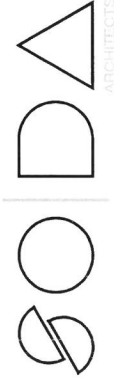


EXHIBIT B



2121 E. 7TH PL. #M201 LA, CA 90021
INFO@SODAINSTV.COM 213.222.8557

628 E. ANAHEIM STREET SITE PLAN REVIEW

628 E. ANAHEIM ST.
628 E. ANAHEIM ST.
LONG BEACH, CA 90813
CLIENT:
CJDT DEVELOPMENT GROUP, LLC

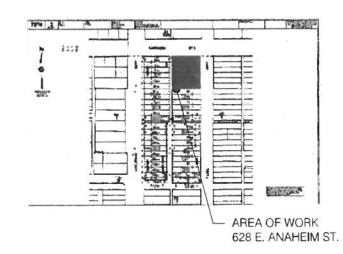
BUILDING SUMMARY

PROJECT INFORMATION:
Type III-B 7,732 sq. ft. core and shell renovation of existing 2-story commercial retail/hotel and change of use from retail and hotel to restaurants and office.
OWNER: CJDT Development Group LLC
PROJECT ADDRESS: 628 E. Anaheim Street, Long Beach, CA 90813
BUILDING AREA: 7,732 (sq.ft.)
SCOPE OF WORK:
1. (N) Interior partitions, restrooms, and offices.
2. (N) Elevator and MEP equipment.
3. (N) Exterior storefronts to replace existing.
4. (N) Signs to replace existing.
5. (N) Exterior patio and trash enclosure area.
6. (N) Parking lot and striping.

CODE INFORMATION

LEGAL INFORMATION:
Property Area: 19,500 (sq.ft.)
Improvement Area: 7,732 (sq.ft.)
Assessor Parcel Number: 7274-002-905
Tract: MARTZ TRACT
Lot: 1, 3, 5, 7, 9, & 11
Ain (Lot Cul Reference): -
Map Reference: -
Block: -
Parcel ID No PIN: -
City: Long Beach
County: Long Beach County
BUILDING CODE INFORMATION:
Governing Jurisdiction: City of Long Beach
Applicable Codes: 2017 Long Beach Municipal Code
2017 California Building Code
This project shall comply w/ 2017 CBC, CPC, CMC and CFC
1.0 Building Type: III-B
2.0 Sprinkler: No
3.0 Stories occupied by Tenants: 2
4.0 Occupancy Type: Group A-2, M, B
PLANNING & ZONING INFORMATION:
City Zoning: CHW (Regional Highway Comm.)
Property Type: Commercial/Industrial
Region/Cluster: 26 / 26610
Specific Plan: -
Design Review Board: -
Coastal Zone: -
Hillside 1/2mi Zoning Overlay: -
Land Use Designation: -
General Plan Planning Community: -
FEMA Flood Zone: -
Fire Hazard Severity Zone: -
Alquist-Priolo Seismicity Zones: -
Soil Number per County: -
Water District: -
Historic Resource Summary: -
PLANNING & ZONING INFORMATION:
Existing Use: M (Retail), R-1 (Hotel)
Improvement Area: 7,732 (sq. ft.)
Ratio (spaces / SF): See A-000
Parking Required: 38 Spaces
Parking Existing: 0 Spaces
Parking Credits: 26 Spaces

VICINITY MAP



PROJECT DIRECTORY

CLIENT
CJDT DEVELOPMENT GROUP LLC
5940 OAK AVE #754
TEMPLE CITY, CA 91780
CONTACT: JOHNSON WEI
ARCHITECT
SODA
2121 E. 7TH PLACE #M201
LOS ANGELES, CA 90021
PH: 213.222.8557
CONTACT: DERRICK FLYNN
MEP ENGINEER
PERFECT DESIGN
2416 W. VALLEY BLVD
ALHAMBRA, CA 91803
PH: 626.289.8808
STRUCTURAL ENGINEER
BOLD ENGINEERING
3055 WILSHIRE BLVD, #680
LOS ANGELES, CA 90010
PH: 213.386-3049
CONTACT: JUNTAE PARK

DRAWING INFORMATION

	ELEVATION MARKER
	ELEVATION
	NORTH ARROW
	KEYNOTE
	EQUIPMENT NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	ELEVATION MARKER
	REVISION DELTA
	FINISH MATERIAL
	WALL TYPE
	STRUCTURAL GRID

PERMIT DESCRIPTION

- Type III-B construction, Non-Sprinklered.
- 7,732sq. ft. core and shell renovation.
- Change of Use to restaurant and office.
- Mechanical permits to be obtained by others.
- Electrical permits to be obtained by others.
- Plumbing permits to be obtained by others.
- Parking Layout to be under separate permit.

