

Table with 2 main columns: ABBREVIATIONS and GENERAL PROJECT NOTES. Includes lists of abbreviations for materials, dimensions, and construction terms, along with general and drawing notes regarding project requirements and standards.

MARWAHA FINANCIAL
2551 WOODLANDS DRIVE
ANAHEIM, CA 92801
(For Tenant Improvement Permit Only)

Table with 2 main columns: PROJECT DATA and SHEET INDEX. Project data includes building department, codes, occupancy classification, and project scope. Sheet index lists architectural, electrical, mechanical, and plumbing sheets.

Table with 2 main columns: SYMBOLS LEGEND and OWNER / DEVELOPER. Symbols legend lists various construction symbols and their meanings. Owner/Developer section identifies Marwaha Group and Tenant Marwaha Group.

Table with 2 main columns: CONSULTANTS and VICINITY MAP. Consultants list includes Electrical, Mechanical & Plumbing, and Structural engineers. Vicinity map shows the project site location relative to Woodlands Drive and Woodland Drive.

Vertical sidebar containing: WARE MALCOMB logo, Marwaha logo, MARWAHA FINANCIAL 2551 WOODLAND DRIVE ANAHEIM, CALIFORNIA 92801, and a TITLE SHEET table with columns for DATE, REMARKS, and DATE.

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CALIFORNIA GREEN BUILDINGS STANDARDS CODE - NON-RESIDENTIAL MANDATORY MEASURES

THIS PROJECT IS IN COMPLIANCE WITH THE 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE. ALL CODE SECTIONS SHOWN ARE APPLICABLE TO THE SCOPE OF THIS PROJECT UNLESS INDICATED.

CALGreen GENERAL NOTES

- 1. THESE DOCUMENTS HAVE BEEN CREATED IN CONFORMANCE WITH THE REQUIRED DESIGN RELATED CODE REQUIREMENTS. CONSTRUCTION RELATED ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
2. WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ANY THIRD PARTY COMMISSIONING AGENT AND/OR SPECIAL INSPECTORS REQUIRED TO PROVIDE VERIFICATION OF COMPLIANCE WITH THE FOLLOWING REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT/BUILDING OWNER.
3. ANY MATERIAL OR PRODUCT SUBSTITUTIONS MADE BY THE GENERAL CONTRACTOR SHALL BE IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR REVIEW. ANY REQUESTED SUBSTITUTIONS THAT ARE NOT IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS WILL BE REJECTED AND THE GENERAL CONTRACTOR WILL BE REQUIRED TO FURNISH THE SPECIFIED PRODUCT/MATERIAL AT NO ADDITIONAL COST.
4. IT IS HIGHLY ENCOURAGED THAT THE GENERAL CONTRACTOR REVIEW THE SAMPLE WORKSHEETS PROVIDED IN CHAPTER 8 OF THE 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE IN PREPARATION FOR THE REQUIRED DOCUMENTS RELATED TO CONSTRUCTION WASTE MANAGEMENT.
5. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS DOCUMENT AND THE CURRENT 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE, INCLUDING AMENDMENTS, THE TEXT OF THE CODE AND AMENDMENTS SHALL GOVERN.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

SECTION 702 QUALIFICATIONS
702.1 INSTALLER TRAINING
HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. STATE CERTIFIED APPRENTICESHIP PROGRAMS
2. PUBLIC UTILITY TRAINING PROGRAMS
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATE-WIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY

Table with 2 columns: TOTAL NUMBER OF PARKING SPACES, NUMBER OF REQUIRED SPACES. Rows include 0-9, 10-25, 26-50, 51-75, 76-100, 101-150, 151-200, and 201 AND OVER.

702.2 SPECIAL INSPECTION.
BSC WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.
NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

SECTION 703 VERIFICATIONS
703.1 DOCUMENTATION.
DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION PLAN.
FOR NEWLY CONSTRUCTED PROJECTS OF LESS THAN ONE ACRE, DEVELOP A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN DESIGNED, SPECIFIC TO ITS SITE, CONFORMING TO THE STATE STORM WATER NPDES CONSTRUCTION PERMIT OR LOCAL ORDINANCE, WHICHEVER IS STRICTER, AS IS REQUIRED FOR PROJECTS ONE ACRE OR MORE.

5.106.4.1 SHORT-TERM BICYCLE PARKING.
IF THE PROJECT IS ANTICIPATED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 100 FEET OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.
PROVIDE MINIMUM _____ SHORT TERM BICYCLE PARKING SPACES AS REQUIRED

5.106.4.2 LONG-TERM BICYCLE PARKING.
FOR BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET AND MAY INCLUDE:
1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;
2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; AND
3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

5.106.5.2 DESIGNATED PARKING.
PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES AS FOLLOWS:
PROVIDE MINIMUM _____ DESIGNATED PARKING SPACES AS REQUIRED PER TABLE 5.106.5.2

5.106.5.2.1 PARKING STALL MARKING.
PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE:
" CLEAR AIR " VEHICLE

5.106.6 LIGHT POLLUTION REDUCTION.
COMPLY WITH LIGHTING POWER REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, CCR, PART 6, AND DESIGN INTERIOR AND EXTERIOR LIGHTING SUCH THAT ZERO DIRECT-BEAM ILLUMINATION LEAVES THE BUILDING SITE. MEET OR EXCEED EXTERIOR LIGHT LEVELS AND UNIFORMITY RATIOS FOR LIGHTING ZONES 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE, CCR, PART 1, USING THE FOLLOWING STRATEGIES:
1. SHIELD ALL EXTERIOR LUMINAIRES OR PROVIDE CUTOFF LUMINAIRES PER SECTION 132 (B) OF THE CALIFORNIA ENERGY CODE.
2. CONTAIN INTERIOR LIGHTING WITHIN EACH SPACE.
3. ALLOW NO MORE THAN .01 HORIZONTAL LUMEN FOOTCANDLES TO ESCAPE 15 FEET BEYOND THE SITE BOUNDARY.
4. AUTOMATICALLY CONTROL EXTERIOR LIGHTING DUSK TO DAWN TO TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS.

Table 5.106.5.2: DESIGNATED PARKING SPACES AS REQUIRED. Columns: TOTAL NUMBER OF PARKING SPACES, NUMBER OF REQUIRED SPACES.

SECTION 5.303 INDOOR WATER USE
5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET.
SEPARATE SUBMETERS SHALL BE INSTALLED AS FOLLOWS:
1. FOR EACH INDIVIDUAL LEASED, RENTED OR OTHER TENANT SPACE WITHIN THE BUILDING PROJECTED TO CONSUME MORE THAN 110 GAL/DAY.
2. FOR SPACES USED FOR LAUNDRY OR CLEANERS, RESTAURANT OR FOOD SERVICE, MEDICAL OR DENTAL OFFICE, LABORATORY, OR BEAUTY SALON OR BARBER SHOP PROJECTED TO CONSUME MORE THAN 100 GAL/DAY.

5.303.1.2 EXCESS CONSUMPTION.
ANY BUILDING WITHIN A PROJECT OR SPACE WITHIN A BUILDING THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY.
5.303.2 TWENTY PERCENT SAVINGS.
A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY 20 PERCENT SHALL BE PROVIDED. THE REDUCTION SHALL BE BASED ON THE MAXIMUM ALLOWABLE WATER USE PER PLUMBING FIXTURE AND FITTINGS AS REQUIRED BY THE CALIFORNIA BUILDING STANDARDS CODE. THE 20 PERCENT REDUCTION IN POTABLE WATER USE SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHODS:
1. EACH PLUMBING FIXTURE AND FITTING SHALL MEET THE 20 PERCENT REDUCED FLOW RATE SPECIFIED IN TABLE 5.303.2.3 OR
2. A CALCULATION DEMONSTRATING A 20 PERCENT REDUCTION IN THE BUILDING "WATER USE BASELINE" AS ESTABLISHED IN TABLE 5.303.2.2 SHALL BE PROVIDED.

5.303.4 WASTEWATER REDUCTION.
EACH BUILDING SHALL REDUCE BY 20 PERCENT WASTEWATER BY ONE OF THE FOLLOWING METHODS:
1. [D5A-SS] THE INSTALLATION OF WATER-CONSERVING FIXTURES (WATER CLOSETS, URINALS) MEETING THE CRITERIA ESTABLISHED IN SECTIONS 5.303.2 OR 5.303.3 OR
2. UTILIZING NONPOTABLE WATER SYSTEMS [CAPTURED RAINWATER, GRAYWATER, AND MUNICIPALLY TREATED WASTEWATER (RECYCLED WATER)] COMPLYING WITH THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE OR OTHER METHODS DESCRIBED IN SECTION A5.304.

TABLE 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

Table with 3 columns: WATER CLOSETS (TOILETS) - FLUSHMETER, WATER CLOSETS (TOILETS) - FLUSHMETER VALVE TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME, WATER CLOSETS (TOILETS) - TANK TYPE, URINALS, MAXIMUM FLUSH VOLUME, URINALS, NONWATER URINALS, PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE - 0.5 GPM (1.9L/MIN), PUBLIC METERING SELF-CLOSING FAUCETS: MAXIMUM WATER USE - 0.29 GAL (1.0L) PER METERING CYCLE, RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE - 1.5 GPM (5.7 L/MIN)

SECTION 5.304 OUTDOOR WATER USE

5.304.1 WATER BUDGET.
A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER LANDSCAPE ORDINANCE WHERE NO LOCAL ORDINANCE IS APPLICABLE.
NOTE: PRESCRIPTIVE MEASURES TO ASSIST IN COMPLIANCE WITH THE WATER BUDGET ARE LISTED IN SECTIONS 492.5 THROUGH 492.8, 492.10 AND 492.11 OF THE ORDINANCE, WHICH MAY BE FOUND AT: HTTP://WWW.OWUE.WATER.CA.GOV/LANDSCAPE/ORD/ORD_CFM

5.304.2 OUTDOOR POTABLE WATER USE.
FOR NEW WATER SERVICE FOR LANDSCAPED AREAS BETWEEN 1,000 SQUARE FEET AND 5,000 SQUARE FEET (THE LEVEL AT WHICH WATER CODE 8635 APPLIES), SEPARATE METERS OR SUBMETERS SHALL BE INSTALLED FOR INDOOR AND OUTDOOR POTABLE WATER USE.

5.304.3.1 IRRIGATION CONTROLLERS.
AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE DIVERSION.
ESTABLISH A CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE DIVERTED MATERIALS, OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
5.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.
WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN FOR APPROVAL BY THE ENFORCING AGENCY THAT:
1. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED.
3. IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN.
4. SPECIFICS THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

5.408.2.1 DOCUMENTATION.
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 5.408.2, ITEMS 1 THRU 4. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
5.408.3 CONSTRUCTION WASTE REDUCTION OF AT LEAST 50 PERCENT.
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. CALCULATE THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

5.408.4 EXCAVATED SOIL AND LAND CLEARING DEBRIS.
100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATION

5.410.1 RECYCLING BY OCCUPANTS.
PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS.

5.410.2 COMMISSIONING.
FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. COMMISSIONING REQUIREMENTS SHALL INCLUDE:
1. OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS
2. BASIS OF DESIGN
3. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS
4. COMMISSIONING PLAN
5. FUNCTIONAL PERFORMANCE TESTING
6. DOCUMENTATION AND TRAINING
7. COMMISSIONING REPORT

ALL BUILDING SYSTEMS AND COMPONENTS COVERED BY TITLE 24, PART 6, AS WELL AS PROCESS EQUIPMENT AND CONTROLS, AND RENEWABLE ENERGY SYSTEMS SHALL BE INCLUDED IN THE SCOPE OF THE COMMISSIONING REQUIREMENTS.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATION. (CONT.)

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING.
FUNCTIONAL PERFORMANCE TESTS SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT OF THE SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. FUNCTIONAL PERFORMANCE TESTING REPORTS SHALL CONTAIN INFORMATION ADDRESSING EACH OF THE BUILDING COMPONENTS TESTED, THE TESTING METHODS UTILIZED, AND INCLUDE ANY READINGS AND ADJUSTMENTS MADE.

5.410.2.5 DOCUMENTATION AND TRAINING.
A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS IN CALIFORNIA CODE REGULATIONS (CCR), TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

5.410.2.5.1 SYSTEMS MANUAL.
DOCUMENTATION OF THE OPERATIONAL ASPECTS OF THE BUILDING SHALL BE COMPLETED WITHIN THE SYSTEMS MANUAL AND DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND FACILITIES OPERATOR. THE SYSTEMS MANUAL SHALL INCLUDE THE FOLLOWING:
1. SITE INFORMATION, INCLUDING FACILITY DESCRIPTION, HISTORY AND CURRENT REQUIREMENTS
2. SITE CONTACT INFORMATION
3. BASIC OPERATIONS MAINTENANCE, INCLUDING GENERAL SITE OPERATING PROCEDURES, BASIC TROUBLESHOOTING, RECOMMENDED MAINTENANCE REQUIREMENTS, SITE EVENTS LOG
4. MAJOR SYSTEMS
5. SITE EQUIPMENT INVENTORY AND MAINTENANCE NOTES
6. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE
7. OTHER RESOURCES AND DOCUMENTATION

5.410.2.5.2 SYSTEMS OPERATIONS TRAINING.
THE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DOCUMENTED IN THE COMMISSIONING REPORT AND SHALL INCLUDE THE FOLLOWING:
1. SYSTEM/EQUIPMENT OVERVIEW (WHAT IT IS, WHAT IT DOES AND WITH WHAT OTHER SYSTEMS AND/OR EQUIPMENT IT INTERFACES)
2. REVIEW AND DEMONSTRATION OF SERVICING/PREVENTIVE MAINTENANCE
3. REVIEW OF THE INFORMATION IN THE SYSTEMS MANUAL
4. REVIEW OF THE RECORD DRAWINGS ON THE SYSTEM/EQUIPMENT

5.410.2.6 COMMISSIONING REPORT.
A COMPLETE REPORT OF COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST-CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR REPRESENTATIVE.

5.410.4 TESTING AND ADJUSTING.
TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET.

5.410.4.2 SYSTEMS.
DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE AT A MINIMUM, AS APPLICABLE TO THE PROJECT:
1. HVAC SYSTEMS AND CONTROLS
2. INDOOR AND OUTDOOR LIGHTING AND CONTROLS
3. WATER HEATING SYSTEMS
4. RENEWABLE ENERGY SYSTEMS
5. LANDSCAPE IRRIGATION SYSTEMS
6. WATER REUSE SYSTEMS

5.410.4.3 PROCEDURES.
PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL.

5.410.4.3.1 HVAC BALANCING.
IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING AND ADJUSTING BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE BUILDING OFFICIAL.

5.410.4.4 REPORTING.
AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

5.410.4.5 OPERATION AND MAINTENANCE (O&M) MANUAL.
PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142 AND OTHER RELATED REGULATIONS.

5.410.4.5.1 INSPECTIONS AND REPORTS.
INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

SECTION 5.504 POLLUTANT CONTROL

5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL.
FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS.
ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

- 1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL, OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCQM02 RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

TABLE 5.504.4.1 ADHESIVE VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

Table with 3 columns: ARCHITECTURAL APPLICATIONS, CURRENT VOC LIMIT, INDOOR CARPET ADHESIVES, CARPET PAD ADHESIVES, OUTDOOR CARPET ADHESIVES, WOOD FLOORING ADHESIVE, RUBBER FLOOR ADHESIVES, SUBFLOOR ADHESIVES, CERAMIC TILE ADHESIVES, VCT AND ASPHALT TILE ADHESIVES, DRYWALL AND PANEL ADHESIVES, COVE BASE ADHESIVES, MULTIPURPOSE CONSTRUCTION ADHESIVES, STRUCTURAL GLAZING ADHESIVES, SINGLE-PLY ROOF MEMBRANE ADHESIVES, OTHER ADHESIVE NOT SPECIFICALLY LISTED, SPECIALTY APPLICATIONS, PVC WELDING, CPVC WELDING, ABS WELDING, PLASTIC CEMENT WELDING, ADHESIVE PRIMER FOR PLASTIC, CONTACT ADHESIVE, SPECIAL PURPOSE CONTACT ADHESIVE, STRUCTURAL WOOD MEMBER ADHESIVE, TOP AND TRIM ADHESIVE, SUBSTRATE SPECIFIC APPLICATIONS, METAL TO METAL, PLASTIC FOAMS, POROUS MATERIAL (EXCEPT WOOD), WOOD, FIBERGLASS

TABLE 5.504.4.2 SEALANT VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

Table with 3 columns: SEALANTS, CURRENT VOC LIMIT, ARCHITECTURAL, MARINE DECK, NONMEMBRANE ROOF, ROADWAY, SINGLE-PLY ROOF MEMBRANE, OTHER, SEALANT PRIMERS, ARCHITECTURAL, NONPOROUS, POROUS, MODIFIED BITUMINOUS, MARINE DECK, OTHER

5.504.4.3 PAINTS AND COATINGS.

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIA ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY.

5.504.4.3.1 AEROSOL PAINTS AND COATINGS.

AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMM LIMITS FOR BOC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(a)(2) AND (a)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT, ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

Table with 3 columns: COATING CATEGORY, EFFECTIVE 1/1/2010, EFFECTIVE 1/1/2012, FLAT COATINGS, NONFLAT COATINGS, NONFLAT HIGH GLOSS COATINGS, SPECIALTY-COATINGS, ALUMINUM ROOF COATINGS, BASEMENT SPECIALTY COATINGS, BITUMINOUS ROOF COATINGS, BITUMINOUS ROOF PRIMERS, BOND BREAKERS, CONCRETE CURING COMPOUNDS, CONCRETE/MASONRY SEALERS, DRIVEWAY SEALERS, DRY FOG COATINGS, FAUX FINISHING COATINGS, FIRE RESISTIVE COATINGS, FLOOR COATINGS, FORM-RELEASE COMPOUNDS, GRAPHIC ARTS COATINGS (SIGN PAINTS), HIGH-TEMPERATURE COATINGS, INDUSTRIAL MAINTENANCE COATINGS, LOW SOLIDS COATINGS, MARGESITE CEMENT COATINGS, MASTIC TEXTURE COATINGS, METALLIC PIGMENTED COATINGS, MULTICOLOR COATINGS, PRETREATMENT WASH PRIMERS, REACTIVE PENETRATING SEALERS, RESIN COATINGS, ROOF COATINGS, RUST PREVENTATIVE COATINGS, SHELLACS, CLEAR, OPAQUE, SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS, STAINS, STONE CONSOLIDANTS, SWIMMING POOL COATINGS, TRAFFIC MARKING COATINGS, TUB AND TILE FINISH COATINGS, WATERPROOFING MEMBRANES, WOOD COATINGS, WOOD PRESERVATIVES, ZINC-RICH PRIMERS

5.504.4.3.2 VERIFICATION.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

5.504.4.4 CARPET SYSTEMS.

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTES' GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCs (SPECIFICATION 01350).
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE.

5.504.4.4.1 CARPET CUSHION.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTES' GREEN LABEL PROGRAM.

5.504.4.4.2 CARPET ADHESIVE.

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1.

5.504.4.5 COMPOSITE WOOD PRODUCTS.

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ABB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 5.504.4.5.

Table 5.504.4.5: FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION. Columns: PRODUCT, CURRENT, JAN 1, 2012, JAN 1, 2012, JUL 1, 2012. Rows: HARDWOOD PLYWOOD VENEER CORE, HARDWOOD PLYWOOD COMPOSITE CORE, PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD, THIN MEDIUM DENSITY FIBERBOARD*

5.504.4.5.2 DOCUMENTATION.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS
2. CHAIN OF CUSTODY CERTIFICATIONS
3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

5.504.4.6 RESILIENT FLOORING SYSTEMS.

FOR 50 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH THE VOC-EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH-PERFORMANCE SCHOOLS' (CHPS) CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST (OR PRODUCT REGISTRY) OR CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC) FLOORSCORE PROGRAM.

5.504.4.6.1 VERIFICATION OF COMPLIANCE.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

5.504.5.3 FILTERS.

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.

WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND IN BUILDINGS OR AREAS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY, OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT, WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITIONS.

SECTION 5.506 INDOOR AIR QUALITY

5.506.2 CARBON DIOXIDE (CO2) MONITORING.
FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 121(c).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4.1 EXTERIOR NOISE TRANSMISSION.
WALL AND ROOF-CEILING ASSEMBLIES MAKING UP THE BUILDING ENVELOPE SHALL HAVE AN STC OF AT LEAST 50, AND EXTERIOR WINDOWS SHALL HAVE A MINIMUM STC OF 30 FOR ANY OF THE FOLLOWING BUILDING LOCATIONS:
1. WITHIN 1,000 FT (300m) OF RIGHT OF WAYS OF FREEWAYS.
2. WITHIN 5 MI. (8 km) OF AIRPORTS SERVING MORE THAN 10,000 COMMERCIAL JEKS PER YEAR.
3. WHERE SOUND LEVELS AT THE PROPERTY LINE REGULARLY EXCEED 65 DEBIBELS, OTHER THAN OCCASIONAL SOUND DUE TO CHURCH BELLS, TRAIN HORNS, EMERGENCY VEHICLES AND PUBLIC WARNING SYSTEMS.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS.
INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

5.508.1.1 CHLOROFLUOROCARBONS (CFCs).
INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCs.

5.508.1.2 HALONS.
INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

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Marwaha Group

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CAL Green Requirements

Table with columns: DATE, REMARKS, DATE, REMARKS. Rows include 2012-01-25 PLAN CHECK RE-SUBMITAL, 2012-02-22 ISSUE FOR CONSTRUCTION.

Table with columns: PA / PM, TENGSHI, DRAWN BY: 000, JOB NO.: SDG11-6080-00

SHEET A0.2a

ACCESSIBLE ROUTE OF TRAVEL

NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES", AND THAT IS CONSISTENT WITH THE DEFINITION OF "PATH OF TRAVEL" PER STATE & LOCAL CODES.

EGRESS & AREAS OF REFUGE

1. IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE, ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER AS REQUIRED FOR EXITS PER "EGRESS" CHAPTER OF LOCAL CODE.

NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED

1. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEMS AS PART OF THE FIRE-ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED PER STATE AND LOCAL CODES.

HAZARDS & PROTRUDING OBJECTS

1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES.

ENTRANCES, EXITS & DOORS

NOTE: THE TERM "EXIT DOOR" SHALL MEAN ALL OF THOSE DOORS OR DOORWAYS ALONG THE PATH OF EXIT TRAVEL ANYWHERE IN A BUILDING OR FACILITY.

CONTROLS AND OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS ARE REQUIRED TO BE ACCESSIBLE PER LOCAL CODES.

ELECTRICAL

1. WHERE ACCESS FOR PERSONS WITH DISABILITIES IS REQUIRED, THE CENTER OF ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPS OR LESS SHALL BE INSTALLED NOT MORE THAN 48" NOR LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

SIGNS & IDENTIFICATION

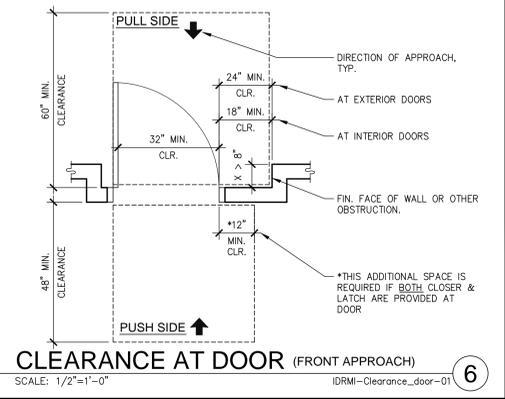
1. WHEN NEW OR ADDITIONAL SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED, OR WHEN EXISTING SIGNS AND/OR IDENTIFICATION DEVICES ARE REPLACED OR ALTERED, THE NEW OR ALTERED SIGNS AND/OR IDENTIFICATION DEVICES SHALL COMPLY WITH LOCAL CODES.

CORRIDORS, HALLWAYS AND AISLES

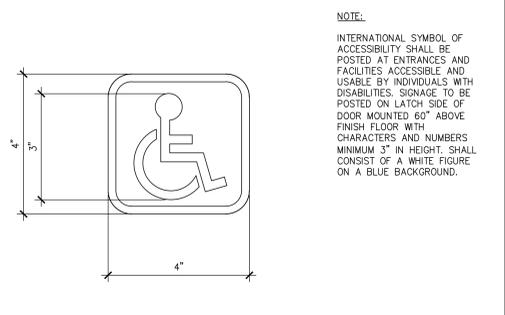
NOTE: THE TERM CORRIDOR SHALL INCLUDE EXTERIOR EXIT BALCONIES AND ANY COVERED OR ENCLOSED EXIT PASSAGEWAY, INCLUDING WALKWAYS, TUNNELS AND MALLS.

FLOORS, LEVELS AND SURFACES

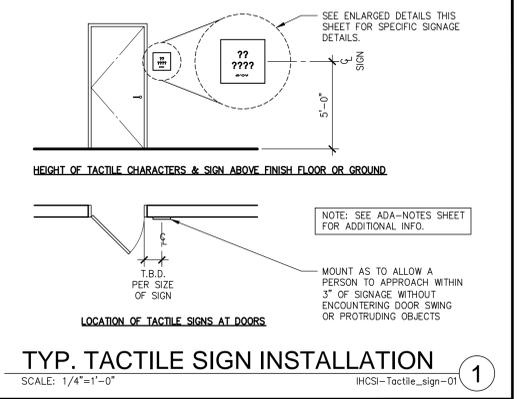
NOTE: "LEVEL AREA" IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4 INCH IN ONE FOOT FROM THE HORIZONTAL (2.083% GRADIENT).



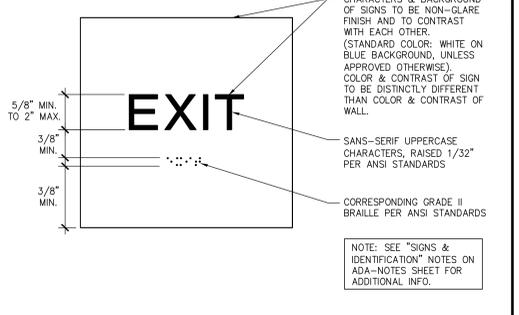
CLEARANCE AT DOOR (FRONT APPROACH) SCALE: 1/2"=1'-0" IDRM-Clearance_door-01



ACCESSIBLE SIGNAGE @ ENTRY SCALE: 6"=1'-0" ESHC-Sign_access_entry-01



TYP. TACTILE SIGN INSTALLATION SCALE: 1/4"=1'-0" IHCSI-Tactile_sign-01



TACTILE "EXIT" SIGN SCALE: 3"=1'-0" IHCSI-Tactile_exit-01

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ACCESSIBILITY NOTES & DETAILS table with columns for DATE, REMARKS, and DATE. Includes PA/PM, TENGSH, DRAWN BY: 0000, JOB NO.: SD011-6080-00, SHEET A0.3, and ISSUE FOR CONSTRUCTION 2012.02.22.

SANITARY FACILITIES

GENERAL

NOTE: SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES THAT ARE REQUIRED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE.

