SHERMAN-GLEN PLAZA
14241 W. VENTURA BLVD.
LOS ANGELES, CALIFORNIA 91423

ABBREVIATIONS

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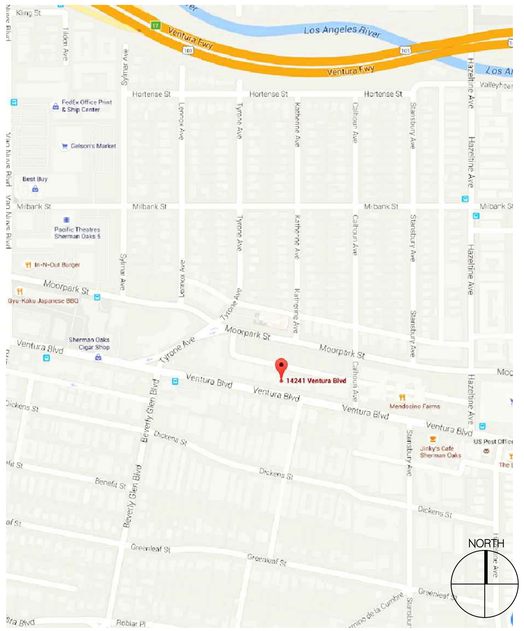
&	AND
L	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OR ROUND
C OR [	CHANNEL
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
ACOUST.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.,AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTERSUNK
C.J.	CONTROL JOINT
DRY.	DRYER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DRY.	DRYER
DS.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
D.WASH.	DISH WASHER
DWR.	DRAWER
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQUIP.	EQUIPMENT
EQ.	EQUAL
EXPO.	EXPOSED
EXST.OR(E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FULL HEIGHT
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FOUND.	FOUNDATION
FPRF.	FIREPROOF
FS.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
GB.	GRAB BAR
GI.	GALVANISED IRON
GL.	GLASS OR GLAZING
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDCP.H.C.	HANDICAP
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.F.S.	HALF FULL SIZE
HGT.OR H.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.S.	HALF SIZE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDING
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.P.	LOW POINT
LT.	LIGHT
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMBR.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O/	OVER
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLWD.	PLYWOOD
PR.	PAIR
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
PRTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER OR RADIUS
RAD.	RADIUS
RD.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RO.	ROUGH OPENING
RWD.	REDWOOD
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	STANDPIPE
SPEC.	SPECIFICATION
SQ.	SQUARE
SST.	STAINLESS STEEL
S.S.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T OR TRD.	TREAD
T.B.	TOP OF BEAM
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T. & G.	TONGUE AND GROOVE
THK.	THICK
T.J.	TRUSS JOIST
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF SHEATHING
T.P.	TOP OF PAVEMENT
T.S.	TOP OF SLAB
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U/C	UNDER CUT(DOOR)
UNF.	UNFINISHED
U/S	UNDERSIDE
U.N.O.	UNLESS NOTED OTHERWISE
V.	VOLT
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
WASH.	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WI.	WROUGHT IRON
W/O	WITHOUT
WP.	WATERPROOFING
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS & LEGENDS

- GRID LINES
- DESIGNATION — DRAWING OR DETAIL
- ELEVATION — ELEVATION IDENTIFICATION; SHEET WHERE ELEVATION IS DRAWN
- SECTION — SECTION IDENTIFICATION; SHEET WHERE SECTION IS DRAWN
- DETAIL CALL-OUT — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN
- ROOM IDENTIFICATION — ROOM NAME; ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- DESIGNATION NOTES & KEYNOTES
- REVISION
- MATCH LINE — SHADED PORTION IS THE SIDE CONSIDERED
- POINT, DATUM POINT, WORK POINT, CONTROL
- PROJECT NORTH AND THRUE NORTH
- S.D. — SMOKE DETECTOR; SEE NOTE 1.15, SHEET A-0.2
- DUPLEX ELECTRICAL OUTLET @+15"A.F.F.
- TELEPHONE OUTLET @+15"A.F.F.
- COMPUTER CRT/DATA OUTLET @+15"A.F.F.
- GFCI — GROUND FAULT CIRCUIT-INTERRUPTER; SEE NOTE 8.5 SHEET A-0.2
- 2'X4' FLUORESCENT LIGHTING FIXTURE
- INCANDESCENT LIGHT FIXTURE- SHANDELERE
- RECESSED CEILING MOUNTED LIGHT FIXTURE
- INCANDESCENT WALL MOUNTED LIGHT FIXTURE
- FLUORESCENT STRIP LIGHT FIXTURE
- TRACK LIGHTING
- FAN EXHAUST
- FLUSH MOUNTED SPEAKER
- WALL SWITCH @+48"A.F.F.:
- DIMMER SWITCH @+48"A.F.F.
- THERMOSTAT @+48"A.F.F.