LIST OF DRAWINGS

GENERAL	
A-001	PROJECT SUMMARY
ARCHITECTURAL	
A-001	GENERAL NOTES
A-002	ACCESSIBILITY NOTES
A-003	ACCESSIBILITY NOTES
A-004	ACCESSIBILITY DETAILS
A-005	ACCESSIBILITY DETAILS
A-006	ACCESSIBILITY DETAILS
A-010	PROPOSED SITE PLAN
A-020	EXIT ANALYSIS
A-110	PROPOSED FIRST FLOOR DEMO PLAN
A-120	PROPOSED SECOND FLOOR DEMO PLAN
A-130	PROPOSED ROOF DEMO PLAN
A-210	PROPOSED FIRST FLOOR PLAN
A-220	PROPOSED SECOND FLOOR PLAN
A-230	PROPOSED ROOF PLAN
A-310	PROPOSED FIRST FLOOR LIGHTING PLAN
A-320	PROPOSED SECOND FLOOR LIGHTING PLAN
A-410	PROPOSED ELEVATIONS AND SECTIONS
A-420	PROPOSED ELEVATIONS AND SECTIONS
A-610	ACCESSIBLE RESTROOM PLAN AND ELEVATIONS
A-611	ACCESSIBLE RESTROOM DETAILS
A-710	DOOR SCHEDULE
A-810	TYPICAL DETAILS
STRUCTURAL	
S-1.0	GENERAL NOTES
S-2.0	FOUNDATION PLAN
S-2.1	1ST FLOOR WALL AND 2ND FLOOR FRAMING PLAN
S-2.2	2ND FLOOR WALL AND ROOF FRAMING PLAN
S-3.0	TYPICAL DETAILS
S-3.1	DETAILS
S-3.2	DETAILS
MECHANICAL	
M-1	GENERAL INFORMATION
M-2	SITE PLAN & EQUIPMENT SCHEDULE
M-3	1ST FLOOR PLAN
M-4	2ND FLOOR PLAN
M-5	ROOF PLAN
T24-1	TITLE 24 ENVELOPE
T24-2	TITLE 24 ENVELOPE
T24-3	TITLE 24 ENVELOPE
T24-4	TITLE 24 ENVELOPE
T24-5	TITLE 24 ENVELOPE
T24-6	TITLE 24 ENVELOPE
ELECTRICAL	
E-1	GENERAL INFORMATION
E-2	SITE PLAN
E-3	POWER PLAN
E-4	LIGHTING PLAN
E-4.1	PHOTOMETRIC PLAN
E-5	ROOF PLAN
E-6	PANEL SCHEDULES
E-7	TITLE 24 LIGHTING
E-8	TITLE 24 LIGHTING
E-9	TITLE 24 LIGHTING
PLUMBING	
P-1	GENERAL INFORMATION
P-2	SITE PLAN AND EQUIPMENT SCHEDULE
P-3	HOT AND COLD WATER PLAN
P-4	WASTE AND VENT PLAN
P-5	WASTE AND VENT PLAN
P-6	GAS RISER DIAGRAM
P-7	WASTE AND VENT RISER PLAN

KEY PLAN

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Within dimensions on these drawings shall have precedence over verbal dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

NOT FOR CONSTRUCTION

SITE PLAN REVIEW 07/28/17
PLAN CHECK SUBMITTAL SET 07/10/18

DATE AND DATE
SCALE: AS NOTED
DATE: 7/11/2018
PROJECT NO: 1710-AC

PROJECT SUMMARY

SHEET TITLE

A-011
SHEET NUMBER

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Unless dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

NOT FOR CONSTRUCTION

SITE PLAN REVIEW 07/28/17
 PLAN CHECK SUBMITTAL SET 07/10/18

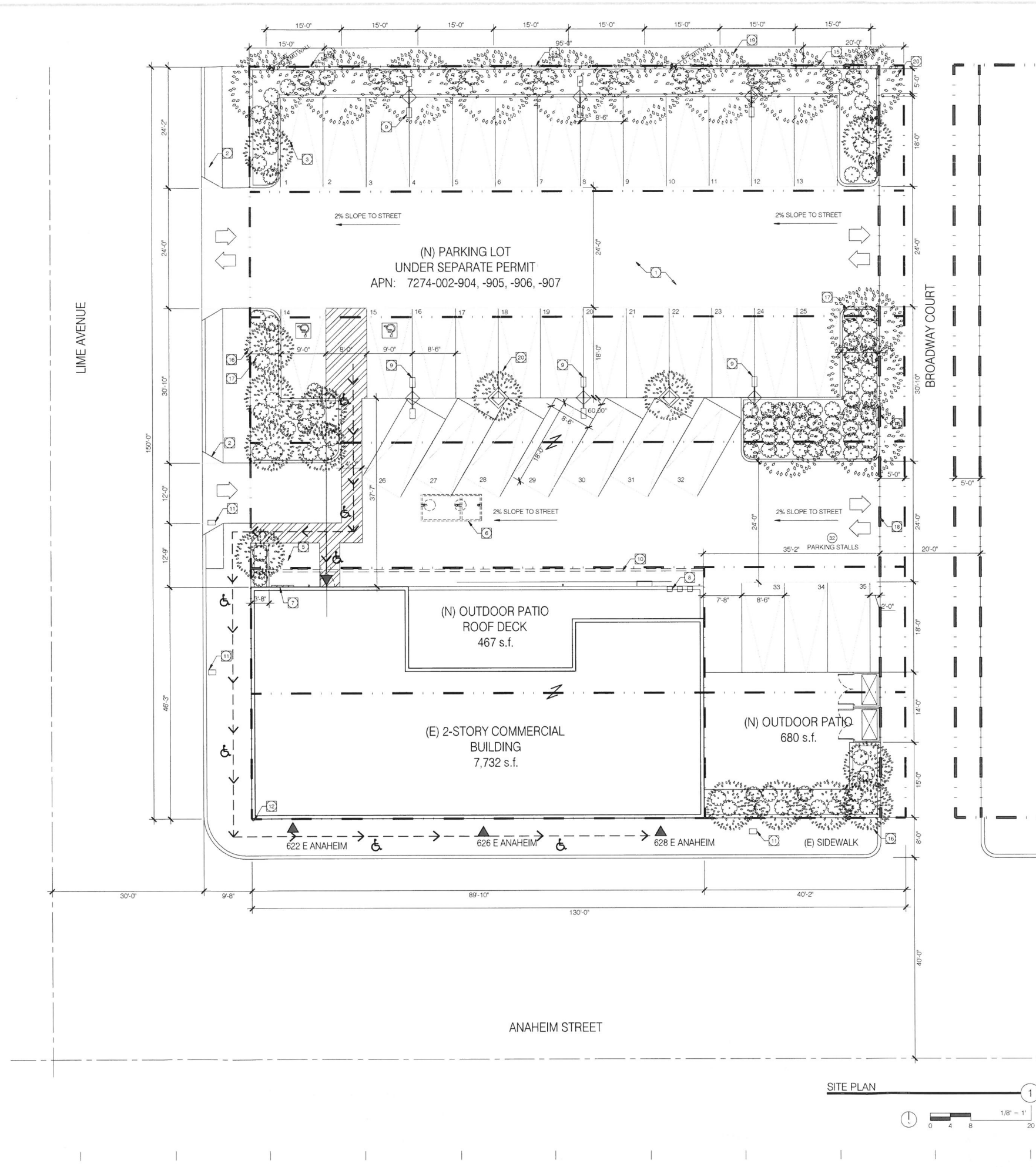
ISSUE AND DATE

SCALE: AS NOTED
 7/16/2018
 DATE: 1710-AC
 PROJECT NO:

PROPOSED SITE PLAN

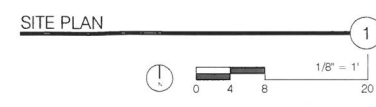
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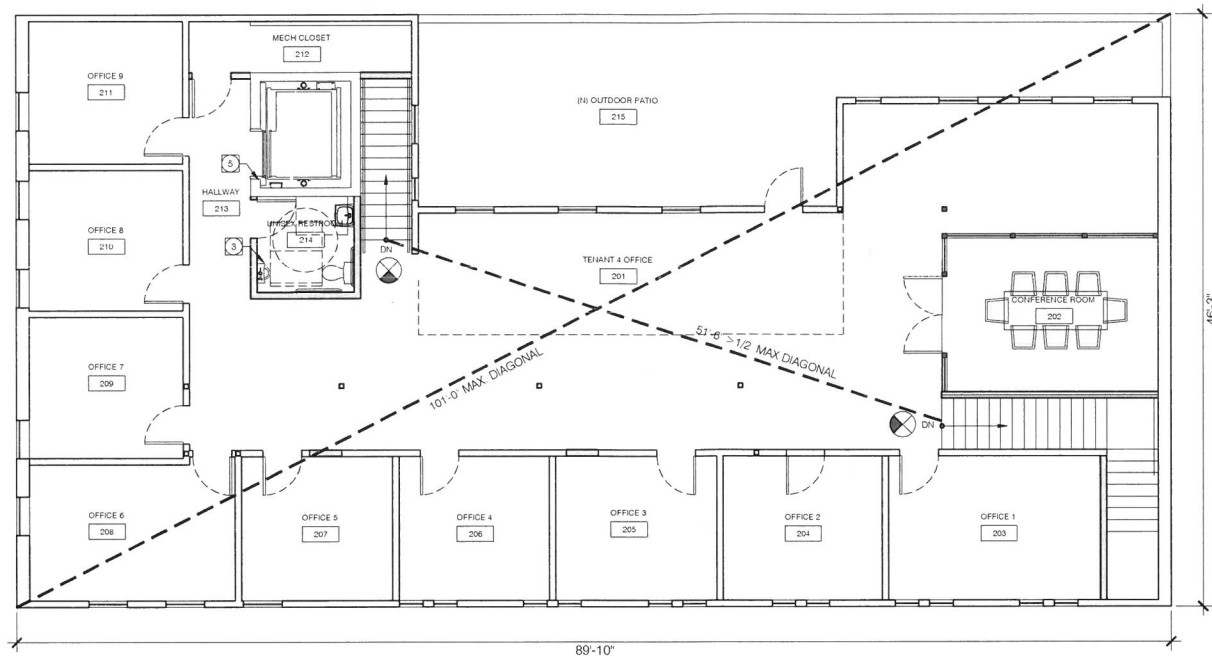
A-010
 SHEET NUMBER



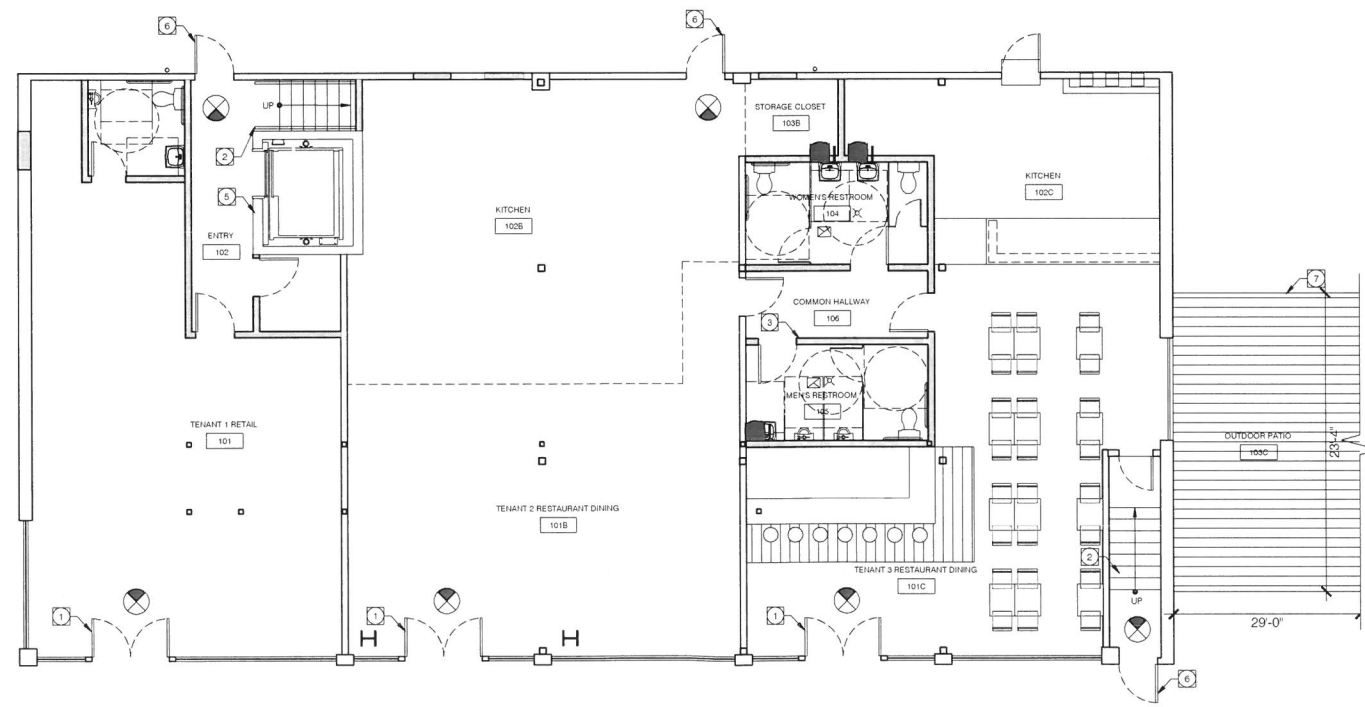
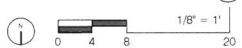
- SITE PLAN KEYNOTES**
- (N) PARKING LOT - UNDER SEPARATE PERMIT
 - (C) CURB CUTS
 - (T) TREE WITH UPLIGHTING - 1 PER 4 PARKING STALLS
 - (D) OUTDOOR PATIO WOOD DECK
 - (E) TRASH ENCLOSURE
 - (G) 750 GALLON GREASE INTERCEPTOR BELOW (N) PAVEMENT
 - (I) ELECTRICAL METERS TO REMAIN
 - (J) GAS METERS TO REMAIN
 - (K) PARKING LOT DOWN LIGHT
 - (L) CURB TO BE REMOVED
 - (M) WATER METER
 - (O) UNDERGROUND CITY POWER FEED
 - OMIT
 - (R) 8'-0" HIGH CMU FENCE WALL
 - (S) 3'-0" HIGH CMU FENCE WALL
 - 11 STREET TREES PROVIDED
 - 125 FEET OF FRONTAGE
 - #1 5-INCH BOX SIZE SHRUBS = 27 TREES X 3
 - NEW PROPERTY LINE, 5'-0" IN FROM THE ORIGINAL PROPERTY LINE
 - BROAD LEAF EVERGREEN TREES, 24-INCH BOX SIZE, PLANTED 15' ON CENTER
 - # 24-INCH BOX SIZE TREES = 32 PARKING STALLS / 4
 - TOTAL TREES ON SITE = 27

