CARPET DEMO

(APPROX. 6,000 SQ.FT.)

TYP. STANDARD OFFICE CARPET THROUGHOUT

CORRIDOR CARPET TILE CLEANING SERVICE REQUESTED THROUGHOUT

(APPROX. 1,540 SQ. FT.)

INSTALL NEW CARPET TILE TYP. THROUGHOUT (APPROX. 6000 SQ.FT.)

ADD ALTERNATIVE LINE ITEM FOR STANDARD OFFICE CARPET (APPROX. 6000 SQ.FT.)



FIRST FLOOR DIMENSIONAL PLAN

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

INSTALL NEW CARPET TILE TYP. THROUGHOUT	6038.8 SQ FT
CARPET TILE CLEANING SERVICE REQUESTED THROUGHOUT	2095.9 SQ FT
Ceramic & Ceramic Tile Installation	1744.9 SQ FT
Ruber Wall Cove Base Molding	2412.0 FT
CERAMIC TILE IN BATHROOMS & JANITOR	549.0 SQ FT

REV.	DESCRIPTION	DATE

CLIENT

TONEMAN DEVELOPMENT
ATTN: ERIC KELLY
620 WEST AVENUE L
LANCASTER, CA 93534
PHONE: (661) 816-6978

PROJECT

CHILD & FAMILY GUIDANCE CENTER TENANT IMPROVEMENT
40005 10th STREET WEST
PALMDALE, CA 93551
PC #B12-00855

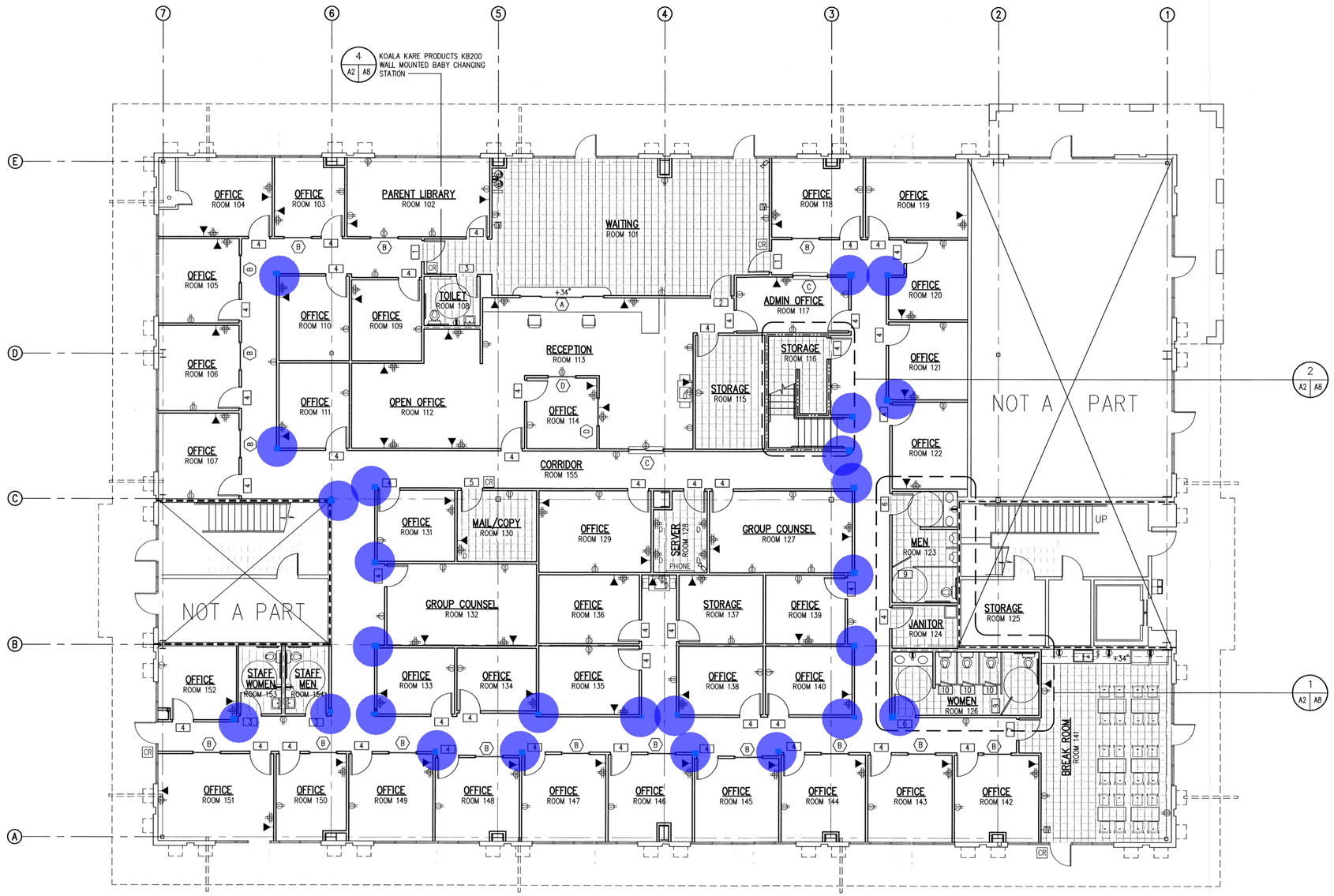
SHEET TITLE

FIRST FLOOR DIMENSIONAL PLAN

LICENSED ARCHITECT
JOHN W. SVALBE
No. C-33344
REN 12/31/2013
STATE OF CALIFORNIA

PLANS PREPARED BY:
antelope valley engineering inc.
129 WEST PONDERA STREET LANCASTER, CA 93534
TEL: (661) 948-0805
FAX: (661) 945-8170
EMAIL: avengineering@sbcglobal.net
WEBSITE: http://www.antelopevalleyengineering.com

DRAWN:	CJB / JWS
DATE:	1-28-13
JOB No.:	12-102
SHEET:	A-1



FIRST FLOOR TENANT IMPROVEMENT PLAN

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

Corner Guards 26.0 EA

SYMBOLS

- DATA/PHONE
- GFCI DUPLEX OUTLET
- DUPLEX OUTLET
- DEDICATED OUTLET (30A, 120V @ COPIERS)
- 4-PLEX OUTLET
- DEDICATED 4-PLEX OUTLET
- TV & ELEC OUTLETS, MOUNTED 12" BELOW CEILING
