

SUSPENDED CEILING GENERAL NOTES:

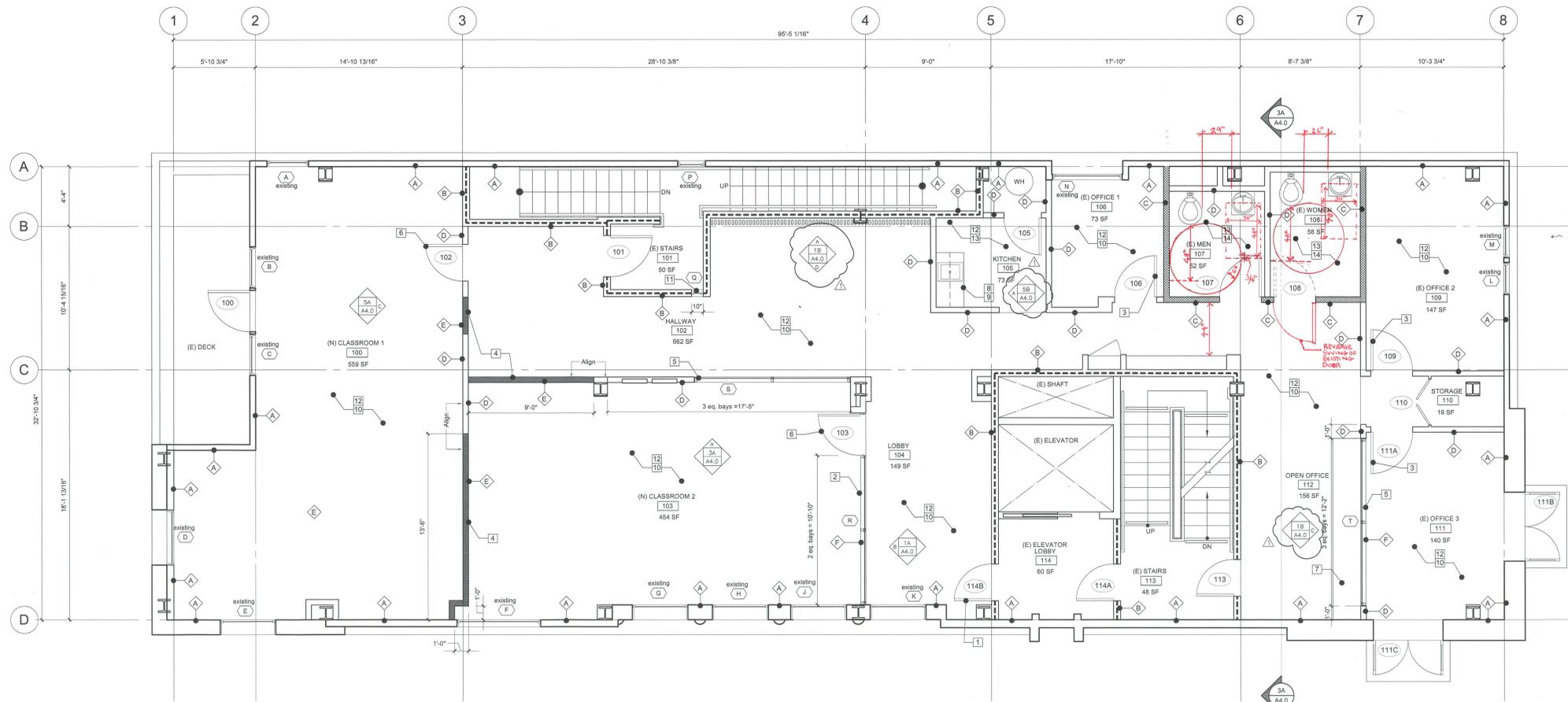
- All ceiling systems are existing. Where modification to the existing construction requires the existing ceiling to be modified, the ceiling system shall comply with the following: Lateral bracing for suspended ceiling shall be provided. Where the ceiling is not supporting interior partitions, ceiling bracing shall be provided by four No. 12 gauge wires secured to the main runner within 2 inches of the cross runner intersection and splayed 90 degrees from each other at an angle not exceeding 45 degrees from the plane of the ceiling. A strut (adequate to resist the vertical component from lateral loads) fastened to the main runner shall be extended to and fastened to the structural members of the roof or floor above. These horizontal restraint points shall be placed 12 ft. on center in both directions with the first point within 6 ft. of each wall. Attachment of the restraint wires to the structure above shall be adequate for the load imposed.
- Suspended ceilings in Seismic Design Categories D, E, and F shall be designed and installed in accordance with ASTM C635, ASTM C636, and ASTM E580 Section 5 as Modified by the following: [13.5.6.2.2 ASCE 7-10]
- A heavy duty T-bar grid system shall be used.
- The width of the perimeter supporting closure angle shall be not less than 2 inches.
- For ceiling areas exceeding 2500 sq. ft., a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2500 sq. ft. shall be provided unless structural analyses are performed.
- Sprinkler heads and other penetrations shall have a 2 inch oversize ring, sleeve, or adapter through the ceiling tile to allow for free movement of at least 1 inch in all horizontal directions.
- Changes in ceiling plan elevation shall be provided with positive bracing.
- Light fixtures, cable trays, and electrical conduits shall be supported independently of the ceiling.
- Suspension wires shall not be smaller than No. 12 gage spaced at 4 feet on center.
- Suspension wires shall not hang more than 1 in 6 out of plumb.
- The perimeter end of each cross runner and main runner shall be supported a maximum of 8" from wall.
- Lateral force bracing members shall be spaced a minimum of 6" from all horizontal piping or duct.

ACCESSIBILITY GENERAL NOTES

- Handles, pulls, latches, locks and other operable parts on doors and gates shall not require tight grasping, tight pinching or twisting of the wrist to operate. [11B-404.2.7 CBC]
- Operable parts such as hardware shall be 34" minimum and 44" maximum above the finished floor or ground. [11B-404.2.7 CBC]
- The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. [11B-404.2.10 CBC]
- Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. [11B-404.2.9 CBC]
- Minimum maneuvering clearances at doors shall comply with 11B-404.2.4. The floor or ground area within the required clearances shall be level and clear [11B-404.2.4 CBC]
- Carpet or carpet tile shall be securely attached and have a firm cushion, pad or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2" maximum. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 11B-303. [11B-302.2 CBC]

Wall Legend

- Existing Exterior Wall to remain
- Existing 1 hr. Fire Rated Wall to remain
- Existing acoustic wall to remain
- Existing to remain Interior wall, 3/8" 20 GA metal studs @ 16" o.c. 5/8" Gypsum wallboard ea. side
- New Interior wall, 3/8" 20 GA metal studs @ 16" o.c. 5/8" Gypsum wallboard ea. side, insulation batts
- New transom Window, Typ.



Improvement Floor Plan

1/4"=1'-0"

2E Floor Plan Keynotes

1E

WESTMONT DOWNTOWN CENTER
 26 W. Anapamu
 Santa Barbara CA 93101

TENANT IMPROVEMENT

NO.	DESCRIPTION	DATE
	Plan Check Submittal	04.15.2015
	Plan Check Submittal	05.15.2015

Improvement Floor Plan

A2.1



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