TORRANCE BUILDING DEPARTMENT
PERMIT CENTER PHASE II

3031 TORRANCE BLVD., TORRANCE, CA 90503

General Notes

1. DO NOT SCALE THE DRAWINGS.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

4. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF BUILDING. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS, AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH, TO BRING TO THE ATTENTION OF THE ARCHITECT, ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS ENGINEERS SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR THE SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES PERFORMED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND HIS ENGINEERS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

6. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK.

7. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

8. CONTRACTOR TO CHECK AND VERIFY SIZE AND LOCATION OF DUCTS, PLUMBING RUNS AND MECHANICAL EQUIPMENT WITH MECHANICAL AND PLUMBING CONTRACTORS BEFORE CONSTRUCTING WALLS, FLOORING, CEIINGS, CABINETS, EQUIPMENT BASES, ETC.

9. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.

10. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN AT HIS EXPENSE, ALL NECESSARY PERMITS AND LICENSES FOR THE COMPLETION OF THIS JOB EXCEPT AS SPECIFICALLY PROVIDED IN THE INVITATION BID.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUBCONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION PROGRESS TO MAINTAIN THE CONTRACT SCHEDULE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN-UP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF THE SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND / OR EQUIPMENT SUPPLIED BY THE OWNER.

15. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF INDUSTRY STANDARD, GOOD QUALITY, FREE FROM FAULTS OR DEFECTS.

16. AT THE TERMINATION OF THE WORK, SUBMIT TO BUILDING OWNER, MAINTENANCE MANUALS PRESENTING FULL DETAILS FOR CARE AND MAINTENANCE OF ALL SURFACE AND EQUIPMENT OF EVERY NATURE. CONTENTS SHALL INCLUDE MANUFACTURER'S AND INSTALLER'S NAMES, ADDRESSES, PHONE NUMBERS, AND INSTRUCTIONS FOR INSTALLATION, START-UP, OPERATION, MAINTENANCE, PARTS LIST AND DATA SHEET.

17. THIS PROJECT SHALL COMPLY WITH THE LATEST APPROVED EDITION OF THE CBC, CEC, T-24-6 ENERGY CONSERVATION REG., CMC, CPC, ALL LOCAL AMENDMENTS, AND THE AMERICANS WITH DISABILITY ACT (A.D.A.).

18. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE UNIFORM BUILDING CODE 1997 EDITION.

19. A PROTECTIVE FENCE SHALL BE CONSTRUCTED AND MAINTAINED CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.

20. MAINTAIN SANITARY TOILET FACILTIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.

21. FOR INTERIOR FINISH MATERIALS AND COLORS REFER TO FINISH AND COLOR SCHEDULES. THE FLAME SPREAD RATING OF ALL INTERIOR FINSHES SHALL EXCEED "75".

22. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (ON BOTH LEAVES, WHERE PAIRS OF DOORS OCCUR). THE FLOOR LANDING AT EACH SIDE OF AN EXIT DOORWAY SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.

23. EXIT DOORS, EXIT LIGHTS, AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED OR OBSTRUCTED BY ANY DECORATIVE MATERIAL.

24. PROVIDE 2A-10BC RATED FIRE EXTINGUISHERS AT LOCATIONS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

25. PROVIDE SAMPLES AND SUBMITTALS AS INDICATED FOR ALL FINISH MATERIALS TO BE USED IN THIS PROJECT.

26. FIRE STOPS ARE TO BE PROVIDED AT MAX. 10'-0" INTERVALS, BOTH VERTICAL AND HORIZONTAL, AT ALL WALL VOIDS & CAVITIES. SPACING TO BE MAX. 8'-0" INTERVALS, BOTH VERTICAL AND HORIZONTAL, AT COMBUSTIBLE FIRE RATED WALLS.

