

**WOLCOTT ARCHITECTURE**

1708 N. ALEXANDRIA ST., LOS ANGELES, CA 90027  
310.204.2290 | WWW.WOLCOTTAI.COM

CONSULTANT:

CERTIFICATION:

PROJECT:

1160 E MARIPOSA AVE,  
1ST & 2ND FLOOR  
EL SEGUNDO, CA 90245

### GENERAL NOTES

- PARTITIONS:** EXISTING PARTITIONS ARE TO REMAIN THRU-OUT U.O.N. REMOVE ANY HOOKS AND BOLTS ON EXISTING WALLS AND PATCH. PAINT ALL NEW AND EXISTING PARTITIONS THRU-OUT SUITE W/BUILDING STANDARD PAINT U.O.N.
- DOORS:** EXISTING DOORS ARE TO REMAIN THRU-OUT U.O.N. PROVIDE MISSING HARDWARE & REFURBISH EXISTING AND RELOCATED DOORS AS NEEDED THROUGHOUT WORK AREA. PAINT ALL NEW AND RELOCATED DOORS THRU-OUT BUILDING WITH STANDARD PAINT U.O.N.
- POWER & COMMUNICATIONS:** EXISTING POWER & COMMUNICATIONS OUTLETS ARE TO REMAIN THROUGHOUT U.O.N. EXISTING TELEPHONE BACKBOARD IS TO REMAIN. ELECTRICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. REPLACE ANY BROKEN OUTLET COVER PLATES W/NEW TO MATCH EXISTING. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE. G.C. TO COORDINATE ELECTRICAL REQUIREMENTS W/BUILDING ENGINEER. ALL ELECTRICAL WORK TO BE PRICED TO COMPLY WITH CURRENT CBC TITLE 24 REGULATIONS AS REQUIRED BY CODE.
- CEILING:** EXISTING CEILING TO REMAIN THROUGHOUT U.O.N. PATCH/REPAIR AS NEEDED IN REMODEL AREAS. PROVIDE ALLOWANCE TO REPLACE DAMAGED CEILING TILES AS REQUIRED. REWORK EXISTING HVAC PER NEW WALL LAYOUT & CURRENT CODE. MECHANICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. COORDINATE HVAC REQUIREMENTS WITH BUILDING ENGINEER.
- LIGHTING:** EXISTING LIGHT FIXTURES ARE TO REMAIN THRU-OUT U.O.N. PROVIDE NEW TO MATCH EXISTING PER NEW WALL LAYOUT IN AREA OF WORK AS REQUIRED. EXISTING SWITCHING TO REMAIN. PROVIDE NEW SWITCHING AS REQUIRED PER NEW LAYOUT. REWORK ELECTRICAL CIRCUITING AS REQUIRED. REWORK EXISTING OR PROVIDE NEW EXIT SIGNS AND EMERGENCY LIGHTS AS REQUIRED BY CODE. LIGHTING ACTIVATION TO BE VIA OCCUPANCY SENSOR AND / OR DAYLIGHT SENSOR PER TITLE 24. ALL LIGHTING WORK TO BE PRICED TO COMPLY WITH CURRENT CBC TITLE 24 ENERGY REGULATIONS AS REQUIRED BY CODE. PRICING TO INCLUDE ALL LIGHTING CONTROLS AS REQUIRED TO COMPLY WITH CURRENT CBC TITLE 24 ENERGY REGULATIONS.
- FLOORING:** EXISTING FLOORING & BASE ARE TO BE REMOVED THROUGHOUT U.O.N. PREP FLOORS AS REQUIRED TO RECEIVE NEW FINISHES.
- EXISTING BLINDS AT EXTERIOR WINDOWS ARE TO REMAIN THROUGHOUT WORK AREAS. PROVIDE MISSING AS REQUIRED. VERIFY CONDITION, REPLACE MISSING / DAMAGED PARTS.
- UPGRADE FIRE-LIFE-SAFETY SYSTEM TO CURRENT CODE REQUIREMENTS AS REQUIRED. F.L.S. TO BE DESIGN BUILD BY GENERAL CONTRACTOR.
- ALL FURNITURE SHOWN TO BE PROVIDED AND INSTALLED BY TENANT U.O.N.
- DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. W.A.I. HAS NOT FIELD VERIFIED THE AREA OF WORK, SQUARE FOOTAGES OR PERFORMED A VISUAL INSPECTION TO CONFIRM THAT CURRENT SITE CONDITIONS ARE ACCURATE AND THIS SPACE PLAN IS SOLELY BASED ON BACKGROUND DRAWINGS PROVIDED BY OTHERS. THIS DRAWING SHALL BE USED FOR REFERENCE ONLY.
- PROPOSED PLAN IS SUBJECT TO BUILDING AND FIRE DEPARTMENT REVIEW AND APPROVAL.

