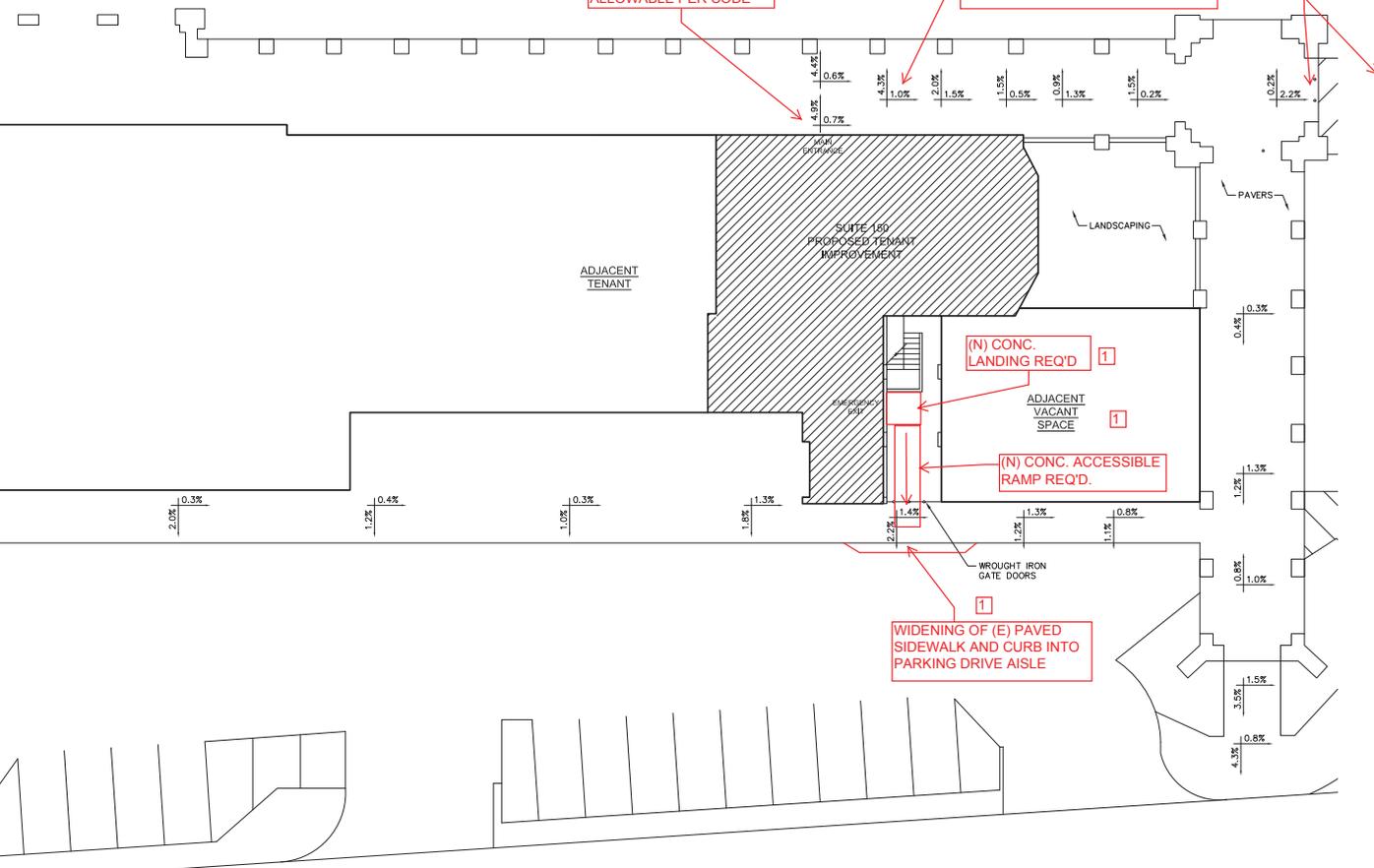


**Preliminary Drawings with  
Renovation Notes**

**Attachment 1**

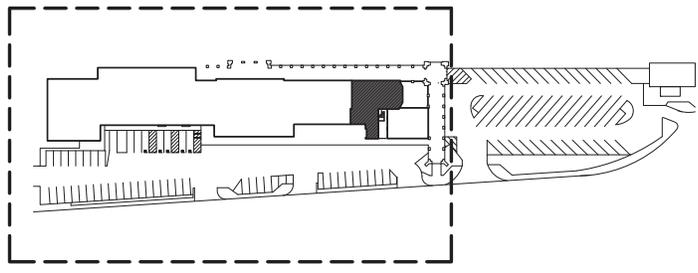


W. 3RD ST.

**BUILDING ACCESSIBILITY ISSUES FOR (N) SANBAG FIRST FLOOR OFFICES:**

1. ACCESSIBLE LANDING AND RAMP FROM REAR EXIT ADJACENT TO (N) RESTROOMS. PER PRELIMINARY SURVEY, THE RUN FOR THE (N) CONC. RAMP