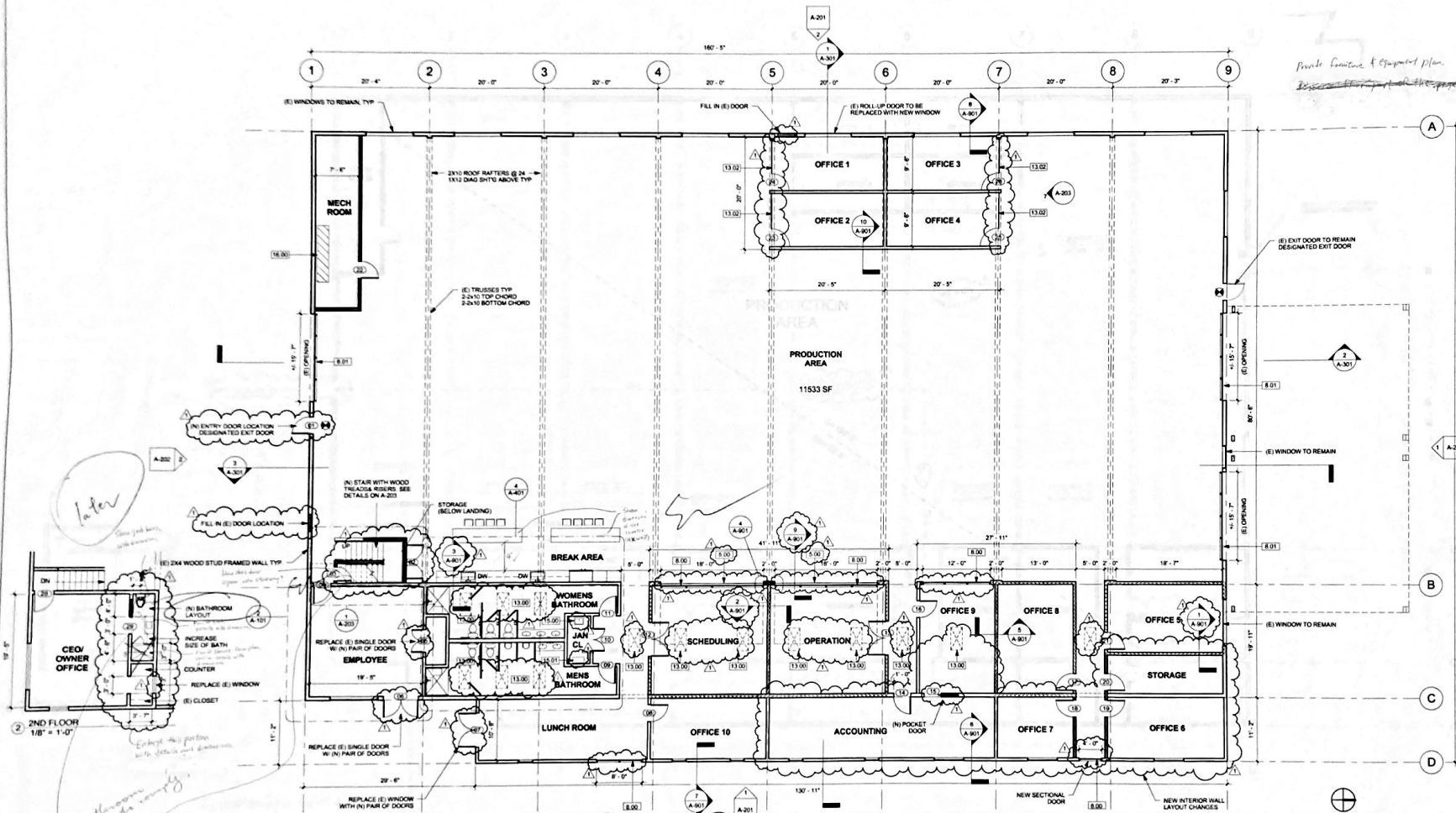




1. GROUND FLOOR PLAN
1/8" = 1'-0"

- CONSTRUCTION KEYNOTES**
- SECTION 1. GENERAL**
 1.01. EXISTING BUILDING TO REMAIN.
 1.02. EXISTING BUILDING TO REMAIN.
 1.03. EXISTING BUILDING TO REMAIN.
- SECTION 2. SITE CONSTRUCTION**
 2.01. EXISTING BUILDING TO REMAIN.
 2.02. EXISTING BUILDING TO REMAIN.
- SECTION 3. CONCRETE**
 3.01. EXISTING BUILDING TO REMAIN.
 3.02. EXISTING BUILDING TO REMAIN.
- SECTION 4. MASONRY**
 4.01. EXISTING BUILDING TO REMAIN.
 4.02. EXISTING BUILDING TO REMAIN.
- SECTION 5. METALS**
 5.01. EXISTING BUILDING TO REMAIN.
 5.02. EXISTING BUILDING TO REMAIN.
- SECTION 6. WOOD AND PLASTICS**
 6.01. EXISTING BUILDING TO REMAIN.
 6.02. EXISTING BUILDING TO REMAIN.
- SECTION 7. THERMAL AND MOISTURE PROTECTION**
 7.01. EXISTING BUILDING TO REMAIN.
 7.02. EXISTING BUILDING TO REMAIN.
- SECTION 8. DOORS & WINDOWS**
 8.01. EXISTING BUILDING TO REMAIN.
 8.02. EXISTING BUILDING TO REMAIN.
- SECTION 9. FINISHES**
 9.01. EXISTING BUILDING TO REMAIN.
 9.02. EXISTING BUILDING TO REMAIN.
- SECTION 10. SPECIALTIES**
 10.01. EXISTING BUILDING TO REMAIN.
 10.02. EXISTING BUILDING TO REMAIN.
- SECTION 11. EQUIPMENT**
 11.01. EXISTING BUILDING TO REMAIN.
 11.02. EXISTING BUILDING TO REMAIN.
- SECTION 12. FURNITURE**
 12.01. EXISTING BUILDING TO REMAIN.
 12.02. EXISTING BUILDING TO REMAIN.
- SECTION 13. SPECIAL CONSTRUCTION**
 13.01. EXISTING BUILDING TO REMAIN.
 13.02. EXISTING BUILDING TO REMAIN.
