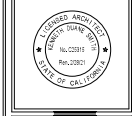


PROJECT NO. 2017-0210  
 DATE: 07/11/2017  
 DRAWN BY: JESSIE  
 CHECKED BY: JESSIE  
 PROJECT NO. 2017-0210  
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**NOT FOR CONSTRUCTION**

DATE: 07/11/2017  
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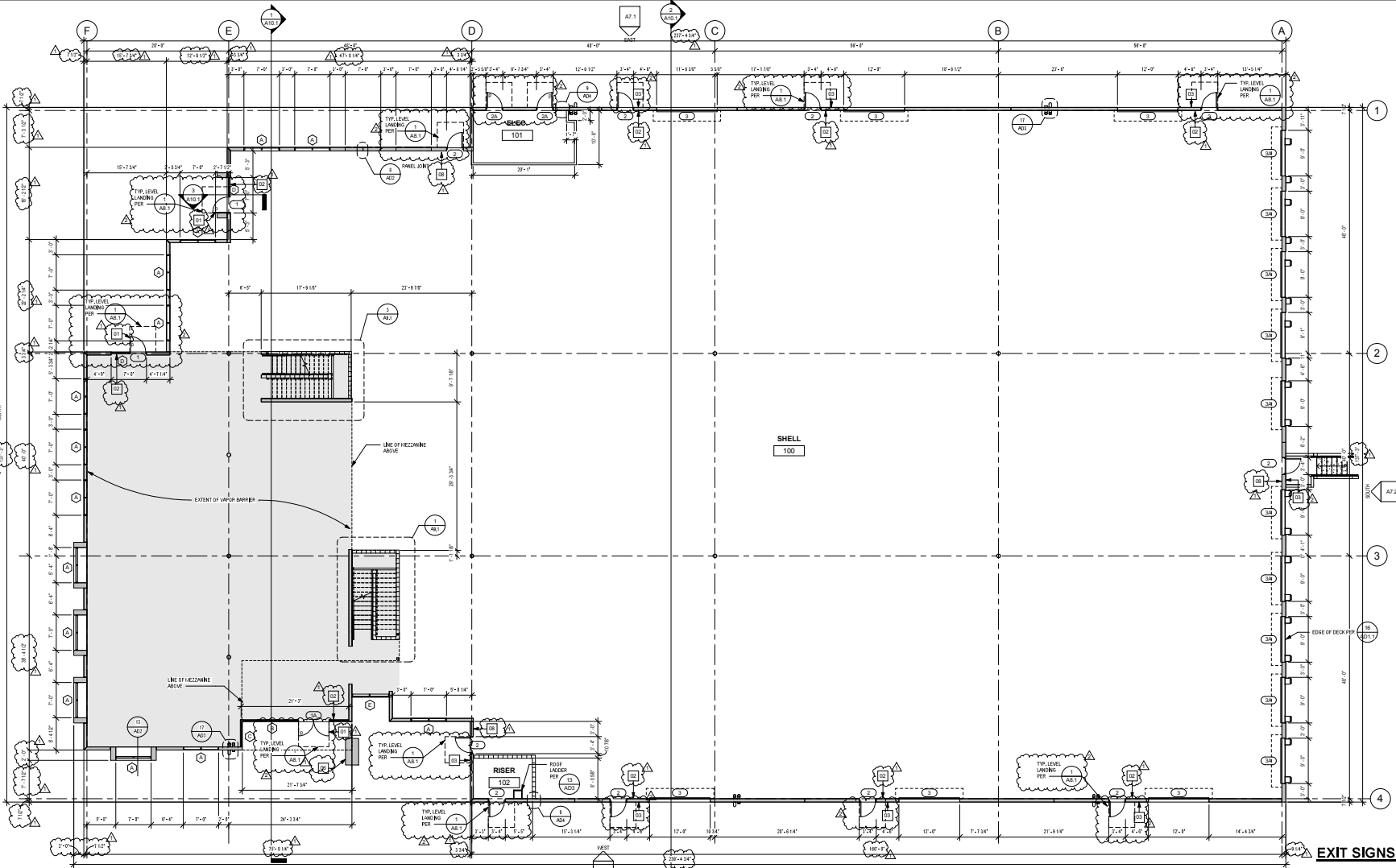
Revised Schedule

#	Date	Description
1	07/11/2017	ISSUED FOR PERMITS
2	07/11/2017	ISSUED FOR PERMITS

**NOT FOR CONSTRUCTION**

NEW SHELL BUILDING FOR  
 LOT 3  
 8055 ST. ANDREWS AVE.

project: **A2.1**



**SIGNAGE KEYNOTES:**

01	ACCESSIBLE ENTRY SIGN, SEE DETAIL	17	NOT USED
02	ACCESSIBLE EXIT SIGN, SEE DETAIL	18A	NOT USED
03	NOT AN ENTRANCE SIGN, SEE DETAIL	18B	NOT USED
04	NOT USED	19	NOT USED
05	NOT USED	20	NOT USED
06	NECESSED KNOB BOX LOCATION SHALL BE DETERMINED BY THE FIRE MARSHAL	21	NOT USED
07	NOT USED	22	NOT USED
08	NOT AN ACCESSIBLE EXIT SIGN, SEE DETAIL	23	NOT USED
09	ACCESSIBLE EXIT ROUTE SIGN, SEE DETAIL	24	NOT USED
10	SEE ACCESSIBLE MOUNTING HEIGHTS	25	NOT USED

