

Two Story Office






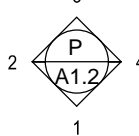
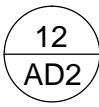
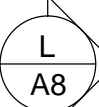

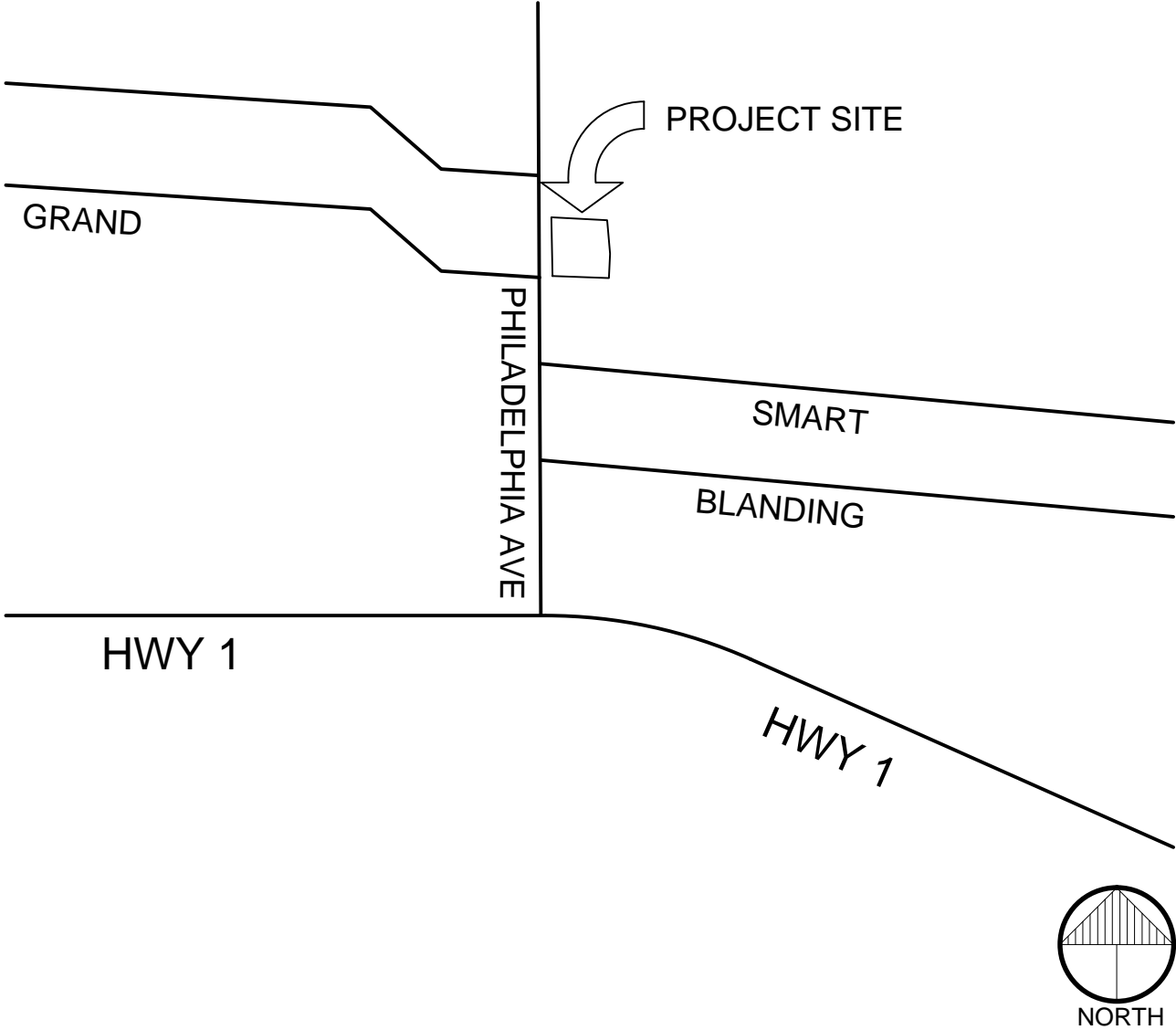
21 Philadelphia Ave

Newport Beach California

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

COVER
SHEET

C

ABBREVIATIONS		DRAWING SYMBOLS		CONSULTING FIRMS		INDEX OF DRAWINGS	
<div><div>A.F.F. ALUM. AMP. @ BD. BLD'G BLK'G BOT. CAB. CLG. C CLR. COL. CONC. CONT. CONTR. DED. DET. D.F. DIA. DIAG. DIM. DN. DWG. DWR. EA. ELECT. ELEV. EQ. EXT. EXIST'S F.D. F.E.C. F.H.C. FIN. FIXT. FLOUR. F.O.C. F.O.X. F.O.W. F.S. FURR. FURN. GA. GD. GYP.BD. H. H.C. HDWR. H.M. HOR. HR. HT. H.V.A.C. INSUL. INT. JAN. J-BOX LAM. LAM. PLAS.</div><div>ABOVE FINISH FLOOR ALUMINUM AMPERE AT BOARD BUILDING BLOCKING BOTTOM CABINET CEILING CENTERLINE CLEAR COLUMN CONCRETE CONTINUOUS CONTRACTOR DEDICATED DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DOWN DRAWING DRAWER EACH ELECTRICAL ELEVATION EQUAL EXTERIOR EXISTING FLOOR DRAIN FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FIXTURE FLUORESCENT FACE OF COLUMN FACE OF STUD FACE OF WALL FLOOR SINK FURNING FURNISH (ED) FURNITURE GAUGE GLASS GYPSUM BOARD HIGH HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING, VENTILATION, AIR CONDITIONING INSULATION INTERIOR JANITOR JUNCTION BOX LAMINATE LAMINATED PLASTIC</div><div>RAD. REF. REFR. REQ'D R.H. RM. R.O. SCHED. S.C. SECT. S.F. SHT. SIM. SPEC. S.S. STL. STOR. STRUCT. SUSP. SYM. TELE. TEMP. THK. T.O.W. TYP. U.L. U.N.O. V. V.C.T. VERT. VEST. V.I.F. W/ WC W.C. W.H. W.P. W.R. LAV. L.H. LT. MAINT. MAT. MAX. MECH. MET. MFR. MIN. MISC. MTC. MUL NO. N.I.C. N.T.S. O/ O.C. OFF. PLAS. LAM. PL. PLUMB. PLYWD. PR. PTN.</div><div>RADIUS REFERENCE REFRIGERATOR REQUIRED RIGHT HAND ROOM ROUGH OPENING SCHEDULE SOLID CORE SECTION SQUARE FEET SHEET SIMILAR SPECIFICATION STAINLESS STEEL STEAL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL TELEPHONE TEMPERED THICK TOP OF WALL TYPICAL UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE VOLT VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY IN FIELD WITH WALL COVERING WATER CLOSET WATER HEATER WATER PROOF WATER RESISTANT LAVATORY LEFT HAND LIGHT MAINTENANCE MATERIAL MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED MULLION NUMBER NOT IN CONTRACT NOT TO SCALE OVER ON CENTER OFFICE PLASTIC LAMINATE PLATE PLUMBING PLYWOOD PAIR PARTITION</div></div>	<div><div> WINDOW CALLOUT</div><div> KEYNOTE CALLOUT</div><div> DOOR CALLOUT</div><div><div>LOCKER</div> ROOM CALLOUT</div><div> FURNITURE CALLOUT</div><div> INTERIOR ELEVATION CALLOUT <small>(ELEVATION VIEW LETTER, ELEVATION NUMBER/SHEET NUMBER)</small></div><div> DETAIL CALLOUT</div><div> ELEVATION/SECTION CALLOUT <small>(ELEVATION/SECTION NUMBER/SHEET NUMBER)</small></div><div> NORTH ARROW</div></div>	<div><div>OWNER:</div><div>OFFICE COMPANY 21 PHILADELPHIA AVE NEWPORT BEACH, CA PH.: (949) 589-8111</div><div>CONTACT: KATHARINA MANN</div></div> <div><div>ARCHITECTURAL:</div><div>IFA ARCHITECTS 89110 MICHELSON DRIVE, SUITE 540 IRVINE, CA 92715 PH.: (949) 752-5900 FAX: (949) 872-5909</div><div>CONTACT: SUSAN JEFFS</div></div> <div><div>STRUCTURAL:</div><div>AWE ENGINEERING 91734 E KATELLA AVE ANAHEIM CA 92806 PH.: (714) 395-1875</div><div>CONTACT: RUSS BILLS</div></div>	<div><div>ARCHITECTURAL</div><div>C COVER SHEET S11 OVERALL SITE PLAN A1 FIRST & SECOND FLOOR PLAN A1.1 FIRST & SECOND EXTERIOR VENEER PLAN A1.2 FIRST & SECOND ENLARGED RESTROOM PLANS A1.3 FIRST & SECOND DEMOLITION PLANS A2 FIRST & SECOND POWER & SIGNAL PLAN A3 FIRST & SECOND REFLECTED CEILING PLAN A4 BUILDING ROOF PLAN & SECTIONS A5 BUILDING ELEVATIONS A6 STAIR PLAN & SECTIONS A7 DOOR & HARDWARE SCHEDULE A7.1 WINDOW SCHEDULE A7.2 WINDOW & DOOR TYPES A8 WALL SECTIONS A9 INTERIOR ELEVATIONS A10 FIRST & SECOND FINISH PLAN A10.1 FINISH SCHEDULE A11 FURNITURE LAYOUT PLAN & SCHEDULE AD1 ARCHITECTURAL DETAILS AD2 ARCHITECTURAL DETAILS AD3 ARCHITECTURAL DETAILS</div></div> <div><div>STRUCTURAL</div><div>S1 GENERAL NOTES S1.1 GENERAL NOTES S1.2 GENERAL NOTES S2 FOUNDATION & SECOND FLOOR PLANS S3 ROOF FRAMING PLAN SD1 STRUCTURAL DETAILS SD2 STRUCTURAL DETAILS SD3 STRUCTURAL DETAILS SD4 STRUCTURAL DETAILS</div></div> <div><div>CIVIL</div><div>SHT. 1 TITLE SHEET SHT. 2 DEMOLITION PLAN SHT. 3 PRECISE GRADING & DRAINAGE SHT. 4 HORIZ. CONTROL PLAN</div></div> <div><div>MECHANICAL</div><div>M0 MECHANICAL LEAD SHEET M1 MECH. SCHEDULES & DETAILS M2 MECH. FLOOR PLANS M3 MECH. ROOF PLAN M4 MECH. TITLE 24</div></div> <div><div>PLUMBING</div><div>P0 PLUMBING LEAD SHEET P1 PLUMBING SITE PLAN P2 PLUMBING FIRST & SECOND FLOOR PLANS P3 PLUMBING ROOF PLAN & DETAILS P4 PLUMBING FIRST & SECOND FLOOR ENLARGED PLANS</div></div> <div><div>ELECTRICAL</div><div>E0 ELECTRICAL LEAD SHEET E1 ELECTRICAL SITE PLAN E2 ELECTRICAL FIRST & SECOND FLR. POWER & SIGNAL E3 ELECTRICAL FIRST & SECOND LIGHTING PLANS E4 ELECTRICAL ROOF PLAN E5 ELECTRICAL PANEL SCHEDULES & SINGLE LINE</div></div> <div><div>DIAGRAMS</div><div>E6 TITLE 24 PANEL & FIXTURE SCHEDULES</div></div>				
<div>DESIGN BUILD</div> <div><div>FIRE LIFE SAFETY SYSTEM CONTRACTOR SHALL COORDINATE WITH BUILDING FIRE ALARM VENDOR A.D.A. STROBES, A.D.A. HORN STROBES, MANUAL PULL STATIONS, ETC.</div><div>ELEVATOR ELEVATOR SUB-CONTRACTOR SHALL COORDINATE ELEVATOR SYSTEMS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS. PREPARE PLANS REFLECTING ELEVATOR THAT CONFORMS TO ALL APPLICABLE CODES AND SHALL SUBMIT PLANS TO THE GOVERNING AGENCIES FOR PLAN CHECK APPROVAL PRIOR TO COMMENCEMENT OF WORK.</div></div>		<div>VICINITY MAP</div> <div></div>		<div><div>BUILDING INFORMATION</div><div><div>TYPE OF CONSTRUCTION:</div><div>TYPE III-N</div></div><div><div>OCCUPANCY:</div><div>B-OFFICE</div></div><div><div>CODE:</div><div>CALIFORNIA BUILDING CODE</div></div><div><div>NOTE:</div><div>THIS PROJECT SHALL CONFORM TO THE CURRENT CODE IN FORCE, STATE TITLE 24 REGULATIONS, AND CITY AND COUNTY LAWS AND REGULATIONS.</div></div></div> <div><div>PROJECT SCOPE</div><div>NEW OFFICE BUILDING</div></div> <div><div>AREA</div><div><div>1ST FLOOR</div><div>2ND FLOOR</div><div>PROPOSED BUILDING AREA</div></div><div><div>4777 S. F.</div><div>4777 S. F.</div><div>9554 S. F.</div></div></div>			

19

19

WINDOW CALLOUT

7

3

7

KEYNOTE CALLOUT

26

26

DOOR CALLOUT

LOCKER

114

LOCKER

ROOM CALLOUT

1

1

FURNITURE CALLOUT

3

P

A12

4

3

INTERIOR ELEVATION CALLOUT
(ELEVATION VIEW, LETTER, ELEVATION NUMBER/SHEET NUMBER)

12

AD2

12

DETAIL CALLOUT

L

A8

L

ELEVATION/SECTION CALLOUT
(ELEVATION/SECTION NUMBER/SHEET NUMBER)

NORTH ARROW

VICINITY MAP

OWNER:

OFFICE COMPANY
21 PHILADELPHIA AVE
NEWPORT BEACH, CA
PH.: (949) 589-8111

CONTACT: KATHARINA MANN

ARCHITECTURAL:

IFA ARCHITECTS
89110 MICHELSON DRIVE, SUITE 540
IRVINE, CA 92715
PH.: (949) 752-5900
FAX: (949) 872-5909

CONTACT: SUSAN JEFFS

STRUCTURAL:

AWE ENGINEERING
91734 E KATELLA AVE
ANAHEIM CA 92806
PH.: (714) 395-1875

CONTACT: RUSS BILLS

MEP:

GLIMMER
12173 S FLOWER STREET
LOS ANGELES CA 90015

CIVIL:

EN ENGINEERING
17920 MAIN STREET SUITE
850
IRVINE, CA. 92614

ARCHITECTURAL

C COVER SHEET
S1 OVERALL SITE PLAN
A1 FIRST & SECOND FLOOR PLAN
A1.1 FIRST & SECOND EXTERIOR VENEER PLAN
A1.2 FIRST & SECOND ENLARGED RESTROOM PLANS
A1.3 FIRST & SECOND DEMOLITION PLANS
A2 FIRST & SECOND POWER & SIGNAL PLAN
A3 FIRST & SECOND REFLECTED CEILING PLAN
A4 BUILDING ROOF PLAN & SECTIONS
A5 BUILDING ELEVATIONS
A6 STAIR PLAN & SECTIONS
A7 DOOR & HARDWARE SCHEDULE
A7.1 WINDOW SCHEDULE
A7.2 WINDOW & DOOR TYPES
A8 WALL SECTIONS
A9 INTERIOR ELEVATIONS
A10 FIRST & SECOND FINISH PLAN
A10.1 FINISH SCHEDULE
A11 FURNITURE LAYOUT PLAN & SCHEDULE
AD1 ARCHITECTURAL DETAILS
AD2 ARCHITECTURAL DETAILS
AD3 ARCHITECTURAL DETAILS

STRUCTURAL

S1 GENERAL NOTES
S1.1 GENERAL NOTES
S1.2 GENERAL NOTES
S2 FOUNDATION & SECOND FLOOR PLANS
S3 ROOF FRAMING PLAN
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS
SD3 STRUCTURAL DETAILS
SD4 STRUCTURAL DETAILS

CIVIL

SHT. 1 TITLE SHEET
SHT. 2 DEMOLITION PLAN
SHT. 3 PRECISE GRADING & DRAINAGE
SHT. 4 HORIZ. CONTROL PLAN

MECHANICAL

M0 MECHANICAL LEAD SHEET
M1 MECH. SCHEDULES & DETAILS
M2 MECH. FLOOR PLANS
M3 MECH. ROOF PLAN
M4 MECH. TITLE 24

PLUMBING

P0 PLUMBING LEAD SHEET
P1 PLUMBING SITE PLAN
P2 PLUMBING FIRST & SECOND FLOOR PLANS
P3 PLUMBING ROOF PLAN & DETAILS
P4 PLUMBING FIRST & SECOND FLOOR ENLARGED PLANS

ELECTRICAL

E0 ELECTRICAL LEAD SHEET
E1 ELECTRICAL SITE PLAN
E2 ELECTRICAL FIRST & SECOND FLR. POWER & SIGNAL
E3 ELECTRICAL FIRST & SECOND LIGHTING PLANS
E4 ELECTRICAL ROOF PLAN
E5 ELECTRICAL PANEL SCHEDULES & SINGLE LINE

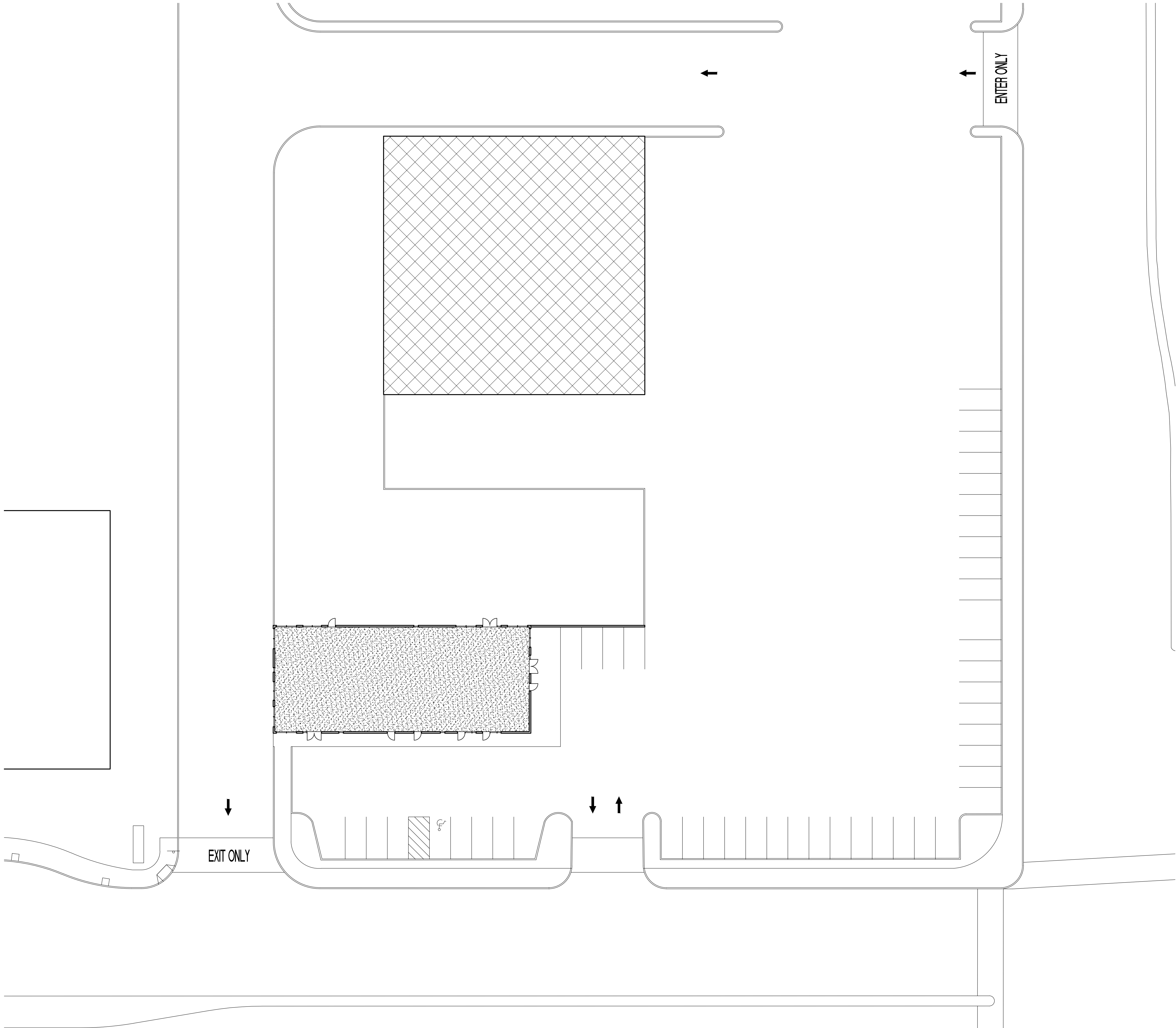
DIAGRAMS

E6 TITLE 24 PANEL & FIXTURE SCHEDULES

DESIGN BUILD

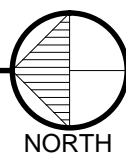
FIRE LIFE SAFETY SYSTEM
CONTRACTOR SHALL COORDINATE WITH BUILDING FIRE ALARM VENDOR A.D.A. STROBES, A.D.A. HORN STROBES,
MANUAL PULL STATIONS, ETC.

ELEVATOR
ELEVATOR SUB-CONTRACTOR SHALL COORDINATE ELEVATOR SYSTEMS WITH ARCHITECTURAL, MECHANICAL, AND
ELECTRICAL PLANS, PREPARE PLANS REFLECTING ELEVATOR THAT CONFORMS TO ALL APPLICABLE CODES AND
SHALL SUBMIT PLANS TO THE GOVERNING AGENCIES FOR PLAN CHECK APPROVAL PRIOR TO COMMENCEMENT OF
WORK.



OVERALL SITE PLAN

SCALE: 1"= 20'-0"



LEGEND

- AREA OF NEW REPLACEMENT BUILDING
- AREA OF EXISTING BUILDING TO REMAIN

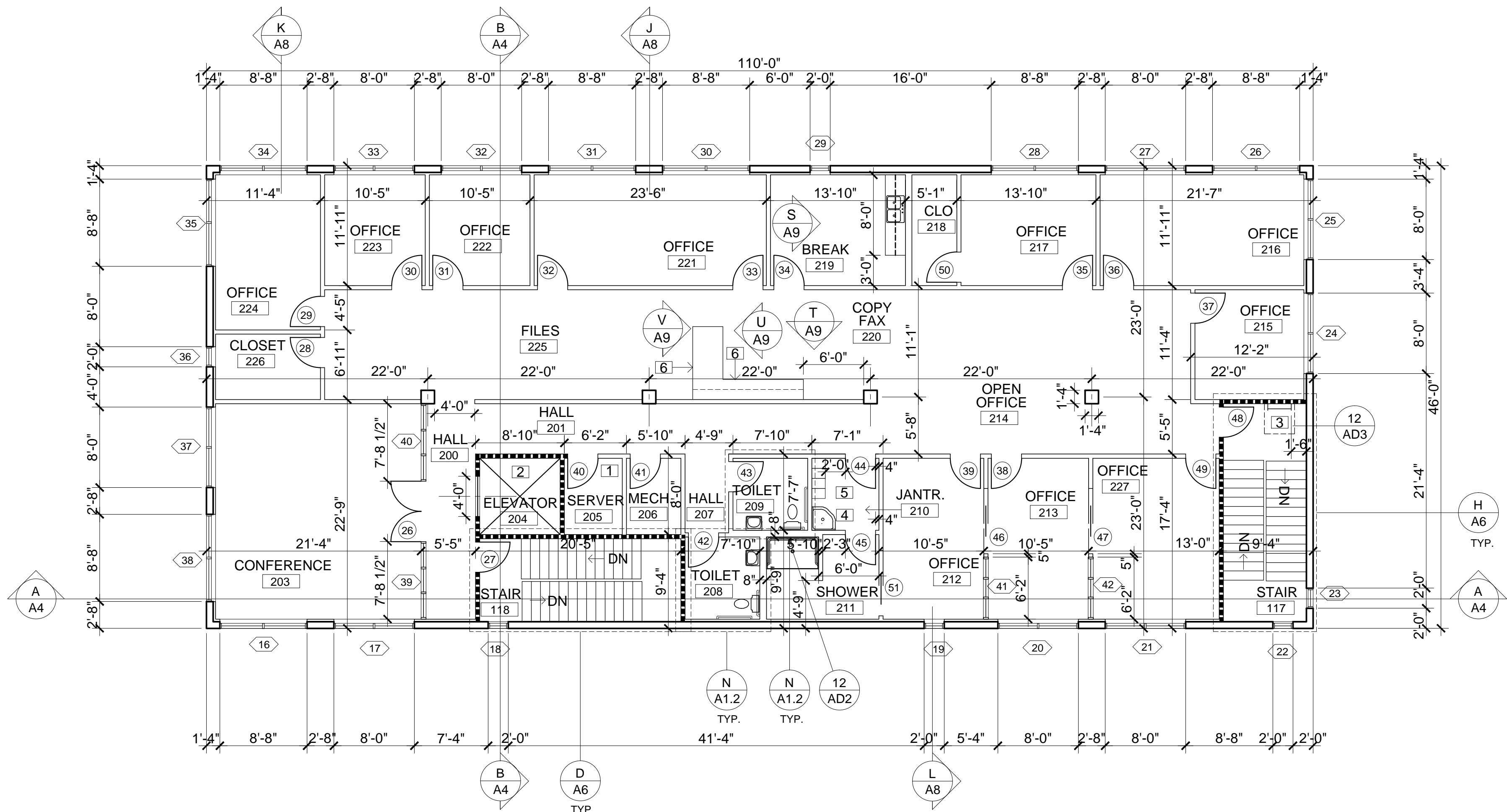
NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26'-0" CLEAR TO THE SKY. VEHICULAR ACCESS TO WITHIN 150'-0" OF ALL PORTIONS OF THE EXTERIOR WALLS.
2. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANT'S AT THIS LOCATION IS 1000 GALLON PER MINUTE AT 20 PSI FOR A DURATION 2 HOURS OVER AND ABOVE DAILY DOMESTIC DEMAND.
3. THE REQUIRED FIRE FLOW FOR ON SITE HYDRANTS IS 1000 GALLONS PER MINUTE AT 20 PSI.
4. EXISTING KEY BOXES AS REQUIRED ARE TO REMAIN.
5. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS OPENINGS OR COMBUSTIBLE ROOF EAVE LINE UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
6. ALL HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF THE LOCAL WATER ORDINANCE.
7. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO CONSTRUCTION.
8. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

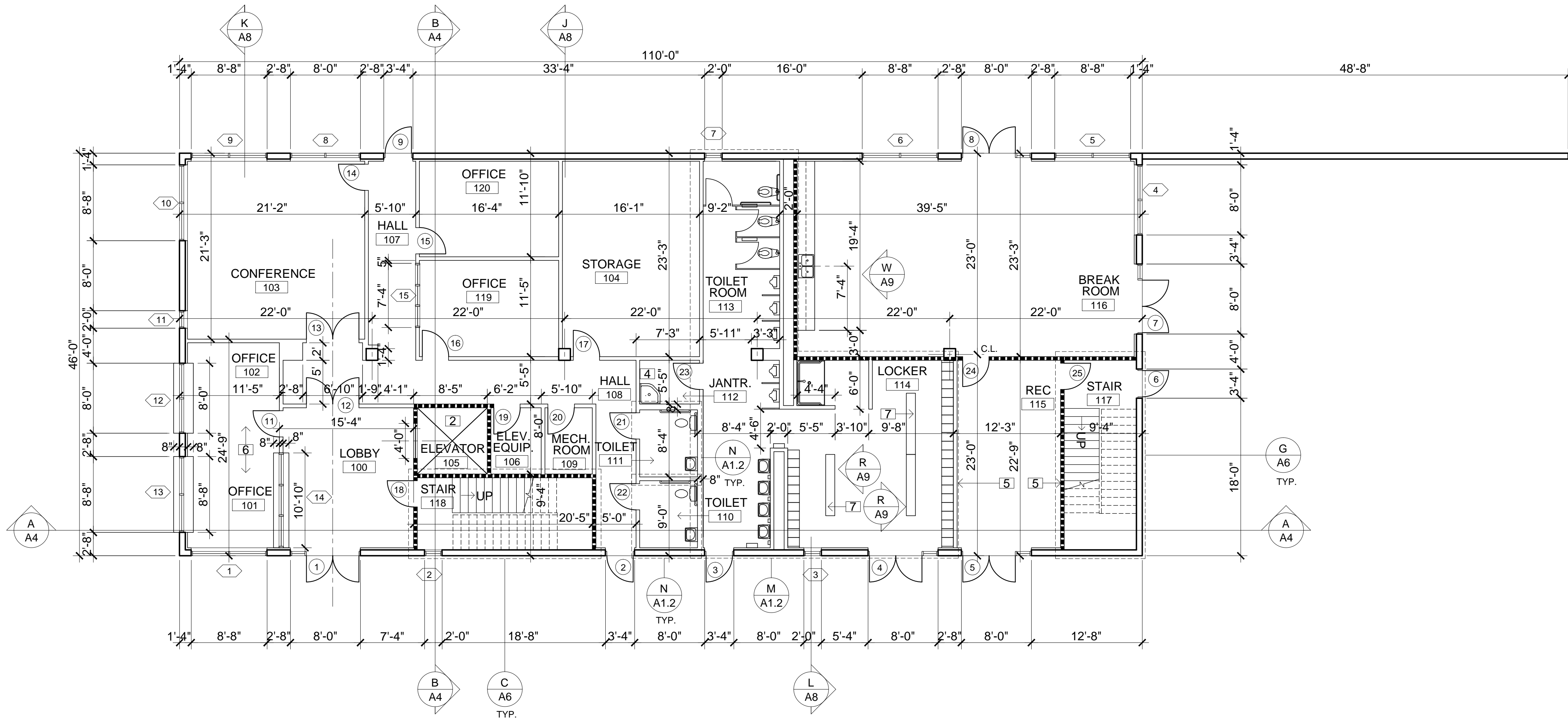
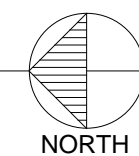
OVERALL
SITE PLAN

SI1



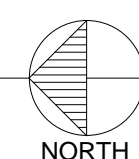
SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



LEGEND

- 5 INCH NOMINAL CEILING HEIGHT PARTITION WALL
- 8 INCH SOLID FILLED CMU BLOCK WALL - SEE WALL SECTIONS
- 8 INCH PLUMBING WALL - INTERIOR WALLS ONLY
- 5 INCH 1 HOUR FIRE RATED WALL
- 3 INCH FURRED WALL
- 1'4" X 1'4" INCH COLUMN TYPICAL THROUGHOUT
- INTERIOR DOOR JAMBS ARE 5" TYPICAL THROUGHOUT
- 2"X6" STORE FRONT WINDOW FRAMING TYPICAL THROUGHOUT - CENTER WINDOW FRAMING AT INTERIOR 5" WALLS
- FIRE SPRINKLER RISER

NOTE: ANY DUCT PENETRATION THROUGH THE 1HR ENCLOSURE ENVELOPE SHALL BE EQUIPPED WITH AN APPROVED SMOKE AND FIRE DAMPER - SEE MECHANICAL

KEY NOTES

- 1 PROVIDE MOUNTING FOR TELEPHONE AND COMPUTER NETWORK SYSTEMS PER OWNERS SPECIFICATION
- 2 ELEVATOR TO BE DESIGN BUILD BY ELEVATOR CONTRACTOR - SUBMIT DRAWINGS FOR CITY APPROVAL AND PERMITTING
- 3 ROOF ACCESS LADDER SEE REFLECTED CEILING PLAN
- 4 FLOOR SINK - AMERICAN STANDARD (7741.000)
- 5 TEMPERED GLASS MIRRORS - INSTALL FROM 2'-0" ABOVE FINISHED FLOOR TO 7'-0" ABOVE FINISHED FLOOR - FULL LENGTH OF WALL
- 6 PROVIDE MILLWORK PER OWNERS SPECIFICATION
- 7 PROVIDE PRE-MANUFACTURED CHANGING BENCHES PER OWNERS SPECIFICATION

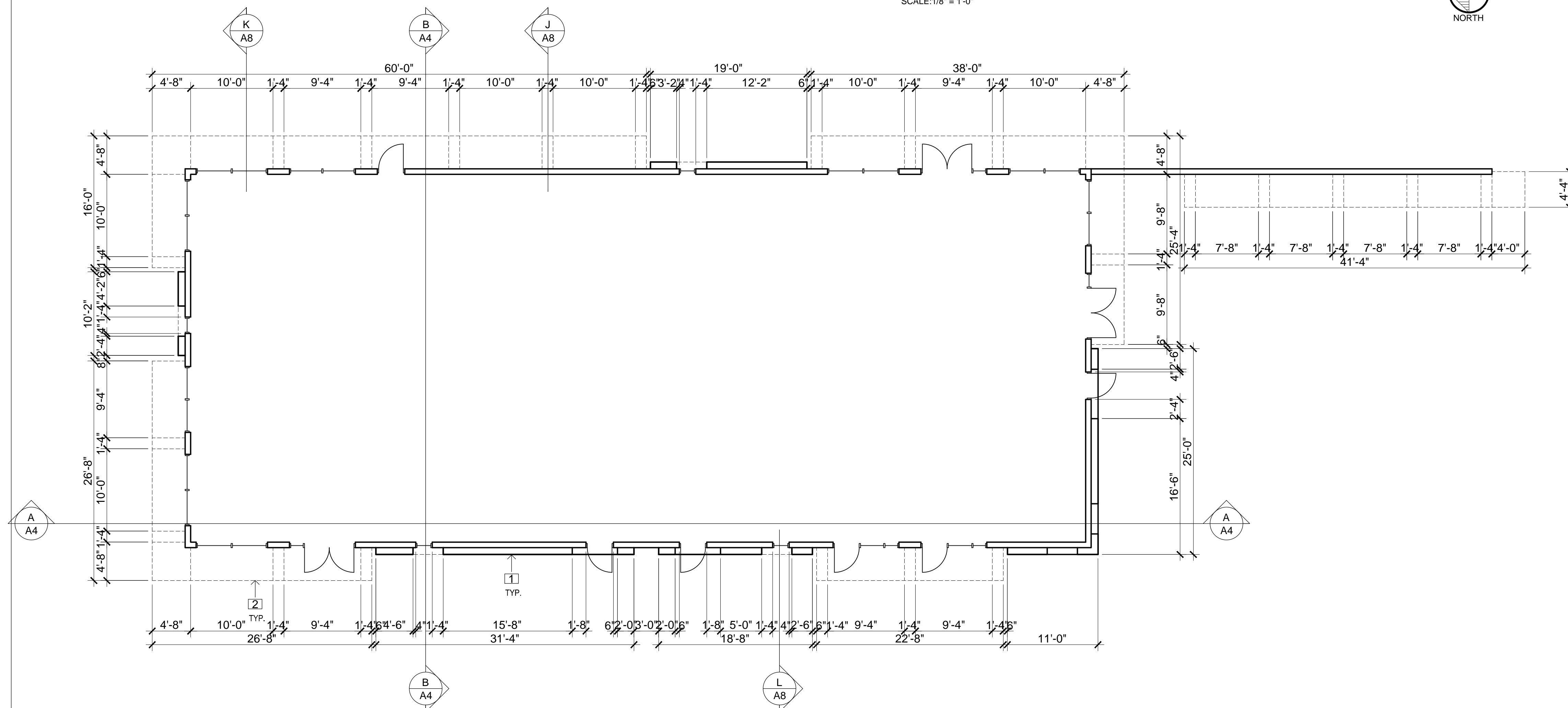
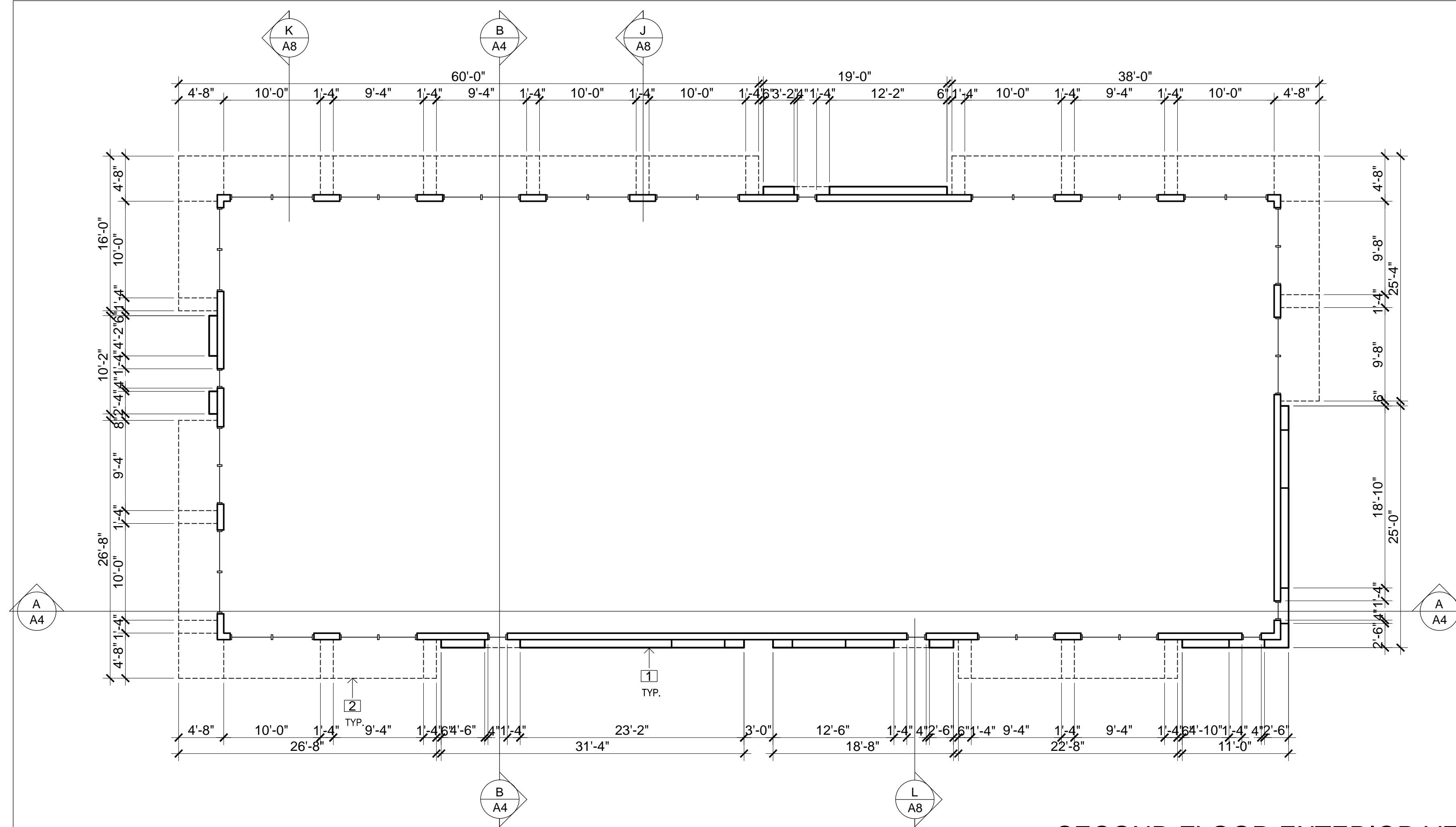
ACADEMIC NOTES