WOULD EXCEED THE SPACE/LENGTH IN THE EXIT COURTYARD. THE (N) RAMP WOULD PROTRUDE INTO THE (E) COMMON SIDEWALK. THE (E) COMMON SIDEWALK WOULD HAVE TO BE EXTENDED INTO THE (E) DRIVE AISLE/PARKING LOT TO ACCOMMODATE EITHER WINDING RAMP OR STRAIGHT RAMP.
2. A NEW PATH OF TRAVEL FROM (N) ACCESSIBLE PARKING STALL TO THE EAST OF THE OFFICE ENTRY DOORS SHOULD BE CONSTRUCTED. THIS WOULD INCLUDE A (N) ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES. THE (E) COMMON SIDEWALK FROM THE PARKING AREA EXCEEDS ALLOWABLE SLOPES AND WOULD HAVE TO BE LEVELED TO COMPLY. THE EXISTING LANDING OUTSIDE THE FRONT DOORS EXCEEDS ALLOWABLE SLOPES AS WELL.

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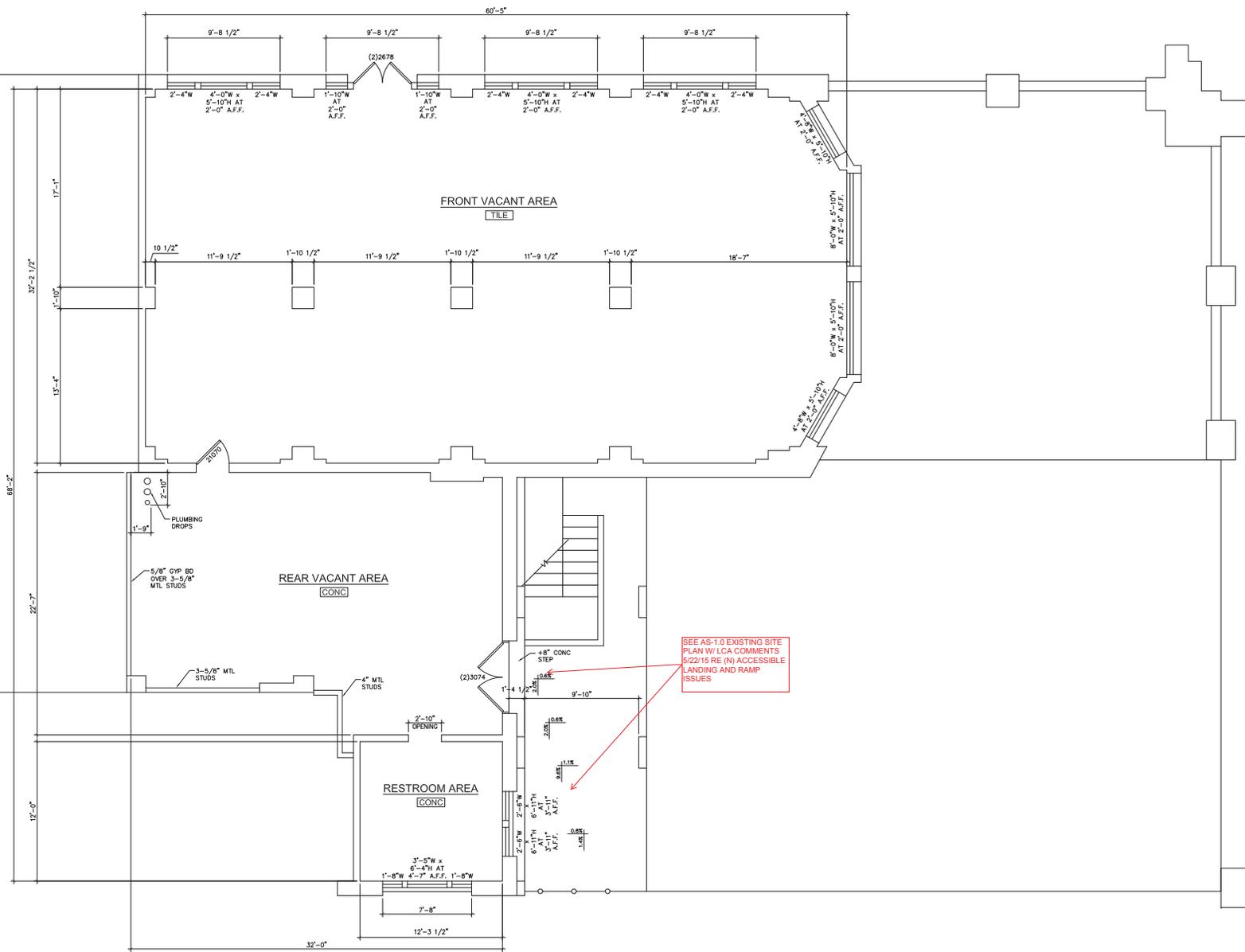


