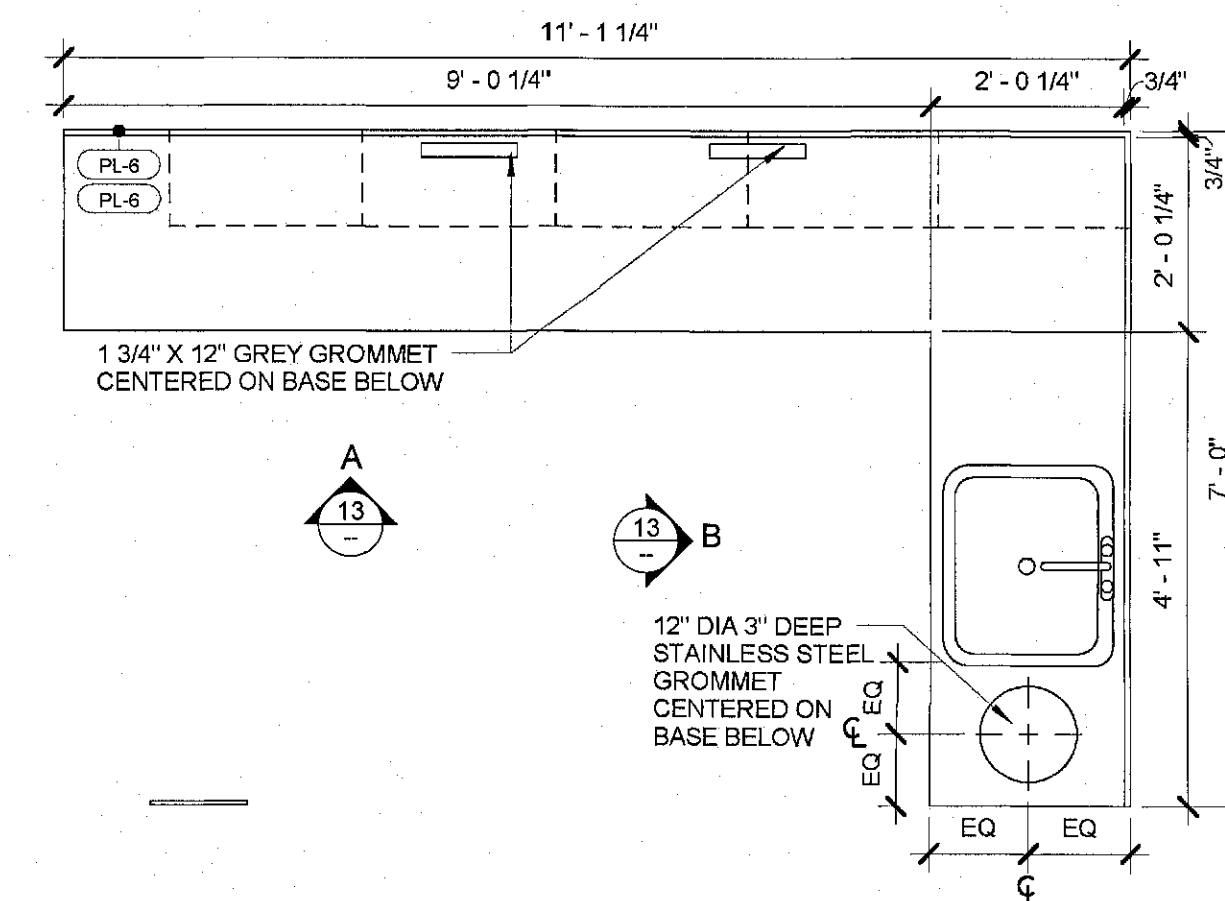
PERSPECTIVE



ELEVATION A

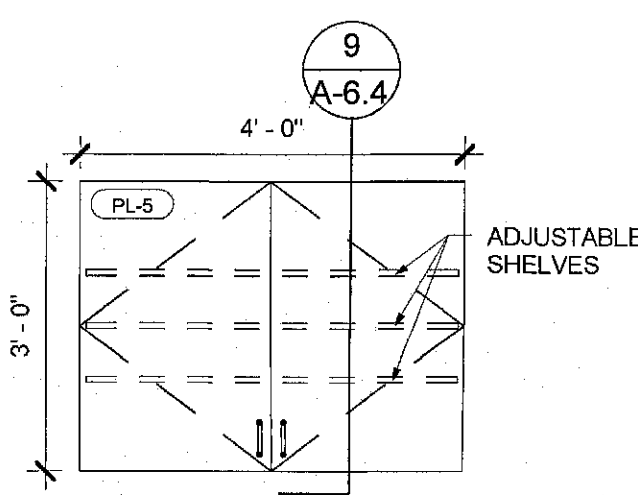


ELEVATION B

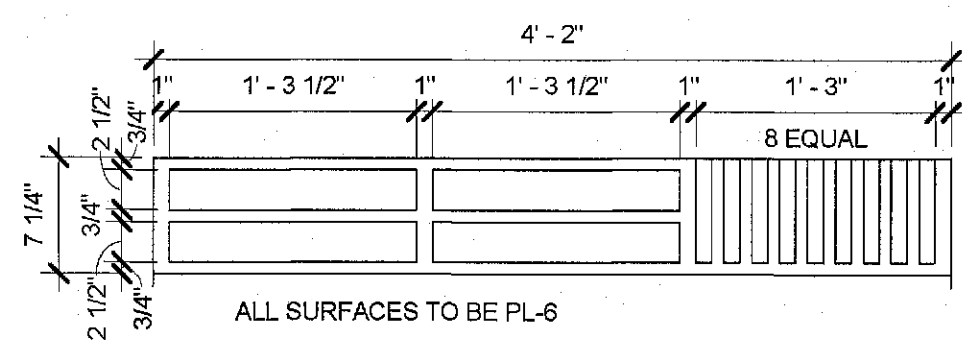


PLAN VIEW

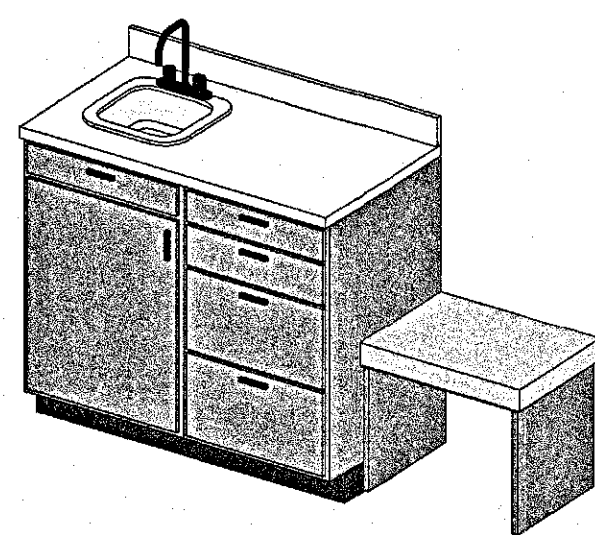
13 MILLWORK @ LB-1
Scale: 1/2" = 1'-0"



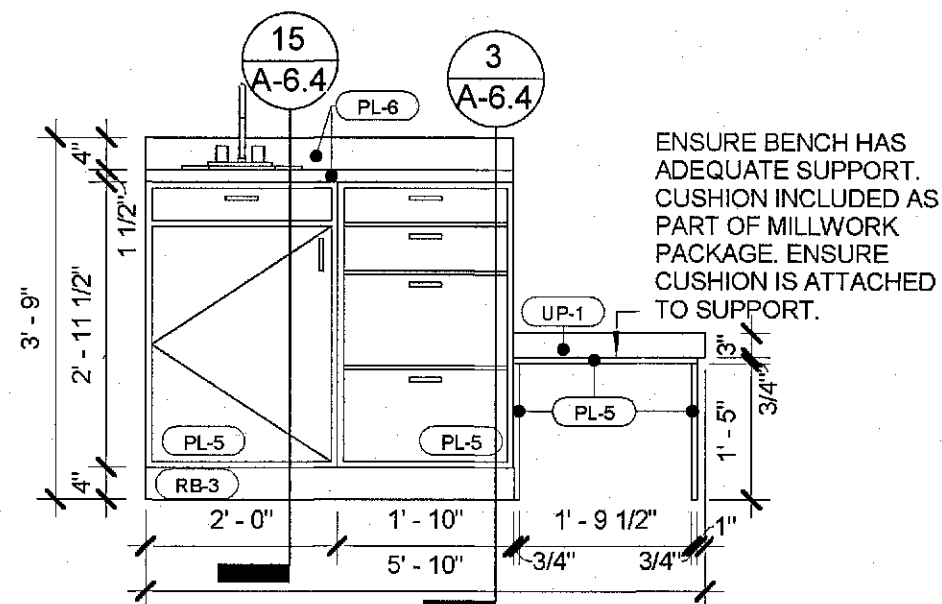
ELEVATION A



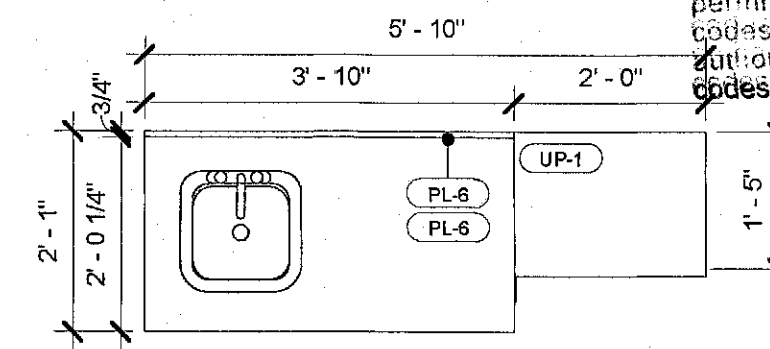
DET. A



PERSPECTIVE

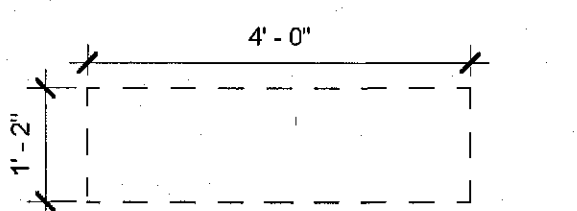


ELEVATION A

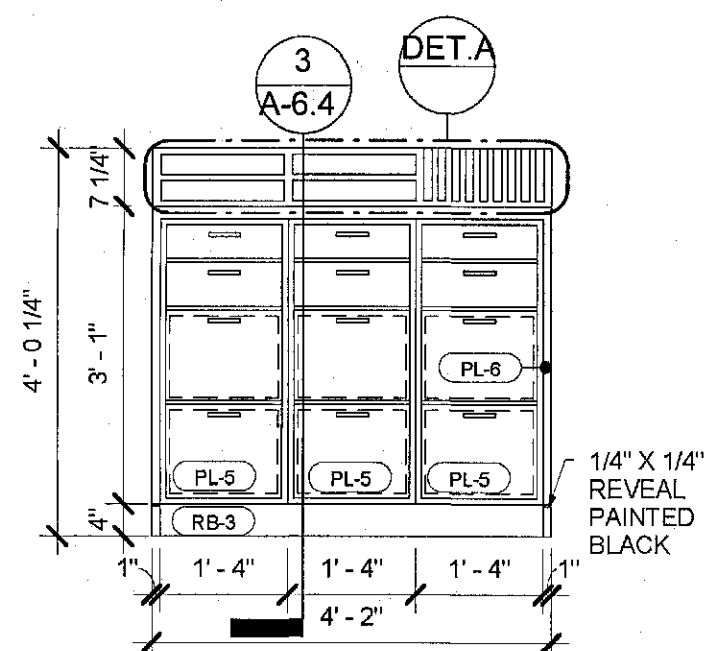


PLAN VIEW

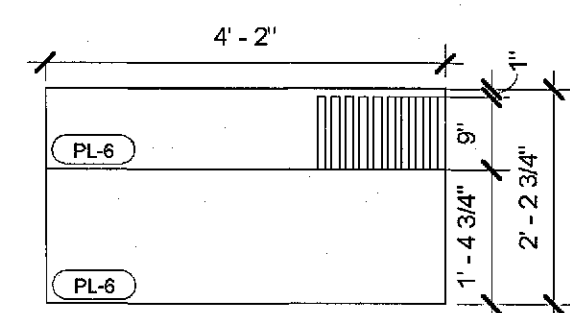
8 MILLWORK @ EX-1
Scale: 1/2" = 1'-0"



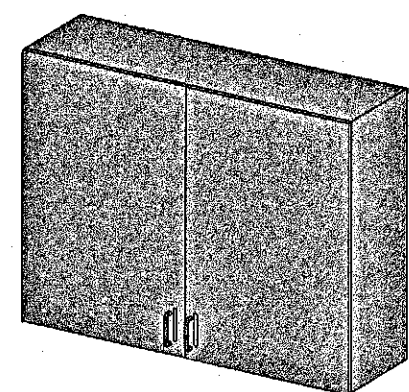
PLAN VIEW



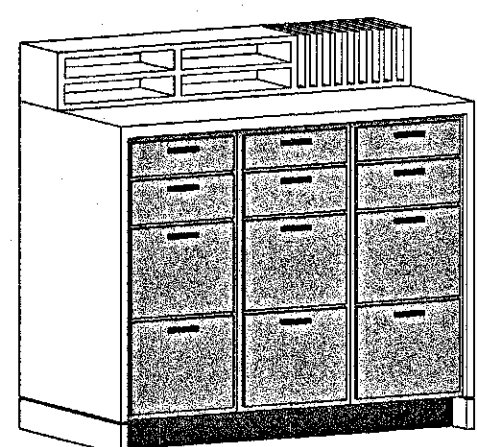
ELEVATION A



PLAN VIEW



PERSPECTIVE

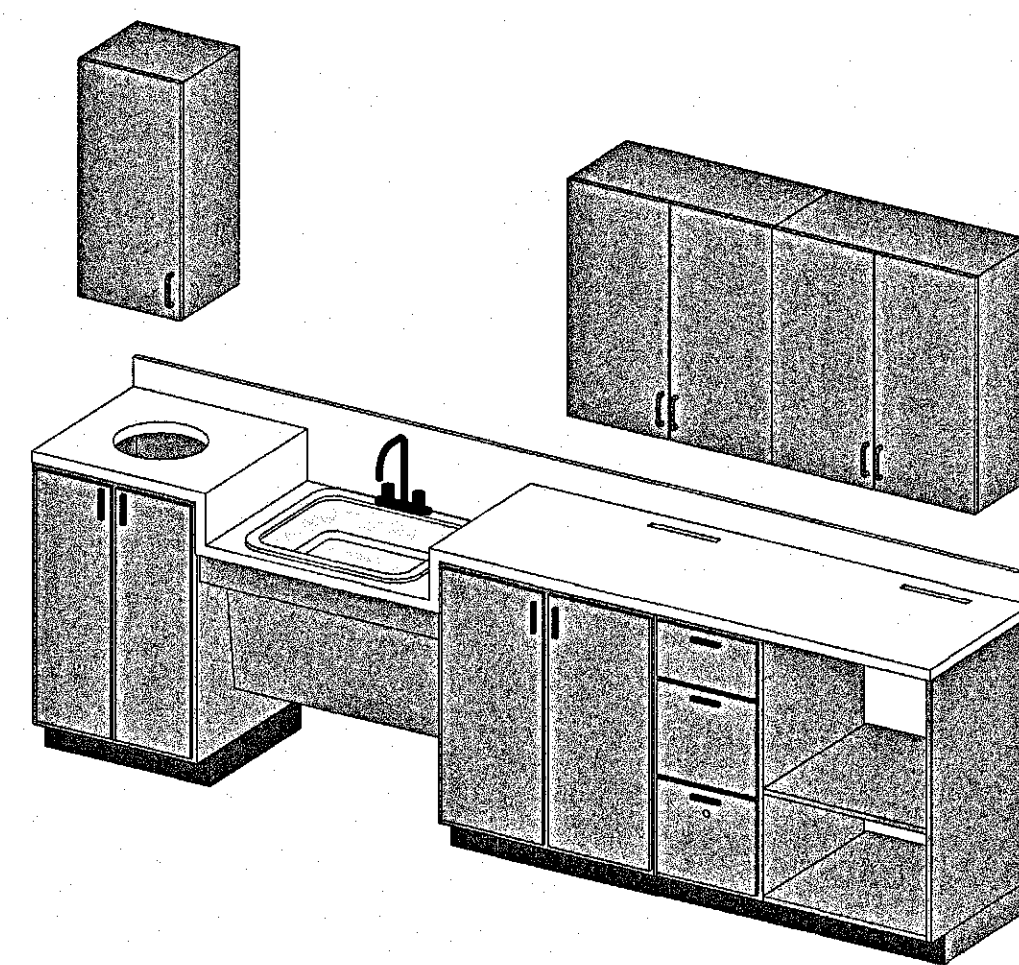


PERSPECTIVE

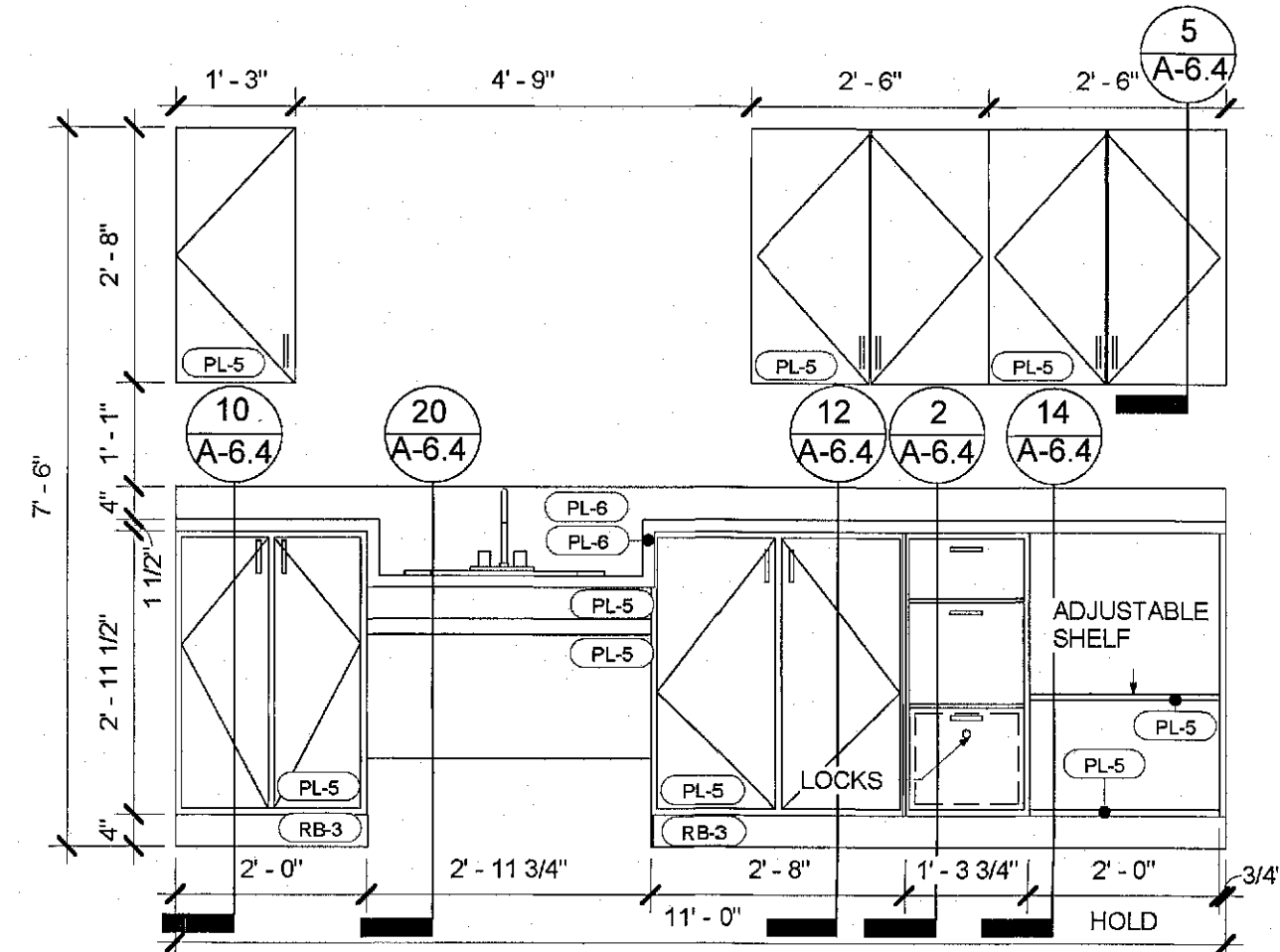
15 MILLWORK @ PS-5
Scale: 1/2" = 1'-0"

12 MILLWORK @ PS-3
Scale: 1/2" = 1'-0"

6 MILLWORK @ DT-1
Scale: 1/2" = 1'-0"

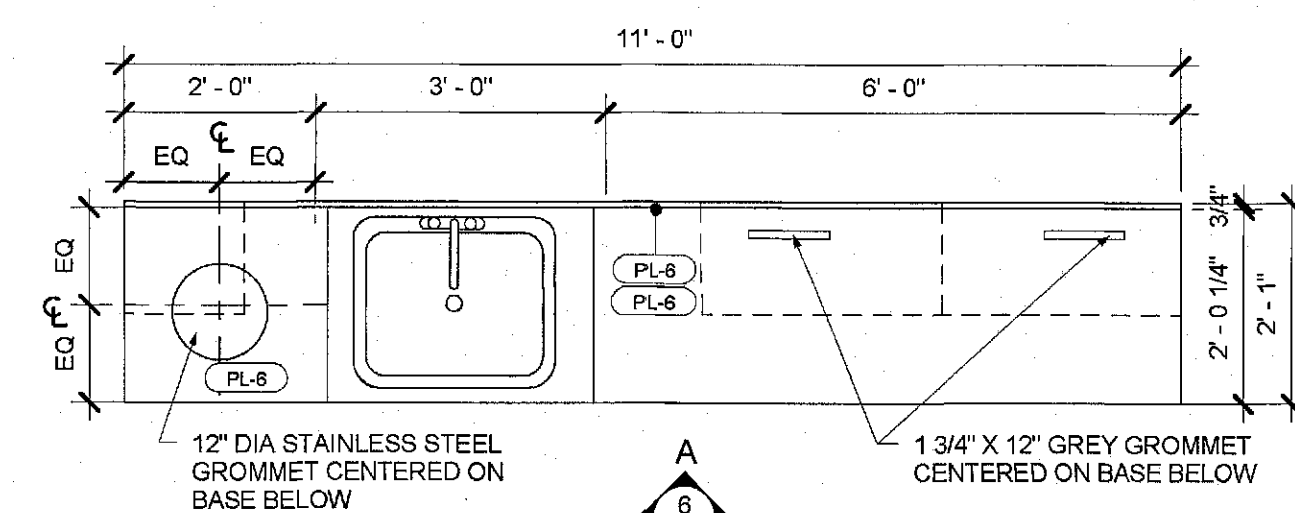


PERSPECTIVE



ELEVATION A

* NOTE: LAVATORY TAIL PIPE & HOT WATER LINES SHALL BE INSULATED OR COVERED. PER CBC 11B-606.5

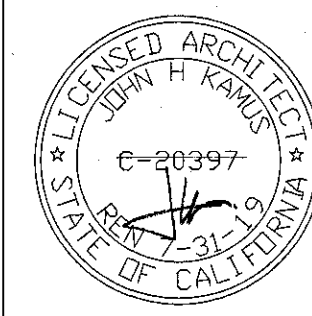


PLAN VIEW

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES
DATE: 05/21/2019
BY: SCOTT FAZEKAS
These plans have been reviewed for compliance with applicable codes and ordinances. Approval is hereby granted to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans shall not be construed to permit or approve any violation of applicable codes or ordinance. No permit shall be given to anyone to violate or cancel the provisions of such codes shall be valid.



CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

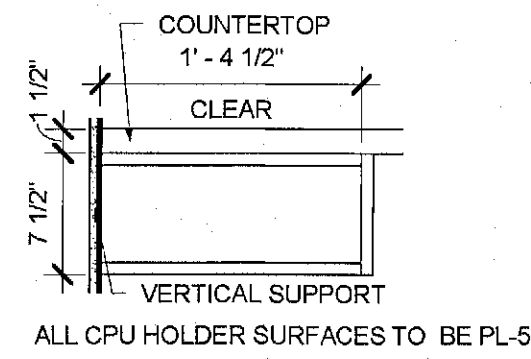
PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

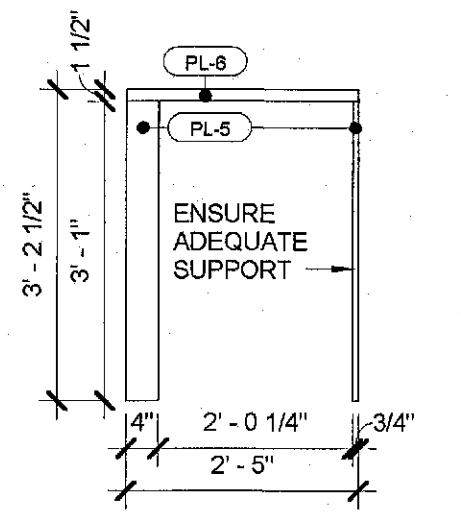
DATE/ISSUE
TBD

SHEET TITLE
MILLWORK ENLARGED PLANS & ELEVATIONS

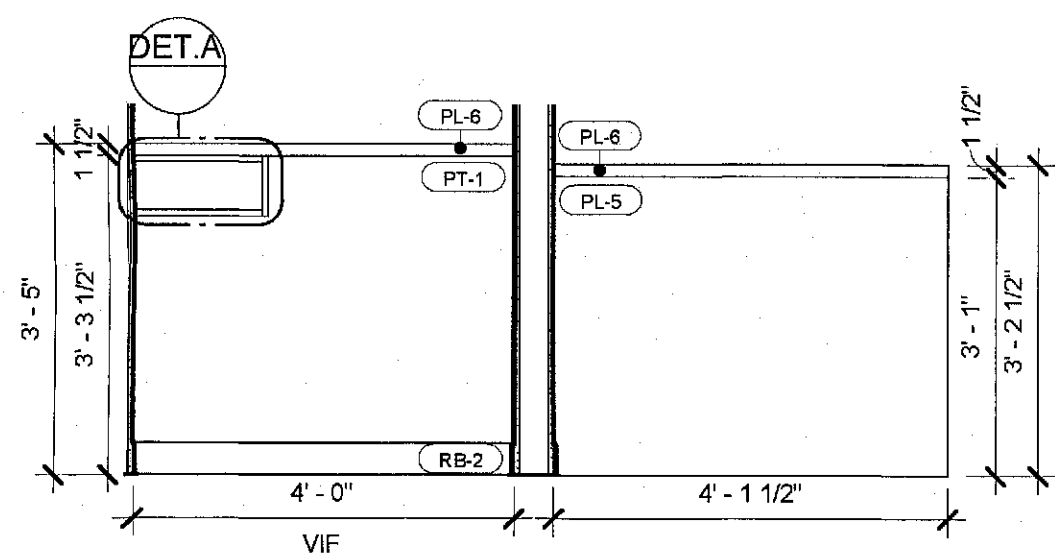
SHEET NO.
A-6.1



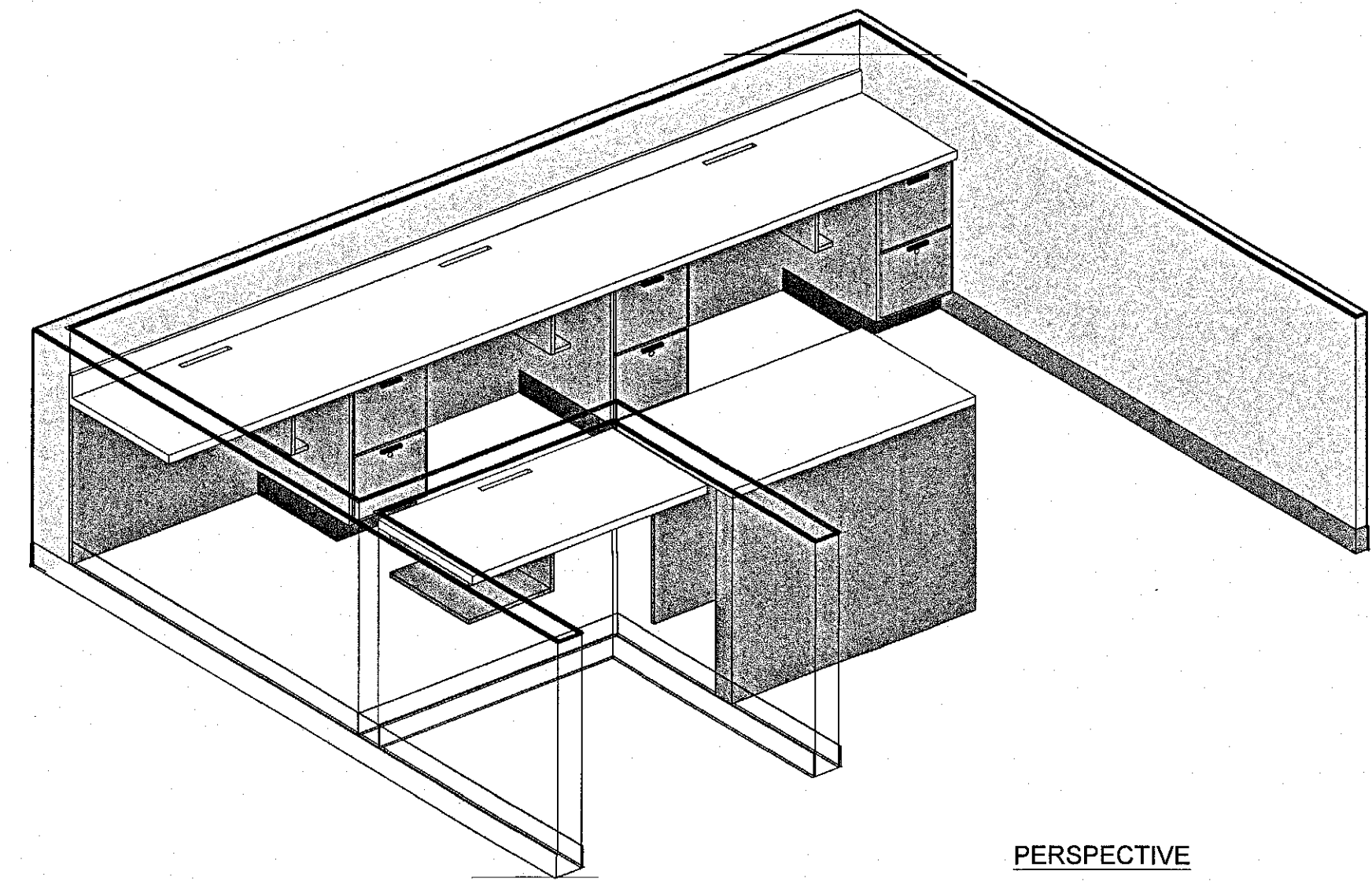
DET. A



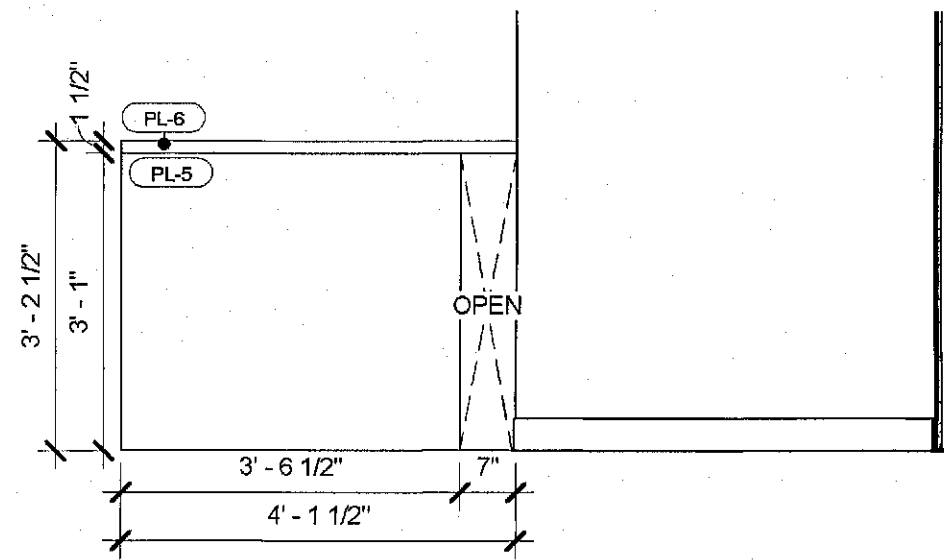
ELEVATION C



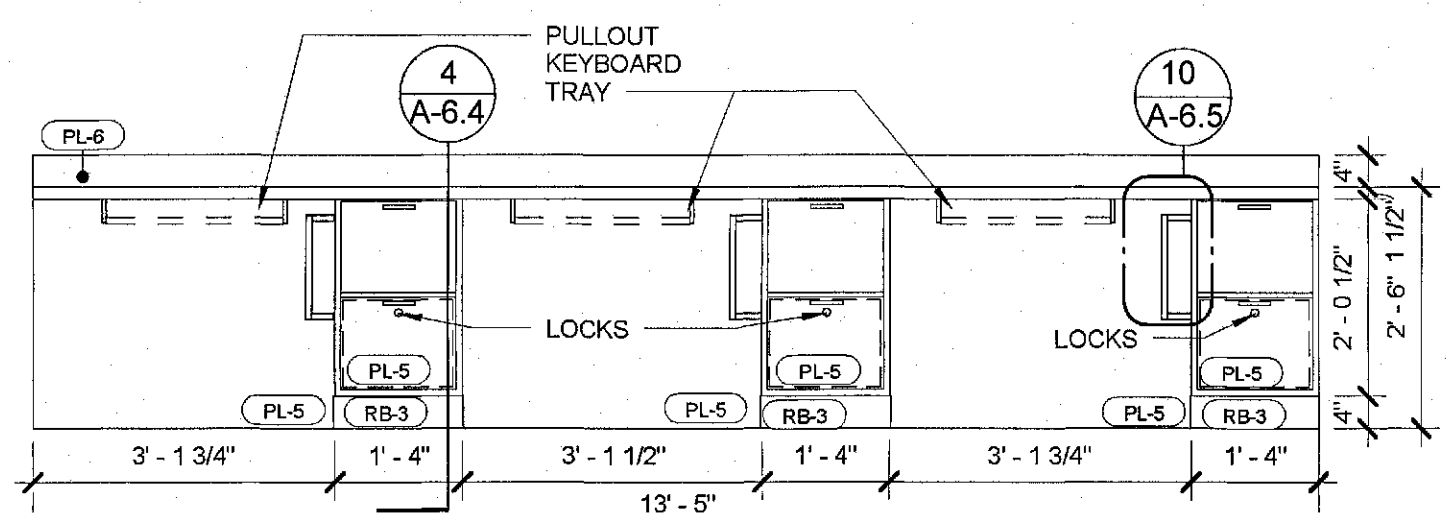
ELEVATION D



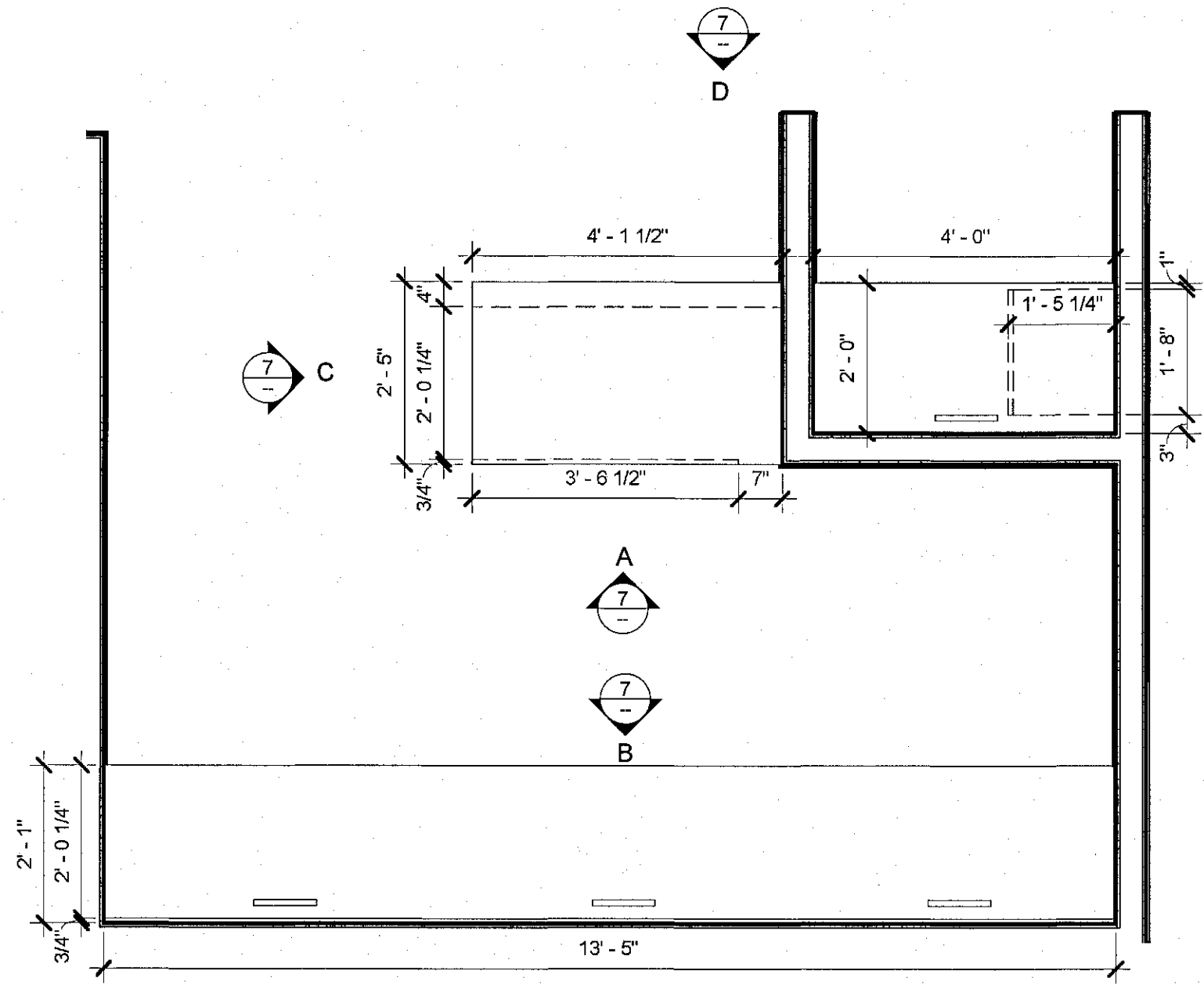
PERSPECTIVE



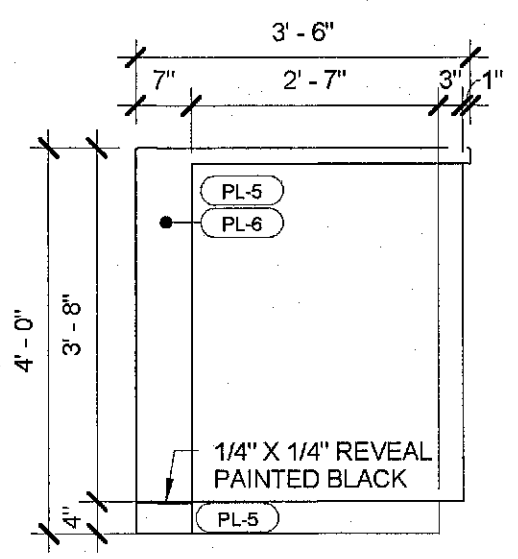
ELEVATION A



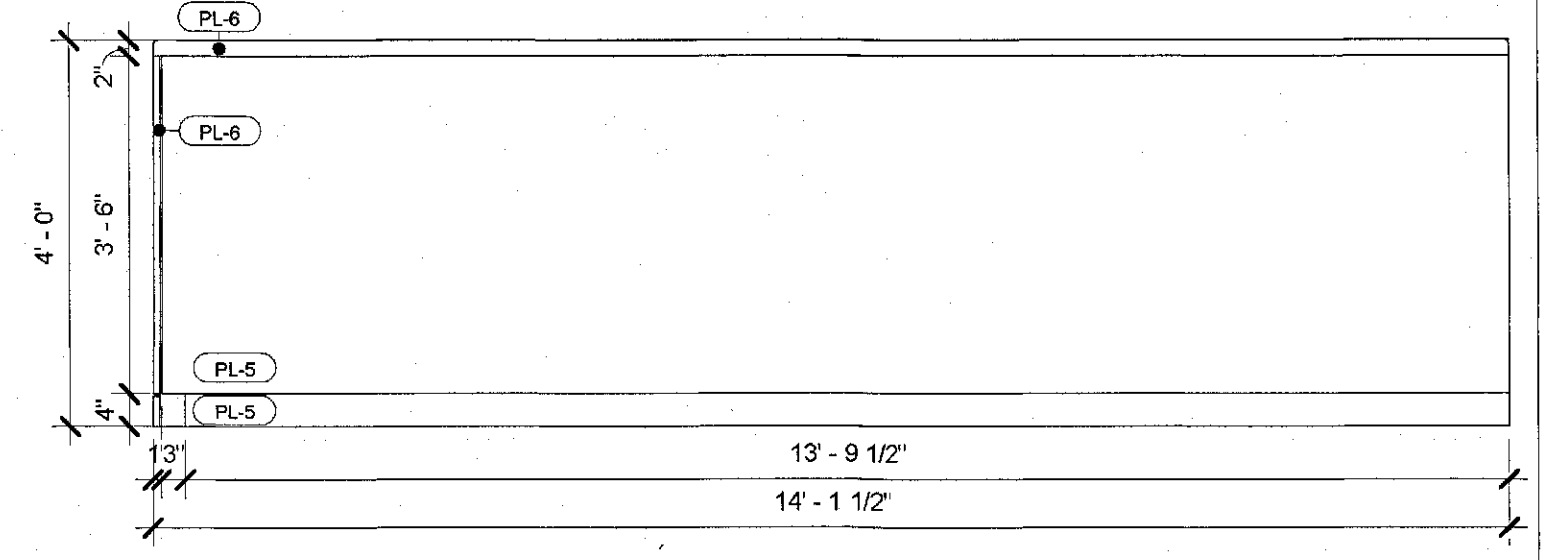
ELEVATION B



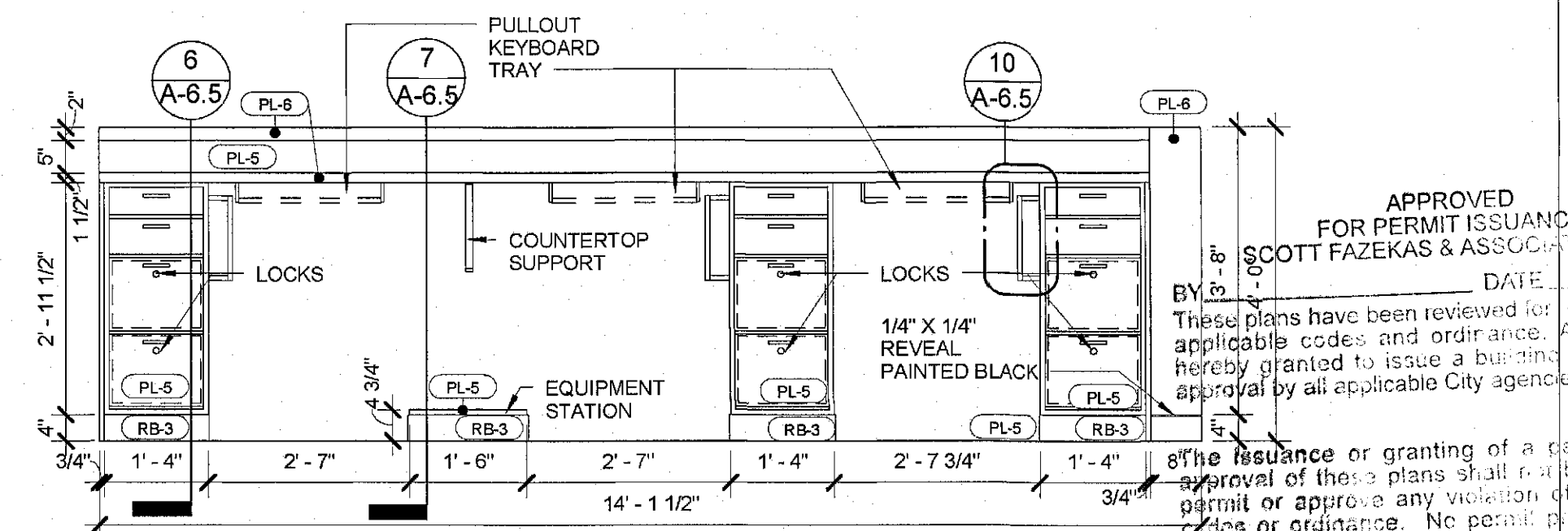
PLAN VIEW



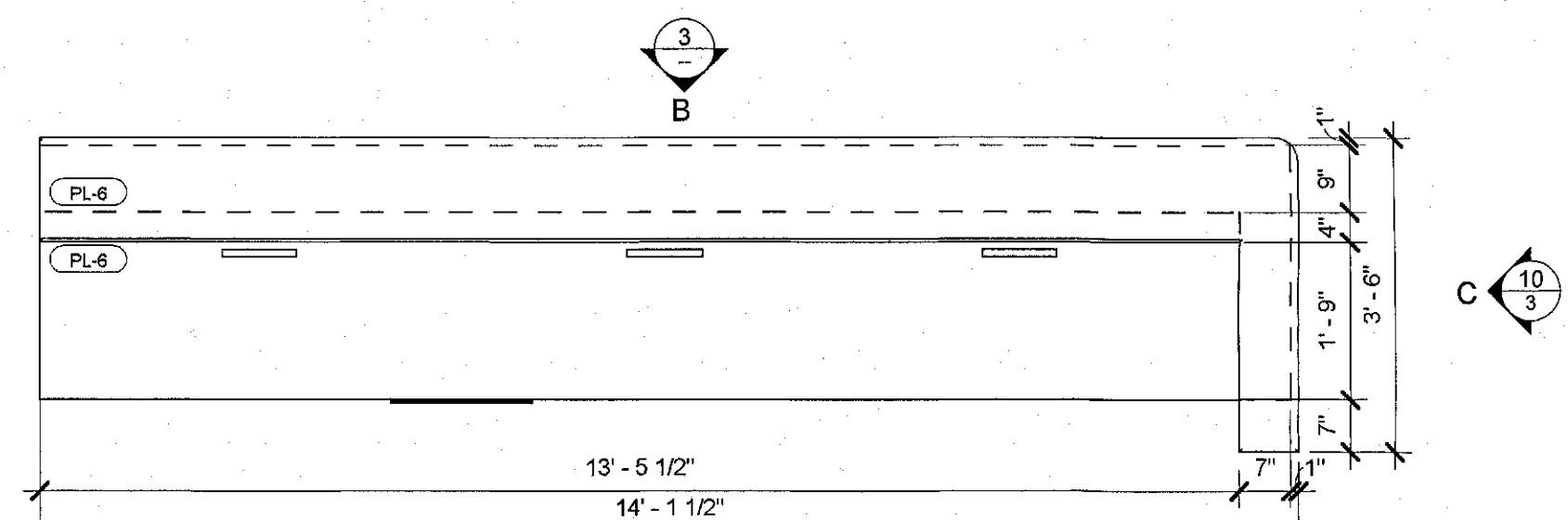
ELEVATION C



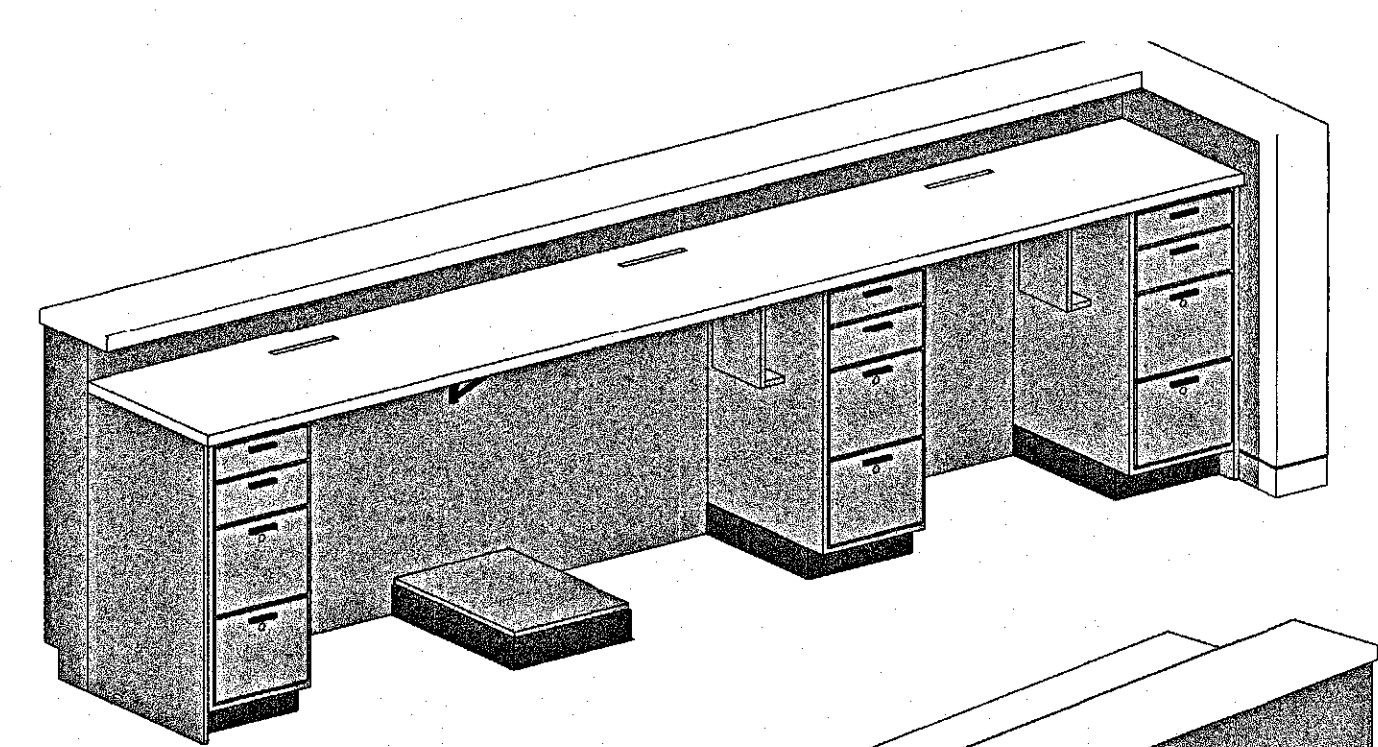
ELEVATION B



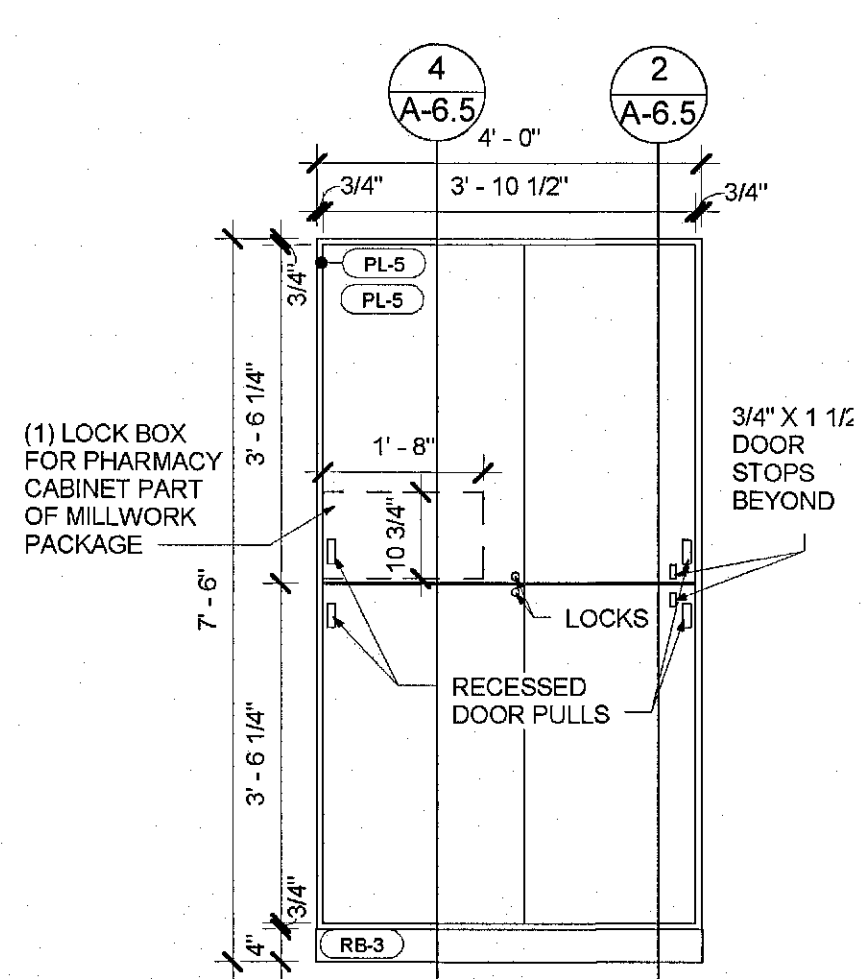
ELEVATION B



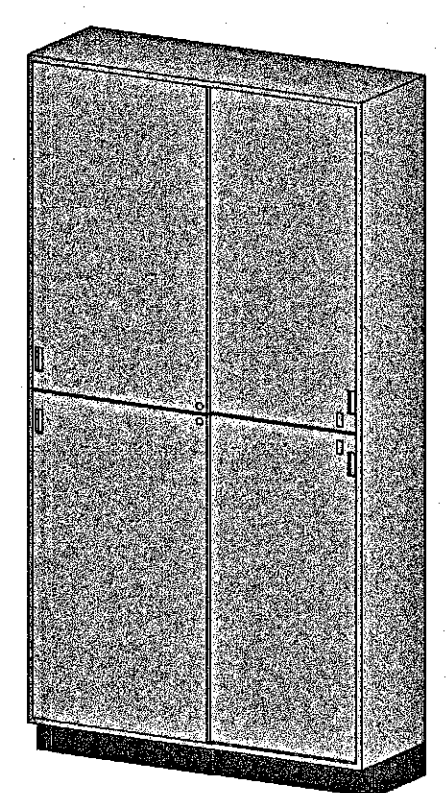
PLAN VIEW



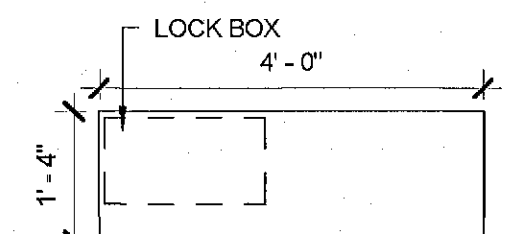
PERSPECTIVE



ELEVATION A



PERSPECTIVE



PLAN VIEW

7 MILLWORK @ PS-2
Scale: 1/2" = 1'-0"

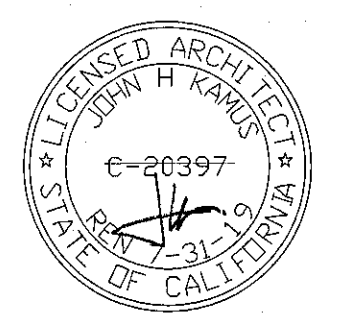
9 MILLWORK @ PS-4
Scale: 1/2" = 1'-0"

3 MILLWORK @ PS-1
Scale: 1/2" = 1'-0"

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
1 PC CORR.	04/2/2019
2 PC CORR. & FIELD REVISIONS	05/21/2019

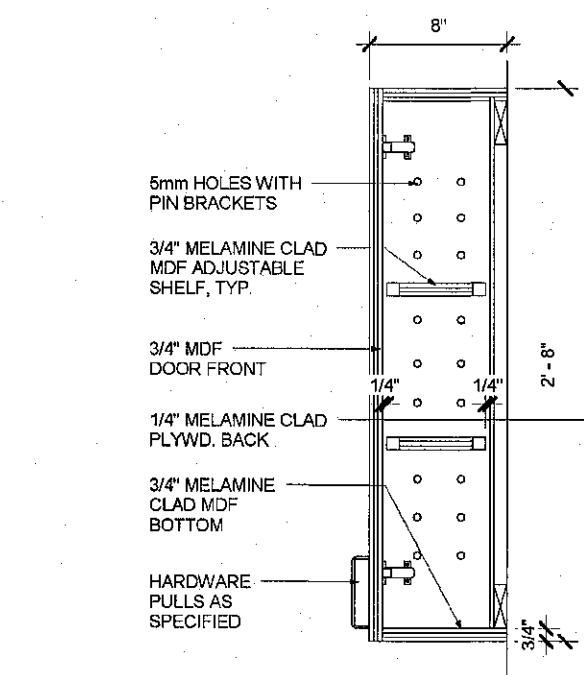
APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES
DATE: 05/21/2019
BY: [Signature]
These plans have been reviewed for compliance with applicable codes and ordinances. I hereby grant to issue a building permit based on the approval of these plans. No permit shall be issued if the issuance or granting of a permit is based on approval of these plans shall not be used to permit or approve any violation of applicable codes or ordinance. No permit shall be issued to give authority to violate or cancel the provisions of such laws or ordinances.

KAMUS + KELLER
Architects
1750 OCEAN BLVD.
SUITE 1750
DOWNTOWN BEACH, CA
90802
WWW.KKAIA.COM P: 562.216.5244

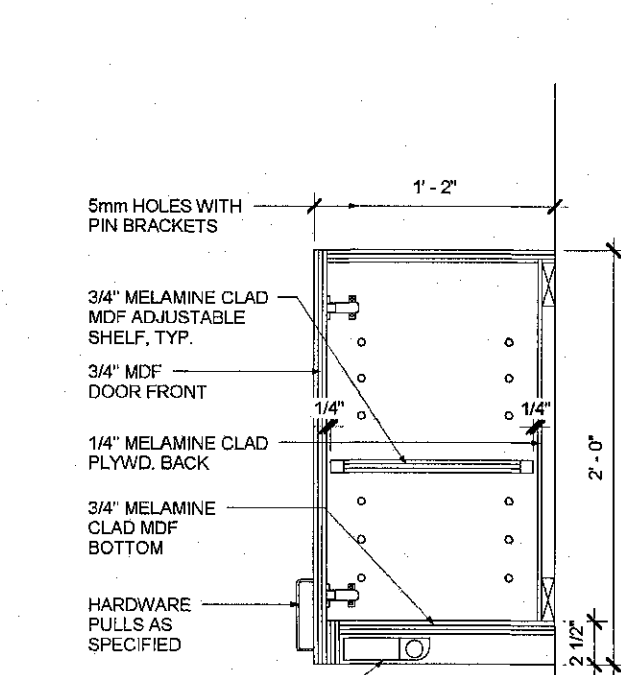


CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

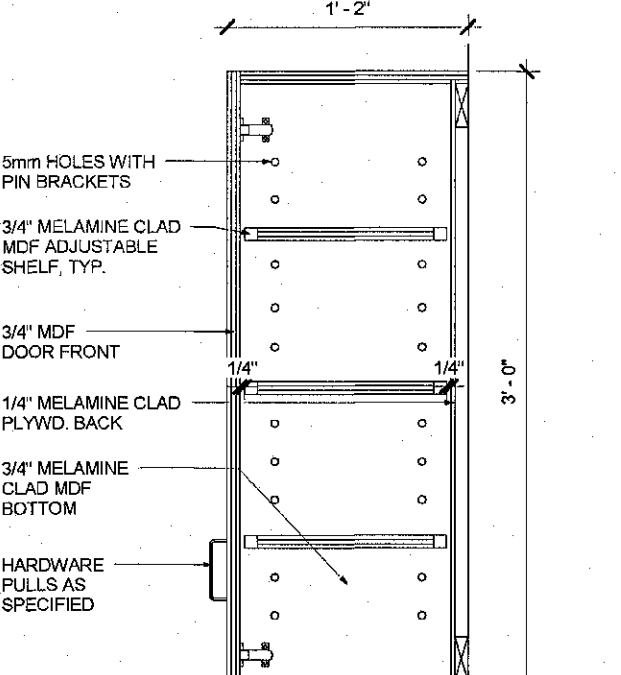
PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	MILLWORK ENLARGED PLANS & ELEVATIONS
SHEET NO.	A-6.2



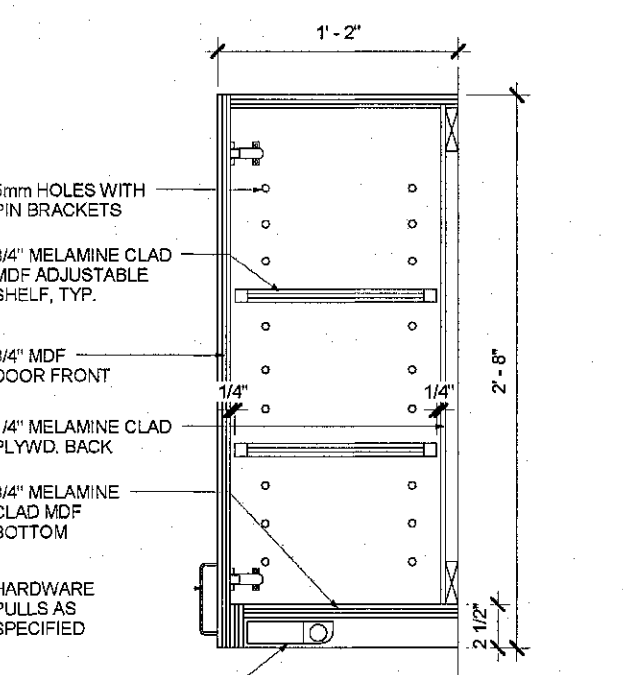
17 UPPER CABINETS
Scale : 1-1/2" = 1'-0"



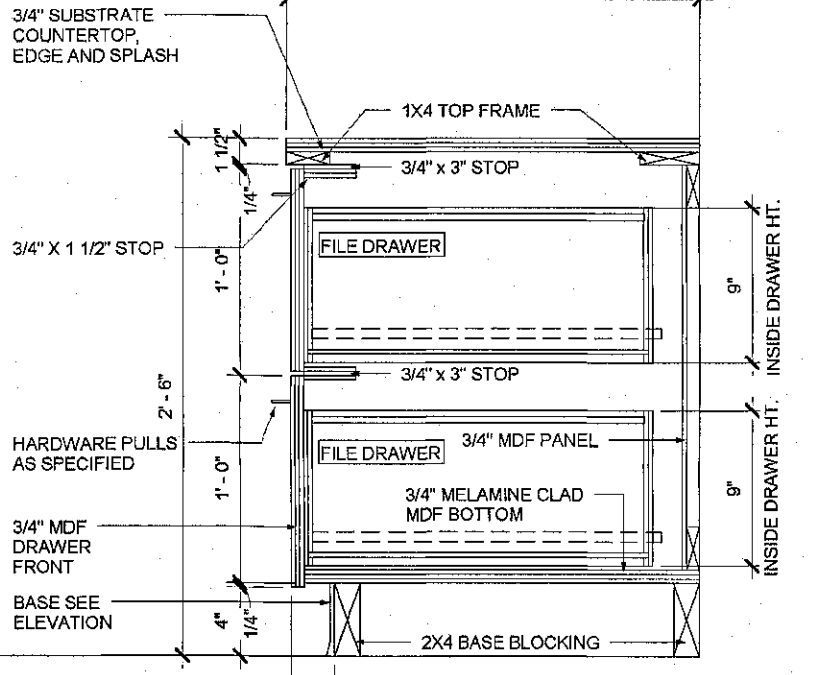
13 UPPER CABINETS
Scale : 1-1/2" = 1'-0"



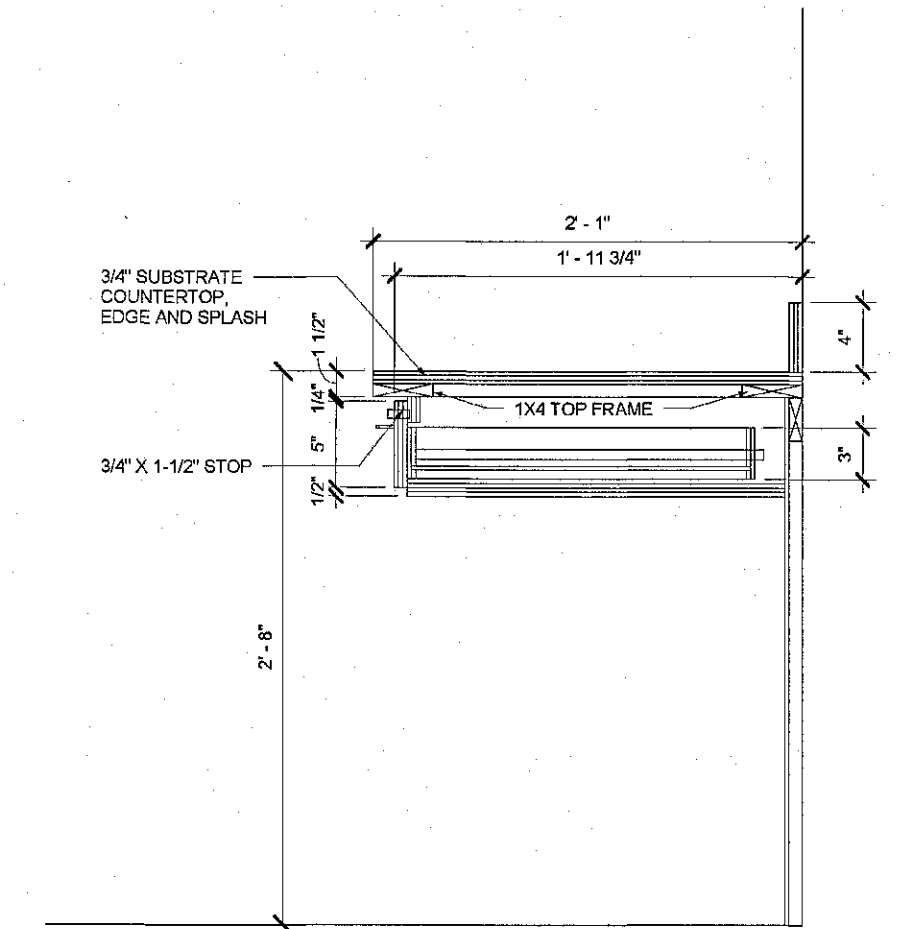
9 UPPER CABINETS
Scale : 1-1/2" = 1'-0"



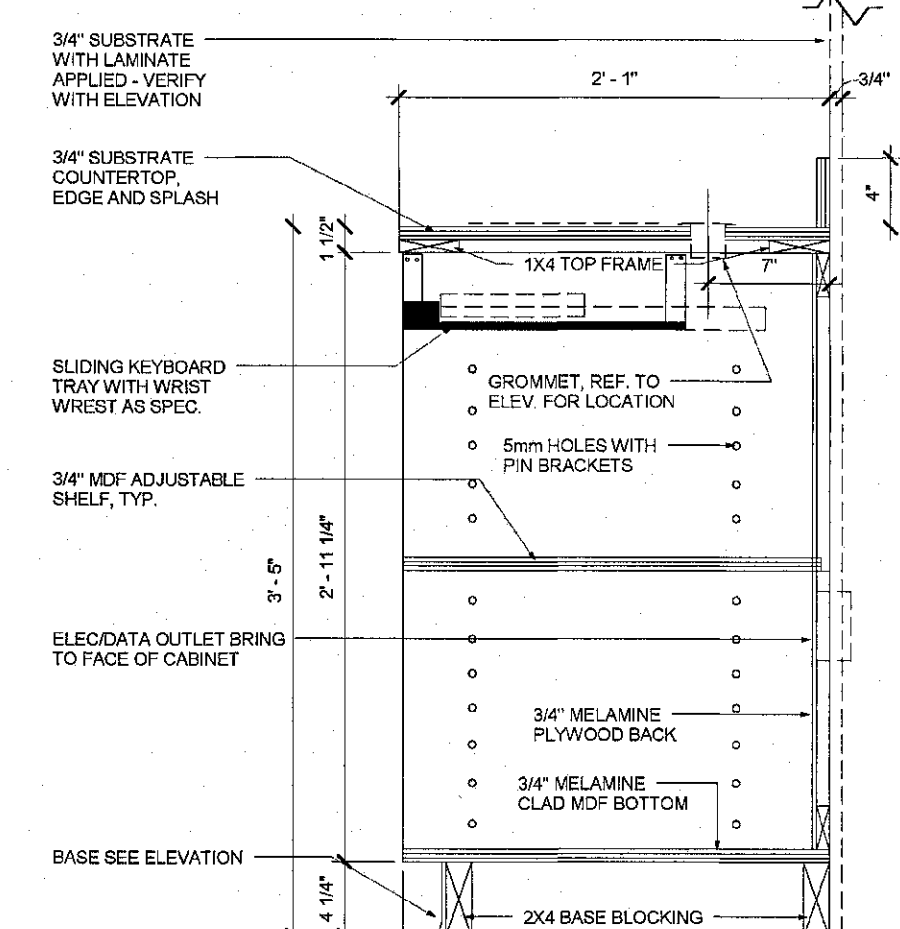
5 UPPER CABINETS
Scale : 1-1/2" = 1'-0"