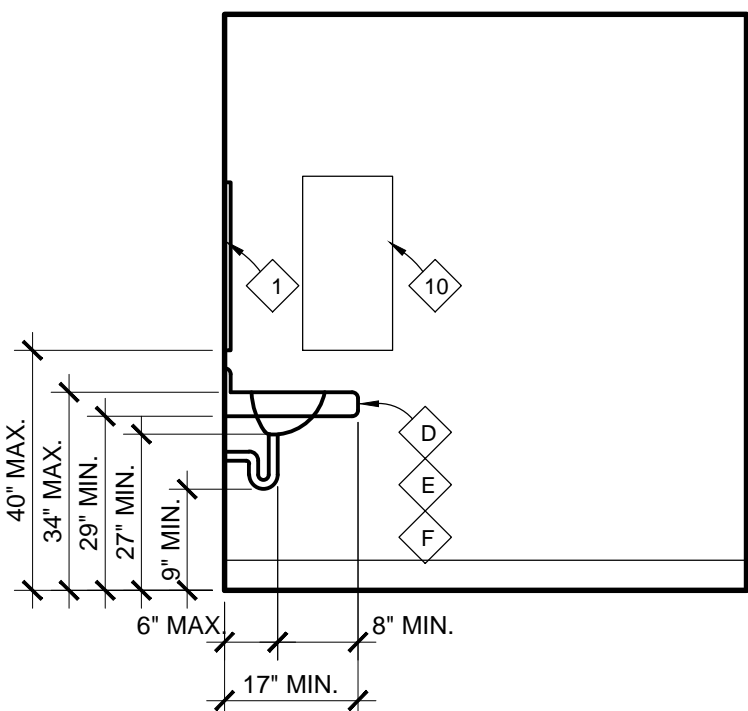
1. THERE IS NO DOOR #10
2. THERE IS NO ROOM #202

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

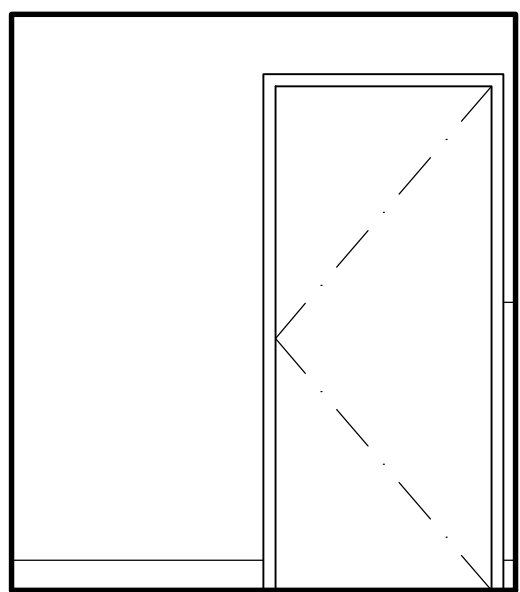
FIRST & SECOND
FLOOR PLAN

A1

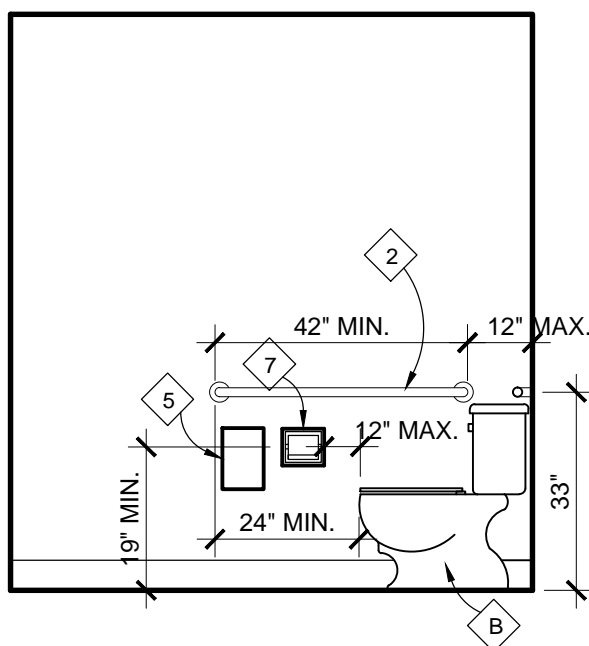




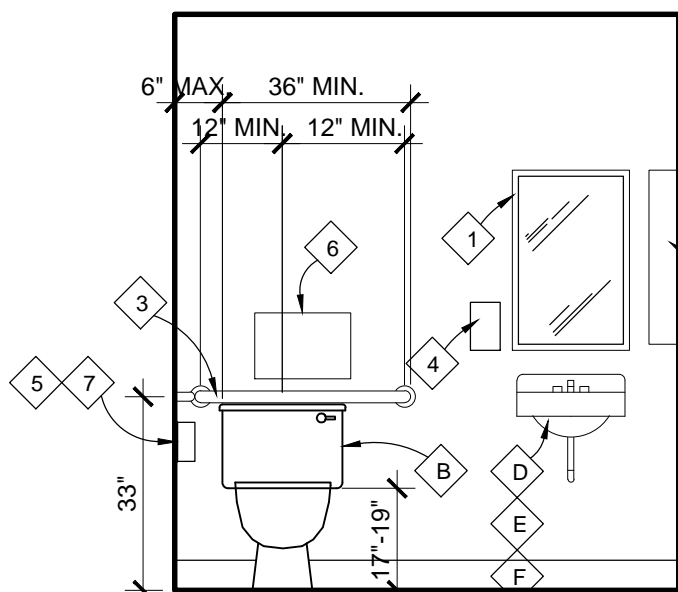
1 ELEVATION



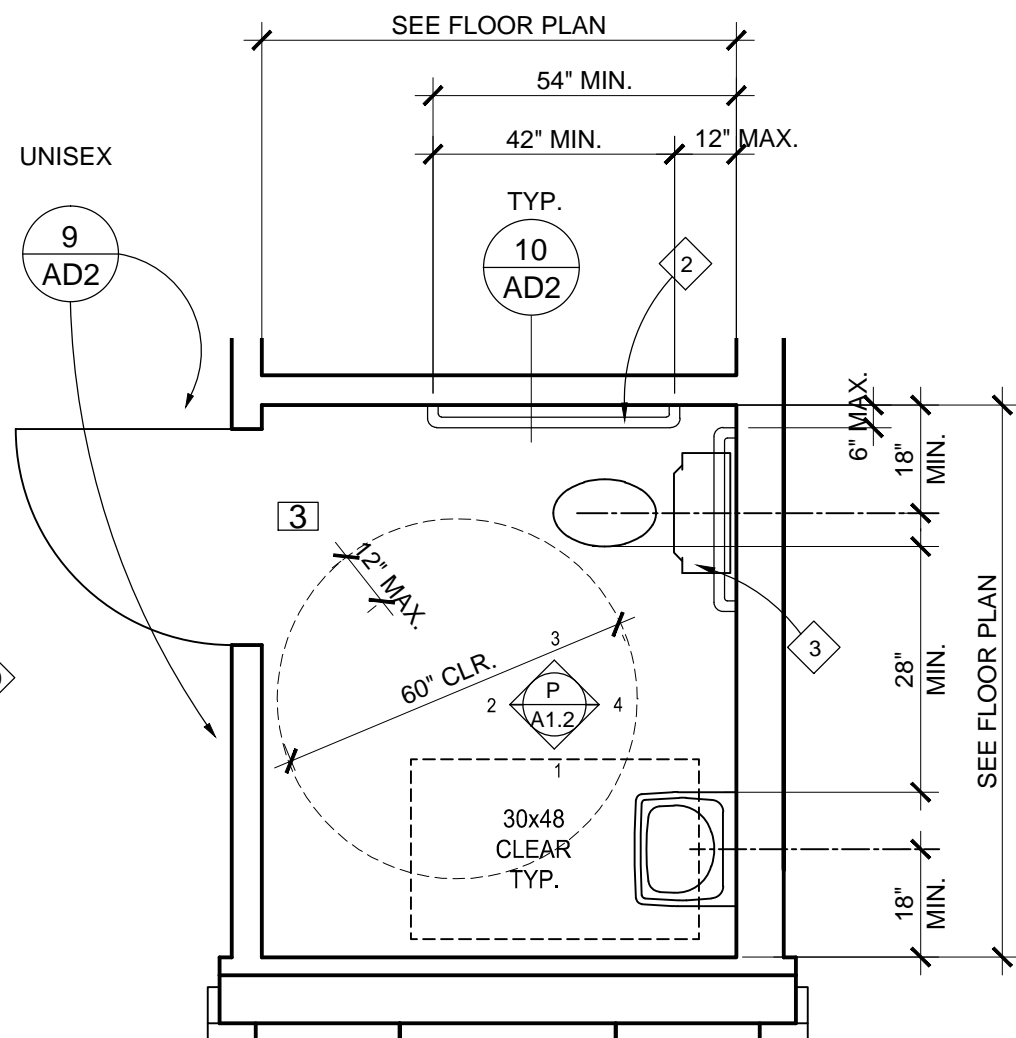
2 ELEVATION



3 ELEVATION



4 ELEVATION



TYPICAL RESTROOM ELEVATIONS

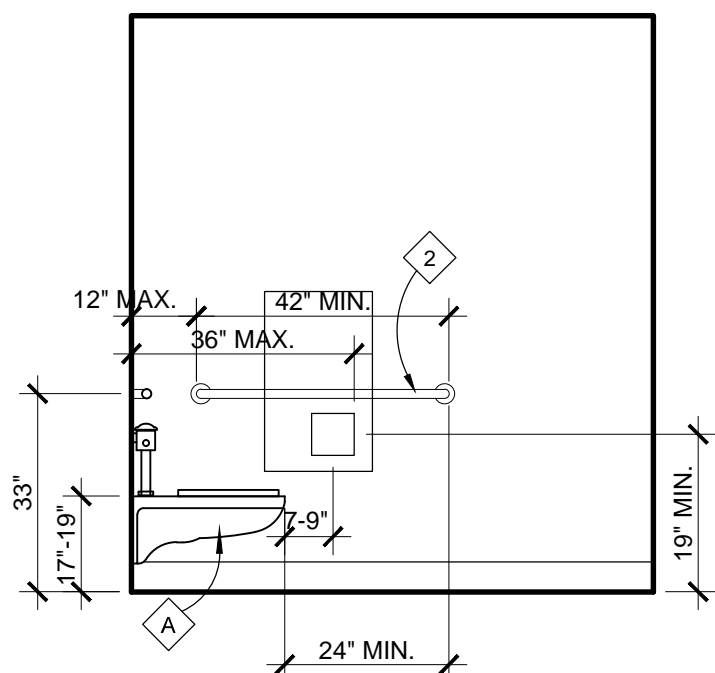
SCALE: 3/8" = 1'-0"

P

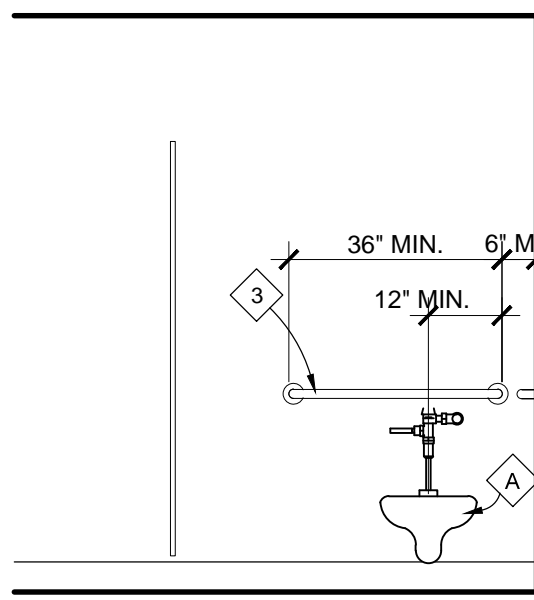
ENLARGED TYPICAL UNISEX RESTROOM PLAN

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

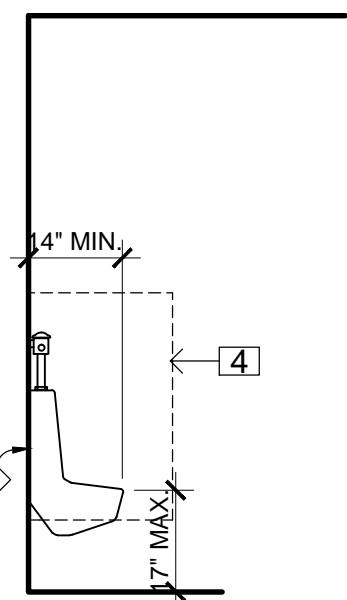
N



5 ELEVATION



6 ELEVATION

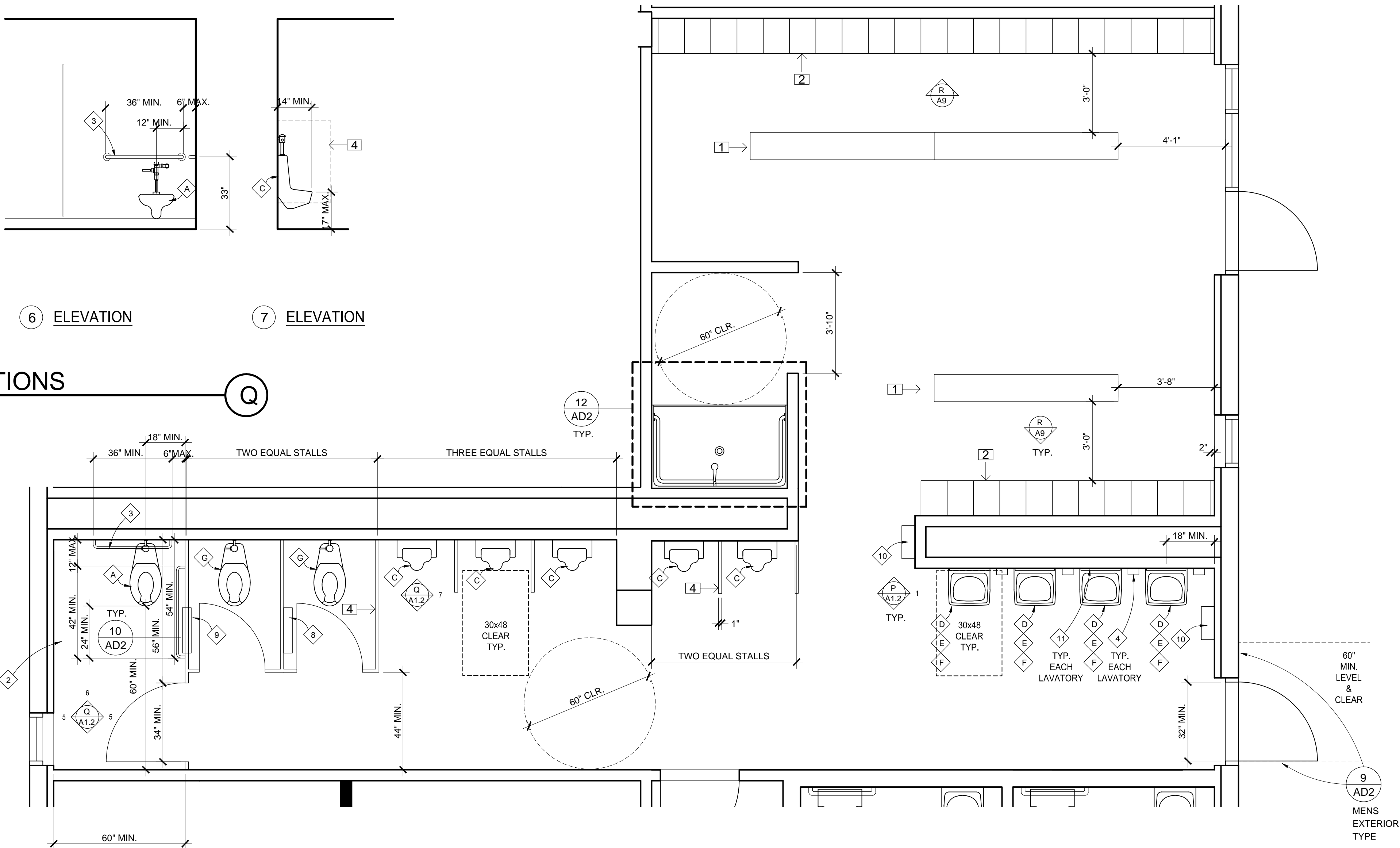


7 ELEVATION

TYPICAL RESTROOM ELEVATIONS

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

Q



ENLARGED MENS RESTROOM PLAN

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

M

KEY NOTES

- 1 METAL LOCKER ROOM BENCH - SATIN FINISH
- 2 SINGLE DOOR METAL LOCKERS - SATIN FINISH
- 3 SEE FLOOR PLAN FOR DOOR LOCATION
- 4 METAL TOILET PARTITIONS - SATIN FINISH

RESTROOM ACCESSORIES

THE FIXTURES LISTED IN BRACKETS () BELOW ARE THOSE OF THE BOBRICK WASHROOM EQUIPMENT CLASSIC SERIES OR APPROVED EQUAL - INSTALL ALL ITEMS PER MANUFACTURER'S RECOMMENDATIONS FOR HANDICAPPED COMPLIANCE AS REQUIRED - CONTROLS AT 40" ABOVE FINISHED FLOOR (UNLESS OTHERWISE NOTED ALL FIXTURES SHALL BE SATIN FINISH STAINLESS STEEL)

- 1 2' X 3' MIRROR WITH FRAME (B-165-2436)
- 2 1 1/2"Ø GRAB BAR 42" LONG. (B-6806 X 42")
- 3 1 1/2"Ø GRAB BAR 36" LONG. (B-6806 X 36")
- 4 SURFACE MOUNTED SOAP DISPENSER (B-2111)
- 5 SURFACE MOUNTED SANITARY NAPKIN DISPOSAL (B-254)
- 6 SURFACE MOUNTED SEAT COVER DISPENSER. (B-221)
- 7 SURFACE MOUNTED TOILET TISSUE DISPENSER. (B-2888)
- 8 SURFACE MOUNTED TOILET TISSUE DISPENSER, SEAT COVER COMBO 2 SIDE ACCESS. (B-3479)
- 9 PARTITION MOUNTED TOILET TISSUE DISPENSER, SEAT COVER COMBO. (B-3579)
- 10 SURFACE MOUNTED TOWEL TRASH COMBO. (B-3699)
- 11 18" X 36" MIRROR WITH FRAME (B-165-1836)

RESTROOM FIXTURES

THE FIXTURES LISTED IN BRACKETS () BELOW ARE AMERICAN STANDARD OR APPROVED EQUAL - INSTALL ALL ITEMS PER MANUFACTURER'S RECOMMENDATIONS FOR HANDICAPPED COMPLIANCE AS REQUIRED (UNLESS OTHERWISE NOTED ALL FIXTURES SHALL BE WHITE)

- A ACCESSIBLE WALL MOUNT TOILET (2257.103) - PROVIDE TOILET SEAT AND SEAT COVER AS REQUIRED
- B ACCESSIBLE FLOOR MOUNT TANK TYPE TOILET (2325.101) - PROVIDE TOILET SEAT AND SEAT COVER AS REQUIRED
- C ACCESSIBLE URINAL (6601.012)
- D ACCESSIBLE WALL HUNG SINK (0195.073)
- E ACCESSIBLE FAUCET (7401.172H)
- F TRUBRO TRAP WRAP OR EQUAL PIPE INSULATION
- G WALL MOUNT TOILET (2257.103) - PROVIDE TOILET SEAT AND SEAT COVER AS REQUIRED

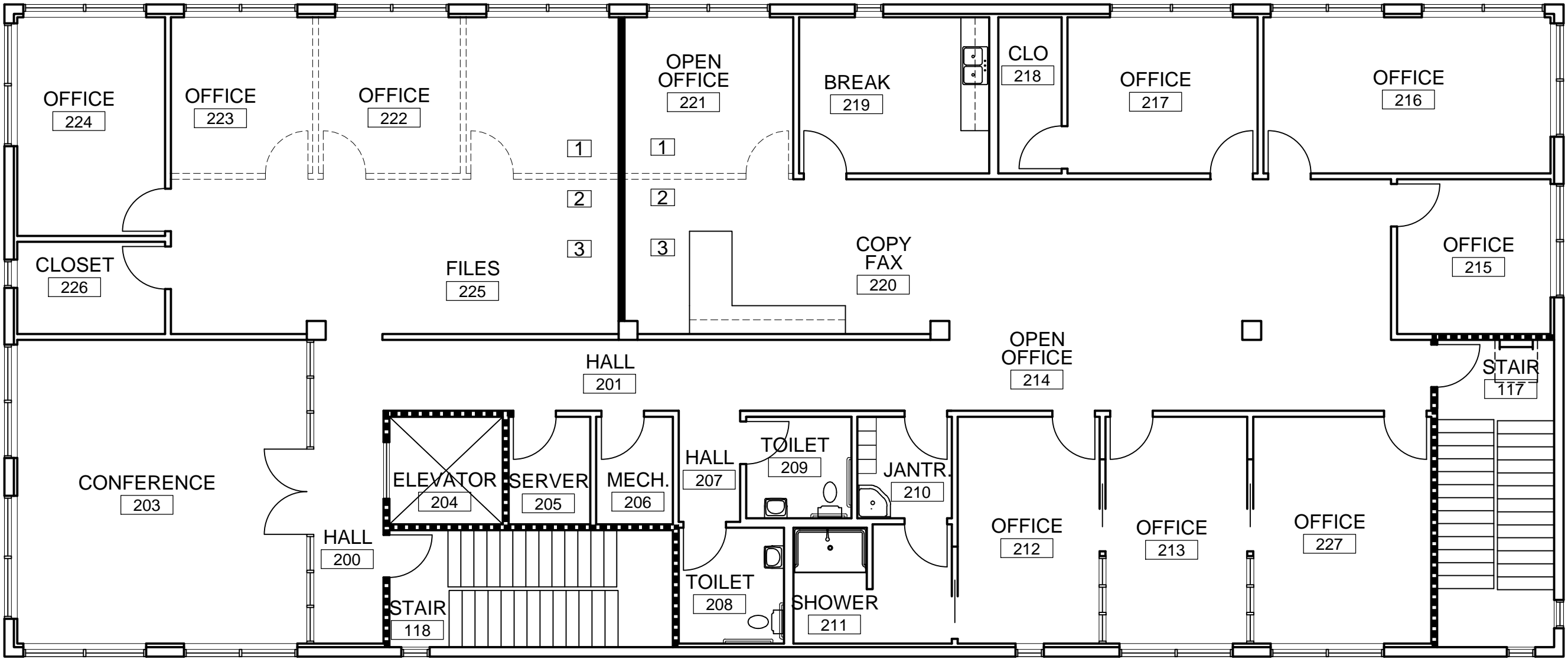
NOTES

1. CONTROLS FOR TOILET ROOM ACCESSORIES ARE TO BE MOUNTED MAXIMUM 40" ABOVE FINISHED FLOOR.
2. PROVIDE 30"X48" CLEAR SPACE AT EACH ACCESSORY.
3. ACCESSORIES ARE TO BE SATIN FINISH STAINLESS STEEL.

TWO STORY OFFICE BUILDING
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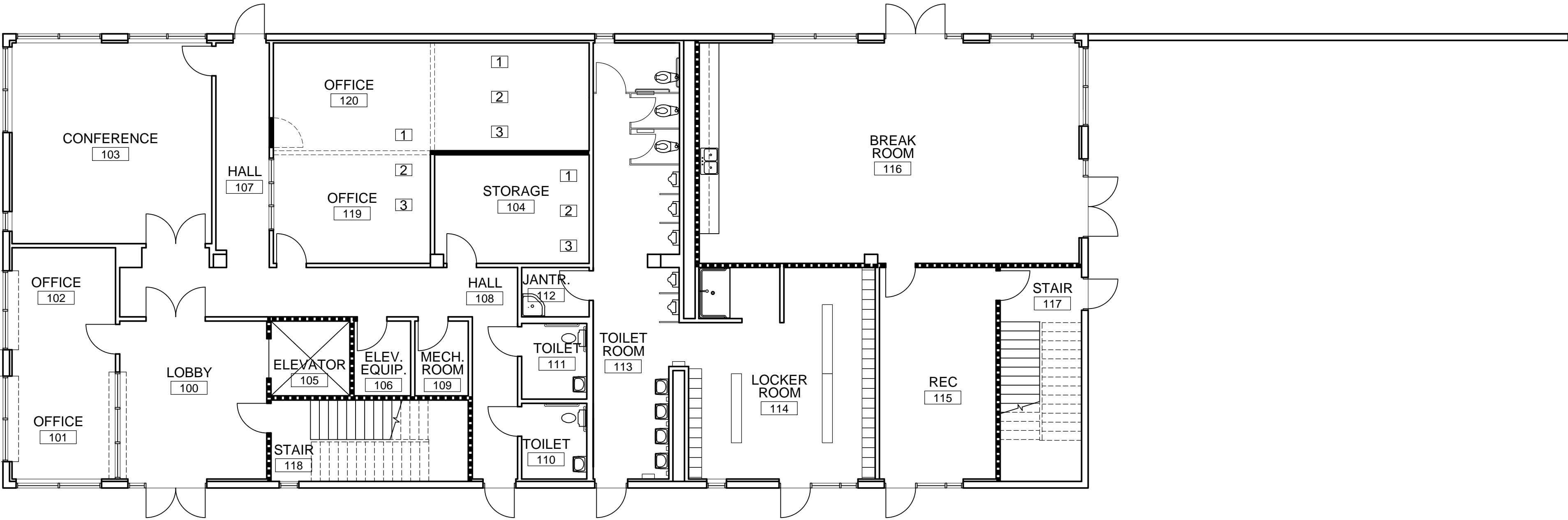
1ST & 2ND ENLARGED
RESTROOM PLANS

A1.2



SECOND FLOOR DEMOLITION PLAN

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



FIRST FLOOR DEMOLITION PLAN

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



SHEET LEGEND

- EXISTING WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN UNCHANGED
- ===== NEW WALL TO MATCH EXISTING

SHEET NOTES

1. PROTECT IN PLACE ITEMS THAT ARE EXISTING TO REMAIN

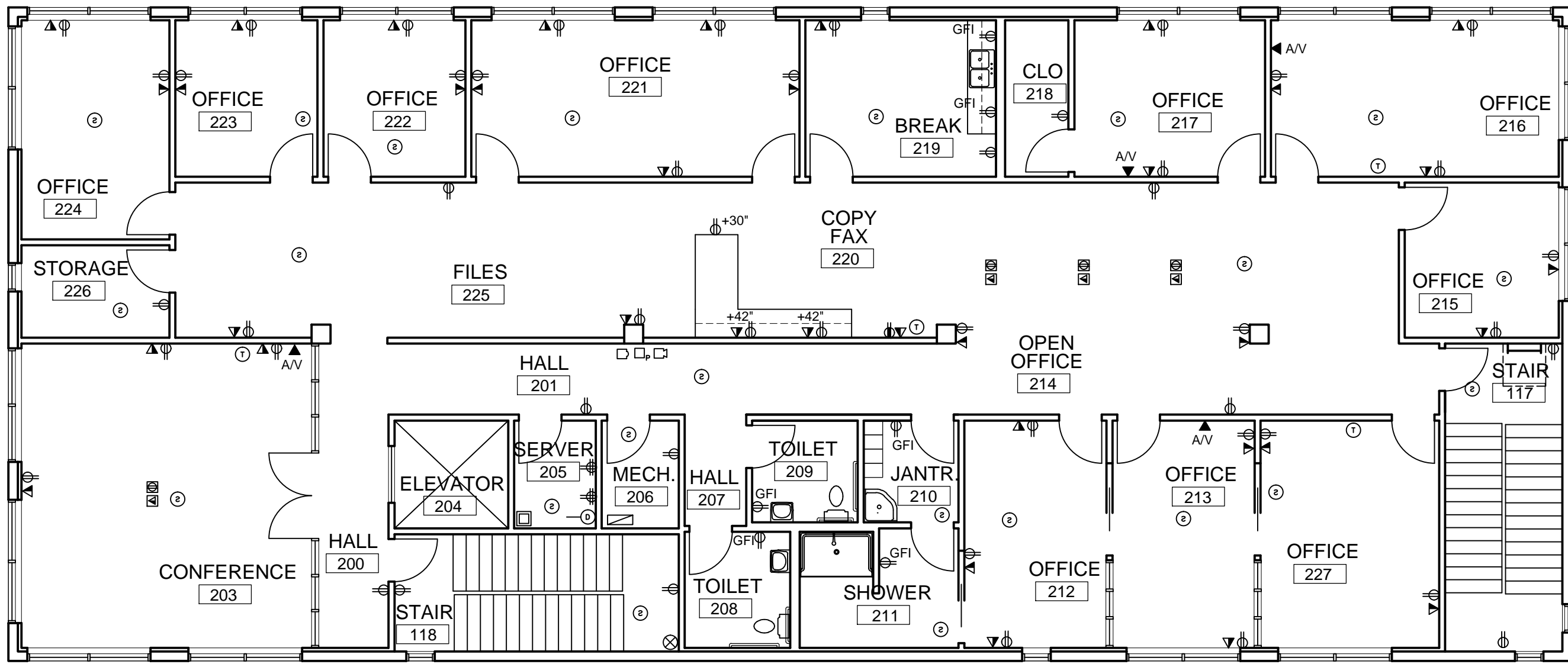
SHEET KEY NOTES

- 1 EXISTING SUPPLY AND RETURN HVAC DUCTING TO BE REVISED AS REQUIRED FOR NEW FLOOR PLAN
- 2 EXISTING ELECTRICAL SWITCHING TO BE REVISED AS REQUIRED FOR NEW FLOOR PLAN
- 3 EXISTING LIGHTING LAYOUT TO BE REVISED AS REQUIRED FOR NEW FLOOR PLAN

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

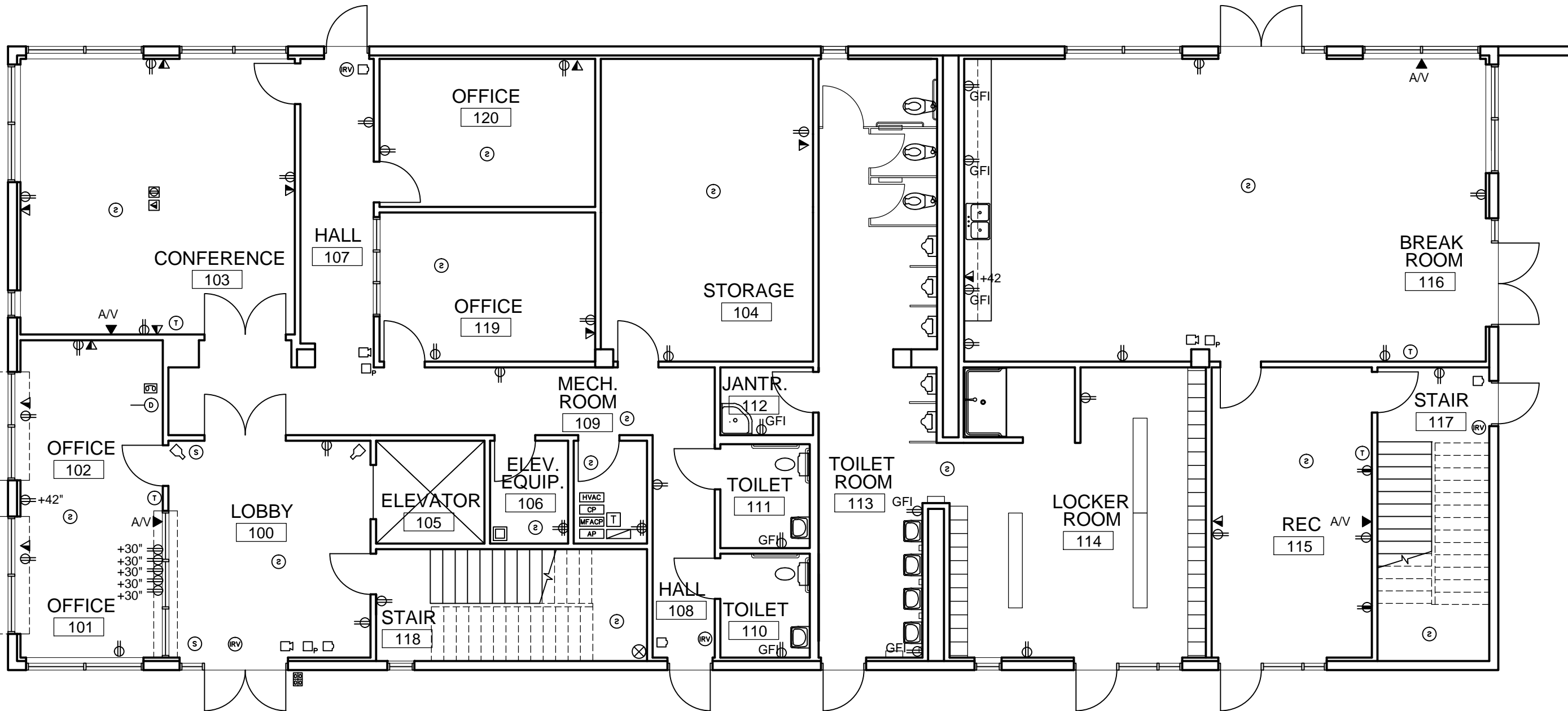
FIRST & SECOND
DEMOLITION PLAN

A1.3



SECOND FLOOR POWER & SIGNAL PLAN

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



FIRST FLOOR POWER & SIGNAL PLAN

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



FIRE ALARM SYSTEM

- FIRE ALARM SYSTEM SMOKE DETECTOR
- FIRE EXTINGUISHER
- FIRE ALARM MASTER CONTROL PANEL
- FIRE ALARM SYSTEM MANUAL PULL STATION
- FIRE ALARM SYSTEM HORN
- FIRE SPRINKLER RISER

SECURITY SYSTEM

- SECURITY SYSTEM BELL
- SECURITY ACCESS TOUCH PAD
- SECURITY SYSTEM CENTRAL COMPUTER
- SECURITY SYSTEM MOTION DETECTOR
- SECURITY SYSTEM CAMERA

MECHANICAL SYSTEM CONTROL

- BUILDING HVAC CONTROL PANEL
- BUILDING EQUIPMENT CONTROL PANEL
- SECURITY PANEL
- THERMOSTAT

ELECTRICAL SYSTEM

- ELECTRICAL DUPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- ELECTRICAL FOURPLEX OUTLET MOUNTED 18" A.F.F. U.N.O.
- DEDICATED ELECTRICAL OUTLET MOUNTED 18" A.F.F. U.N.O.
- ELECTRICAL DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER MOUNTED @ +42" A.F.F., U.N.O.
- COMBINATION TELEPHONE / DATA OUTLET MOUNTED @ +18" A.F.F., U.N.O.
- FLUSH MOUNTED DUPLEX FLOOR OUTLET AND COMBINATION TELEPHONE/DATA OUTLET
- ELECTRICAL PANEL

