

ATTACHMENT 4

A.B.	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
ABV.	ABOVE	NO.	NUMBER
A/C	AIR CONDITIONING	N.T.S.	NOT TO SCALE
ACUST.	ACOUSTIC		
ADA	AMERICANS WITH DISABILITIES ACT	O.C.	ON CENTER
ADD'L	ADDITIONAL	OF # 1	OWNER FURNISHED & INSTALLED
ADJ.	ADJUST		
AFF	ABOVE FINISH FLOOR	OPNG.	OPENING
ALT.	ALTERNATE	OPP.	OPPOSITE
ALUM.	ALUMINUM	OSA.	OUTSIDE AIR
ANOD.	ANODIZED	OV.	OVER
AP	ACCESS PANEL		
APPROX.	APPROXIMATE	P.	POST
		P.A.	PUBLIC ADDRESS
BD.	BEHIND	P.C.C.	PORTLAND CEMENT CONC.
BEH.	BELOW	P.J.	PANEL JOINT
BEL.	BOARD	PL.	PLATE
BLDG.	BUILDING	PLAS.	PLASTER
BLK.	BLOCK	PLN.	PLAN
BM.	BEAM	PLYHD.	PLYWOOD
B.N.	BOUNDARY NAILING	PNL.	PANEL
BOT.	BOTTOM	P.O.C.	POINT OF CONNECTION
BTWN.	BETWEEN	PR.	PAIR
		PRESS.	PRESSURE
CAB.	CABINET	PRV.	PRESSURE REDUCING VALVE
C.E.C.	CALIFORNIA ENERGY CONSERVATION	P.S.I.	POUNDS / SQUARE INCH
	CONDENSATE DRAIN	P.T.	PRESSURE TREATED
CD.	CERAMIC	QTY.	QUANTITY
CER.	CERAMIC		
C.F.H.	CUBIC FEET PER HOUR		
C.I.	CAST IRON	R/A	ROOF ACCESS
CLR.	CLEAR	RAD.	RADIUS
CLG.	CEILING	R.D.	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	REINF.	REINFORCED
C.O.F.	CENTER OF FRAME	REQ'D.	REQUIRED
COL.	COLUMN	RF.	ROOF
COMP.	COMPACT	R# & C.	ROUGH-IN # CONNECT
CONC.	CONCRETE	RM	ROOM
CONN.	CONNECTION	R.R.	ROOF RAFTER
CONST.	CONSTRUCTION	R.S.	ROUGH SAWN
CONT.	CONTINUOUS		
C.P.C.	CALIFORNIA PLUMBING CODE	S.C.	SOLID CORE
	CERAMIC TILE	SCHED.	SCHEDULE
C.T.		SEC.	SECTION
		S.F.	SQUARE FEET/FOOT
DBL.	DOUBLE	SHT.	SHEET
D.F.	DRINKING FOUNTAIN	SHTG.	SHEATHING
DIA.	DIAMETER	SH.	SIMILAR
DIM.	DIMENSION	S.O.C.	SPLIT OFF CLOCK
DN.	DOWN	SPEC.	SPECIFICATION
DP.	DEEP	SPR.	SPRINKLER
DR.	DOOR	SQ.	SQUARE
D.S.	DOWNSPOUT	STD.	STANDARD
DRAWG.	DRAWING	STL.	STEEL
D.W.P.	DEPARTMENT OF WATER AND POWER	STOR.	STORAGE
		STRUCT.	STRUCTURE
EA.	EACH	T	TEMPERED
ELEC.	ELECTRIC / ELECTRICAL	TEL.	TELEPHONE