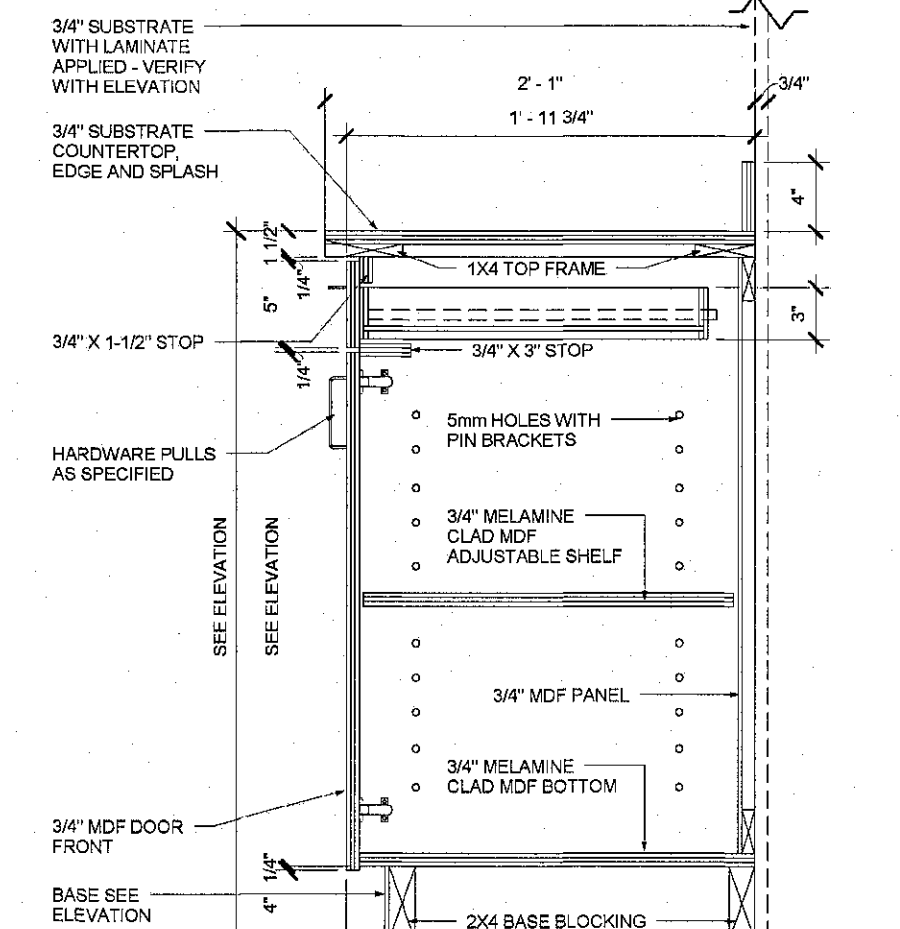
1 BASE CABINETS
Scale : 1-1/2" = 1'-0"



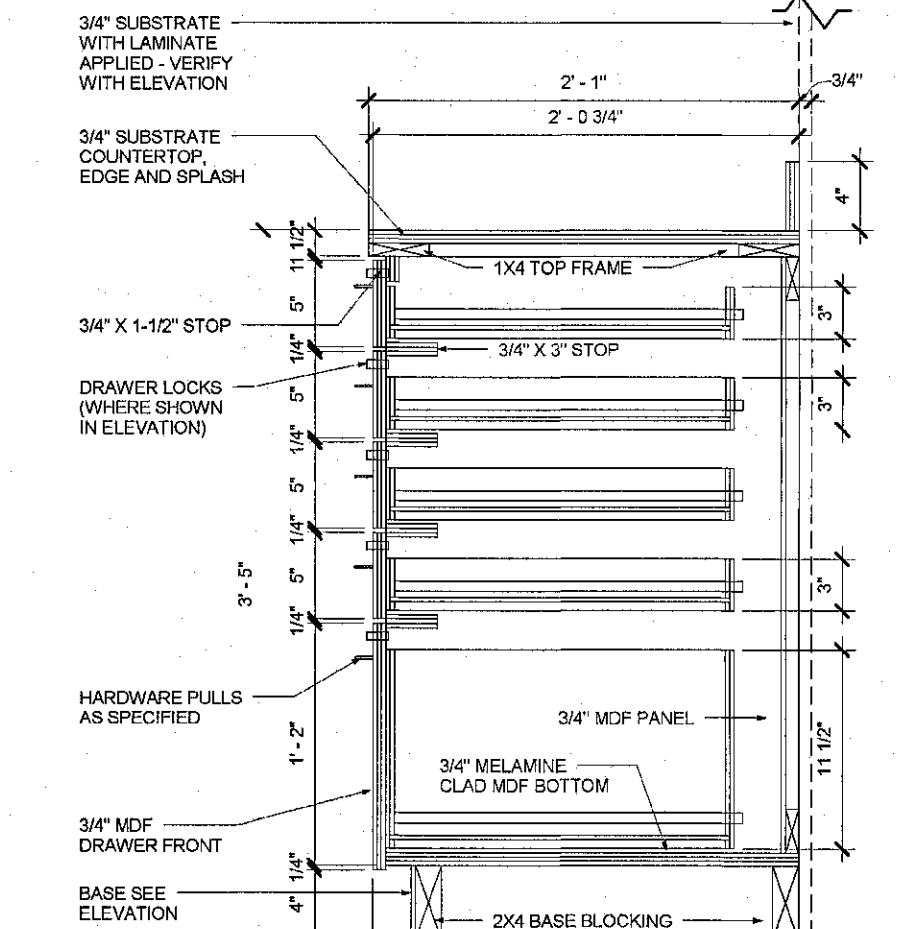
18 HANGING DRAWERS
Scale : 1-1/2" = 1'-0"



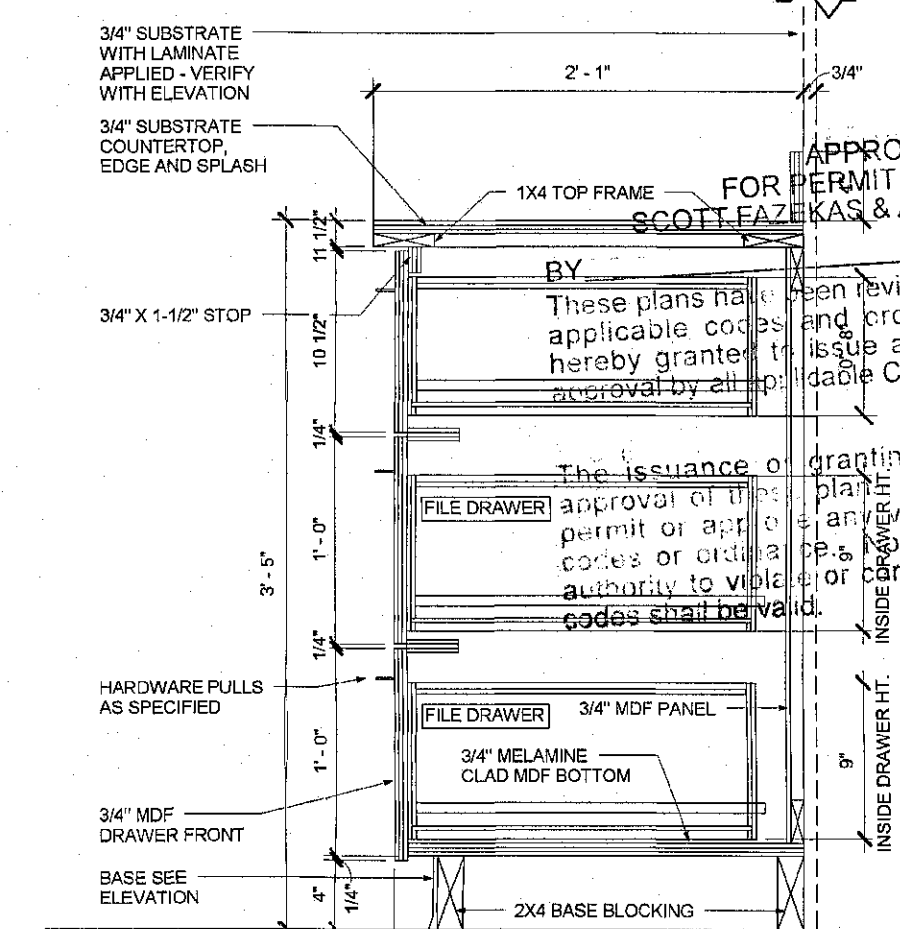
14 BASE CABINETS
Scale : 1-1/2" = 1'-0"



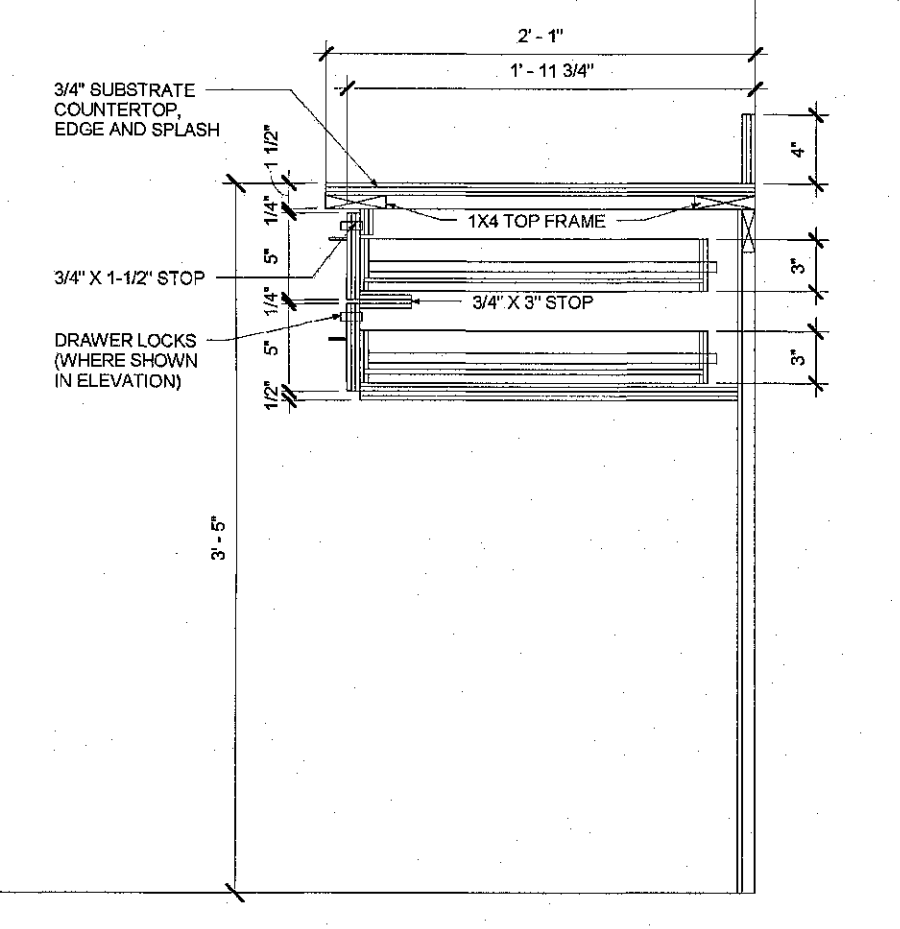
10 BASE CABINETS
Scale : 1-1/2" = 1'-0"



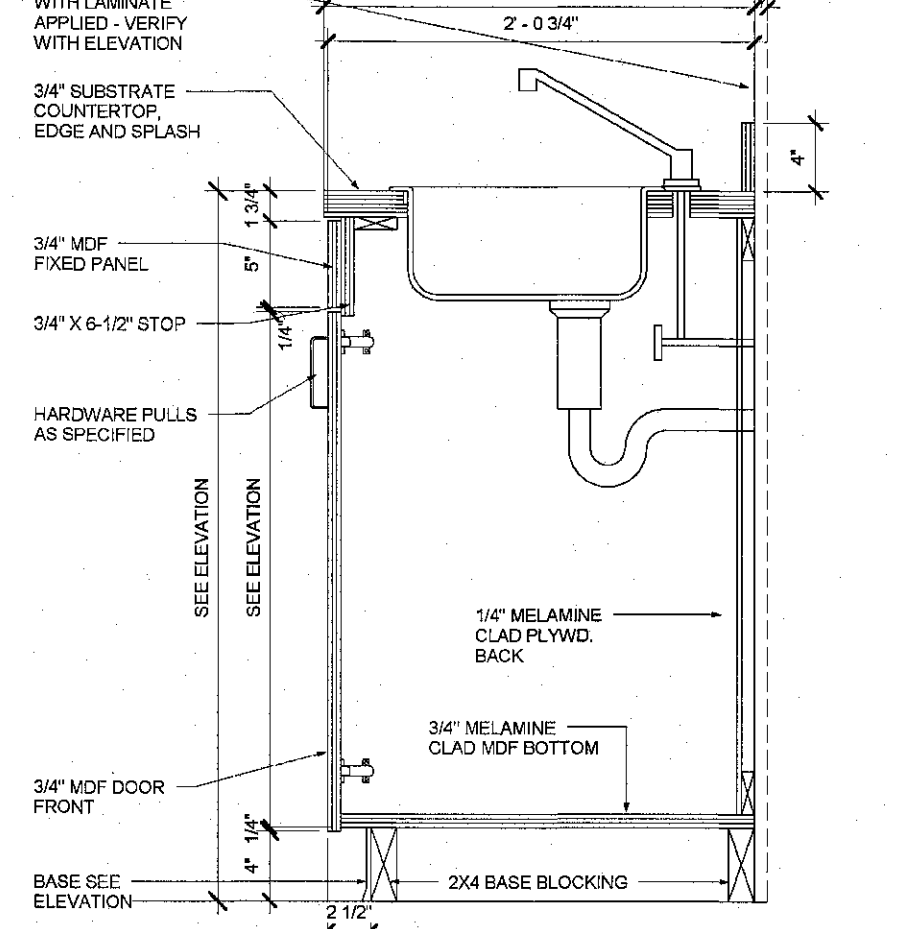
6 BASE CABINETS
Scale : 1-1/2" = 1'-0"



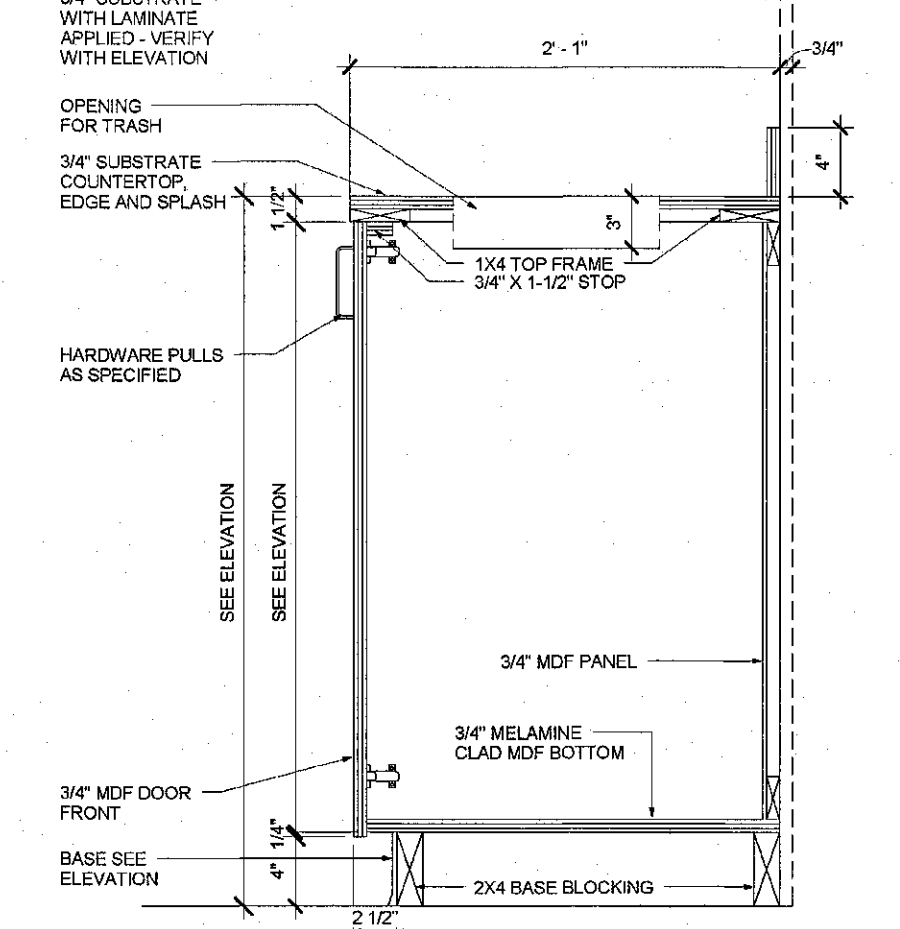
2 BASE CABINETS
Scale : 1-1/2" = 1'-0"



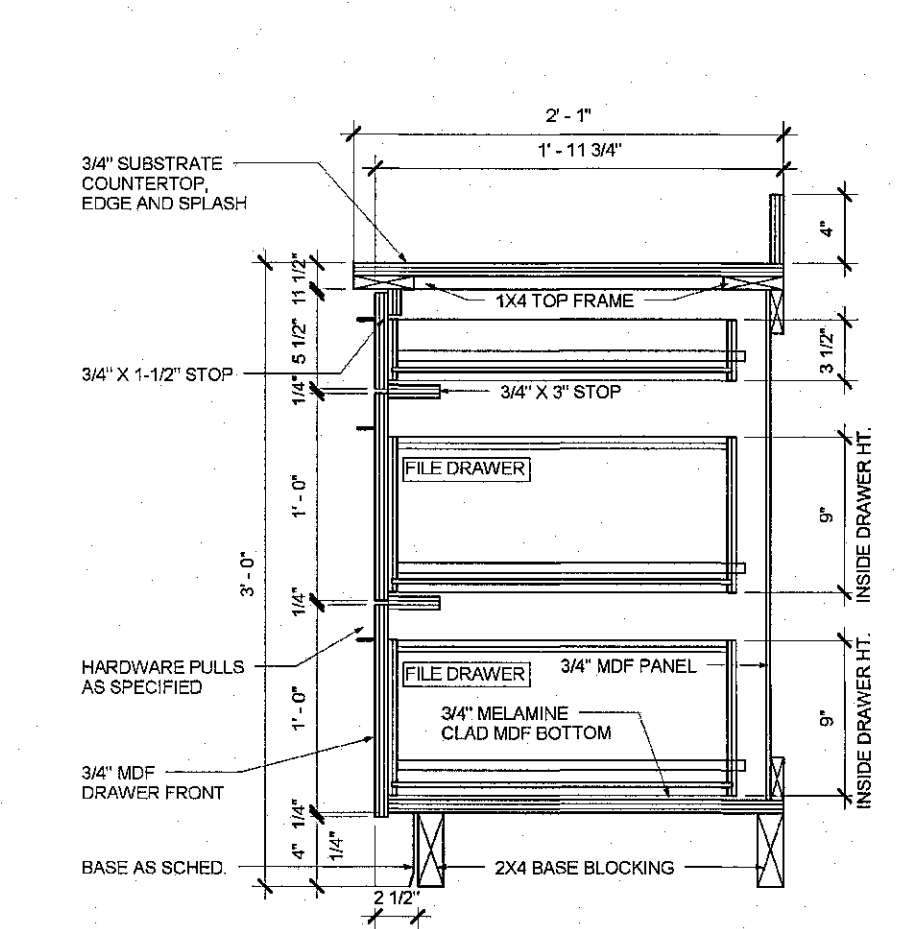
19 HANGING DRAWERS
Scale : 1-1/2" = 1'-0"



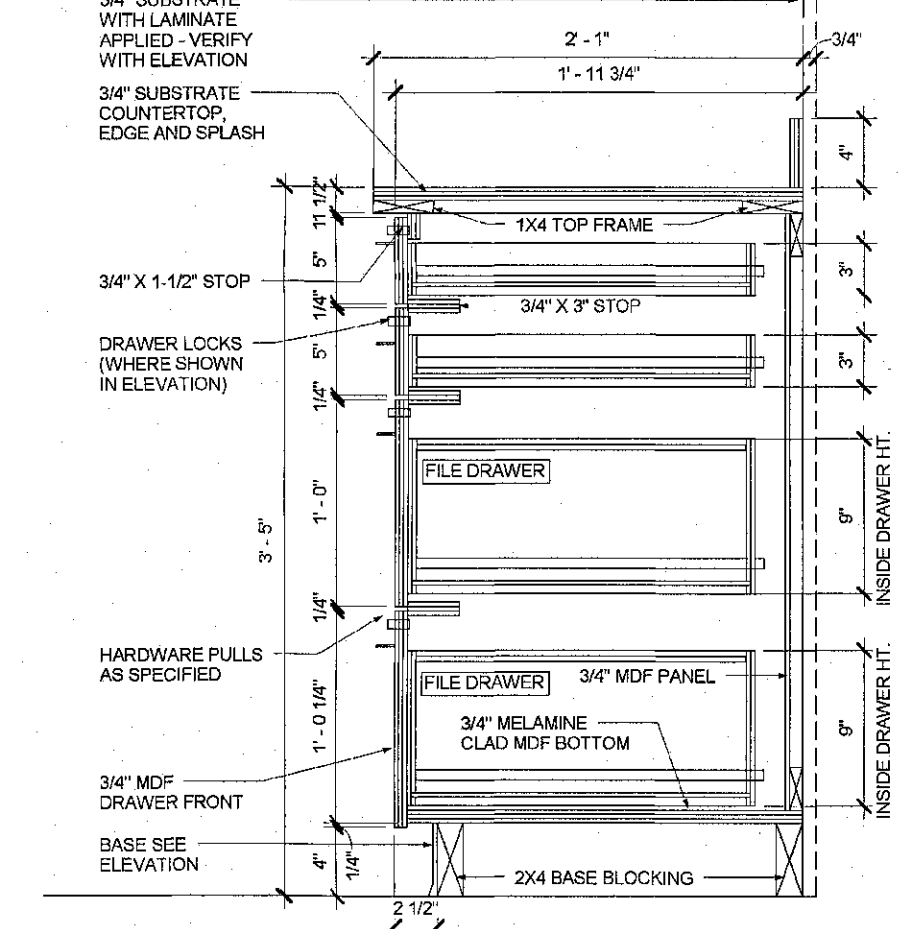
15 BASE CABINETS W/SINK
Scale : 1-1/2" = 1'-0"



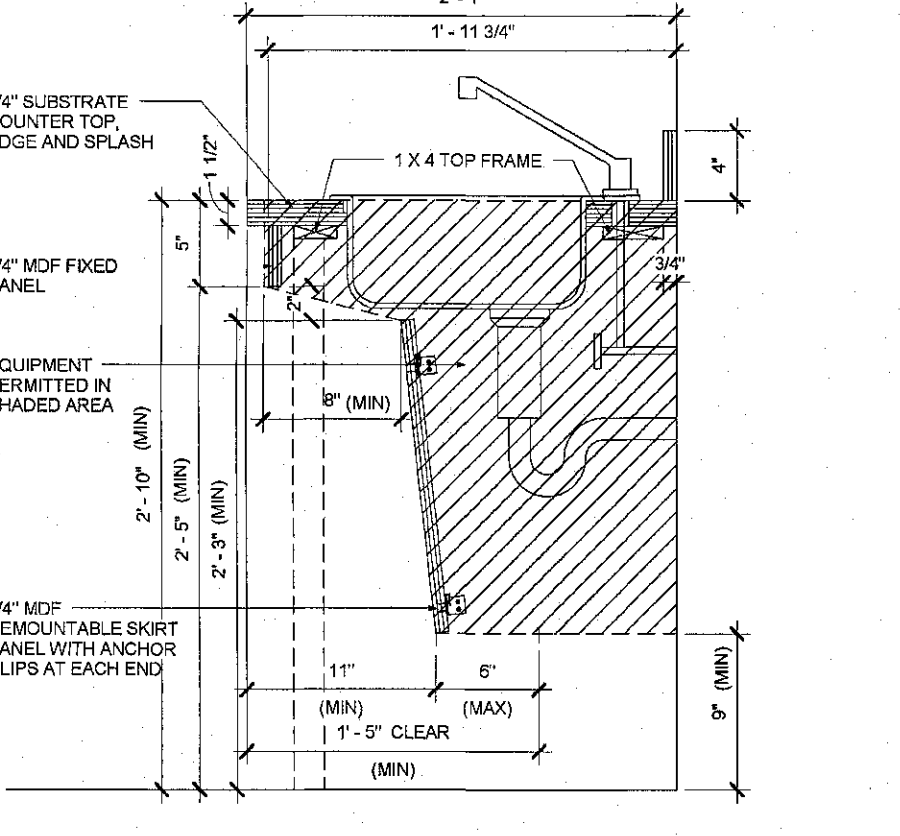
11 BASE CABINETS
Scale : 1-1/2" = 1'-0"



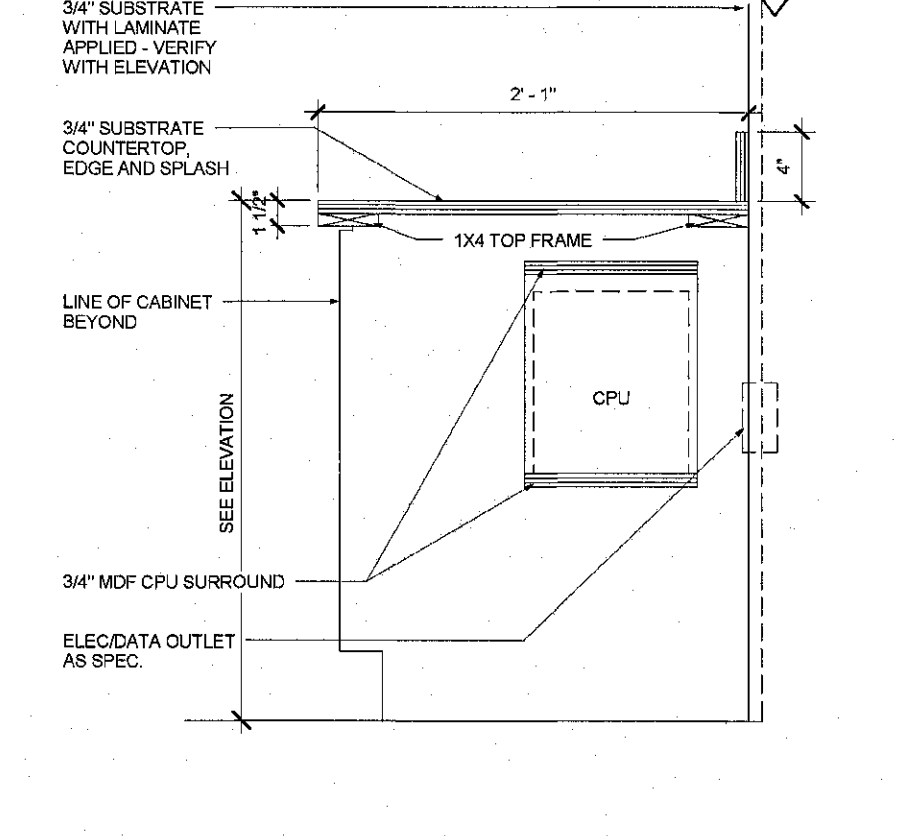
7 BASE CABINETS
Scale : 1-1/2" = 1'-0"



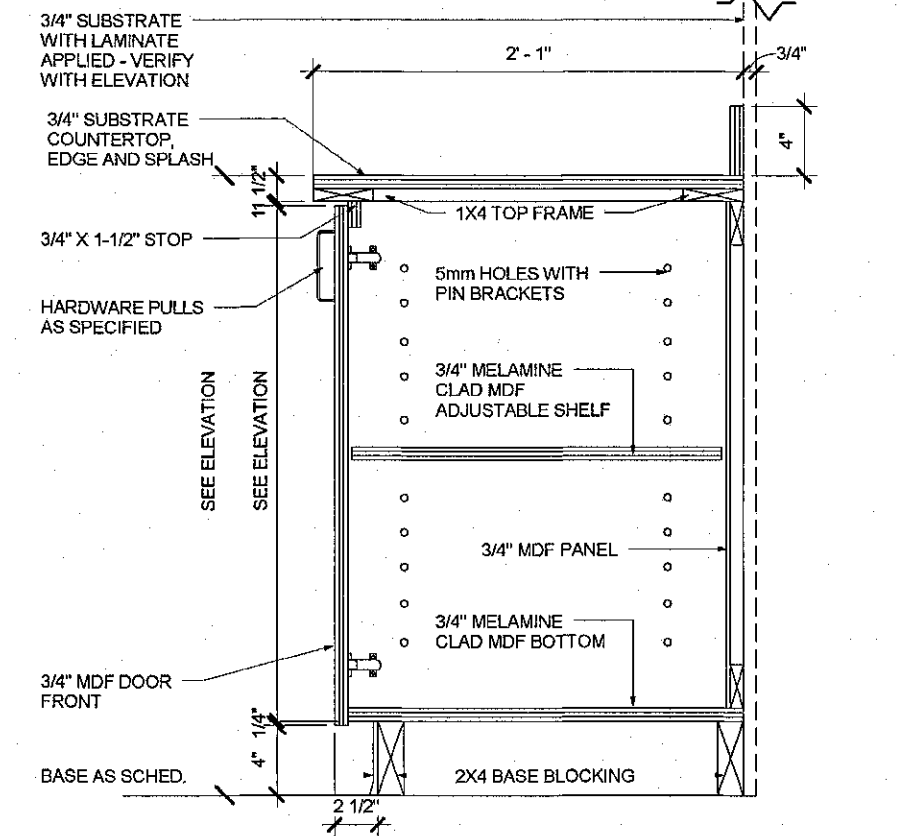
3 BASE CABINETS
Scale : 1-1/2" = 1'-0"



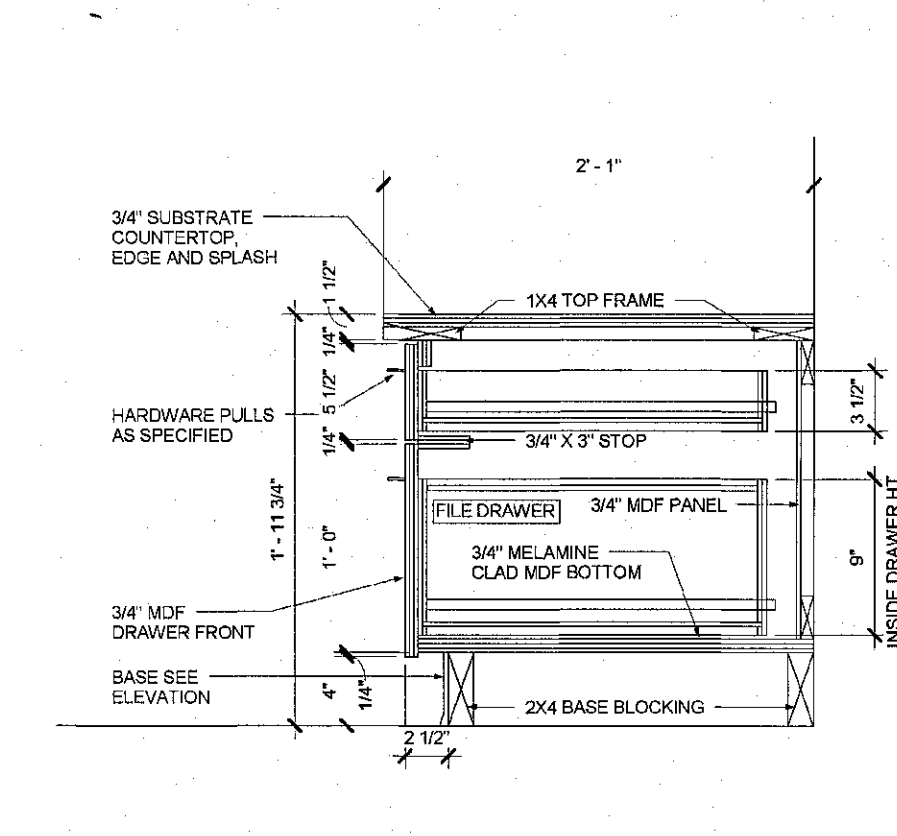
20 ACCESSIBLE SINK
Scale : 1-1/2" = 1'-0"



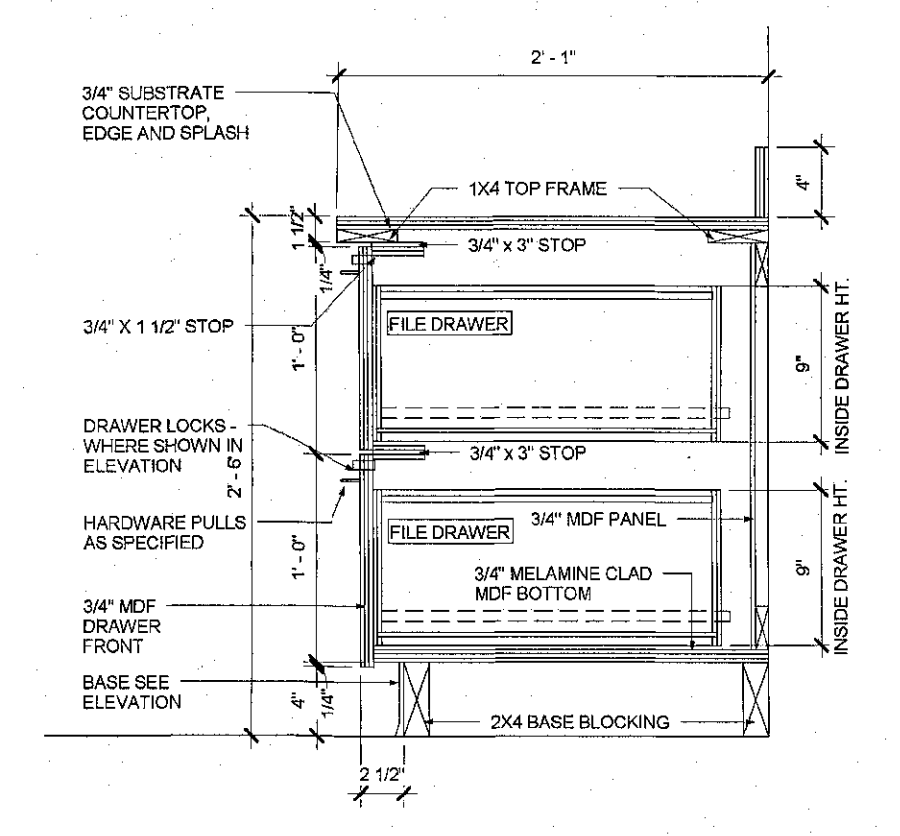
16 COUNTERTOP
Scale : 1-1/2" = 1'-0"



12 BASE CABINETS
Scale : 1-1/2" = 1'-0"



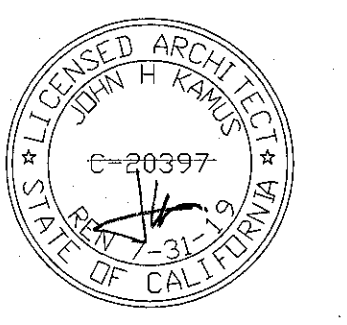
8 BASE CABINETS
Scale : 1-1/2" = 1'-0"



4 BASE CABINETS
Scale : 1-1/2" = 1'-0"

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

APPROVED FOR PERMIT ISSUANCE
DATE: 05/21/2019
BY: SCOTT FAZKAS & ASSOCIATES
These plans have been reviewed for compliance with applicable codes and ordinances and hereby granted approval by the City of Long Beach, CA.

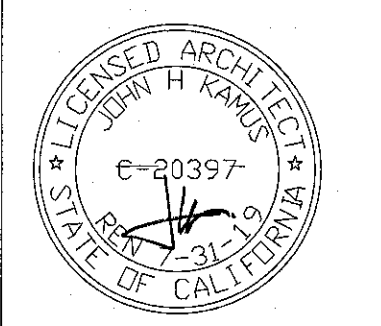


CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	MILLWORK ENLARGED PLANS & ELEVATIONS
SHEET NO.	A-6.4

ISSUE	DATE
△ POWER REVISIONS	12/11/2018
△ PLAN CHECK	12/19/2018
△ PC CORR.	04/22/2019
△ PC CORR. & FIELD REVISIONS	05/21/2019

SKAMNUS + KELLER
 Interiors Architecture
 111 W. OCEAN BLVD.
 SUITE 1760
 LONG BEACH, CA 90802
 P: 562.216.5244
 WWW.SKAMNUS.COM



CONCENTRA
 3100 W. WARNER AVE, SUITE 100
 SANTA ANA, CA 92704

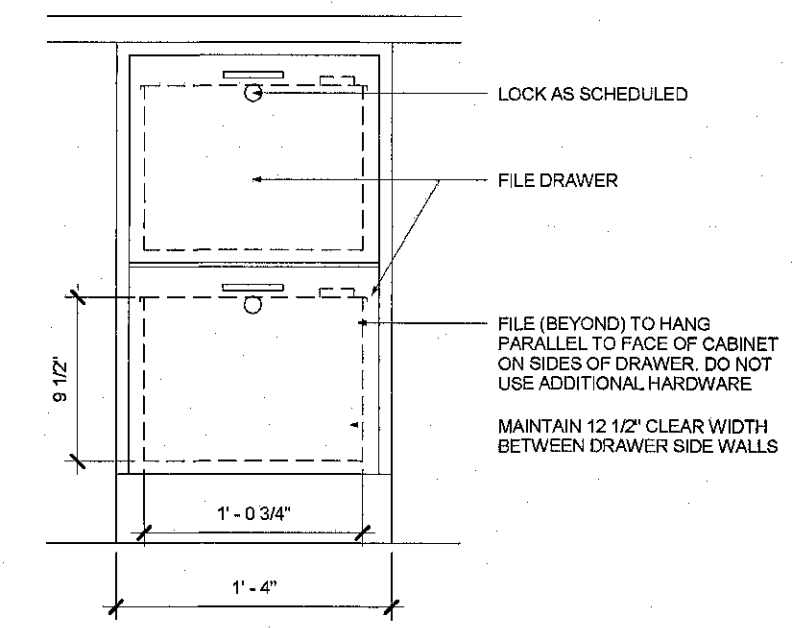
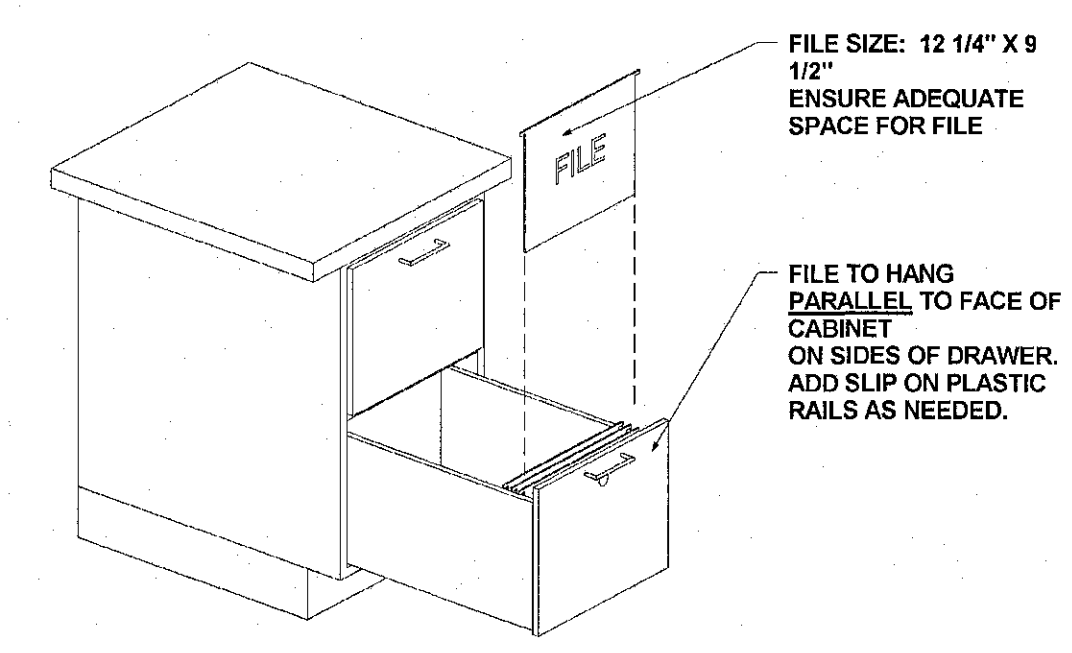
PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

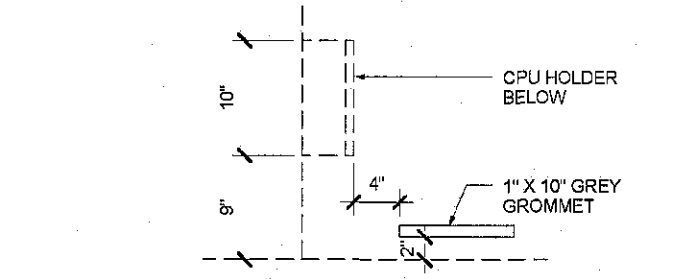
DATE/ISSUE
TBD

SHEET TITLE
MILLWORK
ENLARGED PLANS
& ELEVATIONS

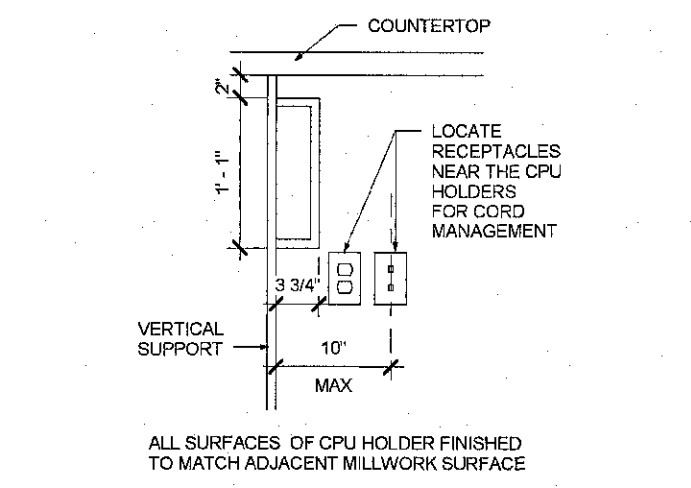
SHEET NO.
A-6.5



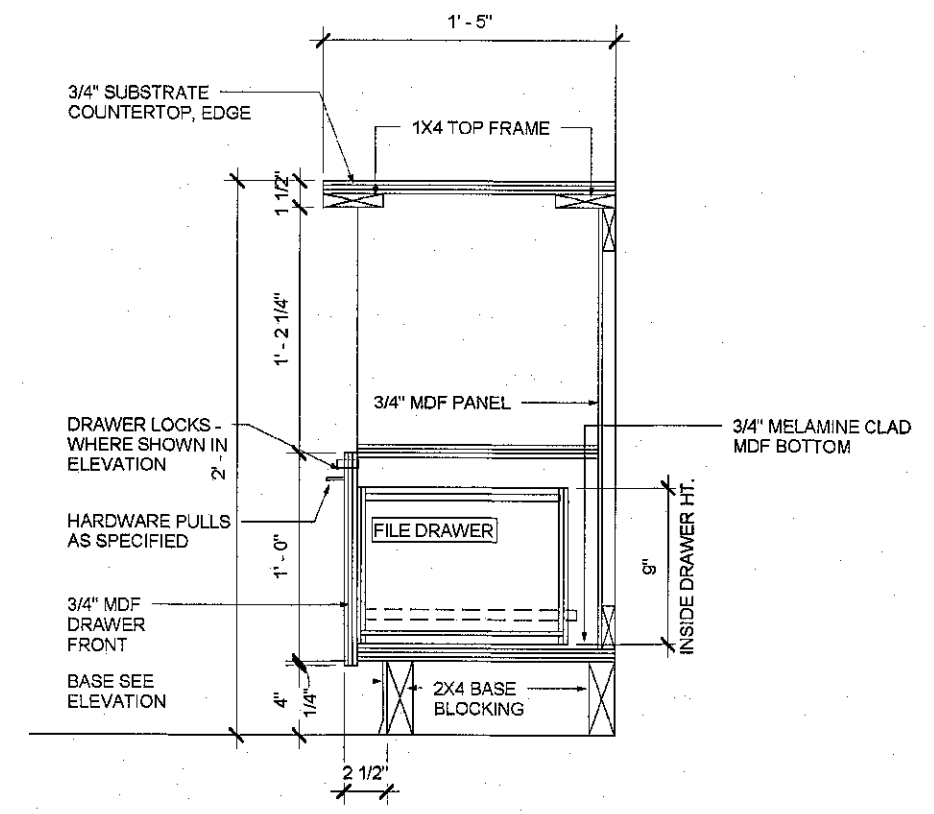
8 FILE DRAWERS DET.
 Scale: 1" = 1'-0"



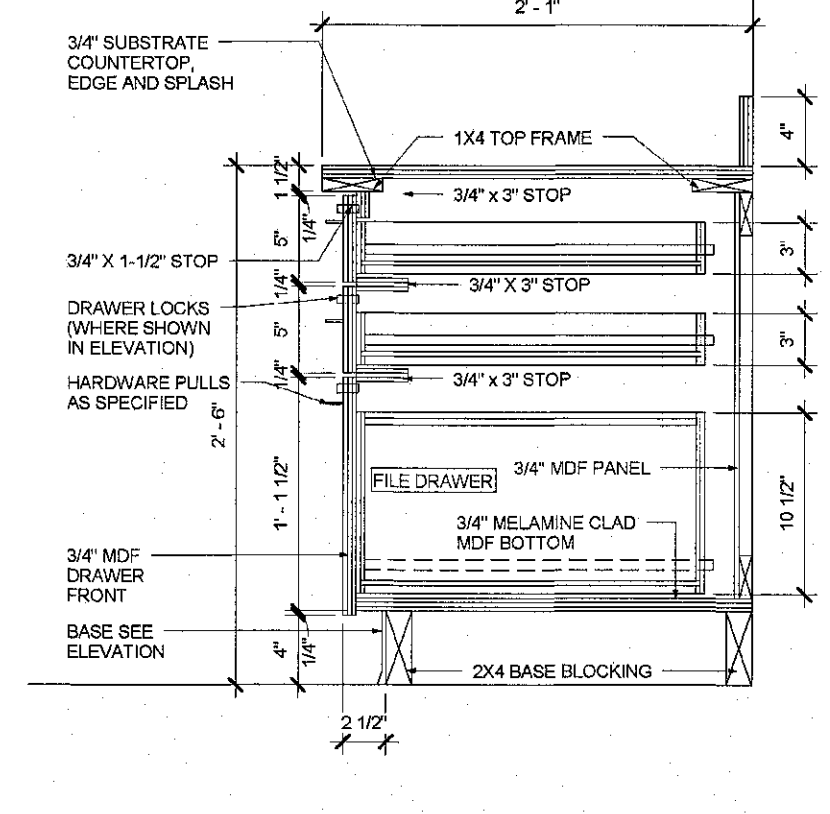
9 LINEAR GROMMET DET.
 Scale: 1" = 1'-0"



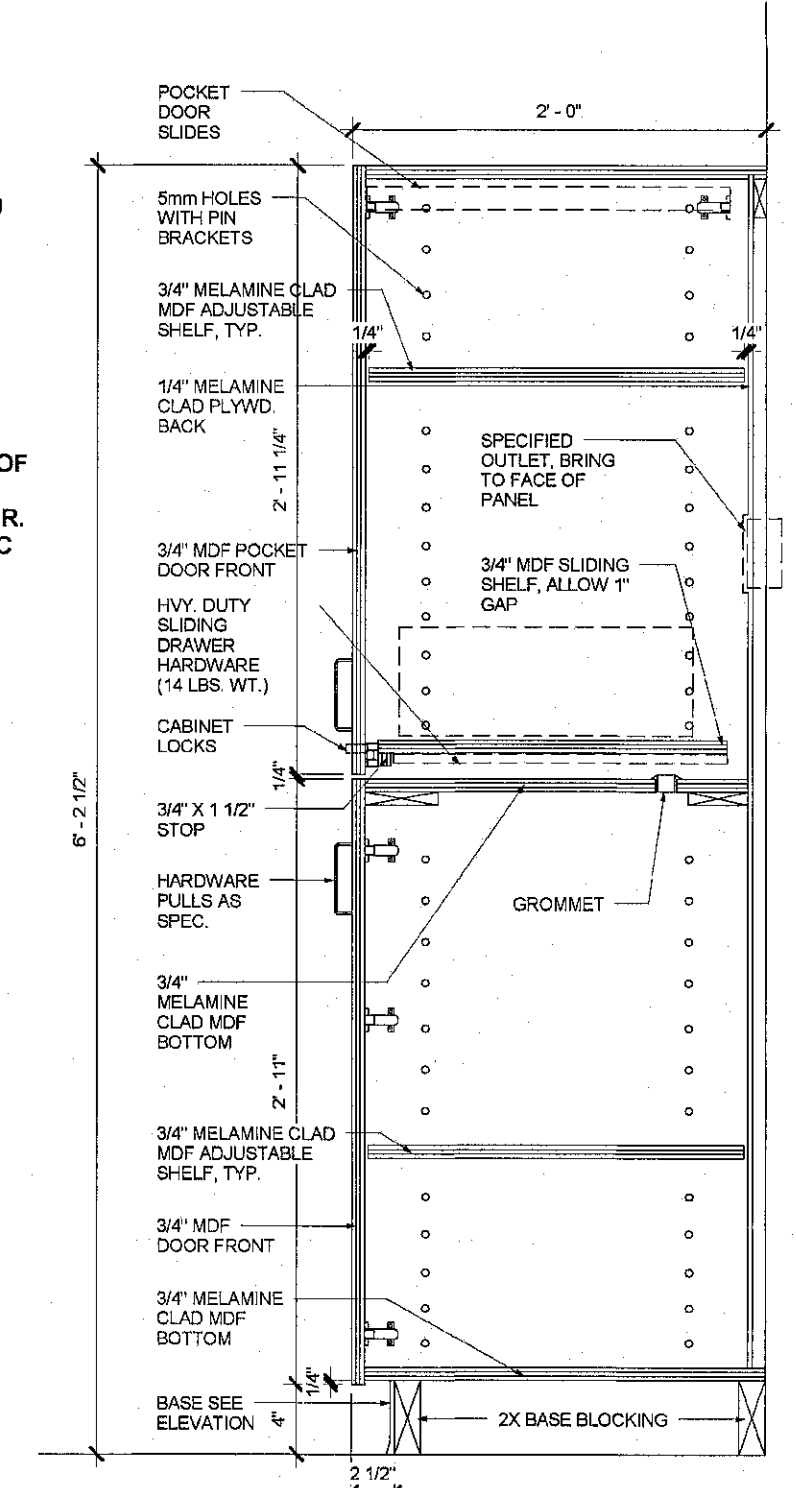
10 CPU HOLDER DET.
 Scale: 1" = 1'-0"



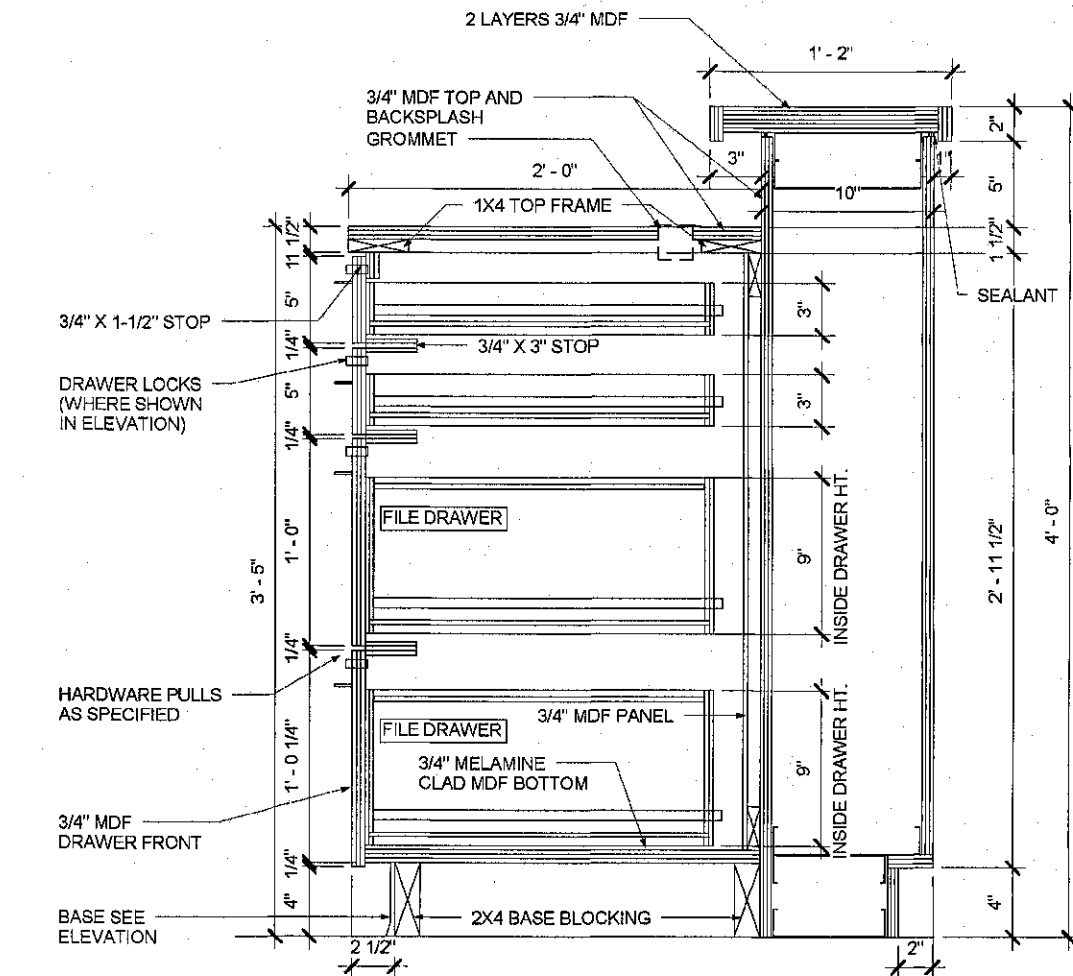
15 BASE CABINETS
 Scale: 1-1/2" = 1'-0"



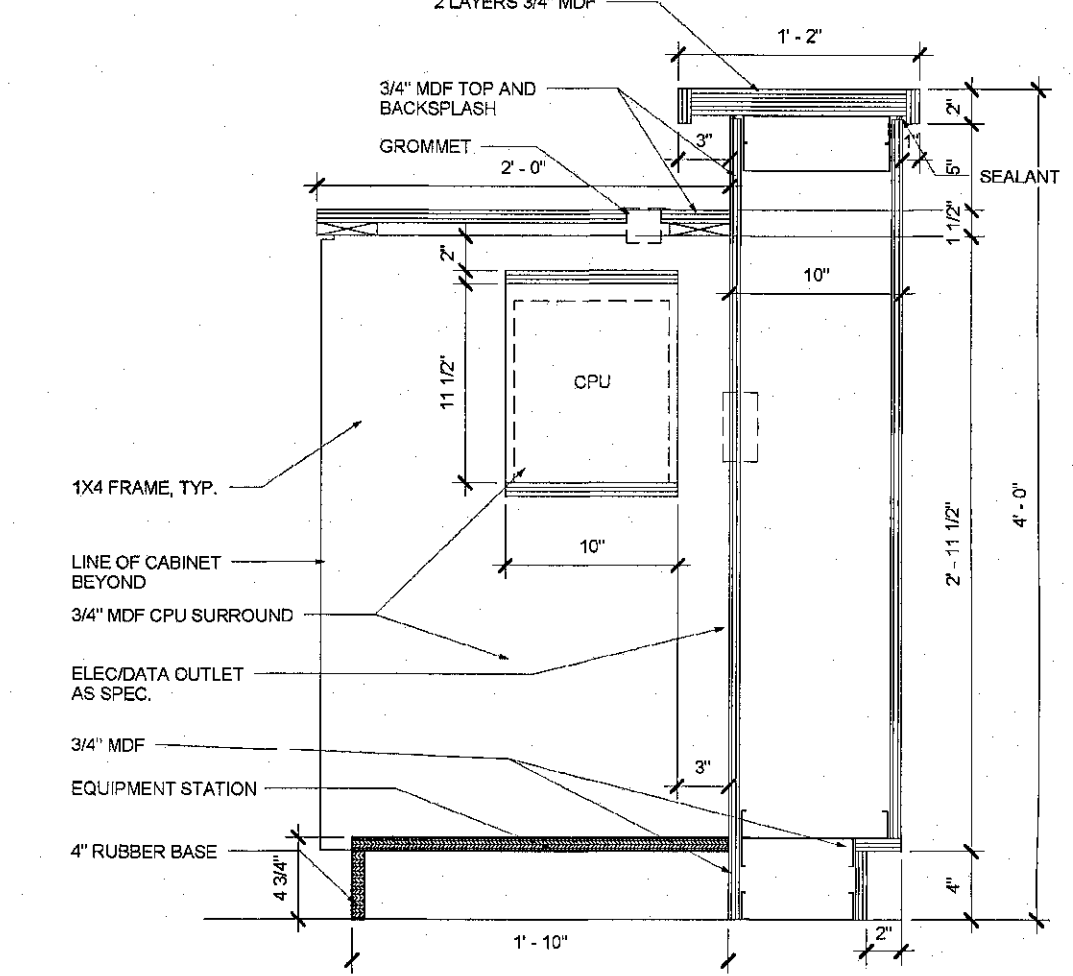
11 BASE CABINETS
 Scale: 1-1/2" = 1'-0"



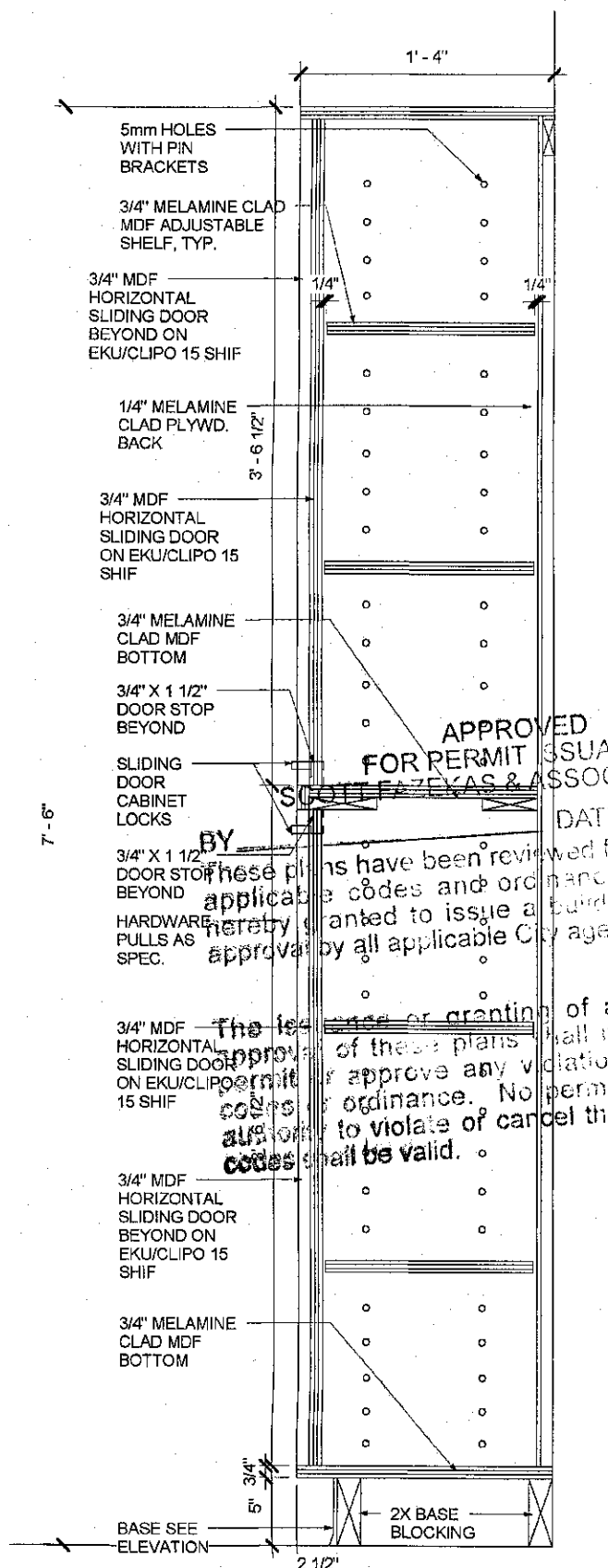
5 TALL CABINETS
 Scale: 1-1/2" = 1'-0"



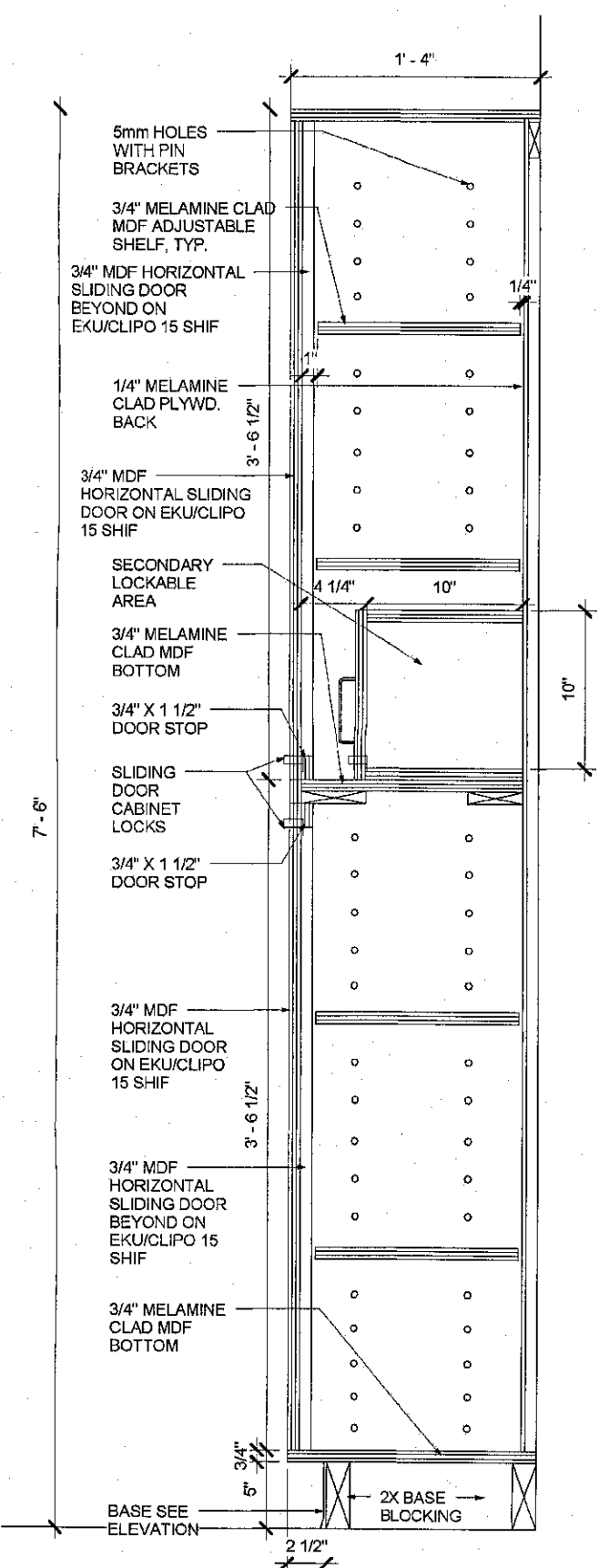
6 PHYSICIAN'S STATION MILLWORK
 Scale: 1-1/2" = 1'-0"



7 PHYSICIAN'S STATION MILLWORK
 Scale: 1-1/2" = 1'-0"

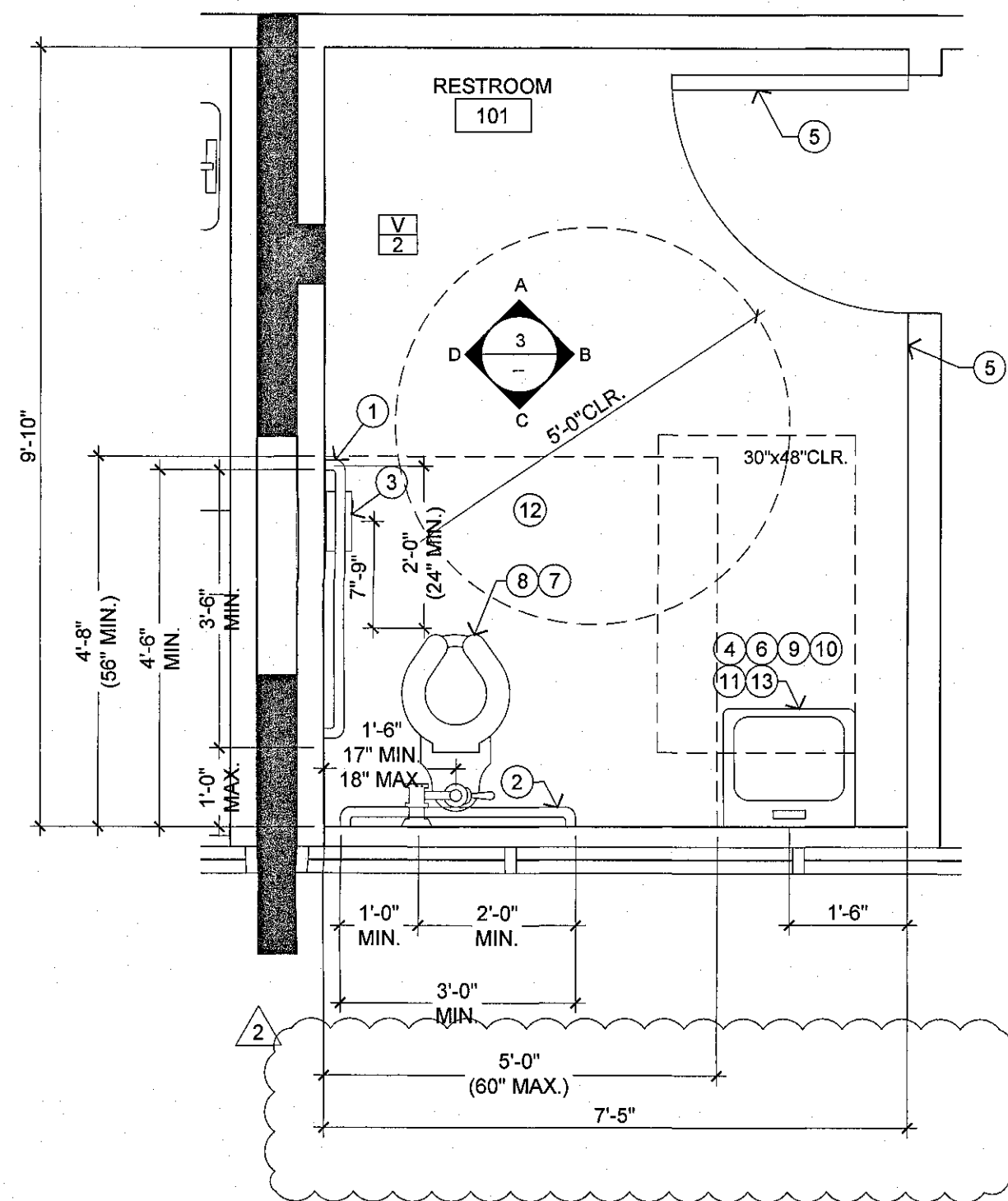


2 TALL CABINETS
 Scale: 1-1/2" = 1'-0"

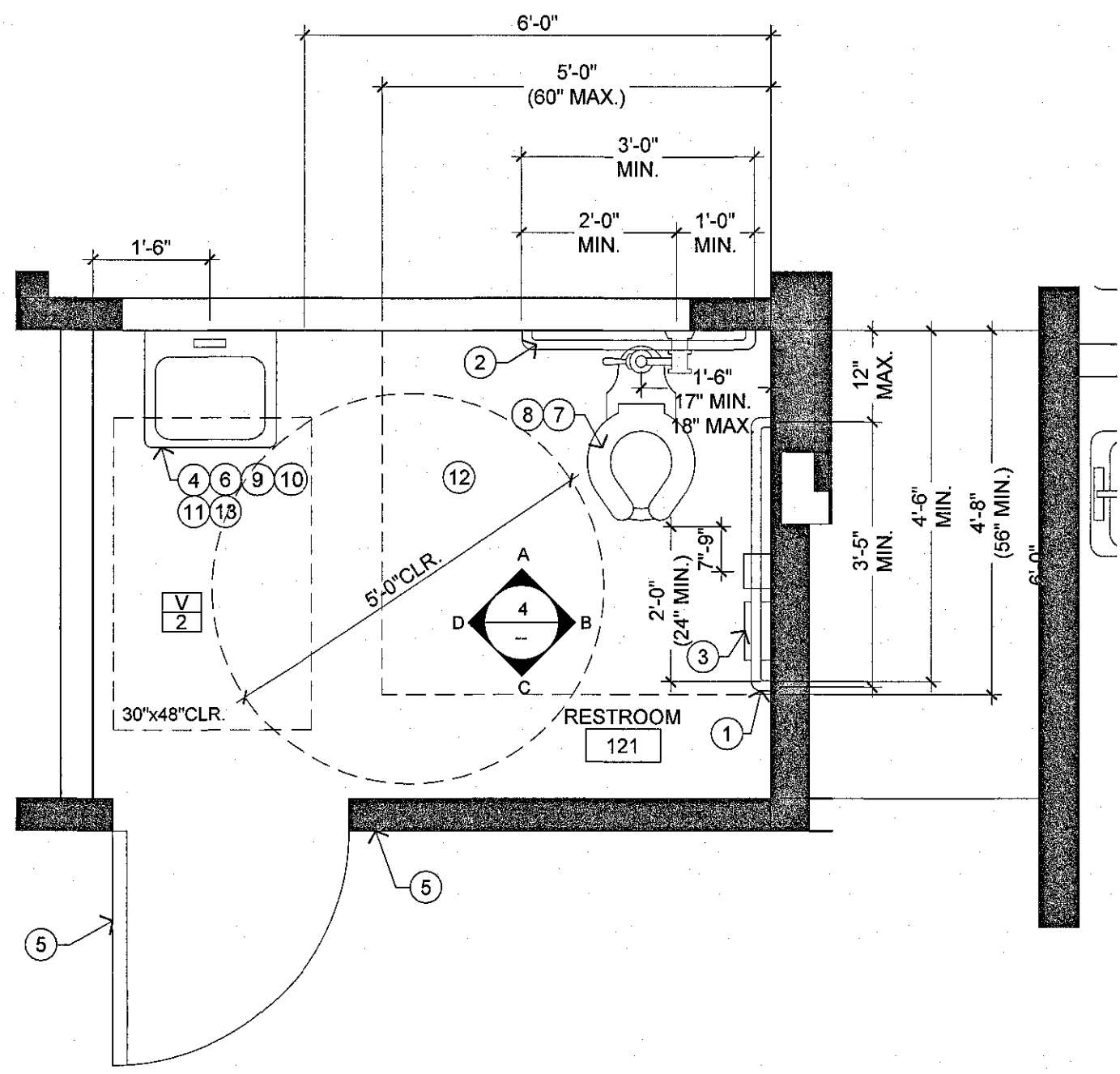


4 TALL CABINETS
 Scale: 1-1/2" = 1'-0"

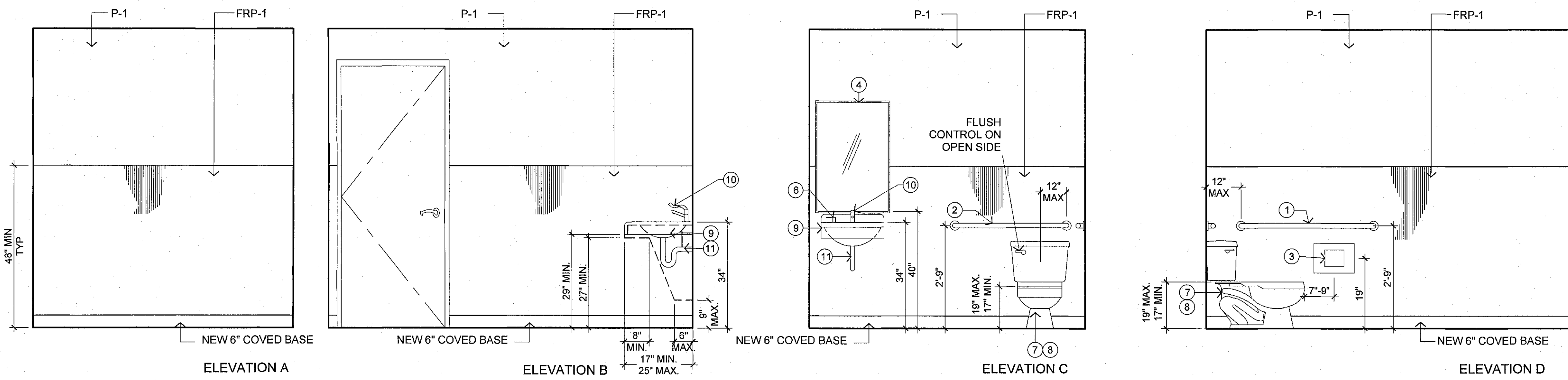
APPROVED FOR PERMIT ISSUANCE
 SOCIETY OF ARCHITECTS & ASSOCIATES INC.
 DATE: 05/21/2019
 BY: [Signature]
 This has been reviewed for compliance with applicable codes and ordinances. No approval is given for any violation of applicable codes. All other provisions of applicable codes shall be valid.