- SITE PLAN GENERAL NOTES**
- (A) DIMENSIONS - ALL SITE DIMENSIONS ARE TO PROPERTY LINE, CENTERLINE OF STREET, OR FACE OF CURB UNLESS NOTED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR FACE OF CONCRETE (F.O.C.) UNLESS NOTED OTHERWISE.
 - (B) GRADING - SITE TO DRAIN TO STREET
 - (C) TYPE III-B CONSTRUCTION
 - (D) ZONE CHW & R-4-R





EXIT ANALYSIS - SECOND LEVEL



EXIT ANALYSIS - FIRST LEVEL



TENANT 1 PLUMBING FIXT.		
PER 2017 CA PLUMBING CODE TABLE 422.1		
OCCUPANT LOAD FACTOR: 200 (M)		
GROUP M SF: 1,167		
TOTAL OCCUPANTS: 6 (M)		
MEN/WOMEN: 3	REQUIRED	PROVIDED
WOMENS TOILETS	1	1
WOMENS LAVATORIES	1	1
MENS TOILETS	1	1
URINALS	1	1
MENS LAVATORIES	1	1

TENANT 2&3 PLUMBING FIXT.		
PER 2017 CA PLUMBING CODE TABLE 422.1		
OCCUPANT LOAD FACTOR: 30 (A-2)		
GROUP A-2 SF: 2,532		
TOTAL OCCUPANTS: 85		
MEN/WOMEN: 43	REQUIRED	PROVIDED
WOMENS TOILETS	2	2
WOMENS LAVATORIES	1	2
MENS TOILETS	1	1
URINALS	1	2
MENS LAVATORIES	1	1

TENANT 4 PLUMBING FIXT.		
PER 2017 CA PLUMBING CODE TABLE 422.1		
OCCUPANT LOAD FACTOR: 200 (B)		
GROUP B SF: 3,706		
TOTAL OCCUPANTS: 200		
MEN/WOMEN: 19	REQUIRED	PROVIDED
WOMENS TOILETS	1	1
WOMENS LAVATORIES	1	1
MENS TOILETS	1	1
URINALS	1	1
MENS LAVATORIES	1	1

PARKING			
Parking Regulations: Per LBMC Chapter 21 Table 41-1C			
USE	SQUARE FOOTAGE	PARKING LOAD FACTOR	REQUIRED PARKING
(N) Tenant 1-Retail	929	4 per 1,000 SF	3.7
(N) Tenant 2-Restaurant	670	10 per 1,000 SF	6.7
(N) Tenant 3-Restaurant	656	10 per 1,000 SF	6.5
(N) Tenant 3-Outdoor dining	738	5 per 1,000 SF	3.7
(N) Tenant 3-Bar	70	20 per 1,000 SF	1.4
(N) Tenant 4-Office	3,882	4 per 1,000 SF	15.5
TOTAL REQUIRED PARKING STALLS			38
PARKING CREDITS			
(E) Ground Floor Retail	4,013	4 per 1,000 SF	7.2
(E) Second Floor Hotel	17 guest rooms	1 per room + 2 loading	19
(E) TOTAL PARKING CREDITS			26
REQUIRED PARKING: 38 - 26 = (N) 12 PARKING STALLS			

TENANT 1 OCCUPANCY CHART						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
RETAIL 101A	929	929	Mercantile	60 gross	31	31
ENTRY 102A	238	238	Assembly Unconcentrated	15 net	16	16
FIRST FLOOR TOTAL						47

TENANT 2 OCCUPANCY CHART						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
RESTAURANT DINING 101B	670	670	Assembly Unconcentrated	15 net	45	45
KITCHEN 102B	725	725	Commercial Kitchen	200 gross	4	4
STORAGE CLOSET 103B	52	-	Other	-	-	-
TOTAL						49

TENANT 3 OCCUPANCY CHART						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
RESTAURANT DINING 101C	726	726	Assembly Unconcentrated	15 net	46	46
KITCHEN 102C	360	360	Commercial Kitchen	200 gross	3	3
TOTAL						49

OUTDOOR PATIO (TENANT 3)						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
OUTDOOR PATIO 103C	738	738	Assembly Unconcentrated	15 net	49	49

COMMON AREA (TENANT 2 & 3)						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
WOMEN'S RESTROOM 104	63	63	Other	-	-	-
MEN'S RESTROOM 105	60	60	Other	-	-	-
COMMON HALLWAY 106	43	43	Other	-	-	-
TOTAL						169