- WHERE SEPARATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR PERSONS WITHOUT DISABILITIES, AT LEAST ONE UNISEX FACILITY SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES WITHIN CLOSE PROXIMITY TO THE NON-ACCESSIBLE FACILITY.
- DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER.
- DOORWAYS LEADING TO UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER.
- THE ABOVE GEOMETRIC (CIRCLE & TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

SANITARY FACILITY FIXTURES & ACCESSORIES

- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF A MAXIMUM 2-INCH HIGH TOILET SEAT, WITH THE EXCEPTION THAT A 3-INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH.
- URNALS SHALL BE FLOOR-MOUNTED OR WALL-HUNG. WHERE ONE OR MORE WALL-HUNG URNALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND A MAXIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE.
- ALL LAVATORIES THAT ARE DESIGNATED TO BE ACCESSIBLE SHALL BE MOUNTED WITH THE RIM OR COUNTER EDGE 34 INCHES HIGHER THAN 34 INCHES FROM THE FINISHED FLOOR AND WITH A VERTICAL CLEARANCE MEASURED FROM THE BOTTOM OF THE APRON OR THE OUTSIDE BOTTOM EDGE OF THE LAVATORY OF 29 INCHES, REDUCING TO 27 INCHES AT A POINT LOCATED 8 INCHES BACK FROM THE FRONT EDGE. KNEE CLEARANCE BELOW THE LAVATORY SHALL EXTEND A MINIMUM OF 30 INCHES IN WIDTH BY 17 INCHES IN DEPTH. TOE CLEARANCE SHALL BE THE SAME WIDTH AS KNEE CLEARANCE AND SHALL BE A MINIMUM OF 9 INCHES ABOVE THE FINISHED FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
- WATER CLOSET AND URINAL FLUSH VALVE CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR.
- LAVATORY FAUCET CONTROLS AND OPERATING MECHANISMS, SHALL BE OPERABLE WITH ONE HAND IN ACCORDANCE WITH CHAPTER 11B OF THE CBC AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS SHALL BE NO GREATER THAN 5-POUND-FORCE. ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.
- THE FORCE REQUIRED TO ACTIVATE LAVATORY FAUCET CONTROLS AND OPERATING MECHANISMS, SHALL BE NO GREATER THAN 5-POUND-FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS (PREFERABLE) ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
- LAVATORY MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISHED FLOOR.
- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19 INCHES FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
- WHERE URNALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL COMPLY WITH STATE AND LOCAL CODES.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT AND SIDES OF URNALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

GRAB BARS

- GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT.
- GRAB BARS SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33 INCHES, THE GRAB BAR MAY BE AS HIGH AS 36 INCHES.
- GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN FRONT OF THE WATER CLOSET STOOL, AND WITH THE BACK END POSITIONED NO MORE THAN 12 INCHES FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36 INCHES LONG.
- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
- THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD.
 - TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

SINGLE ACCOMMODATION SANITARY FACILITIES

NOTE: A SINGLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS "A ROOM THAT HAS NOT MORE THAN ONE OF EACH TYPE OF SANITARY FIXTURE, IS INTENDED FOR USE BY ONLY ONE PERSON AT A TIME, HAS NO PARTITION AROUND THE TOILET, AND HAS A DOOR THAT CAN BE LOCKED ON THE INSIDE BY THE ROOM OCCUPANT."

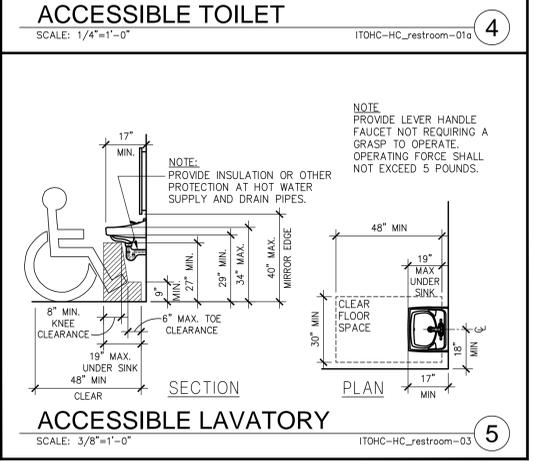
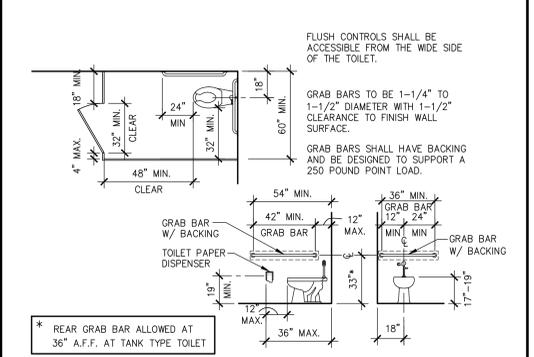
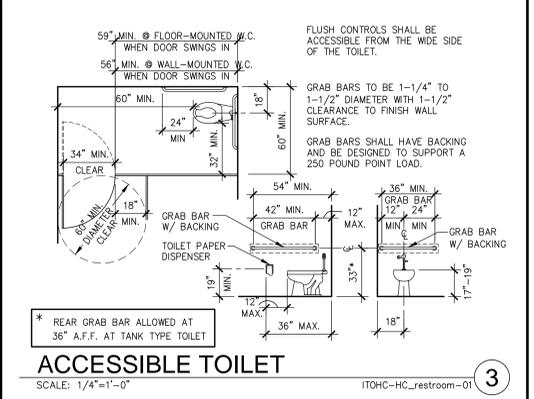
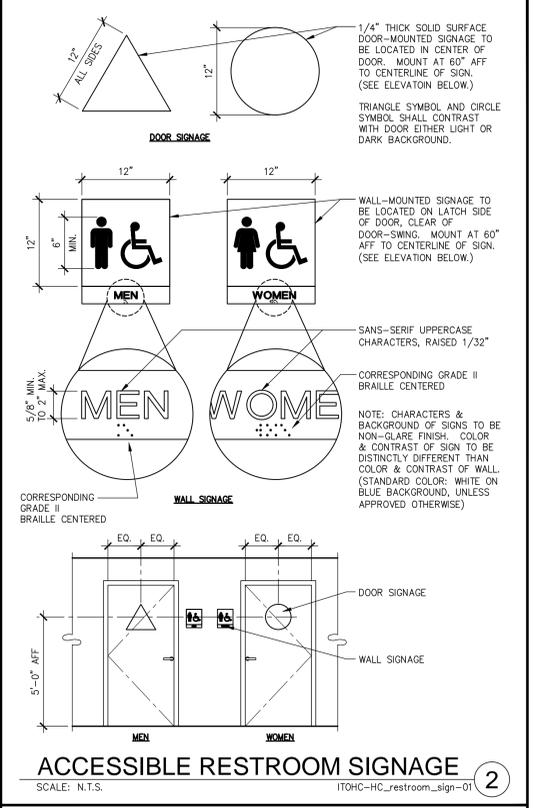
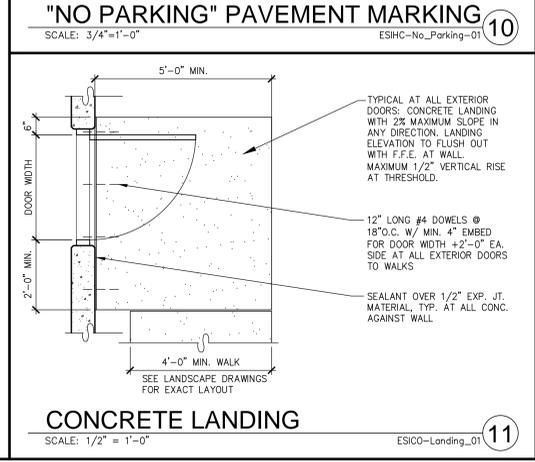
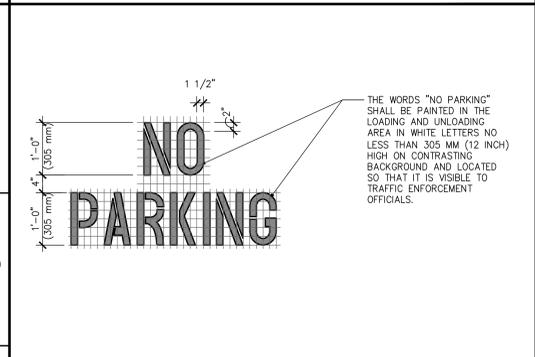
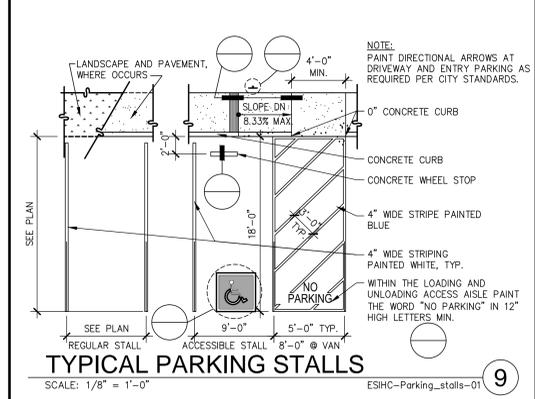
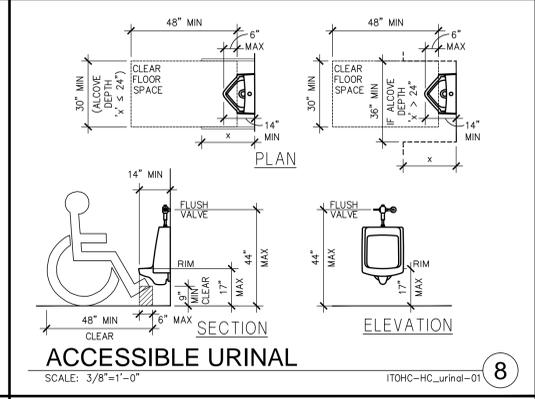
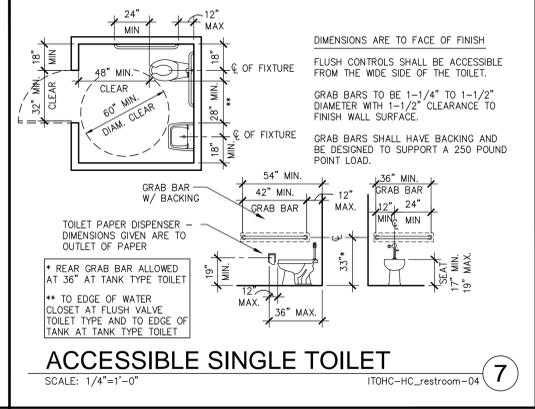
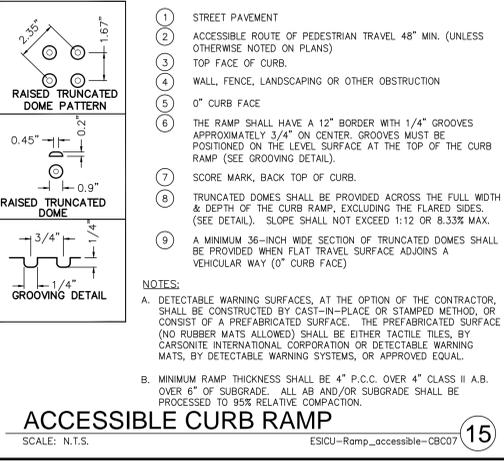
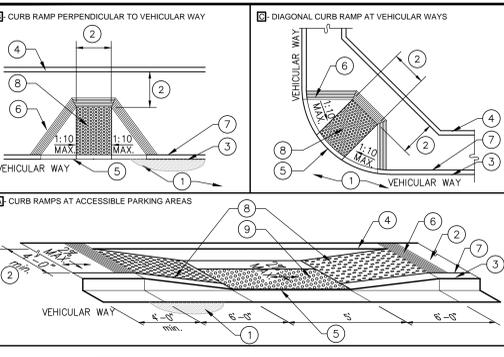
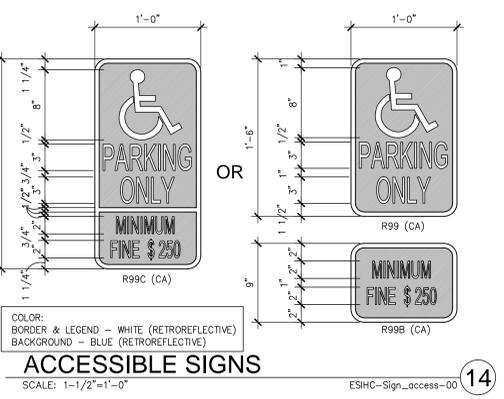
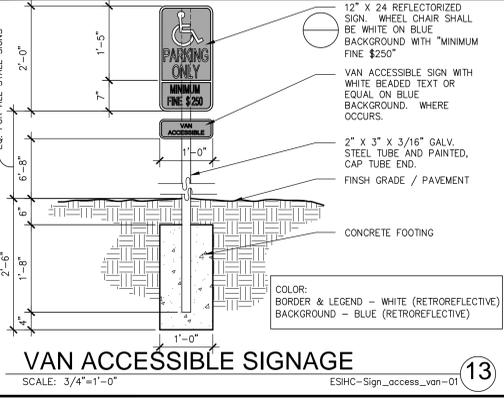
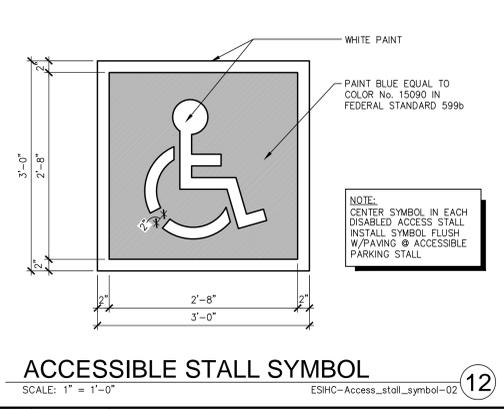
- THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
- THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER, OR A T-SHAPED SPACE COMPLYING WITH FIGURES 11B-12(a) OR (b). NO DOOR SHALL ENCRoACH INTO THIS SPACE FOR MORE THAN 12" EXCEPT FOR THE PANEL DOOR TO ANY WATER CLOSET COMPARTMENT IF THERE IS ONE.
- THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48" OF CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
- ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE WITH A MINIMUM CLEAR WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN PER STATE AND LOCAL CODES.

SANITARY FACILITIES (cont.)

MULTIPLE ACCOMMODATION SANITARY FACILITIES

NOTE: A MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS "A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS SHIELDING SOME FIXTURES FROM VIEW."

- THERE SHALL BE A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR CLEAR SPACE 56" BY 63" IN SIZE. OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT, A DOOR, IN ANY POSITION, MAY ENCRoACH INTO THIS SPACE BY NOT MORE THAN 12".
- DOORS SHALL NOT SWING INTO THE FLOOR SPACE REQUIRED FOR ANY FIXTURE.
- A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THE CLEAR SPACES AS SPECIFIED ABOVE. THE STALL SHALL BE A MINIMUM OF 60" WIDE.
- A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END-OPENING DOOR. A MINIMUM 60" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES.
- WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN PER STATE AND LOCAL CODES IS NOT REQUIRED.
- THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.
- EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO COMPARTMENT DOOR IN ITS CLOSED POSITION.



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ACCESSIBILITY NOTES & DETAILS

DATE	REVISIONS	DATE	REVISIONS
2012-01-25	PLAN CHECK RE-SUBMITAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM: TENGLESH
DRAWN BY: KS
JOB NO.: SD011-6080-00

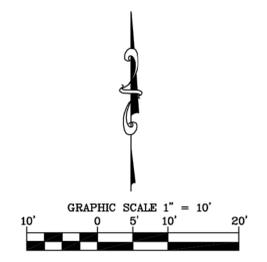
SHEET
A0.3a

2012.02.22 ISSUE FOR CONSTRUCTION

SEE SHEET A0.2 FOR GENERAL NOTES RELATING TO DOORS.

PLAN SPECIFIC NOTES

- 1 NEW FULLY ACCESSIBLE PRIMARY ENTRANCE TO REMAIN.
- 2 HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- 3 NEW FULLY ACCESSIBLE HANDICAPPED PARKING WITH SIGNAGE. SEE DETAILS ON SHEET A0.3a.
- 4 EXISTING FULLY ACCESSIBLE EGRESS TO REMAIN.
- 5 EXISTING FULLY ACCESSIBLE CONCRETE WALK TO REMAIN.
- 6 THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5'-0" / 8'-0" (AT VAN SPACE) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. CBC SECTION 1129B.4.1 & 1129B.4.2
- 7 NEW FULLY ACCESSIBLE VAN HANDICAPPED PARKING WITH SIGNAGE. SEE DETAILS ON SHEET A0.3a.
- 8 EXTEND WALKWAY TO MATCH ADJACENT. REMOVE EXISTING PLANTS AS NEEDED.
- 9 PROVIDE ADA COMPLIANCE CURB RAMP PER CBC SECTION 1127B. SEE DETAIL 15 ON SHEET A0.3a. REMOVE EXISTING PLANTS AS NEEDED.
- 10 PROVIDE NEW ADA COMPLIANCE CONCRETE LANDING. SEE DETAIL 11 ON SHEET A0.3a. RELOCATED MAILBOXES AS NEEDED. COORDINATE NEW LOCATION WITH OWNER.



LEGEND

- PROPERTY BOUNDARY LINE
- - - CENTERLINE
- EXISTING BUILDING

PARKING SUMMARY

USE	SQ. FOOTAGE	RATIO	PARKING REQ'D
OFFICE (B)	4190	1:250	16

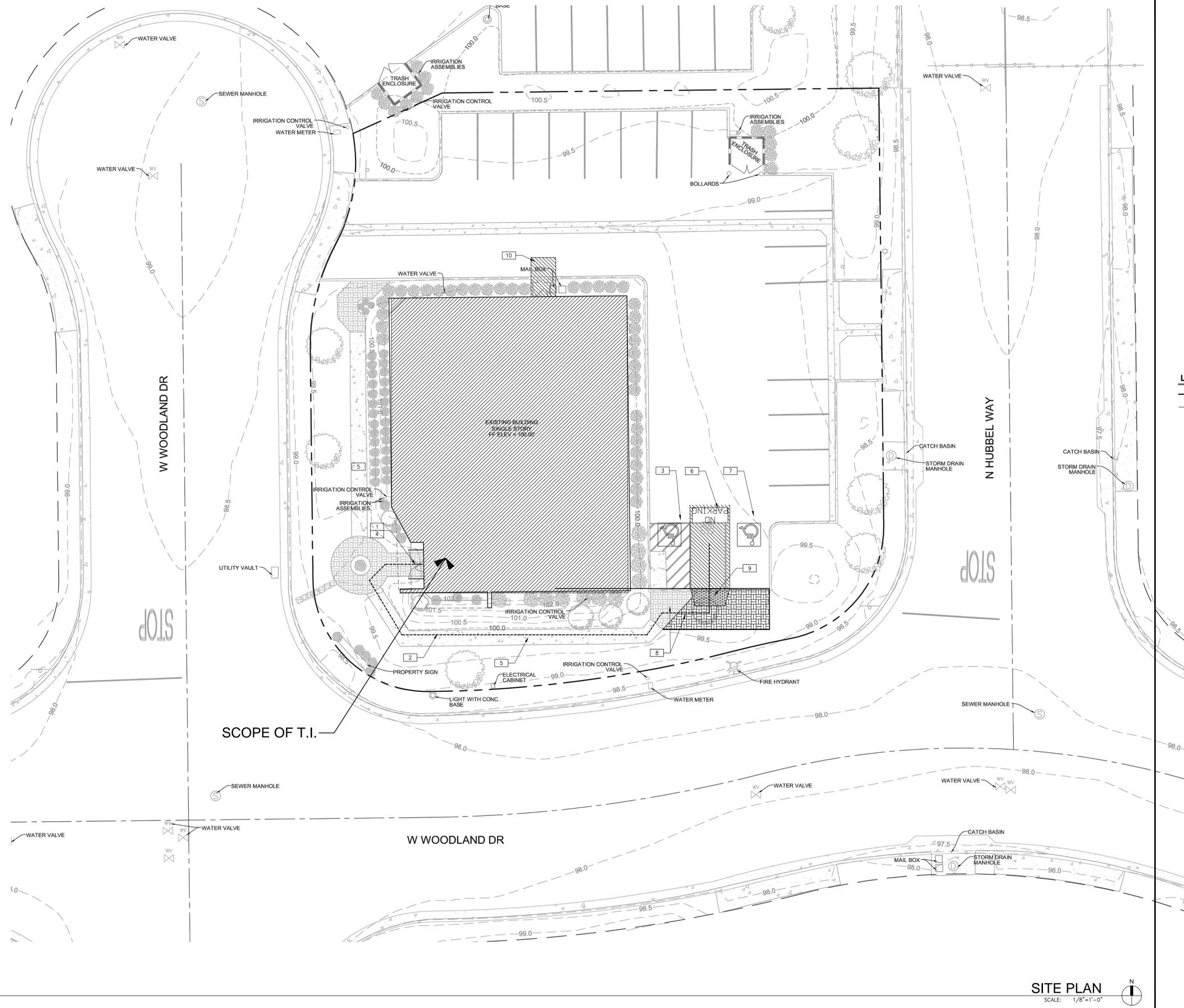
TOTAL STALLS REQUIRED: 16

ACCESSIBLE STALLS:	
- STANDARD	1
- VAN	1
STANDARD STALLS:	14

TOTAL STALLS PROVIDED: 17

ACCESSIBLE STALLS:	
- STANDARD	1
- VAN	1
STANDARD STALLS:	15

NOTE: IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING, NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.). THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RE-SUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION.



SITE PLAN
SCALE: 1/8"=1'-0"

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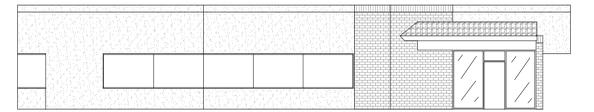
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SITE PLAN

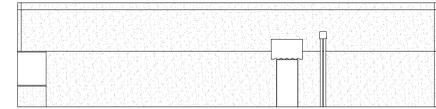
DATE	REMARKS	DATE	REMARKS
2012-02-22	PLAN CHECK		
2012-01-25	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM:	TENGLISH
DRAWN BY:	KS
JOB NO.:	SDG11-6080-00

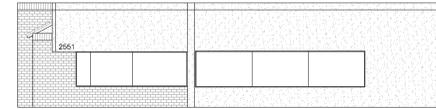
SHEET
A0.4



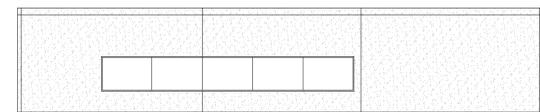
ELEVATION VIEW FROM WEST



ELEVATION VIEW FROM NORTH

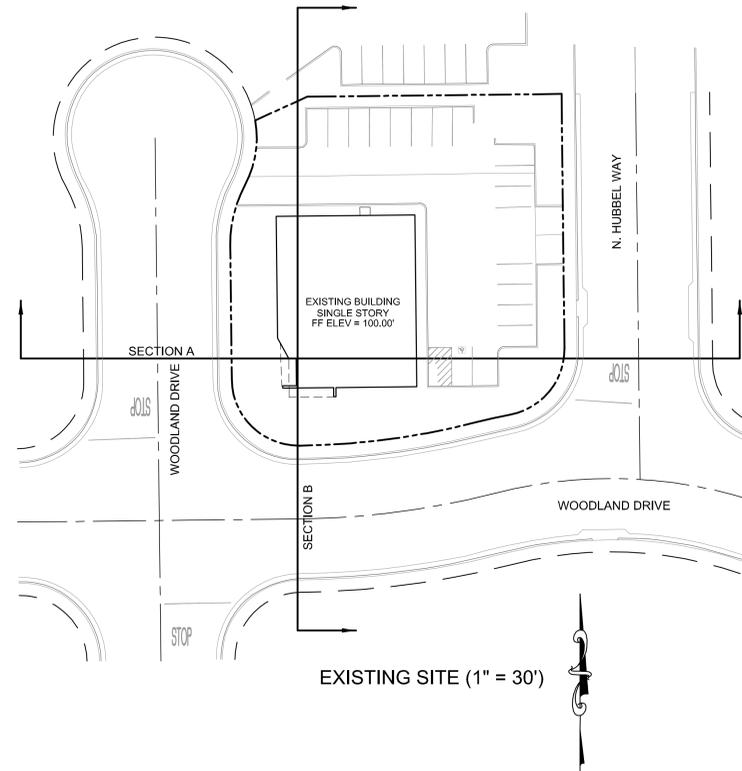


ELEVATION VIEW FROM SOUTH



ELEVATION VIEW FROM EAST

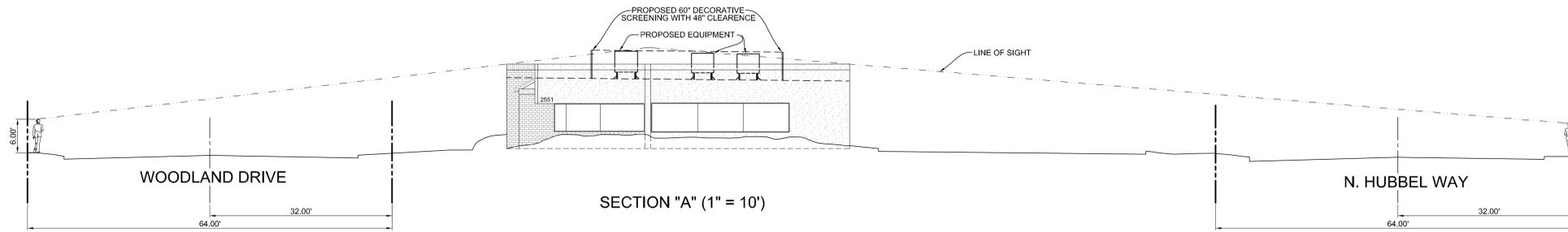
ELEVATION VIEWS (1" = 10')



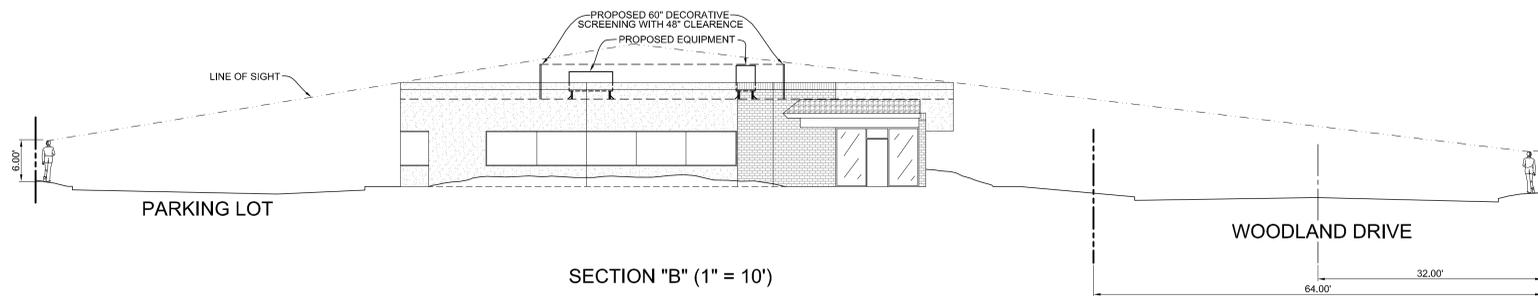
EXISTING SITE (1" = 30')

LEGEND

- PROPERTY BOUNDARY LINE
- - - CENTERLINE
- EXISTING BUILDING



SECTION "A" (1" = 10')



SECTION "B" (1" = 10')



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LINE OF SIGHT STUDY	
DATE	REMARKS
2011-11-02	PLAN CHECK SUBMITTAL
2012-01-25	PLAN CHECK RE-SUBMITTAL

PA / PM:	TENGLISH
DRAWN BY:	
JOB NO.:	SDG11-6080-00

SHEET
A 0.5



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SEE SHEET A0.2 FOR GENERAL NOTES RELATING TO DOORS.