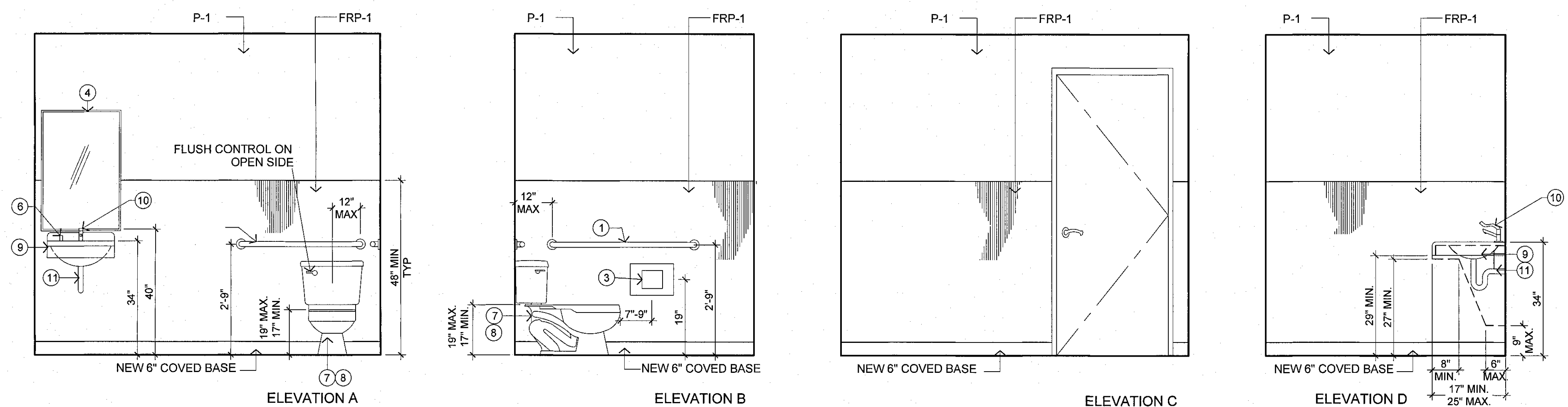
1 ACCESSIBLE RESTROOM 101 ENLARGED PLAN
Scale: 1/2" = 1'-0"



2 ACCESSIBLE RESTROOM 121 ENLARGED PLAN
Scale: 1/2" = 1'-0"



3 RESTROOM 101 ELEVATIONS
Scale: 1/2" = 1'-0"



4 RESTROOM 121 ELEVATIONS
Scale: 1/2" = 1'-0"

FINISH SCHEDULE

P 1	ITEM: WALL PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: NATURAL CHOICE SW7011 FINISH: EGGSHELL INSTALLATION: 2 COATS MINIMUM LOCATION: THROUGHOUT U.O.N.
V 2	ITEM: VINYL PLANK MANUFACTURER: BY OWNER COLOR: CAMEL BEIGE 51805 SIZE: 12"x12" LOCATION: REFER TO PLAN CONTACT: SPECTRA
FRP 1	ITEM: FIBERGLASS REINFORCED PLASTIC MANUFACTURER: IMPRO CORP STYLE: .060 THCK. CLAM SHELL 0154 CONTACT: 1-800-437-2698

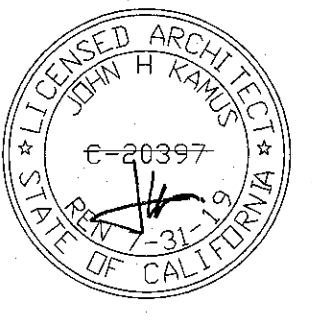
KEYNOTES

- 1 1 1/2" DIA. X 42" LONG STAINLESS STEEL GRAB BAR MOUNTED TO RIGID BACKING PER CODE. COMPLIANT HEIGHT. BOBRICK #B-6806 SERIES
- 2 1 1/2" DIA. X 36" LONG STAINLESS STEEL GRAB BAR MOUNTED TO RIGID BACKING PER CODE. COMPLIANT HEIGHT. BOBRICK #B-6806 SERIES
- 3 NEW TOILET TISSUE DISPENSER. BOBRICK #B-2740
- 4 NEW MIRROR W/ALUMINUM TRIM. BOBRICK # B-165 SERIES, 24"W X 36"H
- 5 PROVIDE UNISEX RESTROOM SIGNAGE PER CODE AB1732 2016 & H & S CODE 11800. REF. DET 4/ A-0.5
- 6 NEW LAVATORY MOUNTED SOAP DISPENSER, 4" SPOUT TO PLACE @ LEVER LOCATION - OWNER SUPPLIED & INSTALLED
- 7 NEW FLOOR MOUNTED TOILET, TOP OF SEAT TO BE AT PROPER ADA COMPLIANT HEIGHT. ADA WATER CLOSET WITH TANK - KOHLER, MODEL NO. K-3539-0, 1.6GPF, VIT. CHINA ELONGATED AND FLOOR MOUNTED 111 LOCKING TANK MODEL TOILET (DRUG SCREEN RESTROOMS ONLY - ZURN #75550-VL FLOOR MOUNTED ADA TANK TYPE WITH VANDAL RESISTANT LOCKDOWN. REMOTE FLUSH VALVE TO BE INSTALLED OUTSIDE OF DRUG SCREEN RESTROOMS.
- 8 NEW SOLID PLASTIC SEAT, FOR ELONGATED BOWL, OPEN FRONT LESS COVER WITH STAINLESS STEEL HINGE POSTS.
- 9 NEW LAVATORY, MOUNT AT PROPER ADA COMPLIANT HEIGHT. ADA WALL MOUNTED LAVATORY, AMERICAN STANDARD "COMRADE" LAV. #0124.024 W/ FAUCET HOLES ON 4" CENTERS. COLOR: WHITE
- 10 NEW CHROME LEVER HANDLE PLATED FAUCET. CHICAGO FAUCETS "HYTRONIC" GOOSENECK SINK FAUCET WITH INFRARED SENSOR, # 116.123.AB.1
- 11 INSULATE ALL DRAINS AND EXPOSED PIPES. TYPICAL.
- 12 G.C. TO PROVIDE FLOOR DRAINS IN THE RESTROOMS. FLOOR DRAIN RIM TO BE 1/16" BELOW SURFACE OF TILE FLOOR SINK - ZURN MODEL NO. FD-2375 ARC SANITARY FLOOR SINK, 12" X 12" X 6" SUMP DEEP, WITH 1/4" GRATE.
- 13 PROVIDE GROUND FAULT INTERRUPTER.
- 14 DRUG SCREEN TOILETS ONLY - ZURN ZH6806AV-MBP REMOTE ACTIVATED FLUSH VALVE, WS1 1.8 GPT. (USE 1-1/4" SUPPLY).

APPROVED FOR PERMIT ISSUANCE
SCOTT FAZEKAS & ASSOCIATES
DATE: _____

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

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CONCENTRA
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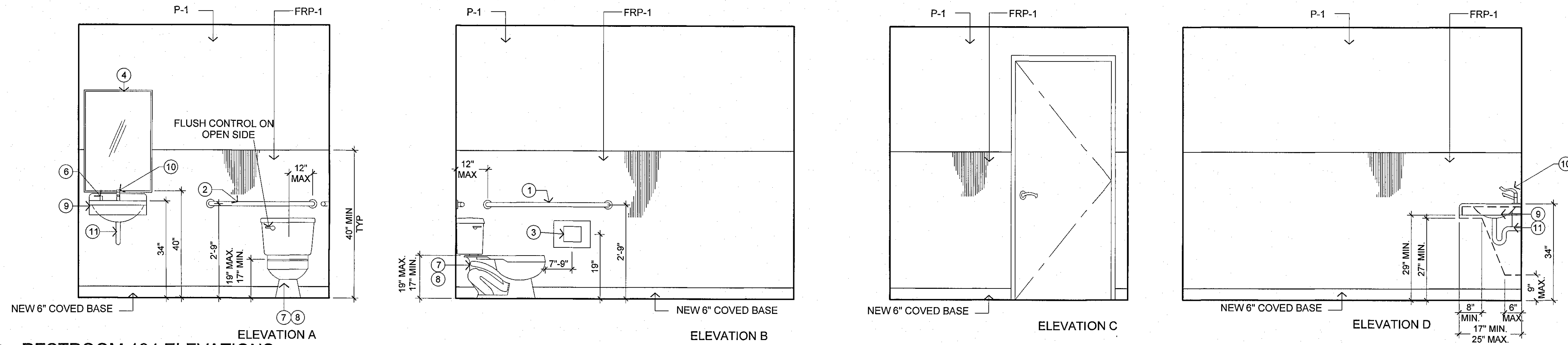
PROJECT NO.
18.0304

DRAWN/REVIEWED
PT/SC

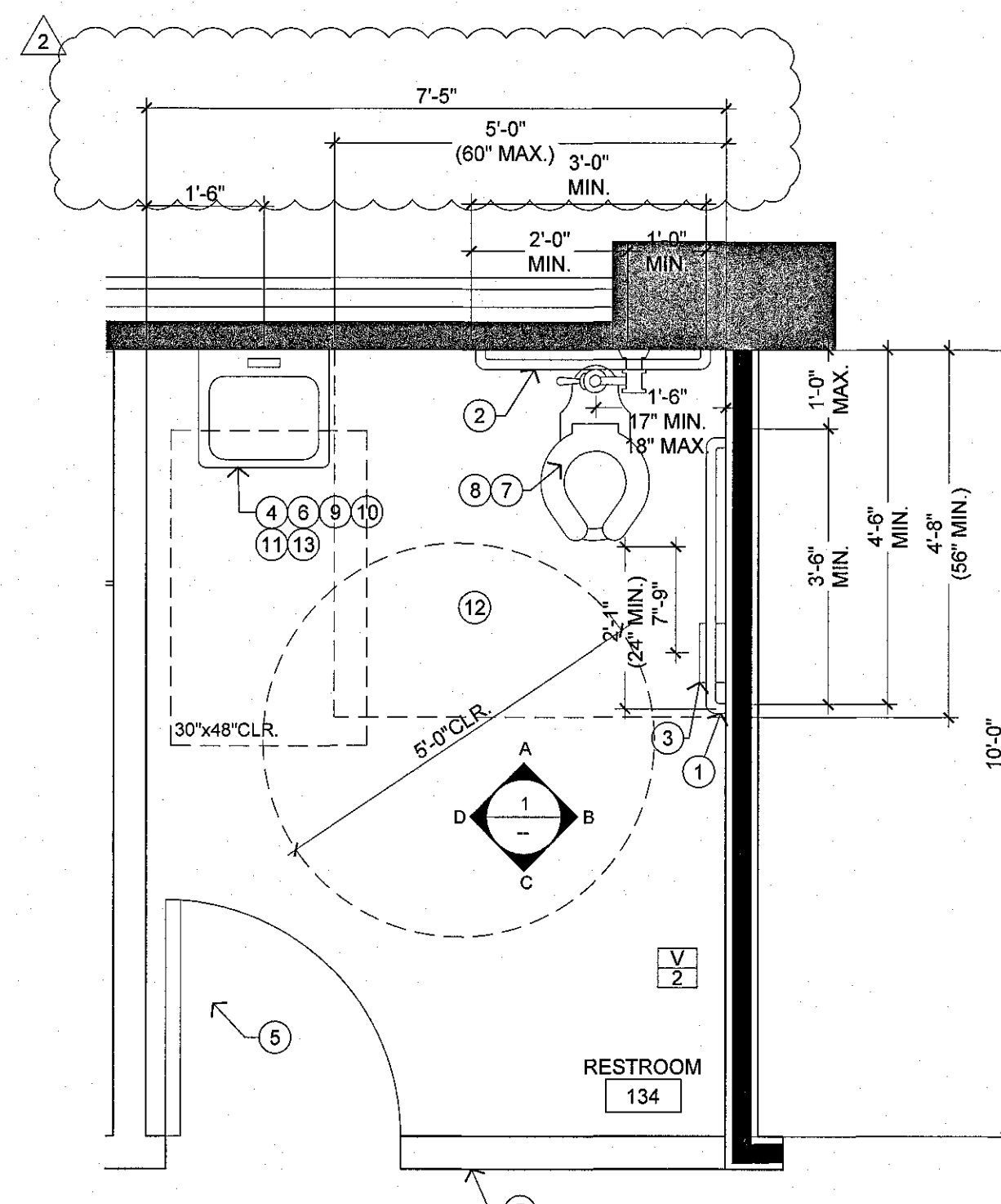
DATE/ISSUE
TBD

SHEET TITLE
RESTROOM
PLANS &
ELEVATIONS

SHEET NO.
A-7.0



1 RESTROOM 134 ELEVATIONS
Scale : 1/2" = 1'-0"



2 RESTROOM 134 ENLARGED PLAN
Scale : 1/2" = 1'-0"

FINISH SCHEDULE

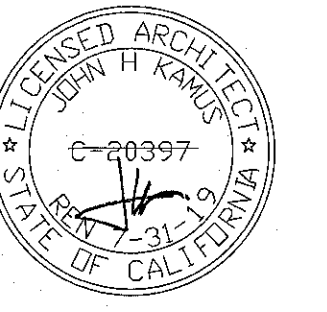
P 1	ITEM: WALL PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: NATURAL CHOICE FINISH: SW7011 EGGSHELL INSTALLATION: 2 COATS MINIMUM LOCATION: THROUGHOUT U.O.N.
V 2	ITEM: VINYL PLANK MANUFACTURER: BY OWNER COLOR: CAMEL BEIGE 51805 SIZE: 12" X 12" LOCATION: REFER TO PLAN CONTACT: SPECTRA
FRP 1	ITEM: FIBERGLASS REINFORCED PLASTIC MANUFACTURER: IMPRO CORP STYLE: .080 THICK CLAM SHELL 0154 CONTACT: 1-800-437-2698

KEYNOTES

- 1 1 1/2" DIA. X 42" LONG STAINLESS STEEL GRAB BAR MOUNTED TO WALL SURFACE TO RIGID BACKING PER CODE. MOUNT AT PROPER ADA COMPLIANT HEIGHT. BOBRICK #B-8906 SERIES
- 2 1 1/2" DIA. X 36" LONG STAINLESS STEEL GRAB BAR MOUNTED TO WALL SURFACE TO RIGID BACKING PER CODE. MOUNT AT PROPER ADA COMPLIANT HEIGHT. BOBRICK #B-8906 SERIES
- 3 NEW TOILET TISSUE DISPENSER BOBRICK #B-2740, DBL ROLL
- 4 NEW MIRROR WALUMINUM TRIM. BOBRICK # B-165 SERIES, 24" X 36"
- 5 PROVIDE UNISEX RESTROOM SIGNAGE PER CODE AB 1732.2016 & 118800. REF: DET 4/A-0.5
- 6 NEW LAVATORY MOUNTED SOAP DISPENSER, 4" SPOUT TO PLACE @ LEVER LOCATION - OWNER SUPPLIED & INSTALLED
- 7 NEW FLOOR MOUNTED TOILET, TOP OF SEAT TO BE AT PROPER ADA COMPLIANT HEIGHT. ADA WATER CLOSET WITH TANK - KOHLER, MODEL NO. K-3538-0, 1.6GPF. VIT. CHINA ELONGATED AND FLOOR MOUNTED. 111 LOCKING TANK MODEL TOILET (DRUG SCREEN RESTROOMS ONLY - ZURN #7550-VL FLOOR MOUNTED ADA TANK TYPE WITH VANDAL RESISTANT LOCKDOWN. REMOTE FLUSH VALVE TO BE INSTALLED OUTSIDE OF DRUG SCREEN RESTROOMS.
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- 13 PROVIDE GROUND FAULT INTERRUPTER.
- 14 DRUG SCREEN TOILETS ONLY - ZURN ZH6606AV-MBP REMOTE ACTIVATED FLUSH VALVE, WS1 1.8 GPT_ (USE 1-1/4" SUPPLY).

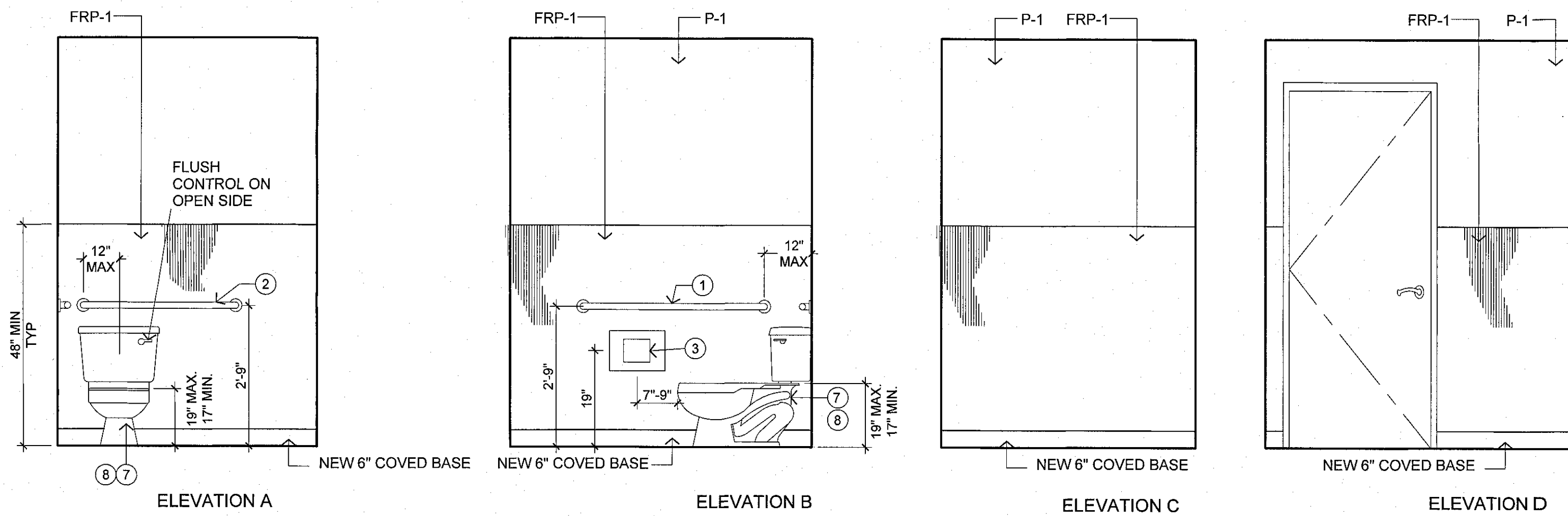
ISSUE	DATE
△	POWER REVISIONS 12/11/2018
	PLAN CHECK 12/19/2018
△	PC CORR. 04/2/2019
△	PC CORR. & FIELD REVISIONS 05/21/2019

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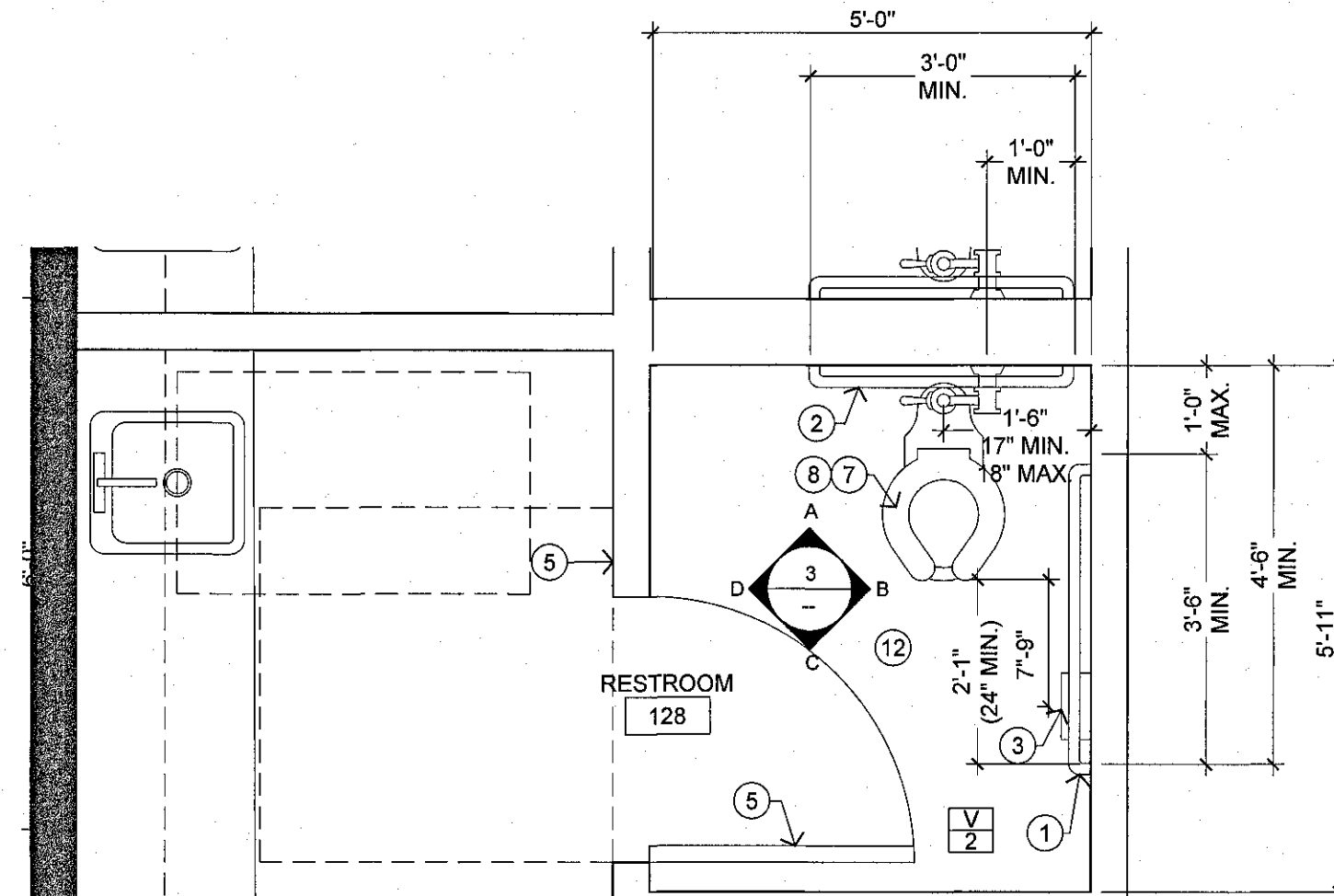


CONCENTRA
3100 W. WARNER AVE, SUITE 100
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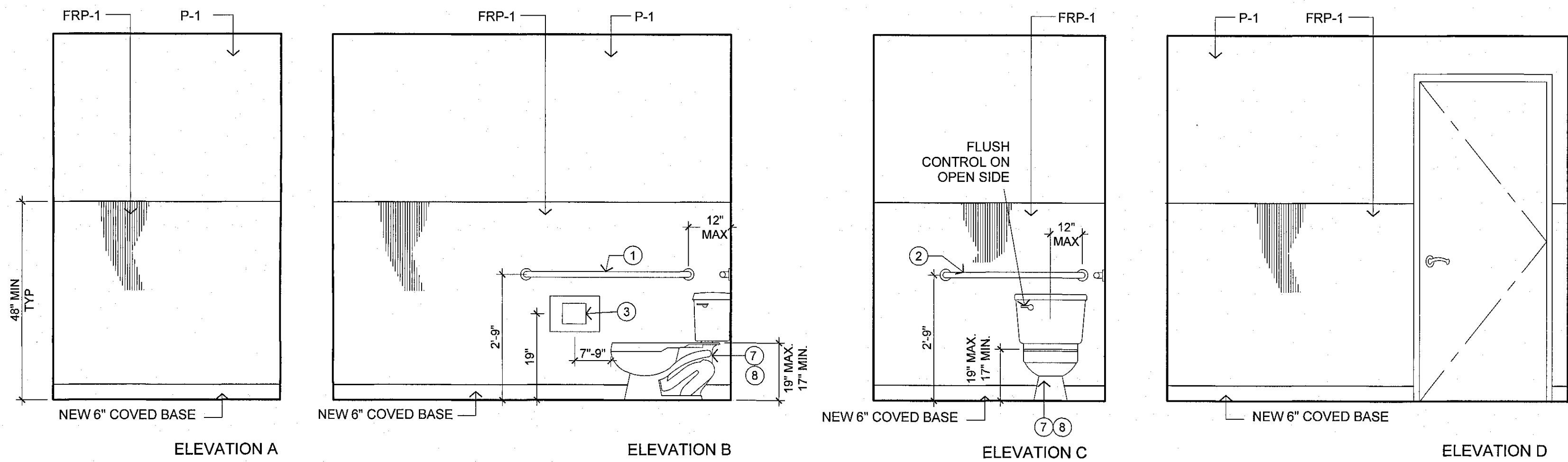
PROJECT NO. 18.0304
DRAWN/REVIEWED PT/SC
DATE/ISSUE TBD
SHEET TITLE RESTROOM PLANS & ELEVATIONS
SHEET NO. A-7.1



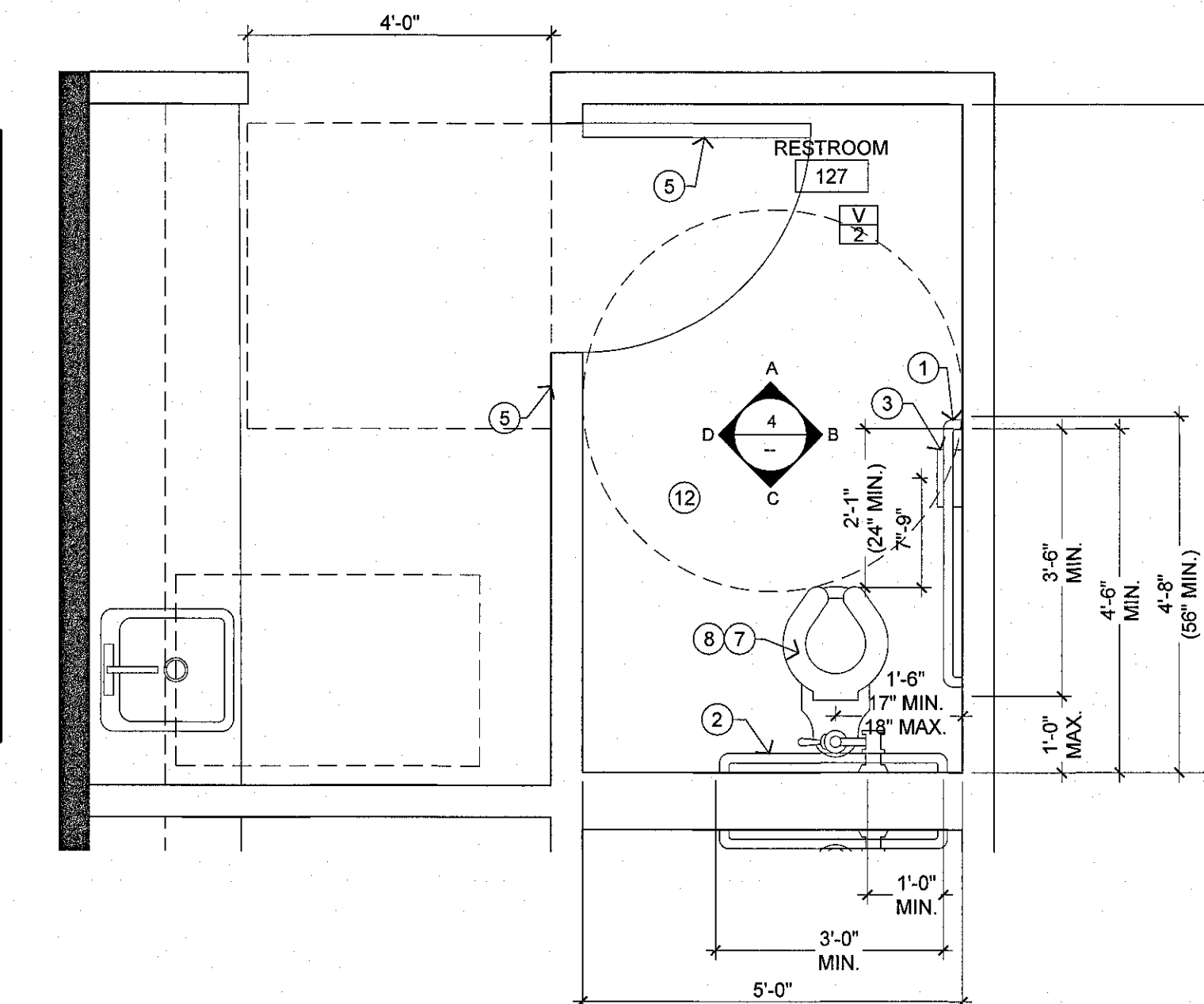
3 RESTROOM 128 ELEVATIONS
Scale: 1/2" = 1'-0"



1 RESTROOM 128 ENLARGED PLAN
Scale: 1/2" = 1'-0"



4 ACCESSIBLE RESTROOM 127 ELEVATIONS
Scale: 1/2" = 1'-0"



2 ACCESSIBLE RESTROOM 127 ENLARGED PLAN
Scale: 1/2" = 1'-0"

FINISH SCHEDULE

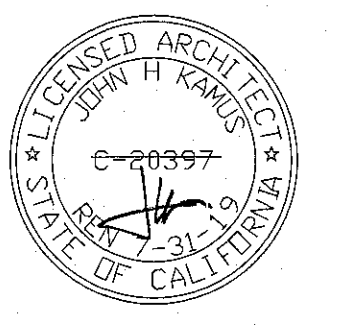
P	ITEM: WALL PAINT	MANUFACTURER: SHERWIN WILLIAMS	COLOR: NATURAL CHOICE SW7011
	FINISH: EGGSHELL	INSTALLATION: 2 COATS MINIMUM	LOCATION: THROUGHOUT U.O.N.
V	ITEM: VINYL PLANK	MANUFACTURER: BY OWNER	COLOR: CAMEL BEIGE 51805
	SIZE: 12"x12"	LOCATION: REFER TO PLAN	CONTACT: SPECTRA
FRP	ITEM: FIBERGLASS REINFORCED PLASTIC	MANUFACTURER: IMPRO CORP	STYLE: .060 THCK. CLAM SHELL 0154
		CONTACT: 1-800-437-2698	

KEYNOTES

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- 5 NEW FLOOR MOUNTED TOILET, TOP OF SEAT TO BE AT PROPER ADA COMPLIANT HEIGHT. ADA WATER CLOSET WITH TANK ROULET, MODEL NO. K-3539-0, 1.6GPF, VIT. CHINA ELONGATED AND FLOOR MOUNTED. #7550-VL FLOOR MOUNTED ADA TANK TYPE WITH VANDAL RESISTANT LOCKDOWN. REMOTE FLUSH VALVE TO BE INSTALLED OUTSIDE OF DRUG SCREEN RESTROOMS.
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ISSUE	DATE
△	POWER REVISIONS 12/11/2018
△	PLAN CHECK 12/19/2018
△	PC CORR. 04/2/2019
△	PC CORR. & FIELD REVISIONS 05/21/2019

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PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	RESTROOM PLANS & ELEVATIONS
SHEET NO.	A-7.2

USG - SA923 "DRYWALL/STEEL FRAMED SYSTEM"

TYPICAL LIMITING HEIGHTS - INTERIOR STUD FRAMING TABLE 8

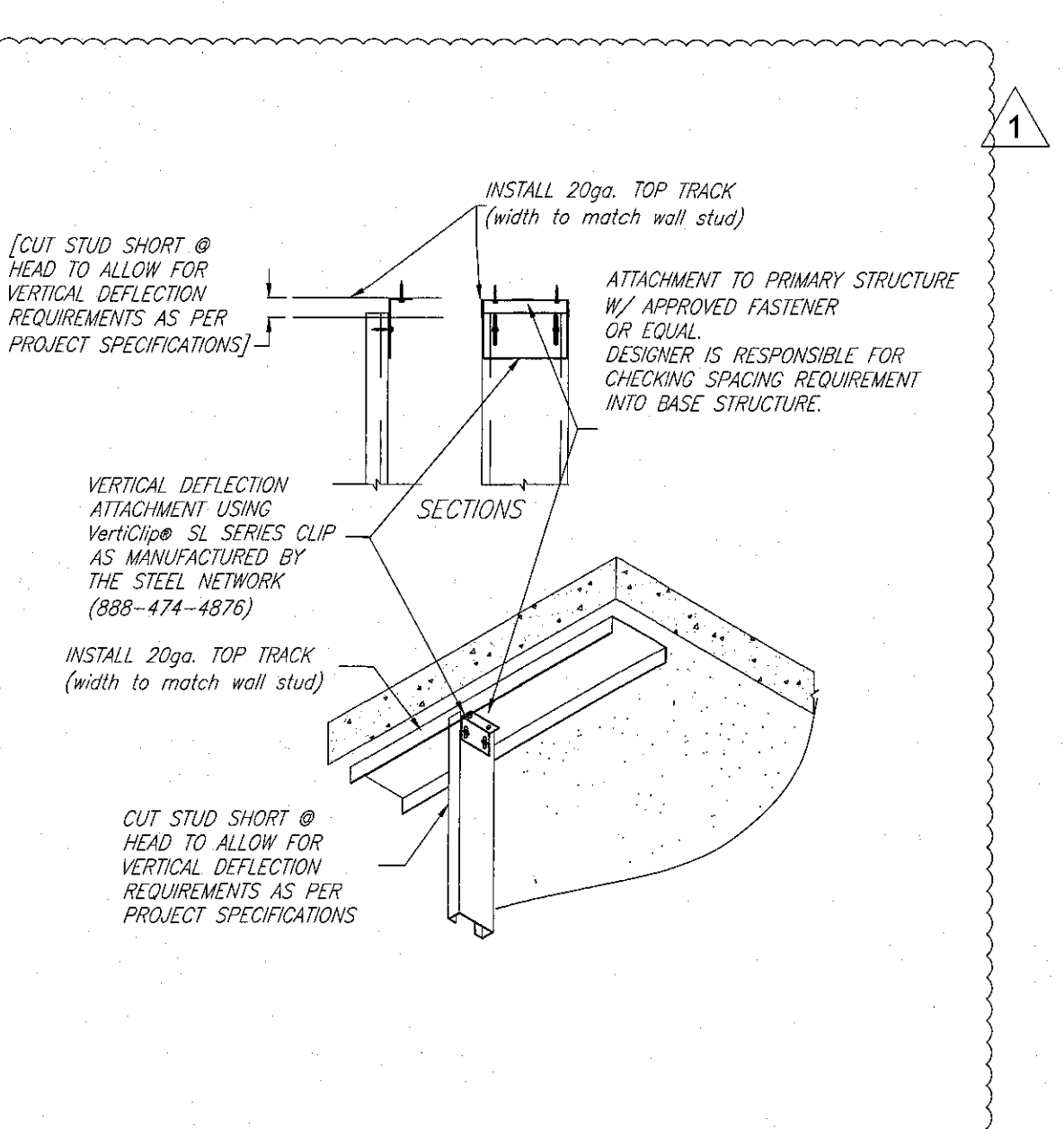
Stud design.	Stud width	Stud spacing	Allow. defl.	Partition, one layer	Partition, two layers	Furring, one layer
25 gauge (.0179 min.)						
158ST25	1 5/8"	16"	L/120	10'9" f	10'9" d	10'3" d
			L/240	9'6" d	10'6" d	8'3" d
		24"	L/120	8'9" f	8'9" f	8'9" f
			L/240	8'3" d	8'9" f	7'3" d
			L/360	7'3" d	8'0" d	6'3" d
212ST25	2 1/2"	16"	L/120	13'9" f	13'9" f	13'9" d
			L/240	12'6" d	13'6" d	11'0" d
		24"	L/120	11'3" f	11'3" f	11'3" f
			L/240	10'9" d	11'3" f	9'9" d
			L/360	9'6" d	11'3" d	9'9" d
358ST25	3 5/8"	16"	L/120	16'9" f	16'9" f	16'9" f
			L/240	16'0" d	16'9" f	14'6" d
		24"	L/120	13'6" f	13'6" f	13'6" f
			L/240	13'6" f	13'6" f	12'9" d
			L/360	12'3" d	13'0" d	11'0" d
20 gauge (.0329 min.)						
212ST20	2 1/2"	16"	L/120	17'9" d	18'6" d	16'6" d
			L/240	14'0" d	14'9" d	13'0" d
		24"	L/120	15'6" d	16'3" f	14'6" d
			L/240	12'3" d	13'0" d	11'6" d
			L/360	10'9" d	11'3" d	10'0" d
358ST20	3 5/8"	16"	L/120	23'0" d	24'0" d	21'9" d
			L/240	18'3" d	19'0" d	17'3" d
		24"	L/120	20'0" d	20'9" f	19'0" d
			L/240	16'0" d	16'6" d	15'0" d
			L/360	14'0" d	14'6" d	13'3" d

USG FOOTNOTE:
LIMITING HEIGHT FOR 1/2" OR 5/8" THICK GYPSUM PANELS AND 5 PSF UNIFORM LOAD PERPENDICULAR TO PARTITION OR FURRING. USE ONE-LAYER HEIGHTS FOR UNBALANCED ASSEMBLIES; USE TWO-LAYER HEIGHTS FOR MULTI-LAYER ASSEMBLIES. FOR FURRING, STUD ATTACHED TO TOP AND BOTTOM RUNNERS AND FREE-STANDING UP TO 12-FT. HEIGHT. *STUDS EXCEEDING 12-FT. HEIGHT REQUIRE MID-HEIGHT ANCHOR TO EXTERIOR WALL. ASSEMBLIES WITHOUT FACE PANELS AND CHASE WALL PARTITIONS REQUIRE VERTICAL CROSS BRACES AFF. O.C. MAX. LIMITING CRITERIA: DEFLECTION, BENDING STRESS, V-END REACTION SHEAR. CONSULT LOCAL CODE AUTHORITY FOR LIMITING CRITERIA.

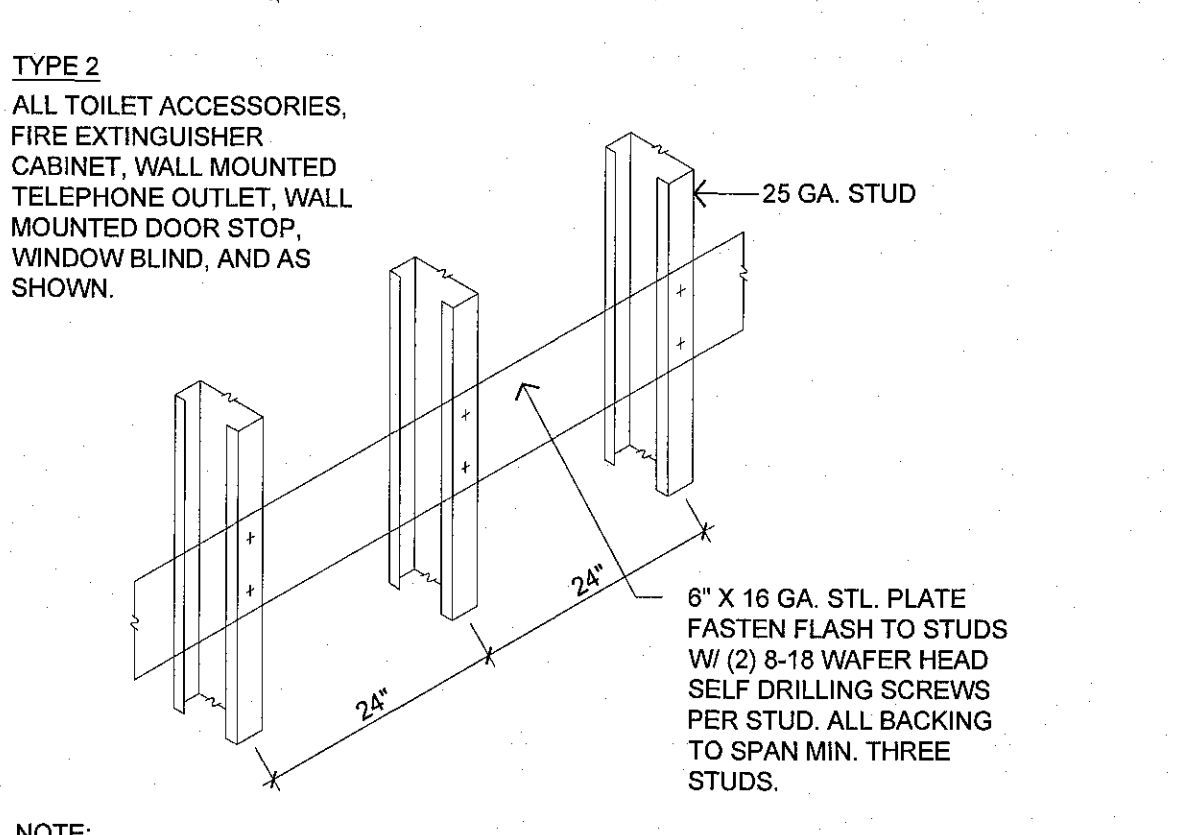
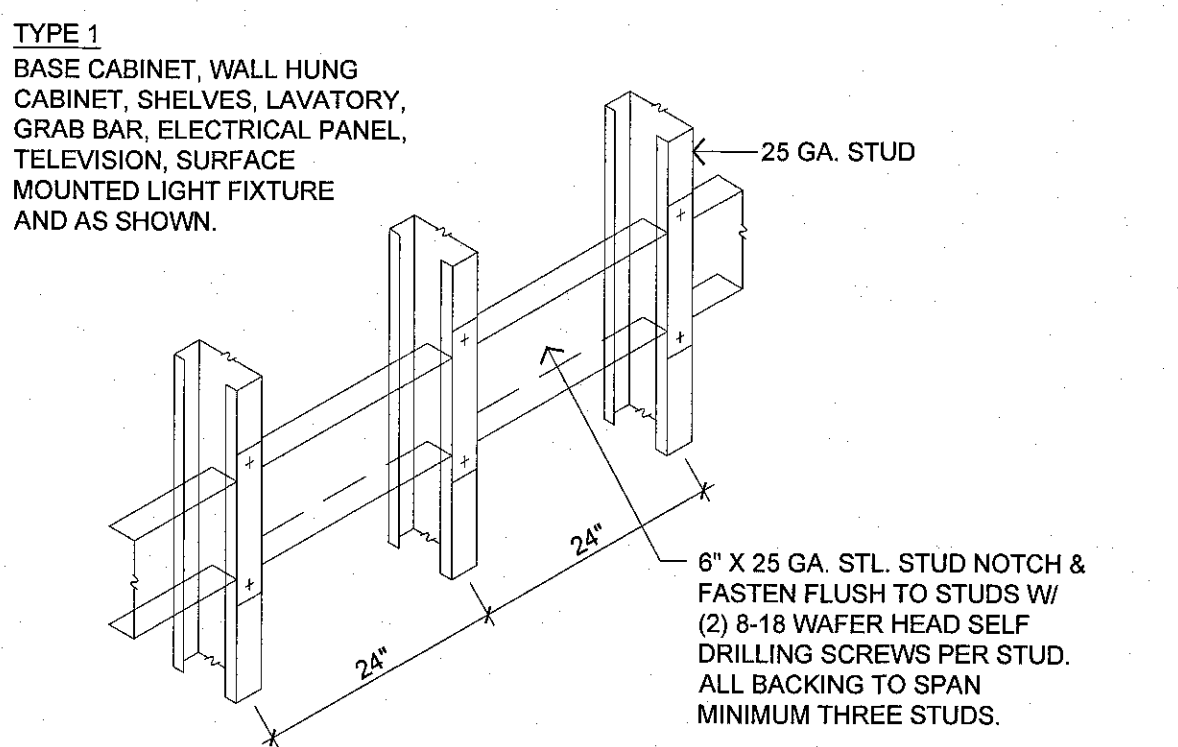
IMPORTANT: THE "TYPICAL" PHYSICAL AND STRUCTURAL PROPERTIES AND APPLICABLE TABLES PUBLISHED IN THIS FOLDER REPRESENT CHARACTERISTICS AND/OR STEEL STUDS CURRENTLY AVAILABLE FROM A GROUP OF STEEL STUD MANUFACTURERS. CONSULT STUD MANUFACTURER'S PHYSICAL AND STRUCTURAL PROPERTIES, STUD THICKNESSES AND LIMITING HEIGHT TABLES TO DETERMINE FINAL STUD SELECTION.

NOTE: GENERAL CONTRACTOR TO PROVIDE ALTERNATE OR EQUAL PRODUCT MATERIAL SPECIFICATION IF USG SA923 "DRYWALL/STEEL FRAMED SYSTEM" IS NOT UTILIZED FOR THIS PROJECT.
LARR 25163

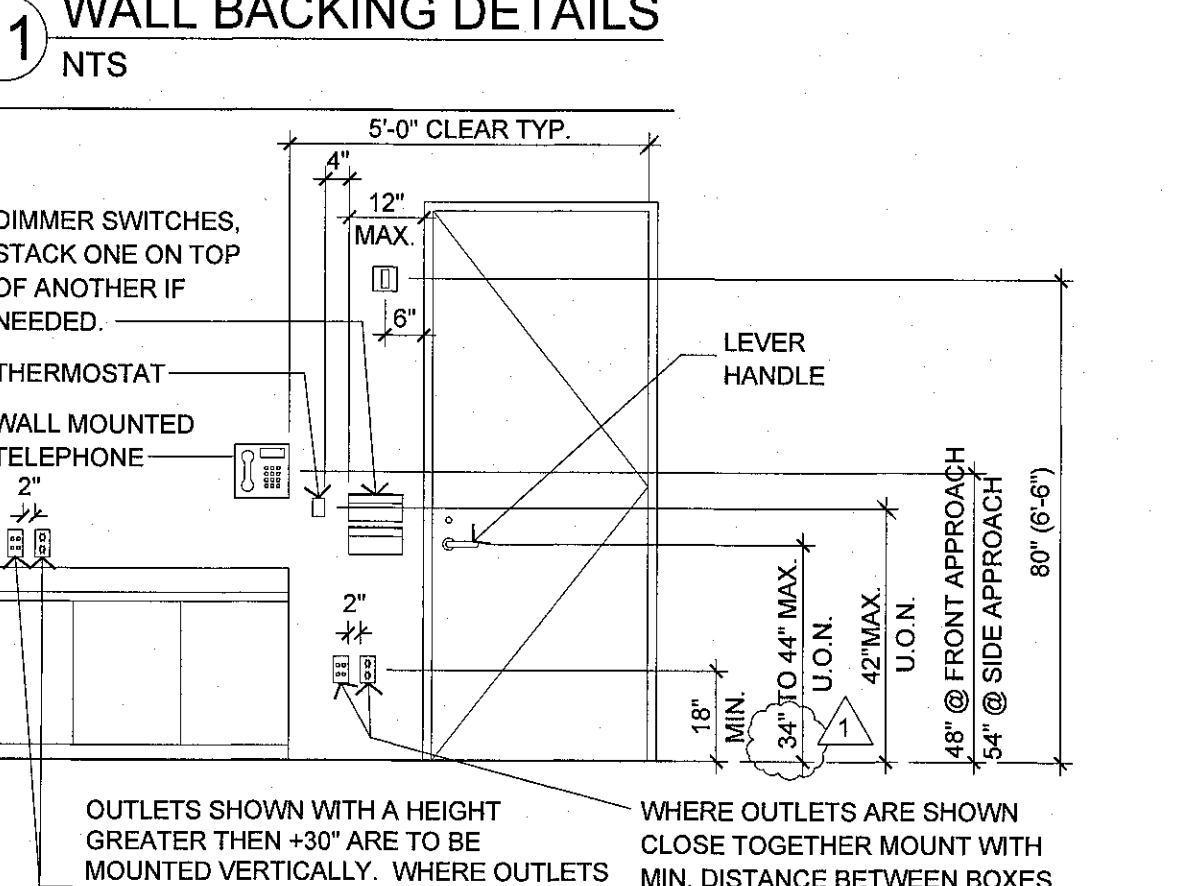
14 TYP. LIMITING HEIGHTS
NTS



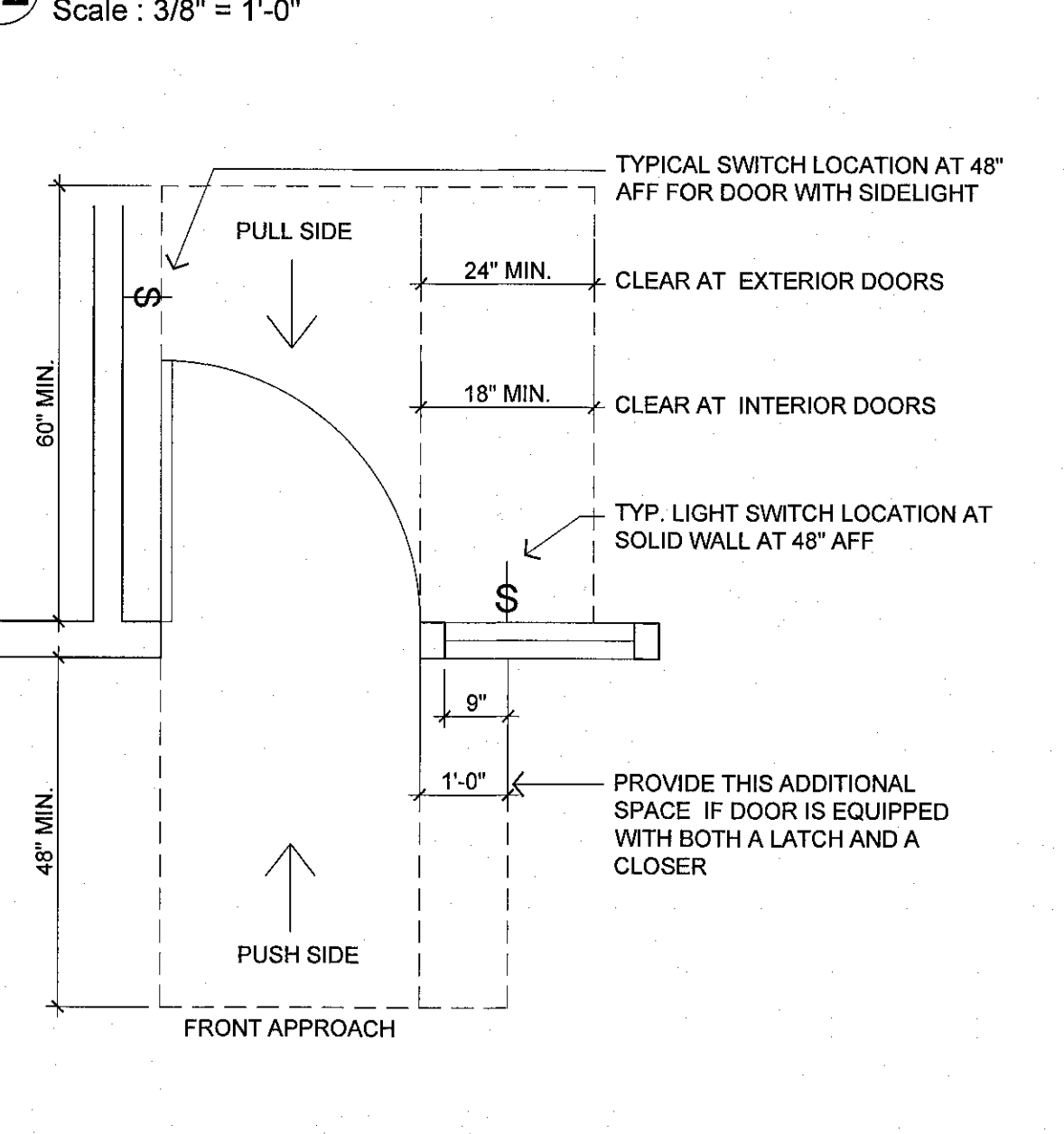
15 VERTICAL CLIP DET
Scale : 1/2" = 1'-0"



11 WALL BACKING DETAILS
NTS

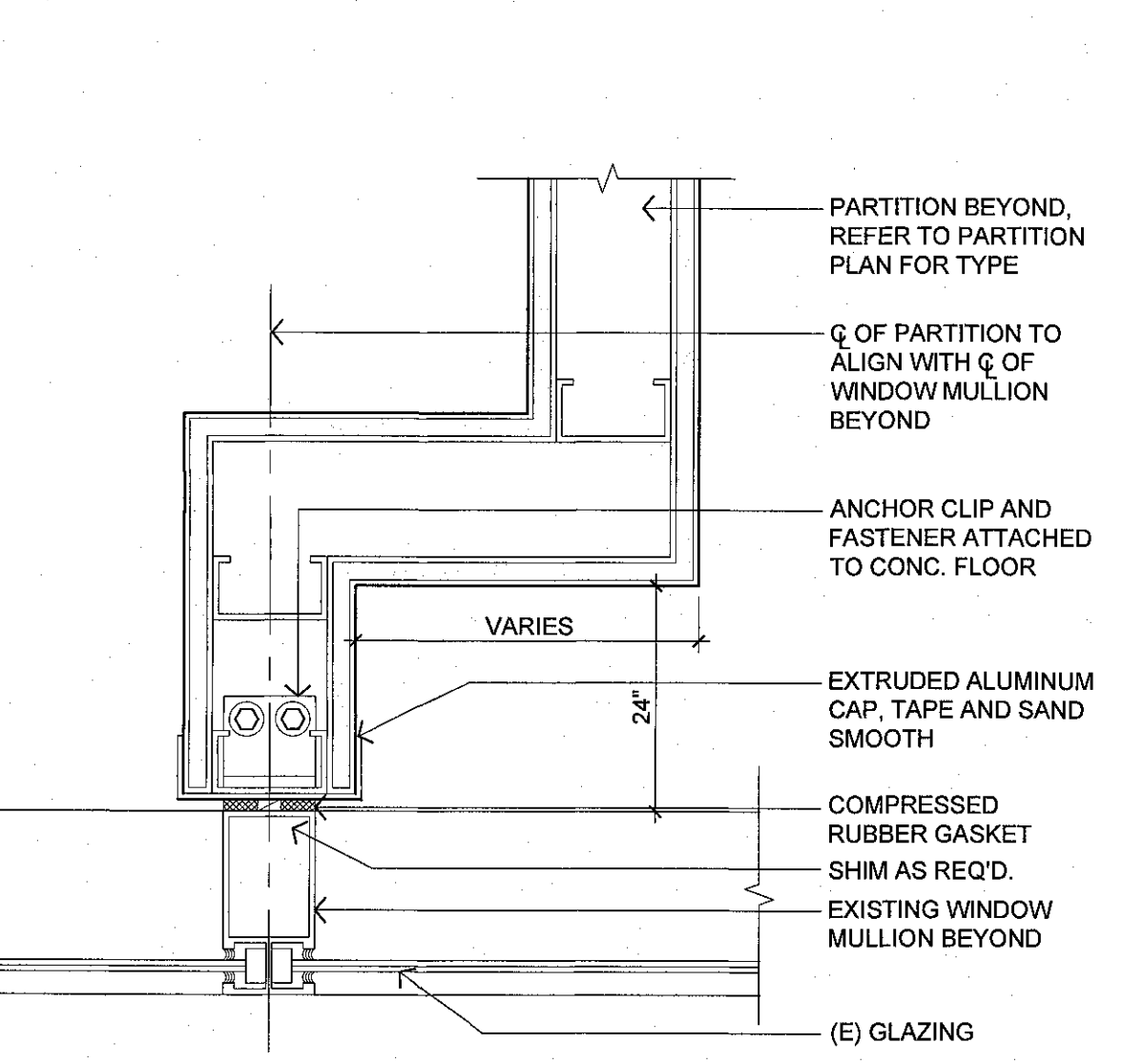


12 TYP. OUTLETS MOUNTING HEIGHTS
Scale : 3/8" = 1'-0"

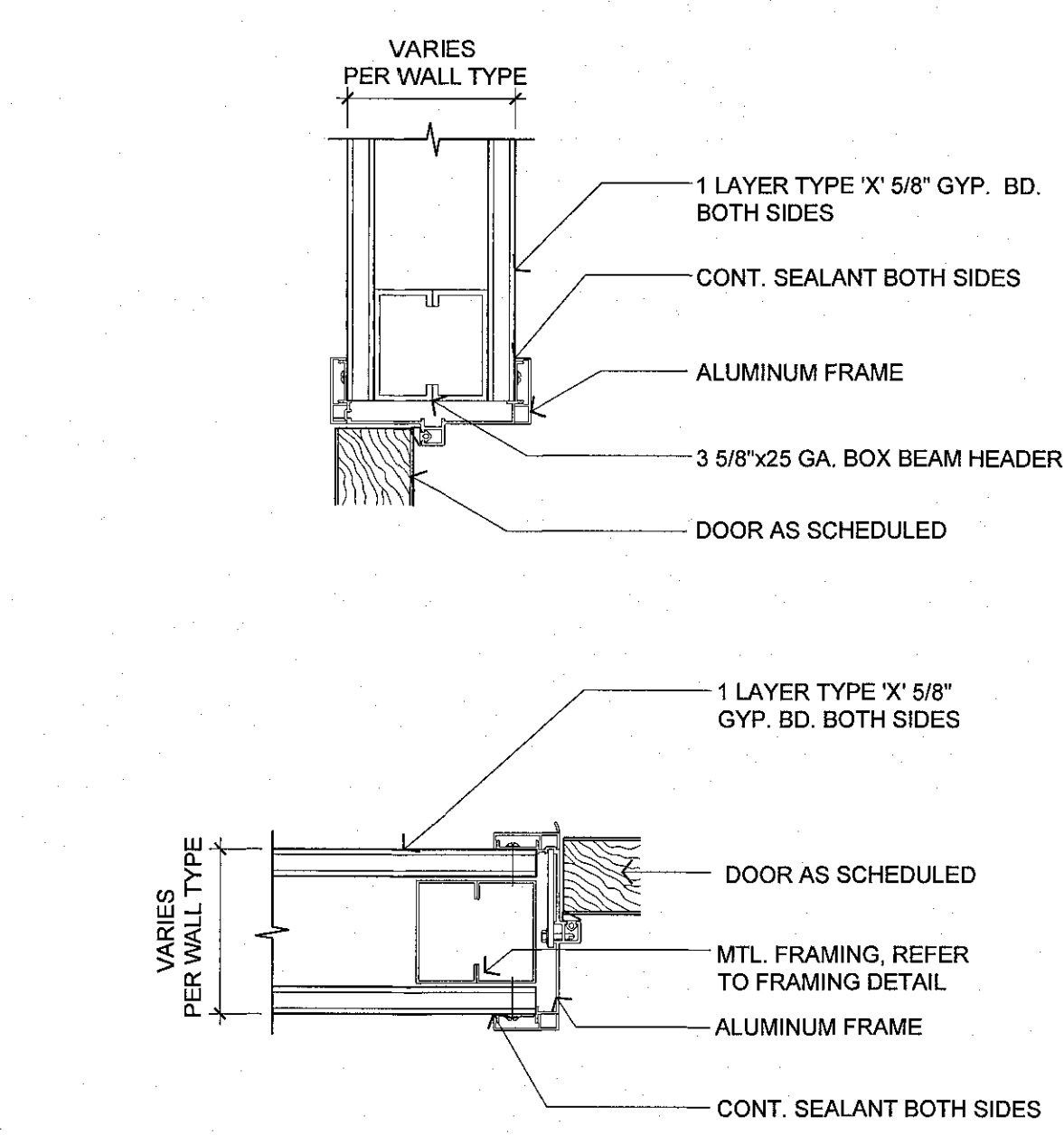


13 TYPICAL DOOR CLEARANCES
Scale : 1/2" = 1'-0"

7 WALL/MULLION CONNECTION
Scale : 3" = 1'-0"

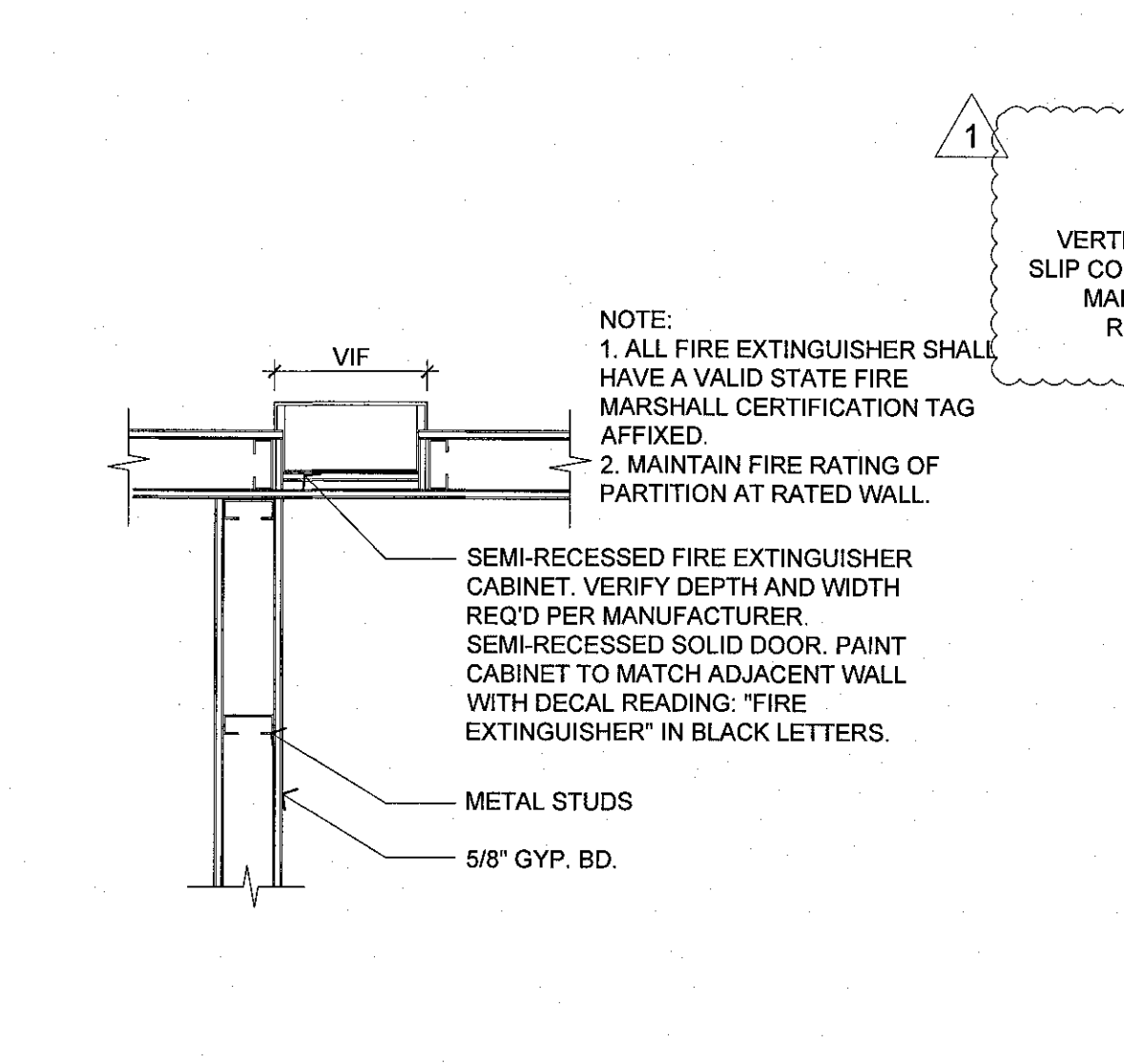


8 WALL/MULLION CONNECTION W/ JOG
Scale : 3" = 1'-0"

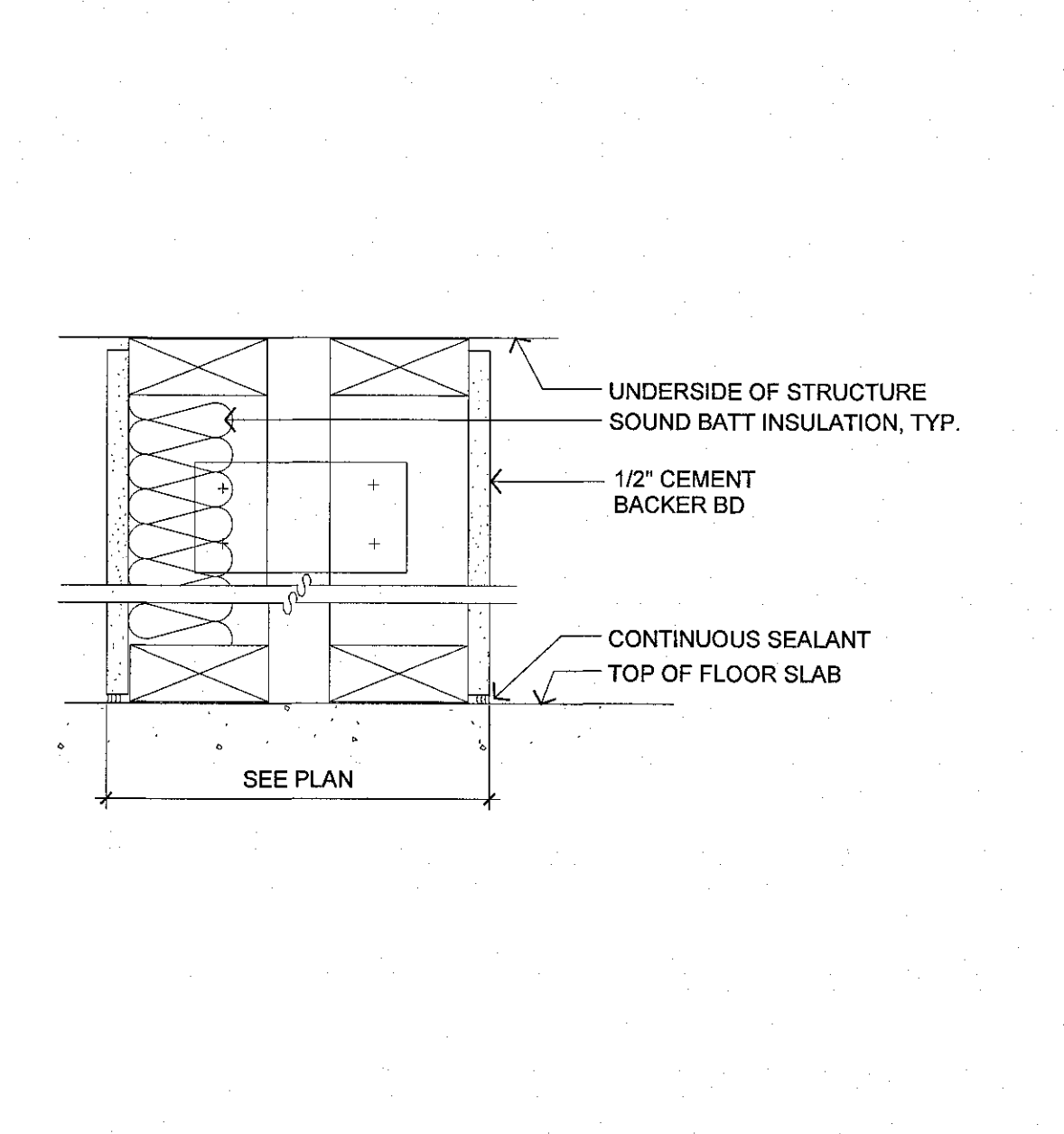


9 DOOR HEAD & JAMB DET - TYP.
Scale : 3" = 1'-0"

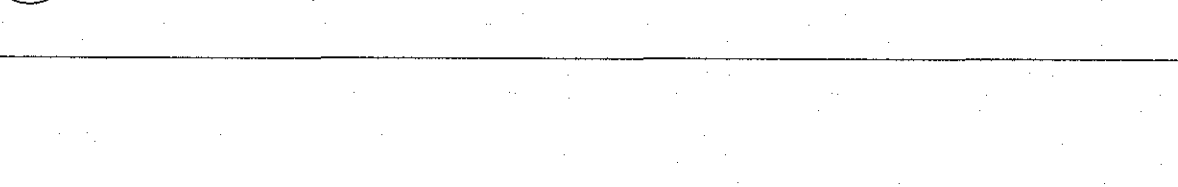
4 SILL/PLATE CONNECTION
Scale : 1" = 1'-0"



