

TORRANCE TRANSIT FACILITY

TENANT IMPROVEMENT
20500 Madrona Ave., Torrance, Ca 90503

job no.	B2008.400
drawn	
submittal	
Plan Check Submittal	03.14.2013
Plan Check Re-Submittal	06.17.2013
Client Revisions	09.11.2013
Issue For Bid	12.00.2013

ABBREVIATIONS

A.B.	ANCHOR BOLT	JAN.	JANITOR
A.C.	ACROUSTICAL CONCRETE	JST.	JOIST
ALC.	ALTERNATE	JT.	JOINT
ALT.	ALTERNATE	K.C.	KEENE'S CEMENT
ACS.	ACRES	KIT.	KITCHEN
A.D.	AREA DRAIN	LAM.	LAMINATED
ALUM.	ALUMINUM	LAV.	LAVATORY
A.T.	ASPHALT TILE	LGTH	LENGTH
ADJ.	ADJUSTABLE	LKR.	LOCKER
A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
A.F.S.	ABOVE FINISH SURFACE	MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BLDG.	BLOCKING	MESH.	MESH/REIN
BM.	BEAM	MET.	METAL
BOT.	BOTTOM	M.H.	MANHOLE
BLDG. BET.	BUILDING BETWEEN	MISC.	MISCELLANEOUS
C.L.	CENTER LINE	M.O.	MASONRY OPENING
C.B.	CATCH BASIN	M.R.	MOISTURE RESISTANT
CDM.	CEMENT	MFG.	MANUFACTURER
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
C.I.P.	CAST IRON PIPE	NOM.	NOMINAL
CLG.	CEILING	N.T.S.	NOT TO SCALE
CLD.	CLOSET	OBSC.	OBSCURE
CLR.	CLEAR	O.C.	ON CENTER
C.O.	CLEAN OUT	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	OFF.	OFFICE
CON.	CONCRETE	OPEN.	OPENING
CONC.	CONCRETE	OV.	OVEN
CONT.	CONTINUOUS	OVFL.	OVERFLOW
C.W.	COLD WATER	OPP.	OPPOSITE
C.T.	CERAMIC TILE	FL.	FLOOR
C.YD.	CUBIC YARD	FL. PARTN.	FLOOR PARTITION
DET.	DETAIL	FLAS.	PLASTER
D.F.	DRINKING FOUNTAIN	FLYWD.	FLYWOOD
D.D.	DOOR DIMENSION	FR.	PAIR
DIA.	DIAMETER	F.L.	PLASTIC LAMINATE
DRWG.	DRAWING	R.	RISER
D.S.	DOWNSPOUT	RAD.	RADIUS
D.W.	DISHWASHER	REIN.	REINFORCING
DR.	DOOR	RESIL.	RESILIENT
DM.	DIMENSION	RD.	ROOF DRAIN
EA.	EACH	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
ELEV.	ELEVATION	REF.	REFRIGERATOR
ENCL.	ENCLOSURE	REQ'D.	REQUIRED
EXH.	EXHAUST	S.C.	SOLID CORE
EXIST.	EXISTING	SHT.	SHEET
EXP.	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SHTG.	SHEATHING
E.J.	EXPANSION JOINT	SO.	SQUARE
F.D.	FLOOR DRAIN	STD.	STANDARD
F.E.C.	FIRE EXTINGUISHER CABINET	STL.	STEEL
F.G.	FUEL GAS	STR.	STRUCTURAL
F.H.C.	FIRE HOSE CABINET	S.S.	STAINLESS STEEL
FIN.	FINISH	SUSP.	SUSPENDED
FLR.	FLOOR	SPEC.	SPECIFICATIONS
FLRG.	FLOORING	STOR.	STORAGE
FTG.	FOOTING	S.T.C.	SOUND TRANSMISSION CLASS
F.GL.	FIXED GLASS	S.F.	SQUARE FOOT
F.S.	FLOOR SINK	TEL.	TELEPHONE
FLUOR.	FLUORESCENT	TERR.	TERRAZZO
F.O.C.	FACE OF CONCRETE	T 4 G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.J.	FLOOR JOIST	TYP.	TYPICAL
F.O.F.	FACE OF FINISH	THRU	THROUGH
F.O.M.	FACE OF MASONRY	TEMP.	TEMPERED
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.	TREAD
G.I.	GALVANIZED IRON	T.O.PL.	TOP OF PLATE
GL.	GLASS	U.	URINAL
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BD.	GYPNUM BOARD	VERT.	VERTICAL
G.D.	GARBAGE DISPOSAL	VEST.	VESTIBULE
H.B.	HOSE BIBB	V.C.T.	VINYL COMPOSITION TILE
HWKD.	HARDWOOD	W.	WITH
HGT.	HEIGHT	WASCO.	WASHER
H.P.T.	HIGH POINT	W.C.	WATER CLOSET
HDR.	HEADER	WD.	WOOD
HTR.	HEATER	WH.	WATER HEATER
H.W.	HOT WATER	WP.	WATERPROOF
HORIZ.	HORIZONTAL		
H.C.	HOLLOW CORE		
I.D.	INSIDE DIAMETER		
INT.	INTERIOR		
INSUL.	INSULATION		
INV.	INVERT		
I.P.S.	IRON PIPE SIZE		
I.I.C.	IMPACT INSULATION CLASS		

plumbing fixture calculation

PER TABLE 4-1 2010 CALIFORNIA PLUMBING CODE

USE
OFFICES: 13,105 S.F. / 200 + 65,525 OCCUPANTS
65,525 OCCUPANTS / 2 = 33-MALE + 33-FEMALE

	W.C.	URINAL	LAVATORY	D.F.
33 MALE	2	1	1	0
33 FEMALE	3	0	1	1

WAREHOUSE: 19,720 S.F. / 5000 + 3,944 OCCUPANTS
3,944 OCCUPANTS / 2 = 2-MALE + 2-FEMALE

	W.C.	URINAL	LAVATORY	D.F.
2 MALE	1	0	1	1
2 FEMALE	1	0	1	1

TOTAL REQUIRED:

	W.C.	URINAL	LAVATORY	D.F.
MALE	3	1	2	1
FEMALE	4	0	2	1

TOTAL PROVIDED:

	W.C.	URINAL	LAVATORY	D.F.
MALE	5	1	2	2
FEMALE	4	0	4	2

PROJECT INFORMATION

project address:

TORRANCE TRANSIT CENTER
20500 MADRONA AVENUE
TORRANCE, CA 90503

legal description:

ASSESSOR PARCEL NO. (APN): 7592-012-909
PROPERTY DESCRIPTION: P M 226-89-60 LOT 1

zoning:

PUB PUBLIC / QUASI-PUBLIC / OPEN SPACE

scope of work:

INTERIOR TENANT IMPROVEMENTS TO EXISTING OFFICES IN A TRANSIT FACILITY & NEW OFFICES TO AN (E) MEZZANINE, INCLUDING NEW PARTITIONS, CEILING, LIGHT FIXTURES, FINISHES, ETC., AND UPGRADE TO EXISTING ACCESSIBLE RESTROOM. NEW AC UNITS AT ROOF TOP.

occupancy:

B / S-I

construction type:

IX - A / (1-HR RATED) / FIRE SPRINKLERED THROUGHOUT

applicable code:

2010 CALIFORNIA BUILDING CODE

building area:

	NEW OFFICE	1,875 S.F.
(E) OFFICE		+ 11,210 S.F.
(E) WAREHOUSE		+ 19,720 S.F.
TOTAL		32,825 S.F.

occupancy summary:

FIRST FLOOR:	AREA	OCCUPANT LOAD
OFFICES (B-I):	13,105 S.F. ÷ 100	= 66
WAREHOUSE (S-I):	19,720 S.F. ÷ 500	= 40
SUBTOTAL :	32,825 S.F.	106 OCCUPANTS

parking analysis :

EXISTING TO REMAIN

PROJECT TEAM

owner:

CITY OF TORRANCE DEPARTMENT OF GENERAL SERVICES
3350 CIVIC CENTER DRIVE
TORRANCE, CA 90503
PHONE: (310) 375-0922

architect:

WITHEE MALCOLM ARCHITECTS, LLP
2251 W. 190TH STREET
TORRANCE, CA 90504 FAX: (310) 217-0425
PHONE: (310) 217-8885

structural engineer:

BUSHIRA, TSAI INCORPORATED
2564 W. WOODLAND DRIVE
ANAHEIM, CALIFORNIA 92803
PHONE: (714) 922-0911 FAX: (714) 922-1149
CONTACT: MITCH TSAI

electrical engineer:

A + F CONSULTING ENGINEERS
6901 CANBY AVENUE, SUITE 102
RESEDA CA 91335
PHONE: (818) 708-8270 FAX: (818) 708-8296
CONTACT: ALEXANDER M. ANTONIO

mechanical engineer:

JDA, INC.
4768 PARK GRANADA, SUITE 104
CALABASAS, CA 91302
PHONE: (818) 224-4900 FAX: (818) 224-4913
CONTACT: JOHN DORRIS

plumbing engineer:

JDA, INC.
4768 PARK GRANADA, SUITE 104
CALABASAS, CA 91302
PHONE: (818) 224-4900 FAX: (818) 224-4913
CONTACT: JOHN DORRIS

NOTE:

THERE ARE GAS CONTROL FEATURES ON THIS SITE. ANY ADDITIONS OR MODIFICATIONS TO THE MEMBRANE SHOULD BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY BEAMS OR PATCHES SHOULD BE WELDED IN ACCORDANCE WITH INDUSTRY STANDARDS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD OBSERVE THE MEMBRANE AFTER THE SLAB IS REMOVED TO PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY. SEE SHEET 02-01 FOR DETAILS FROM THE SHELL BUILDING PLANS. (ANY WORK RELATED TO THIS IS BY GENERAL CONTRACTOR)

SHEET INDEX

cover sheet

CS-01	PROJECT INFORMATION
CS-02	GENERAL NOTES
CS-03	GENERAL NOTES

architectural

A1-01	SITE PLAN & DETAILS
A2-01	FIRST AND SECOND FLOOR DEMOLITION PLANS
A3-00	FIRST AND SECOND FLOOR OVERALL PLANS
A3-01	FIRST AND SECOND FLOOR PLANS
A4-01	FIRST AND SECOND FLOOR REFLECTED CEILING PLANS
A5-01	FIRST AND SECOND FLOOR POWER & COMMUNICATION PLANS
A6-01	FIRST AND SECOND FLOOR FINISH PLANS
A7-01	DOOR SCHEDULE AND HARDWARE
A7-02	ENLARGED RESTROOM PLAN AND INTERIOR ELEVATIONS
A7-03	INTERIOR ELEVATIONS & DETAILS
A7-04	PARTIAL EXTERIOR ELEVATIONS & BUILDING SECTIONS
A7-05	PRE-FAB KITCHEN UNIT & MISC. DETAILS
A8-01	DETAILS
A8-02	DETAILS
A8-03	DETAILS
A8-04	DETAILS
REF-01	REFERENCE LANDFILL GAS COLLECTION SYSTEMS

structural

S-1	EXISTING PARTIAL FIRST AND SECOND FLOOR PLAN & GENERAL NOTES
S-2	EXISTING ROOF PLAN
SD-1	DETAILS
SD-2	METAL STUD DETAILS

mechanical

M-1	MECHANICAL SPECIFICATION
M-2	EQUIPMENT SCHEDULE AND DETAILS
M-3	PARTIAL FIRST FLOOR PLAN
M-4	PARTIAL SECOND FLOOR PLAN
MM-1	ENERGY FORMS-MODEL

electrical

E-1	LEGEND AND GENERAL NOTES
E-2	LIGHTING PLAN
E-3	PARTIAL POWER & SIGNAL PLANS
E-4	SIGNAL LINE DIAGRAMS & SCHEDULES
E-5	TITLE-24

plumbing

PO-01	PLUMBING LEGEND, SCHEDULES, GENERAL NOTES & DETAILS
PI-01	PLUMBING DEMOLITION AND OVERALL FLOOR PLANS
PI-02	ENLARGED PLUMBING PLANS

