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

ABBREVIATIONS

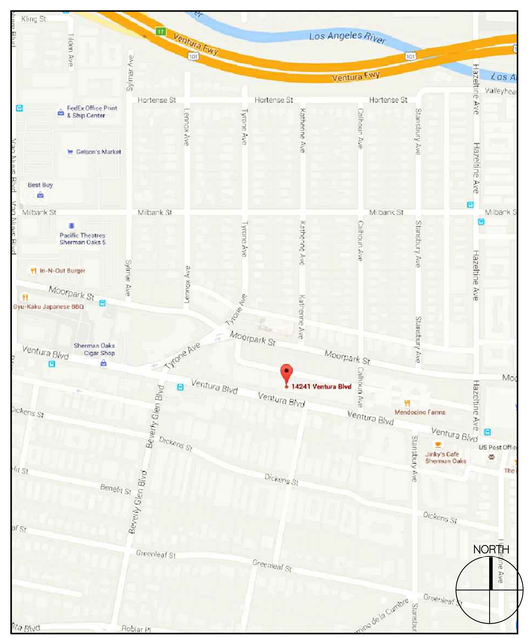
©	COPYRIGHT
&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OR ROUND
C OR [	CHANNEL
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
ACOUST.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
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
CL.G.	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
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.I.	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
MAT'L.	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
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
R.O.	ROUGH OPENING
RWD.	REDWOOD
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SH'TG.	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
W.I.	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 — KITCHEN 102 — 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
- P-1 — 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
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ARCHITECTURAL
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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.):	12,031
(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/ GENERAL OFFICE/ STORAGE
PROPOSED BUILDING OCCUPANCY:	"M"/ "B"/
(N) LANDSCAPING (S.F.):	1,189

AREA & PARKING SUMMARY:

	FLOOR AREA (S.F.)	PROPOSED USES/CLASSIFICATION				SUB-TOTAL PARKING/FLOOR
		RETAIL/M	GENERAL OFFICE/B	CIRCULATION/B	STORAGE/M	
FIRST FLOOR	7,792	5,639		2,153		
	PARKING	1/250=23		1/300=7		30
MEZZANINE	1,226				1,226	
	PARKING				1/500=3	3
SECOND FLOOR	2,682		2,148	534		
	PARKING		1/300=4	1/300=2		6
THIRD FLOOR	3,500		2,991	509		
	PARKING		1/300=10	1/300=2		12
TOTAL	15,200	5,639	5,139	3,196	1,226	51

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 07-06-16

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

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ecumena
3786 LA CRESCENTA AVE., SUITE 201
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TEL.:818.507-6787

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REVISION	BY:	DATE:

PROJECT TITLE:
SHERMAN-GLEN PLAZA

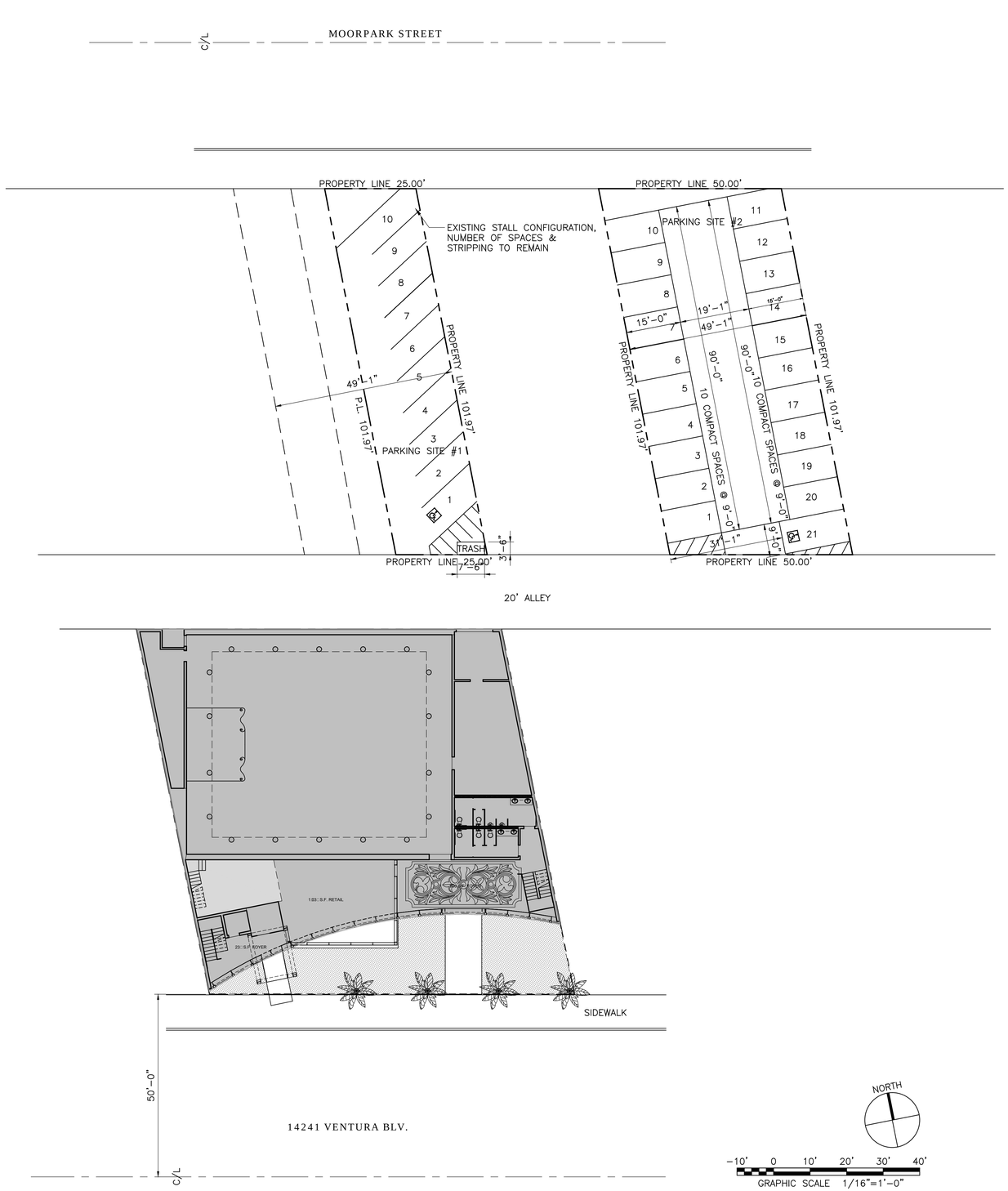
JOB ADDRESS:
14241 W. VENTURA BLVD.
LOS ANGELES CA 91423

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

SHEET DESCRIPTION:
COVER SHEET

SHEET NUMBER
G-101

SHEETS OF



NOTES:

1. 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 EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL 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.

3. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

4. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. LAMC 91.6306

5. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOIL INVESTIGATION REPORT MAY BE REQUIRED.

LEGEND:

(N) NEW CONSTRUCTION

(E) EXISTING STRUCTURE

NEW FIRST FLOOR AREA SHOWN

LEGAL DESCRIPTION:

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

SITE PLAN

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

1

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NO.	ISSUED FOR:	DATE:

REVISION	BY:	DATE:

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:
SITE PLAN

SHEET NUMBER

A-101

SHEETS OF

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MINIMUM PLUMBING FIXTURES REQ'D:

1. OCCUPANT LOAD FACTOR FOR GROUP M (TABLE A. CHAPTER 4–CPC)

4366/200=22 OCC.