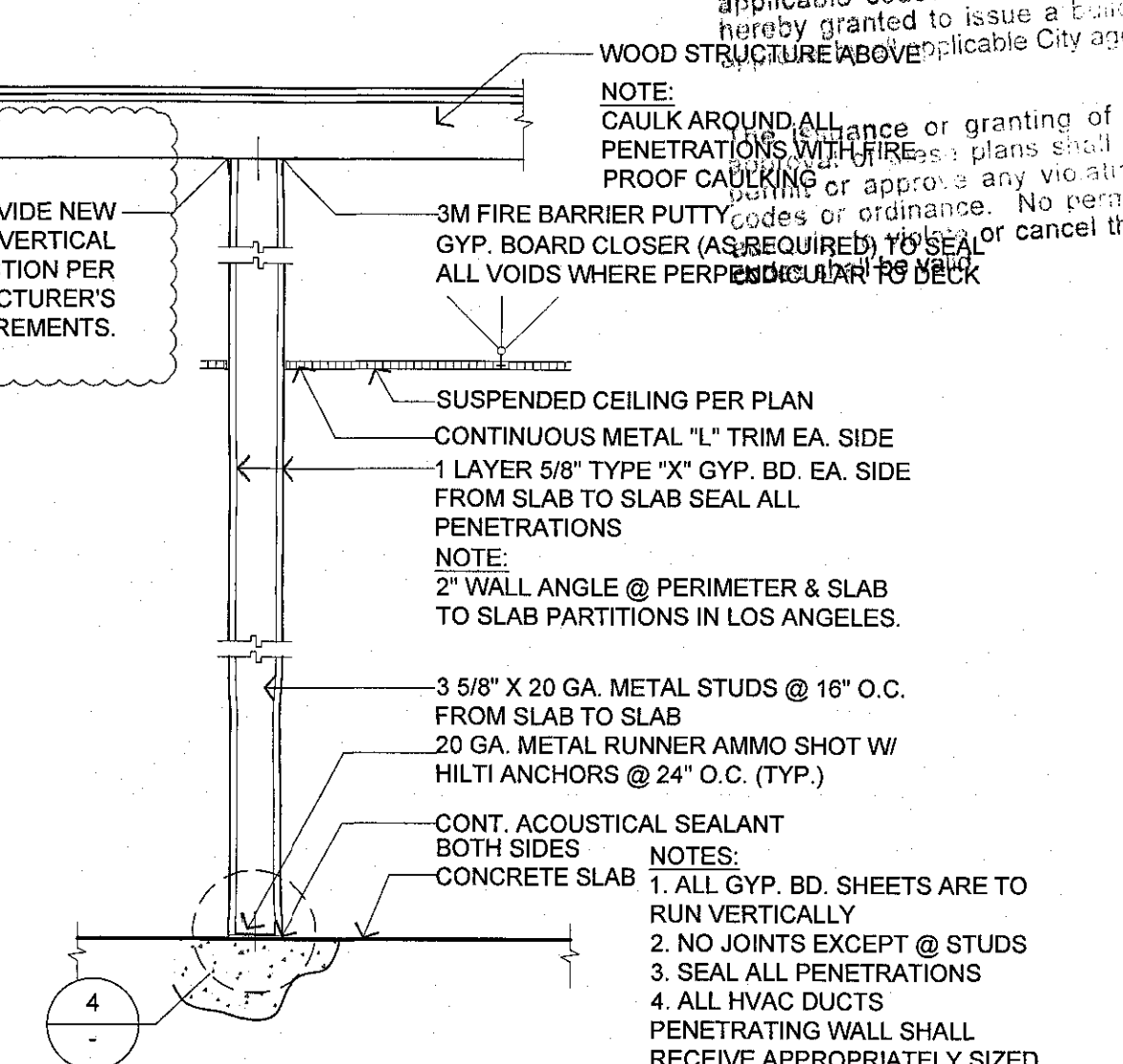
5 STANDARD FIRE EXTINGUISHER CABINETS
Scale : 1-1/2" = 1'-0"



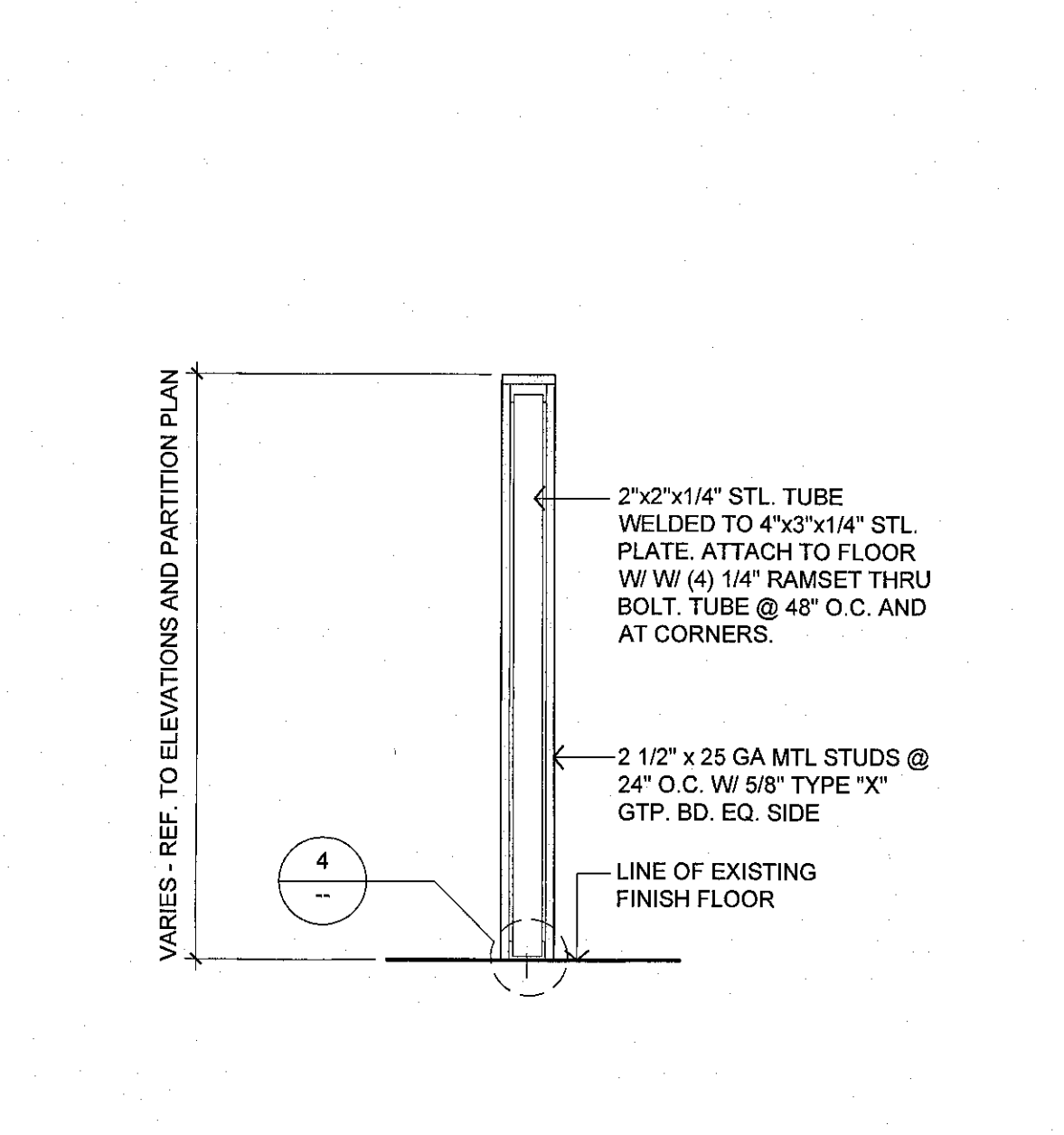
6 PLUMBING CHASE
Scale : 3" = 1'-0"



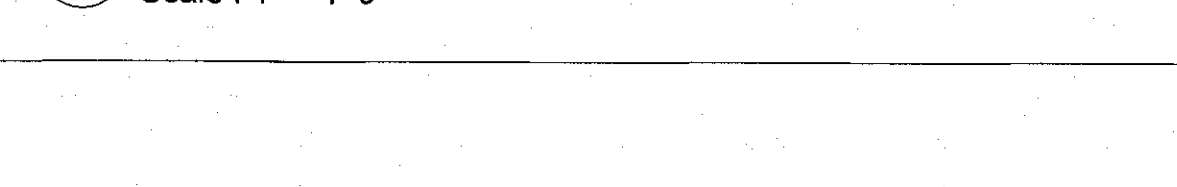
1 WALL TYPE A
Scale : 1" = 1'-0"



2 WALL TYPE F
Scale : 1" = 1'-0"



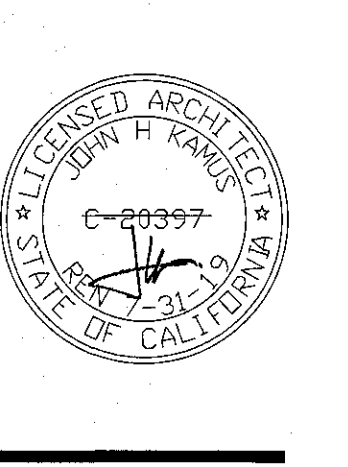
3 WALL TYPE L1 & L2
Scale : 1" = 1'-0"



ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

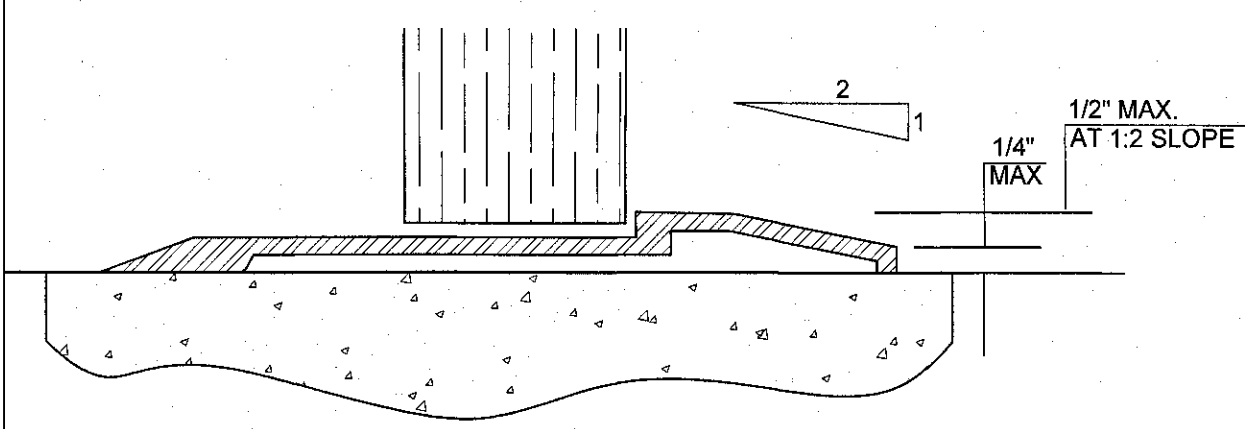
BY: SCOTT FAZEKAS & ASSOCIATES
DATE: 05/21/2019
THOSE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE CODES AND ORDINANCES. APPROVAL IS HEREBY GRANTED TO ISSUE A BUILDING PERMIT PENDING THE REVIEW OF ANY COMMENTS FROM THE APPLICABLE CITY AGENCIES.

SCOTT FAZEKAS & ASSOCIATES
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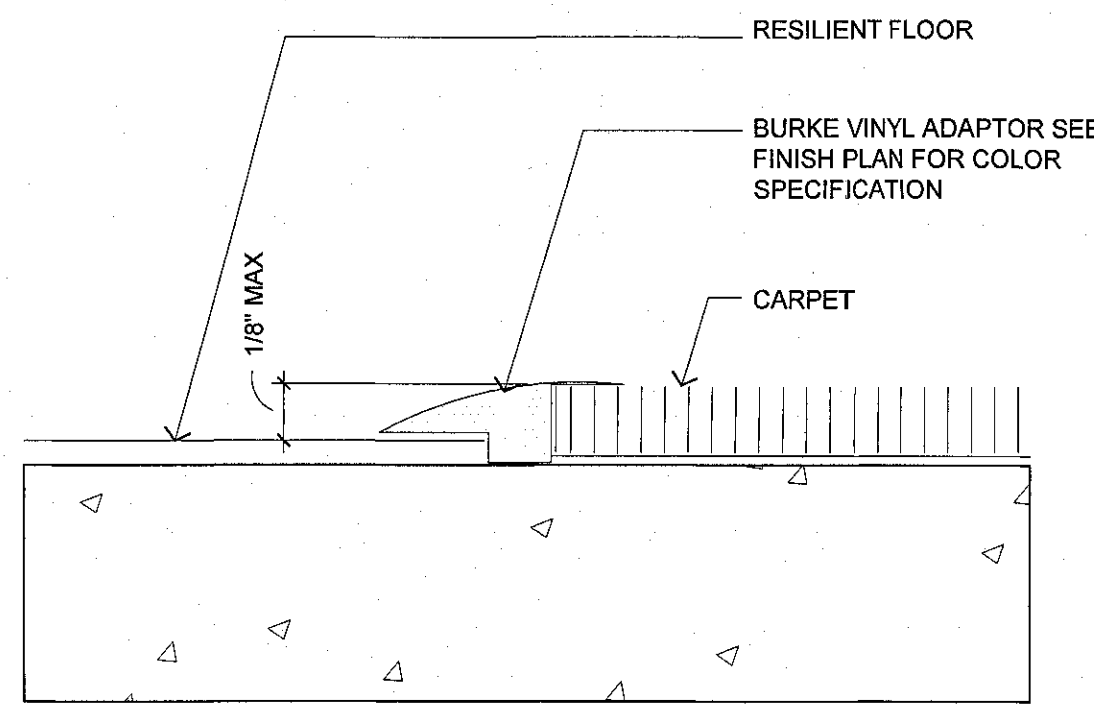


CONCENTRA
3100 W. WARNER AVE, SUITE 100
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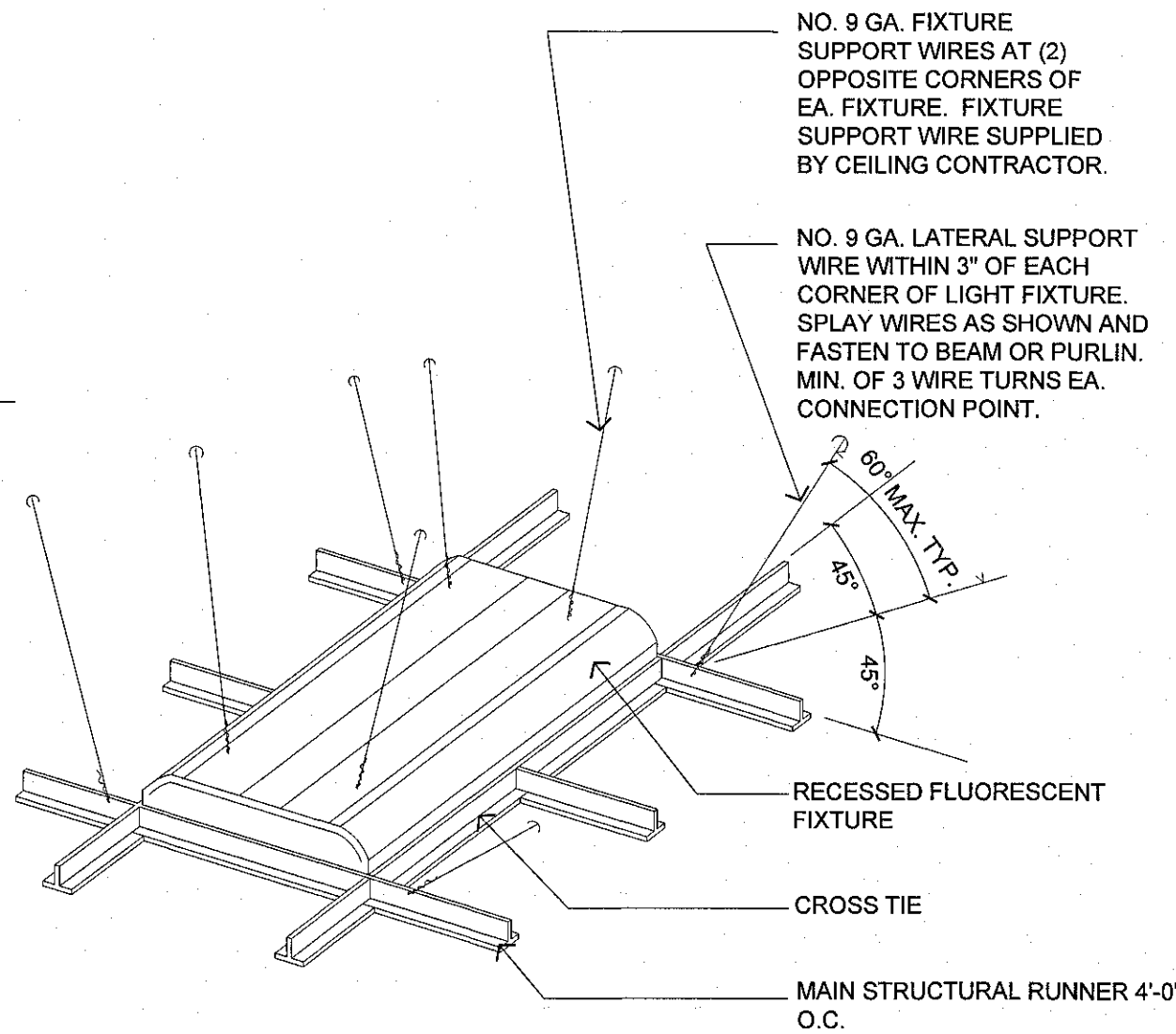
PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	CONSTRUCTION DETAILS
SHEET NO.	D-1.0



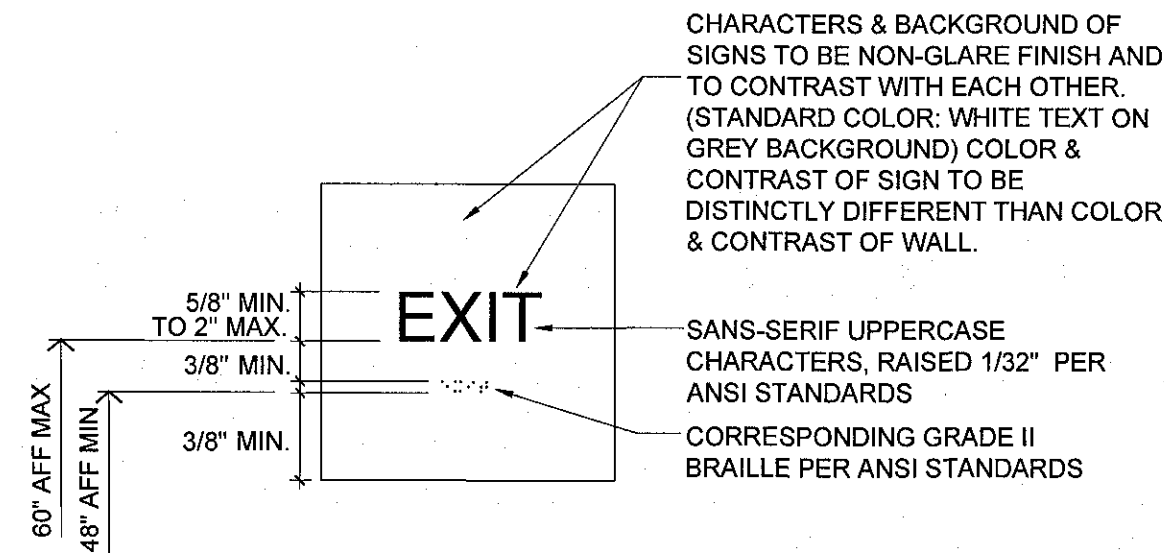
13 METAL THRESHOLD
Scale : NTS



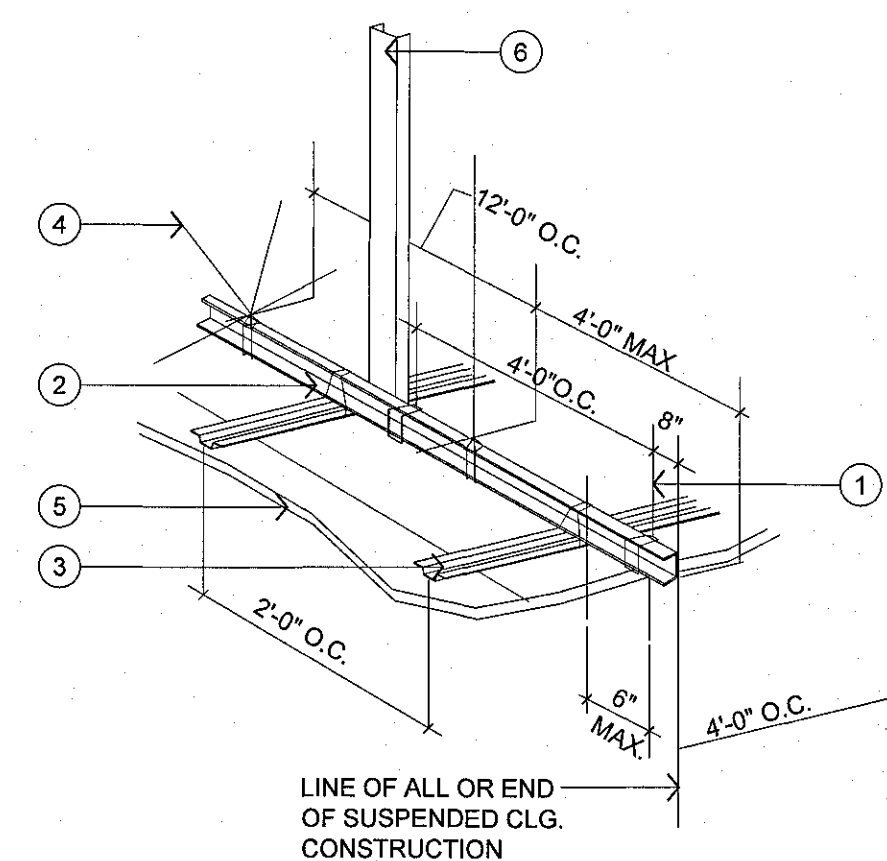
14 STANDARD CARPET TO VCT TRANSITION
Scale : NTS



10 LIGHT FIXTURE SEISMIC SUPPORT
Scale : 1/2" = 1'-0"



11 TACTILE SIGNAGE
Scale : N.T.S.



12 SUSPENDED GYP. BOARD CEILING
Scale : 1-1/2" = 1'-0"

SEISMIC DESIGN CATEGORIES D, SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASTM C635, ASTM 636 AND CISCA FOR SEISMIC ZONES 3-4 AS MODIFIED BY THE FOLLOWING.

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

B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2" IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.

C. FOR CEILING AREAS EXCEEDING 1,000 SF HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL APPROXIMATELY EQUAL.

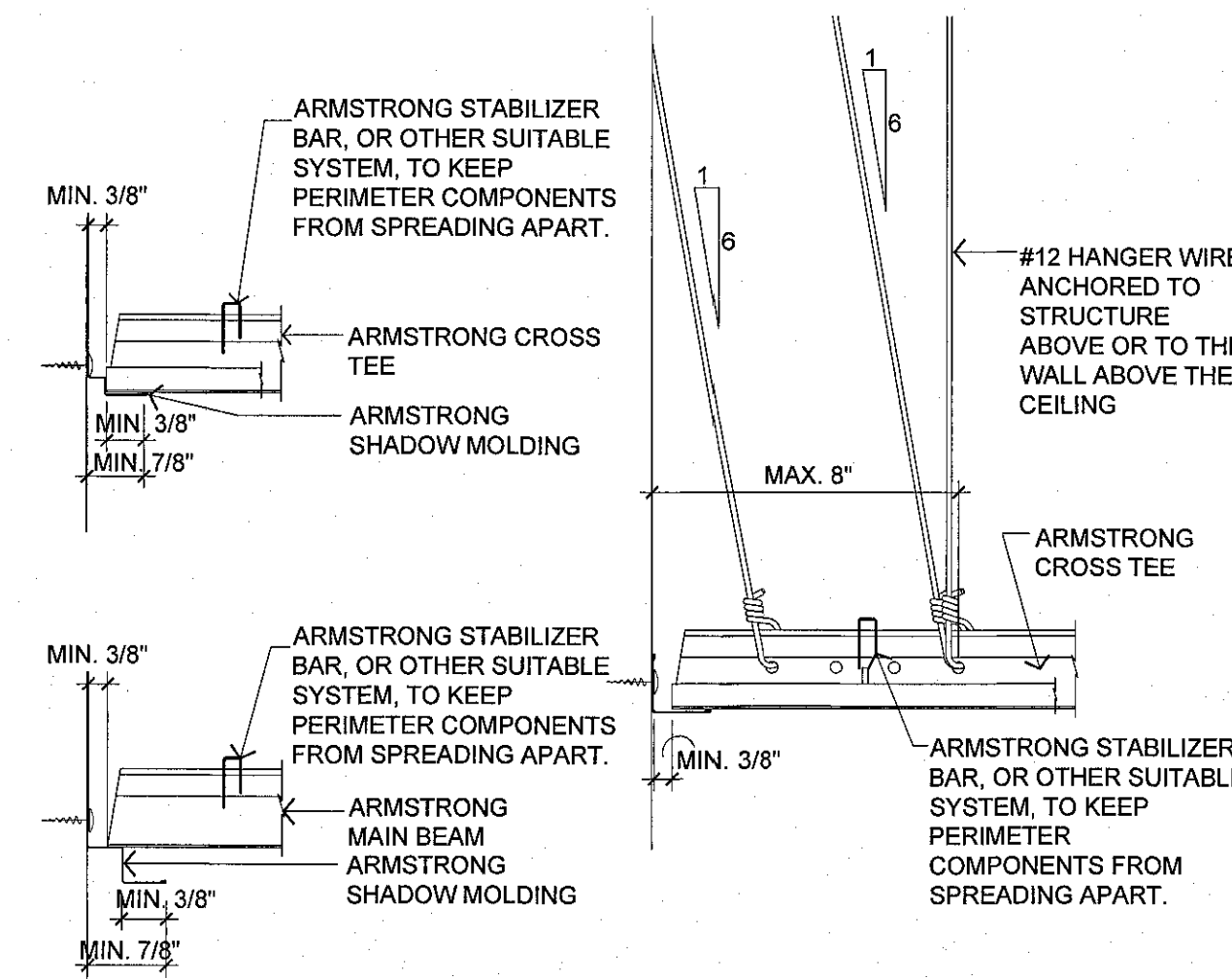
EXCEPTION:
RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPLAY WIRES, BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF THE ATTACHMENT OF THE CEILING GRID TO LESS THAN 0.25" FOR THE LOADS PRESCRIBED IN SECTION 13.3 OF MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

A. FOR CEILING AREAS EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS & CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT.

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

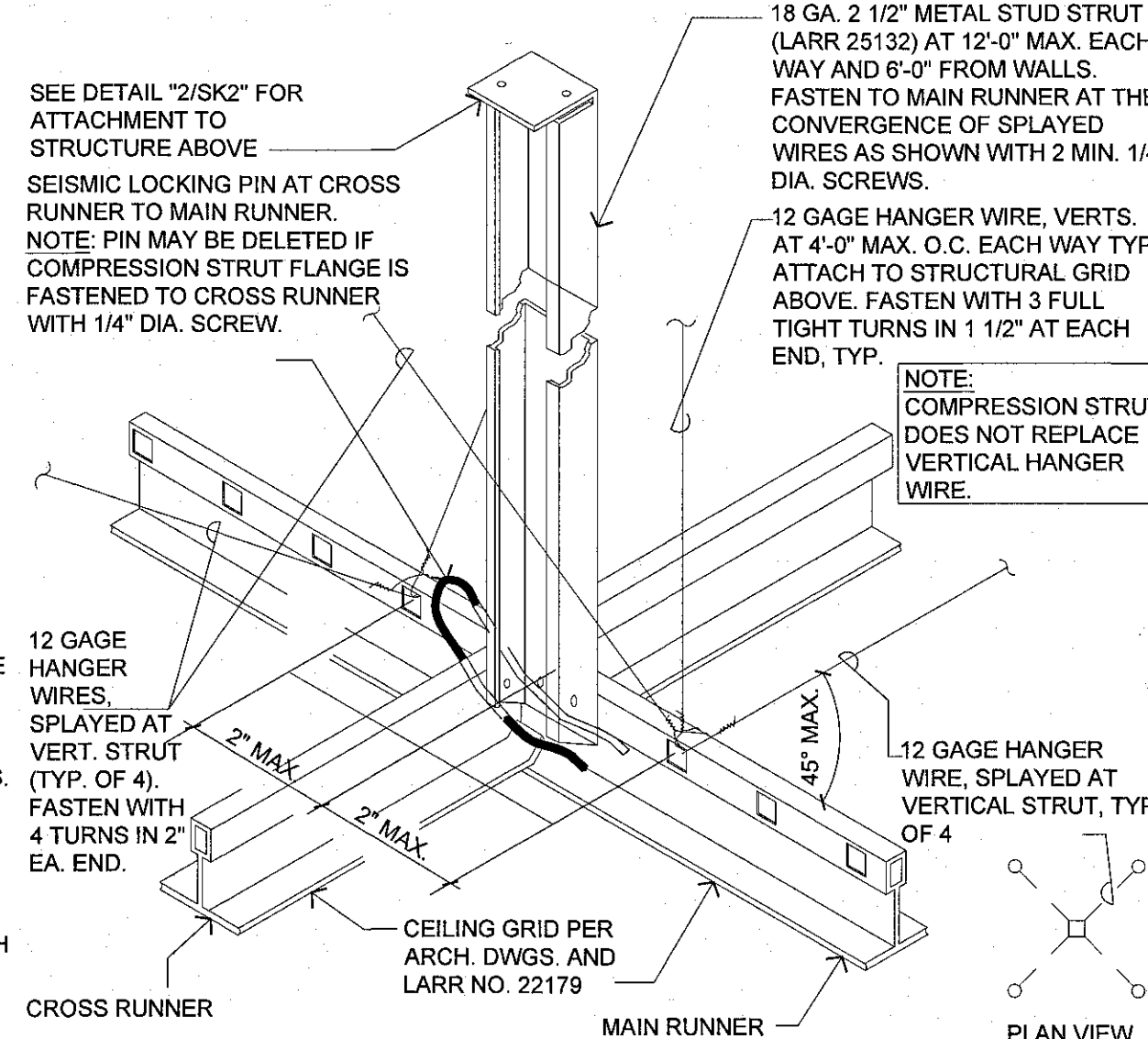
C. AS AN ALTERNATE TO PROVIDING LARGE CLEARANCES AROUND SPRINKLER SYSTEM PENETRATIONS THROUGH CEILING SYSTEMS, THE SPRINKLER SYSTEM AND CEILING SYSTEM & CEILING GRID ARE PERMITTED TO BE DESIGNED & TIED TOGETHER AS AN INTEGRAL UNIT. SUCH A DESIGN SHALL CONSIDER THE MASS AND FLEXIBILITY OF ALL ELEMENTS INVOLVED, INCLUDING THE CEILING SYSTEM, SPRINKLER SYSTEM, LIGHT FIXTURES & MECHANICAL (HVAC) APPURTENANCES. SUCH DESIGN SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL.

3 SEISMIC NOTES
Scale : NTS

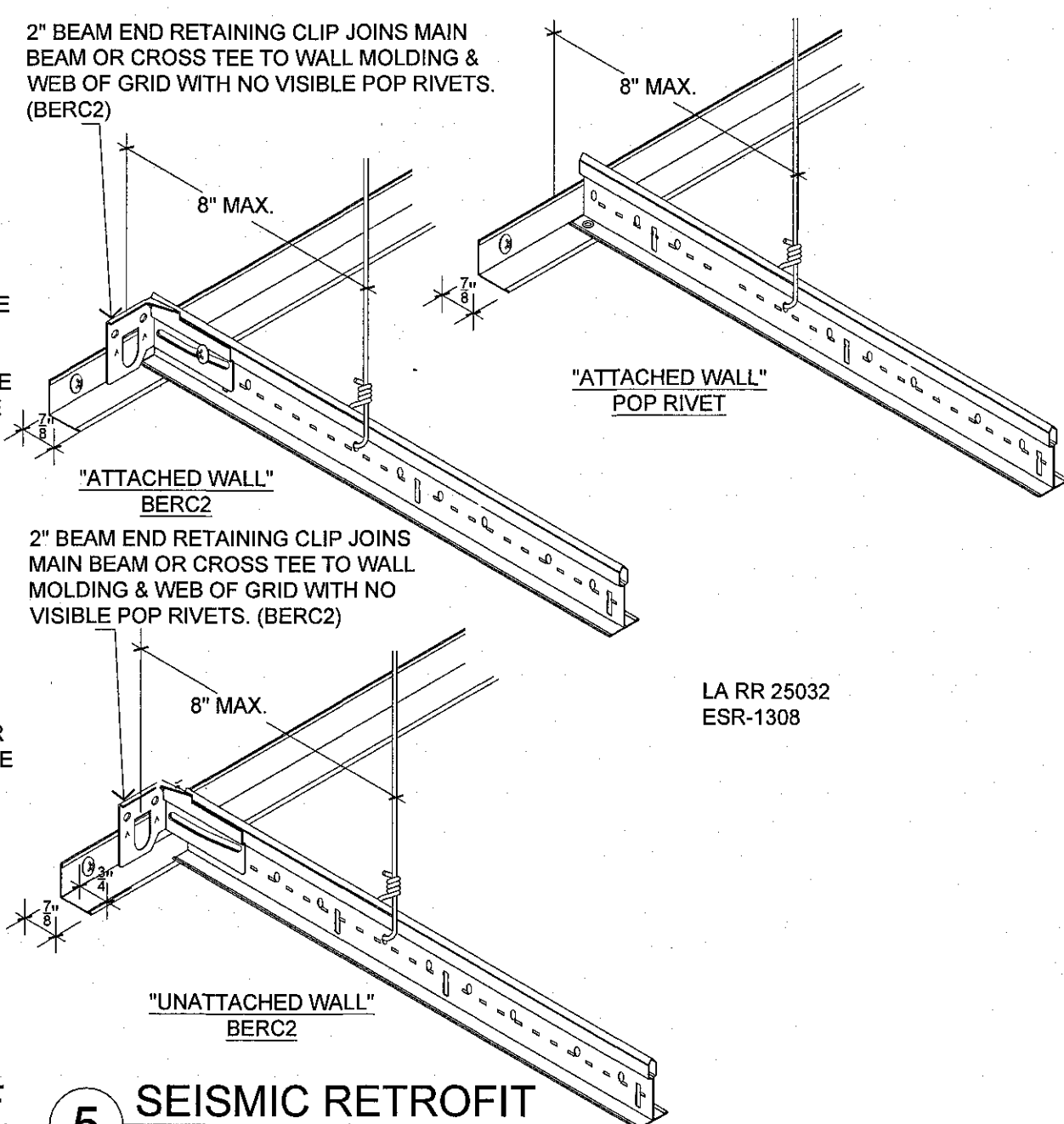


8 SEISMIC DETAILS FOR IBC CATEGORY CDEF
Scale : NTS

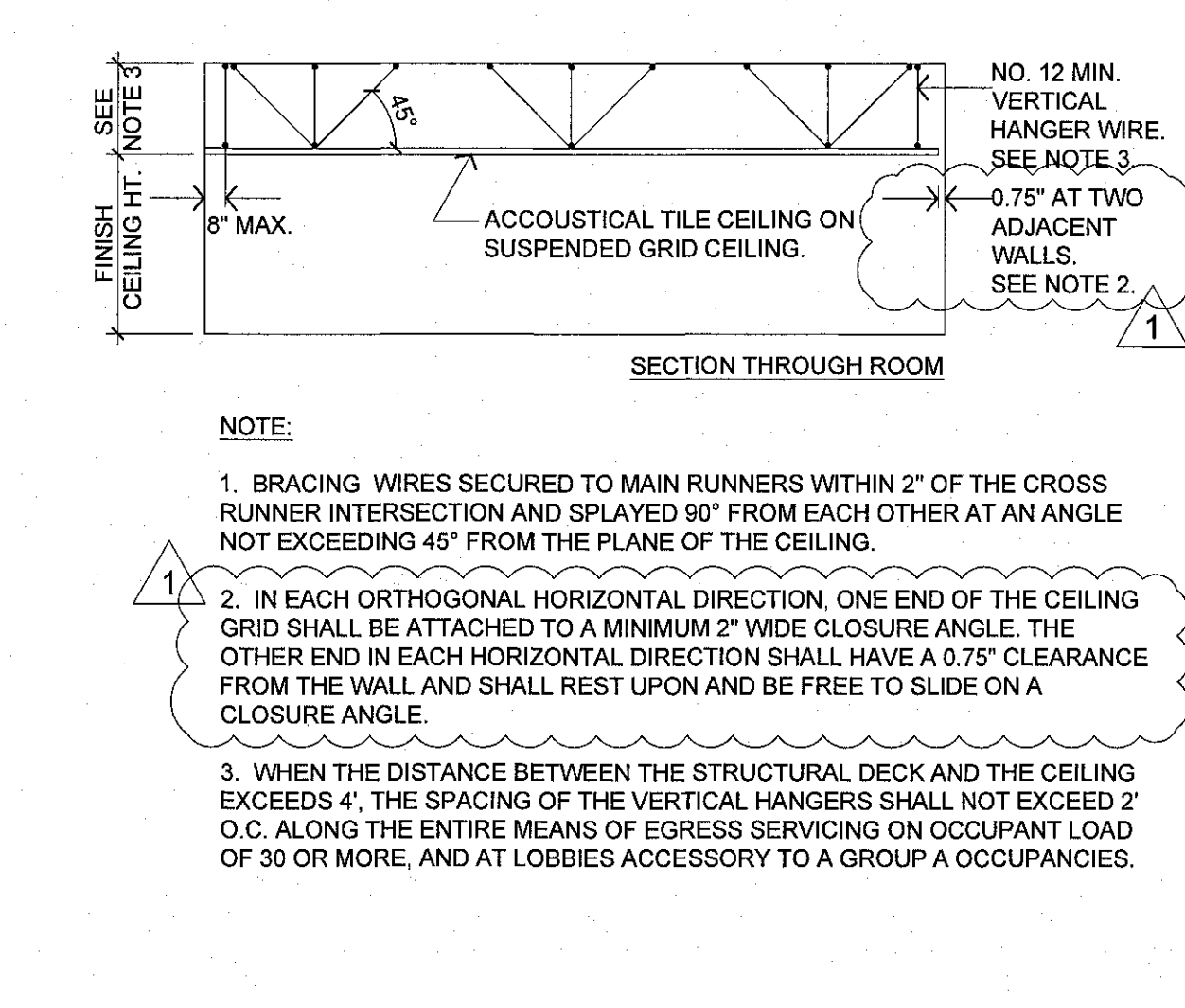
- #8 GA. HANGER WIRES SPACED 4'-0" O.C. ALONG 1 1/2" METAL CHANNELS. LOCATE WITHIN 8" OF ENDS OF CHANNEL RUNS. ATTACH #8 WIRE TO COMPOSITE METAL DECK WITH HILTI CEILING CLIP (CC27ALH37P8T).
- 1 1/2" X 20 GA. STEEL CHANNEL @ 4'-0" O.C. PROVIDE 1" CLEARANCE BETWEEN ABUTTING WALLS AND PARTITIONS. AT CHANNEL SPLICES, INTERIOR LOCK FLANGES, OVERLAP ENDS 12" AND SECURE EACH END WITH DOUBLE STRAND 12 GA. TIE WIRE.
- 7/8" X 20 GA. METAL FURRING CHANNEL WITH 1" CLEARANCE BETWEEN FURRING ENDS & ABUTTING WALLS AND PARTITIONS. ATTACH FURRING CHANNELS TO A 1 1/2" CHANNEL WITH FURRING CHANNEL CLIPS INSTALLED ON ALTERNATE SIDES AT SPLICES, NEST FURRING CHANNELS WITH AT LEAST 8" OVERLAP & SECURELY WIRE TIE EACH END WITH DOUBLE STRAND 12 GA. TIE WIRE.
- LATERAL SUPPORT WIRES, #12 GA. (MIN) SPLAYED IN FOUR DIRECTIONS 90 DEGREES APART. CONNECT TO 1 1/2" STEEL CHANNEL @ 6" MAX. FROM CROSS FURRING CHANNEL TO STRUCTURE ABOVE AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM PLANE OF CEILING. INSTALL LATERAL SUPPORT WIRES @ 12'-0" INTERVALS EACH DIRECTION WITH THE FIRST POINT @ 4'-0" (MAX) FROM EACH WALL.
- 5/8" TYPE 'X' GYPSUM BOARD. ATTACH GYPSUM BOARD TO FURRING CHANNELS WITH #8 SHEET METAL SCREWS @ 6" O.C.
- COMPRESSION STRUTS, STEEL SECTION WITH LR RATION OF 200 MAX. ATTACH TO MAIN RUNNERS WITH 1/4" MACHINE BOLTS AND TO STRUCTURE WITH MIN. 1" EMBEDMENT POWER DRIVEN PINS. COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE.
- VERTICAL STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRE.
- THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6 FEET FROM EACH WALL.
- ALL SUPPORT WIRES SHALL BE LOOPED AROUND RUNNERS, JOIST, SCREW EYES, ETC., WITH MINIMUM OF THREE TURNS, THEN TWISTED ABOUT THEMSELVES A MINIMUM OF THREE TIMES, TYPICAL UNLESS OTHERWISE NOTED.



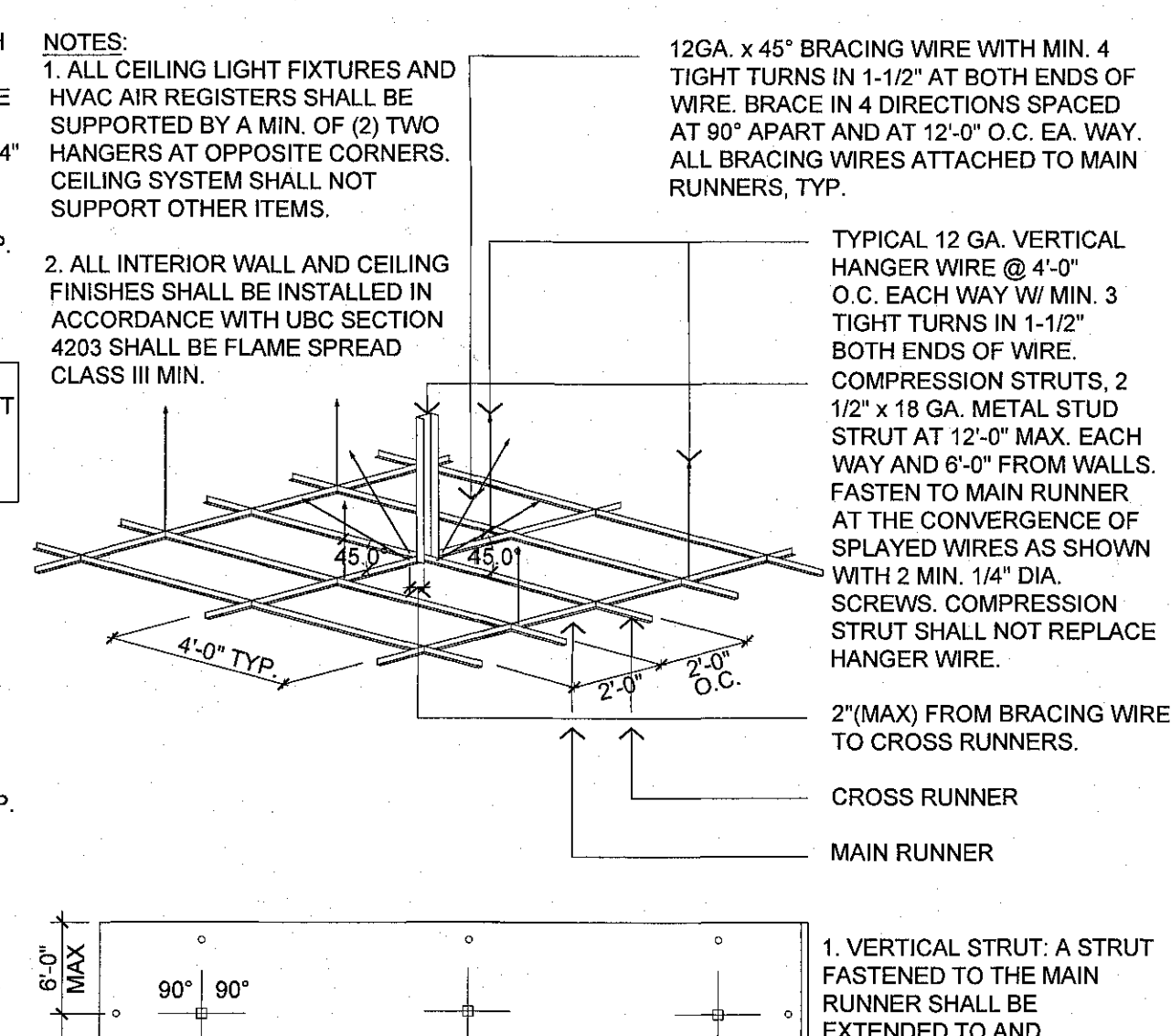
4 TYP. DETAIL AT COMPRESSION STRUT
Scale : NTS



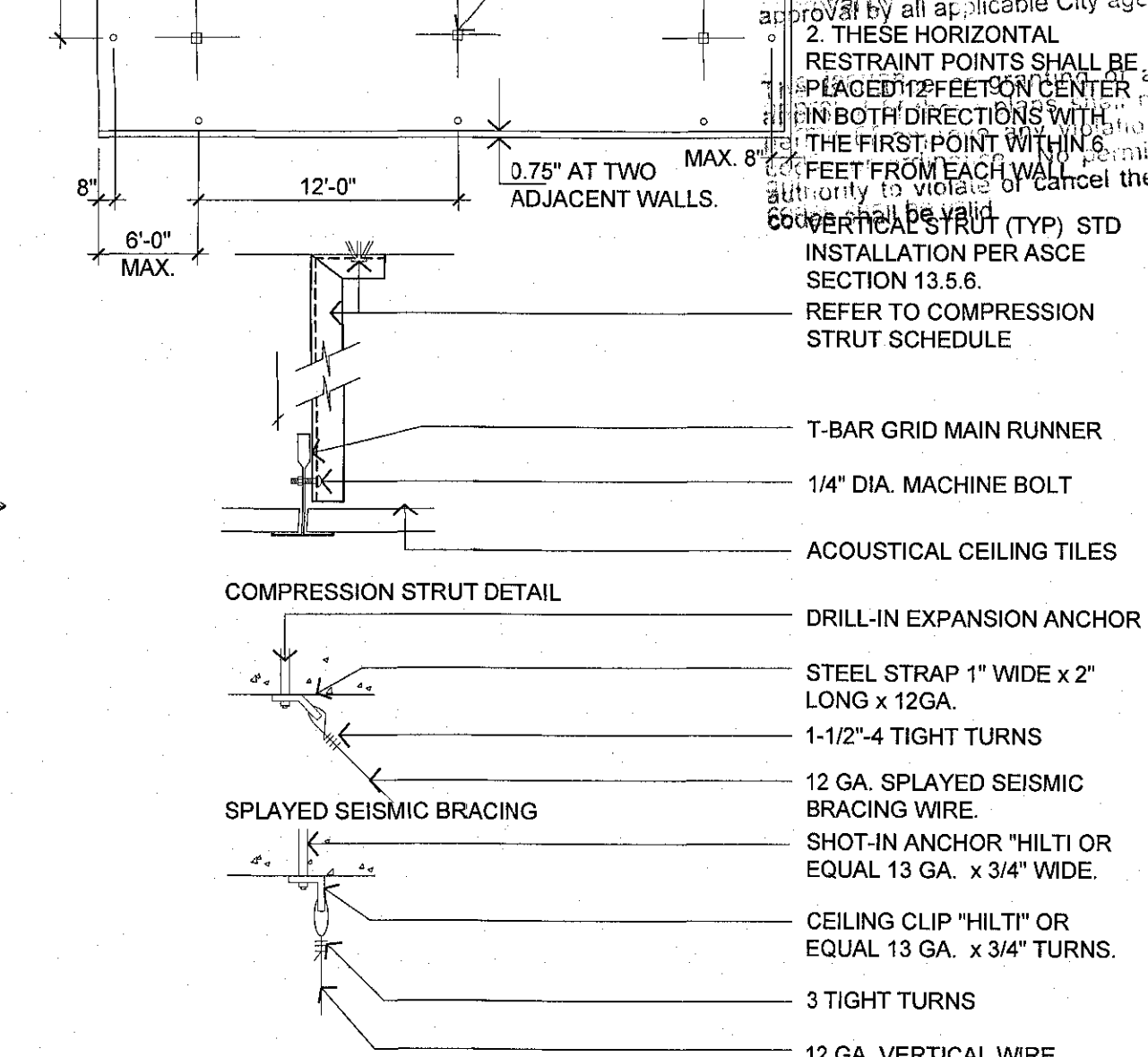
5 SEISMIC RETROFIT
Scale : NTS



6 TYPICAL CEILING SUPPORT
Scale : 1-1/2" = 1'-0"



3 T-BAR CEILING GRID
Scale : 1-1/2" = 1'-0"



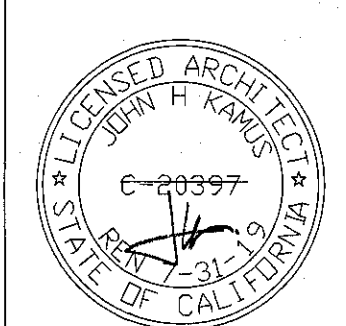
COMPRESSION STRUT SCHEDULE	
Size	Allowable Length (L)
1/2" Diameter EMT	L ≤ 4'-0"
3/4" Diameter EMT	L ≤ 6'-0"
1 1/4" Diameter EMT	L ≤ 8'-0"
Double Metal Studs	8'-0" < L < 12'-0"

with minimum 2 screws at each end.
L < 12'-0" : Provide structural design calculations.

- NOTES:**
- LATERAL FORCE MEMBERS SHALL BE SPACED A MINIMUM OF 6" FROM ALL HORIZONTAL PIPING OR DUCTWORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.
 - STRUTS OTHER THAN THE ONES LISTED ABOVE MAY BE USED WITH AN EVALUATION REPORT BY I.C.C. OR OTHER NATIONALLY ACCREDITED TESTING LABORATORY.
 - ALL 24" X 48" CEILING LIGHT FIXTURES & 24" X 24" HVAC AIR REGISTERS SHALL BE SUPPORTED BY A MIN. OF (2) TWO HANGERS @ OPPOSITE CORNERS. CEILING SYSTEM SHALL NOT SUPPORT OTHER ITEMS.
 - ALL INTERIOR WALL & CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E 84 SHALL BE FLAME SPREAD CLASS III MIN.
 - SPRINKLER HEADS AND OTHER PENETRATION CLEARANCE MIN. 2" DIA. OPENING OR A SWING JOINT
 - USG ICC #1222 LARR# 22179
 - ARMSTRONG ICC #1308

ISSUE	DATE
POWER REVISIONS	12/11/2018
PLAN CHECK	12/19/2018
PC CORR.	04/2/2019
PC CORR. & FIELD REVISIONS	05/21/2019

KAMISH KELLER
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CONCENTRA
3100 W. WARNER AVE, SUITE 100
SANTA ANA, CA 92704

PROJECT NO.	18.0304
DRAWN/REVIEWED	PT/SC
DATE/ISSUE	TBD
SHEET TITLE	CONSTRUCTION DETAILS
SHEET NO.	D-2.0

STRUCTURAL NOTES CONT'D.

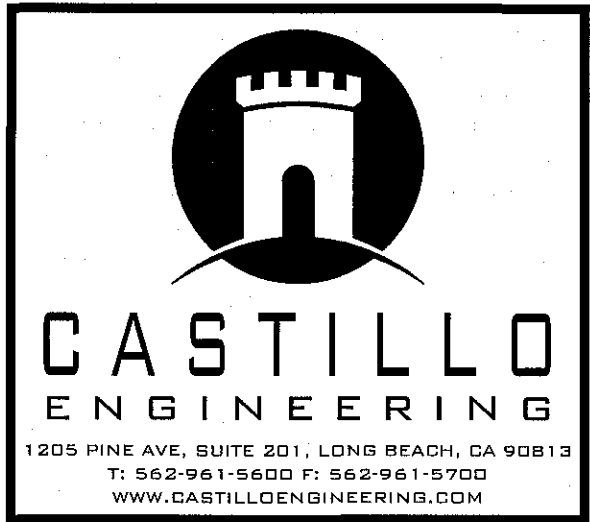
STRUCTURAL STEEL

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CBC CHAPTER 22, FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS.
2. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. OTHER ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. HSS SHALL CONFORM TO ASTM A500, GRADE-B. PIPES SHALL CONFORM TO ASTM A53, GRADE-B. IDENTIFICATION PROCEDURES SHALL CONFORM TO ASTM A8.
3. MACHINE BOLTS SHALL BE GRADE-A CONFORMING TO ASTM A307. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36. NUTS FOR MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A563, HEX GRADE-A. THREADED RODS SHALL CONFORM TO ASTM A36. THREADED AND NUTTED ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36. ROUND WASHERS SHALL CONFORM TO ASTM F436.
4. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. NUTS FOR HIGH STRENGTH BOLTS SHALL BE HEAVY HEX, GRADE-C, CONFORMING TO ASTM A563. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED AS REQUIRED BY "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A 490 BOLTS" (JUNE 2004).
5. ALL BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT, UNLESS NOTED OTHERWISE.
6. HEADED STUDS EMBEDDED IN CONCRETE SHALL CONFORM TO ASTM A108.
7. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 7000 PSI PER ASTM C109. NON-SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT WITHOUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.
8. WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1 AND SHALL USE EITHER THE SHIELDED OR FLUX CORE METHODS. ELECTRODES USED SHALL BE E70XX, E71-T8 OR E70-T6. WELDERS SHALL BE CERTIFIED.
9. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE CONTINUOUS SPECIAL INSPECTION WHEN THE WELDING IS DONE IN AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1704.2.
10. ALL FULL PENETRATION GROOVE WELDS FOR MOMENT FRAME MEMBERS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING AGENCY AND SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1, SECTION 5 & 6.
11. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED AND ALL FIELD WELDS FOR SUCH MEMBERS SHALL BE TOUCHED UP WITH GALVALOID.
12. STEEL FABRICATOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. STEEL FABRICATOR TO COORDINATE WITH MECHANICAL SUBCONTRACTOR FOR THE SIZE, LOCATION, AND DIMENSIONS OF MECHANICAL UNITS AND OPENINGS.
13. ALL FABRICATION SHALL BE DONE IN A SHOP OF AN APPROVED FABRICATOR. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER BEFORE FABRICATION.

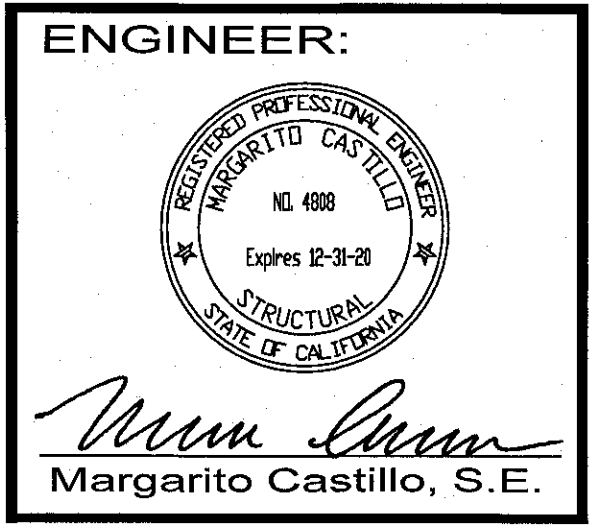
COLD-FORMED STEEL FRAMING

1. DESIGN, MANUFACTURE, AND INSTALLATION OF LIGHT GAGE, COLD-FORMED STEEL JOISTS, PURLINS, AND STUDS SHALL CONFORM WITH CBC CHAPTER 22 SECTIONS 220 & 221.
2. STRUCTURAL LIGHT GAGE STUDS, TRACK, BRIDGING, AND ACCESSORIES SHALL BE AS SPECIFIED IN THE "STEEL STUD MANUFACTURERS ASSOCIATION" MANUAL (ICC # ER 3064P) OR AN ENGINEER APPROVED EQUAL AND BE FABRICATED USING THE FOLLOWING MATERIALS:
 - A) 12, 14, AND 16 GAGE MEMBERS: ASTM A570, GRADE 50 (50KSI)
 - B) 18 AND 20 GAGE MEMBERS: ASTM A611, GRADE C (33 KSI)
3. ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.3, "STRUCTURAL WELDING CODE - SHEET STEEL." QUALIFICATIONS OF WELDERS SHALL BE IN ACCORDANCE WITH AWS D1.1 CHAPTER 5, PART C, "WELDER QUALIFICATION." USE E70XX ELECTRODES. SEE LATEST EDITION OF THE AISI SPECIFICATIONS FOR THE "DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" FOR ALLOWABLE WELD VALUES.
5. PROVISIONS FOR POSSIBLE VERTICAL MOVEMENT OF FLOORS AT WALLS SHALL BE BY USE OF "SLIDE CLIPS."
6. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED UNTIL ERECTION IS COMPLETE AND SAFELY SECURED TO STRUCTURE.
7. CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH DETAILS PROVIDED AND CBC LOADS AND DEFLECTION CRITERIA. CALCULATIONS AND DRAWINGS SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER AND BUILDING DEPARTMENT BEFORE FABRICATION.
8. ALL FLOOR, CEILING, AND ROOF JOISTS SHALL BE UNPUNCHED.
9. ALL SHEET METAL SCREWS (S.M.S.) SHALL BE "KWIK PRO" SELF DRILLING SELF TAPPING SCREWS PER ICC # ESR-2196 ,OR AN APPROVED EQUIVALENT.

APPROVED FOR PERMIT ISSUANCE
 SCOTT FAZEKAS & ASSOCIATES INC.
 DATE: 100
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE CITY OF LONG BEACH PERMITS DEPARTMENT. APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ISSUANCE OF THIS PERMIT IS BASED ON THE ASSUMPTION THAT THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION AND THAT THE INFORMATION IS TRUE AND CORRECT. NO PART OF THIS PERMIT SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SCOTT FAZEKAS & ASSOCIATES INC.



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



PROJECT:
 3100 W, WARNER AVE.,
 CONCENTRA, SUITE 100
 CA 92704

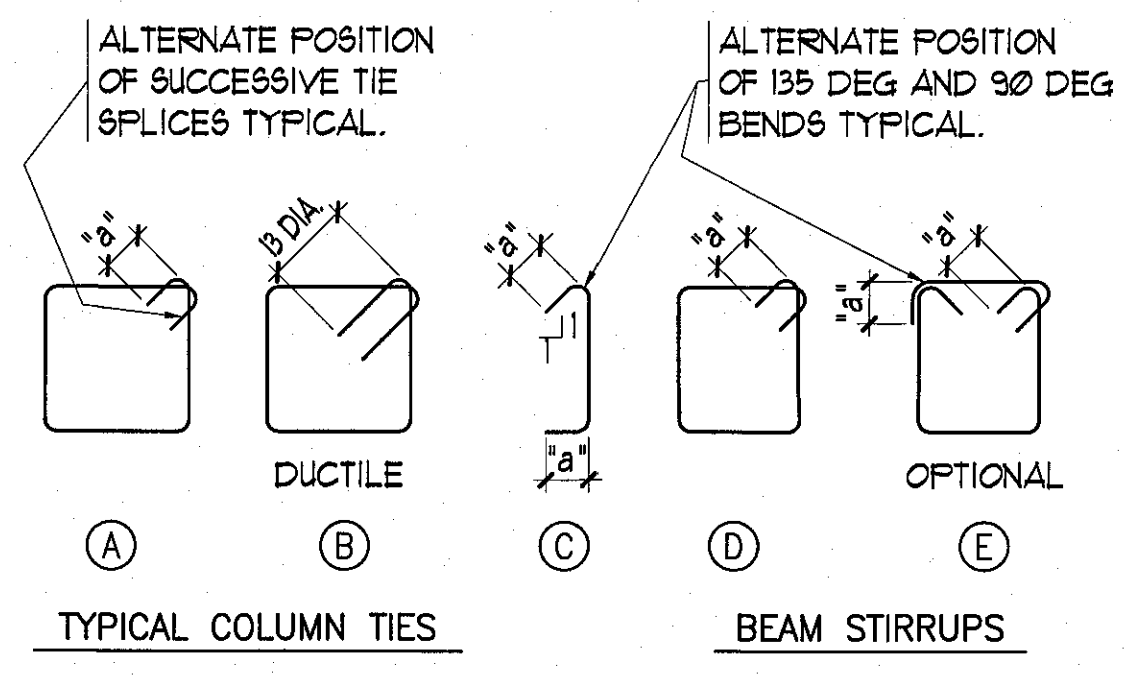
MARK	DATE	REVISIONS
1		
2		
3		

TITLE
STRUCTURAL NOTES

JOB NO. 18-844
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18

SHEET NUMBER
S1.0A
 OF SHEETS

NOTE: FOR SIZE AND SPACING OF ALL TIES AND STIRRUPS, REFER TO SCHEDULE AND/OR DETAILS TYPICAL.



ALTERNATE POSITION OF SUCCESSIVE TIE SPLICES TYPICAL.

ALTERNATE POSITION OF 135 DEG AND 90 DEG BENDS TYPICAL.