MATERIAL SYMBOLS & LINEWORK

- METAL LATH & PLASTER
- GYPSUM BOARD
- STEEL OR IRON
- ALUMINUM
- STONE
- WOOD FRAMING
- BLOCKING
- WOOD, FINISH
- PLYWOOD
- CONCRETE BLOCK WALL
- 1-HR RATED WD. STUD WALL WITH INSULATION
- 2-HR RATED WD. STUD WALL WITH INSULATION
- EXISTING WOOD STUD WALL
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW 2x WOOD STUD WALL
- RETAINING WALL SEE STRUCT. DRAWINGS FOR DETAILS
- REFERENCE LINE AND ARROW
- WORK ABOVE, BELOW OR BEYOND EXISTING WORK TO BE REMOVED
- PROPERTY LINE
- MATERIAL/COLOR DESIGNATION SEE - 1/A4.1
- CENTER LINE ELEVATION, FLOOR LINE PROJECTED LINE
- DIMENSION LINE
- BORDER FOR REVISED AREA OR BLOWN UP AREA
- OUTLINE, SILHOUETTE, ETC.
- GLASS (WINDOW OR WALL)
- RIGID INSULATION
- BATT INSULATION
- CERAMIC TILE
- WALL TYPE SEE -SHEET A4.1 FIRE RATING - HOUR
- WROUGHT IRON FENCE
- NATURAL GRADE LINE (ELEVATION) WORK ABOVE, BELOW OR BEYOND
- GRADE OR EARTH (SECTION)
- CONCRETE - SMALL SCALE PLANS
- CONCRETE - LARGE SCALE PLANS & SECTIONS
- TO BREAK CONTINUITY
- FINISH GRADE LINE (ELEVATION)



VICINITY MAP — SCALE: N.T.S. — 1

DRAWING INDEX

GENERAL
- G-101 COVER SHEET AND VICINITY MAP
- G-102 GENERAL NOTES

ARCHITECTURAL
- A-101 SITE PLAN
- A-102 GROUND FLOOR PLAN
- A-103 SECOND FLOOR PLAN
- A-104 THIRD FLOOR & ROOFTOP LOUNGE PLAN

SCOPE OF WORK

- PROPOSED 3- STORY COMMERCIAL BUILDING

CODES IN EFFECT

ALL PROJECT SHALL COMPLY WITH THE:
- 2014 EDITION OF LACBC (BASED ON 2013 CBC)
- 2014 LA ELECTRICAL CODE
- 2014 LA MECHANICAL CODE
- 2014 LA PLUMBING CODE
- 2014 LA GREEN BUILDING CODE

NOTE TO CONTRACTOR:

1. SEPARATE PERMITS ARE REQUIRED FOR GRADING, RETAINING WALLS.
2. SEPARATE PERMITS REQUIRED FOR SWIMMING POOL.
3. FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

BUILDING STATISTICS

LOT SIZE:	100.00'x100.00'
LOT AREA (S.F.):	10,197
NUIMBER OF STORY'S:	3
F.A.R.:	15200/10197= 1.5
(E) BLDG FLOOR AREA (S.F.):	9,509
(N) GROUND FLOOR AREA (S.F.):	7,792
(N) MEZZANINE AREA (S.F.):	1,226
(N) 2–ND FLOOR AREA (S.F.):	2,682
(N) 3–RD FLOOR AREA (S.F.):	3,500
(N) BLD'G FLOOR AREA (S.F.):	15,200
TYPE OF CONSTRUCTION:	V–B
BUILDING SPRINKLERED:	NFPA–13 FIRE SPRINKLER THROUGHOUT
EXISTING BUILDING USE:	RETAIL/ GENERAL OFFICE
PROPOSED BUILDING USE:	RETAIL/ RESTAURANT/ DENTAL OFFICE/ GENERAL OFFICE
PROPOSED BUILDING OCCUPANCY:	"M"/ "A–2"/ "B"/ "B"
PARKING REQUIRED RETAIL "M" OCCUPANCY:	1041+274/250= 5.26
PARKING REQUIRED BANQUET HALL "A–2" OCCUPANCY:	4366/100= 43.7
PARKING REQUIRED DENTAL OFFICE "B" OCCUPANCY:	2175/200= 10.9
PARKING REQUIRED GENERAL OFFICE "B" OCCUPANCY:	3035/500= 6.07
PARKING REQUIRED MISC:	1489/500= 3
TOTAL NUMBER OF PARKING REQ'D:	64

ZONE REQUIREMENTS:

ZONE:	C2–1VL (VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN)
FRONT SETBACK:	0
SIDE SETBACK:	0
REAR SETBACK:	0
MAXIMUM BLD'G HEIGHT:	45'–0"

LEGAL DESCRIPTION:

LOT(S) and ARB(S)	BLOCK	TRACT(S)
LOT #251 & 252	–	NO. 9275
APN #	2265–019–006	

PRINTED ON 02–23–16

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

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3786 LA CRESCENTA AVE., SUITE 201
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NO.	ISSUED FOR:	DATE:

REVISION	BY:	DATE:
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△		
△		

PROJECT TITLE:
SHERMAN-GLEN PLAZA

JOB ADDRESS:
14241 W. VENTURA BLVD.
LOS ANGELES CA 91423

JOB NO:	
DRAWN BY:	
CHECKED BY:	A.K.
DATE:	

SHEET DESCRIPTION:
COVER SHEET

SHEET NUMBER
G-101

SHEETS OF