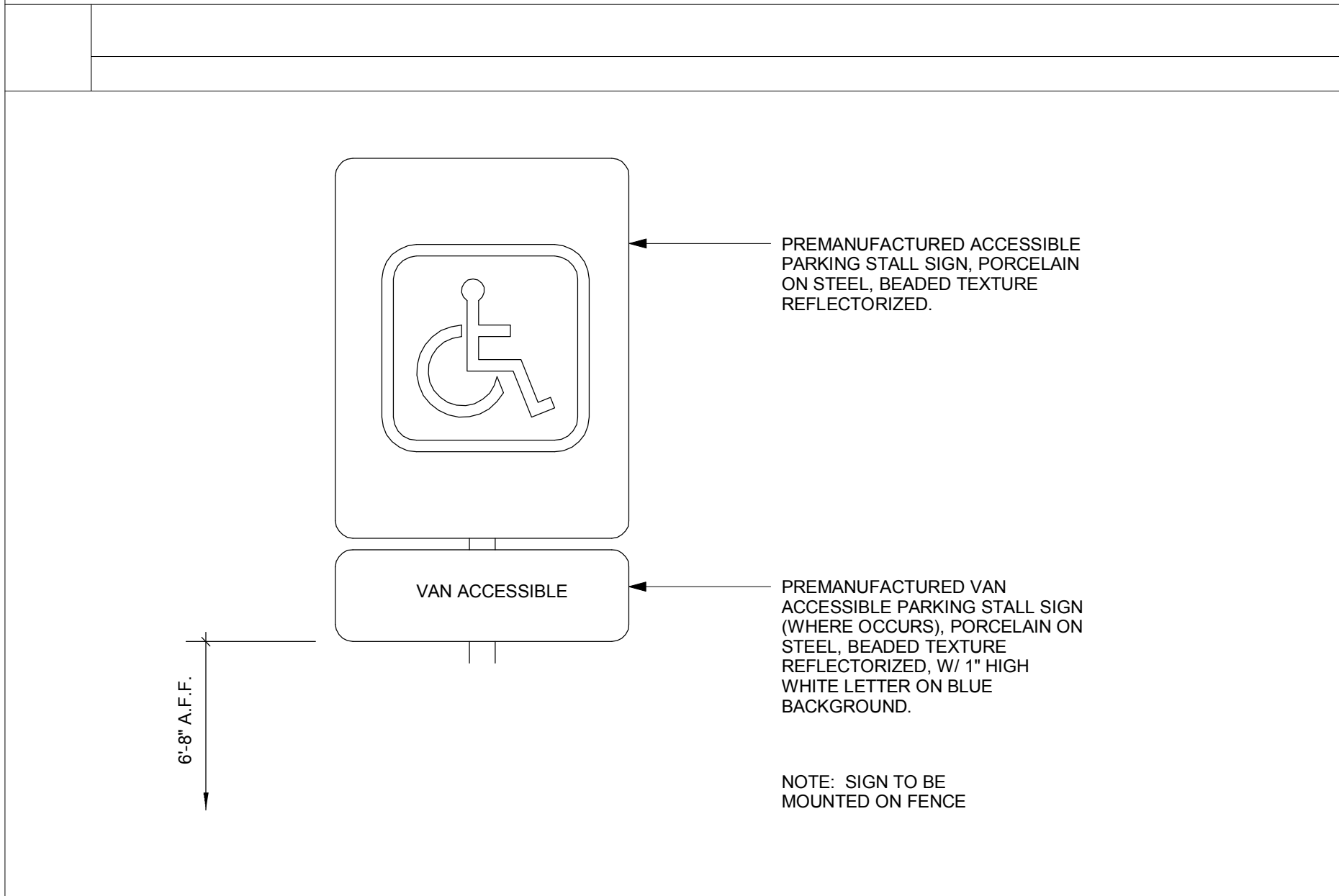
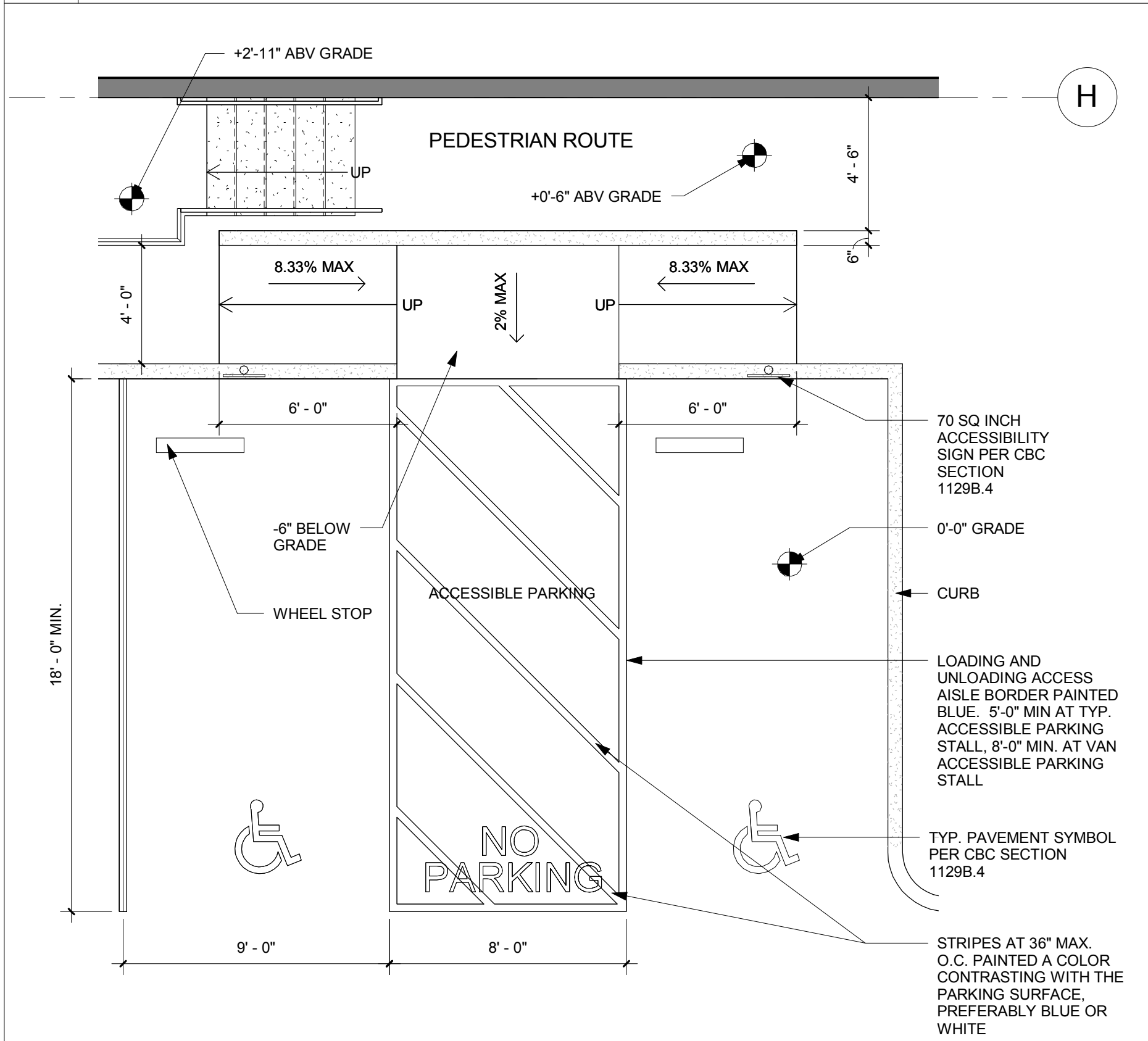