① DUCTILE

②

③

④

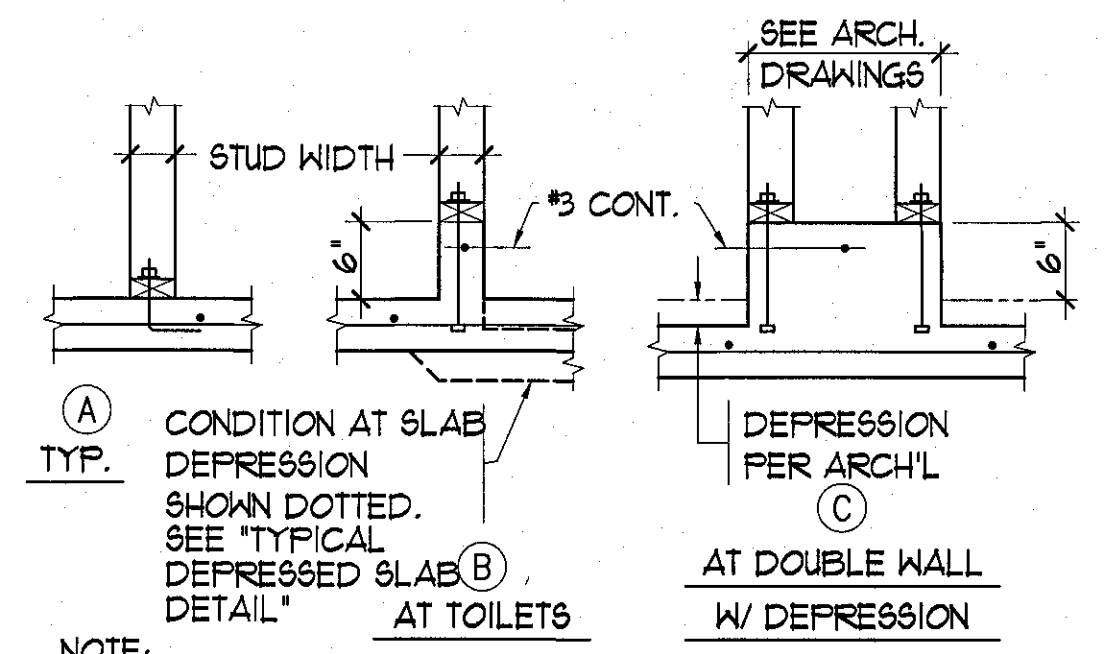
⑤ OPTIONAL

TYPICAL COLUMN TIES

BEAM STIRRUPS

DIMENSION 'a' FOR #3 TIES = 5"
FOR #4 TIES = 5 1/2"
FOR #5 TIES = 6"

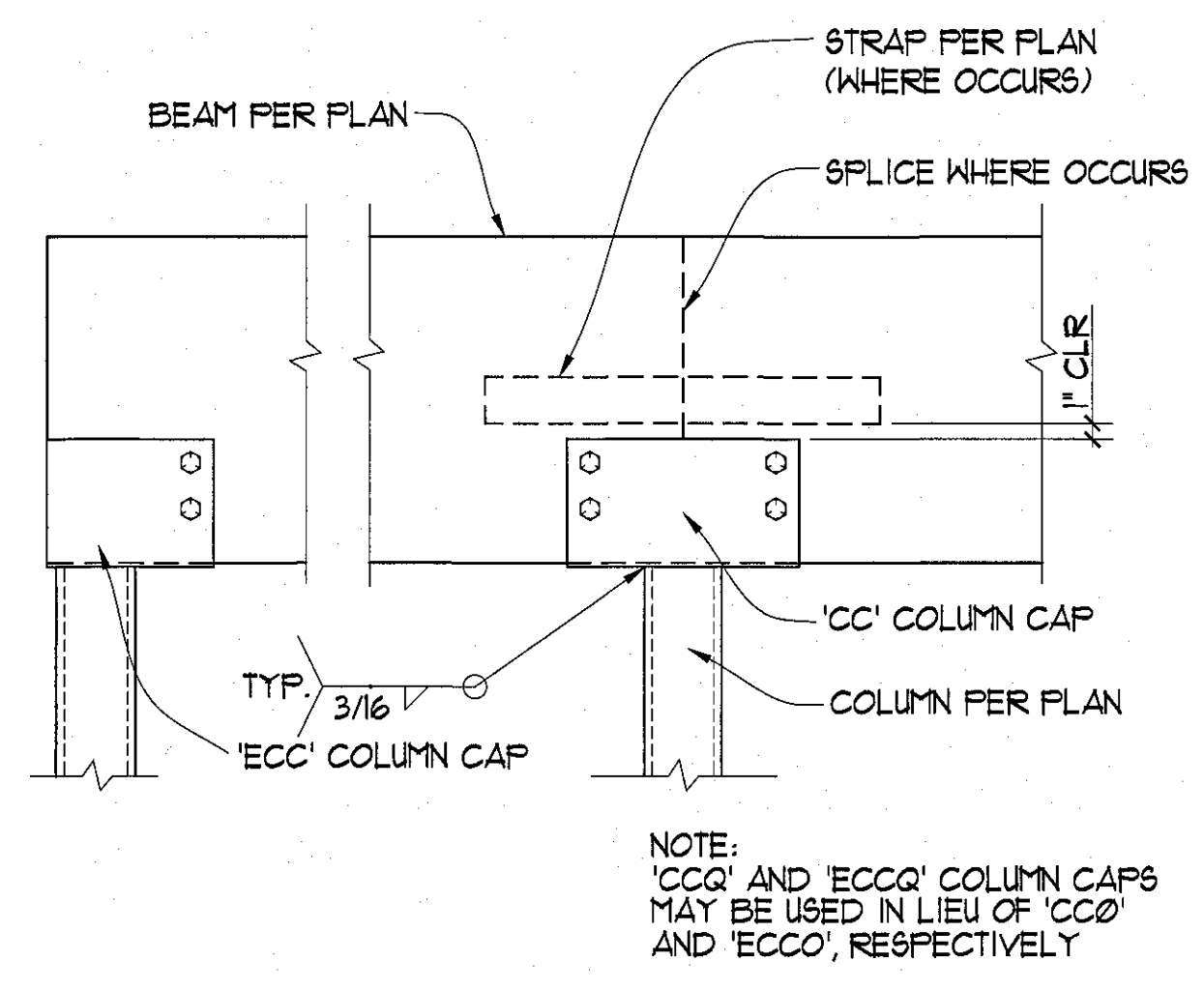
TYPICAL REINF. TIES AND STIRRUPS



NOTE: ALL SILLS TO BE 2x DOUGLAS FIR (TREATED). SILL BOLTS SHALL BE NOT LESS THAN 1/2" DIA. x 12" @ 4'-0" o.c.

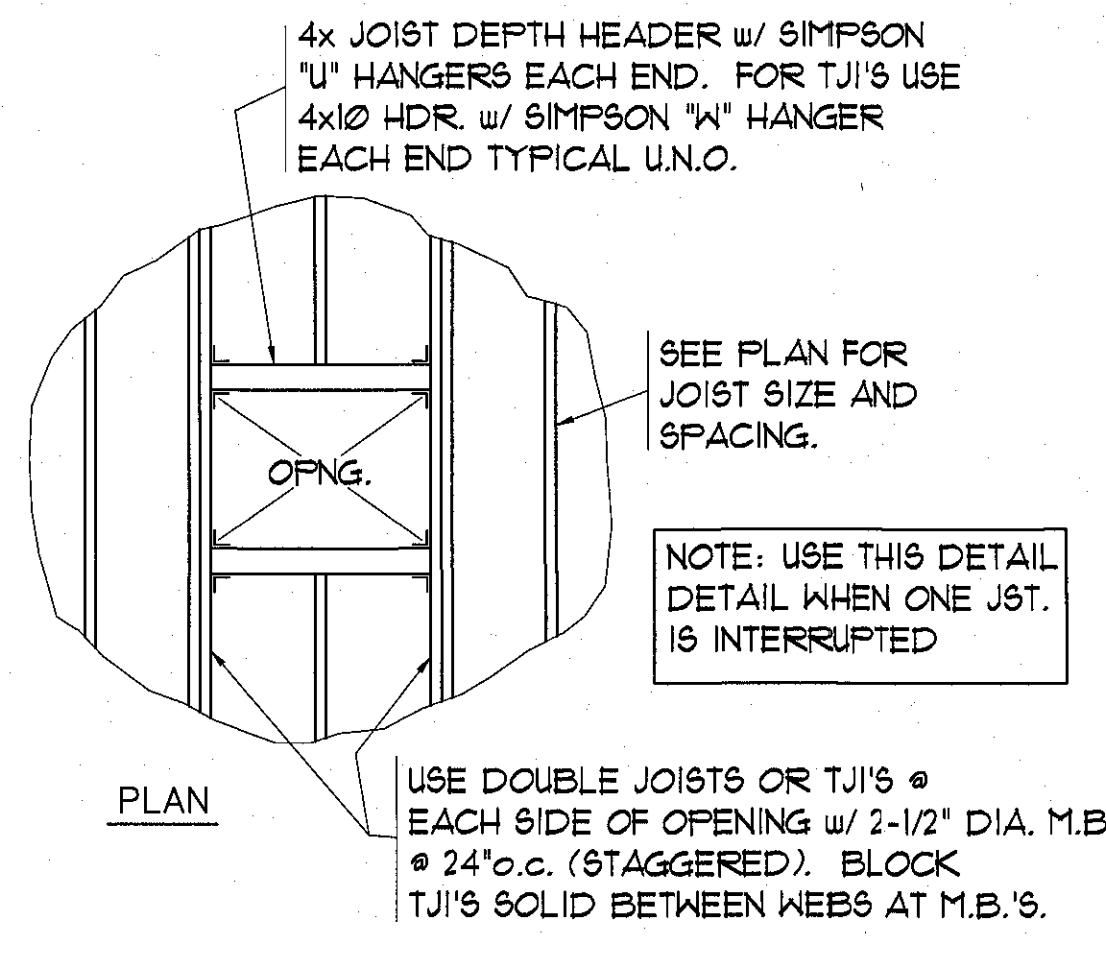
ALTERNATE: IN LIEU OF BOLTS SHOWN, 0.145" DIA. x 3" LONG POWDER DRIVEN PINS WITH 1/8" WASHERS @ 32" o.c. POWDER DRIVEN PINS MUST PENETRATE CONC. 1/4" MIN. USE LOW VELOCITY "HILT" OR EQUAL. POWDER DRIVEN PINS NOT PERMITTED WHEN PARTITIONS REST ON CURBS.

NON-BEARING PARTITION ANCHORAGE AT SILL



NOTE: 'CCQ' AND 'ECCQ' COLUMN CAPS MAY BE USED IN LIEU OF 'CCO' AND 'ECCO', RESPECTIVELY.

TYPICAL BEAM TO STEEL COLUMN



NOTE: USE THIS DETAIL WHEN ONE JOIST IS INTERRUPTED

USE DOUBLE JOISTS OR TJI'S @ EACH SIDE OF OPENING w/ 2-1/2" DIA. M.B. @ 24" o.c. (STAGGERED). BLOCK TJI'S SOLID BETWEEN WEBS AT M.B.'S.

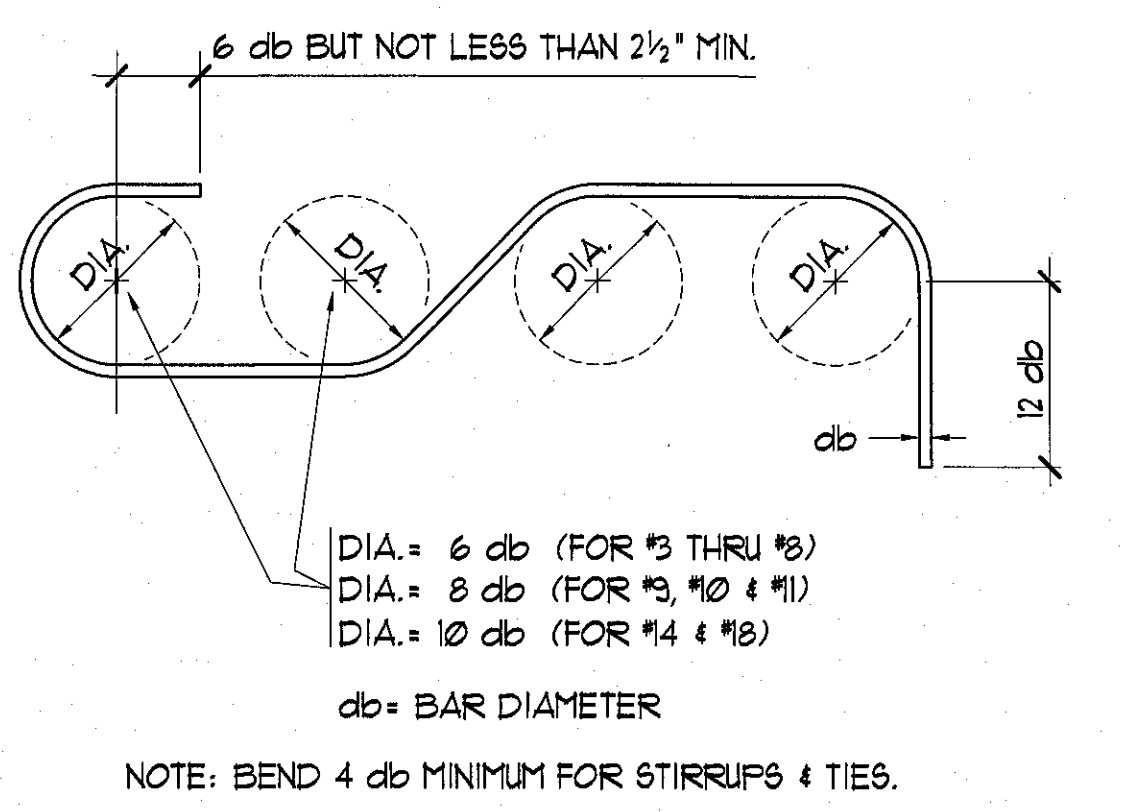
TYP. OPENING DETAIL AT FLOOR OR ROOF

4 TYPICAL DETAIL

3 TYPICAL DETAIL

2 TYPICAL DETAIL

1 TYPICAL DETAIL

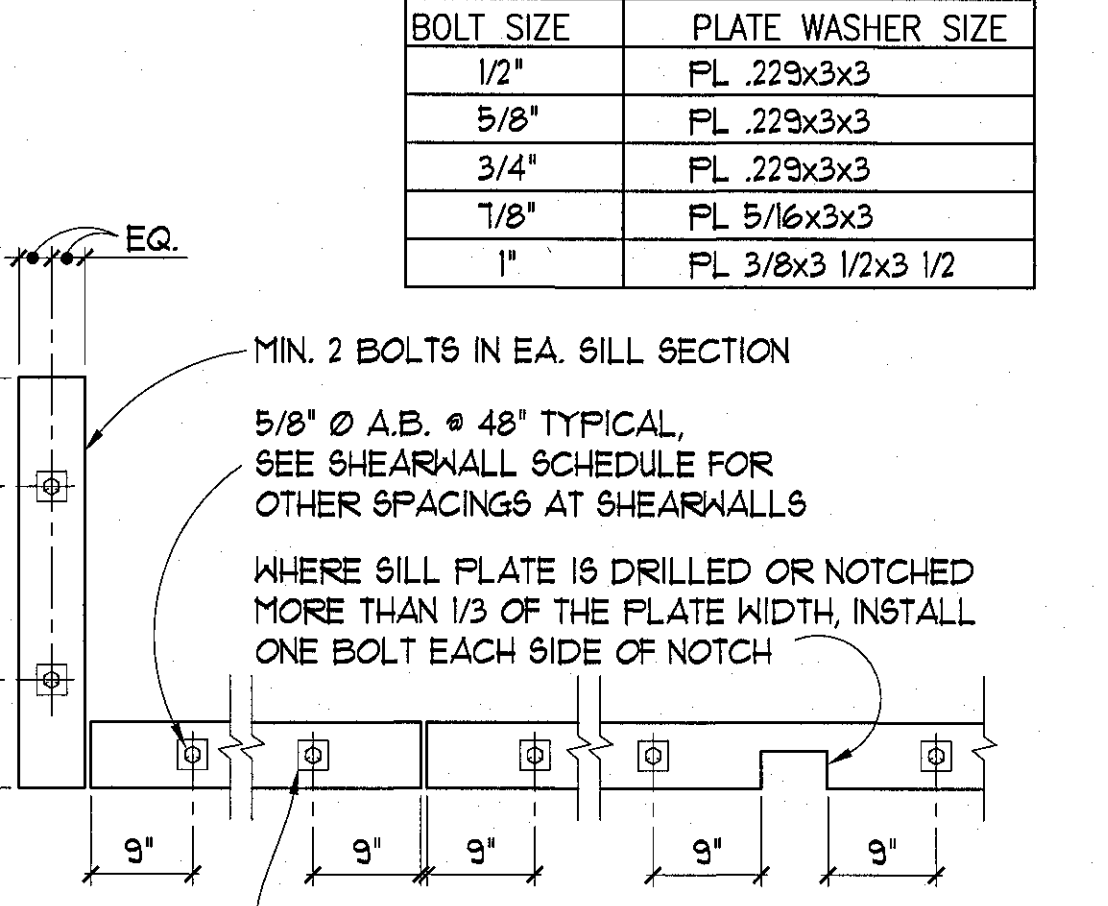


DIA. = 6 db (FOR #3 THRU #8)
DIA. = 8 db (FOR #9, #10 & #11)
DIA. = 10 db (FOR #14 & #18)

db = BAR DIAMETER

NOTE: BEND 4 db MINIMUM FOR STIRRUPS & TIES.

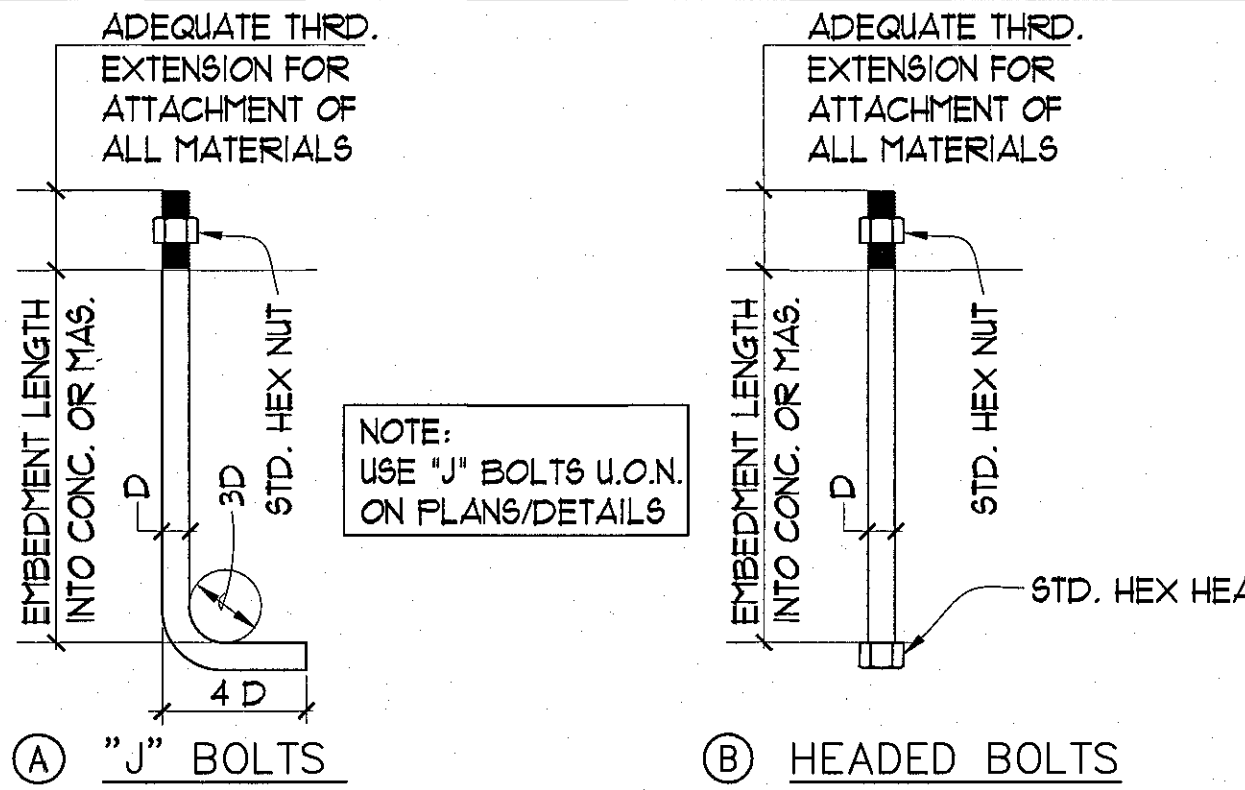
STANDARD REINF. HOOKS AND BENDS



WHERE SILL PLATE IS DRILLED OR NOTCHED MORE THAN 1/3 OF THE PLATE WIDTH, INSTALL ONE BOLT EACH SIDE OF NOTCH

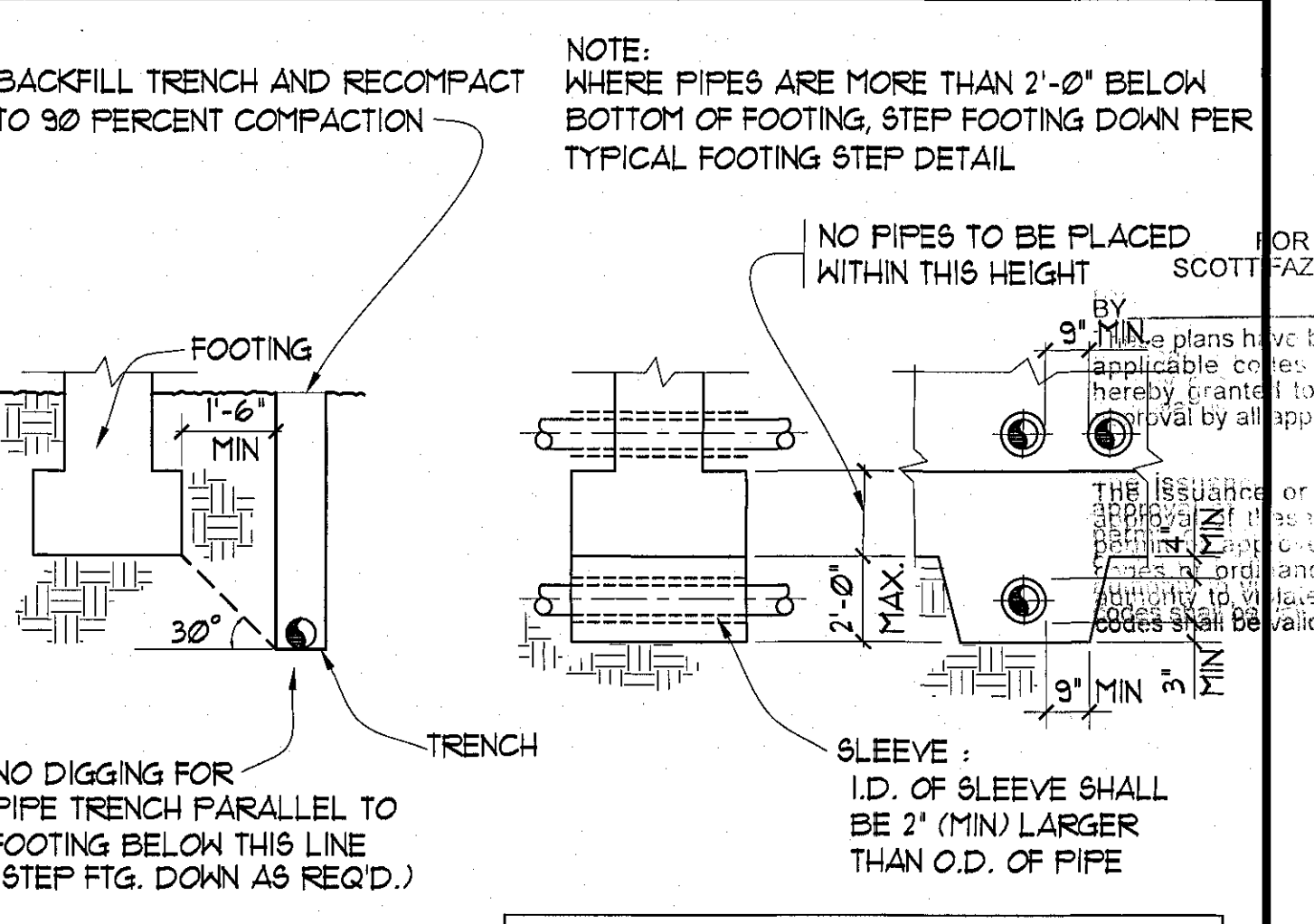
TYP. SILL PLATE BOLTING

BOLT SIZE	PLATE WASHER SIZE
1/2"	PL .223x3x3
5/8"	PL .223x3x3
3/4"	PL .223x3x3
7/8"	PL 5/16x3x3
1"	PL 3/8x3 1/2x3 1/2



BOLT DIA. "D"	MINIMUM EMBEDMENT	
	VERT. ANCHOR BOLTS	HORIZ. ANCHOR BOLTS
1/2"	7"	5"
5/8"	7"	5"
3/4"	7"	5"
7/8"	8"	6"
1"	9"	7"
1 1/8"	10"	8"

TYPICAL ANCHOR BOLTS



NOTE: WHERE PIPES ARE MORE THAN 2'-0" BELOW BOTTOM OF FOOTING, STEP FOOTING DOWN PER TYPICAL FOOTING STEP DETAIL

NO PIPES TO BE PLACED WITHIN THIS HEIGHT

NO DIGGING FOR PIPE TRENCH PARALLEL TO FOOTING BELOW THIS LINE (STEP FTG. DOWN AS REQ'D.)

SLEEVE: I.D. OF SLEEVE SHALL BE 2" (MIN) LARGER THAN O.D. OF PIPE

NOTE: PLACE CONCRETE FILL AROUND SLEEVES BEFORE POURING FOOTING PADS. FILL SHALL BE SAME WIDTH AS FOOTING AND FULL DEPTH OF PIPE TRENCH.

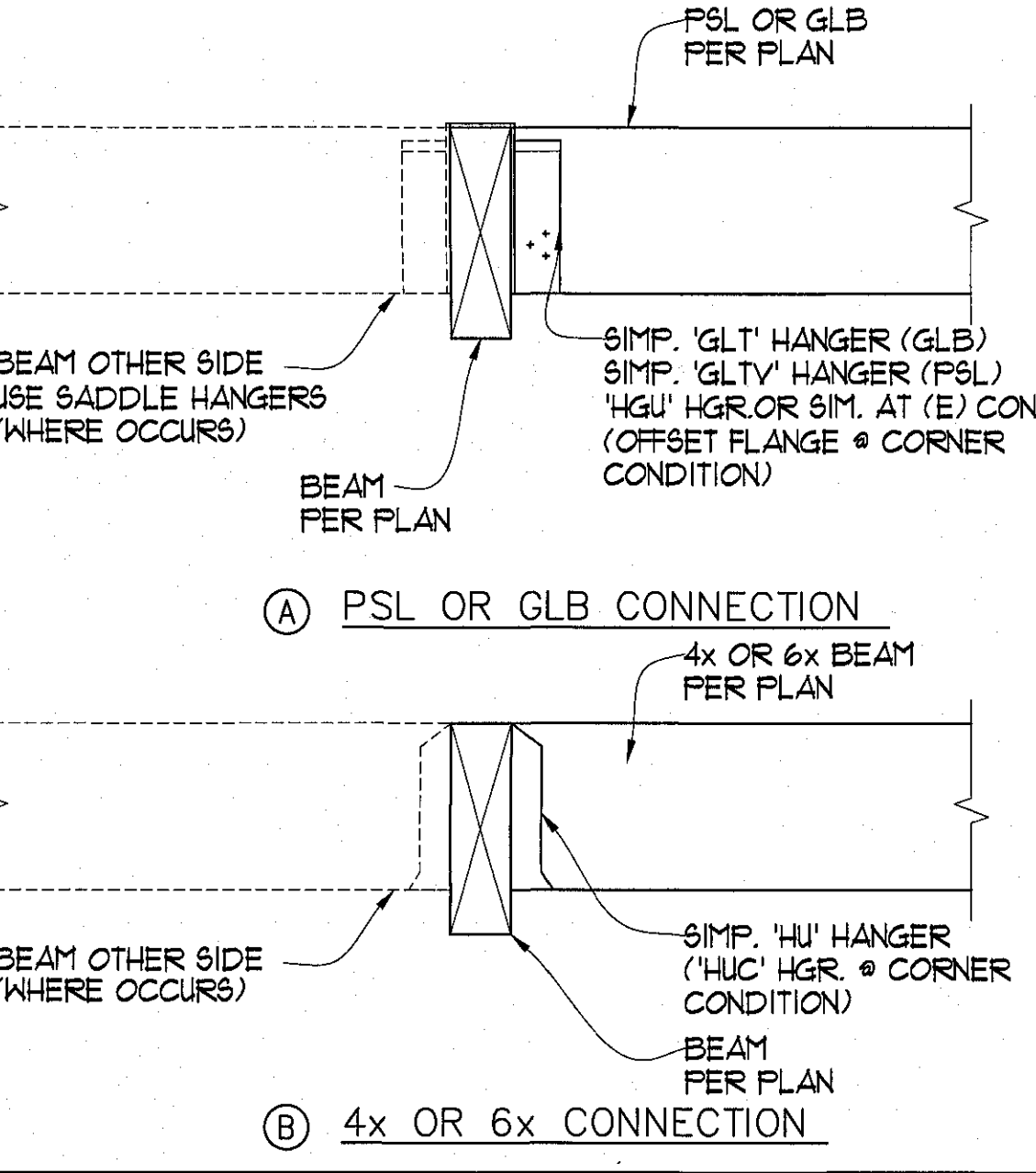
TYP. FOOTING AT PIPE OR CONDUIT

8 TYPICAL DETAIL

7 TYPICAL DETAIL

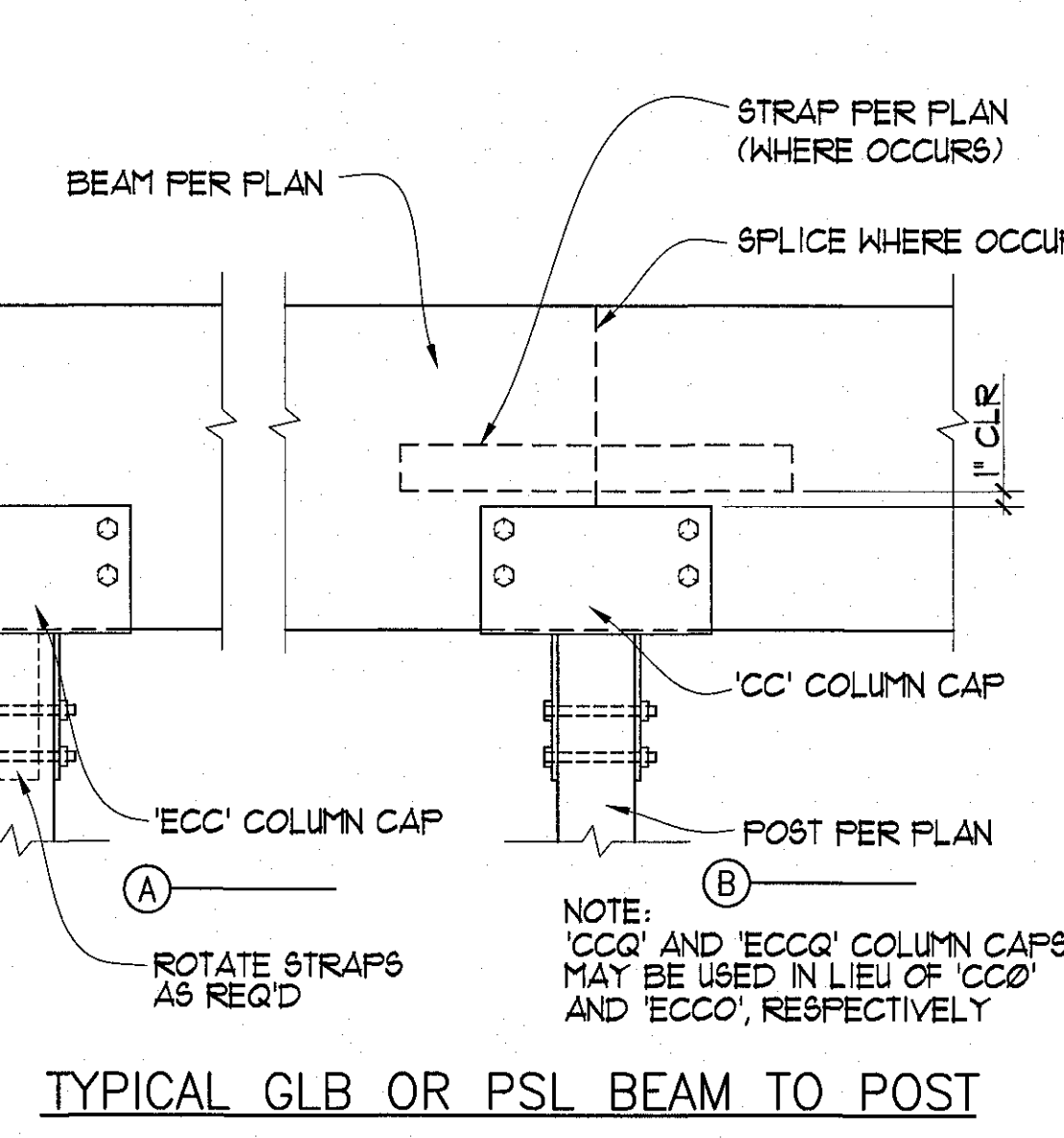
6 TYPICAL DETAIL

5 TYPICAL DETAIL



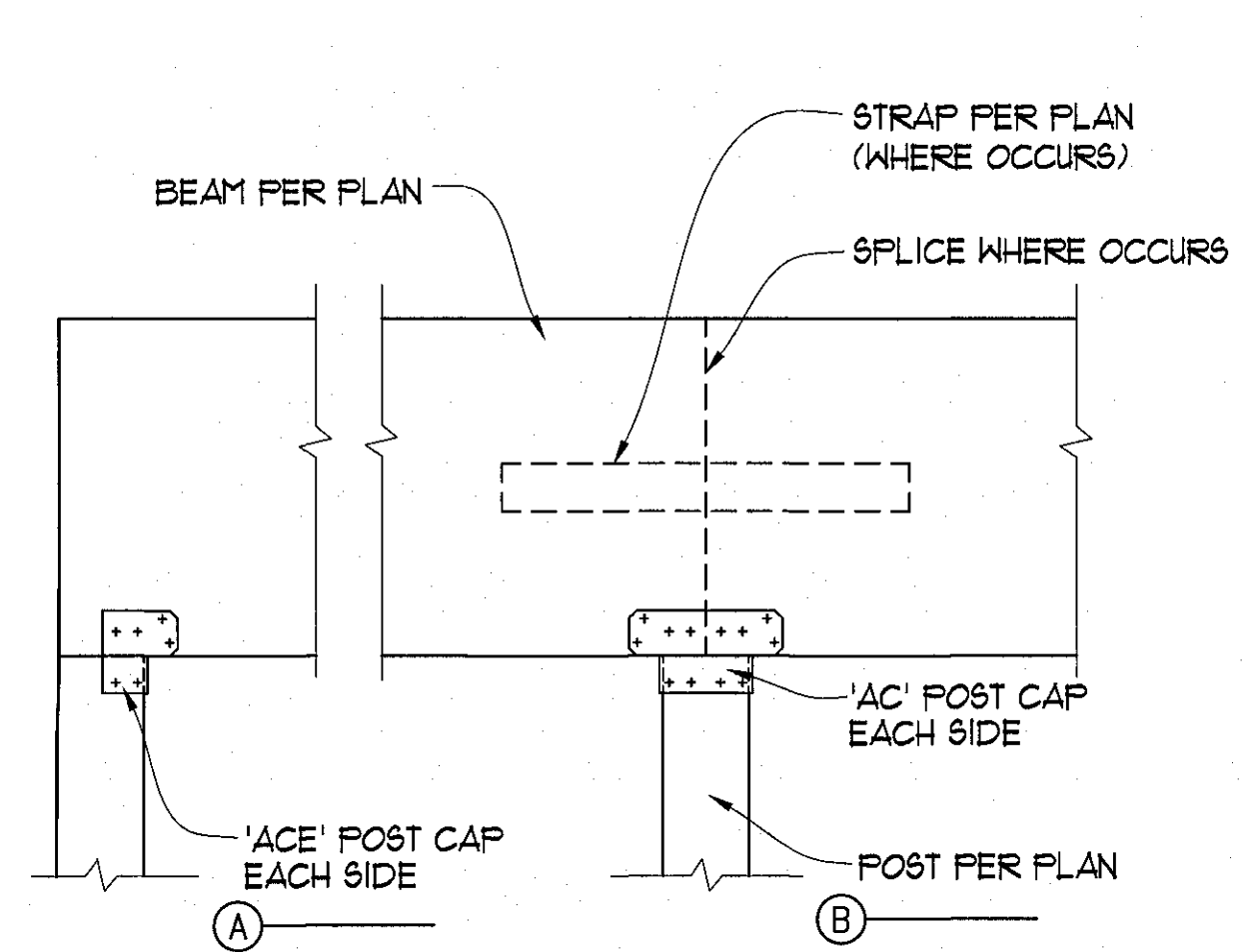
TYPICAL PSL OR GLB CONNECTION

TYPICAL 4x OR 6x CONNECTION



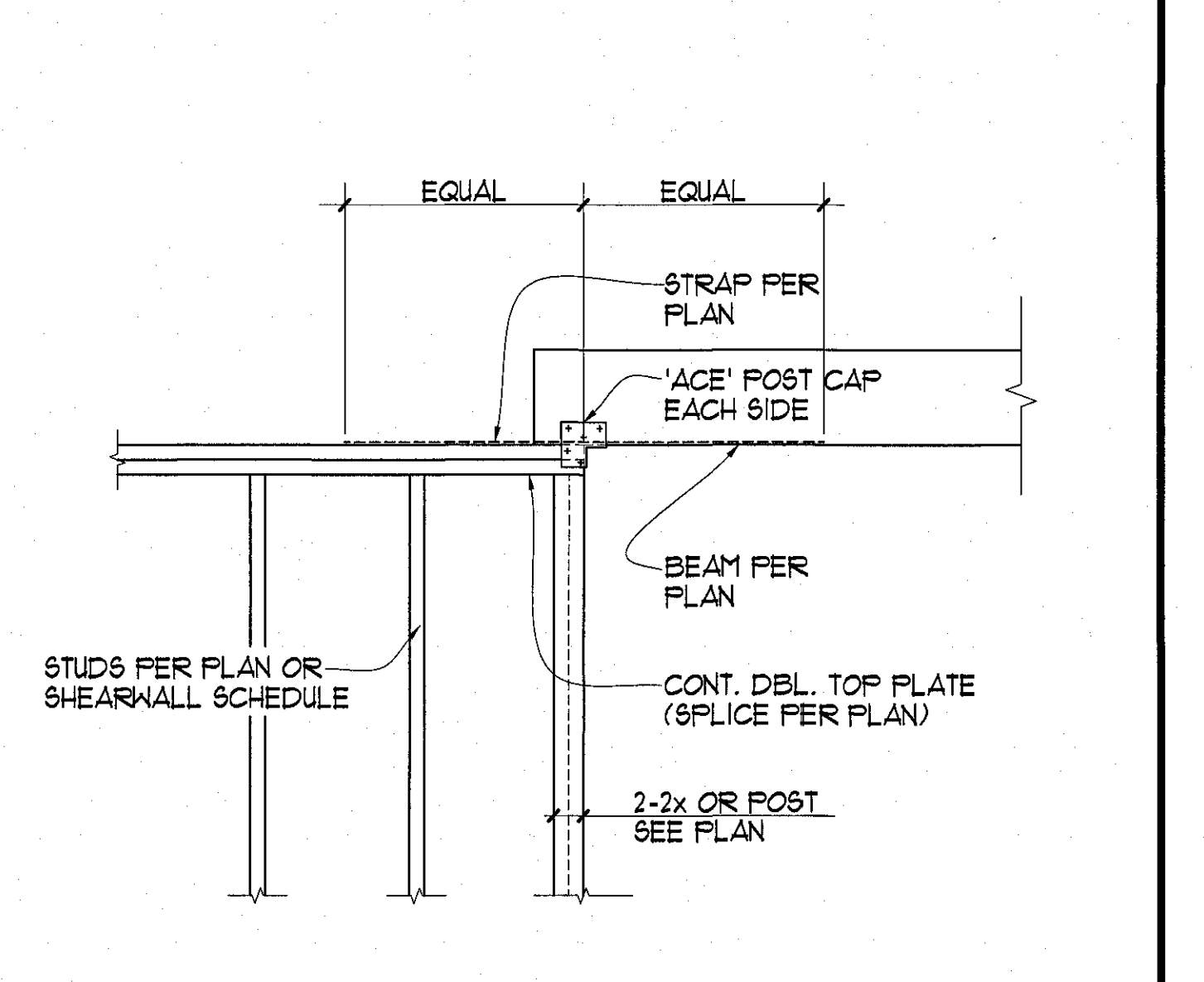
NOTE: 'CCQ' AND 'ECCQ' COLUMN CAPS MAY BE USED IN LIEU OF 'CCO' AND 'ECCO', RESPECTIVELY

TYPICAL GLB OR PSL BEAM TO POST



NOTE: 'CCQ' AND 'ECCQ' COLUMN CAPS MAY BE USED IN LIEU OF 'CCO' AND 'ECCO', RESPECTIVELY

TYPICAL 4x OR 6x BEAM TO POST



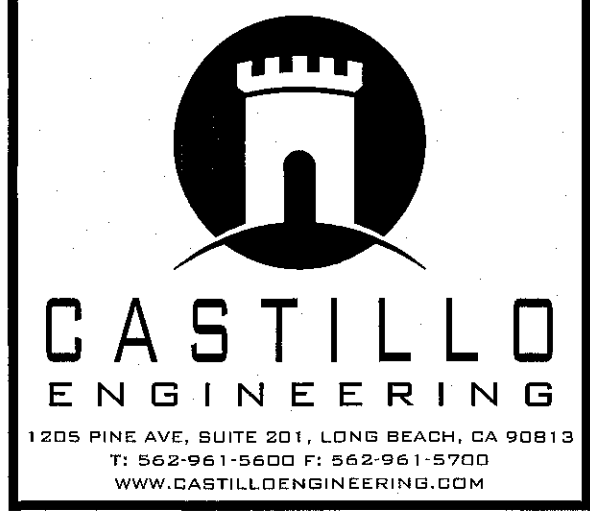
TYPICAL STUD CONNECTION

12 TYPICAL DETAIL

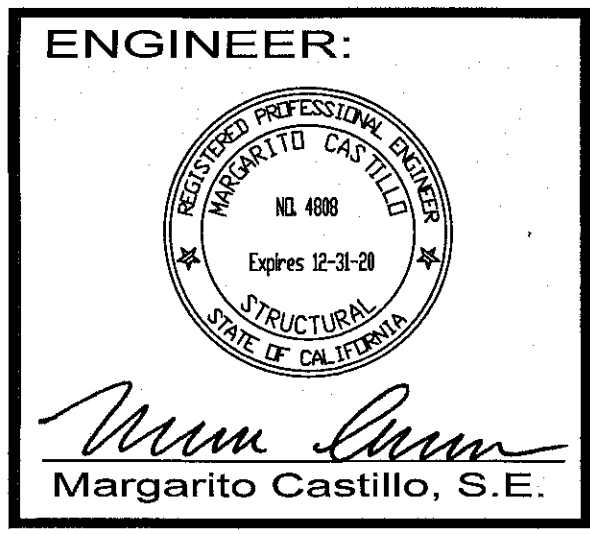
11 TYPICAL DETAIL

10 TYPICAL DETAIL

9 TYPICAL DETAIL



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



PROJECT:
CONCENTRA, SUITE 100
3100 W. WARNER AVE.
CA 92704

APPROVED FOR PERMIT ISSUANCE BY SCOTT FAZEKAS & ASSOCIATES, INC. DATE: _____

NO PIPES TO BE PLACED WITHIN THIS HEIGHT

NO DIGGING FOR PIPE TRENCH PARALLEL TO FOOTING BELOW THIS LINE (STEP FTG. DOWN AS REQ'D.)

SLEEVE: I.D. OF SLEEVE SHALL BE 2" (MIN) LARGER THAN O.D. OF PIPE

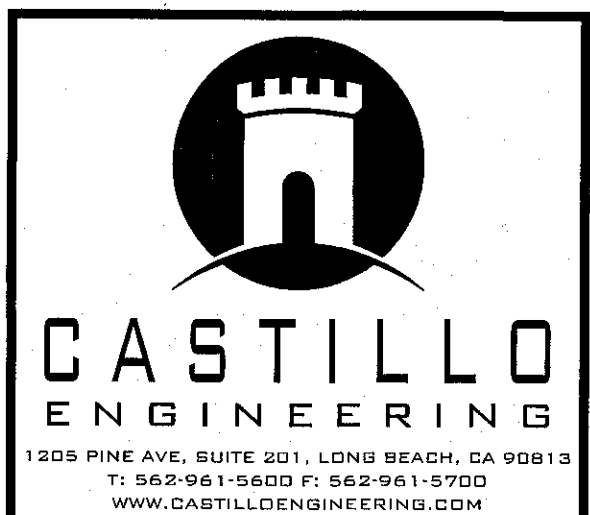
NOTE: PLACE CONCRETE FILL AROUND SLEEVES BEFORE POURING FOOTING PADS. FILL SHALL BE SAME WIDTH AS FOOTING AND FULL DEPTH OF PIPE TRENCH.

MARK	DATE	REVISIONS
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TITLE
TYPICAL DETAILS

JOB NO. 18-844
DRAWN: JC
CHECKED: MC
DATE: 13 FEB 18

SHEET NUMBER
S1.1 OF SHEETS
Tuesday, May 21, 2019



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

 Margarito Castillo, S.E.

PROJECT:
 APPROVED FOR PERMIT IS SUBMITTED TO THE CITY OF LONG BEACH BY SCOTT AZERAS & ASSOCIATES, INC. DATE: 10/10/10
 THESE PLANS HAVE BEEN REVIEWED BY THE ENGINEER AND APPROVED TO BE USED FOR THE PROJECT. NO REVIEW IS GRANTED FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
 THE DISTANCE OF GRANTING OF A PERMIT IS BASED ON THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SUCH WORK.

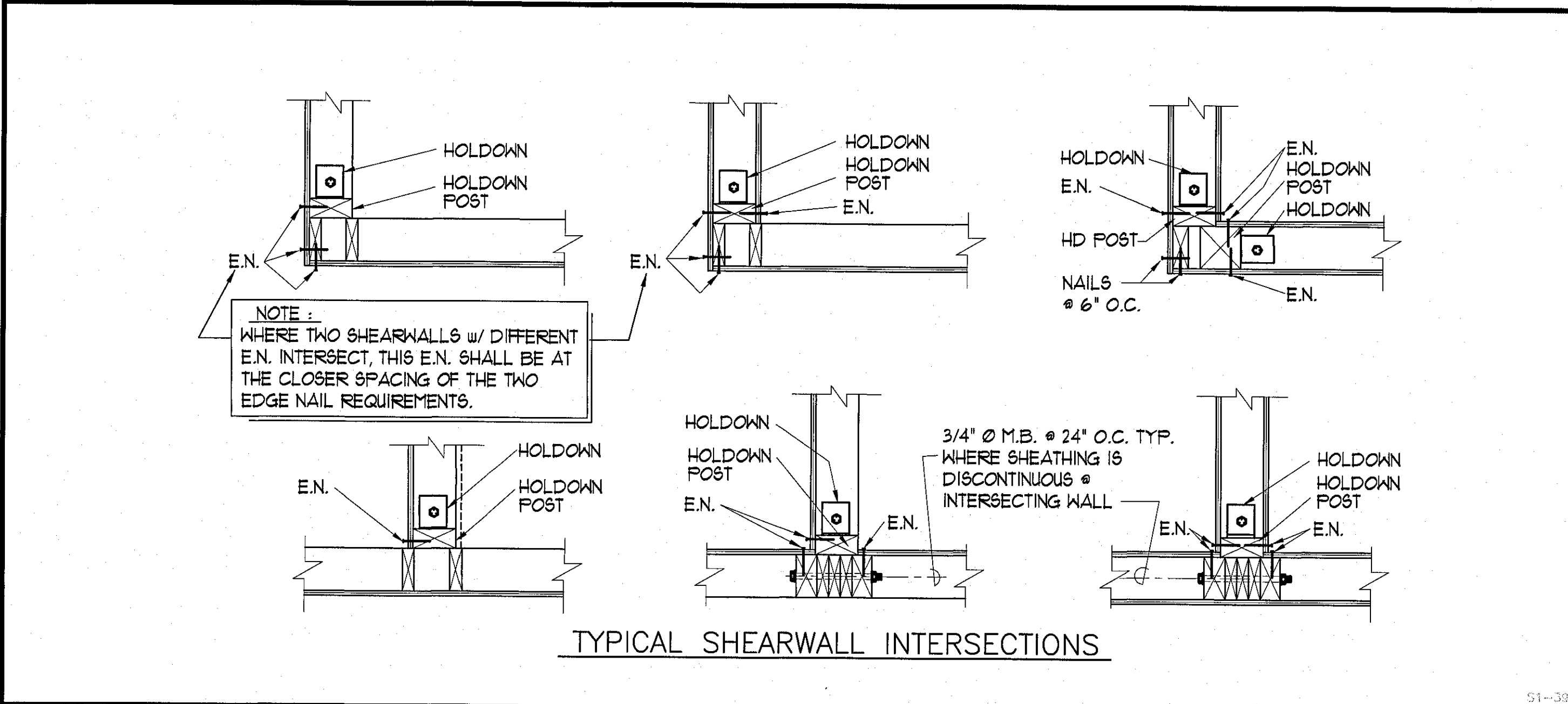
CONCENTRA SUITE 100
 3100 W. WARNER AVE. SUITE 100
 CA 92704

MARK	DATE	REVISIONS
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2		
3		

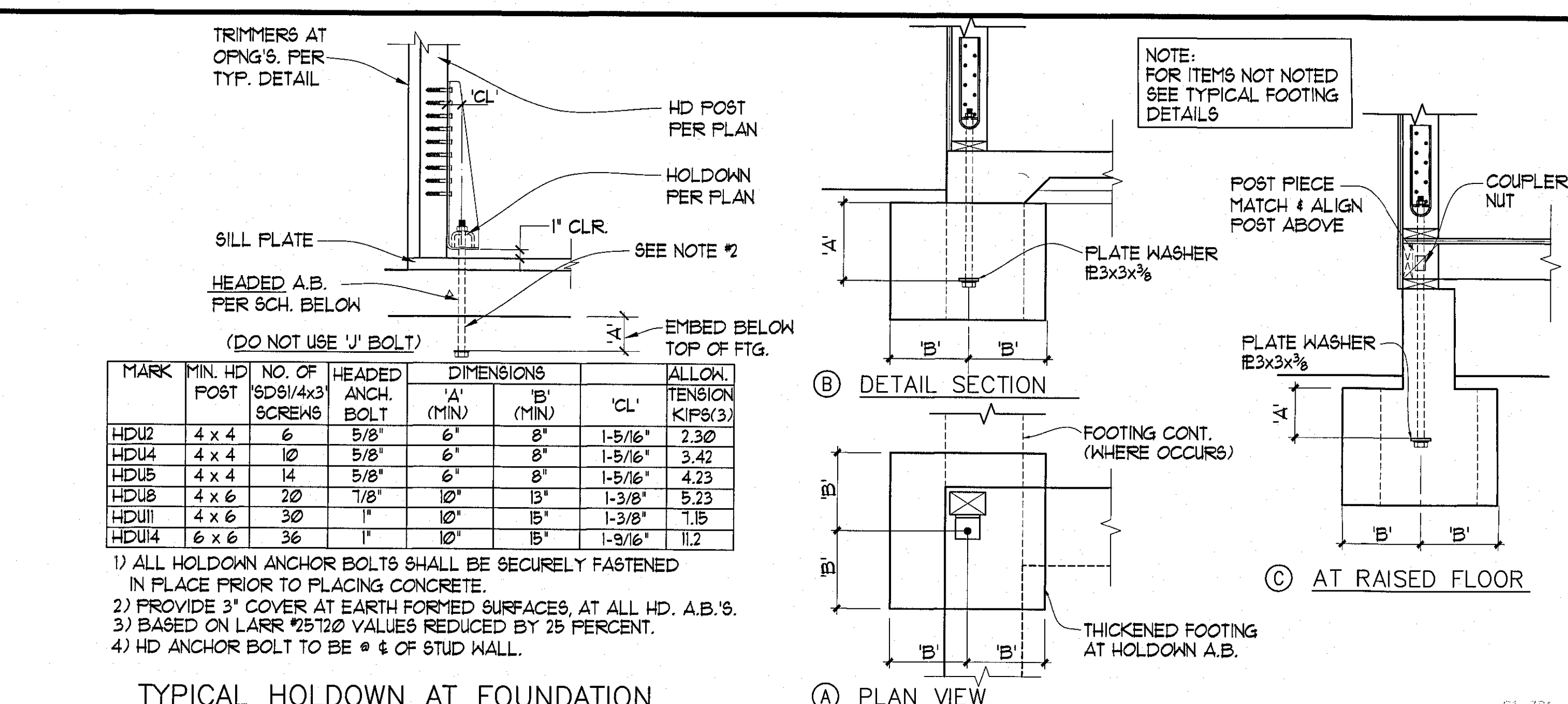
TITLE
TYPICAL DETAILS

SHEET NUMBER

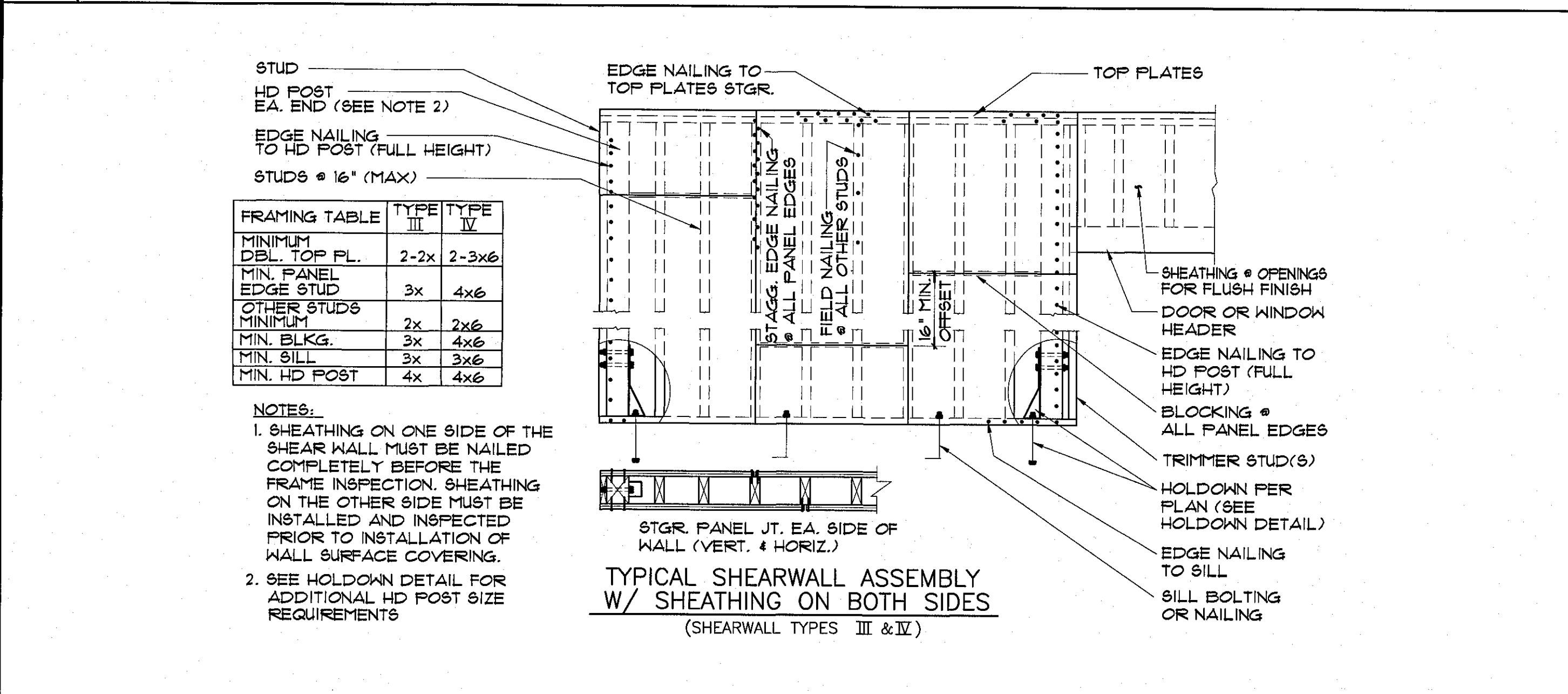
 JOB NO. 18-044
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18
 Tuesday, May 21, 2019