SYMBOLS

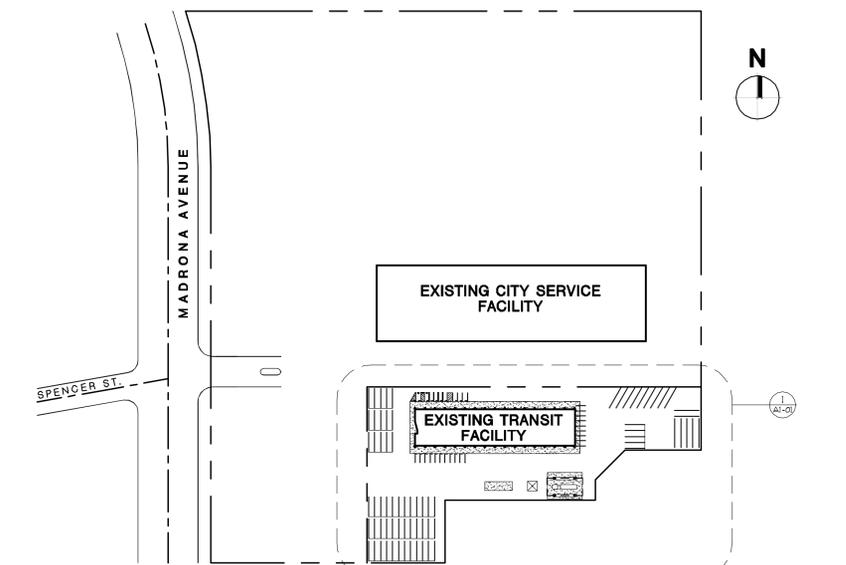
METAL STUD	INTERIOR ELEVATION	SHT. NO.
INSULATION	WINDOW LETTER	DET. NO.
MASONRY	DOOR NUMBER	
FINISH WOOD	SECTION DESIGNATION	
CERAMIC	SHEET NUMBER	
GYPNUM BOARD	DETAIL NUMBER	
PLASTER	SHEET NUMBER	
CONCRETE	GRID LINE	
METAL	KEY NOTE	
	EXTERIOR COLOR & MATERIAL	

building department notes:

- MODIFICATION TO FIRE SPRINKLER SYSTEM TO BE APPROVED BY FIRE PREVENTION DIVISION AND WILL REQUIRE A SEPARATE PERMIT.
- THE FACILITIES ARE IDENTIFIED BY SIGNS AND OTHER IDENTIFICATION IN COMPLIANCE WITH THE INTERNATIONAL SYMBOLS OF ACCESSIBILITY (TITLE 24, PART 2).
- THE PATH OF TRAVEL FROM THE DESIGNATED HANDICAP PARKING SPACES AND THE PUBLIC SIDEWALK PROVIDES A PASSAGE FREE AND UNOBSTRUCTED ACCESS TO AND EGRESS FROM THE SO NOTED FLOOR.
- EXTEND OR MODIFY EXISTING FIRE LIFE SAFETY AND EMERGENCY FIRE ALARM SYSTEMS UNDER SEPARATE PERMIT TO BE APPROVED BY FIRE DEPARTMENT.
- EXTERIOR SIGNAGE REQUIRES SEPARATE APPROVAL AND SEPARATE PERMIT. ADDITIONAL DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED WHERE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR.
- CERTIFICATE OF WORKMEN'S COMPENSATION INSURANCE MUST BE ON FILE WITH BUILDING AND SAFETY BEFORE A PERMIT CAN BE ISSUED.
- THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 101 OF THE 2010 C.B.C.
- PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF C.B.C. 2010 EDITION (SEE MECHANICAL PLANS)
- EVAUATION SIGNS SHALL BE PROVIDED PER TITLE 19, SECTION 3.09.
- MECHANICAL ELECTRICAL AND PLUMBING PLANS ARE UNDER SEPARATE PERMIT AND PLAN CHECK SUBMITTAL
- THE USE OF ROLLED STEEL SECTIONS AND /OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH THE APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAN ASTM A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THEIR USE.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THEY HAVE BEEN FOUND IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL (SECTION 106.4.4.2)
- THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 101 OF THE 2010 C.B.C.
- SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

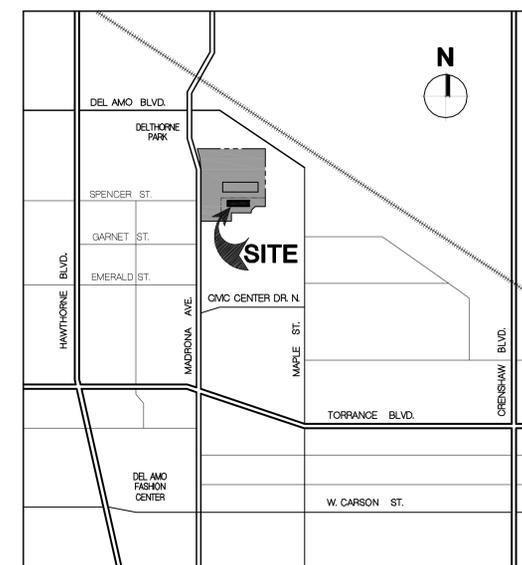
master site plan

SCALE: N.T.S.



vicinity map

SCALE: N.T.S.



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Tenant Improvements :
CITY OF TORRANCE
TORRANCE TRANSIT FACILITY
20500 Madrona Avenue, Torrance, CA 90503

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503

WITHEE MALCOLM ARCHITECTS, LLP
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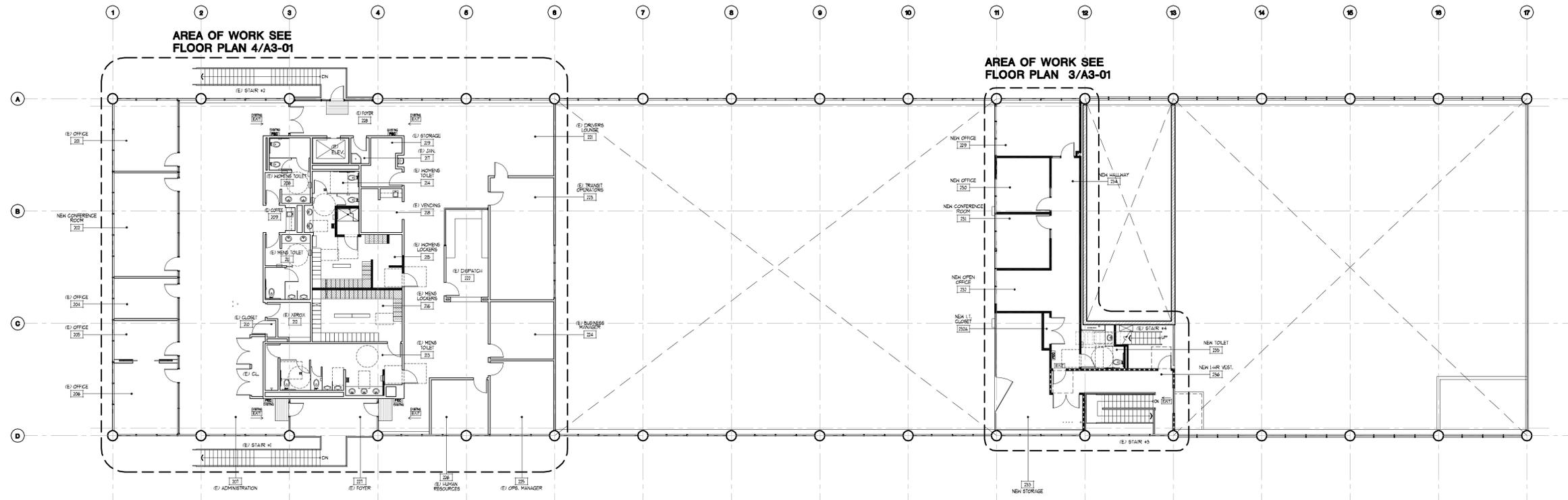
revision
Plan Check Corrections 05.05.2013
Addendum #1 - Bid Clarifications 02.20.2014

project information
sheet title
sheet CS-01

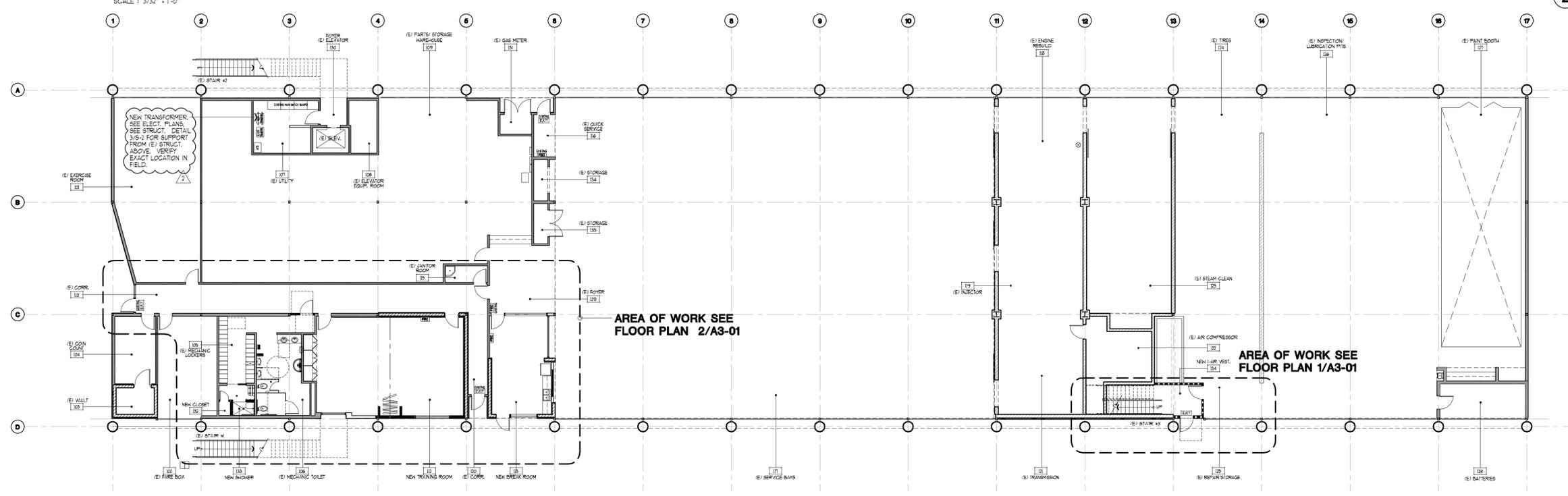
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△ Addendum #1 - Bid Clarifications 02.20.2014

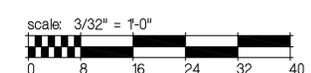


second floor overall plan
SCALE: 3/32" = 1'-0"



first floor overall plan
SCALE: 3/32" = 1'-0"

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.



first & second floor overall plan

sheet title

sheet **A3-00**

BID SET ONLY

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floor plan keynotes

- 24 NEW DRYER PRE-FAB KITCHEN UNIT. FOR SPECS SEE SHEET AT-05.
- 25 (E) COFFEE #229 - MODEL KC-23386-4. (E) VENDING #218 - MODEL KC-23386-8. CONTACT CHRIS VOSGAS AT DRYER PRODUCTS CORP. (630-741-7932). INSTALL PER MANUFACTURER'S SPECIFICATIONS. ALL EXISTING UTILITY TO BE VERIFIED AND MODIFIED AS REQUIRED FOR NEW INSTALLATION.
- 26 MODIFY SECTION OF (E) ST. FIRE GUARDRAIL TO ACCOMMODATE NEW CONSTRUCTION.
- 27 EXISTING DOOR TO REMAIN TYP., U.N.O.
- 28 EXISTING STEEL ROLL-UP DOOR TO REMAIN TYP.
- 29 EXISTING 8' HIGH CONTAINMENT CURB TO REMAIN - VERIFY EXACT LOCATION IN FIELD.
- 30 PORTION OF EXISTING ELECTRICAL CONDUIT + MECHANICAL PIPING ABOVE TO BE RELOCATED. SEE MECHANICAL PLANS.
- 31 EXISTING ELECTRICAL CONDUIT + MECHANICAL PIPING ABOVE TO REMAIN.
- 32 NEW CONTAINMENT CURB TO MATCH EXISTING.
- 33 EXTEND WALL TO BOTTOM OF (E) CONC. TEE ROOF STRUCTURE. SEE DETAIL 2/A8-01.
- 34 FURRED AS REQUIRED TO ALIGN.
- 35 PROVIDE NEW 3'-0" x 5'-0" x 7'-0" RECESSED GRILLE ENTRANCE MAT BY AMERICAN FLOOR MATS WITH ALUMINUM LEVEL BASE FRAMES INSTALLATION WITH SQUARE VINYL EDGE + HEAVY DUTY CARPET INSERTS. SEE DETAIL 1/A1-05.
- 36 PROVIDE NEW LIGHTWEIGHT CONCRETE BASE BENEATH LOCKERS TO MATCH EXISTING IN LOCKER ROOMS. CONTRACTOR TO VERIFY.
- 37 PROVIDE NEW DISCHARGE SUPPLY FAN OVER RESTROOMS. SEE ELEVATION 1/A1-04. SEE MECHANICAL PLANS FOR SIZE AND SPECIFICATIONS, AND ELECTRICAL PLANS.
- 38 PROVIDE TACTILE EXIT SIGN AS REQUIRED AT THIS DOOR/LOCATION LOCATION. SEE SHEET CG-03.
- 39 EXISTING SPRINKLER LINE ABOVE TO REMAIN, TYP.