ELEV.	ELEVATION	THK.	THICK
EQ.	EQUAL	T.O.B.	TOP OF BEAM
EQUIP.	EQUIPMENT	T.O.C.	TOP OF CONCRETE
EXH.	EXHAUST	T.O.F.	TOP OF FRAME
EXIST.	EXISTING	T.O.L.	TOP OF LEDGER
EXP.	EXPOSED / EXPANSION	T.O.P.	TOP OF PARAPET
EXT.	EXTERIOR	T.O.S.	TOP OF SHEATHING
EXIST.	EXISTING	T.O.W.	TOP OF WALL
		TYP.	TYPICAL
F.D.	FLOOR DRAIN		
FDN.	FOUNDATION	U.B.C.	UNIFORM BUILDING CODE
F.E.C.	FIRE EXTINGUISHER CABINET	U.F.C.	UNIFORM FIRE CODE
F.F.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.G.	FINISH GRADE / FIXED GLASS	U.P.C.	UNIFORM PLUMBING CODE
FIN.	FINISH	UR.	URINAL
FIXT.	FIXTURE	UTIL.	UTILITY
FLR.	FLOOR	U.T.R.	UP THRU ROOF
FLUOR.	FLUORESCENT		
F.O.B.	FACE OF BLOCK	V.B.	VACUUM BREAKER
F.O.S.	FACE OF STUD	V.C.T.	VINYL COMPOSITION TILE
F.O.W.	FACE OF WALL	V.O.	VENT OFFSET
F.P.S.	FEET PER SECOND	V.R.	VERTICAL
FR.	FRAME	VIF	VERIFY IN FIELD
FRMG.	FRAMING	V.T.R.	VENT THRU ROOF
FT.	FEET		
FTG.	FOOTING		
F.U.	FIXTURE UNIT		
GA.	GAUGE	w/	WITH
GALV.	GALVANIZE	W.C.	WATER CLOSET
GYSBY.	GYSBY BOARD	WD.	WOOD
G.I.	GALVANIZED IRON	WH.	WATER HEATER
GLB.	GLUE LAMINATED BEAM	W/O	WITHOUT
GRD.	GRADE or GROUND	W.R.	WATER RESISTANT
GYP.	GYPSON	W.S.C.T.	WAINSCOT
H.B.	HOSE BIBB	YB	YARD BOX
H.C.	HOLLOW CORE		
HDR.	HEADER		
HDCP.	HANDICAPPED		
HDBD.	HARDBOARD		
HHNS	HEATING HOT WATER SUPPLY		
HNHR	HEATING HOT WATER RETURN		
HGR.	HANGER		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HT	HEIGHT		
HTR.	HEATER		
HVAC	HEATING / VENTILATION		
H & V	AIR CONDITIONING		
	HEATING & VENTILATION		
I.E.	INVERT ELEVATION		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR or INTEGRAL		
JAN.	JANITOR		
JB.	JAMB		
JST.	JOIST		
K.P.	KING POST		
LAM.	LAMINATE		
LAV.	LAVATORY		
LB.	POUND		
LOUV.	LOUVER		
LT.WT.	LIGHT WEIGHT		
MAS.	MASONRY		
MATL.	MATERIAL		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
MECH.	MECHANICAL	</	