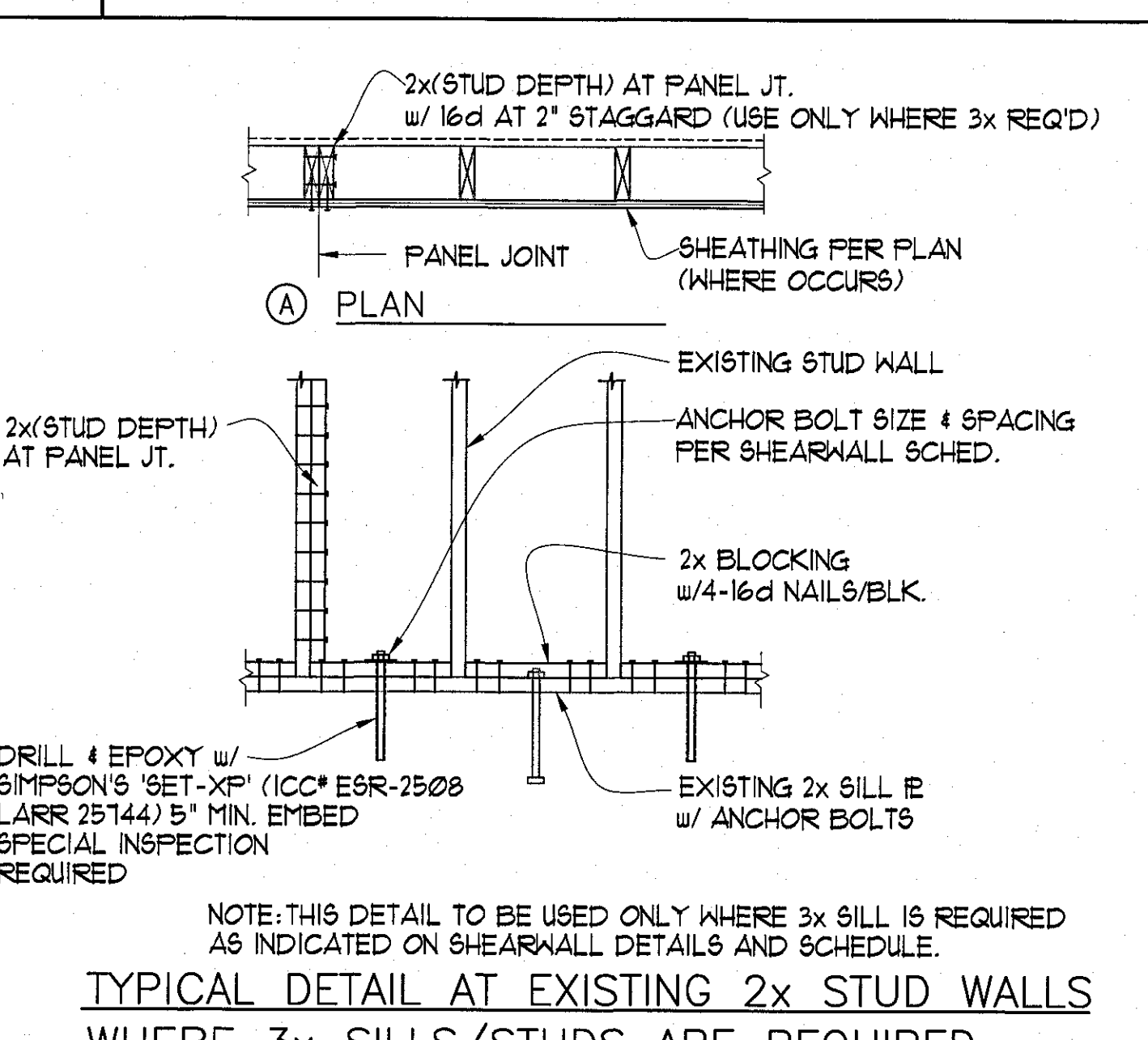
4 TYPICAL DETAIL



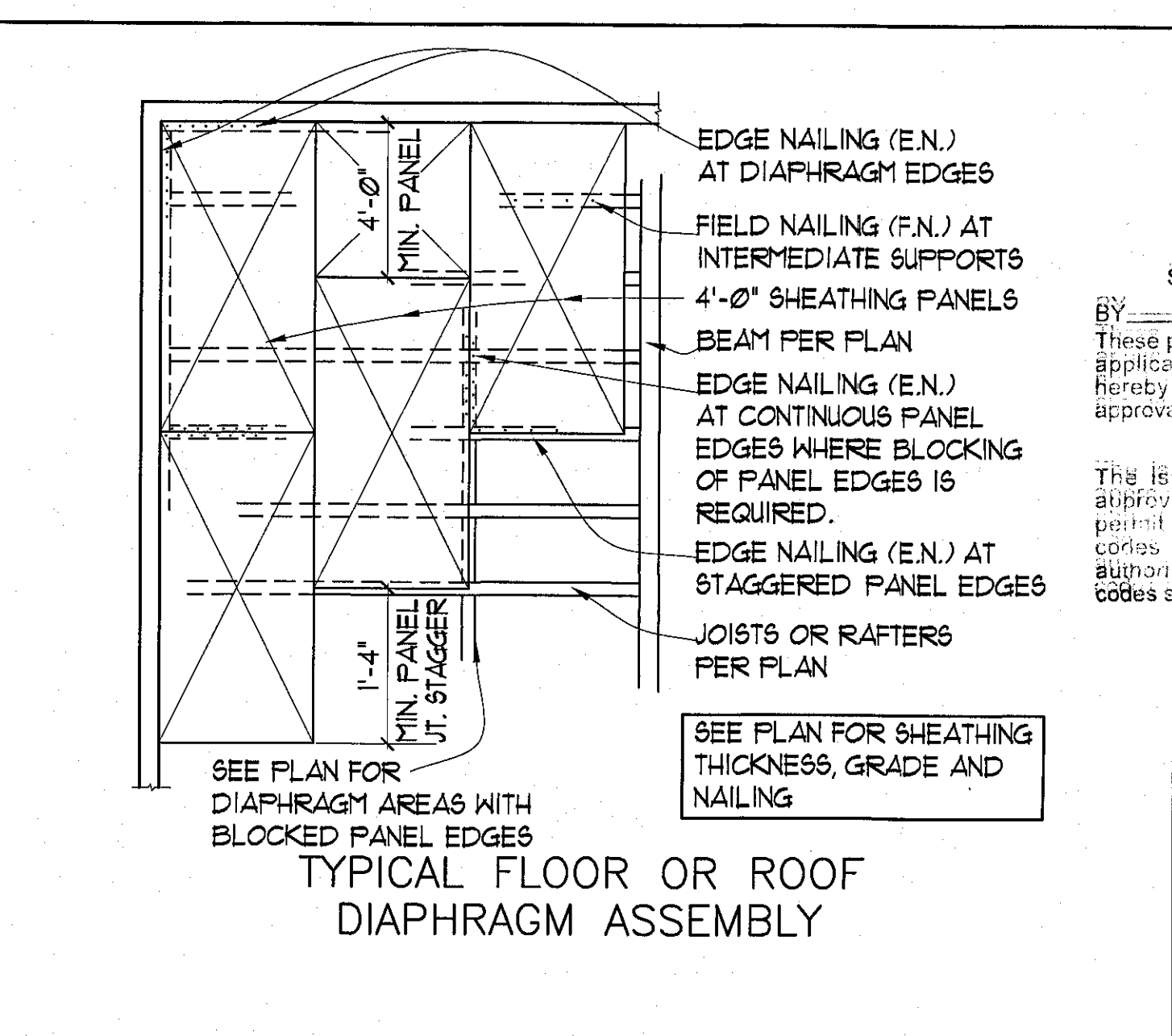
2 TYPICAL DETAIL



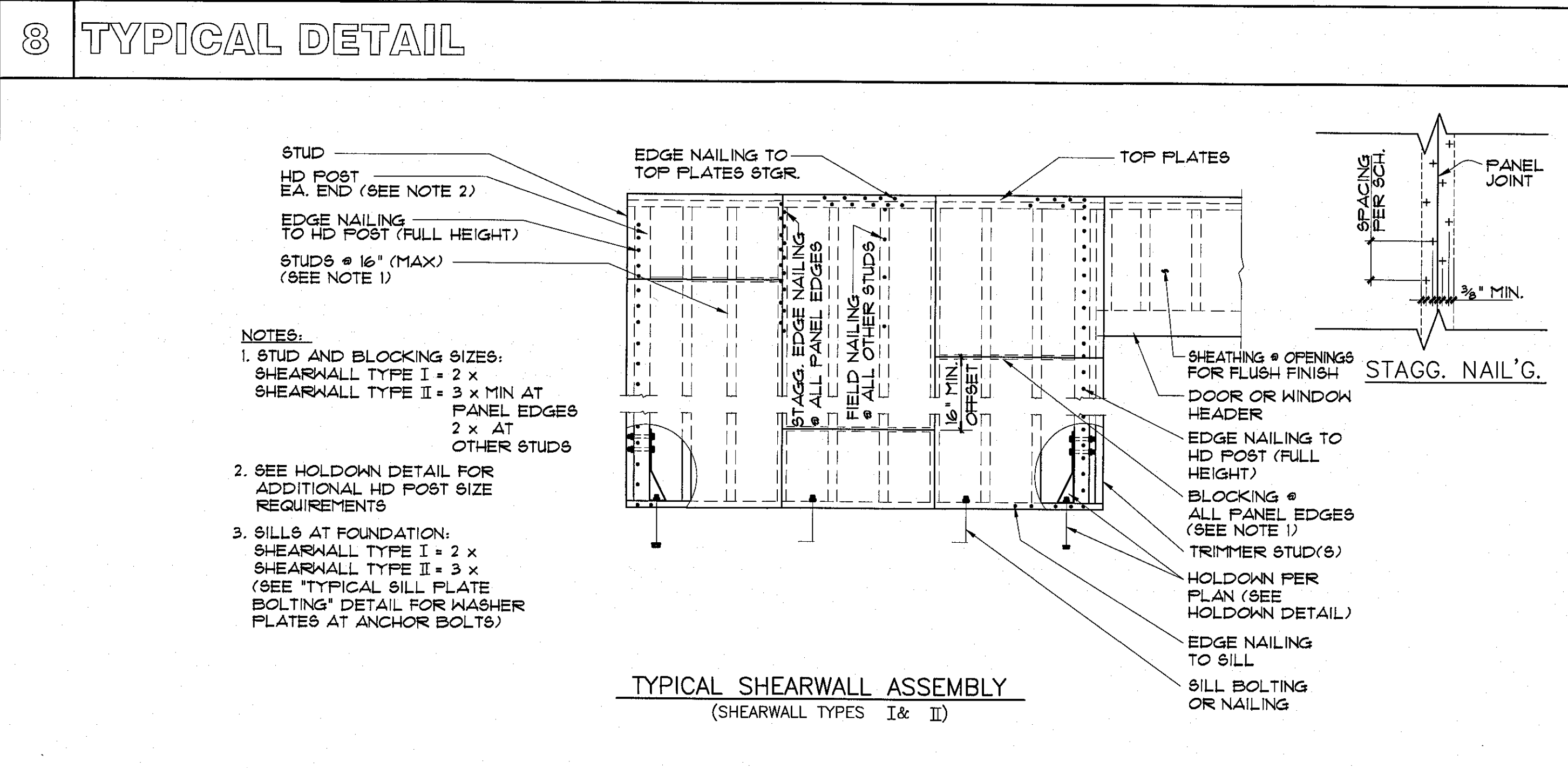
8 TYPICAL DETAIL



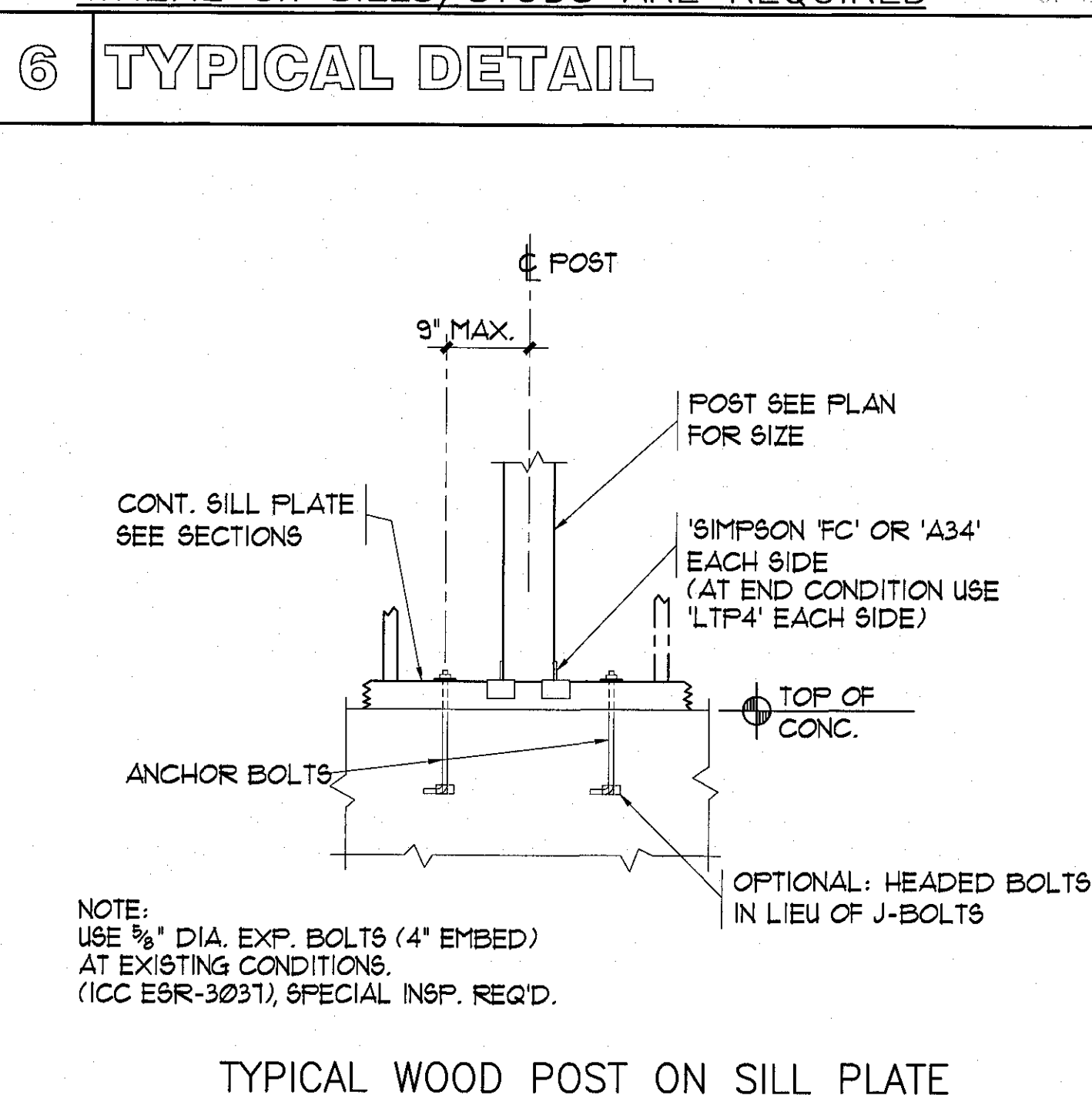
6 TYPICAL DETAIL



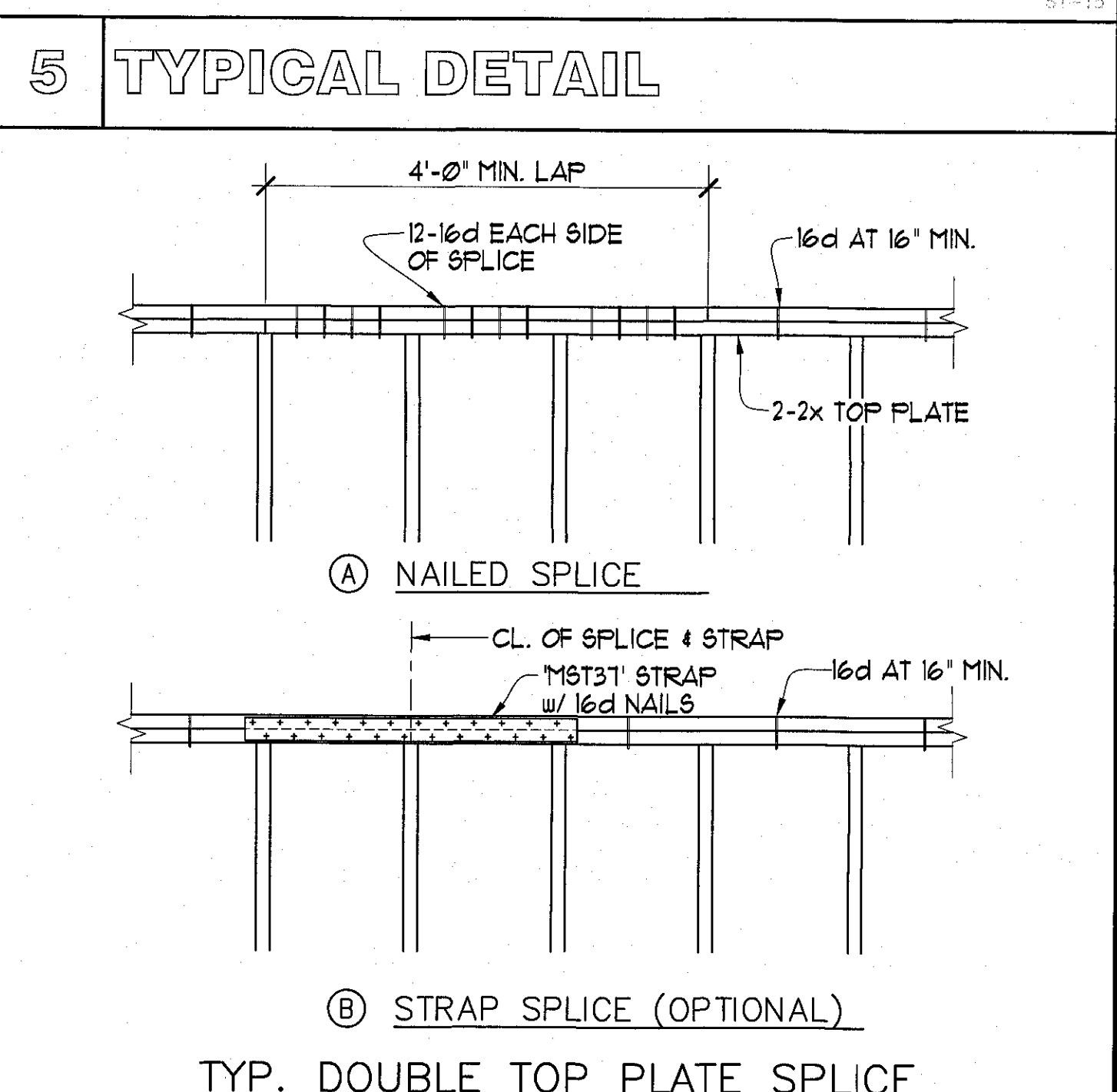
5 TYPICAL DETAIL



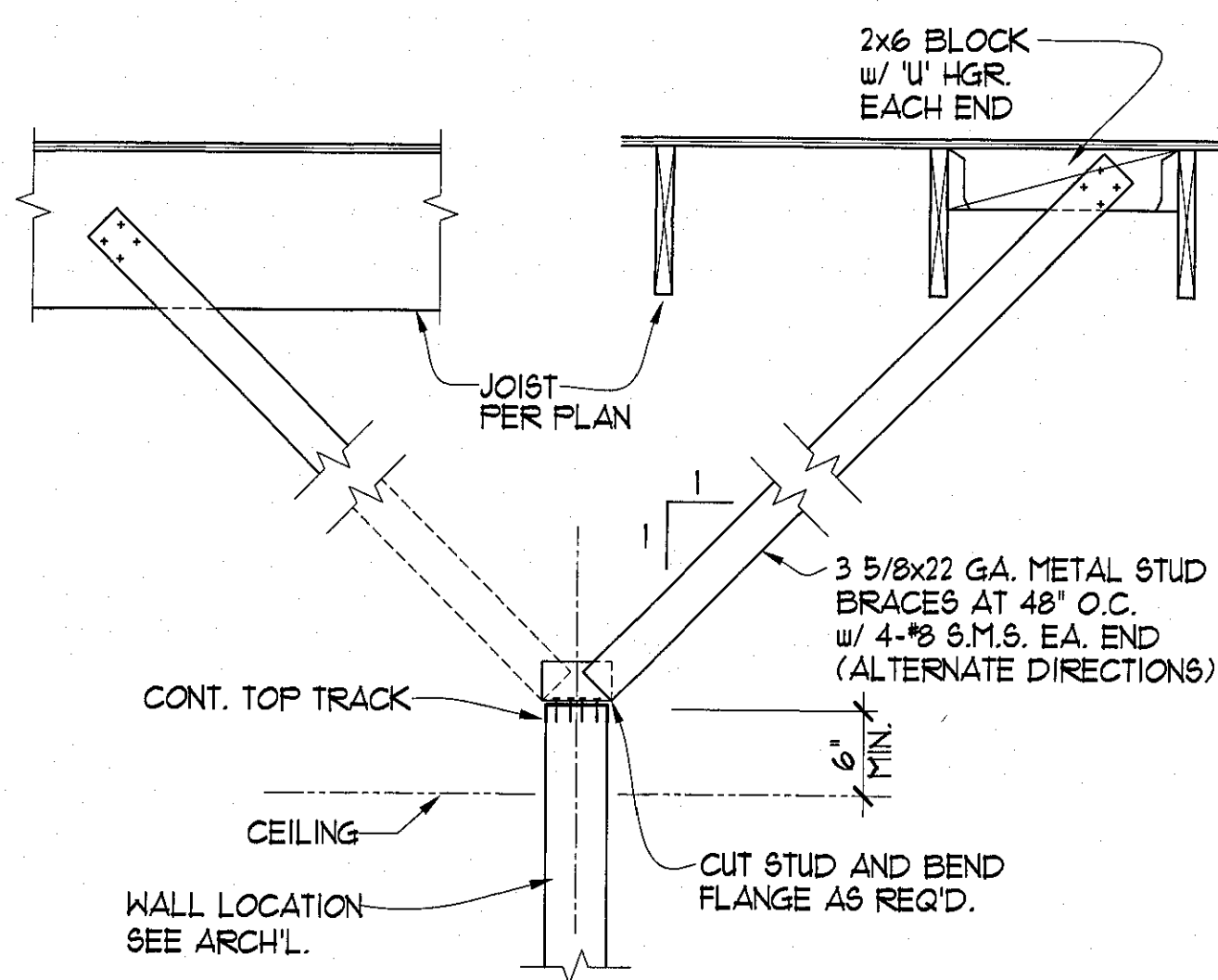
12 TYPICAL DETAIL



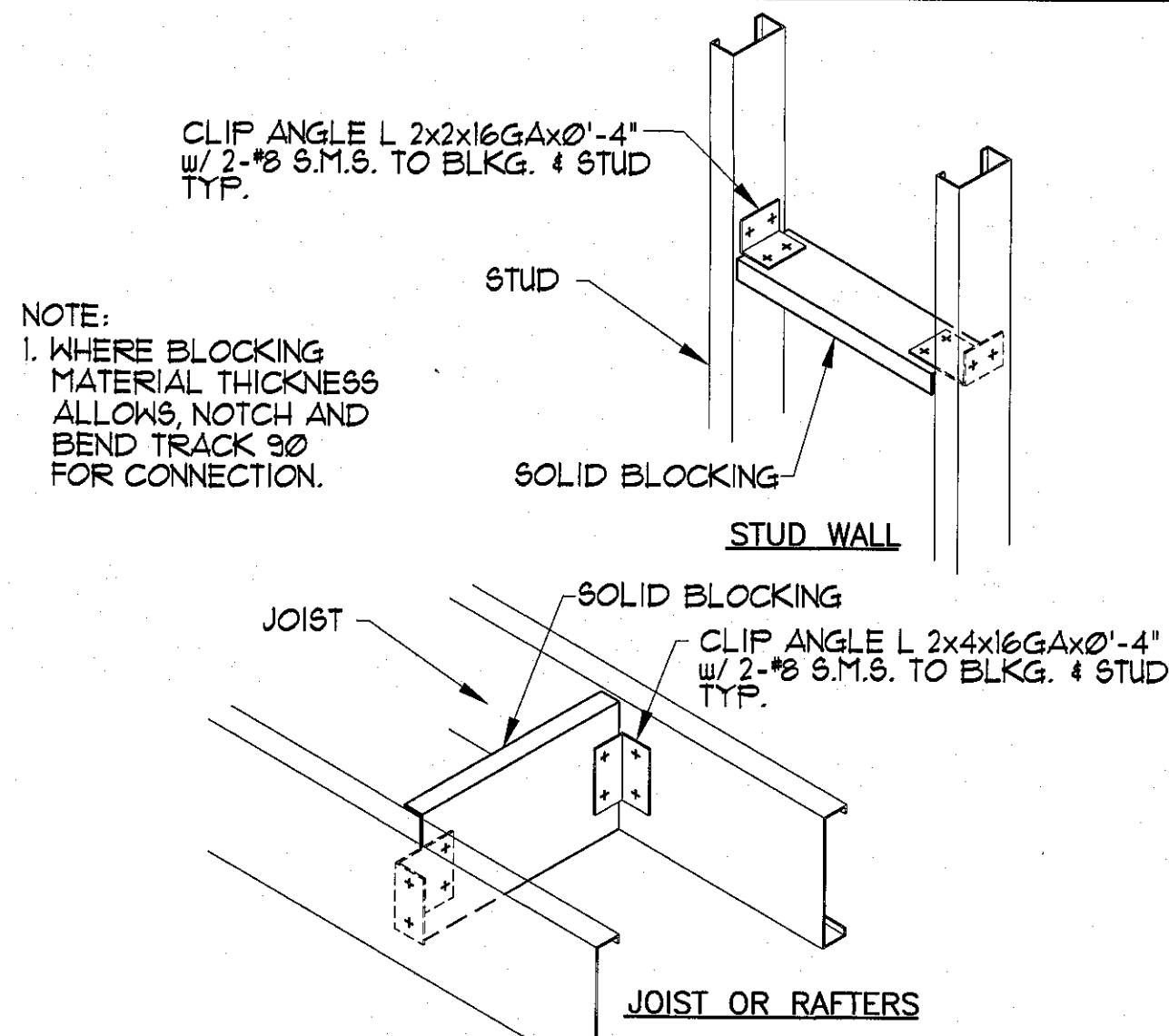
10 TYPICAL DETAIL



9 TYPICAL DETAIL



TYPICAL NON-BEARING WALL PARTITION TO JOIST ANCHORAGE



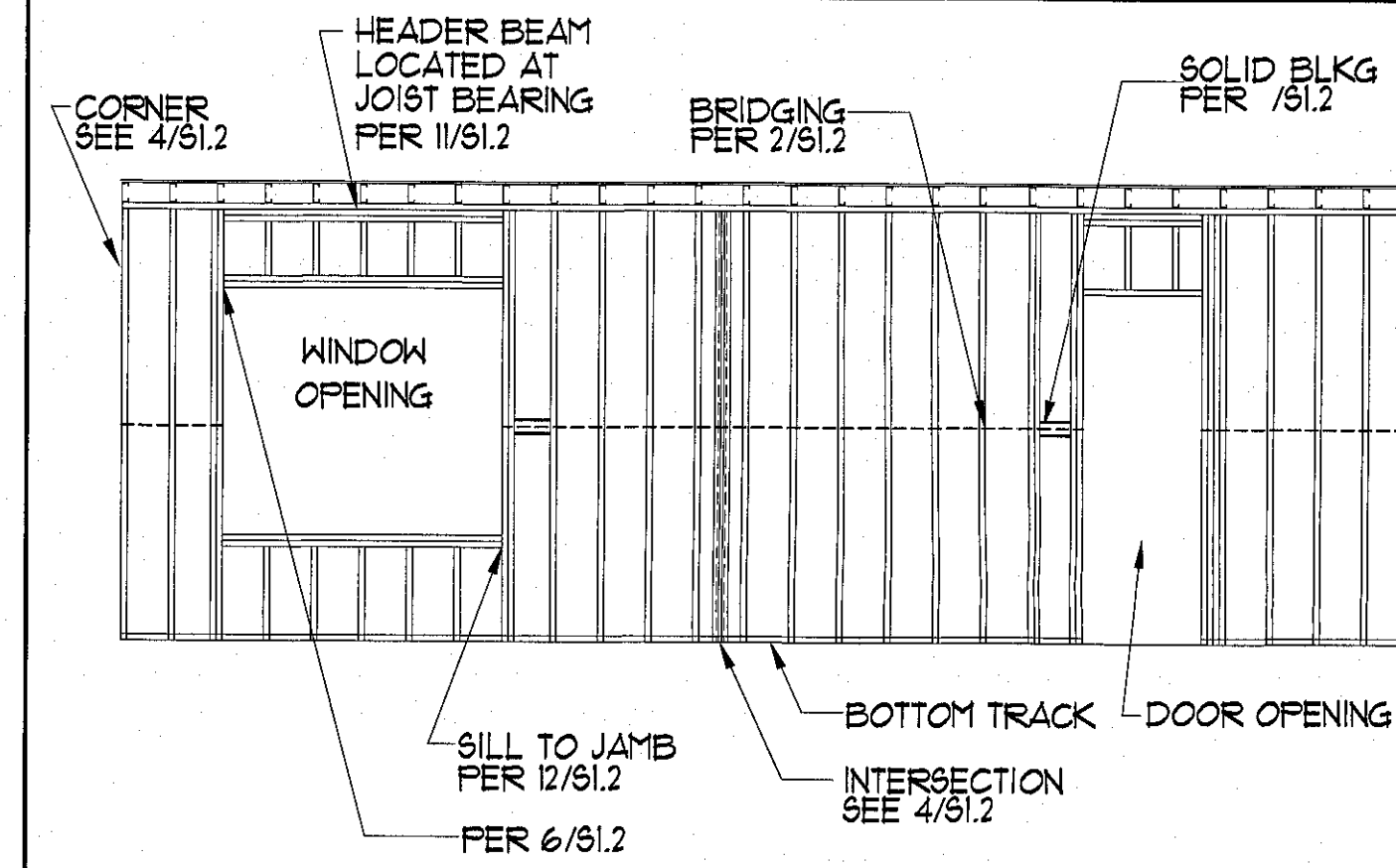
TYPICAL BLOCKING AT JOIST & WALLS

NON-BEARING STEEL STUD WALL SCHEDULE

STUD SIZE	HEIGHT "H" S= 16" O.C.	HEIGHT "H" S= 24" O.C.
3 5/8"x25 GA.	14'-4"	13'-5"
3 5/8"x20 GA.	16'-5"	14'-9"
3 5/8"x18 GA.	18'-0"	16'-3"
3 5/8"x16 GA.	19'-1"	17'-8"
4"x25 GA.	15'-4"	14'-2"
4"x20 GA.	18'-4"	16'-5"
4"x18 GA.	19'-5"	17'-2"
4"x16 GA.	21'-1"	18'-10"
6"x25 GA.	19'-9"	16'-9"
6"x20 GA.	24'-6"	21'-7"
6"x18 GA.	28'-3"	25'-1"
6"x16 GA.	30'-0"	27'-0"
8"x18 GA.	34'-4"	30'-6"
8"x16 GA.	36'-8"	32'-6"
8"x14 GA.	39'-9"	35'-5"

- NOTES:
 1) ALLOWABLE HEIGHTS BASED ON ER #943P (LARR #25529).
 2) WALL SHEATHED BOTH SIDES FULL HEIGHT WITH 1/2" GYPSUM WALLBOARD FOR 25GA. AND 20GA.
 3) WALL SHEATHED BOTH SIDES FULL HEIGHT WITH 3/8" GYPSUM WALLBOARD FOR 18GA, 16GA, AND 14GA.
 4) SHEATHING ATTACHED WITH #6 SCREWS MIN. AT 12" O.C. MAX.
 5) WALL TO BE LATERALLY SUPPORTED AT TOP AND BOTTOM.

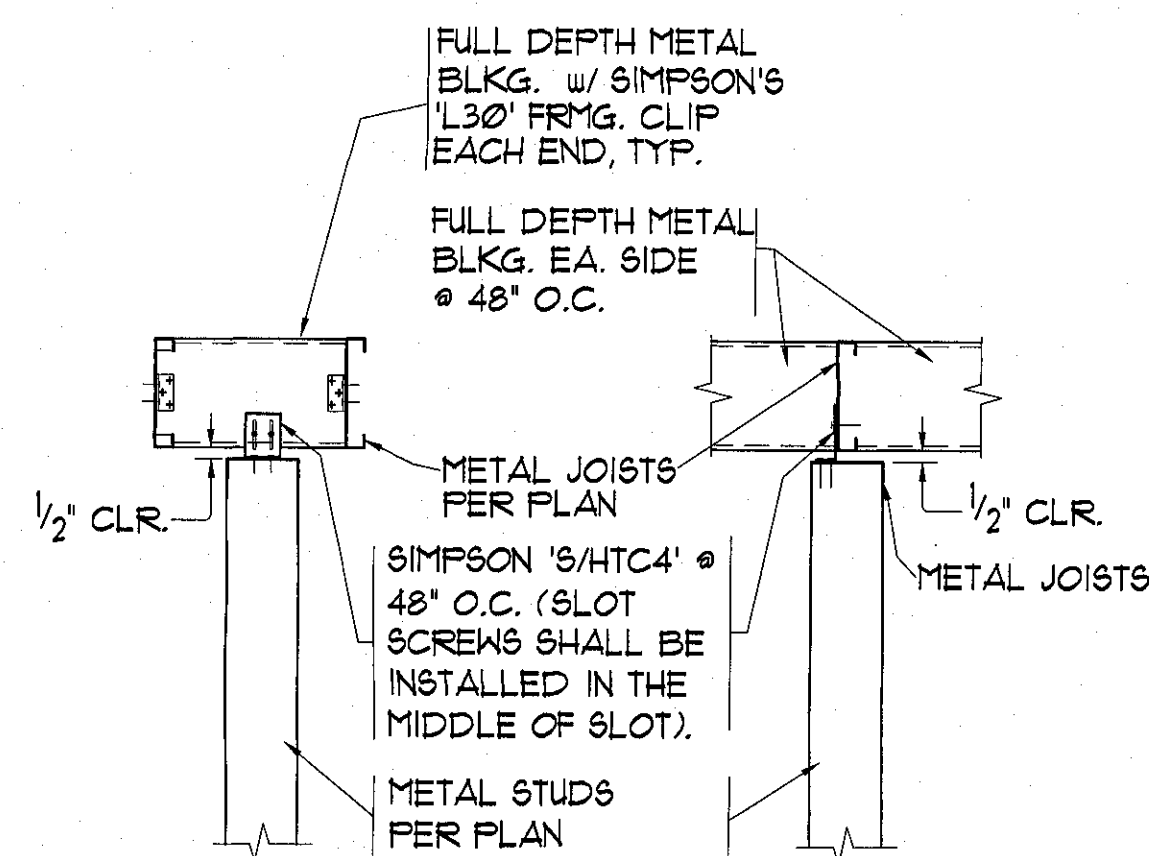
TYPICAL NON-BEARING STEEL STUD WALL SCHEDULE



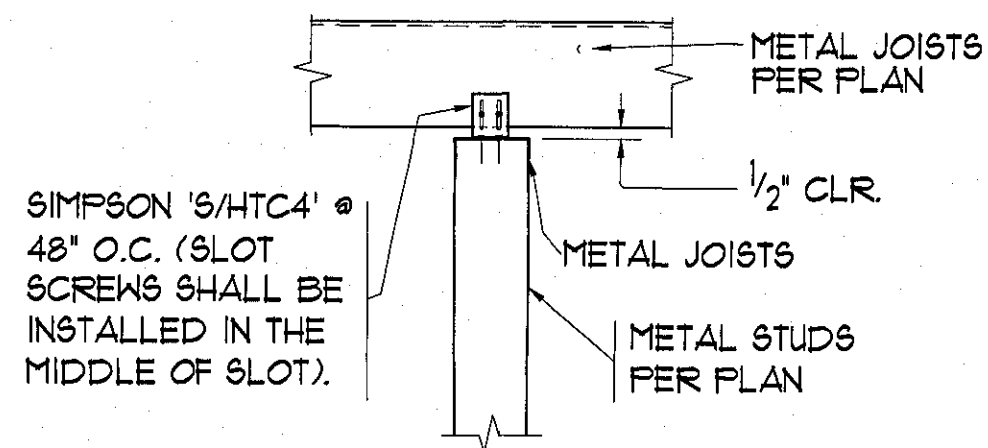
- NOTES:
 1. JOISTS ALIGN OVER WALL STUDS (TYP.).
 2. HEADERS FOR OPENINGS MAY BE LOCATED DIRECTLY ABOVE OPENING OR AT JOIST BEARING. WHEN LOCATED AT WINDOW HEAD, CRIPPLE STUDS MUST BE TIGHTLY SEATED FOR FULL BEARING.

TYPICAL WALL FRAMING ELEVATION

4 TYPICAL DETAIL



PARALLEL TO JOISTS

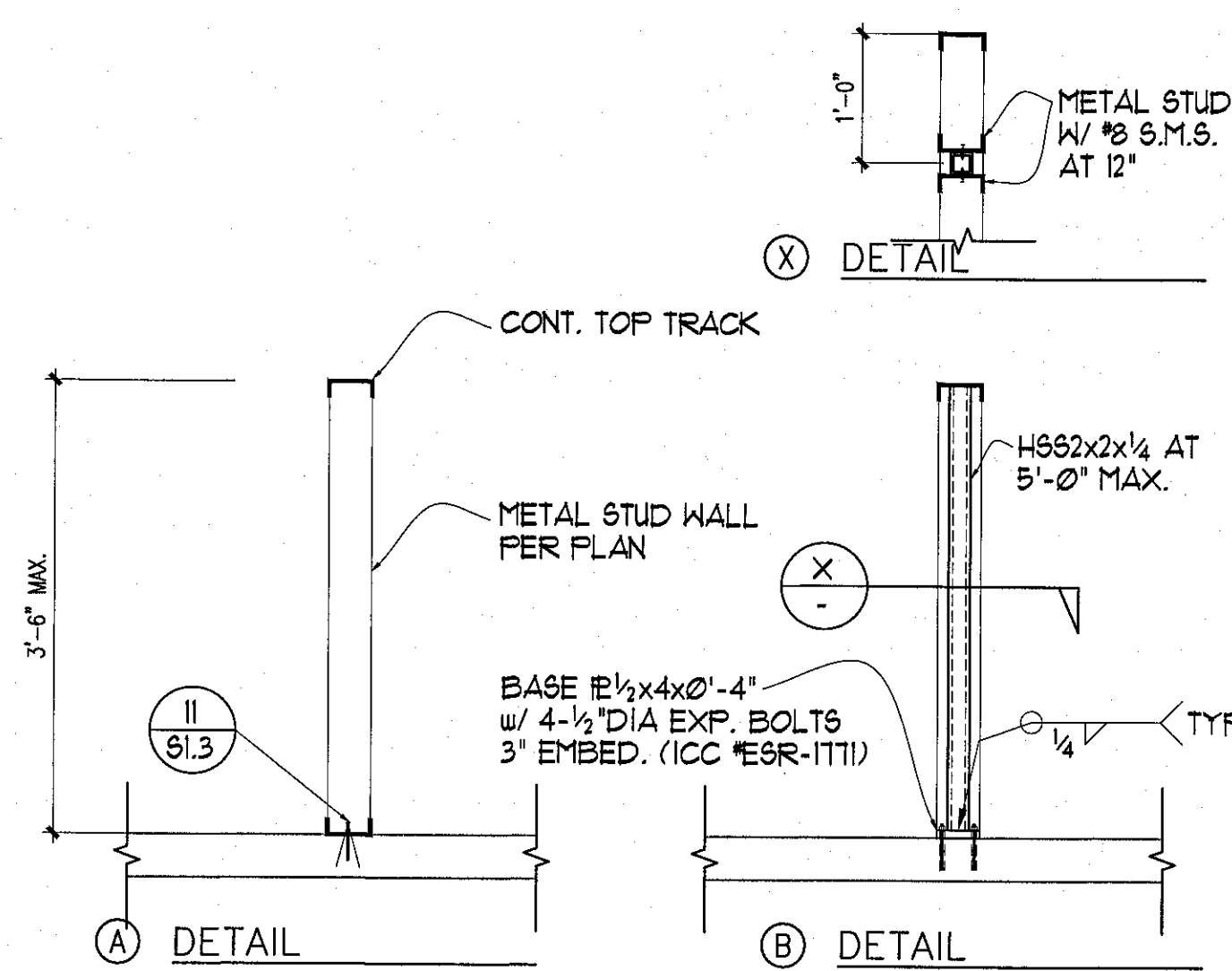


PERPENDICULAR TO JOISTS

*NOTE: DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE. (AT ROOF CONST. AND WHERE A DEFLECTION SPACE HAS BEEN PROVIDED FOR, THIS REQUIREMENT MAY BE WAIVED).

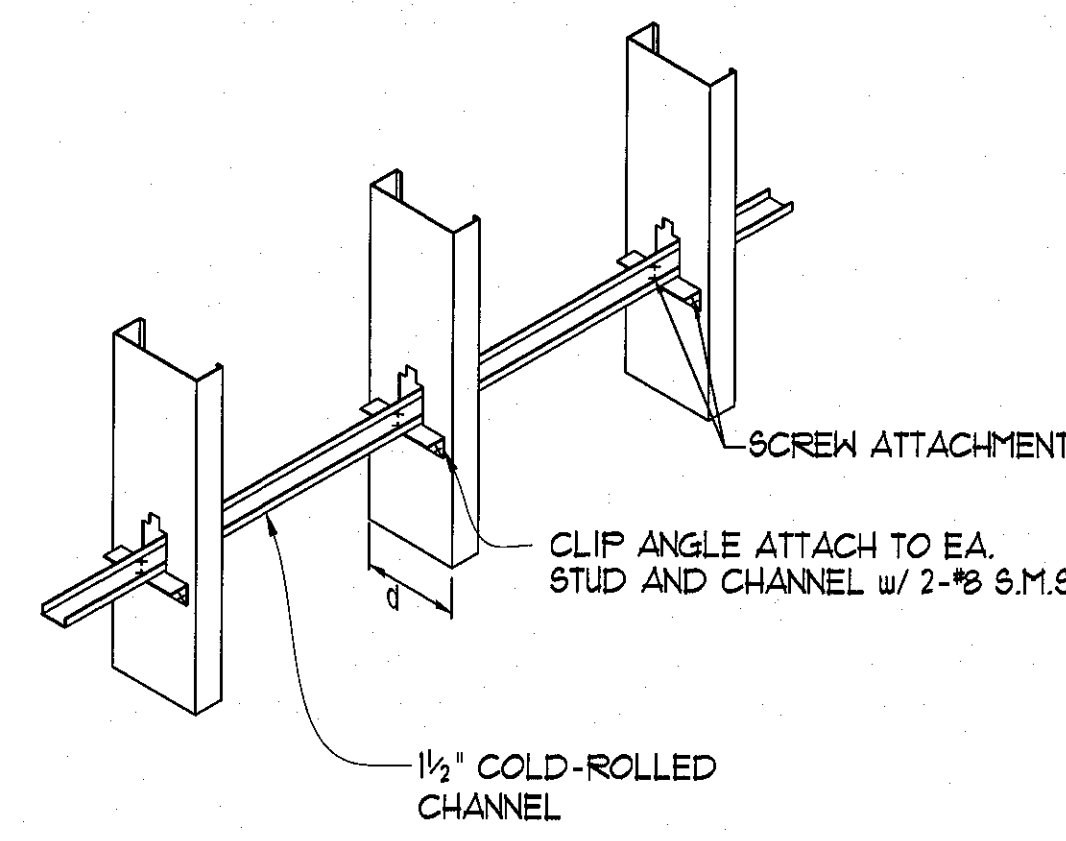
TYP. NON-BEARING PARTITION ANCHORAGE

3 TYPICAL DETAIL



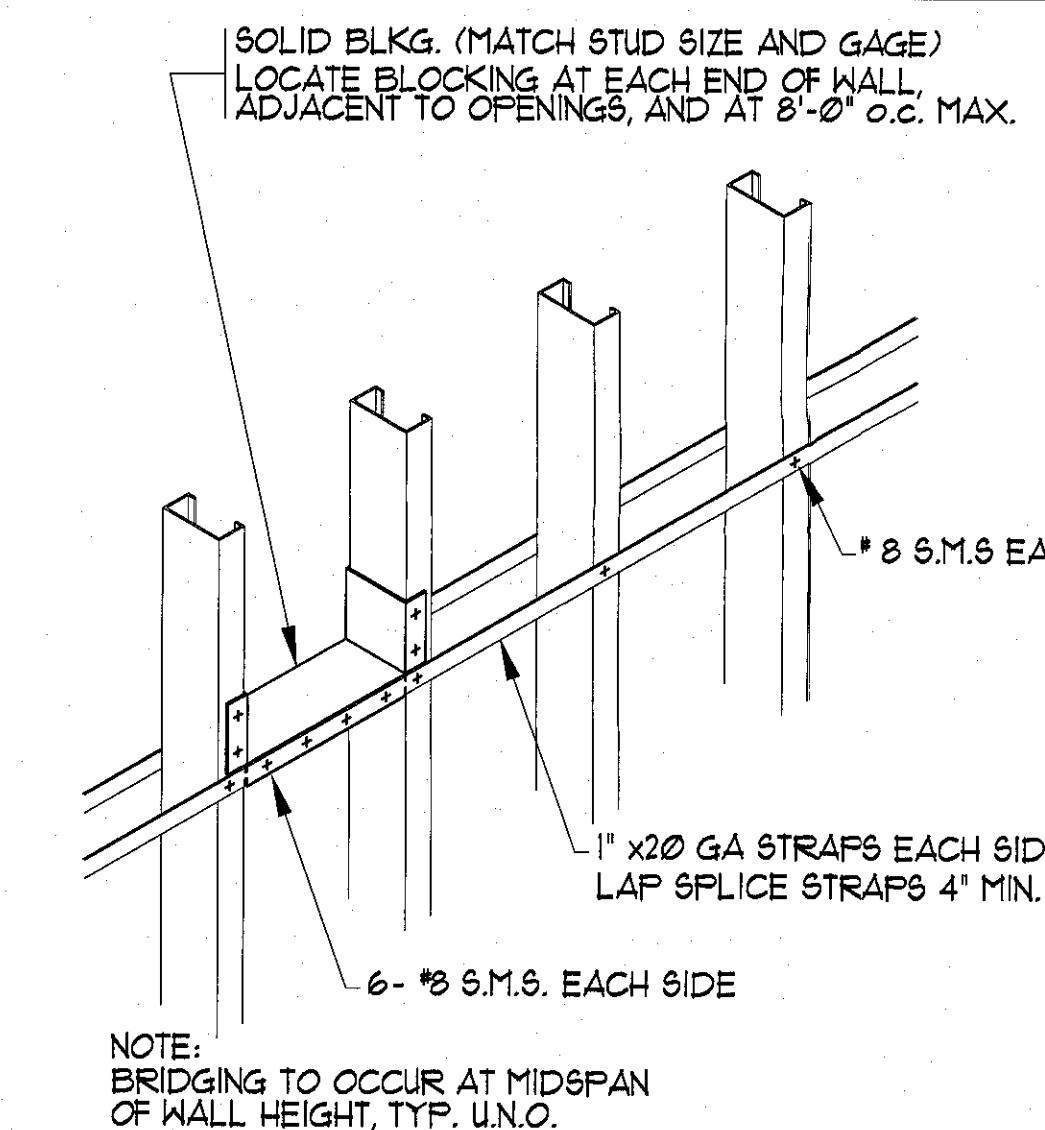
TYP. METAL CRIPPLE WALL SUPPORT DETAIL

2 TYPICAL DETAIL



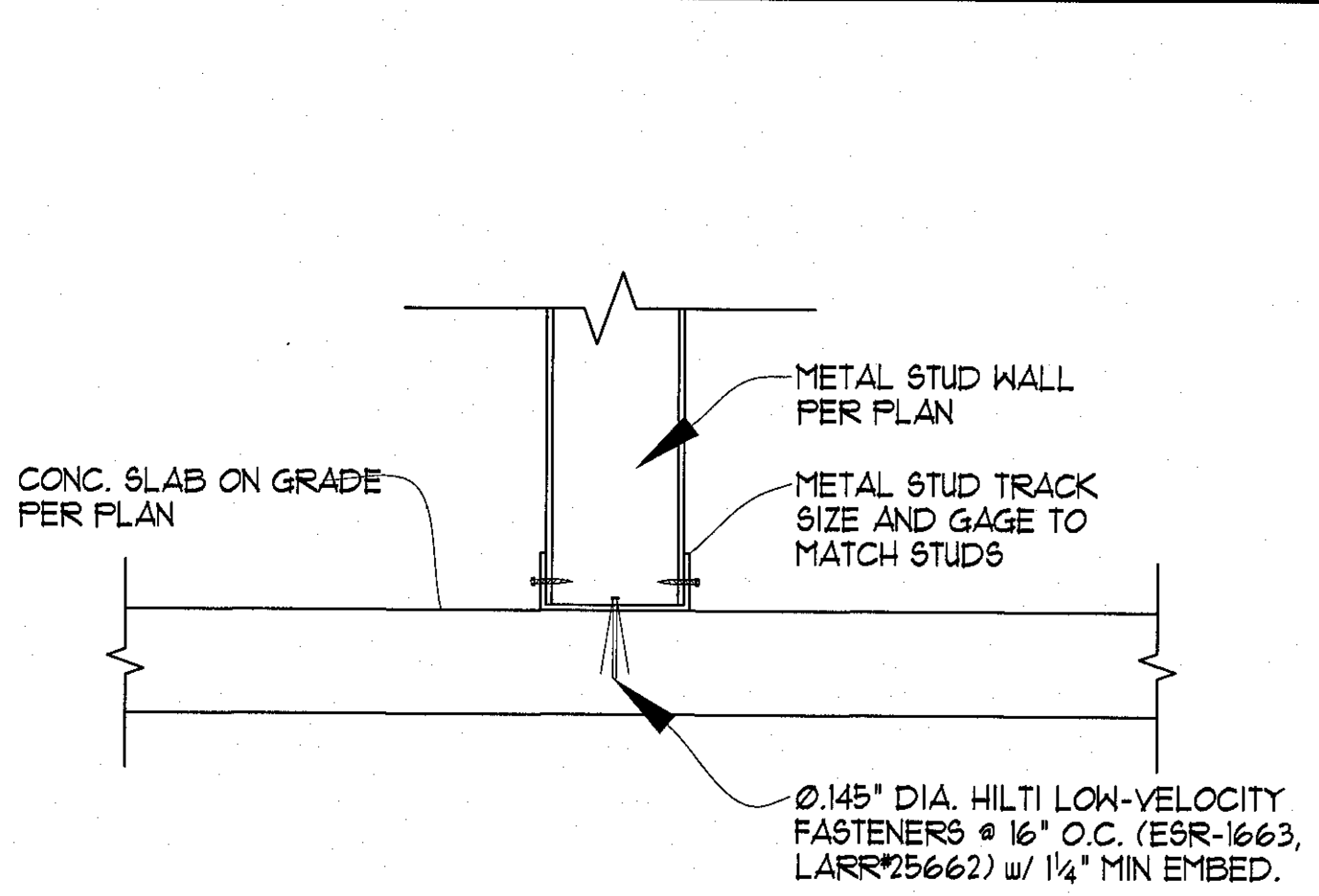
TYPICAL WALL BRIDGING

1 TYPICAL DETAIL



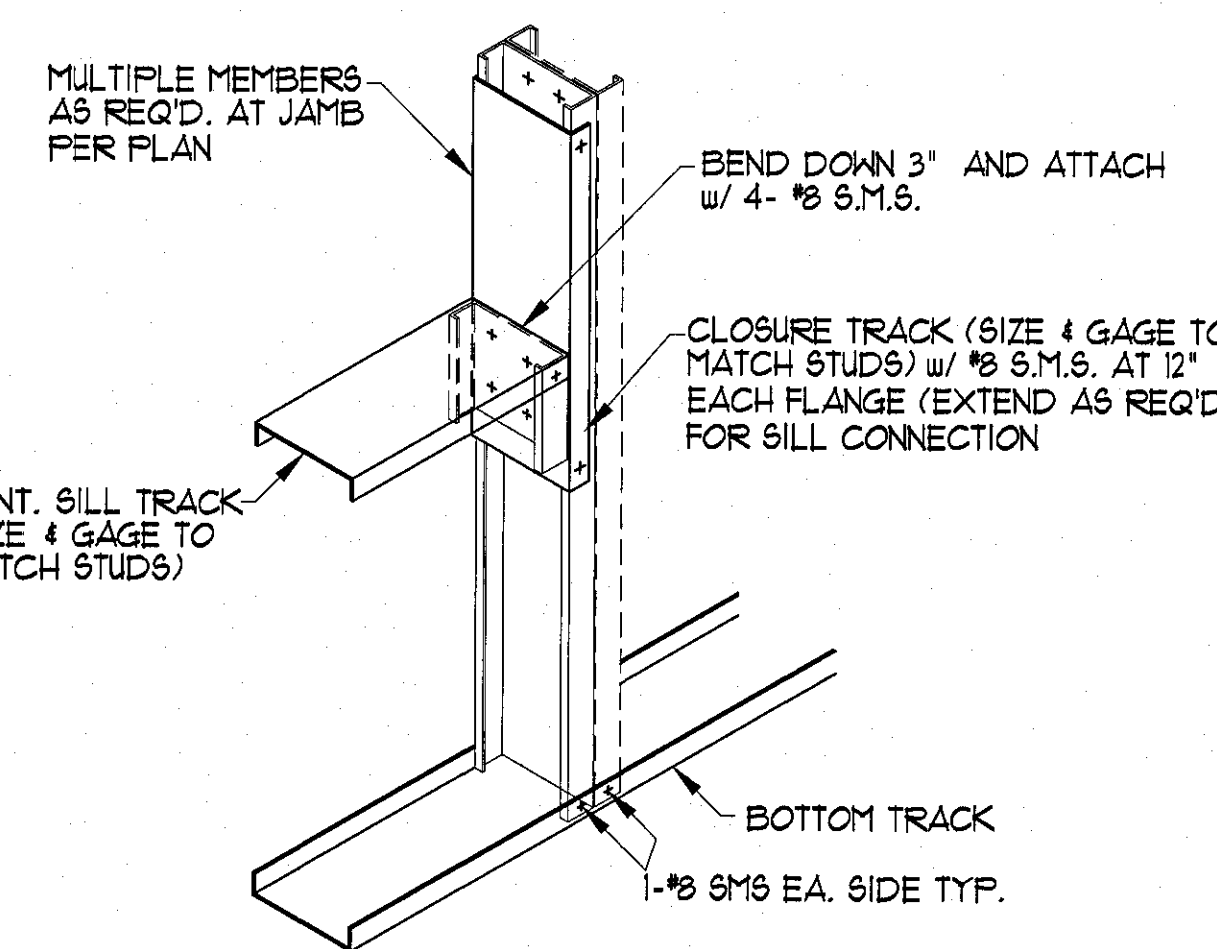
TYPICAL WALL BRIDGING

7 TYPICAL DETAIL



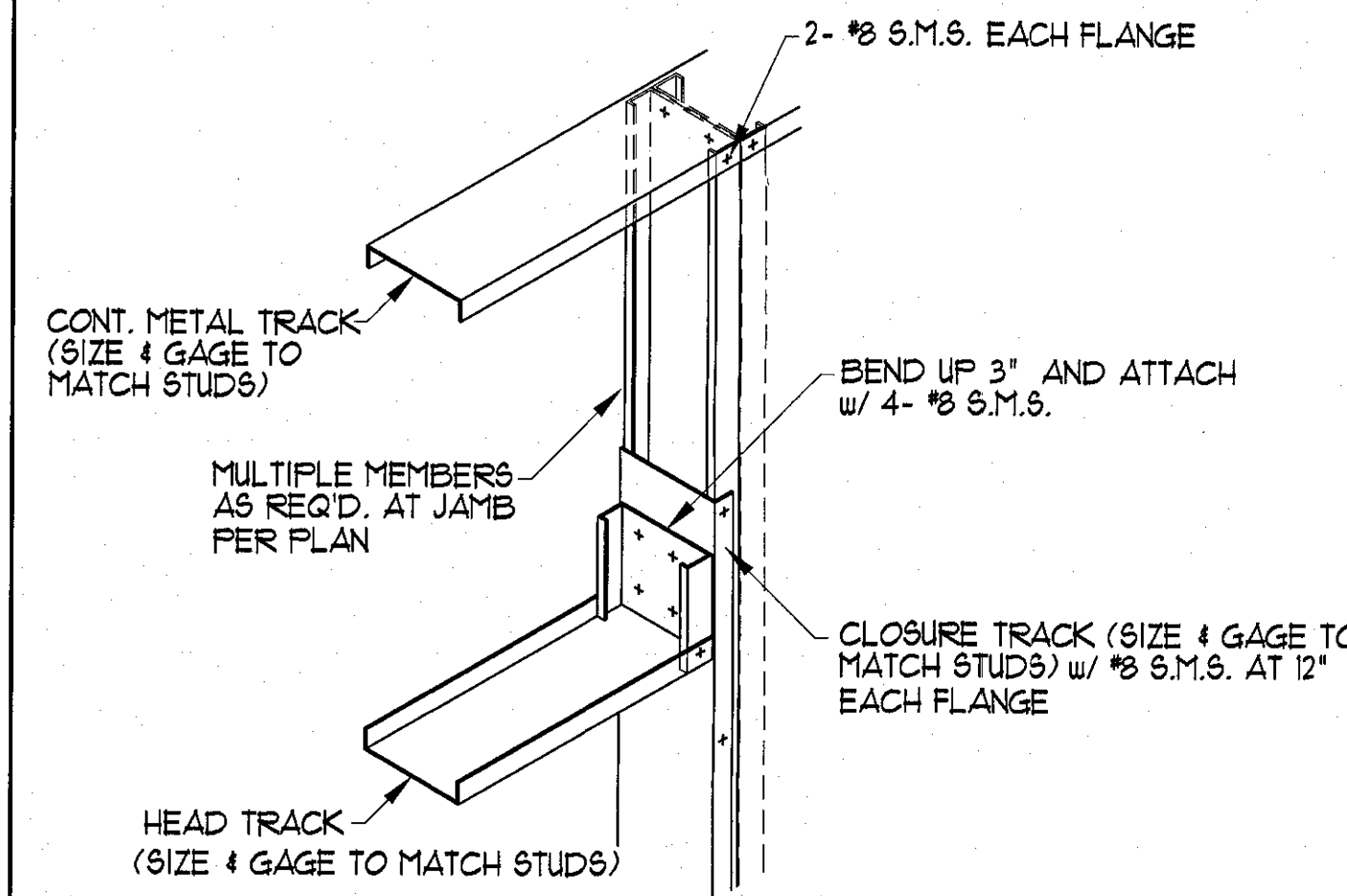
TYP. NON-BEARING METAL WALL TO CONCRETE SLAB

6 TYPICAL DETAIL



TYPICAL JAMB & SILL

5 TYPICAL DETAIL



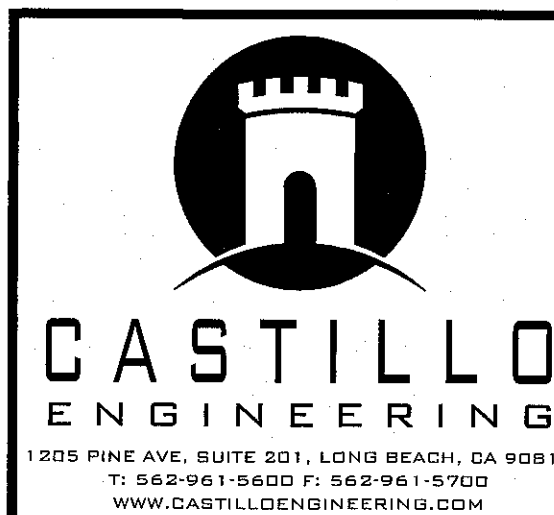
TYPICAL NON-LOAD BRG. JAMB & HEAD

12 TYPICAL DETAIL

11 TYPICAL DETAIL

10 TYPICAL DETAIL

9 TYPICAL DETAIL



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:
 MARGARITO CASTILLO
 1205 PINE AVE. SUITE 201, LONG BEACH, CA 90815
 T: 562-961-5600 F: 562-961-5700
 WWW.CASTILLOENGINEERING.COM

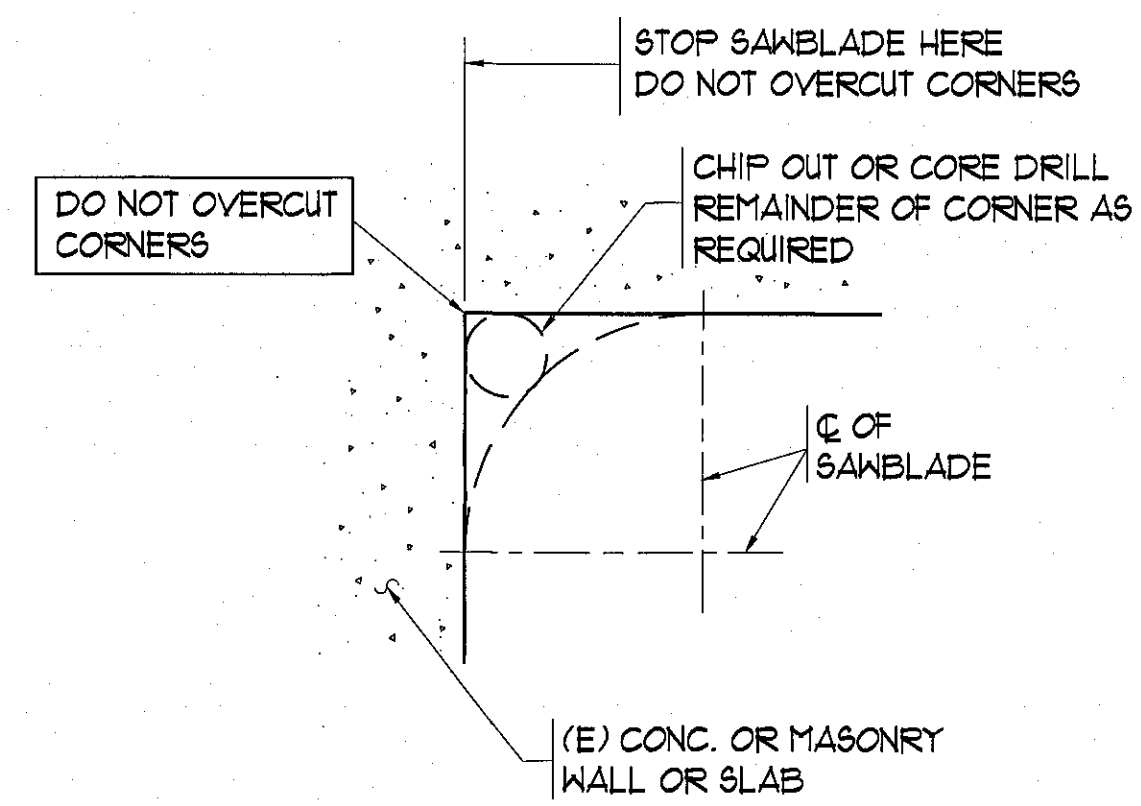
PROJECT:
 APPROVED FOR PERMIT ISSUANCE
 SCOTT FAZEKAS & ASSOCIATES INC.
 3100 W. WARNER AVENUE SUITE 100
 CA 92704

MARK	DATE	REVISIONS
1		
2		
3		

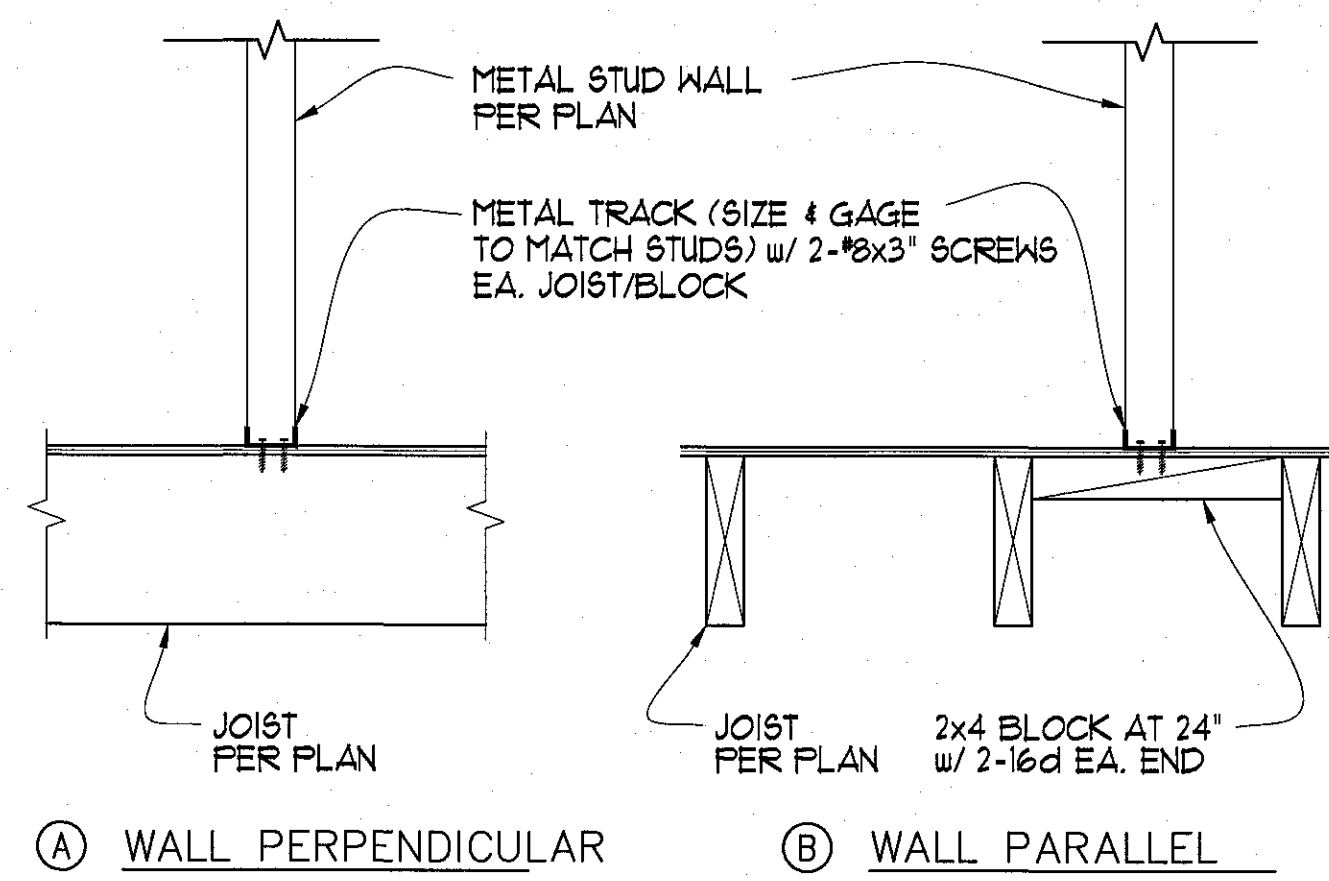
TITLE
 TYPICAL DETAILS

JOB NO. 18-844
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18

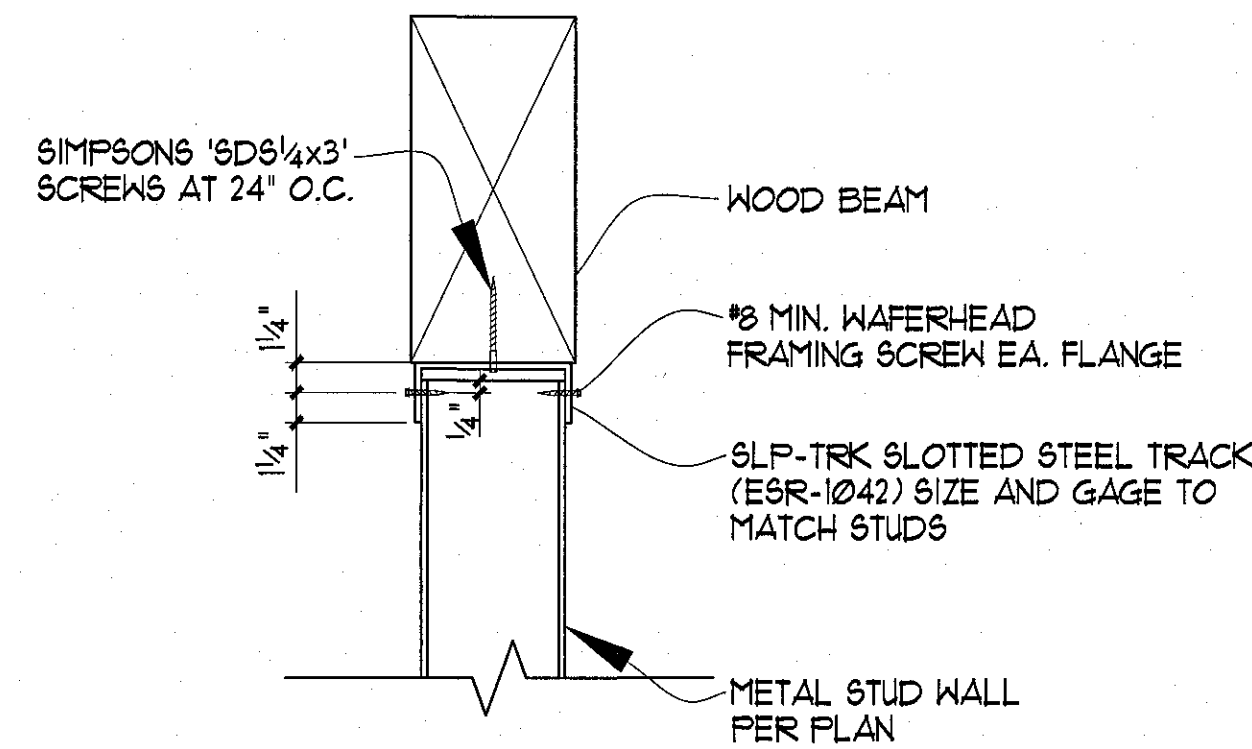
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 S1.3 OF SHEETS



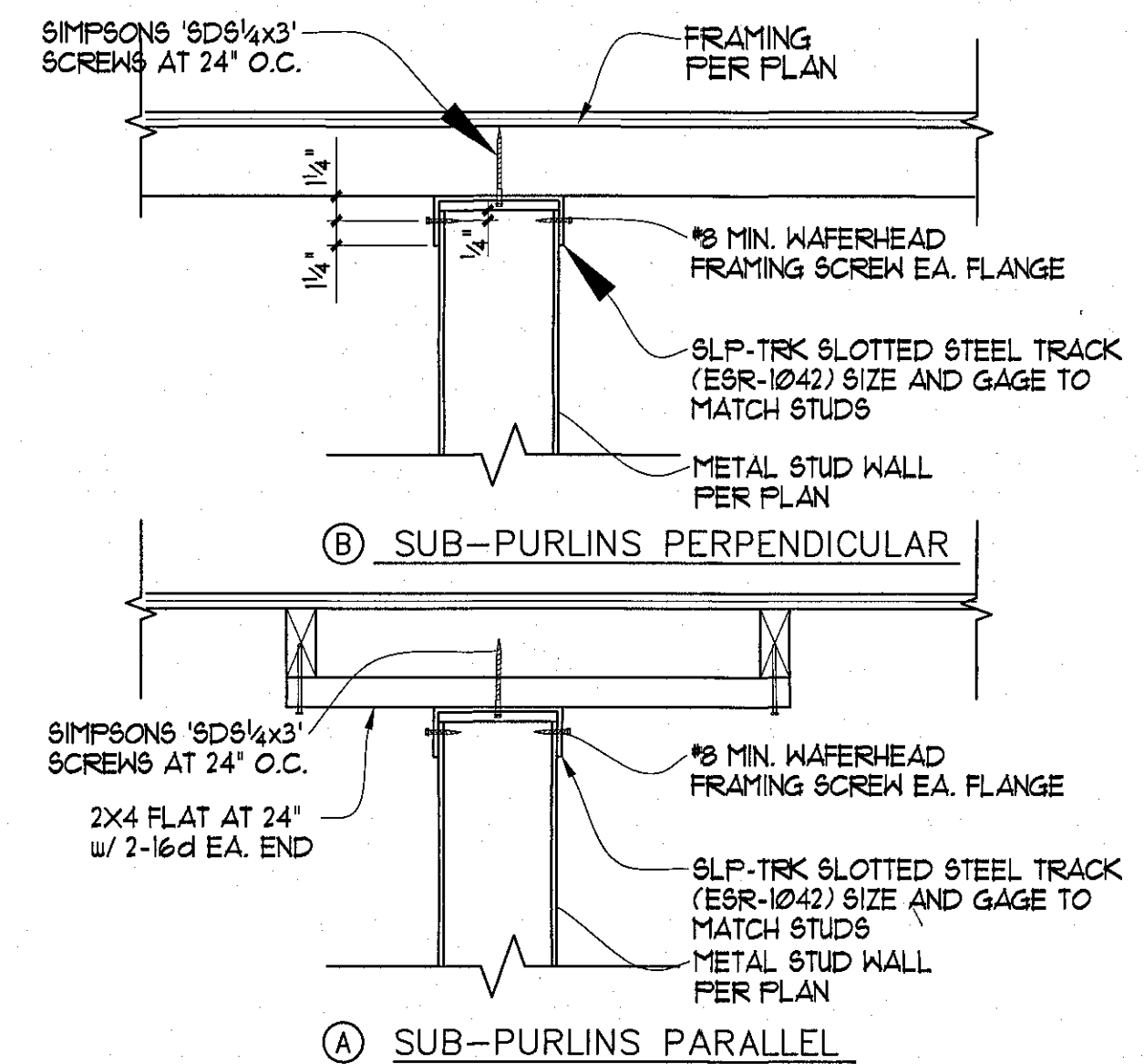
TYPICAL SAW-CUTTING DETAIL



TYPICAL NON-BEARING WALL PARTITION BASE CONNECTION



TYPICAL SLIP TRACK TO WOOD BEAM CONNECTION



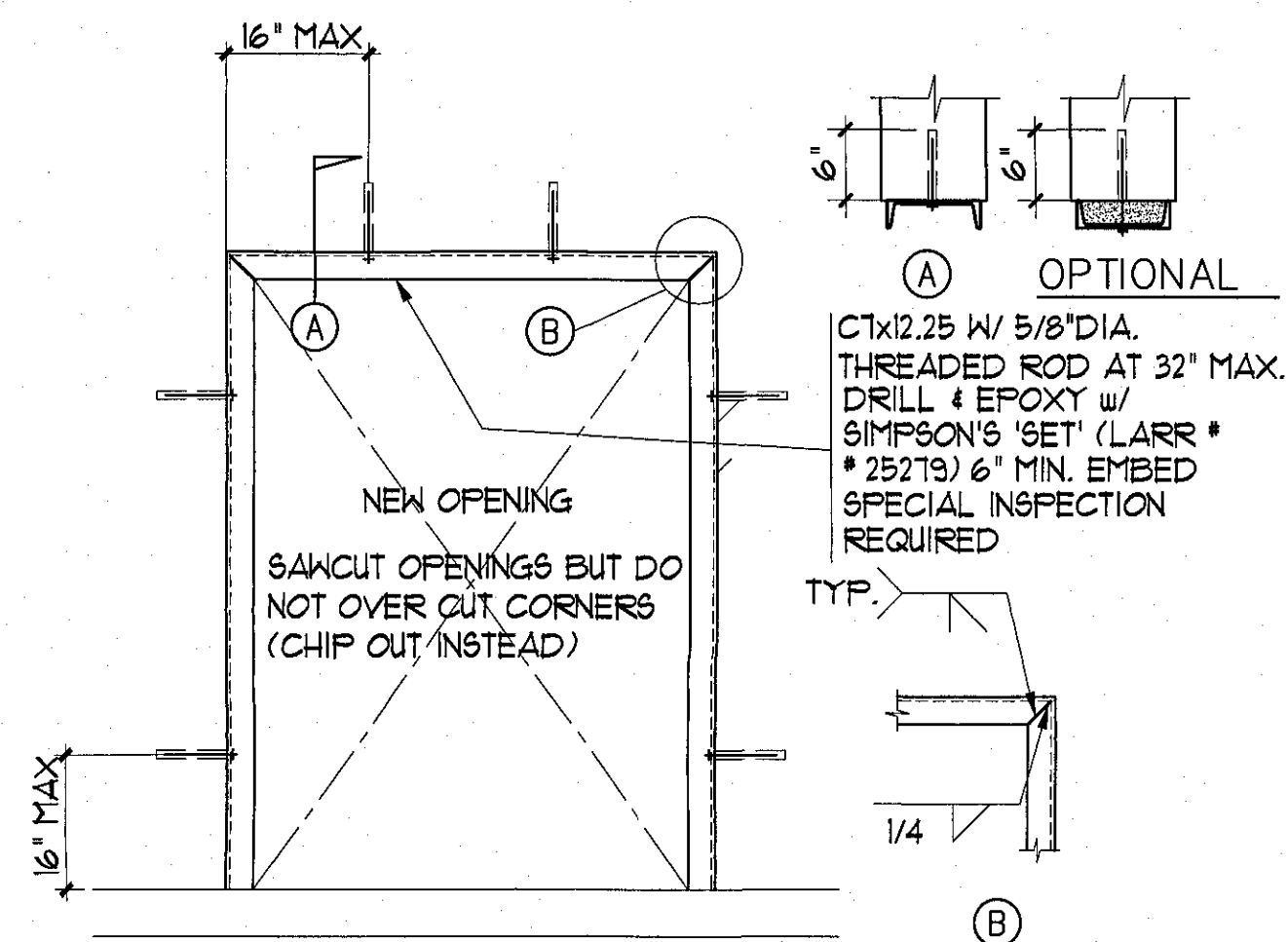
TYPICAL TOP TRACK TO ROOF FRAMING CONNECTION

4 TYPICAL DETAIL

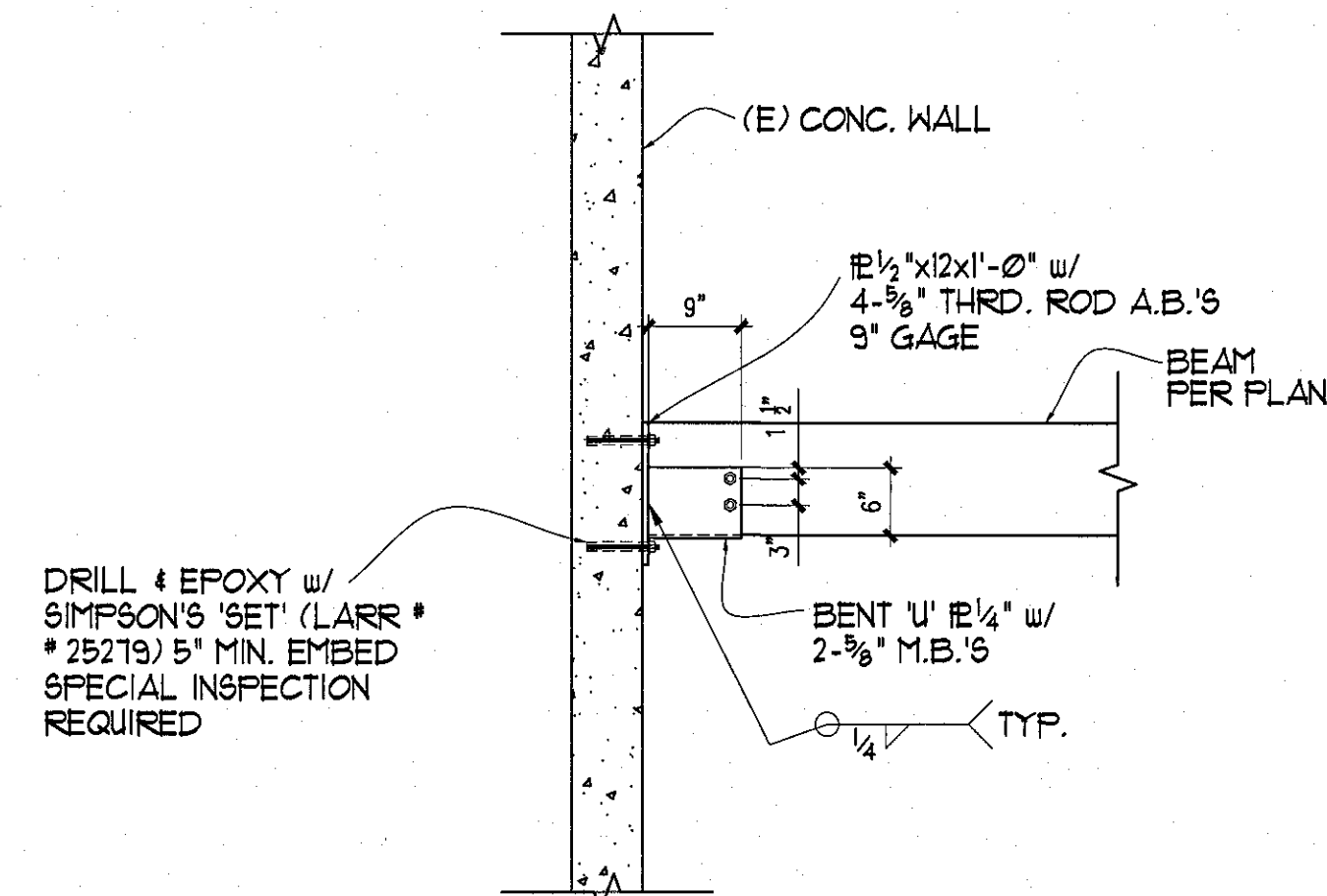
3 TYPICAL DETAIL

2 TYPICAL DETAIL

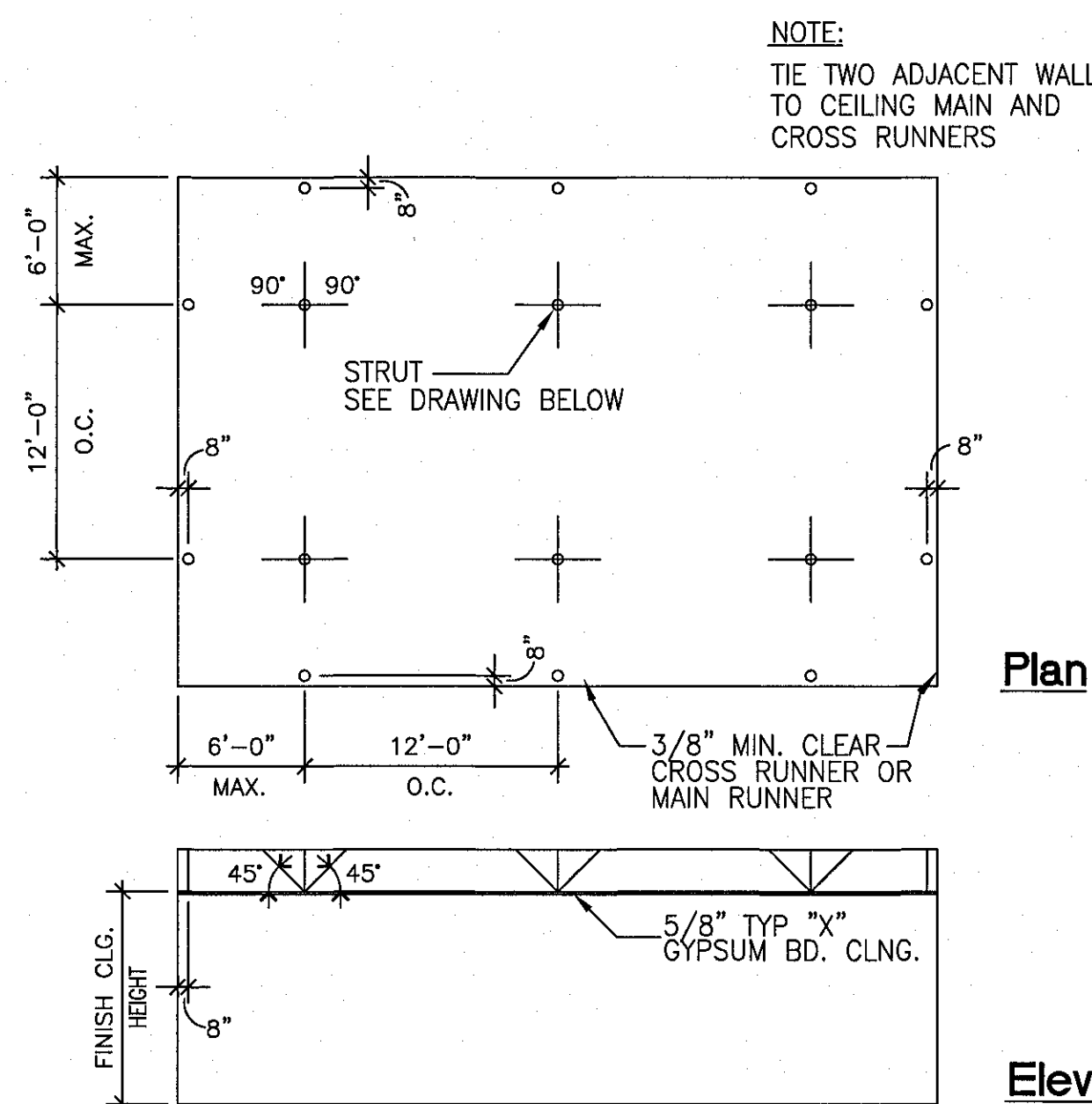
1 TYPICAL DETAIL



NEW OPENING IN EXIST. CONCRETE WALL



7 TYPICAL DETAIL



SUSPENDED CEILING NOTES:
 (ALL HANGERS TO BE #12 GALV. SOFT-ANNEALED WIRE @ 4'-0" O.C.)