- 40 NEW FOLDING PARTITION BY 'MODERN FOLD': MODEL A6 933 OPERABLE PARTITION, 50 STC, MODERNEFOLD STD. VINYL FINISH. (CONTACT STEVE BALLARD AT PARTITION SPECIALTIES, INC. - (562) 407-3199). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 41 CENTER LINE OF MODERN FOLD PARTITION + STEEL BEAM ABOVE. SEE STRUCT. NEW TUBE STEEL AT FOLDING PARTITION, BOTH ENDS. SEE STRUCT.
- 42 REPAIR DAMAGE TO WALLS WHERE DEMOLITION OCCURRED, TYP.
- 43 PROVIDE NEW HANDRAIL EXTENSIONS AT BOTTOM OF EXISTING STAIRS (12" x THREAD WIDTH MIN. BEYOND BOTTOM NOSING). SEE DETAIL 19/A8-02.
- 44 EXISTING STEEL TUBE GAURDRAIL, GATE, AND STEEL CURBS TO REMAIN.
- 45 NOT USED.
- 46 SEE ENLARGED FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL INFORMATION AT THIS ROOM/AREA. SHEET AT-02.
- 47 OPEN RISERS AT EXISTING STAIRS TO BE CLOSED. SEE DETAIL 9/A8-02.
- 48 NEW TUBE STEEL AT NEW ROLL-UP DOOR, MATCH (E). SEE STRUCTURAL # 5/A8-02.
- 49 LINE OF NEW WALL BELOW.
- 50 PROVIDE NEW FIXED RATED GLASS WINDOW (6'-0" W. x 3'-6" H.) SUPERLITE I-XL BY SAFETYFIRST - 60 MINUTE RATED FIRE RATED GLAZING IN WOODEN METAL FRAME TO MATCH DOORS. WITH HEAD AT 7'-0" HIGH. SEE DETAIL 6A/A8-01.
- 51 PROVIDE NEW HANDRAIL EXTENSIONS AT TOP OF EXISTING STAIRS (12" MIN. BEYOND TOP NOSING). SEE DETAIL 19/A8-02.
- 52 SECTION OF WALL TO ENCLOSE ALL (E) PIPING, CONDUIT, ETC. ABOVE. EXACT LOCATION TO BE VERIFIED IN FIELD.

floor plan notes

- 13. FOR DUCT PIPE AND VENT ROOF PENETRATIONS, SEE SHEET A8-04.
- 14. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS (MECH, ELEC, PLUMBING, SPRINKLER, ETC.) TO BUILDING OWNER AT JOB COMPLETION + PRIOR TO APPLICATION OF PAYMENT.
- 15. PATCH AND REPAIR WALLS WHERE SWITCHES, OUTLETS, T-STATS, ETC. WERE REMOVED.
- 16. PROVIDE NEW FIRE EXTINGUISHERS. LOCATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE / BUILDING INSPECTOR.

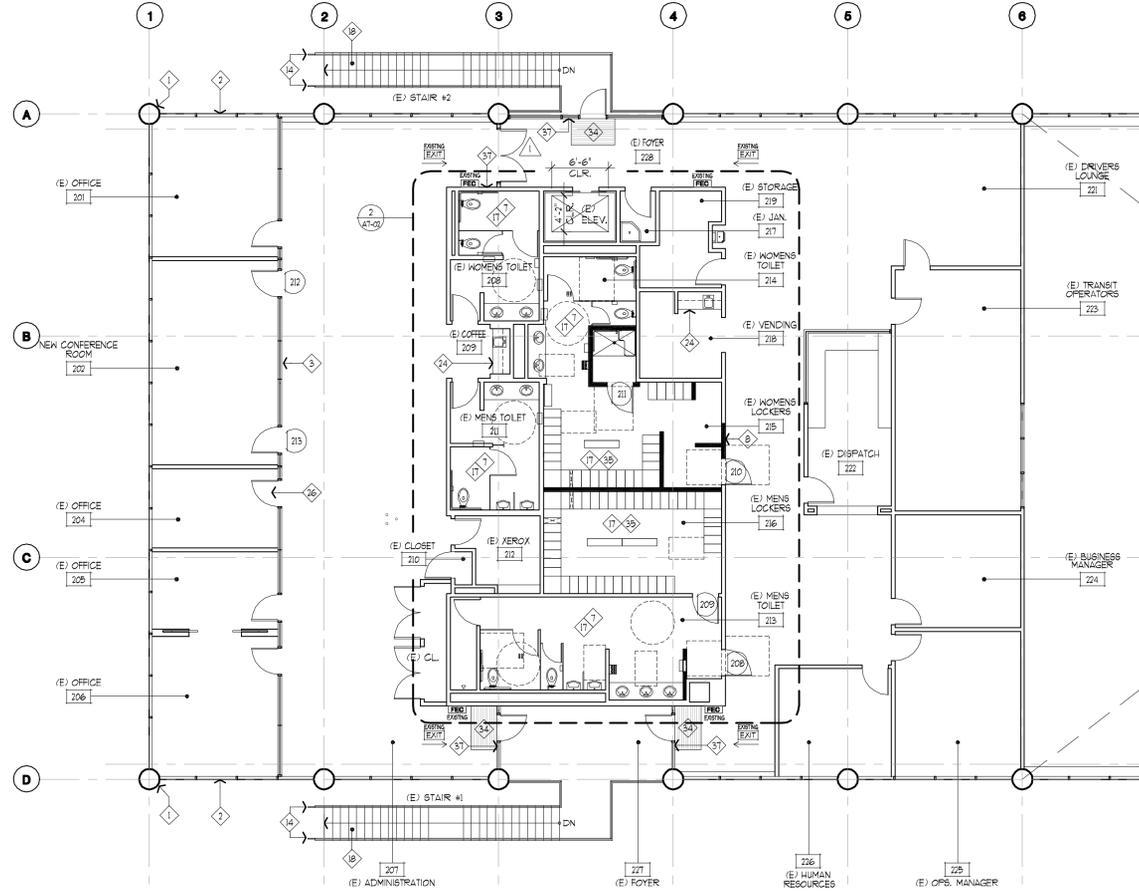
floor plan keynotes

- 1 EXISTING STRUCTURAL CONCRETE COLUMN.
- 2 EXISTING EXTERIOR GLAZING - TYPICAL.
- 3 EXISTING INTERIOR WINDOW TO REMAIN.
- 4 PROVIDE 1/4" COPPER COLD WATER LINE TO REFRIGERATOR. SEE PLUMBING PLANS. VERIFY EXACT LOCATION WITH TENANT.
- 5 PROVIDE 1/4" COPPER COLD WATER LINE ABOVE COUNTER FOR COFFEE MAKER. VERIFY EXACT LOCATION WITH TENANT.
- 6 PROVIDE NEW FIXED GLASS WINDOW (8'-0" W. x 3'-6" H.) WITH HEAD AT 7'-0" HIGH. FRAME TO MATCH (E) DOOR FRAME. SEE DETAIL 2/A8-02.
- 7 USE 9/8" W.R. GYP. BOARD ON THE INSIDE OF ALL WALLS IN RESTROOMS, TYP.
- 8 INFILL EXISTING DOOR/WINDOW OPENING WITH CONSTRUCTION TO MATCH EXISTING WALL FINISH SURFACE TO ALIGN WITH ADJACENT SURFACES.
- 9 NEW MTL. STUD WALL FURRING AND INSULATION SEE DETAIL 1/A8-01.

wall legend

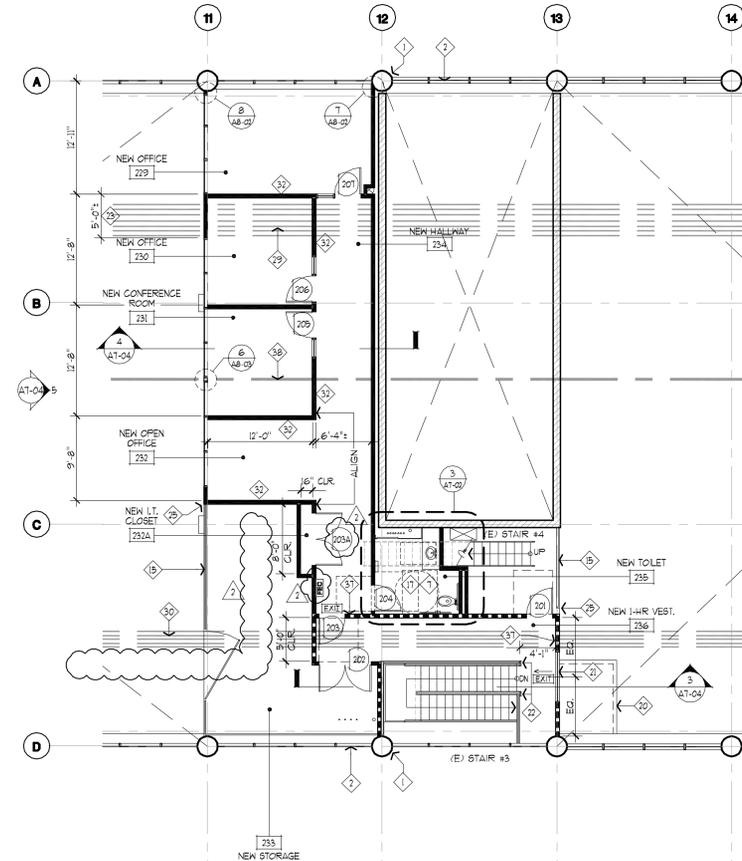
- EXISTING CMU WALL TO REMAIN
- EXISTING WALL / PARTITION TO REMAIN
- NEW WALL FURRING (CG # ER-4449P) 962 5 (25 - 10) (3 3/4" x 25 6A) METAL STUD FURRING @ 24" O.C. W/ 3/4" GYP. BD. ONE SIDE AND R-13 BATT INSULATION ON EXISTING CONC. TILT-UP WALL PANELS. EXTEND INSULATION TO STRUCTURE ABOVE. EXTEND MTL. STUDS AND GYP. BD TO MIN. 6" ABOVE CEILING.
- NEW MTL. STUD PARTITION (CG # ER-4449P) 962 5 (25 - 33) (3-5/8" x 20 6A) METAL STUDS @ 24" O.C. (MAX. HEIGHT 10'-6") WITH 3/4" TYPE 'X' GYP. BD. EACH SIDE AND SOUND BATT INSULATION. EXTEND TO STRUCTURE ABOVE. U.N.O. SEE FLOOR PLAN KEYNOTES.
- NEW LITE MTL. STUD PARTITION (CG # ER-4449P) 962 5 (25 - 33) (3-5/8" x 20 6A) METAL STUDS @ 24" O.C. (MAX. HEIGHT 10'-6") WITH 3/4" TYPE 'X' GYP. BD. EACH SIDE AND SOUND BATT INSULATION. EXTEND TO STRUCTURE ABOVE. U.N.O.

note:
EXISTING 1-HR FLOOR / CEILING ASSEMBLY. ANY DAMAGE OR PENETRATION THRU EXISTING ASSEMBLY DUE TO DEMOLITION OR NEW CONSTRUCTION SHALL BE REPAIRED/REPLACE (PACK, CAULK, TAPE, ETC.) TO MAINTAIN EXISTING 1-HR ASSEMBLY.



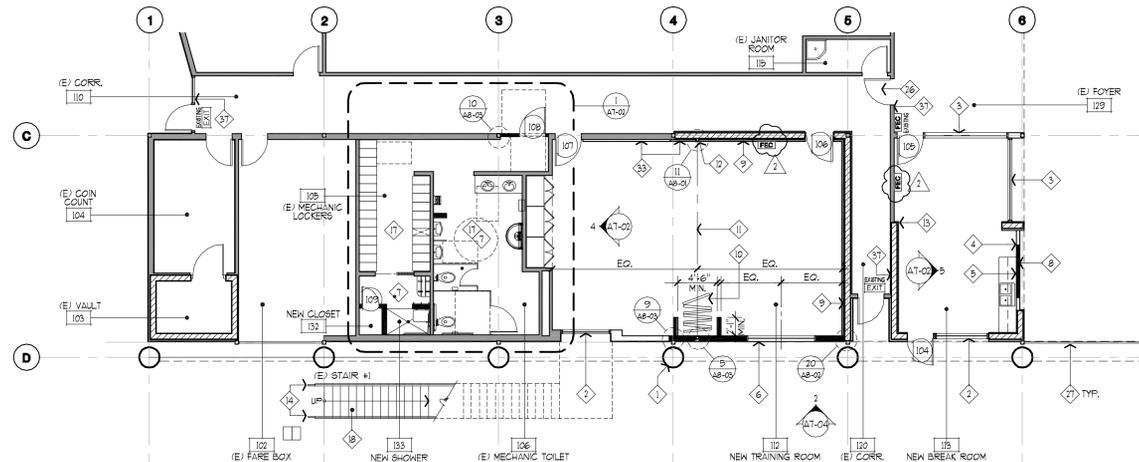
second floor plan
SCALE: 1/8" = 1'-0"

