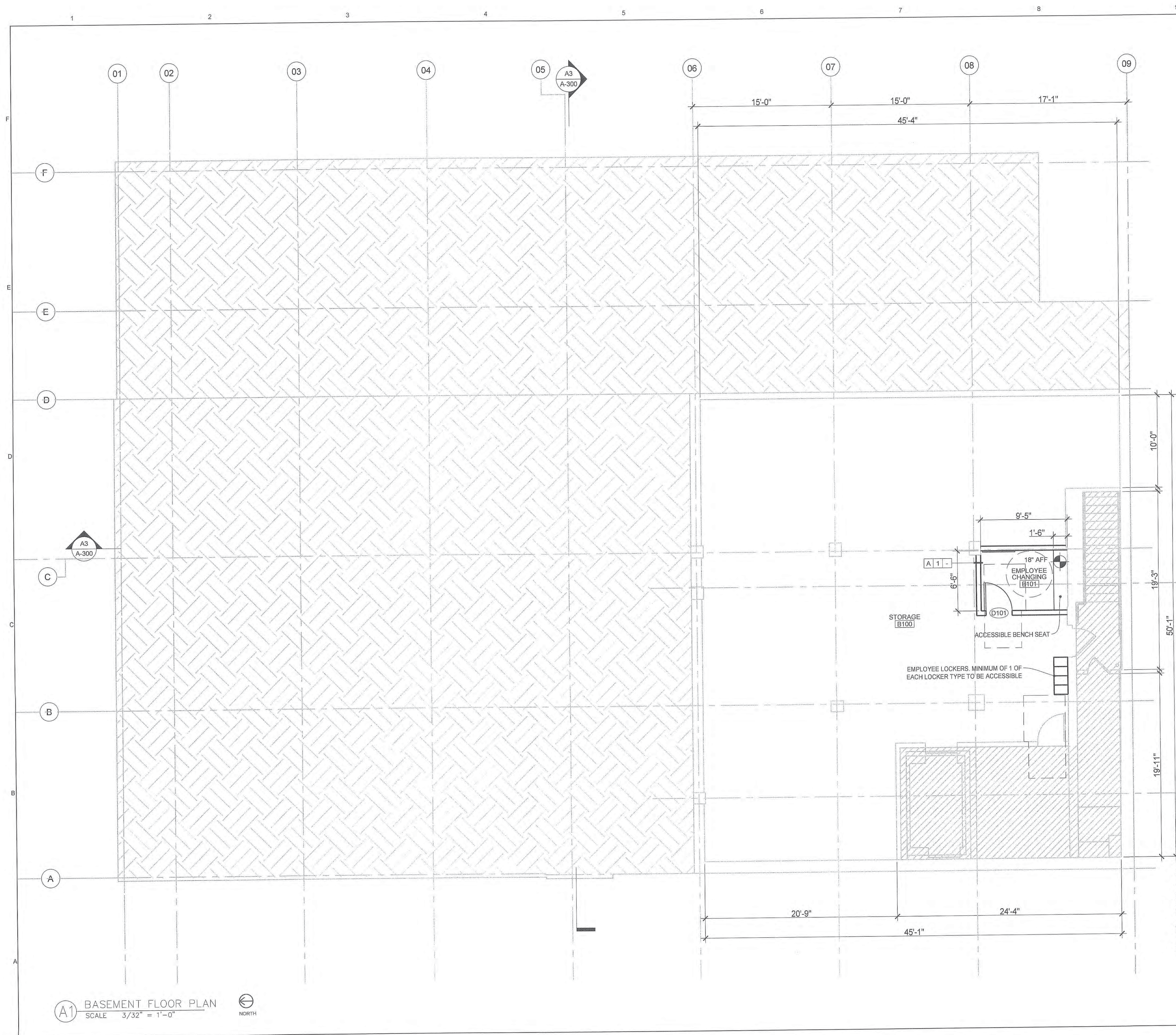
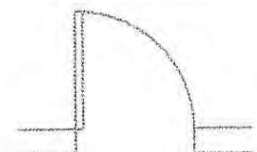




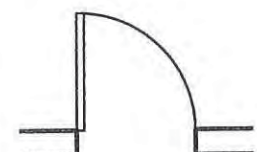
NOTES

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- AT EACH DOOR, THE SPACE WILL MAINTAIN MINIMUM MANEUVERING CLEARANCE AS DEMONSTRATED ON THE PLAN (PER 11B-404.2.4.1)
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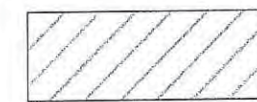
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EXISTING CONSTRUCTION