PLAN SPECIFIC NOTES

- 1 EXISTING FULLY ACCESSIBLE RESTROOM FACILITY; NEW FINISH AND LIGHTING UPGRADE
- 2 GENERAL CONTRACTOR TO PROVIDE AND INSTALL WALL-MOUNTED TACTILE SIGNS LISTED BELOW AT LOCATIONS INDICATED. SEE DETAILS 1 THRU 7 ON SHEET A0.3.
 - a) "EXIT"

RESTROOM SUMMARY

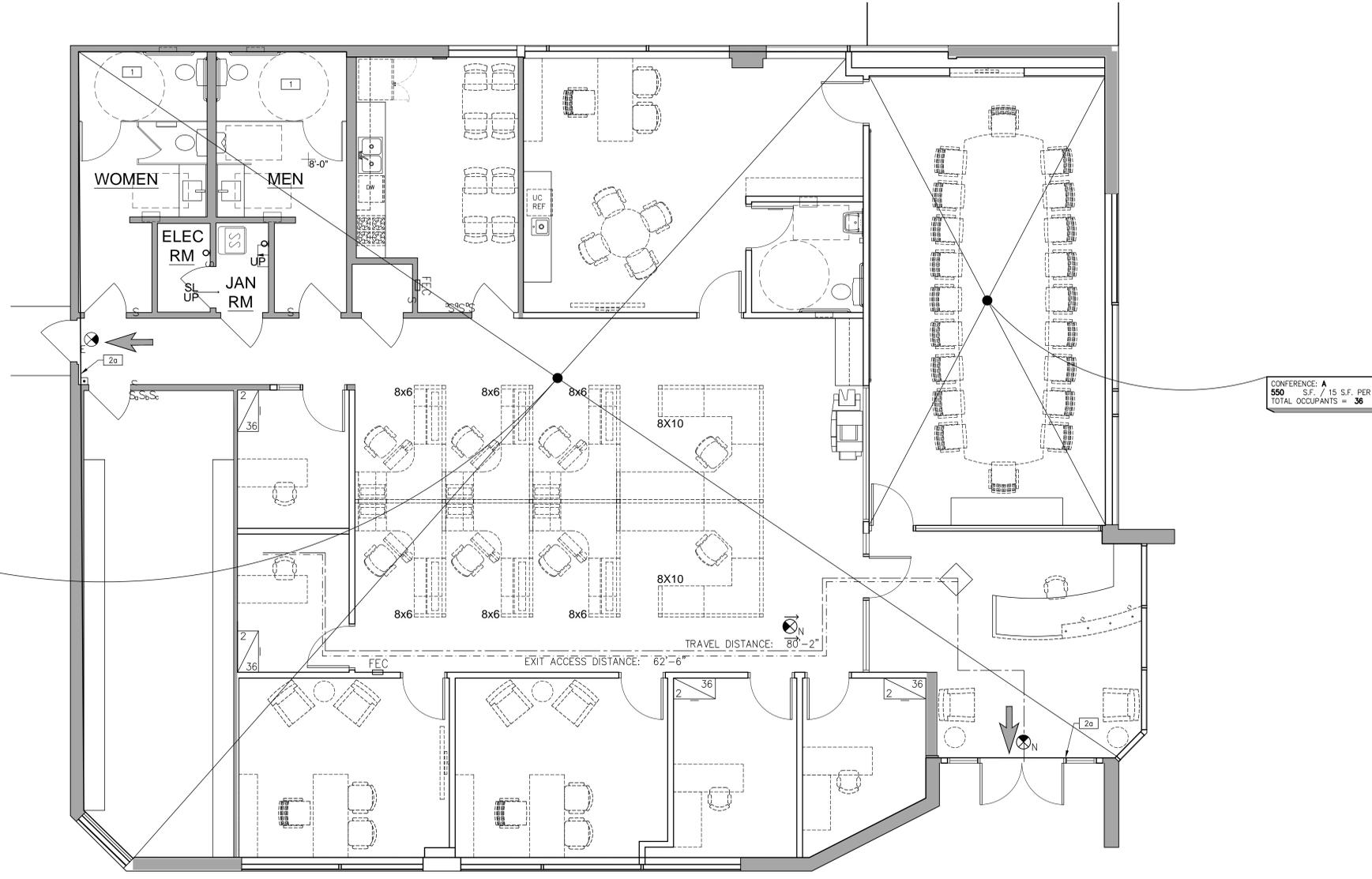
FIXTURES REQUIRED (BASED ON IRC TABLE 403.1):

	MEN	WOMEN	URINALS
OFFICE	4190 S.F. ÷ 200 = 20 + 2 = 10	1	1

FIXTURES PROVIDED:
 WATER CLOSETS: 1
 MEN: 2
 WOMEN: 1
 URINALS: 1

OFFICE: B
 3640 S.F. / 100 S.F. PER OCC.
 TOTAL OCCUPANTS = 36

CONFERENCE: A
 550 S.F. / 15 S.F. PER OCC.
 TOTAL OCCUPANTS = 36



OCCUPANCY & EXIT PLAN
 SCALE: 1/4"=1'-0"

LEGEND

← INDICATES REQUIRED EXIT

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OCCUPANCY & EXIT PLAN	
DATE	REMARKS
2012-02-22	PLAN CHECK RE-SUBMITTAL
2012-01-25	PLAN CHECK RE-SUBMITTAL
2012-02-22	ISSUE FOR CONSTRUCTION

PA / PM:	TENGLISH
DRAWN BY:	KS
JOB NO.:	SDG11-6080-00

SHEET
A1.1

SEE SHEET A0.2 FOR GENERAL NOTES

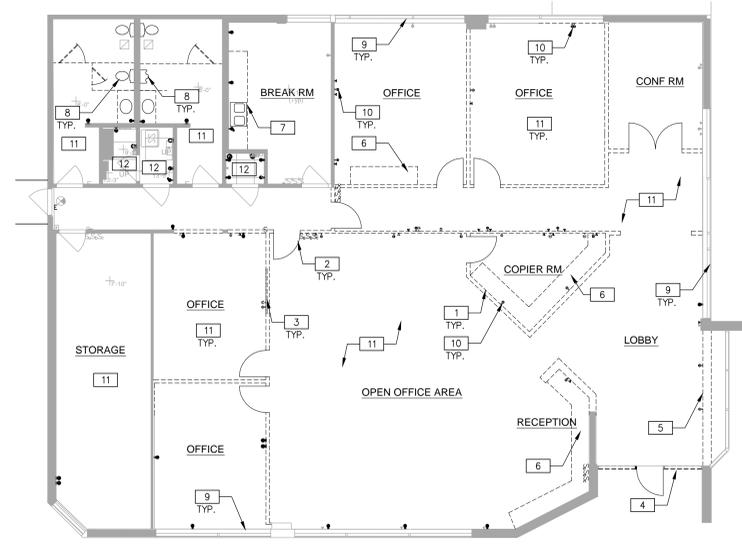
DEMOLITION CEILING NOTES

- 1 REMOVE ALL EXISTING CEILING GRID & TILES THROUGHOUT AND PREP FOR NEW. SAVE ALL DEMO LIGHT FIXTURES & EXIT SIGNS FOR POSSIBLE RE-USE IN NEW GRID. CLEAN FIXTURES AS REQUIRED FOR "LIKE NEW" CONDITION. RE-LAMP AS REQUIRED.
- 2 REMOVE ALL EXISTING LIGHT FIXTURES THROUGHOUT, U.N.O.
- 3 THE CEILING/LIGHTING IN THIS ROOM/AREA IS EXISTING TO REMAIN.

SEE SHEET A0.2 FOR GENERAL NOTES

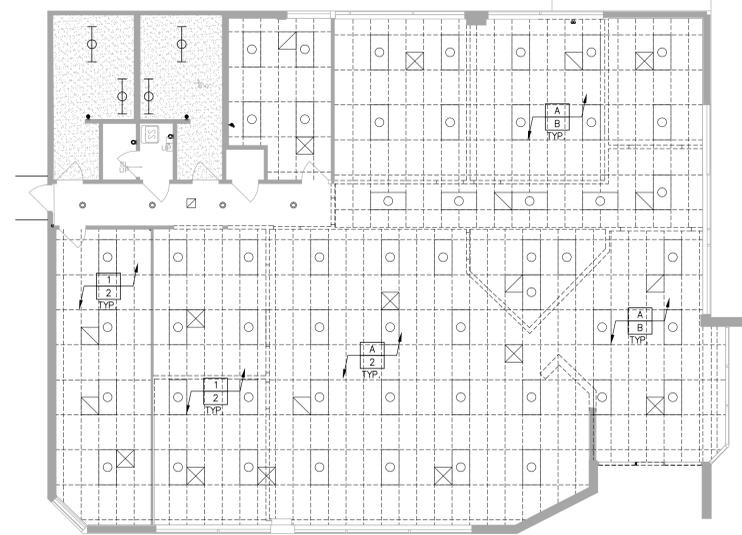
DEMOLITION PARTITION NOTES

- 1 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- 2 REMOVE DOOR ASSEMBLY.
- 3 REMOVE INTERIOR GLAZING.
- 4 REMOVE EXISTING STOREFRONT GLAZING TO ACCOMMODATE NEW STOREFRONT DOOR AND GLAZING SYSTEM.
- 5 DEMOLISH EXISTING LOW WALL COUNTER BACK TO EXTERIOR GLAZING.
- 6 REMOVE EXISTING MILLWORK.
- 7 REMOVE EXISTING MILLWORK & SINK. CAP PLUMBING AS REQUIRED.
- 8 REMOVE ALL EXISTING RESTROOM PLUMBING FIXTURES AND ACCESSORIES. PREP FOR NEW PLUMBING FIXTURES AS SHOWN ON PARTITION PLAN SHEET A2.1.
- 9 REMOVE EXISTING EXTERIOR WINDOW BLINDS, TYPICAL THROUGHOUT.
- 10 REMOVE POWER/SIGNAL OUTLETS AS SHOWN.
- 11 REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT. PREP FOR NEW FINISHES PER FINISH PLAN.
- 12 EXISTING FINISHES TO REMAIN IN THIS ROOM.



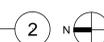
DEMOLITION PARTITION PLAN

SCALE: 1/8"=1'-0"



DEMOLITION CEILING PLAN

SCALE: 1/8"=1'-0"



CEILING LEGEND

- EXISTING 2x4' SUSPENDED CEILING GRID & TILES TO REMAIN
- EXISTING GYPSUM BOARD CEILING TO REMAIN
- EXISTING GYPSUM BOARD CEILING TO BE REMOVED
- EXISTING 2x4 LIGHT TO BE REMOVED
- EXISTING RECESSED DOWNLIGHT TO BE REMOVED
- EXISTING SUPPLY AIR GRILL TO BE REMOVED
- EXISTING RETURN AIR GRILL TO BE REMOVED

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED

DEMOLITION PLANS

DATE	REMARKS	DATE	REMARKS
2012-01-23	PLAN CHECK		
2012-01-25	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

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JOB NO.:	SDG11-6080-00

SHEET
AD.1



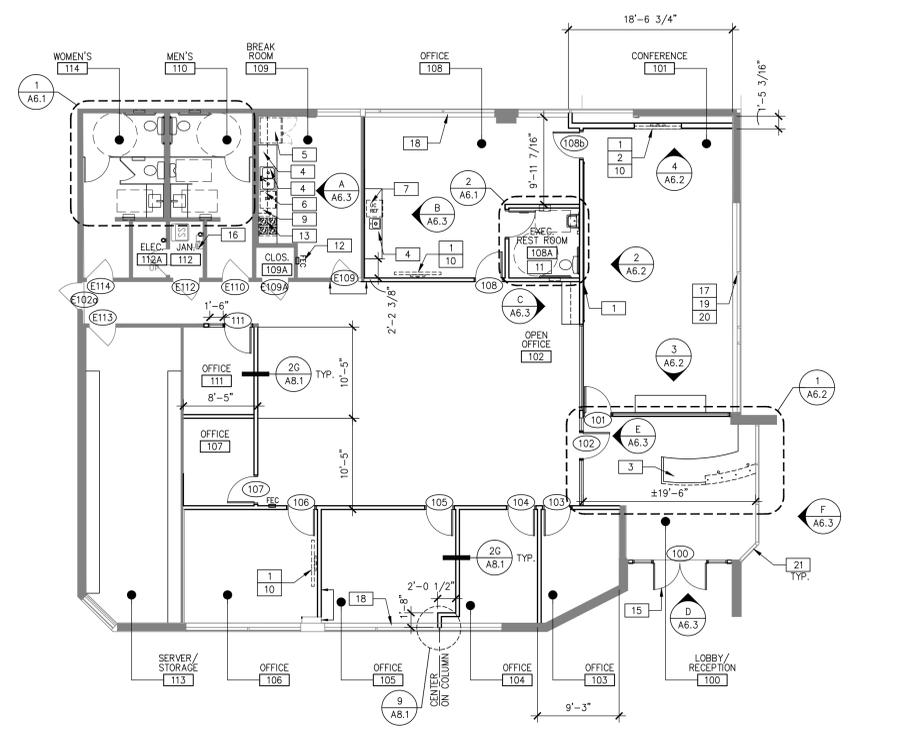
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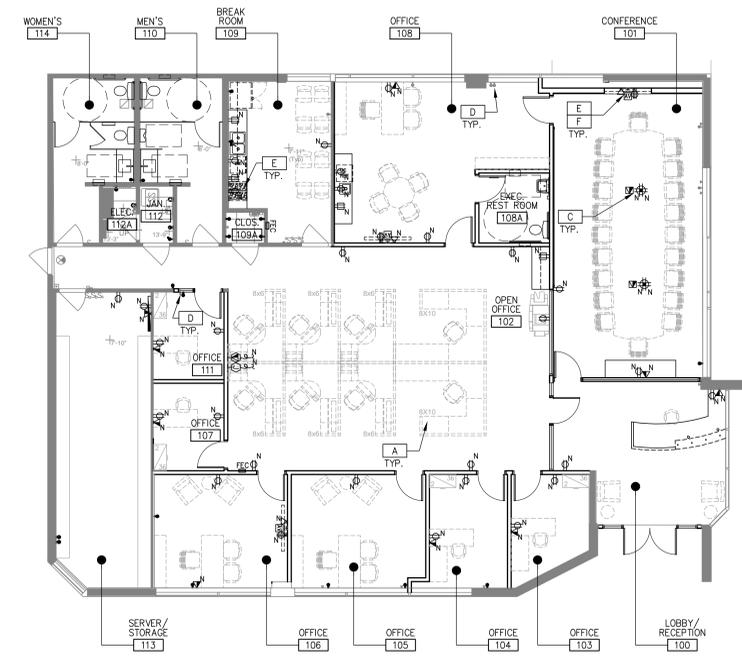
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PARTITION PLAN
SCALE: 1/8"=1'-0" 1 N



POWER & SIGNAL PLAN
SCALE: 1/8"=1'-0" 2 N

POWER & SIGNAL PLAN NOTES

- A ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
- B SEE ELECTRICAL DRAWINGS FOR ADDITIONAL POWER REQUIREMENTS AND INFORMATION.
- C FLOOR POWER/DATA. CONFIRM DEVICE TYPES AND LOCATIONS WITH A-V VENDOR AND FURNITURE VENDOR. TO BE CENTERED ON TABLE IN THIS ROOM, U.O.N.
- D EXISTING ELECTRICAL OUTLET TO REMAIN.
- E VERIFY POWER REQUIREMENTS FOR USER PROVIDED EQUIPMENT PRIOR TO INSTALLATION OF RELATED POWER & SIGNAL CONNECTIONS.
- F COORDINATE MOUNTING HEIGHT WITH A-V VENDOR.

SEE SHEET A0.2 FOR GENERAL NOTES

PARTITION PLAN NOTES

- 1 PROVIDE BACKING SUPPORT BEHIND WALL-MOUNTED EQUIPMENT LOCATIONS.
- 2 NICHE WALL FOR FLATSCREEN TV INSTALLATION. PROVIDE AIR CLEARANCE AROUND TOP, BOTTOM AND SIDES OF THE SCREEN. MINIZE GAP AS MUCH AS POSSIBLE TO CREATE A FLUSHED LOOK. VERIFY AND LOCATION PRIOR TO CREATING NICHE.
- 3 PROVIDE PLASTIC LAMINATE RECEPTION DESK WITH GLASS TRANSACTION COUNTER. SEE ELEVATIONS ON SHEET A6.2 FOR DETAILS.
- 4 PROVIDE UPPER & LOWER CABINERY WITH DRAWERS, BACK SPLASH AND DUAL-BASIN STAINLESS STEEL SINK WITH GARBAGE DISPOSAL.
- 5 REFRIGERATOR TO BE PROVIDED BY TENANT AND INSTALLED BY GC. PROVIDE RECESSED WATER LINE FOR ICE MAKER. GC TO INSTALL. COORDINATE INSTALLATION PER MANUFACTURER'S RECOMMENDED INSTALLATION.
- 6 DISHWASHER TO BE PROVIDED AND INSTALLED BY GC. ASKO; D5122ADA - STAINLESS STEEL. GC TO COORDINATE INSTALLATION PER MANUFACTURER RECOMMENDED INSTALLATION GUIDELINE.
- 7 UNDER-COUNTER REFRIGERATOR TO BE PROVIDED BY TENANT AND INSTALLED BY GC.
- 8 LOCATION OF COFFEE MAKER; TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE.
- 9 LOCATION OF MICROWAVE; TO BE PROVIDED AND INSTALLED BY TENANT.
- 10 70" WALL MOUNT FLATSCREEN TV TO BE PROVIDED BY TENANT.
- 11 SAW-CUT CORE EXISTING FLOOR THIS AREA AS REQUIRED FOR NEW PLUMBING.
- 12 PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7033-DV. ALUMINUM WITH CLEAR FINISH, WITH #3505 EXTINGUISHER, 2A10B; C. SEE DETAIL 15 ON SHEET A8.2.
- 13 OWNER PROVIDED STOVE. GC TO COORDINATE INSTALLATION PER MANUFACTURER RECOMMENDED INSTALLATION GUIDELINE.
- 14 PROVIDE GLASS WRITING SURFACE. GLASS TO BE ATTACHED TO WALL WITH BRUSHED NICKEL STANDOFF AT SIDES & CORNERS.
- 15 NEW ALUMINUM AND GLASS STOREFRONT SYSTEM TO REPLACE EXISTING. STRUCTURAL COLUMNS AND HEADER TO REMAIN.
- 16 EXISTING ROOF ACCESS LADDER TO REMAIN.
- 17 PROVIDE MOTORIZED, BLACKOUT MECHOSHADES IN THIS ROOM. PROVIDE LIGHT SEAL CHANNELS. TIE IN TO ROOM'S AUDIO-VISUAL SYSTEM, OR CONTROL FROM SWITCH(S) NEAR LIGHT SWITCHES. MECHOSHADE SYSTEMS: THERMOVEIL PRIVACY SHADECLOTH 0900 SERIES "0904 BLACK/BROWN", 0% OPENNESS FACTOR.
- 18 STAIN WOOD CAP AND WOOD MULLION TO MATCH PL-2 "KONA BLEND". TYPICAL THROUGHOUT, U.O.N.
- 19 REMOVE WOOD CAP THROUGHOUT CONFERENCE ROOM.
- 20 STAIN WOOD MULLION TO MATCH PL-2 "KONA BLEND".
- 21 PROVIDE NEW, FIXED WINDOWS AT ALL EXTERIOR LOBBY/RECEPTION #100 WINDOWS; JELD-WEN OR APPROVED EQUAL. ARCHITECT TO APPROVE.
BID ALTERNATE: CHANGE OUT ALL EXTERIOR WINDOWS TO JELD-WEN OR APPROVED EQUAL.

POWER & SIGNAL LEGEND

- EXISTING COMBINATION TELEPHONE/DATA OUTLET TO REMAIN.
- EXISTING 110v. DUPLEX RECEPTACLE TO REMAIN.
- NEW 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.
- NEW 110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW 110v. FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- NEW 110v. FOURPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW 110v. FOURPLEX RECEPTACLE, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE
- COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED 6" ABOVE COUNTER OR SPLASH. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- AUDIO VIDEO OR COAX CABLE JUNCTION BOX WITH 1"-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE.
- VIDEO CONNECTION. PROVIDE 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE.
- NEW 110v. CLOCK OUTLET RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- COMBINATION TELEPHONE/DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.
- COMBINATION 110v. DUPLEX RECEPTACLE/DATA OUTLET, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED.
- JUNCTION BOX, FLUSH-MOUNTED IN FLOOR WITH FLEXIBLE CONNECTION TO PRE-WIRED FURNITURE SYSTEM. SEE ELECTRICAL DRAWINGS.
- COMBINATION TELEPHONE/DATA OUTLET, FLUSH-MOUNTED IN FLOOR WITH FLEXIBLE CONNECTION TO PRE-WIRED FURNITURE SYSTEM. VERIFY CONNECTION REQUIREMENTS WITH FURNITURE MANUFACTURER PRIOR TO ROUGH-IN.

LEGENDS

SYMBOL LEGEND

- # INDICATES DOOR NUMBER
- NOTE: SEE DOOR SCHEDULE ON SHEET A7.1.

WALL LEGEND

- EXISTING PARTITION
- 2G A8.1 FULL HEIGHT PARTITION TO 6" ABOVE CEILING

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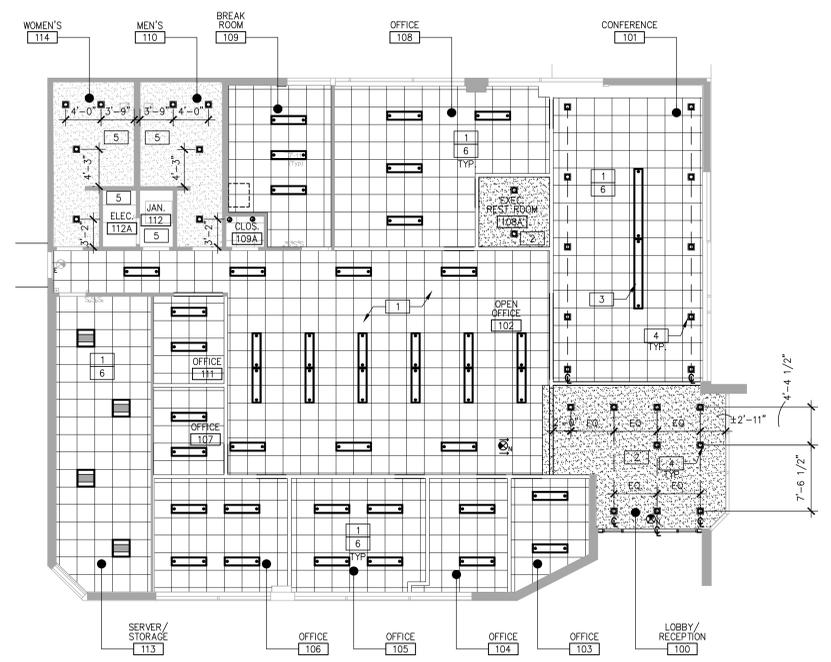
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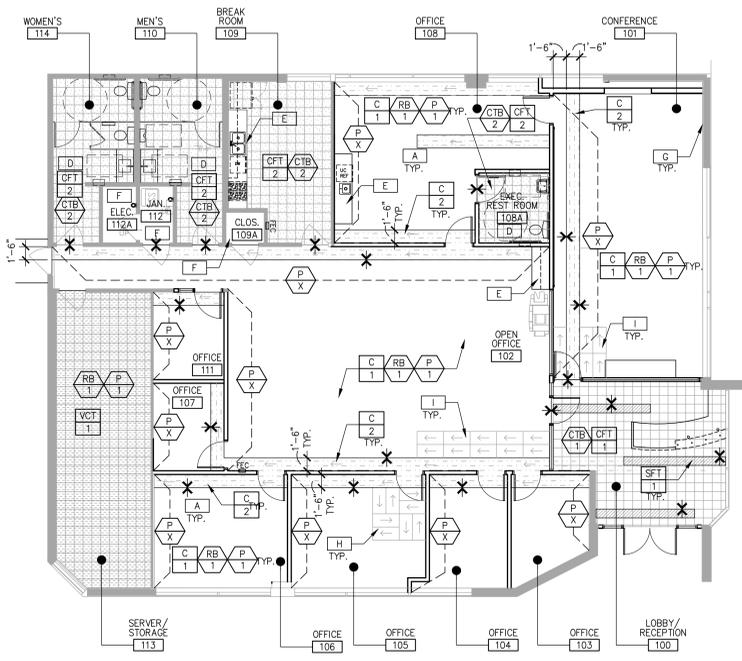
PARTITION AND POWER & SIGNAL PLANS		DATE	REMARKS
DATE	REMARKS		
2012-02-22	PLAN CHECK RE-SUBMITTAL		
2012-01-25	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM: TENGSLH
DRAWN BY: KS
JOB NO.: SDG11-6080-00

SHEET
A2.1



REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0" 1 N



FINISH PLAN
SCALE: 1/8"=1'-0" 2 N

FINISH LEGEND

- WALL FINISHES**
- P 1** ITEM: PAINT - TYPICAL THROUGHOUT, U.O.N. MFR: SHERWIN WILLIAMS COLOR/NO: IVORY LACE / SW7013 FINISH: EGGSHELL
 - P 2** ITEM: PAINT - ACCENT MFR: BENJAMIN MOORE COLOR/NO: CARAMEL LATTE / 2166-20 FINISH: EGGSHELL
 - P 3** ITEM: PAINT - ACCENT MFR: TBD COLOR/NO: TBD FINISH: EGGSHELL
 - RB 1** ITEM: RUBBER BASE MFR: ROPPE COLOR/NO: LUNAR DUST 114 SIZE: 4" STYLE: STRAIGHT @ CARPET / COVED @ RESILIENT FLOORING
 - RB 2** ITEM: RUBBER BASE, DECORATIVE - CONFERENCE MFR: TBD COLOR/NO: TBD SIZE: TBD STYLE: STRAIGHT @ CARPET / COVED @ RESILIENT FLOORING
 - GWA 1** ITEM: GLASS WALL MOSAIC MFR: VOGUEBAY (DAL TILE) COLOR/NO: GREAT WALL A10-R; M001 OPTIC WHITE, GLOSSY SIZE: 12 3/4" x 11 3/8" SH1 GROUT: TBD
 - GWA 2** ITEM: GLASS WALL MOSAIC - RESTROOMS MFR: VOGUEBAY (DAL TILE) COLOR/NO: ICEBERG MOSAIC MBS109 SIZE: 12"x12" GROUT: TBD
 - CWT 1** ITEM: CERAMIC WALL TILE MFR: VOGUEBAY (DAL TILE) COLOR/NO: PERLINO (POUSHED) SIZE: 16"x16" GROUT: MAPEI #14 BISCUIT
 - CTB 1** ITEM: CERAMIC TILE BASE MFR: STONE SOURCE COLOR/NO: TRANQUILITY CREMA LUNA "POLISHED" SIZE: 4"x12" (CUT FROM 12X12) GROUT: MAPEI #14 BISCUIT
 - CTB 2** ITEM: CERAMIC TILE BASE MFR: STONE SOURCE COLOR/NO: TRANQUILITY CREMA LUNA "MATTE" SIZE: 4"x12" (CUT FROM 12X12) GROUT: MAPEI #14 BISCUIT
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING PAINT SEE www.waremalcomb.com/ws/09900-001.pdf**
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CERAMIC TILE SEE www.waremalcomb.com/ws/09310-001.pdf**

