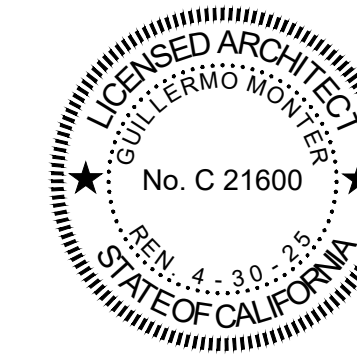




Telephone: (562) 355-0879

SEALS & SIGNATURES



SIGNED ON JULY 26, 2024

PROJECT NAME & LOCATION:

1601 PCH

STREET LEVEL  
SPEC SUITES

1601 PACIFIC COAST  
HIGHWAY  
HERMOSA BEACH, CA

ISSUED FOR PLAN CHECK

# 1601 PCH

## STREET LEVEL SPEC SUITES

# 1601 PACIFIC COAST HIGHWAY HERMOSA BEACH, CA

\*AMERICAN WITH DISABILITIES ACT (ADA) ARE FEDERAL OBLIGATIONS ONLY AND IS NOT REVIEWED BY LOCAL ENFORCEMENT AGENCIES. THIS PROJECT SHALL COMPLY WITH THE DISABLED ACCESS PROVISIONS SET FORTH IN THE CURRENT CALIFORNIA BUILDING CODE (CBC). IT IS THE PROPERTY OWNER'S AND THEIR AGENT'S RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.\*

### ABBREVIATIONS

ACCES ACCESSORY	EMBED EMBED(D)(ING)	KIT KITCHEN	REIN REINFORCE(D)(ING)(MENT)
ACOUS ACOUSTICAL)	ENGR ENGINEER(ED)	LAV LAVATORY	RESIL RESILIENT
AFF ABOVE FINISHED FLOOR	ENTR ENTRANCE	LB POUND	RFG ROOFING
AL ALUMINUM	EQ EQUIPMENT	LT LIGHT	RM ROOM
ALT ALTERNATE	EXP EQUIPMENT	LVLG LEVELING	RO ROUGH OPENING
ANNUNC ANNUNCIATOR	EXIST EXISTING	LVR LOUVER	SCR SCRIBE
ANOD ANODIZED	EXP JT EXPANSION JOINT	MAX MAXIMUM	SECUR SECURITY
APPL APPLIANCE	EXPS EXPOSE(D)	MFD MANUFACTURED	SF SQUARE FEET
ARCH ARCHITECT(URAL)	EXT EXTERIOR	MFR MANUFACTURER	SGL SINGLE
AUTO AUTOMATIC	FAB FABRICATION	MECH MECHANICAL	SHORG SHORING
AVG AVERAGE	FD FLOOR DRAIN	MET METAL	SIM SIMILAR
& AND	FE FIRE EXTINGUISHER	MEMB MEMBRANE	SST STAINLESS STEEL
BLDG BUILDING	FEC FIRE EXTINGUISHER CABINET	MEZZ MEZZANINE	STD STANDARD
BOLL BOLLARD	FHC FIRE HOSE CABINET	MINI MINIMUM	STL STEEL
BD BOARD	FIN FINISH	MISC MISCELLANEOUS	STRFR STOREFRONT
BLKG BLOCKING	FLDG FOLDING	MLWK MILLWORK	STRUCT STRUCTURAL
BRODM BROADLOOM	FPLC FIREPLACE	MOIST MOISTURE	SURF SURFACE
BU BUILT UP	FR FIRE RAT(ING)(ED)	MOT MOTOR(IZED)	SUSP SUSPENDED
CAB CABINET	FRMG FRAMING	MTD MOUNTED	SYS SYSTEM(S)
CPT CARPET	FXD FIXED	NIC NOT IN CONTRACT	THK THICK
CEM CEMENT(ITIOUS)	FXTR FIXTURE	NO NUMBER	TLT TOILET
CER CERAMIC	FLR FLOOR(ING)	NTS NOT TO SCALE	TRAF TRAFFIC
CLG CEILING	FURN FURNITURE	ORNA ORNAMENTAL	TRANS TRANSPARENT
COATG COATING	FWC FABRIC WALL COVERING	OVFL OVERFLOW	TRTD TREATED
COILG COILING	GA GAUGE	OVHD OVERHEAD	T&G TONGUE AND GROOVE
CONC CONCRETE	GFRG GLASS FIBER REINFORCED CONCRETE	OPNG OPENING(S)	TYP TYPICAL
CONSTR CONSTRUCTION	GFRG GLASS FIBER REINFORCED CONCRETE	OPR OPERABLE	UNDRLAY UNDERLAYMENT
CONT CONTINUOUS(ATION)	GFRG GLASS FIBER REINFORCED GYPSUM	PTR PARTITION	UTIL UTILITY
CONTR CONTRACT(OR)	GFRP GLASS FIBER REINFORCED PLASTER	PEDTR PEDESTRIAN	U.N.O. UNIFORM OBJECT
COV COVER	GL GRAD(E)(ING)	PBD PARTICLE BOARD	VEH VEHICLE
CMU CONCRETE MASONRY UNIT	GYP GYPSUM	PNL PANEL	VERT VERTICAL
DBL DOUBLE	HD HDWD	POLYST POLYSTYRENE	VIF VERIFY IN FIELD
DEPT DEPARTMENT	GR GRAD(E)(ING)	PORT PORTABLE	W/ WITH
DES DESIGN(ED)	GYP GYPSUM	PREFIN PREFINISHED	WC WATER CLOSET
DET DETAIL	HD HDWD	PREFAB PREFABRICATED	WD WOOD
DF DRINKING FOUNTAIN	HDWD HARDWARE	PLAM PLASTIC LAMINATE	WDW WINDOW
DIA DIAMETER	HM HOLLOW METAL	PLAS PLASTER	W/O WINDOW NOTED OTHERWISE
DIF DIFFUSER	HORIZ HORIZONTAL	PLSTC PLASTIC	WT WEIGHT
DIM DIMENSION	HVAC HEATING, VENTILATING, AND AIR CONDITIONING	PLYWD PLYWOOD	WTRPRF WATERPROOFING
DISP DISPENSER	INFO INFORMATION	PRTECN PROTECTION	
DIV DIVISION	INSTRUM INSTRUMENT(ATION)	RDR READER	
DN DOWN	INSUL INSULATION	RECES RECESSED	
\$ DOLLAR (US CURRENCY)	INTLK INTERLOCK(ING)	RECEPT RECEPTACLE	
DR DOOR	INT INTERIOR	REF REFERENCE	
DSCON DISCONNECT	INFILTR INFILTRATION	REFL REFLECTED	
DWR DRAWER	JAN JANITOR	REFR REFRIGERATOR	
ELAST ELASTOMERIC		REQD REQUIRED	
ELEC ELECTRICAL		RESIS RESISTANT(IVE)	