**SANTA FE DEPOT**  
 SANBAG TENANT IMPROVEMENT  
 1170 W. 3RD STREET  
 SAN BERNARDINO, CA 92418

DRAWN BY	CES
DATE	05-05-15
JOB NUMBER	
SHEET TITLE	AS-BUILT SITE PLAN
SHEET NUMBER	AS-1.0

AS-BUILT SITE PLAN

SCALE  
 1/16" = 1'-0"



SEE AS-1.0 EXISTING SITE PLAN W/ LCA COMMENTS 5/22/15 RE (N) ACCESSIBLE LANDING AND RAMP ISSUES

**SANTA FE DEPOT**  
 SANBAR TENANT IMPROVEMENT  
 1179 W. 3RD STREET  
 SAN BERNARDINO, CA 92418

DATE: CES  
 TITLE: 05-05-15  
 DRAWING: 05-05-15

PROJECT: AS-BUILT FLOOR PLAN



AS-BUILT FLOOR PLAN

SCALE  
 1/4" = 1'-0"

PROJECT NO: **AS-2.0**



## FLOOR PLAN KEYED NOTES

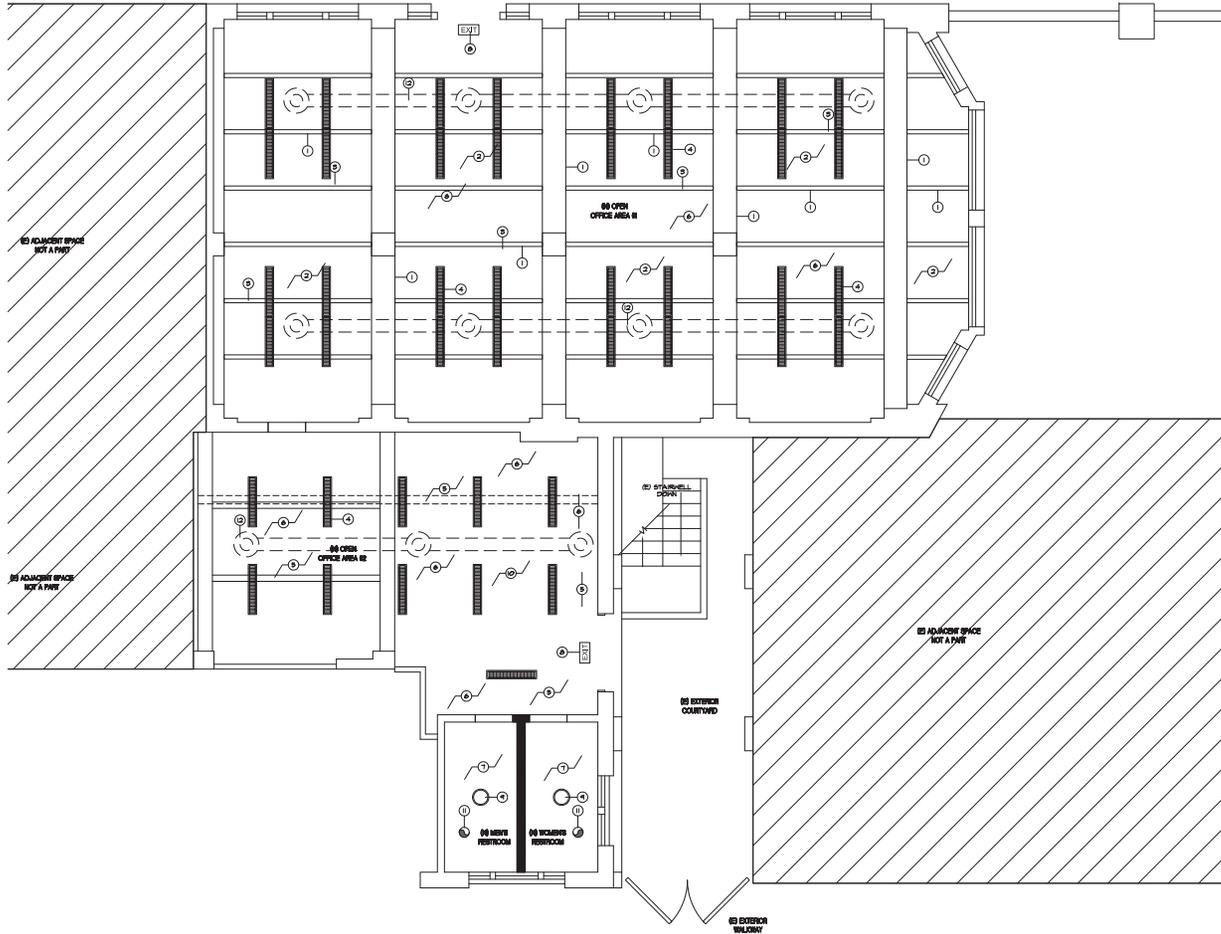
- ① (E) TILE FLOOR AND BASE TO REMAIN. PATCH AND REPAIR ALL MISSING TILE WITH SAME TILE FROM UNUSED AREAS OR UNDER CABINET OR STORAGE AREA AS PER SANBAG DIRECTIVES.
- ② PATCH AND REPAIR MISSING WALL PLASTER BASE COAT TO LEVEL WALL SURFACE EVEN. APPLY NEW SAND FINISH WALL TEXTURE TO MATCH (E) WALL FINISHES IN SANBAG 2nd FLOOR OFFICES.
- ③ (N) COMMERCIAL GRADE CARPET. PREP AND LEVEL (E) CONCRETE SLAB FLOOR PRIOR TO INSTALLATION. CARPET TO MATCH (E) SANBAG 2nd FLOOR OFFICES - OR APPROVED EQUAL.
- ④ (E) WINDOWS TO REMAIN. PATCH AND REPAIR ANY DAMAGED WOOD WINDOW FRAMES AS REQUIRED. ANY REPLACEMENT PARTS TO BE CONFIRMED WITH SANBAG AND PRESIDING HISTORIC AGENCY PRIOR TO INSTALLATION.
- ⑤ PATCH AND OR REPAIR DAMAGED COLUMN CAPS. REPLACE ANY AVAILABLE MISSING PARTS. CONFIRM WITH SANBAG AND THE PRESIDING HISTORIC AGENCY PRIOR TO INSTALLATION OR REPAIR.
- ⑥ PORTION OF (E) WALL TO BE DEMOLISHED AND OPENED TO ACCOMMODATE (N) 36" WIDE DOOR. REINFORCEMENT FOR WALL OPENING TO BE DETERMINED IN PHASE 2. ALL WALL PATCHING AND FINISHES AS PER KEYNOTE #2.