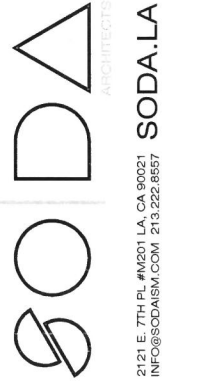
2ND FLOOR OFFICE OCCUPANCY CHART						
ROOM #	GROSS AREA (SF)	NET AREA (SF)	CBC TABLE 10-A USE	LOAD FACTOR	OCCU-PANTS	TOTAL
COMMON OFFICE 201	1448	1272	Business Area	100 gross	14	14
CONFERENCE ROOM 202	212	212	Assembly Unconcentrated	15 net	14	14
OFFICE 1 203	195	195	Business Area	100 gross	2	2
OFFICE 2 204	150	150	Business Area	100 gross	2	2
OFFICE 3 205	150	150	Business Area	100 gross	2	2
OFFICE 4 206	140	140	Business Area	100 gross	1	1
OFFICE 5 207	140	140	Business Area	100 gross	1	1
OFFICE 6 208	180	180	Business Area	100 gross	2	2
OFFICE 7 209	140	140	Business Area	100 gross	1	1
OFFICE 8 210	140	140	Business Area	100 gross	1	1
OFFICE 9 211	140	140	Business Area	100 gross	1	1
MECH CLOSET 212	78	79	Other	-	-	-
HALLWAY 213	90	90	Other	-	-	-
UNISEX RESTROOM 214	64	64	Other	-	-	-
(N) OUTDOOR PATIO 215	615	615	Assembly Unconcentrated	15 net	41	41
SECOND FLOOR TOTAL						82

- KEYNOTES**
- (R) EXIT / ENTRY DOOR
 - (E) NON-CONFORMING EGRESS STAIRS
 - (N) ACCESSIBLE RESTROOMS - SEE SHEET A-610
 - (N) ACCESSIBLE EXIT PATH OF TRAVEL
 - (N) ACCESSIBLE ELEVATOR
 - (E) EXIT DOOR TO BE REPLACED
 - (N) OUTDOOR WOOD PATIO DECK

- EXIT GENERAL NOTES**
- ALL NEW EXIT DOORS ARE 3'-0" x 7'-0", UNLESS NOTED OTHERWISE. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. EXIT DOORS SHALL BE SIDE-HINGED SWINGING TYPE AND BE CAPABLE OF OPENING 90 DEGREES.
 - ALLOWED OCCUPANTS THROUGH 3'-0" DOOR IS CALCULATED AT 180, BASED ON 2' PER OCCUPANT REQUIRED.
 - TYPE III-B CONSTRUCTION. NON-SPRINKLERED.
 - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
 - EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
 - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
 - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (1011.3).
 - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.6.3).
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
 - DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. OF AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 - THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.12.
 - 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.
 - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
 - THE EMERGENCY POWER SYSTEM SHALL PROVIDE A DURATION OF NOT LESS THAN 90 MIN. 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.
 - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND 4 MIN. 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 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND BE A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAX. TO MIN. ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.
- 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 UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
- D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
- E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

- GRAPHIC LEGEND**
- NEW WALL
 - EXISTING WALL
 - DEMO WALL
 - DEMO DOOR
 - EXIT
 - ENTRY

- WALL TYPES**
- (N) PARTITION WALL, WOOD METAL STUDS AT 16 O.C. W/ 4X8 STUDS WITH ONE LAYER OF 5/8 GWB ON EACH SIDE + ACOUSTIC INSULATION. BATT R-19, UL DES U404. PROVIDE 5/8" MOLD RESISTANT PURPLE GWB AT TOILET ROOM - SEE STRUCTURAL.
 - (N) 2-HR FIRE RATED INFILL AT (E) BUILDING PARTY WALL OPENING.



628 E. ANAHEIM ST.
628 E. ANAHEIM ST.
LONG BEACH, CA 90813
CLIENT: CUDT DEVELOPMENT GROUP, LLC

PROJECT ADDRESS

KEY PLAN

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NOT FOR CONSTRUCTION

DATE: 7/16/2018
SCALE: AS NOTED

PROJECT NO: 1710-AC
SHEET TITLE: EXIT ANALYSIS

DATE: 7/16/2018

PROJECT NO: 1710-AC

SHEET TITLE: EXIT ANALYSIS

A-020

1/8" = 1'-0"