### PROJECT SUMMARY

THE PROJECT CONSISTS OF TENANT IMPROVEMENT

DESCRIPTION OF ALTERATIONS WORK:  
CONSOLIDATION OF 4 EXISTING RETAIL TENANT SITES AND PORTION OF EXISTING ARCADE COMMON SPACE INTO 2 SPEC OFFICE SUITES  
NEW PARTITIONS AND ELECTRICAL

EXISTING SF FOR EACH SUITE:  
SUITE #155 - 853 SF  
SUITE #160 - 663 SF  
SUITE #165 - 1,173 SF  
SUITE #170 - 2,623 SF

EXISTING COMMON SPACE: 4,275 SF

AMOUNT OF SF BEING ADDED TO EACH EXISTING SUITE:  
SUITE #155 - 811 SF  
SUITE #165 - 392 SF

NEW TOTAL SF FOR EACH SUITE:  
SUITE #155 - 2,254 SF  
SUITE #165 - 4,317 SF

FIRE SUPPRESSION SPRINKLERS: ALTER EXISTING SYSTEM AND ADD NEW CONSTRUCTION, KEEPING EXISTING IN OPERATION.

FIRE ALARM: ALTER EXISTING SYSTEM AND ADD NEW CONSTRUCTION, KEEPING EXISTING IN OPERATION.

TELEPHONE: ALTER EXISTING SYSTEM AND ADD NEW CONSTRUCTION, KEEPING EXISTING IN OPERATION.

**DESIGN-BUILD NOTES:**

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWINGS, CALCULATIONS, GOVERNMENTAL AGENCY APPROVALS AND FEES TO COMPLETE THIS WORK FOR ALL SPRINKLER AND FIRE/LIFE SAFETY WORK/SCOPE.
- ARCHITECTURAL DRAWINGS SUPERSEDE ALL ENGINEERING DRAWINGS FOR QUANTITY AND LOCATION OF MATERIALS AND FIXTURES.
- THE GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTORS ARE RESPONSIBLE FOR ANY REQUIRED CERTIFIED CALCULATIONS AND/OR DRAWINGS REQUIRED TO SATISFY INSPECTION REQUIREMENTS THAT RESULT FROM ON-SITE CONDITIONS OR WORK PERFORMED.

**SEISMIC GAS VALVE:**

AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.

**CONSTRUCTION IN RIGHT-OF-WAY:**

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSE.

### APPLICABLE CODES

**APPLICABLE CODES**

- 2022 CBC (BASED ON 2021 IBC)
- 2022 CPC (BASED ON 2021 UPC)
- 2022 CEC (BASED ON 2021 NEC)
- 2022 CMC (BASED ON 2021 UMC)
- 2022 CBC ENERGY CODE TITLE 24, PART 6
- 2022 CGBC
- \*2023 CITY OF HERMOSA BEACH, CA AMENDMENTS PER ORDINANCE 16-425
- 2019 CALIFORNIA FIRE CODE

**CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION**

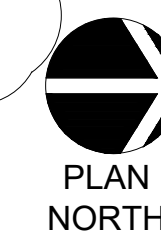
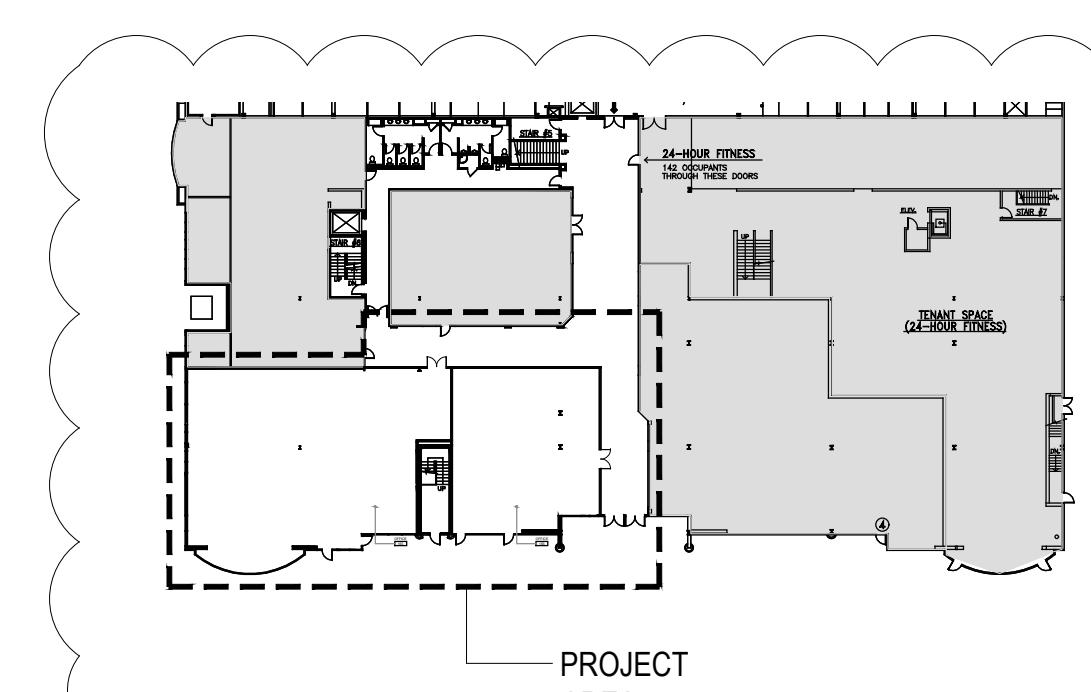
1. GROUP B: BUSINESS

