



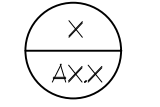

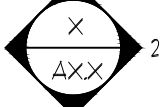

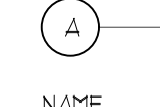

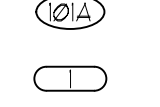





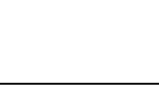







BH JEFFERSON SERVICE FACILITY

10150 JEFFERSON BLVD.,
CULVER CITY, CA

PLANNING SET

25-08-08

DRAWING SYMBOLS

	SECTION NUMBER SHEET NUMBER REFERENCE		WINDOW REFERENCE SEE WINDOW SCHEDULE
	DETAIL NUMBER SHEET NUMBER REFERENCE		ROOM FINISH REMARKS
	INTERIOR ELEVATION REFERENCE SHEET NUMBER REFERENCE		WALL TYPE
	GRID / COLUMN LINE REFERENCE		TOILET ACCESSORIES
	ROOM NUMBER REFERENCE		ILLUMINATED EXIT SIGN
	DOOR REFERENCE, SEE DOOR SCHEDULE		FURNITURE REFERENCE, SEE FFEG SCHEDULE
	SITE NOTES / SIGNAGE		REVISION PRINTING REFERENCE
	CONSTRUCTION NOTE		DIMENSION TO FACE FINISH SURFACE OR CMU
	ROOM NAME		DIMENSION TO CENTERLINE OF OPENING OR CENTER OF STUD
	CEILING AND ROOM FINISH TAGS		DIMENSION TO ELEVATION AFF.
	EXISTING		EXISTING

PROJECT TEAM

OWNER	PHONE: (416) 482-5216 FAX: - CONTACT: HARRY CHEN/STAKIS EMAIL: HCHEN@STAKISWGA.CA
ARCHITECT	WAGNER ARCHITECTURE GROUP 2124 EL CAMINO REAL, SUITE 200 OCEANSIDE, CA 92054 PHONE: (760) 793-0533 FAX: (760) 793-1-0500 CONTACT: CARL CHRISTIAN EMAIL: CCHRISTIAN@WAGNERARCHITECTURE.COM
STRUCTURAL	GRIMM 4 CHEN STRUCTURAL ENGINEERING 17500 REDHILL, SUITE 240 IRVINE, CA 92614 PHONE: (949) 284-9053 FAX: - CONTACT: JEFF Y. CHEN EMAIL: JEFFC@GCG-SE.COM
MECHANICAL & PLUMBING ENGINEER	MFE CONSULTING ENGINEERS IRVINE, CA 92604 PHONE: (949) 551-0511 FAX: - CONTACT: TONY AYATI EMAIL: TONY@MFECE.COM
ELECTRICAL ENGINEER	Q3 ENGINEERS 11167 GOTHARD STREET HUNTINGTON BEACH, CA 92641 PHONE: (714) 465-5100 FAX: - CONTACT: QUANG X. NGUYEN EMAIL: QNGUYEN@Q3INC.COM

SHEET INDEX

SHEET #	SHEET NAME	REVISION	1	2	3	4	5	6
ARCHITECTURAL								
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A02	EGRESS PLAN							
A01	SITE PLAN							
A02	SITE DETAILS							
A20	DEMO PLAN							
A21	FLOOR PLAN							
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A32	RCP DETAILS							
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PROJECT DATA

PROJECT DESCRIPTION:			
PROPOSED AUTO SERVICE CENTER WITH RENOVATION TO EXTERIOR FACADE FINISHES AND INTERIOR TENANT IMPROVEMENTS.			
APN:			
4236-001-002			
SITE INFORMATION:			
PROPERTY ADDRESS:	10150 JEFFERSON BLVD, CULVER CITY, CA, 90232		
LEGAL DESCRIPTION:	PORTION OF LOTS 3 AND 5 OF TRACT NO. 3343 IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA		
ZONING:			
APN	4236-001-002		
ZONING DESIGNATION	COMMERCIAL		
EXISTING USE:	OFFICE WAREHOUSE		
PROPOSED USE:	AUTOMOBILE SERVICE		
SITE AREA:			
PARCEL	AREA (SQ. FT.)	AREA (ACRES)	
SITE	79133	182	
BUILDING AREA CALCULATIONS:			
EXISTING BUILDING AREA		42333 SQ. FT. (53.5%)	
BUILDING CODE DATA LEGEND - BUILDING INFORMATION			
OCCUPANCY TYPE:	B-5-1		
DESCRIPTION OF USE	AUTOMOBILE SERVICE CENTER		
TYPE OF CONSTRUCTION:	V-B		
SPRINKLERS:	YES		
NUMBER OF STORIES:	ONE STORY		
HEIGHT:	20'-3"		
OCCUPANT LOAD	-		
LOT COVERAGE: (EXISTING, NO CHANGES)			
PER CFC 2104.061	AREA (SQ. FT.)	LOT (SQ. FT.)	RATIO
BUILDING FLOOR AREA	42333	79133	053 F.A.R.

PARKING TABULATION

EXISTING PARKING SPACES PROVIDED	61		
ADA	REQUIRED	3	PROVIDED
EV STALLS	7	7	7
EV READY	7	7	7
EV CAPABLE	14	14	14
SECTION 11320.035	NON-RESIDENTIAL USES A. QUANTITY OF EV CAPABLE: 20% OF THE PARKING SPACES PROVIDED B. QUANTITY OF EV READY: 10% OF THE PARKING SPACES PROVIDED C. QUANTITY OF FULL EV CHARGER/CHARGING STATION: 10% OF THE PARKING SPACES PROVIDED		
EV READY	CIRCUIT INSTALLED WITH WIRING IN PLACE BUT NO EQUIPMENT		
EV CAPABLE	CONDUIT INSTALLED BUT NO WIRING OR EQUIPMENT		

GENERAL NOTES

GENERAL CONDITIONS

- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL CAREFULLY & THOROUGHLY EXAMINE THE PROJECT SITE FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS & DIMENSIONS OF THE VARIOUS FEATURES OF THE EXISTING SITE CONDITIONS. ANY DISCREPANCIES &/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO APPROVAL OF CONTRACT.
- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL CAREFULLY & THOROUGHLY EXAMINE ALL CONTRACT DOCUMENTS REGARDLESS OF SPECIFIC TRADES AND ANY DISCREPANCIES &/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE FINAL BID.
- THE GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS & REGULATIONS & SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. ALL CONSTRUCTION FABRICATION & INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE CBC & ANY OTHER FEDERAL, STATE AND LOCAL CODES, REGULATIONS & ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES LISTED UNDER THE APPLICABLE CODES HEADING ON THIS SHEET. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH ALL CODES AND ORDINANCES CITY OR STATE AS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. WHERE ANY CONFLICTS OCCUR BETWEEN FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
- FINAL EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND HAS MADE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

DOCUMENTS

- DUE TO THE REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER THE SCALE SHOWN & IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS, ELEVATIONS OR DETAILS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK FOR THE TRADE INVOLVED. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING OF ANY ALTERNATE, NON-STANDARD, OR UNTESTED METHOD(S) PROPOSED.
- WHERE THERE MAY BE A CONFLICT IN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS, AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER. THE ARCHITECT WILL RESOLVE CONFLICTS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
- THE STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
- DIMENSIONS ARE TYPICAL TO FACE OF MASONRY OR CONCRETE AND OR FRAMED WALLS OR TO CENTERLINE OF STUD, UNLESS OTHERWISE NOTED. LARGER SCALE DETAILS GOVERN OVER SMALLER SCALE DETAILS.
- IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND FINISHED PRODUCT MATCHING AND/OR ADJUTING EXISTING CONSTRUCTION IN A NEAT AND PROFESSIONAL MANNER.
- WHERE A CONFLICT OCCURS BETWEEN OR WITHIN STANDARDS, SPECIFICATIONS, AND DRAWINGS, THE MORE DETAILED OR HIGHER QUALITY REQUIREMENTS SHALL APPLY. THE PRECEDENCE OF THE CONSTRUCTION DOCUMENTS IS IN THE FOLLOWING SEQUENCE:
A. ADDENDUM & MODIFICATIONS TO THE DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE OVER THE ORIGINAL CONSTRUCTION DOCUMENTS.
B. SHOULD THERE BE A CONFLICT WITHIN THE SPECIFICATIONS OR ON THE DRAWINGS, THE ARCHITECT'S WRITTEN STIPULATION WILL PROVIDE THE BEST INSTALLATION AND HIS DECISION SHALL BE FINAL.
C. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE ARCHITECT SHALL MAKE WHICH STIPULATION WILL PROVIDE THE BEST INSTALLATION AND HIS DECISION SHALL BE FINAL.

COORDINATION

- THE CONTRACTOR SHALL CONSULT THE ELECTRICAL, MECHANICAL, & PLUMBING DRAWINGS FOR LOCATION OF ALL ROUGH OPENINGS THROUGH WALLS & FLOOR SLABS & NOTIFY THE ARCHITECT OF ANY ITEMS THAT DO NOT CONFORM WITH THE INTENT INDICATED ON THESE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF ANY SPECIAL EQUIPMENT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF FOUNDATION OR SLAB DEPRESSIONS, DRAINS, WARPS AND COORD. WITH ELEC. AND PLUMBING REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUDS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL) INTO THE BUILDING FROM POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE.
- THE CONTRACTOR SHALL COMPLY WITH SAFETY RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE ENTIRE CONSTRUCTION PROCESS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETWORK, FURNISHINGS AND ALL OTHER ITEMS AS REQUIRED INCLUDING BUT NOT LIMITED TO: TOILET BARS, GRAB BARS, HANDRAILS, WINDOW TREATMENT, TELEPHONE BACKBOARDS, WATER HEATERS, AND CABINETRY.
- THE STARTING OF WORK BY ANY SUB-CONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.

