



KEY NOTES

1

EXISTING RECEPTION DESK TO BE DEMOLISHED. EXISTING POWER/DATA TO REMAIN.

2

DEMO WALL AND PREP FOR NEW FRAMELESS GLASS. PREP FOR NEW HEADER, SLAB AND FINISHES AS REQUIRED.

3

DEMO ALL FLOORING MATERIALS AND PREP FOR NEW PER PRP-1.

4

EXISTING T-BAR GRID AND ACT TILES TO REMAIN. REMOVE ALL EXISTING LIGHT FIXTURES THROUGHOUT AND PREP FOR NEW LED FIXTURES.

5

DEMO EXISTING T-BAR GRID, TILES AND LIGHT FIXTURES IN SPACE SHOWN. PREP EXISTING MEP/FIRE-LIFE SAFETY FOR OPEN CEILING. CLEAN UP AS REQUIRED. PREP TO RECEIVE NEW PAINT.

6

GC TO DEMO AND REPLACE EXISTING CEILING AND PLENUM CONDITIONS AS REQUIRED FOR NEW LIGHT FIXTURES. TYPICAL THROUGHOUT.

7

EXISTING GYPBOARD CEILING TO REMAIN IN RECEPTION.

8

EXISTING COPY/PRINT POWER AND DATA TO REMAIN. GC TO VERIFY.

9

EXISTING HEADER TO REMAIN. GC TO PROTECT DURING DEMOLITION. PATCH AND PREP FOR NEW OPEN CEILING CONDITION NOTED ON PRP-1

ALTERNATE PRICING KEY NOTES

A-1

PROVIDE ALT COST TO DEMO ALL EXISTING FRAMED SL AND PREP FOR NEW FULL WIDTH FRAMELESS GLASS. PREP FOR NEW HEADER, SLAB AND FINISHES AS REQUIRED.

DRAWING DISCLAIMER

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GENERAL NOTES

1

POWER & COMMUNICATIONS: EXISTING POWER & COMMUNICATIONS OUTLETS ARE TO REMAIN THROUGHOUT WORK AREA U.O.N. SEE POWER AND COMMUNICATIONS PLAN FOR ADDITIONAL DEMO. WHERE OUTLETS ARE TO BE REMOVED, REMOVE ALL ASSOCIATED WIRING BACK TO PULL BOX.

2

CEILING: EXISTING CEILING TO REMAIN THROUGHOUT U.O.N. EXISTING LIGHT FIXTURES TO BE REMOVED & SAVED FOR RELOCATION U.O.N. REMOVE ALL ASSOCIATED CEILING AND LIGHTING HANGING ATTACHMENTS SUCH AS BUT NOT LIMITED TO: WIRES, CABLES, UNISTRUTS, ETC.

3

FINISHES: EXISTING FLOORING & BASE TO BE REMOVED THROUGHOUT U.O.N. EXISTING WALL FINISHES TO BE REMOVED THROUGHOUT U.O.N. SEE FINISH PLAN FOR ADDITIONAL DEMO. REMOVE AND SCRAPE CLEAN ALL ADHESIVE/ ATTACHMENT SUBSTRATES FOR A CLEAN AND SMOOTH SUBSTRATE AS REQUIRED FOR ALL NEW FINISH MATERIAL INSTALLATION REQUIREMENTS.

4

DEMO FLOOR WHERE FLOOR POWERED AND TEL/DATA CORES ARE SHOWN ON POWER PLANS. VERIFY CORE LOCATION WITH ARCHITECT PRIOR TO CORING.

5

REVISE AND/ OR REMOVE EXISTING HVAC SYSTEM AND DUCT WORK TO ACCOMMODATE NEW SCOPE AND PER MEP ENGINEER DRAWINGS.

6

PROTECT ALL EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. PATCH AND REPAIR WHERE DAMAGED AS REQUIRED TO MATCH EXISTING.

7

DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. W.A.I. HAS NOT FIELD VERIFIED THE AREA OF WORK. SQUARE FOOTAGES OR PERFORMED A VISUAL INSPECTION TO CONFIRM THAT CURRENT SITE CONDITIONS ARE ACCURATE AND THIS SPACE PLAN IS SOLELY BASED ON BACKGROUND DRAWINGS PROVIDED BY OTHERS. THIS DRAWING SHALL BE USED FOR REFERENCE ONLY.