NEW CONSTRUCTION



NOT IN CONTRACT



CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION



This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sheets

Date: _____

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3330 WILSHIRE
RESTAURANT
3330 WILSHIRE BLVD
LOS ANGELES, CA 90010

REVISIONS

BID SET ISSUE 6/25/19

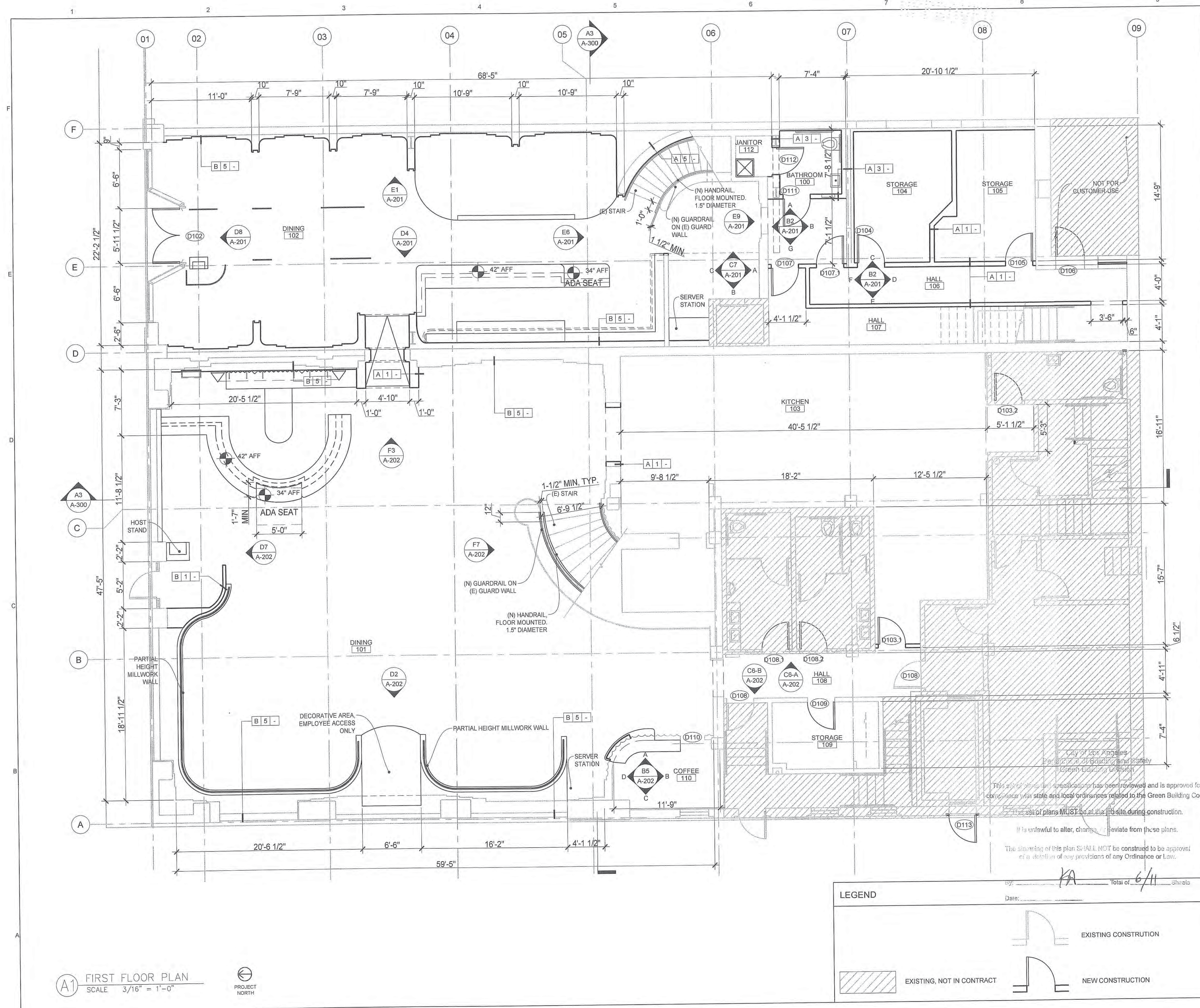
BID ADDENDUM ISSUE 7/15/19

BASEMENT FLOOR PLAN

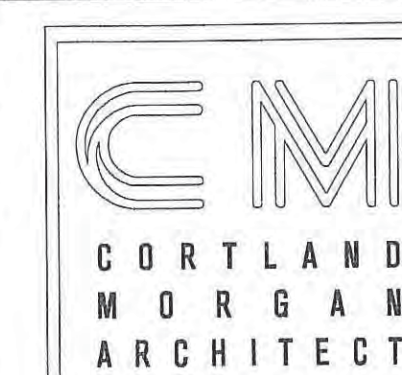
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A 100