MALE:		
WATER CLOSET	2:51–150	2 UNIT REQUIRED
URINAL	1:1–200	1 UNIT REQUIRED
LAVATORIES	1:1–150	1 UNIT REQUIRED
FEMALE:		
WATER CLOSET	3:51–100	3 UNIT REQUIRED
LAVATORIES	1:1–150	1 UNIT REQUIRED
DRINKING FOUNTAIN	1:1–250	1 UNIT REQUIRED

2. GROUP M (422.2(3) CPC)

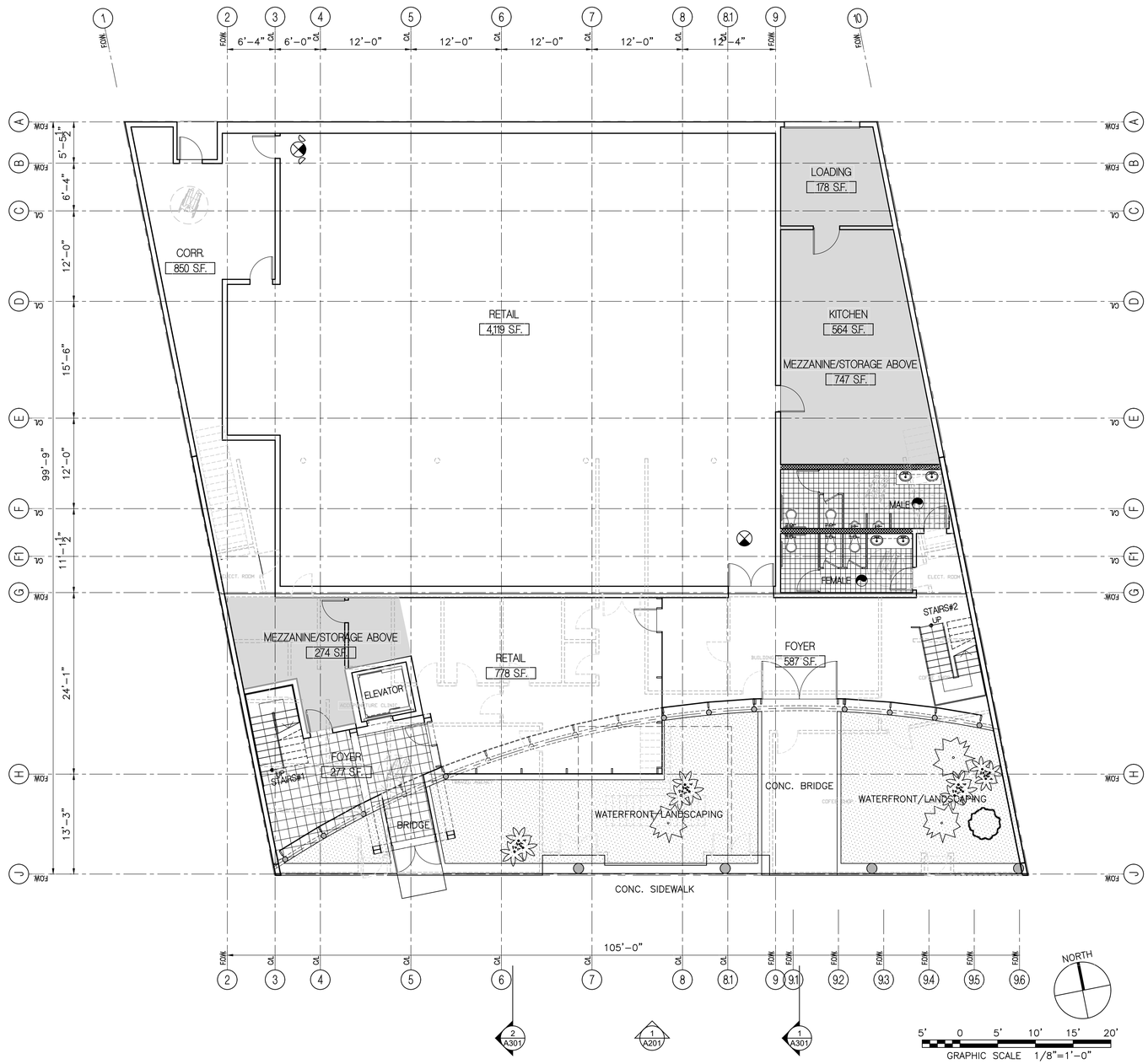
1041/200=6 OCC.

