

keynotes

- 17 NEW 2'-0"X2'-0" SKYLIGHT ABOVE. SEE CEILING PLAN.
- 18 ALIGN TOP OF NEW WALLS WITH (E) CEILING/SOFFIT ABOVE AT THIS CORNER.
- 19 PROVIDE 1/4" COPPER COLD WATER LINE TO REFRIGERATOR. VERIFY EXACT LOCATION WITH TENANT.
- 20 PROVIDE 1/4" COPPER COLD WATER LINE ABOVE COUNTER FOR COFFEE MAKER. VERIFY EXACT LOCATION WITH TENANT.
- 21 (CONTRACTOR TO PROVIDE COST ALTERNATE TO PROVIDE A NEW LAYER OF SKIM COAT SMOOTH PLASTER AT ALL HALLWAY WALLS & PAINT TO MATCH EXISTING)
- 22 (CONTRACTOR TO PROVIDE COST ALTERNATE TO PROVIDE A LAYER OF SKIM COAT SMOOTH PLASTER OVER THE EXISTING CEILING & PAINT TO MATCH EXISTING)
- 23 EXISTING STOREFRONT DOOR, FRAME AND HARDWARE TO REMAIN.
- 24 EXTEND EXISTING WIRING FOR NEW RELOCATED GATE RELEASE BUTTON AND PROVIDE ELECTRICAL FOR ELECTRIC STRIKE AT THIS GATE.
- 25 PROVIDE ALTERNATE TO REPLACE EXISTING DOOR AND HARDWARE. SEE HARDWARE SET 13, ON SHEET A4-01.
- 26 MODIFY EXISTING DOOR TO ACCOMMODATE LOUVER AT BOTTOM. PAINT LOUVER TO MATCH DOOR FRAME AND DOOR TO MATCH EXISTING. REPLACE DOOR IF MORE ECONOMICAL.
- 27 PATCH & REPAIR WALL AS REQUIRED TO MATCH EXISTING, (WHERE EXISTING WALL WAS REMOVED).
- 28 REPAIR & REWORK (E) WOOD DOOR FRAME TO ACCOMMODATE NEW DOOR SWING.
- 29 PROVIDE NEW GYP.BD. CASSED OPENING, WHERE (E) WOOD DOOR FRAME WAS REMOVED.
- 30 PROVIDE NEW GYP.BD. CASSED HEADER, WHERE (E) WALL, DOOR & FRAME WAS REMOVED.
- 31 EXISTING AREA DRAIN TO REMAIN