- ⑦ PORTION OF (E) WALL TO BE DEMOLISHED FOR (N) RESTROOM DOOR(S) OPENINGS. REINFORCEMENT FOR WALL OPENING TO BE DETERMINED IN PHASE 2. ALL WALL PATCHING AND FINISHES AS PER KEYNOTE #2.
- ⑧ (N) MEN'S AND WOMEN'S RESTROOMS. PREP AND REPAIR AND LEVEL (E) WALL FINISHES. WALLS TO RECEIVE (N) SUBWAY TILE TO MATCH (E) 2nd FLOOR SANBAG RESTROOMS.
- ⑨ PREP AND LEVEL (E) CONCRETE SLAB. INSTALL (N) HEX FLOOR TILE TO MATCH (E) 2nd FLOOR SANBAG RESTROOMS. (N) CONFIRM ALL FINISH MATERIALS WITH SANBAG.
- ⑩ (N) FLOOR MOUNTED FLUSH TANK ACCESSIBLE TOILET TO MATCH (E) 2nd FLOOR SANBAG RESTROOMS.
- ⑪ (N) STAINLESS STEEL GRAB BARS WITH WALL BACKING/REINFORCEMENT PER CODE.
- ⑫ (N) 36" WIDE SOLID WOOD CORE DOOR - PANELED WITH ACCESSIBLE LEVERED HANDLE HARDWARE. ALL (E) DOORS TO MATCH (E) 2nd FLOOR SANBAG OFFICES IN STYLE, MATERIAL, COLOR AND HARDWARE INCLUDING CASING AND MOLDING.
- ⑬ (N) WALL HUNG ACCESSIBLE LAVATORY/SINK WITH PROTECTIVE PIPE BOOT. DOORS TO MATCH (E) 2nd FLOOR SANBAG RESTROOM DOORS.
- ⑭ (N) WALL MOUNTED ACCESSIBLE MIRROR - TO MATCH (E) 2nd FLOOR SANBAG RESTROOMS.
- ⑮ PROVIDE (N) WINDOW COVERINGS TO MATCH (E) 2nd FLOOR SANBAG RESTROOM WINDOW COVERINGS. FULL WINDOW HT.
- ⑯ COVER ALL (E) EXPOSED WALL FRAMING STUDS WITH (N) GYP. BD. BACKING AND (N) PLASTER FINISH TO MATCH ALL (N) WALL FINISHES.
- ⑰ PROVIDE (N) ACCESSIBLE LEVERED HANDLE DOOR HARDWARE ON ALL (E) DOORS THAT REMAIN.
- ⑱ (E) BRICK WALL FINISH TO REMAIN. CLEAN ALL BRICK AND GROUT JOINTS. APPLY SEALER.
- ⑲ (E) IRON GATES TO REMAIN - CONFIRM WITH SANBAG.
- ⑳ (E) DOOR TO BE REMOVED - SALVAGE AND CONFIRM WITH SANBAG.