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BY HENRY ARREOLA
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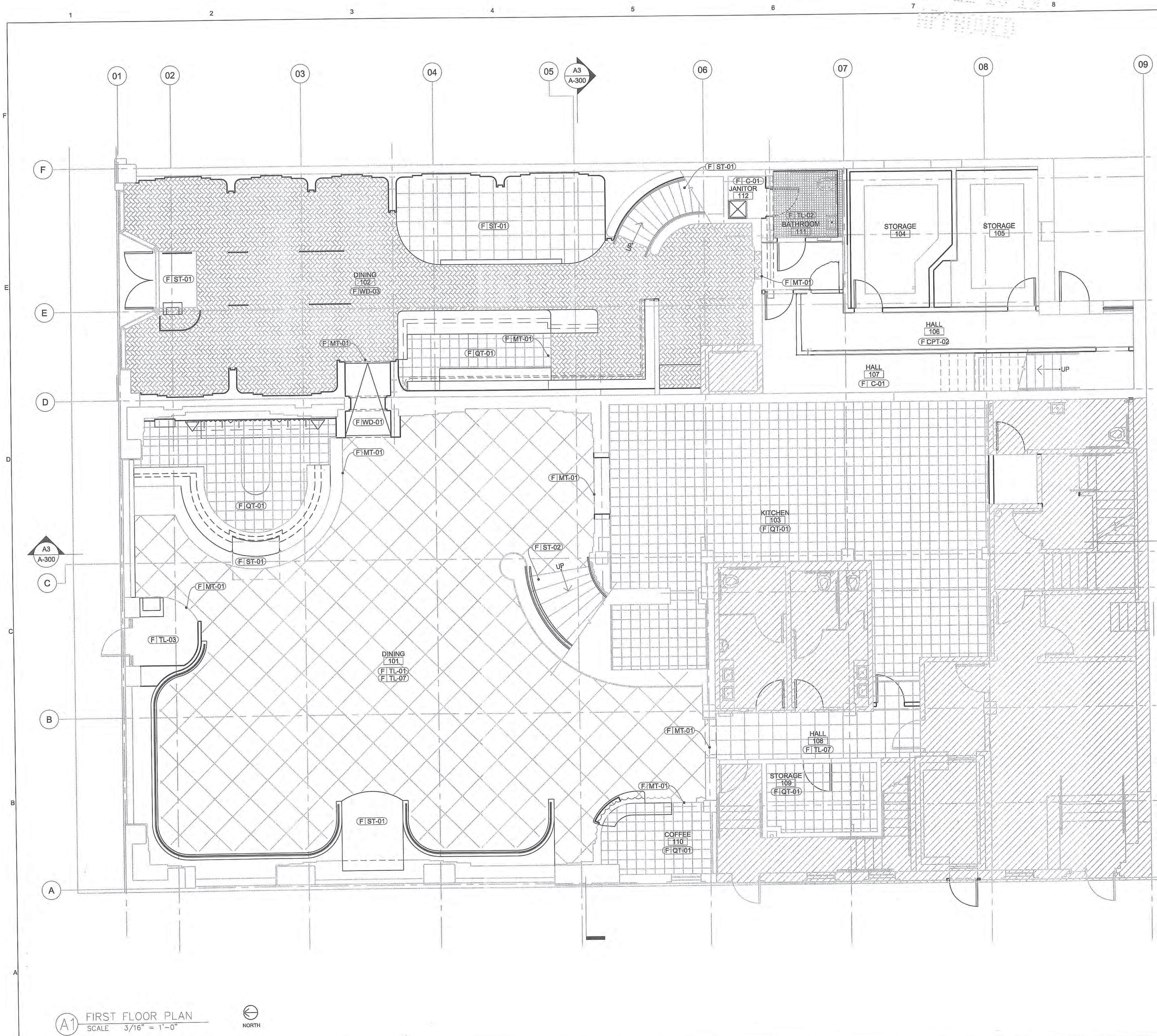
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FIRST FLOOR PLAN

SHEET NUMBER

A 101

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- NOTES**
- ALL DOORS TO HAVE A CLEAR OPEN WIDTH OF 32" MINIMUM WITH STANDARD 36" DOOR (PER 11B-404.2.3)
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- LEGEND**
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - NOT IN CONTRACT

DATE:
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C M
CORTLAND
MORGAN
ARCHITECT

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This set of plans was prepared by the Architect and is not to be used for construction without the Architect's approval. It is unlawful to alter, change, or deviate from these plans without the Architect's approval. The construction of this plan shall not be construed to be a violation of any provisions of any Ordinance or Law.

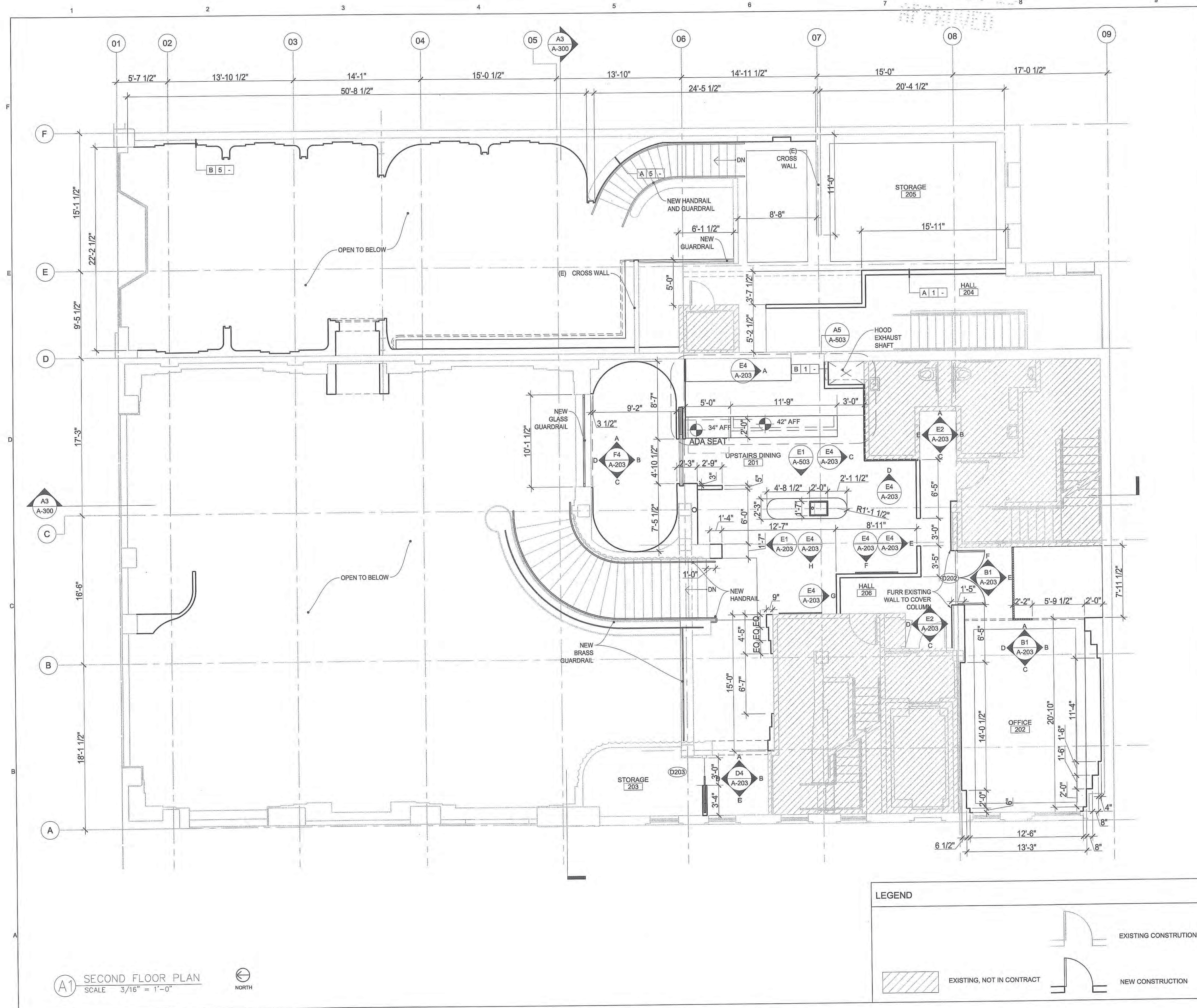
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Date:

FIRST FLOOR PLAN
FINISH PLAN

SHEET NUMBER

A 101.2

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REVISIONS

BID SET ISSUE	6/25/19
BID ADDENDUM ISSUE	7/15/19

SECOND FLOOR PLAN

SHEET NUMBER

A 102

NOTES

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- EXISTING RESTROOMS COMPLETED UNDER SEPARATE PERMIT ARE NOT IN THE SCOPE OF WORK
- THE HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (5.508.1)
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

A. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.3.2)

B. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
- NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER
- SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE
- COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ. 7.0 AND 7.1 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE. (5.504.4.4)

C. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (5.504.4.4.1)

D. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5. (5.504.4.5)

E. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)

F. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- CERTIFIED UNDER UL GREENGUARD GOLD
- CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
- MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (5.504.4.6)

G. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY. (5.504.5.3)

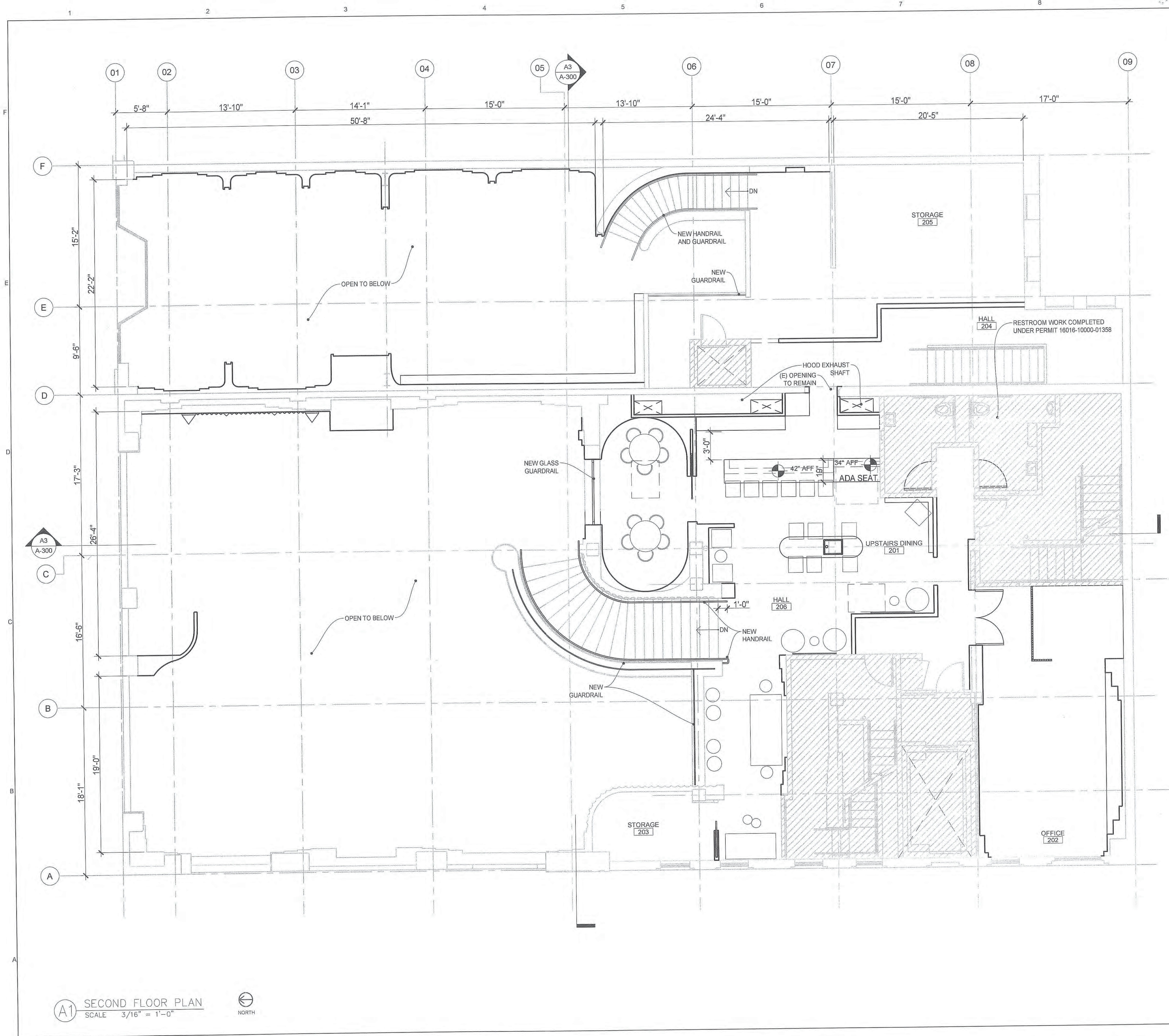
H. MECHANICALLY VENTILATED BUILDINGS WITHIN 1,000 FEET OF A FREEWAY SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (5.504.5.3)

I. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM BUILDING ENTRIES, OUTDOOR AIR INTAKES, OR OPERABLE WINDOWS. (5.504.7)

J. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE. (5.505.1)

K. ADDITIONS TO BUILDINGS THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CEC, TITLE 24, PART 6, SECTION 121(C) (5.506.2)

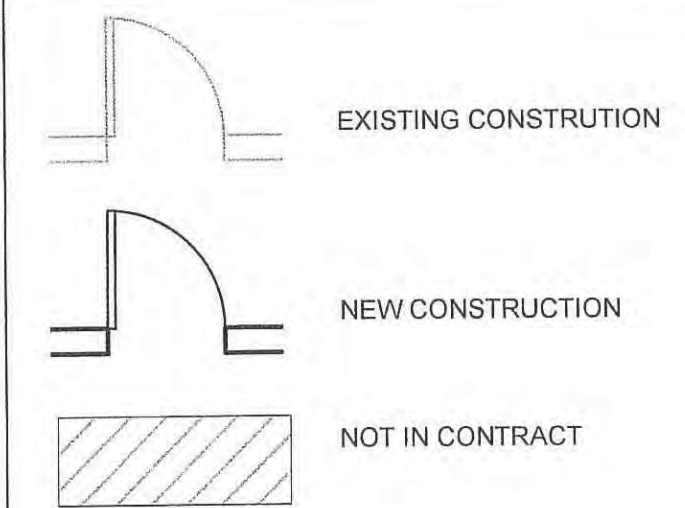
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BY: [Signature]
DEC 10 2019
Signature



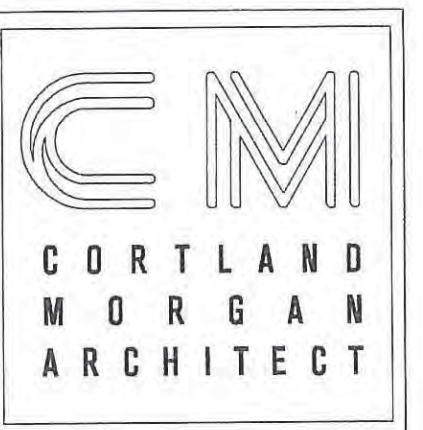
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LEGEND



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3330 WILSHIRE
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3330 WILSHIRE BLVD
LOS ANGELES, CA 90010



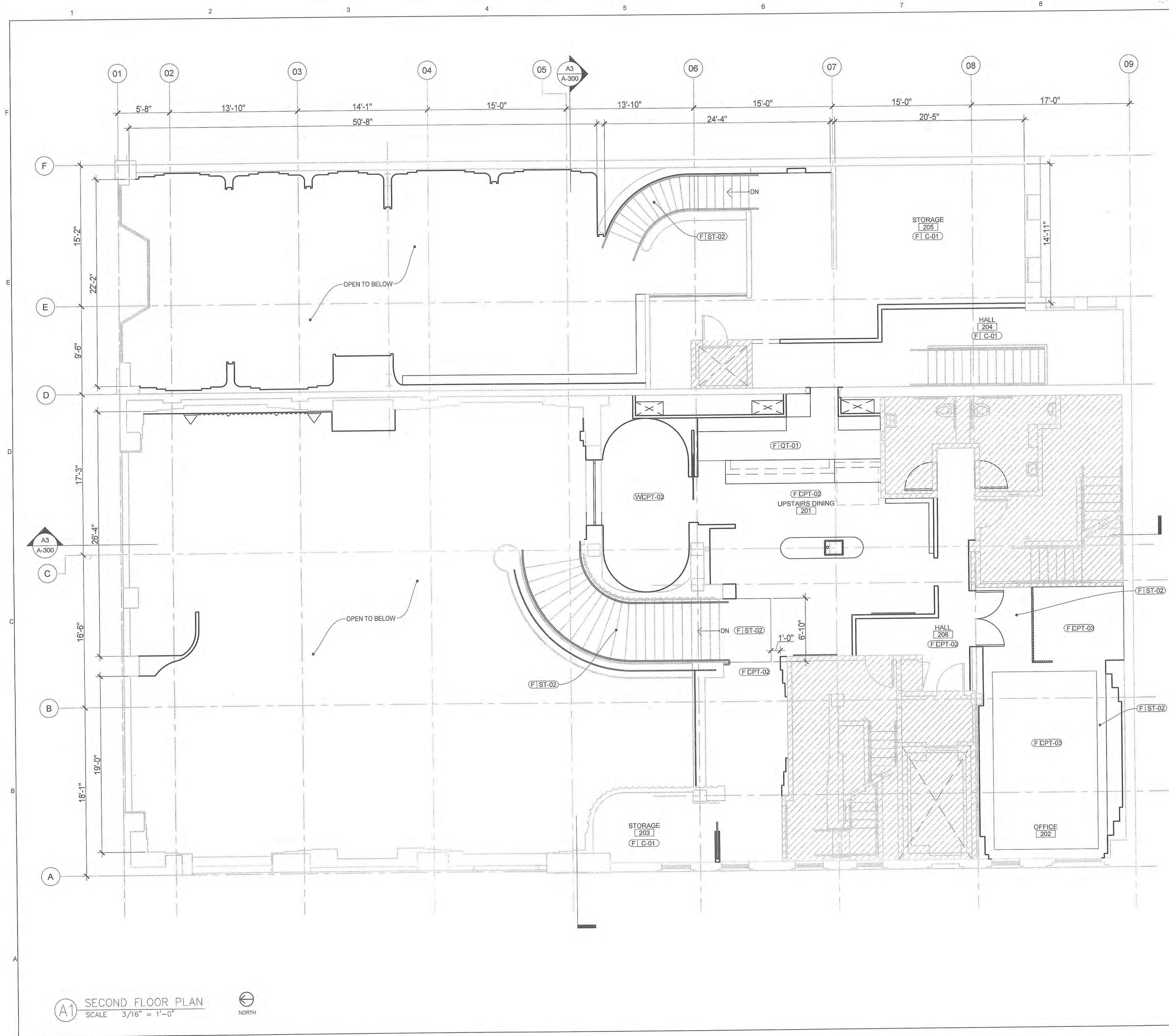
REVISIONS
BID SET ISSUE 6/25/19
BID ADDENDUM ISSUE 01 10/16/19