8

PROPOSED PLAN IS SUBJECT TO BUILDING AND FIRE DEPARTMENT REVIEW AND APPROVAL.

LEGEND

N.I.C.

NOT IN CONTRACT AREA

EXISTING MILLWORK TO BE DEMOLISHED. CAP PLUMBING AS REQUIRED.

EXISTING PARTITION TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING PARTITION TO BE DEMOLISHED

EXISTING DOOR OR FRAME ASSEMBLY TO BE REMOVED AND SALVAGED FOR RELOCATION OR TO BE DEMOLISHED

EXISTING GLASS OR FRAME ASSEMBLY TO BE DEMOLISHED

EXISTING TELEPHONE BACKBOARD TO BE DEMOLISHED. REMOVE WIRING BACK TO POINT OF ORIGIN.

EXISTING SINKS / LAVATORIES TO BE DEMOLISHED

FOR ALL:  
R EXISTING TO BE REMOVED AND SALVAGED FOR RELOCATION  
E EXISTING TO REMAIN  
D DEMO

PROGRESS PLAN - DEMOLITION

1/4" = 1'-0"

N

1

W

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CONSULTANT:

CERTIFICATION:

PROJECT:

SUITE 1850

1875 CENTURY PARK  
EAST  
SUITE 1850.  
LOS ANGELES, CA 90067

FLOOR/LEVEL: 18TH

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
12.20.23	ISSUED FOR CLIENT REVIEW	
04.02.24	ISSUED FOR CLIENT REVIEW	
06.24.24	ISSUED FOR CLIENT REVIEW	

CLIENT APPROVAL BY:

SIGNATURE: DATE:

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DRAWN BY: CHECKED BY:

PROJECT MANAGER: WB

DRAWING SCALE: AS NOTED

SHEET SIZE: 30x42

DRAWING TITLE: PROGRESS PLAN - DEMOLITION

SHEET NO: PRD-R1





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EAST

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LOS ANGELES, CA 90067

## KEY NOTES

- GC TO PROVIDE/MAINTAIN POWER INFRASTRUCTURE REQUIRED FOR TENANT PROVIDED RECEPTION DESK.
- GC TO PROVIDE POWER INFRASTRUCTURE REQUIRED FOR NEW TENANT PROVIDED PENDANT LIGHT.
- GC TO PROVIDE POWER/DATA FOR NEW TVs, AND EQUIPMENT IF NOT EXISTING. GC TO VERIFY EXISTING CONDITIONS.
- GC TO VERIFY EXISTING POWER THROUGHOUT. VERIFY EACH OFFICE CONTAINS (1) DUPLEX (1) DATA DROP AND (1) CONVENIENCE DUPLEX.
- PROVIDE OPEN CEILING TO DECK AS SHOWN PER THE LEGEND. INCLUDE THE FOLLOWING:
  - FULL HEIGHT WALLS AT OFFICE FRONTS AND OTHER ASSOCIATED ROOMS AS REQUIRED DUE TO OPEN CEILING.
  - PAINT ALL EXPOSED INFRASTRUCTURE: TBO, FLAT FINISH.
  - NEW SPIRAL DUCT WORK AND ROUND DIFFUSERS THROUGHOUT OPEN CEILING AREAS. FLS DEVICES, EXIT SIGNS AND OTHER CEILING MOUNTED DEVICES TO BE MOUNTED ON PAINTED EMT.
  - PROVIDE WALL-MOUNTED GRILLES AT FULL HEIGHT WALLS AS NEEDED FOR AIR TRANSFER. MOUNT AS HIGH AS POSSIBLE. PAINT TO MATCH ADJ. WALL FINISH/PROVIDE WHITE FINISH AT P-1 LOCATIONS. COORDINATE QTY AND LOCATION FOR TAPED - IN SIDE WALL TRANSFER RETURN REGISTER.
  - PROVIDE NEW UPRIGHT SPRINKLERS AT OPEN CEILING AREAS.
  - PROVIDE NEW EMT AT OPEN CEILING AREAS. FLS DEVICES, EXIT SIGNS AND OTHER CEILING MOUNTED DEVICES TO BE MOUNTED ON PAINTED EMT.
  - PAINT ALL CONDUITS, EMT, DUCTWORK/TRUNK LINE / EXISTING MAIN TRUNK LINE, J-BOXES, MONOKOTE, PIPES AND ALL RELATED ITEMS AT OPEN CEILING AREAS. PATCH/REPAIR AS REQUIRED WHERE DRYWALL CEILING HAS BEEN DEMOLISHED.
  - CLEAN & REPAIR EXISTING EDGE CONDITIONS AT AREA ABOVE WINDOW MILLION ALONG PERIMETER WALL AT OPEN CEILING AREAS. REWORK AREAS AS REQUIRED. PROVIDE GYP. BD. TO DECK ABOVE TYP. THROUGHOUT U.O.N.
  - PATCH/REPAIR MONOKOTE AT OPEN CEILING AREAS AFFECTED BY CONSTRUCTION AS REQUIRED BY CODE.
- PROVIDE SEALED CONCRETE W/ 400 GRIT GRIND. PROVIDE MOCK-UP FOR ARCHITECT AND CLIENT APPROVAL.
- PROVIDE NEW CARPET IN ALL OFFICES AND CONFERENCE ROOMS. ALLOWANCE OF \$32 S.Y. MATERIALS ONLY.
- IN OPEN CEILING, PROVIDE COST FOR 8'-0" LINEAR PENDANT LED - FINELITE HP-2. GC TO VERIFY TOTAL REQUIRED.
- PROVIDE NEW BUILDING STANDARD SINK, FAUCET, WATER FILTRATION SYSTEM AND SPIGOT, AND DISHWASHER. PROVIDE ALL PLUMBING AND POWER REQUIREMENTS.
- PROVIDE NEW BUILDING STANDARD 2X2 LIGHT FIXTURES THROUGHOUT, AS REQUIRED.
- PROVIDE NEW 24" D X 34" MAX. PLASTIC LAMINATE BASE CABINETS (PL-1) W/ DOORS, DRAWERS, (1) ADJUSTABLE SHELF EA. CABINET, (1) PULL-OUT TRASH/RECYCLE DRAWER AND PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH. UPPER CABINETS W/ (2) ADJUSTABLE SHELVES AND UPPER CABINET ABOVE REFRIGERATOR W/ (1) ADJUSTABLE SHELF.

## ALTERNATE PRICING KEY NOTES

- A-1 PROVIDE ALT COST FOR NEW FRAMELESS FULL WIDTH OFFICE FRONTS IN LIEU OF NEW FRAMED SL. GC TO REUSE EXISTING WOOD DOORS IF POSSIBLE. TYP. THROUGHOUT.
- A-2 PROVIDE ALT DEDUCT FOR OPEN WORKSTATION AREA WITHOUT L-1 PARTITIONS.
- A-3 PROVIDE ALT COST FOR QUARTZ COUNTERTOP IN LIEU OF P-LAM. CAESARSTONE OR EQUAL.