FLOOR FINISHES

- C 1** ITEM: CARPET - TYPICAL THROUGHOUT, U.O.N. MFR: SHAW CONTRACT GROUP STYLE: MINIMAL TILE #59164 COLOR/NO: MARGIN #64155 INSTALLATION: GLUE-DOWN. SEE NOTES FOR INSTALLATION METHOD.
- C 2** ITEM: CARPET - ACCENT MFR: SHAW CONTRACT GROUP STYLE: ABSTRACT EDGE TILE #59145 COLOR/NO: PARIKHA MARGIN #67156 INSTALLATION: GLUE-DOWN. SEE NOTES FOR INSTALLATION METHOD.
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CARPET SEE www.waremalcomb.com/ws/09680-001.pdf**
- CFT 1** ITEM: CERAMIC FLOOR TILE MFR: STONE SOURCE COLOR/NO: TRANQUILITY CREMA LUNA "POLISHED" SIZE: 12"x12" GROUT: MAPEI #14 BISCUIT
- CFT 2** ITEM: CERAMIC FLOOR TILE - BREAK AND RESTROOMS MFR: STONE SOURCE COLOR/NO: TRANQUILITY CREMA LUNA "MATTE" SIZE: 12"x12" GROUT: MAPEI #14 BISCUIT
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING CERAMIC TILE SEE www.waremalcomb.com/ws/09310-001.pdf**
- SFT 1** ITEM: STONE FLOOR TILE MFR: ARIZONA TILE, CONTACT ASHA PARKER - APARKER@ARIZONATILE.COM CELL: 619.838.8825 COLOR/NO: MC EMERADOR DARK (ARCHITECT TO PROVIDE CONTROL SAMPLE FOR COLOR RANGE) SIZE: 12"x12"x3/8" FINISH: POLISHED GROUT: TBD
- FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING STONE FLOOR COVERING SEE www.waremalcomb.com/ws/09638-001.pdf**
- VCT 1** ITEM: VINYL COMPOSITION TILE - FIELD TILE MFR: ARMSTRONG COLOR/NO: TBD SIZE: 12"x12"

MISCELLANEOUS FINISHES

- GL 1** ITEM: GLASS - RECEPTION TRANSACTION COUNTER MFR: TBD COLOR/NO: TBD
- PL 1** ITEM: PLASTIC LAMINATE - RECEPTION WORK COUNTER MFR: NEVAMAR COLOR/NO: SMOKY WHITE #570271
- PL 2** ITEM: PLASTIC LAMINATE - VERTICAL SURFACES MFR: NEVAMAR COLOR/NO: KONA BLEND #WZ0028PV
- PL 3** ITEM: PLASTIC LAMINATE - ACCENT MFR: CHEMEL COLOR/NO: LINEAR ALUMINUM
- PL 4** ITEM: PLASTIC LAMINATE - RESTROOM PARTITION MFR: CHEMEL COLOR/NO: KALEIDOSCOPE #407
- SSM 1** ITEM: SOLID SURFACE MATERIAL BREAK ROOM COUNTER MFR: CAESARSTONE QUARTZ SURFACES COLOR/NO: #141 "WHITE" - PENDING OWNER APPROVAL
- SSM 2** ITEM: SOLID SURFACE MATERIAL - BREAK ROOM ISLAND COUNTER MFR: AMERICAN STONE COMPANY COLOR/NO: ODYSSEY ENGINEERED MARBLE "CRYSTAL WHITE"
- SSM 3** ITEM: SOLID SURFACE MATERIAL - RESTROOM COUNTER MFR: AMERICAN STONE COMPANY COLOR/NO: ODYSSEY ENGINEERED MARBLE "CALCATTIA"

CONTACT LIST

- MANUFACTURER: AMERICAN STONE COMPANY CONTACT: ABE (818) 982-7770
- MANUFACTURER: ARIZONA TILE CONTACT: ASHA PARKER - APARKER@ARIZONATILE.COM (619) 838-8825
- MANUFACTURER: CAESARSTONE QUARTZ SURFACES CONTACT: KYLE ROGALSKI (818) 394-6000

SEE SHEET A0.2 FOR GENERAL NOTES

REFLECTED CEILING NOTES

- SUSPENDED CEILING SYSTEM THROUGHOUT TO BE ARMSTRONG OPTIMA 2'x2' REGULAR EDGE, WITH 9/16" SUPRAFINE HEAVY DUTY PRELUDE WHITE GRID. INSTALL AT 10'-0" AFF - VERIFY FIELD CONDITION TO SEE IF THIS IS POSSIBLE. INSTALL CEILING AS HIGH AS POSSIBLE.
- PROVIDED DRYWALL CEILING AT 9'-0" A.F.F.
- CENTER LIGHT OVER NEW CONFERENCE TABLE.
- ALL DOWNLIGHTS ARE TO BE DIMMABLE IN THIS ROOM.
- EXISTING CEILING TO REMAIN.

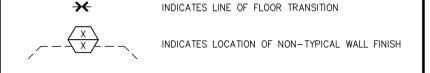
REFLECTED CEILING LEGEND

- NEW AREA OF 2'x2' SUSPENDED CEILING GRID & TILES: ARMSTRONG OPTIMA, 9/16" SQUARE REGULAR, WHITE.
- NEW 5/8" TYPE "X" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.
- NEW 1'x4' PENDANT-HUNG: ZANEEN; SPEED CONTROL MIX MODEL #L3135105, SILVER.
- ALT 1: NEW 2'x4' INDIRECT FLUORESCENT LIGHT FIXTURE BY LIGHTOLIER; COFFAIRE II RECESSED FLUORESCENT- CFH20PF232
- NEW 2'x2' INDIRECT FLUORESCENT LIGHT FIXTURE. ARCHITECT TO APPROVE.
- NEW RECESSED DOWNLIGHT: ZANEEN - CAVE RECESSED L363220C, CHROME.
- ALT #1: CALCULITE MATRIX 4 1/2" X 4 1/2"
- ALT #2: CALCULITE MID DOWNLIGHT #C6E170VM
- SWITCH - DECORA
- EXISTING EXIT SIGN TO REMAIN.
- NEW CEILING-MOUNTED EXIT SIGN W/ BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED - SEE ELEC. DWGS.

FINISH PLAN NOTES

- *** LEAD TIMES FOR SOME OF THE FINISHES CAN TAKE UP TO 8 WEEKS. GC TO CONTACT DISTRIBUTOR AS SOON AS POSSIBLE TO ENSURE AVAILABILITY OF PRODUCTS TO MEET CONSTRUCTION SCHEDULE.
- A ALL ROOMS TO RECEIVE PAINT (P-1), RUBBER BASE (RB-1) AND CARPET (C-1), U.O.N.
 - B PAINT IN THIS ROOM TO BE SEMI-GLOSS.
 - C GYP. BD. SOFFIT/CEILING TO RECEIVE PAINT (P-1)
 - D SEE ENLARGED RESTROOM SHEETS FOR WALL FINISHES.
 - E SEE MILLWORK ELEVATIONS FOR FINISHES.
 - F EXISTING FINISHES TO REMAIN IN THIS ROOM.
 - G PROVIDE WOOD PANELING IN THE ENTIRE ROOM, UP TO 4'-0" FOR DETAILS. STAIN TO MATCH PL-2 "KONA BLEND"; SEE ELEVATION _____
 - H INSTALL CARPET "C-1" IN A BASKETWEAVE PATTERN AS SHOWN ON PLAN, FOR ALL OFFICES. PATTERN TO BE CENTERED IN ROOM.
 - I INSTALL CARPET "C-1" IN A MONOLITHIC PATTERN AS SHOWN ON PLAN, FOR OPEN OFFICE AND CONFERENCE ROOM.

SYMBOLS LEGEND



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ANAHEIM, CALIFORNIA 92801

REFLECTED CEILING AND FINISH PLANS

DATE	REVISIONS	DATE	REVISIONS
2012-01-25	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM:	TENGLISH
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JOB NO.:	SDG11-6080-00

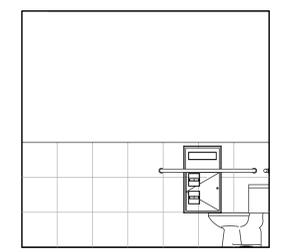
SHEET
A3.1

NOTE: ALL DIMENSIONS & CALLOUTS TYPICAL FOR EACH ROOM, U.O.N.

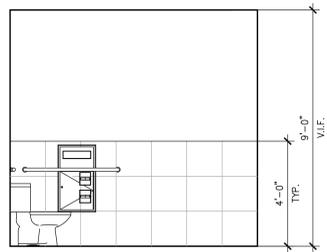
SEE SHEET A0.2 FOR GENERAL NOTES
SEE SHEET A0.3 FOR ADA RESTROOM NOTES & DETAILS

PLAN SPECIFIC NOTES

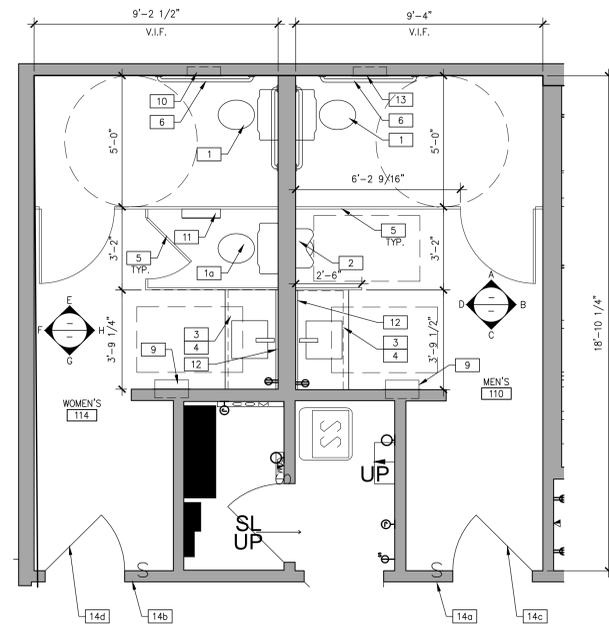
- NOTES ARE FOR ALL RESTROOM SHEETS; NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 WATER CLOSET - FULLY ACCESSIBLE, FLOOR-MOUNTED FLUSH-TANK. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 1a WATER CLOSET - REGULAR HEIGHT, FLOOR-MOUNTED FLUSH TANK. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 2 URINAL - WALL-MOUNTED WATERLESS URINAL. INSTALL AT BOTH REGULAR & ACCESSIBLE HEIGHTS. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 3 LAVATORY - FULLY ACCESSIBLE, WALL-HUNG, SELF-RIMMING, PORCELAIN SINK WITH WRIST BLADE FAUCET CONTROLS. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 3a LAVATORY - FULLY ACCESSIBLE, WALL-HUNG, SELF-RIMMING, PORCELAIN SINK WITH WRIST BLADE FAUCET CONTROLS. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 4 LAVATORY - FULLY ACCESSIBLE, WALL-HUNG COUNTER. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
 - 5 TOILET PARTITIONS - FLOOR-MOUNTED PARTITIONS BY GLOBAL, WITH PLASTIC LAMINATE FINISH. (SEE SHEET A5.1 FOR PLASTIC LAMINATE SPECIFICATION.) PROVIDE HANDICAP-RATED COAT HOOKS & STOPS AT ACCESSIBLE STALLS. PROVIDE AN AUTO-CLOSING DEVICE AND "U"-SHAPED HANDLES ON BOTH OF ALL STALLS.
 - 6 42" GRAB BAR - TOILET COMPARTMENT SIDE GRAB BAR, BOBRICK B-6806x42, 42" L X 1-1/2" DIAMETER GRAB-BAR WITH BOBRICK B-2583 CONCEALED ANCHOR PLATES.
 - 7 36" GRAB BAR - TOILET COMPARTMENT REAR GRAB BAR, BOBRICK B-6806x36, 36" L X 1-1/2" DIAMETER GRAB-BAR WITH BOBRICK B-2583 CONCEALED ANCHOR PLATES.
 - 8 SOAP DISPENSER - LAVATORY MOUNTED, BOBRICK B-8221. MOUNTED IN COUNTER TOP ADJACENT TO LAVATORY.
 - 9 PAPER TOWEL DISPENSER & WASTE RECEPTACLE, RECESSED - BOBRICK B-3944.
 - 10 TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER, RECESSED - BOBRICK B-3574.
 - 11 TOILET SEAT COVER DISPENSER, SANITARY NAPKIN DISPOSAL & TOILET TISSUE DISPENSER, PARTITION MOUNTED - BOBRICK B-3579. (SERVES ONE TOILET COMPARTMENT.)
 - 12 MIRROR AT SINK - FULL HEIGHT X FULL WIDTH FIRST QUALITY MIRROR WITH BEVELED EDGES.
 - 13 TOILET SEAT COVER DISPENSER & TOILET TISSUE DISPENSER, RECESSED - BOBRICK B-3474.
 - 14 ADA SIGNAGE FOR WALLS AND DOORS. SEE DETAIL 2-9 ON SHEET A0.3a.
 - a) MEN'S WALL-MOUNTED SIGN
 - b) WOMEN'S WALL-MOUNTED SIGN
 - c) MEN'S DOOR-MOUNTED SIGN
 - d) WOMEN'S DOOR-MOUNTED SIGN



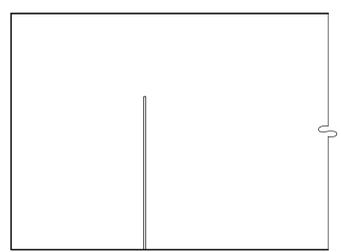
WOMEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **E**



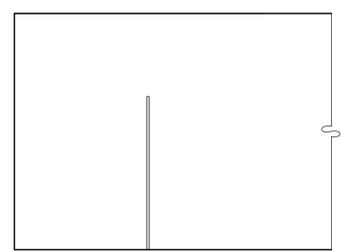
MEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **A**



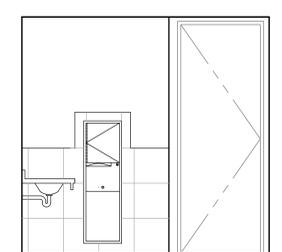
ENLARGED RESTROOM PLAN
SCALE: 3/8"=1'-0" **1**



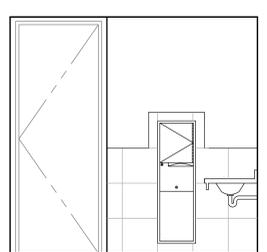
WOMEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **F**



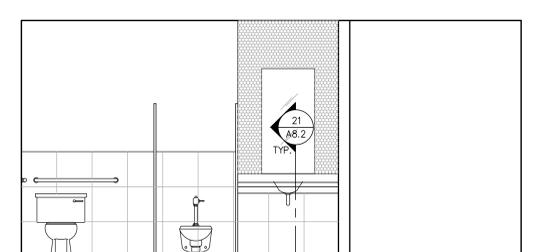
MEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **B**



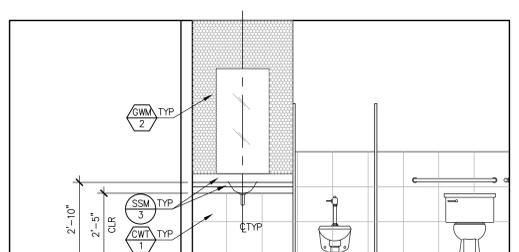
WOMEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **G**



MEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **C**

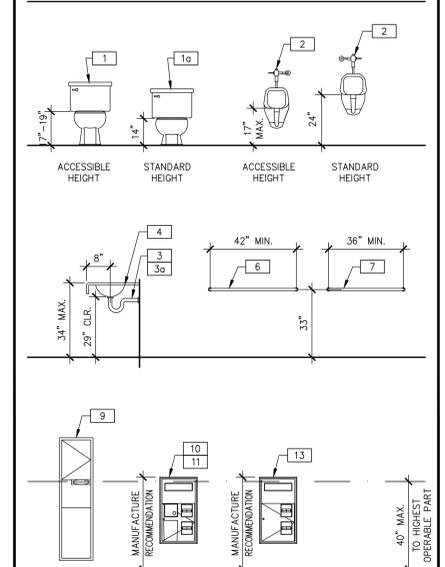


WOMEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **H**



MEN'S RESTROOM ELEVATION
SCALE: 3/8"=1'-0" **D**

HEIGHT REQUIREMENT LEGEND



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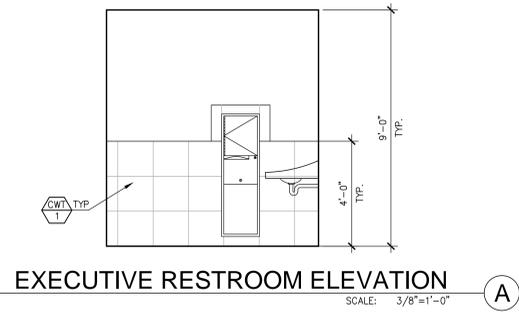
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ENLARGED RESTROOM PLAN & ELEVATIONS	
DATE	REMARKS
2012-02-22	DATE
2012-01-25	PLAN CHECK RE-SUBMITTAL
2012-02-22	ISSUE FOR CONSTRUCTION

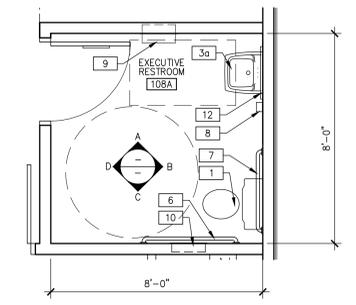
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DRAWN BY:	KS
JOB NO.:	SDG11-6080-00

SHEET
A6.1

NOTE: ALL DIMENSIONS & CALLOUTS TYPICAL FOR EACH ROOM, U.O.N.



EXECUTIVE RESTROOM ELEVATION A
SCALE: 3/8"=1'-0"



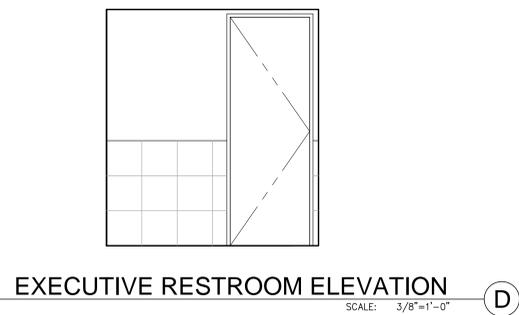
ENLARGED RESTROOM PLAN 1
SCALE: 3/8"=1'-0"



EXECUTIVE RESTROOM ELEVATION B
SCALE: 3/8"=1'-0"



EXECUTIVE RESTROOM ELEVATION C
SCALE: 3/8"=1'-0"



EXECUTIVE RESTROOM ELEVATION D
SCALE: 3/8"=1'-0"

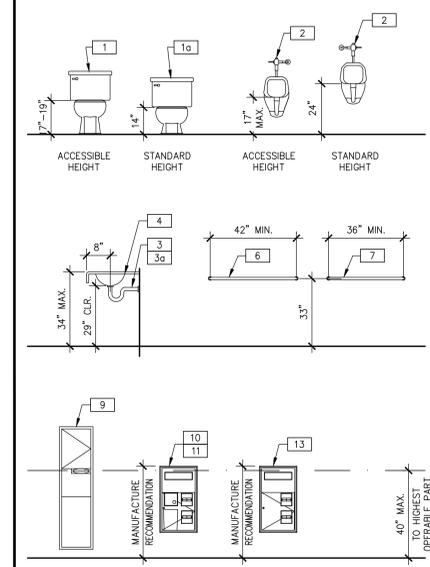
SEE SHEET A0.2 FOR GENERAL NOTES
SEE SHEET A0.3 FOR ADA RESTROOM NOTES & DETAILS

PLAN SPECIFIC NOTES

NOTES ARE FOR ALL RESTROOM SHEETS; NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- 1 WATER CLOSET - FULLY ACCESSIBLE, FLOOR-MOUNTED FLUSH-TANK. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
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- 3a LAVATORY - FULLY ACCESSIBLE, WALL-HUNG, SELF-RIMMING, PORCELAIN SINK WITH WRIST BLADE FAUCET CONTROLS. (SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.)
- 4 PLASTIC LAMINATE COUNTER TOP WITH 4" HIGH BACKSPASH & EASED FRONT EDGE. (SEE SHEET A5.1 FOR LAMINATE SPECIFICATION.)
- 5 TOILET PARTITIONS - FLOOR-MOUNTED PARTITIONS BY GLOBAL, WITH PLASTIC LAMINATE FINISH. (SEE SHEET A5.1 FOR PLASTIC LAMINATE SPECIFICATION.) PROVIDE HANDICAP-RATED COAT HOOKS & STOPS AT ACCESSIBLE STALLS. PROVIDE AN AUTO-CLOSING DEVICE AND "U"-SHAPED HANDLES ON BOTH OF ALL STALLS.
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- 13 TOILET SEAT COVER DISPENSER & TOILET TISSUE DISPENSER, RECESSED - BOBRICK B-3474.
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 - a) MEN'S WALL-MOUNTED SIGN
 - b) WOMEN'S WALL-MOUNTED SIGN
 - c) MEN'S DOOR-MOUNTED SIGN
 - d) WOMEN'S DOOR-MOUNTED SIGN

HEIGHT REQUIREMENT LEGEND



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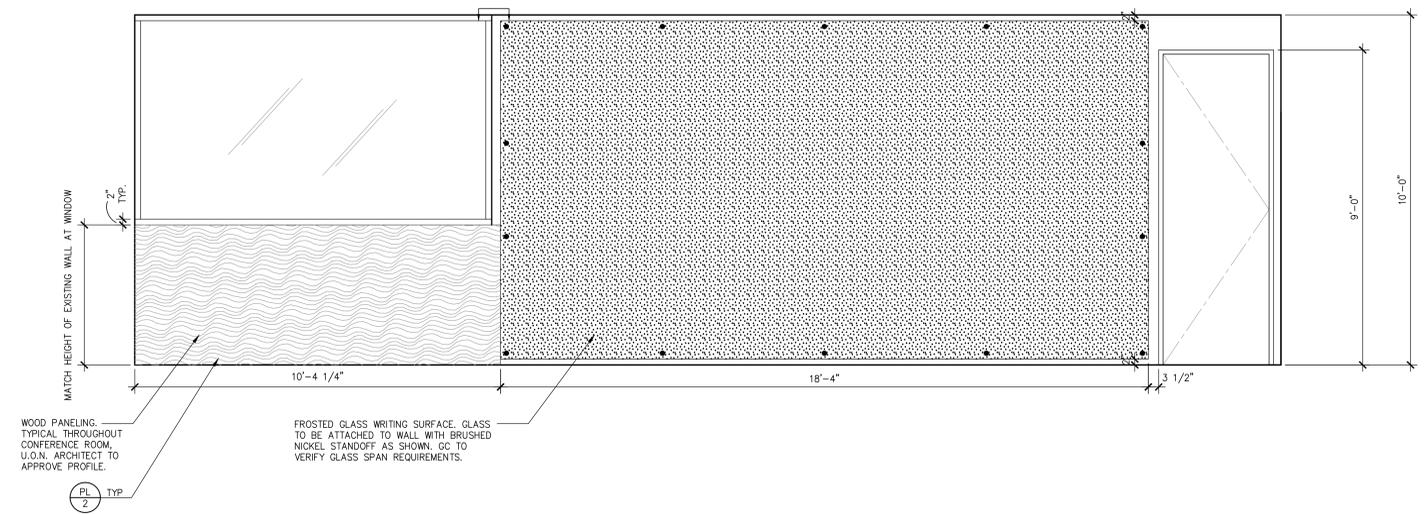
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ENLARGED EXECUTIVE RESTROOM PLAN & ELEVATIONS

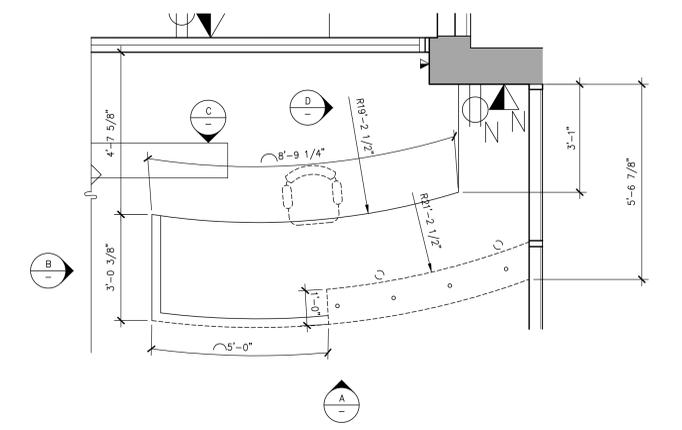
DATE	REVISIONS	DATE	REVISIONS
2012-02-22	PLAN CHECK		
2012-01-25	PLAN CHECK		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM:	TENGLISH
DRAWN BY:	KS
JOB NO.:	SDG11-6080-00

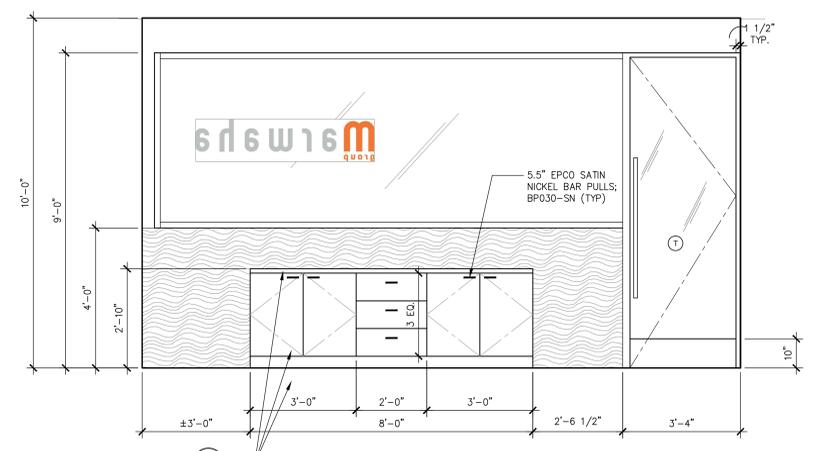
SHEET
A6.1a



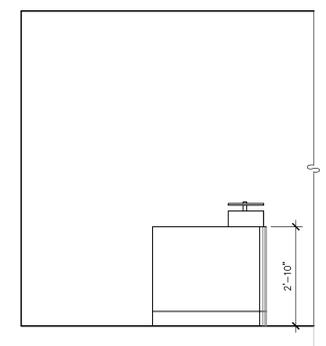
ELEVATION @ CONFERENCE #101
SCALE: 1/2"=1'-0" ②



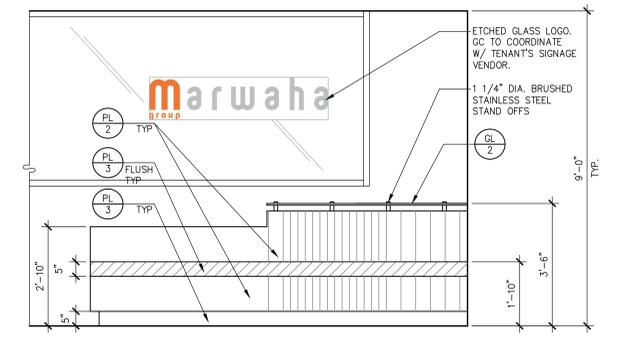
ENLARGED PLAN @ RECEPTION DESK
SCALE: 1/2"=1'-0" ①