1 UNISEX TOILET REQUIRED

KEY NOTES:

1. PROVIDE "ENDURO–KOTE" WATERPROOFING MEMBRANE AT ALL DECKS & BALCONIES I.C.B.O. NER #4223, LA R.R. #24842 OVER EXTERIOR GRADE PLYWOOD SHEATHING.

3. DIRECT–VENT GAS FIREPLACE BY "SUPERIOR FIREPLACES" ICBO ER #5159 OR APPROVED EQ., PROVIDE NON–COMBUSTIBLE HEARTH MATERIAL.



NOTES:

1. PROVIDE ULTRA LOW FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

2. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10–FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

3. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA–13/ NFPA–13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION." (903.2)

4. AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5.

5. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT–CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

EXITS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.6.3)

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 – 1008.1.9.12

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT–CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. INTHE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:;

a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS

b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;

c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT–CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT–CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT–CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT–CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM–TOMINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

LEGEND:

- COMBO EXIT SIGN W/EMERGENSY LIGHTING
- FAN EXHAUST MINIMUM 50 CFM EXHAUSTING
- (N) NEW CONSTRUCTION
- (E) EXISTING STRUCTURE
- DENOTES NEW WOOD STUDWALLS
- DENOTES PLUMBING WALLS
- EXISTING WALLS TO REMOVE
- DENOTES MEZZANINE FLOOR ABOVE

GROUND FLOOR PLAN

SCALE: 1/8"=1'–0"

1

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3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507–6787

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NO.	ISSUED FOR:	DATE:

REVISION	BY:	DATE:

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:
GROUND FLOOR PLAN

SHEET NUMBER

A-102

SHEETS OF

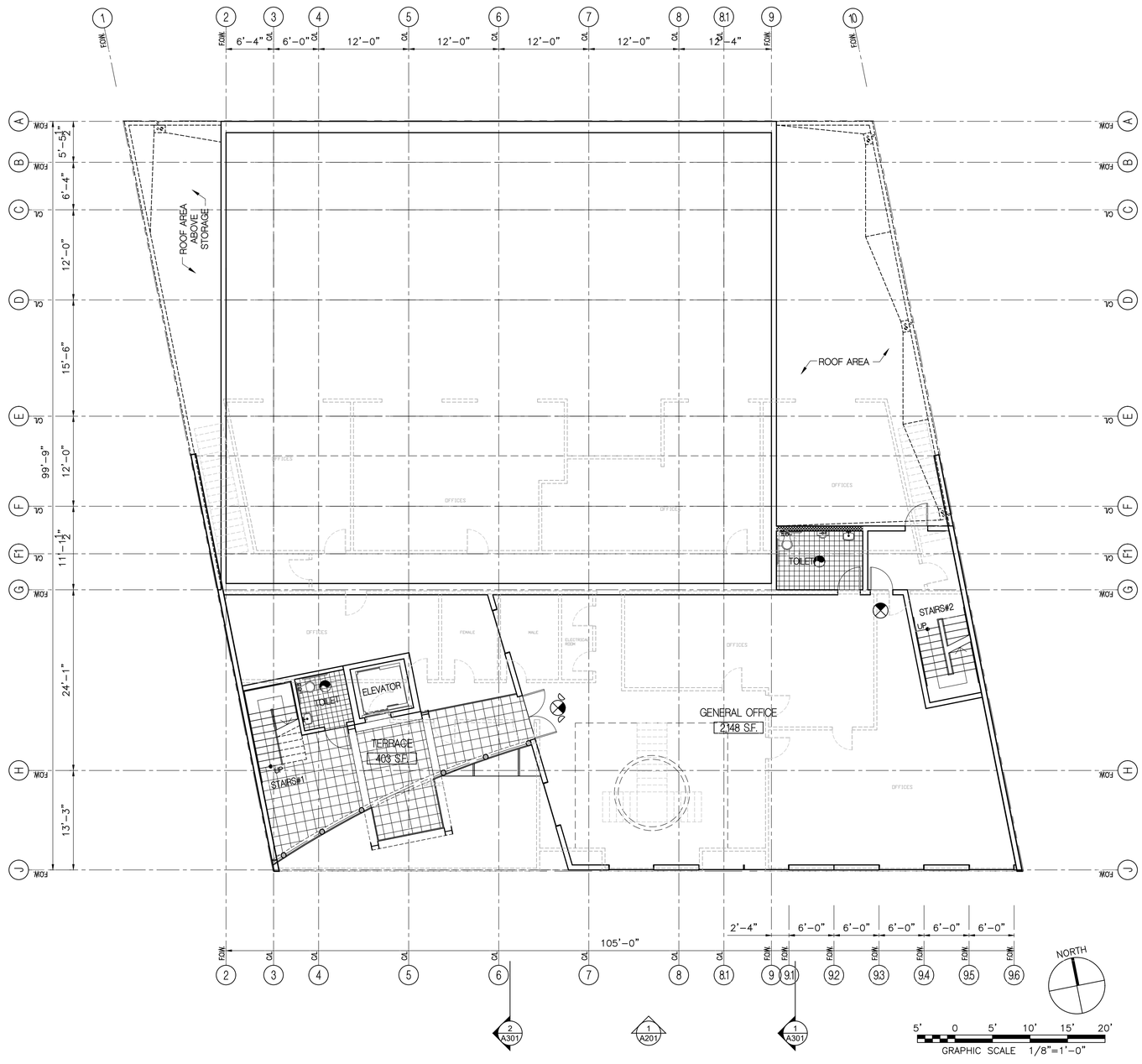
MINIMUM PLUMBING FIXTURES REQ'D:

1. GROUP B (422.2(3) CPC)

12175/200=11 OCC.

1 UNISEX TOILET REQUIRED

NOTES:



KEY NOTES:

1. PROVIDE "ENDURO-KOTE" WATERPROOFING MEMBRANE AT ALL DECKS & BALCONIES I.C.B.O. NER #4223, LA R.R. #24842 OVER EXTERIOR GRADE PLYWOOD SHEATHING.

3. DIRECT-VENT GAS FIREPLACE BY "SUPERIOR FIREPLACES" ICBO ER #5159 OR APPROVED EQ., PROVIDE NON-COMBUSTIBLE HEARTH MATERIAL.

LEGEND:

	COMBO EXIT SIGN W/EMERGENSY LIGHTING
	FAN EXHAUST MINIMUM 50 CFM EXHAUSTING
(N)	NEW CONSTRUCTION
(E)	EXISTING STRUCTURE
	DENOTES NEW WOOD STUDWALLS
	DENOTES PLUMBING WALLS
	EXISTING WALLS TO REMOVE

SECOND FLOOR PLAN

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

1

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PROJECT TITLE:
SHERMAN-GLEN PLAZA

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LOS ANGELES CA 91423

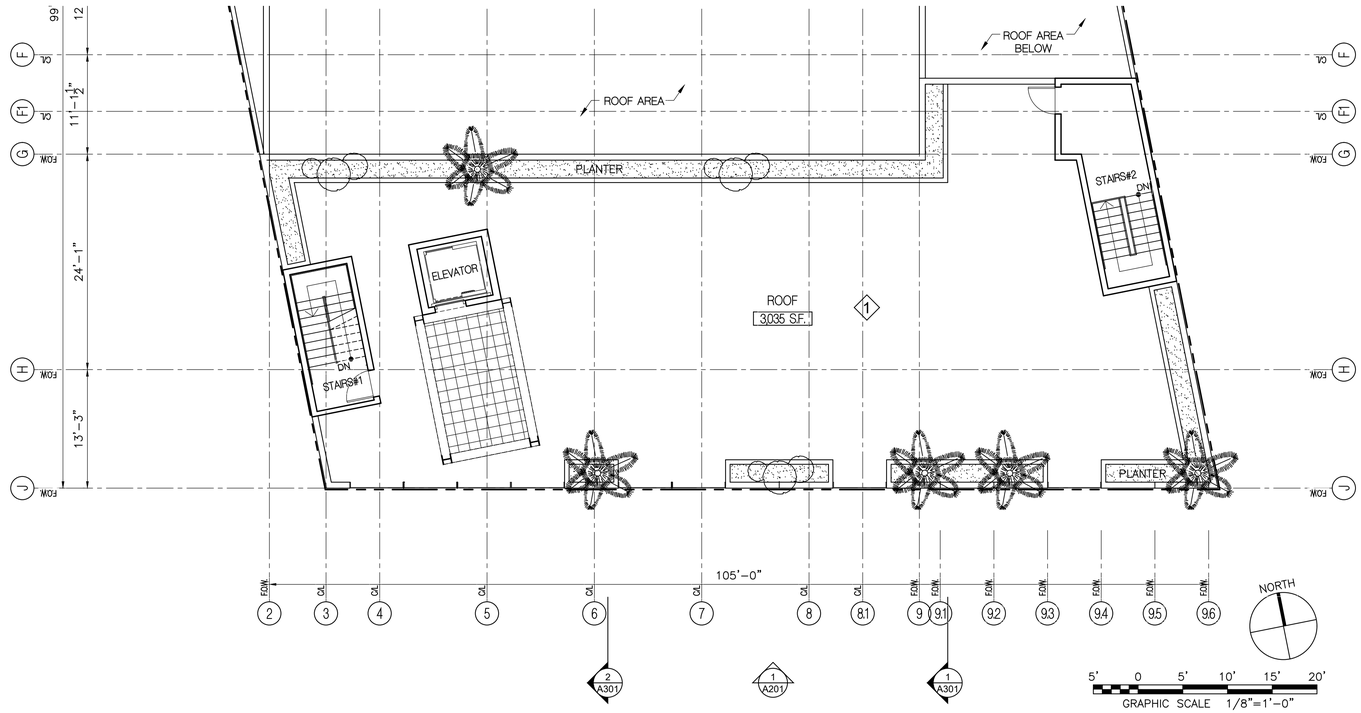
JOB NO:	
DRAWN BY:	
CHECKED BY:	A.K.
DATE:	