A PROVIDE LATERAL SUPPORT WITH NO.12 GA. WIRES SPAYED IN 4 DIRECTIONS, 90° APART. CONNECT AT MAIN RUNNER WITH 2'-0" OF CROSSRUNNER AND TO STRUCTURE ABOVE AT ANGLE NO TO EXCEED 45 DEGREES FROM PLANE OF CEILING. THESE LATERAL SUPPORTS TO BE 12'-0" O.C. WITH FIRST POINT 4'-0" FROM EACH WALL.

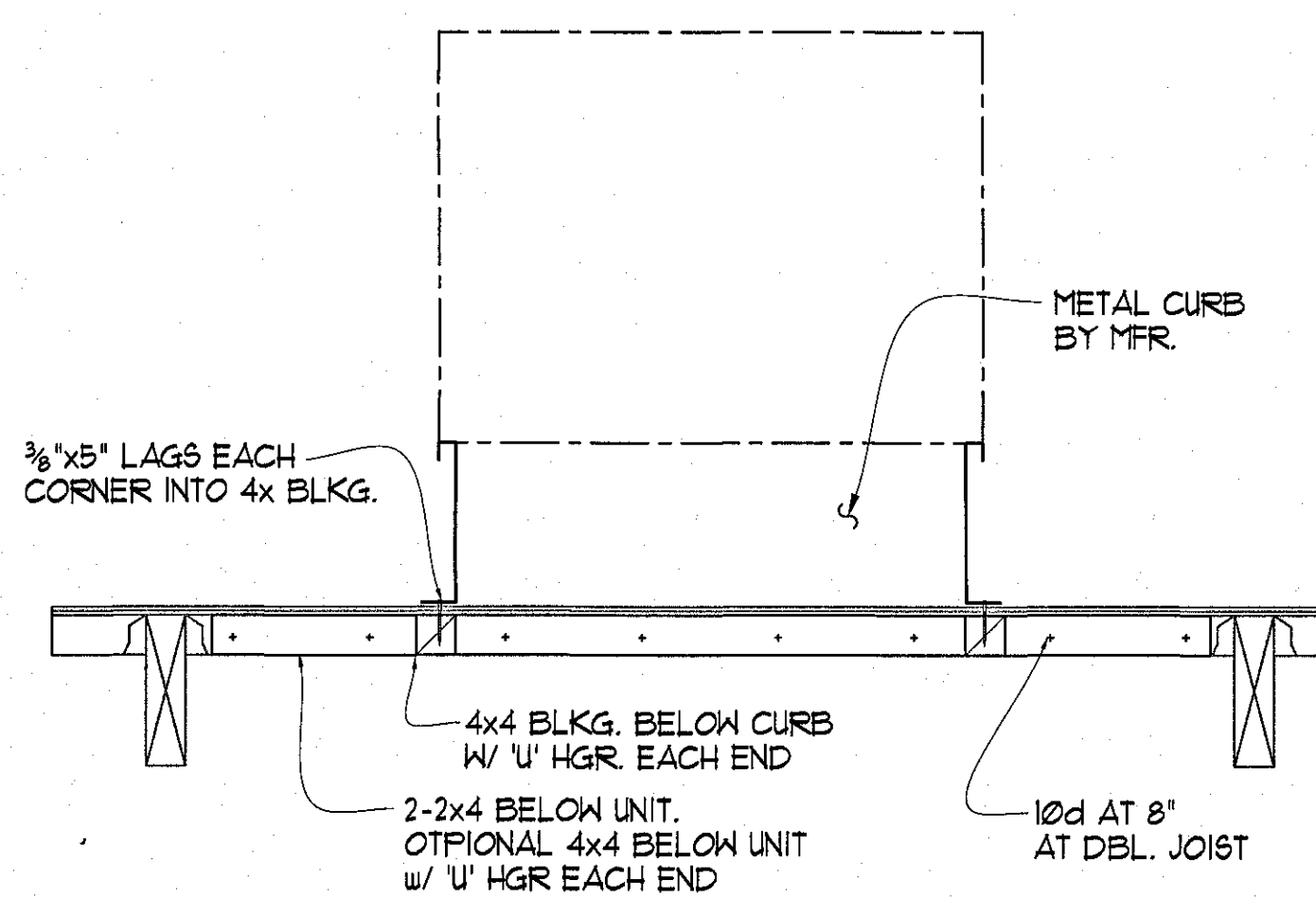
B ALLOWANCE TO BE PROVIDE FOR LATERAL MOVEMENT OF SYSTEM. MAIN AND CROSS RUNNERS MAYBE ATTACHED TO CEILING WITH SCREWS OR BOLTS. LIGHTING FIXTURES, FURNISH AND INSTALL COMPLETE WITH REMAINING 2 WALLS. LIGHT FIXTURES RECESSED NOT OVER 56 LBS. AND PENDANT NOT OVER 20 LBS. MAY BE POSITIVELY ATTACHED TO CEILING SYSTEM RUNNERS WITH SCREWS OR BOLTS AIR DIFFUSERS NOT OVER 20 LBS. MAY BE POSITIVELY ATTACHED TO CEILING SYSTEM RUNNERS WITH SCREWS OR BOLTS.

C AIR DIFFUSERS NOT OVER 30 LBS. RECEIVING NO EXTRA LOAD FROM DUCTWORK MAY BE POSITIVELY ATTACHED TO CEILING WITH SCREWS OR BOLTS. LIGHTING FIXTURES, FURNISH AND INSTALL COMPLETE WITH REMAINING 2 WALLS. LIGHT FIXTURES RECESSED NOT OVER 56 LBS. AND PENDANT NOT OVER 20 LBS. MAY BE POSITIVELY ATTACHED TO CEILING SYSTEM RUNNERS WITH SCREWS OR BOLTS.

D CONTRACTOR TO PROVIDE COMPRESSION UNIT STRUT @ 12" O.C. SEE TYPICAL SUSPENDED CLG. DETAIL.

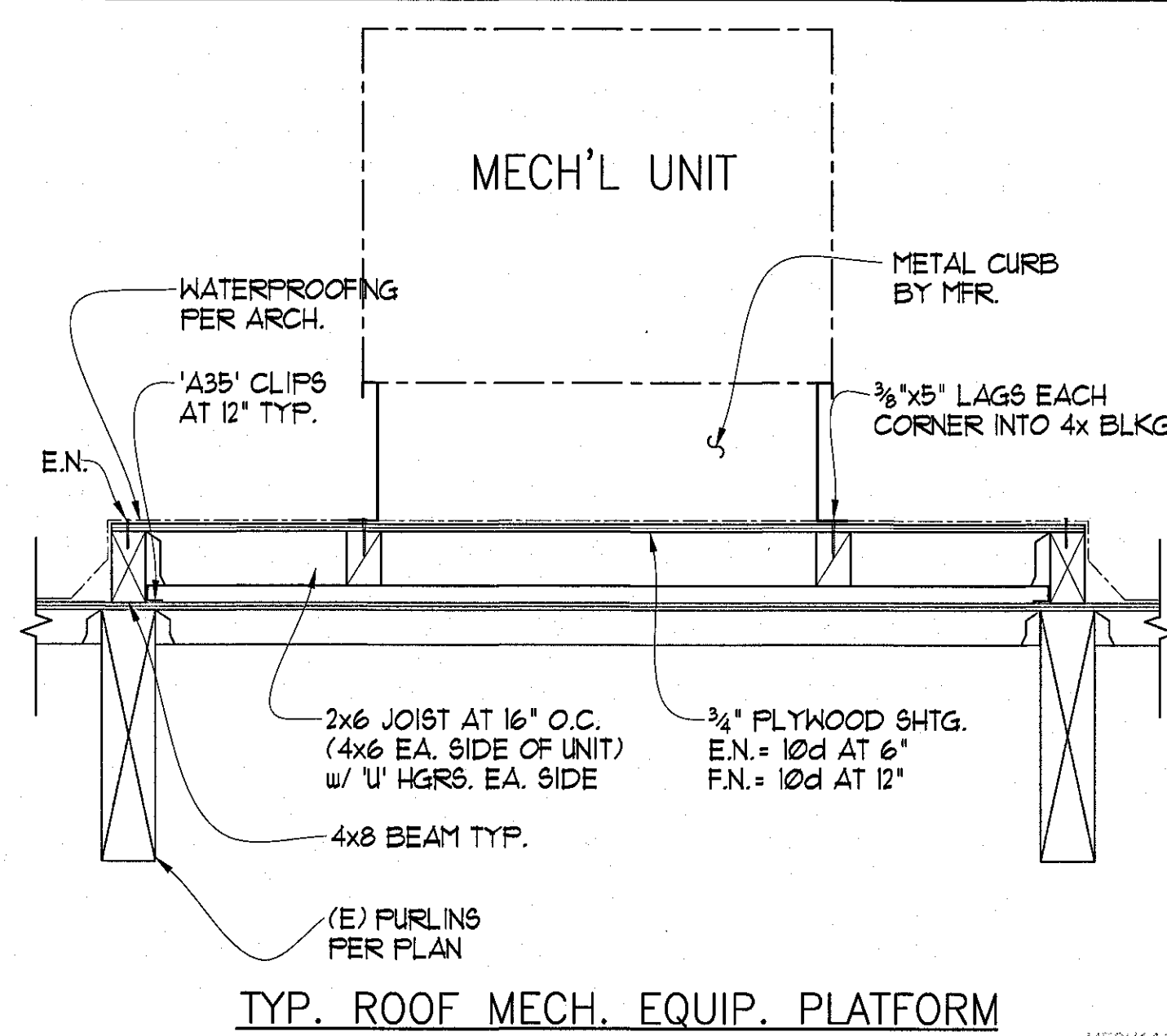
SUSPENDED CEILING BRACING DIAGRAMS

8 TYPICAL DETAIL

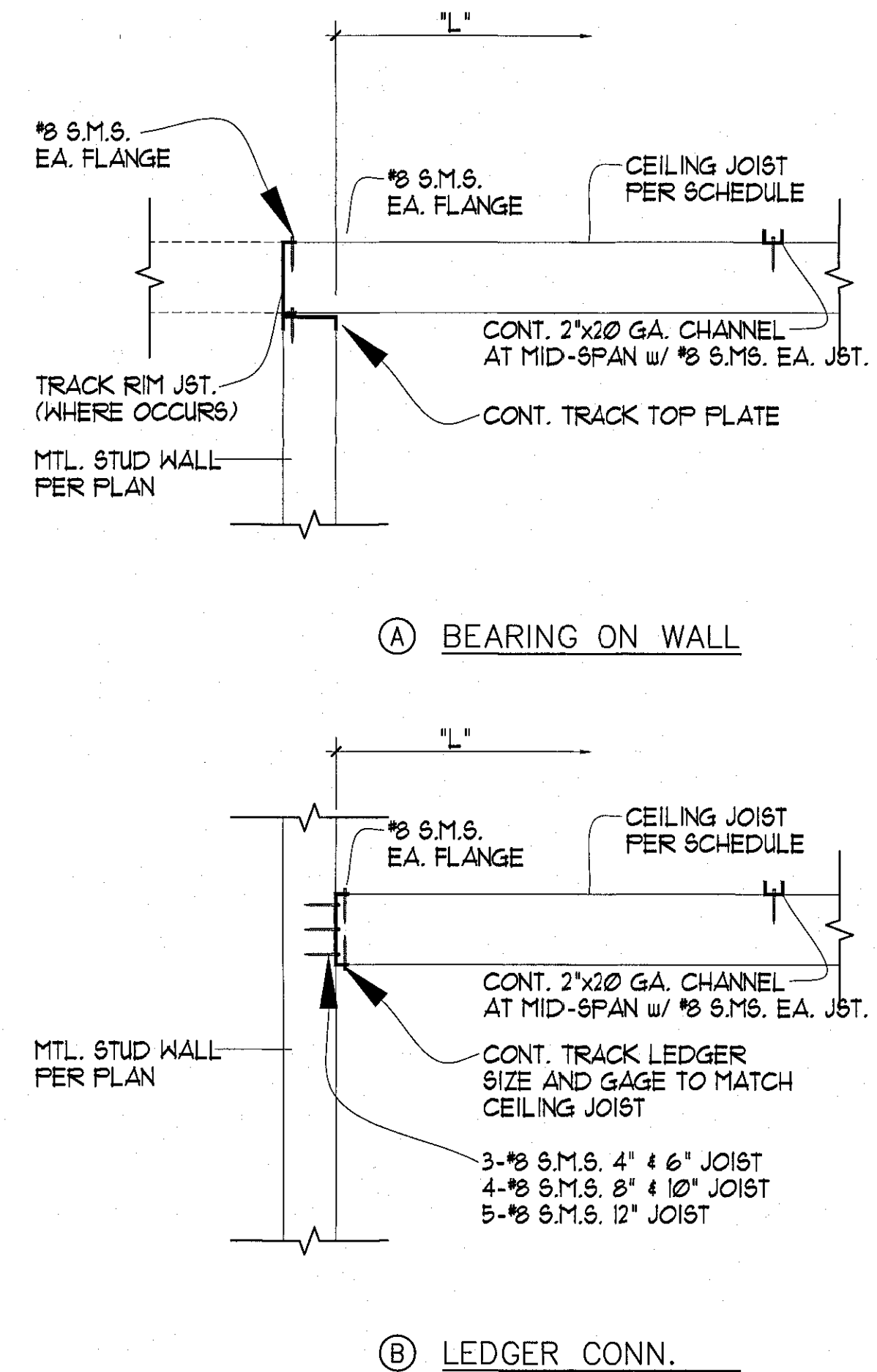


12 TYPICAL DETAIL

7 TYPICAL DETAIL



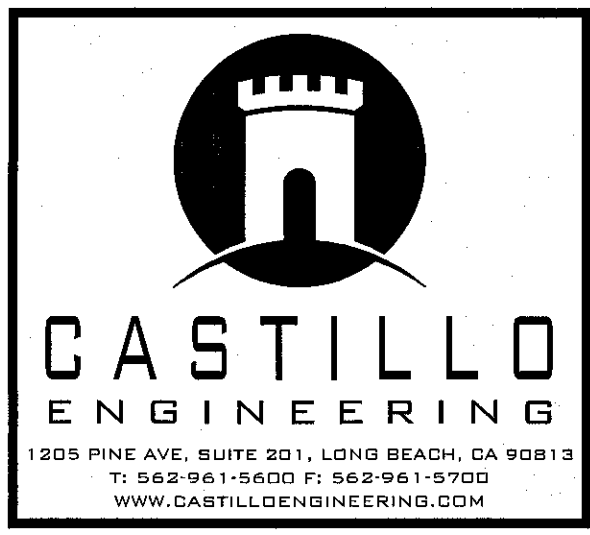
11 TYPICAL DETAIL



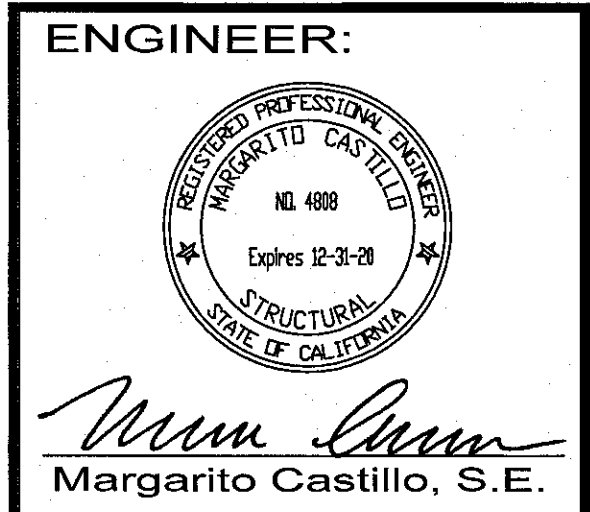
CEILING JOIST SCHEDULE			
CLEAR SPAN L ₁	JOIST SIZE AT 24" O.C.	CLEAR SPAN L ₂	JOIST SIZE AT 16" O.C.
9'-0" OR LESS	4"x20 GA. @ 24"	11'-0" OR LESS	4"x20 GA. @ 16"
9'-0" TO 12'-0"	6"x20 GA. @ 24"	11'-0" TO 15'-0"	6"x20 GA. @ 16"
12'-0" TO 17'-0"	8"x18 GA. @ 24"	15'-0" TO 20'-6"	8"x18 GA. @ 16"
17'-0" TO 19'-0"	10"x18 GA. @ 24"	20'-6" TO 23'-6"	10"x18 GA. @ 16"
19'-0" TO 24'-6"	12"x18 GA. @ 24"	23'-6" TO 30'-0"	12"x18 GA. @ 16"

(1) SPANS BASED ON D=5P/8, L=20 P/8, L/240 DEFLECTION.

TYPICAL LIGHT GAGE STEEL CEILING JOIST



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



PROJECT:

APPROVED PERMIT ISSUANCE FOR SCOTT FA... DATE...
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE TO THE APPLICABLE CODES AND ORDINANCES. AUTHORIZATION IS HEREBY GRANTED TO ISSUE A BUILDING PERMIT PENDING APPROVAL BY ALL APPLICABLE CITY AGENCIES.
 THE ISSUANCE OF THIS PERMIT IS BASED ON THE ASSUMPTION THAT THE PLANS SHOWN ARE CORRECT AND COMPLETE. NO PERMIT SHALL BE GRANTED OR CANCELLED OR REVOKED FOR ANY VIOLATION OF SUCH CODES AND ORDINANCES.

3100 W. WARNER AVE., SUITE 100
 CONCENTRA, CA 92204

MARK	DATE	REVISIONS
△		
△		
△		


TITLE
 TYPICAL DETAILS

JOB NO. 18-044
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18

SHEET NUMBER

 OF SHEETS
 Tuesday, May 21, 2019

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

 Margarito Castillo, S.E.

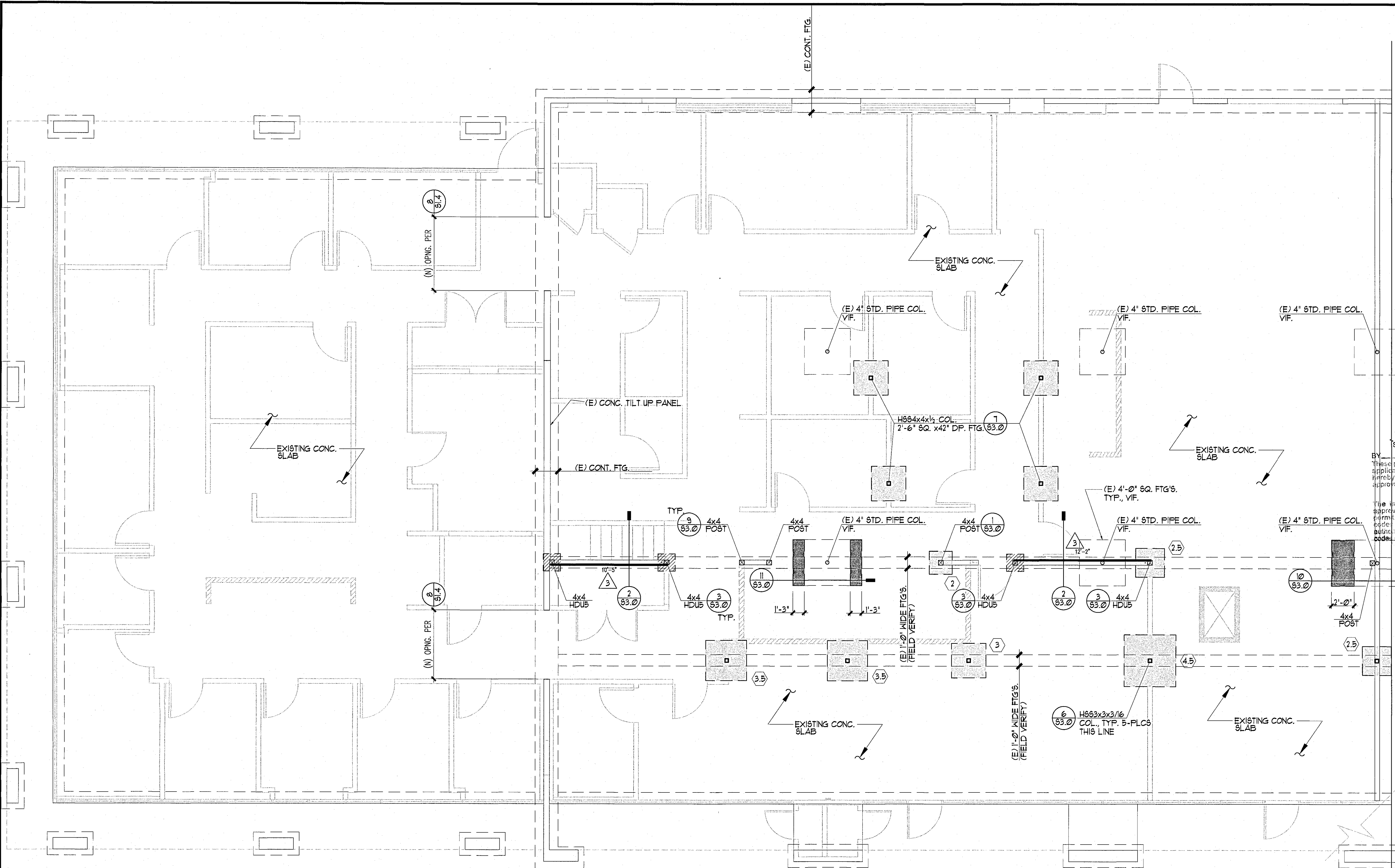
PROJECT:
 CONCENTRA
 3100 W. WARNER AVE, SUITE 100
 CA 92704

APPROVED FOR PERMIT ISSUANCE BY SCOTT F. ZEKAS & ASSOCIATES, INC. DATE: _____

BY: _____ DATE: _____

These plans have been reviewed for compliance with applicable codes and ordinances. Authorization is hereby granted to issue a building permit pending approval by all applicable City agencies.

The issuance of this permit is based on the information provided on these plans. No responsibility is assumed for any errors or omissions. No part of these plans shall be used for any other project without the written consent of the engineer. All construction shall be in accordance with the applicable codes.

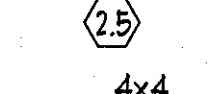


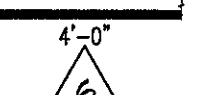



1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"


PLAN NOTES

- SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS S1.0, S1.1, S1.2, S1.3, & S1.4. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECH'L., PLUMBING, AND ELECTRICAL DWGS.
- ANCHOR BOLTS, INCLUDING HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
- FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
- HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- SHEAR WALL SHEATHING SHOWN ON ONE SIDE MAY ALTERNATELY BE SHEATHED ON OPPOSITE SIDE OF WALL.

LEGEND

-  4x4 HDU2
-  4x6
-  4'-0" (FIELD VERIFY)
-  NEW CONC. FOOTING
-  EXISTING CONC. FOOTING
- SPREAD FOOTING PER SCHEDULE ON THIS SHEET.
- HOLDOWN ANCHOR SIZE & FOOTING PER DETAIL 2/S1.2. HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- WOOD POST SIZE. MARK IS INDICATED AT THE BASE OF THE POST.
- SHEARWALL PER SCHEDULE ON SHEET S2.0. SEE DETAILS ON SHEET S1.2 FOR TYPICAL SHEARWALL ASSEMBLY.
- ALL SHEARWALLS CALLED OUT AT THIS LEVEL START AT THIS LEVEL AND CONTINUE UP.

SPREAD FOOTING SCHEDULE

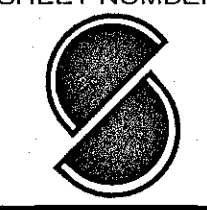
MARK	SIZE (W x LGTH x THK)	REINF. (E.W. BOT.)	CAPACITY (KIPS)
(2)	2'-0" x 2'-0" x 12"	3- #4	5
(2.5)	2'-6" x 2'-6" x 12"	4- #4	8
(3)	3'-0" x 3'-0" x 12"	3- #5	12
(3.5)	3'-6" x 3'-6" x 12"	3- #5	17
(4)	4'-0" x 4'-0" x 12"	4- #5	22
(4.5)	4'-6" x 4'-6" x 12"	4- #5	27

(1) ABOVE CAPACITY VALUES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 P/SF

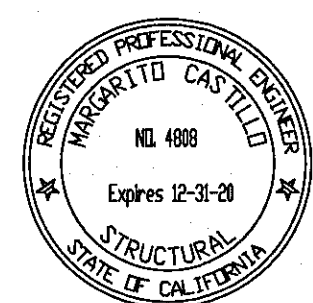
MARK	DATE	REVISIONS
(1)		
(2)		
(3)		

TITLE
FOUNDATION PLAN

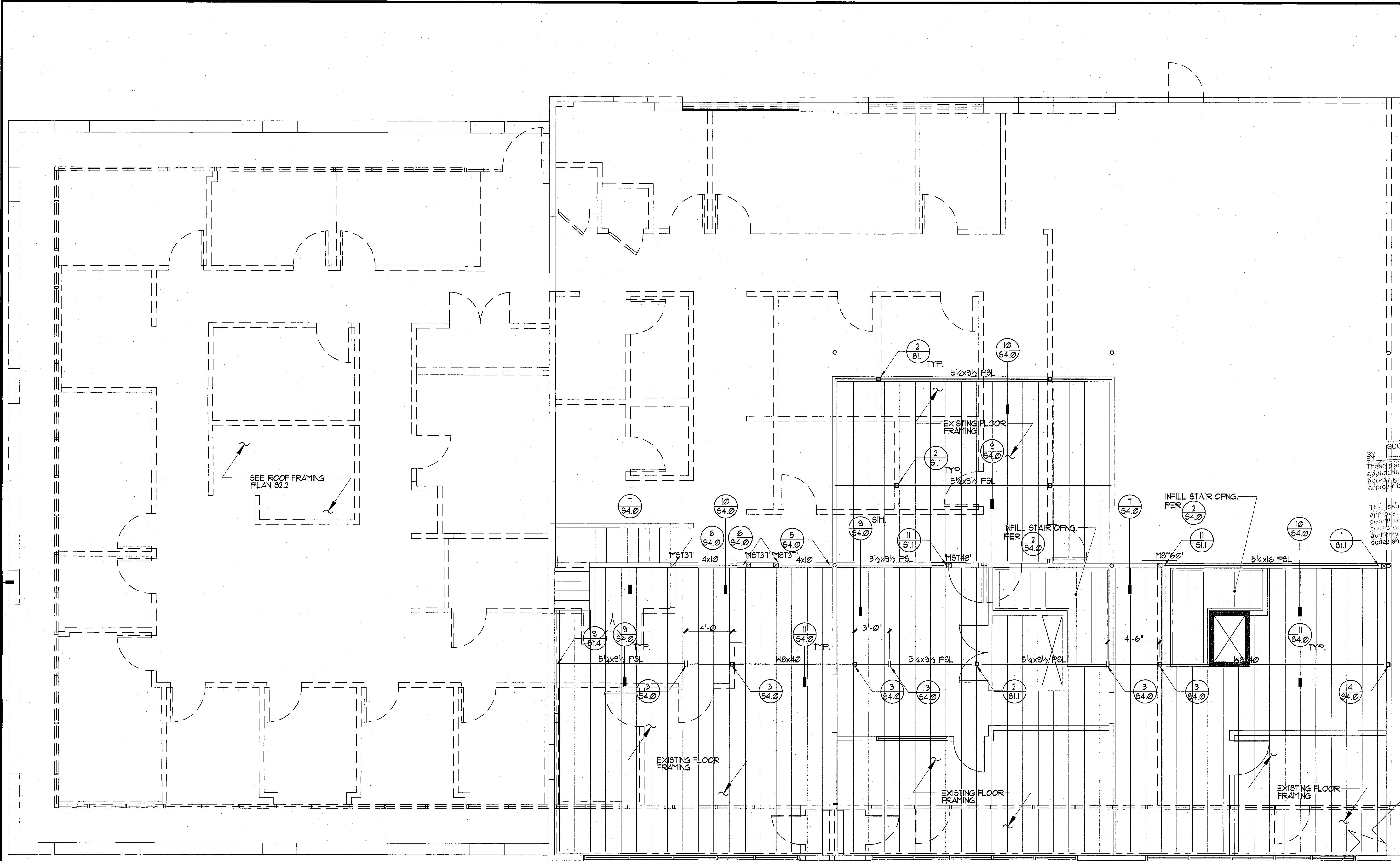
JOB NO.
18-844
 DRAWN BY
JC
 CHECKED BY
MC
 DATE
13 FEB 18

SHEET NUMBER

S2.0
 OF SHEETS

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

Margarito Castillo
 Margarito Castillo, S.E.

PROJECT:
 APPROVED FOR PERMIT ISSUANCE BY SCOTT FAZEKAS & ASSOCIATES, INC. DATE: _____
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE TO THE APPLICABLE ORDINANCES AND REGULATIONS. APPROVAL IS GRANTED TO THE APPLICANT TO PROCEED WITH THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE CITY AGENCIES.
 THE ISSUANCE OF THIS PERMIT IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED BY THE APPLICANT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE APPLICANT. NO PART OF THIS PERMIT SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 3100 W. WARNER AVE, SUITE 100
 CONCENTRA CONSULTING ENGINEERS & ARCHITECTS
 CA 92704



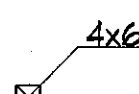
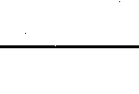
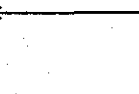


1 FLOOR FRAMING PLAN 

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

PLAN NOTES

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- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECH'L, PLUMBING, AND ELECTRICAL DWGS.
- STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
- FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
- SIZE AND LOCATION OF ALL MECHANICAL EQUIPMENT TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
- FOR SIZE AND LOCATION OF FLOOR OPENINGS FOR PIPES AND DUCTS, REFER TO MECHANICAL AND PLUMBING DRAWINGS.
- FOR SIZE AND LOCATION OF FLOOR OPENINGS FOR STAIRS AND ELEVATORS, REFER TO ARCHITECTURAL DRAWINGS.

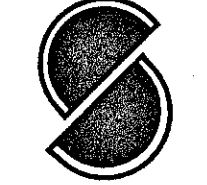
LEGEND

-  4x6 WOOD POST SIZE. MARK IS INDICATED AT THE BASE OF THE POST.
-  FRAMING MEMBER BEARING ON TOP OF SUPPORT.
-  FRAMING MEMBER INSTALLED FLUSH (IN HANGER) AT ITS SUPPORT.
-  HEADER MEMBER. INSTALL MEMBER AT HEAD OF OPENING IN WALL BELOW.
-  BEAM MEMBER INSTALLED DIRECTLY BELOW SHEATHING, U.O.N.

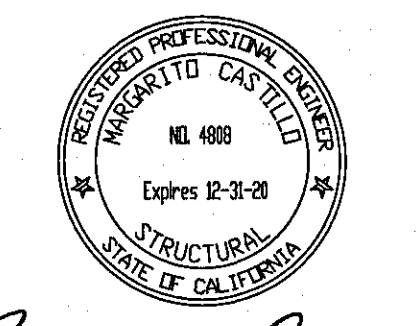
MARK	DATE	REVISIONS
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TITLE
 FLOOR FRAMING PLAN

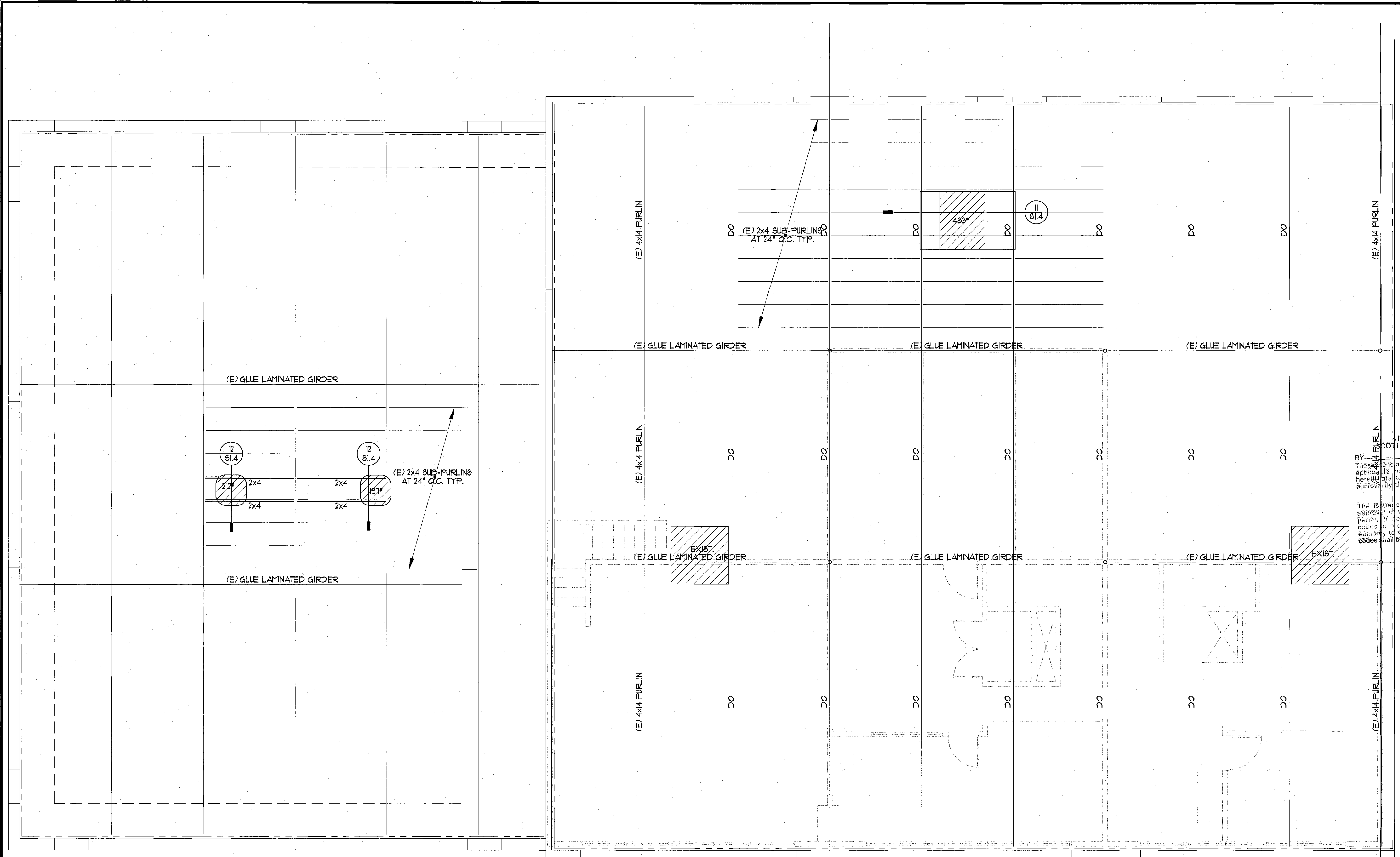
JOB NO.
18-844
 DRAWN:
JC
 CHECKED:
MC
 DATE:
13 FEB 18

SHEET NUMBER

S2.1
 OF SHEETS
 Tuesday, May 21, 2019

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

ENGINEER:

 Margarito Castillo, S.E.

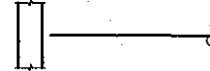
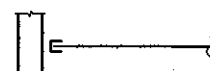
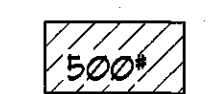
PROJECT:
 APPROVED FOR PERMIT ISSUANCE BY AZEKA & ASSOCIATES
 DATE: _____
 THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR THE CITY OF LONG BEACH. APPROVAL IS HEREBY GRANTED TO ISSUE A BUILDING PERMIT SUBJECT TO THE APPROVAL OF ALL APPLICABLE CITY AGENCIES.
 THE ISSUANCE OR GRANTING OF A PERMIT IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED TO THE ENGINEER. NO PART OF THESE PLANS SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT OR TO THE SAFETY OF THE PROJECT OR TO THE LIABILITY OF THE ENGINEER OR TO THE LIABILITY OF ANY OTHER PARTY.
 APPROVED FOR PERMIT ISSUANCE
CONCENTRA
 3100 W. WARNER AVE, SUITE 100
 CA 92704



1 ROOF FRAMING PLAN 

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

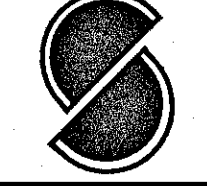
- PLAN NOTES**
- SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS 91.0, 91.1, 91.2, 91.3, & 91.4. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE WHETHER SPECIFICALLY REFERENCED OR NOT.
 - CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECH'L., PLUMBING, AND ELECTRICAL DWGS.
 - NOMINAL ROOF LINE VARIES. SEE PLAN FOR SPOT ELEVATIONS. STRUCTURAL WALLS BELOW ARE INDICATED BY DASHED LINES. FRAMING MEMBERS AT THIS LEVEL ARE SHOWN BY SOLID LINES.
 - FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
 - SIZE AND LOCATION OF ALL MECHANICAL EQUIPMENT TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
 - FOR SIZE AND LOCATION OF ROOF OPENINGS FOR PIPES AND DUCTS, REFER TO MECHANICAL AND PLUMBING DRAWINGS.

- LEGEND**
-  FRAMING MEMBER BEARING ON TOP OF SUPPORT.
 -  FRAMING MEMBER INSTALLED FLUSH (IN HANGER) AT ITS SUPPORT.
 -  APPROXIMATE SIZE, LOCATION, AND ASSUMED MAXIMUM WEIGHT OF MECHANICAL EQUIPMENT ON TOP OF ROOF. COORDINATE LOCATION OF EQUIPMENT WITH MECHANICAL DWGS. WEIGHT INDICATED SHALL NOT BE EXCEEDED NOR UNIT RELOCATED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

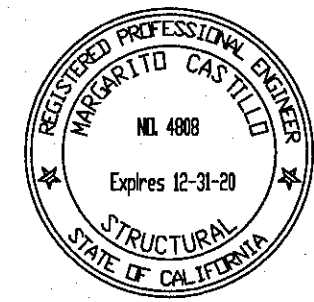
MARK	DATE	REVISIONS
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TITLE
 ROOF FRAMING PLAN

JOB NO.
18-844
 DRAWN:
JC
 CHECKED:
MC
 DATE:
13 FEB 18

SHEET NUMBER

S2.2
 OF SHEETS
 Tuesday, May 21, 2019

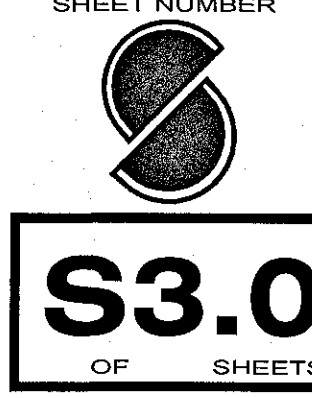
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

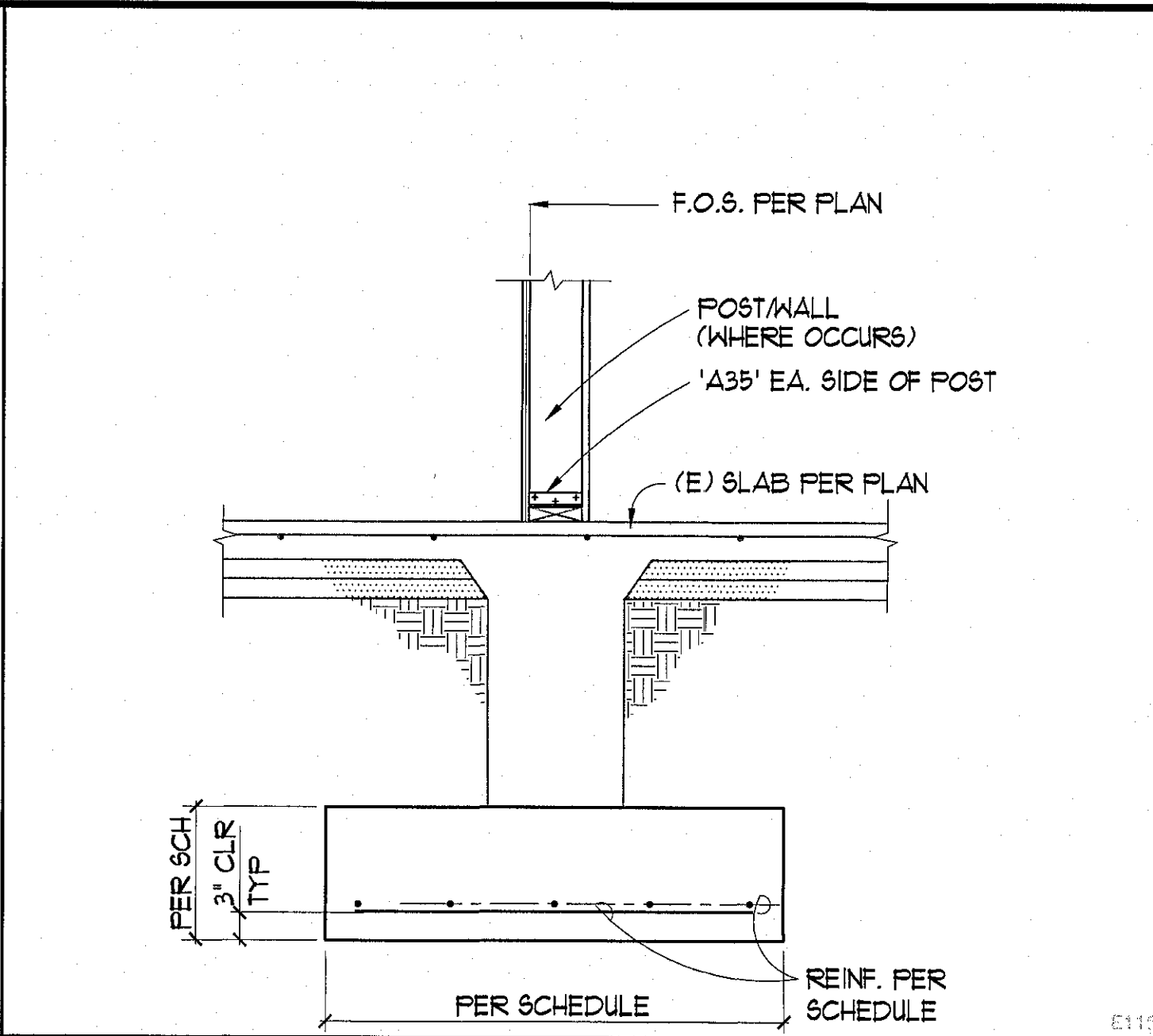
ENGINEER:

 Margarito Castillo, S.E.

PROJECT:
 3100 W. WARNER AVE, SUITE 100
 CONCENTRA, CA 92104

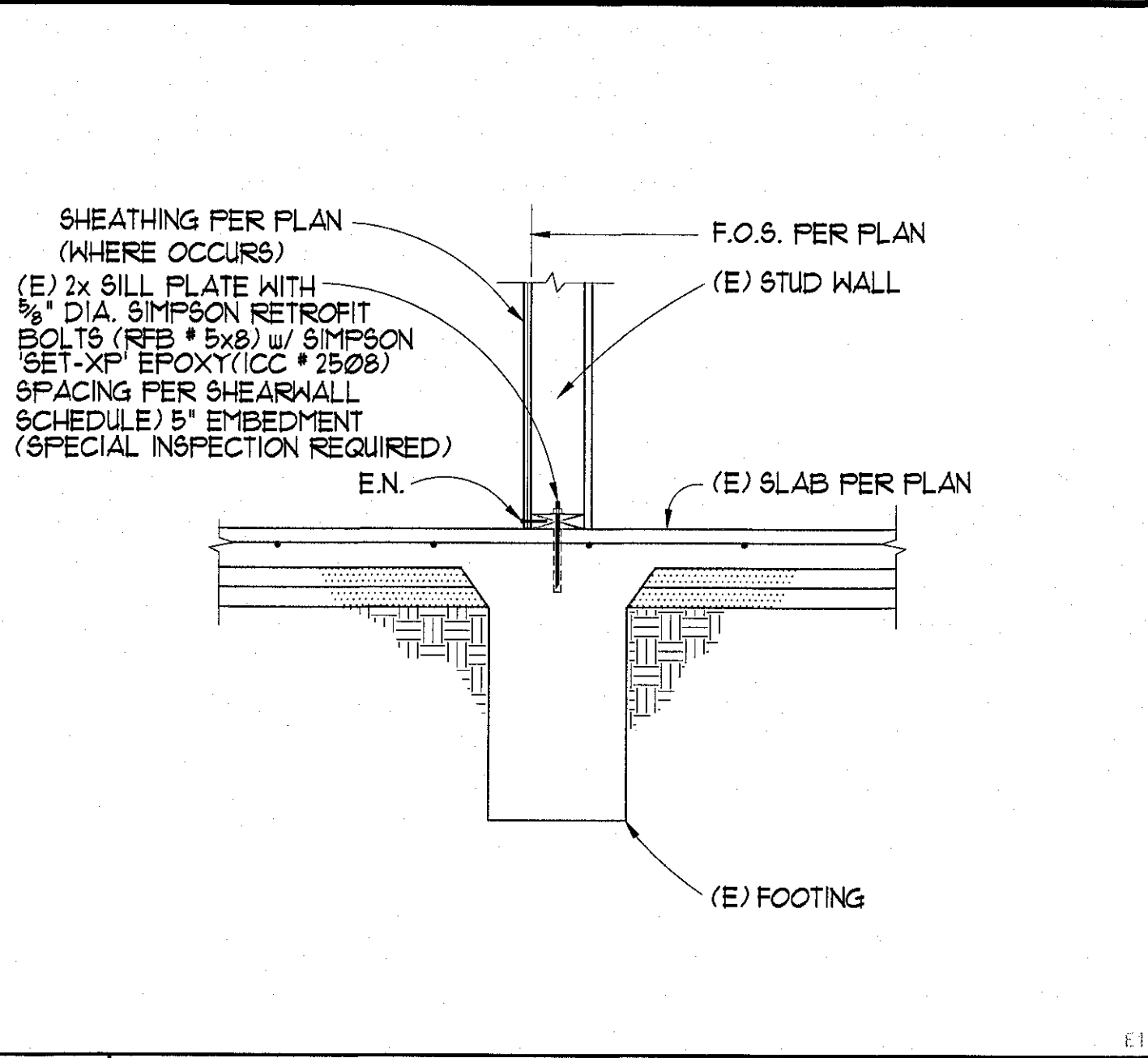
MARK	DATE	REVISIONS

TITLE
FOUNDATION DETAILS

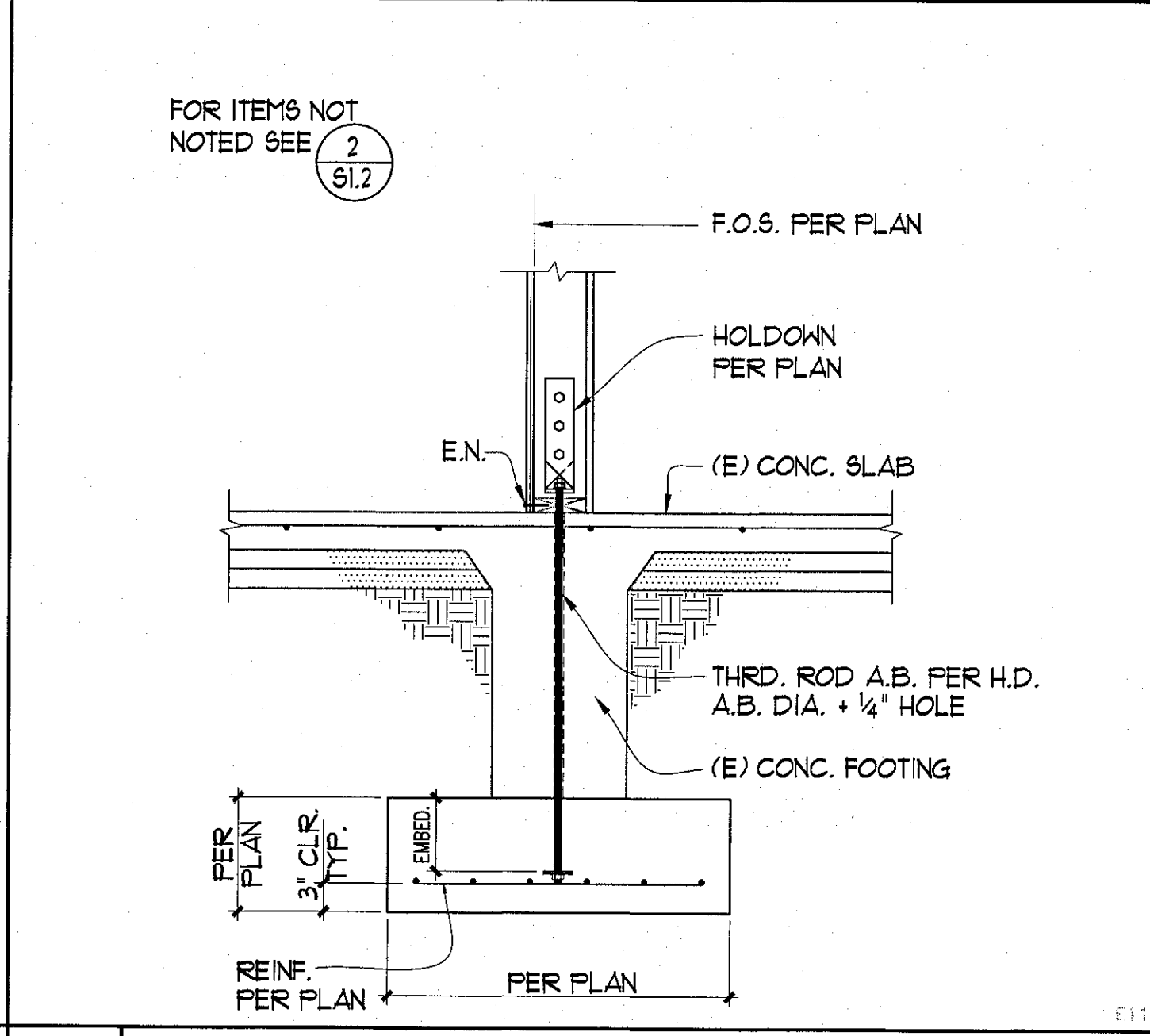
SHEET NUMBER
 JOB NO. 18-844
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18