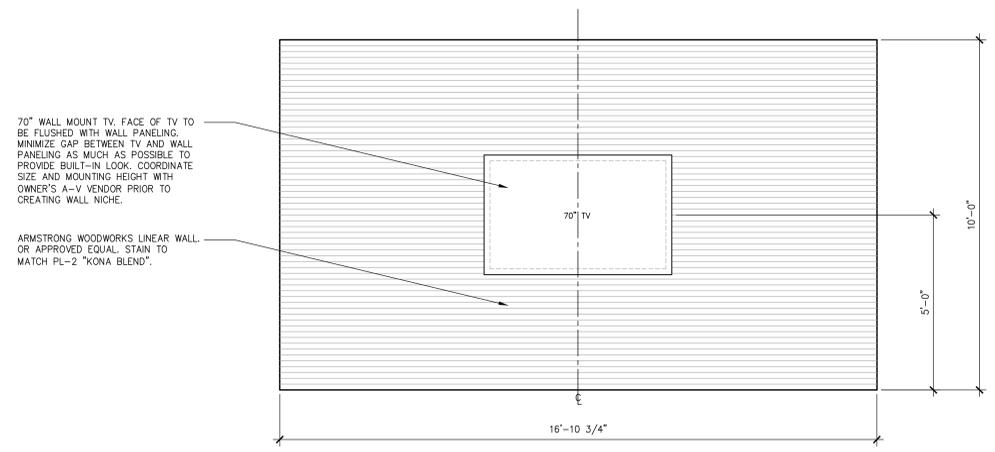
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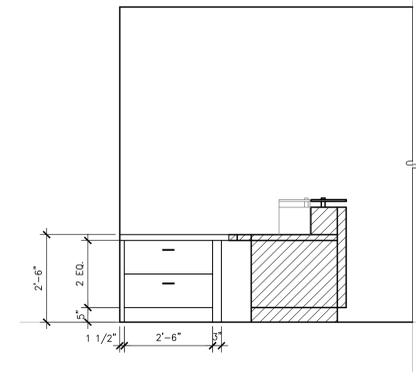
MILLWORK ELEVATION @ RECEPTION DESK
SCALE: 1/2"=1'-0" ⑤



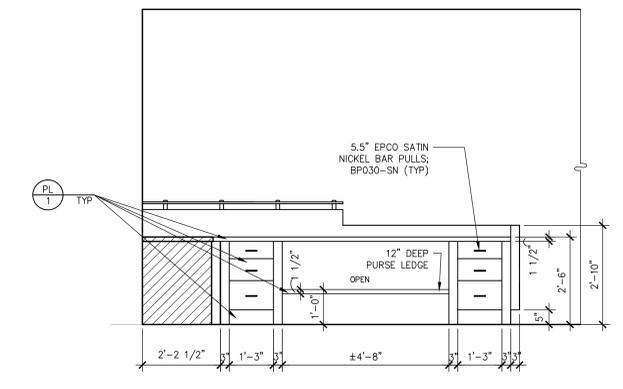
MILLWORK ELEVATION @ RECEPTION DESK
SCALE: 1/2"=1'-0" ④



ELEVATION @ CONFERENCE #101
SCALE: 1/2"=1'-0" ④



MILLWORK ELEVATION @ RECEPTION DESK
SCALE: 1/2"=1'-0" ⑤



MILLWORK ELEVATION @ RECEPTION DESK
SCALE: 1/2"=1'-0" ⑥

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ENLARGED RECEPTION DESK, ELEVATIONS & DETAILS

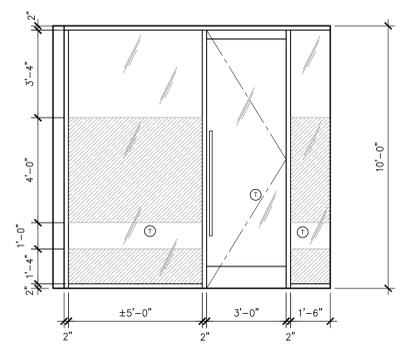
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2012-02-02	PLAN CHECK		
2012-01-25	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

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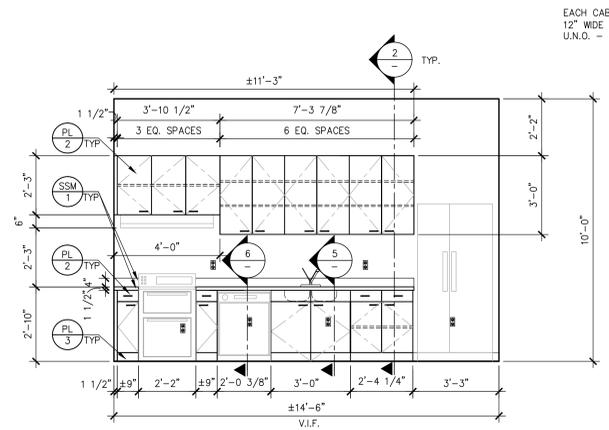
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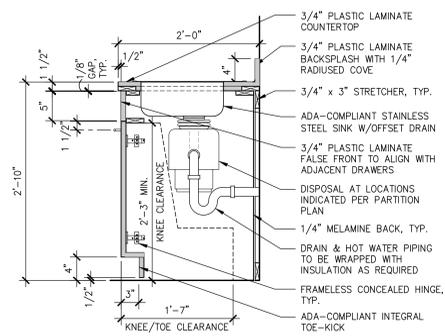
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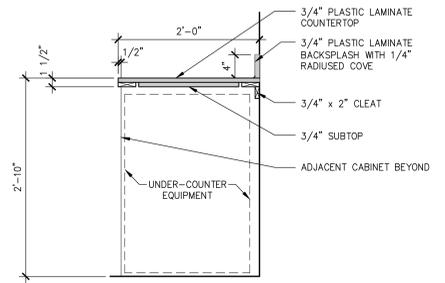
ELEVATION @ RECEPTION #100
SCALE: 3/8"=1'-0" (E)



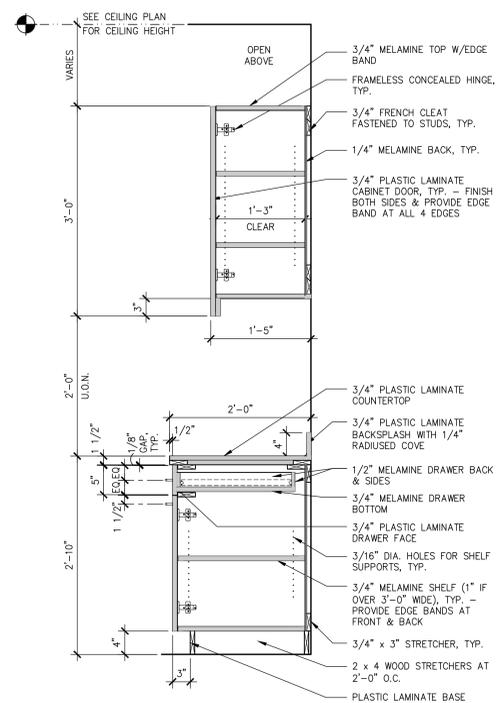
MILLWORK ELEVATION @ BREAK ROOM #109
SCALE: 3/8"=1'-0" (A)



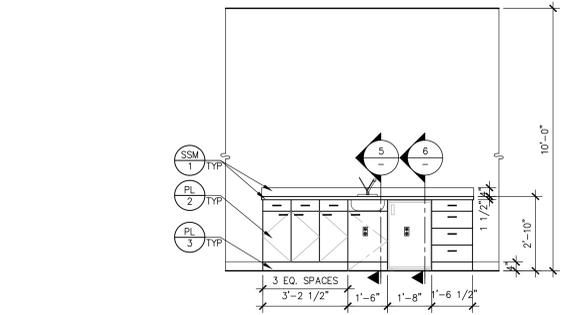
LOWER CABINET AT SINK
SCALE: 1"=1'-0" (5)



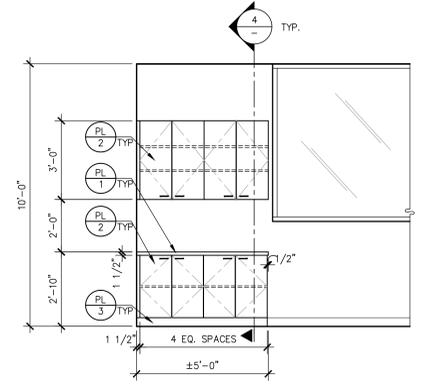
LOWER CAB. AT EQUIP. OPENING
SCALE: 1"=1'-0" (6)



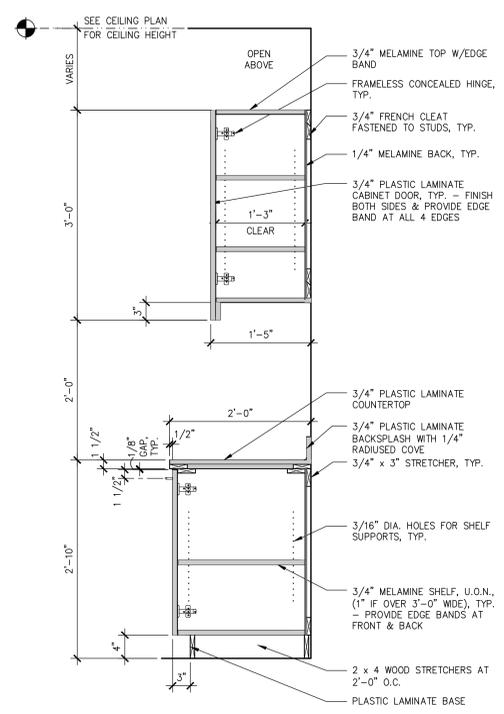
UPPER/LOWER CABINETS
SCALE: 1"=1'-0" (2)



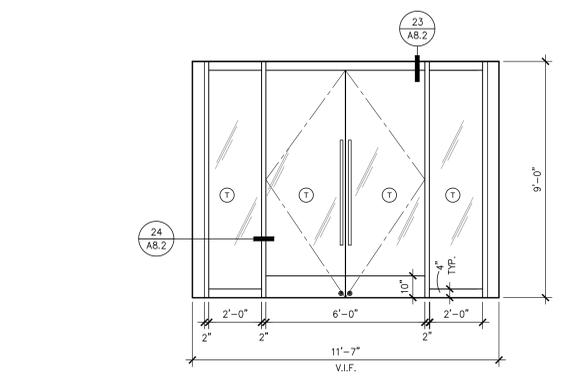
MILLWORK ELEVATIONS @ BREAK ROOM #225
SCALE: 3/8"=1'-0" (B)



MILLWORK ELEVATION @ OPEN OFFICE #102
SCALE: 3/8"=1'-0" (C)



UPPER/LOWER CABS w/o DRAWERS
SCALE: 1"=1'-0" (4)



MILLWORK ELEVATION @ TRAINING #202
SCALE: 3/8"=1'-0" (D)

- MILLWORK/CABINETRY NOTES:**
- ALL MILLWORK SHALL CONFIRM TO THE CURRENT ARCHITECTURAL WOODWORK STANDARDS PREMIUM GRADE. ALL CABINETRY SHALL CONFORM TO THE CURRENT ARCHITECTURAL WOODWORK STANDARDS CUSTOM GRADE.
 - ALL NOTES AND DETAILS FOR DETAIL 2/- ARE TYPICAL FOR THIS ENTIRE PAGE OF DETAILS, UNLESS OTHERWISE NOTED.
 - SEE ELEVATIONS FOR EXTERIOR FINISHES SPECIFICATIONS.
 - DOOR PULLS SHALL BE: EPCO 5.5" SATIN NICKEL BAR PULLS; BPO30-SN, U.O.N.
 - COUNTERTOPS SHALL HAVE BACK-SPLASHES ONLY WHERE SHOWN ON ELEVATION.
 - COUNTERTOPS SHALL HAVE A NOSING OF COUNTER TOP MATERIAL AT LEAST 3" DEEP, WHEREBY THE COUNTER MATERIAL EXTENDS INTO THE INSIDE OF THE CABINET, I.E. OVER THE DOOR (WHEN PRESENT)
 - CABINET INTERIORS SHALL BE WHITE MELAMINE, INCLUDING EDGES.
 - INTERIOR SHELVING SHALL BE COVERED IN WHITE MELAMINE.
 - DOORS SHALL BE OF FLUSH OVERLAY CONSTRUCTION.
 - DOORS EDGES SHALL BE EDGE BANDED TO MATCH THE FRONTS.
 - INTERIOR OF DOOR SHALL BE FACED WITH SAME MATERIAL AS THE FRONTS.
 - END PANELS, AND FRONT EDGES OF EDGE PANELS WHICH ARE PROUD OF THE INTERIOR CABINET, SHALL BE FACED TO MATCH DOOR FRONTS.
 - ALL HINGED DOORS TO HAVE CLEAR SILENCERS TOP AND BOTTOM ON DOOR (NOT CABINET).
 - ALL DRAWER GLIDES SHALL HAVE SILENCERS BUILT IN (NO INSTALLED ON DRAWER).
 - ALL DRAWER GLIDES SHALL BE FULL EXTENSION.
 - ALL HINGES SHALL OPEN ±105°, EXCEPT WHERE CABINETS ARE ADJACENT TO WALLS PROVIDE HINGES WHICH LIMIT THE DOOR SWING TO KEEP THE DOOR PULL FROM DAMAGING THE WALL.

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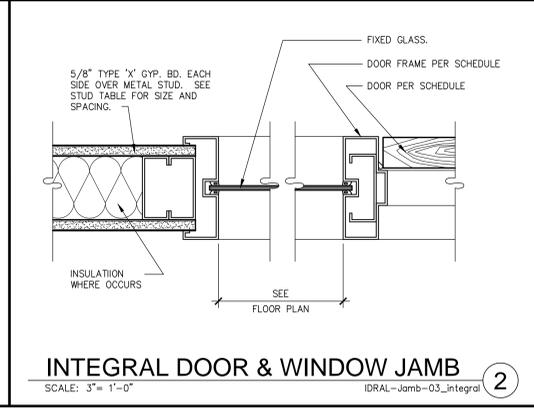
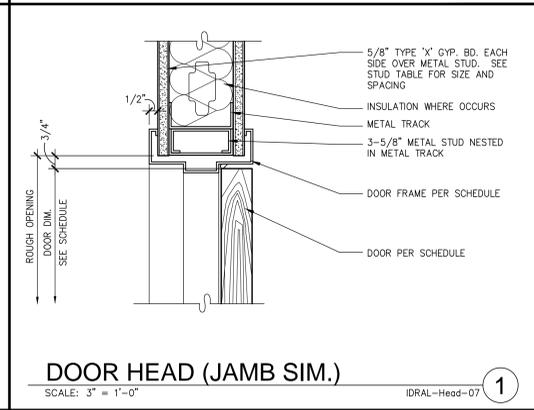
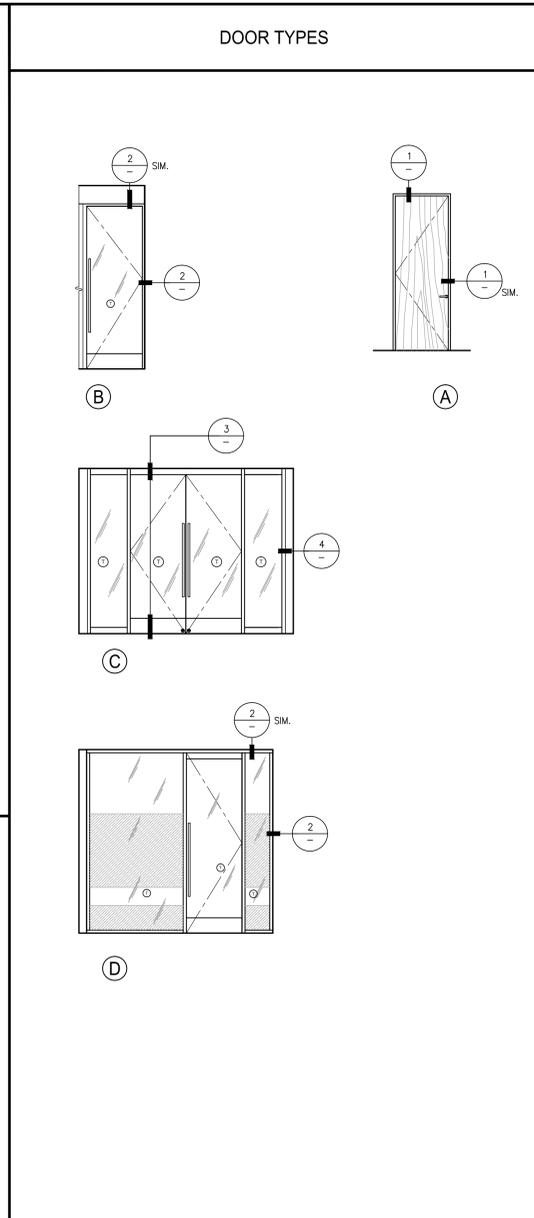
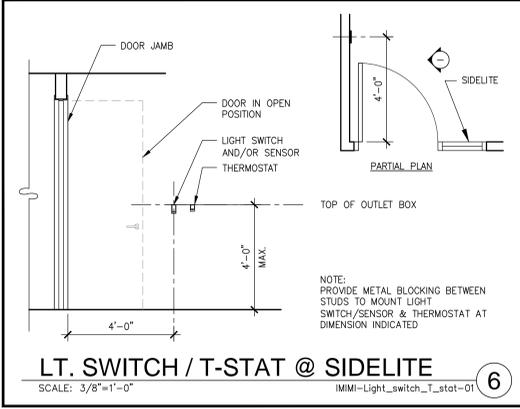
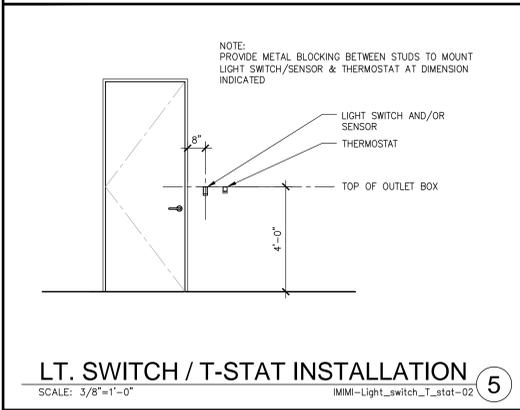
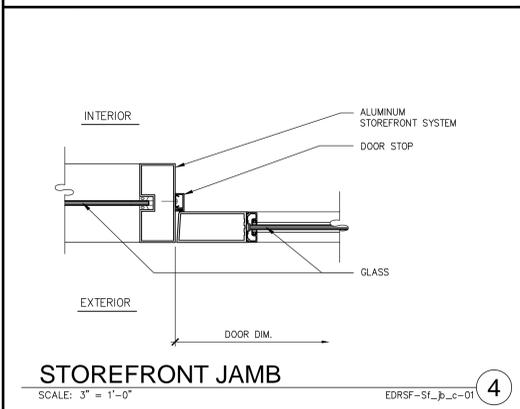
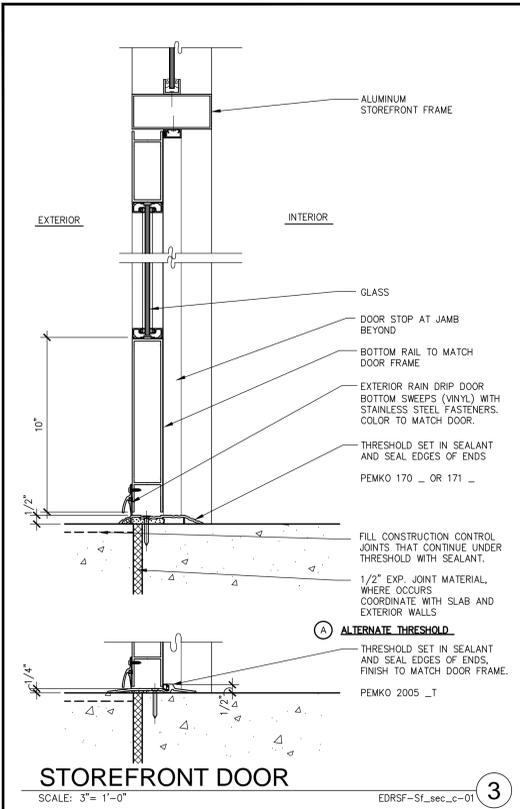
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MILLWORK ELEVATIONS & DETAILS	
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2012-02-22	ISSUE FOR CONSTRUCTION

PA / PM: TENGLESH
DRAWN BY: KS
JOB NO.: SDG11-6080-00

SHEET
A6.3



DOOR SCHEDULE

DOOR NO.	ROOM NO.	DOOR							FRAME		HWWARE GROUP	OPERAT. HWWARE	ELECT.	GASKET.	REMARKS	
		TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	RATING	MATERIAL	FINISH						RATING
100	RECEPTION 101	C	PAIR 3'-0"	9'-0"	1-3/4"	TEMPERED GLASS	-	-	ALUMINUM	SEE NOTES	-	A2	4e	-	-	NEW ALUMINUM AND GLASS STOREFRONT SYSTEM TO REPLACE EXISTING. PROVIDE ENTRANCE LOCK, STRUCTURAL COLUMNS & HEADER TO REMAIN IF POSSIBLE. SEE ELEVATION D/A6.3.
101	CONFERENCE 101	B	3'-0"	9'-0"	1-3/4"	TEMPERED GLASS	-	-	ALUMINUM	SEE NOTES	-	A1	4e	-	-	NEW ALUMINUM AND GLASS DOOR. SEE ELEVATION 3/A6.2 FOR DIMENSIONS AND DETAILS
102	OPEN OFFICE 102	D	3'-0"	9'-0"	1-3/4"	TEMPERED GLASS	-	-	ALUMINUM	SEE NOTES	-	A2	4e	-	-	NEW ALUMINUM AND GLASS DOOR. SEE ELEVATION E/A6.3 FOR DIMENSIONS AND DETAILS
E102a	OPEN OFFICE 102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
103	OFFICE 103	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
104	OFFICE 104	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
105	OFFICE 105	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
106	OFFICE 106	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
107	OFFICE 107	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
108	OFFICE 108	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
108A	EXEC. RESTR. 108A	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1c	-	-	-
108b	OFFICE 108	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
E109	BREAK(E) 109	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STAIN EXISTING DOOR TO MATCH NEW DOOR. ALTERNATE BID: PROVIDE NEW DOOR AND HARDWARE; TYPE A WITH PASSAGE LATCH.
E109A	CLOSE(E) 109A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STAIN EXISTING DOOR TO MATCH NEW DOOR. ALTERNATE BID: PROVIDE NEW DOOR AND HARDWARE; TYPE A WITH PASSAGE LATCH.
E110	MEN(S)E 109A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STAIN EXISTING DOOR TO MATCH NEW DOOR. ALTERNATE BID: PROVIDE NEW DOOR AND HARDWARE; TYPE A WITH PRIVACY LATCH.
111	OFFICE 111	A	3'-0"	9'-0"	1-3/4"	SOLID WOOD CORE W/ WOOD VENEER	STAIN	-	ALUMINUM	SEE NOTES	-	B1	1b	-	-	-
E112	JAN(E) 109A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
E112A	ELEC(E) 109A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
E113	SERV(STOR)E 113	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STAIN EXISTING DOOR TO MATCH NEW DOOR. ALTERNATE BID: PROVIDE NEW DOOR AND HARDWARE; TYPE A WITH PRIVACY LATCH.
E114	WOMEN(S)E 109A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	STAIN EXISTING DOOR TO MATCH NEW DOOR. ALTERNATE BID: PROVIDE NEW DOOR AND HARDWARE; TYPE A WITH PRIVACY LATCH.