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NOT FOR CONSTRUCTION

SITE PLAN REVIEW 07/28/17
 PLAN CHECK SUBMITTAL SET 07/10/18

DATE: _____
 SCALE: **AS NOTED**
 DATE: 7/11/2018
 PROJECT NO: 1710-AC

PROPOSED FIRST FLOOR DEMO PLAN

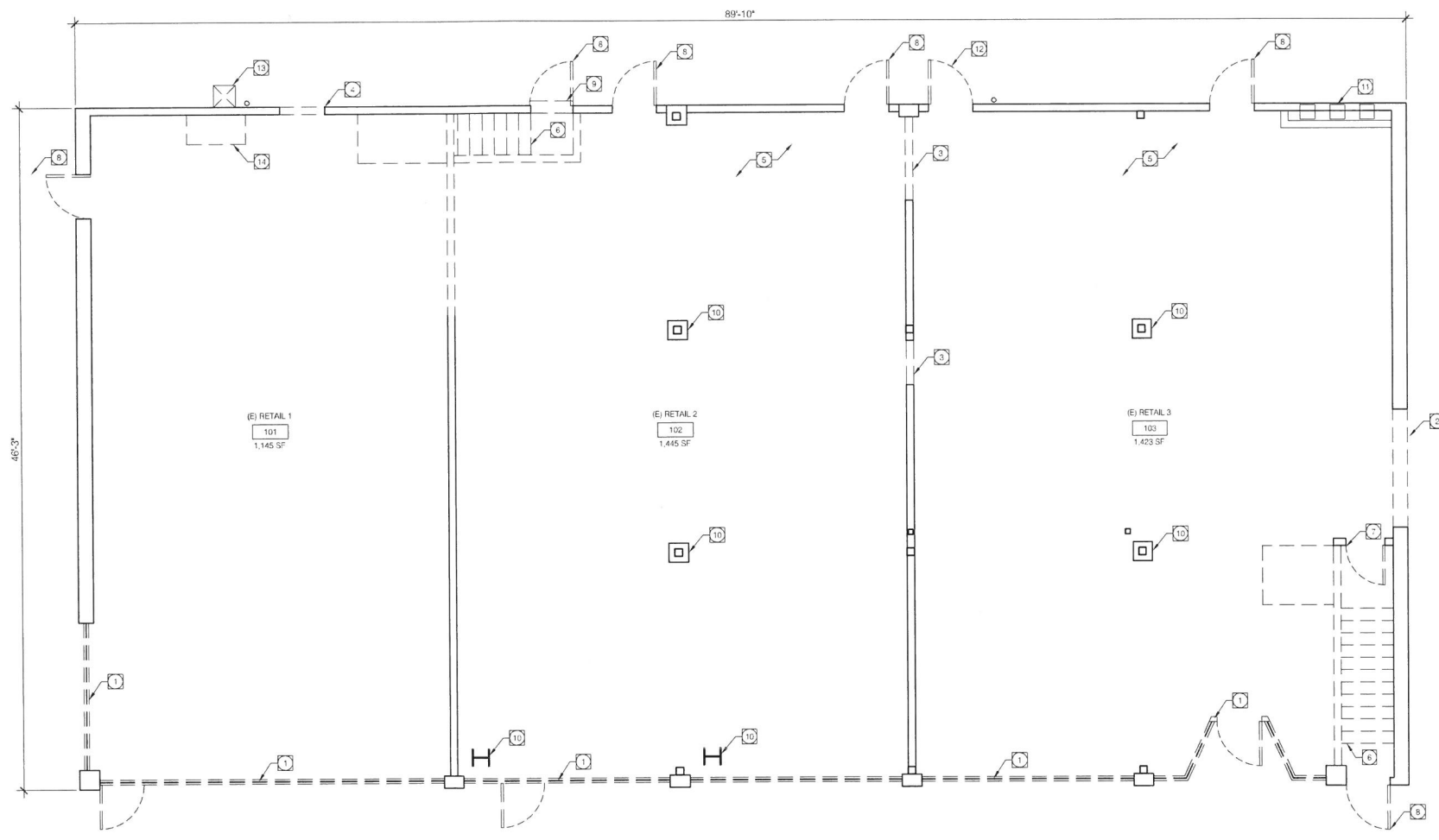
SHEET TITLE

A-110
 SHEET NUMBER

- DEMO FLOOR PLAN KEYNOTES**
- 1 (E) STOREFRONT SILL, WINDOWS, AND DOORS TO BE REMOVED AND REPLACED.
 - 2 (E) EXTERIOR WALL TO BE REMOVED FOR (N) OPENING - SEE STRUCTURAL DRAWINGS.
 - 3 (E) INTERIOR WALL TO BE REMOVED FOR (N) OPENING - SEE DOOR SCHEDULE ON A-710.
 - 4 (E) EXTERIOR WALL TO BE REMOVED FOR (N) ELEVATOR ACCESS DOOR.
 - 5 (E) PLUMBING CONNECTIONS TO BE SEALED AND CAPPED AS REQUIRED.
 - 6 (E) STAIR FINISHES TO BE REMOVED AND REPLACED. (E) STAIR TREADS TO REMAIN.
 - 7 (E) CLOSET AND DOOR BELOW STAIR TO REMAIN.
 - 8 (E) EXTERIOR DOOR AND HARDWARE TO BE REMOVED AND REPLACED.
 - 9 (E) STEP TO BE REMOVED.
 - 10 (E) STRUCTURAL COLUMN TO REMAIN, REMOVE GYP ED ENCLOSURE WHERE OCCURS.
 - 11 (E) GAS METERS AND NICHE TO REMAIN.
 - 12 (E) EXTERIOR DOOR TO BE REMOVED, INFILL WALL AT (E) OPENING.
 - 13 (E) EX-HAUST DUCT TO ROOF TO BE REMOVED.
 - 14 (E) KITCHEN HOOD TO BE REMOVED, PATCH AND REPAIR EXTERIOR WALL AS REQUIRED.

- DEMO FLOOR PLAN GENERAL NOTES**
- A WHERE NON-LOAD BEARING WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ALL TRIMS, DOORS, HAMMS, WALL OUTLETS, SWITCHES, SURFACE MOUNTED FIXTURES.
 - B ALL ELECTRICAL LIVE EQUIPMENT AND CIRCUITS SHALL BE LEFT IN SAFE, OPERATING CONDITIONS, AND IN FULL COMPLIANCE WITH THE ELECTRICAL CODE REQUIREMENTS.
 - C ALL EXISTING VERTICAL AND HORIZONTAL BASE BUILDING PLUMBING PIPING, ELECTRICAL CONDUITS, FIRE ALARM, AND HVAC DUCTWORK, UNLESS OTHERWISE NOTED SHALL NOT BE REMOVED AND SHALL BE LEFT IN OPERATING CONDITIONS AT ALL TIMES.
 - D IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF LANDLORDS DEMING WALLS, FLOOR SLAB, WINDOWS AND BUILDING'S STRUCTURE.
 - E PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE IN THE WORK AREA AS REQUIRED TO COMPLETE THE WORK.
 - F GENERAL CONTRACTOR TO VERIFY NON-STRUCTURAL WALLS PRIOR TO DEMOLITION.
 - G GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF STRUCTURAL WALLS AND RECEIVE APPROVAL FROM ARCHITECT BEFORE DEMOLITION.
 - H DEMO PLANS ARE PROVIDED FOR COORDINATION PURPOSES ONLY, VERIFY ALL FIELD CONDITIONS PRIOR TO BID/COMMENCEMENT OF CONSTRUCTION.

- GRAPHIC LEGEND**
- NEW WALL
 - EXISTING WALL
 - - - - DEMO WALL
 - - - - DEMO DOOR



FIRST FLOOR DEMO PLAN 1

0 2 4 10
 1/4" = 1'

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from the dimensions and conditions shown on these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