4



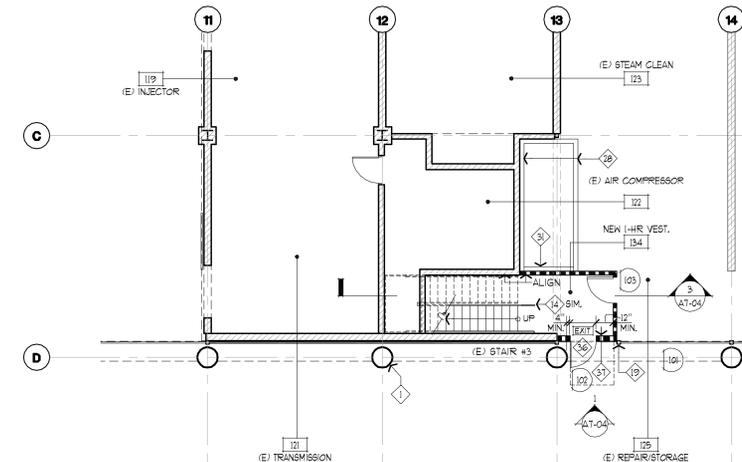
second floor plan
SCALE: 1/8" = 1'-0"

3



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

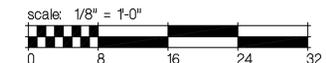
2



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

1

note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.



job no.	B2008.400
drawn	
submitted	
Plan Check Submittal	03.14.2013
Plan Check Re-Submittal	06.17.2013
Client Revisions	09.11.2013
Issue For Bid	12.00.2013

revision	
Plan Check Corrections	06.17.2013
Addendum #1 - Bid Clarifications	02.20.2014

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Tenant Improvements :
CITY OF TORRANCE
TORRANCE TRANSIT FACILITY
 20500 Madrona Avenue, Torrance, CA 90503
 OWNER : City of Torrance, Department of General Services
 3350 Civic Center Drive, Torrance, CA 90503
WITHEE MALCOLM ARCHITECTS, LLP
 2251 W. 190th Street
 Torrance, Ca 90504
 t. 310.217.8885
 f. 310.217.0425
first & second floor plan
 sheet title
A3-01
 sheet
BID SET ONLY

finish legend

WALLS:

P-1 PAINT	DUNN EDWARDS COLOR: BABY'S BREATH, DE6342
P-2 PAINT	DUNN EDWARDS COLOR: CASTING SHADOW, DE6291
P-3 PAINT	DUNN EDWARDS COLOR: PERISCOPE, DE6018
P-4 PAINT	DUNN EDWARDS COLOR: HAYDAY, DE6419
CT-1 CERAMIC TILE	DAL TILE STYLE: 4X4 SEMI-GLOSS CERAMIC COLOR: ICE GREY, K116
CT-2 CERAMIC TILE	DAL TILE STYLE: 4X4 SEMI-GLOSS CERAMIC COLOR: ALMOND, I95
CT-3 CERAMIC TILE	DAL TILE STYLE: 4X4 SEMI-GLOSS CERAMIC COLOR: NAVY, K189
CT-4 CERAMIC TILE	DAL TILE STYLE: 4X4 SEMI-GLOSS CERAMIC COLOR: GALAXY, I469
CT-10 CERAMIC TILE	DAL TILE STYLE: 4X4 SEMI-GLOSS CERAMIC COLOR: DESERT GREY, X114
CT-11 CERAMIC TILE	AVAILABLE THROUGH DAL TILE STYLE: LA TERRA SERIES COLOR: "SLATE BLUE"
G-1 GROUT	MANUFACTURER: CUSTOM BLDG. PRODUCTS COLOR: #B82 NEW TAPE INSTALL WITH: CT-2, CT-4, CT-6, CT-8,
G-2 GROUT	MANUFACTURER: CUSTOM BLDG. PRODUCTS COLOR: #B82 BONE INSTALL WITH: CT-2, CT-4, CT-6, CT-8,

TOILET PARTITIONS:

TP-1 STEEL	GLOBAL, METAL PARTITIONS COLOR: CHARCOAL, 2123 INSTALL: RM 106
TP-2 STEEL	GLOBAL, METAL PARTITIONS COLOR: SAGE, 2141 INSTALL: RM 213 & 214
TP-3 STEEL	METPAR, METAL PARTITIONS COLOR: NICKEL SILVER, 304 INSTALL: RM 209 & 211

COUNTERTOP:

FL-1 PLASTIC LAMINATE	NEVEMAR COLOR: RAVEN 96033T
FL-2 PLASTIC LAMINATE	WILSONART COLOR: NORTH SEA, D90-60
FL-3 PLASTIC LAMINATE	NEVEMAR COLOR: GRAPHITE BLUE, 93023T
SS-1 SOLID SURFACE	CORIAN COLOR: SILVER GREY
SS-2 SOLID SURFACE	CORIAN COLOR: CANVAS
SS-3 SOLID SURFACE	QUARTZ DAL TILE NQ 31 CRYSTAL SPRINGS

FLOORS:

G-1 CARPET	QUEEN COMMERCIAL STYLE: RUFFLE EFFECT J016 COLOR: RUMOR MILL, 00805
VCT-1 VINYL COMP. TILE	ARMSTRONG STYLE: 12X24 RAFFIA COLOR: CHARCOAL DUST, 55002 INSTALL: BRICK LAYOUT (70% VCT-1 / 30% VCT-2)
VCT-2 VINYL COMP. TILE	ARMSTRONG STYLE: 12X24 RAFFIA COLOR: PLATINUM, 55801 INSTALL: BRICK LAYOUT (70% VCT-1 / 30% VCT-2)
VCT-3 VINYL COMP. TILE	ARMSTRONG STYLE: 12X12 STANDARD EXCELON COLOR: CHARCOAL, 91815
VCT-4 VINYL COMP. TILE	ARMSTRONG STYLE: 12X12 STANDARD EXCELON COLOR: GLASSIC BLACK, 91810
VCT-5 VINYL COMP. TILE	ARMSTRONG STYLE: 12X12 STANDARD EXCELON COLOR: GENTIAN BLUE, 91846
CT-5 PORCELAIN TILE	DAL TILE STYLE: PORCELAIN KEYSTONE 2X2 COLOR: BUDE GREY SPECKLE, D208
CT-6 PORCELAIN TILE	DAL TILE STYLE: PORCELAIN KEYSTONE 2X2 COLOR: ARCHITECTURAL GREY, D104
CT-7 PORCELAIN TILE	DAL TILE STYLE: PORCELAIN KEYSTONE 1X1 COLOR: NAVY, D184
CT-8 PORCELAIN TILE	DAL TILE STYLE: PORCELAIN KEYSTONE 1X1 COLOR: URBAN PUTTY, D161
CT-9 PORCELAIN TILE	DAL TILE STYLE: TIMBER GLEN CONTEMPORARY 12X24 COLOR: ESPRESSO

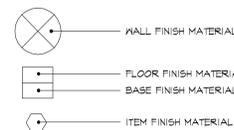
BASES:

B-1 RUBBER BASE	BURKE, RUBBER WALL BASE - 4 1/4 STYLE: COVE - USE CONTINUOUS ROLLS. COLOR: ROCKY, 660
-----------------	---------------------------------------------------------------------------------------------

finish plan notes

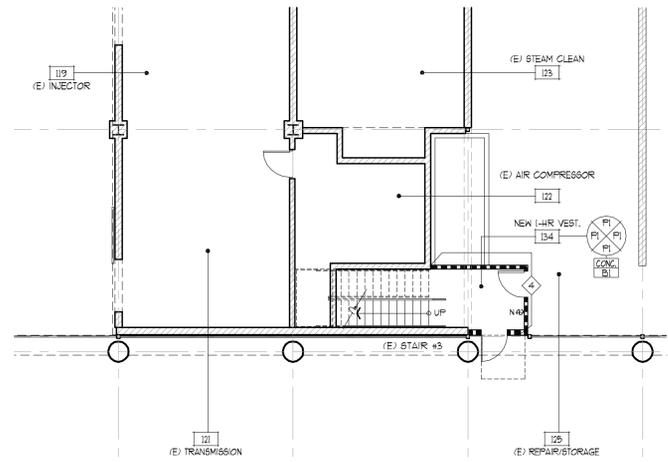
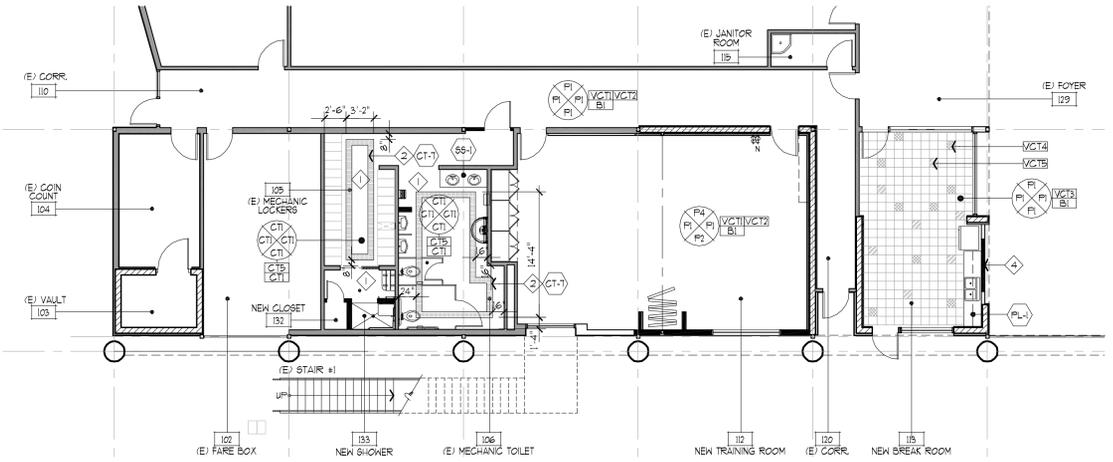
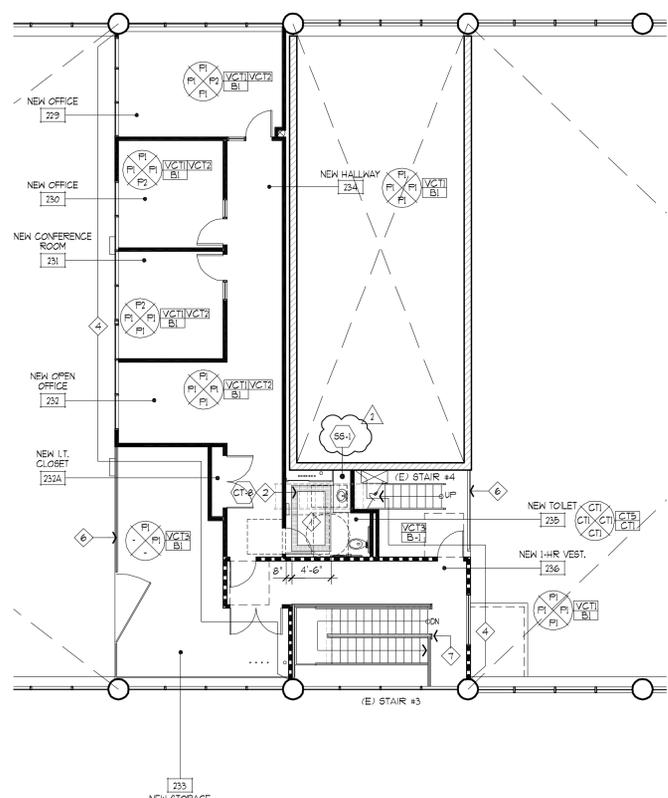
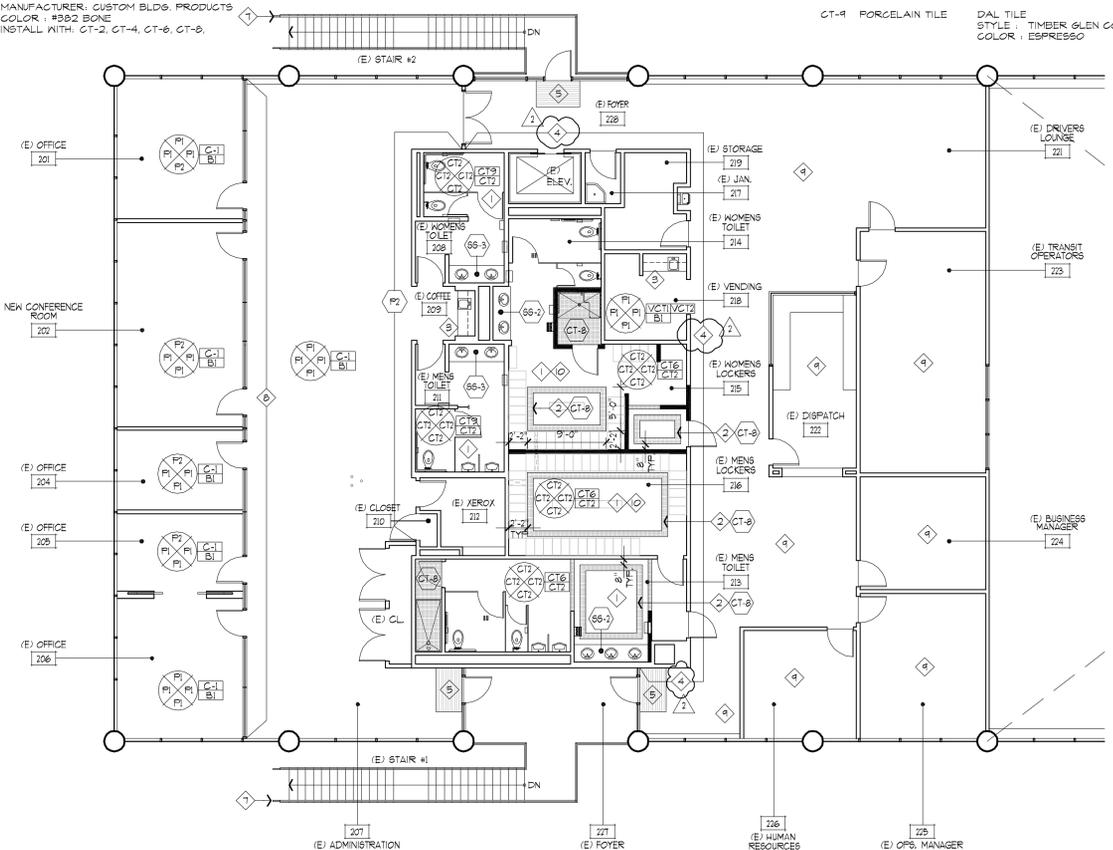
- CARPET AND VINYL TILE INSTALLATION SHALL INCLUDE ANY PREPARATION NECESSARY TO PROVIDE A LEVEL AND SMOOTH SURFACE FREE OF DIRT, PAINT, OIL, OR OTHER FOREIGN MATTER & ALLOWING INSTALLATION PER MANUFACTURERS SPECIFICATION.
- ALL PAINT SHALL BE APPLIED OVER A SMOOTH SANDED PRIMERED SURFACE WITH REQUIRED NUMBER OF COATS TO COVER COMPLETELY AND EVENLY.
- CARPET CONTRACTOR TO PROVIDE AND INSTALL SPECIFIED REDUCTION STRIP AT DOORS WHERE CARPET AND RESILIENT FLOORING MEET. U.N.O.
- PAINT ALL ACCESS DOORS, WALL DIFFUSERS, ETC. IN FINISHED WALL SURFACES TO MATCH ADJACENT SURFACE. PAINT SHALL BE APPLIED PRIOR TO MECHANICAL FASTENING TO FINISHED WALL SURFACE.
- CONTRACTOR TO SUBMIT SAMPLES OF CARPET AND PAINT PRIOR TO INSTALLATION.
- PAINT SHALL BE "EGGSHELL" FINISH AT ALL OFFICE AREAS AND SEMI-GLOSS AT ALL RESTROOMS AND BREAK ROOM.
- PROVIDE SCHEDULED BASE AT FIXED MILLWORK, U.N.O.
- ALL NEW EXTERIOR OFFICE WINDOWS TO RECEIVE WINDOW COVERINGS, (MC-X)
- ALL DRYWALL CEILINGS & SOFFITS TO BE PAINTED (P-1) - TYP., U.N.O.
- FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION. NOTIFY ARCHITECT OF VARIANCE PRIOR TO FLOATING FLOOR.
- REPAIR ALL DAMAGE TO EXISTING FINISHES WHERE DEMOLITION OCCURS
- VERIFY ALL FINISHES WITH OWNER PRIOR TO ORDERING MATERIAL
- WHERE PATCHING OCCURS SURFACE TEXTURE OF PATCH SHALL BE FLUSH WITH & MATCH THE ADJACENT SURFACE.
- PAINT DOORS PER DOOR SCHEDULE. SHEET A1-01.