DOOR HARDWARE

HARDWARE SPECIFICATIONS	OPERATING HARDWARE		HARDWARE GROUP																																																			
	OPERATING HARDWARE	HARDWARE GROUP	SINGLE OR PAIR OF GLASS DOORS	SINGLE WOOD OR HOLLOW METAL DOOR																																																		
<p>BUTT HINGES:</p> <ol style="list-style-type: none"> IVES 3 KNUCKLE 30B1 SERIES (OR 5 KNUCKLE 5B1 SERIES) OR APPROVED EQUAL. SIZE: <ul style="list-style-type: none"> a. 3 1/2" X 3 1/2" X 0.123 GA FOR 1 3/8" DOORS b. 4 1/2" X 4 1/2" X 0.134 GA FOR 1 3/4" DOORS TO 36" WIDE c. 4 1/2" X 4 1/2" X 0.180 GA FOR 1 3/4" FOR DOORS GREATER THAN 36" TO 42" WIDE. d. 5" X 4 1/2" X 0.190 GA FOR 1 3/4" FOR DOORS GREATER THAN 42" TO 48" WIDE. e. MANUFACTURER'S GUIDELINES FOR ALL OTHER DOOR THICKNESSES. QUANTITY: 1 1/2 PAIRS FOR DOORS 60" TO 90" IN HEIGHT AND AN ADDITIONAL 1/2 PAIR FOR EVERY 30" OR FRACTION THEREOF. MATERIAL: <ul style="list-style-type: none"> a. ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS. b. ALL EXTERIOR OUTSWING DOORS SHALL HAVE NON-REMOVABLE PINS. c. ALL FIRE RATED DOORS OR DOORS WITH CLOSING DEVICES SHALL HAVE BALL BEARING STEEL HINGES. <p>PIVOTS:</p> <ol style="list-style-type: none"> IVES 7000 SERIES HIGH STRENGTH FORGED BRONZE OR STAINLESS STEEL TILT-ON PRECISION BEARING AND BEARING PIN. <ul style="list-style-type: none"> a. BOTTOM AND INTERMEDIATE PIVOTS: ADJUSTABILITY OF MINUS 1/16 INCH, PLUS 1/8 INCH. <p>CLOSING DEVICES:</p> <ol style="list-style-type: none"> CONCEALED - FLOOR: DORMA BTS 80 SERIES <ul style="list-style-type: none"> a. HYDRAULICALLY CONTROLLED, CEMENT CASE, MAXIMUM DEGREE DEAD STOP PERMITTED BY TRIM OR ADJACENT STRUCTURE. PROVIDE SPECIAL PINS, FLOOR PANS, AND LONGER SPINDLES TO ACCOMMODATE FLOOR AND JAMB CONDITIONS. CONCEALED - OVERHEAD: LCN 2030 SERIES OR APPROVED EQUAL. <ul style="list-style-type: none"> a. CONCEALED IN TRACK BUMPERS WHERE SCHEDULED. SURFACE: LCN 1461 SERIES OR APPROVED EQUAL. <ul style="list-style-type: none"> a. PROVIDE "DS" DESIGNER SERIES COVERS AT ALL DOORS VISIBLE BY THE PUBLIC. (STANDARD COVERS AT MAINTENANCE ROOMS) MAX. EFFORT TO OPERATE DOORS <ul style="list-style-type: none"> a. EXTERIOR DOORS - 5 LBS. b. INTERIOR DOORS - 5 LBS. c. FIRE RATED DOORS - 15 LBS. A CLOSING DEVICE MUST BE USED ON ALL FIRE-RATED DOORS. 	<p>1. SCHLAGE "D" SERIES "SPARTA" LATCHING HARDWARE FOR USE ON INTERIOR DOORS - #266 SATIN CHROMIUM PLATED</p> <ol style="list-style-type: none"> NB80PD - STOREROOM LOCK ND50PD - ENTRANCE/OFFICE LOCK ND40S - BATH PRIVACY LOCK ND10S - PASSAGE LATCH 23-065 (1 1/8") - GLASS DOOR CYLINDER <p>2. NOT USED</p> <p>3. NOT USED</p> <p>4. BLUMCRAFT OF PITTSBURGH ALL GLASS DOORS HARDWARE- 626 SATIN CHROMIUM PLATED OR APPROVED EQUAL</p> <ol style="list-style-type: none"> H-100-A PANIC HANDLE H-100-A PANIC HANDLE WITH KEY CYLINDER DB-100-A DEADBOLT LOCK HANDLE WITH KEY CYLINDER FORMS+SURFACES: ROUND DT1214 - SATIN STAINLESS STEEL FORMS+SURFACES: ROUND DT1214 - 48" HIGH, U.O.N. SATIN STAINLESS STEEL 	<p>A1 SINGLE STOREFRONT GLASS DOOR</p> <table border="0"> <tr> <td>OPERATING HARDWARE</td> <td>MS 1850S</td> <td>B1 STANDARD DOOR:</td> <td>450 T88</td> </tr> <tr> <td>CYLINDER GUARD</td> <td>MS 4043</td> <td>BUTT HINGES</td> <td>W1276 CCS</td> </tr> <tr> <td>EXIT INDICATOR</td> <td>4089</td> <td>STOP</td> <td></td> </tr> <tr> <td>THRESHOLD</td> <td>2000</td> <td>B2 STANDARD DOOR WITH CLOSER:</td> <td>450 T88</td> </tr> <tr> <td></td> <td></td> <td>BUTT HINGES</td> <td>W1276 CCS</td> </tr> <tr> <td></td> <td></td> <td>STOP</td> <td>8581 BF</td> </tr> <tr> <td></td> <td></td> <td>CLOSER</td> <td></td> </tr> </table> <p>A2 PAIR OF STOREFRONT GLASS DOOR (3 POINT LOCK)</p> <table border="0"> <tr> <td>OPERATING HARDWARE</td> <td>MS 18050S</td> <td></td> <td></td> </tr> <tr> <td>THRESHOLD BOLT</td> <td>4015</td> <td></td> <td></td> </tr> <tr> <td>HEADER BOLT</td> <td>4085</td> <td></td> <td></td> </tr> <tr> <td>CYLINDER GUARD</td> <td>MS 4043</td> <td></td> <td></td> </tr> <tr> <td>EXIT INDICATOR</td> <td>4089</td> <td></td> <td></td> </tr> <tr> <td>THRESHOLD</td> <td>2000</td> <td></td> <td></td> </tr> </table>	OPERATING HARDWARE	MS 1850S	B1 STANDARD DOOR:	450 T88	CYLINDER GUARD	MS 4043	BUTT HINGES	W1276 CCS	EXIT INDICATOR	4089	STOP		THRESHOLD	2000	B2 STANDARD DOOR WITH CLOSER:	450 T88			BUTT HINGES	W1276 CCS			STOP	8581 BF			CLOSER		OPERATING HARDWARE	MS 18050S			THRESHOLD BOLT	4015			HEADER BOLT	4085			CYLINDER GUARD	MS 4043			EXIT INDICATOR	4089			THRESHOLD	2000		
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NOTES

SEE SHEET A0.2 FOR GENERAL DOOR NOTES

- REFER TO THE PARTITION PLAN AND SPECIFICATIONS (IF PROVIDED) FOR ADDITIONAL DOOR INFORMATION.
- VERIFY FIELD/CEILING CONDITION TO SEE IF HEIGHT OF DOORS PER DOOR SCHEDULE IS FEASIBLE.
- SOLID CORE DOORS TO BE PREMIUM GRADE, CLEAR ALDER WITH VENEER FINISH AND EDGE BANDS TO MATCH. CUSTOM STAIN TO MATCH NEVAMAR PLASTIC LAMINATE "KONA BLEND W20028PV". PROVIDE SAMPLE FOR OWNER APPROVAL.
- DOOR FRAMES TO BE ALPHA ALUMINUM "S" LABEL TO MATCH ACI 400 AND 800 SYSTEMS. DOOR FRAME FINISH TO BE SATIN ANODIZED ALUMINUM (OR "ALUMITONE")

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21	16
22	17
23	18
24	19
25	20

MEMBER DEPTH: (EXAMPLE: 6" = 600 X 1/100 INCHES) ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "T" SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

FLANGE WIDTH: (EXAMPLE: 1 5/8" = 1.625" = 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

MATERIAL THICKNESS: (EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL = 1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

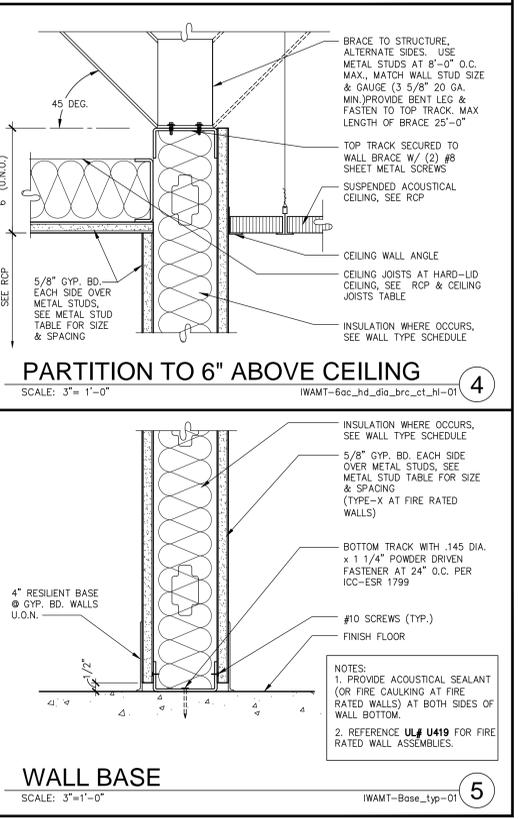
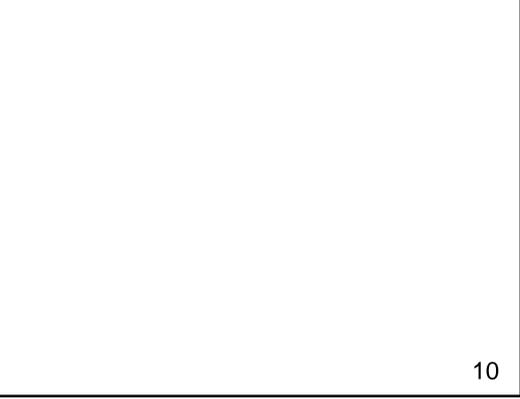
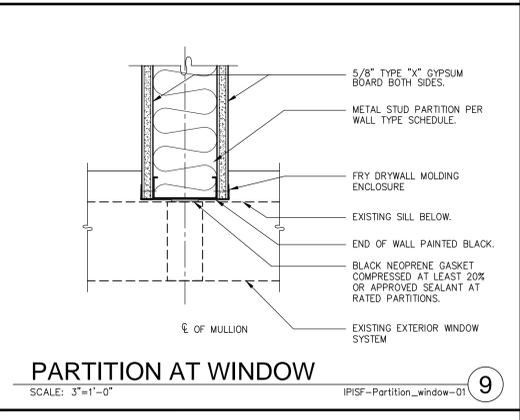
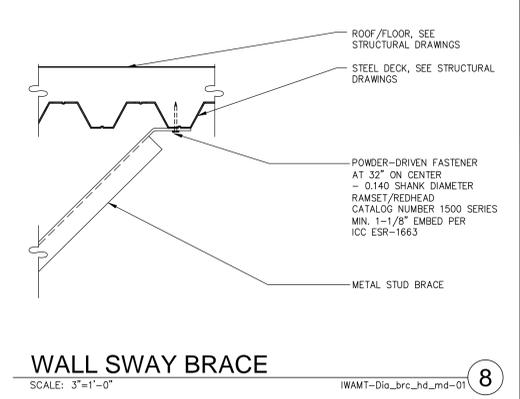
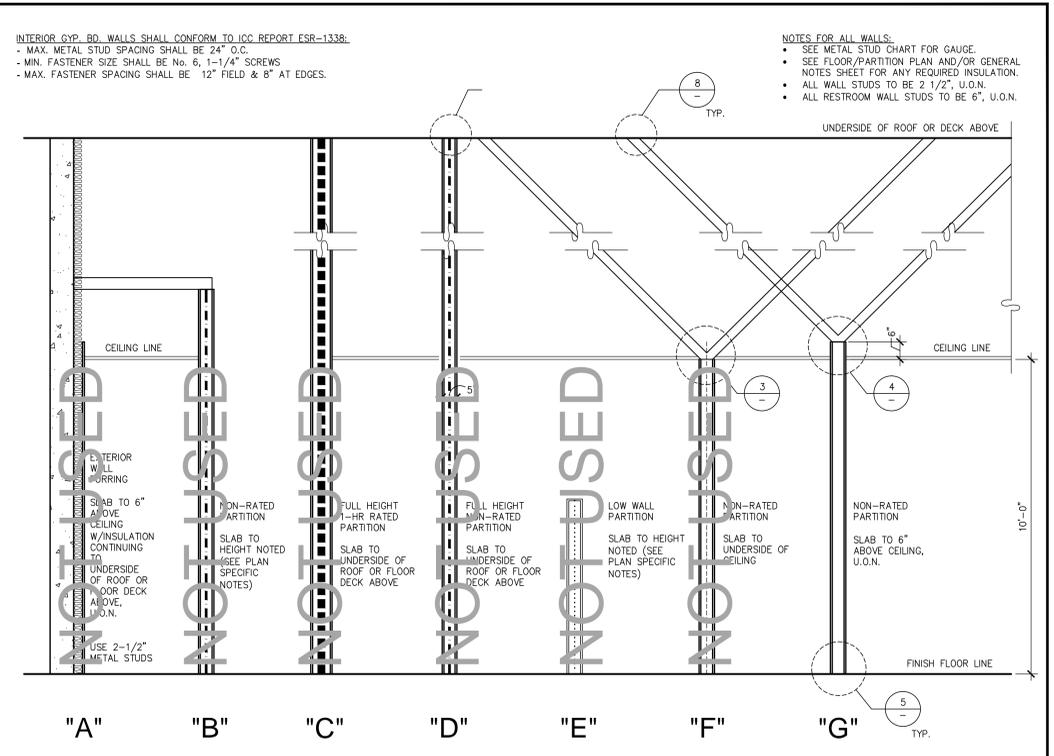
STUD: (EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE:
S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

INTERIOR NON-STRUCTURAL COMPOSITE:

(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240	(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
250S125-18	12"	11'-11"	400S125-43	12"	21'-2"
250S125-18	16"	11'-3"	400S125-43	16"	19'-5"
250S125-18	24"	10'-7"	400S125-43	24"	17'-2"
250S125-33	12"	13'-11"	400S125-54 (50 KSI)	12"	22'-11"
250S125-33	16"	12'-10"	400S125-54 (50 KSI)	16"	21'-1"
250S125-33	24"	11'-7"	400S125-54 (50 KSI)	24"	18'-10"
250S125-43	12"	15'-9"	400S125-68 (50 KSI)	12"	25'-0"
250S125-43	16"	14'-9"	400S125-68 (50 KSI)	16"	23'-1"
250S125-43	24"	13'-6"	400S125-68 (50 KSI)	24"	20'-9"
362S125-18	12"	15'-4"	600S125-18	12"	22'-1"
362S125-18	16"	14'-4"	600S125-18	16"	19'-9"
362S125-18	24"	13'-5"	600S125-33	12"	26'-9"
362S125-33	12"	17'-10"	600S125-33	16"	24'-6"
362S125-33	16"	16'-5"	600S125-33	24"	21'-7"
362S125-33	24"	14'-9"	600S125-43	12"	30'-7"
362S125-43	12"	19'-7"	600S125-43	16"	28'-3"
362S125-43	16"	18'-0"	600S125-43	24"	25'-7"
362S125-43	24"	16'-3"	600S125-54 (50 KSI)	12"	32'-6"
362S125-54 (50 KSI)	12"	21'-2"	600S125-54 (50 KSI)	16"	30'-0"
362S125-54 (50 KSI)	16"	19'-7"	600S125-54 (50 KSI)	24"	27'-0"
362S125-54 (50 KSI)	24"	17'-8"	600S125-68 (50 KSI)	12"	34'-8"
362S125-68 (50 KSI)	12"	21'-10"	600S125-68 (50 KSI)	16"	32'-0"
362S125-68 (50 KSI)	16"	20'-0"	600S125-68 (50 KSI)	24"	28'-9"
362S125-68 (50 KSI)	24"	17'-8"	800S125-43	12"	37'-6"
400S125-18	12"	16'-5"	800S125-43	16"	34'-4"
400S125-18	16"	15'-4"	800S125-43	24"	30'-6"
400S125-18	24"	14'-2"	800S125-54 (50 KSI)	12"	40'-0"
400S125-33	12"	19'-11"	800S125-54 (50 KSI)	16"	36'-8"
400S125-33	16"	18'-4"	800S125-54 (50 KSI)	24"	32'-6"
400S125-33	24"	16'-5"	800S125-68 (50 KSI)	12"	43'-4"
			800S125-68 (50 KSI)	16"	39'-9"
			800S125-68 (50 KSI)	24"	35'-5"

NOTE: ALL STUD INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC/IFER-4943P

LIMITING WALL HEIGHT TABLE-L/240
SCALE: NONE
IWAMT-HeightTable-L_240



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DATE	REVISIONS	DATE	REVISIONS
2012-02-22	PLAN CHECK RE-SUBMITTAL		
2012-02-22	ISSUE FOR CONSTRUCTION		

PA / PM: TENGLESH
DRAWN BY: KS
JOB NO.: SDG11-6080-00

SHEET
A8.1

2012.02.22 ISSUE FOR CONSTRUCTION

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NOTE SHEET table with columns: DATE, PLAN CHECK, SUBMITTAL, REMARKS, SHEET

ABBREVIATIONS table listing electrical symbols and their corresponding terms, such as A for AMPERES, KW for KILO-WATT, and MCB for MAIN CIRCUIT BREAKER.

LIGHTING SYMBOLS table listing symbols for various lighting fixtures and controls, such as 1 for FUSED SWITCH, 2 for CIRCUIT BREAKER, and 3 for TRANSFORMER.

POWER SYMBOLS table listing symbols for power-related components, such as 1 for RACEWAY OR WIREWAY ASSEMBLY DOWN, 2 for RACEWAY OR WIREWAY ASSEMBLY UP, and 3 for HOMERUN TO PANEL.

GENERAL NOTES section containing 20 numbered notes detailing electrical installation requirements, such as conductor types, conduit routing, and equipment specifications.

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ABBREVIATIONS table listing electrical symbols and their corresponding terms, such as A for AMPERES, KW for KILO-WATT, and MCB for MAIN CIRCUIT BREAKER.

TEL/DATA SYMBOLS table listing symbols for telecommunications and data-related components, such as 1 for DATA OUTLET WITH TRIM RING, 2 for TELEPHONE OUTLET WITH TRIM RING, and 3 for TELECOMMUNICATIONS OUTLET.

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REMARKS table with columns for DATE, PLAN CHECK, SUBMITTAL, REMARKS, DATE, PA/PM, DRAWN BY, JOB NO.

DATE: 11-2-11
JOB NO.:
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CERTIFICATE OF COMPLIANCE (Part 1 of 4) LTG-1C
Project Name: Marwaha Financial
Date: 10/28/2011
Climate Zone: 8
Total Cond. Floor Area: 4,022
Unconditioned Floor Area: 0

CERTIFICATE OF COMPLIANCE (Part 2 of 4) LTG-1C
INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST
Installation Certificate, LTG-1C, INST (Fasten a copy and verify form is completed and signed)
Field Inspector: [Signature]

CERTIFICATE OF COMPLIANCE (Part 3 of 4) LTG-1C
MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST
Type/Description, Number of Units, Location in Building, Special Features, Pass/Fail

CERTIFICATE OF COMPLIANCE (Part 4 of 4) LTG-1C
CONDITIONED AND UNCONDITIONED SPACE LIGHTING MUST NOT BE COMBINED FOR COMPLIANCE
Indoor Lighting Power for Conditioned Spaces
Indoor Lighting Power for Unconditioned Spaces

LIGHTING CONTROLS CREDIT WORKSHEET (Part 1 of 2) LTG-2C
POWER ADJUSTMENT FACTORS (PAF) FOR NON-DAYLIGHT CONTROLS
Separate PAF Worksheet Must Be Filled Out for Conditioned and Unconditioned Spaces. Control Credits listed on this schedule are only for:

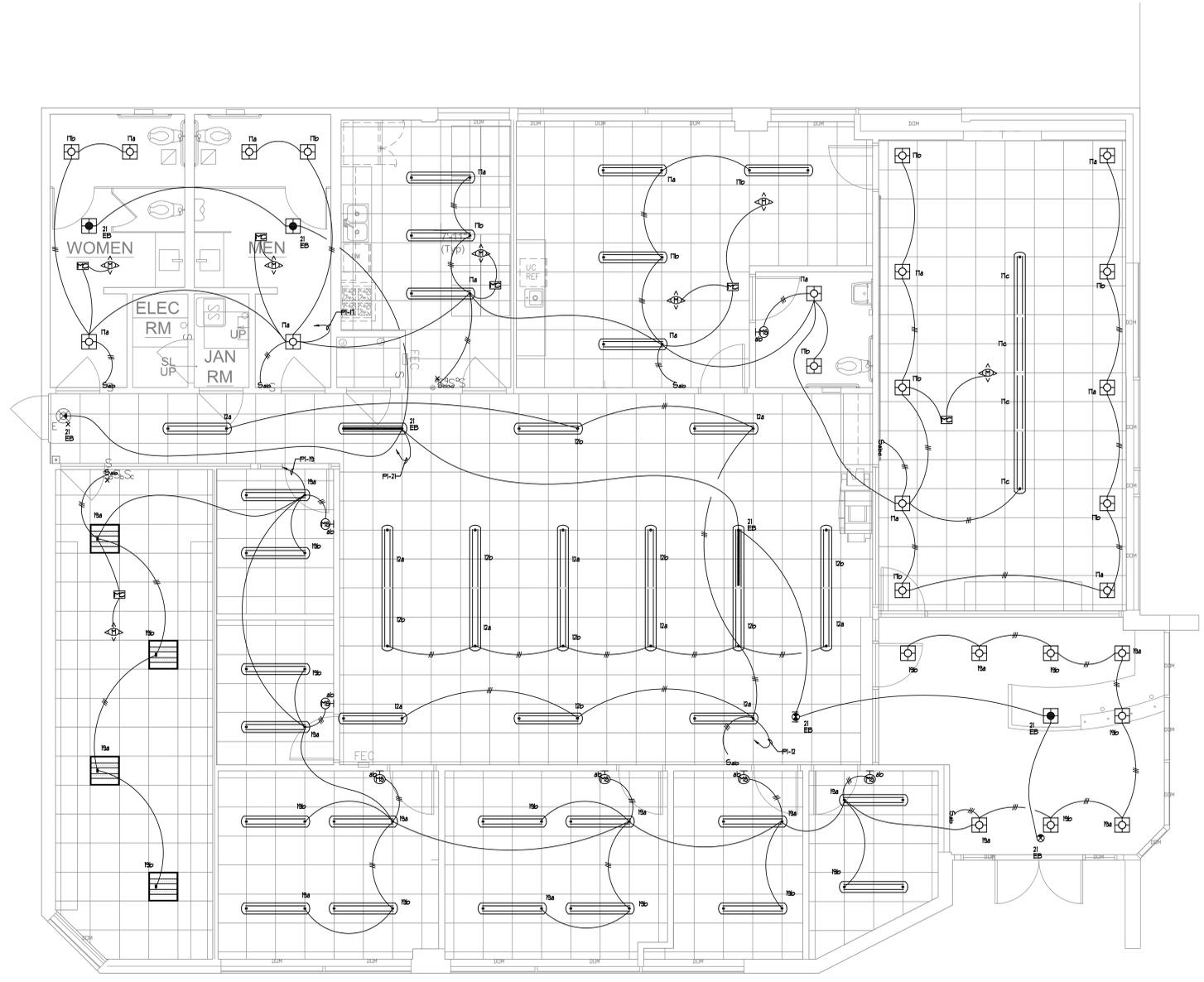
INDOOR LIGHTING POWER ALLOWANCE (Part 1 of 2) LTG-3C
ALLOWED LIGHTING POWER (Choose One Method)
COMPLETE BUILDING METHOD
AREA CATEGORY METHOD
TAILORED METHOD

BUILDING OWNER REPRESENTATIVE OR GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CERTIFICATE OF ACCEPTANCE LTG-1-A AND ALL RELATED ACCEPTANCE DOCUMENTS. THESE SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

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OVERALL FIRST FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS, FINAL SWITCH LOCATIONS, AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. GROUP MULTIPLE SWITCHES WITHIN 1' MAX. USE HI-LOW VOLTAGE PARTITIONS AS REQUIRED.
3. EMERGENCY LIGHT TEST SWITCH TO BE INTEGRAL TO ALL EMERGENCY FIXTURES, OTHER WISE LOCATION OF EMERGENCY LIGHT TEST SWITCH TO BE APPROVED BY ARCHITECT AND ELECTRICAL ENGINEER 30 DAYS PRIOR TO ROUGH-IN.
4. ALL EMERGENCY FIXTURES TO BE NIGHT LIGHTS UNLESS OTHER WISE NOTED.
5. ELECTRICAL CONTRACTOR TO OBTAIN APPROVAL ON ALL LIGHT SWITCH LOCATIONS 30 DAYS PRIOR TO ROUGH-IN.
6. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS EXISTING PLAN AND PROVIDE EXIT SIGNS PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS LIGHTING PLANS. EXIT SIGNS MOUNTED ABOVE 67" AFF REQUIRE TEAM APPROVAL PRIOR TO ROUGH-IN.
7. ELECTRICAL CONTRACTOR TO REVIEW ARCHITECTS REFLECTED CEILING PLAN AND PROVIDE BID PER ARCHITECTS PLAN AND ELECTRICAL ENGINEERS PLAN.
8. ELECTRICAL CONTRACTOR TO NOTIFY ARCHITECT AND ELECTRICAL ENGINEER FOR ANY FIXTURE CONFLICTS THAT PROHIBIT CORRECT INSTALL WITH FRAMING OR CEILING T-SHAP OR CEILING SYSTEMS. PROVIDE MINIMUM OF 30 DAYS NOTICE PRIOR TO ROUGH-IN.
9. ALL FLUORESCENT BALLAST ARE TO BE ELECTRONIC TYPE RAPID START.
10. ALL FLUORESCENT FIXTURES TO BE BURNED IN CONTINUOUSLY FOR FIRST 24 HOURS WITHOUT TURNING OFF.
11. ALL FLUORESCENT FIXTURES FOR INTERIOR TYPE OR EXTERIOR TYPE WITH DOUBLE-ENDED LAMPS SHALL BE PROVIDED WITH A FACTORY DISCONNECTING MEANS TO DISCONNECT ALL CONDUCTORS OF THE FIXTURE BALLAST PER NEC 410.34(D).
12. ELECTRICAL CONTRACTOR TO VERIFY LIGHT FIXTURE AND T-GRID COMPATIBILITY PRIOR TO ORDER. PROVIDE MINIMUM OF 30 DAYS NOTICE TO ENGINEER AND ARCHITECT IN THE EVENT OF CONFLICT.
13. FACES AND CHEVRONS ON EMERGENCY EXIT SIGNS TO MATCH ARCHITECTURAL PLANS.
14. ALL MULTIPLE BRANCH CIRCUITS SHALL BE INSTALLED WITH DEDICATED NEUTRALS ROUTED IN WORKAREA TO THE PANEL FOR EACH CIRCUIT BEING UTILIZED PER NEC 200.4(b).

SHEET NOTES:

- ① ROUTE VIA LIGHTING CONTROL PANEL.



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OVERALL FIRST FLOOR LIGHTING PLAN	
DATE	REMARKS
11-2-11	PLAN CHECK SUBMITTAL

PA / PM:
DRAWN BY:
JOB NO.:

SHEET
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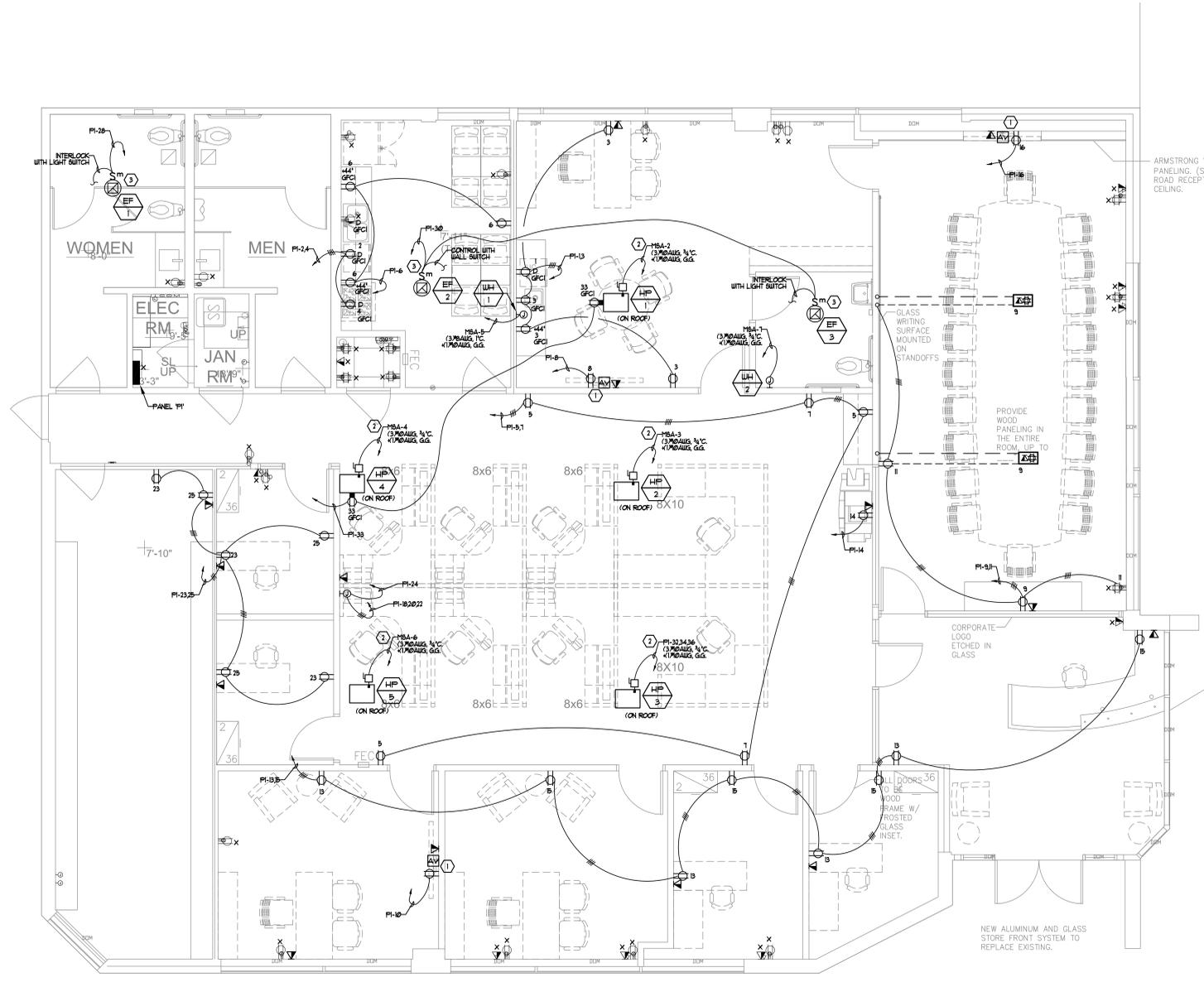
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GENERAL NOTES:

1. ARCHITECT VERIFICATION CONTRACTOR TO REVIEW ARCHITECTURAL PLANS AND CASEWORK ELEVATIONS FOR ALL FINAL DEVICE AND FIXTURE TYPE REQUIREMENTS, FINAL SWITCH LOCATIONS, AND FINAL OUTLET PLACEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. ELECTRICAL CONTRACTOR TO OBTAIN APPROVAL ON ALL SWITCH LOCATIONS 30 DAYS PRIOR TO ROUGH IN.
3. ALL SYSTEMS FURNITURE CIRCUITS AND HOVERNMS TO BE PROVIDED WITH DEDICATED NEUTRAL CONDUCTORS PER CIRCUIT.
4. PROVIDE 20A CONNECTION TO DOOR HARDWARE CONTROLLER AS REQUIRED. COORDINATE FINAL REQUIREMENTS WITH HARDWARE AND SECURITY VENDORS.
5. ALL EXPOSED/SURFACE MOUNTED ELECTRICAL JUNCTION BOXES TO BE CAST TYPE.
6. ALL MULTIPLE BRANCH CIRCUITS SHALL BE INSTALLED WITH DEDICATED NEUTRALS ROUTED IN HOVERNMS TO THE PANEL FOR EACH CIRCUIT BEING UTILIZED PER NEC 2009 SECTION 210.4(b).
7. IF RELOCATING ANY ELECTRICAL PANELS, INTERCEPT AND EXTEND EXISTING BRANCH CIRCUITS AS NECESSARY.