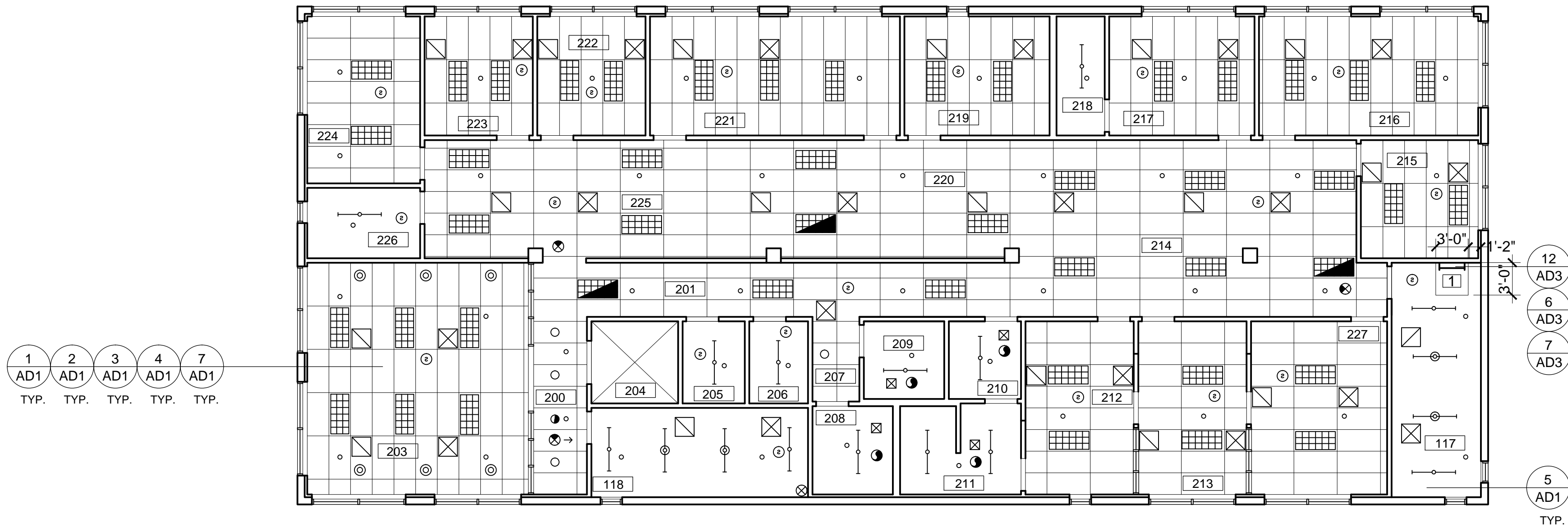
LOW VOLTAGE ELECTRICAL SYSTEM

- AUDIO VISUAL OUTLET(S) PER OWNERS SPECIFICATION @ +18" A.F.F., U.N.O.
- SOUND SYSTEM SPEAKER
- TRANSFORMER
- DATA OUTLET

ELECTRICAL NOTES

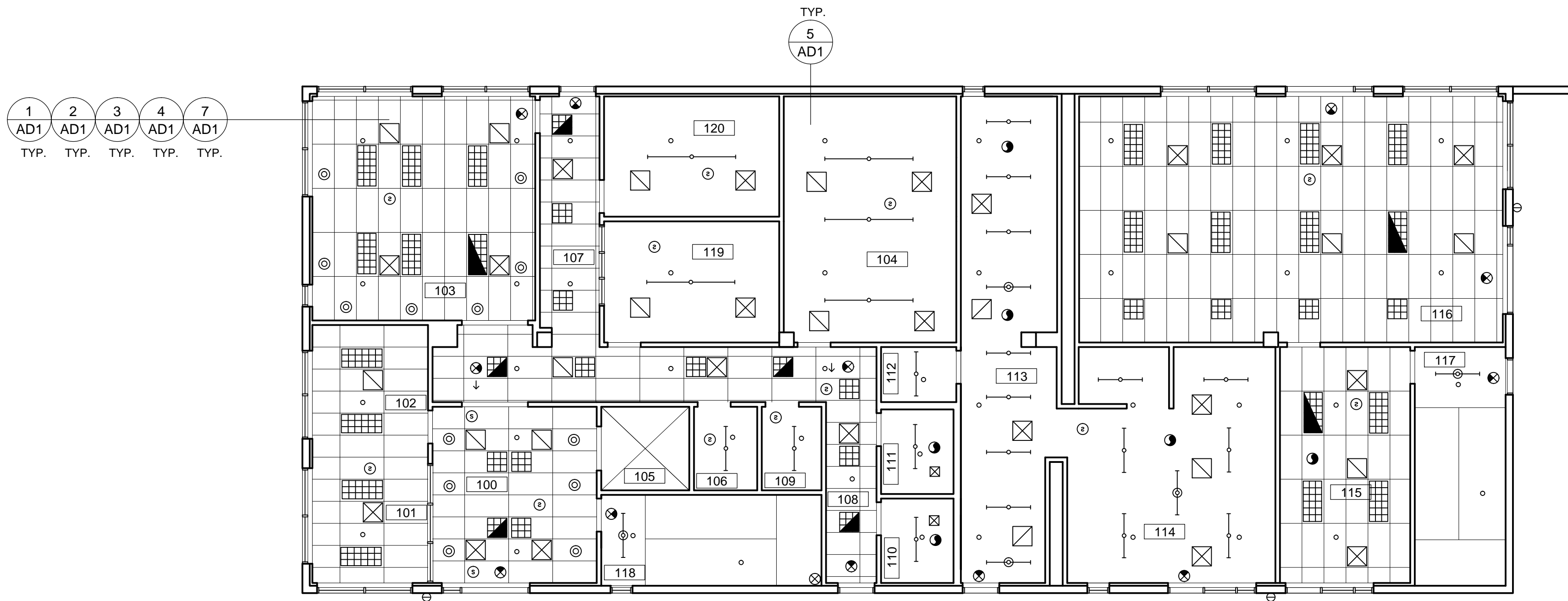
- REFER TO SHEET GN AND MECH/ELEC. DWGS FOR ADDITIONAL INFORMATION.
- ELECTRICAL ENGINEER TO PROVIDE COMPLETE SPECIFICATIONS, TYP.
- ELECTRICAL ENGINEER TO DETERMINE WHERE SEPARATE CIRCUITS ARE REQUIRED AND TO SHARE CIRCUITS WITH SIMILAR TYPES OF EQUIPMENT WHERE APPROPRIATE (E.G. PRINTERS, OPEN AREA WORKSTATIONS, ETC.) AND TO MINIMIZE OVERALL NUMBER OF SEPARATE CIRCUITS AS MUCH AS PRACTICAL.
- PROVIDE POWER AS REQUIRED FOR HVAC SYSTEM, & ELEVATOR
- ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
- CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
- CONTRACTOR SHALL PROVIDE CONDUIT, PULL-STRINGS AND MUD RINGS AT ALL TELEPHONE/DATA LOCATIONS. TEL/DATA CABLING IS BY OWNER.
- ALL RECEPTACLES, SWITCHES AND COVER PLATES TO MATCH THROUGHOUT.
-ALL DEDICATED ISOLATED GROUND CIRCUITS ARE NOT TO SHARE A GROUND WIRE OR A NEUTRAL WIRE.
-ALL DEDICATED ISOLATED GROUND UPS CIRCUITS ARE NOT TO SHARE A GROUND WIRE OR A NEUTRAL WIRE.
-ALL DEDICATED CIRCUITS ARE NOT TO SHARE NEUTRALS WITH ANY OTHER CIRCUITS. THEY CAN SHARE A COMMON GROUND.
-ALL CIRCUITS SPECIFYING A GROUND MUST HAVE A GROUND WIRE. CONDUIT USED AS A GROUND IS NOT ACCEPTABLE.
- ALL FURNITURE AND KITCHEN EQUIPMENT SHALL BE PROVIDED BY OWNER. CONTRACTOR SHALL PROVIDE ELECTRICAL POINT OF CONNECTION ONLY.
- FURNITURE DEALER/INSTALLER TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS.
- FURNITURE DEALER/INSTALLER SHALL PROVIDE COMPLETE SPECIFICATIONS FOR NEW FURNITURE SYSTEMS ELECTRICAL REQUIREMENTS INCLUDING PROVIDING EXACT LOCATIONS FOR NEW BASE FEEDS.
- ALL CRITICAL DIMENSIONS FOR WALLS, FLOORS, CORES OR PLACEMENT OF LIGHT FIXTURES THAT REQUIRE THE OWNERS APPROVAL OR CLARIFICATION PRIOR TO COMMENCING WORK SHALL BE OBTAINED WITHIN 24 HOURS OF CONTRACTORS REQUEST. ANY DELAY ON THE TENANT PART TO PROVIDE SUCH APPROVALS OR CLARIFICATIONS SHALL BE DEEMED AS AN APPROVAL TO PROCEED WITH WORK.

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA



SECOND FLOOR REFLECTED CEILING PLAN

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



FIRST FLOOR REFLECTED CEILING PLAN

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



LEGEND

- 2x4 RECESSED FLUORESCENT LIGHT FIXTURE W/ 18 CELL PARABOLIC LENS
- 2x2 RECESSED FLUORESCENT LIGHT FIXTURE W/ 9 CELL PARABOLIC LENS
- COMPACT FLUORESCENT DOWNLIGHT
- INCANDESCENT DOWNLIGHT ON DIMMER SWITCH
- EXIT SIGN (ARROWS INDICATE DIRECTIONAL SIGN)
- SURFACE MOUNTED 4' FLUORESCENT STRIP LIGHT
- SURFACE MOUNTED 8' FLUORESCENT STRIP LIGHT
- 2x4 SUSPENDED CEILING SYSTEM WITH "ARMSTRONG" SECOND LOOK 2'x4' CEILING TILES 10'-0" A.F.F. - SEE DETAILS
- 2x4 RECESSED FLUORESCENT LIGHT FIXTURE W/ 18 CELL PARABOLIC LENS AND EMERGENCY BACKUP
- 2x2 RECESSED FLUORESCENT LIGHT FIXTURE W/ 9 CELL PARABOLIC LENS AND EMERGENCY BACKUP
- SURFACE MOUNTED 4' FLUORESCENT STRIP LIGHT AND EMERGENCY BACKUP
- RECESSED AIR EXHAUST FAN - TO PROVIDE A COMPLETE AIR CHANGE EVERY 15 MINUTES PER CBC 1202.1
- COMPACT FLUORESCENT DOWNLIGHT WITH EMERGENCY BACKUP
- 6" EXTERIOR SURFACE MOUNT UP DOWN LIGHT
- SUSPENDED GYPSUM BOARD CEILING - SEE DETAILS
- FIRE SPRINKLER HEAD LOCATION
- RETURN AIR REGISTER
- SUPPLY AIR REGISTER
- FIRE ALARM SYSTEM SMOKE DETECTOR

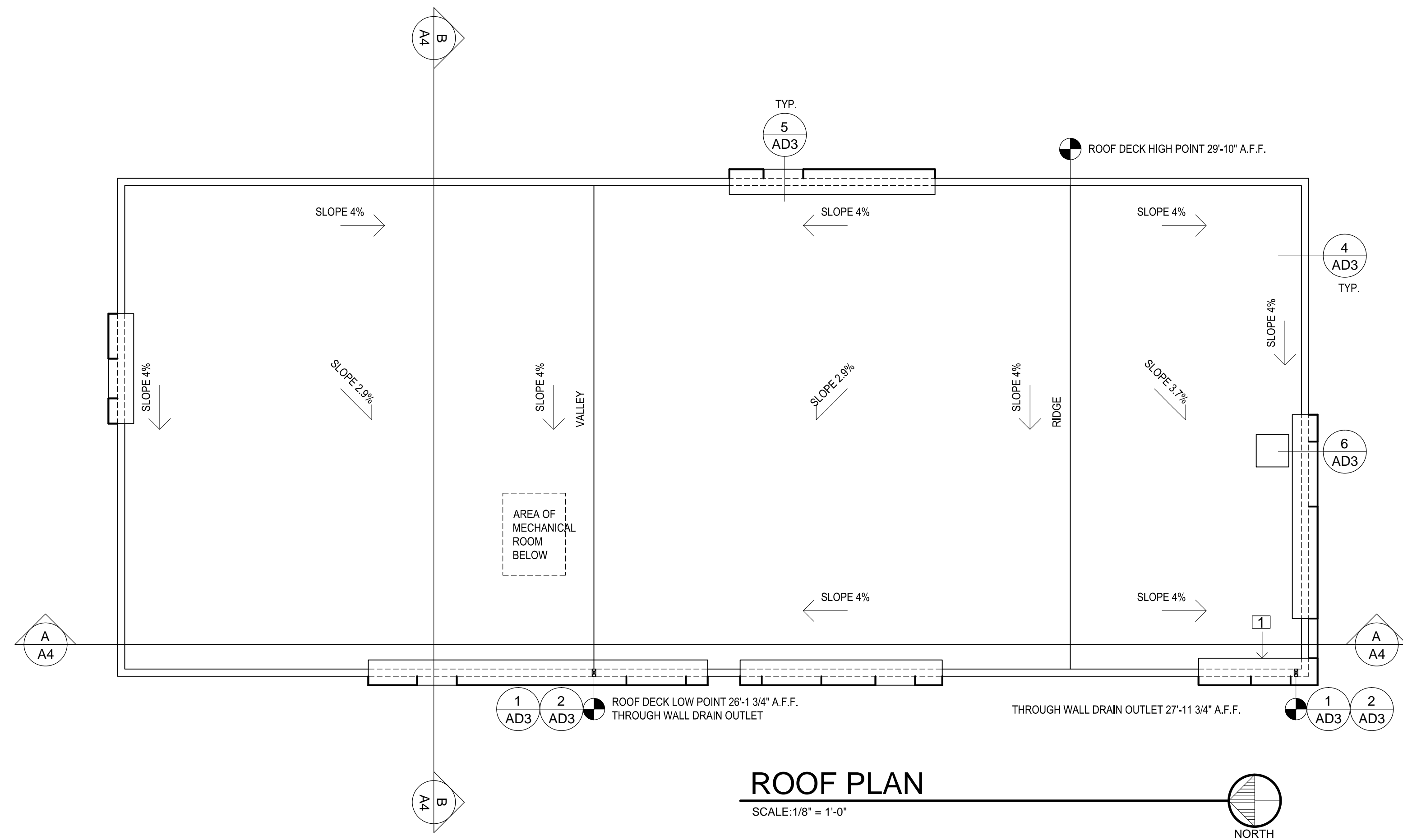
NOTES

- REFER TO SHEET GN AND ELEC. DWGS FOR ADDITIONAL INFORMATION AND COMPLETE SPECIFICATIONS.
- CONDUIT ABOVE CEILING MUST BE SELF-SUPPORTING. DO NOT SUPPORT CONDUIT FROM LIGHTS, CEILING, ETC. AND THEIR SUPPORTS.
- ALL DOWN LIGHTS TO BE CENTERED IN 2'x2' SECTIONS
- SUB-CONTRACTORS TO COORDINATE BETWEEN TRADES (LIGHTING, HVAC AND SPRINKLER/FIRE/LIFE SAFETY TO VERIFY LOCATIONS AND PREVENT CONFLICTS OF EQUIPMENT LOCATIONS. ARCHITECT SHALL APPROVE FINAL LOCATIONS.)
- PROVIDE SEPARATE SOURCE OF POWER FOR EXIT ILLUMINATION. SEE ELECTRICAL PLANS FOR SPECIFICATIONS.
- PROVIDE SMOKE DETECTORS THROUGHOUT TENANT AREA IN ACCORDANCE WITH CODES AND MANUFACTURER'S RECOMMENDATIONS.
- FOR LIGHT SWITCHING SEE ELECTRICAL ENGINEERING DRAWINGS

KEY NOTES

- 1 ROOF ACCESS LADDER CEILING OPENING - METAL FRAME AND TRIM WITH GYPSUM BOARD - TAPE CORNERS AS REQUIRED SAND AND FINISH TO RECEIVE PAINT

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA



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

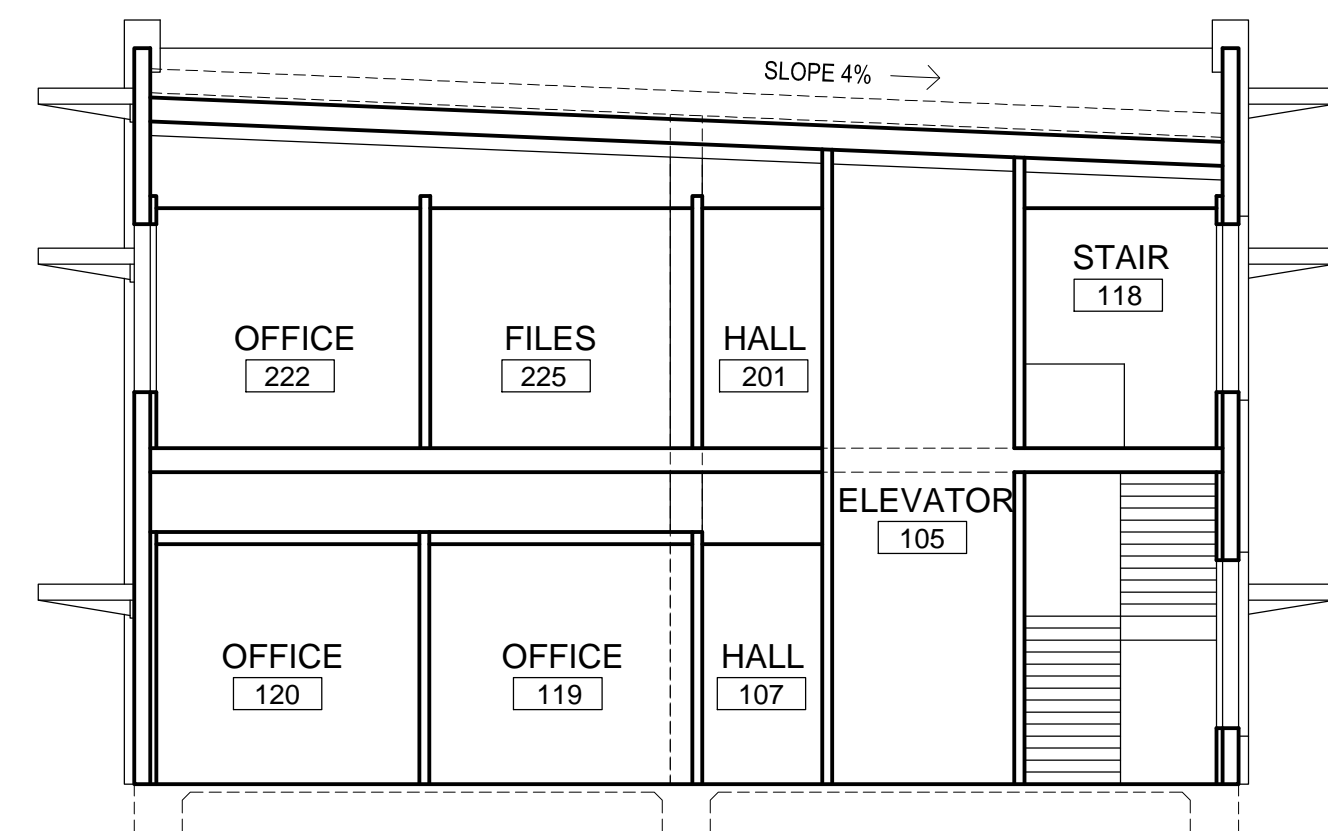
ROOF PLAN NOTES

- COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, ELEVATOR & OTHER SYSTEMS FOR ROOF PENETRATIONS - CONSTRUCT PER ROOF PRODUCT MANUFACTURERS SPECIFICATIONS
- SLOPE ROOF MIN 2" PER FOOT THROUGHOUT
- FOR ROOF TOP UNITS SEE MECHANICAL SHEETS

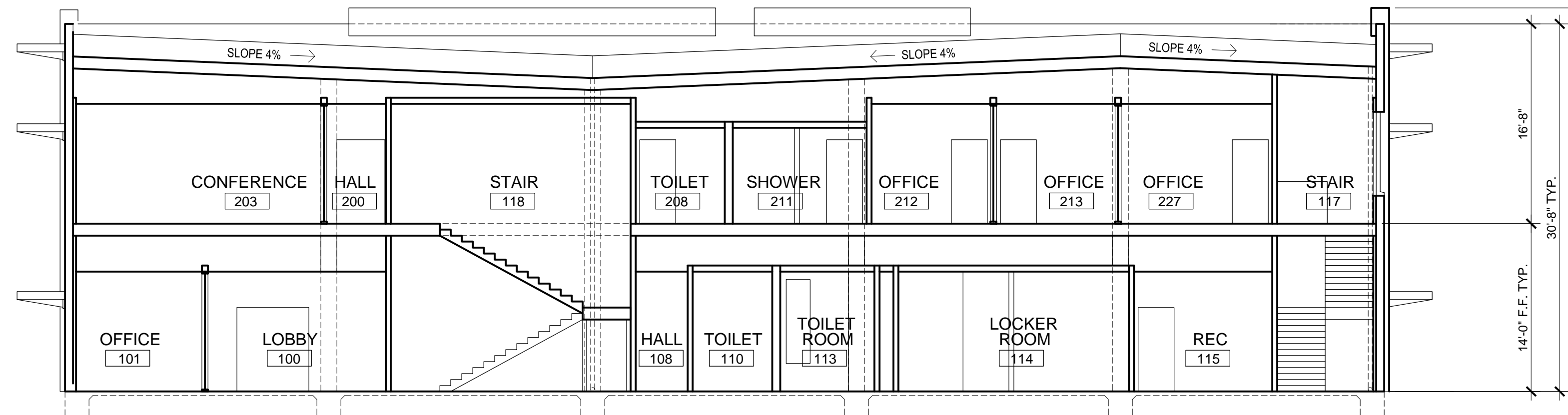
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AD3

KEY NOTES

- FUR STUDS AT PARAPET TO ALLOW FOR CLEAN ALIGNMENT OF METAL VENEER AT ROOF SIDE OF PARAPET WALL

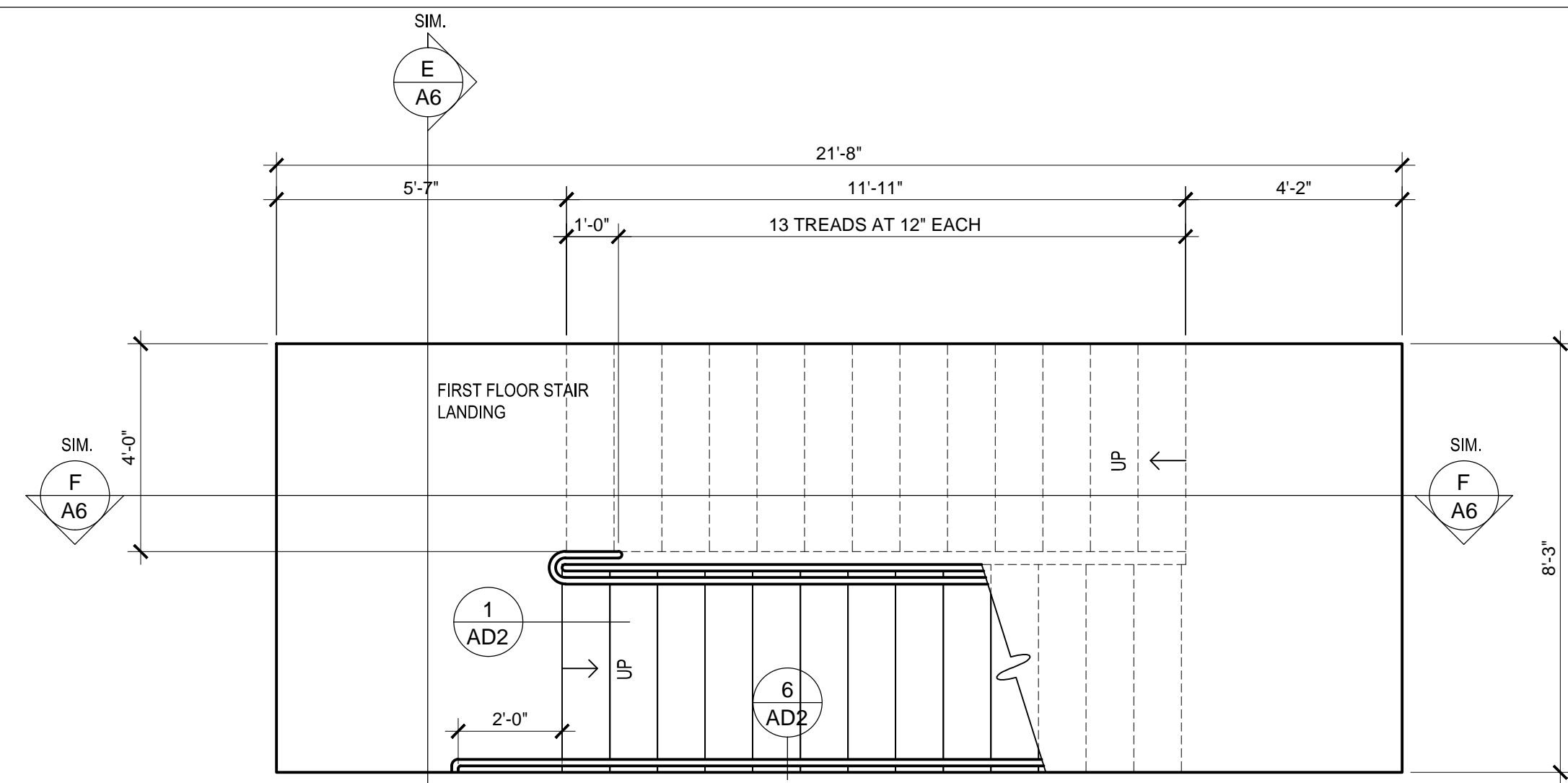


BUILDING SECTION B (NORTH ELEVATION)
SCALE: 1/8" = 1'-0"



BUILDING SECTION A (WEST ELEVATION)
SCALE: 1/8" = 1'-0"

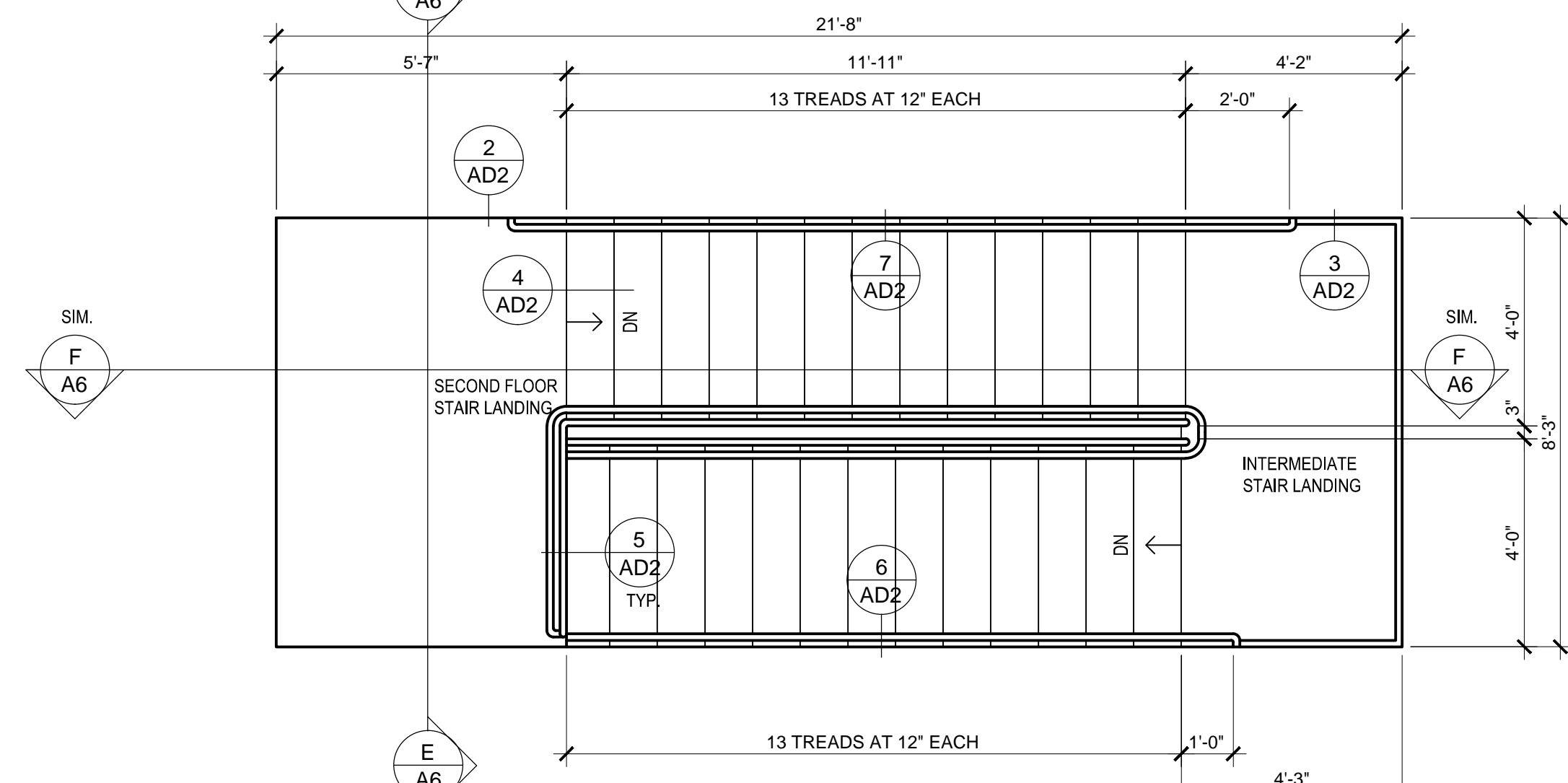
TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA



FIRST FLOOR STAIR PLAN 117

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

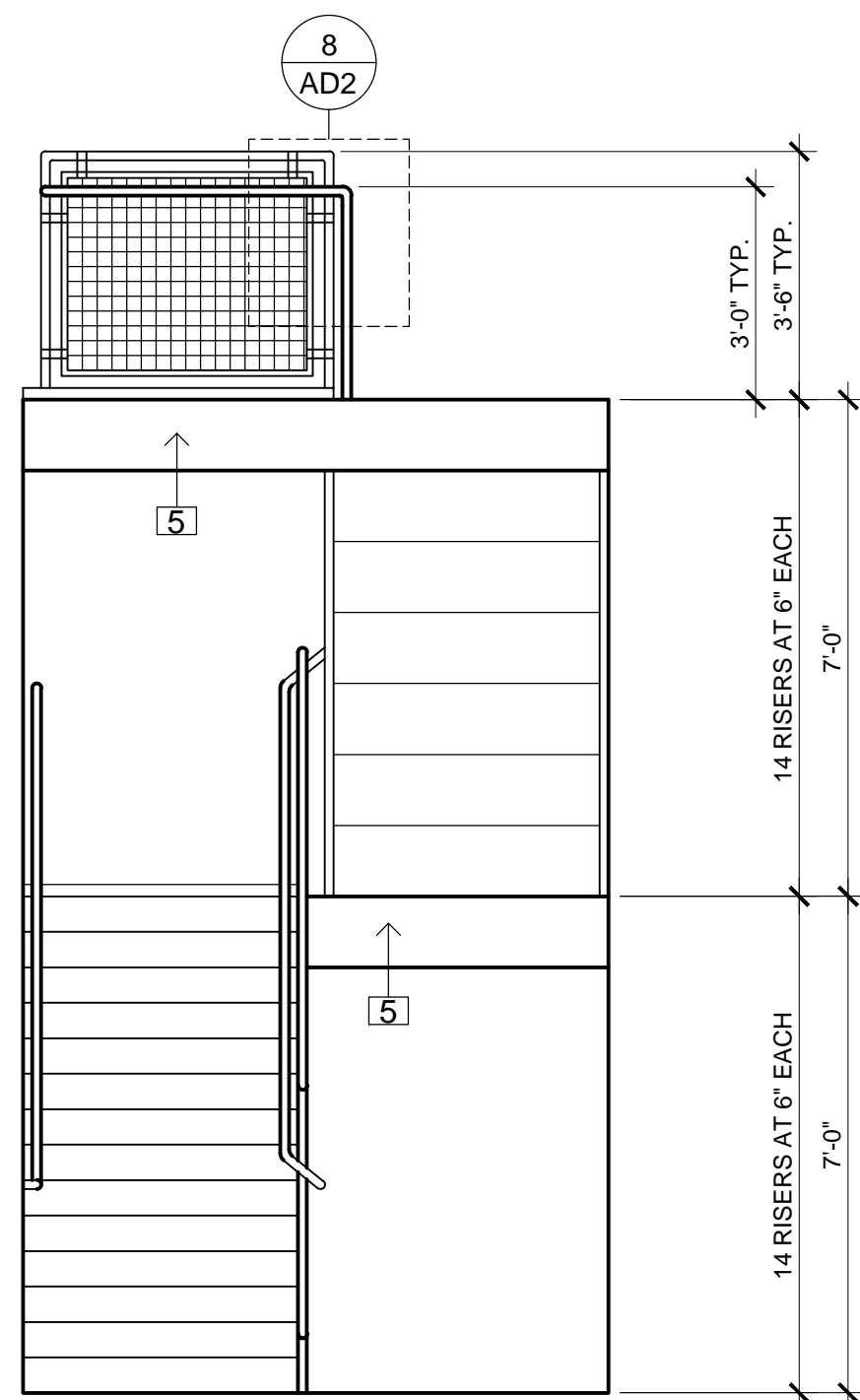
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SECOND FLOOR STAIR PLAN 117

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

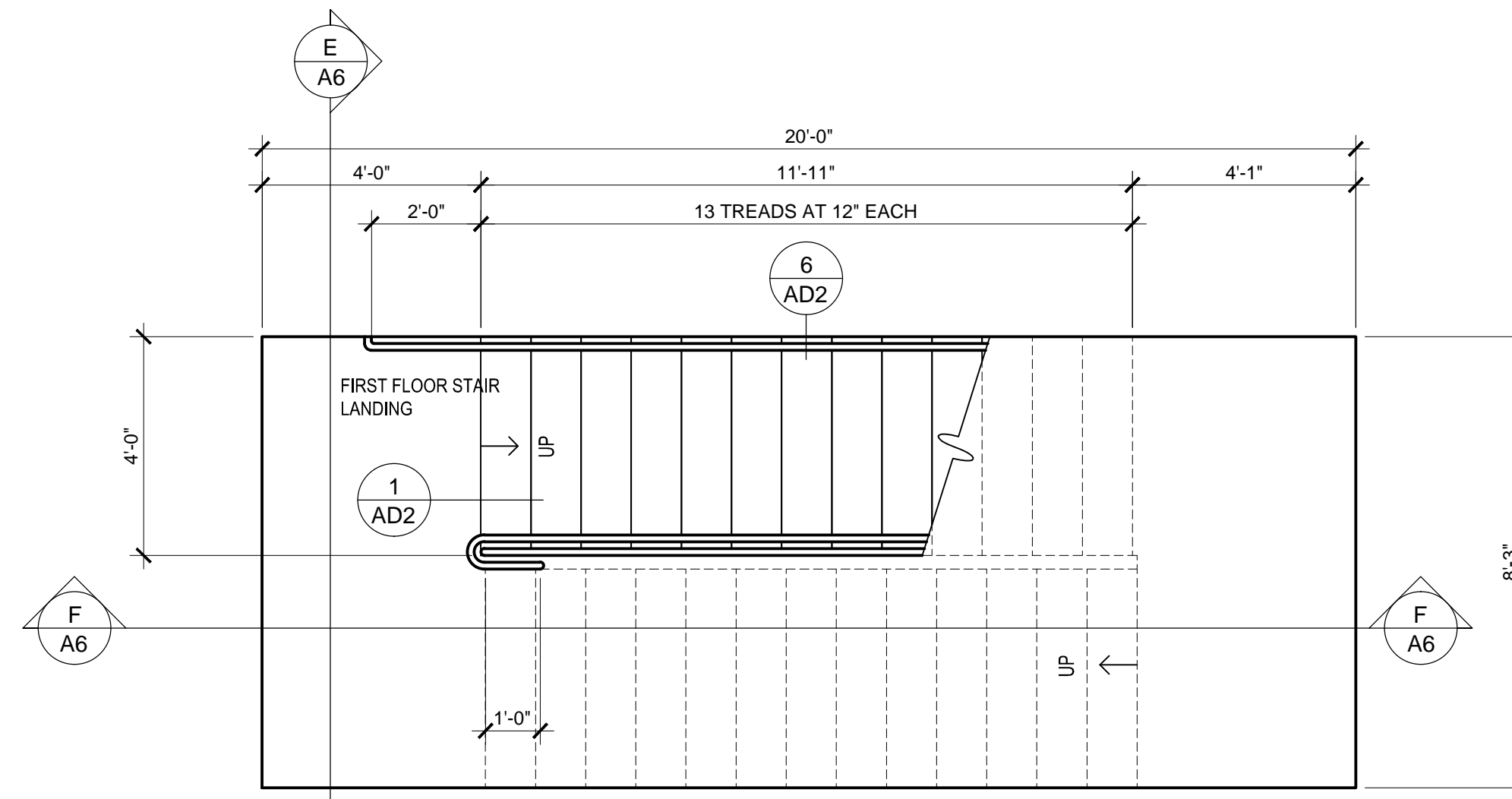
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STAIR SECTION