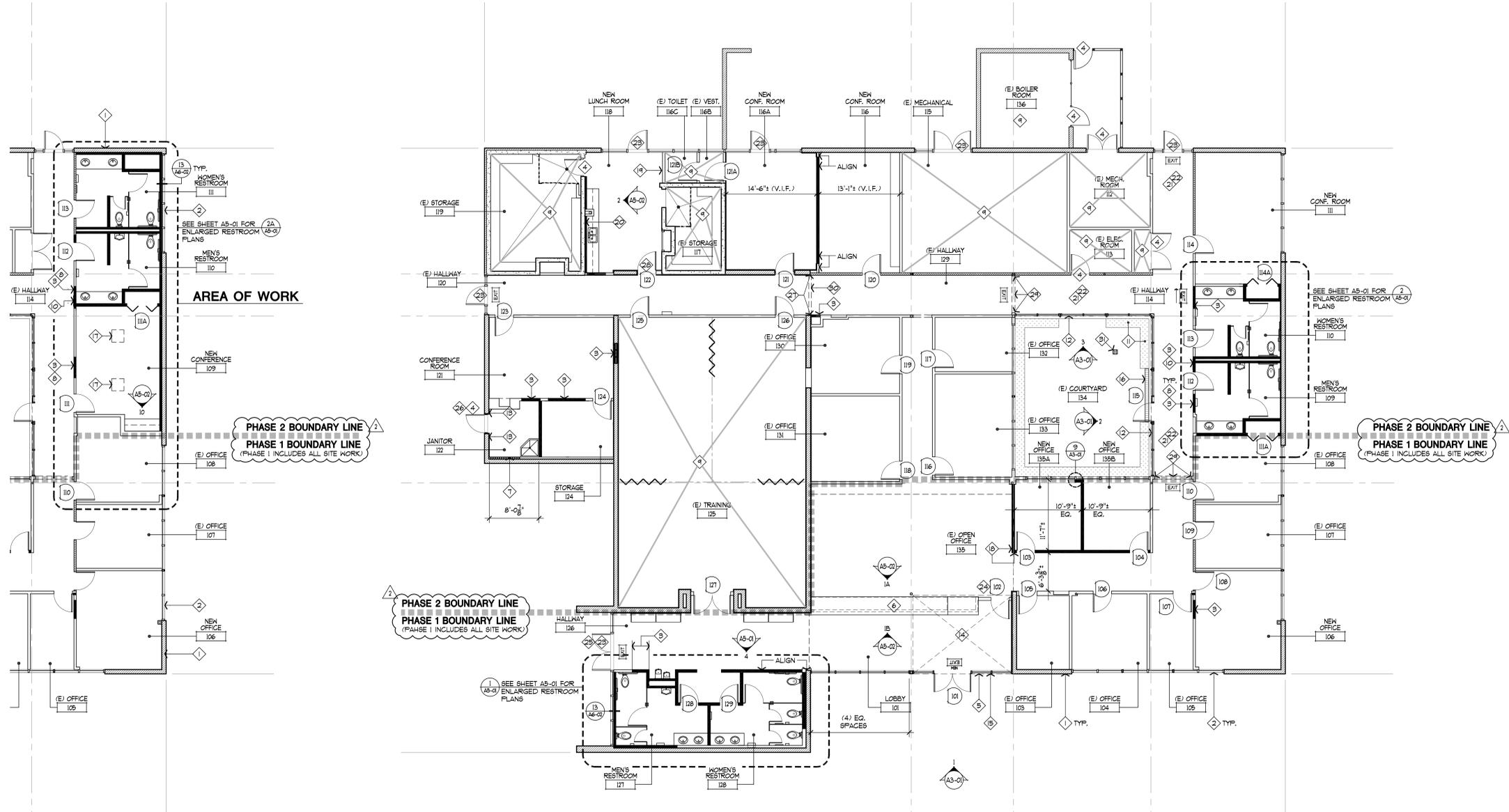
- 1 EXISTING EXTERIOR MASONRY WALLS.
- 2 EXISTING EXTERIOR GLAZING.
- 3 INFILL AND PAINT EXISTING DOOR/WINDOW OPENING WITH WOOD STUDS. MATCH ADJACENT WALL CONSTRUCTION, FINISH AND ALIGN WITH EXISTING. (SEE STRUCT. DWG. AS REQUIRED)
- 4 EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
- 5 PROVIDE ACCESSIBLE ENTRANCE SIGNAGE. SEE DETAIL 2/A4-01.
- 6 NEW COUNTER SEE COUNTER ELEVATIONS.
- 7 WALL FURRING: 3/4" WATER RESISTANT GYP. BD. OVER STUD FURRING TO MATCH EXISTING ADJACENT WALL CONSTRUCTION AND ALIGN FINISH WITH EXISTING. PROVIDE STUCCO AT EXTERIOR FACE OF DOOR INFILL TO MATCH EXISTING.
- 8 ALL EXISTING IS TO REMAIN AT THIS AREA/ROOM, U.N.O.
- 9 NEW LOCATION OF RELOCATED ELECTRICAL PANEL.
- 10 EXISTING PLANTERS TO REMAIN, TYP.
- 11 NEW STOREFRONT SYSTEM. SEE EXTERIOR ELEVATIONS SHEET A3-01.
- 12 WALL FURRING: 3/4" WATER RESISTANT GYP. BD. OVER 3/4" METAL FURRING CHANNELS @ 16" OC.
- 13 NEW 4" THICK CONC. SLAB WITH 6x6 / 10x10 E.W.H.M. AT MID-DEPTH AND ALIGN WITH EXISTING FLOOR SLAB.
- 14 NEW CURTAIN WALL GLAZING SYSTEM - 1600 SYSTEM 1 BY KAWNEER OR US ALUMINUM EQUAL. CLEAR ANODIZED ALUM. FINISH (CONTRACTOR TO VERIFY, TO MATCH EXISTING).
- 15 NEW 8" W. CAST CONCRETE TRENCH DRAIN. PROVIDE NEW STEEL GRATE. SLOPE TO DRAIN INTO (E) ADJACENT PLANTERS. SEE DETAIL 6/A6-03.