SHEET DESCRIPTION:
SECOND FLOOR PLAN

SHEET NUMBER
A-103

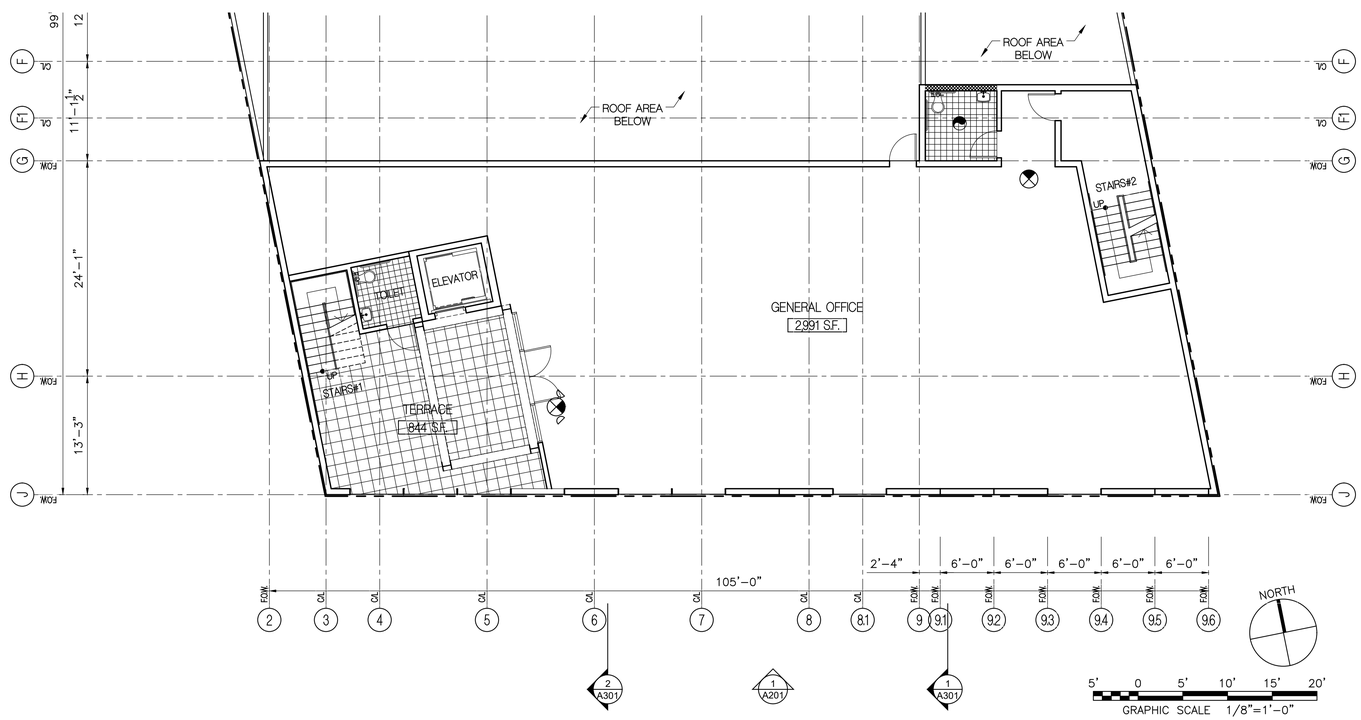
SHEETS OF

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



ROOFTOP DECK PLAN

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



THIRD FLOOR PLAN

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

NOTES:

KEY NOTES:

1. PROVIDE "ENDURO-KOTE" WATERPROOFING MEMBRANE AT ALL DECKS & BALCONIES I.C.B.O. NER #4223, LA R.R. #24842 OVER EXTERIOR GRADE PLYWOOD SHEATHING.

3. DIRECT-VENT GAS FIREPLACE BY "SUPERIOR FIREPLACES" ICBO ER #5159 OR APPROVED EQ., PROVIDE NON-COMBUSTIBLE HEARTH MATERIAL.

MINIMUM PLUMBING FIXTURES REQ'D:

1. GROUP B (422.2(3) CPC)

3035/200=16 OCC.

1 UNISEX TOILET REQUIRED

LEGEND:

- COMBO EXIT SIGN W/EMERGENSY LIGHTING
- FAN EXHAUST MINIMUM 50 CFM EXHAUSTING
- (N) NEW CONSTRUCTION
- (E) EXISTING STRUCTURE
- DENOTES NEW WOOD STUDWALLS
- DENOTES PLUMBING WALLS

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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:
THIRD FLOOR PLAN
ROOFTOP DECK PLAN