- SECTION 14. CORRELATING STATES**
 14.01. EXISTING BUILDING TO REMAIN.
 14.02. EXISTING BUILDING TO REMAIN.
- SECTION 15. MECHANICAL PLUMBING**
 15.01. EXISTING BUILDING TO REMAIN.
 15.02. EXISTING BUILDING TO REMAIN.
- SECTION 16. ELECTRICAL**
 16.01. EXISTING BUILDING TO REMAIN.
 16.02. EXISTING BUILDING TO REMAIN.

OCCUPANT LOAD ANALYSIS PER 2008 LABC

USING TABLE 1004.1.1. OCCUPANCY B
 BUSINESS AREAS = 100SF / OCC
 TOTAL OCCUPANTS FROM COVER SHEET = 180

USING TABLE 1005.1 WITH SPRINKLER
 27'-2" DESIGNATED EXITS = 133'
 REQUIRED MINIMUM EGRESS WIDTH = 36"
 PROVIDED EGRESS WIDTH = 36"
 NEW STAIR 42" WIDE

PER TABLE 1016.1 OF 2008 LABC MAXIMUM EXIT ACCESS TRAVEL DISTANCE, OCCUPANCY GROUP B = 300 FT FOR SPRINKLED

COMMON PATH OF TRAVEL - LESS THAN 100 FT
 TO VERIFY AUTOMATIC SPRINKLER SYSTEM REGTS

CONSTRUCTION GENERAL NOTES

1. G.C. TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.
2. G.C. SHALL REPORT ANY DISCREPANCIES WITH FIELD CONDITIONS IN A TIMELY MANNER TO ARCHITECT / ENGINEER.
3. G.C. SHALL VERIFY ALL EXISTING AND PROPOSED DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF ALL NEW DOORS, WINDOWS AND SKYLIGHTS.
4. G.C. TO EMPLOY APPROPRIATE BUILDING PRACTICES ACCORDING TO CURRENT INDUSTRY STANDARDS AND CODES.
5. ALL NEW DOORS TO BE 7'-0" x 7'-0" U.O.C.
6. (E) BUILDING IS CURRENTLY SPRINKLED. GC TO VERIFY OPERATION AND MOODY AS REQD FOR NEW LAYOUT.
7. (E) EXPOSED TRUSSES AND ROOFING TO REMAIN.