CONSTRUCTION FACILITIES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE & PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
- RUBBISH AND DEBRIS RESULTING FROM THE WORK OF VARIOUS TRADES SHALL BE REGULARLY COLLECTED AND REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF PRIOR TO DELIVERY OF MATERIALS TO THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR AN ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR HIS SUBCONTRACTORS OR ANY OF THEIR EMPLOYEES USE ANY AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR CLEARANCE FROM THE OWNER'S REPRESENTATIVE.
- ALL SUBCONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE FROM ALL TRASH AND DEBRIS. THE FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR EITHER THE NEXT TRADE OR OCCUPANCY.
- COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED (UNO), & ALL OTHER TOUCH-UP COMPLETED TO THE SATISFACTION OF THE OWNER PRIOR TO FINAL ACCEPTANCE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY ELECTRICAL POWER TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES.

USE OF SITE

- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION.
- ALL ACCESS ROADS AND FIRE HYDRANTS AS REQUIRED SHALL BE INSTALLED AND FULLY USABLE PRIOR TO LOADING THE SITE WITH CONSTRUCTION MATERIALS.
- IF WORK ADJUNS AREAS THAT WILL BE OCCUPIED DURING CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS SHALL COOPERATE WITH THE OWNER TO MAINTAIN CONTINUOUS OPERATION. IF CONFLICTS OCCUR, THE INTERESTS OF THE OWNER SHALL GOVERN. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE IMPACT OF CONSTRUCTION IN AFFECTED AREAS.
- DUST SCREENS AS REQ'D BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY SHALL BE MAINTAINED ADJACENT TO & SEPARATING AREAS OF CONST. FROM ADJOINING OCCUPIED AREAS. SCREENS SHALL EXTEND A DISTANCE TO ALLOW WORK WITHOUT DISRUPTING THE ADEQUATE FUNCTIONING OF THE FACILITY CIRCULATION. SCREENS SHALL BE RELOCATED AS NECESSARY FOR EA. PHASE OF THE PROJECT. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REP. FOR THE SCREEN LOCATIONS.
- WHERE PAVING, WALKS AND/OR LANDSCAPED AREAS ARE DISTURBED OR DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS.
- ALL REQUIRED EXITS FROM OCCUPIED PORTIONS OF THE BUILDING MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL ESTABLISH PROCEDURES TO MINIMIZE CIRCULATION OF CONSTRUCTION PERSONNEL AND MATERIALS THROUGH OCCUPIED PORTIONS OF THE BUILDING.

MATERIALS AND EQUIPMENTS

- STORAGE OF ALL MATERIALS & EQUIPMENT & SUPPLIES SHALL BE LIMITED TO CLEAR AREAS OF WORK. AREAS OF WORK IN PROGRESS OR DESIGNATED EXTERIOR LOCATIONS APPROVED BY & ARRANGED W/ THE OWNER.
- ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE LOCATION TO PREVENT DAMAGE OR BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- DURING CONSTRUCTION NO HAZARDOUS MATERIALS SHALL BE STORED AT THE PROJECT SITE WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLE 3071.
- ALL COMPONENTS, EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S PRINTED RECOMMENDATIONS.

DEFERRED SUBMITTAL

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING DEFERRED SUBMITTALS AS INDICATED TO THE CITY AND COORDINATE WITH ARCHITECT/ENGINEER IN A TIMELY MANNER TO ELIMINATE ANY DELAYS IN THE CONSTRUCTION COMPLETION SCHEDULE.

CHANGE IN CONTRACT

- ANY REVISION OR ADDITIONAL WORK REQUIRED DUE TO FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING REGARDLESS OF COST, TIME OR MATERIAL INCREASE.
- THE GENERAL CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTION OF MATERIALS OR EQUIPMENT WITHOUT THE WRITTEN CONSENT OF THE OWNER AND THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE.

CUTTING AND PATCHING

- THE CONTRACTOR SHALL PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO MATERIALS & CONSTRUCTION PREVIOUS TO & DURING CONSTRUCTION & AFTER INSTALLATION, AS WELL AS EXISTING CONSTRUCTION ADJACENT TO THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL FINISHES & MATERIALS & FOR REPAIRING AND/OR REPLACING ALL ITEMS THAT ARE DAMAGED OR SOILED DURING CONSTRUCTION AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST TO THE OWNER.
- PROTECTION DURING WELDING: CONFORM TO TITLE 8, C.C.R. FURTHER PROTECT OCCUPANTS AND THE GENERAL PUBLIC WITH PORTABLE BARRIERS, SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED, PROVIDE SIGNS WARNING AGAINST LOOKING AT WELDING W/OUT PROPER EYE PROTECTION OR EQUIVALENT.
- THE CONTRACTOR SHALL THOROUGHLY FLASH & SEAL AROUND ALL WALL & ROOF PENETRATIONS TO CREATE A WATERIGHT CONDITION.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS, FLOORS, OR CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED RESILIENT ACOUSTICAL SEALANT, ELECTRICAL DEVICES, RECESSED ITEMS, ETC. SHALL BE SEALED OR LINED TO MAINTAIN THE INTEGRITY OF THE ACOUSTIC ASSEMBLY.

FIRE

- ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS, INCLUDING CONDUITS AND PIPING, SHALL BE TIGHTLY AND SOLIDLY SEALED WITH AN APPROVED FIRE STOPPING COMPOUND OR APPROVED EQUAL CHAPTER 1 SEC. 112 OF THE CBC.
- JOINTS INSTALLED IN OR BETWEEN FIRE RESISTANCE RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.
- IN BUILDINGS OTHER THAN DWELLING OR HOTEL OCCUPANCIES HAVING FLOORS AND ROOFS OF WOOD FRAME CONSTRUCTION, A DRAFT STOP SHALL BE PLACED IN THE AREA BETWEEN THE CEILING AND THE FLOOR ABOVE SO THAT NO CONCEALED SPACE EXCEEDS 1000 SF AND NO HORIZONTAL DIMENSION EXCEEDS 60 LF (IF THE SPACE IS SPRINKLERED, THEN DRAFTSTOPS ARE NOT REQUIRED).
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. (TITLE 19, SECT. 308, 321, CFC SECTION 804).
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A:20BC, SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM. (UFC/CFC SEC. 906.1, 906.2, CFC STANDARD 10-1, CAL. CODE REGS. TIT. 19, SEC. 323).
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED MADE SERVICEABLE PRIOR TO AND DURING THE OF CONSTRUCTION AND MAINTAINED TO WITHIN 50 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING.
- NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WHICH EXCEED THE QUANTITIES LISTED IN C.B.C. TABLE 3071 UNLESS CONTAINED PER C.B.C. SECTION 414 AND APPROVED BY THE LOCAL FIRE MARSHAL.
- CLEANING WITH COMBUSTIBLE LIQUIDS IS LIMITED TO CLASS III-B MATERIALS WITH A FLASH POINT OF 200 DEGREES F OR GREATER AND SHALL BE PER CFC.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (COCR) TITLE 19.
- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS. IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 330.1.
- IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. CFC SECTION 330.333.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 39.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CFC SECTION 509.1.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CFC TABLE 803.3 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO CITY OF CULVER CITY.
- DUMPSTER AND TRASH CONTAINERS EXCEEDING 15 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY CITY OF CULVER CITY AND CFC 308.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A:10BC SHALL BE PROVIDED WITHIN 75 MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR. (UFC/CFC SEC. 906.1, 906.2, CFC STANDARD 10-1, CAL. CODE REGS. TIT. 19, 323).
- PORTABLE FIRE-EXTINGUISHING SYSTEMS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE CFC.

TITLE 24/ADA COMPLIANCE

- THE DESIGN STANDARDS OF TITLE 24 (ANSI) IT11 AND THE A.D.A. (CURRENT EDITIONS) ARE HEREBY INCLUDED IN THESE DOCUMENTS BY REFERENCE. INCONSISTENCIES OR OMISSIONS BETWEEN THESE DOCUMENTS AND THE REFERENCED CODES SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY OF COMPLIANCE WITH THESE STANDARDS.

DEFERRED SUBMITTALS

- ALL DEFERRED ITEMS TO BE COORDINATED AND SUBMITTED BY CONTRACTOR AFTER REVIEWING WITH ARCHITECT AND OWNER FOR APPROVAL:
- FIRE SPRINKLERS/ALARM AS REQUIRED

NOTE: AS PART OF FIRE SPRINKLERS SUBMITTAL, PLEASE INCLUDE THE FOLLOWING REQUIREMENTS - EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS, SHOW A 2" OVERSIZE RING, SLEEVE, OR ADAPTOR THROUGH THE CEILING TIE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SLING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF SPRINKLER HEAD EXTENSION.

SEPERATE SUBMITTALS

- ALL SEPERATE ITEMS TO BE COORDINATED AND SUBMITTED BY CONTRACTOR AFTER REVIEWING WITH ARCHITECT AND OWNER FOR APPROVAL:

- SIGNAGE
- MEP WORK
- SEISMIC GAS SHUT-OFF, IF APPLICABLE

TITLE 24/ADA COMPLIANCE

- THE DESIGN STANDARDS OF TITLE 24 (ANSI) IT11 AND THE A.D.A. (CURRENT EDITIONS) ARE HEREBY INCLUDED IN THESE DOCUMENTS BY REFERENCE. INCONSISTENCIES OR OMISSIONS BETWEEN THESE DOCUMENTS AND THE REFERENCED CODES SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY OF COMPLIANCE WITH THESE STANDARDS.
- THE CITY OF CULVER CITY BUILDING DIVISION ENFORCES CBC CHAPTER 11B FOR DISABLED ACCESS COMPLIANCE AND DOES NOT REVIEW OR APPROVE PLANS FOR ADA COMPLIANCE. REFERENCE CBC CHAPTER 11B.