finish symbols

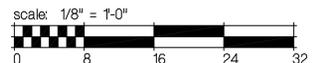


keynotes

- 1 SEE ENLARGED FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL FINISH INFORMATION AT THE RESTROOMS, SHEET A1-02.
- 2 8" TILE ACCENT BORDER
- 3 SEE SHEET A1-05, FOR RE-FAB KITCHEN UNIT FINISHES.
- 4 PAINT TO MATCH EXISTING ADJACENT FINISHES.
- 5 NEW WALK-OFF MAT. SEE FLOOR PLAN
- 6 PAINT GUARDRAIL TO MATCH (E), TYP.
- 7 PAINT HANDRAIL EXTENSIONS TO MATCH (E), TYP.
- 8 REPAINT (E) OFFICE STOREFRONT TO MATCH (E).
- 9 ALL EXISTING TO FINISHES TO REMAIN IN THIS ROOM/AREA, U.N.O.
- 10 CONTINUE CERAMIC BASE BENEATH LOCKERS TO MATCH ADJACENT WALL BASE IN LOCKER ROOMS, TYP.



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WITHEE MALCOLM ARCHITECTS, LLP

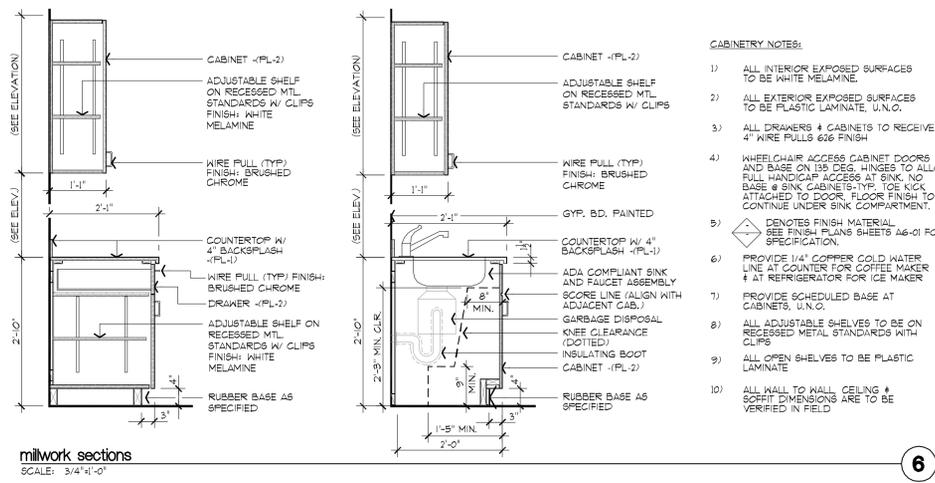
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 f. 310.217.0425

first & second floor finish plan

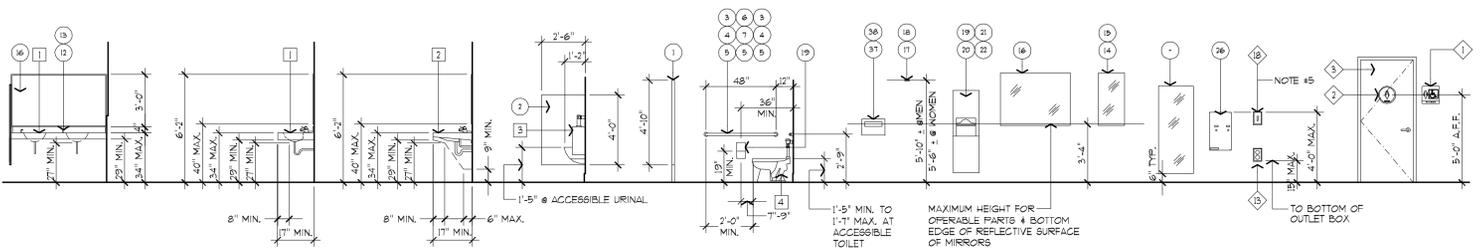
sheet title

sheet **A6-01**

BID SET ONLY



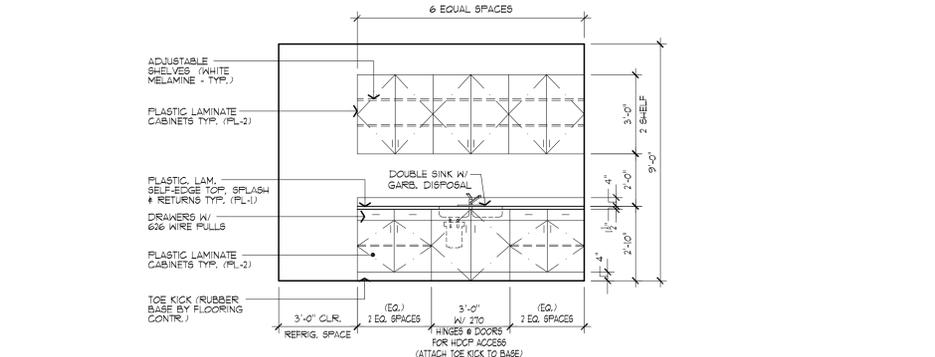
millwork sections
 SCALE: 3/4\"/>



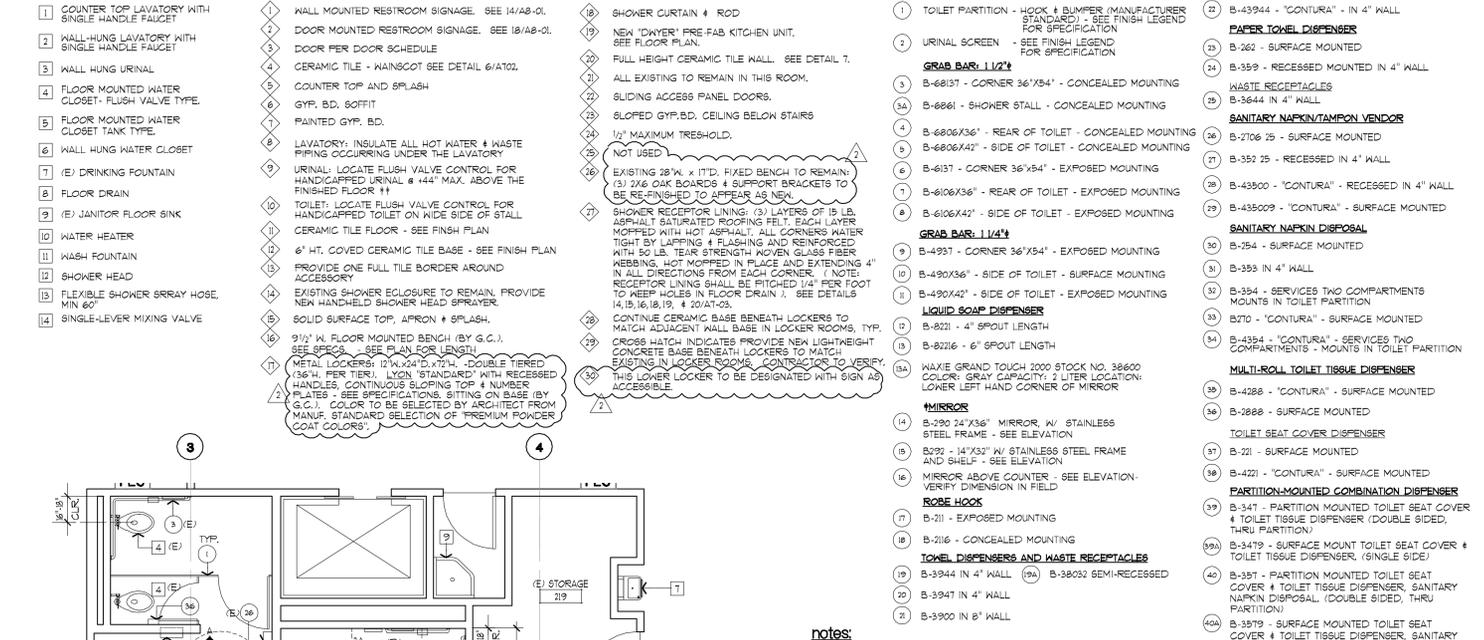
plumbing fixture schedule

key notes

toilet accessory schedule (not all items appear on these dwgs)