## GENERAL NOTES

- PARTITIONS: EXISTING PARTITIONS ARE TO REMAIN THRU-OUT U.O.N. DEMO PARTITIONS AS SHOWN ON DEMO PLAN. UPGRADE EXISTING PARTITIONS SHARED WITH ADJACENT SUITES TO FULL HEIGHT IF NOT EXISTING. REMOVE ANY HOOKS AND BOLTS ON EXISTING WALLS AND PATCH. REMOVE ANY EXISTING WALL COVERING THRU-OUT U.O.N. PREP/SKIMCOAT EXISTING PARTITIONS TO RECEIVE NEW PAINT. PAINT ALL NEW AND EXISTING PARTITIONS THRU-OUT SUITE W/BUILDING STANDARD PAINT U.O.N.
- DOORS: EXISTING DOORS ARE TO REMAIN THRU-OUT U.O.N. RELOCATE DOORS AS SHOWN ON PLANS. PROVIDE MISSING HARDWARE & REFURBISH EXISTING AND RELOCATED DOORS FOR "AS-NEW" CONDITION THROUGH WORK AREA. PROVIDE NEW DOOR ASSEMBLIES TO MATCH EXISTING AS SHOWN ON PLAN.
- POWER & COMMUNICATIONS: EXISTING POWER & COMMUNICATIONS OUTLETS ARE TO REMAIN THROUGHOUT U.O.N. REWORK ELECTRICAL CIRCUITING AS REQUIRED. EXISTING TELEPHONE BACKBOARD IS TO REMAIN. DEMO EXISTING POWER & COMMUNICATIONS OUTLETS ON TO WALLS. DISCONNECT POWER TO NEAREST J-BOX AND REMOVE ALL UNUSED CABLE. PROVIDE CONDUIT STUB-UP 6" ABOVE CEILING W/1 PULL WIRE FOR ALL NEW COMMUNICATIONS OUTLETS. ELECTRICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. REPLACE ANY BROKEN OUTLET COVER PLATES W/NEW TO MATCH EXISTING. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE. GC TO COORDINATE ELECTRICAL REQUIREMENTS W/BUILDING ENGINEER. ALL ELECTRICAL WORK TO BE PRICED TO COMPLY WITH CURRENT CBC TITLE 24 REGULATIONS AS REQUIRED BY CODE.
- CONTROLLED RECEPTACLES  
120V RECEPTACLES IN OFFICES, RECEPTION, CONFERENCE ROOMS, KITCHENS AND COPY ROOMS SHALL HAVE CONTROLLED RECEPTACLES IN ACCORDANCE W/ CURRENT TITLE 24 REQUIREMENTS. CONTROLLED FURNITURE TO BE INTERCONNECT W/ LIGHTING CONTROLS PER TITLE 24.
- CEILING: EXISTING CEILING TO REMAIN THROUGHOUT U.O.N. PATCH/REPAIR AS NEEDED IN REMODEL AREAS. PROVIDE ALLOWANCE TO REPLACE DAMAGED CEILING TILES AS REQUIRED. REWORK EXISTING HVAC PER NEW WALL LAYOUT & CURRENT CODE. MECHANICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. PROVIDE AND INSTALL NEW HVAC ZONES IF REQUIRED PER BUILDING STANDARD SPECIFICATIONS. PROVIDE SEPARATE HVAC ZONE FOR SERVER ROOM. COORDINATE HVAC REQUIREMENTS WITH BUILDING ENGINEER.
- LIGHTING: EXISTING LIGHT FIXTURES ARE TO BE REMOVED THRU-OUT U.O.N. RELOCATE EXISTING LIGHT FIXTURES & PROVIDE NEW TO MATCH EXISTING PER NEW WALL LAYOUT IN AREA OF WORK AS REQUIRED. EXISTING SWITCHING TO REMAIN. PROVIDE NEW SWITCHING AS REQUIRED PER NEW LAYOUT. REWORK ELECTRICAL CIRCUITING AS REQUIRED. REWORK EXISTING OR PROVIDE NEW EXIT SIGNS AND EMERGENCY LIGHTS AS REQUIRED BY CODE. LIGHTING ACTIVATION TO BE VIA OCCUPANCY SENSOR AND / OR DAYLIGHT SENSOR PER TITLE 24. ALL LIGHTING WORK TO BE PRICED TO COMPLY WITH CURRENT CBC TITLE 24 ENERGY REGULATIONS AS REQUIRED BY CODE. PRICING TO INCLUDE ALL LIGHTING CONTROLS AS REQUIRED TO COMPLY WITH CURRENT CBC TITLE 24 ENERGY REGULATIONS.
- FLOORING: EXISTING FLOORING & BASE ARE TO BE REMOVED THROUGHOUT U.O.N. PREP FLOORS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE & INSTALL NEW BUILDING STANDARD CARPET AND BASE THROUGHOUT U.O.N. PROVIDE & INSTALL NEW BUILDING STANDARD VCT FLOORING AND RUBBER BASE IN LOUNGE AND SERVER ROOM.
- EXISTING BLINDS AT EXTERIOR WINDOWS ARE TO REMAIN THROUGHOUT WORK AREAS. PROVIDE MISSING AS REQUIRED. VERIFY CONDITION, REPLACE MISSING / DAMAGED PARTS.
- UPGRADE FIRE-LIFE-SAFETY SYSTEM TO CURRENT CODE REQUIREMENTS AS REQUIRED. F.L.S. TO BE DESIGN BUILD BY GENERAL CONTRACTOR.
- ALL FURNITURE SHOWN TO BE PROVIDED AND INSTALLED BY TENANT U.O.N.
- DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. W/A1 HAS NOT FIELD VERIFIED THE AREA OF WORK, SQUARE FOOTAGES OR PERFORMED A VISUAL INSPECTION TO CONFIRM THAT CURRENT SITE CONDITIONS ARE ACCURATE AND THIS SPACE PLAN IS SOLELY BASED ON BACKGROUND DRAWINGS PROVIDED BY OTHERS. THIS DRAWING SHALL BE USED FOR REFERENCE ONLY.
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## LEGEND