SEE ENLARGED PLAN (VIEW) FOR ADDITIONAL SIGNAGE LOCATIONS

**NOTE:** THE BUILDING SHALL NOT BE OCCUPIED UNTIL RESTROOMS COMPLYING WITH THE CALIFORNIA PLUMBING CODE AND HEATING AND VENTILATION SYSTEMS COMPLYING WITH THE CALIFORNIA MECHANICAL CODE AND CALIFORNIA BUILDING CODE HAVE BEEN PERMITTED AND PROVIDED IN A FUTURE TENANT IMPROVEMENT.

**SQUARE FOOTAGE**

Name	Area
SHELL MANUFACTURING & STORAGE	25,984 SF
SHELL OFFICE	4,118 SF
TRASH ENCLOSURE	225 SF
01 FIRST FLOOR	30,327 SF
MEZZANINE-SHELL OFFICE	3,819 SF
02 MEZZANINE	3,819 SF

- NOTES:**
- ALL NON-STRUCTURAL WALLS SHALL BE METAL STUDS PER DETAIL REFERENCED IN A/C.
  - OPENINGS ARE TO FACE OF STUD U/L.G.
  - SEE STRUCTURAL FOUNDATION PLAN FOR LOCATIONS OF ANY STRUCTURAL WALLS.
  - IF THE ALLOWABLE WALL HEIGHT TABLE REQUIRES A LARGER STUD SECTION FOR STANDARD HEADER FRAMING, SEE DETAIL.
  - FOR WALL PENETRATIONS AT RATED WALLS (WHERE OCCURS), SEE DETAIL.
  - THE CLEAR FLOOR SPACE AT ENTRANCES AND CONTROLS, THE ACCESSIBLE ROUTE AND THE TURNING SPACE (AY OVERLAP, FOR ACCESSIBLE REACH RANGES, SEE DETAIL.

**NOTE:** BUILDING SHALL NOT BE OCCUPIED UNTIL A TENANT IMPROVEMENT HAS BEEN OBTAINED AND APPROVED.

- WALL LEGEND**
- CONCRETE 12" TOP PANELS w/ 12" PANEL GAPS
  - 8" NO. 12 STUD WALL w/ 8" INSULATION BATT
  - 8" NO. 12 STUD WALL w/ 2x4 WOOD
  - 8" NO. 12 STUD WALL w/ METAL w/ 2x4 WOOD
  - 8" NO. 12 STUD WALL w/ 8" INSULATION BATT
  - 8" NO. 12 STUD WALL w/ METAL w/ 2x4 WOOD
  - 8" NO. 12 STUD WALL w/ 8" INSULATION BATT

- NOTES:**
- STORAGE AND RAIL THE AREA**
- THE STORAGE REQUIREMENTS OF SECTION 11B-701 WILL BE SATISFIED.
- ALTERNATE SPRINKLER SYSTEMS**
- ALTERNATE SPRINKLER SYSTEMS SHALL BE SUPPLEMENTED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE OR SHALL BE PROVIDED WITH A LOCAL ALARM WHEN BELLS ARE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION (CIBC, SECTION 902.4).
- INSULATION NOTES: ALSO SEE BUILDING SECTION**
- BATT INSULATION SHALL BE FORMALDEHYDE-FREE BY JOHNS MANVILLE OR EQUAL.
  - PROVIDE INSULATION IN THE FOLLOWING WALLS:
    - INTERIOR STUD WALLS BETWEEN CONDO UNITS / UNCONDITIONED SPACES.
    - ALL PERIMETER WALLS OF RESTROOM.
    - ALL PERIMETER WALLS OF ELEVATOR SHAFT (IF APPLICABLE).
    - USE 3/8" RATED BATT AT 4" WALLS.
  - INSTALL INSULATION ABOVE RESTROOM CEILING AT OFFICE AREA CONDENS.
  - CEILING ROOF SPACES SHALL RECEIVE R-19 RATED BATT.
  - INSTALL R-19 RATED INSULATION PER INSULATION LOSS-ITEM CHART. INSULATION IS NOT REQUIRED AT THE FLOOR IN A STOREY OFFICE AREA. INSULATION MATERIALS SHALL MEET THE CALIFORNIA GREEN BUILDING STANDARDS PER SECTION 11B ENERGY EFFICIENCY STANDARDS.
- VAPOR BARRIER NOTE**
- PROVIDE "STIC" WRAP VAPOR BARRIER IN AREAS WHERE MOISTURE-SENSITIVE FLOOR COVERINGS ARE PLACED (SLIP IN THESE PLANS).

**WALL NOTE:**

SEE THE REFLECTED CEILING PLAN FOR ALL REFERENCES TO WALL SECTIONS



**FIRST FLOOR PLAN**