27. EXITWAYS ARE TO BE ILLUMINATED AT ALL TIMES HAVING A LIGHT INTENSITY OF NOT LESS THAN ONE FOOTCANDLE AT FLOOR LEVEL.

28. MECHANICAL, ELECTRICAL & PLUMBING PLANS UNDER SEPARATE PERMIT & PLAN CHECK SUBMITTAL (IF REQUIRED).

29. ALL FLUORESCENT FIXTURES WITH DOUBLE ENDED LAMPS SHALL BE EQUIPPED WITH DISCONNECT MEANS PER 410.73 (G) [CEC 2013].

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Accessibility Notes

DOORS

1. Manually operated edge- or surface-mounted flush bolts and surface bolts are prohibited. When exit doors are used in pairs and approved automatic flush bolts are used, the door leaf having the automatic flush bolts shall have no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation. (1003.3.1.7)

2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. (1133B.2.5.1)

3. Hand-activated door opening hardware shall be centered between 30" and 44" above the floor. (1133B.2.5.1)

4. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32". (1133B.1.1.1.1, Fig 11B-5B & 11B-33)

5. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with 60" maneuvering clearance for front approach. (1133B.2.4.2, 1133B.2.5.3, Fig 11B-26, Fig 11B-33)

6. The width of the level area on the side to which the door swings shall extend 24" past the strike edge of the door for exterior doors and 18" past the strike edge for interior doors. Where the door is recessed or located in an alcove, the projection distance allowed to project into the required door strike clearance measured from the face of the wall to the face of the door is limited to 8". (1133B.2.4.3, 1133B.2.4.5, Fig 11B-33(a))

7. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway. (1133B.2.4.1)

8. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (1133B.2.5)

FLOORS AND LEVELS

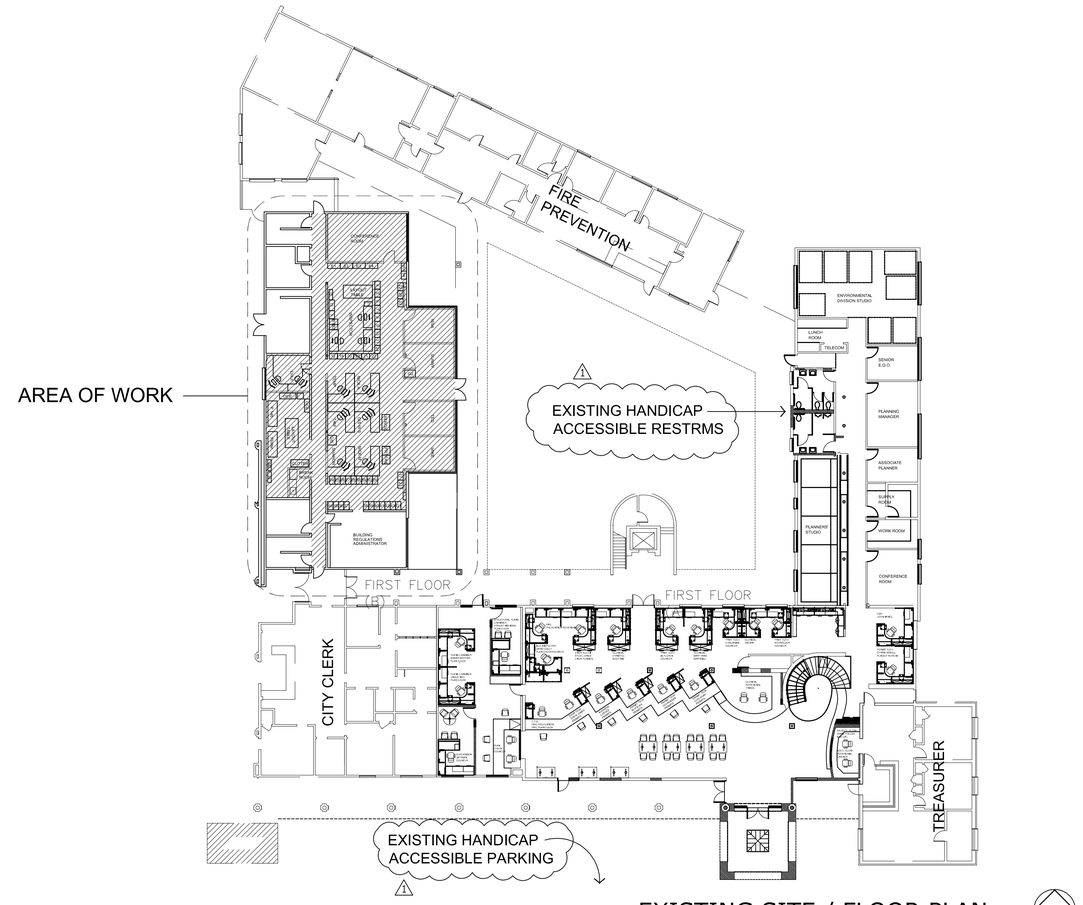
1. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2". Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1124B.2. (1124B.3, Fig 11B-7B)