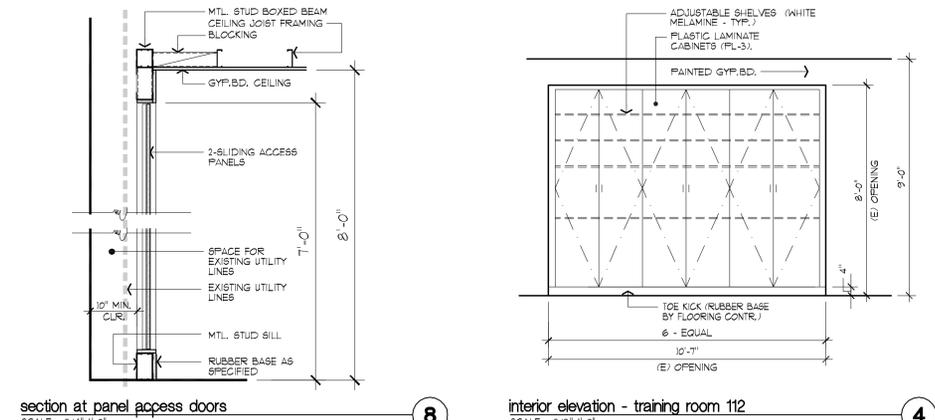


interior elevation - mechanics lounge
 SCALE: 3/8\"/>



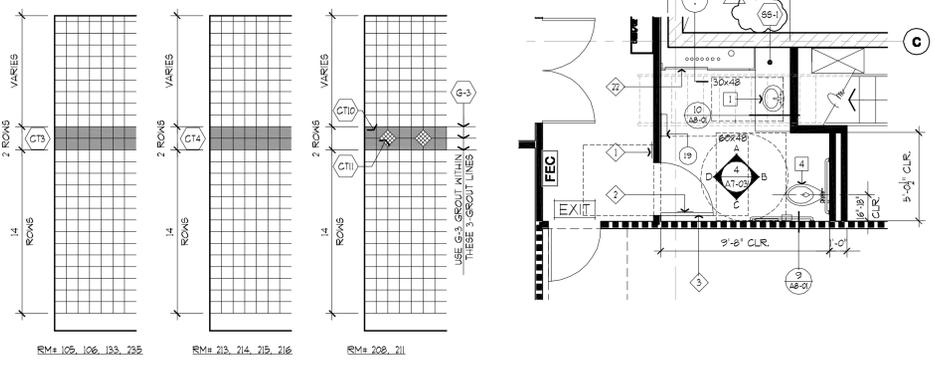
enlarged plan - mens' toilet 213 & locker 216 / women's toilet 214 & locker 215
 SCALE: 1/4\"/>

enlarged plan - mechanic locker 105 & restroom 106
 SCALE: 1/4\"/>



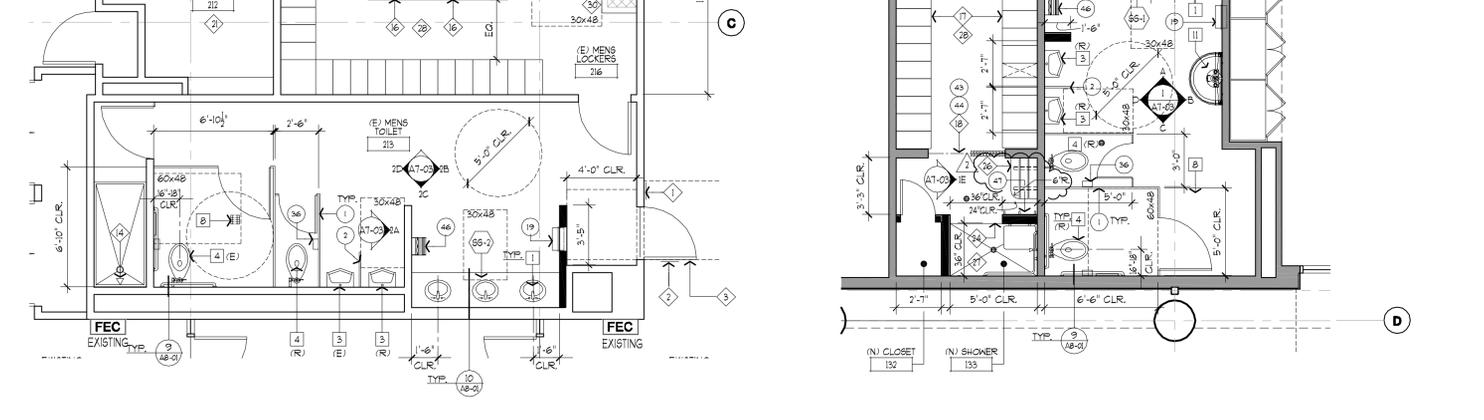
section at panel access doors
 SCALE: 3/4\"/>

interior elevation - training room 112
 SCALE: 3/8\"/>



accent tile layout - restrooms
 SCALE: 1/2\"/>

enlarged plan - unisex restroom 235
 SCALE: 1/4\"/>



enlarged restrooms plans
 SCALE: 1/4\"/>

enlarged restrooms plans
 SCALE: 1/4\"/>

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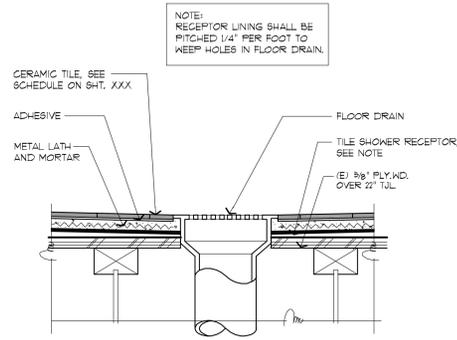
WITHEE MALCOLM ARCHITECTS, LLP
 2251 W. 190th Street
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 t. 310.217.8885
 f. 310.217.0425

enlarged restroom plans
 sheet title

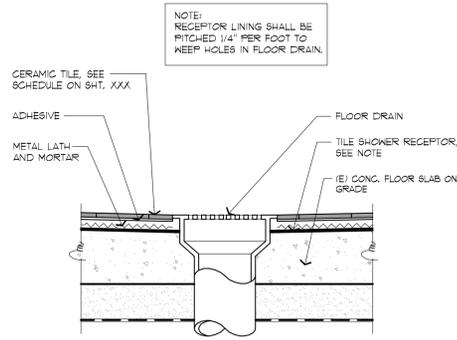
sheet A7-02

BID SET ONLY

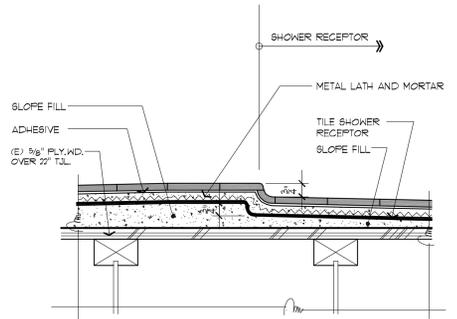
SEE SHEET A7-02 FOR PLUMBING FIXTURE & TOILET ACCESSORY SCHEDULES AND KEYNOTES



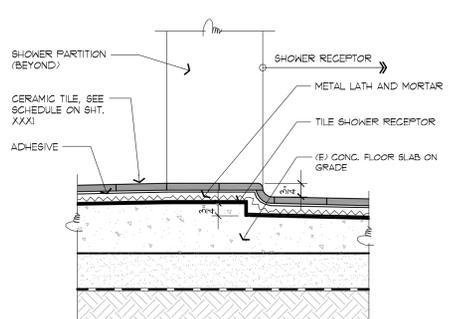
floor drain detail
SCALE: 3/4"=1'-0"



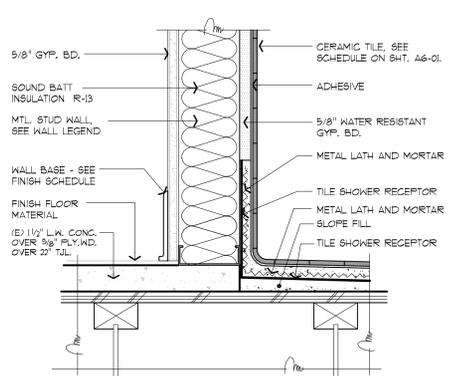
floor drain detail
SCALE: 3/4"=1'-0"



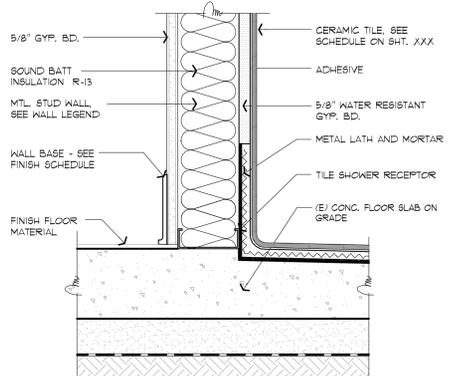
accessible shower floor detail
SCALE: 3/4"=1'-0"



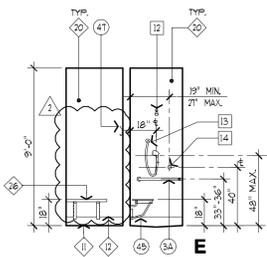
accessible shower floor detail
SCALE: 3/4"=1'-0"



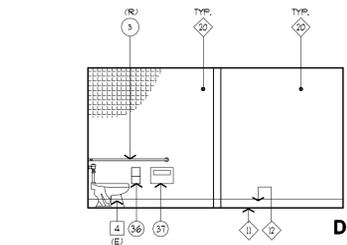
shower wall detail
SCALE: 3/4"=1'-0"



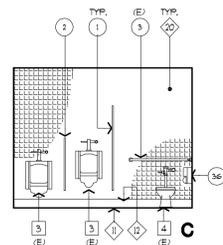
shower wall detail
SCALE: 3/4"=1'-0"



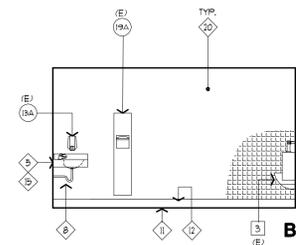
mechanic toilet 106 & lockers 105
SCALE: 1/4"=1'-0"



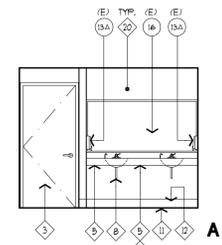
mens restroom 211
SCALE: 1/4"=1'-0"



womens restroom 208
SCALE: 1/4"=1'-0"



unisex restroom 235
SCALE: 1/4"=1'-0"

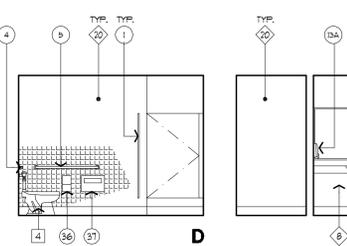


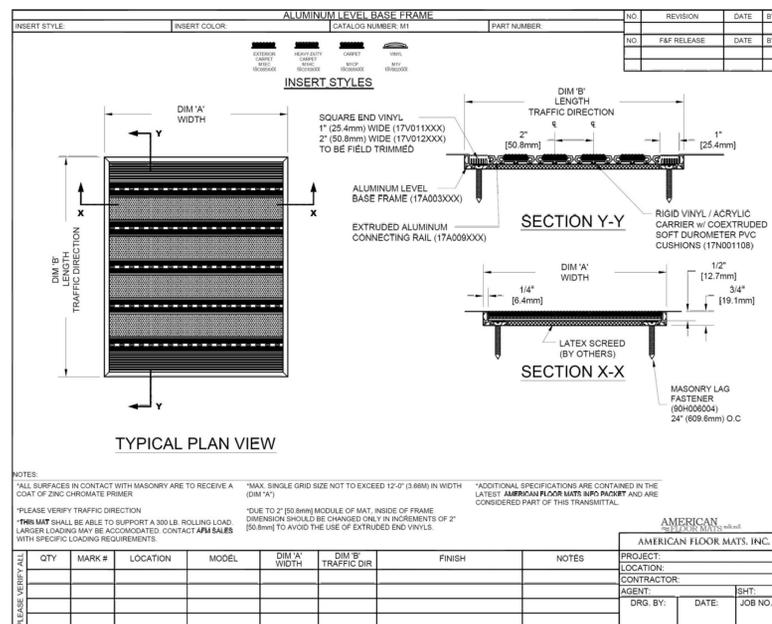
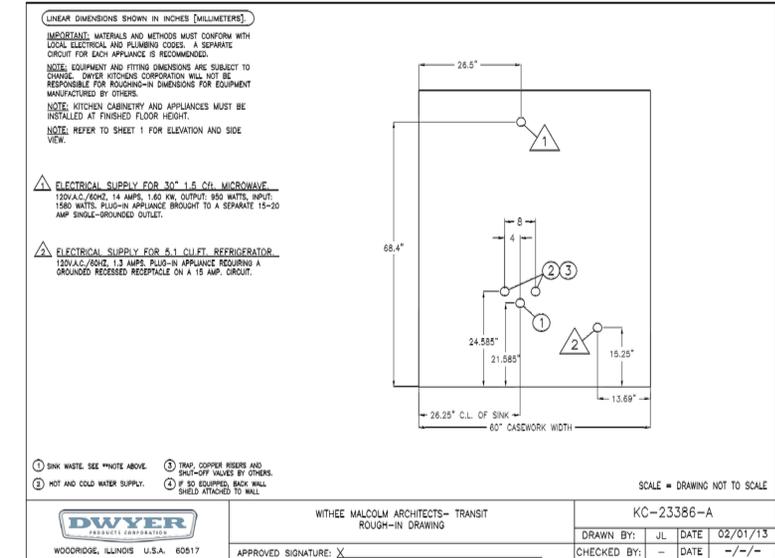
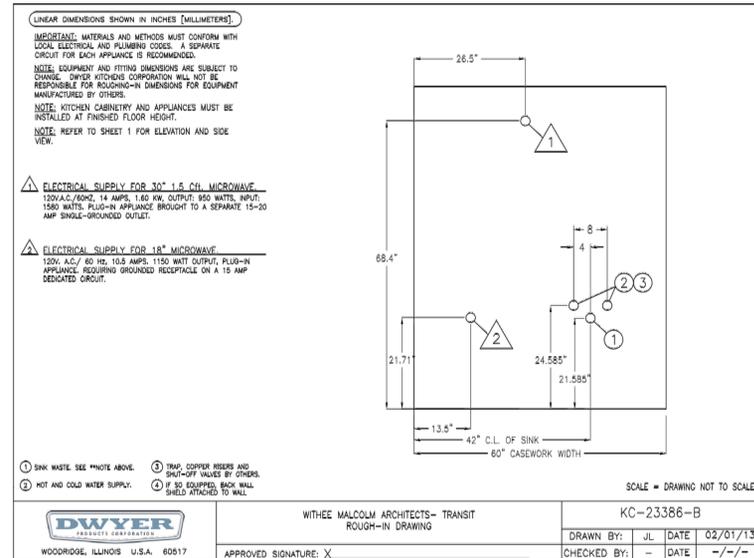
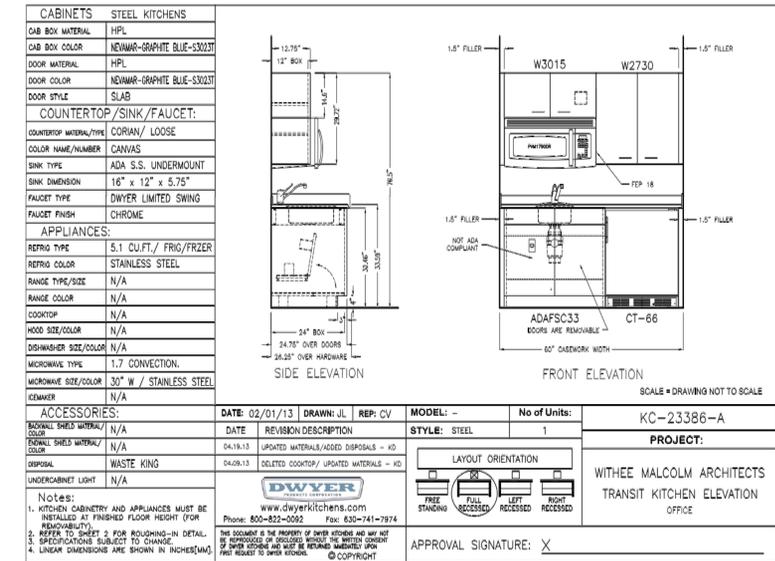
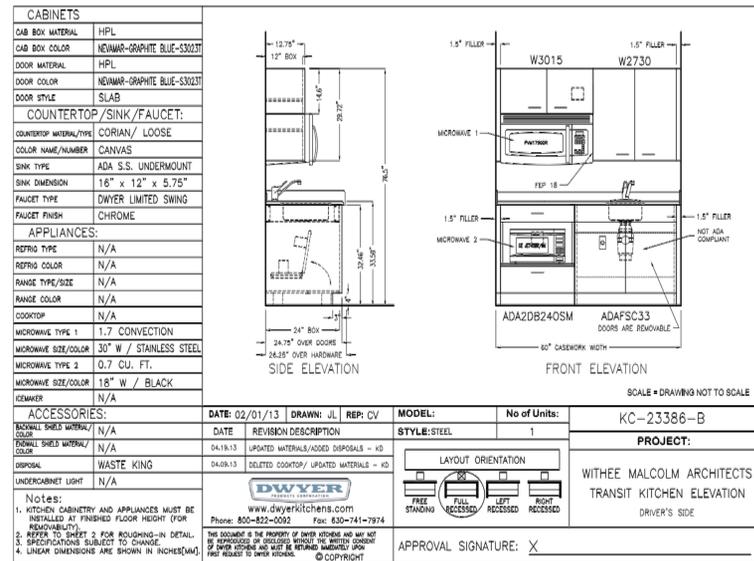
womens toilet 214
SCALE: 1/4"=1'-0"