- CEILING MOUNTED CLOSED CIRCUIT SECURITY CAMERA
- PROJ CEILING MOUNTED VIDEO PROJECTOR
- CR HIRSCH SCRAMBLE PAD/CARD READER, MODEL TO BE SELECTED BY TENANT, 60" A.F.F.

NOTE: SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS

WALL LEGEND

- EXISTING EXTERIOR PERIMETER OR INTERIOR TENANT IMPROVEMENT WALL
- EXISTING ONE-HOUR FIRE RATED WALL FULL HEIGHT TO UNDERSIDE OF DECKING OR ROOF SHEATHING
- INTERIOR WALL – 3-5/8" METAL STUDS (20 GA. AT FIRST FLOOR, 25 GA. AT SECOND FLOOR) AT 16" O.C. WITH BRACING PER MFR. SPECIFICATIONS, R-11 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL WITH 1-1/2" TYPE S, DRYWALL SCREWS AT 8" O.C. (GA FILE NO WP 1072, FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 79T484, 79T500, 79T497, 8-12-81, ULC DESIGN W415), NRCC 816-NV, 2-3-81) STC RATING = 49 — 1 A2 A9 / 4 A2 A9 — TOILET ROOMS ONLY
- PLUMBING WALL – 6"x20 GA. METAL STUDS (20 GA. AT FIRST FLOOR, 25 GA. AT SECOND FLOOR) AT 16" O.C. WITH BRACING PER MFR. SPECIFICATIONS, R-19 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL (W/R AT WET SIDES) WITH 1" TYPE S, DRYWALL SCREWS AT 8" O.C. (GA FILE NO WP 1072, FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 79T484, 79T500, 79T497, 8-12-81, ULC DESIGN W415), NRCC 816-NV, 2-3-81), STC RATING = 49 — 1 A2 A9 / 4 A2 A9 — TOILET ROOMS ONLY
- BEARING WALL – 2x6 WOOD STUDS AT 16" O.C. WITH MIDHEIGHT BLOCKING, R-19 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL (W/R AT WET SIDES) WITH 6d COATED NAILS, 1-7/8" LONG, 1/4" HEADS, AT 7" O.C. (GA FILE NO WP 3510, UL R3501-47, -48, 9-17-65, DESIGN U309; UL R1319-129, 7-22-70, UL DESIGN U314, NGC 2404, 10-14-70), STC RATING = 49. REFER TO SHEET S1.