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

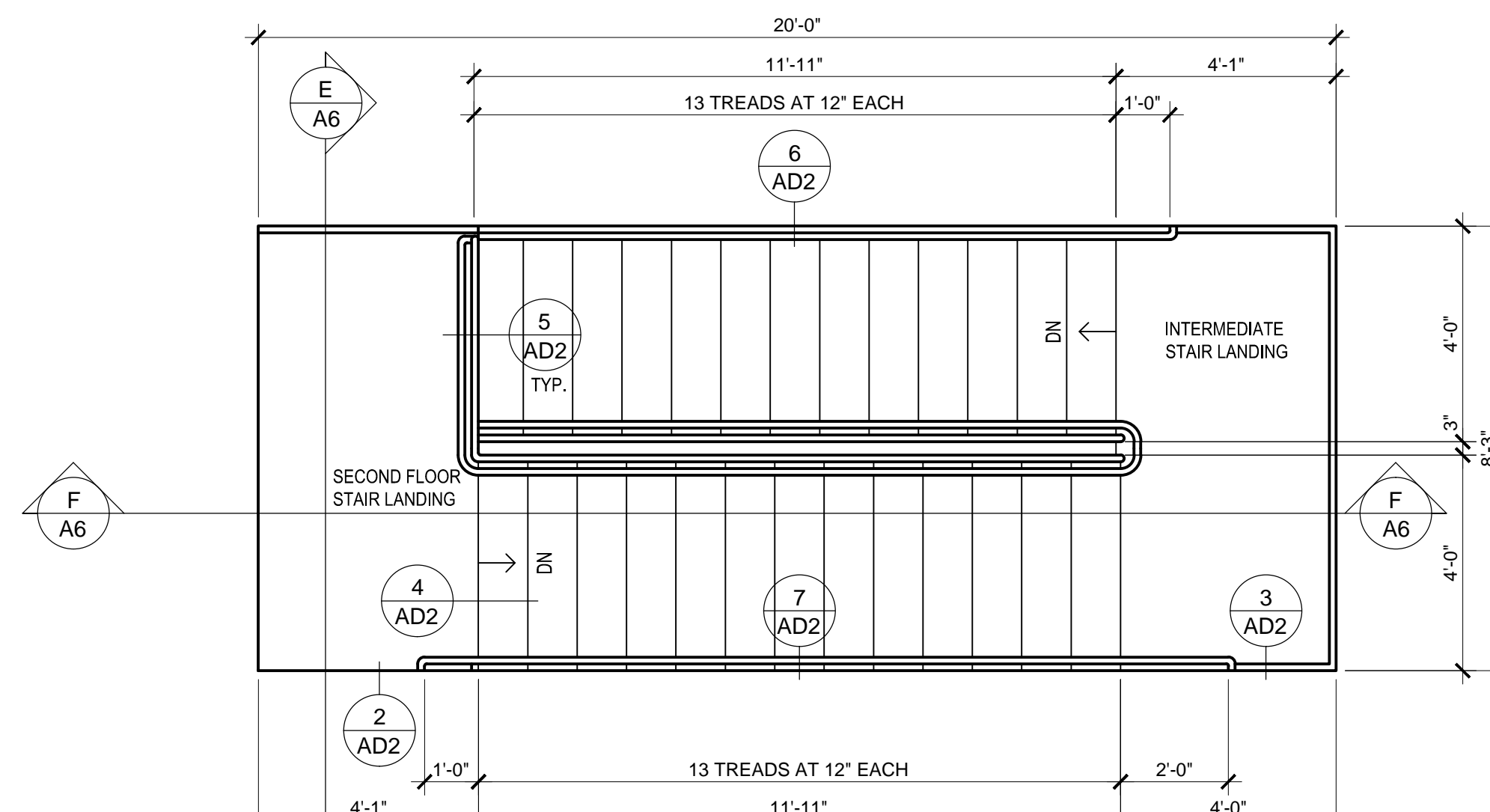
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FIRST FLOOR STAIR PLAN 118

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

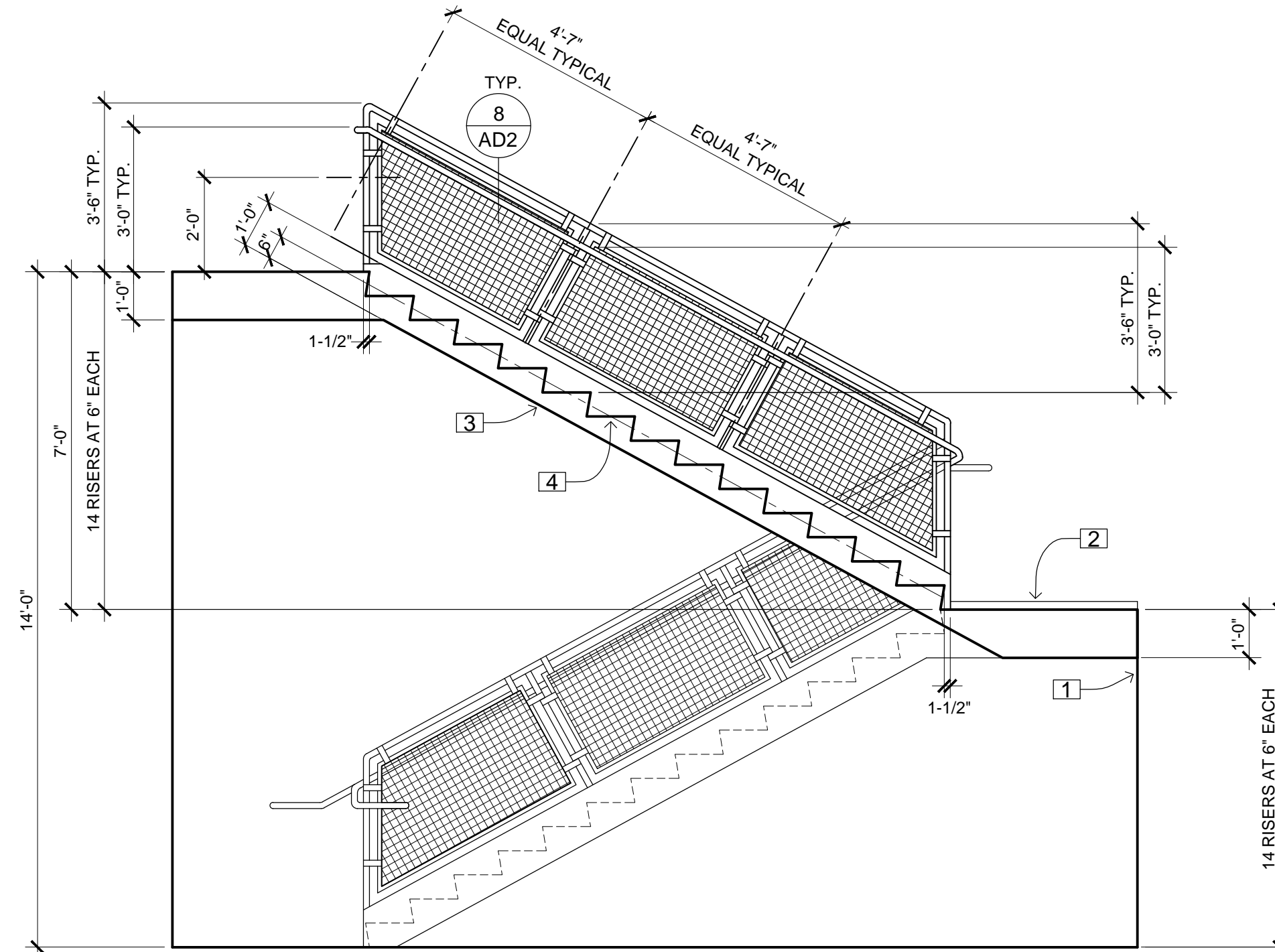
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SECOND FLOOR STAIR PLAN 118

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

D



STAIR SECTION

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

F

KEY NOTES

- 1 LANDING SUPPORT AS REQUIRED - SEE STRUCTURAL
- 2 CONCRETE FILLED METAL PAN LANDING
- 3 STEEL STRINGER - SEE STRUCTURAL
- 4 CONCRETE FILLED METAL PAN STAIR TREAD AND ENCLOSED METAL RISER
- 5 STEEL BEAM OR CHANNEL SEE STRUCTURAL

STAIR NOTES

1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EACH 88" OF REQUIRED WIDTH. INTERMEDIATE HANDRAILS SHALL BE SPACED APPROXIMATELY EQUALLY ACROSS THE ENTIRE WIDTH OF THE STAIRWAY. SEC 1133B.4.1.1.
2. HANDRAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF THE TREADS. SEC 1133B.4.2.1, FIG 11B-35.
3. HANDRAILS SHALL EXTEND A MINIMUM OF 12" BEYOND THE TOP NOSING AND 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING. SEC 1133B.4.2.2, FIG 11B-35 & 37.
4. WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF THE STAIR RUN WOULD CREATE A HAZARD, THE TERMINATION OF THE EXTENSION SHALL BE MADE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL, OR POST. WHERE THE STAIRS ARE CONTINUOUS FROM LANDING TO LANDING, THE INNER RAIL SHALL BE CONTINUOUS AND NEED NOT EXTEND OUT INTO THE LANDING. SEC 1133B.4.2.4 FIG 11B-37.
5. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. SEC 1133B4.2.3, FIG 11B-35 & 37.
6. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" NOR MORE THAN 1-1/2" IN CROSS SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRIPPING SURFACES (TOP AND SIDES) SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 1133B.4.2.6.1, FIG 11B-36.
7. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3" DEEP AND EXTENDS AT LEAST 18" ABOVE THE TOP OF THE RAIL. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 1133B.4.2.5, FIG 11B-36.
8. THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. SEC 1133B.4.4, FIG 11B-35.
9. WHERE STAIRWAYS OCCUR OUTSIDE A BUILDING, THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP-RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE. SEC 1133B.4.4, FIG 11B-35.
10. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). SEC 1133B.4.5.1, FIG 11B-35.
11. THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW. SEC 1133B.4.5.2, FIG 11B-35.
12. OPEN RISERS ARE NOT PERMITTED. ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHT AND UNIFORM TREAD WIDTHS CONSISTENT WITH 1006.3. STAIR TREADS SHALL BE NO LESS THAN 11" DEEP, MEASURED FROM RISER TO RISER. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL. SEC 1133B.4.5.3, FIG 11B-35.
13. APPROVED STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS FOUR OR MORE STORIES IN HEIGHT, TWO OR MORE STORIES IN HEIGHT FOR DSA/AC REQUIREMENTS. THE SIGN SHALL IDENTIFY THE STAIRWAY, INDICATE WHETHER THERE IS ROOF ACCESS, THE FLOOR LEVEL, AND THE UPPER AND LOWER TERMINUS OF THE STAIRWAY. THE INFORMATION SHALL BE PRESENTED USING RAISED ARABIC NUMERALS AND RAISED BRAILLE SYMBOLS WHICH CONFORM TO SECTION 1117B.5.2. THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION OR AS REQUIRED BY DSA/AC THE SIGN SHALL BE LOCATED APPROXIMATELY 5' ABOVE THE FLOOR LANDING IMMEDIATELY ADJACENT TO THE DOOR ON THE STRIKE SIDE. SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF UBC STD. NO. 10-2. SEC 1006.16

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

STAIR PLAN
& SECTIONS

A6

DOOR & HARDWARE SCHEDULE

NUMBER	SIZE			GLAZING		DOOR		FRAME		FINISH		RATING	CASING OR TRIM	ROOM NUMBER	NOTES	HARDWARE								
	WIDTH	HEIGHT	THICKNESS	TYPE	AREA	TYPE	MATERIAL	TYPE	MATERIAL	TYPE	MATERIAL					TYPE	MATERIAL	CLOSER	FLOOR STOP	HINGES	SMOKE & DRAFT SEALS	ASTRIGAL	COORDINATOR	HARDWARE NOTES
1	3'-0" PAIR	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	100	SEE D / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	REQUIRED	REQUIRED	NONE
2	3'-0"	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	108	SEE E / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
3	3'-0"	7'-0"	1 3/4"	FROSTED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	113	SEE E / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
4	3'-0" PAIR	7'-0"	1 3/4"	BULLET PROOF, FROSTED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	114	SEE F / A7.2 - TEMPERED, FROSTED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
5	3'-0" PAIR	7'-0"	1 3/4"	BULLET PROOF, FROSTED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	115	SEE F / A7.2 - TEMPERED, FROSTED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
6	3'-0"	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	117	SEE E / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
7	3'-0" PAIR	7'-0"	1 3/4"	TEMPERED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	116	SEE D / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	REQUIRED	REQUIRED	NONE
8	3'-0" PAIR	7'-0"	1 3/4"	TEMPERED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	116	SEE D / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	REQUIRED	REQUIRED	NONE
9	3'-0"	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	107	SEE E / A7.2 - TEMPERED GLASS	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
10	NOT USED																							
11	3'-0"	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	101	SEE B / A7.2 - TEMPERED GLASS	STOREROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
12	3'-0" PAIR	7'-0"	1 3/4"	BULLET PROOF	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	100	SEE C / A7.2 - TEMPERED GLASS	STOREROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	REQUIRED	REQUIRED	NONE
13	3'-0" PAIR	7'-0"	1 3/4"	TEMPERED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	100	SEE C / A7.2 - TEMPERED GLASS	LATCH SET	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	REQUIRED	REQUIRED	NONE
14	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	103	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
15	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	120	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
16	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	119	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
17	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	104	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
18	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	20 MINUTE	NONE	118	SEE A / 7.2	STOREROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
19	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	106	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
20	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	108	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
21	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	111	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
22	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	110	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
23	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	112	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
24	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	20 MINUTE	NONE	115	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
25	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	20 MINUTE	NONE	117	SEE A / 7.2	LATCH SET	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	NONE	NONE	NONE
SECOND FLOOR																								
26	3'-0" PAIR	7'-0"	1 3/4"	TEMPERED	11 SF	STORE FRONT	ALUMINUM	WESTERN	ALUMINUM	FACTORY	ALUMINUM	NONE	NONE	203	SEE C / A7.2 - TEMPERED GLASS	LATCH SET	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	REQUIRED	REQUIRED	NONE
27	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	20 MINUTE	NONE	118	SEE A / 7.2	LATCH SET	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
28	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	226	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
29	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	224	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
30	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	223	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
31	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	222	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
32	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	221	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
33	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	221	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
34	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	219	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
35	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	217	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
36	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	216	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
37	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	215	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
38	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	213	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
39	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	212	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
40	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	205	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
41	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	206	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
42	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	208	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
43	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	209	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
44	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	210	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
45	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	211	SEE A / 7.2	PRIVACY LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
46	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	213	SEE G / A7.2	POCKET DOOR	SATIN CHROMIUM PLATED	NONE	NONE	NONE	NONE	NONE	NONE	NONE
47	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	227	SEE G / A7.2	POCKET DOOR	SATIN CHROMIUM PLATED	NONE	NONE	NONE	NONE	NONE	NONE	NONE
48	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	20 MINUTE	NONE	117	SEE A / 7.2	LATCH SET	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	REQUIRED	NONE	NONE	NONE
49	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	227	SEE A / 7.2	OFFICE LOCK	SATIN CHROMIUM PLATED	NONE	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
50	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	218	SEE A / 7.2	CLASSROOM LOCK	SATIN CHROMIUM PLATED	SEE NOTES BELOW	SEE NOTES BELOW	SEE NOTES BELOW	NONE	NONE	NONE	NONE
51	3'-0"	7'-0"	1 3/4"	NONE	NONE	PAINT GRADE	WOOD	WESTERN	ALUMINUM	SEMI-GLOSS	PAINT	NONE	NONE	211	SEE G / A7.2	POCKET DOOR	SATIN CHROMIUM PLATED	NONE	NONE	NONE	NONE	NONE	NONE	NONE

DOOR & EXITING NOTES

1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL, WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING ANY AREA HAVING AN OCCUPANT LOAD OF 50 OR MORE.
2. FLOOR/LANDING IS REQUIRED ON EACH SIDE OF ALL DOORS. LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF STAIRWAY/DOOR AND A LENGTH NOT LESS THAN 48". THE FLOOR/LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. (SEC 1004.10 & 1004.9)
3. ALL DOORS OPEN TO THE 1-HOUR CORRIDOR SHALL BE MINIMUM 20-MINUTE FIRE RATED ASSEMBLY WITH SELF CLOSING DEVICE.
4. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOB OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
5. PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH THE REQUIREMENTS OF U.B.C. STANDARD NO. 10-4, THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 30 INCHES NOR MORE THAN 48 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
6. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH OF THE EXIT IS NOT LESS THAN 32 INCHES.
7. A SINGLE LEAF OF AN EXIT DOOR SHALL NOT EXCEED 4 FEET IN WIDTH.
8. EXIT DOOR HARDWARE SHALL BE OF AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY SFM 33.2 AND 33.3 AS SHOWN IN CHAPTER 2-3304(c) OF TITLE 24.
9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR SUCH PUSH OR PULL 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 BUT NOT TO EXCEED 15 POUNDS.

TYPICAL DOOR & HARDWARE NOTES

1. ALL LOCK SETS TO BE SCHLAGE D SERIES WITH RHODES LEVERS
2. PANIC HARDWARE FOR SINGLE DOORS IS TO BE VON DUPRIN 35 SERIES RIM DEVICE WITH 370 L STANDARD OPERATION LEVER
3. PANIC HARDWARE AT DOUBLE EXTERIOR DOORS IS TO BE VON DUPRIN 35 SERIES SURFACE MOUNTED WITH VERTICAL ROD DEVICE AND 3308DT EXTERIOR TRIM
4. PUSH PULL HARDWARE IS TO BE BUILDERS BRASS WORKS
5. HINGES ARE TO BE STANLEY BUTT HINGES 4 ON EACH DOOR BB179-626/26D
6. FLOOR STOP IS TO BE BUILDERS BRASS WORKS F8061 626 ALUMINUM
7. CLOSERS ARE TO BE LCN 1461 T
8. KICKPLATES ARE TO BE BUILDERS BRASS WORKS 10" ALUMINUM
9. FLUSH BOLTS ARE GLYNN JOHNSON
10. DUST PROOF STRIKES ARE GLYNN JOHNSON

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

DOOR & HARDWARE SCHEDULE

A7

WINDOW SCHEDULE

NUMBER	WINDOW				GLAZING		CASING		MANUFACTURER	REMARKS
	MODEL # OR NOMINAL SIZE	ROUGH OPENING SIZE	TYPE	MATERIAL	TYPE	AREA	INTERIOR	EXTERIOR		
1	8"8" X 7"0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
2	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
3	2'0" X 5'10"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED, FROSTED	56 SF	NONE	NONE	KAWNEER	SEE J / A7.2
4	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
5	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
6	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
7	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED, FROSTED	56 SF	NONE	NONE	KAWNEER	SEE J / A7.2
8	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
9	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
10	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
11	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
12	8'0" X 5'10"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	BULLET PROOF	47 SF	NONE	NONE	KAWNEER	SEE L / A7.2
13	8'0" X 5'10"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	BULLET PROOF	47 SF	NONE	NONE	KAWNEER	SEE L / A7.2
14	10'10" X 6'8"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	BULLET PROOF	70 SF	NONE	NONE	KAWNEER	SEE K / A7.2
15	SEE FLOOR PLAN X 10'0" HIGH	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	VARIES	NONE	NONE	KAWNEER	SEE H / A7.2
SECOND FLOOR										
16	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
17	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
18	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
19	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
20	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
21	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
22	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
23	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
24	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
25	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
26	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
27	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
28	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
29	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
30	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
31	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
32	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
33	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
34	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
35	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
36	2'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	14 SF	NONE	NONE	KAWNEER	SEE J / A7.2
37	8'0" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	56 SF	NONE	NONE	KAWNEER	SEE I / A7.2
38	8'8" X 7'0"	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	61 SF	NONE	NONE	KAWNEER	SEE I / A7.2
39	SEE FLOOR PLAN X 10'0" HIGH	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	VARIES	NONE	NONE	KAWNEER	SEE H / A7.2
40	SEE FLOOR PLAN X 10'0" HIGH	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	VARIES	NONE	NONE	KAWNEER	SEE H / A7.2
41	SEE FLOOR PLAN X 10'0" HIGH	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	VARIES	NONE	NONE	KAWNEER	SEE H / A7.2
42	SEE FLOOR PLAN X 10'0" HIGH	NOT REQUIRED	STORE FRONT	ANODIZED ALUMINUM	TEMPERED	VARIES	NONE	NONE	KAWNEER	SEE H / A7.2

WINDOW NOTES

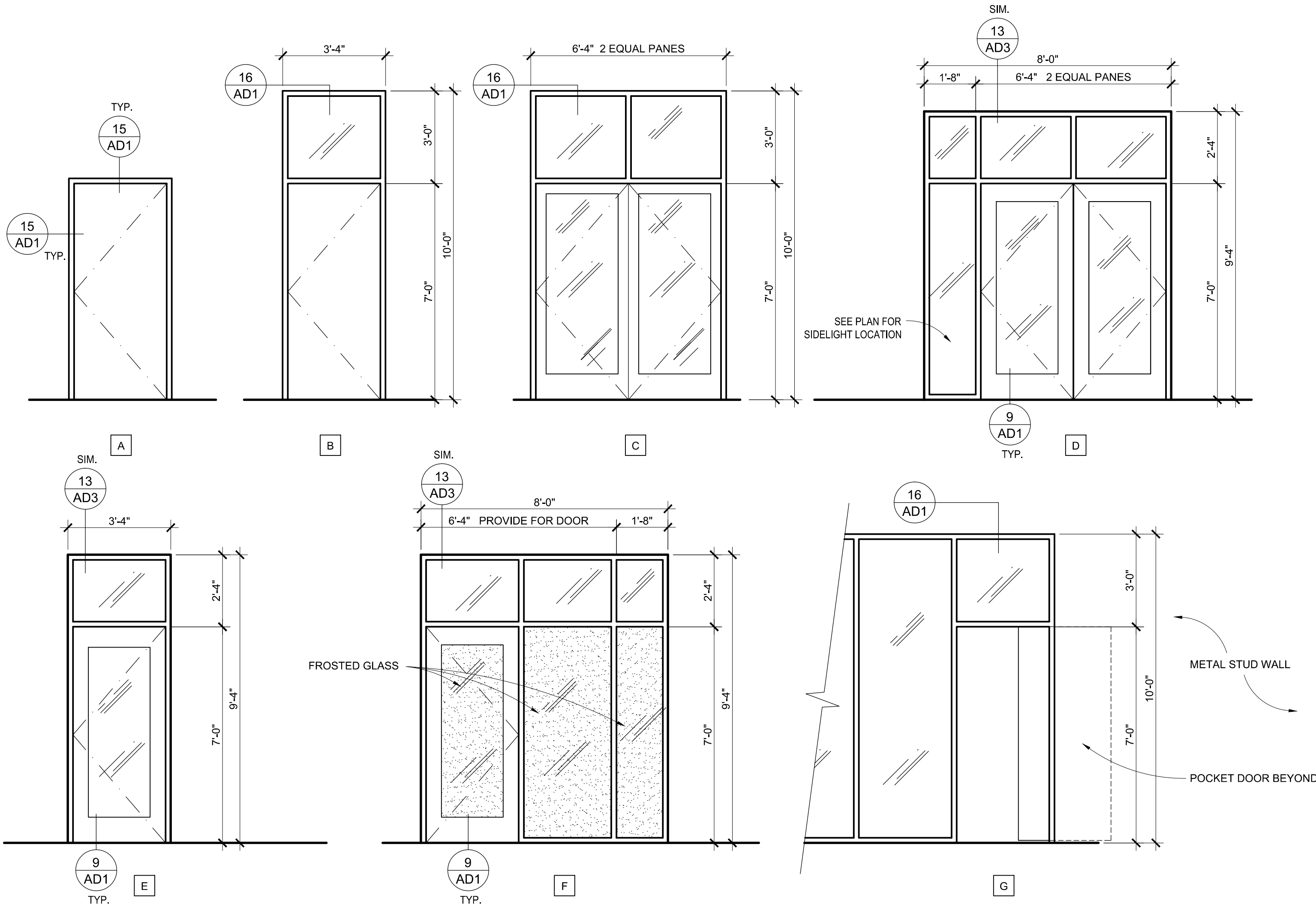
1. EXTERIOR DOORS ARE LOCATED WITHIN A STOREFRONT FRAMED WINDOW SYSTEM SEE DOOR SCHEDULE FOR ADDITIONAL WINDOW INFORMATION

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

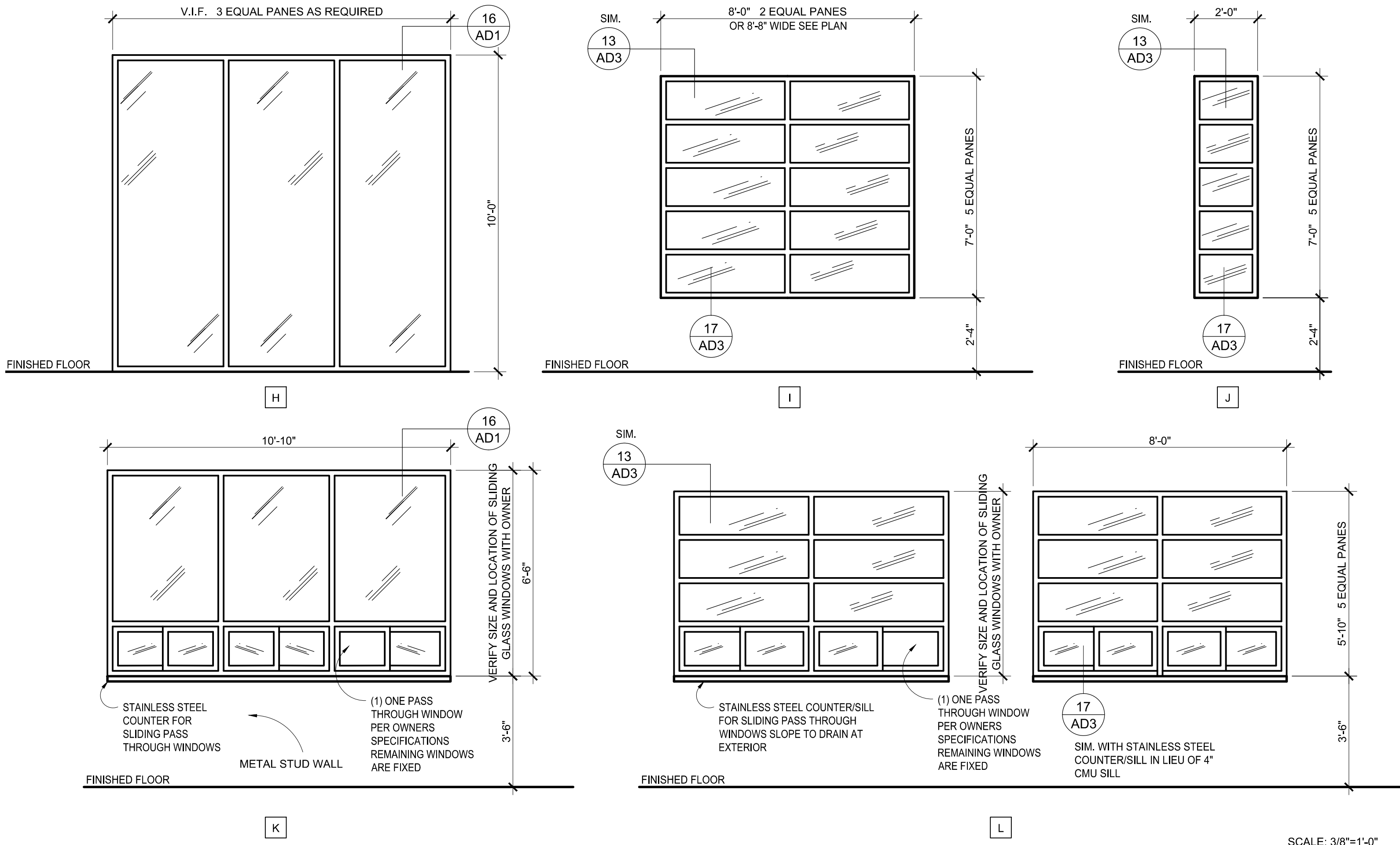
STORY OFFICE BUILD
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

WINDOW SCHEDULE

A7.1



DOOR TYPES



WINDOW TYPES

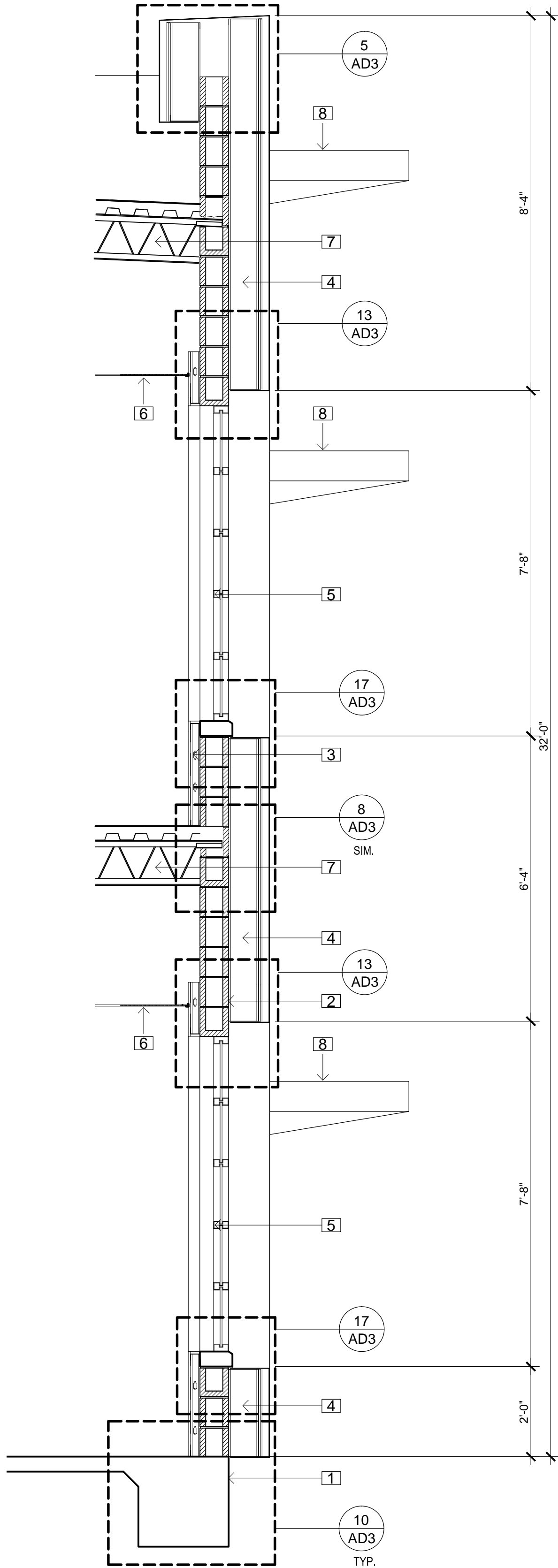
WINDOW NOTES

1. ALL INTERIOR GLAZING SHALL BE 1/4" CLEAR TEMPEREED GLASS UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR GLAZING SHALL BE 1/4" TINTED BULLETPROOF GLASS OR AS NOTED - SEE TITLE 24 BUILDING ENVELOPE CALCULATIONS FOR TINT SPECIFICATIONS
3. WINDOW FRAMES ARE CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES THROUGHOUT.

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

WINDOW &
DOOR TYPES

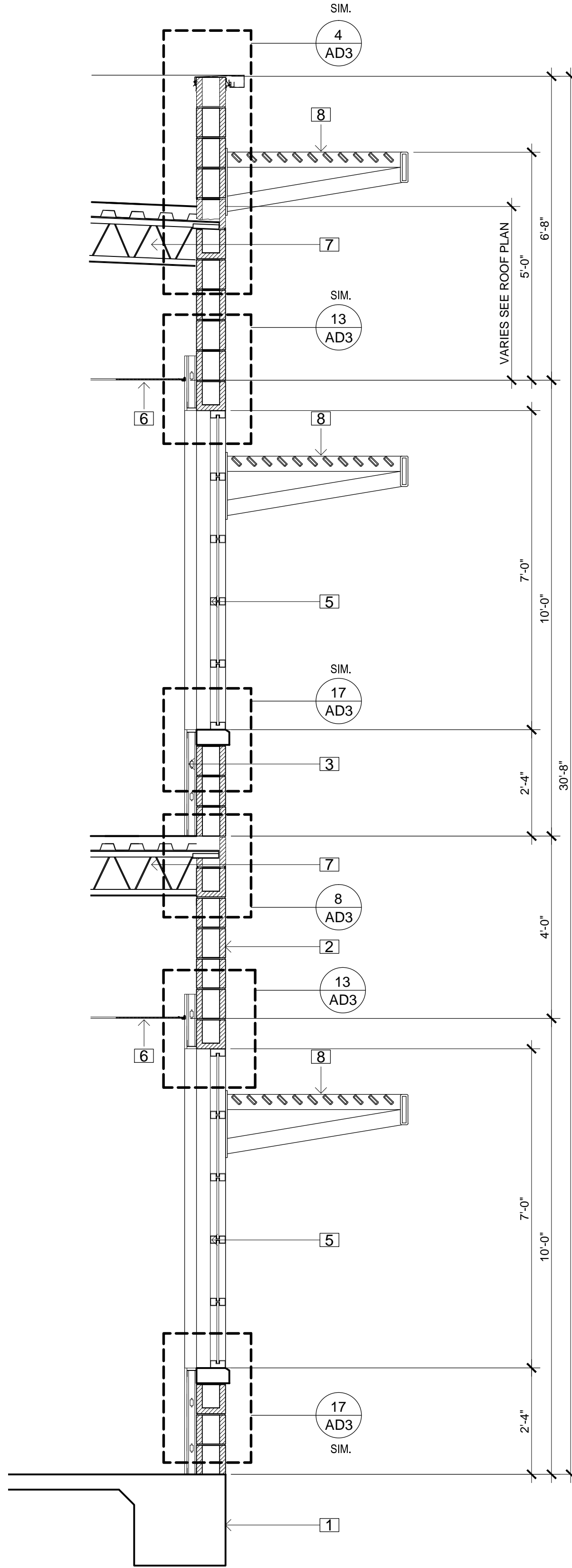
A7.2



TYPICAL WALL SECTION

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

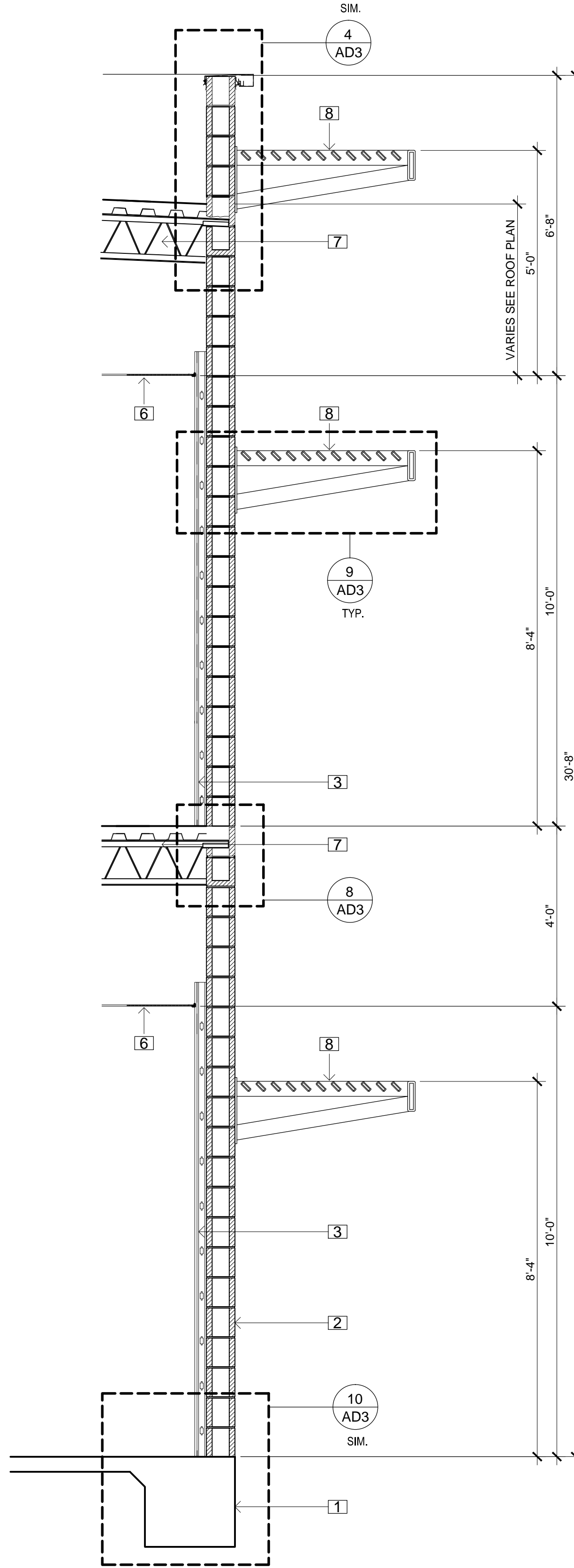
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TYPICAL WALL SECTION