floor plan notes

1. FOR TYPICAL METAL STUD DETAILS AND CONNECTIONS REFER TO DETAIL 1/A6-02.
2. TYPE, FINISH, AND HEIGHT OF ALL INTERIOR WINDOW FRAMES TO MATCH DOOR FRAMES AND EXISTING.
3. [EXIST] INDICATES AN EXISTING EXIT SIGN AND [NEW] INDICATES A NEW EXIT SIGN TO MATCH EXISTING. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS SHALL HAVE MIN. 6" H x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THEY ARE CLEARLY VISIBLE. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH CHAPTER 10 OF THE CBC. ANY REPLACEMENT EXIT SIGNS ARE TO MATCH EXISTING.
4. ADJUST ALL NEW AND EXISTING DOOR CLOSERS TO REMAIN NOT TO EXCEED A.D.A. MAXIMUM OPERATING FORCES WHERE APPLIES, WITHIN AREA OF WORK.
5. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF THE CALIFORNIA BUILDING CODE, 2010 EDITION.
6. GLAZING WITHIN 24" ARC OF A SWING DOOR OR 18" FROM FLOOR SHALL COMPLY WITH SECTION 2406 OF THE CALIFORNIA BUILDING CODE AND BE TEMPERED.
7. FOR PATCHES TO EXISTING CONCRETE SLAB FROM PLUMBING OR OTHER TRENCHES - SEE 15/A6-01. FINISH TO MATCH EXISTING.
8. PATCH ANY EXISTING WALLS TO REMAIN THAT NEED REPAIR AND PREPARE FOR NEW PAINT, WITHIN THE AREA OF WORK.
9. CONTRACTOR TO VERIFY EXACT HEIGHT TO ROOF/FLOOR STRUCTURE WHERE FULL HEIGHT STUDS ARE INDICATED. CONTRACTOR MAY SUBMIT ALTERNATIVE FOR METAL STUD CONFIGURATION, TO CHANGE STUD SECTION DESIGNATION TO ACCOMMODATE THE SPAN INSTEAD OF USING THE STUD SIZE LISTED ON THIS DRAWING.
10. ALL GYPSUM BOARD EDGES SHALL BE BLOCKED WHERE IT DOES NOT FALL ON A FRAMING MEMBER.
11. PATCH AND REPAIR WALLS WHERE SWITCHES, OUTLETS, CARD READERS, THERMOSTATS, ETC. WERE REMOVED.
12. ALL ROOF WORK SHOULD BE PERFORMED BY A CERTIFIED/LICENSED ROOFING CONTRACTOR AND FOLLOW MANUFACTURER'S (GAF OR TO MATCH EXISTING) RECOMMENDATIONS.

wall legend

- EXISTING WALL / PARTITION TO REMAIN
- EXISTING EXTERIOR MASONRY WALL TO REMAIN
- EXISTING WALL FURRING
- EXISTING CONCRETE WALL TO REMAIN
- NEW WALL FURRING: 1. 3/4" x 125-10 (3 3/4" x 25 GA) METAL STUDS @ 24" OC. (MAX. HT. 13'-4") W/ 5/8" GYP. BD. ONE SIDE (PROVIDE WATER RESISTANT @ RESTROOM) AND R-15 INSULATION ON EXISTING MASONRY WALL.
- NEW FULL HEIGHT ACOUSTIC PARTITION: 3/4" x 125-10 (3 3/4" x 25 GA) METAL STUDS @ 16" OC. (MAX. HEIGHT 20'-0") WITH 5/8" GYP. BD. EACH SIDE AND SOUND BATT INSULATION WHERE OCCURS. EXTEND METAL STUDS 6"YP. BD. AND INSULATION TO UNDERSIDE OF STRUCTURE ABOVE, U.N.O.. PROVIDE WATER RESISTANT 6"YP. BD. @ RESTROOM.

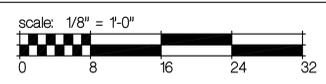


partial alternate floor plan  
SCALE: 1/8"=1'-0"

2 floor plan  
SCALE: 1/8"=1'-0"

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**note:**  
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.



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revision	
1	Addendum #1 - Bid Clarifications 11-21-2012

Tenant Improvements / Accessibility Upgrades for:  
**CITY OF TORRANCE**  
**PERSONNEL BUILDING**  
3231 Torrance Boulevard, Torrance, CA 90503

OWNER : City of Torrance, Department of General Services  
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