FLOOR PLAN NOTES:

1. DEFERRED SUBMITTALS SHALL BE LISTED ON THE FRONT OF THE DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT INCLUDING FIRE SPRINKLERS AND TRUSSES. CBC 106.3.4.2
2. THRU PENETRATIONS OF FIRE RESISTIVE WALLS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM AND SHALL HAVE AN F RATING OF NOT LESS THAN THE RATING OF THE WALL. CBC 709.6.
3. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH TITLE 24, 713.
4. MEMBRANE PENETRATION OF FIRE RESISTIVE WALL SHALL COMPLY WITH SECTION 709.6 CBC.
5. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 8-B.
6. SMOKE/FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS: DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS, DUCTS PASSING THROUGH HORIZONTAL EXITS, DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE RATED CORRIDORS.
7. FIRE-RESISITIVE COVERING ON COLUMNS THAT ARE EXPOSED TO INJURY FROM MOVING VEHICLES, HANDLING OF MERCHANDISE OR OTHER MEANS SHALL BE PROTECTED IN AN APPROVED MANNER.
8. THE WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL BE NOT LESS THAN 3 FEET IN NOMINAL WIDTH BY 6 FEET 8 INCHES IN NOMINAL HEIGHT AND SHALL BE CAPABLE OF OPENING SUCH THAT THE CLEAR WIDTH IS NOT LESS THAN 32 INCHES.
9. FIRE-RESISTIVE COVERING ON COLUMNS THAT ARE EXPOSED TO INJURY FROM MOVING VEHICLES, HANDLING OF MERCHANDISE OR OTHER MEANS SHALL BE PROTECTED IN AN APPROVED MANNER.
10. COORDINATE ALL FINISHES, HARDWARE, AND FIXTURES WITH TENANT PRIOR TO ORDERING AND INSTALLING.
11. WHERE NEW INTERIOR WALLS MEET EXISTING EXTERIOR GLAZING, INSTALL BRAKE METAL END CAP AND ACOUSTICAL SEALANT BETWEEN END OF WALL AND GLAZING.
12. INSTALL ACOUSTICAL SEALANT, AT EACH SIDE OF WALL, BETWEEN BOTTOM TRACK AND FLOOR.
13. FOR TOILET ROOM CLEARANCES AND SPECIFICATIONS, SEE DETAILS 5, 6, 7 AND 8 ON SHEET A11.
14. SEE DETAIL 4 ON SHEET A11 FOR DRINKING FOUNTAINS.
15. SEE INTERIOR ELEVATIONS ON SHEET A11 FOR CABINET ELEVATIONS

FINISH NOTES:

1. NEW WALL GYPSUM BOARD FINISHED SURFACES SHALL BE TEXTURE COATED, AND PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS.
2. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH CBC 803 AND TABLE 803.5.
3. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NONCOMBUSTIBLE. CBC 806.1.

METAL STUD NOTES:

1. ALL METAL STUDS SHALL BE AS MANUFACTURED BY "AMERICAN STEEL FRAMING SOLUTIONS" OR BY A MEMBER OF METAL STUDS MFR'S. ASSOC. (MSMA) ICBO ESR 2915.
2. ALL BRIDGING, BLOCKING & END BEARING STIFFENERS SHALL BE AS REQ'D BY MFR., U.N.O. ON DRAWINGS.

EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE OR WHEN SERVING HAZARDOUS OCCUPANCIES REGARDLESS OF THE OCCUPANT LOAD.