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

K



TYPICAL WALL SECTION

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

J

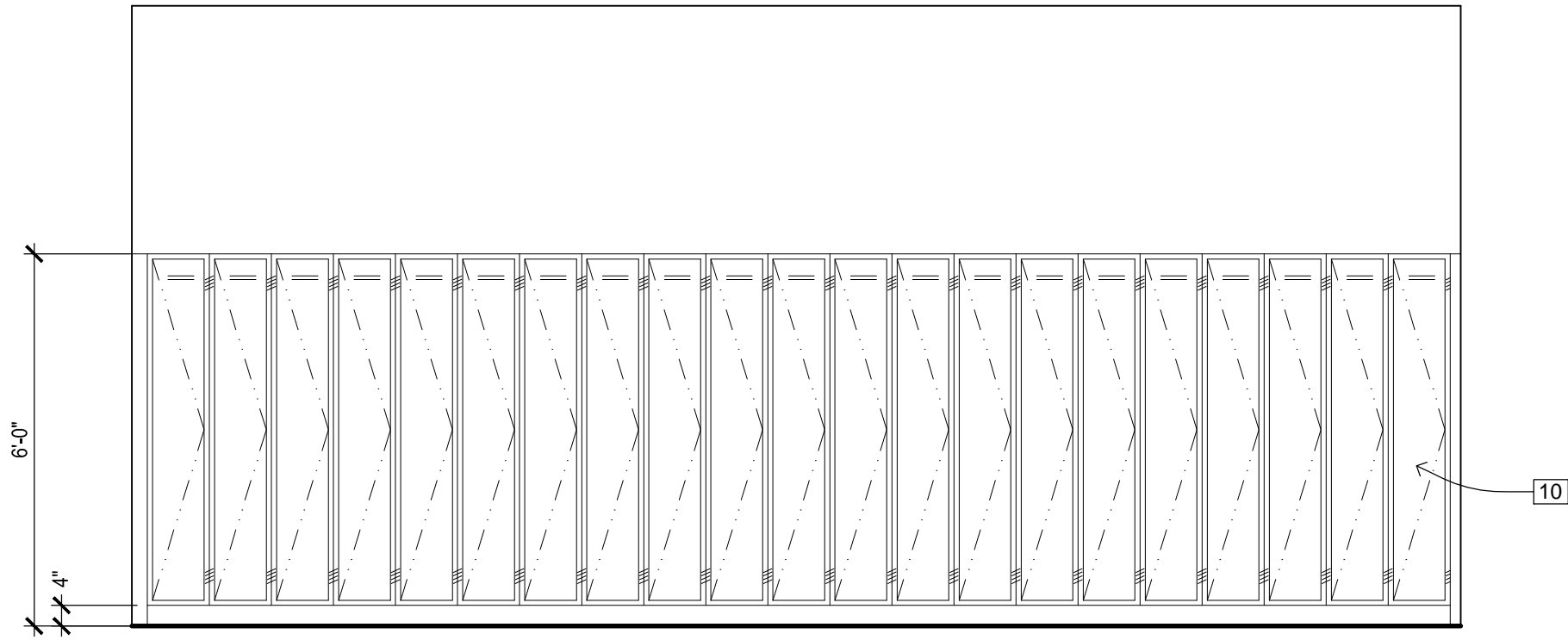
KEY NOTES

- 1 CONCRETE FOOTING AND SLAB - SEE STRUCTURAL
- 2 8" CMU BLOCK - SOLID FILLED
- 3 METAL FRAMING 2 1/2" FURRING
- 4 8" METAL FRAMING WITH ALUCOBOND VENEER - FOR FRAMING ATTACHMENT SEE STRUCTURAL
- 5 ALUMINUM STORE FRONT GLAZING - SEE PLAN & WINDOW & DOOR SCHEDULE
- 6 SUSPENDED CEILING SYSTEM
- 7 OPEN WEB METAL JOIST AND CONCRETE FILLED METAL DECK
- 8 FABRICATED METAL CANOPY

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

WALL
SECTIONS

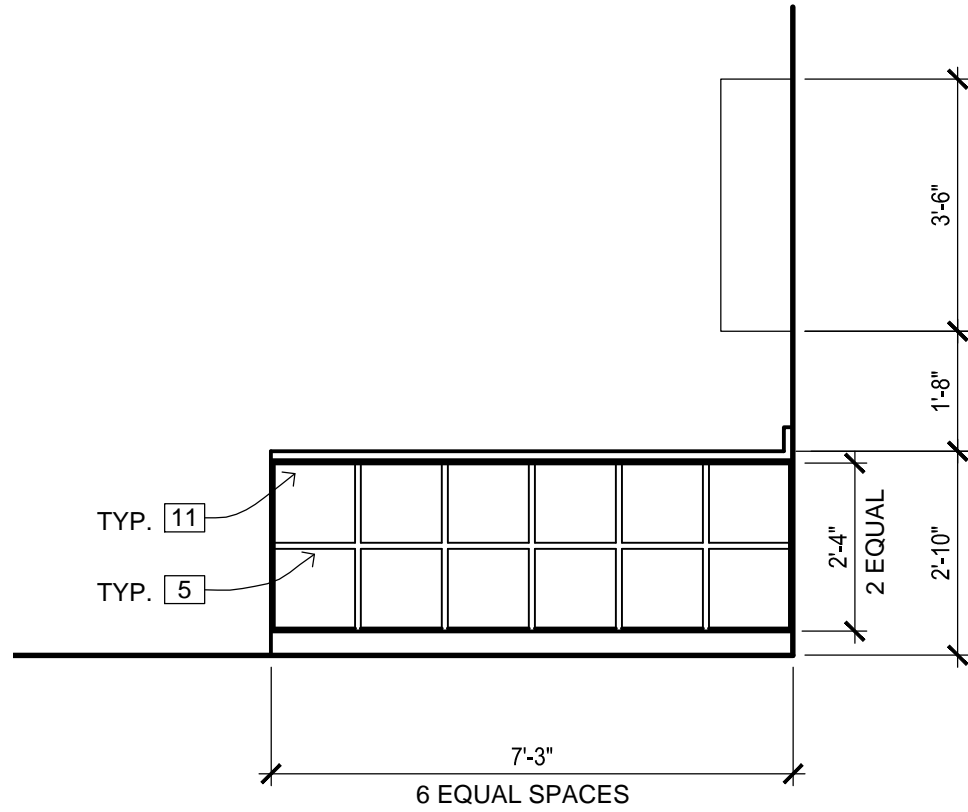
A8



TYPICAL LOCKER ELEVATION RM 114

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

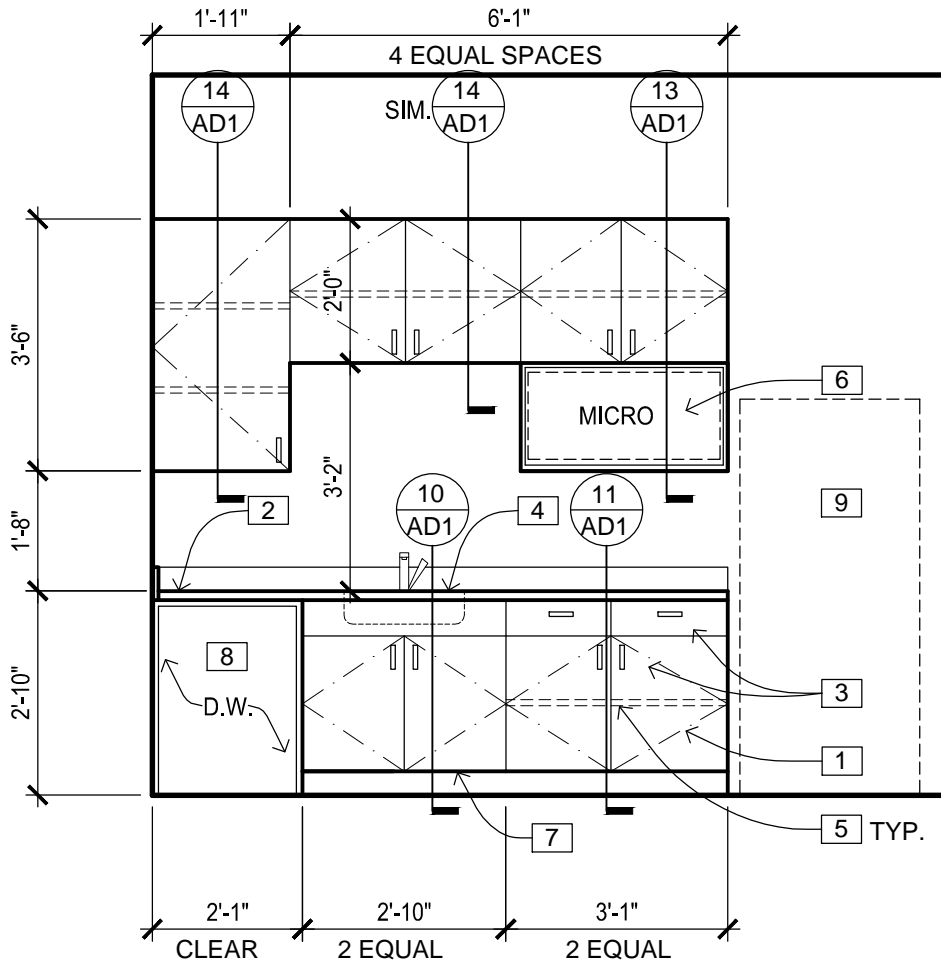
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COPY FAX 220

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

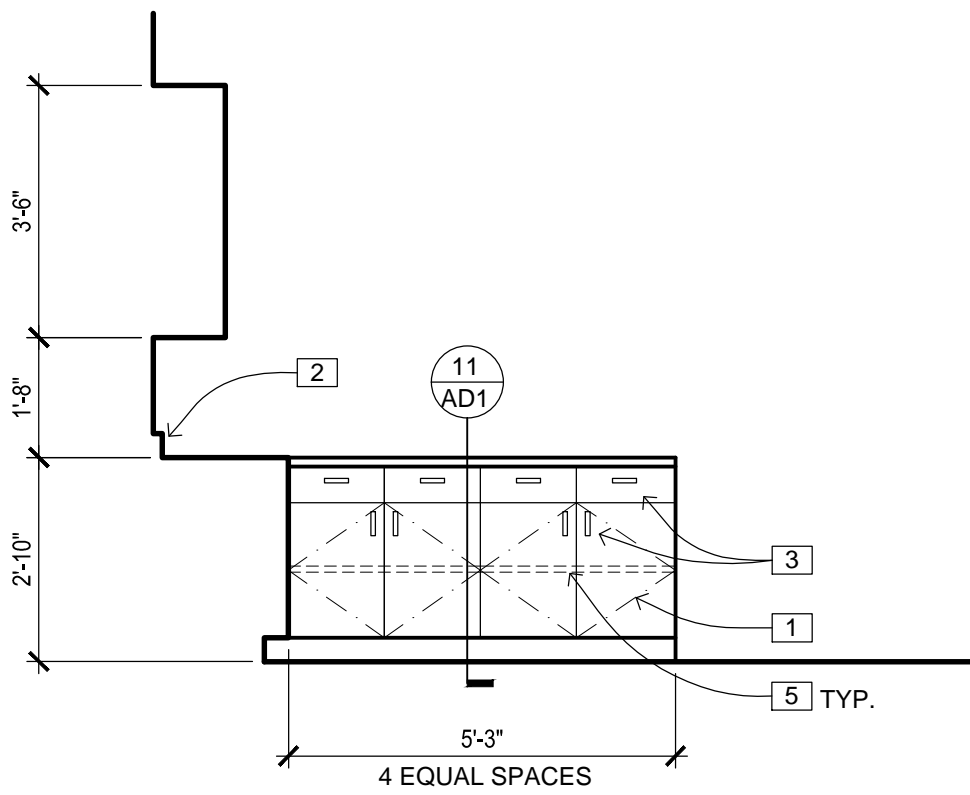
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BREAK ROOM 219

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

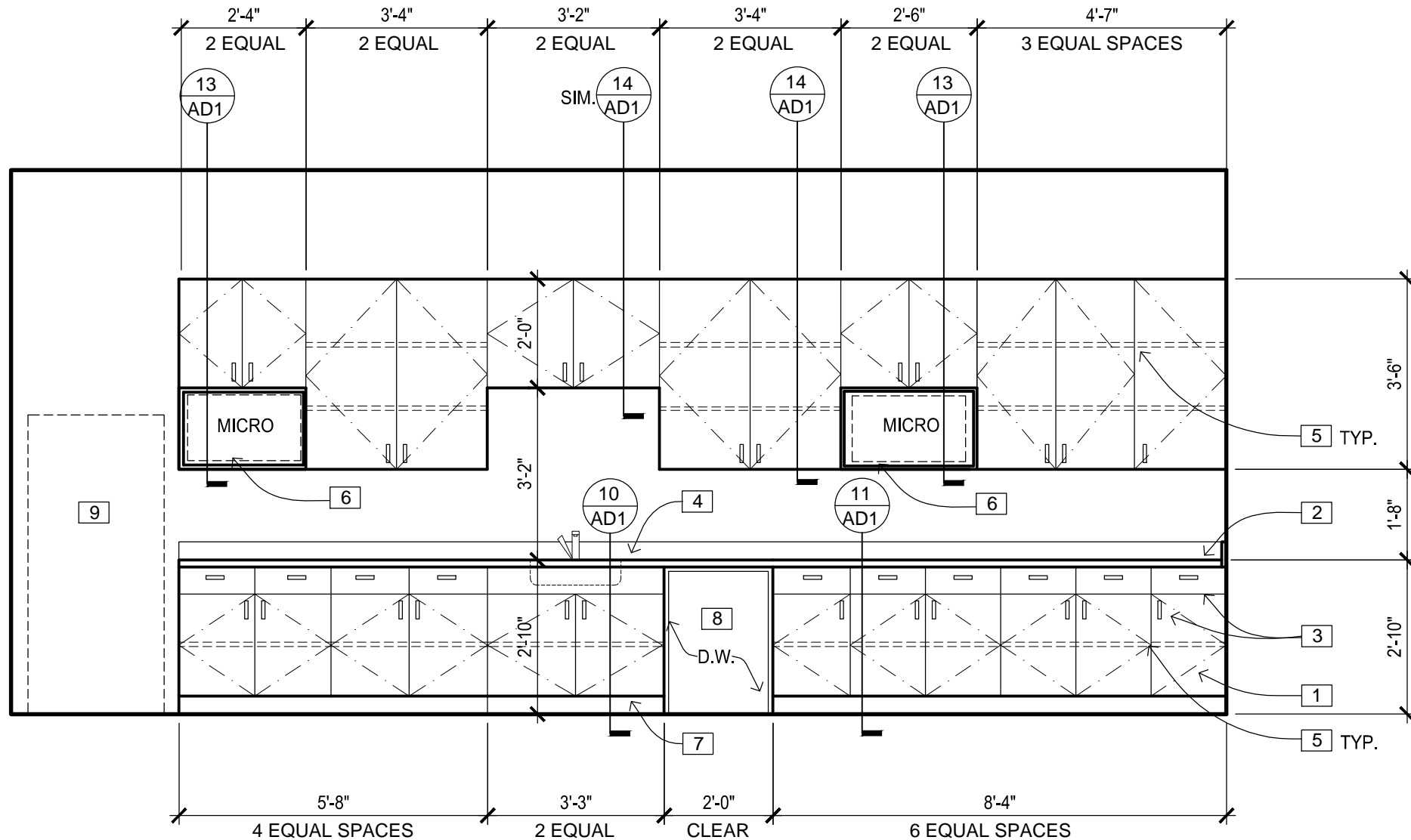
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COPY FAX 220

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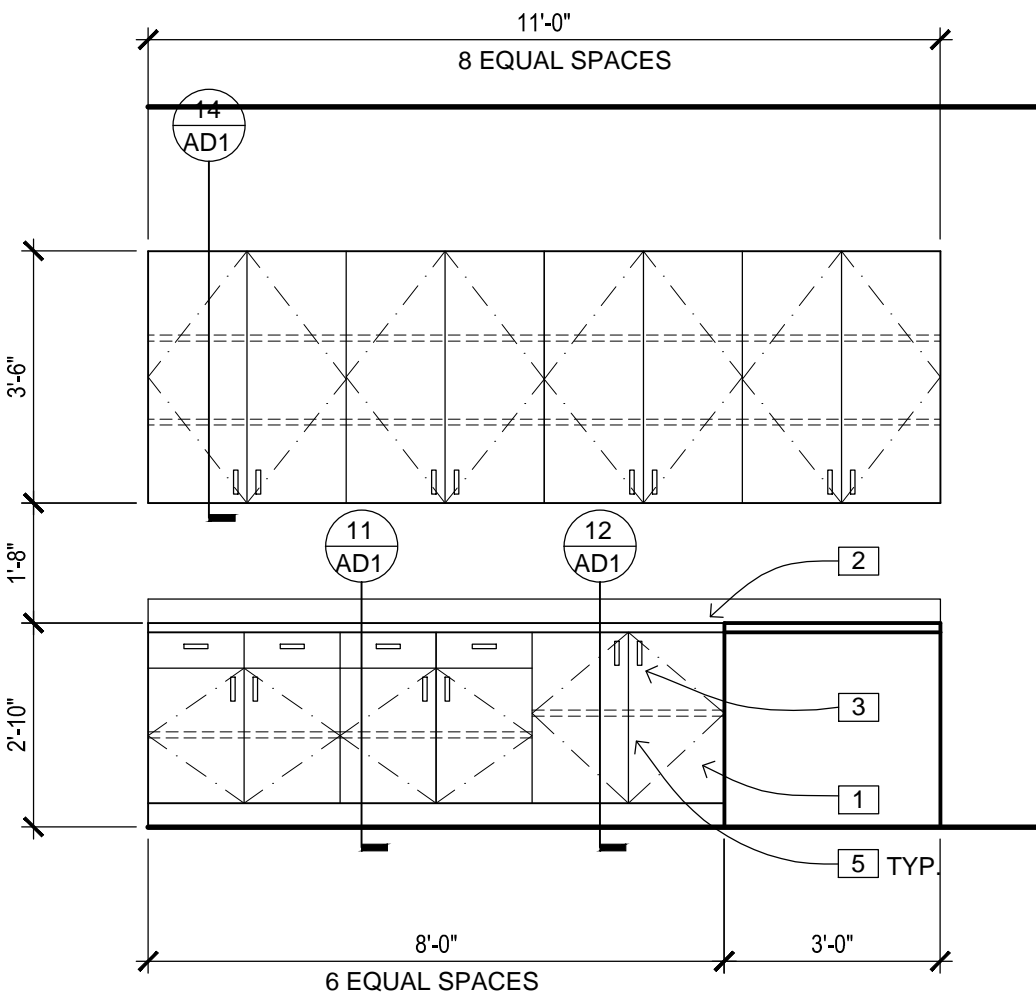
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BREAK ROOM 116

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

W



COPY FAX 220

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

T

KEY NOTES

- 1 PLASTIC LAMINATE CABINET FACE SEE FINISH PLAN
- 2 PLASTIC LAMINATE COUNTERTOP AND SPLASH SEE FINISH PLAN
- 3 WIRE PULLS TYPICAL SUBMITTAL REQUIRED FOR APPROVAL
- 4 STAINLESS STEEL SINK PER PLUMBING PLANS
- 5 MELAMINE ADJUSTABLE SHELVES
- 6 PLASTIC LAMINATE MICROWAVE SHELF
- 7 CABINET DOOR WITH INTEGRAL TOE KICK FOR ADA ACCESS
- 8 CLEAR SPACE FOR OWNER SUPPLIED DISHWASHER
- 9 REFRIGERATOR, N.I.C.
- 10 SINGLE DOOR METAL LOCKERS - SATIN FINISH
- 11 1" DEEP OPEN PLASTIC LAMINATE SHELVES

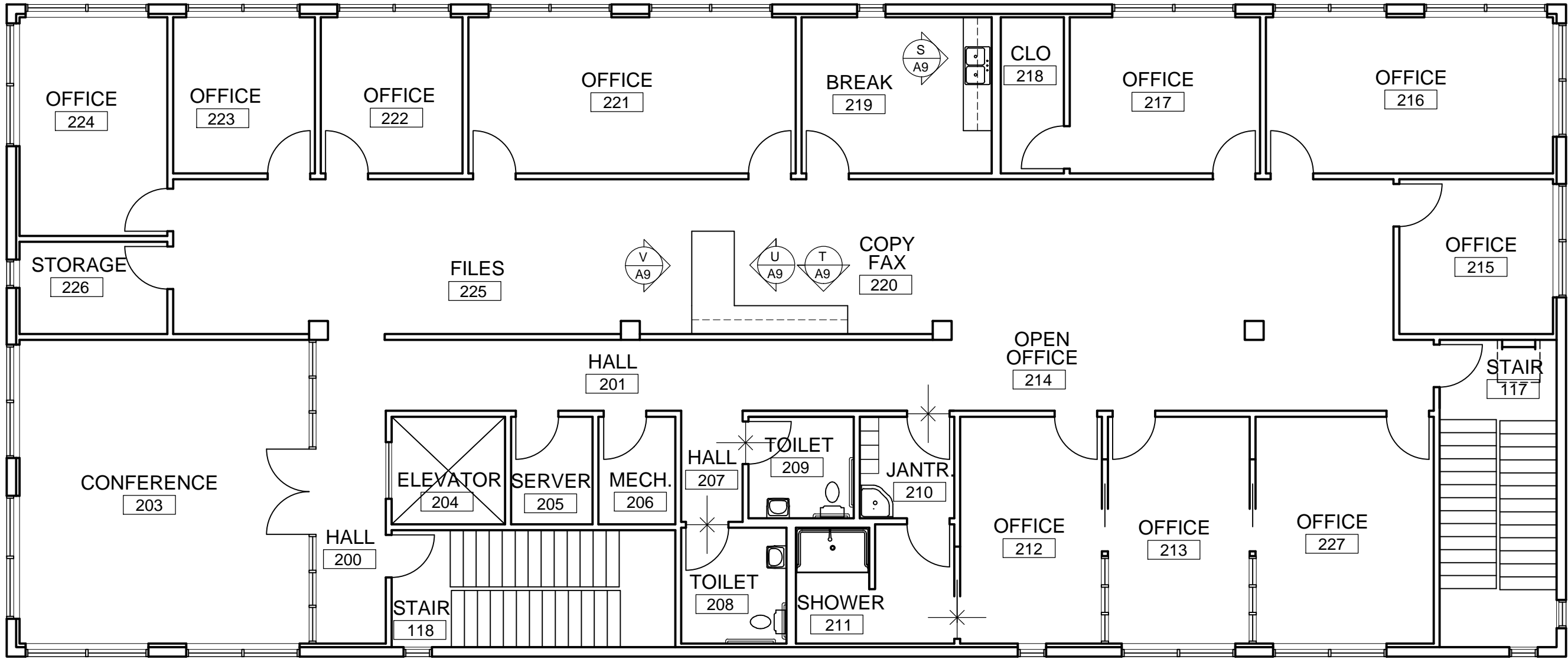
NOTES

1. FURNISH AND INSTALL FINISH CARPENTRY AND CASEWORK PER W.I.C. STANDARDS.
2. CASE WORK TO BE OF "PREMIUM GRADE" PLASTIC LAMINATE DOORS, DRAWERS, COUNTERTOPS, AND BACKSPLASH.
3. PROVIDE METAL SATIN FINISH WIRE PULLS AS REQUIRED.
4. LOWER CABINETS TO INCLUDE DOORS AND ADJUSTABLE SHELVES WITH WHITE MELAMINE INTERIORS TWO SHELVES EACH BOX MINIMUM.
5. CASEWORK MANUFACTURER IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

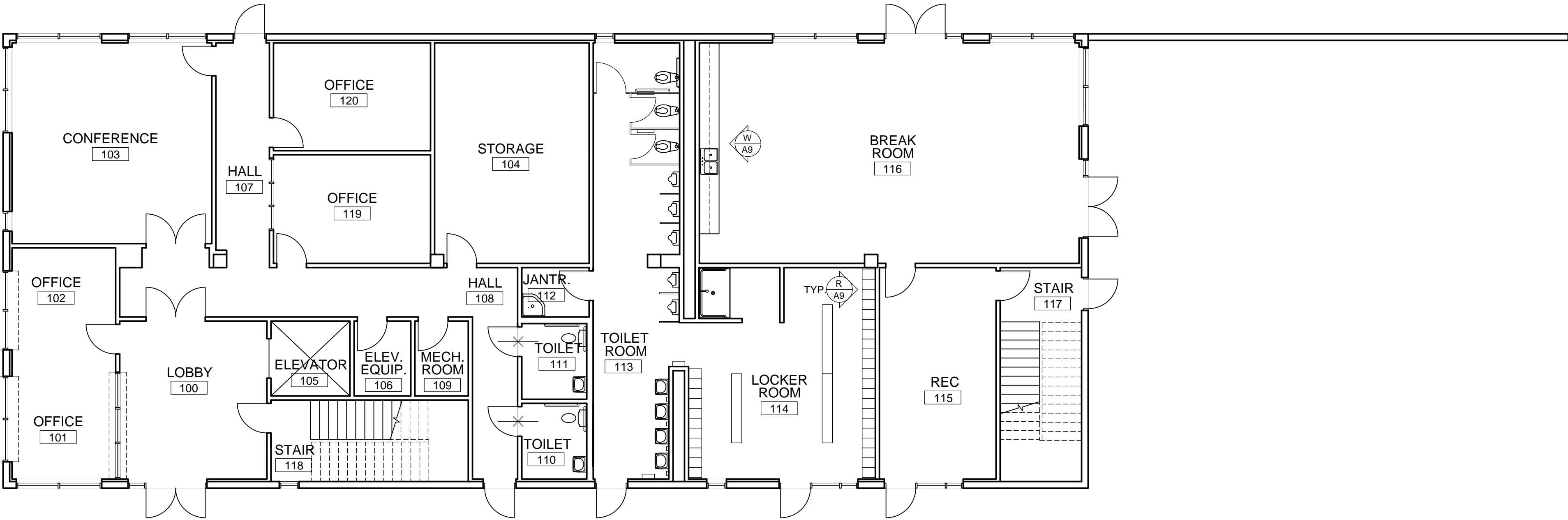
INTERIOR
ELEVATIONS

A9



SECOND FLOOR FINISH PLAN

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



FIRST FLOOR FINISH PLAN

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



LEGEND



FINISH NOTES

1. COLOR CHIPS FOR ALL FINISHES TO BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION
2. UPON COMPLETION OF PROJECT ALL SURFACES INCLUDING FLOOR, WINDOWS, WALLS, MINI BLINDS, AND COUNTERTOPS SHALL BE CLEANED AND IN 'LIKE NEW' CONDITION.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
4. OWNER SHALL PROVIDE FURNITURE SYSTEMS AND ELECTRICAL HOOK-UP.
5. KITCHEN EQUIPMENT SHALL BE PROVIDED BY OWNER.
6. FURNITURE DEALER/INSTALLER TO VERIFY ALL FURNITURE LOCATIONS AND CLEARANCES.
7. DEALER AND INSTALLER TO MAINTAIN MIN. OF 44" CLEAR FOR CIRCULATION AND AISLEWAYS.
8. ANY FURNITURE PARTITION LAYOUT IS NOT PART OF THESE CONSTRUCTION DOCUMENTS.
9. ALL INTERIOR WALLS AND FINISHES ARE TO COMPLY WITH CBC CHAPTER 8.
10. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT, CERTIFICATION SHALL BE PROVIDED.
11. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
12. CONTRACTOR SHALL INSTALL FINISHES PER MANUFACTURERS' GUIDELINES. CONTACT MANUFACTURER FOR COMPLETE INSTALLATION SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISH MATERIALS FOR OWNERS APPROVAL PRIOR TO PURCHASE/INSTALLATION.

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

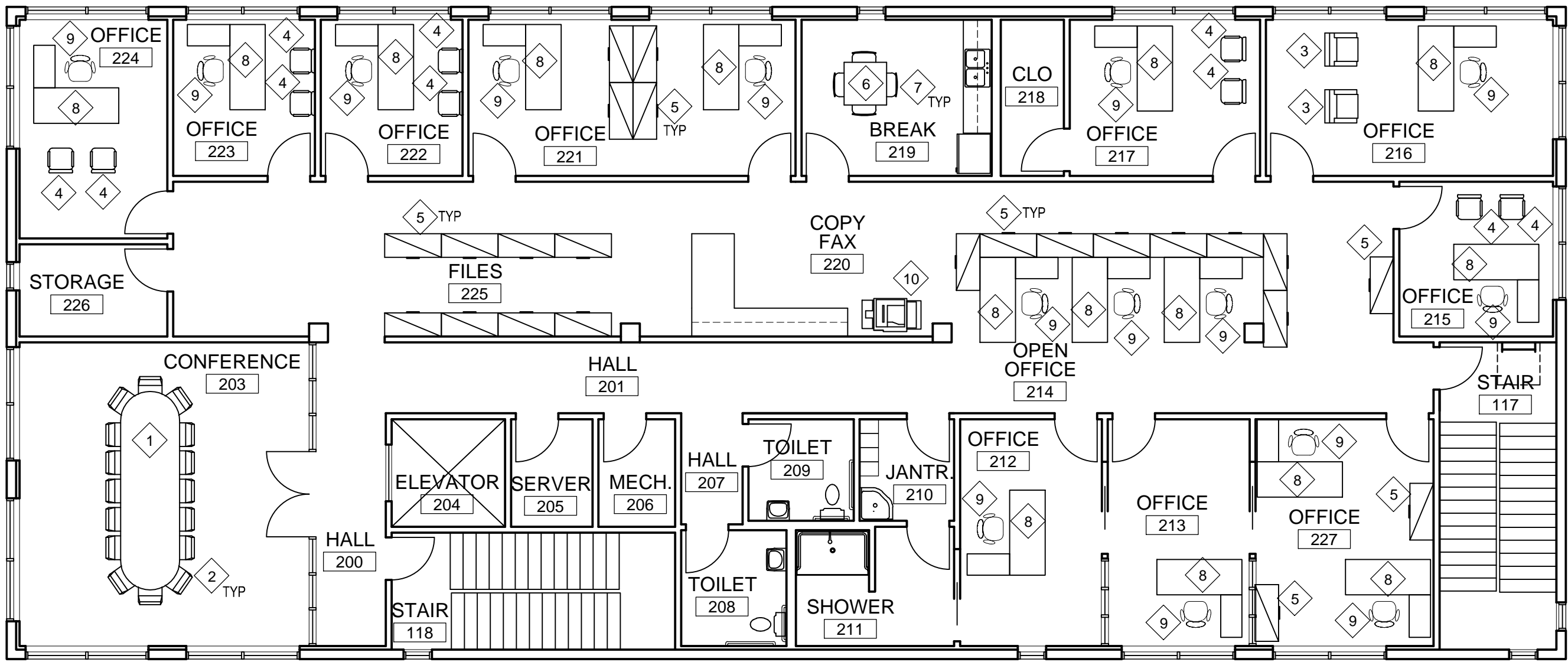
FIRST & SECOND
FINISH PLAN

A10

FURNITURE SCHEDULE					
MARK	QUANTITY	MANUFACTURER	DESCRIPTION	FABRIC / FINISH	REMARKS
1	2	ZEAL INC	14'0" EXECUTIVE CONFERENCE TABLE ROUND EDGE TAPER	WALNUT INLAID TOP SOLID WOOD	PROVIDE EXPANSION PANELS WITH LOCKABLE JOINTS AT TWO LOCATIONS
2	32	EUPHONY DRILL	EXECUTIVE CONFERENCE CHAIR 4	POLISHED CHROME, COMPOSITE, LEATHER	PROVIDE SWIVEL AND ROLLERS EACH CHAIR
3	2	MILL EXIT COMPANY	OFFICE LOUNGE #A32	LEATHER, WOOD FRAME	NONE
4	10	ARGAINBRIGHT	SPILL CHAIR DERIVED	COMPOSITE, POWDER COAT METAL	COLOR - VARIANT STEAM GRAY
5	23	GIL	STANDARD OFFICE LINE LATERAL 4'0"	FACTORY COAT METAL - BRIGHT WHITE	OPTIONAL CHROME PULLS REQUIRED
6	13	CAFE FINE	TABLE SLICE DESIGNER TIP SERIES 3'0"	LAMINATE, POLISHED CHROME	NONE
7	52	AUSTBUNG	THE CHAIR ROLL STYLE FOUR	COMPOSITE, POWDER COAT METAL TUBE	LARGE ROLLER SET REQUIRED
8	17	MILL EXIT COMPANY	THE STANDARD SUIT DESK	COMPOSITE WOOD, LAMINATE	LOCKING ROLLERS REQUIRED
9	17	AUSTBUNG	THE SUPERVISOR CHAIR	COMPOSITE, POLISHED CHROME	NONE
10	1	TECHNOLOGIC	Z3S3555 PRINTGRAPH	PER MANUFACTURER	PER OWNER

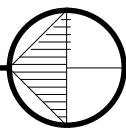
ACADEMIC NOTES

1. FURNISH OFFICE 120 AND 119 WITH APPROPRIATE FURNISHINGS FROM THE SCHEDULE CONTAINED ON THIS SHEET
2. ONCE OFFICE 120 AND 119 HAVE FURNITURE IN PLACE UTILIZE YOUR KNOWLEDGE OF LAYERS TO PLACE A GRID CEILING IN THE SPACE (THE GRID CEILING SHOULD SHOW ONLY IN THE REFLECTED CEILING PLAN)
3. WITH FURNITURE AND CEILING GRID IN PLACE UTILIZE YOUR KNOWLEDGE OF LAYERS TO COORDINATE THE LOCATION OF CEILING FIXTURES, SUPPLY AND RETURN AIR REGISTERS, AND ELECTRICAL AND DATA OUTLETS ACCORDINGLY (THESE BUILDING SYSTEMS SHOULD SHOW ONLY IN THE APPROPRIATE PLANS UPON COMPLETION)