SYMBOL	FUNCTION	NOTES
	DUPLEX ELECTRICAL OUTLET	WALL @ +18" A.F.F., U.O.N.
	QUADRUPLUX ELECTRICAL OUTLET	WALL @ +18" A.F.F., U.O.N.
	SEPARATE CIRCUIT ELECTRICAL OUTLET - SINGLE OUTLET ON A SINGLE SEPARATE CIRCUIT-. PROVIDE ORANGE COVER	WALL @ +18" A.F.F., U.O.N.
	GROUND FAULT CIRCUIT INTERRUPTER ELECTRICAL OUTLET	WALL @ +18" A.F.F., U.O.N.
	TELEPHONE AND/ OR DATA OUTLET	WALL @ +18" A.F.F., U.O.N.
	COMBINATION OF DUPLEX ELECTRICAL & TELE/DATA OUTLET	FLUSH FLOOR
	TELEPHONE / DATA OUTLET	FLUSH FLOOR
	ELECTRICAL J-BOX TO FEED FURNITURE SYSTEM. NUMBER ADJACENT TO SYMBOL INDICATES NUMBER OF WORKSTATIONS SERVED	WALL @ +18" A.F.F., U.O.N.
	CABLE T.V. OUTLET	WALL VIF MTG HGT.

## LEGEND

	NOT IN CONTRACT AREA		ALIGN
	EXISTING MILLWORK TO REMAIN		OFFICE 101
	NEW MILLWORK		ROOM NAME
	FINISH SYMBOL		ROOM NUMBER
	FINISH TYPE-FINISH NUMBER		DOOR NAME
	FLOOR TRANSITION SYMBOL		DOOR NUMBER
	RELOCATED DOOR		DOOR HARDWARE TYPE
	FIRE EXTINGUISHER CABINET		DOOR TYPE
	EXISTING PARTITION TO REMAIN		NEW 4x8 FIRE-TREATED TELEPHONE BACKBOARD MOUNTED JUST BELOW CEILING.
	NEW BUILDING STANDARD LOW WALL UP TO 4'-3"		NEW GLAZING OR STOREFRONT SYSTEM
	NEW BUILDING STANDARD CEILING HEIGHT PARTITION		NEW FRAMED GLAZING PARTITION. GLAZING TO MATCH EXISTING HEIGHT
	NEW FRAMED GLAZING PARTITION. GLAZING TO MATCH EXISTING HEIGHT		NEW FRAMED GLAZING PARTITION. GLAZING TO MATCH EXISTING HEIGHT

FOR ALL:  
R EXISTING TO BE REMOVED AND SALVAGED FOR RELOCATION  
E EXISTING TO REMAIN

## PROGRESS PLAN

1/4" = 1'-0"

FLOOR LEVEL: 18TH

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
12 20 23	12 20 23	ISSUED FOR CLIENT REVIEW
04 22 24	04 22 24	ISSUED FOR CLIENT REVIEW
06 24 24	06 24 24	ISSUED FOR CLIENT REVIEW

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PRP-R1