PER CBC 1017.3, EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'

REV.	DESCRIPTION	DATE

CLIENT

TONEMAN DEVELOPMENT
ATTN: ERIC KELLY
620 WEST AVENUE L
LANCASTER, CA 93534
PHONE: (661) 816-6978

PROJECT

CHILD & FAMILY GUIDANCE CENTER TENANT IMPROVEMENT
40005 10th STREET WEST
PALMDALE, CA 93551
PC #812-00855

SHEET TITLE

FIRST FLOOR TENANT IMPROVEMENT PLAN

LICENSED ARCHITECT
JOHN W. SVALBE
No. C-33344
2/12/13
REN 12/31/2013
STATE OF CALIFORNIA

PLANS PREPARED BY:
antelope valley engineering inc.
129 WEST PONDERA STREET LANCASTER, CA. 93534
TEL: (661) 948-0805
FAX: (661) 945-8170
EMAIL: avengineering@sbcglobal.net
WEBSITE: http://www.antelopevalleyengineering.com

DRAWN:	CJB / JWS
DATE:	1-28-13
JOB No.:	12-102
SHEET:	A-2

CARPET DEMO

(APPROX. 4,060 SQ.FT.)

TYP. STANDARD OFFICE CARPET THROUGHOUT

CORRIDOR CARPET TILE CLEANING SERVICE REQUESTED THROUGHOUT

(APPROX. 810 SQ. FT.)

INSTALL NEW CARPET TILE TYP. THROUGHOUT (APPROX. 4,060 SQ.FT.)

ADD ALTERNATIVE LINE ITEM FOR STANDARD OFFICE CARPET (APPROX. 4,060 SQ.FT.)



SECOND FLOOR DIMENSIONAL PLAN

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

INSTALL NEW CARPET TILE TYP. THROUGHOUT	4092.9 SQ FT
CARPET TILE CLEANING SERVICE REQUESTED THROUGHOUT	1747.3 SQ FT
Ceramic & Ceramic Tile Installation	139.1 SQ FT
Ruber Wall Cove Base Molding	1431.6 FT
CERAMIC TILE IN BATHROOMS & JANITOR	101.6 SQ FT

REV.	DESCRIPTION	DATE

CLIENT

TONEMAN DEVELOPMENT
ATTN: ERIC KELLY
620 WEST AVENUE L
LANCASTER, CA 93534
PHONE: (661) 816-6978

PROJECT

CHILD & FAMILY GUIDANCE CENTER TENANT IMPROVEMENT
40005 10th STREET WEST
PALMDALE, CA 93551
PC #B12-00855

SHEET TITLE

SECOND FLOOR DIMENSIONAL PLAN

LICENSED ARCHITECT
JOHN W. SVALBE
No. C-33344
2/12/13
REN 12/31/2013
STATE OF CALIFORNIA

PLANS PREPARED BY:
antelope valley engineering inc.
129 WEST PONDERA STREET LANCASTER, CA. 93534
TEL: (661) 948-8035
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WEBSITE: http://www.antelopevalleyengineering.com