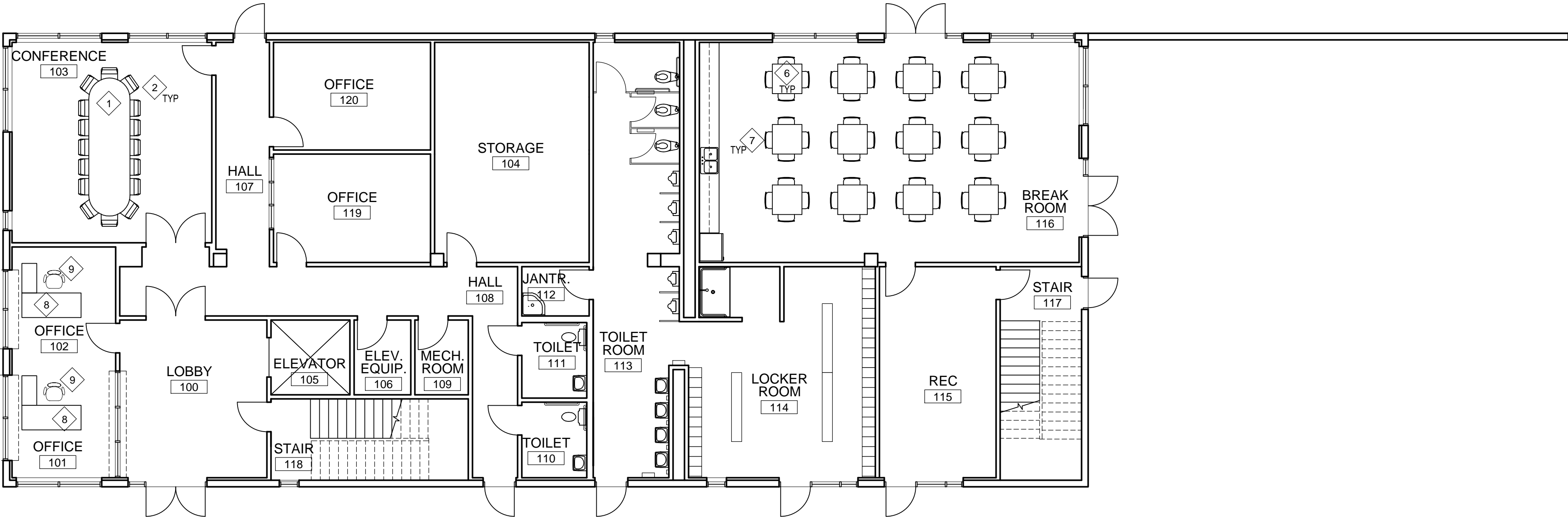


SECOND FLOOR FURNITURE LAYOUT PLAN

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

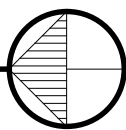


NORTH



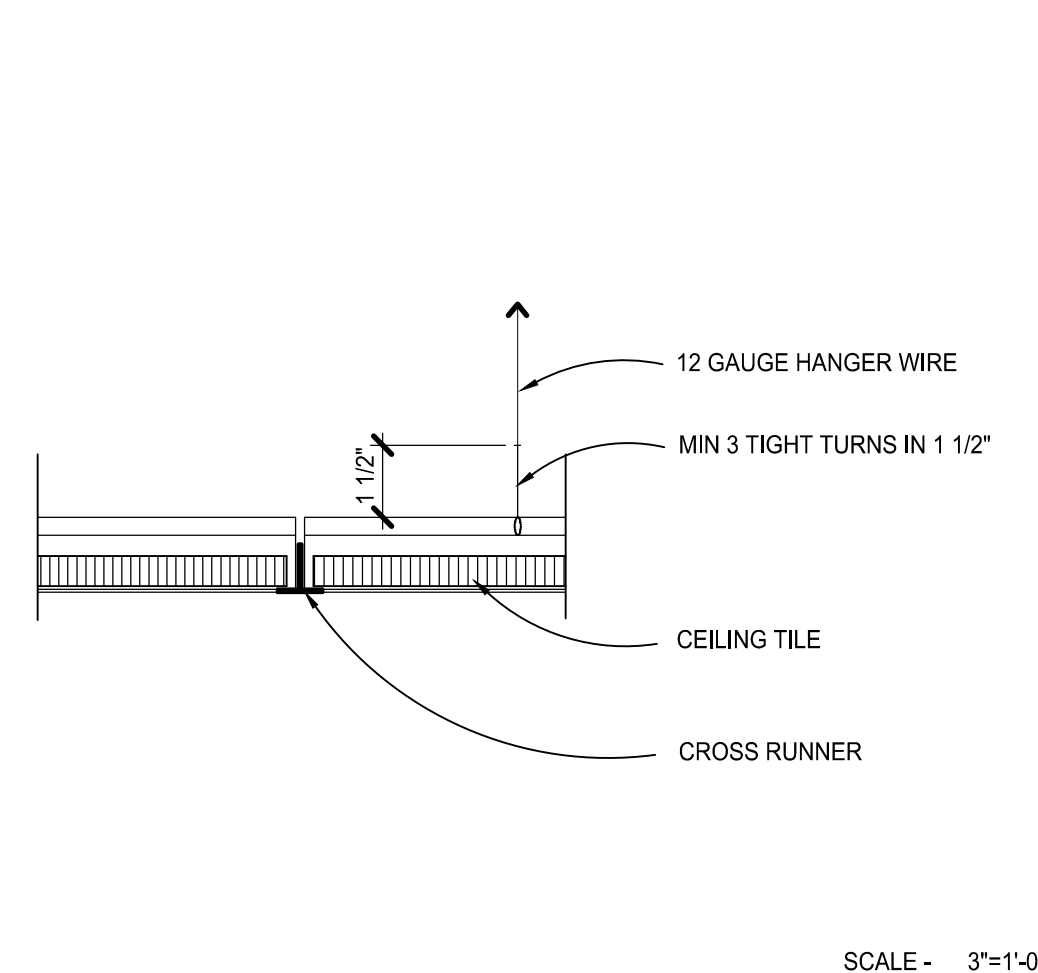
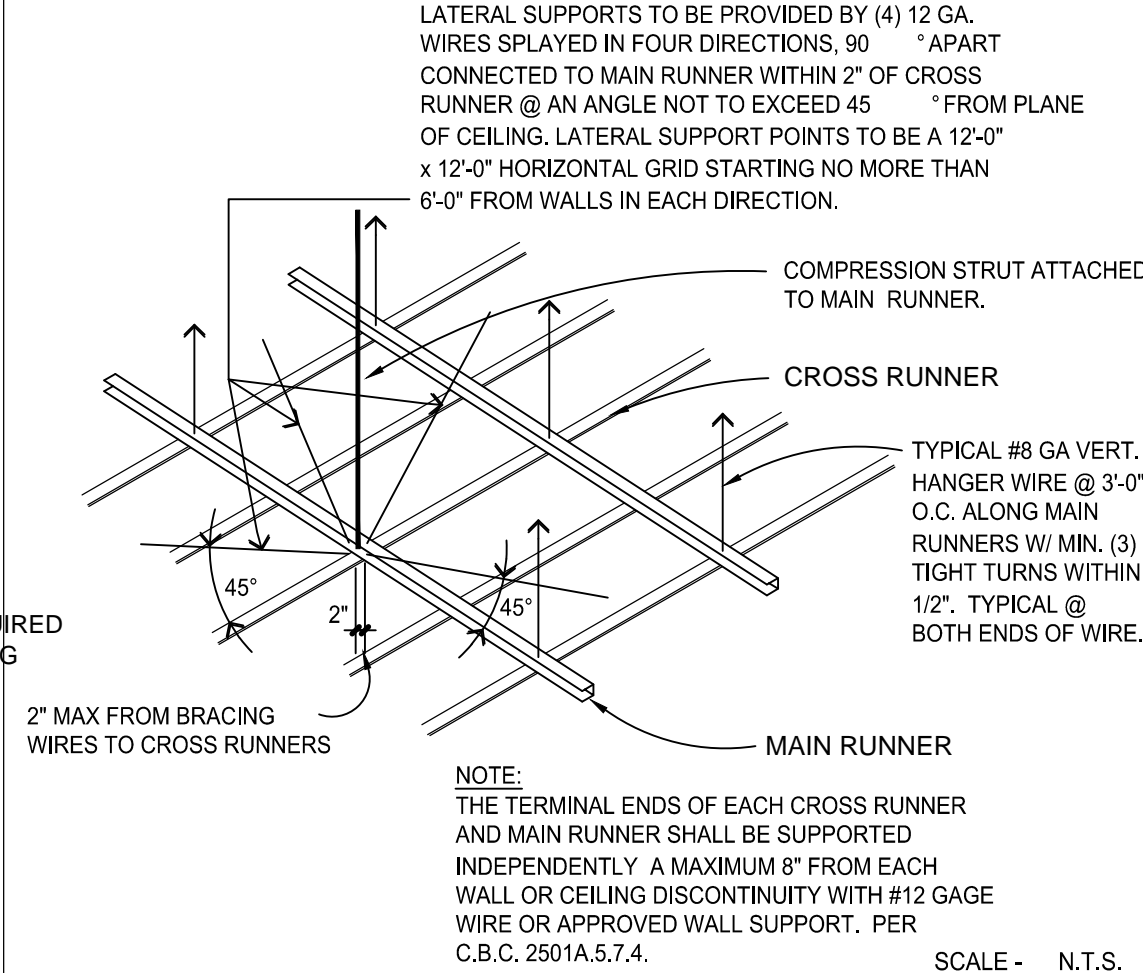
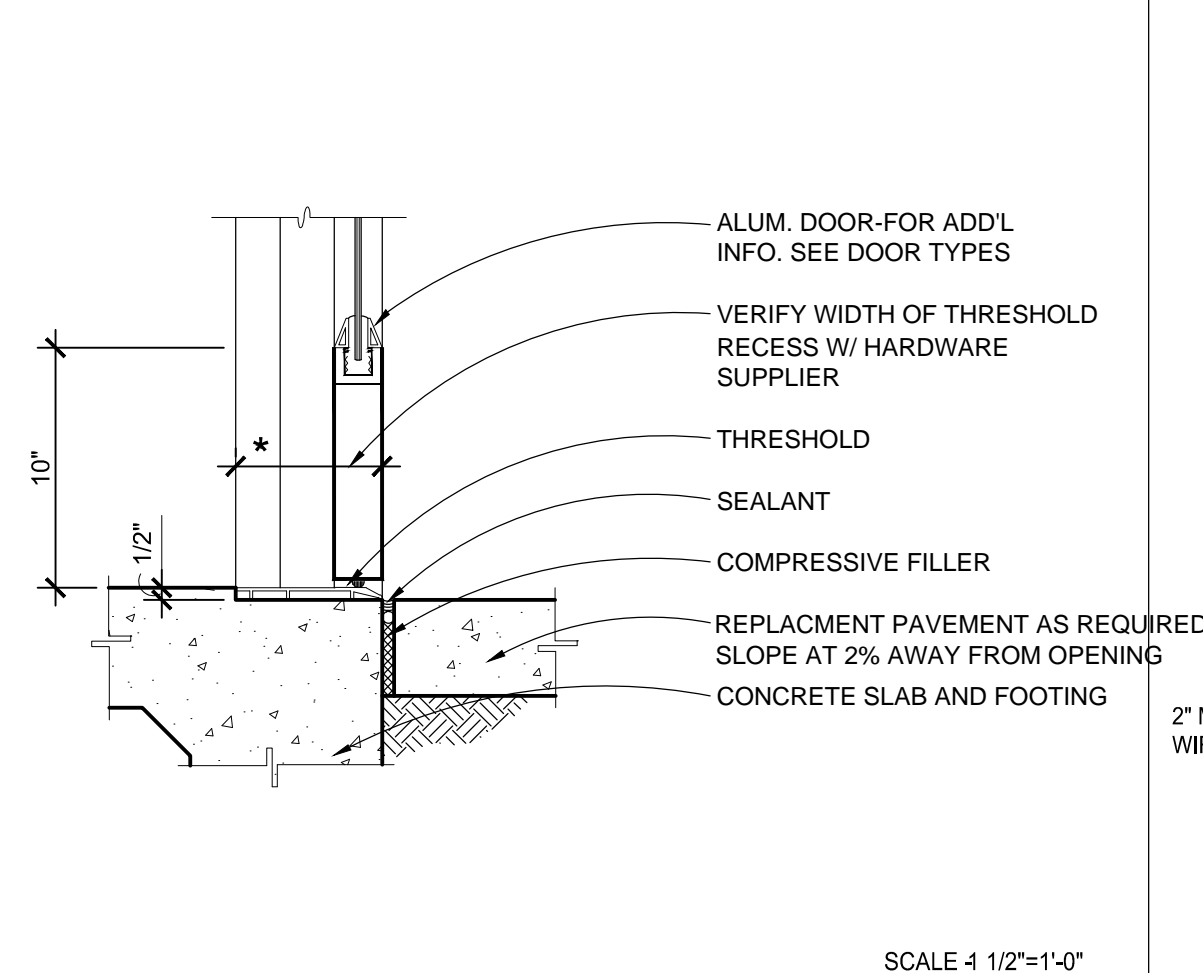
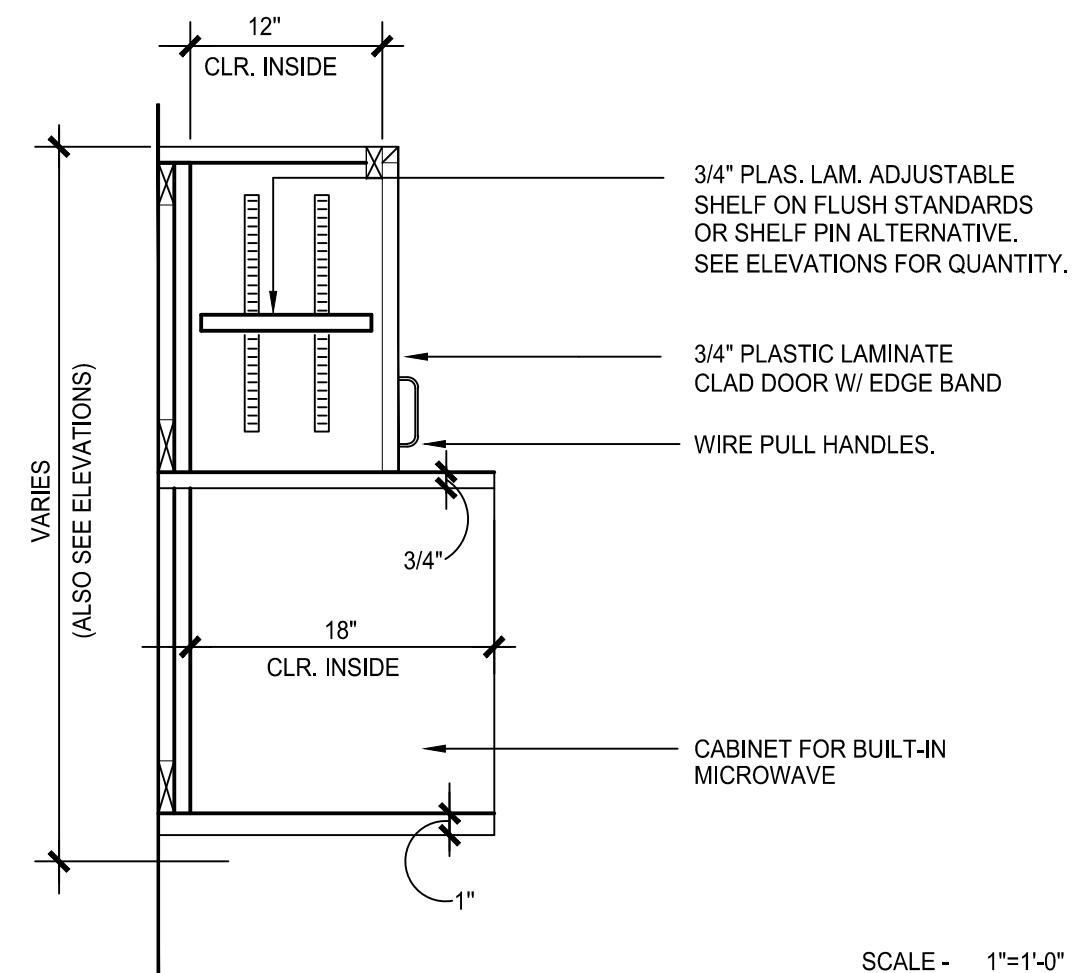
FIRST FLOOR FURNITURE LAYOUT PLAN

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



NORTH

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA



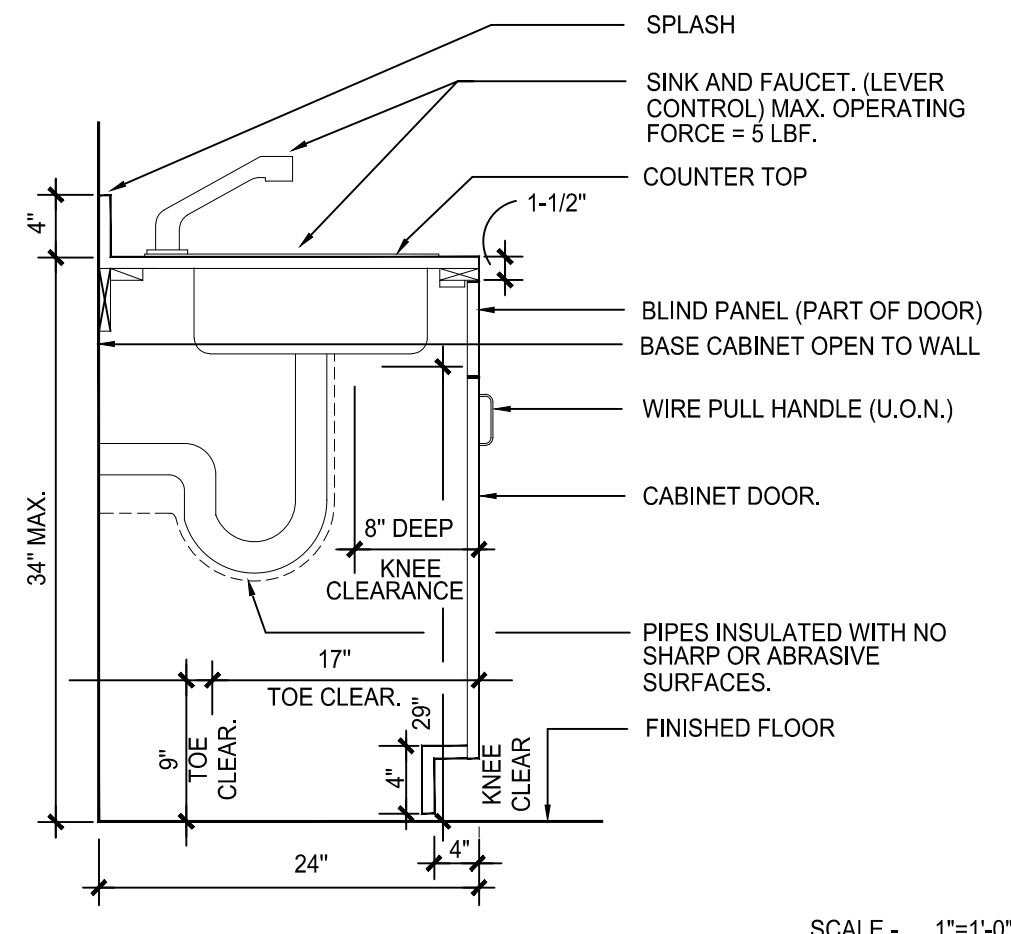
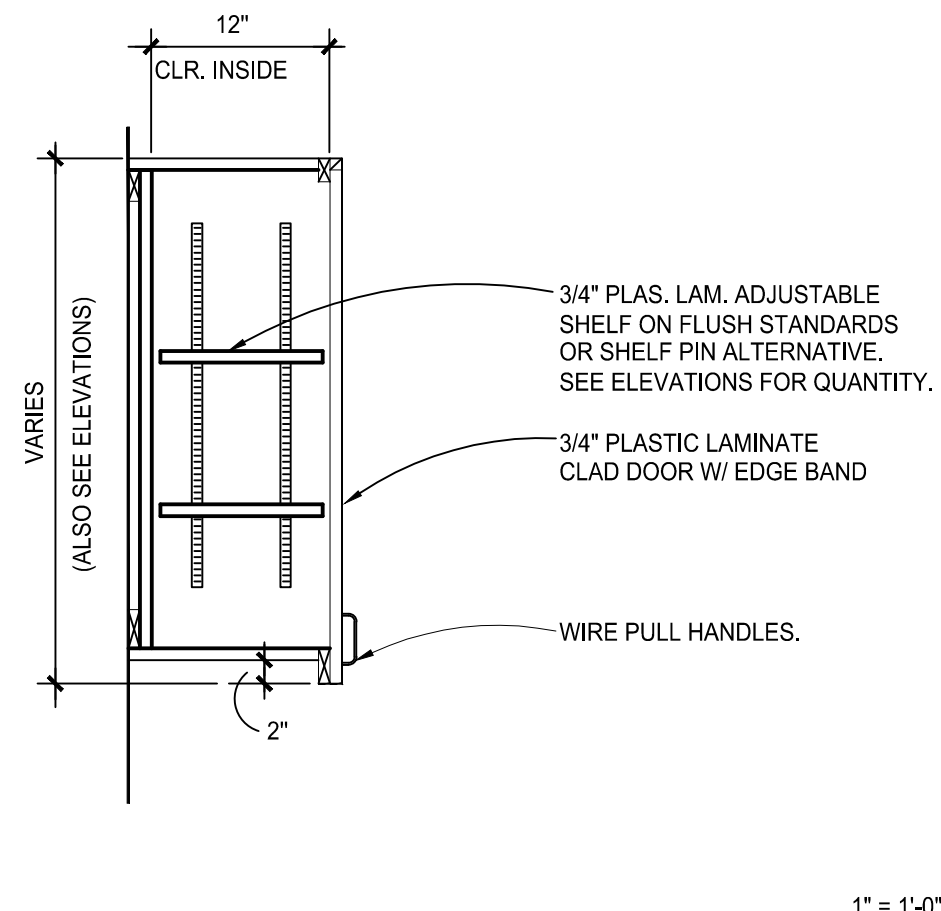
17 MICROWAVE SHELF

13	EXTERIOR DOOR SILL
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SUSP. GYP. BD. CEILING

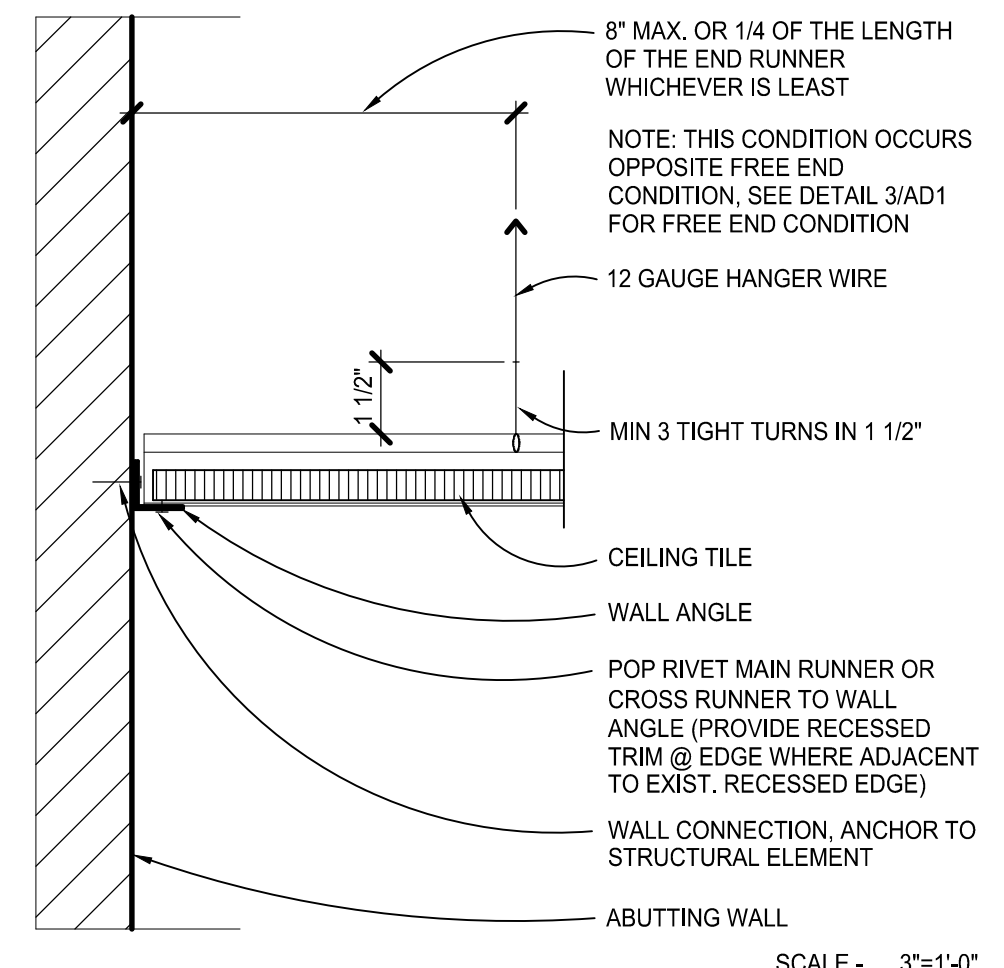
SUSP. CEILING @ INTERSECTION

1



COMPRESSION STRUT TABLE			
MATERIALS	TRADE SIZE		ALLOWABLE LENGTH
	STRUT A	STRUT B	
EMT	1/2"	3/4"	3'-10"
EMT	3/4"	1"	5'-2"
EMT	1"	1 1/4"	6'-6"
EMT	1 1/4"	1 1/2"	8'-6"
METAL STUD	6" x 20 GA.		OVER 8'-6"

- NOTES:
1. SECTION 25-2 OF THE UNIFORM BUILDING CODE STANDARDS REQUIRES THAT A COMPRESSION STRUT BE FASTENED TO THE MAIN RUNNER AND BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE.
 2. THE STRUT SHALL BE VERTICAL AND SHALL NOT HANG MORE THAN 1 IN 6 OUT OF PLUMB.
 3. ALL STRUTS MEETING THE SPECIFICATIONS OF THIS TABLE WILL BE PRESUMED TO MEET THE REQUIREMENTS OF THE CODE. OTHER DESIGN CONFIGURATIONS MUST CONFORM TO THE DESIGN REQUIREMENTS OF THE CURRENT EDITION OF THE UNIFORM BUILDING CODE.
 4. EACH STRUT MUST BE ACCOMPANIED BY A TENSION WIRE LOCATED ON THE INSIDE OF IMMEDIATELY TO (WITHIN 1") AND PARALLEL TO THE STRUT.
 5. PRE MANUFACTURED STRUTS ARE AVAILABLE AND MAY BE INSTALLED ACCORDING TO THEIR LISTING AND/OR INSTALLATION INSTRUCTIONS.



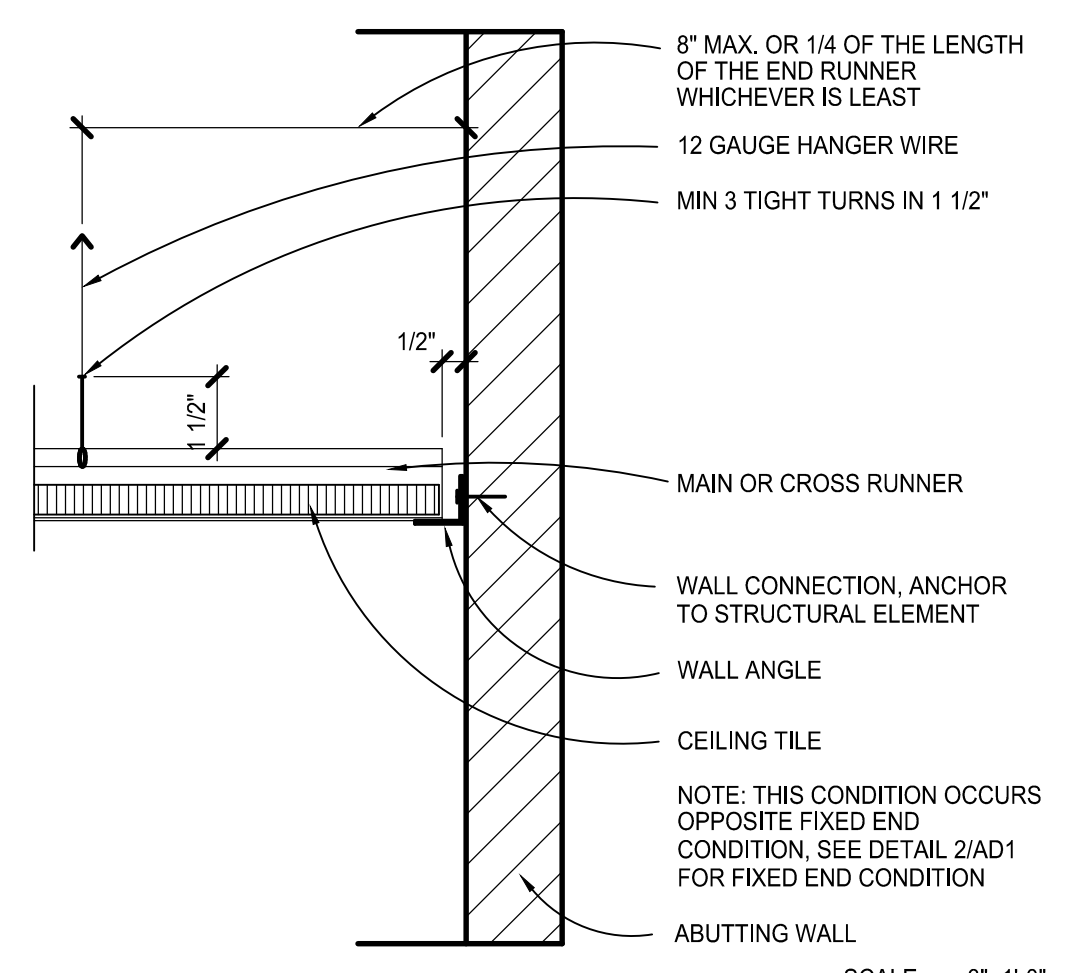
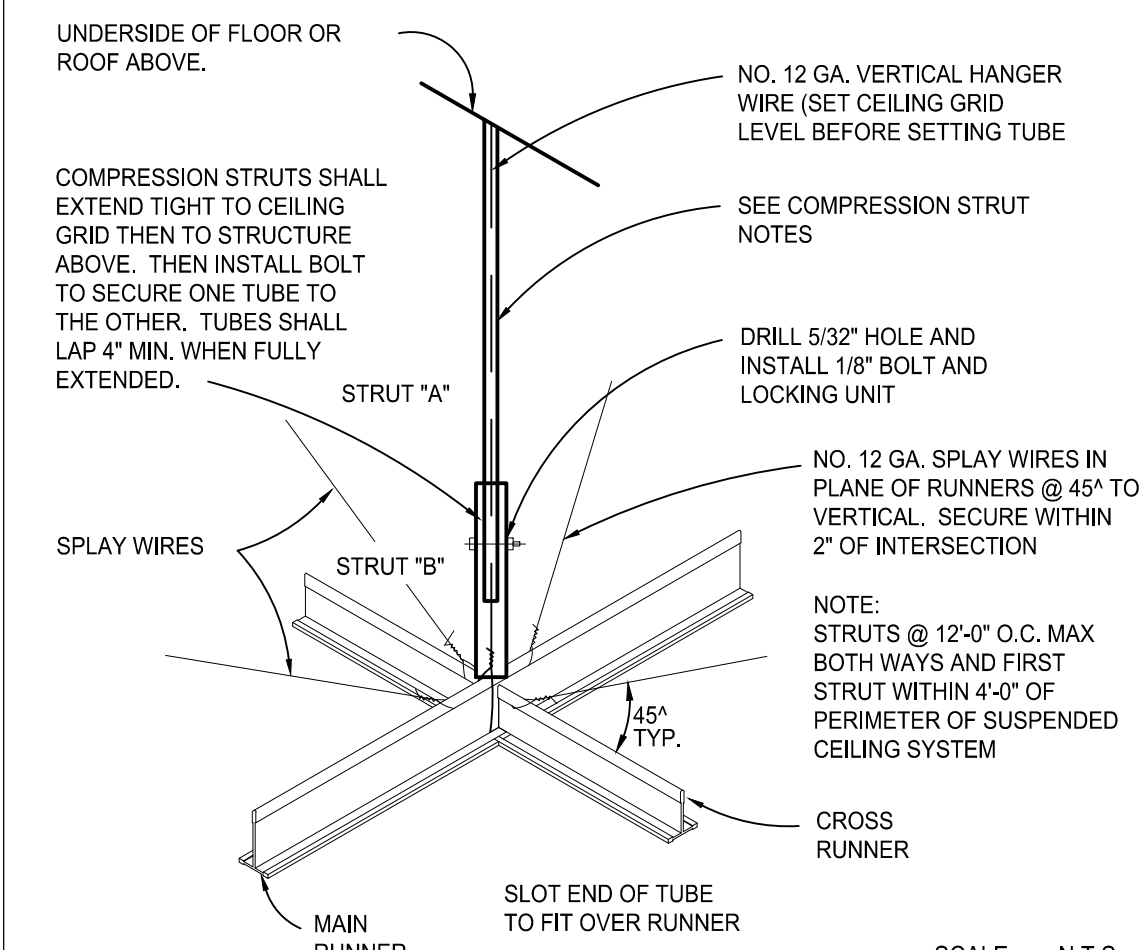
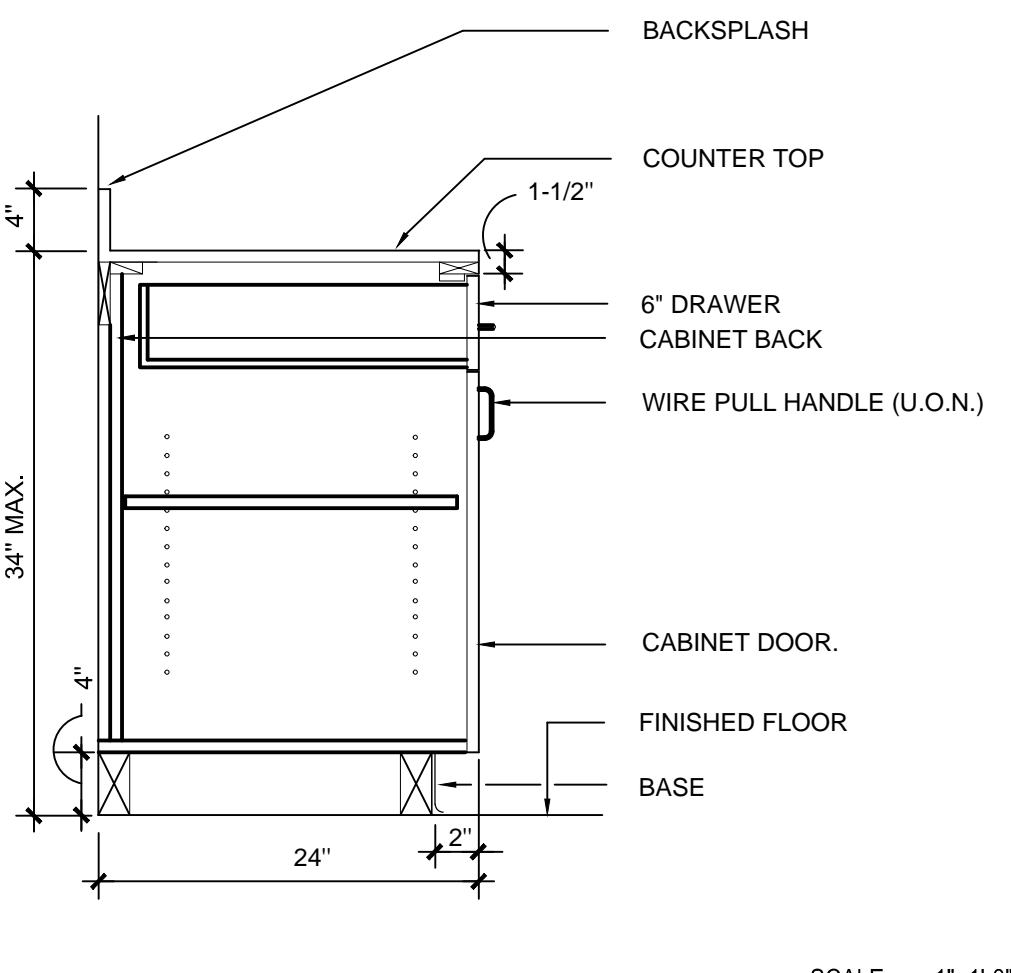
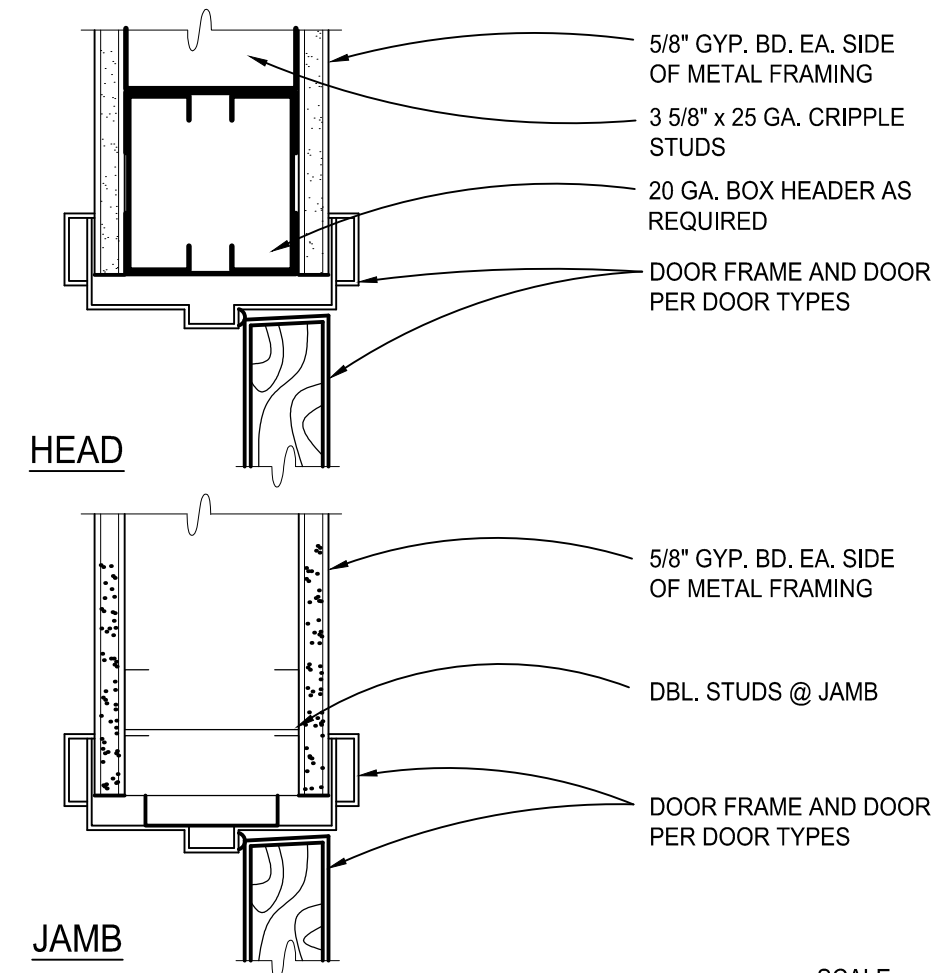
18 UPPER CABINET DETAIL
MILL-UPPER-01

14	BASE CABINET (ADA)
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5. PRE MANUFACTURED STRUTS ARE AVAILABLE IN VARIOUS SIZES AND TYPES. SELECT THE STRUTS ACCORDING TO THEIR LISTING AND/OR