SECOND FLOOR PLAN
FURNITURE LAYOUT

SHEET NUMBER

A 102.1

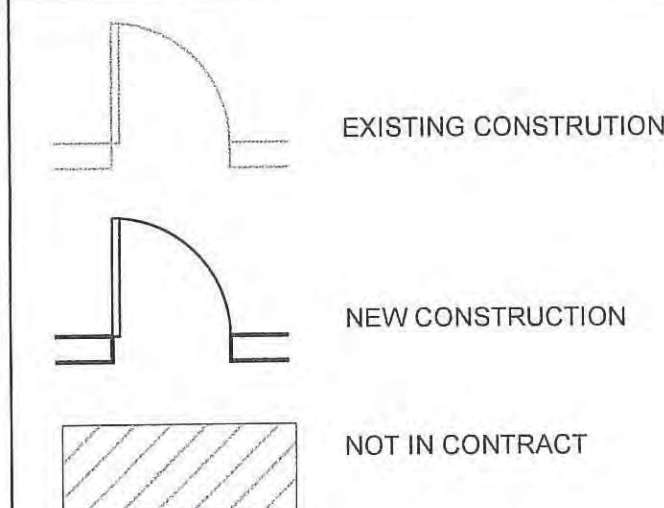
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BY HERNAN A. AREOLA
DEC 10 2019
Signature



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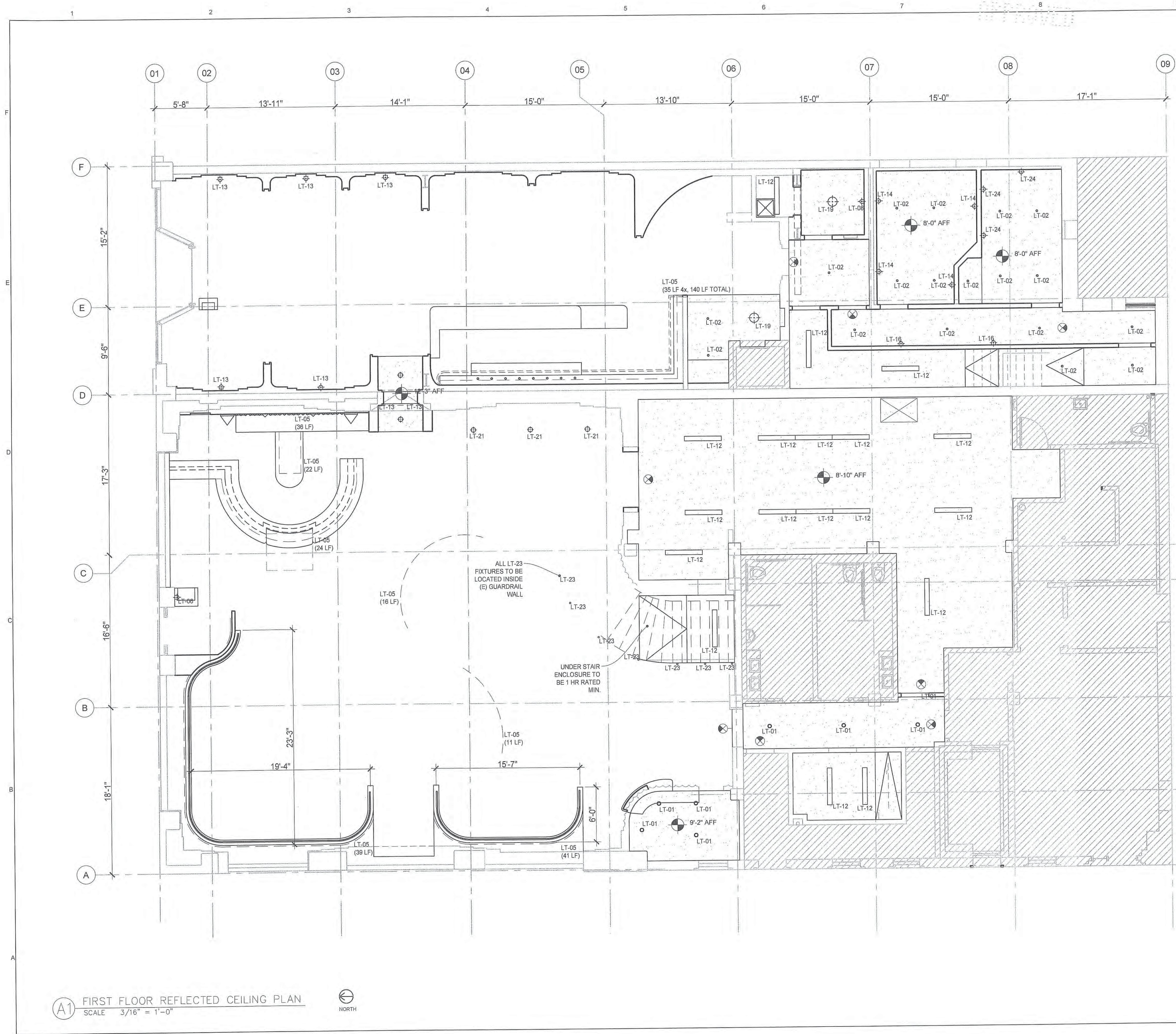
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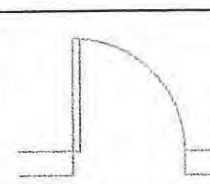
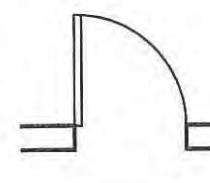
SECOND FLOOR PLAN
FINISH PLAN