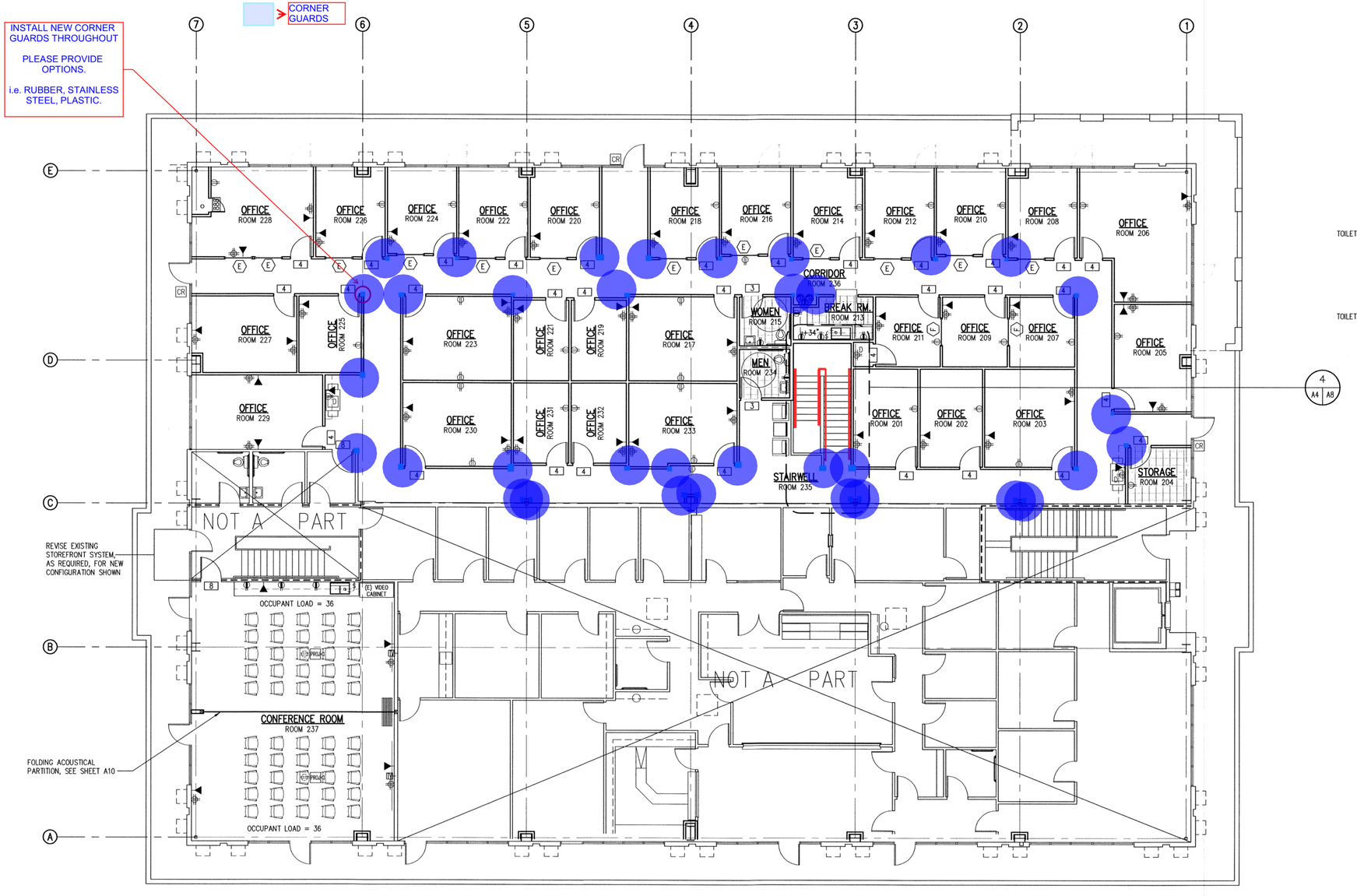
DRAWN:	CJB / JWS
DATE:	1-28-13
JOB No.:	12-102
SHEET:	A-3
OF	35 SHEETS

INSTALL NEW CORNER GUARDS THROUGHOUT

PLEASE PROVIDE OPTIONS.

i.e. RUBBER, STAINLESS STEEL, PLASTIC.

CORNER GUARDS



SECOND FLOOR TENANT IMPROVEMENT PLAN

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

Corner Guards 35.0 EA

SYMBOLS

- DATA/PHONE
- GFCI DUPLEX OUTLET
- DUPLEX OUTLET
- DEDICATED OUTLET (30A, 120V @ COPIERS)
- 4-PLEX OUTLET
- DEDICATED 4-PLEX OUTLET
- TV & ELEC OUTLETS, MOUNTED 12" BELOW CEILING
- CEILING MOUNTED CLOSED CIRCUIT SECURITY CAMERA
- CEILING MOUNTED VIDEO PROJECTOR
- HIRSCH SCRAMBLE PAD/CARD READER, MODEL TO BE SELECTED BY TENANT, 60" A.F.F.