SUSP. CEILING @ FIXED END

2



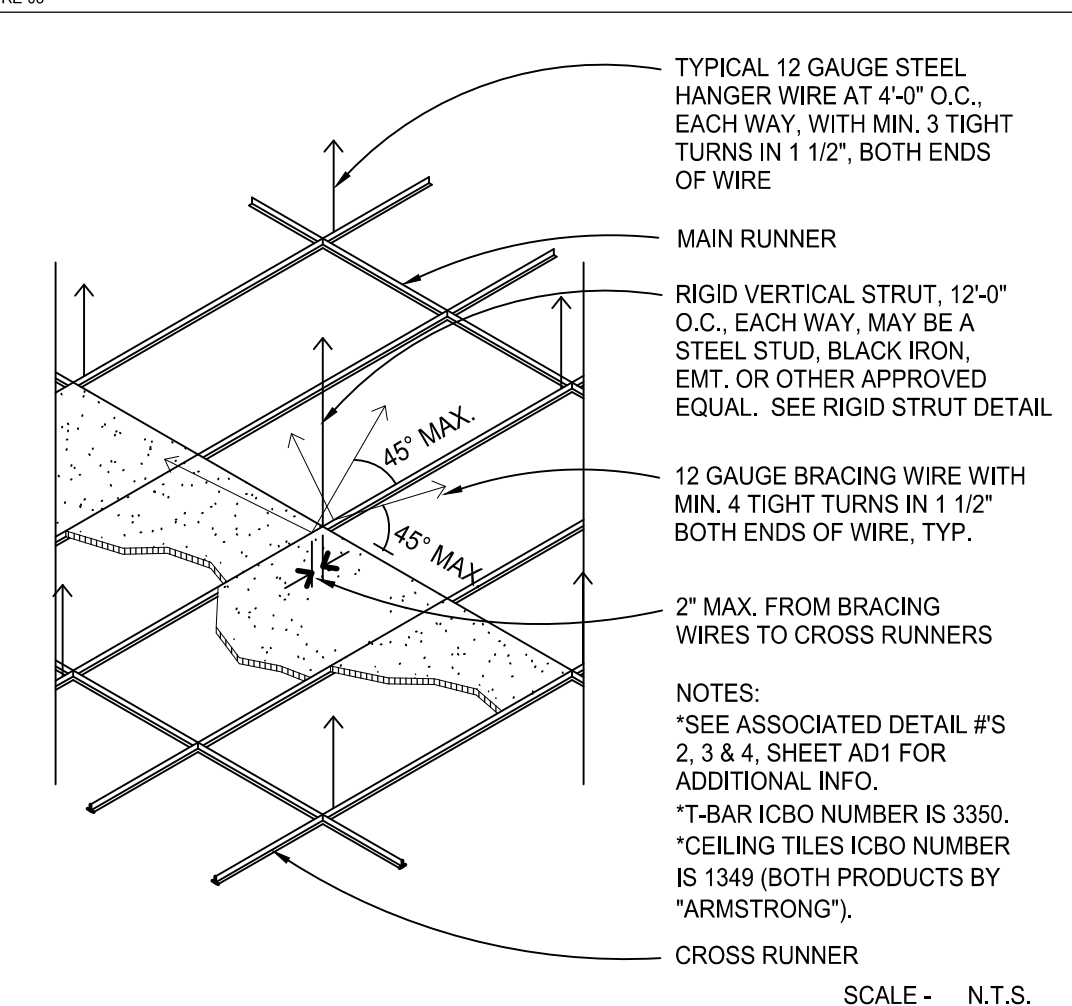
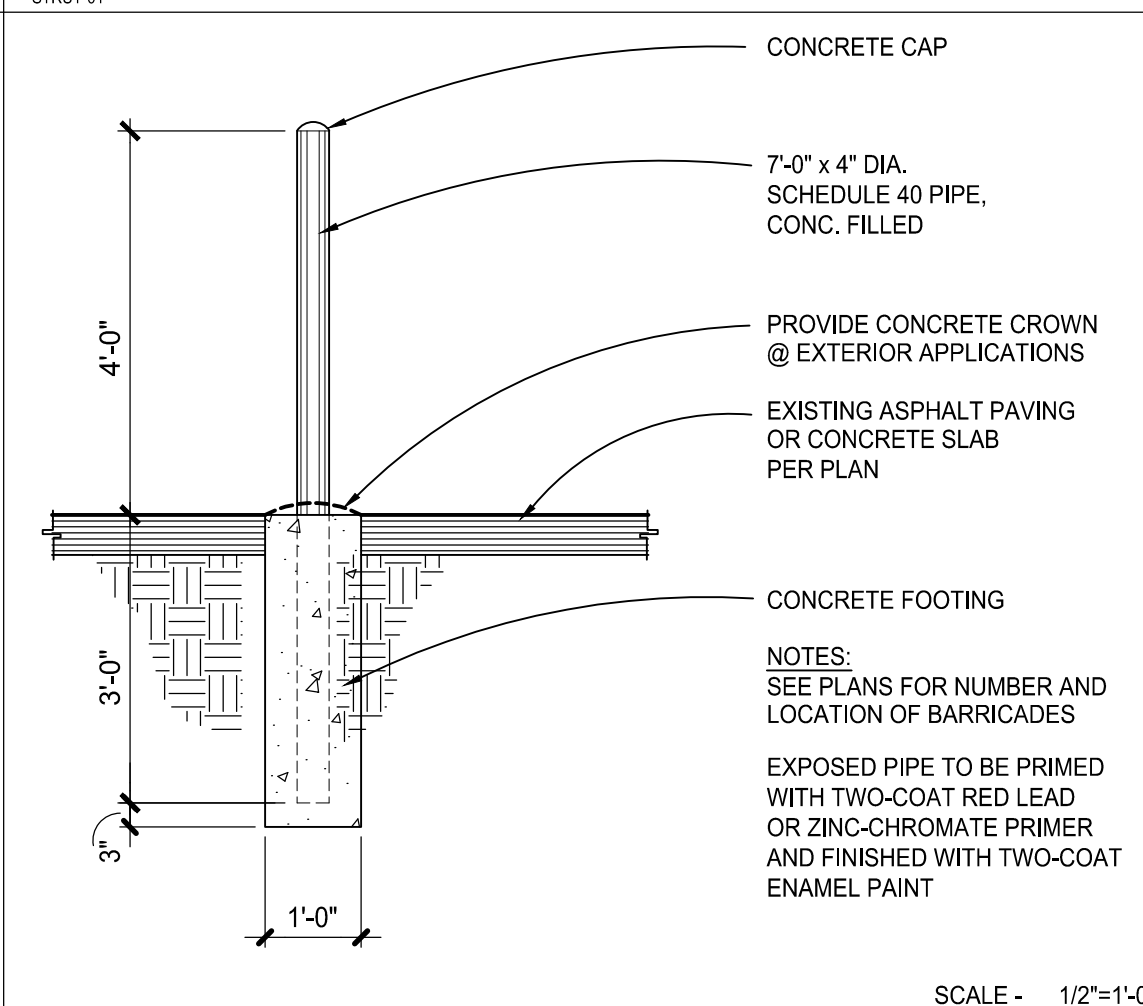
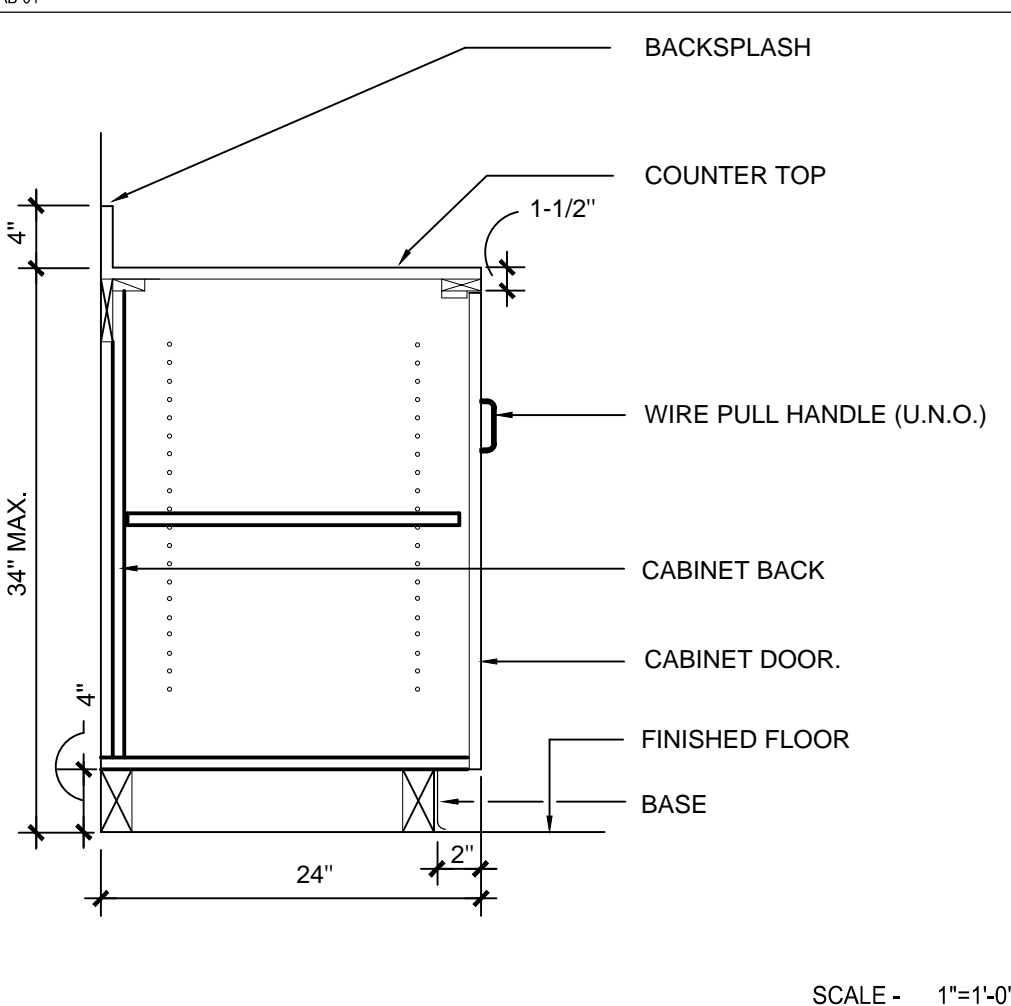
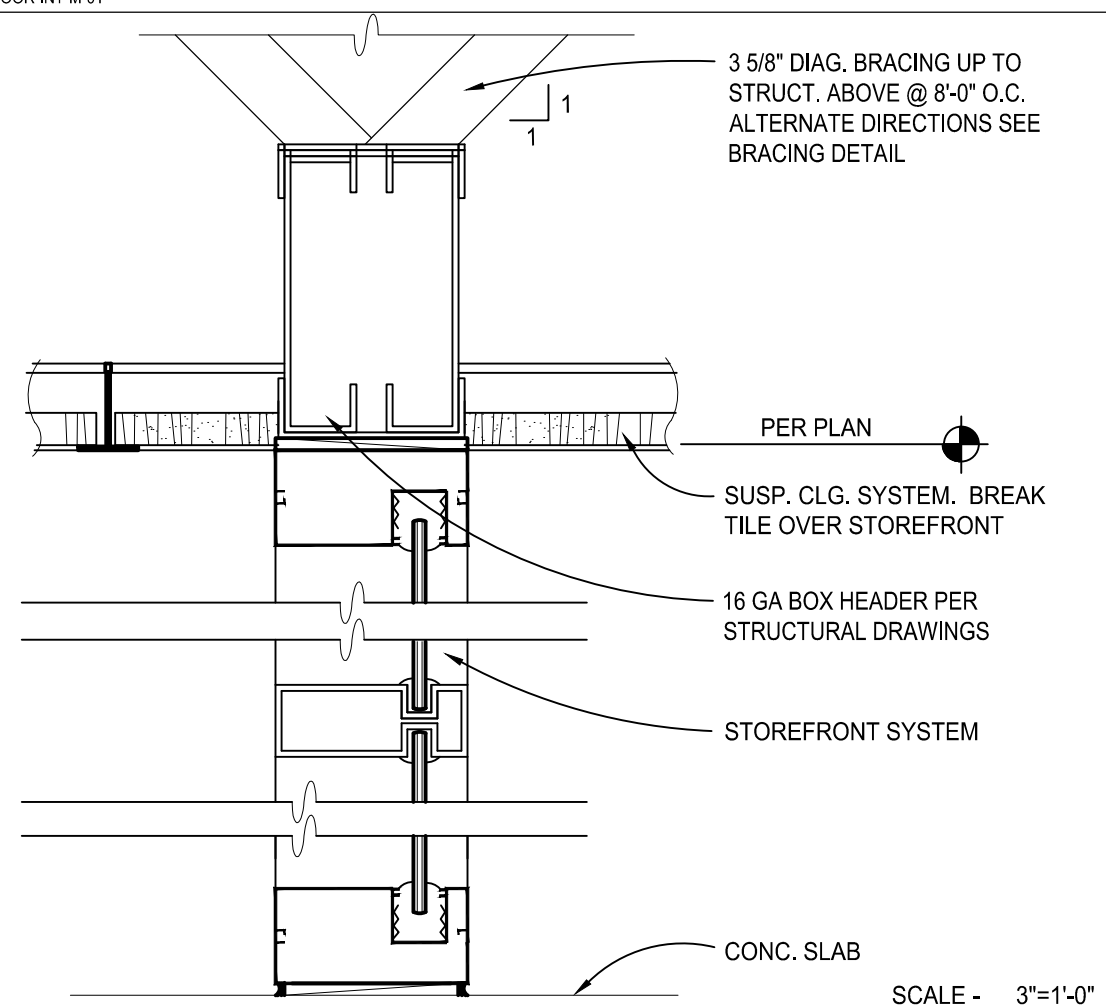
19	DOOR DETAILS
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15	BASE CABINET W/ DRAWER
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RIGID STRUT DETAIL

SUSP. CEILING @ FREE END

3



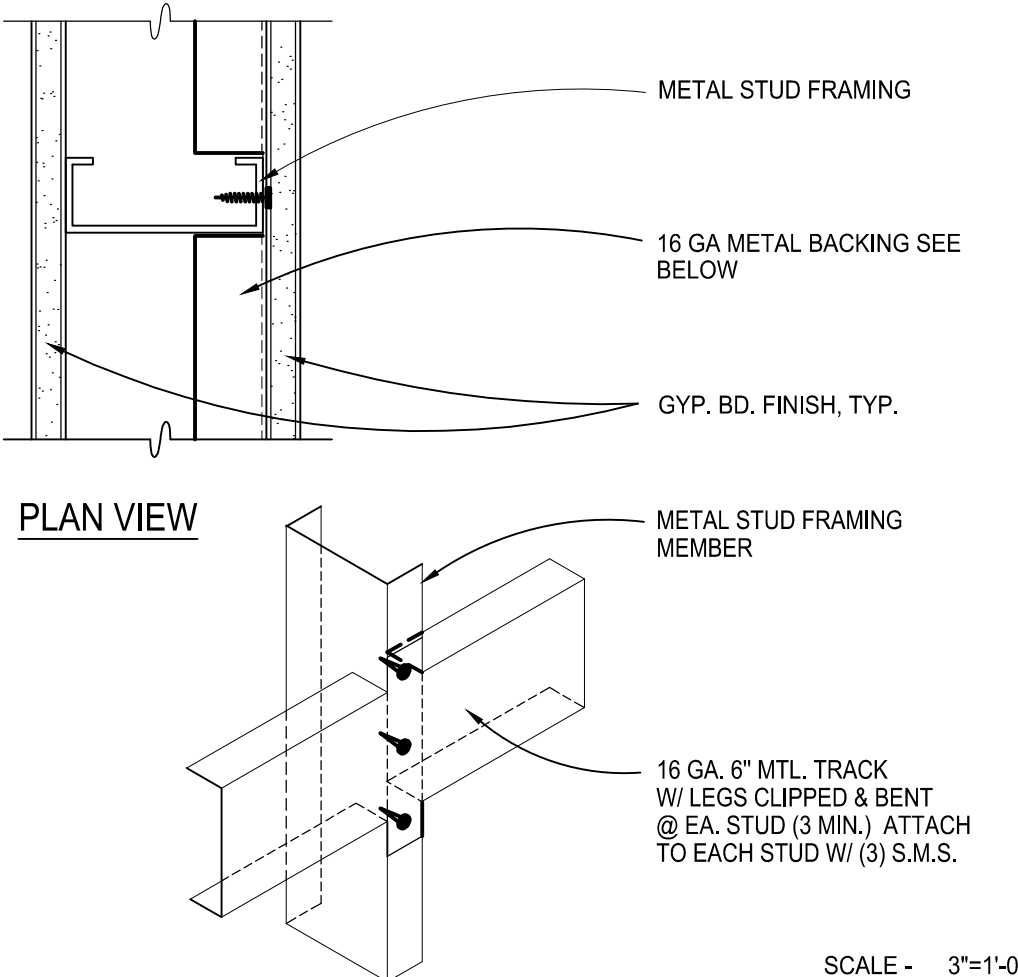
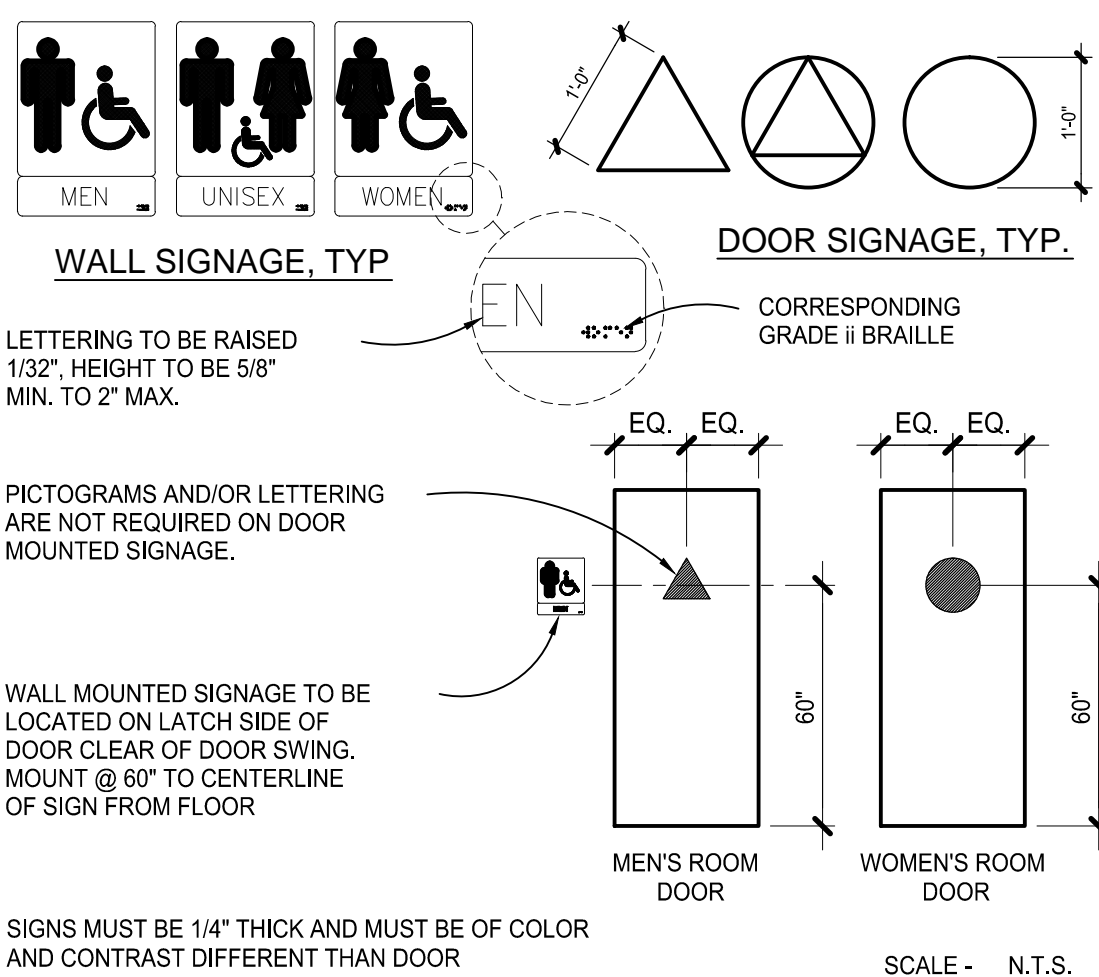
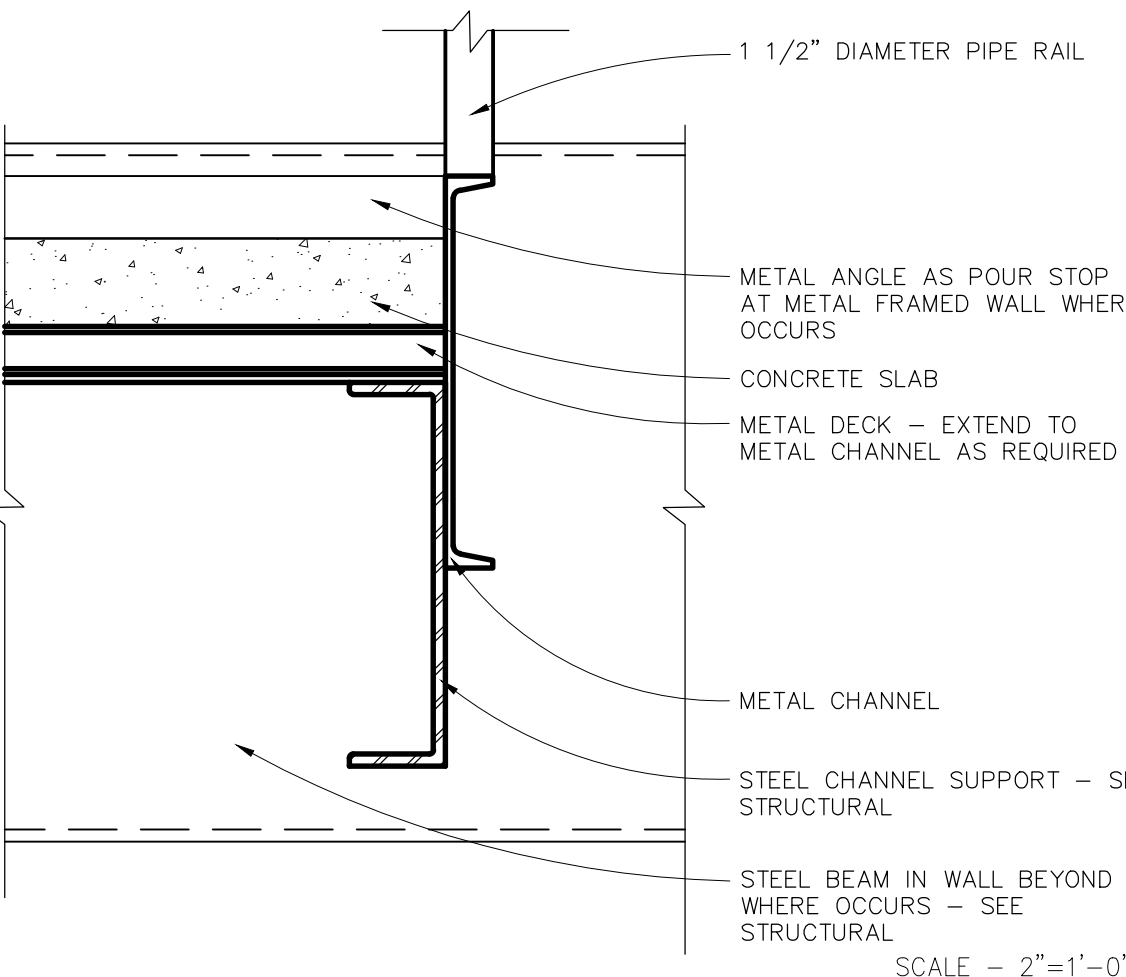
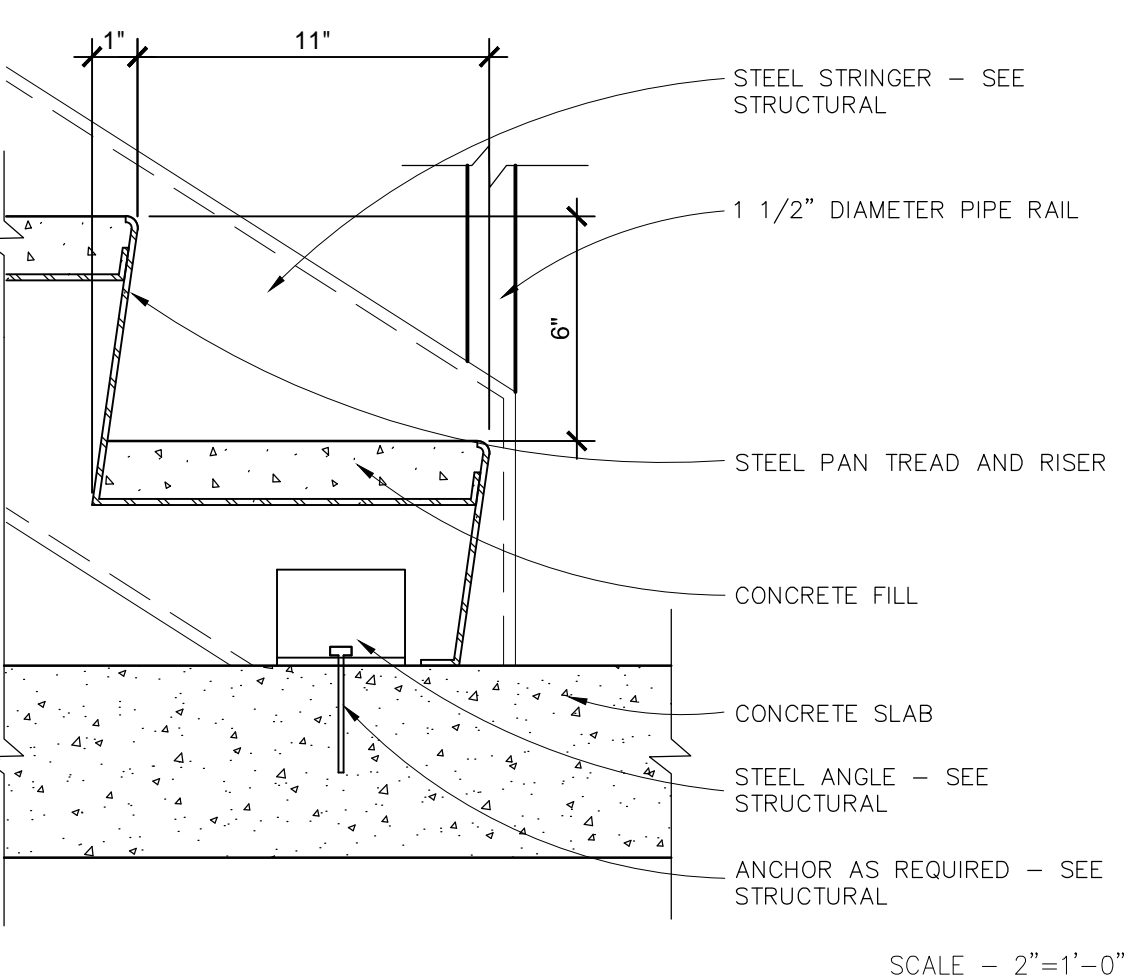
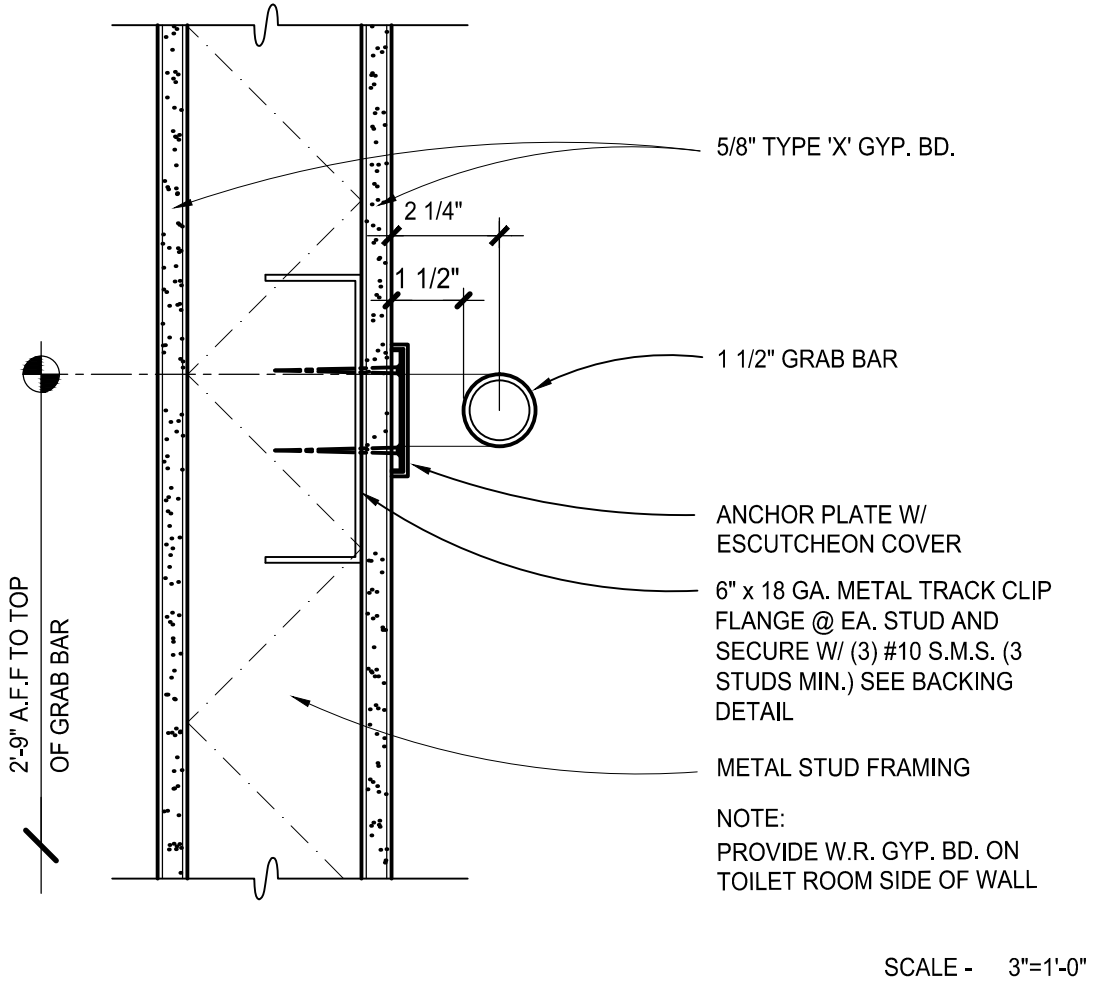
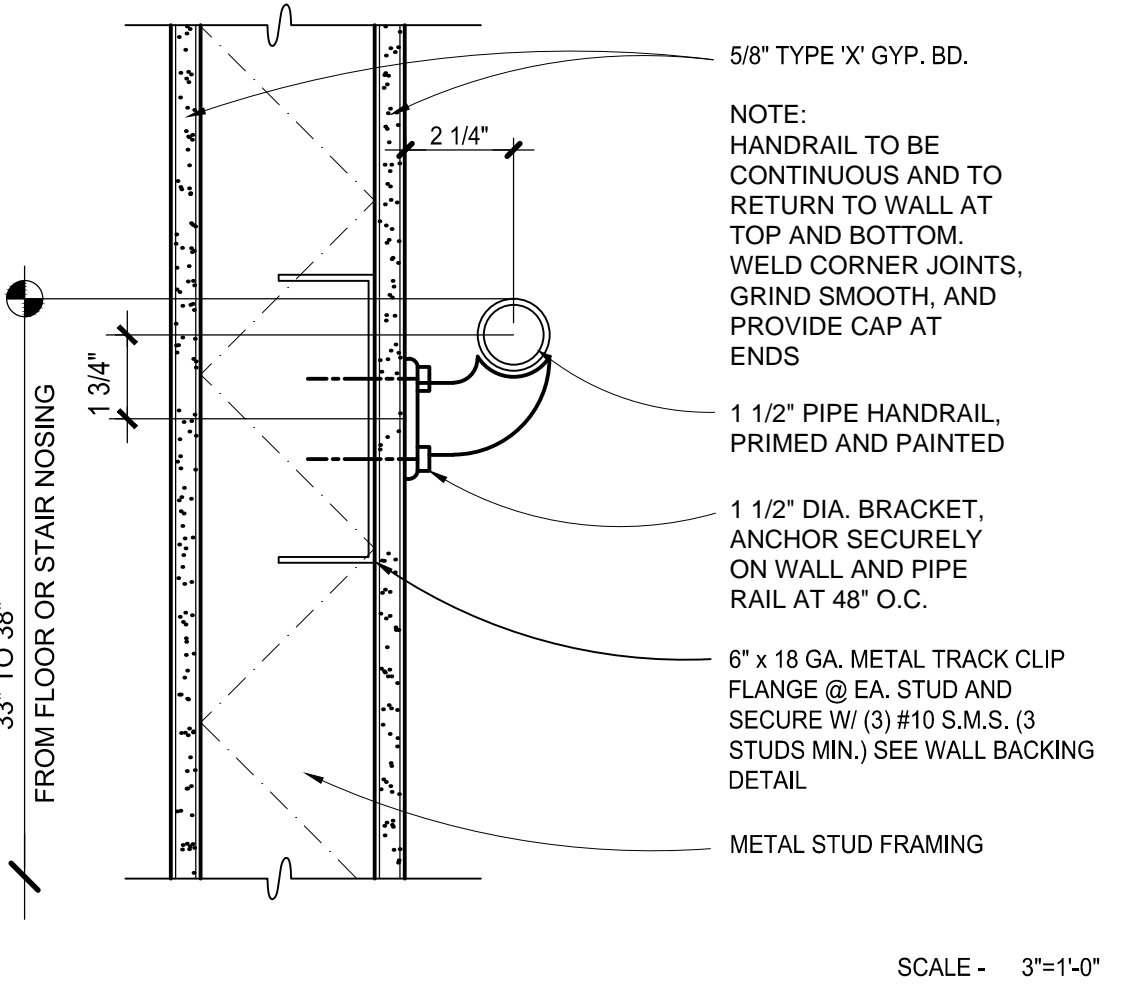
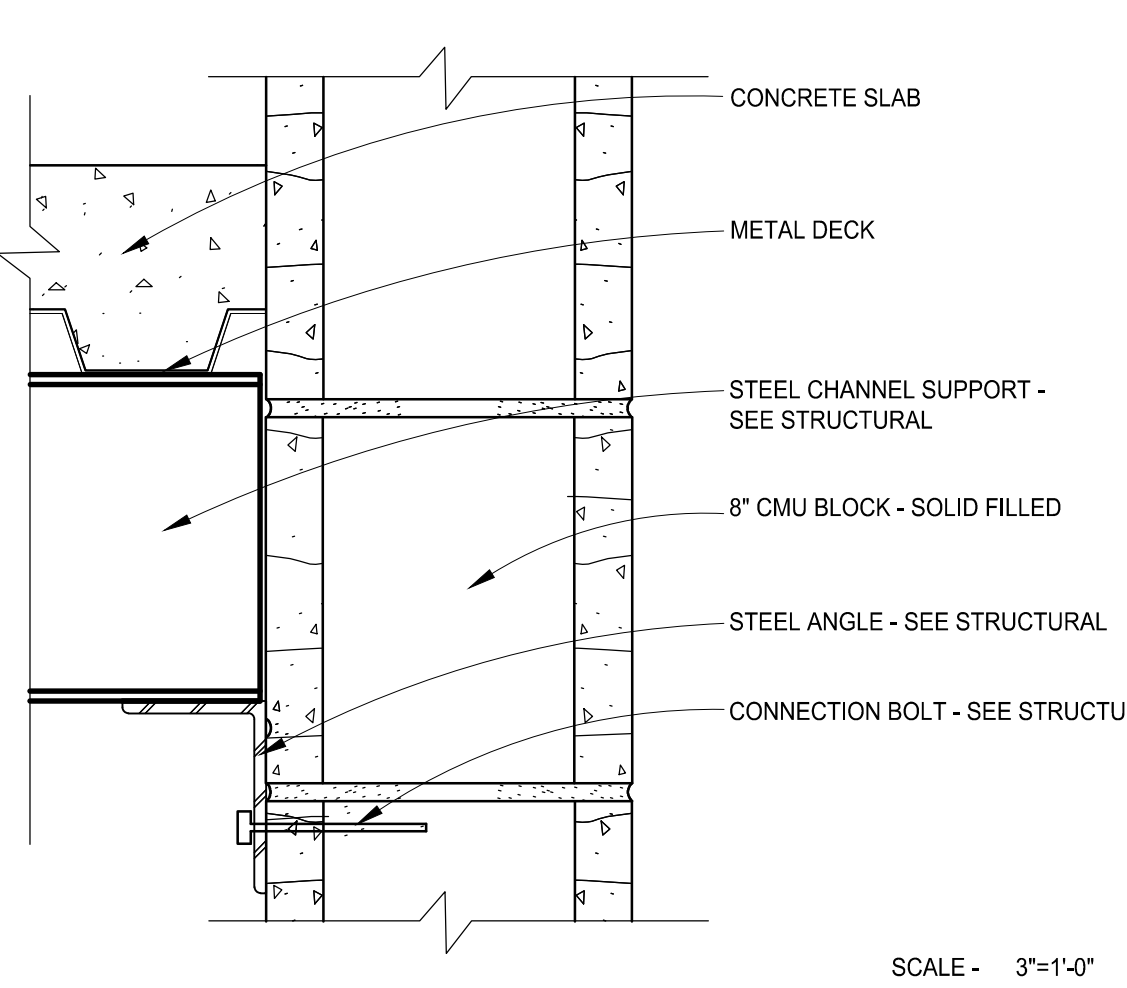
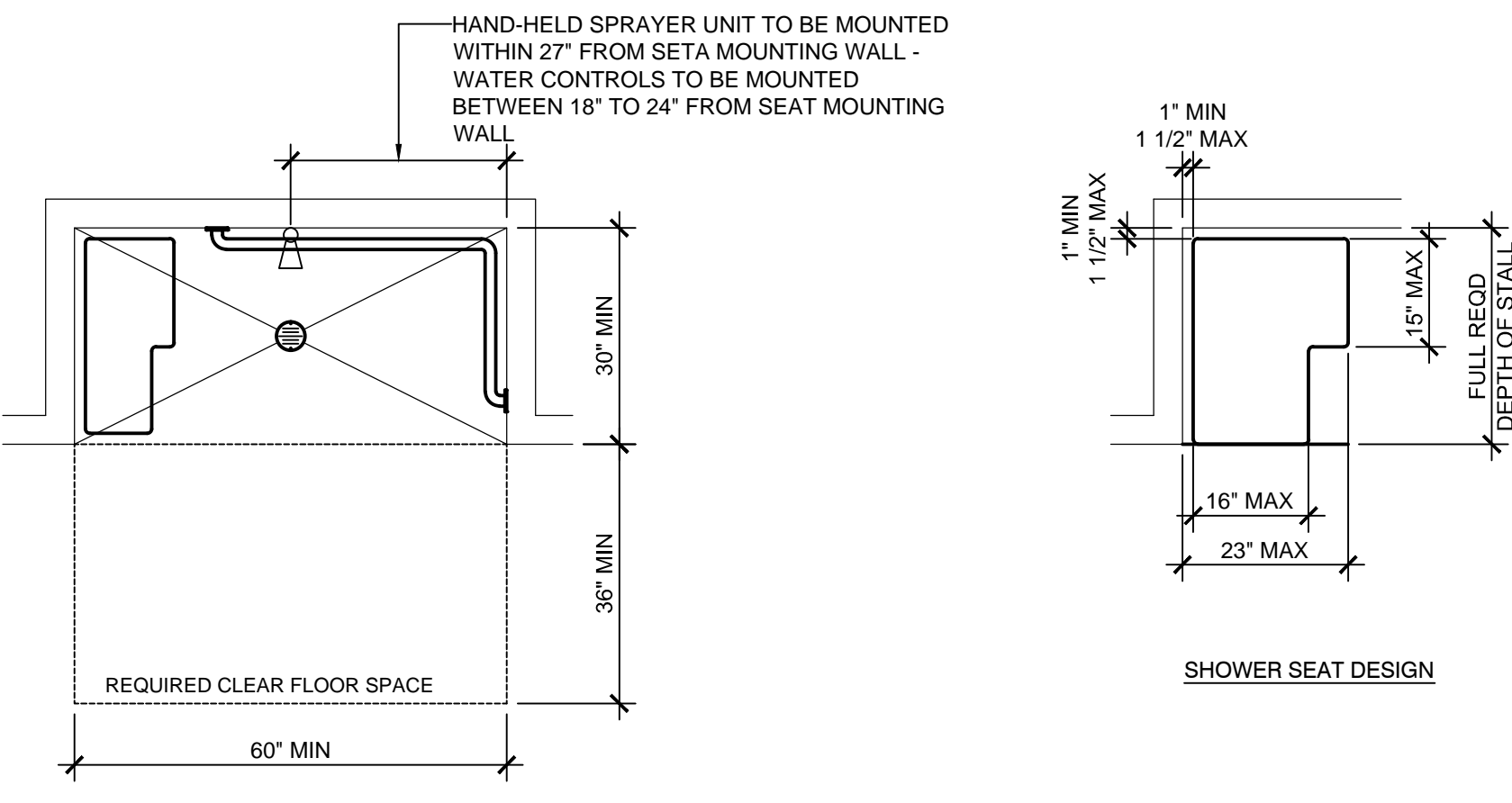
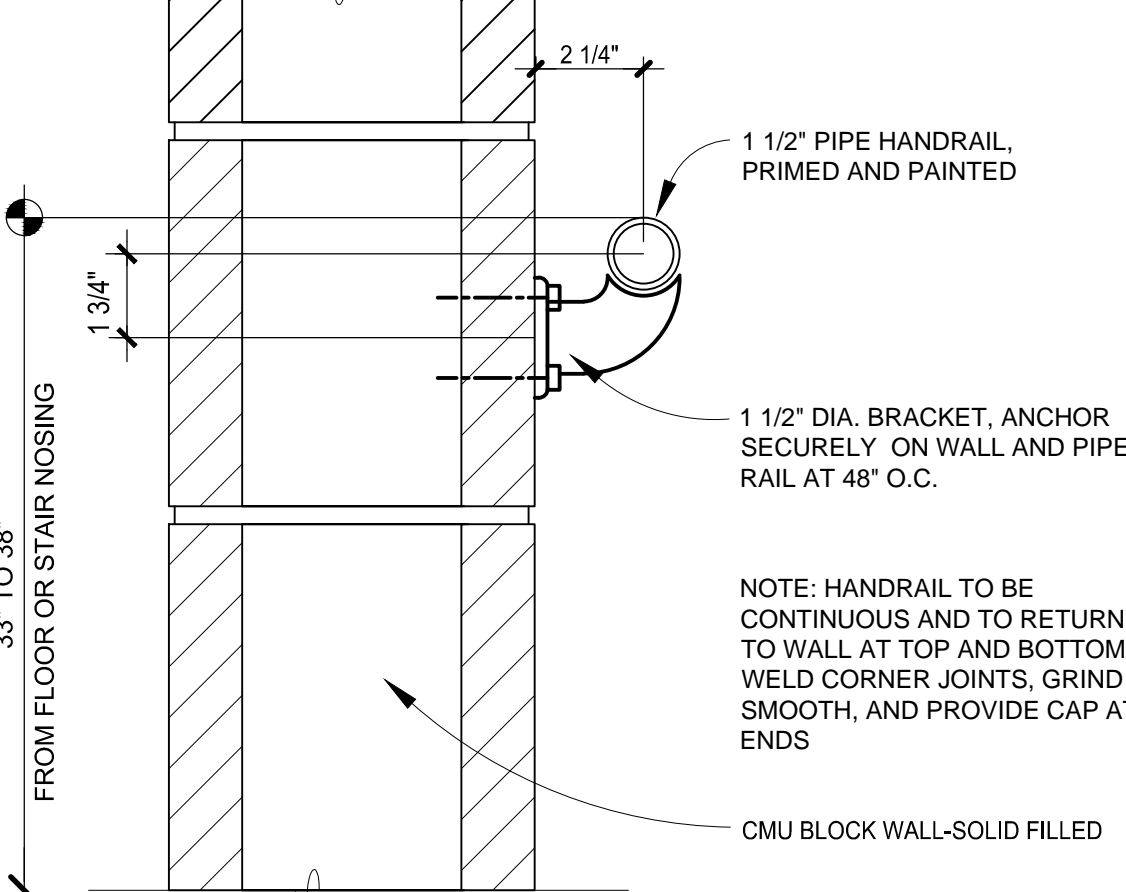
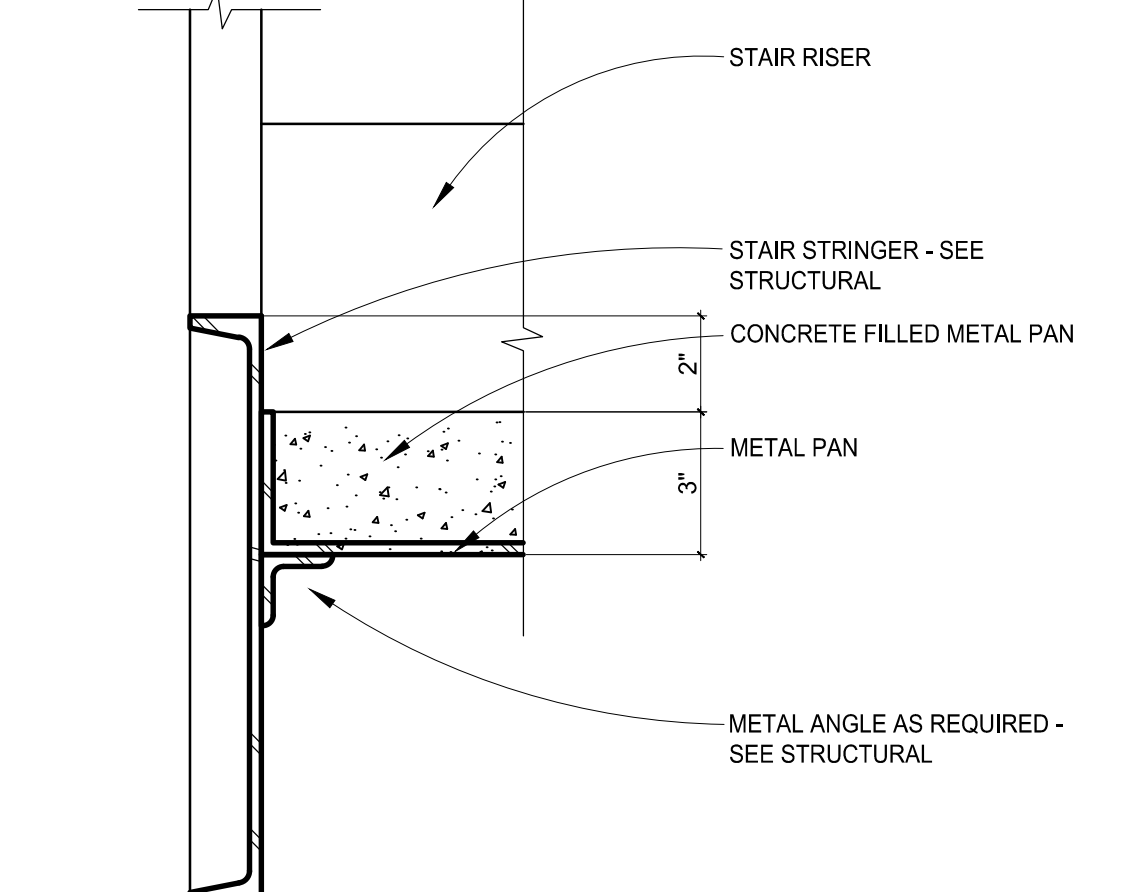
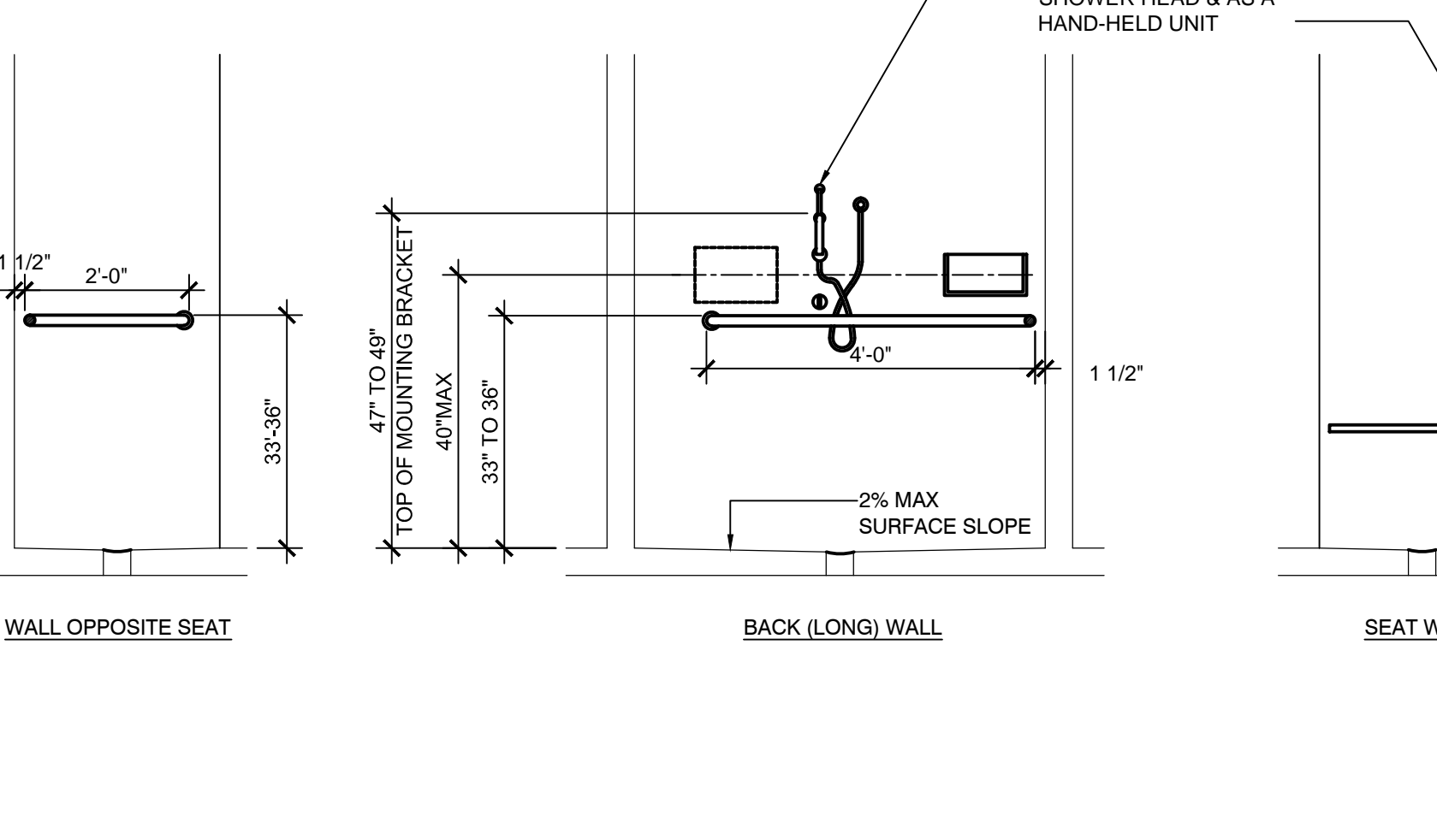
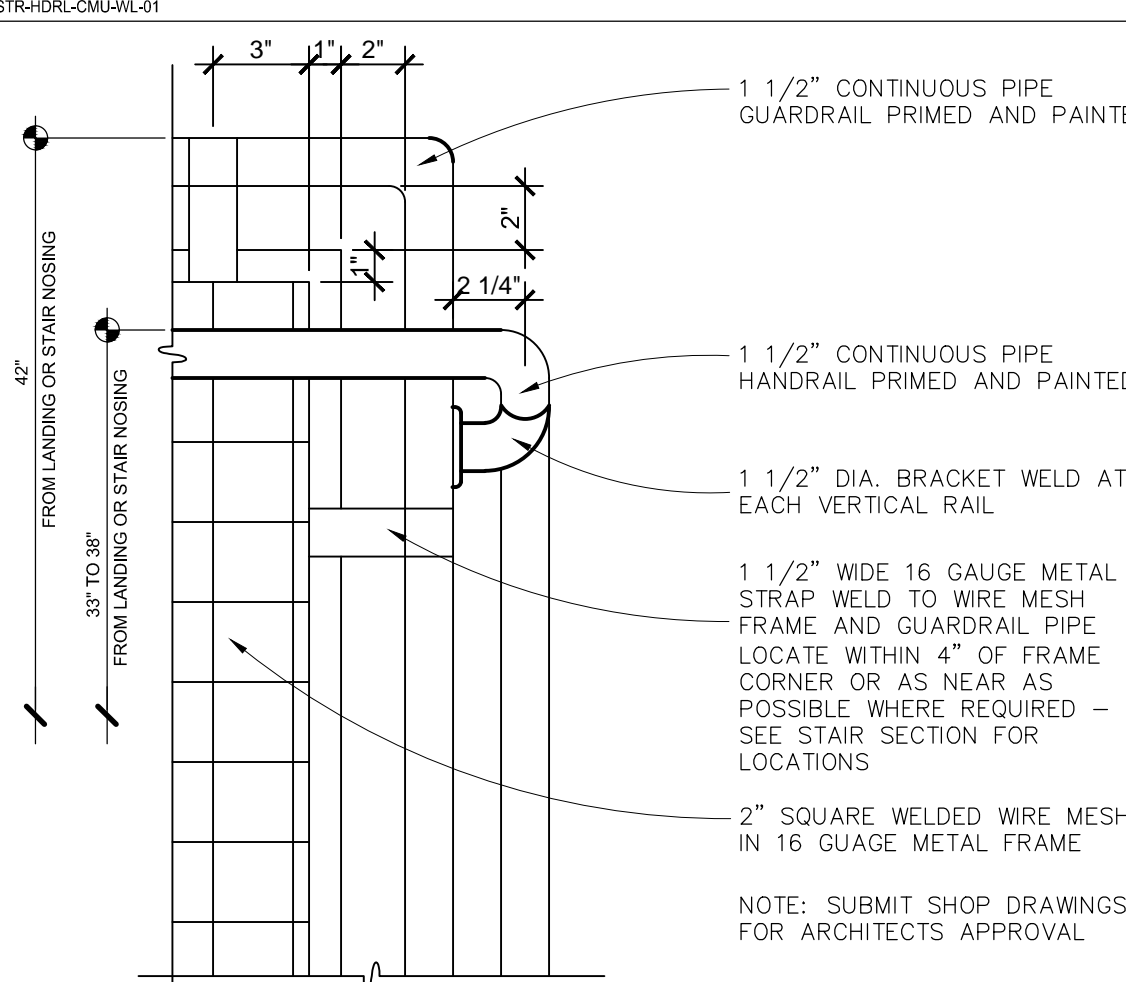
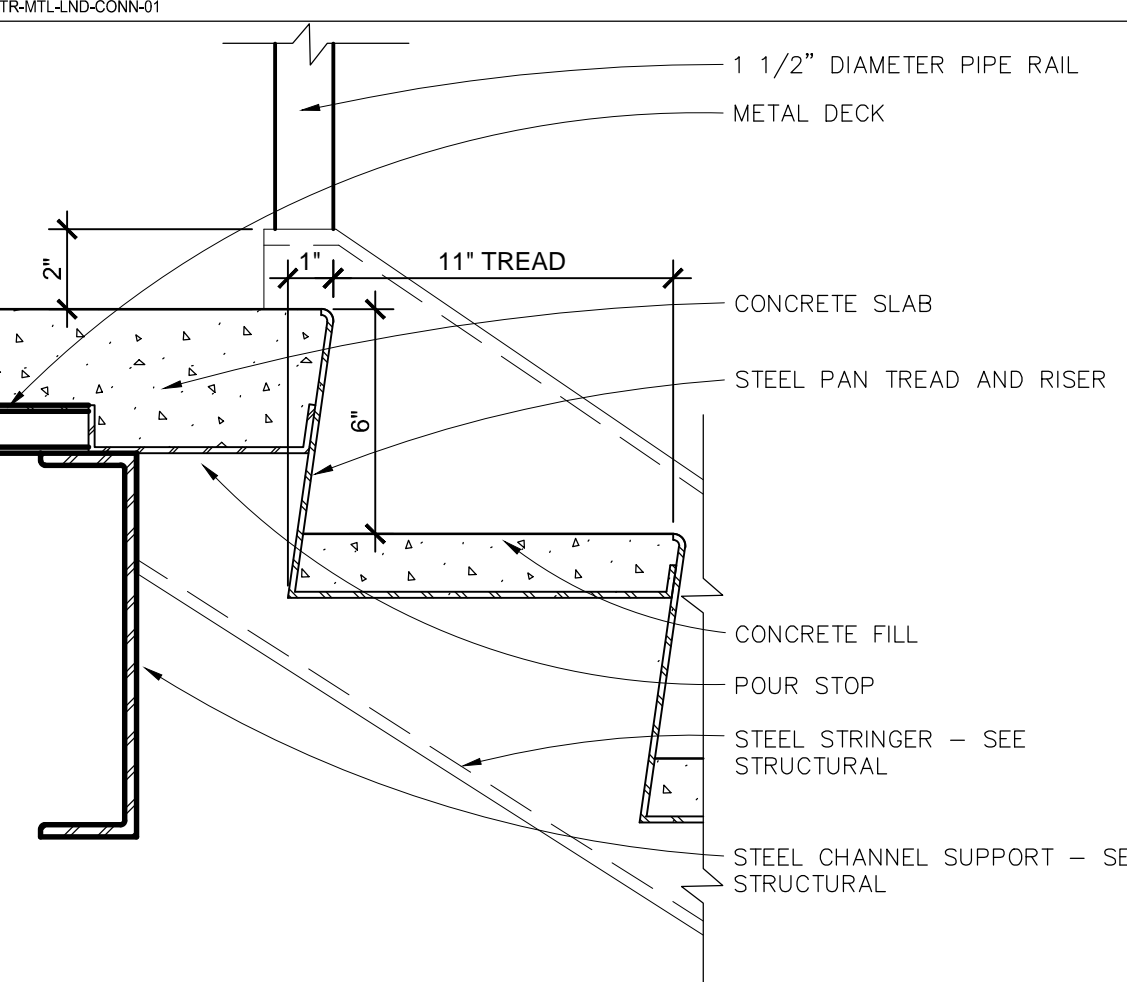
20 INTERIOR GLAZING PARTITION