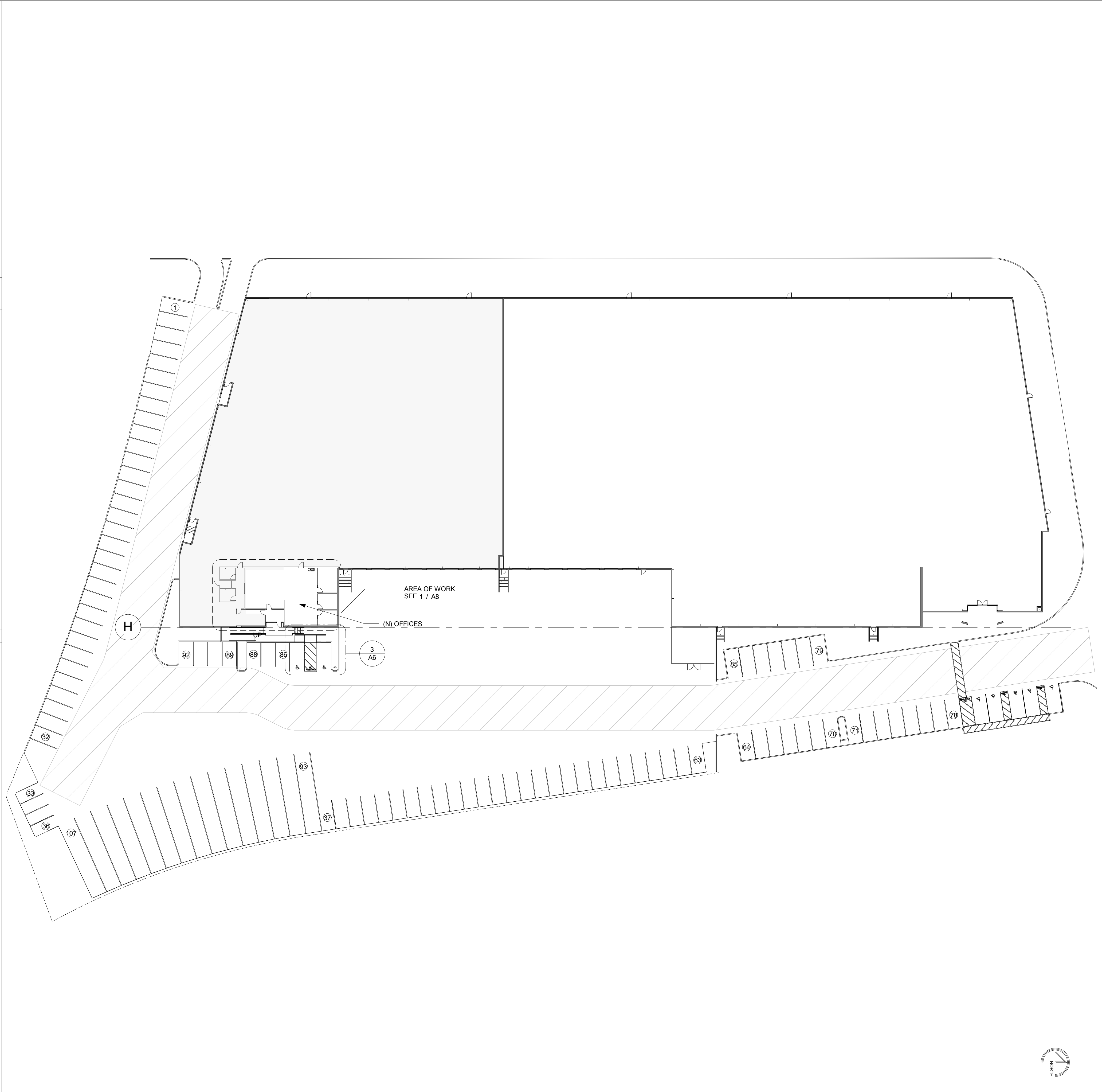
PARKING REQUIREMENT:			
AREA CALCULATION (SF): TENANT A			
OFFICE:		2,428 SF	
WAREHOUSE:		31,439 SF	
AUTOS			
OFFICE:	1:300	2,428/300	= 8
WAREHOUSE:	1:2,000	31,439/2,000	= 16
AREA CALCULATION (SF): TENANT B			
OFFICE:		5,502 SF	
WAREHOUSE:		57,628 SF	
AUTOS			
OFFICE:	1:300	5,502/300	= 19
WAREHOUSE:	1:2,000	57,628/2,000	= 29
TOTAL REQUIRED:			
TOTAL PROVIDED:			
= 72			
= 107			
ACCESSIBLE STALLS REQUIRED:			
STANDARD:		4	
VAN:		1	
TOTAL:		5	
ACCESSIBLE STALLS PROVIDED:			
STANDARD:		5	
VAN:		2	
TOTAL:		7	



2 (E) ACCESSIBLE PARKING STALL SIGNAGE
SCALE: 1 1/2" = 1'-0"



3 (E) CURB RAMP AND ACCESSIBLE PARKING
SCALE: 1/4" = 1'-0"

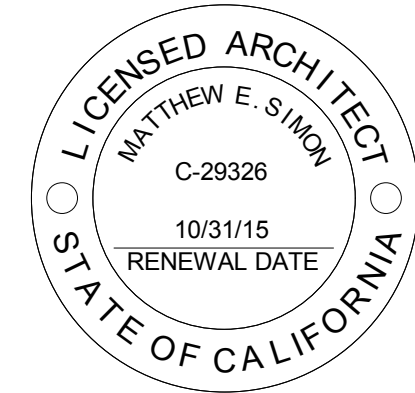


1 SITE PLAN
SCALE: 1/32" = 1'-0"



SIMONGLOVER INC.