FOR



ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW & EXIST'G BLDG'S IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" IF FLAT. MAXIMUM SLOPE OF ANY WALKWAY SHALL BE 1:12. ANY STEEP, RESISTANT, GROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND FLOOR OVER 27" MAX. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

RECEIVED
07-07-20
City of Lake Forest

ARCHITECTS LIABILITY LIMITED TO THE TOTAL AMOUNT OF
THE ARCHITECTS COMPENSATION

TENANT IMPROVEMENTS SPACE FOR A NEW FITNESS CENTER.
NO NEW LIGHTING OR POWER IMPROVEMENTS.
NO NEW HVAC - SUPPLY AND RETURN DUCTWORK, TO REMAIN
IN PLACE.
NEW EXHAUST VENTING IN RESTROOMS, ONLY.
CONSTRUCT NEW ADA RESTROOM AND CONNECT TO EXISTING
PLUMBING.

I. SPRINKLER T.I.

CODES:

- 2019 CBC W/Local Amendments
- 2019 CEC / 2018 NEC
- 2019 CMC / 2018 UMC
- 2019 CPC / 2018 UPC
- 2019 CGC
- 2019 California Energy Code
- 2019 California Energy Standards Code



TYPE OF CONSTRUCTION:	= III
SPRINKLERS:	= YES
HEIGHT:	= 19'
FLOOR AREA (GROSS):	= 14,842 sf
OCCUPANT GROUPS:	= B & S-I

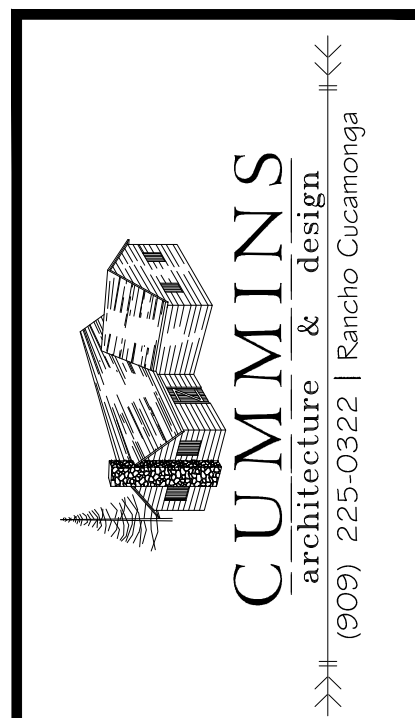
SUITE	NET AREA	FLOOR AREA	OCC. LOAD
OFFICE SPACE (B)	3,051 Sqft	3,200 Sqft	32 PERSONS
TOTAL			32 PERSONS

PROJECT ARCHITECT

CUMMINS ARCHITECTURE & DESIGN
6371 HAVEN AVENUE, SUITE #3-161
RANCHO CUCAMONGA, CA 91737

DALE R. CUMMINS, ARCHITECT
TEL: (909) 225-0322
E-MAIL: dalec@cumminsarchitecture.com

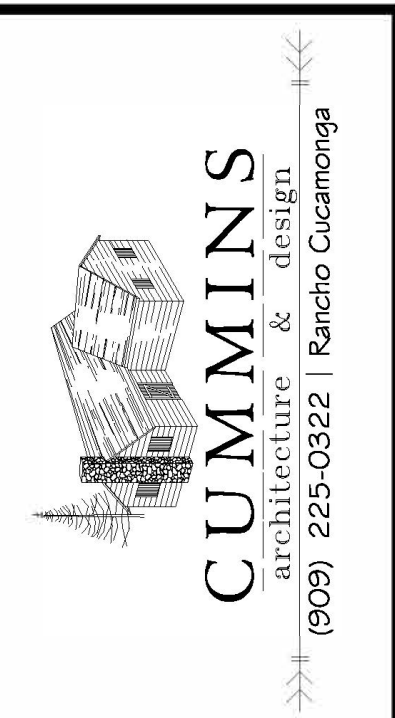
REVISIONS	BY
 1st PLAN CHECK BUILDING DEPT	6/10/20 WJRB
 2nd PLAN CHECK BUILDING DEPT	6/19/20 WJRB



Project: .
Owner: *ANDREW GOLDSTEIN*
Phone: *(818) 913-3016*
Project Address: *21088 Bake Parkway
Lake Forest, California 92630*