- LEGEND**
- (N) 2x WOOD FRAMED WALLS
 - (E) 2x WOOD FRAMED WALLS
 - (E) WALLS TO BE DEMOLISHED
 - EXIT SIGN PER LABC REQUIREMENTS
 - (N) 2x WOOD FRAMED WALLS WITH INSULATION, 1/2" PL WOOD AND 5/8" QUIETROCK

DATE	ISSUED TO	
REVISION SCHEDULE		
#	DATE	ISSUED TO
1	11/30/2011	LADES

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Los Angeles, CA 90016

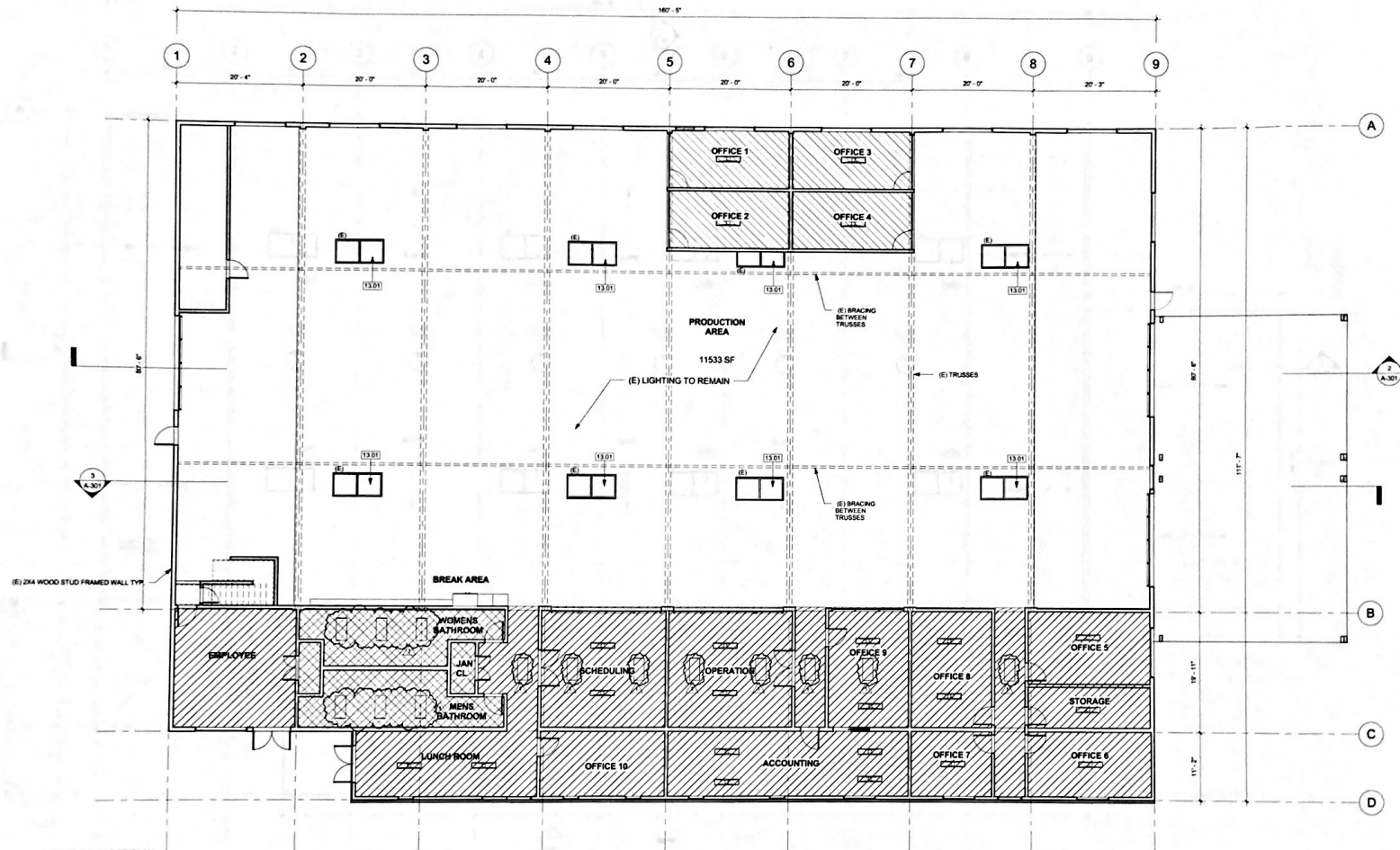
CONSTRUCTION DESIGN, INC.
 1001 CONSTRUCTION DESIGN, INC. 1001 CONSTRUCTION ROAD
 SANTA MONICA, CA 90402
 310.489.8000 or 310.489.8001 www.constructiondesign.com