6

5

4





Dwyer Products Corporation
 www.dwyerproducts.com
 1000 Davy Road, Suite 100
 Woodridge, IL 60517
 630-741-7900
 630-753-1079 fax

Proposal
 April 3, 2013
 This proposal was created for: Chris Vlasos
 Project: Transit Kitchen - Driver's Side
 Project ID: 2013-151523-720951
 Quote: QUO-04012-H1F458

Thank you for allowing Dwyer to provide you with exceptional products and service. Dwyer is pleased to offer the following proposal:

Details	Kitchens	Kitchen Price	Total
<ul style="list-style-type: none"> Cabinet Details: Material: HPL Color: Graphite Blue - S3023T Door & Drawer Details: Material: HPL Graphite Blue, Style: Slab Countertop Details: Corian, Color - Canvas Handle Details: Handle 4" Ball Brushed Chrome Kitchen Length: 60" Recess Options: Full Recessed Drawing Number: KC-23386-B Kitchen Beam Details: 30" SS Convection Microwave, 18" Microwave Kitchen Sink Details: 18" ADA S.S. Undermount Sink, Limited Swing Faucet, Fillers, Strainer, Tallpiece, Sink Disposer 	1	\$4,580.00	\$4,580.00
Please ADD \$800.00 for SS Countertop in lieu of Corian **Please ADD \$385.00 for Corian Back Wall Shield **Upcharge Amount Included: \$325 for SS Micro			
GREENGUARD Your freight quote has been based on shipping to the address above and includes the following services: TBID Additional services may alter the price of freight. All orders are packaged to minimize freight expense. Tallpiece Delivery is a common term for standard truck delivery. The driver will bring the freight only to the back of the truck. You are responsible for offloading the freight. All shipments are shipped unless otherwise specified above. "Palletized Per Unit" is available for an additional charge and must be selected and identified in your freight quote. Shipment to a different address may also alter the freight amount. To request a revised freight quote, please contact your sales rep.	Pricing SubTotal (Does not include Freight or Installation) \$4,580.00 Estimated Freight: TBID Tax: SALES AND USE TAX IS THE RESPONSIBILITY OF THE PURCHASER Grand Total \$4,580.00		
Grand Total			\$4,580.00

I have read and agree to Dwyer's terms and conditions. Date: _____

Dwyer Products Corporation
 www.dwyerproducts.com
 1000 Davy Road, Suite 100
 Woodridge, IL 60517
 630-741-7900
 630-753-1079 fax

Proposal
 April 22, 2013
 This proposal was created for: Chris Vlasos
 Project: Transit Kitchen - Office
 Project ID: 2013-151523-720951
 Quote: QUO-04012-H1F458

Thank you for allowing Dwyer to provide you with exceptional products and service. Dwyer is pleased to offer the following proposal:

Details	Kitchens	Kitchen Price	Total
<ul style="list-style-type: none"> Cabinet Details: Material: HPL Color: Graphite Blue - S3023T Door & Drawer Details: Material: HPL Graphite Blue, Style: Slab Countertop Details: Corian, Color (Group B) Handle Details: Handle 4" Ball Brushed Chrome Kitchen Length: 60" Recess Options: Full Recessed Drawing Number: KC-23386-A Kitchen Beam Details: 30" Convection Microwave, 5.1 cu. ft. SS Undercounter Refrigerator/Freezer, Stainless Steel Undermount Sink Bowl, Limited Swing Faucet, Fillers, Strainer, Tallpiece, Garbage Disposer 	1	\$4,598.00	\$4,598.00
Please ADD \$800.00 for SS Countertop in lieu of Corian **Please ADD \$385.00 for Corian Back Wall Shield **Upcharge Amount Included: \$325 for SS Micro, \$365.00 for SS Micro			
GREENGUARD Your freight quote has been based on shipping to the address above and includes the following services: TBID Additional services may alter the price of freight. All orders are packaged to minimize freight expense. Tallpiece Delivery is a common term for standard truck delivery. The driver will bring the freight only to the back of the truck. You are responsible for offloading the freight. All shipments are shipped unless otherwise specified above. "Palletized Per Unit" is available for an additional charge and must be selected and identified in your freight quote. Shipment to a different address may also alter the freight amount. To request a revised freight quote, please contact your sales rep.	Pricing SubTotal (Does not include Freight or Installation) \$4,598.00 Estimated Freight: TBID Tax: SALES AND USE TAX IS THE RESPONSIBILITY OF THE PURCHASER Grand Total \$4,598.00		
Grand Total			\$4,598.00

I have read and agree to Dwyer's terms and conditions. Date: _____

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 f. 310.217.0425

pre-fab kitchen unit & misc. details
 sheet title
 A7-05
 sheet

BID SET ONLY

job no.	B2008400
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submittal	
Plan Check Submittal	03.14.2013
Plan Check Re-Submittal	06.17.2013
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Issue For Bid	12.00.2013

revision	
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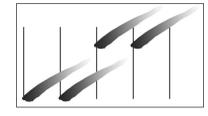
△ Addendum #1 - Bid Clarifications 02.20.2014

BTI
Bushra . Tsai, Incorporated
 Consulting Structural Engineers Inc.
 (FORMERLY A.T.S. RANGHAVA & ASSOCIATES)
 2564 W. Woodland Dr., Anaheim, CA 92801
 Tel : (714) 522-0911 Fax : (714) 522-1149
 BTI JOB NO: 13-10



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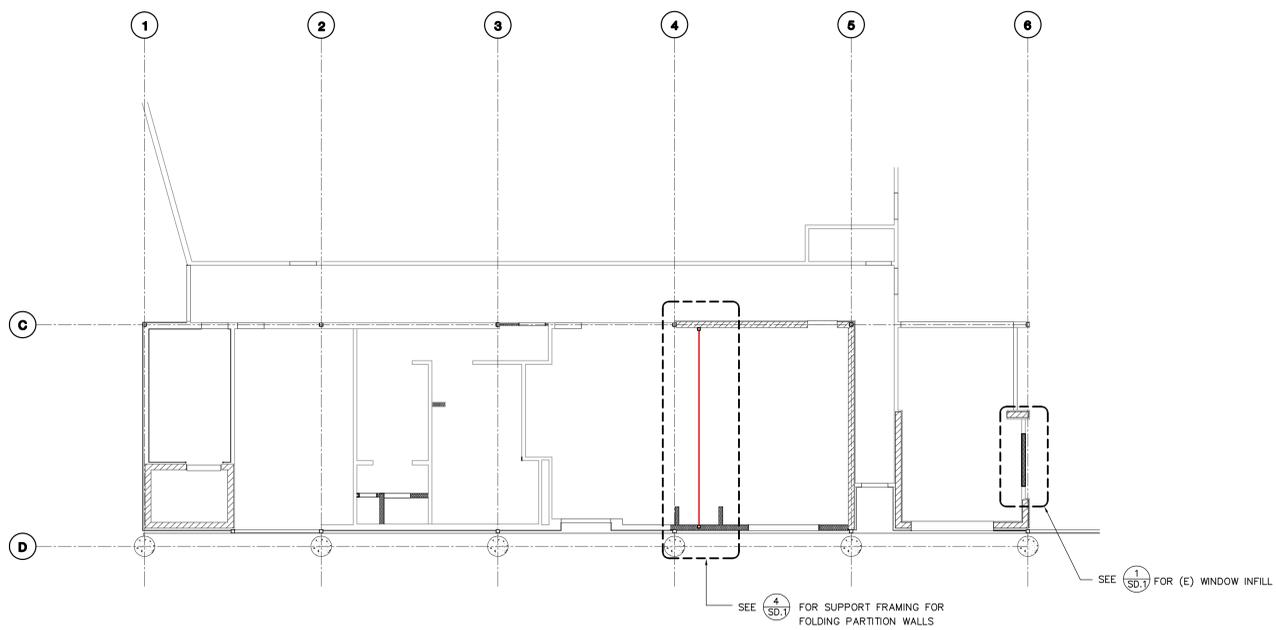


WITHEE MALCOLM
ARCHITECTS, LLP
 2251 W. 190th Street
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 t. 310.217.8885
 f. 310.217.0425

EXISTING PARTIAL FIRST AND SECOND FLOOR PLAN

sheet title
 sheet

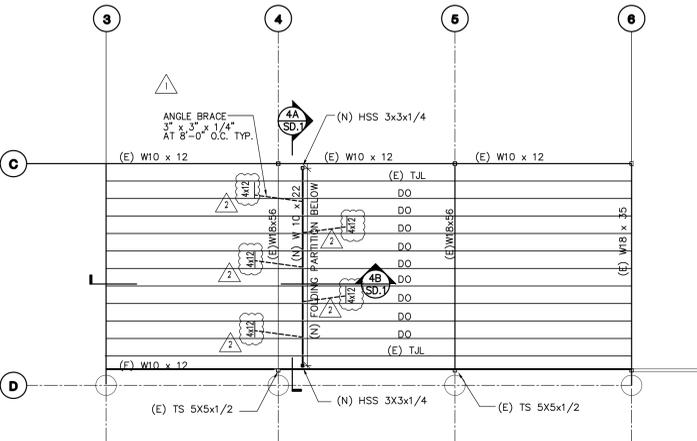
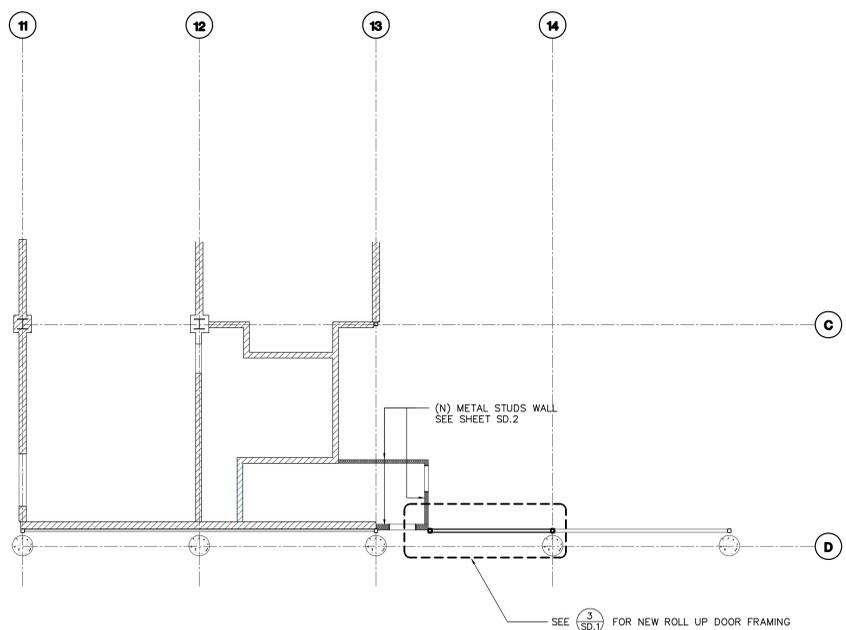
BID SET ONLY



LEGEND:

	NEW MTL. STUD PARTITION
	EXISTING 8" CMU WALL

EXISTING PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PARTIAL EXISTING SECOND FLOOR FRAMING PLAN
 SCALE: 1/8" = 1'-0"

GENERAL

- "CODE" WHERE REFERRED TO HERE IN REFERS TO CALIFORNIA BUILDING CODE 2010 EDITION LOCAL AND STATE CODES AND ORDINANCES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODE, AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTIONS. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES.
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND FOR ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD.