16	BASE CABINET W/ DRAWER
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BOLLARD DETAIL

SUSPENDED CEILING BRACING

4

	 <p>PLAN VIEW</p> <p>SCALE - 3"=1'-0"</p>	 <p>WALL SIGNAGE, TYP</p> <p>DOOR SIGNAGE, TYP.</p> <p>SCALE - N.T.S.</p>	 <p>SCALE - 2"=1'-0"</p>	 <p>SCALE - 2"=1'-0"</p>					
17	WALL BACKING DETAIL <small>WALBAK-01</small>	13	ADA SIGNAGE DETAILS <small>ADASIGNS</small>	9	METAL STAIR AT TOP LANDING <small>STR-MTL-TP-LND-02</small>	5	METAL STAIR AT BOTTOM LANDING <small>STR-MTL-BT-LND-01</small>	1	
			 <p>SCALE - 3"=1'-0"</p>	 <p>SCALE - 3"=1'-0"</p>	 <p>SCALE - 3"=1'-0"</p>				
18		14	GRAB BAR DETAIL <small>GBAR-01</small>	10	HANDRAIL AT METAL FRAMED WALL <small>STR-HDR-L-MTL-01</small>	6	STAIR LANDING DETAIL <small>STR-LND-CONN-01</small>	2	
	 <p>SHOWER SEAT DESIGN</p>			 <p>SCALE - 3"=1'-0"</p>	 <p>SCALE - 3"=1'-0"</p>				
19			 <p>SCALE - 1/2"=1'-0"</p>		 <p>SCALE - 2"=1'-0"</p>	 <p>SCALE - 2"=1'-0"</p>			
20	ACCESSIBLE SHOWER DETAIL <small>ADA-SHWR-03.dwg</small>			12	METAL STAIR AT TOP LANDING <small>STR-MTL-TP-LND-01</small>	8	METAL STAIR AT TOP LANDING <small>STR-MTL-TP-LND-01</small>	4	

TWO STORY OFFICE BUILDING
21 PHILADELPHIA AVE
NEWPORT BEACH CALIFORNIA

ARCHITECTURAL
DETAILS

AD2

<p>ALUMINUM STOREFRONT GLAZING SEE WINDOW AND DOOR TYPES - INSTALL PER MANUFACTURERS RECOMMENDATIONS</p> <p>4" SLOPED CMU SILL</p> <p>SLOPE SURFACE TO DRAIN</p> <p>METAL VENEER SYSTEM - ALUCOBOND OR EQUAL - INSTALL PER MANUFACTURERS RECOMMENDATIONS - WEEP AS REQUIRED</p> <p>SHEATHING WHERE REQUIRED - SEE STRUCTURAL</p> <p>BUILDING PAPER</p> <p>BOND BEAM AS REQUIRED - SEE STRUCTURAL</p> <p>1/2" GYP. BOARD OVER 2-1/2" METAL STUD FURRING</p> <p>8" METAL STUDS ATTACH TO CMU WALL AS REQUIRED - SEE STRUCTURAL</p> <p>8" CMU BLOCK WALL SOLID FILLED CONCRETE</p> <p>SCALE - 1"=1'-0"</p>	<p>8" METAL STUD</p> <p>8" CMU BLOCK WALL SOLID FILLED CONC.-SEE STRUCT.</p> <p>SHEATHING WHERE REQUIRED</p> <p>BUILDING PAPER</p> <p>METAL VENEER SYSTEM - ALUCOBOND OR EQUAL WHERE OCCURS - INSTALL PER MANUFACTURERS RECOMMENDATIONS - WEEP AS REQUIRED</p> <p>METAL TRACK WITH MIN. 1/2" LONG SELF DRILLING SHEET METAL SCREWS, 1 PER STUD, EACH SIDE</p> <p>2-1/2" METAL STUD FURRING WITH 1/2" GYPSUM BOARD</p> <p>SUSPENDED CEILING SYSTEM - SEE REFLECTED CEILING PLAN</p> <p>STOREFRONT GLAZING SEE PLAN FOR WINDOW NOTES ATTACH PER MANUFACTURERS RECOMMENDATIONS</p> <p>SCALE - 1"=1'-0"</p>	<p>4'-0"</p> <p>TYP. 3/16"</p> <p>TUBE STEEL 3X1X14 GAUGE</p> <p>TUBE STEEL 8X2X14 GAUGE</p> <p>TUBE STEEL 6X2X14 GAUGE</p> <p>STEEL PLATE AND CONNECTION STUDS PER STRUCTURAL</p> <p>COAT WITH EPOXY PAINT PER MANUFACTURERS RECOMMENDATION - COLOR: ALUMINUM</p> <p>STEEL PLATE AND CONNECTION STUDS BEYOND PER STRUCTURAL</p> <p>TUBE STEEL 6X2X14 GAUGE</p> <p>TYP. 3/16"</p> <p>SCALE - 3/4"=1'-0"</p>	<p>SLOPE TO ROOF AT 4%</p> <p>ALUCOBOND PARAPET WALL CAP OVER G.I. FLASHING</p> <p>STIFFENERS AS REQUIRED</p> <p>8" METAL STUDS ATTACHED TO CMU WALL PER STRUCTURAL</p> <p>SHEATHING AS REQUIRED</p> <p>METAL VENEER SYSTEM - ALUCOBOND OR EQUAL - INSTALL PER MANUFACTURERS RECOMMENDATIONS - WEEP AS REQUIRED</p> <p>BUILDING PAPER</p> <p>SOLID FILLED CMU BLOCK WALL</p> <p>SCALE 1-1/2"=1'-0"</p>	<p>3'-0"</p> <p>WALL OPNG. 2 1/2"</p> <p>WALL OPNG. 2 1/2"</p> <p>SCUPPER AND WALL OPNG. WIDTH EQUAL TO DOWNSPOUT + 4" SEE PLUMBING DWGS.</p> <p>24 GA. SHEET METAL COLLAR.</p> <p>24 GA. GI SCUPPER</p> <p>SCUPPER OPNG. AREA EQ. TO 3x DOWNSPOUT AREA. PER PLMBG. DWGS.</p> <p>TOP ROOF BUILD UP</p> <p>OVERFLOW SCUPPER AND WALL OPNG. SIZE SAME AS DOWNSPOUT SIZE COLLAR DETAIL SIMILAR</p> <p>24 GA. GI LEADER SIZE AS INDICATED</p> <p>24 GA. GI DOWNSPOUT SEE PLUMBING DWGS. FOR SIZE. ATTACH WITH (4) 2"x10 GA. GI STRAP HANGERS</p> <p>DOWNSPOUT</p> <p>SCALE - 1/2"=1'-0"</p>	<p>TYPICAL WINDOW SILL</p> <p>EXT-WALL-CMU-SLL-01</p> <p>17</p>	<p>TYPICAL WINDOW HEAD</p> <p>CMU-WINDW-HEAD-01</p> <p>13</p>	<p>AWNING SECTION</p> <p>ALCO-AWING-03</p> <p>9</p>	<p>ROOF PARAPET DETAIL</p> <p>ROOF-PARA-CMU-01</p> <p>5</p>	<p>DOWNSPOUT & OVERFLOW</p> <p>RFDN-DS-01</p> <p>1</p>
<p>3 5/8" DIAG. BRACING UP TO STRUCT. ABOVE @ 8'-0" O.C. ALTERNATE DIRECTIONS - SEE BRACING DETAIL</p> <p>5/8" TYPE 'X' GYP. BD. BOTH SIDES OF METAL STUDS, SEE FINISH INFO. FOR ADD'L. FINISH REQUIREMENTS.</p> <p>R-11 BATT INSULATION</p> <p>CEILING PER CLNG. PLAN</p> <p>SUSPENDED CEILING SYSTEM WHERE OCCURS.</p> <p>3 5/8" x 25 GA. STUDS @ 16" O.C. UP TO 15'-7" A.F.F. VERT. SPAN BY "CEMCO" PER ICBO #ES 3403-P. PROVIDE SAME SIZE TRACK T & B.</p> <p>ATTACH BOTTOM TRACK TO CONC. FLOOR W/ HILTI DS POWDER DRIVEN ANCHORS .177x11" @ 32" O.C. PER I.C.B.O. #2388</p> <p>FINISH FLOOR LINE</p> <p>SCALE - 3"=1'-0"</p>	<p>CONCRETE FILLED METAL DECK NELSON FIRE STOP JOINT TREATMENT SYSTEM AT 1 HR WALLS (SEE PLAN) UL # HW-D-0283 OR EQUAL PROVIDE CAULK AND BACKING PER MANUFACTURERS RECOMENTATION</p> <p>3 5/8" x 18 GA. SLOTTED TOP TRACK BY "METAL-LITE" SECURED TO METAL DECK W/ POWDER DRIVEN ANCHORS (.177 DIA.) @ 32" O.C. PER I.C.B.O. #2388 SEE SLIP TRACK DETAIL</p> <p>3 5/8" x 25 GA. STUDS @ 16" O.C. UP TO 12'-11" A.F.F. VERT. SPAN BY "CEMCO" PER ICBO #ES 3403-P.</p> <p>5/8" TYPE 'X' GYP. BD. BOTH SIDES OF METAL STUDS PER UBC TABLE 7-B, #16-1.1</p> <p>R-11 BATT INSULATION</p> <p>ATTACH BOTTOM TRACK TO CONC. FLOOR W/ HILTI DS POWDER DRIVEN ANCHORS (.177 DIA.) @ 32" O.C. PER I.C.B.O. #2388</p> <p>CONC. FLOOR</p> <p>SCALE - 1 1/2"=1'</p>	<p>8" METAL STUDS ATTACH TO CMU WALL AS REQUIRED - SEE STRUCTURAL</p> <p>8" CMU BLOCK WALL SOLID FILLED CONC.-SEE STRUCT.</p> <p>METAL VENEER SYSTEM - ALUCOBOND OR EQUAL WHERE OCCURS- INSTALL PER MANUFACTURERS RECOMMENDATIONS - WEEP AS REQUIRED</p> <p>SHEATHING WHERE REQUIRED - SEE STRUCTURAL</p> <p>BUILDING PAPER</p> <p>METAL TRACK WITH MIN. 1/2" LONG SELF DRILLING SHEET METAL SCREWS, 1 PER STUD, EACH SIDE</p> <p>4" HARDSCAPE OVER AGRACATE FILL AS REQUIRED - SLOPE 2% AWAY FROM STRUCTURE- SEE STRUCTURAL</p> <p>1/2" GYP. BOARD OVER 2-1/2" METAL STUD FURRING</p> <p>FOOTING - SEE STRUCTURAL</p> <p>SCALE - 1"=1'-0"</p>	<p>3" MIN. CLEAR TO HATCH DOOR</p> <p>EXTEND ROOFING TO UNDERSIDE OF INTEGRAL CAP FLASHING TYP. AT ALL SIDES</p> <p>PROVIDE FRAMING AS REQUIRED AT OPENING SEE STRUCTURAL</p> <p>"BILCO" TYPE "S" METAL ROOF HATCH OR APPROVED EQUAL INSTALLED PER MFRS. SPECS.</p> <p>FACE OF RATED WALL</p> <p>STEEL ROOF ACCESS LADDER</p> <p>SCALE - 3/4"=1'-0"</p>	<p>METAL FRAMING BEYOND</p> <p>HOT MOP ROOFING OVER FLANGE OF SCUPPER AT TOP AND 2 SIDES</p> <p>CONT. ROOFING AND HOT MOP INTO SCUPPER</p> <p>WALL OPENING HEIGHT SEE PLUMBING DRAWINGS</p> <p>TOP ROOF BUILD UP</p> <p>ALUCOBOND METAL VENEER AND ATTACHMENT AS REQUIRED.</p> <p>DOWNSPOUT</p> <p>SCALE - 1 1/2"=1'-0"</p>	<p>INTERIOR PARTITION DETAIL</p> <p>WALL-INT-PK-02</p> <p>18</p>	<p>FULL HEIGHT 1-HR WALL</p> <p>WALL-CBM-M-HR-01</p> <p>14</p>	<p>CMU WALL AT FOOTING</p> <p>EXT-WALL-CMU-FNDN-01</p> <p>10</p>	<p>ROOF HATCH DETAIL</p> <p>ROOF-HAT-02</p> <p>6</p>	<p>DOWNSPOUT SCUPPER SECTION</p> <p>RFDN-SS-02</p> <p>2</p>
<p>CONCRETE FILLED METAL DECK</p> <p>METAL STUD W/ HILTI DS POWDER DRIVEN ANCHORS .177 @ 48" O.C., MIN 1 7/16" EMBED PER I.C.B.O. REPORT #2388</p> <p>3-5/8" x 25 GA. METAL STUD DIAGONAL BRACES @48" O.C. ALTERNATE DIRECTIONS @ 45 DEGREE ANGLE KICKER BRACES TO BOTTOM OF FLOOR ABOVE.</p> <p>SEE WALL DETAIL FOR ADDITIONAL WALL INFORMATION</p> <p>SCALE - 3"=1'-0"</p>	<p>4'-0"</p> <p>2'-3"</p> <p>1'-0" TYP.</p> <p>7'-0" MINIMUM 8'-0" MAXIMUM</p>	<p>ROOF HATCH SEE DETAIL</p> <p>PROVIDE OPENING PER REFLECTED CEILING PLAN</p> <p>SEE LADDER ANCHORAGE DETAIL</p> <p>SEE LADDER ANCHORAGE DETAIL</p> <p>SCALE - 1/2"=1'-0"</p>	<p>3/8" x 3" STEEL BAR, TYP.</p> <p>16 GAUGE METAL STUD</p> <p>3/4" CDX PLYWOOD 2" PAST LADDER RAIL EACH SIDE OVER 5/8" GYPSUM BOARD PAINT TO MATCH ADJACENT WALL</p> <p>3" x 1/4" BENT STEEL BAR W/ 1/2" x 3" LAG BOLTS THROUGH PLYWOOD, GYP. BOARD AND INTO STUDS - PROVIDE 16 GAUGE METAL STUDS AT EACH LADDER RAIL</p> <p>1/4"</p> <p>1/4"</p> <p>3/4" STEEL RUNG @ 12" O.C. TYP. 12" MAX. FROM FINISH FLOOR</p> <p>1/4"</p> <p>3x3x1/4" STEEL ANGLE WELDED TO BAR, ANCHOR TO FLOOR W/ 1/2" x 3" LAG BOLTS INTO 4x BLOCKING BELOW FLOOR</p> <p>SCALE 1 1/2"=1'-0"</p>	<p>24 GA. G.I. 1-PC. FLASHING INSERT SECURED W/ 3/8" HEAD SCREW THROUGH 5/8" STEEL/NEOPRENE WASHERS @ 12" O.C.</p> <p>MANUFACTURERS EQUIPMENT PAD FRAME</p> <p>FIBERGLASS FELT FLASH'G</p> <p>MODIFIED BITUMEN FLASHING MEMBRANE</p> <p>ROOFING BASE SHEET CRICKET AS REQUIRED</p> <p>3" FIBER CANT STRIP</p> <p>CONCRETE FILLED METAL PAN</p> <p>ATTACH PER MANUFACTURERS RECOMMENDATION</p> <p>ROOF BUILD UP SEE DETAILS</p> <p>SCALE - 3"=1'-0"</p>	<p>WALL BRACING DETAIL</p> <p>BRG-WTL-CM-01</p> <p>19</p>	<p>FLOOR LADDER DETAIL</p> <p>ROOF-LAD-02</p> <p>12</p>	<p>FLOOR AT WALL</p> <p>EXT-WALL-CMU-01</p> <p>8</p>	<p>ROOF PARAPET DETAIL</p> <p>ROOF-FLSH-CMU-03</p> <p>4</p>	<p>ROOF EQUIPMENT PAD</p> <p>ROOF-EQP-02</p> <p>3</p>
<p>18 GA. SLOTTED TOP TRACK BY SLIPTRACK SYSTEMS, INC.</p> <p># 6 SCREW AT CENTER OF SLOT W/ STAND-OFF WASHER, TYP. EACH STUD BOTH SIDES</p> <p>METAL STUDS PER WALL SECTION</p> <p>SCALE - 3"=1'-0"</p>	<p>ALUCOBOND PARAPET WALL CAP OVER G.I. FLASHING WITH DRIP EDGE</p> <p>CONTINUOUS CLEAT</p> <p>CONTINUOUS METAL CAP FLASHING</p> <p>4" FIBER CANT</p> <p>BUILT UP ROOFING PER MANUFACTURERS SPECIFICATIONS - HONEYWELL BLACK ARMOR TC GLASS - UL APPROVAL R13503 CLASS A FIRE RATING</p> <p>CONCRETE FILLED METAL DECK</p> <p>CONNECTION TO WALL PER STRUCTURAL DRAWINGS</p> <p>8" CMU BLOCK WALL SOLID FILLED CONC. SEE STRUCTURAL DRAWINGS.</p> <p>SCALE 1-1/2"=1'-0"</p>	<p>SLIP TRACK DETAIL</p> <p>SLIPTRACK</p> <p>20</p>	<p>ROOF LADDER DETAIL</p> <p>ROOF-LAD-02</p> <p>12</p>	<p>FLOOR AT WALL</p> <p>EXT-WALL-CMU-01</p> <p>8</p>	<p>ROOF PARAPET DETAIL</p> <p>ROOF-FLSH-CMU-03</p> <p>4</p>				