CONVERT EXISTING 4-TH FLOOR

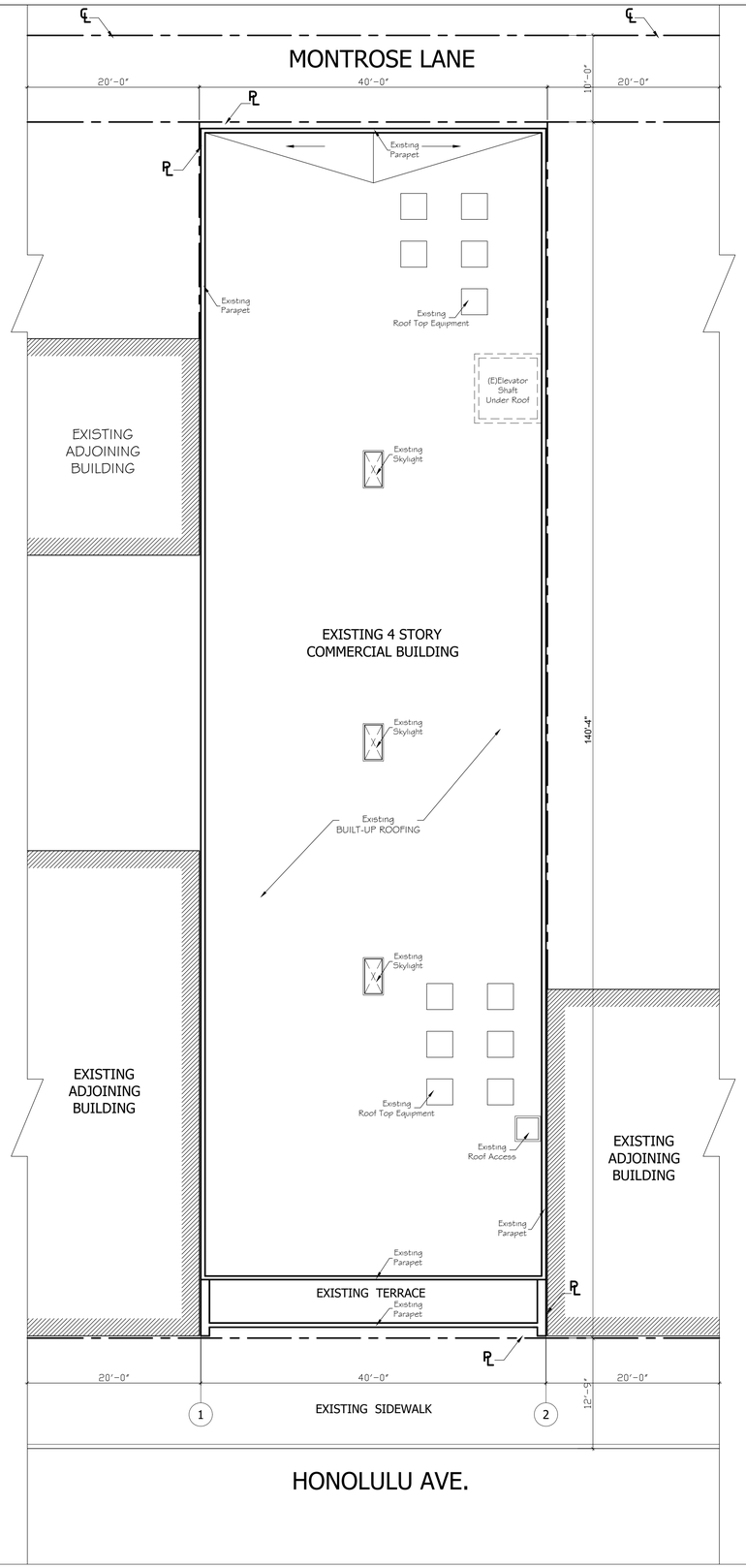
2233 Honolulu Ave. Montrose, Ca 91020

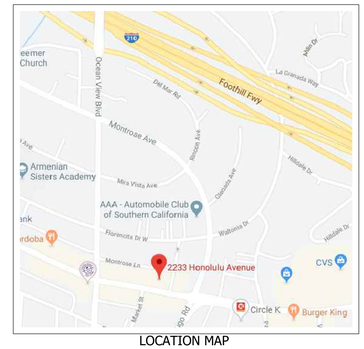
A: APPLICABLE CODES:

2023 Glendale Building & Safety Code (GBC) and Glendale Building & safety Reach Code (GRC). 2022 California Building Code (CBC), 2022 California Residential Code (CRC). 2022 California Electrical Code (CEC), 2022 California Plumbing Code (CPC). 2022 California Mechanical Code (CMC), 2022 California Fire Code (CFC), 2022 California Energy Code (CEnC), 2022 California Green Building Code (CGBS).

B: GENERAL NOTES:

1. The contractor shall carefully study and compare the contract documents with each other and with information furnished by the owner and shall at once report to designer. errors, inconsistencies or omissions discovered. If the contractor performs any construction activity knowing it involves a recognized error, without such notice to designer., the contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.
2. The contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the contractor with the contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to designer. at once.
3. The contractor shall supervise and direct the work, using the contractor's best skill, knowledge and attention. The contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, including safety procedures, and for coordinating all portions of the work under the contract, unless contract documents give other specific instructions concerning these matters.
4. The contractor shall be responsible to the owner for acts and omissions of the contractor's employees, subcontractors and their agents and employees, and other persons performing portions of the work under a contract with the contractor.
5. The contractor shall be responsible for inspection of portions of work already performed under this contract to determine that such portions are in proper condition to receive subsequent work. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected. Commencement of work by any trade will be considered unqualified acceptance of the substrate and installation conditions. No claim or warranty voidance will be accepted if installation over an improper substrate has commenced.
6. Unless otherwise provided in the contract documents, the contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.
7. Unless otherwise provided in the contract documents, the contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the work, including certificate of occupancy, which are customarily secured after execution of the contract and which are legally required when bids are received or negotiations concluded. Separate individual building permits are required for all plumbing, mechanical, and electrical work.
8. The contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the work
9. It is not the contractor's responsibility to ascertain that the contract documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, if the contractor observes that portions of the contract documents are at variance therewith, the contractor shall promptly notify designer in writing, and necessary changes shall be accomplished by appropriate modification.
10. The contractor shall be responsible for cutting, fitting or patching as required to complete the work or the make its parts fit together properly; the refinished surfaces shall match the adjacent surfaces.
11. The contractor shall not damage or endanger any portion of fully or partially completed construction of the owner of separate contractors by cutting, patching or otherwise altering such construction.
12. The contractor shall keep the premises and surrounding area free from accumulation of waste materials caused by operations under the contract. At completion of the work, the contractor shall remove from and about the project waste materials, rubbish, contractor's tools, construction equipment, machinery and surplus materials.
13. The contractor shall not be relieved of responsibility for deviations from requirements of the contract documents by designer review of shop drawings, product data, samples or similar submittals unless the contractor has specifically informed and obtained written approval from designer. The contractor shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittals by designer review thereof. The contractor shall be solely responsible for providing a complete installation of elements whether or not the shop drawings have been reviewed by designer
14. Contractor shall submit 1 paper sepia and 1 print of required shop drawings for review of conceptual design by designer prior to execution of work.
15. All areas to receive millwork shall be field measured prior to construction.
16. All cabinetwork shall conform to the applicable requirements of the woodwork institute of California and the latest edition of the "WIC Manual of Millwork", premium grade.
17. Horizontal dimensions are to finish face of wall or face of concrete unless otherwise.
18. Vertical dimensions and elevations are to finish materials unless noted otherwise.
19. Contractor shall provide a complete partition layout chalked in field for review by designer prior to any construction.
20. Contractor shall verify equipment rough-in requirements with the equipment manufacturers.
21. The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures, equipment, cabinetry, furnishings and all other items.
22. Notify owner of non-availability of specified materials at the time of bidding. If no notification is given, it will be assumed that materials are available.
23. Substitutions of specified products will require written approval by designer prior to ordering or installation.
24. Do not scale the drawings.
25. Protect finish materials against damage.