### KEY NOTES

- (C1) PROVIDE REWORKED LOW WALL TO MATCH ADJACENT MILLWORK.
- (C2) UPPER AND LOWER MILLWORK STORAGE BY OTHERS. CONTRACTOR TO PROVIDE PLUMBING, SINK, FAUCET, DISHWASHER, GARBAGE DISPOSAL, FLOOD STOP AND INFRASTRUCTURE FOR NOTED. PROVIDE QUARTZ COUNTERTOP AT MILLWORK BY OTHERS AND AT LOW WALL AS SHOWN.
- (C3) PROVIDE NEW SEPARATE CIRCUIT DUPLEX OUTLET AS SHOWN ON PLAN TO ACCOMMODATE MOBILE. MULTI-PORT POWER STRIP BY WIRE MOLD. PROVIDED BY CONTRACTOR. ELECTRICIAN TO ACCOUNT FOR (2) POWER STRIPS PER SEPARATE CIRCUIT DUPLEX. SPECIFICATIONS: LEGRAND/WIRE MOLD- CABINETMATE PLUG-IN OUTLET CENTER UNIT 70"X15" CORD, COMPUTER GRADE SURGE, 7011BDS OR EQUAL.
- (C4) PROVIDE NEW/REWORK EXISTING WASHER AND DRYER HOOK-UPS FOR WATER AND POWER FROM ADA RR-123 TO NEW LOCATIONS AS NOTED.

### ALTERNATE PRICING KEY NOTES

- (A-1) PROVIDE ALTERNATE COST TO REMOVE EXISTING PUSH/PULL BARS AT EXISTING TO REMAIN STOREFRONT DOORS AND REPLACE WITH NEW TRADITIONAL TUBULAR STEEL HANDLES AT EXTERIOR SIDE AND TUBULAR PUSH BAR AT INTERIOR. FINISH TO MATCH EXISTING ANODIZED ALUMINUM.

### DRAWING DISCLAIMER

This Pricing Set/ Plans (I.A SPARKS) is not to be considered complete. The Client and Contractor understand the limited information provided in this deliverable is in progress and only be used to determine a Rough Order of Magnitude of probable costs and not for final scope nor GMP pricing established through Building Department approval and the competitive bid processes. WA shall assist in answering questions during this phase as stipulated in the contract to aid the Contractor in capturing the scope. WA is not financially responsible for gaps in scope or pricing based on the information provided in this deliverable and it is assumed that the Contractor will capture items that are not reflected in the drawings. Additionally, it is the Contractor's responsibility to hold allowances for items required to complete the scope of work.

### LEGEND

	NOT IN CONTRACT AREA		ALIGN
	EXISTING BUILT-IN MILLWORK TO REMAIN		ROOM NAME ROOM NUMBER
	EXISTING PARTITION TO REMAIN		RELOCATED DOOR TO MATCH EXISTING
	EXISTING GLAZING TO REMAIN		NEW MILLWORK
	EXISTING DOOR H= HERCULITE FRAMELESS GLASS DOOR		EXISTING TELEPHONE BACKBOARD TO REMAIN
	NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET		NEW NON-RATED FULL HEIGHT PARTITION: FROM FLOOR SLAB TO STRUCTURE ABOVE
	NEW 2'-0" WIDE X MATCH (E) HEIGHT CLEAR TEMPERED FRAMELESS GLASS		