3777 LONG BEACH BLVD,
STE. 260 LONG BEACH, CA 90807
PH: 562.279.0050
© 2005 SIMONGLOVER INC. ALL
RIGHTS RESERVED



SITE PLAN

ISSUED FOR:
PLAN CHECK
SUBMITTAL

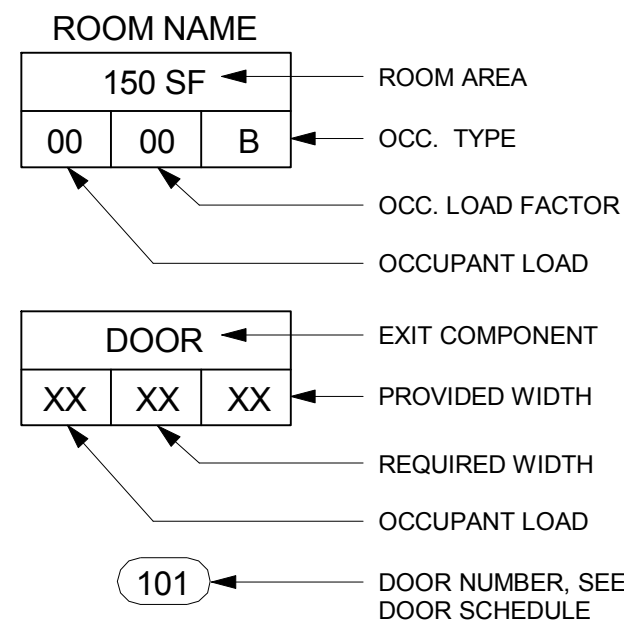
REVISIONS:
NO. DESCRIPTION

MALT
5821 MALT AVENUE
COMMERCE, CA 90040

DATE:
12-26-13
DATE ISSUED

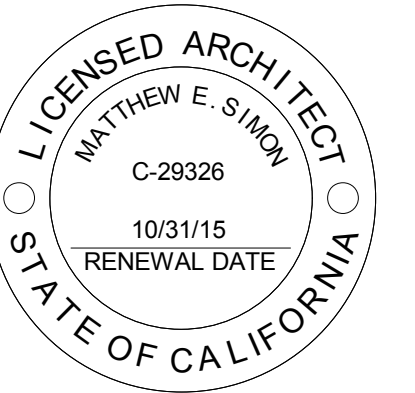
A6

	EXIT TO PUBLIC RIGHT OF AWAY
	DIRECTION AND NUMBER OF OCCUPANTS USING EGRESS
	TACTILE EXIT SIGN
	EXIT SIGN



SPACE	AREA	FACTOR *	TOTAL
OFFICE	2,428 SF	200	12
			MALE 6
			FEMALE 6
WAREHOUSE	31,439 SF	5,000	6
			MALE 3
			FEMALE 3

18 TOTAL OCCUPANTS	REQUIRED	PROVIDED
WOMEN: 9 EMPLOYEES		
TOILETS:	1	1
LAVATORY:	1	1
MEN: 9 EMPLOYEES		
TOILETS:	1	1
LAVATORY:	1	1
URINALS:	0	0

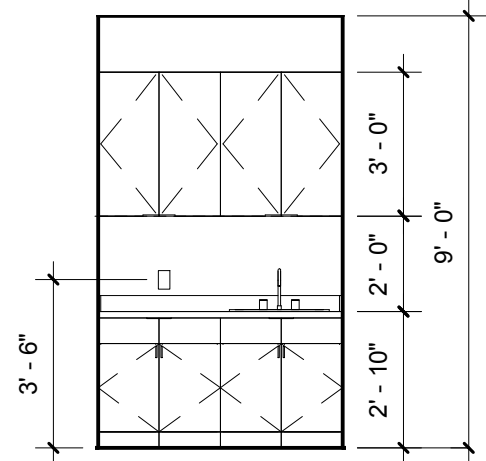


MALT
5821 MALT AVENUE
COMMERCE, CA 90040

DATE:
12-26-13

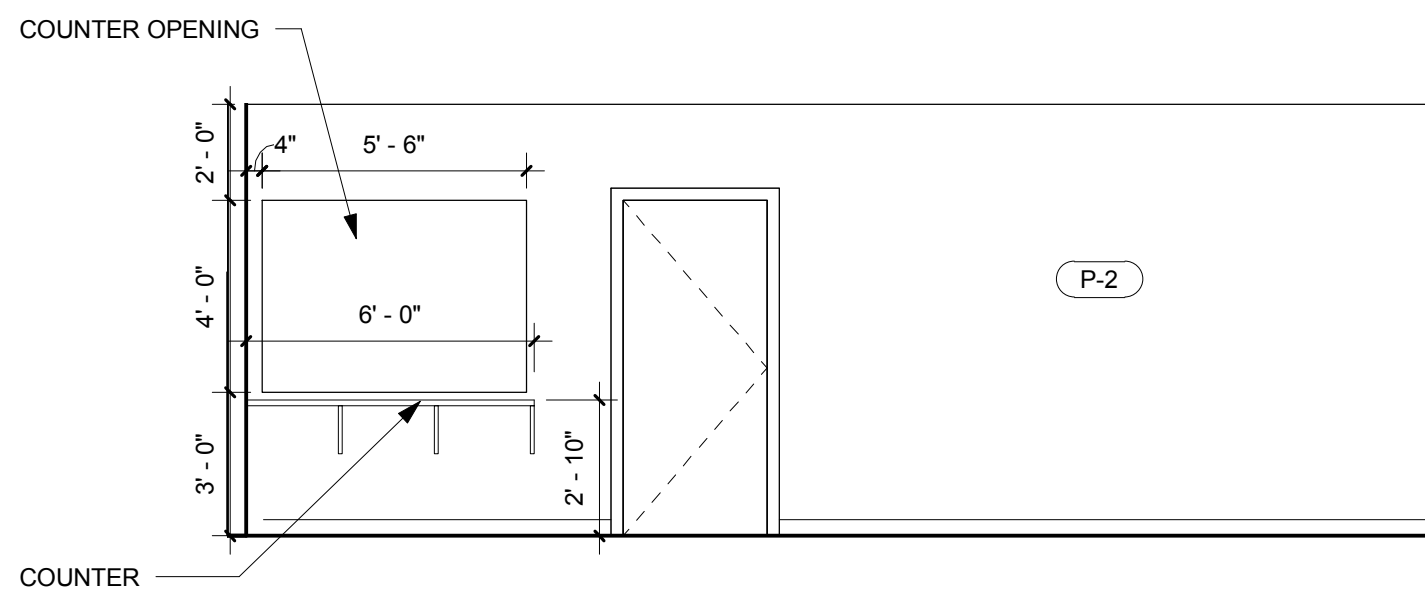
DATE ISSUED

A7



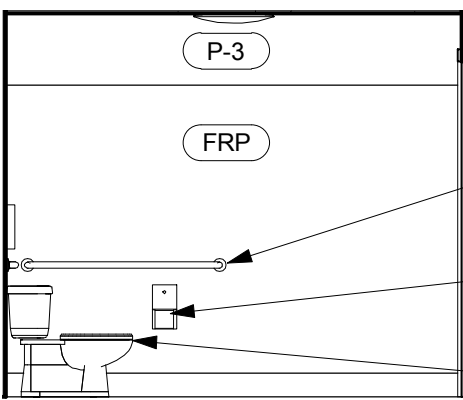
3 KICHENETTE ELEVATION

SCALE: 1/4" = 1'-0"