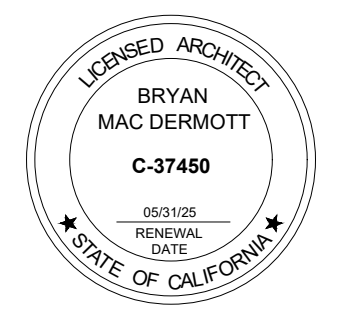
APPLICABLE CODES & NOTES

- APPLICABLE CODES:
 - ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2022 BUILDING STANDARD ADMINISTRATIVE CODE
 - 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA FIRE CODE (CFC)
 - 2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL
 - 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
 - CULVER CITY MUNICIPAL CODE
 - OTHER APPLICABLE CODES AND STANDARDS:
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2022 BUILDING STANDARD ADMINISTRATIVE CODE
 - 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA FIRE CODE (CFC)
 - 2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL
 - 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
 - CULVER CITY MUNICIPAL CODE
- REGULATIONS:
 - NFPA 14 NFPA
 - NFPA 24 NFPA
 - NFPA 25 NFPA
 - 2022 NFPA
 - 2022
- STANDPIPE SYSTEMS, CURRENT EDITION
- WET CHEMICAL SYSTEMS, CURRENT EDITION
- NEPA FIRE MAINS, CURRENT EDITION
- NATIONAL FIRE ALARM CODE, CURRENT EDITION
- CRITICAL RADIANT FLOW OF FLOOR COVERING SYSTEMS, CURRENT EDITION
- CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, CURRENT EDITION

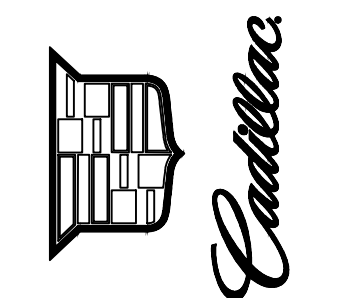


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BH JEFFERSON SERVICE
10150 Jefferson Blvd, Culver City, CA



SHEET TITLE

COVER SHEET

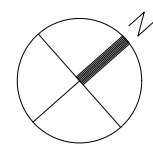
DATE 04/01/25

REVISION/DESCRIPTION

SERVICE CENTER

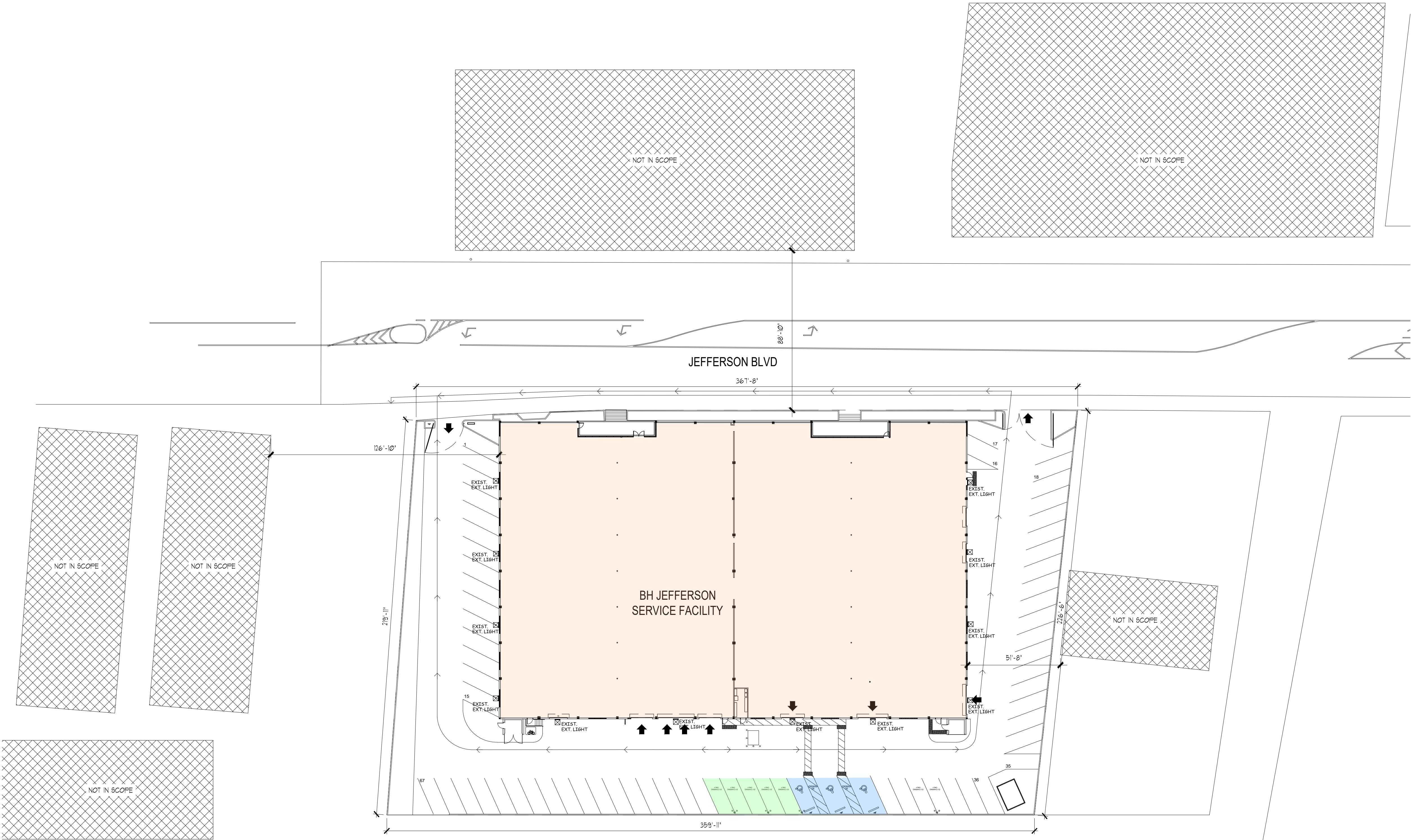
CADILLAC of BEVERLY HILLS
10200 Jefferson Blvd
Culver City 90232





OVERALL SITE PLAN

SCALE: 1" = 30'-0"



1
A1.0

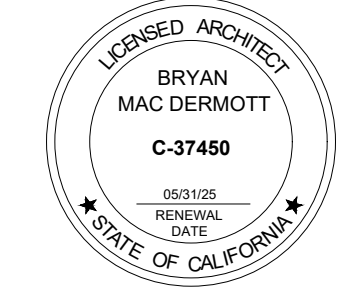
GENERAL SITE NOTES

1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - ALL SITE CONDITIONS ARE EXISTING, MINOR CHANGES PROPOSED AS OUTLINED ON DRAWINGS
2. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS, LAND SURVEY OR TOPOGRAPHICAL INFORMATION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
3. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY WAGNER ARCHITECTURE GROUP PRIOR TO COMMENCING ANY WORK.
4. NO RESIDENTIAL BUILDINGS WITHIN 50' OF PROPERTY LINE OF THE SITE

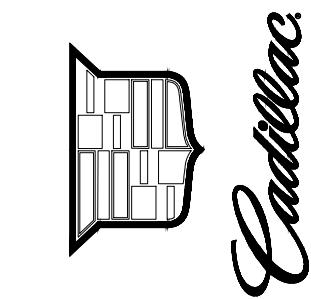


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SHEET TITLE

**OVERALL
SITE
PLAN**

DATE 04/01/25

REVISION/ DESCRIPTION

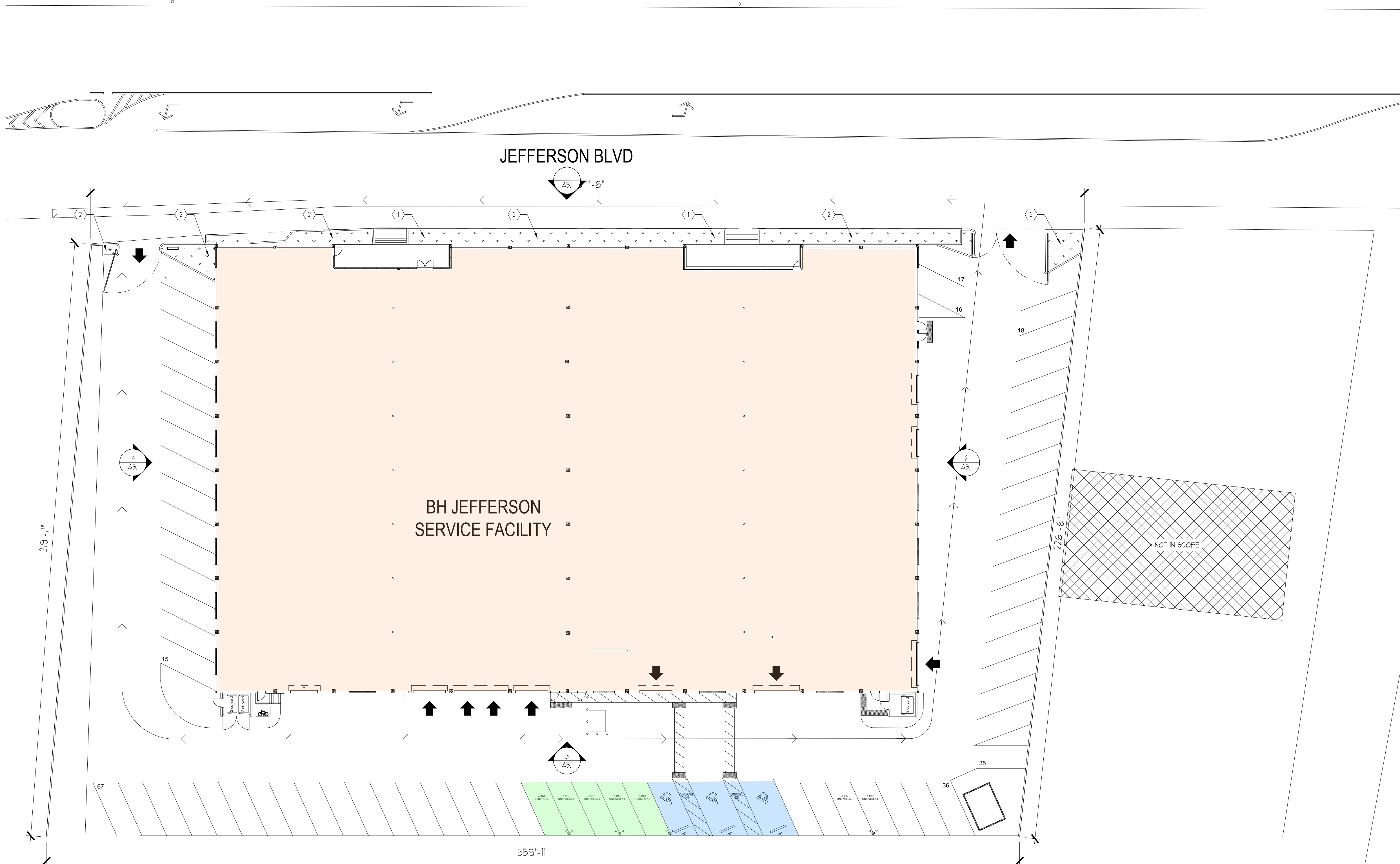
PROJECT NO.

