



AREA NOT IN CONTRACT (N.I.C.).

EXISTING WALL TO REMAIN.

NEW CONSTRUCTION, TYPICAL PARTITION TO UNDERSIDE OF GRID UNLESS OTHERWISE NOTED.

NEW 1 HOUR FIRE RATED PARTITION.

NEW FRAMED GLASS PARTITION.

NEW MILLWORK

NEW SINGLE DOOR, DOOR FRAME AND HARDWARE.

NAME

201

ROOM KEY SYMBOL

ROOM NAME

ROOM NUMBER

NOTE: ALL NEW DOOR PULL HARDWARE TO BE ACCESSIBLE, APPROVED "LEVER" TYPE.

NOTE: ALL NEW DOORS ARE TO BE 3'-0" WIDE MIN. UNLESS OTHERWISE NOTED.

* ALL DIMENSIONS ARE APPROXIMATE.

* FURNITURE VENDOR SHALL VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS.

* ALL FURNITURE PROVIDED BY TENANT.

NOTE:
CONTRACTOR TO IDENTIFY IN BID AND INCLUDE IN PRICING ALL ITEMS LIKELY TO BE REQUIRED BY TITLE 24, CHAPTER 6 PART 141.0 AND 141.1 BASED ON SCOPE OF WORK SHOWN IN PLAN. THIS SHALL INCLUDE (AS APPLICABLE) BUT NOT LIMITED TO: DISAGGREGATION OF ELECTRICAL PANELS, CONTROLLED RECEPTACLES, DAYLIGHTING CONTROLS, OCCUPANCY SENSORS, MULTI-LEVEL SWITCHING AND/OR DIMMING, DEMAND RESPONSE AND HVAC EFFICIENCY MEASURES.

FLOOR PLAN			
ELECTRICAL KEYNOTES		INTERIOR CONSTRUCTION KEYNOTES	
E1	INSTALL NEW ELECTRICAL SERVICE FOR ENTIRE BUILDING AND ALL INTERIOR AND EXTERIOR LIGHTING.	IC1	INSTALL NEW FULL HEIGHT PARTITIONS. 3-5/8" X 20 GA METAL STUDS WITH R-9 INSULATION IN ALL WALLS.
E2	INSTALL STANDARD POWER FOR ALL OFFICES AND CLASS ROOMS EXCEPT COMPUTER ROOMS WHICH MAY ACCOMMODATE AS MANY AS 25 COMPUTERS EACH AT A TIME.	IC2	NEW 8' HIGH INTERIOR GLASS WALL IN ALUMINUM FRAME BY WESTERN INTEGRATED OR EQUAL.
FIRE LIFE SAFETY KEYNOTES		IC3	PLUMBING WALL FOR RESTROOMS ETC.
FLS1	INSTALL SYSTEM TO INCLUDE SMOKE DETECTORS, STROBES, LIGHTING AND EXIT SIGNS. SYSTEM WILL BE EXTERNALLY MONITORED.	IC4	NEW RESTROOMS: TILE (\$5/ S.F. MATERIAL COST) FLOOR, TILE ON ALL WALLS TO 6', NEW WHITE TOILETS, SINKS AND CORIAN TOPS. NEW PAINTED METAL TOILET PARTITIONS, DRYWALL CEILING AND LED LIGHTING.
SECURITY KEYNOTES		IC5	NEW DOORS THROUGHOUT. 3'-0" X 8'-0" PLASTIC LAMINATE SOLID CORE DOORS WITH SCHALGE LEVER HARDWARE (STAINLESS STEEL), PANIC HARDWARE INSTALLED AT DOORS NOTED ON PLAN (P.H.).
S1	NEW MONITORED CAMERAS AT THESE LOCATIONS.	IC6	INSTALL NEW 2X2 SUSPENDED CEILING THROUGHOUT WITH 2X2 LED DOWNLIGHTS, EXCEPT INSTALL DRYWALL WITH LED 6" DIAMETER DOWNLIGHTS IN RESTROOMS, KITCHEN AREA, FOYER, JANITORS CLOSET. INSURE THAT MINIMUM EMERGENCY LIGHTING IS ACCOMMODATED AT ALL EXITS.
S2	NEW MONITORED ALARM SYSTEM THROUGHOUT.	IC7	ASSUME ALL FLOORING WILL BE CARPET IN OFFICES, CLASSROOMS ETC (\$25/SQ YD MATERIAL ONLY), VCT IN STORAGE, SERVER, BREAK ROOM, PARENT ROOM, FOYER AND KITCHEN. TILE AS NOTED IN RESTROOMS.
		IC8	NEW 4'X5' PASS THRU BULLET RESISTANT WINDOW AND SHELF AT FRONT OFFICE AT PARENT ROOM. DOOR WILL HAVE RELEASE BUTTON FROM FRONT OFFICE.
		IC9	NEW 4'X5' PASS THROUGH WINDOW AND SHELF AT KITCHEN.
		IC10	NEW HINGED MANUAL FOLDING WALL (MODERN FOLD OR EQUAL) WITH WALL COVERING ON BOTH SIDES. HIGH STC RATING -52.
		IC11	ALLOW FOR \$2,500 FOR NEW INTERIOR SIGNAGE.
		IC12	INSTALL NEW KITCHEN UPPER AND LOWER KITCHEN CABINETS, WITH STAINLESS STEEL SINK, DISHWASHER, DISPOSAL, 2 MICROWAVES, 2 LARGE REFRIGERATORS, AND ON ELECTRIC STOVE TOP.
		IC13	INSTALL PLASTIC LAMINATE LOCKERS ON THIS WALL.
EXTERIOR CONSTRUCTION KEYNOTES		DEMOLITION KEYNOTES	
C1	INSTALL NEW ROOF PLYWOOD SHEATHING AND NEW BUILT UP ROOFING. INCLUDING ALL PARAPETS, FLASHING ETC.	D1	DEMO ALL INTERIOR WALLS AND WALLS SEPARATING BUILDINGS. TEST AND ELIMINATE ALL LEAD BASED PAINT AND ANY ASBESTOS (PROVIDE ALLOWANCE IF NECESSARY). DEMO ALL INTERIOR FINISHES, PLASTER, DRYWALL ETC. BACK TO THE BARE STUDS.
C2	INSTALL NEW PADS FOR NEW HVAC UNITS ON ROOF.	D2	DEMO EXISTING CANOPY.
C3	INSTALL NEW METAL CANOPY TO REPLACE THE EXISTING. REBUILD SEATING IN THIS AREA.	D3	DEMO ALL STUCCO FROM BUILDING AND MAKE READY FOR NEW.
C4	INSULATE THE ENTIRE ENVELOPE. R-11 MIN WALLS AND R-19 ROOF.	D4	DEMO ALL ROOFING AND SHEATHING.
C5	INSTALL KEVLAR BULLET PROOF PANELS INTO THE EXTERIOR WALLS TO 7' HIGH AT WALLS FACING WESTERN AVE AND WEST 91ST STREET.	D5	DEMO ALL PLUMBING SUPPLY AND WASTE TO PROPERTY LINE.
C6	INSTALL NEW STUCCO WITH MINIMUM 3/4" ALUMINUM REVEALS AT THE ENTIRE PERIMETER OF THE BUILDING.	D6	DEMO ALL ELECTRICAL SERVICE, PANELS AND DISTRIBUTION ON THE PROPERTY.
C7	AT AREAS WHERE BEARING WALLS REMOVED, ASSUME 6" DIAMETER STEEL POSTS TO CARRY WOOD BEAMS AND TJI BEAMS IN THE CENTER/LARGEST SPAN.	D7	DEMO ALL PORTIONS OF THE FENCE NOT USED IN THE FINAL PLAN.
C8	INSTALL NEW FENCING AS NEEDED AS PER PLAN. INSTALL NEW ELECTRIC GATE AT 91ST STREET, NEW EXIT GATE DOORS WITH PANIC HARDWARE AND TRASH ENCLOSURE.	ALTERNATES	
C9	INSTALL NEW WOOD STORAGE UNITS ADJACENT TO THE PARKING LOT FOR EQUIPMENT.	D8	DEMO SIDEWALK AND ALL APPLICABLE ASPHALT TO INSTALL NEW DRIVEWAY ON 91ST STREET.
C10	ALLOWANCE FOR NEW GARDEN SPACE. WOOD RAILROAD TIES WITH NEW SOIL AND IRRIGATION.		
C11	ALLOW FOR RESURFACING AND STRIPPING THE PARKING LOT AT THE END OF THE PROJECT.		
C12	ALLOW \$7,500 FOR NEW SIGNAGE.		
C13	INSTALL FOUR (4) NEW 3'X4' DOUBLE PANEL ALUMINUM CLERESTORY WINDOWS ON THE WESTERN AVE ELEVATION.		
C14	INSTALL FOUR (4) NEW 2'X6' SKYLIGHTS IN THE ROOF ON THE OPEN AREAS.		