4 LOBBY COUNTER ELEVATION

SCALE: 1/4" = 1'-0"

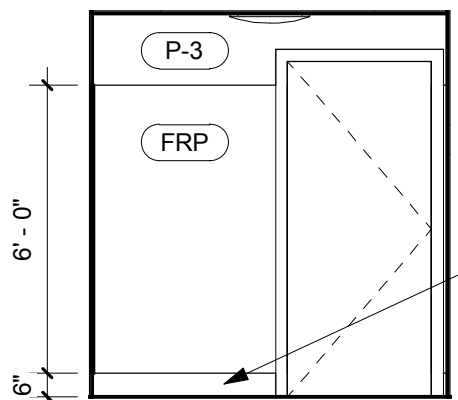


A

GRAB BAR - BRADLEY,
81870-00148

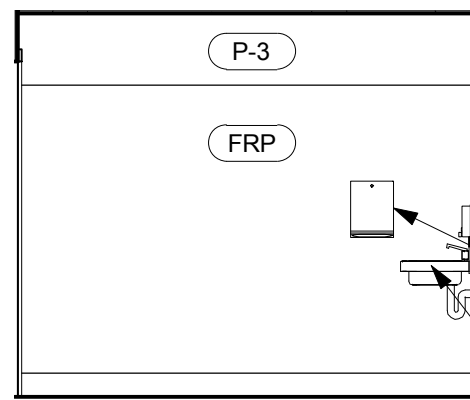
TOILET PAPER DISPENSER,
BOBRICK, B-2888

ACCESSIBLE TOILET -
KOHLER HIGHLINE, K-3519



B

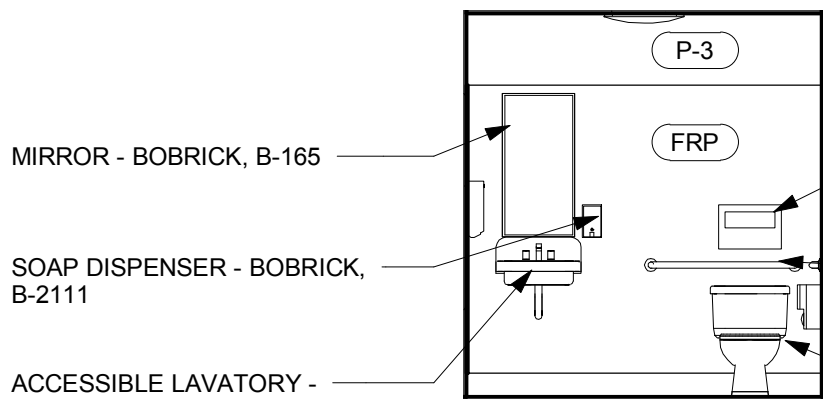
6" SELF COVE BASE, TYP.



C

PAPER TOWEL DISPENSER -
BOBRICK, B-262

ACCESSIBLE LAVATORY -
KOHLER KINGSTON, K-2005



D

MIRROR - BOBRICK, B-165

SOAP DISPENSER - BOBRICK,
B-2111

ACCESSIBLE LAVATORY -
KOHLER KINGSTON, K-2005

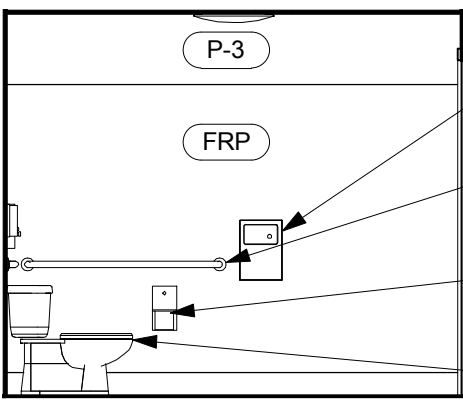
TOILET SEAT COVER DISPENSER -
BOBRICK, B-221

GRAB BAR - BRADLEY,
81871-00136

ACCESSIBLE TOILET -
KOHLER KINGSTON, K-2005

5 MEN'S ACCESSIBLE TOILET ELEVATIONS

SCALE: 1/4" = 1'-0"



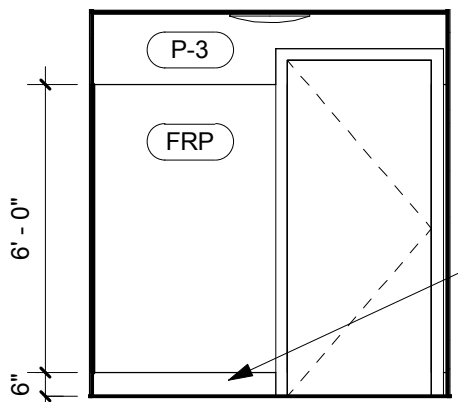
A

SANITARY NAPKIN DISPOSAL -
BOBRICK, B-254

GRAB BAR - BRADLEY,
81870-00148

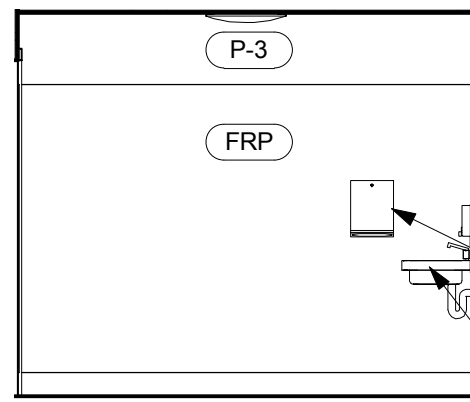
TOILET PAPER DISPENSER,
BOBRICK, B-2888

ACCESSIBLE TOILET -
KOHLER HIGHLINE, K-3519



B

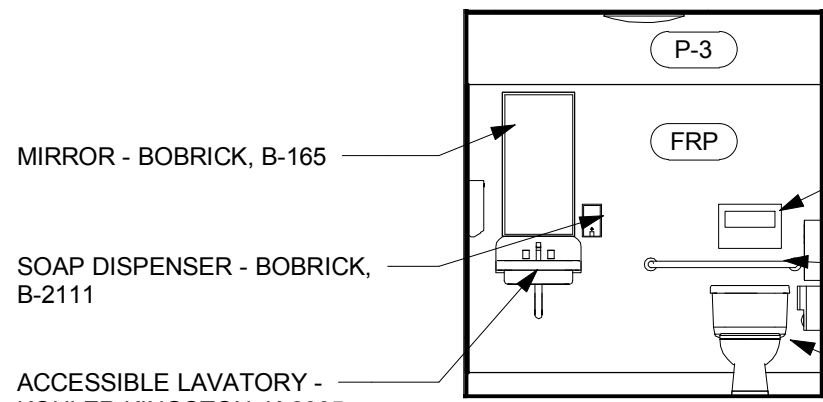
6" SELF COVE BASE, TYP.