DRAWN
WJRB
CHECKED
DRC
DATE
04/12/2020
SCALE
AS NOTED
JOB NO.
GOLD
SHEET
C1
OF 4 SHEETS

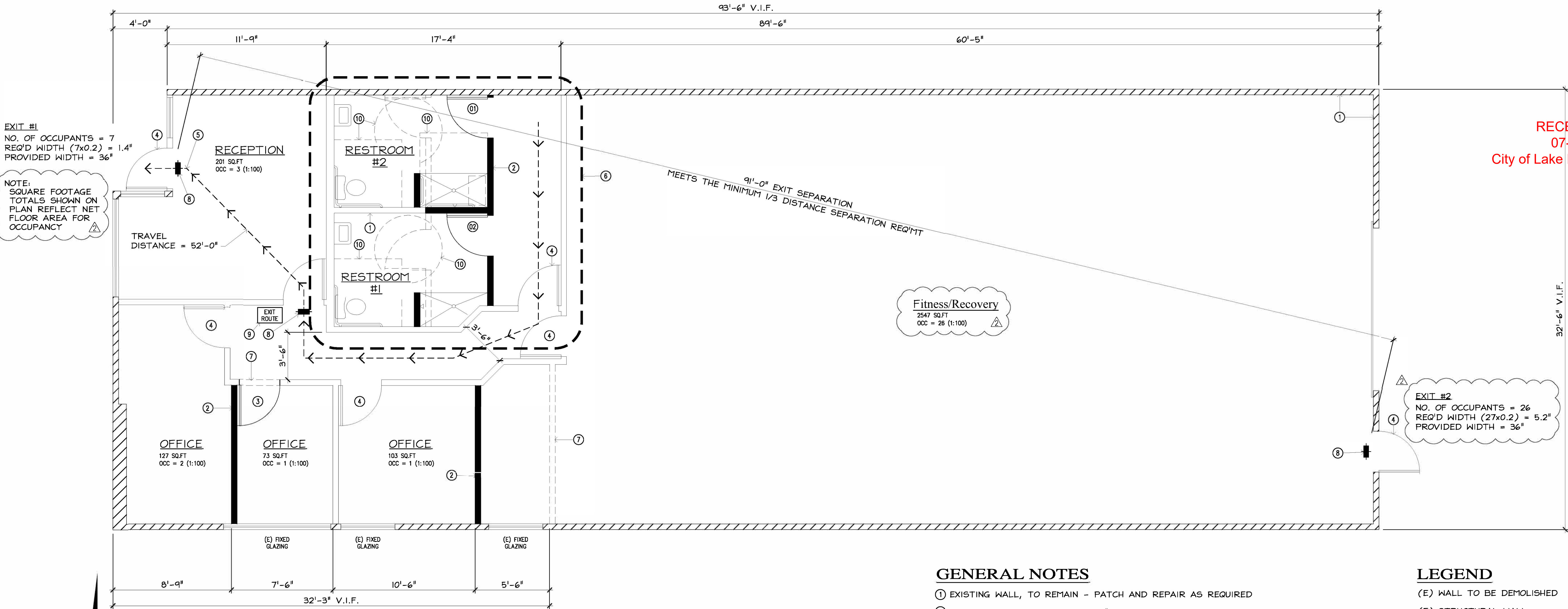
REVISIONS	BY
2nd PLAN CHECK BUILDING DEPT	8/19/20 WJR