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LARRY WALKER ARCHITECTS



REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

- REFLECTED CEILING PLAN KEYED NOTES
- EXISTING HOOD BEAMS TO REMAIN. STAIN AND REPAIR AS TO MATCH REQUIRED. CONFIRM STAINPANT PRODUCT WITH SANSAG AND THE PRESIDING HISTORIC REVIEW AGENCY PRIOR TO APPLICATION.
  - HOOD FRANK CEILING: INSTALL HOODS FRANKS FROM SANSAG STORED PLANKING. STAIN AND OR PAINT ANY DAMAGED FRANKS TO MATCH EXISTING STAINPANT PRODUCT WITH SANSAG AND THE PRESIDING HISTORIC REVIEW AGENCY PRIOR TO APPLICATION.
  - LINEAR LIGHT FIXTURES: CONFIRM OPERATIVE FUNCTION AND ELECTRICAL CONNECTIONS. CONFIRM WITH SANSAG IF LIGHTS ARE TO REMAIN INTACT AND OPERATIONAL WITH SANSAG.
  - LED SUSPENDED LOWERED LIGHT FIXTURES TO MATCH EXISTING EXPOSED CONCRETE STRUCTURE. IN CEILING LEVEL TO BE INSTALLED BELOW LOWER SPRAWLER LINE CONSTRUCTION. CEILING FINISH TO MATCH EXISTING FLOOR SANSAG OFFICE CEILING IN TEXTURE AND COLOR.
  - INSTALL NEW R-80 BATT INSULATION BELOW EXISTING FLOOR STRUCTURE ABOVE IN OR EXISTING CEILING.
  - IN METAL JOIST FRAMED GYPSUM BOARD CEILING AT APPROX. 8'-0" - 8'-6" A.F.F. CEILING FINISH TO MATCH EXISTING RESTROOMS IN TEXTURE AND COLOR.
  - IN CEILING MOUNTED ILLUMINATED EXIT SIGN PER CODE.
  - IN CHAN HANG LIGHT FIXTURE WITH ACCORD SPACE, MATTE ANTIQUE BRASS FINISH, LED AND ELECTRIC BALLAST. VERIFY MANUFACTURER AND FINISH. CONFIRM WITH SANSAG. VERIFY EXACT LENGTH AND LAMP TYPE WITH MANUFACTURER.
  - GLASSPARTY SOUTLIGHT TO REMAIN. INSULATION OF UNDERSIDE OF ROOF STRUCTURE TO BE IN PLACE BID AS WELL AS FINISHES OF EXPOSED HOOD AND METAL FRAMING ELEMENTS.
  - IN CEILING MOUNTED EXHAUST FAN FAN 9 AIR CHANGES PER HOUR.
  - IN EXPOSED HVAC SHEET METAL DUCTS AND REGISTER SUSPENDED FROM CEILING. FINAL LAYOUT TBD.

SEE BLOW-UP ON NEXT PAGE

- REFLECTED CEILING PLAN GENERAL NOTES
- PLANS ARE PRELIMINARY CONCEPT SPACE PLANS FOR CONSTRUCTION ESTIMATING ONLY.
  - ALL FINISHES TO BE CONFIRMED WITH SANSAG.
  - ALL FINISHES TO BE CONFIRMED APPROVED AS PER THE PRESIDING HISTORIC REVIEW AGENCY.
  - RESTORATION OF HISTORIC MATERIALS, PATTERNS, STRUCTURAL ELEMENTS TO BE REVIEWED AND APPROVED BY SANSAG AND THE PRESIDING HISTORIC REVIEW AGENCY.
  - ALL EXISTING LIGHTING FIXTURES/LINES TO BE TESTED AND REPLACED AS REQUIRED. CHECK PANEL LOADS FOR THIS SPACE.
  - PROTECT ALL EXISTING FABRIC DURING CONSTRUCTION. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACE IN-KIND AT NO ADDITIONAL COST TO THE OWNER.
  - REPAIR ALL GRAZE BURSTERS AND DEFECTS IN EXISTING PLASTER AND OR HOOD HALL OR CEILING.
  - REPAIR ALL GRAZE BURSTERS AND DEFECTS IN EXISTING PLASTER AND OR HOOD HALL OR CEILING.
  - FIXTURES NOTED ON PLANS ARE TO MATCH EXISTING FLOOR OFFICES AND RESTROOMS AS NOTED. HOWEVER SOME FIXTURES OR FINISHES MAY NO LONGER BE AVAILABLE UNDER THE HOODS OR SPECIFICATIONS NOTED. CONTRACTOR TO VERIFY AVAILABILITY AND SUBMIT DOCUMENTS TO SANSAG FOR REVIEW WITH BID.
  - ALL EXISTING FIRE SPRINKLERS TO BE MODIFIED/ADDED TO COVER ENTIRE TENANT SPACE AS REQUIRED BY CODE.