PROJECT:

AL WOOTEN JR.
HERITAGE CENTER

9106 WESTERN AVE
LOS ANGELES, CA 90

saa

SHLEMMER • ALGAZE • ASSOCIATES
CULVER CITY, CA • IRVINE, CA • LOS ANGELES, CA
SAN FRANCISCO, CA • ISELIN, NJ • NEW YORK, NY

6083 Bristol Parkway
Culver City, CA 90230
T 310.553.3252

18201 Von Karman Ave., Suite 120
Irvine, CA 92612
T 949.724.8958

515 South Flower St., Suite 1200
Los Angeles, CA 90071
T 213.929.1400

535 Mission St., Suite 2027
San Francisco, CA 94105
T 415.390.6793

485C US Route 1 South, Suite 105
Iselin, NJ 08830
T 848.200.1200

711 3rd Ave., 6th Floor
New York, NY 10017
T 917.512.6688

www.saaia.com

SEAL AND STAMP:

CONSULTANTS:

DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
04/19/2018	ISSUE FOR CLIENT REVIEW	

OWNERSHIP AND USE OF DOCUMENTS

All Drawings, Specifications and copies thereof furnished by SAA Interiors are and shall remain it's property. They are to be used only with respect to this project. Federal law prohibits the reproduction, display, sale, or other disposition of this document without the express written consent of Shlemmer+Algaize+Associates Interiors & Architecture.

DATE: 04/18/2018

DRAWN: S.L.

REVIEWED: R.S.

PROJECT NO: 618947

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

SHEET TITLE:

PRICING PLAN

THESE SPACE PLAN IS NOT INTENDED TO BE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. Shlemmer+Algaize+Associates SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR ANY CONSTRUCTION BASED ON THE CONCEPTS PROVIDED IN THIS DOCUMENT.

SHEET NO:

PP-2.0