LICENSED ARCHITECT
 STATE OF CALIFORNIA

FLOOR PLAN

DATE: November 30, 2011
 SCALE: 1/8" = 1'-0"
 DRAWN BY: IS
 CHECKED BY:

A-101



1 GROUND FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION KEYNOTES

- DIVISION 1 - GENERAL**
- DIVISION 2 - SITE CONSTRUCTION**
- DIVISION 3 - CONCRETE**
- DIVISION 4 - MASONRY**
- DIVISION 5 - METALS**
- DIVISION 6 - WOOD AND PLASTICS**
- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
- DIVISION 8 - DOORS & WINDOWS**
- DIVISION 9 - FINISHES**

- DIVISION 10 - SPECIALTIES**
- DIVISION 11 - EQUIPMENT**
- DIVISION 12 - FURNISHINGS**
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - MECHANICAL PLUMBING**
- DIVISION 15 - ELECTRICAL**

OCCUPANT LOAD ANALYSIS PER 2008 LABC

USING TABLE 1004.1.1, OCCUPANCY B + OCCUPANCY F-2
BUSINESS AREAS = 100SF / OCC
FABRICATION AND MANUFACTURING = 200SF / OCC
TOTAL OCCUPANTS FROM COVER SHEET = 120
USING TABLE 1006.1 WITHOUT SPRINKLER
120 OCC x 2.2 = 264
34' x 2' DESIGNATED EXITS = 12'
REQUIRED MINIMUM EGRESS WIDTH = 36'
PROVIDED EGRESS WIDTH = 36'
2ND FLOOR
EXISTING STAIR TO REMAIN
PER TABLE 1006.1 OF 2008 LABC, MAXIMUM EXIT ACCESS
TRAVEL DISTANCE, OCCUPANCY GROUP B = 200 FT FOR NON-
SPRINKLED AND OCCUPANCY GROUP F-2 = 300 FT FOR NON-
SPRINKLED
COMMON PATH OF TRAVEL = LESS THAN 75 FT

CONSTRUCTION GENERAL NOTES

1. G.C. TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION
2. G.C. SHALL REPORT ANY DISCREPANCIES WITH FIELD CONDITIONS IN A TIMELY MANNER TO ARCHITECT / ENGINEER
3. G.C. SHALL VERIFY ALL EXISTING AND PROPOSED DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF ALL NEW DOORS, WINDOWS, AND SPLY-LITE
4. G.C. TO EMPLOY APPROPRIATE BUILDING PRACTICES ACCORDING TO CURRENT INDUSTRY STANDARDS AND CODES
5. ALL NEW DOORS TO BE 3'-0" x 7'-0" U.N.O.
6. (E) BUILDING IS CURRENTLY SPRINKLED. G.C. TO VERIFY OPERATION AND MODIFY AS REQUIRED FOR NEW LAYOUT
7. (E) EXPOSED TRUSSES AND ROOFING TO REMAIN

RCP LEGEND

- AREAS WITH DRYWALLED CEILINGS
- AREAS WITH DROPPED DRYWALLED CEILINGS
- AREAS WITH DROPPED DRYWALLED CEILINGS W/ ATTIC
- F1 6" APERTURE RECESSED COMPACT FLUORESCENT DOWNLIGHT
- F2 SURFACE MOUNTED FLUORESCENT DOWNLIGHT
- F3 SURFACE MOUNTED FLUORESCENT PENDANT
- F4 RECESSED DOUBLE LAMP FLUORESCENT
- EXTERIOR LIGHT FIXTURE
- VENTILATION FAN AIR VENTILATION SHALL COMPLY WITH 2008 LABC, SECTION 1203

RCP GENERAL NOTES

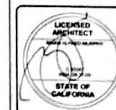
- A. G.C. SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION
- B. CONTRACTORS TO COORDINATE WALL STUD FRAMING WITH ALL ELECTRICAL OUTLETS AND JUNCTION BOXES FOR WALL MOUNT LIGHT FIXTURES, FLAT SCREEN TV'S, EQUIPMENT, BATHROOM ACCESSORIES, ETC. PRIOR TO CONSTRUCTION
- C. (E) LIGHTING TO REMAIN IN MAIN TRUSS BUILDING