SHEET NUMBER

A 102.2

10053
12 16 19
APPROVED



NOTES 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX). 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. (1013.5) 4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.3) 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS (1013.8.3) 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS. 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. 8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.2 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. 11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1-FOOT CANDLE AT THE WALKING SURFACE. 12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. 13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. 14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT-CANDLE (8 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.	DATE: JOB NO: DRAWN: CHECKED:
	 711 N. FIELDER RD. ARLINGTON, TX 76012 PH: (817) 635-5696 FAX: (817) 635-5699
	3330 WILSHIRE RESTAURANT 3330 WILSHIRE BLVD LOS ANGELES, CA 90010
	
LEGEND  EXISTING CONSTRUCTION  NEW CONSTRUCTION  EXISTING, NOT IN CONTRACT	REVISIONS BID SET ISSUE 6/25/19
	FIRST FLOOR REFLECTED CEILING PLAN
	SHEET NUMBER A 121

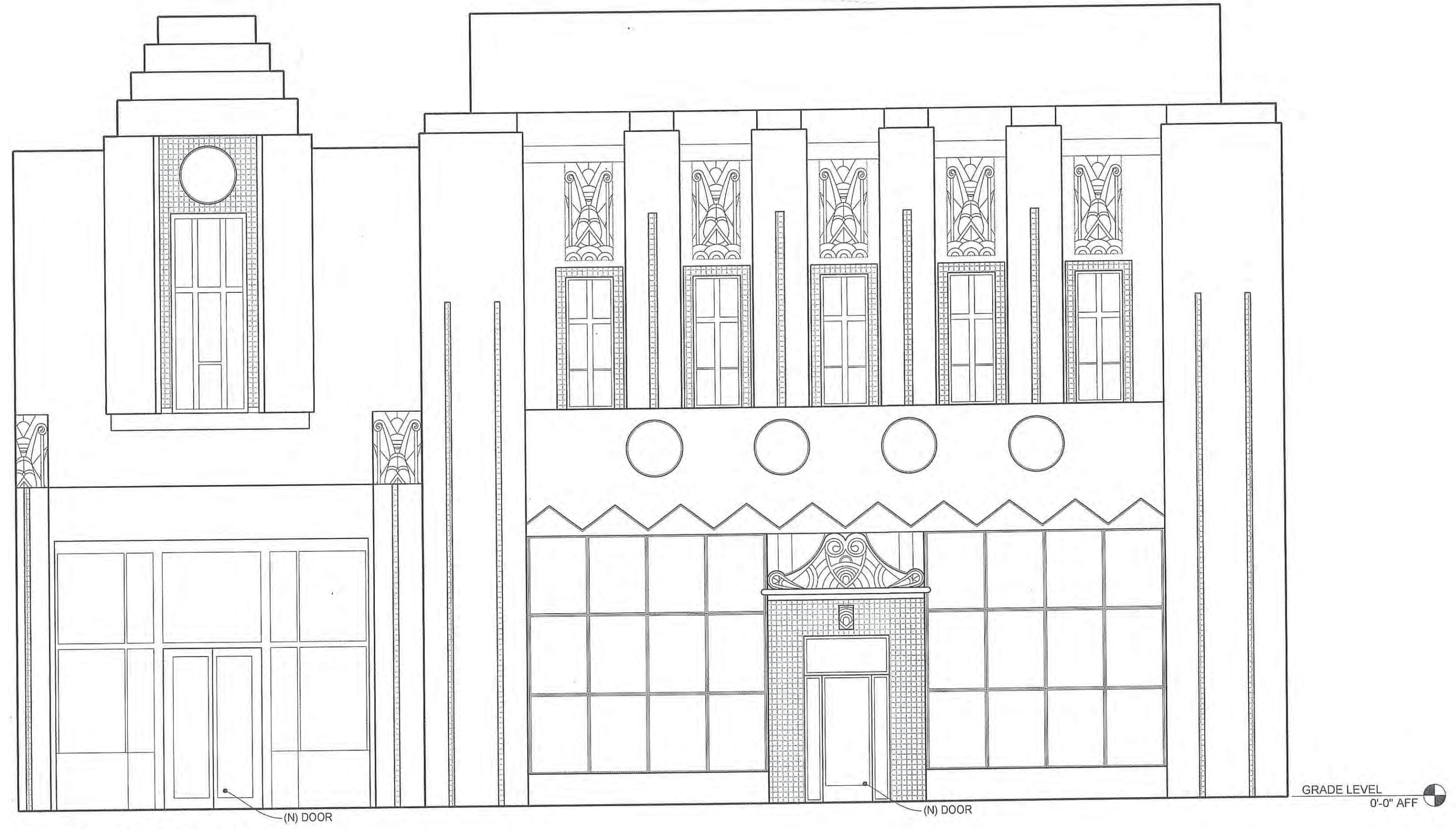


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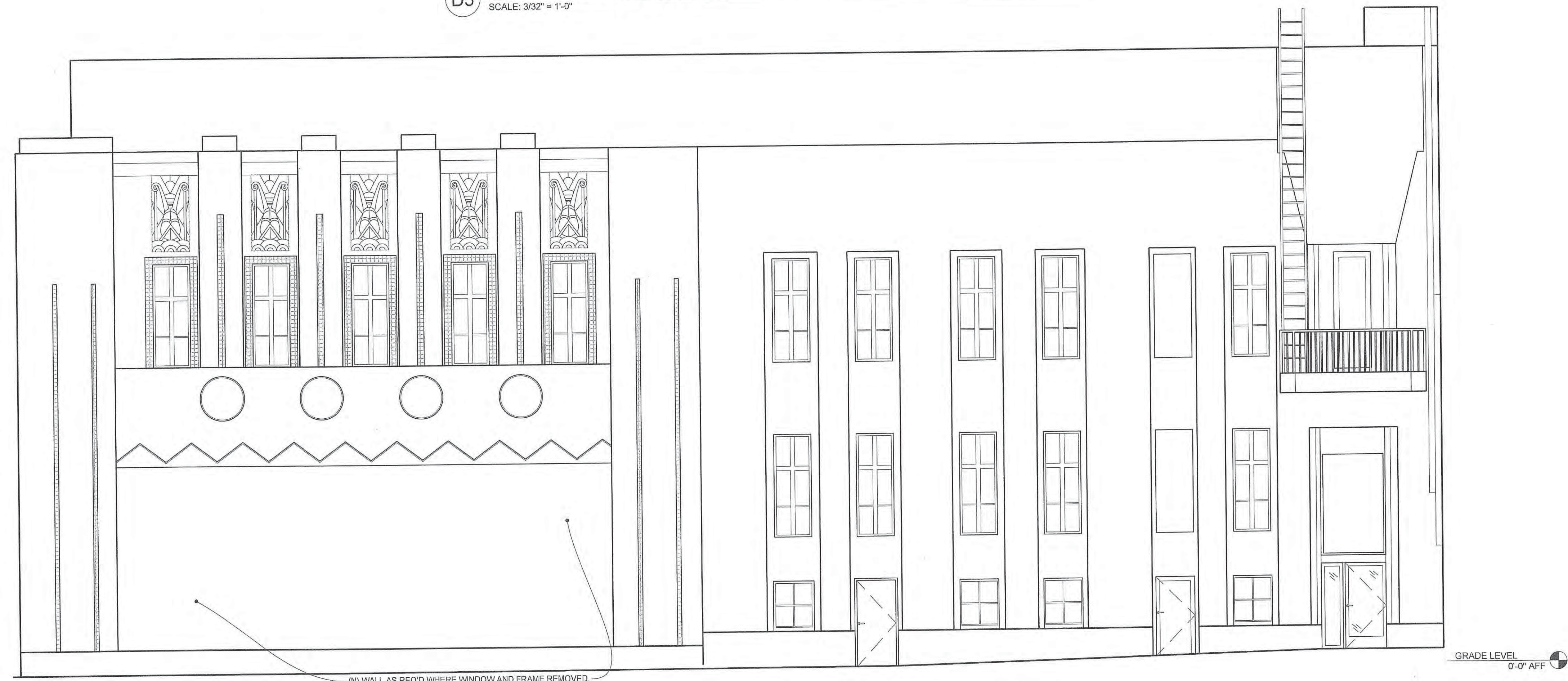
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1 2 3 4 5 6 7 8 9 10

F
E
D
C
B
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D5 WILSHIRE ELEVATION
SCALE: 3/32" = 1'-0"



A3 CATALINA ELEVATION
SCALE: 3/32" = 1'-0"

(N) WALL AS REQ'D WHERE WINDOW AND FRAME REMOVED.
PAINT PT-16 TO MATCH (E) WALLS

DATE:
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EXTERIOR ELEVATIONS

SHEET NUMBER

A 200

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