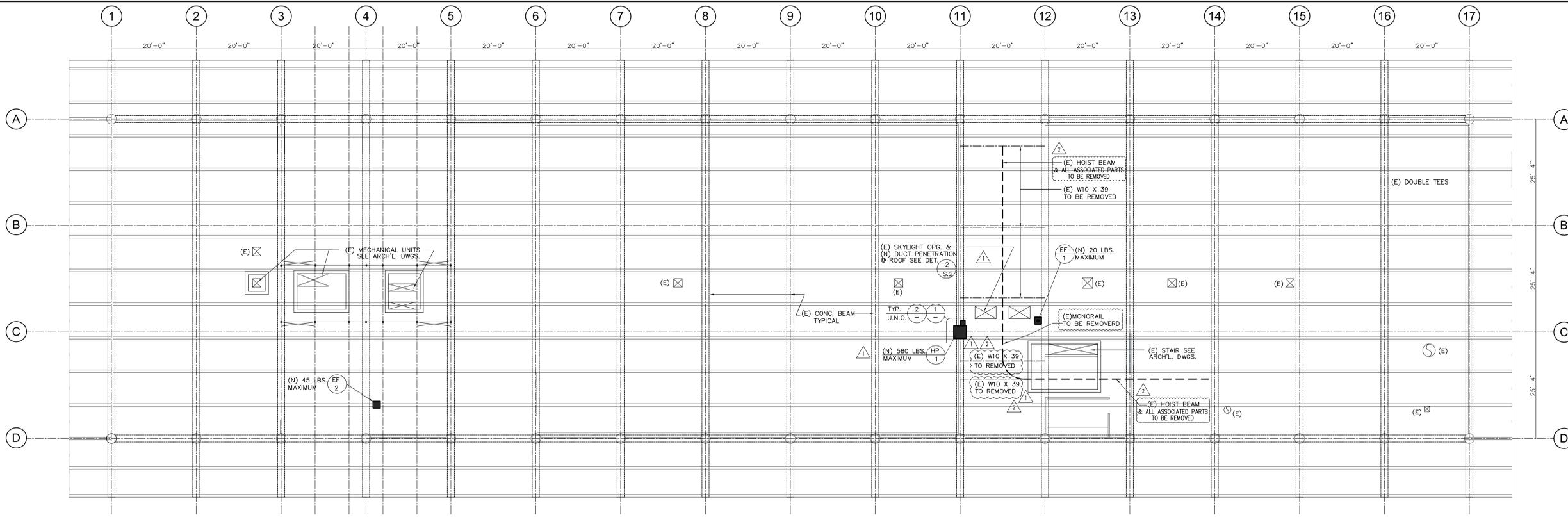
METAL STUDS:

- FOR NON-LOAD BEARING METAL STUDS SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. FOLLOWING NOTES APPLY TO METAL STUDS INDICATED ON STRUCTURAL DRAWINGS ONLY, SD-2.
- PROVIDE METAL STUDS AND TRACK FORMED FROM STANDARD COMMERCIAL STEEL WITH A MINIMUM YIELD AT 33,000 PSI AND COMPLYING WITH ASTM A568, CBC CHAPTER 22, DIVISION V AND SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS OF AISI 2004 EDITION INCLUDING 2007 AMENDMENT. PROVIDE STUDS AND TRACK WITH MINIMUM YIELD POINT AT 50,000 PSI FOR 16 GAUGE AND HEAVIER.
- WELD STUDS COMPLYING WITH ANSI/AWS D1.3 AND CBC CHAPTER 22. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY.
- PROVIDE UNPUNCHED 16 GAUGE TRACK, UNLESS NOTED OTHERWISE, OF DIMENSIONS TO ENSURE PROPER FIT OF STUDS.
- CUT FRAMING COMPONENTS, SUCH AS BRACING, SQUARELY OR AT AN ANGLE TO FIT TIGHT AGAINST ABUTTING MEMBERS. HOLD MEMBERS FIRMLY IN POSITION UNTIL PROPERLY FASTENED.
- ATTACH STUDS USING PLUG, BUTT OR SEAM WELDS, UNLESS NOTED OTHERWISE. WHERE STUDS ARE BURNED THROUGH BY WELDING, PROVIDE SUITABLE STITCH PLATE OF SAME GAUGE. SPLICES IN AXIAL LOADED STUDS OR BRACES ARE NOT PERMITTED. PROVIDE BUTT WELDS OR SPLICES AT JOINTS IN TRACK WIRE. TYING OF FRAMING COMPONENTS IS NOT PERMITTED.
- ALL METAL SCREW INDICATED ON THESE DRAWINGS ARE DARTS BRAND SELF DRILLING/SELF-TAPPING STEEL SCREWS AS MANUFACTURED BY COMPASS INTERNATIONAL COMPLYING WITH ICC REPORT NO. ESR-1408.

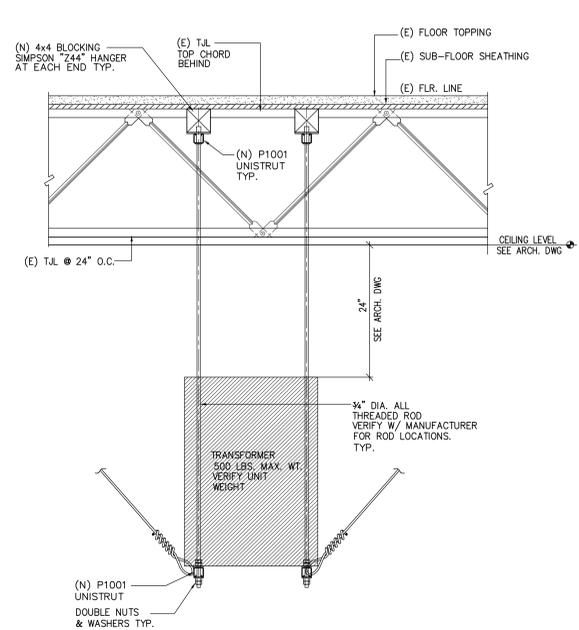
EPOXY WORK

- ALL ANCHORS TO BE A307 ALL THREAD BOLTS WITH MIN. EMBEDMENT AS SPECIFIED PER PLAN. USE SIMPSON SET-XP ADHESIVE (ESR-2508) OR HILTI HIT-RE 500-SD ADHESIVE (ESR-2322).
- ALL THE EPOXY WORK WILL REQUIRE SPECIAL AND CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR.

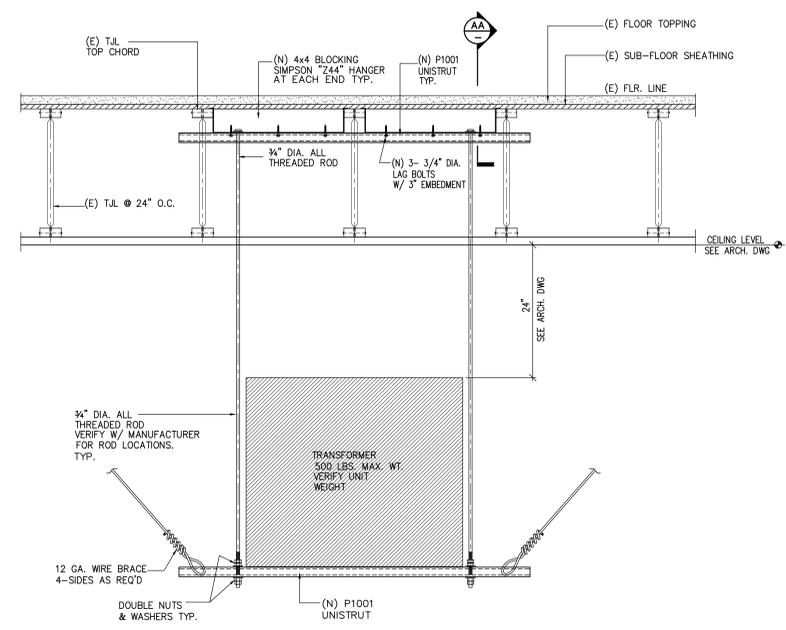
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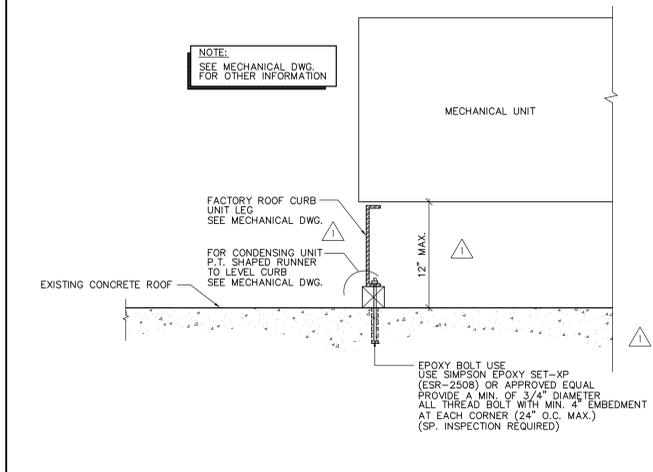
EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"



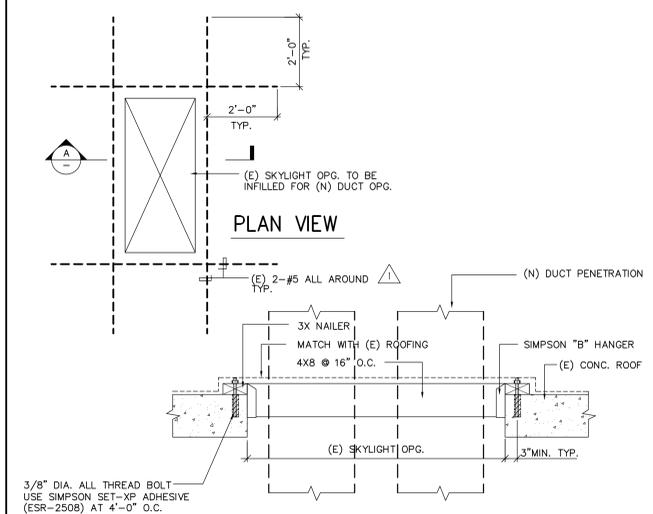
SECTION AA



TRANSFORMER UNIT SUPPORT DETAIL



MECHANICAL UNIT AT CONC. CURB



(N) DUCT OPENING AT (E) SKYLIGHT OPENING

TRANSFORMER UNIT SUPPORT DETAIL

3

(N) DUCT OPENING AT (E) SKYLIGHT OPENING

2

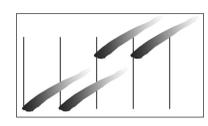
job no.	B2008.400
drawn	
submittal	
Plan Check Submittal	03.14.2013
Plan Check Re-Submittal	06.17.2013
Client Revisions	09.11.2013
Issue For Bid	12.00.2013
revision	

revision	
△ Addendum #1 - Bid Clarifications	02.20.2014



Tenant Improvements :
CITY OF TORRANCE
TORRANCE TRANSIT FACILITY
20500 Madrona Avenue, Torrance, CA 90503

OWNER : City of Torrance, Department of General Services
3350 Civic Center Drive, Torrance, CA 90503



2251 W. 190th Street
Torrance, Ca 90504
t. 310.217.8885
f. 310.217.0425

EXISTING ROOF PLAN

sheet title
S-2
sheet

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