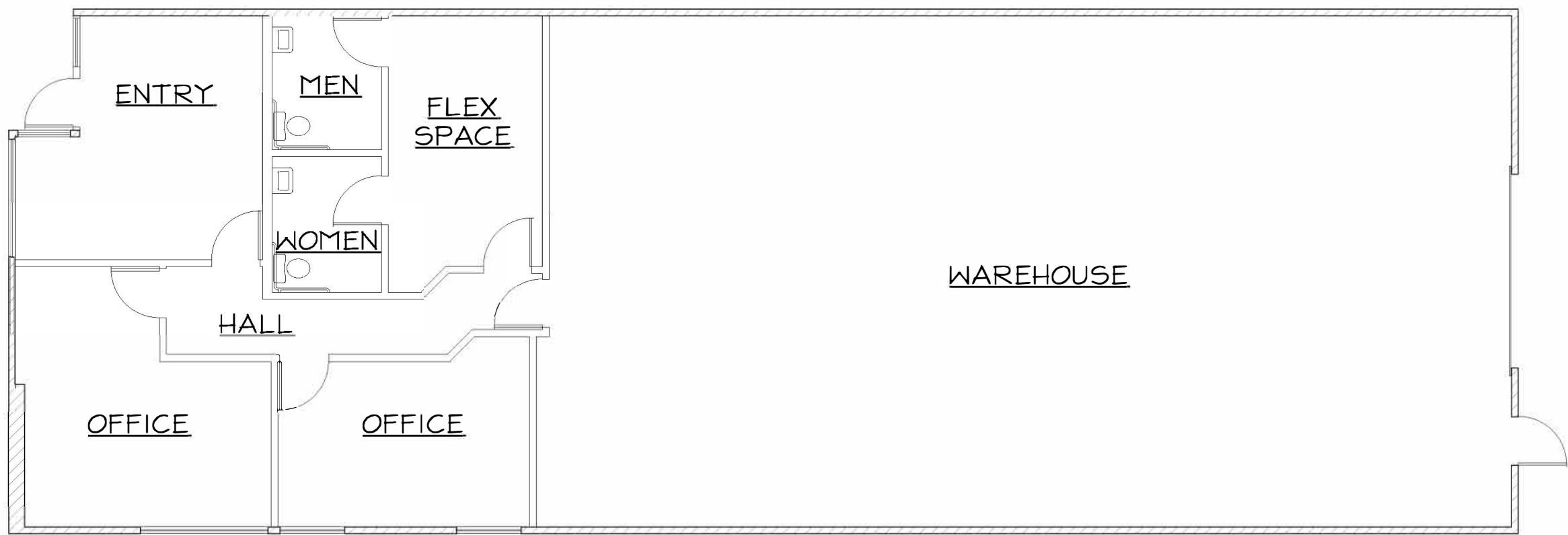
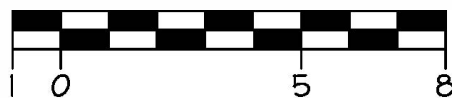
Project: ANDREW GOLDSTEIN
Owner: (818) 913-3016
Phone:
Project Address: 21088 Bake Parkway
Lake Forest, California 92630

DRAWN WJR CHECKED DRC DATE 04/18/2020 SCALE AS NOTED JOB NO. GOLD SHEET
A1
OF 4 SHEETS

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07-07-20
City of Lake Forest



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"



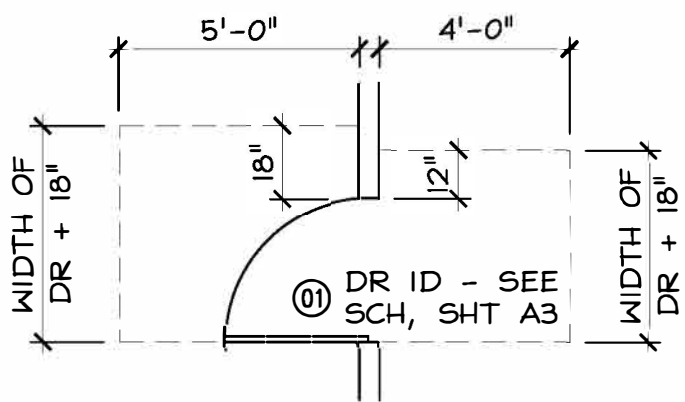
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- EXISTING WALL, TO REMAIN - PATCH AND REPAIR AS REQUIRED
- NEW METAL FRAMED WALL w/5/8" GYPSUM BOARD ON BOTH SIDES, PAINT WHITE - REFER TO LEGEND AT RIGHT
- NEW 3068 DOOR
- EXISTING DOOR, TO REMAIN
- ACCESSIBLE PATH OF TRAVEL TO BE MAINTAINED AT 36"(MIN) (CBC IIB-403)
- SEE SHEET A2 FOR ENLARGED RESTROOM PLAN
- EXISTING NON-BEARING WALL, TO BE REMOVED - PATCH AND REPAIR WHERE WALL WAS REMOVED FROM REMAINING COMPONENTS
- EXISTING ILLUMINATED EXIT SIGN
- EXISTING TACTILE EXIT SIGN - SEE DETAIL, THIS SHEET
- REQUIRED CLEAR FLOOR SPACE PER SEC. IIB-604.3.1