ELECTRICAL

1. The center of junction box for elec trical and communication system receptacle outlets shall be installed at an accessible location meeting the clearances and reach range requirements of Section 1118B and not less than 15" above the floor or working platforms. (1117B.6.3 & 3-210-7(g.1))

2. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating, and ventilating equipment shall meet the requirements of Part 2, California Building Code (CBC), Section 1118B, Space Allowance and Reach Ranges, for persons with disabilities and shall not be more than 48" above the floor or working platform. (3-380-8(c))

3. The center of fire alarm initiating devices (boxes) shall be located 48" above the level of the floor, working platform, ground surface, or sidewalk. (3-760-16)



EXISTING SITE / FLOOR PLAN
SCALE: 1/20"=1'-0"

WILLIAM LOYD JONES
ARCHITECT
723 oceanfront walk
venice, california
9 0 2 9 1
TEL 31O 392 3995 FAX 31O 392 2857

TITLE SHEET / SITE PLAN / SHEET INDEX

TORRANCE BUILDING DEPARTMENT
PERMIT CENTER PHASE II
3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

Issue	
CONSTRUCTION DOCUMENTS	04.FEB.14
1 CITY REVISIONS #1	29.AUG.14
2 CITY REVISIONS #2	05.SEP.14

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT 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.

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Date	15.OCT.13
Drawn	KC
Checked	WLJ
Scale	AS NOTED
Job. No.	--

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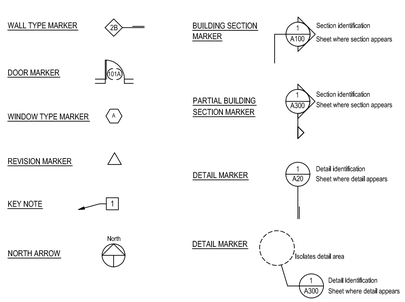
Drawing Symbols



Statistics

OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	TYPE 1 FR / NON SPRINKLERED
AREA OF RENOVATION PROJECT:	GROUND FLOOR – 3,100 SF

Project Directory

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ARCHITECT:	WILLIAM LOYD JONES ARCHITECT 723 OCEAN FRONT WALK VENICE, CA 90091 TEL: (310) 392.3995 FAX: (310) 392.2857

Sheet Index

ARCHITECTURAL

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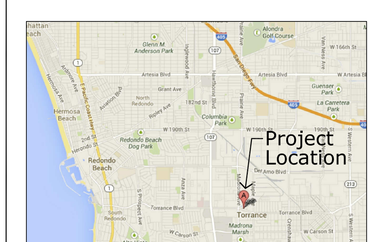
A2 EXISTING & DEMOLITION PLANS
A3 NEW FLOOR PLAN & REFLECTED CEILING PLAN, WALL TYPES
A4 NEW FURNISHINGS PLAN & ELECTRICAL LOCATIONS PLAN
A5 DOOR, WINDOW & FINISH SCHEDULES, SECTION & INTERIOR ELEVATIONS
A6 DETAILS

Vicinity Map


Project Location
Torrance
Redondo Beach
Hermosa Beach
Manhattan Beach
Alta Vista
Madrona Marsh
Torrance Blvd
Artesia Blvd
Pacific Coast Hwy
Hawthorne Blvd
Crenshaw Blvd
Western Ave
Vermont Ave
Normandie Ave
Avalon Blvd
Figueroa St
Anza Ave
Maple Ave
Arlington Ave
Prairie Ave
Inglewood Ave
Aviation Blvd
Sepulveda Blvd
Pacific Ave
Catalina Ave
Redondo Beach Dog Park
Columbia Park
Glenn M Anderson Park
Alondra Golf Course
Guamser Park
La Carretera Park
Madrona Marsh
Del Amo Blvd
W 190th St
W 182nd St
W 166th St
W Artesia Bl
W Carson St
W Dominguez St
W Compton Blvd
W Rosecrans Ave
W Alondra Blvd
W Grant Ave
W Redondo Beach Blvd
W Torrance Blvd
W Sepulveda Blvd
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W Compton Blvd
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