**TOTAL USABLE SPACE: 6,571 USF**  
**TOTAL AREA OF WORK: 6,571 USF**  
**ACCESSIBLE RESTROOMS: YES**  
**NUMBER OF STORIES: 2**  
**CONSTRUCTION TYPE: TYPE 1-FR**  
**SPRINKLERED BUILDING: YES**

**DEFERRED SUBMITTALS:**

FIRE SPRINKLERS, FIRE ALARM, LOW VOLTAGE  
MEP UNDER SEPARATE PERMITS

### KEY PLAN



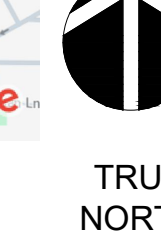
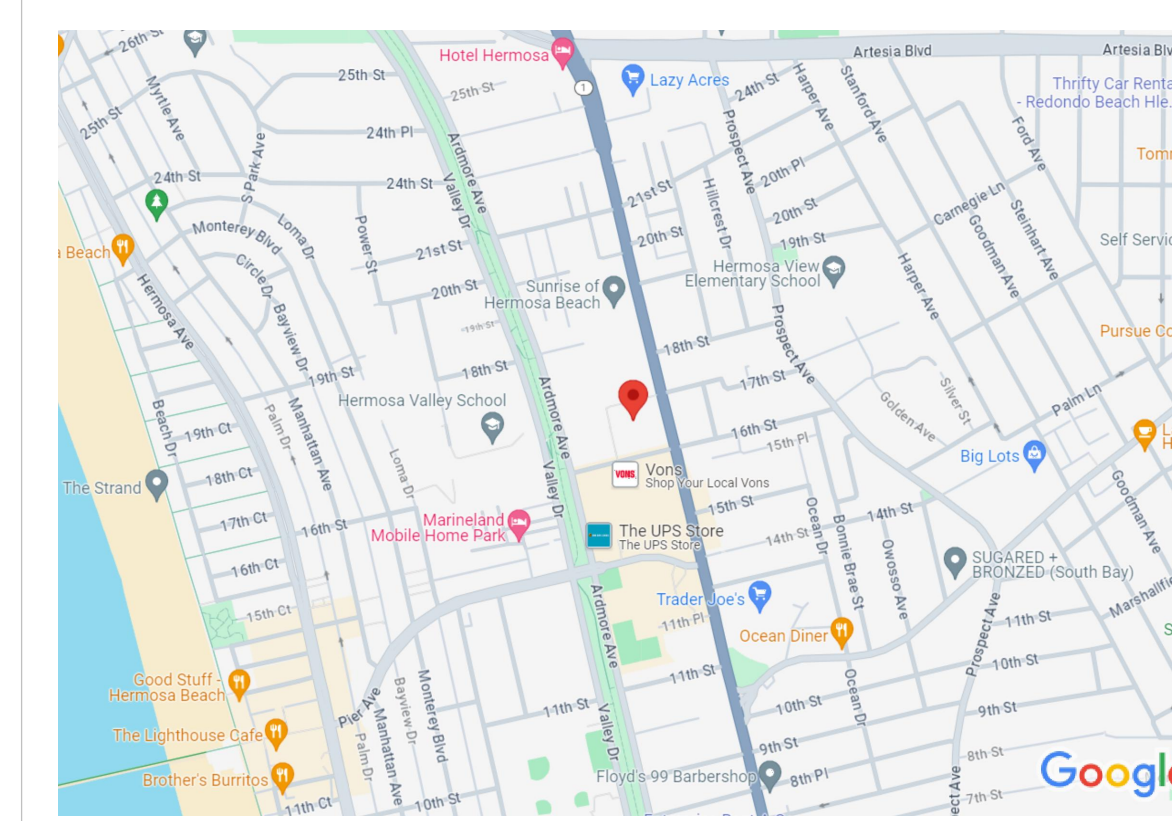
### PROJECT DIRECTORY

**BUILDING MANAGEMENT:**  
CBRE, INC.

**INTERIOR DESIGNER**  
ONE design collective  
TEL: (562) 355-0879  
CONTACT: SHANNON MCSHEA

**BUILDING OWNER**  
1601 PCH LP  
C/O HIDDEN HARBOR CAPITAL MANAGEMENT  
1601 PACIFIC COAST HIGHWAY, SUITE 290  
HERMOSA BEACH, CA 90254  
TEL: (310) 612-3594

### VICINITY MAP



PROJECT NO.: 1264

SCALE: NA

SHEET SIZE: 30x42

DRAWN BY: SRM

CHECKED BY: GM

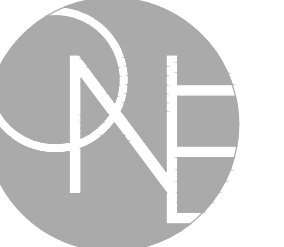
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## COVER SHEET

SHEET NUMBER:

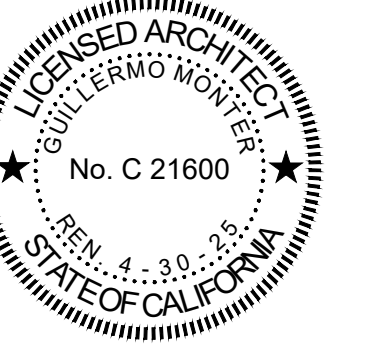
# A0-00





design collective  
Telephone (562) 355-0879

SEALS & SIGNATURES



SIGNED ON JULY 26, 2024

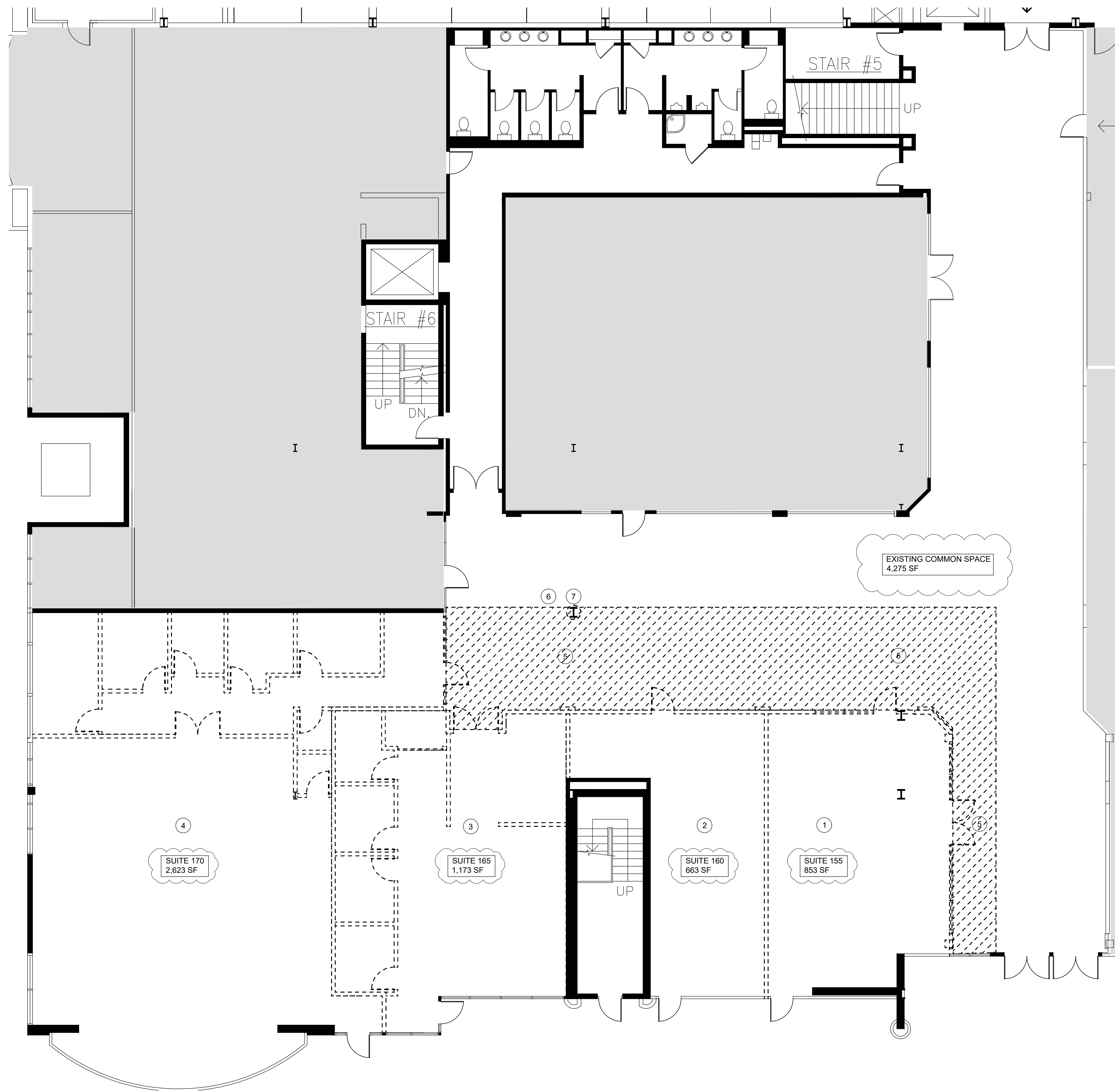
PROJECT NAME & LOCATION:

1601 PCH

STREET LEVEL  
SPEC SUITES

1601 PACIFIC COAST  
HIGHWAY  
HERMOSA BEACH, CA

ISSUED FOR PLAN CHECK



### DEMOLITION PLAN

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

#### DEMOLITION NOTES

- REFER TO "A0.00", "A0.01", "A0.02", "A0.03" AND "A0.05" DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
- SEE REFLECTED CEILING PLAN FOR ANY REQUIRED CEILING DEMOLITION.
- PATCH AND SKIM COAT WALLS TO RECEIVE SPECIFIED WALL FINISH.
- SAVE DOORS, FRAMES AND HARDWARE FOR RELOCATION OR RETURN TO BUILDING STOCK. COORDINATE STORAGE WITH BUILDING MANAGEMENT.
- EXISTING WINDOW COVERINGS TO BE REMOVED, CLEANED AND REINSTALLED AFTER COMPLETION OF CONSTRUCTION. CHECK BUILDING STOCK BEFORE GENERATING NEW ORDER FOR MISSING ITEMS.
- REMOVE ALL EXISTING FLOORING FINISHES ( CARPET & PAD) AND BASE. CONFIRM REMOVAL OF HARD SURFACE FLOORING, WOOD, TILE, VCT & STONE WITH ONE design collective. PREP DECK FOR NEW SCHEDULED FINISH.

#### DEMOLITION KEY NOTES

- SUITE 155  
DEMO EXISTING STOREFRONT THROUGHOUT.  
DEMO ALL WALLS, DOORS/FRAMES, ALL MILLWORK/DISPLAY CABINETS.  
DEMO ALL EXISTING CEILING, SOFFITS, LIGHTING AND HVAC.  
DEMO ALL KITCHEN EQUIPMENT AND PLUMBING THROUGHOUT.  
DEMO ALL FLOORING.
- SUITE 160  
DEMO EXISTING STOREFRONT THROUGHOUT.  
DEMO ALL WALLS, DOORS/FRAMES AND ANY MILLWORK.  
DEMO ALL EXISTING CEILING, SOFFITS, LIGHTING AND HVAC.  
DEMO ALL FLOORING.
- SUITE 165  
DEMO EXISTING STOREFRONT THROUGHOUT.  
DEMO ALL WALLS, MIRRORS, DOORS TYP.  
DEMO ALL EXISTING CEILING, SOFFITS, LIGHTING AND HVAC.  
DEMO ALL EXISTING MILLWORK AND PLUMBING THROUGHOUT.  
DEMO ALL FLOORING.
- SUITE 170  
DEMO EXISTING STOREFRONT THROUGHOUT.  
DEMO ALL WALLS, MIRRORS, DOORS TYP.  
DEMO ALL EXISTING CEILING, SOFFITS, LIGHTING AND HVAC.  
DEMO ALL EXISTING MILLWORK AND RESTROOM PLUMBING THROUGHOUT.  
DEMO ALL FLOORING, SPORTS MATS.
- DEMO EXISTING TERRAZZO TILE FLOOR IN HATCHED AREA ONLY.  
TRY TO SALVAGE TILES IN GOOD CONDITION FOR POSSIBLE REUSE/FILL IN AFTER REMODEL.
- DEMO FAUX TREE TRUNKS IN ARCADE.
- DEMO FAUX TREE TRUNK - COLUMN TO REMAIN.