 Tuesday, May 21, 2019



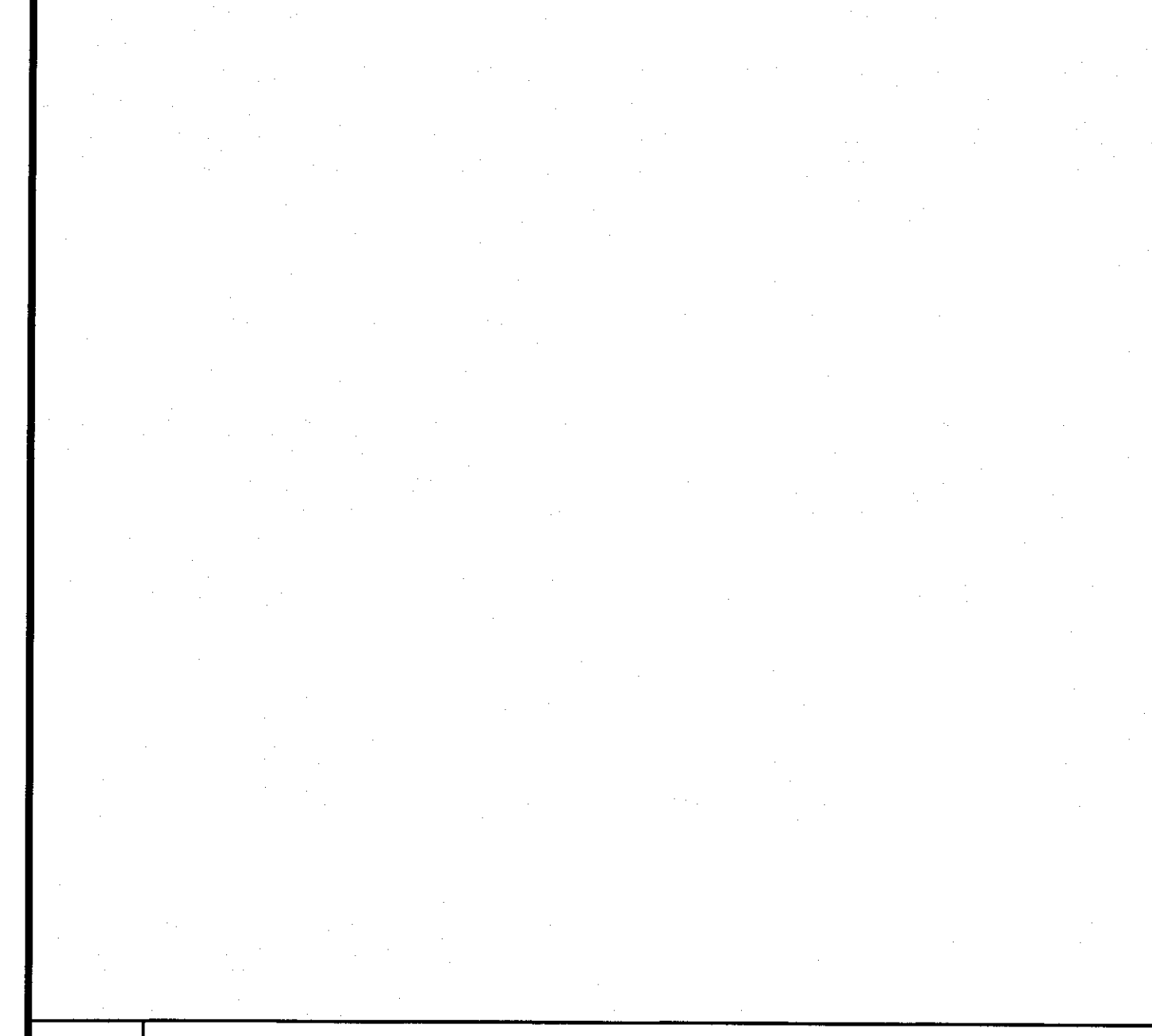
1 DETAIL



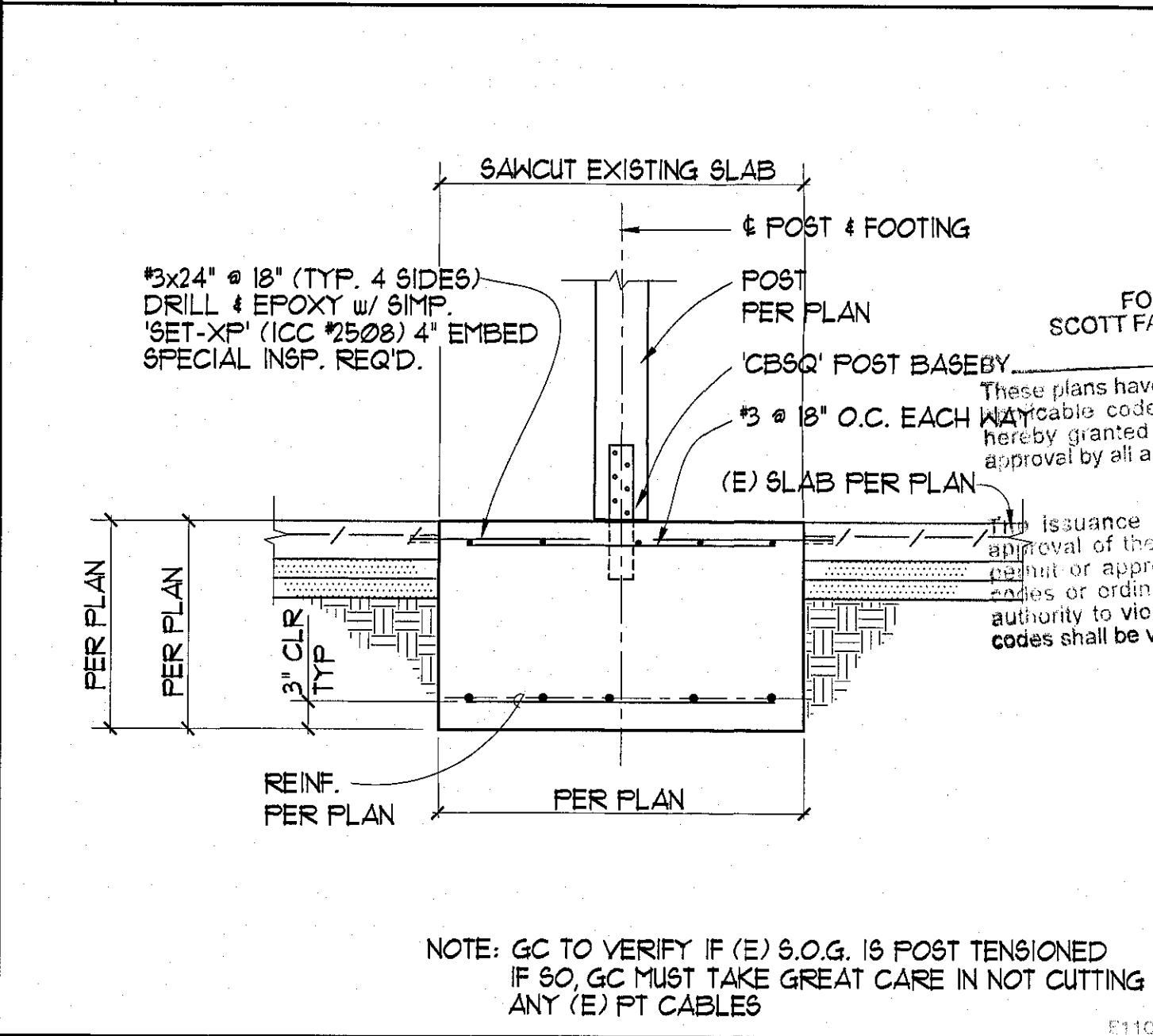
2 DETAIL



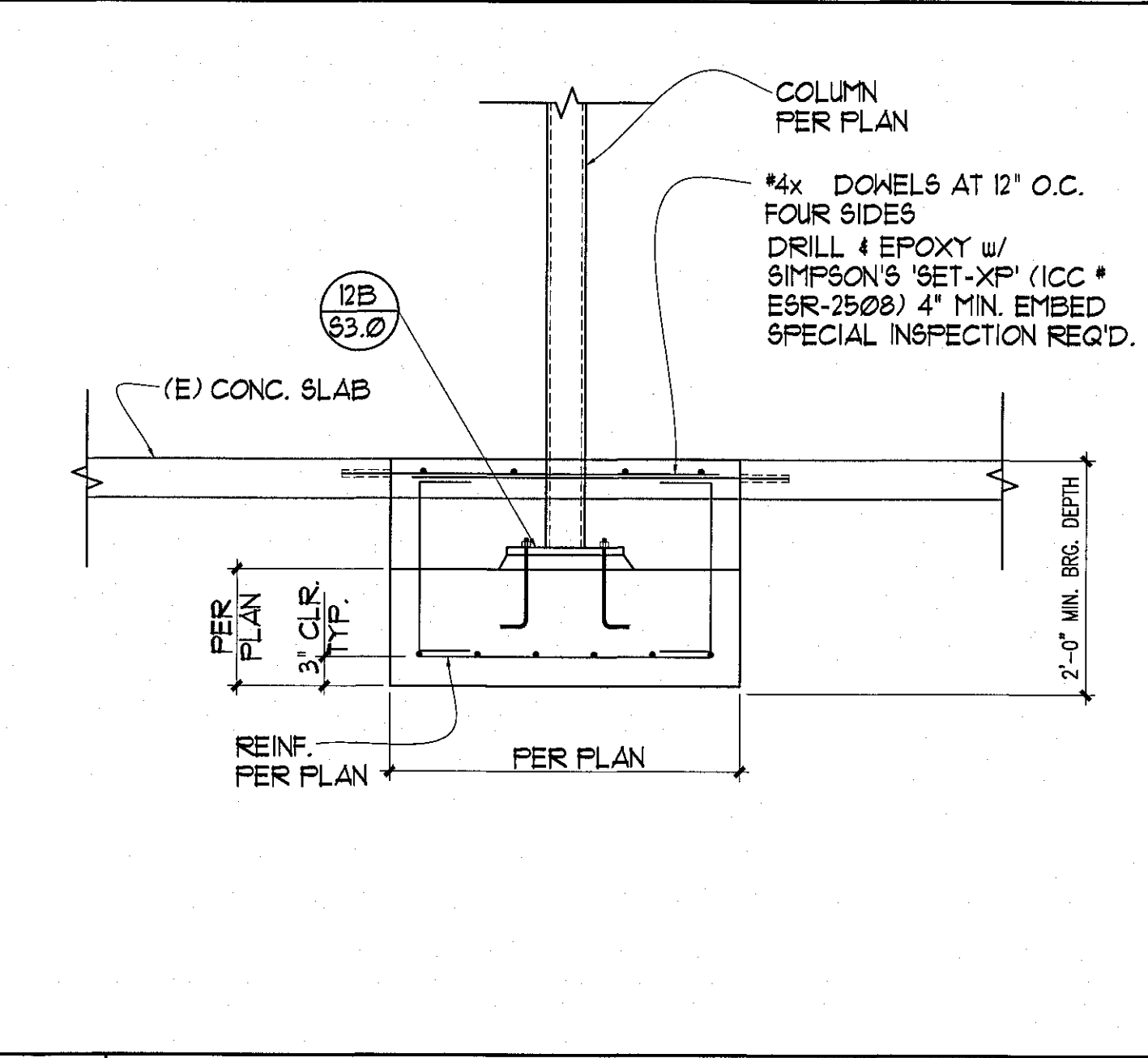
3 DETAIL



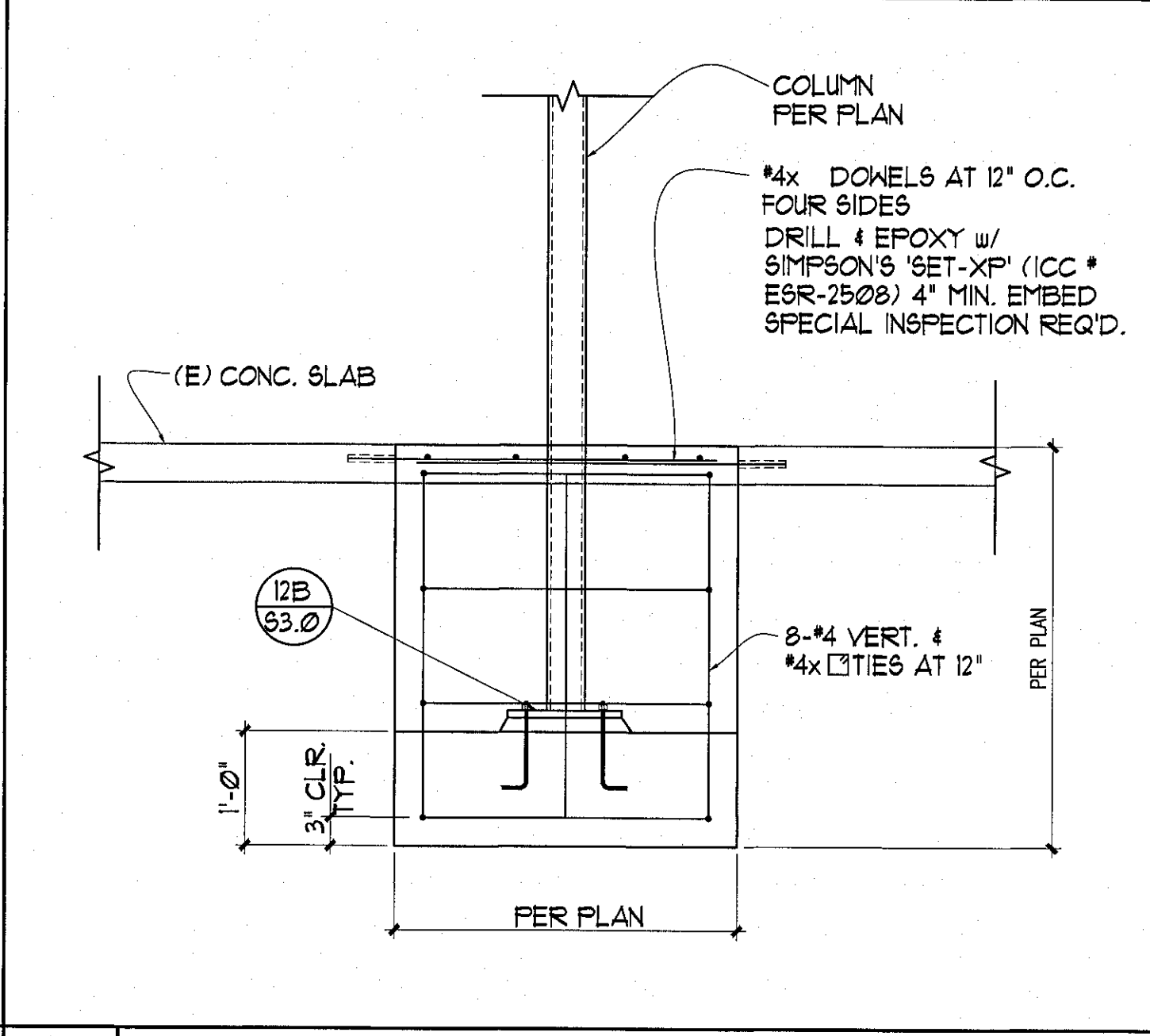
4 DETAIL



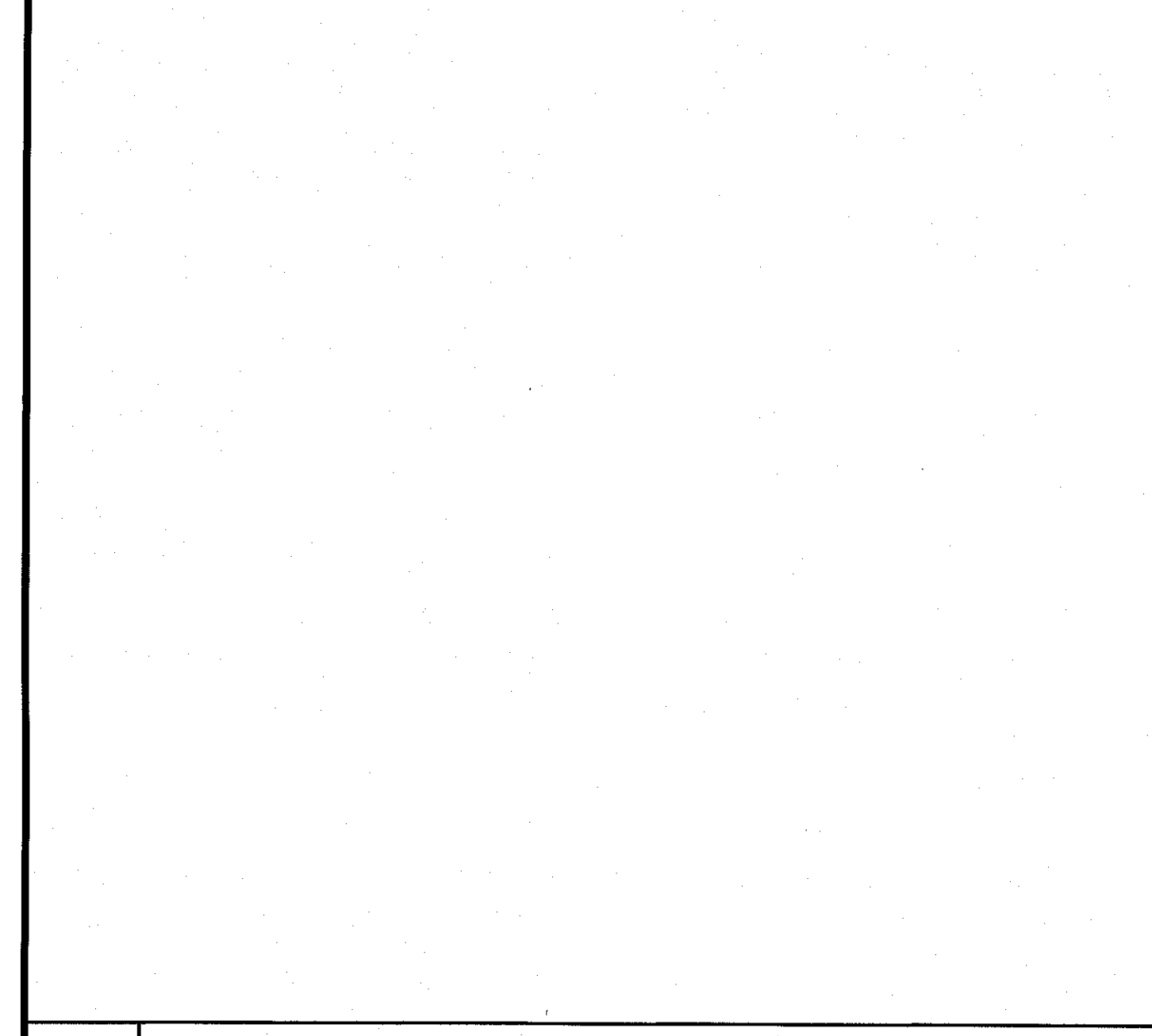
5 DETAIL



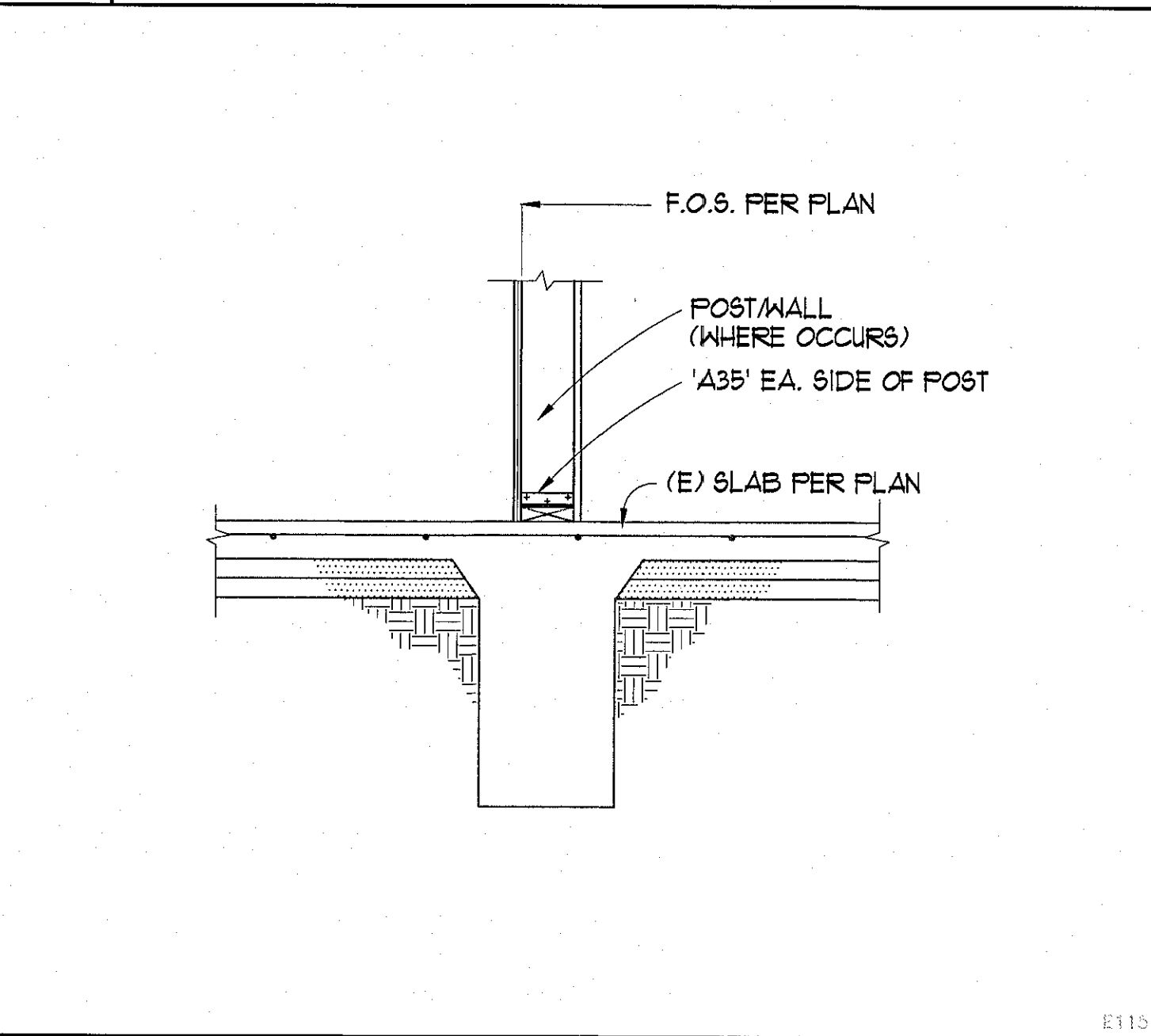
6 DETAIL



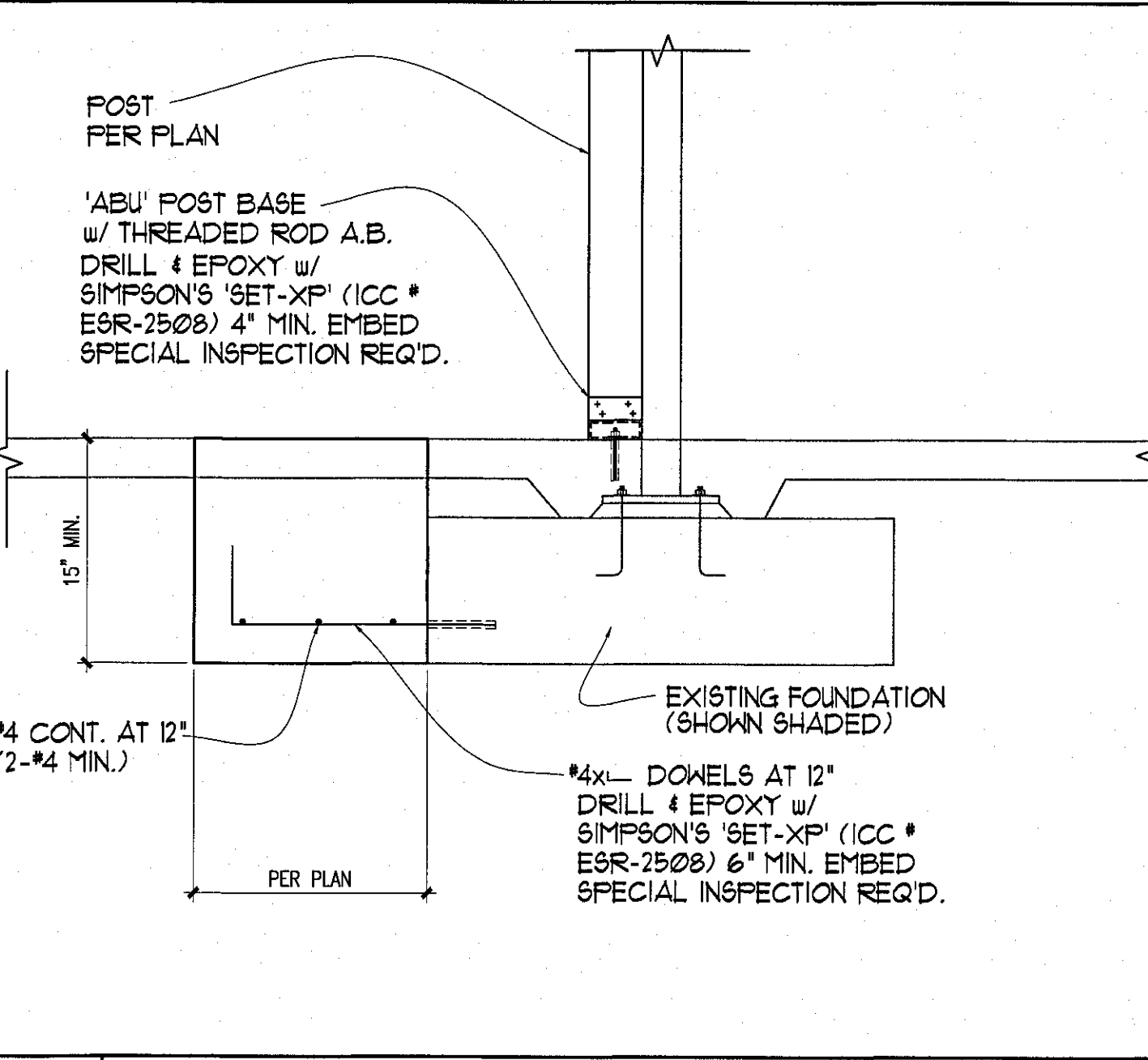
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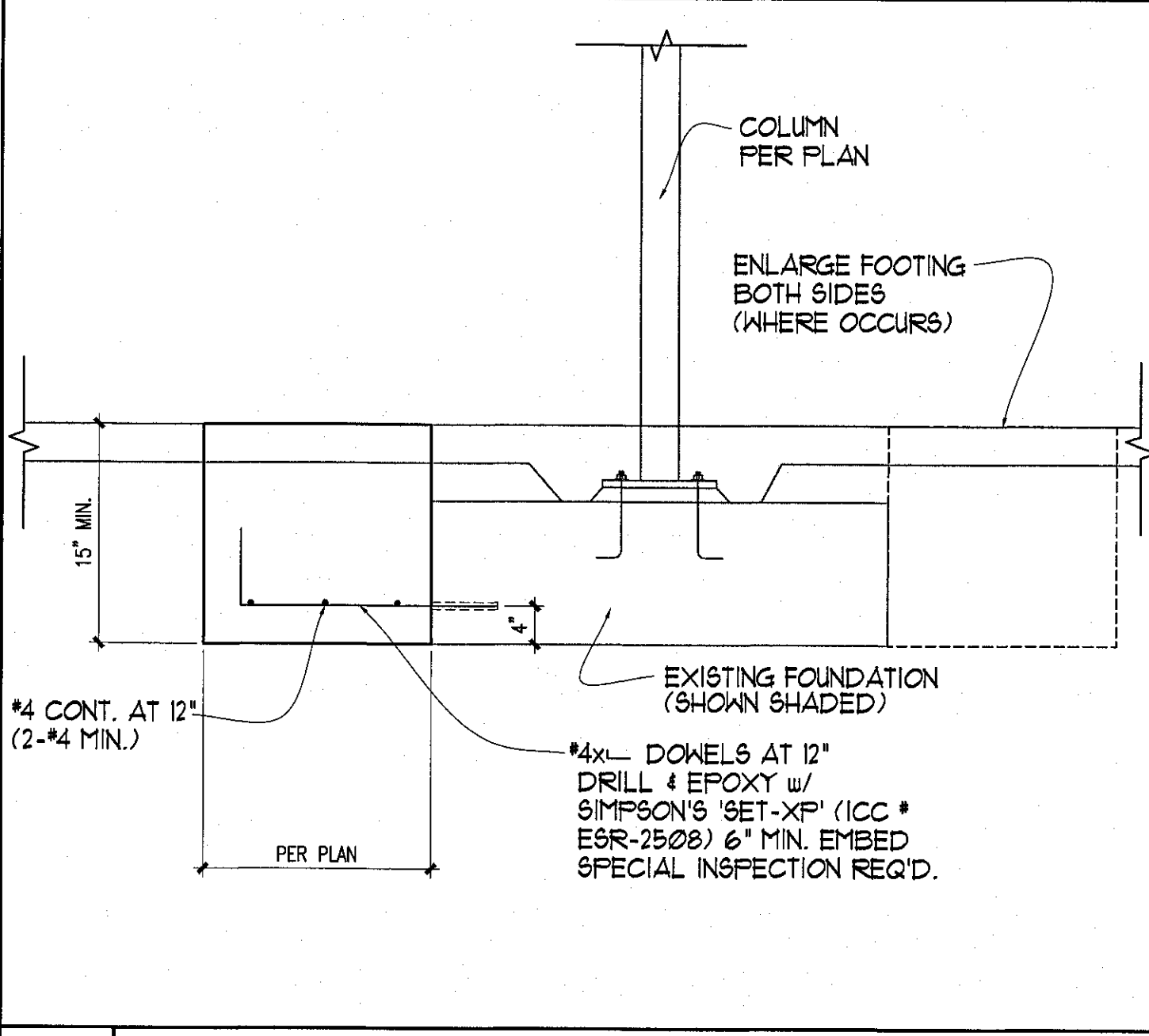
8 DETAIL



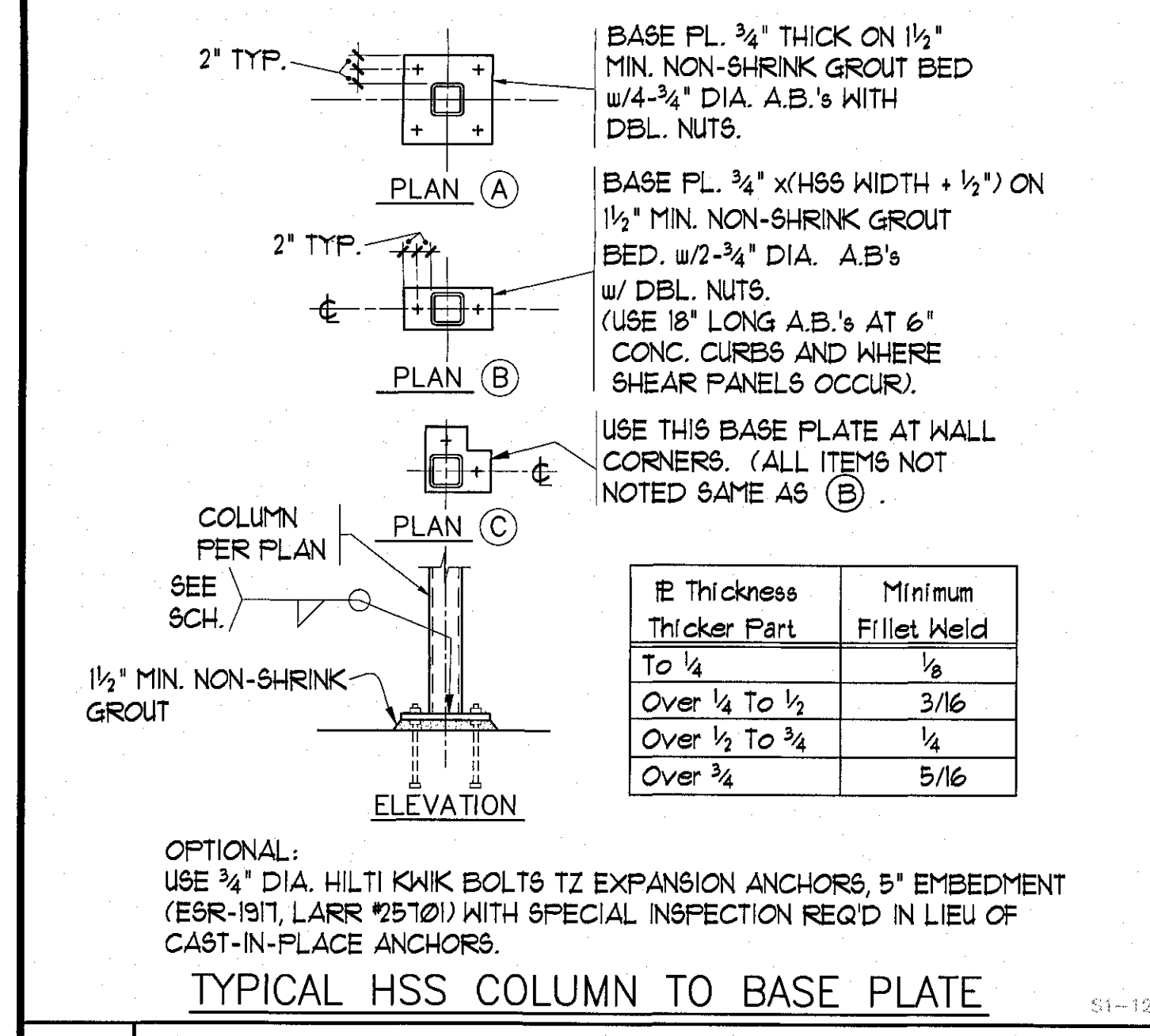
9 DETAIL



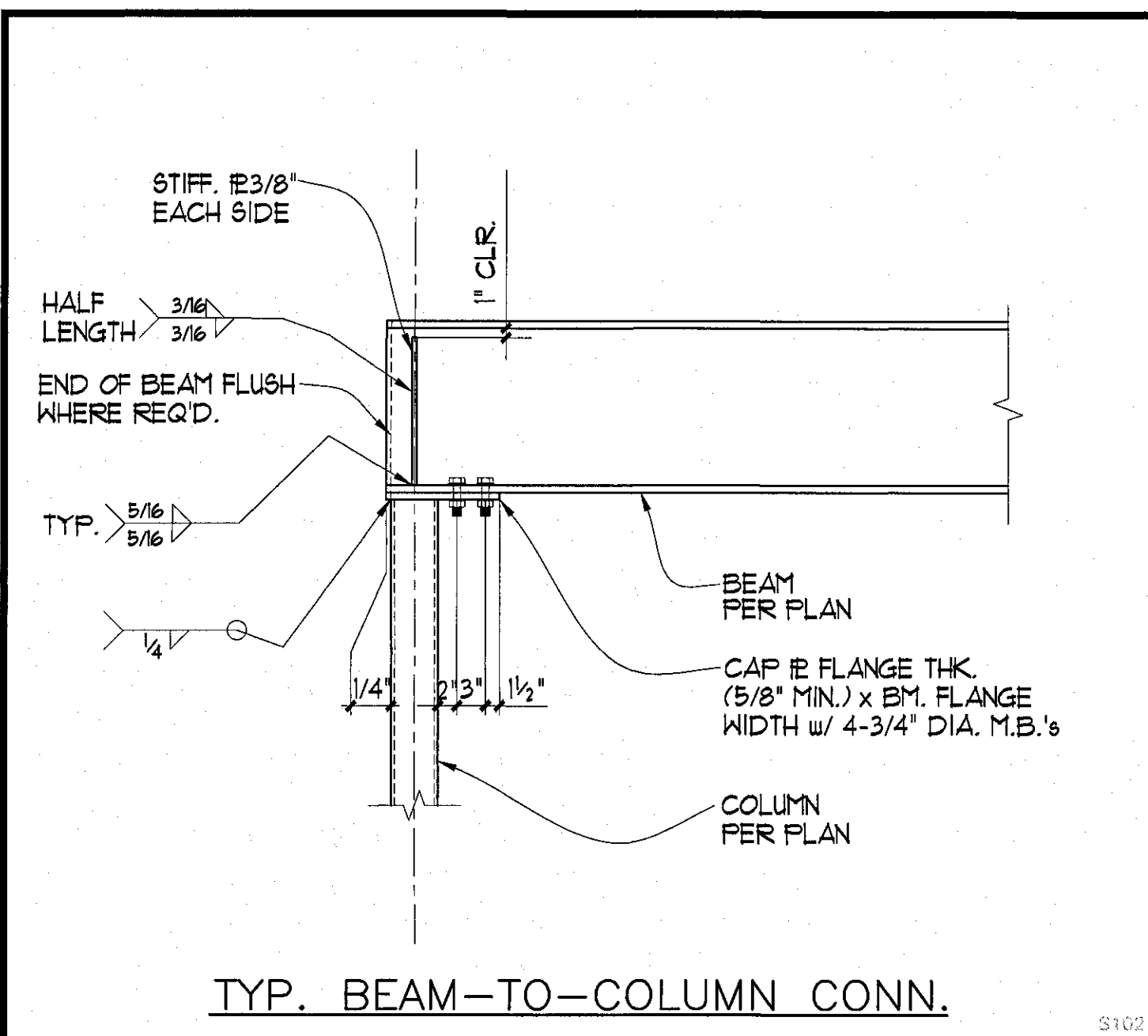
10 DETAIL



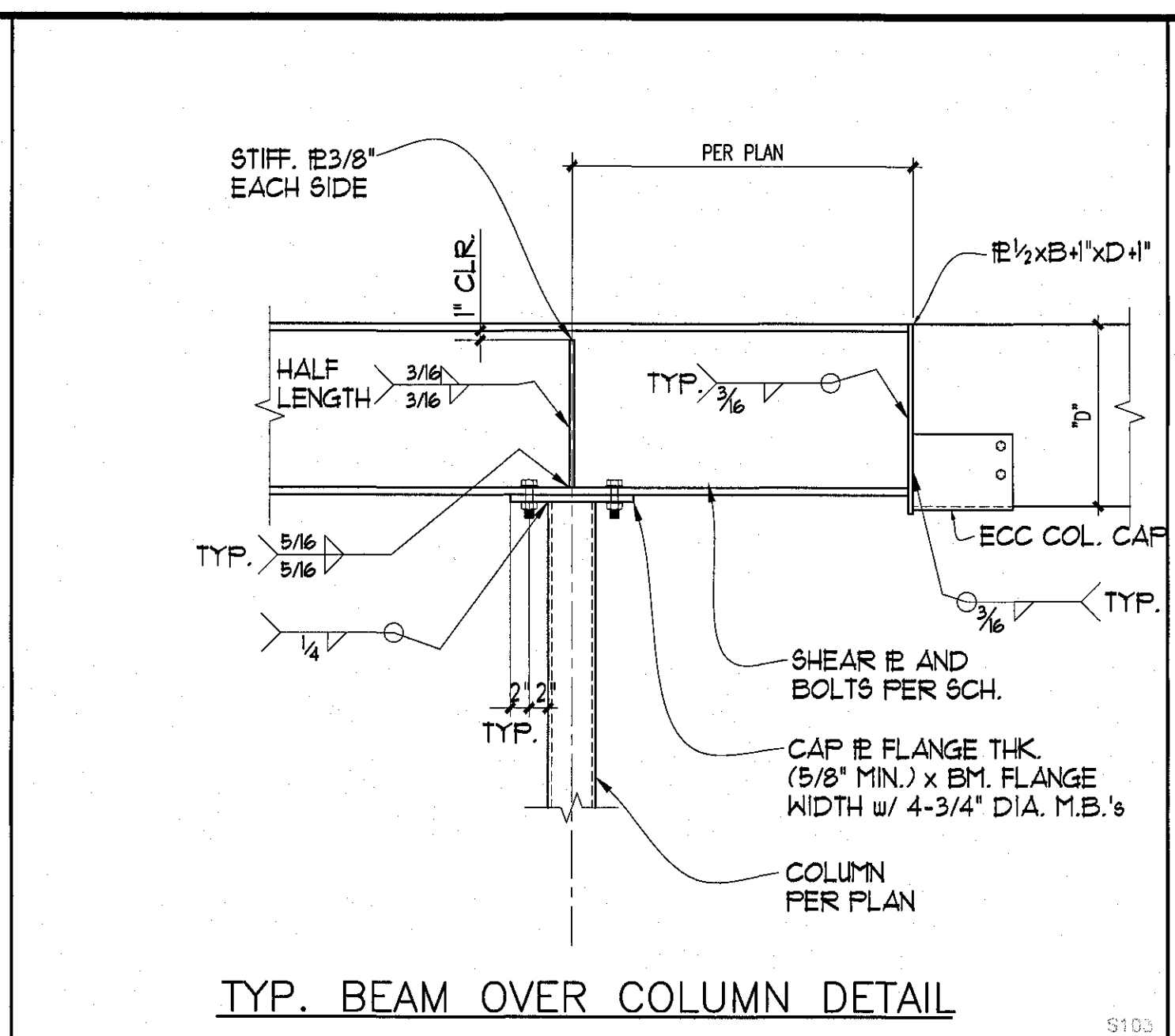
11 DETAIL



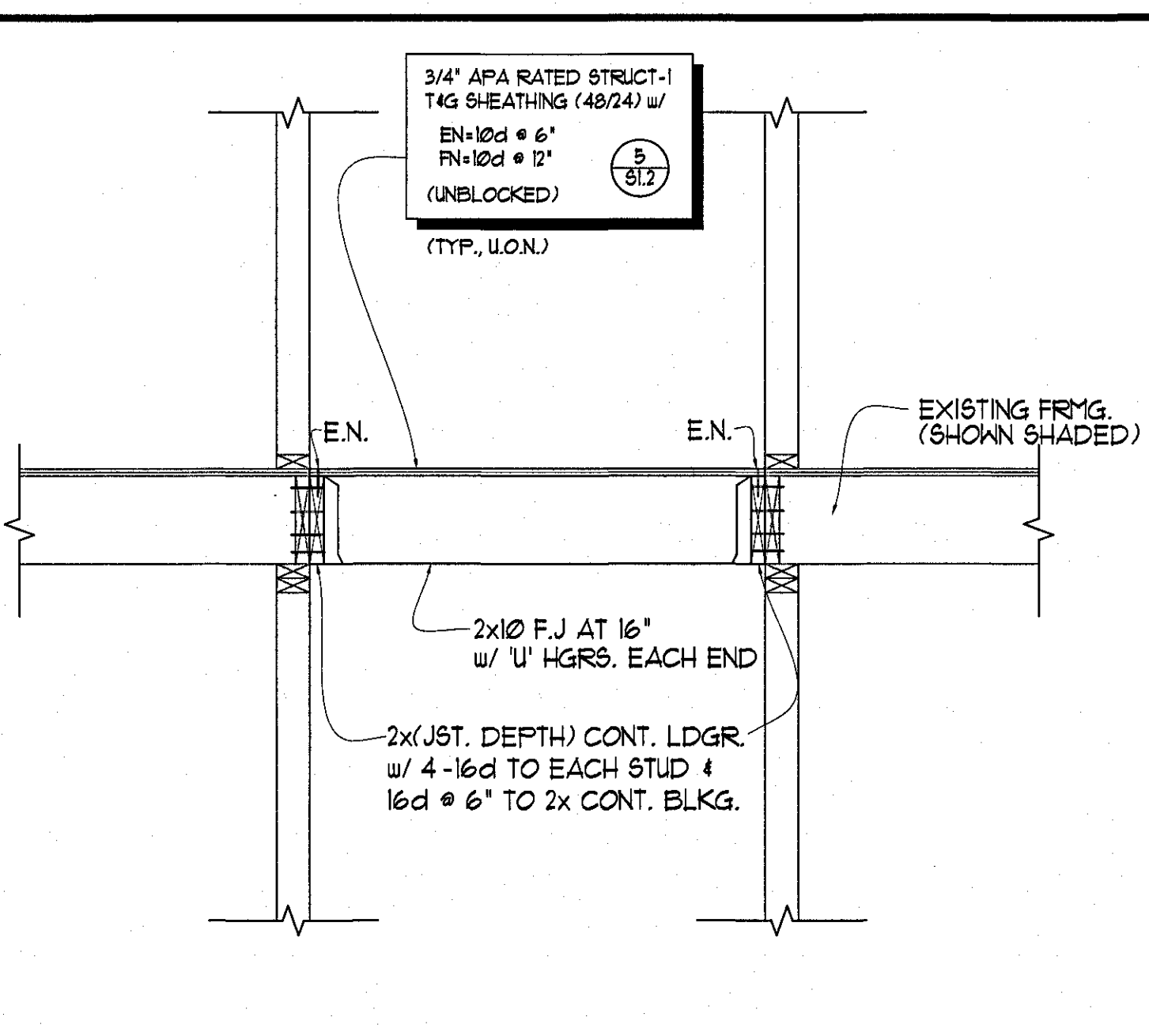
12 DETAIL



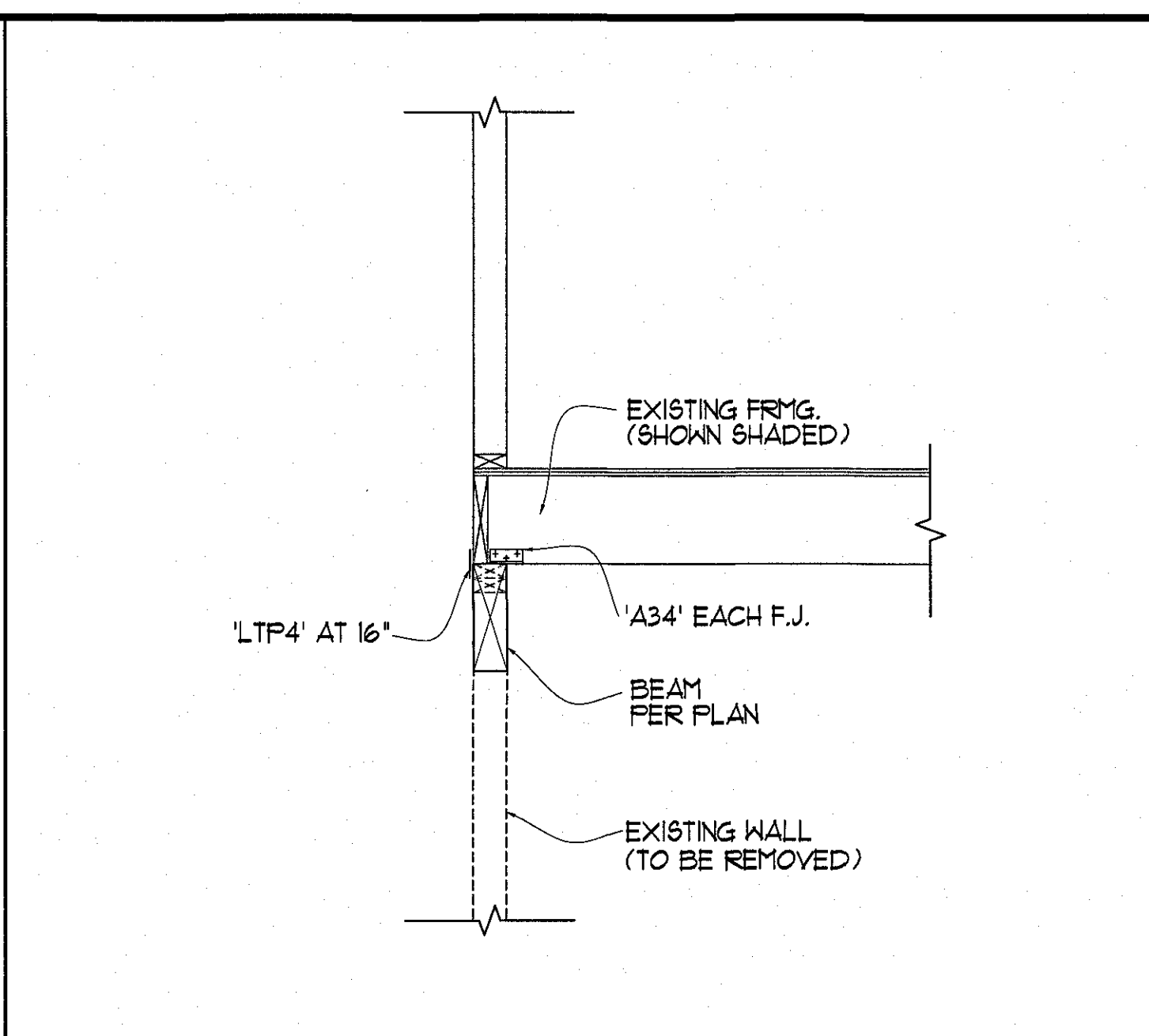
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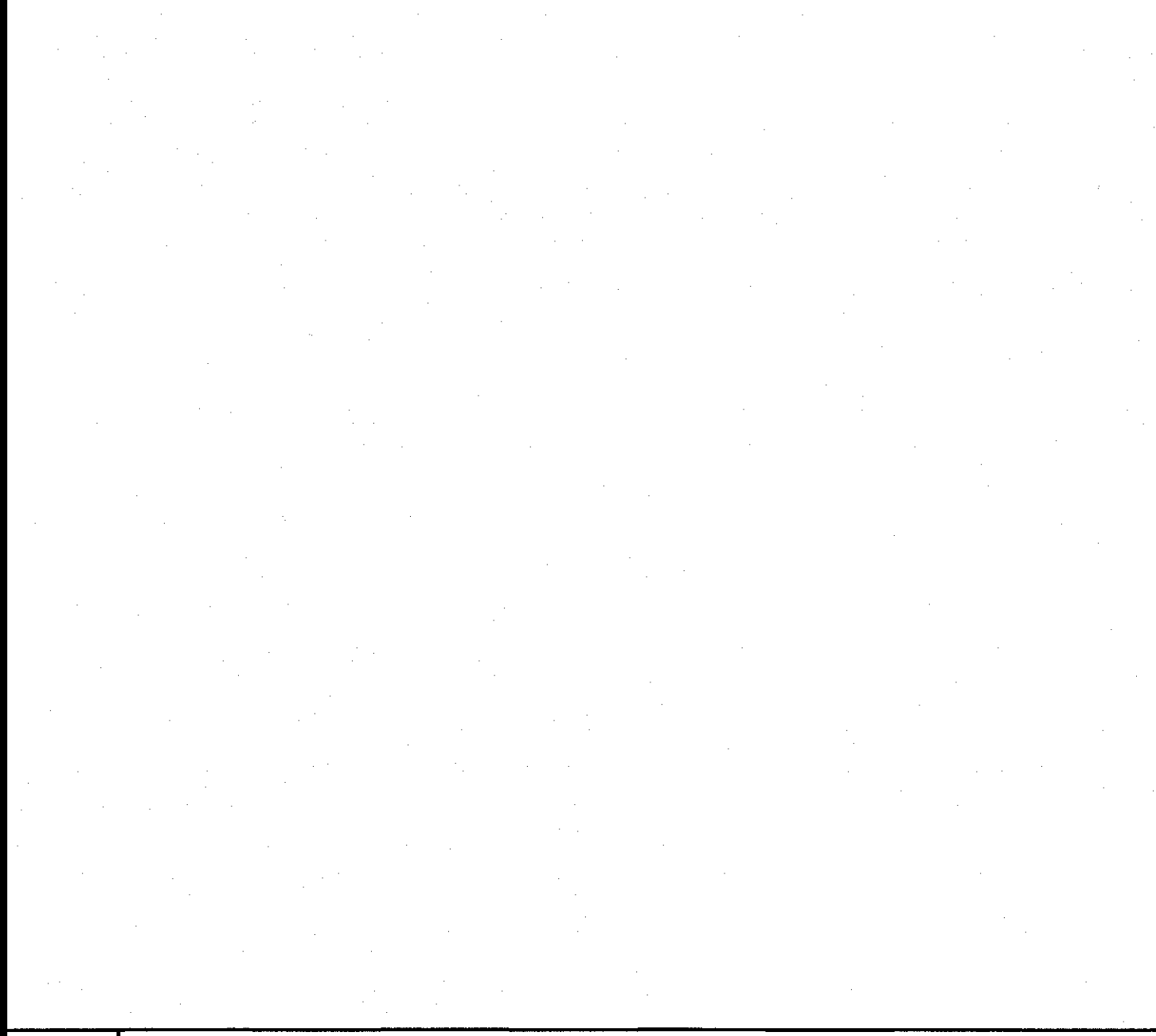
3 DETAIL



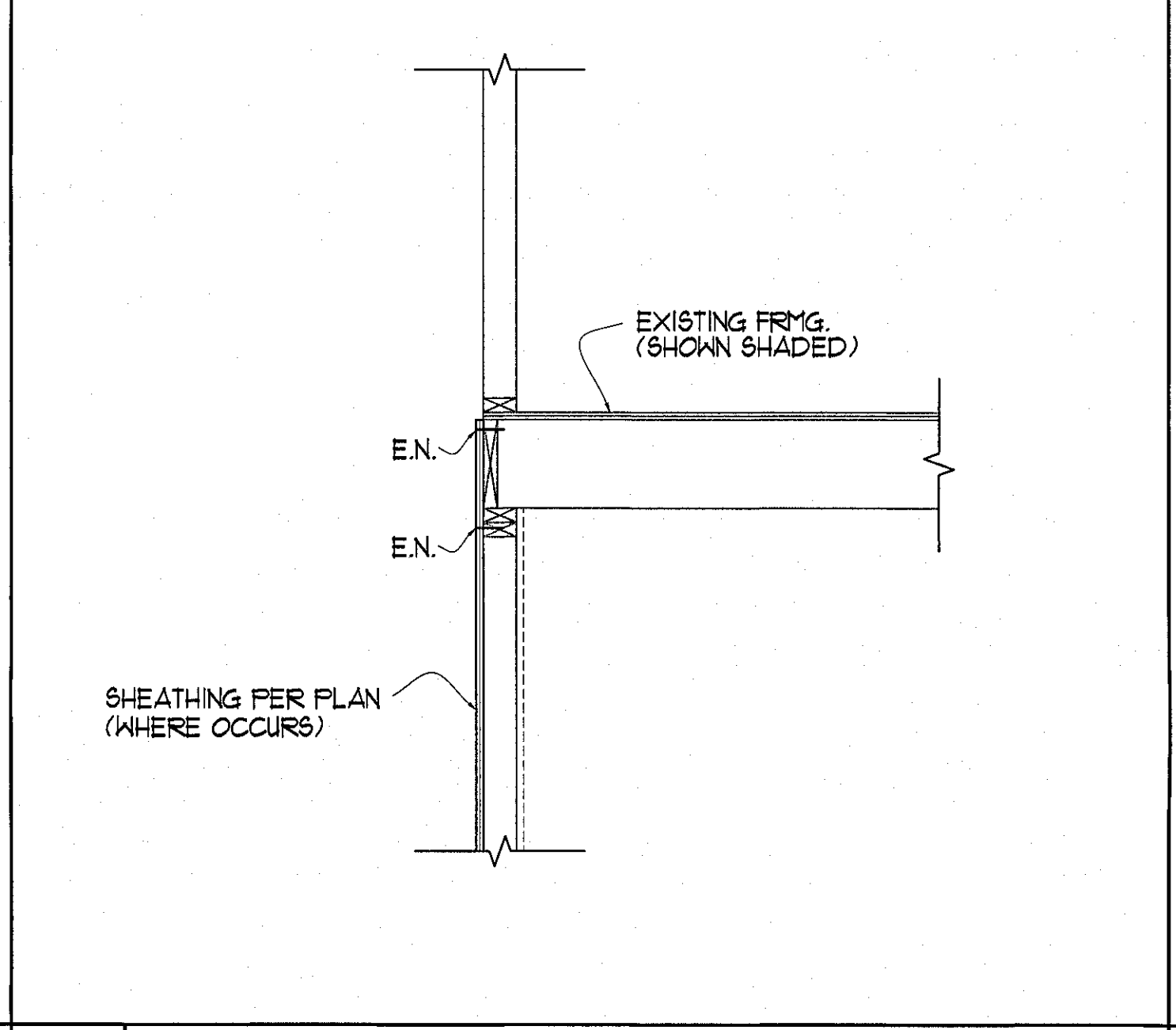
2 DETAIL



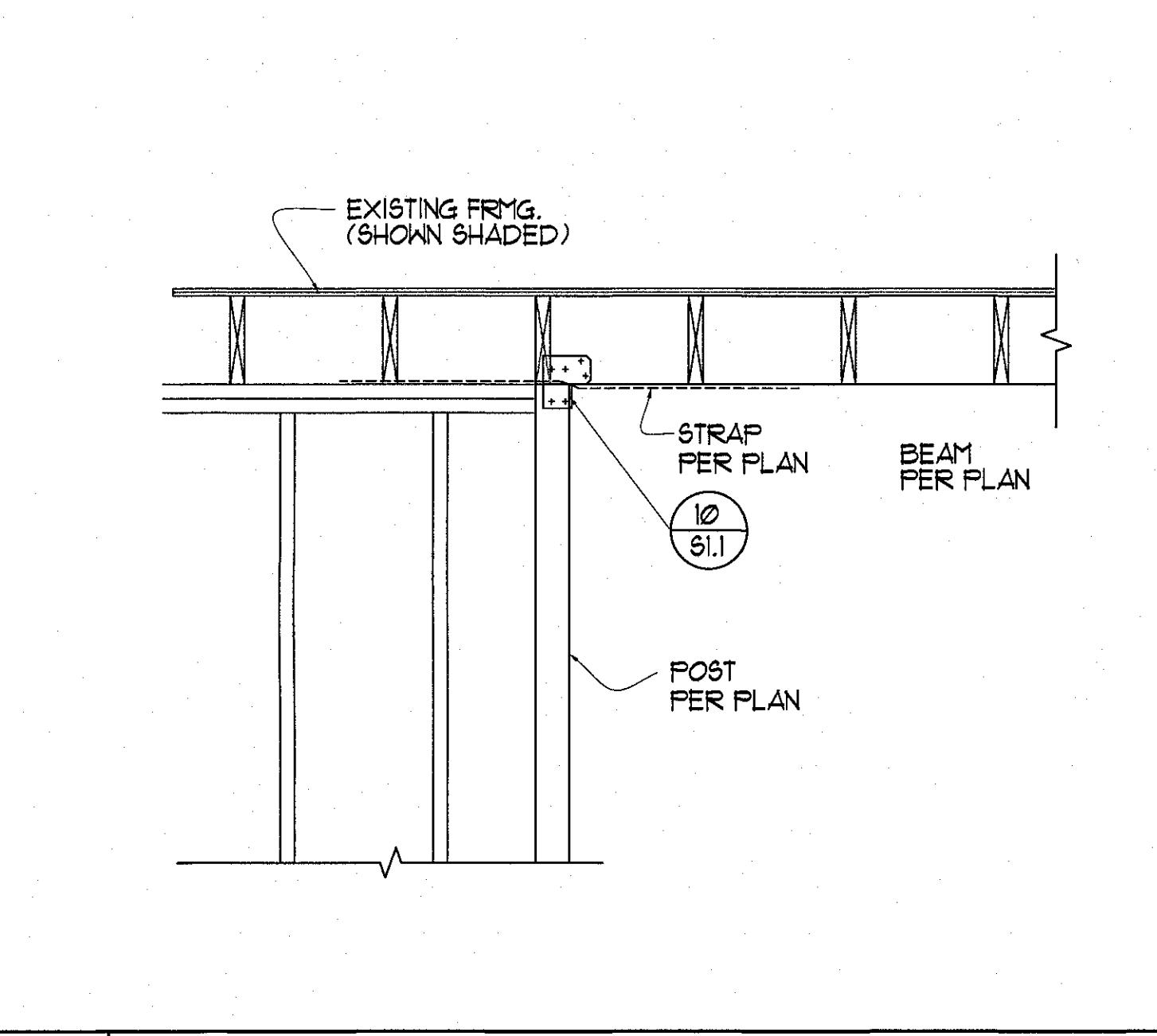
1 DETAIL



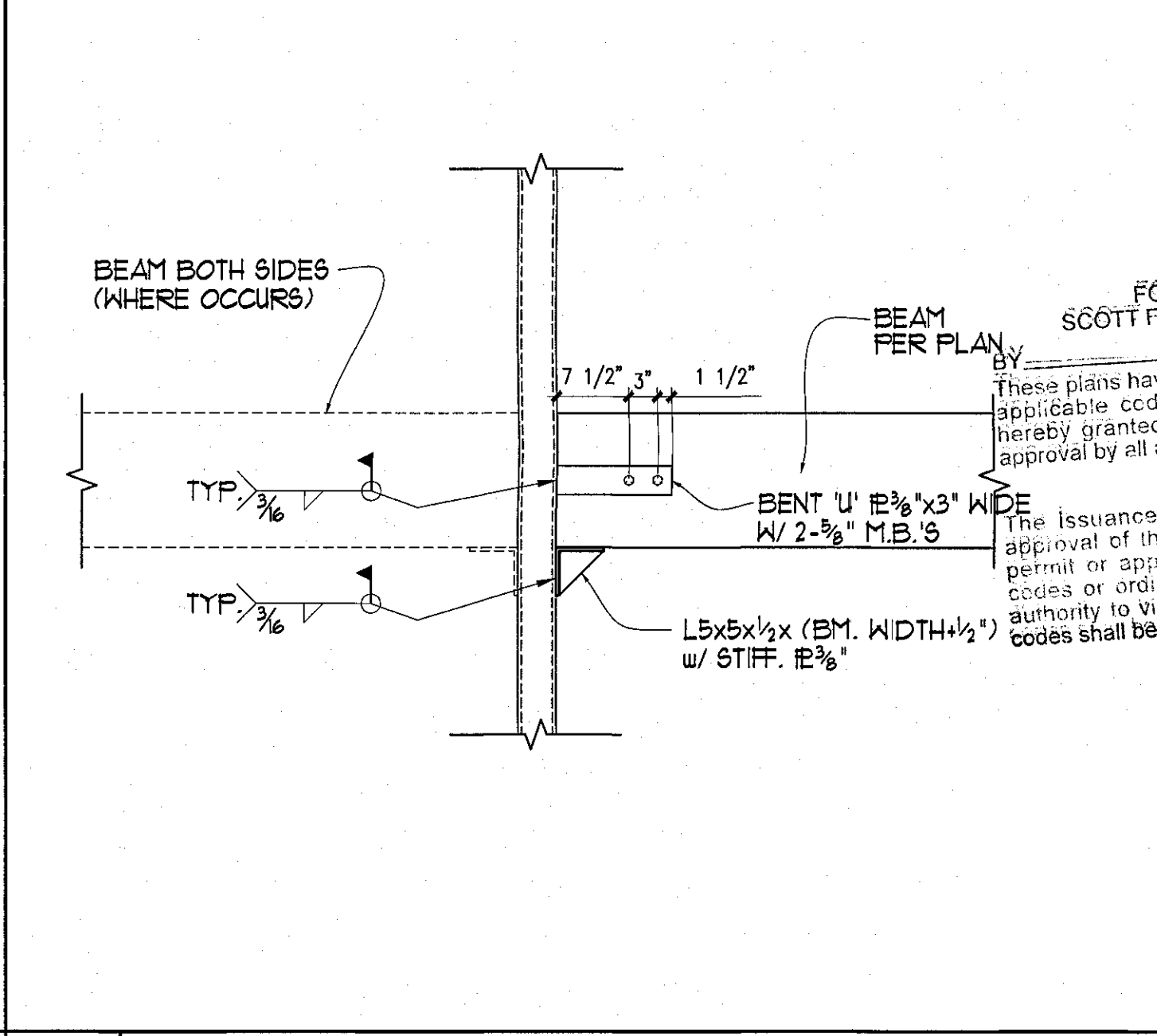
8 DETAIL



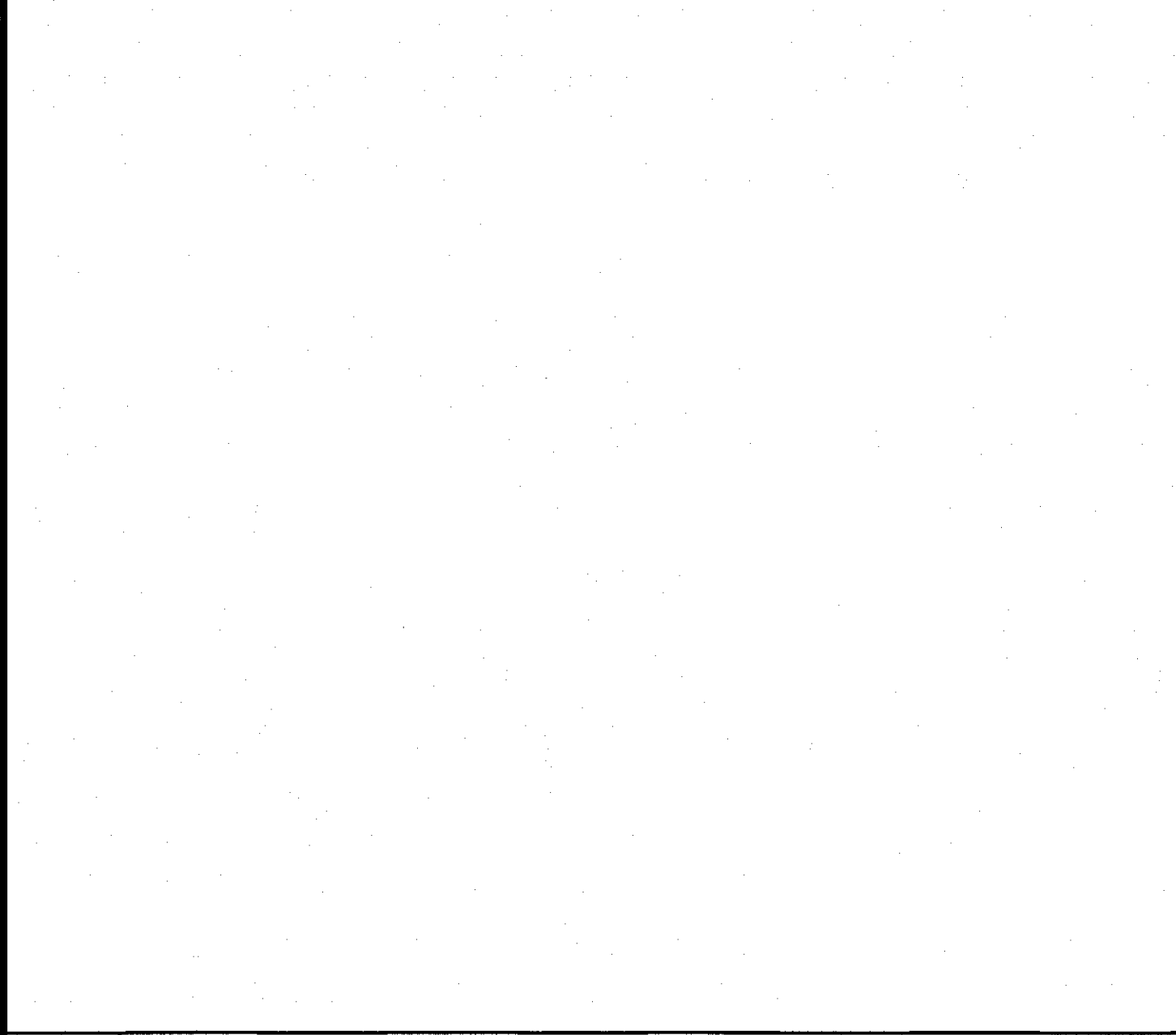
7 DETAIL



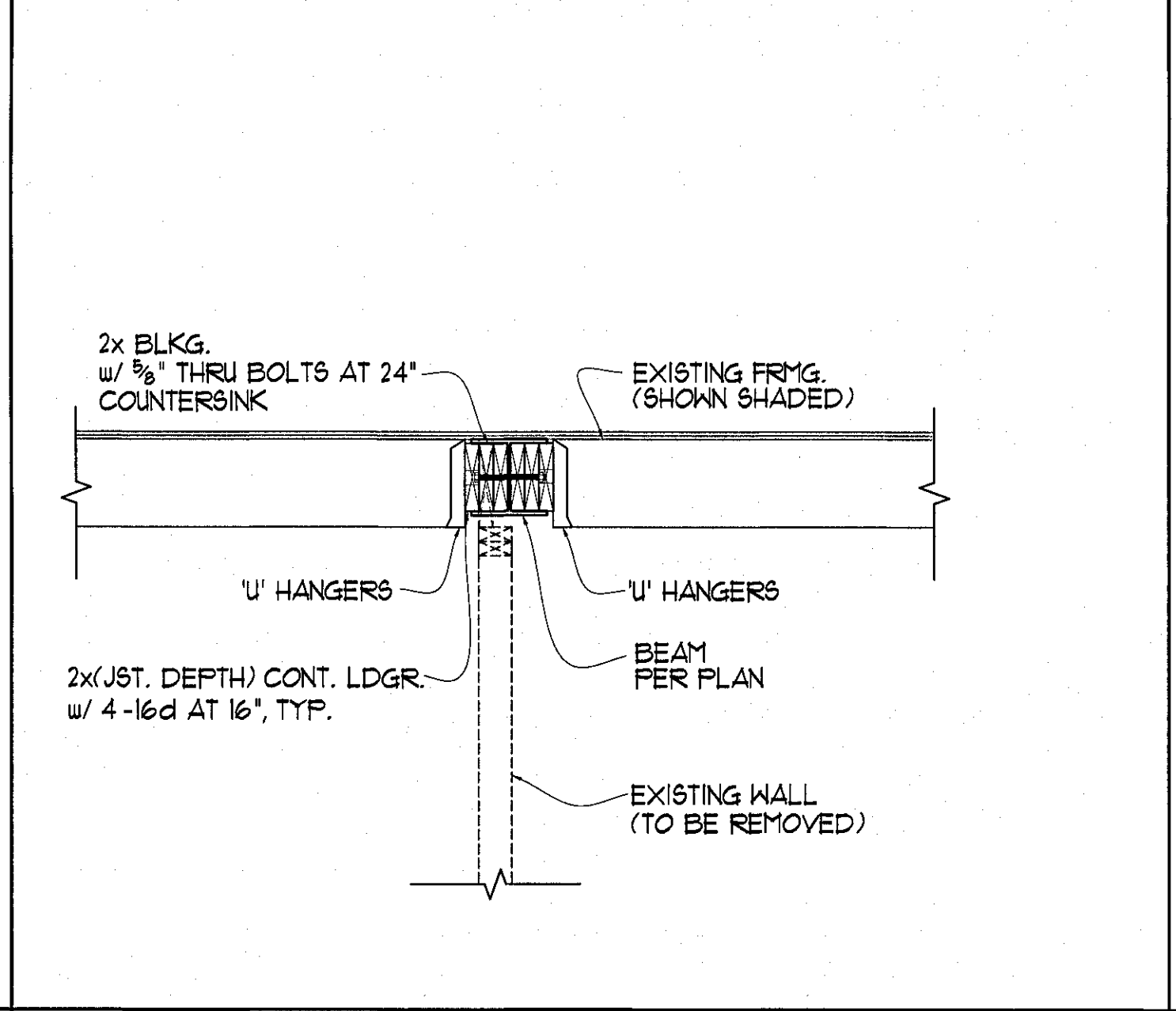
6 DETAIL



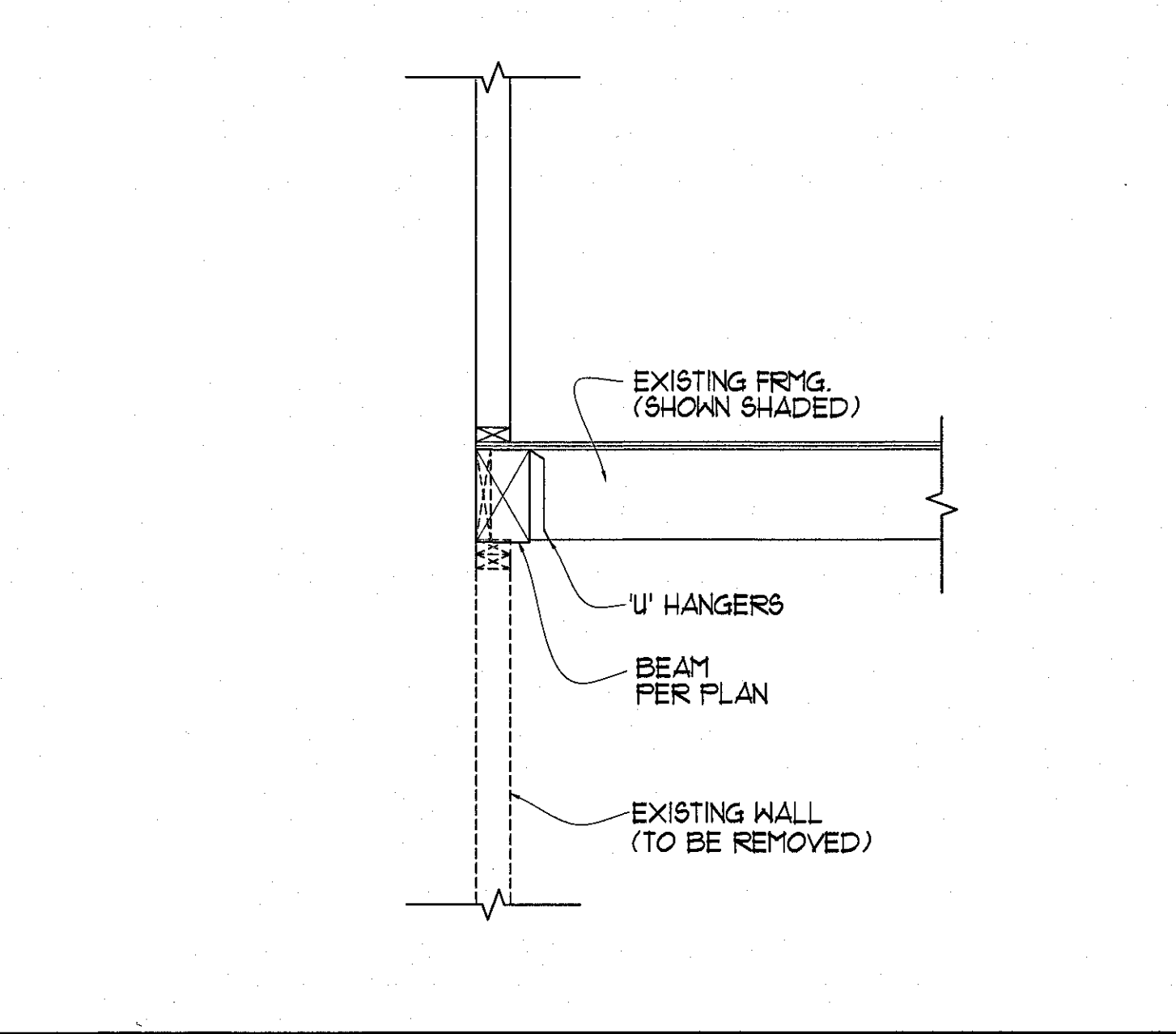
5 DETAIL



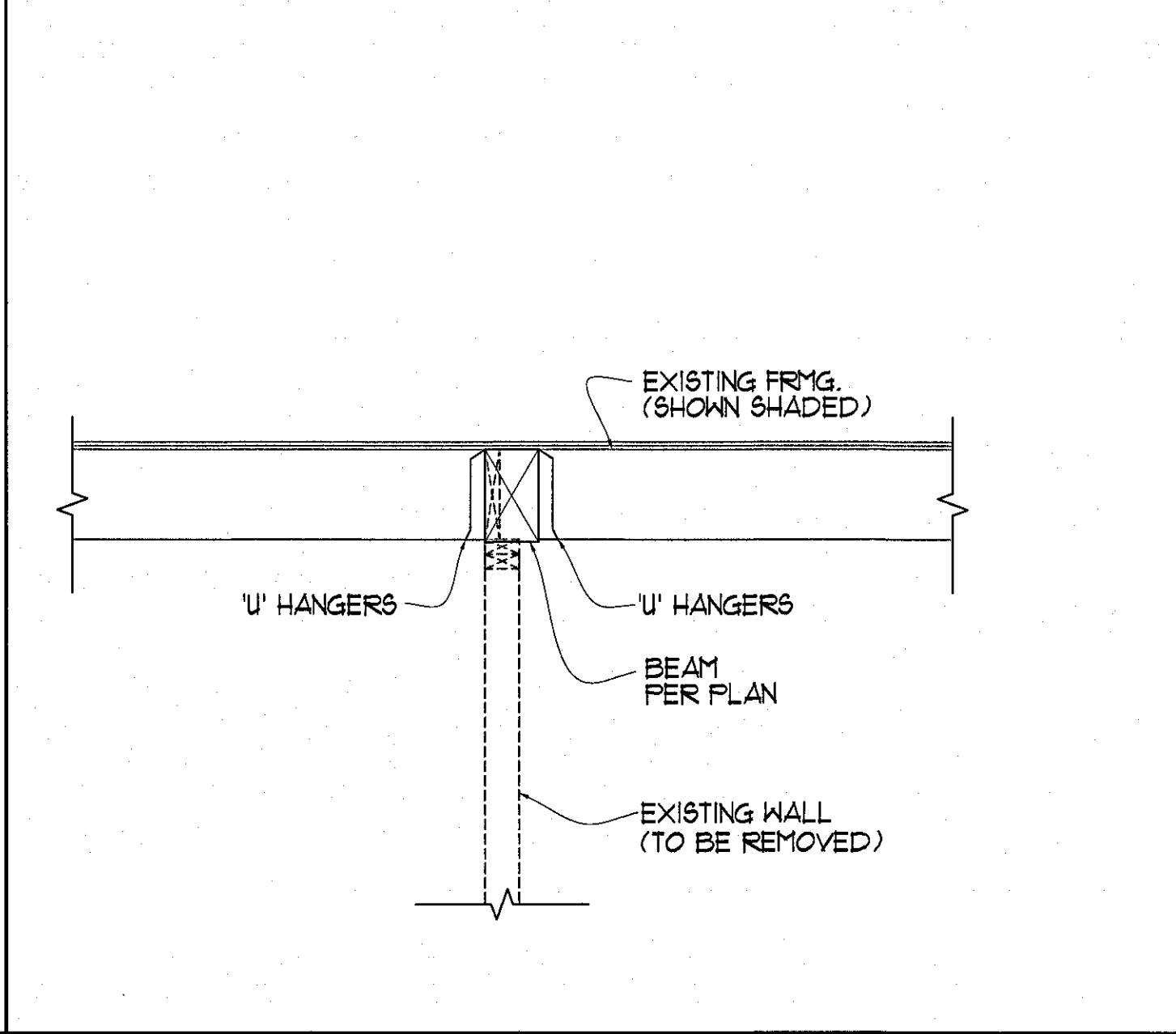
12 DETAIL



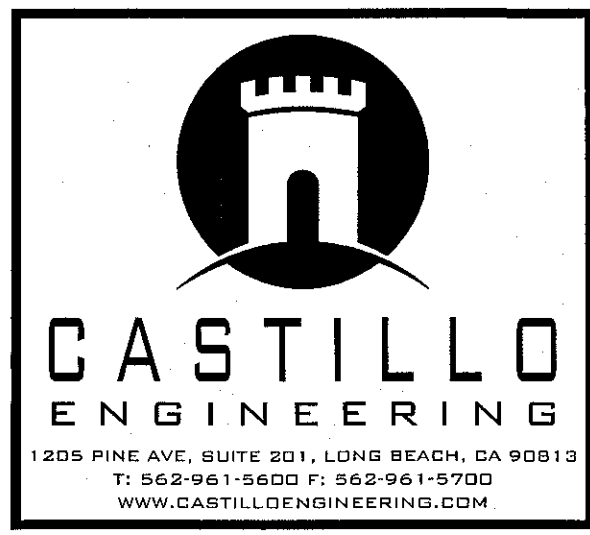
11 DETAIL



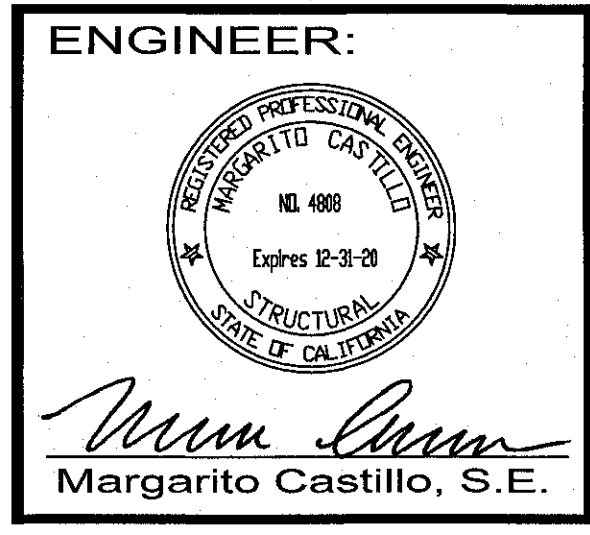
10 DETAIL



9 DETAIL



CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.



PROJECT:
 APPROVED FOR PERMIT ISSUANCE BY SCOTT P. PERKAS DATE: 1/21/18
 THESE PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH THE CITY OF LONG BEACH BUILDING DEPARTMENT ORDINANCES AND APPLICABLE CODES. APPROVAL IS GRANTED FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD. THE ISSUANCE OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF LONG BEACH BUILDING DEPARTMENT ORDINANCES AND APPLICABLE CODES.

3100 W. WARNER AVE., SUITE 100
 CONCENTRA
 CA 92704

MARK	DATE	REVISIONS
1		
2		
3		

TITLE
 FLOOR FRAMING DETAILS

JOB NO. 18-844
 DRAWN: JC
 CHECKED: MC
 DATE: 13 FEB 18

SHEET NUMBER
 S4.0 OF SHEETS
 Tuesday, May 21, 2019