C

PAPER TOWEL DISPENSER -
BOBRICK, B-262

ACCESSIBLE LAVATORY -
KOHLER KINGSTON, K-2005



D

MIRROR - BOBRICK, B-165

SOAP DISPENSER - BOBRICK,
B-2111

ACCESSIBLE LAVATORY -
KOHLER KINGSTON, K-2005

TOILET SEAT COVER DISPENSER -
BOBRICK, B-221

GRAB BAR - BRADLEY,
81871-00136

ACCESSIBLE TOILET -
KOHLER KINGSTON, K-2005

6 WOMEN'S ACCESSIBLE TOILET ELEVATIONS

SCALE: 1/4" = 1'-0"

LEGEND:

ROOM NAME

101 ROOM NUMBER

WALL TYPES:

(E) WALLS

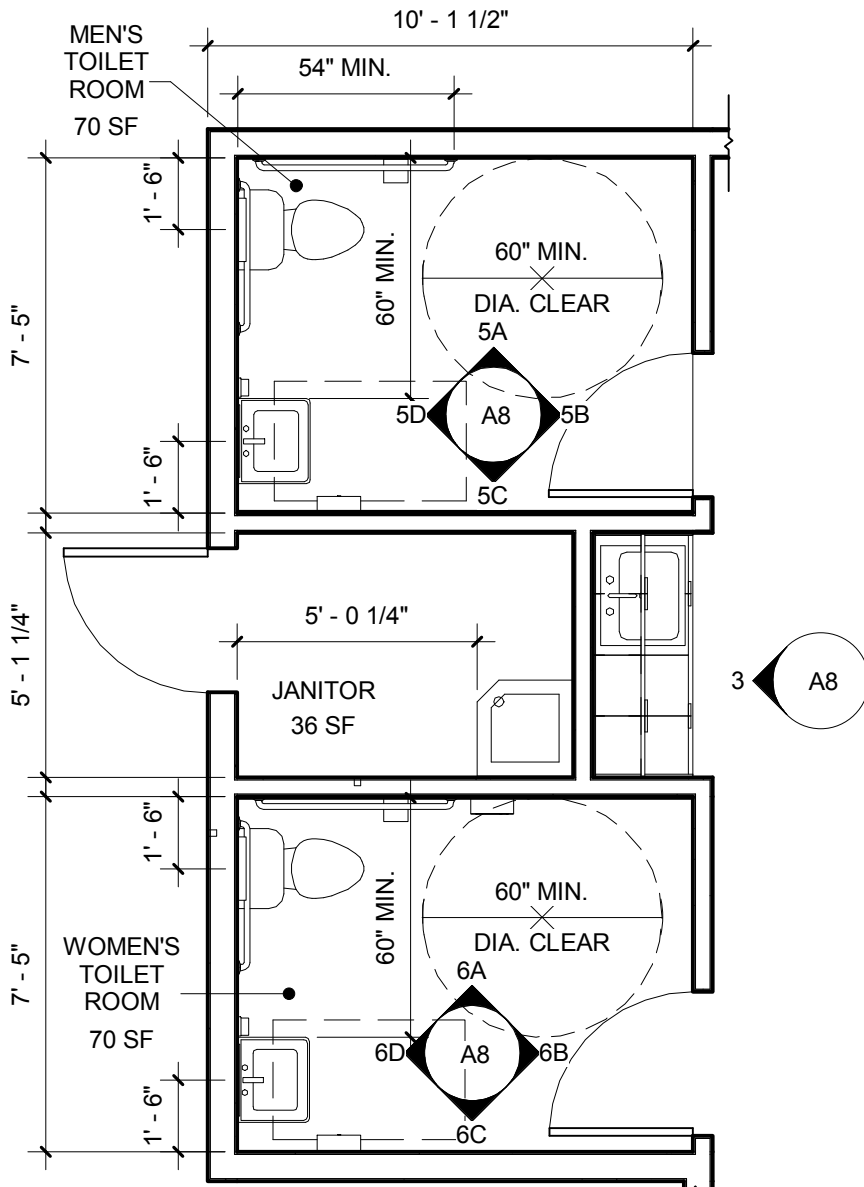
(N) PARTITIONS

(E) WALLS TO BE REMOVED

DOORS/WINDOWS:

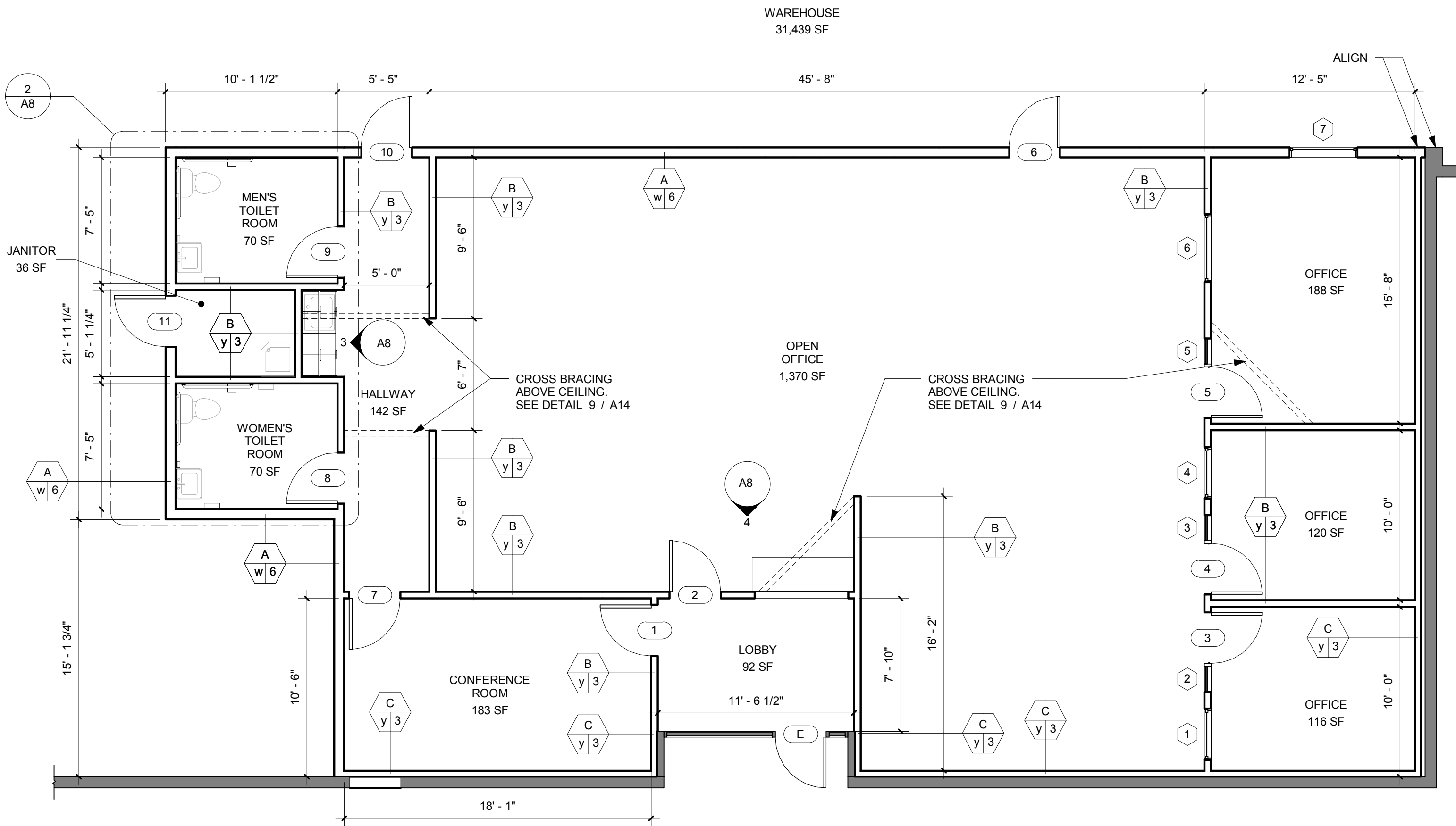
101 DOOR, SEE DOOR SCHEDULE

FLOOR PLAN LEGEND



2 ENLARGED ACCESSIBLE TOILETS

SCALE: 1/4" = 1'-0"

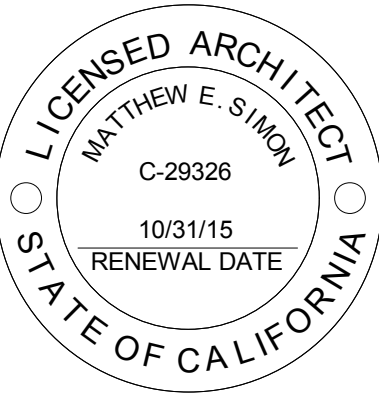


1 ENLARGED FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0"



SIMONGLOVER INC.
3777 LONG BEACH BLVD,
STE. 260 LONG BEACH, CA 90807
PH: 562.279.0050
© 2005 SIMONGLOVER INC. ALL RIGHTS RESERVED



ENLARGED FLOOR PLANS AND ELEVATIONS

MALT
5821 MALT AVENUE
COMMERCE, CA 90040

ISSUED FOR:
PLAN CHECK
SUBMITTAL

DATE:
12-26-13

REVISIONS:
NO. DESCRIPTION

DATE ISSUED

A8

LEGEND:

LIGHT FIXTURES (SEE ELECTRICAL DRAWINGS):

BEGHELLI OL2 WALL MOUNTED EXIT SIGN

F-1

WILLIAMS 2'x4' , HET T5 FLUORESCENT LIGHT

F-2

AMERICAN FLUORESCENT CF SERIES SURFACE MOUNTED LIGHT FIXTURE

- NOTES:
1.

SEE SHEET A14 & A15 FOR CEILING DETAILS
2.

ALL ACT, CEILINGS TO BE 9'-0" A.F.F. UNLESS OTHERWISE NOTED.
3.

ALL GYP. BD. CEILINGS TO BE 8'-0" A.F.F. UNLESS OTHERWISE NOTED.
4.

ALIGN ACOUSTICAL CEILING TILE GRIDS BETWEEN ROOMS AS INDICATED IN THE REFLECTED CEILING PLAN.
5.

PROVIDE R-30 AT UNDERSIDE OF ROOF DECK, TYP.

- REFLECTED CEILING PLAN NOTES
1.

SPRINKLER HEADS LOCATED IN GYP BD. CEILINGS SHALL BE FULLY RECESSED AND FACTORY PAINTED TO MATCH CEILINGS. DISTRIBUTION OF HEADS MUST MEET GOVERNING CODES.
2.

PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. SUBMIT SPRINKLER LAYOUTS FOR APPROVAL PRIOR TO INSTALLATION. ALL STROBES TO BE WHITE, TYP. AND LOCATED IN CEILING WHERE ALLOWABLE BY CODE. FINAL LOCATION TO BE APPROVED BY ARCHITECT.
3.

THE STANDARD FIRE SPRINKLER HEAD SHALL BE A SEMI-RECESSED ADJUSTABLE HEAD. DISTRIBUTION OF HEADS MUST MEET GOVERNING CODES. LOCATION SHALL BE IN THE CENTER OF CEILING TILE, U.N.O. (EXCEPT AS CODE REQUIRES NEAR SOFFIT)
4.

ALL CONDUIT MUST BE A MINIMUM OF 6" CLEAR ABOVE THE CEILING GRID.
5.

PROVIDE ILLUMINATED EXIT SIGNS CONNECTED TO EMERGENCY POWER OR BATTERY BACKUPS. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED.
6.

LOCATE RECESSED DOWN LIGHTS, WALL WASHERS AND ACCENT LIGHTS IN THE CENTER OF CEILING TILE, U.N.O (EXCEPT AS CODE REQUIRES NEAR SOFFIT)
7.

AVERAGE LEVEL OF LIGHTING THROUGHOUT SHALL BE PROVIDED AS REQUIRED TO MEET TITLE 24. SEE ELECTRICAL ENGINEERING DRAWINGS FOR MORE INFORMATION.
8.

PROVIDE EMERGENCY LIGHTING AT A VALUE OF ONE-FOOT CANDLE AT FLOOR LEVEL, OR AS REQUIRED BY LOCAL CODES. SEE ELECTRICAL ENGINEERING DRAWINGS FOR LOCATION.
9.

ALL CONDUIT, HVAC, DUCTS AND CABLING SHALL BE INDEPENDENTLY SUSPENDED FROM THAT USED TO SUSPEND THE CEILING SYSTEM.
10.

ALL NEW CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES. SEE ELECTRICAL ENGINEERING DRAWINGS FOR LOCATION.
11.

ALL FIXTURES TO BE INSTALLED PER CBC SECTION 25043.
12.

PROVIDE MULTI-GANG SWITCHES PER TITLE 24 WHERE INDICATED. USE MULTI-GANG SWITCH PLATES WHENEVER MORE THAN ONE DOUBLE GANG BOX IS USED.
13.