SHEET NO.

LEGEND

AREA NOT IN SCOPE - REFERENCE ONLY

A1.0



LANDSCAPE SITE PLAN
SCALE: 1" = 20'-0"

GENERAL SITE NOTES

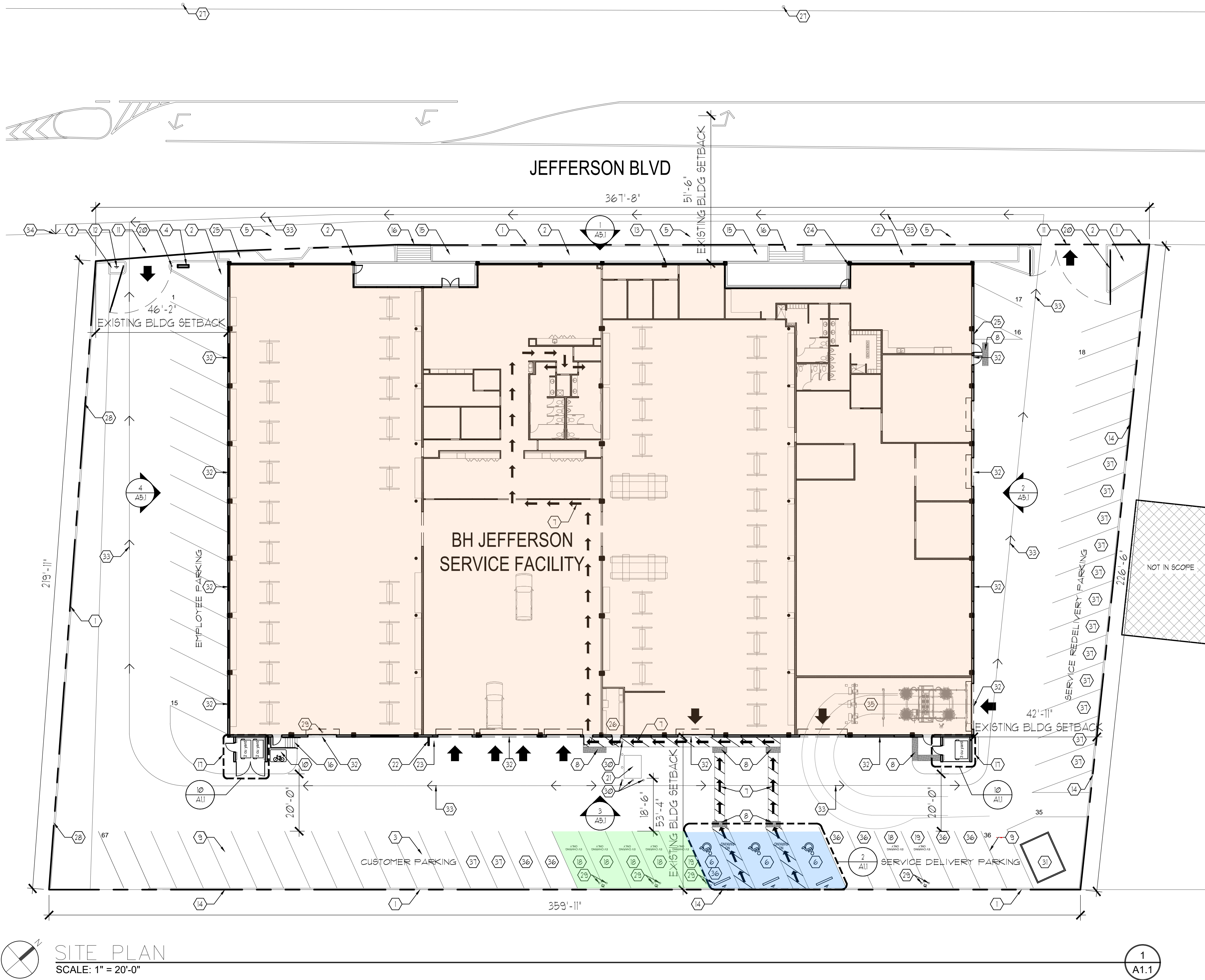
1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - ALL SITE CONDITIONS ARE EXISTING, MINOR CHANGES PROPOSED AS OUTLINED ON DRAWINGS
2. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS, LAND SURVEY OR TOPOGRAPHICAL INFORMATION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
3. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY WAGNER ARCHITECTURE GROUP PRIOR TO COMMENCING ANY WORK.

KEY SITE NOTES

1. EXISTING SPRINKLER CONTROL VALVE, PROTECT IN PLACE
2. EXISTING DROUGHT TOLERANT LANDSCAPE LOCATIONS TO REMAIN- NO CHANGE TO AREA

LEGEND

- EXISTING LANDSCAPE AREA
- AREA NOT IN SCOPE - REFERENCE ONLY



SITE PLAN
SCALE: 1" = 20'-0"

GENERAL SITE NOTES

1. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY - ALL SITE CONDITIONS ARE EXISTING; MINOR CHANGES PROPOSED AS OUTLINED ON DRAWINGS
2. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS, LAND SURVEY OR TOPOGRAPHICAL INFORMATION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
3. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY WAGNER ARCHITECTURE GROUP PRIOR TO COMMENCING ANY WORK
4. NO RESIDENTIAL BUILDINGS WITHIN 50' OF PROPERTY LINE OF THE SITE
5. LIMITED FUEL LOAD; INTERNAL COMBUSTION VEHICLES WILL HAVE MINIMAL FUEL AND ELECTRIC VEHICLES WILL BE MAINTAINED BELOW 50% CHARGE, SIGNIFICANTLY REDUCING POTENTIAL FIRE INTENSITY

KEY SITE NOTES

1. EXISTING PROPERTY LINE
2. EXISTING DROUGHT TOLERANT LANDSCAPE LOCATIONS TO REMAIN- NO CHANGE TO AREA
3. PROPOSED 'CUSTOMER PARKING' STRIPPING
4. PROPOSED DIRECTIONAL SIGNAGE UNDER SEPARATE PERMIT
5. EXISTING SIDEWALK TO PROTECT IN PLACE
6. PROPOSED ACCESSIBLE PARKING STALL, SEE DETAIL 2/A12
7. PROPOSED ACCESSIBLE PATH OF TRAVEL STRIPING, SEE DETAIL 8/A12
8. PROPOSED TRUNCATED DOMES
9. PROPOSED PARKING STRIPING
10. EXISTING TWO SHORT-TERM BIKE PARKING SPACES TO REMAIN IN PLACE
11. REPLACE EXISTING DRIVEWAY APRONS WITH ADA COMPLIANT RAMPS PER CIVIL
12. PROPOSED ACCESSIBLE SITE ENTRANCE SIGNAGE, SEE DETAIL 6/A12
13. EXISTING FIRE RISER TO BE PROTECTED IN PLACE
14. EXISTING CMU RETAINING WALL W/ CHAIN LINK FENCE, PROTECT IN PLACE
15. EXISTING SPRINKLER CONTROL VALVE, PROTECT IN PLACE
16. EXISTING EXTERIOR STAIRS REPAIR AND REFINISH DARK GRAY
17. EXISTING TRASH ENCLOSURE, FINISHED TO MATCH BUILDING W/ PROPOSED 3' WIDE ACCESS GATES, SEE DETAIL 10/A12
18. PROPOSED LEVEL 2 EV CHARGER
19. PROPOSED FAST EV CHARGER
20. PROPOSED 3' SECURITY SLUNG GATES AT DRIVES, PROVIDE KNOX BOX, GATES TO REMAIN OPEN DURING BUSINESS HOURS, SEE DETAIL 14/A12
21. EXISTING EDISON VAULT- PROTECT IN PLACE AND REFINISH BOLLARDS
22. PROPOSED RETAINING WALL
23. REVISE SLOPES AT DRIVE TO ACCESS NEW ROLL-UP DOOR ENTRY
24. EXISTING KNOX BOX TO REMAIN
25. EXISTING WATER LINE PROTECT IN PLACE
26. EXISTING ELECTRICAL ROOM TO REMAIN IN PLACE
27. EXISTING FIRE HYDRANT FOR REFERENCE ONLY
28. EXISTING 4 TO 6 FOOT TALL CMU WALL W/ WROUGHT IRON BARS TO REMAIN IN PLACE
29. PROPOSED BOLLARD, SEE DETAIL 12/A12
30. DEMO EXISTING BOLLARD
31. PROPOSED BATTERY STORAGE
32. EXISTING PARAFET MOUNTED LIGHT TO REMAIN
33. SITE DRAINAGE TO REMAIN
34. STORM DRAIN FOR REFERENCE ONLY
35. PROPOSED RE-CIRCULATING (RECYCLING) WATER SYSTEM
36. EV READY STALLS
37. EV CAPABLE STALLS

LEGEND

- AREA NOT IN SCOPE - REFERENCE ONLY
- ACCESSIBLE PATH OF TRAVEL
- PER SECTION 18-4033 SLOPE, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE GROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48

PROJECT DATA

PROJECT DESCRIPTION:

PROPOSED AUTO SERVICE CENTER WITH RENOVATION TO EXTERIOR FACADE FINISHES AND INTERIOR TENANT IMPROVEMENTS.