LEGEND

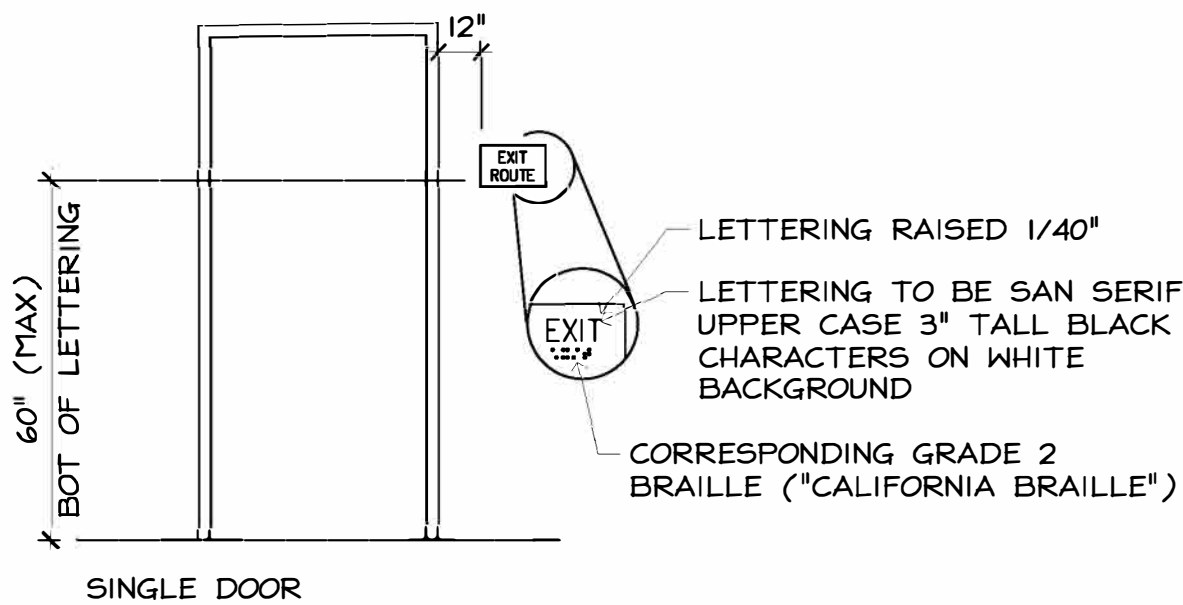
- (E) WALL TO BE DEMOLISHED
- (E) STRUCTURAL WALL (TO REMAIN UNDISTURBED)
- (E) PARTITION WALLS, TO REMAIN
- NEW METAL FRAMED INTERIOR WALL, SEE DTLS, SHT A3
- STEEL FRAMING SPEC
CLARK DIETRICH BUILDING SYSTEMS
ICC-ES Evaluation Report #ESR-2457
- SIZE: 3-5/8" x 1-1/4"
- ProSTUD 25 - 15mil 50kai
ProSTUD 20 - 19mil 65kai
- ILLUMINATED EXIT SIGN



REQUIRED DOOR CLEARANCE

TACTILE EXIT SIGN, WALL MOUNTED ON LATCH SIDE OF DOOR - FOR REQUIRED EXIT SIGN LOCATIONS AND DETAIL, SEE THIS SHEET

SEE DOOR SCHEDULE, SHT A3 FOR MORE INFORMATION



TACTILE EXIT SIGN

- SIGNAGE SHALL BE INSTALLED ON LATCH SIDE OF DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLE TO THE RIGHT.
- SIGNAGE MUST BE LOCATED SO THAT A PERSON CAN APPROACH WITHIN 3" WITHOUT OBSTRUCTION.
- SIGNAGE SHALL HAVE A NON-GLARE FINISH WITH A CONTRASTING BACKGROUND.
- SIGNAGE TO HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1.
- CHARACTER STROKE WIDTH-TO-HEIGHT RATIO SHALL BE BETWEEN 1:1 AND 1:10.
- SIGNAGE SHALL CONTAIN GRADE 2 BRAILLE WITH DOTS 1/10" AND 2/10" SPACE BETWEEN CELLS RAISED 1/40".



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