DATE	ISSUED TO

REVISION SCHEDULE	DATE	ISSUED TO
1	11/10/2011	LABORS

3249 S. La Cienega Blvd.
Los Angeles, CA 90016

CONSTRUCTION DESIGN, INC.
ARCHITECT
3441 WILSON AVENUE, SUITE 200
LOS ANGELES, CA 90010
TEL: 310.408.1000 FAX: 310.408.1001 www.cdai.com



REFLECTED
CEILING PLAN

DATE	November 30, 2011
SCALE	1/8" = 1'-0"
PROJECT	
SHEET	

A-103

DATE

ISSUED TO

REVISION SCHEDULE

#

DATE

ISSUED TO

1

11/30/2011

LADBS

3249 S. La Cienega Blvd.

Los Angeles, CA 90016

CONSTRUCTION DESIGN, INC.

ARCHITECT

3115 488 0680

3115 488 0680

3115 488 0680

LICENSED ARCHITECT

STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

DATE

November 30, 2011

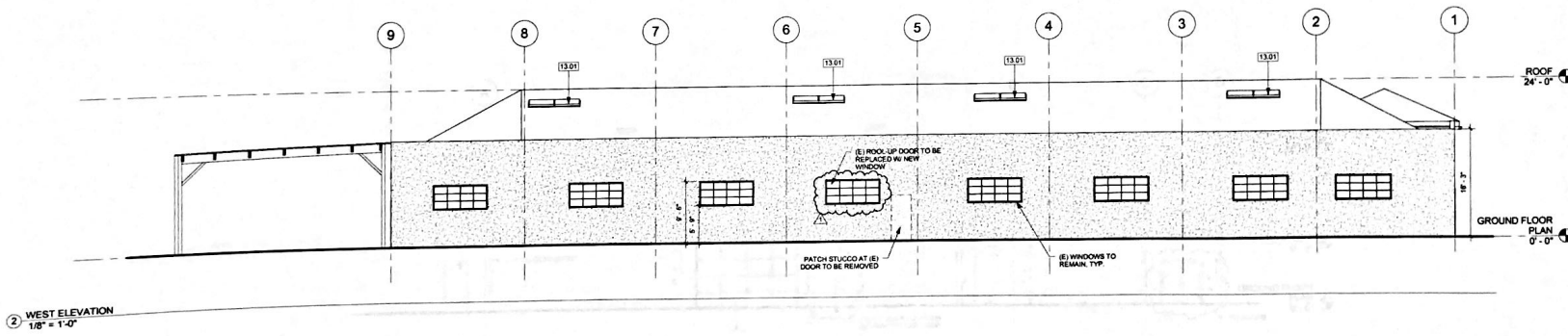
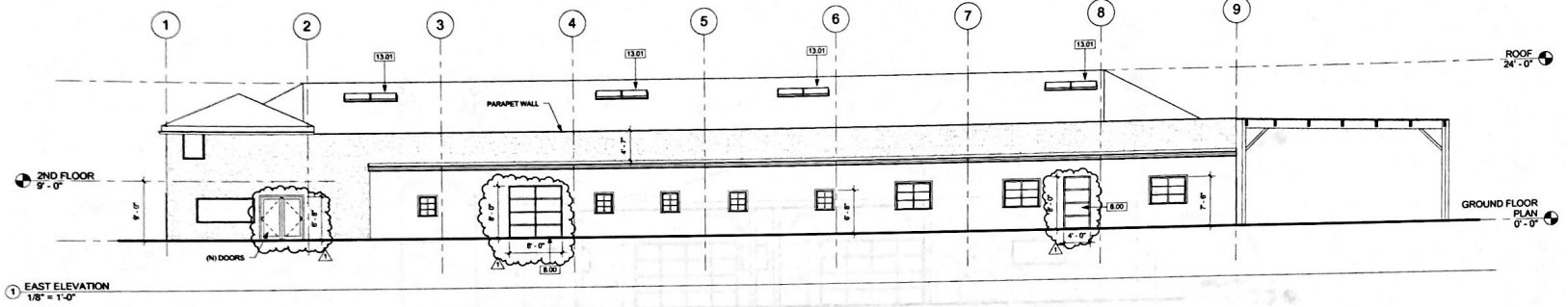
SCALE