#### PARTITIONS

- EXISTING PARTITIONS TO BE DEMOLISHED
- EXISTING PARTITIONS TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

NUMBER	DESCRIPTION	DATE
3	ISSUE FOR PLAN CHECK	07/26/24
2	ISSUE FOR PRICING	03/06/24
1	ISSUE FOR CLIENT REVIEW	01/05/24

PROJECT NO.: 1264

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

SHEET SIZE: 30X42

DRAWN BY: SRM

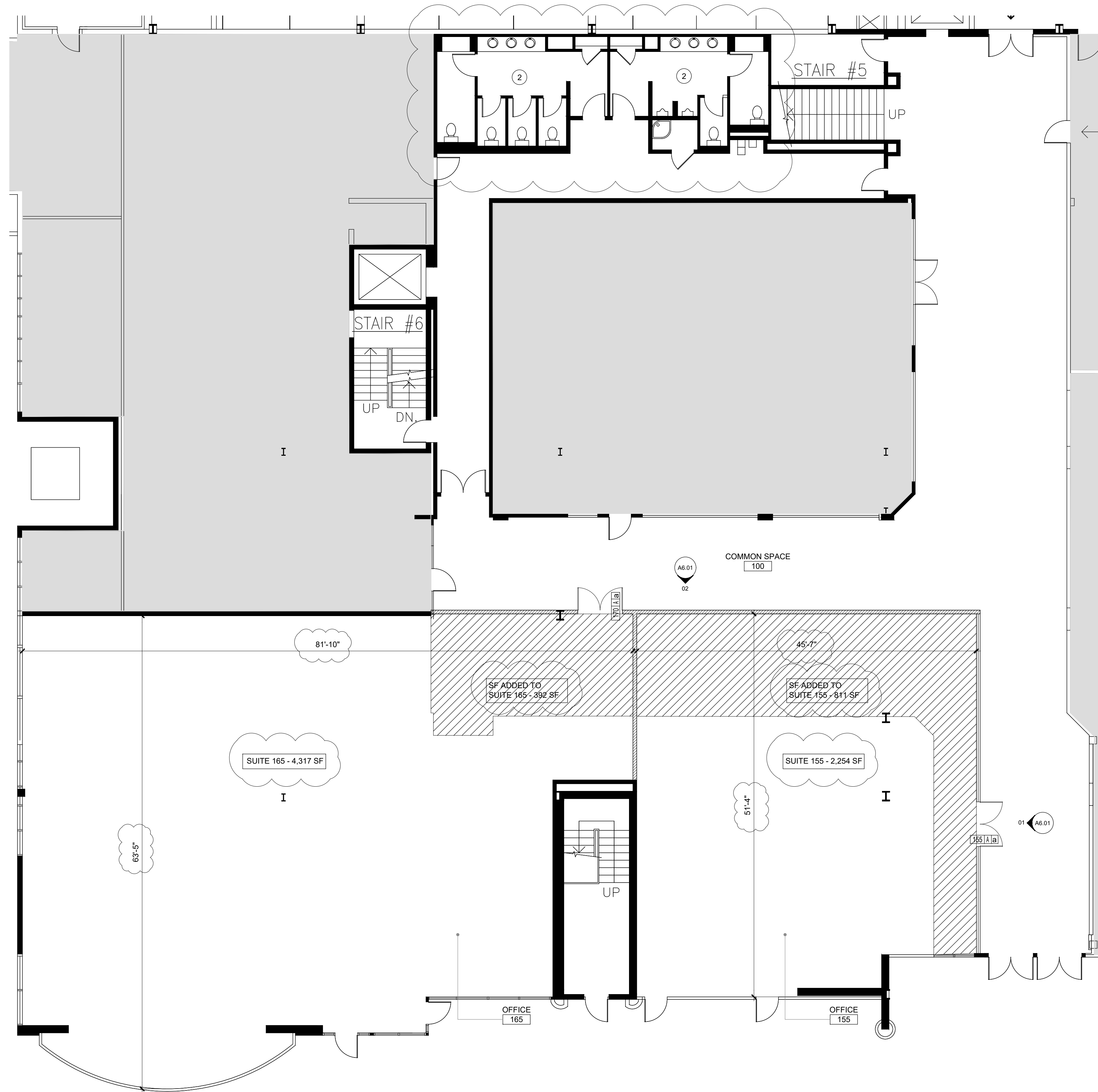
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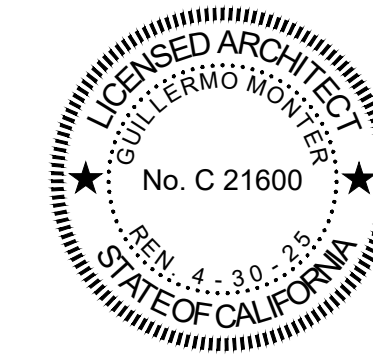
DEMOLITION PLAN

SHEET NUMBER:

A1-00



SEALS & SIGNATURES



PROJECT NAME & LOCATION:

1601 PCH

STREET LEVEL  
SPEC SUITES

1601 PACIFIC COAST  
HIGHWAY  
HERMOSA BEACH, CA

ISSUED FOR PLAN CHECK

## PARTITION PLAN

### PARTITION NOTES

- REFER TO 'A0.00', 'A0.01', 'A0.02', 'A0.03', 'A0.04' AND 'A0.05' DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
- ALL TRADES TO INSPECT EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS WITH THE WORK.
- REPAIR AND PATCH ALL SURFACES WHERE WALLS HAVE BEEN REMOVED OR SCARRED FROM DEMOLITION.
- REPAIR AND SKIM COAT ALL EXISTING PARTITIONS TO RECEIVE NEW FINISHES.
- CONTRACTOR TO PREPARE ALL FLOORING SURFACES TO RECEIVE NEW FINISHES. FLASH PATCH AS REQUIRED FOR SMOOTH FINISH. PATCH ALL HOLES IN THE SLAB TO MATCH EXISTING CONDITION.
- CONTRACTOR TO REVIEW PARTITION TYPES AGAINST MECHANICAL DRAWINGS TO COORDINATE AREAS OF PLENUM AND NON-PLENUM CEILING.
- CONTRACTOR SHALL FURR OUT AND/OR REMOVE PORTIONS OF EXISTING WALL CONSTRUCTION AS REQUIRED TO INSTALL NEW OUTLETS, SWITCHES, CONDUITS, PIPING, THERMOSTATS, ETC. AND REFINISH AS REQUIRED TO RECEIVE NEW FINISH.
- EXTEND AND/OR MODIFY THE H.V.A.C., FIRE LIFE SAFETY & SPRINKLER SYSTEMS AS NEEDED TO ACCOMMODATE CURRENT CONSTRUCTION AND REVISED PARTITION CONFIGURATIONS. REFER TO ENGINEERING DRAWINGS.
- REPLACE ALL WINDOW COVERINGS WHICH WERE REMOVED DURING DEMOLITION.
- PROVIDE NEW BUILDING WINDOW COVERINGS AT EXTERIOR WINDOWS WHERE REQUIRED BASED ON NEW LAYOUT.
- FIRE / LIFE SAFETY & SPRINKLER ENGINEERING SHALL BE DESIGN BUILD, AND G.C. MUST INCLUDE ENGINEERING COSTS IN THE BID. CONTACT BUILDING MANAGEMENT REGARDING LIST OF MANDATORY / SUGGESTED SUB-CONTRACTORS AND BUILDING STANDARDS.
- PATCH DRYWALL AT ALL ABANDONED OUTLET LOCATIONS.
- ALL LOCKSETS SHALL BE CODED AND/OR KEYPED IN ACCORDANCE WITH BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO TENANT PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH BUILDING MANAGEMENT UNLESS OTHERWISE NOTED.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE OF THE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

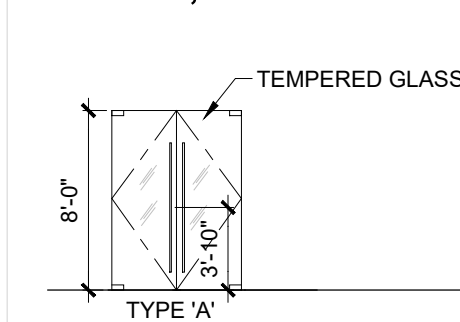
### EQUIPMENT

- FIRE EXTINGUISHER CABINET USE LARSEN'S ARCHITECTURAL SERIES, PAINTED STEEL VERTICAL DUO PAINT TO MATCH PARTITION WITHOUT LOCK. SEMI-RECESSED 2409-R3, R.O. 10<sup>1/2</sup>" W X 3" D X 25" H WITH 2A-10BC FIRE EXTINGUISHER WITH SFM TAG. VERIFY LOCATION AND COUNTS WITH FIRE INSPECTOR PRIOR TO CLOSING WALLS.

### PARTITION KEYNOTES

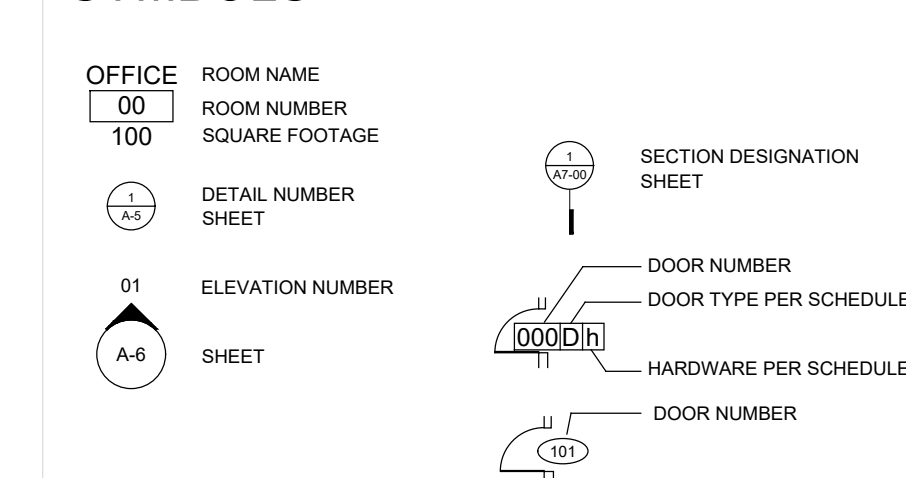
- SLAB TO SLAB PARTITION TO BE CONFIRMED WITH BUILDING ENGINEER. RATING CONFIRMATION REQUIRED.
- EXISTING RESTROOMS TO BE SHARED WITH THE ENTIRE BUILDING.