NOT FOR CONSTRUCTION

SITE PLAN REVIEW 07/28/17
PLAN CHECK SUBMITTAL SET 07/10/18

FILE AND DATE
SCALE: AS NOTED
DATE: 7/17/2018
PROJECT NO: 1710-AC

PROPOSED FIRST FLOOR PLAN

SHEET TITLE

A-210
SHEET NUMBER

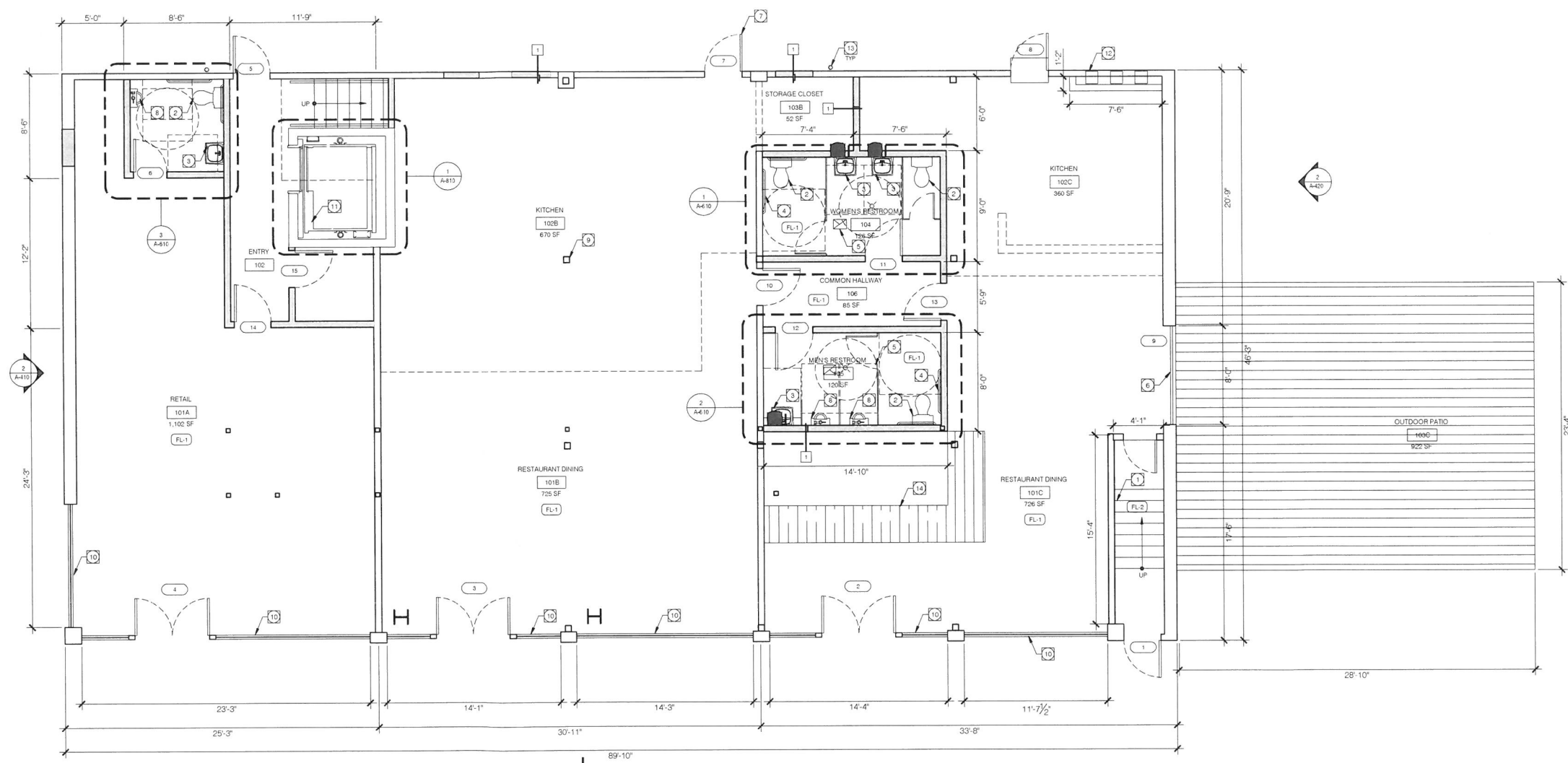
- FLOOR PLAN KEYNOTES**
- (E) STAIR TO REMAIN - FINISH TO BE INSTALLED BY FUTURE TENANT
 - (F) TOILET - HIGH EFFICIENCY TOILET, SINGLE FLUSH MAX 1.28 GPF, DUAL FLUSH MAX 1.6 & 9 GPF, INSTALL PER MANUF. SPECS
 - (G) SINK - INSTALL PER MANUF. SPECS
 - (H) GRAB BAR - INSTALL PER MANUF. SPECS
 - (I) EXHAUST FAN - SEE MECHANICAL DWGS
 - (J) ALUMINUM GLASS ROLL-UP DOOR - INSTALL PER MANUF. SPECS
 - (K) DOOR TO BE REPLACED
 - (L) URINAL - INSTALL PER MANUF. SPEC
 - (M) STRUCTURAL COLUMN TO REMAIN
 - (N) STOREFRONT WINDOWS AND DOORS
 - (O) ACCESSIBLE ELEVATOR - SEE STRUCTURAL DRAWINGS FOR DETAILS
 - (P) GAS METERS - PER UTILITY DWGS
 - (Q) DOWNSPOUT TO REMAIN
 - (R) SERVICE BAR

- FLOOR PLAN GENERAL NOTES**
- (A) DIMENSIONS - ALL DIMENSIONS ARE TO FACE OF STUD (F O S), FACE OF BLOCK (F O B), OR FACE OF CONCRETE (F O C) UNLESS NOTED OTHERWISE
 - (B) STRUCTURAL - FRAMING MEMBERS SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING PLANS FOR ACTUAL FRAMING SIZES AND DIRECTIONS
 - (C) MECHANICAL - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS
 - (D) DOORS AND WINDOWS - SEE SCHEDULE ON A-710

- GRAPHIC LEGEND**
- NEW WALL
 - EXISTING WALL
 - DEMO WALL
 - DEMO DOOR

- FINISH LEGEND**
- (FL-1) CONCRETE FLOOR, PATCH AND REPAIR ANY DAMAGES
 - (FL-2) PLYWOOD SUBSTRATE, FINISH TO BE INSTALLED BY FUTURE TENANT
- NOTE: FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT

- WALL TYPES**
- (1) PARTITION WALL, WOOD/METAL STUDS AT 16" O.C. W/ 4X OR 6X STUDS WITH ONE LAYER OF 5/8" GWS ON EACH SIDE + ACOUSTIC INSULATION, BATT R-19, UL DES U404, PROVIDE 5/8" MOLD RESISTANT PURPLE GWS AT TOILET ROOM