NOTE: SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS

WALL LEGEND

- EXISTING EXTERIOR PERIMETER OR INTERIOR TENANT IMPROVEMENT WALL
- EXISTING ONE-HOUR FIRE RATED WALL FULL HEIGHT TO UNDERSIDE OF DECKING OR ROOF SHEATHING
- INTERIOR WALL – 3-5/8" METAL STUDS (20 GA. AT FIRST FLOOR, 25 GA. AT SECOND FLOOR) AT 16" O.C. WITH BRACING PER MFR. SPECIFICATIONS, R-11 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL WITH 1-1/2" TYPE S, DRYWALL SCREWS AT 8" O.C. (GA FILE NO WP 1072, FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 791484, 791500, 791497, 8-12-81, ULC DESIGN W415), NRCC 816-NV, 2-3-81) STC RATING = 49
- PLUMBING WALL – 6"x20 GA. METAL STUDS (20 GA. AT FIRST FLOOR, 25 GA. AT SECOND FLOOR) AT 16" O.C. WITH BRACING PER MFR. SPECIFICATIONS, R-19 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL (W/R AT WET SIDES) WITH 1" TYPE S, DRYWALL SCREWS AT 8" O.C. (GA FILE NO WP 1072, FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 791484, 791500, 791497, 8-12-81, ULC DESIGN W415), NRCC 816-NV, 2-3-81), STC RATING = 49
- BEARING WALL – 2x6 WOOD STUDS AT 16" O.C. WITH MIDHEIGHT BLOCKING, R-19 FRICTION FIT BATT INSULATION IN ALL VOIDS AND 5/8" GYPSUM BOARD (TAPED AND CAULKED) ATTACHED TO EACH SIDE OF WALL (W/R AT WET SIDES) WITH 6d COATED NAILS, 1-7/8" LONG, 1/4" HEADS, AT 7" O.C. (GA FILE NO WP 3510, UL R3501-47, -48, 9-17-65, DESIGN U309; UL R1319-129, 7-22-70, UL DESIGN U314, NGC 2404, 10-14-70), STC RATING = 49. REFER TO SHEET S1.

FLOOR PLAN NOTES:

1. DEFERRED SUBMITTALS SHALL BE LISTED ON THE FRONT OF THE DRAWINGS AND SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT INCLUDING FIRE SPRINKLERS AND TRUSSES. CBC 106.3.4.2
2. THRU PENETRATIONS OF FIRE RESISTIVE WALLS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM AND SHALL HAVE AN F RATING OF NOT LESS THAN THE RATING OF THE WALL. CBC 709.6.
3. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH TITLE 24, 713.
4. MEMBRANE PENETRATION OF FIRE RESISTIVE WALL SHALL COMPLY WITH SECTION 709.6 CBC.
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6. SMOKE/FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS: DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS, DUCTS PASSING THROUGH HORIZONTAL EXITS, DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE RATED CORRIDORS.
7. FIRE-RESISTIVE COVERING ON COLUMNS THAT ARE EXPOSED TO INJURY FROM MOVING VEHICLES, HANDLING OF MERCHANDISE OR OTHER MEANS SHALL BE PROTECTED IN AN APPROVED MANNER.
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12. INSTALL ACOUSTICAL SEALANT, AT EACH SIDE OF WALL, BETWEEN BOTTOM TRACK AND FLOOR.
13. FOR TOILET ROOM CLEARANCES AND SPECIFICATIONS, SEE DETAILS 5, 6, 7 AND 8 ON SHEET A11.
14. SEE DETAL 4 ON SHEET A11 FOR DRINKING FOUNTAINS.
15. SEE INTERIOR ELEVATIONS ON SHEET A11 FOR CABINET ELEVATIONS

FINISH NOTES:

1. NEW WALL GYPSUM BOARD FINISHED SURFACES SHALL BE TEXTURE COATED, AND PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS.
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METAL STUD NOTES:

1. ALL METAL STUDS SHALL BE AS MANUFACTURED BY "AMERICAN STEEL FRAMING SOLUTIONS" OR BY A MEMBER OF METAL STUDS MFR'S. ASSOC. (MSMA) ICBO ESR 2915.
2. ALL BRIDGING, BLOCKING & END BEARING STIFFENERS SHALL BE AS REQ'D BY MFR., U.N.O. ON DRAWINGS.

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PER CBC 1017.3, EXCEPTION 2, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50'

REV.	DESCRIPTION	DATE

CLIENT

TONEMAN DEVELOPMENT
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620 WEST AVENUE L
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PROJECT

CHILD & FAMILY GUIDANCE CENTER TENANT IMPROVEMENT
40005 10th STREET WEST
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PC #B12-00855

SHEET TITLE

SECOND FLOOR TENANT IMPROVEMENT PLAN

LICENSED ARCHITECT
JOHN W. SVALBE
No. C-33344
REN 12/31/2013
STATE OF CALIFORNIA

PLANS PREPARED BY:
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