APN:

4236-001-002

SITE INFORMATION:

PROPERTY ADDRESS: 10150 JEFFERSON BLVD, CULVER CITY, CA, 90232

LEGAL DESCRIPTION: PORTION OF LOTS 3 AND 5 OF TRACT NO. 3343 IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ZONING:

APN: 4236-001-002

ZONING DESIGNATION: COMMERCIAL

EXISTING USE: OFFICE WAREHOUSE

PROPOSED USE: AUTOMOBILE SERVICE

SITE AREA:

PARCEL	AREA (SQ. FT.)	AREA (ACRES)
SITE	7933	.182

BUILDING AREA CALCULATIONS:

EXISTING BUILDING AREA: 42333 SQ. FT. (53.5%)

BUILDING CODE DATA LEGEND - BUILDING INFORMATION

OCCUPANCY TYPE:	B, S-1
DESCRIPTION OF USE:	AUTOMOBILE SERVICE CENTER
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	YES
NUMBER OF STORIES:	ONE STORY
HEIGHT:	20'-3"
OCCUPANT LOAD:	-

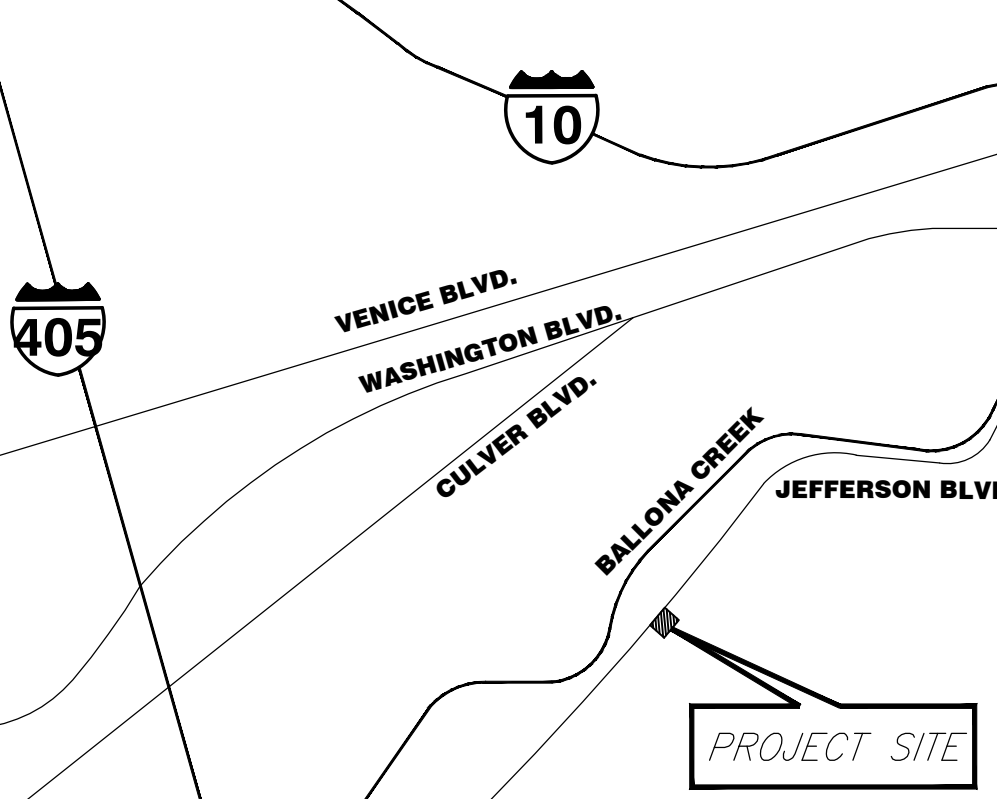
LOT COVERAGE: (EXISTING, NO CHANGES)

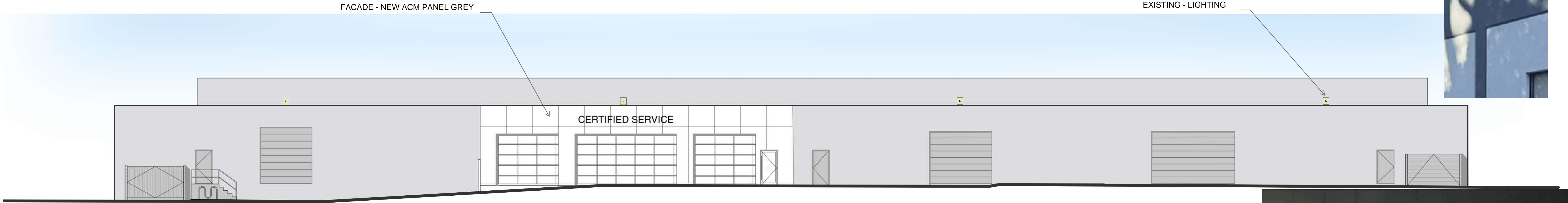
PER CMC 2104.061	AREA (SQ. FT.)	LOT (SQ. FT.)	RATIO
BUILDING FLOOR AREA	42333	7933	053 F.A.R.

PARKING TABULATION

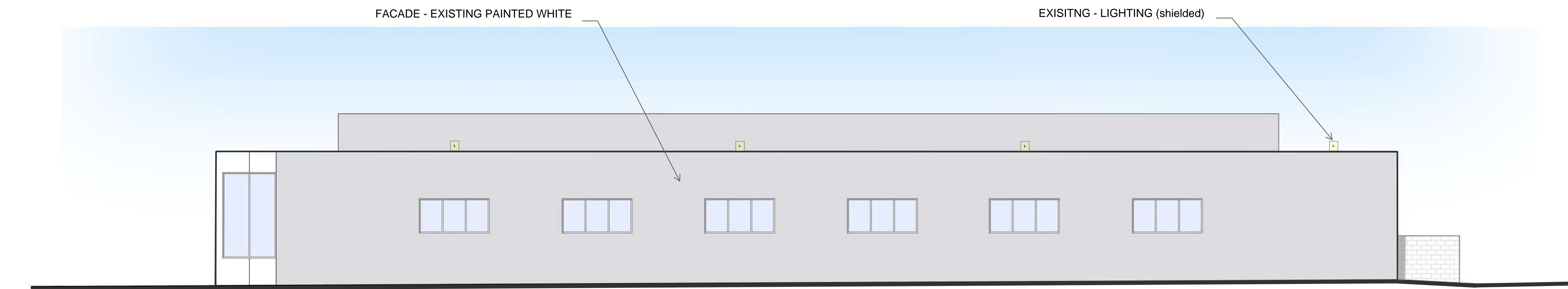
EXISTING PARKING SPACES PROVIDED	61		
	REQUIRED	PROVIDED	
ADA	3	3 (STANDARD)	
EV STALLS	7	7	
EV READY	7	7	
EV CAPABLE	14	14	
SECTION 11320.035	NON-RESIDENTIAL USES A. QUANTITY OF EV CAPABLE: 20% OF THE PARKING SPACES PROVIDED B. QUANTITY OF EV READY: 10% OF THE PARKING SPACES PROVIDED C. QUANTITY OF FULL EV CHARGER/CHARGING STATION: 10% OF THE PARKING SPACES PROVIDED		
EV READY	CIRCUIT INSTALLED WITH WIRING IN PLACE BUT NO EQUIPMENT		
EV CAPABLE	CONDUIT INSTALLED BUT NO WIRING OR EQUIPMENT		

VICINITY MAP

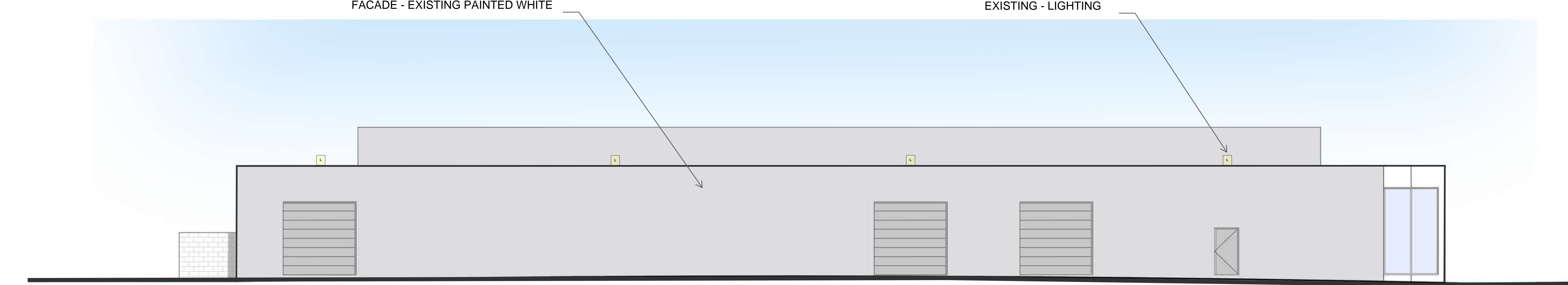




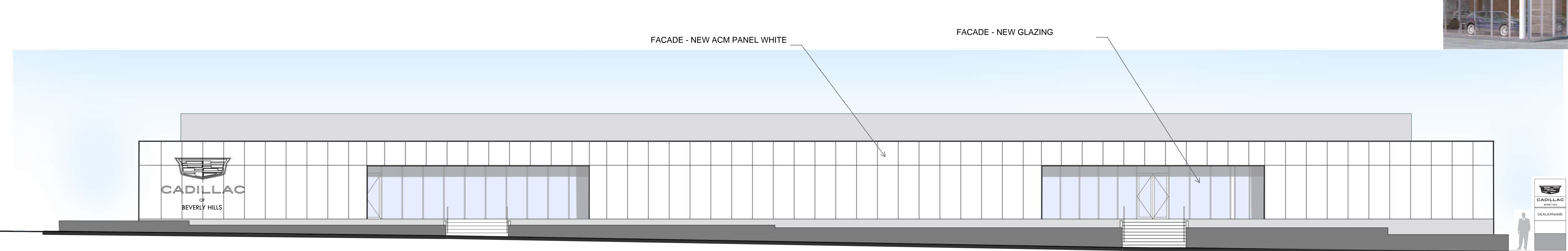
01 EAST ELEVATION
1/16" = 1'-0"