LOCATION MAP

NOTE; APPLICABLE CODES ARE:

2023 GLENDALE BUILDING & SAFETY CODE (GBC) AND GLENDALE BUILDING & SAFETY REACH CODE (GRC). 2022 CALIFORNIA BUILDING CODE (CBC). 2022 CALIFORNIA RESIDENTIAL CODE (CRC). 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA PLUMBING CODE (CPC). 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ENERGY CODE (CENC), 2022 CALIFORNIA GREEN BUILDING CODE (CGBS).

LEGAL DESCRIPTION:
TRACT No 1701 Lot 68
Assessor's ID No: 5807010001

BUILDING DATA

ZONING:	CR
BUILDING TYPE:	V-1 hr
OCCUPANCY:	M/B
SPRINKLERS:	YES
USE:	RETAIL / OFFICE
APPLICABLE CODE:	CBC 2001 W/ GLENDALE AMENDMENT
LOT SIZE :	= 5,620.0 SQ.FT.
NUMBER OF STORIES:	4 (four)
EXISTING 1-ST FLOOR AREA	= 4,327.0 SQ.FT.
EXISTING 2-ND FLOOR AREA	= 4,810.0 SQ.FT.
EXISTING 3-TH FLOOR AREA	= 5,130.0 SQ.FT.
EXISTING 4-TH FLOOR AREA	= 4,906.0 SQ.FT.
TOTAL BUILDING AREA	= 19,173.0 SQ.FT.

LOT COVERAGE = 5,530.0 / 5,620.0 = 98.4 %

SCOPE OF WORK

CONVERT EXISTING 4-TH FLOOR STORAGE AREA
TO AN OFFICE USE = 3,830.0 SQ.FT.

GENERAL NOTES:

1.– CONTRACTOR TO PROVIDE ALL ELECTRICAL OUTLETS, PLUGS, & SWITCHES FOR THE ENTIRE PROPOSED PROJECT AND MEET ALL THE REQUIRMENTS OF ELECTRICAL CODE.
2.– CONTRACTOR TO PROVIDE ALL PLUMBING, INCLUDING FIXTURES AND LABOR TO FINISH THE PROJECT.
3.– CONTRACTOR TO PROVIDE LEVER TYPE HARDWARE ON ALL NEW (EXISTING) INTERIOR DOORS.
4.– SEPARATE PERMIT IS REQUIRED FOR ALL PLUMBING, ELECTRICAL & MECHANICAL WORK.
5.– GENERAL CONTRACTOR TO PROVIDE A/C & HEATING UNIT FOR THE SUBJECT PROJECT.
6.– GENERAL CONTRACTOR TO SUBMITT ELECTRICAL, MECHANICAL & PLUMBING PLANS TO OWNER OF THE PROPERTY DURING THE COURSE OF CONSTRUCTION.

MEANS OF EGRESS

- Door operations: All exit doors, including security grilles, shall be openable from the inside of tenant space without use of any special knowledge, or effort when the space is occupied. The unlatching of any exit door shall not require more than one operation.
- Locks and Latches: The locking device for the main exterior exit door(s) shall be readily distinguishable as locked. Door shall also have a visible durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." The sign shall be in letters one inch high on contrasting background (above the door); posted on the egress side or adjacent to the door."
- The maximum effort to operate doors shall not exceed 5 pounds for both the exterior and interior doors. (11B-404.29 CBC)

NOTES:
-Any room used that is used for an assembly purpose shall have the capacity of the room posted in a conspicuous place on an approved sign near the main exit or exit-assess doorway. (1004.3 CBC)
- Entrance sign: Provide a minimum of one international Symbol of Accessibility at all accessible building entrances. (11B-206.4, 11B-404, 11B-703.7.2.1 CBC)

FIRE RESISTIVE CONSTRUCTION

NOTES:

- Fire damper assemblies, including sleeves, and installation procedures must be at the site for the building inspector's use. (717.2 CBC)

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

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PROJECT ADDRESS:
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Montrose, Ca 91020

PROJECT TITLE
CONVERT EXISTING 4-TH FLOOR STORAGE AREA TO AN OFFICE USE

REVISIONS

NO.	ISSUE	BY

Scale: 1/8"=1'-0"
Drawn:
Date: 01-03-25
Job NO.
Sheet: A-1

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