1/8" = 1'-0"

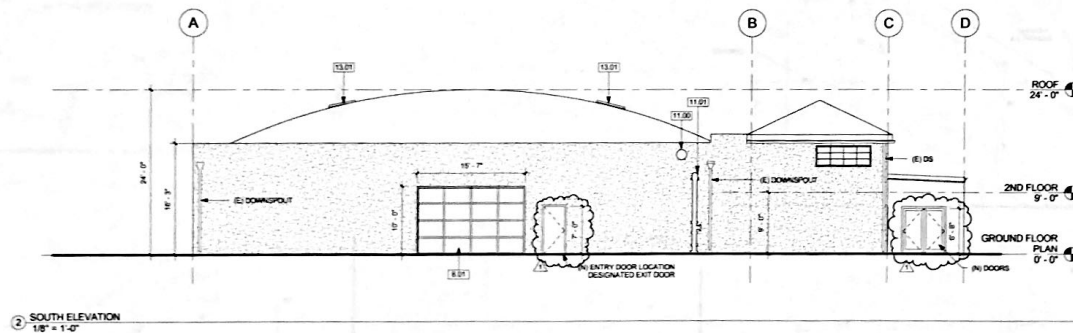
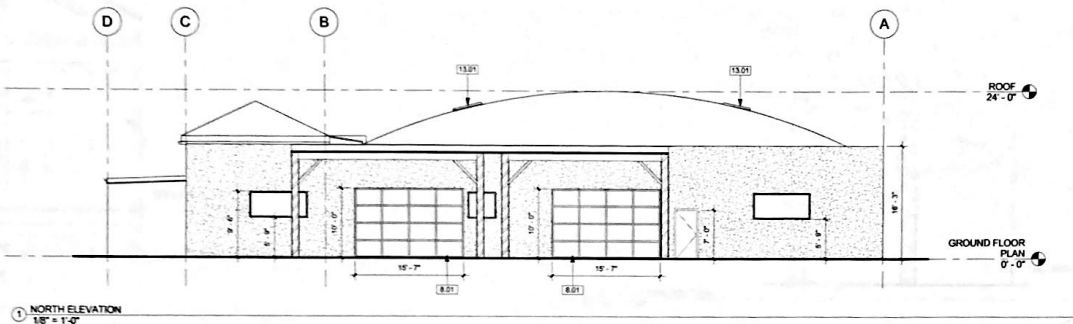
PROJECT

IS

A-201



CONSTRUCTION KEYNOTES		OCCUPANT LOAD ANALYSIS PER 2008 IBC		CONSTRUCTION GENERAL NOTES	
SECTION 1 - GENERAL SECTION 2 - SITE CONSTRUCTION SECTION 3 - CONCRETE SECTION 4 - MASONRY SECTION 5 - METALS SECTION 6 - WOOD AND PLASTICS SECTION 7 - THERMAL AND MOISTURE PROTECTION SECTION 8 - DOORS & WINDOWS SECTION 9 - FINISHES		SECTION 10 - SPECIALTIES SECTION 11 - EQUIPMENT SECTION 12 - ELECTRICAL SECTION 13 - MECHANICAL SECTION 14 - PLUMBING SECTION 15 - PAINTS AND COATINGS		SECTION 16 - ROOFING SECTION 17 - CLADDING SECTION 18 - SIGNAGE SECTION 19 - FURNITURE SECTION 20 - LANDSCAPE	
1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00		10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00 20.00		21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00 30.00	