FOR ALL:  
E EXISTING TO REMAIN  
N NEW  
R REUSED/RELOCATED

FLOOR/LEVEL: **1ST & 2ND**

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
PRP-1	01.05.23	ISSUED FOR CLIENT REVIEW

CLIENT APPROVAL BY:

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain the property of the designer, and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without the written consent of the designer. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

PROJECT NO: **22-4149-1**

DRAWN BY: SK CHECKED BY: HW

PROJECT MANAGER: HW

DRAWING SCALE: AS NOTED

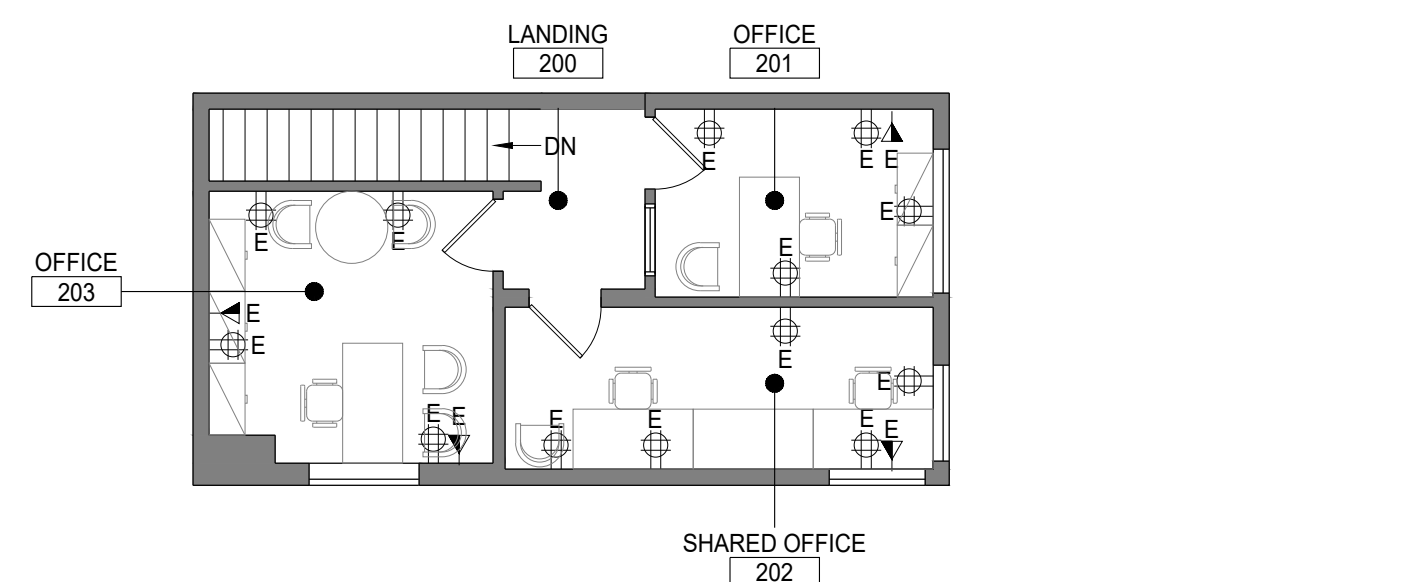
SHEET SIZE: 24X36

DRAWING TITLE:

**PRICING PLAN**

SHEET NO:

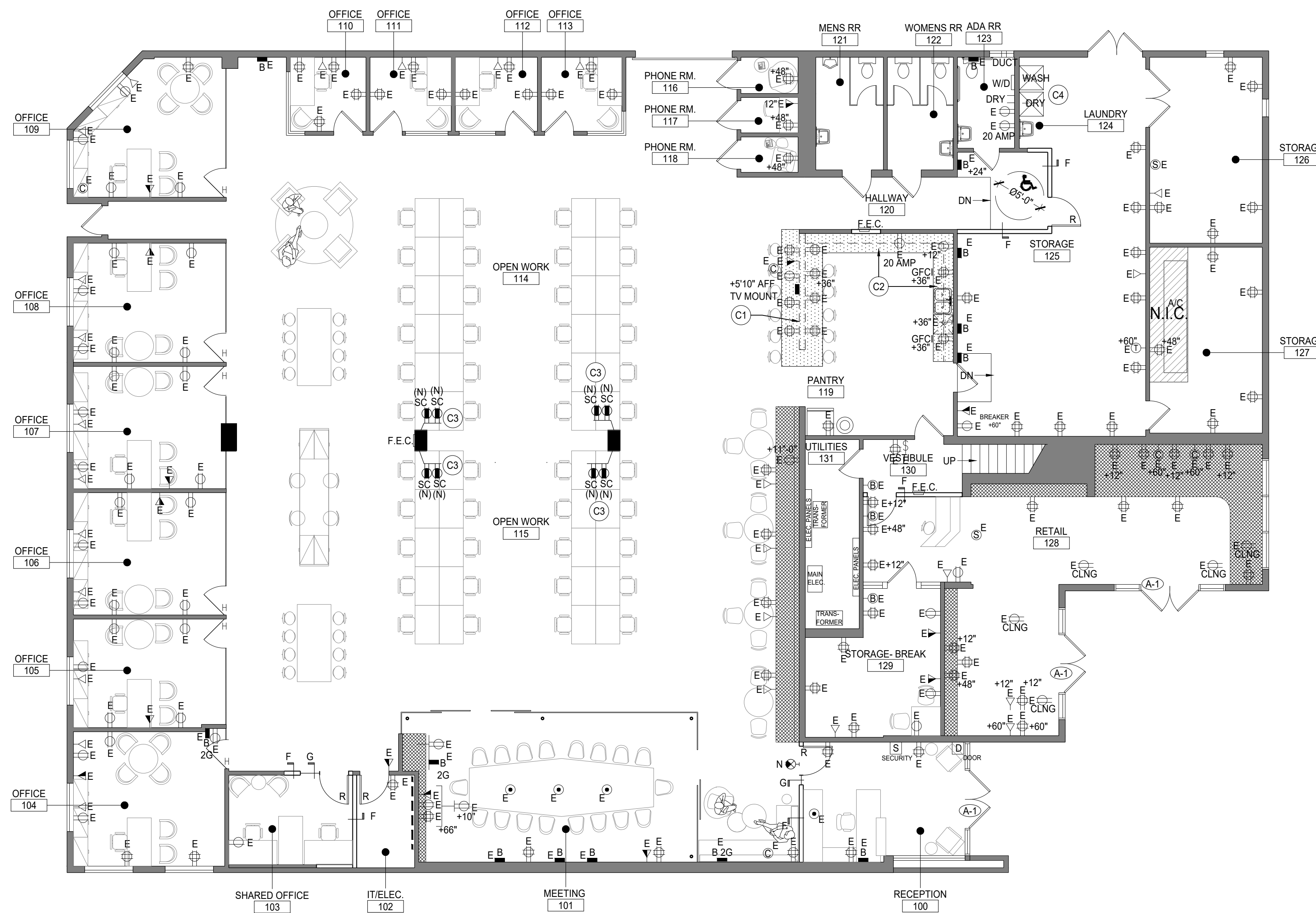
**PRP-1**



### 2ND FLOOR PRICING PLAN

1/8" = 1'-0"

2



### 1ST FLOOR PRICING PLAN

1/8" = 1'-0"

### FINISH SCHEDULE

1

### LEGEND

SYMBOL	FUNCTION	NOTES
	DUPLUX ELECTRICAL OUTLET	EXISTING
	QUADRUPLEX ELECTRICAL OUTLET	EXISTING
	GROUND FAULT CIRCUIT INTERRUPTER ELECTRICAL OUTLET	EXISTING
	TELEPHONE AND/OR DATA OUTLET	EXISTING
	SEPARATE CIRCUIT ELECTRICAL OUTLET - SINGLE OUTLET ON A SINGLE SEPARATE CIRCUIT, PROVIDE ORANGE COVER	WALL @ +18" A.F.F., U.O.N.