### DOOR, FRAME AND HARDWARE TYPES



DOOR SCHEDULE	
DOOR FRAMES TO MATCH EXISTING WITH CONTINUOUS MITER U/L/O	
ASSEMBLIES MORE THAN 20 MINUTES OR DOUBLE EGRESS USE HOLLOW METAL WELDED FRAMES WITH 2" FRAME PROFILE PAINT/SELECT COLOR. WITH 8 SILENCERS.	
A	STRUCTURAL GLASS PAIR: 80" X 96" X 3/4" SATIN POLISHED STAINLESS STEEL 4 FLOOR DOOR STOPS 2 HEADER MOUNTED STOPS. SEE DOOR ELEVATIONS FOR HANDLE LOCATIONS AND OR LAURENCE PATCH TYPES.
HARDWARE SCHEDULE	
ALL HARDWARE TO BE US26 (B26) FINISH - SATIN CHROME U.N.O.	
a SUITE ENTRY PAIR LOCKSET: TO MATCH EXISTING	
HARDWARE SPECIFICATIONS	
ALL HARDWARE TO BE SATIN CHROME FINISH UNO. ALL LEVERS TO BE L-03 WITH ESCUTCHEON UNO.	
DEVICE	MANUFACTURER
CLOSER	LCN LCN 1461 SMOOTH SLIM LINE COVER US26D. INSTALL ON INTERIOR SIDE OF DOORS.
COORDINATOR	IVES COR MATCH DOOR FRAME FINISH WITH FL FILLER BARS AS REQUIRED.
AUTO FLUSH BOLTS	IVES FB41P WITH DUST PROOF STRIKE DP1 AT THRESHOLD, DP2 AT FLOOR MATCH HARDWARE FINISH.
THRESHOLD	PEMKO 1665A MILL FINISH ALUMINUM
HINGES	HAGER BB NRP 1279 BALL BEARING NON-REMOVABLE PIN 4-1/2" X 4-1/2"
	BB 1279 BALL BEARING 4-1/2" X 4-1/2" BB 1279
	1279 STANDARD 4-1/2" X 4-1/2"
	ETW ELECTRIC TRANSFER 4-1/2" X 4-1/2"
DOOR STOP	MOCKETT D53 CLEAR ANODIZED ALUMINUM
COAT HOOK	MOCKETT CH23 METALLIC SILVER (23)
	END

### SYMBOLS



### PARTITIONS

- EXISTING PARTITIONS TO REMAIN
- SLAB TO SLAB NON RATED PARTITION, SEE DETAIL (A1-01)
- 1 HOUR RATED PARTITION, SEE DETAIL (A1-01)
- GLASS PARTITION, SEE DETAIL (A1-01)

SCALE  
1/8" = 1'-0"

1

NUMBER	DESCRIPTION	DATE
3	ISSUE FOR PLAN CHECK	07/26/24
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ISSUED:

PROJECT NO.: 1264

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

SHEET SIZE: 30X42

DRAWN BY: SRM

CHECKED BY: GM

SHEET TITLE:

PARTITION PLAN

SHEET NUMBER:

A1-01





design collective  
Telephone: (562) 355-0879

SEALS & SIGNATURES

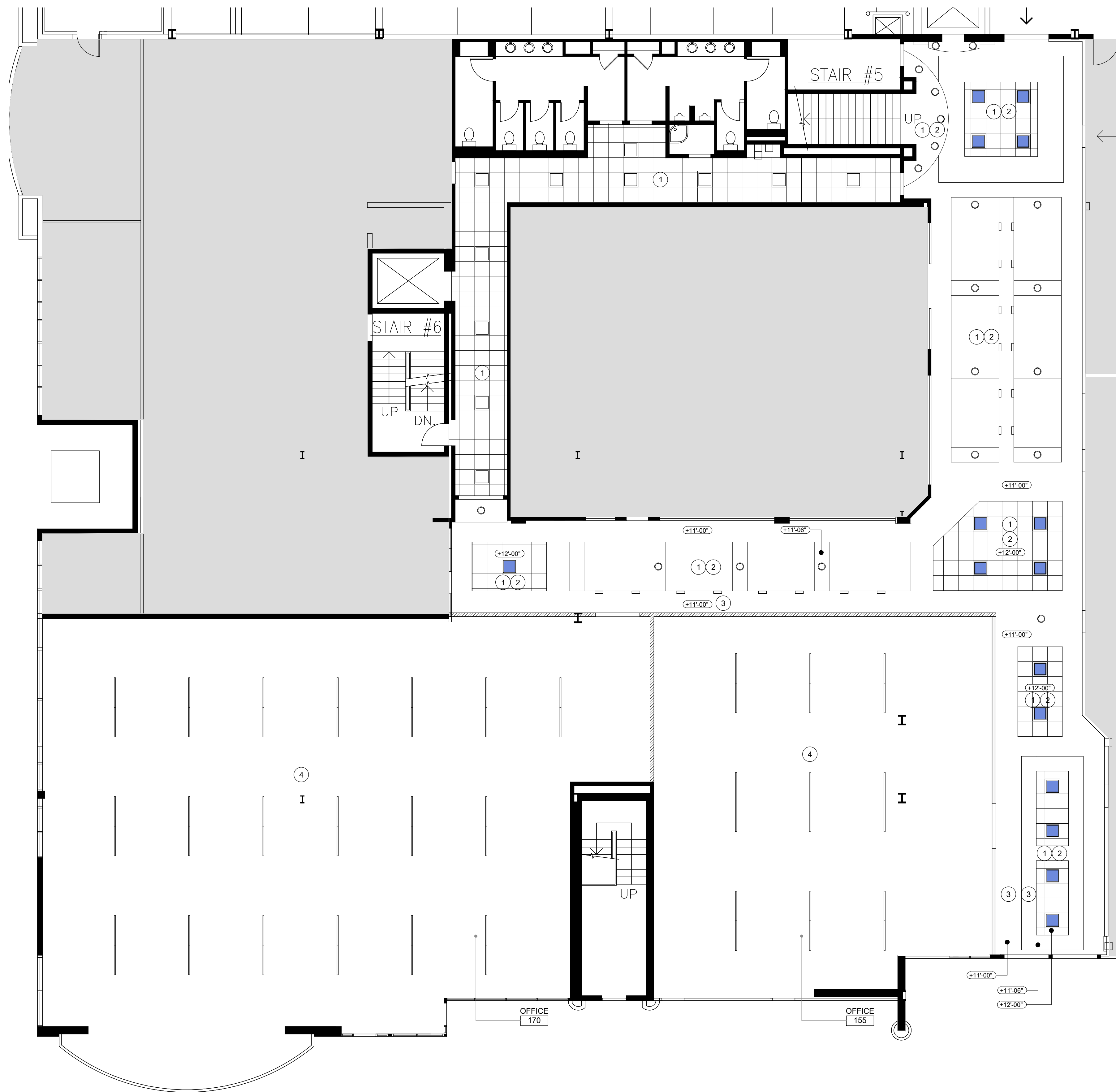
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SPEC SUITES