SHEET NOTES:

1. VERIFY HEIGHT PRIOR TO ROUGH-IN.
2. NEHA 3R 30A 3P FUSED DISCONNECT. COORDINATE FINAL RISE SIZE WITH MECHANICAL. MOTOR RATED SNAP SWITCHES ARE NOT AUTHORIZED.
3. NEHA 3R TOGGLE FRACTIONAL HORSEPOWER RATED MANUAL MOTOR STARTER. PROVIDE WITH THERMAL OVERLOADS.



OVERALL FIRST FLOOR POWER PLAN

SCALE: 1/4" = 1'-0"

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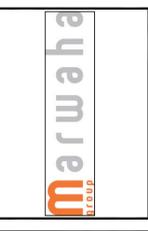
OVERALL FIRST FLOOR POWER PLAN

DATE	REVISIONS	DATE	REVISIONS
11-2-11	PLAN CHECK SUBMITTAL		

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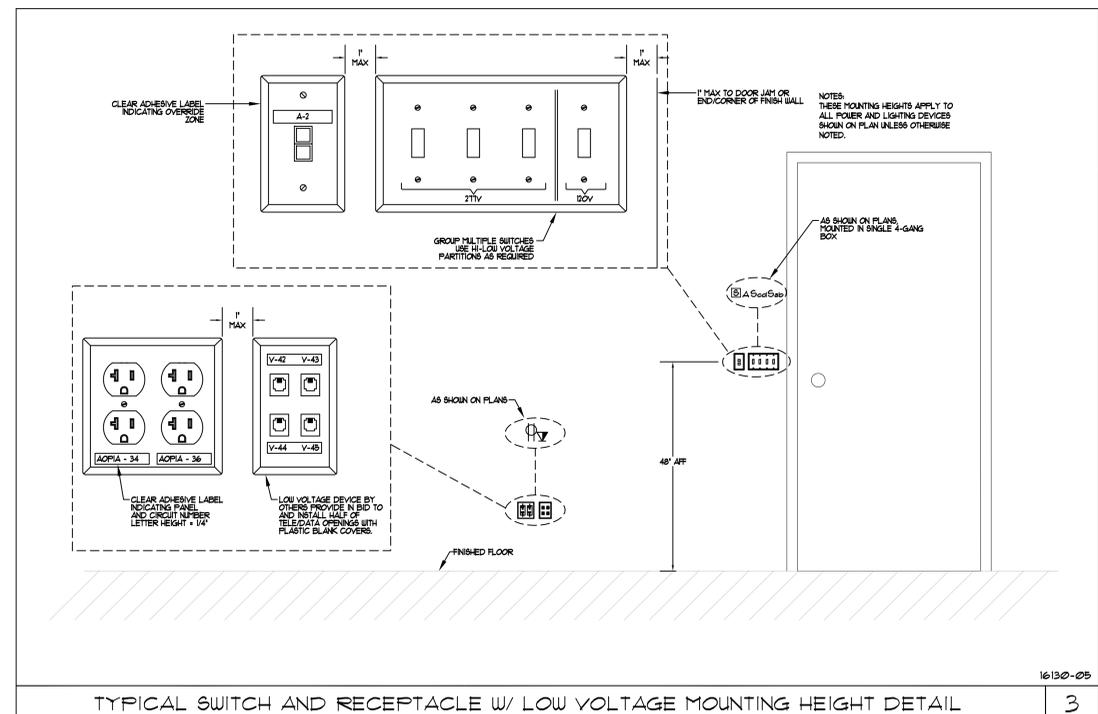
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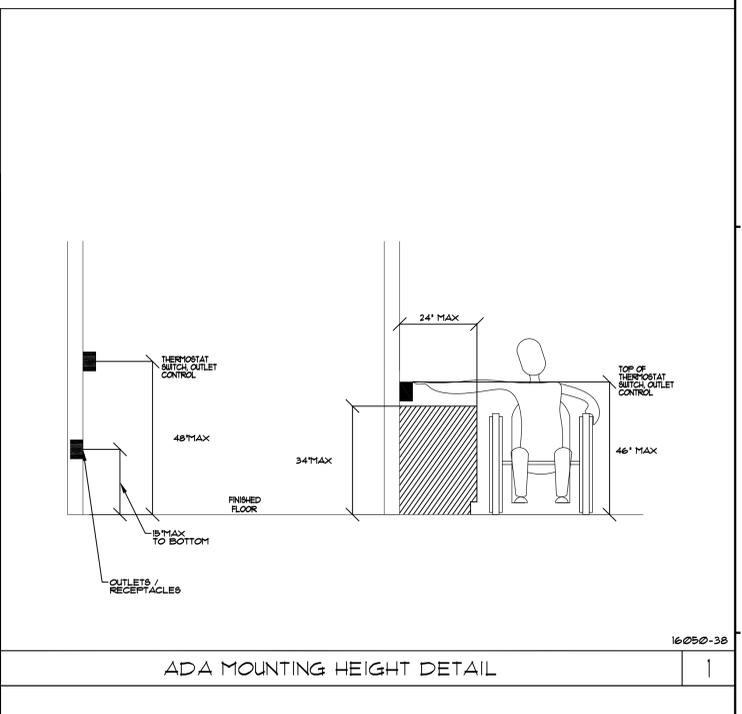
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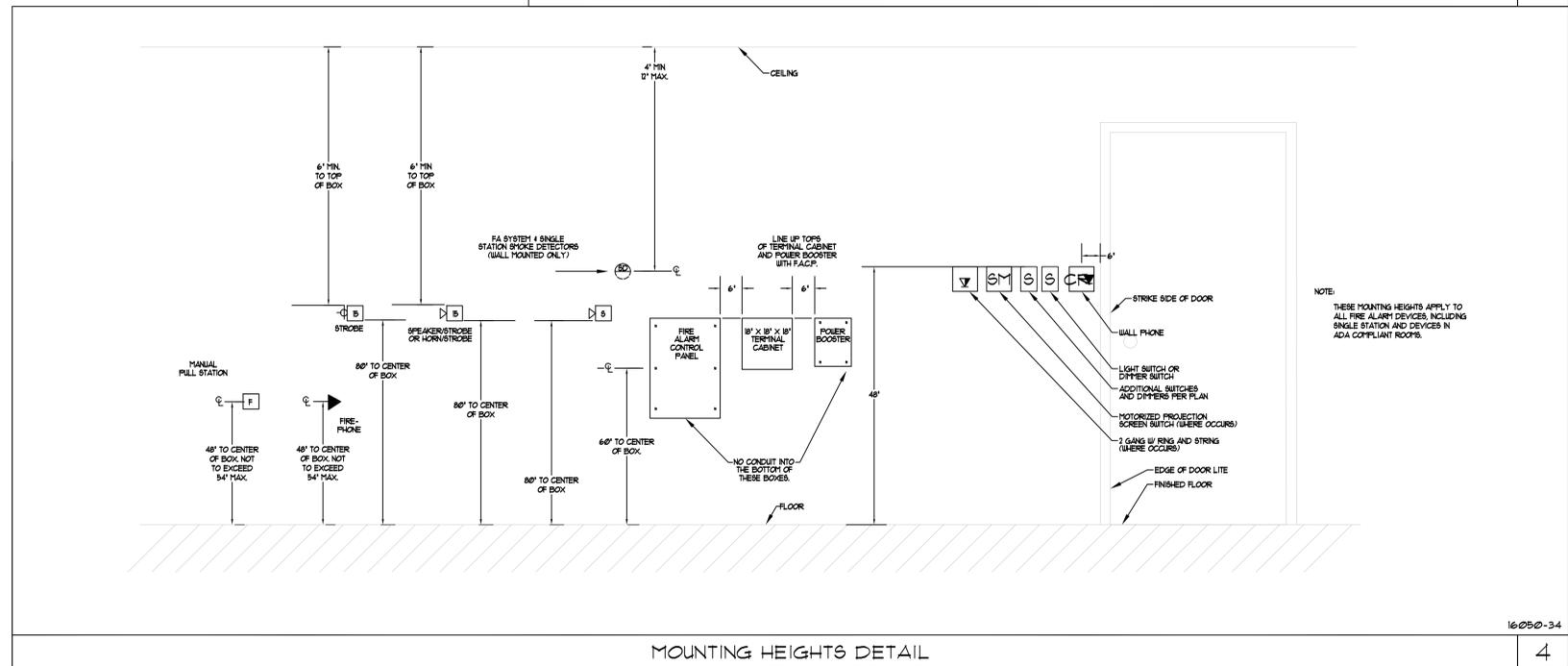
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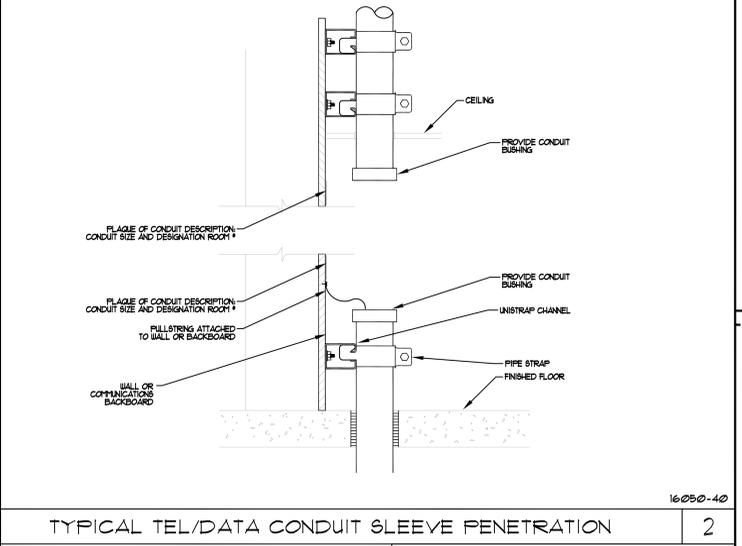
TYPICAL SWITCH AND RECEPTACLE W/ LOW VOLTAGE MOUNTING HEIGHT DETAIL



ADA MOUNTING HEIGHT DETAIL



MOUNTING HEIGHTS DETAIL



TYPICAL TEL/DATA CONDUIT SLEEVE PENETRATION

DETAIL SHEET

DATE	REVISIONS	DATE	REVISIONS
11-2-11	PLAN CHECK SUBMITTAL		

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REGISTERED PROFESSIONAL ENGINEER
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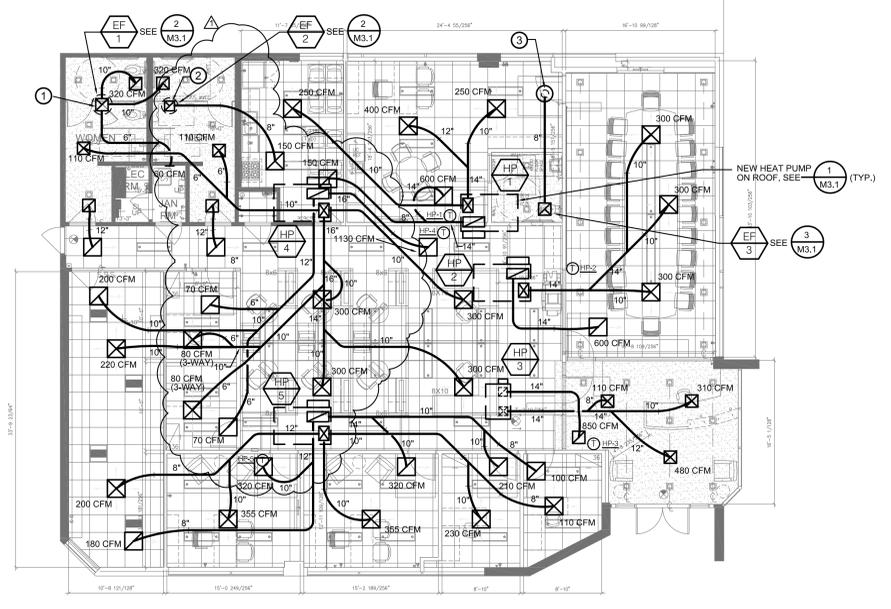
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MECHANICAL FLOOR PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

DEMOLITION NOTES

- ① REMOVE EXISTING DISCHARGE HEAT PUMP ON ROOF ALONG WITH RELATED DUCT & COND. PIPING.
- ② REMOVE EXISTING ROOFTOP SUPPLY AND RETURN DUCTS & ROOF PENETRATIONS. PATCH ROOF.
- ③ REMOVE EXISTING CEILING DIFFUSER OR REGISTER ALONG WITH ALL RELATED DUCTWORK ABOVE CEILING.
- ④ REMOVE EXISTING CABINET TYPE EXHAUST FAN AND ROOF CAPS. PATCH ROOF.
- ⑤ REMOVE EXISTING THERMOSTAT.



MECHANICAL FLOOR PLAN - NEW WORK
SCALE: 1/8"=1'-0"

SHEET NOTES

- ① 14"x14" EXHAUST DUCT UP THE ROOF TO EF-1.
- ② 8"x8" EXHAUST DUCT UP THE ROOF TO EF-2.
- ③ 8" EXHAUST DUCT UP TO ROOF CAP, SEE _____

C:\Users\Gerard\Documents\MDC Files\Projects\2011\133 MarwaHa Financial Anaheim\DWGS\M2.1 1ST FLOOR PLAN - MECH DEMO & NEW.dwg

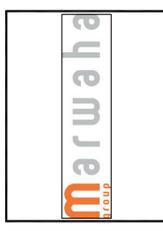


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MECHANICAL DEMO AND NEW FLOOR PLANS	
REMARKS	DATE
DATE	
REMARKS	
PLAN CHECK SUBMITTAL	

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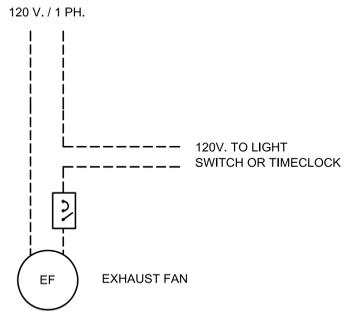
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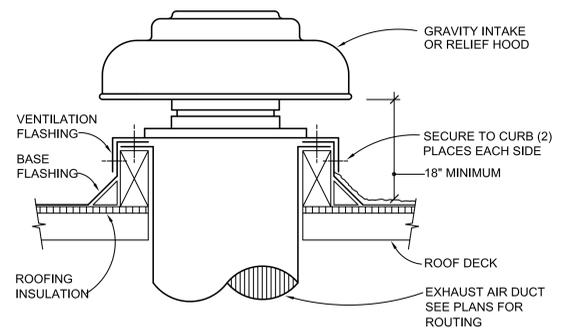
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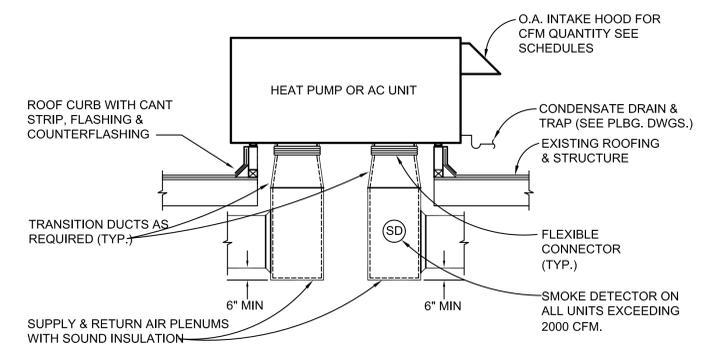
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EXHAUST FAN CONTROL DIAGRAM
NO SCALE

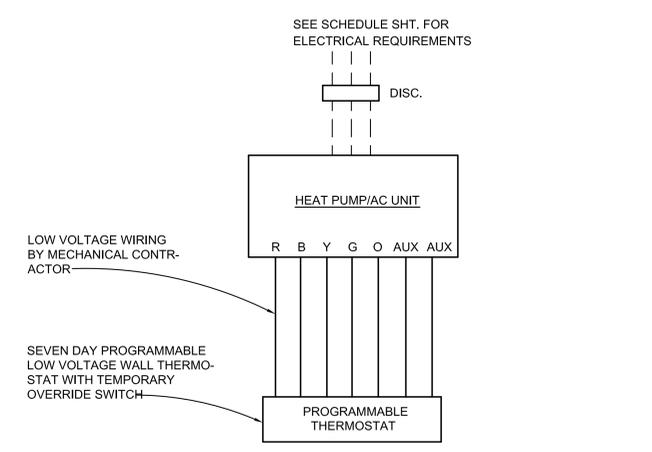


GRAVITY HOOD DETAIL
NO SCALE

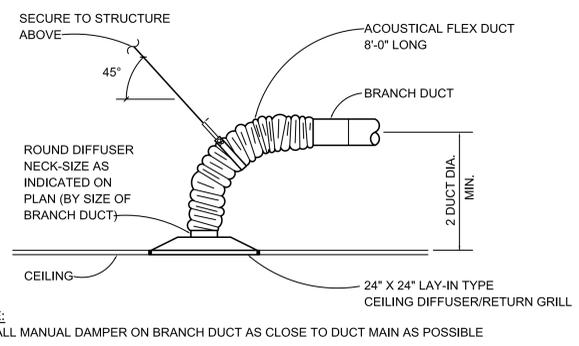


NOTES: 1. COORDINATE EXACT LOCATION AND FRAMING OF ROOF OPENING WITH GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR SHALL PROVIDE LEVEL CURB FOR INSTALLATION OF FACTORY FURNISHED ROOF CURB.

ROOFTOP HEAT PUMP UNIT
NO SCALE

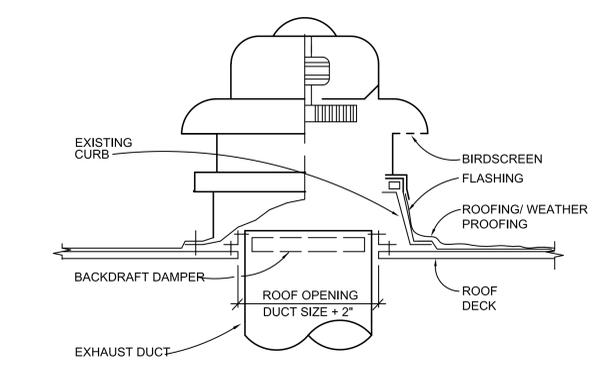


HEAT PUMP CONTROL DIAGRAM
NO SCALE

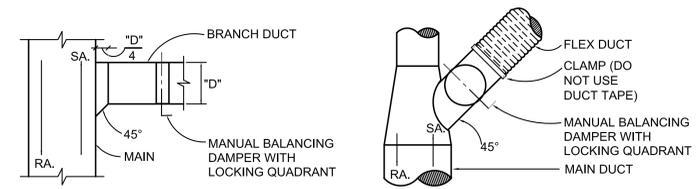


NOTE: INSTALL MANUAL DAMPER ON BRANCH DUCT AS CLOSE TO DUCT MAIN AS POSSIBLE

CEILING DIFFUSER/RETURN GRILLE
NO SCALE

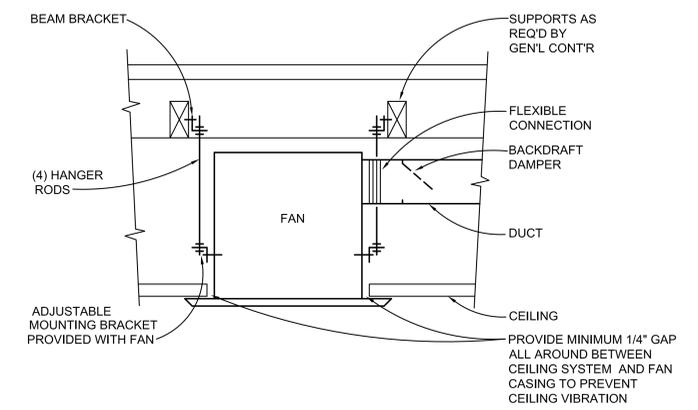


ROOF MOUNTED EXHAUST FAN DETAIL
NO SCALE



NOTE: ALL BRANCH TAKE-OFFS SHALL HAVE A LOW LOSS FITTING WHETHER SHOWN ON THE FLOOR PLAN OR NOT.

TYPICAL BRANCH DUCT DETAILS
NO SCALE



CEILING EXHAUST FAN DETAIL
NO SCALE

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MECHANICAL DETAILS	
DATE	REMARKS
10-31-11	PLAN CHECK SUBMITTAL

PA / PM:	TENGUSH
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JOB NO.:	SDG11-6080-00



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DATE	REMARKS	DATE	REMARKS
10-31-11	PLAN CHECK SUBMITTAL		

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FIXTURE CONNECTION SCHEDULE							
MARK	DESCRIPTION	MINIMUM PIPE CONNECTION				MANUFACTURER / MODEL NUMBER	REMARKS
		C.W.	H.W.	WASTE	VENT		
WC-1	WATER CLOSET - FT FLOOR MOUNTED (ADA)	1/2"	-	4"	2"	KOHLER - # K-3609, "CIMARRON", 1.28 GPF, ELONGATED, VITREOUS CHINA, WITH LUSTRA OPEN FRONT SEAT. FIXTURE COLOR: BONE	
WC-1A	WATER CLOSET - FT FLOOR MOUNTED (ADA)	1/2"	-	4"	2"	KOHLER - # K-3609T, "CIMARRON", 1.28 GPF, 17" HIGH, VITREOUS CHINA, ELONGATED WITH LUSTRA OPEN FRONT SEAT. FIXTURE COLOR: BONE	
UR-1	URINAL - WALL MTD, FV., (ADA)	1"	-	2"	2"	KOHLER - # K-4915, "BARDON", TOUCHLESS, BATTERY OPERATED, VITREOUS CHINA, 0.5 GPF WITH ZURN OR SMITH WALL CARRIER. FIXTURE COLOR: BONE	MOUNT ONE URINAL PER ADA REQUIREMENTS
LAV-1	LAVATORY - INTEGRAL	1/2"	1/2"	2"	2"	REFER TO ARCH'L DRAWINGS AND SPECIFICATIONS. PROVIDE ROUGH-IN AND FINAL CONNECTION AND AXOR "STARCK" # 10100801 ELECTRONIC, HANDS-FREE, BATTERY OPERATED MIXING FAUCET.	INSULATE TAILPIECE & SUPPLIES WITH "HANDYSHIELD" OR APPROVED EQUAL.
S-1	SINK - COUNTER MTD, DUAL BASIN (S.S.)	1/2"	1/2"	2"	2"	ELKAY - # LRAD-3319, TYPE 304 SS, 18 GAUGE WITH SINGLE FAUCET HOLE, MOEN "ASCENT", # S71708, SINGLE LEVER FAUCET AND CUP STRAINERS.	
S-2	SINK - COUNTER MTD, SINGLE BASIN (S.S.)	1/2"	1/2"	2"	2"	ELKAY - # LR-2019, TYPE 304 SS, 18 GAUGE WITH SINGLE FAUCET HOLE, MOEN "ASCENT", # S71708, SINGLE LEVER FAUCET AND CUP STRAINER..	

PLUMBING EQUIPMENT SCHEDULE				
MARK	DESCRIPTION	LOCATION	MANUFACTURER & MODEL NUMBER	REMARKS
WH 1	WATER HEATER - INSTANTANEOUS	S-2	CHRONOMITE - #SR-#30, 6240 WATTS, 208V/1PH., 40 AMPS, 1.0 GPM FLOW RATE AT 57 DEGREE TEMP RISE.	WATER HEATER IS A NON-STORAGE DEVICE AND DOES NOT REQUIRE A PRESSURE AND TEMP RELIEF VALVE
WH 2	WATER HEATER - INSTANTANEOUS	EXEC RR LAV	CHRONOMITE - #SR-#20L, 4160 WATTS, 208V/1PH., 20 AMPS, 0.5 GPM FLOW RATE AT 57 DEGREE TEMP RISE.	WATER HEATER IS A NON-STORAGE DEVICE AND DOES NOT REQUIRE A PRESSURE AND TEMP RELIEF VALVE
GD 1	GARBAGE DISPOSAL	SINK S-1	INSINKERATOR - BADGER 5, 1/2 HP, 120V/1PH., STAINLESS STEEL CONSTRUCTION.	