CONSTRUCTION KEYNOTES

DIVISION 1 - GENERAL

DIVISION 2 - SITE CONSTRUCTION

DIVISION 3 - CONCRETE

DIVISION 4 - MASONRY

DIVISION 5 - METALS

DIVISION 6 - WOOD AND PLASTIC

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

DIVISION 8 - DOORS & WINDOWS

DIVISION 9 - FINISHES

DIVISION 10 - SPECIALTIES

DIVISION 11 - EQUIPMENT

DIVISION 12 - FURNISHINGS

DIVISION 13 - SPECIAL CONSTRUCTION

DIVISION 14 - CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL PLUMBING

DIVISION 16 - ELECTRICAL

DIVISION 17 - FINISHES

DIVISION 18 - FINISHES

DIVISION 19 - FINISHES

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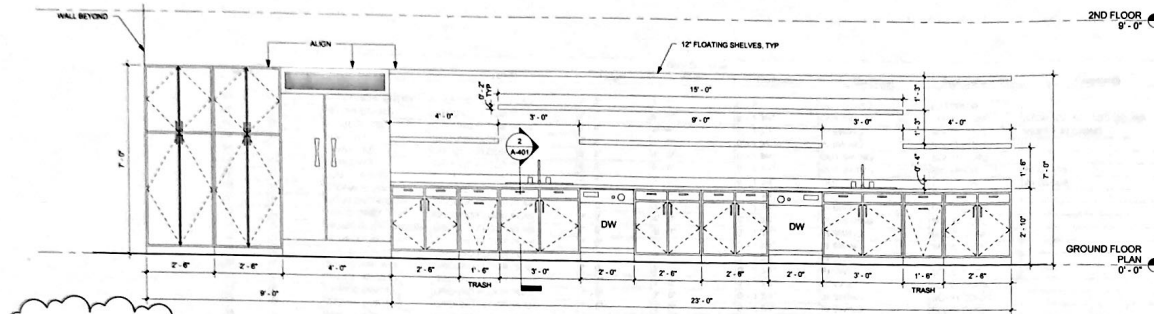
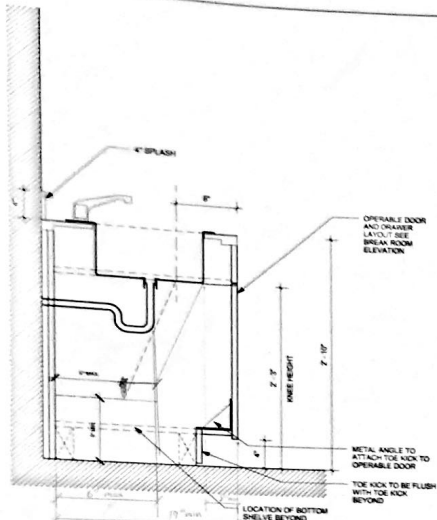
DIVISION 225 - FINISHES

DIVISION 226 - FINISHES

DIVISION 227 - FINISHES

DIVISION 228 - FINISHES

DIVISION 229 - FINISHES



3 BREAK ROOM ELEVATION
1/2" = 1'-0"

2 SINK DETAILS
1 1/2" = 1'-0"

RESTROOM FINISH NOTES

- FLOORS: FLOORS TO BE POLISHED CONCRETE, UNO.
- WALLS: ALL WALLS TO BE DA-TILE 3/4" WHITE SUBWAY TILE FLOOR TO CEILING BASE TO BE DA-TILE 3/4" WHITE COVE BASE
- CEILINGS: CEILINGS TO BE PTD DRYWALL. PAINT TO BE EGGSHELL SHEEN
- PARTITIONS: RESTROOM PARTITIONS TO BE STAINLESS STEEL ATTACHED TO THE OLD
- FIXTURES: TOILETS TO BE WALL MOUNTED ADA ACCESSIBLE UNITS URINALS TO BE WALL MOUNTED ADA ACCESSIBLE UNITS SHOWER HEAD VALVE AND SEAT TO BE LOCATED PER ADA REGS. *REFER TO ADA REGS FOR ALL CLEARANCES, HEIGHTS, AND LOCATIONS
- SHOWERS: SHOWER WALLS TO BE DA-TILE 3/4" WHITE SUBWAY TILE FLOOR TO CEILING SHOWER FLOOR TO BE WHITE OCTAGONAL MOSAIC TILE SHOWER FLOOR TO BE DEPRESSURED TO ALLOW FOR FLUSH TRANSITION TO COMPLY WITH ADA ACCESSIBILITY REGS. SHOWER CEILING TO BE PTD MISTURE, RESISTANT DRYWALL PAINT TO BE EGGSHELL SHEEN
- ACCESSORIES: ALL GRAB BARS TO BE STAINLESS STEEL ALL TOWEL PAPER DISPENSERS TO BE S.S. FROM SOBROCK ALL PAPER TOWEL DISPENSERS TO BE S.S. FROM SOBROCK
- COUNTERS: ALL COUNTERS TO BE WHITE CAESARSTONE, OR SIMILAR