FIRST FLOOR PLAN
1
0 2 4 1/4" = 1'
10

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SITE PLAN REVIEW 07/28/17
PLAN CHECK SUBMITTAL SET 07/10/18

ISSUE AND DATE

SCALE AS NOTED
DATE 7/17/2018
PROJECT NO. 1710-AC

PROPOSED ELEVATIONS & SECTIONS

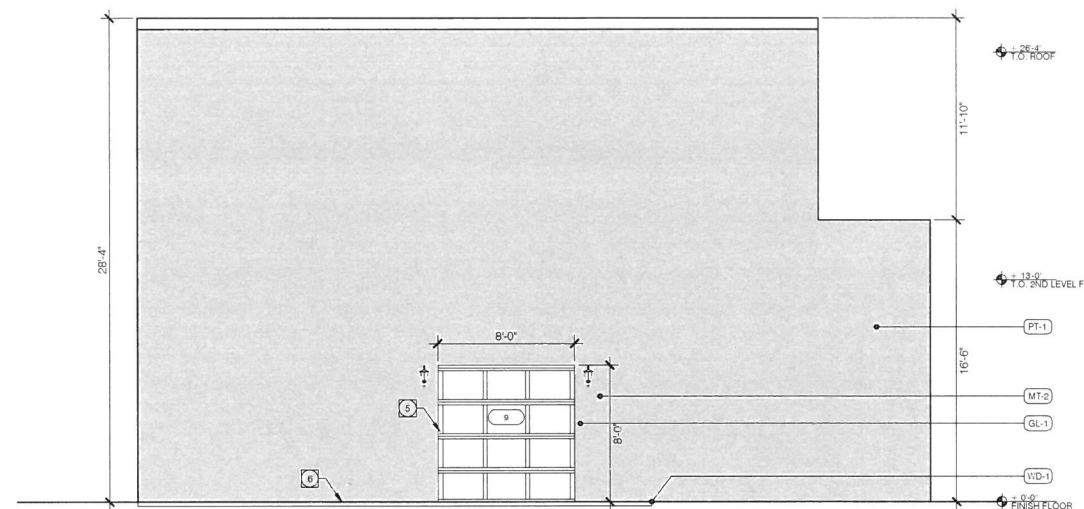
SHEET TITLE

A-420

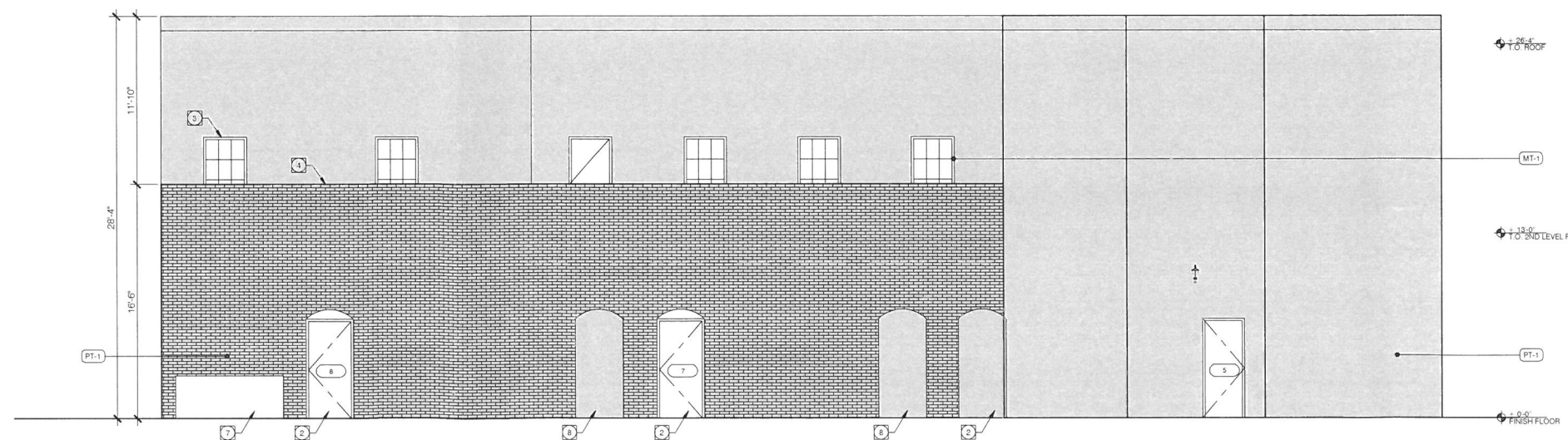
SHEET NUMBER

ELEVATION KEYNOTES	
(N)	ELEVATOR SHAFT AND CAB
(D)	DOOR TO BE REPLACED
(W)	WINDOWS TO REMAIN - PAINT MULLIONS TO MATCH (N) STOREFRONT
(P)	PARAPET TO REMAIN - EXTEND TO 4" FOR (N) GUARDRAIL AT NEW ROOF DECK PATIO
(G)	ALUMINUM ROLL UP GARAGE DOOR PER MFR
(O)	OUTDOOR WOOD PATIO DECK
(M)	GAS METERS AND NICHE TO REMAIN
(I)	DOOR OPENING TO BE INFILLED

ELEVATION FINISH LEGEND	
PL-1	PLASTER (LIGHT GRAY/WHITE COLOR) CEMENT BD OVER / FLYWOOD SMOOTH FINISH, ACRYLIC DE341 SWISS COFFEE, FLAT
PL-2	PLASTER (DARK GRAY COLOR) CEMENT BD OVER / FLYWOOD SMOOTH FINISH, ACRYLIC SW7017 DORIAN GRAY, FLAT
MT-1	(E) STEEL WINDOW MULLIONS PAINT MATTE BLACK FINISH MATCH MT-2 FINISH
MT-2	ALUM STOREFRONT FRAME AND HEADER MATTE BLACK FINISH MATCH COLOR OF ROLL UP DOOR
GL-1	CLEAR, LOW-E, DOUBLE PANE, TEMPERED GLASS
WD-1	EXTERIOR WOOD DECK
PT-1	(E) BRICK TO BE PAINTED TO MATCH PL-1



SIDE (WEST) ELEVATION ②



REAR (SOUTH) ELEVATION ①