02 SOUTH ELEVATION
1/16" = 1'-0"



03 NORTH ELEVATION
1/16" = 1'-0"



04 WEST ELEVATION
1/16" = 1'-0"



DEMO FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL DEMO NOTES

1. DEMO NOTES ARE GENERAL-CONTRACTOR TO REVIEW WITH OWNER FOR FINAL DEMOLITION. ADDITIONAL DEMOLITION MAY BE REQUIRED TO FINALIZE WORK. CONTACT ARCHITECT TO REVIEW PRIOR TO START RE: MPE, CIVIL AND STRUCTURAL FOR COORDINATION.
 2. NEITHER OWNER OR DESIGN TEAM HAVE HAD TESTING OF HAZARDOUS MATERIALS ON SITE OR WITHIN STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO PERFORM SUCH TESTING AND TO PERFORM ALL DEMOLITION ACTIVITIES IN ACCORDANCE WITH LOCAL REQUIREMENTS ESPECIALLY WHEN HAZARDOUS MATERIALS ARE KNOWN TO EXIST.
 3. REMOVE ADDITIONAL AREAS AS REQUIRED BY ARCHITECTURAL, STRUCTURAL AND MPE CONSTRUCTION DRAWINGS. COORDINATE REQUIRED CLEANING OF EXISTING FINISH MATERIALS.
 4. REFER TO ALL SITE PLAN FOR ADDITIONAL INFORMATION ON EXTERIOR AND SITE DEMOLITION WORK.
- BUILDING DEMOLITION NOTES**
1. THIS DRAWING HAS BEEN DEVELOPED FROM ARCHIVE DRAWINGS PROVIDED BY THE OWNER AND MAY NOT REFLECT EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
 2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING BUILDING CONDITIONS.
 3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF DEMOLITION COMMENCEMENT TO: A. SCHEDULE SEQUENCE AND COORDINATE ALL WORK & MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING CONSTRUCTION.
 4. THE CONTRACTOR SHALL SHORE AND BRACE EXISTING STRUCTURE AS REQUIRED. THE DESIGN ADEQUACY AND SAFETY OF ERECTION OF THIS SHORING AND BRACING AND ANY OTHER TEMPORARY STRUCTURE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 5. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 6. IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION THEY SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
 7. REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL ENTRY CURTAIN WALLS REMOVAL INCLUDES FINISHES, DOORS, DOOR FRAMES, WINDOWS AND WINDOW FRAMES, CASEWORK AND FIXTURES AS REQUIRED. REPAIR HOLES IN FLOORS OR EXISTING WALLS.
 8. DEMOLITION OF THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS.
 9. CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY. NOTIFY STRUCTURAL ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
 10. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR MATERIAL AND FINISHES.
 11. IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
 12. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC TO CUSTOMERS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
 13. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
 14. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
 15. DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BY THE OWNER'S REPRESENTATIVE SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE AND DISPOSED OF IN A LAWFUL MANNER.
 16. ALL SHEETS TO BE REVIEWED TO COMPLETE FINAL DESIGN SCOPE. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL DEMO AS IT RELATES TO THE COMPLETE FINISHED PRODUCT.
 17. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC (CBC 3306) WHERE OCCURS. PEDESTRIAN PROTECTION CONSTRUCTED WITHIN A PUBLIC RIGHT OF WAY SHALL REQUIRE A BUILDING PERMIT ISSUED BY THE BUILDING SAFETY DIVISION AND A SEPARATE APPROVAL FROM THE CITY'S PUBLIC WORKS AGENCY PROVIDING FEATURES SUCH AS SITE FENCING AND BARRIER (CBC 3306), SANITATION (CBC 3305). CONTRACTOR SHALL PROVIDE.

KEY DEMO FLOOR NOTES

1. EXISTING COLUMN TO STAY IN PLACE
2. EXTERIOR WALL TO STAY IN PLACE. PATCH AND REPAIR AS NEEDED

SELECTIVE DEMOLITION KEYNOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET.

1. GENERAL:

- (1.1) REMOVE ALL EXISTING FURNITURE AND DEMOLISH ALL EXISTING FIXTURES IN PROPOSED AREAS
- (1.2) REMOVE EXISTING ENTRY ELEMENT FRAMING AND FINISH MATERIAL TO BE DISPOSED
- (1.3) REMOVE EXISTING STAIRCASE FRAMING AND FINISH MATERIAL TO BE DISPOSED
- (1.4) REMOVE EXISTING PLUMBING FIXTURES AND DISPOSE AND REPLACE

2. WALLS AND FLOORS:

- (2.1) REMOVE INDICATED WALLS, BASE FINISHES, CAP, ETC. AND DISPOSE OF REMOVED MATERIALS. PROTECT ADJACENT STRUCTURE AND REPAIR DAMAGED SURFACES TO NEW CONDITION.
- (2.2) REMOVE FLOORING MATERIALS THROUGHOUT SHOWROOM/OFFICES AND LEVEL SURFACE WHERE NEEDED. REPLACE WITH NEW FINISHES.
- (2.3) REMOVE INDICATED MILLWORK AND DISPOSE OF MATERIALS
- (2.4) REMOVE INDICATED COLUMN FINISH ONLY & PROTECT IN PLACE

3. DOORS AND WINDOWS:

- (3.1) REMOVE INDICATED DOORS AND DISPOSE OF MATERIALS
- (3.2) DEMO GLAZING
- (3.3) REMOVE EXISTING EXTERIOR STOREFRONT

4. CEILINGS AND SOFFITS:

- (4.1) REMOVE CEILING MATERIAL IN AREAS AND DISPOSE OF MATERIALS

5. MPE & FIRE:

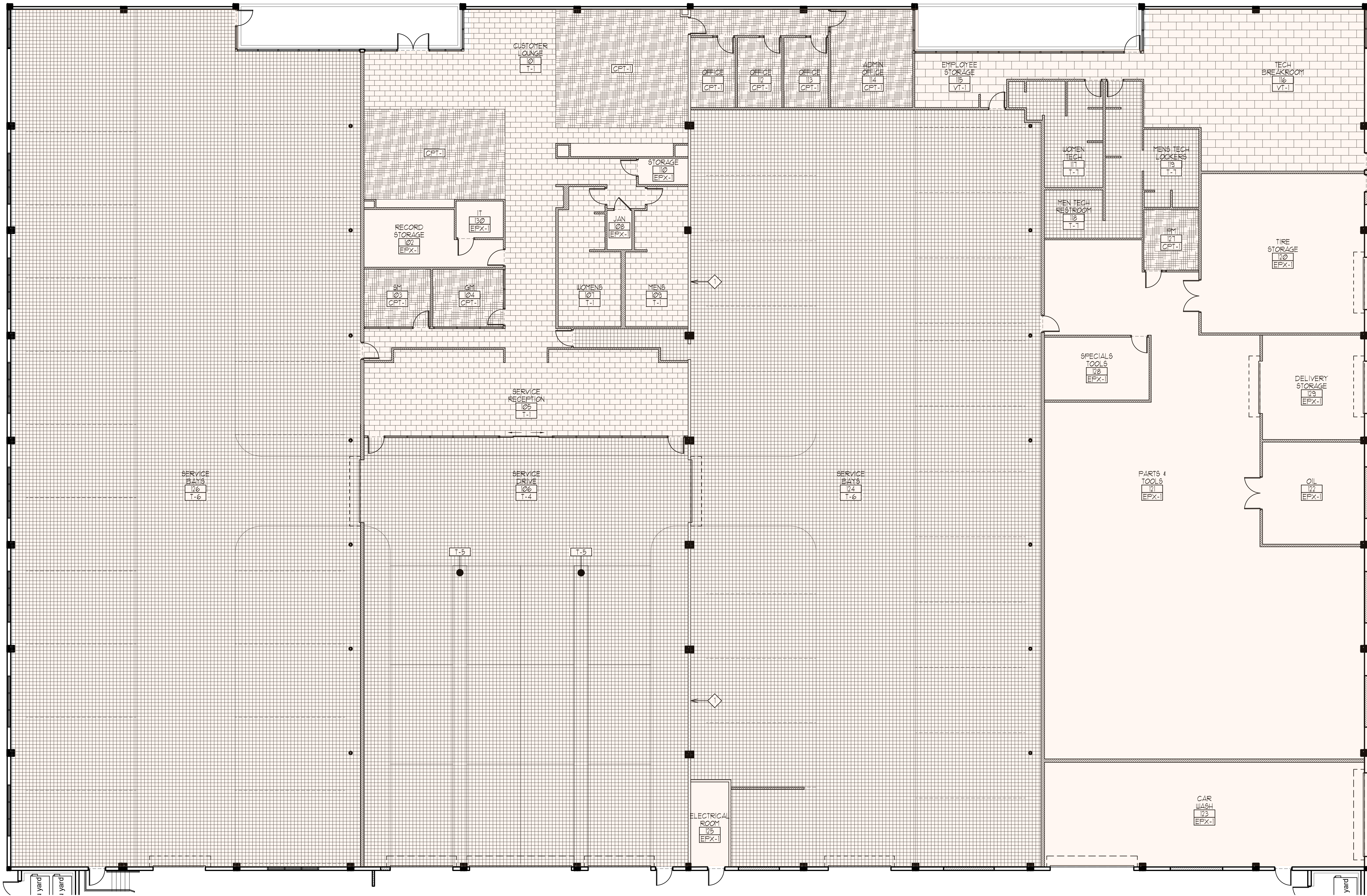
- (5.1) REMOVE LIGHT FIXTURES, HVAC DEVICES AND ALL OTHER CEILING MOUNTED EQUIPMENT IN AREAS OF REVISED CEILING AND DISPOSE OF MATERIALS, AS REQ.