PRELIMINARY  
FOR BID ESTIMATE ONLY  
NOT FOR CONSTRUCTION  
5/22/15

## REFLECTED CEILING PLAN KEYED NOTES

- ① (E) EXPOSED WOOD BEAMS TO REMAIN. STAIN AND REPAIR AS TO MATCH REQUIRED. CONFIRM STAIN/PAINT PRODUCT WITH SANBAG AND THE PRESIDING HISTORIC REVIEW AGENCY PRIOR TO APPLICATION.
- ② (E) WOOD PLANK CEILING. INSTALL MISSING PLANKS FROM SANBAG STORED PLANKING. STAIN AND OR PAINT ANY DAMAGED PLANKS TO MATCH (E). CONFIRM STAIN/PAINT PRODUCT WITH SANBAG AND THE PRESIDING HISTORIC REVIEW AGENCY PRIOR TO APPLICATION.
- ③ (E) LINEAR LIGHT FIXTURES. CONFIRM OPERATIVE FUNCTION AND ELECTRICAL CONNECTIONS. CONFIRM WITH SANBAG IF LIGHTS ARE TO REMAIN INTACT AND OPERATIONAL WITH SWITCHING.
- ④ (N) LED SUSPENDED LOUVERED LIGHT FIXTURES TO MATCH (E) SANBAG 2nd FLOOR LIGHT FIXTURES. PROVIDE NEW SWITCHING SEPARATED IN AREAS PER SANBAG.
- ⑤ NEW METAL JOIST FRAMED GYPSUM BOARD CEILING BELOW EXISTING EXPOSED CONCRETE STRUCTURE. (N) CEILING LEVEL TO BE INSTALLED BELOW LOWEST SPRINKLER LINE OBSTRUCTION. CEILING FINISH TO MATCH (E) 2nd FLOOR SANBAG OFFICES CEILING IN TEXTURE AND COLOR.
- ⑥ INSTALL NEW R-30 BATT INSULATION BELOW (E) 2nd FLOOR STRUCTURE ABOVE (N) OR (E) CEILING.
- ⑦ (N) METAL JOIST FRAMED GYPSUM BOARD CEILING AT APPROX. 9'-0" - 10'-0" A.F.F. CEILING FINISH TO MATCH (E) 2nd FLOOR RESTROOMS IN TEXTURE AND COLOR.
- ⑧ (N) CEILING MOUNTED ILLUMINATED EXIT SIGN PER CODE.
- ⑨ (N) CHAIN HUNG LIGHT FIXTURE WITH ACORN SHADE. MATTE ANTIQUE BRASS FINISH, LED AND ELECTRONIC BALLAST. REJUVENATION LAMP AND FIXTURE CO. #LOMBARD-C999-MATTE ANTIQUE BRASS-32WFLT-38450-CHAIN HUNG (VERIFY EXACT LENGTH AND LAMP TYPE WITH MANUFACTURER).
- ⑩ (E) CLEARSTORY SKYLIGHT TO REMAIN. INSULATION OF UNDERSIDE OF ROOF STRUCTURE TO BE IN BASE BID. AS WELL AS FINISHING OF EXPOSED WOOD AND METAL FRAMING ELEMENTS.
- ⑪ (N) CEILING MOUNTED EXHAUST FAN MIN. 5 AIR CHANGES PER HOUR.
- ⑫ (N) EXPOSED HVAC SHEET METAL DUCTING AND REGISTERS SUSPENDED FROM CEILING. FINAL LAYOUT TBD.

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