TYPICAL ADA RESTROOM NOTES

- ALL FIXTURES AND ACCESSORIES ARE TO BE MOUNTED AT THE HEIGHTS SHOWN IN ADA STANDARD MOUNTING HEIGHTS DETAIL DRAWING UNLESS OTHERWISE NOTED/DIMENSIONED ON INTERIOR ELEVATIONS.
- ALL FIXTURES AND ACCESSORIES ARE HANDICAPPED ACCESSIBLE UNLESS OTHERWISE NOTED/DIMENSIONED FOR TOILET ACCESSORY LOCATIONS.
- SEE ENLARGED BATHROOM DRAWINGS FOR TOILET ACCESSORY LOCATIONS.
- ALL ACCESSORIES ARE TO BE HANDICAPPED ACCESSIBLE WITH A MAXIMUM REACH HEIGHT OF 3'-4" FROM FLOOR TO CENTER OF FUNCTIONAL POINT UNO.
- ALL TRAPS AND ALL HOT WATER ROPING, WHETHER LOCATED AT LAVATORIES OR AT SINKS SET IN COUNTERS, TO BE INSULATED.
- ALL CLEAR DIMENSIONS GIVEN TO SURFACE OF WALL FINISH MATERIAL, TYPICAL FOR THIS SHEET ONLY.
- FOR GRAB BAR DETAILS, SEE TYPICAL MOUNTING HEIGHT DRAWINGS.
- SOAP DISPENSER, TOILET PAPER DISPENSER, MIRROR, AND PAPER TOWEL DISPENSER MUST BE PROVIDED FOR ALL RESTROOMS EVEN IF IT IS NOT NOTED ON PLANS AND MUST BE ADA COMPLIANT.

PLUMBING FIXTURE CALCULATIONS

TOTAL SQUARE FOOTAGE = 18,239 SQ. FT.

PER TABLE A. OCCUPANT LOAD FACTOR OF 2001 CALIFORNIA PLUMBING CODE:

PER TABLE A. OCCUPANT LOAD FACTOR		OCCUPANT LOAD FACTOR = 200		OCCUPANT LOAD FACTOR = 2,000	
GROUP B (OFFICE) -					
GROUP F (WORKSHOP) -					
8,596 SQ. FT. / 200 = 43 OCC		17M	17F		
11,233 SQ. FT. / 2,000 = 6 OCC		23M	3F		
TOTAL OCC. LOAD FACTOR		23M	20F		

TABLE 4-1 MINIMUM PLUMBING FACILITIES:

TYPE OF BUILDING OR OCCUPANCY: PROFESSIONAL OFFICE USE

PER NOTE 12 IN TABLE 4-1 IN CPC, A WATER STATION MAY BE SUBSTITUTED FOR A DRINKING FOUNTAIN WHERE FOOD IS CONSUMED INDOORS.

REQUIRED FIXTURES PER TABLE 4-1

	MEN	WOMEN
TOILETS	2	3
URINALS	1	NA
LAVATORIES	1	1

PROVIDED FIXTURES

	MEN	WOMEN
TOILETS	2	3
URINALS	2	NA
LAVATORIES	2	3

*2ND FLOOR ALSO PROVIDED

Provide elevation view with dimensions Ref: 11B-1A

Provide elevation view of shower with dimensions, Ref: 11B-2A, 11B-2B

Provide seat dimensions Ref: 11B-2D

ENLARGED BREAK AREA / BATHROOMS

4 ENLARGED BREAK AREA / BATHROOMS

1/2" = 1'-0" Interior side.

Just quite 6?

SEE #13 UNIFORM ACCESSIBLE UNITS ON SHEET OR 1115B.8.1 40 MAX

Like this note for plan check

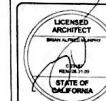
DATE	ISSUED TO

REVISION SCHEDULE		
#	DATE	ISSUED TO
1	11/03/2011	LADBS

1 11/09/2011 LABS

3249 S. La Cienega Blvd.
Los Angeles, CA 90016

CONSTRUCTION DESIGN INC.
BIM CONSULTING INC. 1015 S. CHANDEL ROAD
SANTA MONICA, CA 90404
310.305.0000 FAX 310.305.0001 www.cdinc.com



ENLARGED BREAK AREA / BATHROOMS PLAN

DATE	November 30, 2011
SCALE	As indicated
DESIGNED BY	IS
CHECKED BY	

A-401