1601 PACIFIC COAST  
HIGHWAY  
HERMOSA BEACH, CA

ISSUED FOR PRICING



### CEILING PLAN

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

#### REFLECTED CEILING NOTES

- SEE 'AD-01', 'AD-01', 'AD-02', 'AD-03', 'AD-04' AND 'AD-05' DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION.
- ALL LIGHTING FIXTURES SHOWN ON PLAN ARE EXISTING UNLESS OTHERWISE NOTED.
- REFER TO ENGINEERING FOR NEW FIXTURES AND DAYLIGHT CONTROLS.
- REFER TO MEP DRAWINGS FOR RELOCATION OR RECONFIGURATION OF EXISTING BUILDING RISERS, DUCTS OR PIPING IN RENOVATED AREAS.
- RE-WORK/ADD HVAC AS REQUIRED PER ENGINEERING DRAWINGS.
- CONTRACTOR TO RE-USE EXISTING HVAC AND REDISTRIBUTE AND ADD NEW AS REQUIRED FOR NEW LAYOUT, CODES AND BUILDING STANDARD. REFER TO MECHANICAL DRAWINGS.
- ALL CEILING MOUNTED DEVICES, SENSORS, FIRE LIFE SAFETY ETC. TO BE WHITE.
- RE-WORK EXISTING FIRE/LIFE/SAFETY DEVICES AND PROVIDE NEW AS REQUIRED TO COMPLY WITH BUILDING STANDARD, LOCAL CODE AND NEW LAYOUT. THIS WORK SHALL BE FILED UNDER SEPARATE PERMIT.
- RE-WORK EXISTING SPRINKLER SYSTEM AS REQUIRED. THIS WORK TO BE FILED UNDER SEPARATE PERMIT. PROVIDE CONCEALED HEADS IN AREAS OF GYP. BOARD CONSTRUCTION.
- REPLACE MISSING OR DAMAGED/STAINED SPRINKLER COVERS THROUGHOUT SUITE.
- PROVIDE NEW TENANT STANDARD 2'X2' ACOUSTIC CEILING GRID AND TILES IN AREAS OF CONSTRUCTION/NEW CEILING. GC TO CONSOLIDATE EXISTING CEILING TILES WITH EXISTING AND NEW TILES WITH NEW.

#### REFLECTED CEILING KEY NOTES

- EXISTING LIGHTING TO REMAIN THROUGHOUT ARCADE.
- ALTERNATE - REPLACE ALL EXISTING LIGHTING IN ARCADE PER THE SPECIFICATIONS.
- MATCH NEW DRYWALL SOFFIT HEIGHT TO THE ADJACENT SOFFIT HEIGHT.
- EXPOSED CEILING THROUGHOUT NEW OFFICE SPEC SUITES.

#### REFLECTED CEILING PLAN SYMBOLS

- NEW ACOUSTICAL CEILING TILE TO MATCH EXISTING (GC TO CONFIRM SPEC)
- CEILING HEIGHT FROM FINISH FLOOR

#### REFLECTED CEILING PLAN SYMBOLS

MATCH EXISTING LAMP APPEARANCE CLASSIFICATION. IF NEW THROUGHOUT ALL LAMPS SHALL HAVE CRI OF MIN 80 + 3500K ( 835) CLASSIFICATION.

NEW	SPECIFICATION
A	HE WILLIAMS - AT2 LED ARCHITECTURAL TROFFER - CURVED DEEP CENTER
B	HE WILLIAMS - 4DR LED 4.5" DOWNLIGHT - ROUND
C	LED LIGHTING INSPIRE MID-IN COVE CHANNEL
D	HE WILLIAMS LED LLM ARCHITECTURAL SLIMLINE - EMERGENCY LIGHTING
	MATCH EXISTING

NUMBER	DESCRIPTION	DATE
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DRAWN BY: SRM

CHECKED BY: GM

SHEET TITLE:

REFLECTED  
CEILING PLAN

SHEET NUMBER:

A2-01

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design collective  
Telephone: (562) 355-0879

SEALS & SIGNATURES

PROJECT NAME & LOCATION:

1601 PCH

STREET LEVEL  
SPEC SUITES

1601 PACIFIC COAST  
HIGHWAY  
HERMOSA BEACH, CA

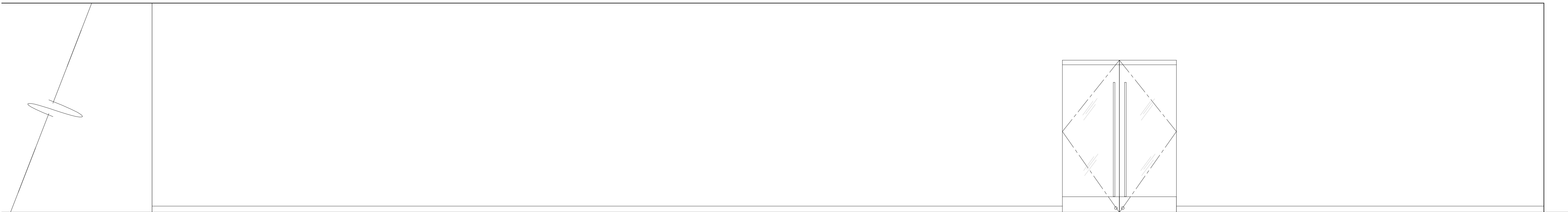
SCALE  
3/8" = 1'-0" 4

SCALE  
3/8" = 1'-0" 3

SCALE  
3/8" = 1'-0" 2

SCALE  
3/8" = 1'-0" 1

ISSUED FOR PRICING



EAST ELEVATION



SOUTH ELEVATION

NUMBER	DESCRIPTION	DATE
1	ISSUE FOR PRICING	03/09/24
1	ISSUE FOR CLIENT REVIEW	01/05/24

ISSUED:

PROJECT NO.: 1264

SCALE: AS NOTED

SHEET SIZE: 30X42

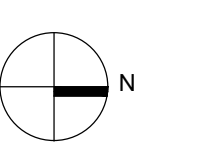
DRAWN BY: SRM

CHECKED BY: GM

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:



A6-01