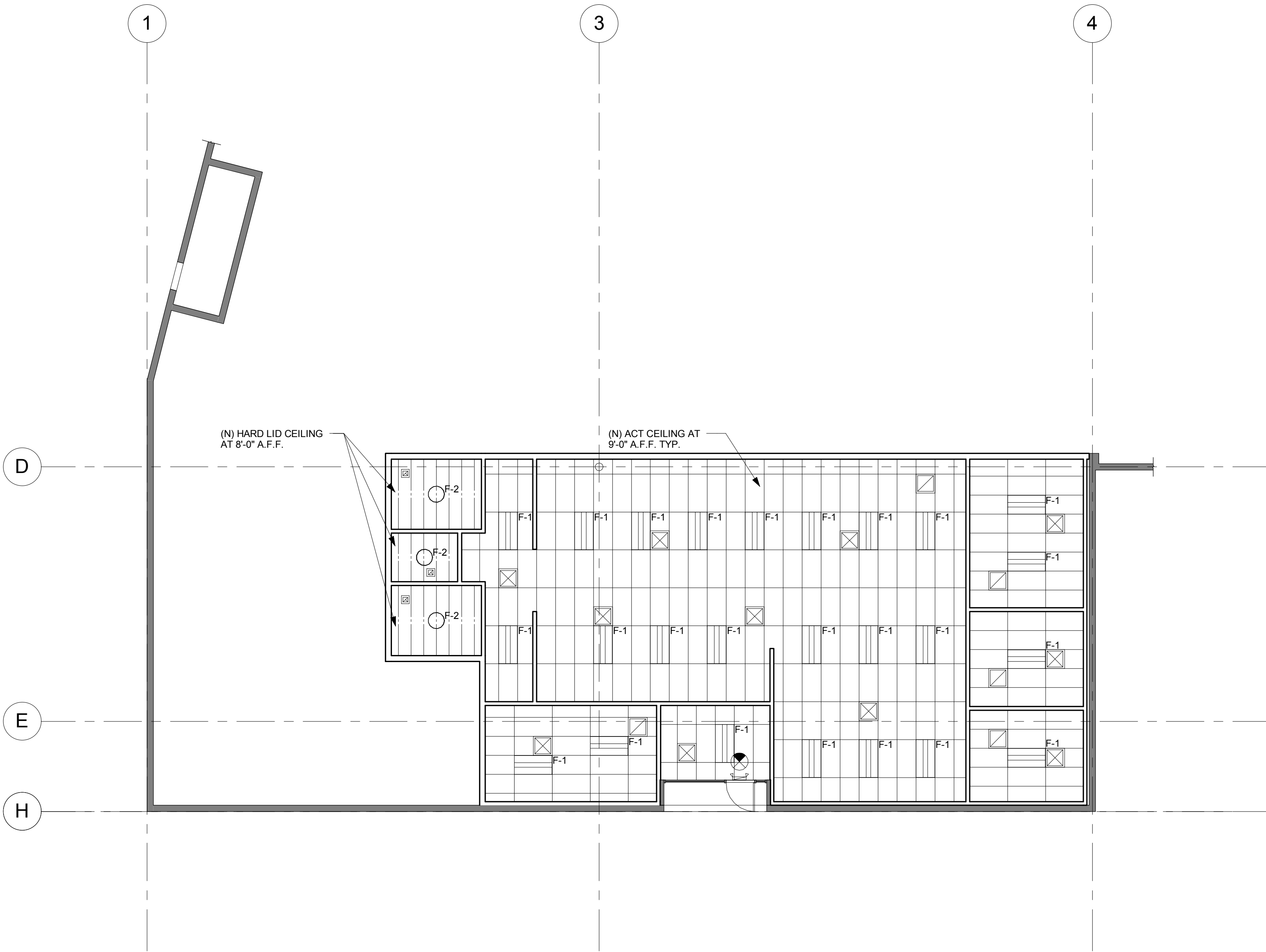
ALL EQUIPMENT IN PLENUM TO BE LOCATED AWAY FROM GYP. BD. CEILINGS. NO ACCESS HATCHES IN GYP. BD. CEILING WITHOUT PRIOR APPROVAL BY ARCHITECT. APPROVED ACCESS HATCHES SHALL BE A TRIMLESS TYPE. CONTRACTOR TO SUBMIT CUT SHEET FOR APPROVAL.
14.

PROVIDE HVAC AND ZONING AS REQUIRED BY CODE AND TENANT'S DESIGN CRITERIA.
15.

VERIFY ALL THERMOSTAT LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO SCHEDULE WALK THROUGH WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE THAT LOCATIONS DO NOT CONFLICT WITH TENANT'S FURNITURE.
16.

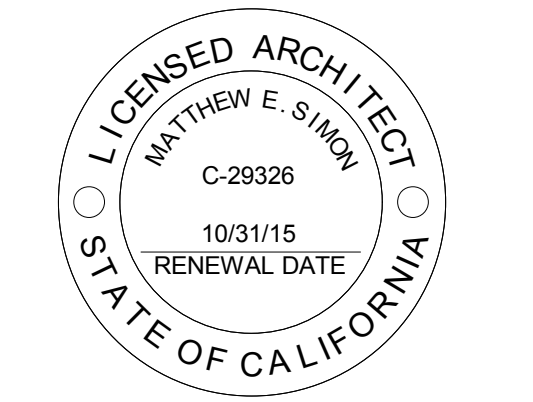
LIGHT SENSORS TO BE LOCATED BY ELECTRICAL ENGINEER AND APPROVED BY ARCHITECT.
17.

ALL CEILING TILES WHICH ARE CUT TO FIT SHALL BE KERFED TO MATCH.





SIMONGLOVER INC.
3777 LONG BEACH BLVD,
STE. 260 LONG BEACH, CA 90807
PH: 562.279.0050
© 2005 SIMONGLOVER INC. ALL RIGHTS RESERVED