LEGEND

CONTRACTOR TO REVIEW PROPOSED OVERALL CONSTRUCTION DOCUMENTS AND ADD ANY ADDITIONAL ITEMS NOT SHOWN ON THIS PLAN AND COORDINATE WITH SUB. ALL ITEMS NOT SHOWN ON THIS DOCUMENTS-SUB CONTRACTOR TO DO FINAL WALK THROUGH AT SITE WITH CONTRACTOR AND ANY ADDITIONAL ITEMS TO BE SENT TO ARCHITECT AND OWNER'S REP PRIOR TO FINAL BID

- AREA NOT IN DEMOLITION SCOPE
- WALL DEMOLITION SCOPE
- CEILING DEMOLITION SCOPE





FLOOR PLAN GENERAL NOTES

- SEE DEMO PLANS FOR AREAS OF EXISTING WALL COVERINGS TO BE REMOVED.
- ALL FINISHES TO BE COORDINATED IN A TIMELY MANNER PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR MUST REVIEW ALL DRAWINGS TO DETERMINE THE EXTENT OF THE WORK REQUIRED WHICH MAY OR MAY NOT BE SHOWN ON THIS SHEET.
- SEE ACCESSIBILITY NOTES AND DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS.
- REFER TO ANSI REQUIREMENTS FOR CERAMIC TILE INSTALLATIONS, ANSI A108.02 SECTION 4.3.2 REGARDING GROUT JOINT SIZE, PARTICULARLY IN RELATION TO THE TILE SIZE, DIMENSIONAL PRECISION, & OFF-SET PATTERN. SEE SECTION 4.3.2.2 FOR RUNNING BOND/BRICK JOINT OFFSET.
- COORDINATE TILE LAYOUT WITH OWNER/ARCHITECT. CENTER TILE OR GROUT JOINTS AT MAIN DOORS AND HALLWAYS. JOINTS AT BORDER TILE TO ALIGN W/ JOINTS AT FIELD TILE AS INDICATED. CONTRACTOR TO NOTIFY ARCHITECT/OWNER OF DEVIATIONS IN TILE LAYOUT THAT PROHIBITS ALIGNING OF JOINTS.
- PAIN ALL EXPOSED STRUCTURE.
- ALL EXPOSED PIPING TO BE PAINTED PER SCHEDULE 4 TOUCHED UP @ END OF PROJECT FOR FINAL APPROVAL.
- ALL HVAC AND ELECTRICAL CONDUIT IN EXPOSED CEILING TO BE PAINTED TO MATCH CEILING PAINT PER FINISH SCHEDULE-TOUCHED UP @ END OF PROJECT FOR FINAL APPROVAL.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL BASE PER SCHEDULE AT ALL OWNER SUPPLIED MILLWORK.
- USE 1/8" GROUT LINES UNLESS NOTED OTHERWISE.
- PROVIDE REGULAR SANDED GROUT PER PLAN-AVOID THE USE OF EPOXY GROUT. GROUT SHOULD BE SEALED AT INSTALLATION WITH A NON-OIL PRODUCT. CONTRACTOR TO PROVIDE GROUT SAMPLES FOR APPROVAL.
- PROVIDE SCHLUTER TRANSITION STRIPS AT CHANGES OF FLOOR MATERIALS UNO. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION. REFER TO FINISH SCHEDULE FOR APPROPRIATE SELECTION AT ALL FLOORING CHANGES.
- WALL TILE TO BE PLACED PRIOR TO CEILING INSTALLATION IN RESTROOMS.
- PROVIDE ACOUSTICAL BATT INSULATION AT PARTITION WALLS FOR RESTROOMS, LOCKER ROOMS, CONFERENCE ROOM AND GENERAL MANAGER OFFICES, TYP. CONFIRM ADDITIONAL LOCATIONS W/ OWNER.
- PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD BEHIND WALL TILES.
- ALL PERIMETER WALLS AND FRONT OF HOUSE AREAS TO BE LEVEL 5 FINISH (NON-CUSTOMER CONTACT AREAS (BACK OF HOUSE) TO BE LEVEL 4 FINISH)
- PROTECT DRYWALL CORNERS WITH THIN 1/25" X 1/25" CORNER GUARDS THAT ADHERE WITH PROVIDED DOUBLE SIDED TAPE. CORNER GUARDS ARE TO GO FROM TOP OF BASE TO CEILING, BULKHEAD OR CHAIR RAIL. CORNER GUARD TO BE WX3 SERIES BY "WALLPROTEX". COLOR TO BE WHITE (OR WHERE COLOR OF WALL IS NOT WHITE, THEN PAINT TO MATCH COLOR OF WALL.)
- PROVIDE TWO COATS OF PAINT MIN. FOR A SMOOTH CONTIGUOUS COLOR - ADDITIONAL COATS MAYBE REQUIRED TO MEET REQUIRED PAINT COLOR.
- PREPARE WALLS AS APPROPRIATE TO ENSURE A SMOOTH FINISHED SURFACE.

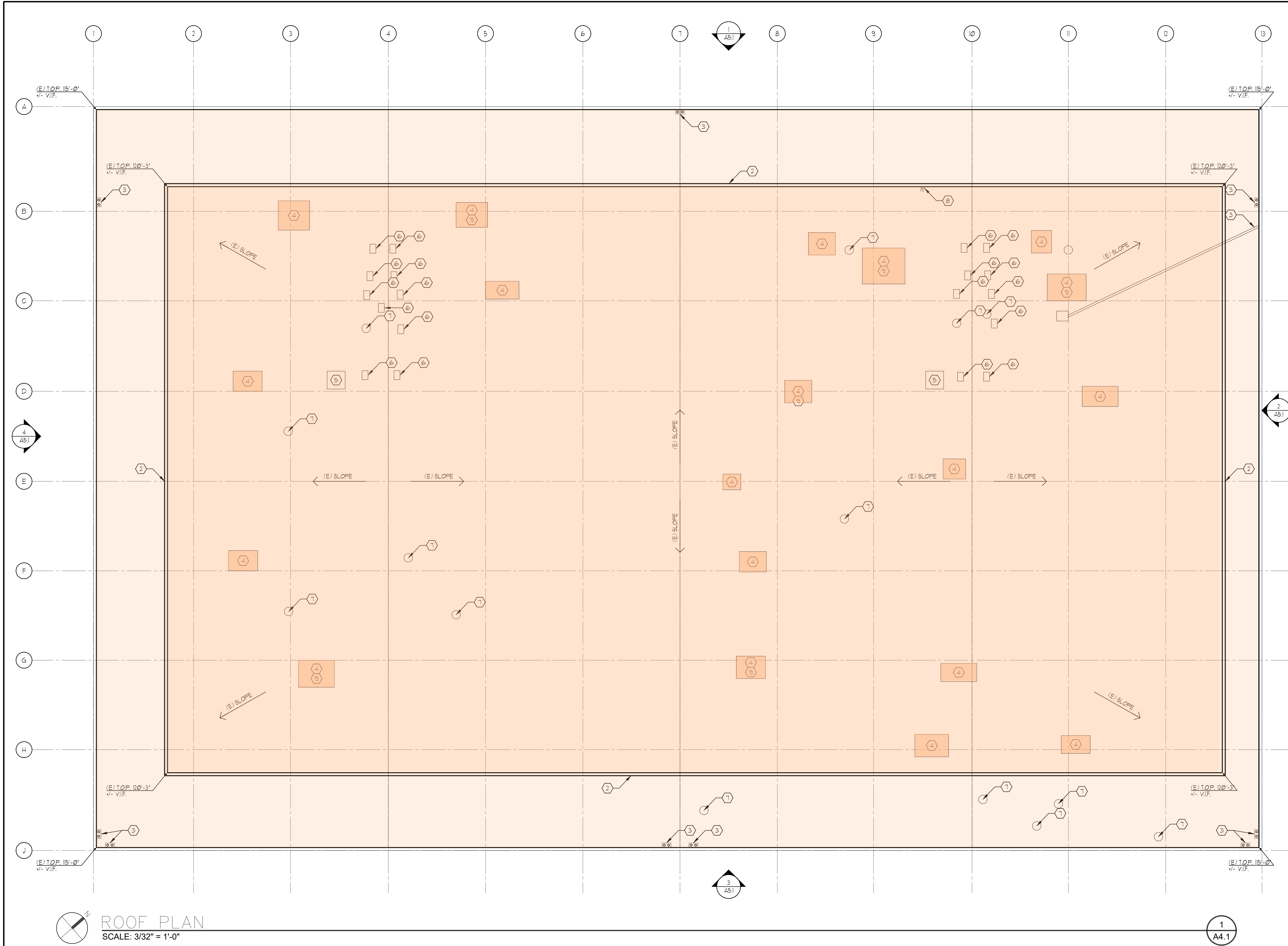
KEY FINISH NOTES

- EXISTING INTERIOR WALLS, COLUMNS AND BEAMS TO BE PAINTED P-1, TYP, UNO
- REFER TO A2.4 FOR INTERIOR WALL FINISHES

FINISH LEGEND

- AREA NOT IN SCOPE - SHOWN FOR REFERENCE ONLY
- WALL FINISH CALL OUT, REFER TO A2.1 & A2.1
- FLOOR FINISH CALL OUT, REFER TO FINISH SCHEDULES A2.1





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

GENERAL NOTES

- EQUIPMENT PADS/CURBS CAN NOT EXCEED 12" FROM FINISHED SURFACE OF ROOF STRUCTURE
- SEE ELEVATIONS AND SECTIONS FOR HEIGHTS OF PARAPETS
- CONTRACTOR TO COORDINATE ROOF ASSESSMENT WITH OWNER PRIOR TO FINAL BID TO EVALUATE EXTENT OF REPAIR WORK AS REQUIRED FOR WATERTIGHT CONDITION
- REFER TO DEMOLITION GENERAL NOTES FOR DEMOLITION WORK