PLUMBING PLAN CHECK NOTES

- AREA SEPARATION WALLS
- A. WHERE NONMETALLIC PIPING PENETRATES AREA SEPARATION WALLS, THE PIPE SECTION PASSING THROUGH THE WALLS AND THE FIXTURE CONNECTIONS THERETO SHALL BE OF METAL ONLY. FIRE STOPPING SHALL BE PER C.B.C. SECTION 709.6
- B. NO RANGE HOOD VENTS, DRYER VENTS, COMBUSTION VENTS OR HEATING DUCTS ARE PERMITTED IN AREA SEPARATION WALLS.
- ENERGY CONSERVATION (PLUMBING)
- A. ALL WATER HEATERS SHALL BE LISTED IN THE CALIFORNIA ENERGY COMMISSION LIST OF APPROVED WATER HEATERS.
- B. ALL PLUMBING FIXTURES, FAUCETS AND SHOWER HEADS SHALL COMPLY WITH CEC MAXIMUM FLOW REQUIREMENTS PER MINUTE. (2.2 GPM FOR FAUCETS) (2.5 GPM FOR SHOWER-HEADS) (1.5 GPF FOR WATER CLOSETS) (1.0 GPF FOR URINALS) LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE. PROVIDE MIXING VALVES AT SHOWER CONTROLS.
- C. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH SECTIONS 118, 123 & 124 OF THE 1995 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND TABLE 6.d OF THE 2010 C.M.C.
- D. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIP- MENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE. THE LABEL SHALL INDICATE ROUTINE MAINTENANCE REQUIRED OR SHALL REFERENCE BY NUMBER WHICH OPERATING MANUALS EXPLAIN MAINTENANCE REQUIREMENTS IN GREATER DETAIL.
- E. ALL EQUIPMENT MUST COMPLY WITH THE STATE OF CALIFORNIA B.E.E.S. 2009. HEATERS FOR DOMESTIC HOT WATER AND/OR POOLS SHALL MEET REQUIREMENTS PER LATEST SECTIONS OF THE B.E.E.S. - 2009. COMPLIANCE CERTIFICATES SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS
- F. WATER HEATERS SHALL COMPLY WITH SECTION 608.3 C.P.C. 2010 FOR THERMAL EXPANSION REQUIREMENTS. PRO- VIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE. A MINIMUM DISTANCE OF 4" MUST BE MAINTAINED ABOVE THE CONTROLS WITH THE LOWER SEISMIC STRAPPING OF THE WATER HEATER .
- MATERIALS & PIPING IDENTIFICATION
- A. PLEASE SEE PLUMBING SPECIFICATIONS
- B. STATE & HEALTH SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- C. IDENTIFICATION OF POTABLE AND NON-POTABLE WATER PIPES & OUTLETS SHALL COMPLY WITH SECTION 614.0 OF THE CPC.
- HOSE BIBBS
- A. ALL HOSE BIBBS SHALL HAVE PERMANENTLY MOUNTED VACUUM BREAKERS.
- FLOOR SINKS & FLOOR DRAINS
- A. ALL FLOOR SINKS SHALL BE USED FOR A.C. CONDENSATE, P & T RELIEF VALVES AND EQUIPMENT DRAINS ONLY. NO OTHER USES SHALL BE ALLOWED UNLESS APPROVED BY LOCAL BUILDING DEPARTMENT.
- B. VENTS MUST RISE MINIMUM 5" ABOVE THE FLOOD LEVEL RIM OF THE FIXTURES THEY SERVE BEFORE OFFSETTING HORIZONTALLY.
- CROSS CONNECTION PROTECTION
- A. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT.

GENERAL NOTE

ALL PLUMBING FIXTURES, EQUIPMENT AND TRIM SHALL BE OF LEAD-FREE CONSTRUCTION COMPLYING WITH AB-1953 STANDARDS.

PLUMBING LEGEND		
SYMBOL	ABBR.	DESCRIPTION
---	W./S.	NEW WASTE OR SOIL PIPING BELOW GRADE
---	W./S.	NEW WASTE OR SOIL PIPING ABOVE GRADE.
---	V	VENT PIPING
---	W./S.	EXISTING WASTE OR SOIL PIPING BELOW GRADE.
---	CW	COLD WATER PIPING
---	HW	HOT WATER PIPING
---	HWR	HOT WATER RETURN PIPING
--- CD ---	COND.	CONDENSATE DRAIN PIPING
--- O ---	S.O.V.	SHUT-OFF VALVE
--- V ---	PV	PLUG VALVE
--- Z ---	CV	CHECK VALVE
--- R ---	PRV	PRESSURE REDUCING VALVE
---		DIRECTION OF FLOW
--- Ø ---	FCO	FLOOR CLEANOUT
--- I ---	WCO	WALL CLEANOUT
--- ● ---	POC	POINT OF CONNECTION
--- J L ---	VTR	VENT THRU ROOF
--- B V ---	B.V.	BALANCING VALVE
--- H A ---	WHA	WATER HAMMER ARRESTOR
--- T P ---	TP	TRAP PRIMER LINE

PIPE MATERIALS SCHEDULE	
SANITARY WASTE & DRAIN PIPING: (ABOVE & BELOW GRADE)	SCHEDULE 40, SOLID CORE ABS OR SANITARY PVC PIPE AND FITTINGS WITH SOLVENT WELD JOINTS.
VENT PIPING	SAME AS SANITARY WASTE
DOMESTIC COLD & HOT WATER PIPING: (ABOVE GRADE)	TYPE "L" HARD DRAWN, COPPER PIPE & FITTINGS WITH LEAD FREE SOLDER JOINTS. (INSULATE HOT WATER & CIRCULATION PIPING)
CONDENSATE DRAIN PIPING: (ABOVE GRADE)	TYPE "M" HARD DRAWN, COPPER PIPE & FITTINGS WITH LEAD FREE SOLDER JOINTS. (INSULATE PIPE WITHIN THE BUILDING)

WATER METER DATA CARD										
Appliances, Appurtenances or Fixtures	Minimum Fixture Branch Pipe Size	Private	Public	Assembly	X	# Fixtures Added	# Fixtures Removed	# Fixtures Remaining	TOTAL ACROSS	
Bathroom or Combination Bath (Siz (ft))	1/2"	4.0	4.0	-	X					
3/4" Bathroom Fill Valve	3/4"	10.0	10.0	-	X					
Bidet	1/2"	1.0	-	-	X					
Clothes Washer, domestic	1/2"	4.0	4.0	-	X					
Dental Unit, cuspidor	1/2"	-	1.0	-	X					
Dishwasher, domestic	1/2"	1.5	1.5	-	X					
Drinking Fountain or Water Cooler	1/2"	0.5	0.5	0.75	X					
Hose Bib	1/2"	2.5	2.5	-	X		1			+0
Hose Bib, each additional	1/2"	1.0	1.0	-	X					
Lavatory	1/2"	1.0	1.0	1.0	X	2	2			+0
Lawn Sprinkler, each head	-	1.0	1.0	-	X					
Mobile Home, each (Minimum)	-	12.0	-	-	X					
Bar Sink	1/2"	1.0	2.0	-	X	2	2			+2
Clinic Faucet Sink	1/2"	-	3.0	-	X					
Clinic Flushometer Valve with or without faucet	1"	-	8.0	-	X					
Kitchen Sink, domestic	1/2"	1.5	1.5	-	X					
Laundry Sink	1/2"	1.5	1.5	-	X					
Service Sink or Mop Basin	1/2"	1.5	3.0	-	X			1		+0
Washup Sink, each set of faucets	1/2"	-	2.0	-	X					
Shower, per head	1/2"	2.0	2.0	-	X					
Urinal, 50 GPF Flushometer Valve	3/4"	-	5.0	4.0	X	1	1			+0
Urinal, greater than 1.0 GPF Flush Valve	3/4"	-	5.0	6.0	X					
Urinal, flush tank	1/2"	2.0	2.0	3.0	X					
Washfountain, circular spray	3/4"	-	4.0	-	X					
Water Closet, 1.28 GPF Gravity Tank	1/2"	2.5	2.5	3.5	X	2				+5
Water Closet, 1.6 GPF Flushometer Tank	1/2"	2.5	2.5	3.5	X		2			-5
Water Closet, 1.6 Flushometer Valve	1"	5.0	5.0	8.0	X					
Water Closet, 1.28 Flushometer Valve	1"	5.0	5.0	8.0	X					
Water Closet, >1.6 Gravity Tank	1/2"	3.0	5.5	7.0	X					
Water Closet, >1.6 GPF Flushometer Valve	1"	5.0	5.0	8.0	X					

Domestic Water Fixture Units Added to Meter +2

WATER PRESSURE ANALYSIS	
TOTAL FIXTURE UNITS ON METER	24.5
DEMAND FLOW (GPM)	17
MAIN PRESSURE (PSIG)	-
PRESSURE AT METER DISCHARGE (PSIG)	-
PRESSURE DROP THRU BACKFLOW PREVENTER (PSIG)	10
REGULATED PRESSURE (PSIG)	60
DIFFERENCE IN ELEVATION PRESS. DROP (PSIG)	7
RESIDUAL PRESSURE REQUIRED (PSIG)	25
PRESSURE AVAILABLE FOR DROP (PSIG)	28
LONGEST DEVELOPED RUN OF PIPE (FEET)	150
MAXIMUM ALLOWABLE PRESSURE DROP (PSIG/100 FT.)	18

WATER PIPE SIZE SCHEDULE				
SIZE	GPM	FT./SEC.	FT-FU	FV-FU
1/2"	3	8 MAX.	4	0
3/4"	10	8 MAX.	12	0
1"	17	8 MAX.	24	3
1 1/4"	30	8 MAX.	52	14



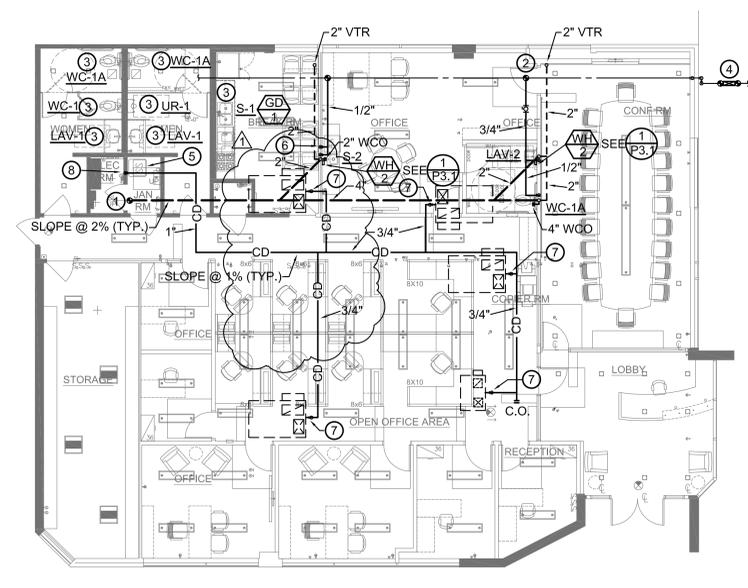
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PLUMBING FLOOR PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

DEMOLITION NOTES

- ① REMOVE EXISTING FLUSH TANK WATER CLOSET. REPLACE WITH NEW IN SAME LOCATION.
- ② REMOVE EXISTING URINAL AND TRIM. REPLACE WITH NEW IN SAME LOCATION.
- ③ REMOVE EXISTING LAVATORY AND TRIM. REPLACE WITH NEW IN SAME LOCATION.
- ④ REMOVE EXISTING SINK, GARBAGE DISPOSAL AND TRIM. REPLACE WITH NEW IN SAME LOCATION.
- ⑤ EXISTING JANITORS SINK TO REMAIN.



PLUMBING FLOOR PLAN - NEW WORK
SCALE: 1/8"=1'-0"

SHEET NOTES

- ① POC OF NEW WASTE OR SOIL PIPING TO EXISTING BELOW GRADE. (VERIFY EXACT LOCATION, SIZE AND INVERT IN FIELD).
- ② POC OF NEW COLD WATER PIPING TO EXISTING ABOVE CEILING. (VERIFY EXACT LOCATION IN FIELD).
- ③ INSTALL NEW PLUMBING FIXTURE IN PLACE OF REMOVED FIXTURE. CONNECT TO EXISTING UTILITIES WITHIN WALL AND/OR FLOOR.
- ④ NEW 1 1/4" REDUCED PRESSURE BACKFLOW PREVENTER WITHIN LANDSCAPING. "WATTS SERIES 009" OR EQUAL.
- ⑤ EXISTING SERVICE SINK TO REMAIN.
- ⑥ 1/2" ICE TO ICE MAKER VALVE BOX.
- ⑦ 3/4" CONDENSATE DRAIN UP TO HEAT PUMP ON ROOF. SEE (2/P3.1) (TYP.)
- ⑧ TERMINATE 1" CONDENSATE DRAIN AT SERVICE SINK.

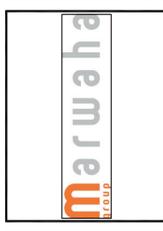
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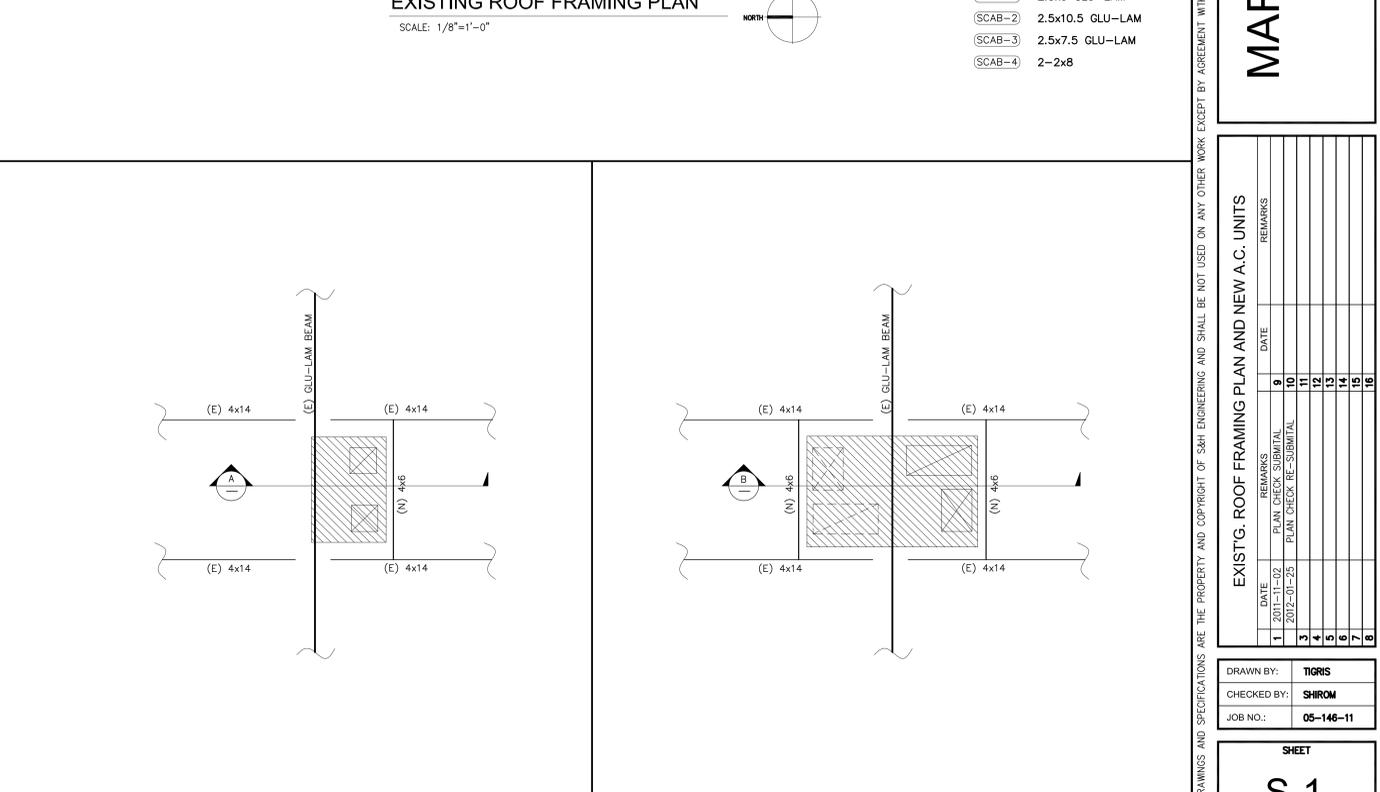
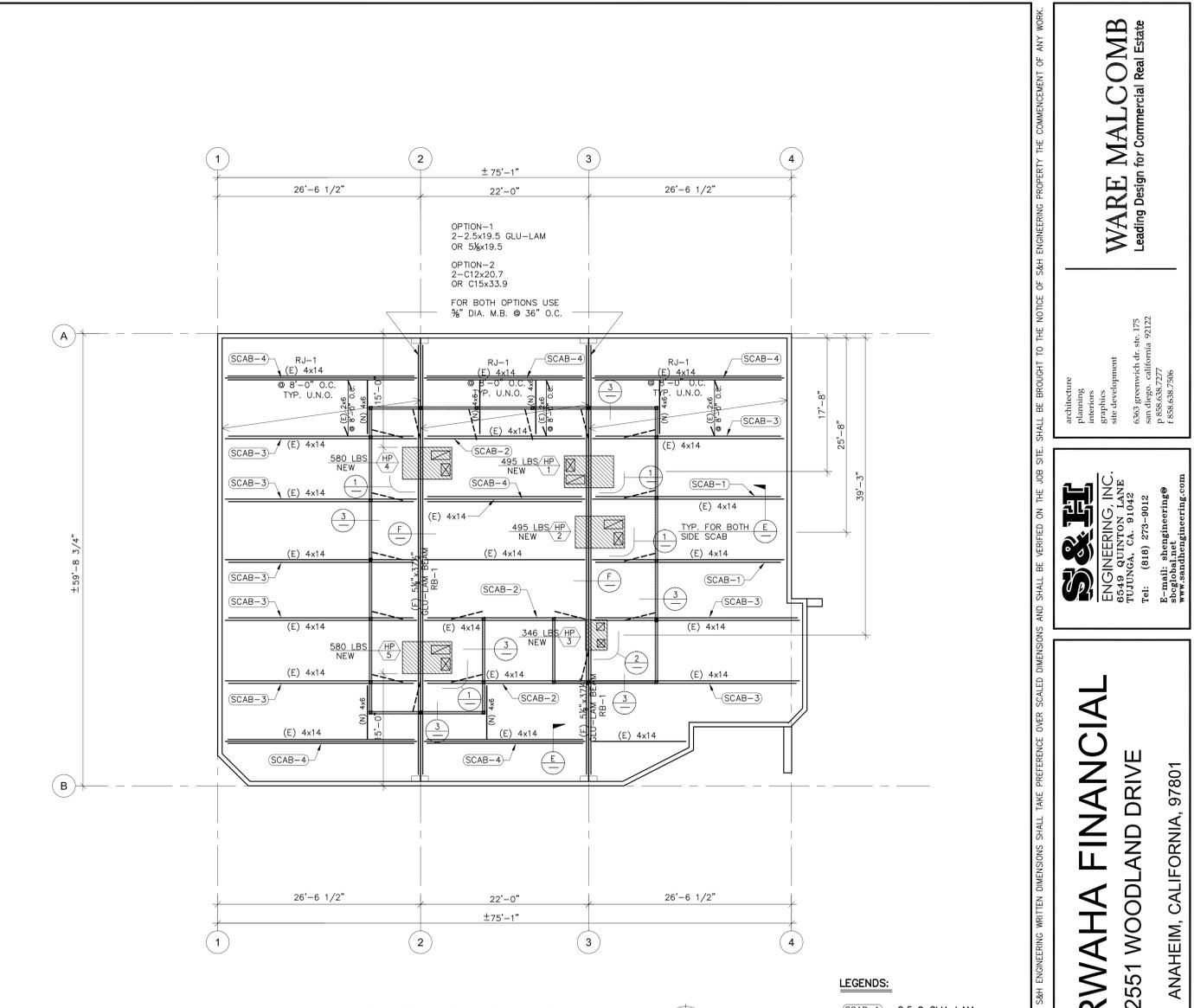
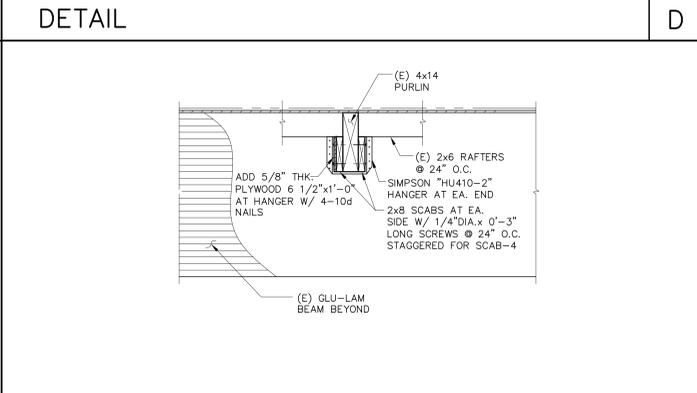
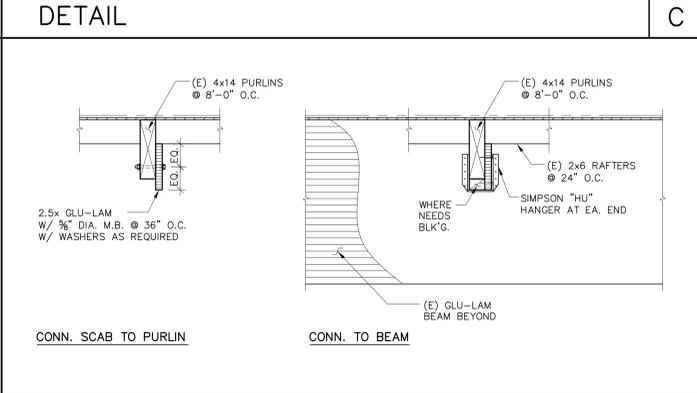
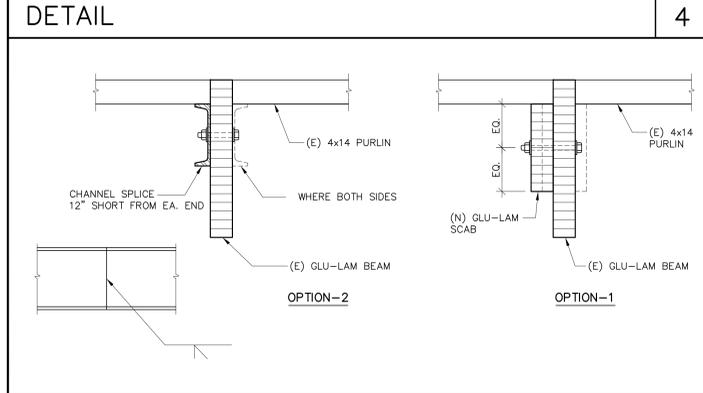
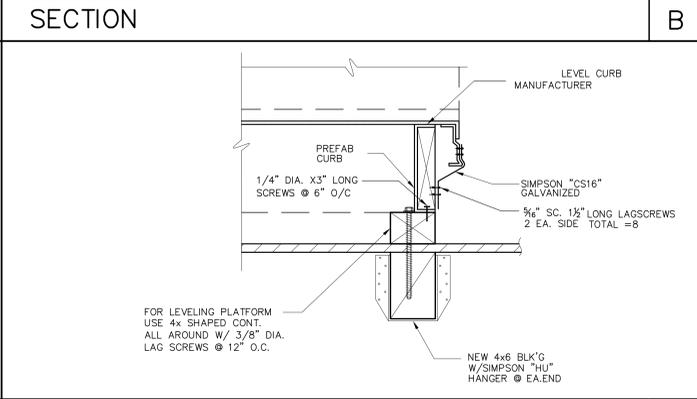
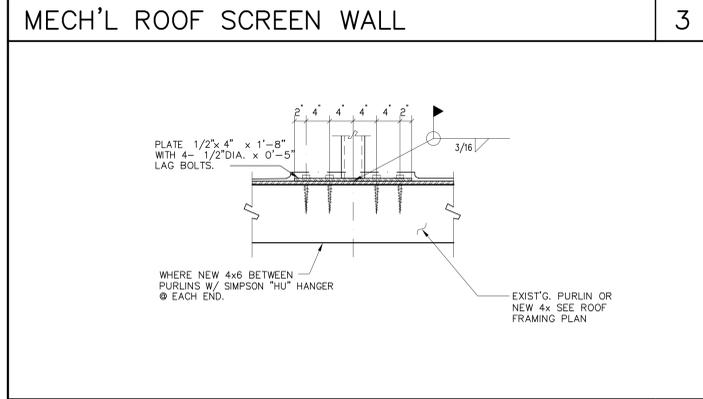
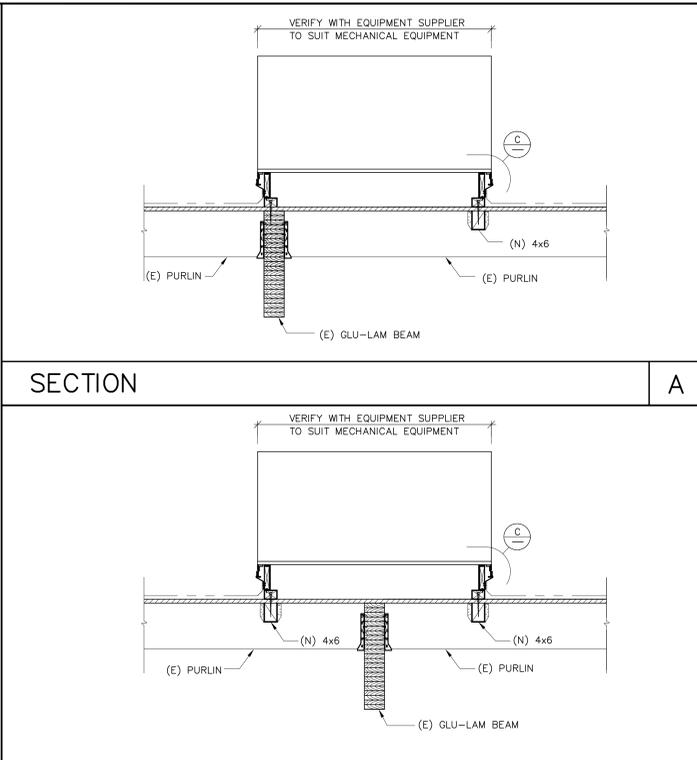
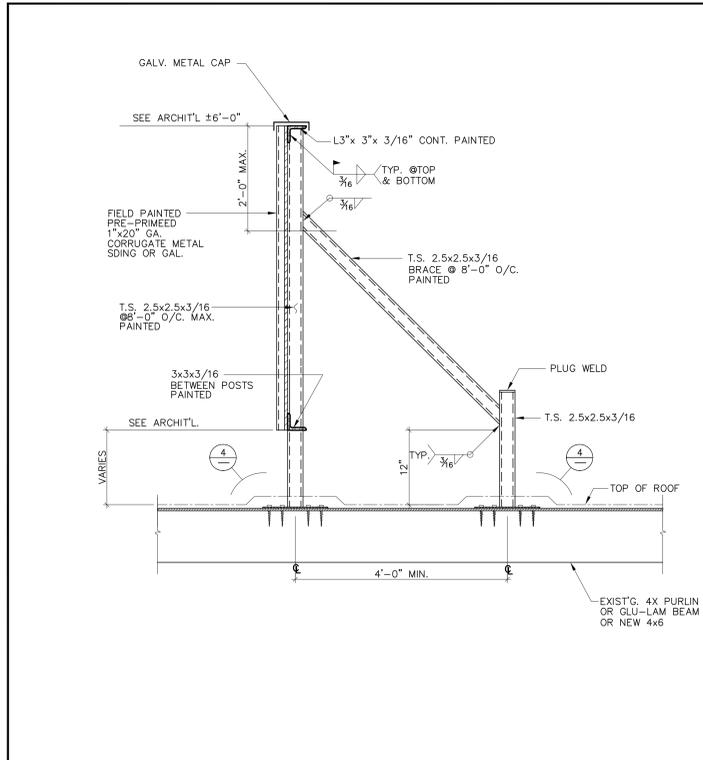
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ANAHEIM, CALIFORNIA

PLUMBING FLOOR PLANS - DEMO AND NEW	
DATE	REMARKS
03-11-11	REV. CHECK SUBMITTAL
11-24-11	STRUCTURAL REVISIONS

PA / PM: TENGUSH
DRAWN BY:
JOB NO.: SDG11-6080-00

SHEET
P2.1

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EXIST'G. ROOF FRAMING PLAN AND NEW A.C. UNITS		DATE	REMARKS
1	2011-11-02	PLAN CHECK SUBMITTAL	9
2	2012-01-23	PLAN CHECK RE-SUBMITTAL	10
3			11
4			12
5			13
6			14
7			15
8			16

DRAWN BY: TIGRIS
CHECKED BY: SHROM
JOB NO.: 05-146-11

S-1