REFLECTED CEILING PLAN

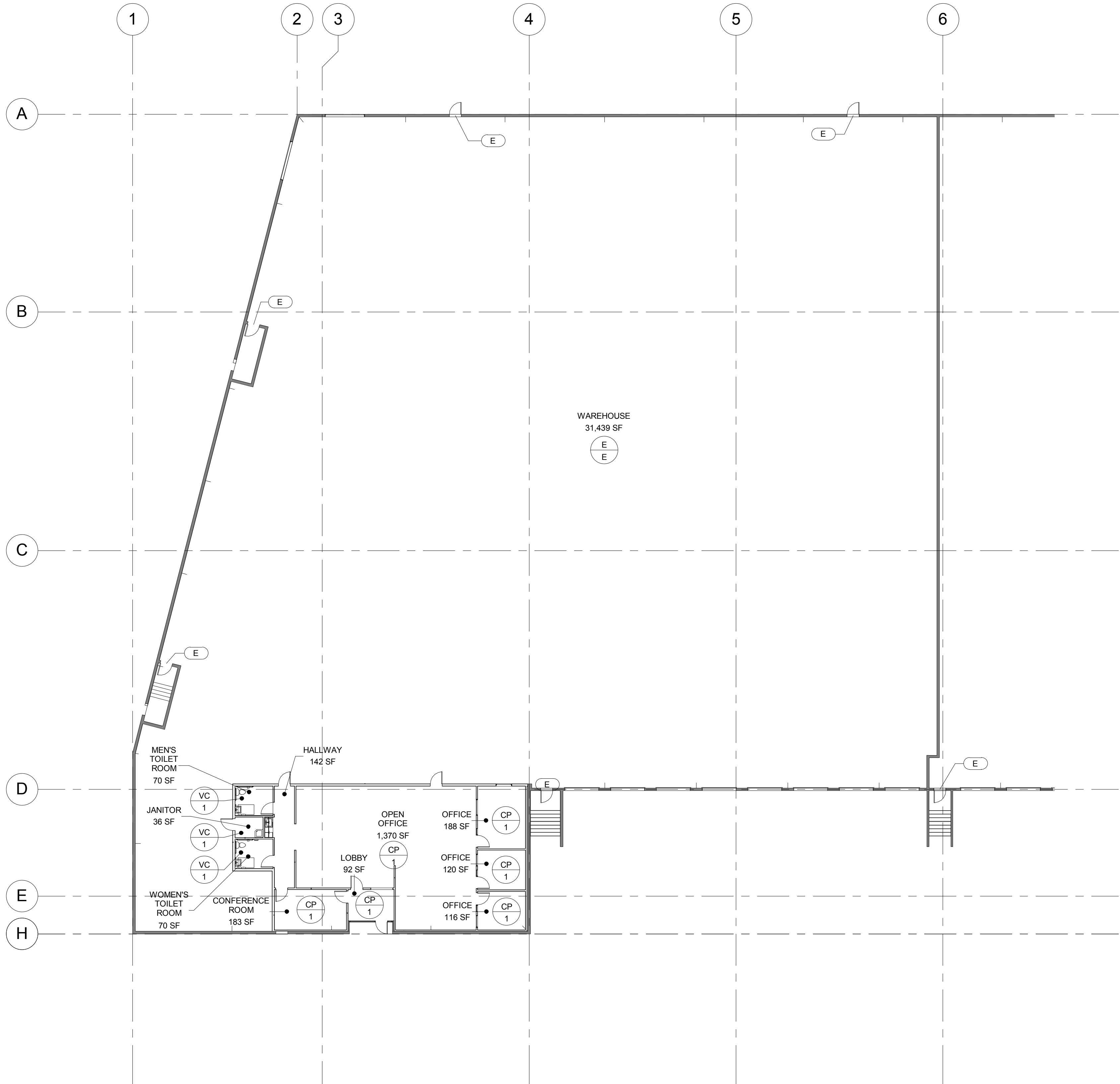
MALT
5821 MALT AVENUE
COMMERCE, CA 90040

ISSUED FOR: PLAN CHECK SUBMITTAL	DATE: 12-26-13
REVISIONS: NO. DESCRIPTION	DATE ISSUED

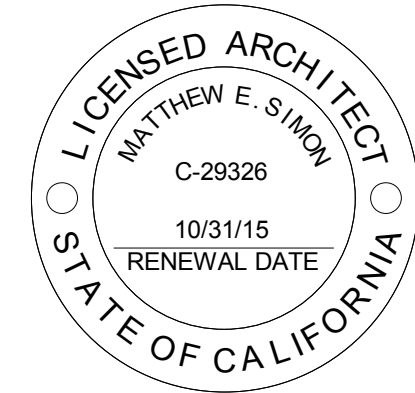
A9

FINISH SCHEDULE						
ROOM #	ROOM NAME	FLOOR	BASE	WALL FINISH	CEILING TYPE	CEILING FINISH
1	LOBBY	CP-1	B-1	P-2	ACT-1	FF
2	OPEN OFFICE	CP-1	B-1	P-2	ACT-1	FF
3	OFFICE	CP-1	B-1	P-2	ACT-1	FF
4	OFFICE	CP-1	B-1	P-2	ACT-1	FF
5	OFFICE	CP-1	B-1	P-2	ACT-1	FF
6	HALLWAY	CP-1	B-1	P-2	ACT-1	FF
7	CONFERENCE ROOM	CP-1	B-1	P-2	ACT-1	FF
8	WOMEN'S TOILET ROOM	VC-1	B-2	P-3	HARD LID	P-3
9	JANITOR	VC-1	B-2	P-3	HARD LID	P-3
10	MEN'S TOILET ROOM	VC-1	B-2	P-3	HARD LID	P-3
11	WAREHOUSE	(E)	(E)	(E)	(E)	(E)
(N) WALLS TO BE PAINTED TO MATCH (E) V.I.F.						

FINISH LEGEND	
IDENTIFIER	PRODUCT DESCRIPTION
ACOUSTICAL CEILING TILE (ACT)	
ACT-1	ARMSTRONG, BEVELED TEGULAR "DUNE", 2' x 2' SILHOUETTE SUSPENSION
CARPET FLOOR (CP)	
CP-1	BLUE RIDGE, BOUCLE TWIST B208, 2056 WALNUT' BORADLOOM, GLUE DOWN
EXISTING (E)	
E	EXISTING FINISH TO REMAIN
PAINT (P)	
P-1	DOORS, DOOR AND WINDOW FRAME: DUNN EDWARDS, WEATHERED BROWN (DEC 756)
P-2	GENERAL WALL: DUNN EDWARDS, DEW318 COTTAGE WHITE LRV 80, EGGSHELL
P-3	TOILET ROOM AND JANITOR-DUNN EDWARDS, DEW380 WHITE, SEMI-GLOSS
SOLID SURFACE COUNTERS (SS)	
SS-1	CORIAN SOLID SURFACE COUNTERS; T.B.D.
TOILET PARTITIONS (TP)	
TP-1	SCRANTON PRODUCTS, LINEN
SHEET VINYL (VC)	
VC-1	ARMSTRONG SHEET VINYL; T.B.D.
WALL BASE (B)	
B-1	6"COVE BASE, JOHNSONITE 47 BROWN
WALL TILE (TL)	
TL-1	T.B.D.
NOTES:	
1. ALL PAINT DRAW DOWNS ARE TO BE DONE ON SITE AFTER LIGHTING IS INSTALLED FOR FINAL APPROVAL.	
2. ALL WALLS TO BE P-2, U.N.O.	



SIMONGLOVER INC.
3777 LONG BEACH BLVD,
STE. 260 LONG BEACH, CA 90807
PH: 562.279.0050
© 2005 SIMONGLOVER INC. ALL RIGHTS RESERVED



FINISH FLOOR PLAN

MALT
5821 MALT AVENUE
COMMERCE, CA 90040

ISSUED FOR:
PLAN CHECK
SUBMITTAL

DATE:
12-26-13

REVISIONS:
NO. DESCRIPTION

DATE ISSUED

A10