ROOF FINISH

EXISTING TO REMAIN- CLEAN DEBRIS AND FLUSH/REPAIR ROOF DRAINS- REPLACE TORN ASPHALT SHEATHING AS REQUIRED

KEY BUILDING NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET

- EXISTING ROOF TO REMAIN
- EXISTING ROOF SCREENING TO REMAIN - REFINISH PER ELEVATIONS
- EXISTING ROOF DRAIN TO REMAIN
- EXISTING ROOF MECHANICAL PLATFORMS
- EXISTING ROOF ACCESS HATCH
- EXISTING ROOF VENT

- EXISTING ROOF TURBINE
- EXISTING FIRE EXTINGUISHER TO REMAIN- CHECK AND REPLACE AS NEEDED
- PROPOSED ROOF MECHANICAL UNITS, TO MEET SCAQMD REQUIREMENTS

KEY CONSTRUCTION NOTES

NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET CONTRACTOR & SUBS RESPONSIBLE TO REVIEW ALL SHEETS PRIOR TO INSTALLATION

ROOF SYMBOLS AND LEGEND

ALL T.O.P AND T.O.S ARE NOTED FROM SHOWROOM FINISH FLOOR.
T.O.P = TOP OF PARAPET
T.O.S = TOP OF FINISHED SURFACE

SHEET TITLE

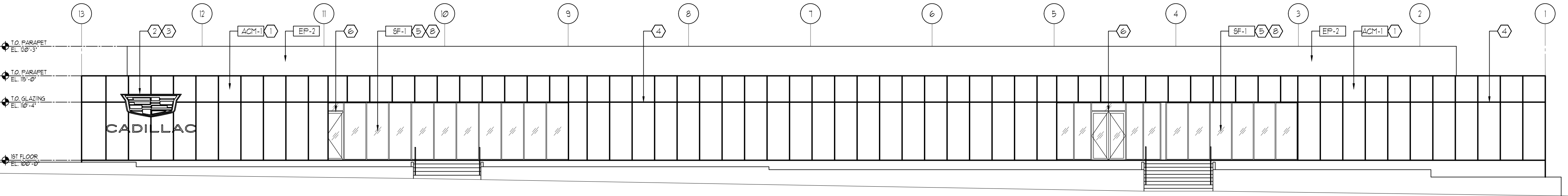
ROOF PLAN

DATE 04/01/25

REVISION/ DESCRIPTION

PROJECT NO.

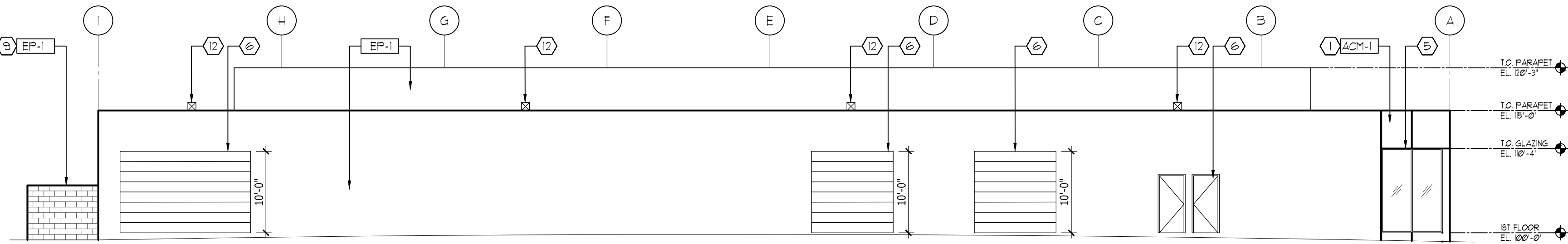
SHEET NO.



WEST ELEVATION

SCALE: 3/32" = 1'-0"

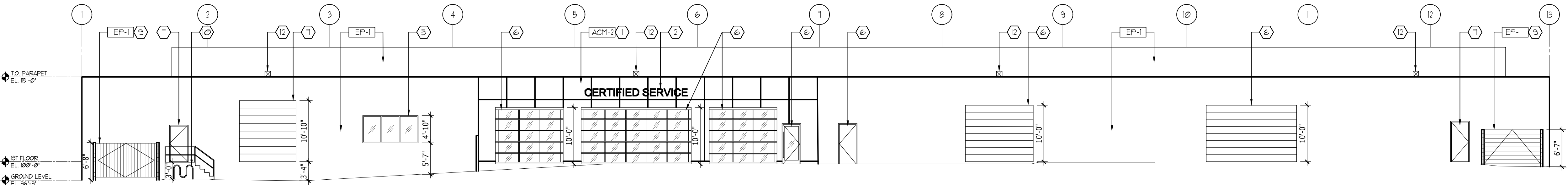
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A5.1



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

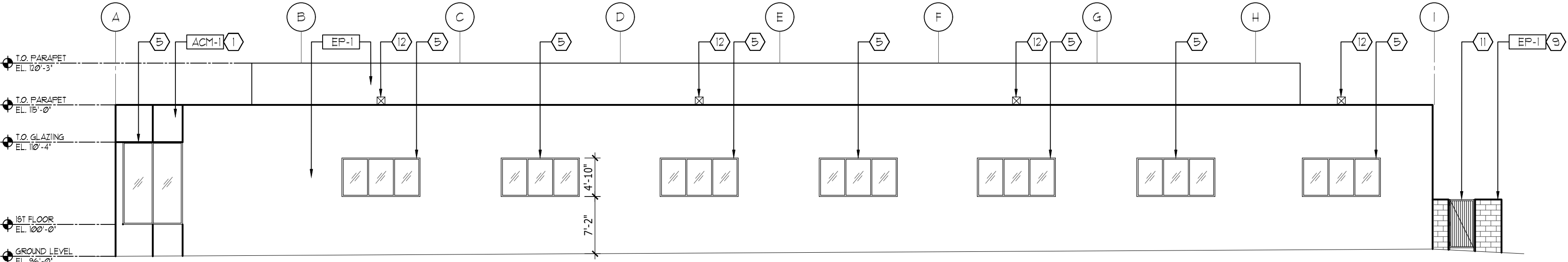
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A5.1



EAST ELEVATION

SCALE: 3/32" = 1'-0"

3
A5.1



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

4
A5.1

GENERAL NOTES

- NOTES ARE GENERAL - NOT ALL ITEMS REFERENCED ON SHEET
- A. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. ALL SIGNAGE PROVIDED BY APPROVED VENDOR/DEALER TO CONTACT THEIR REGIONAL DEALER/DEVELOPMENT DEPARTMENT TO SCHEDULE SIGN SURVEY WITH A APPROVED SIGN VENDOR.
 - B. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED.
 - C. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACE.
 - D. SIGNAGE UNDER SEPARATE PERMIT.
 - E. CONTRACTOR TO VERIFY ALL PROPOSED ROOF EQUIPMENT TO BE NON-VISIBLE FROM PUBLIC VIEW.
 - F. PLASTER CEMENT AND EIFS OPTIONS ARE APPROVED BY BRAND AND AVAILABLE TO GC. EIFS-1 AND PAINT INDICATED ON DRAWINGS GC TO EVALUATE EXISTING CONDITIONS AND CHOOSE MOST SUITABLE OPTION TO MATCH EXISTING FINISH. CONTRACTOR TO CONTACT CITY FOR SPECIAL INSPECTION.
 - G. EIFS/STUCCO SCORING AND JOINT LAYOUT PER MANUFACTURER REQUIREMENTS

KEY ELEVATIONS NOTES

- 1. ACM PANELS
- 2. BUILDING SIGNAGE (NOT A PART, UNDER SEPARATE PERMIT).
- 3. DEALER NAME TO BE ALL UPPERCASE
- 4. ACM PANEL JOINT, TYP, ALIGN WITH ADJACENT JOINTS
- 5. NEW GLAZING, FINISH PER SCHEDULE
- 6. NEW DOOR, FINISH PER SCHEDULE
- 7. EXISTING DOOR TO REMAIN, FINISH PER SCHEDULE
- 8. CENTERLINE OF MULLIONS CURTAIN WALL SYSTEM SHALL BE EQUAL FRAME SPACING AS ALLOWABLE
- 9. EXISTING CMU TRASH ENCLOSURE TO REMAIN
- 10. EXISTING BIKE RACK TO REMAIN
- 11. PROPOSED 3' WIDE ACCESS GATES, SEE DETAIL 10/A12
- 12. EXISTING PARAPET MOUNTED LIGHT TO REMAIN

EXTERIOR BUILDING SIGNAGE NOTES

- 1. ALL SIGNAGE IS SHOWN FOR DESIGN INTENT ONLY. ALL SIGNAGE PROVIDED BY CADILLAC APPROVED VENDOR/DEALER TO CONTACT THEIR REGIONAL DEALER/DEVELOPMENT DEPARTMENT TO SCHEDULE SIGN SURVEY WITH CADILLAC APPROVED SIGN VENDOR. SIGNAGE UNDER SEPARATE PERMIT.
- 2. ALL GRAPHICS AND WALL PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE. COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED.
- 3. SIGNAGE UNDER SEPARATE PERMIT.
- 4. COORDINATE WITH SIGN COMPANY ON EXACT LOCATION OF BACKING AND ELEC.
- 5. APPROXIMATE LOCATION OF ADDRESS IDENTIFICATION NUMBERS PLACED ON BUILDING. SEE FIRE DEPARTMENT NOTES FOR ADDITIONAL INFORMATION

LEGEND

- NOTE DESIGNATOR - REFER TO DRAWING NOTES ON THIS SHEET
- GRAPHICS DESIGNATOR - REFER TO CADILLAC DESIGN INTENT DOCUMENTS BY CHANGEUP
- FINISH DESIGNATOR - REFER TO EXTERIOR FINISH SCHEDULE THIS SHEET AND ON A2.1