SHEET NUMBER

A-104

SHEETS OF

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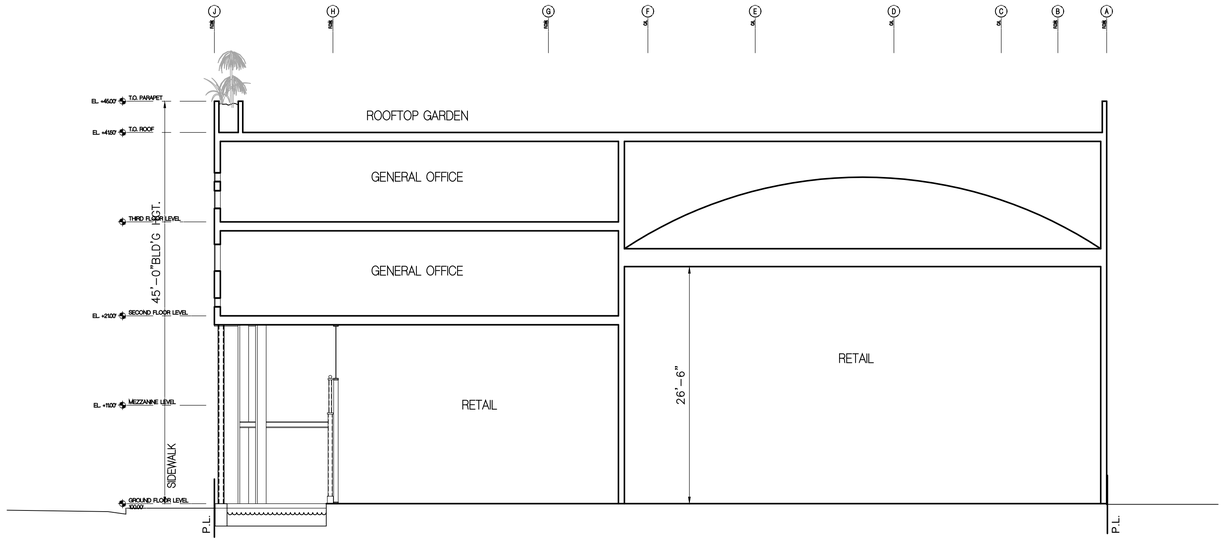
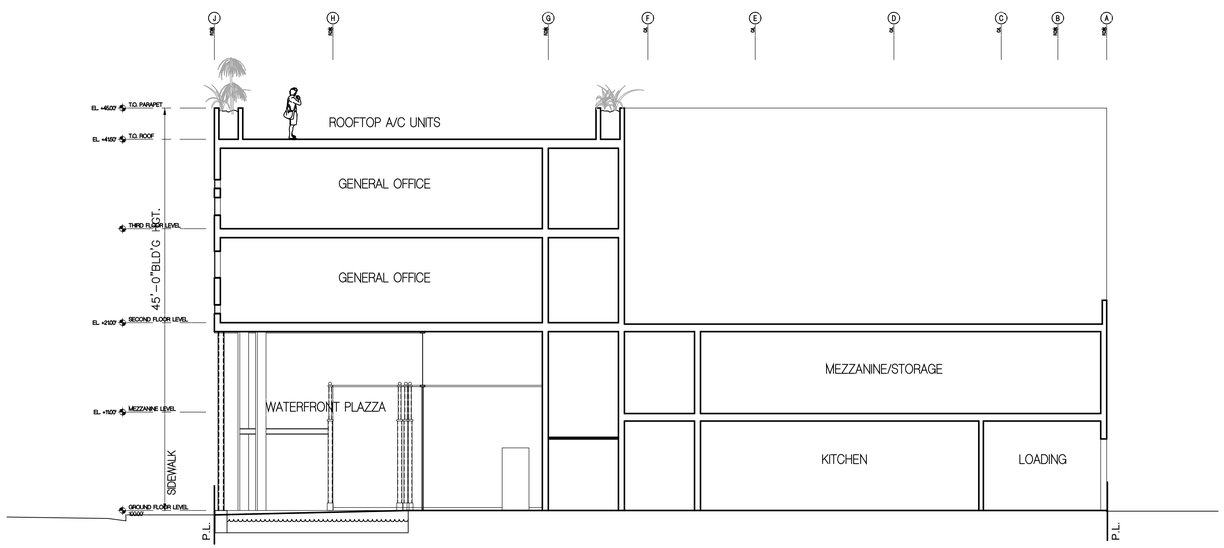


BUILDING SECTION

SCALE: 1/8"=1'-0" (2)



BUILDING SECTION

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

EXTERIOR FINISH SCHEDULE:

1. BUILT-UP ROOF CLASS "A" AT 1/4":12" BY "GAF", LA R.R. #25271, CSI #07550, CRRC PRODUCT #0676-0017A .
2. DECORATIVE STONE VENEER APPLICATION O/COMMERCIAL BUILDING WRAP "TYVEK" OR APPROVED EQ.
3. SPANDREL GLASS COLOR T.B.D.
4. OPERABLE ALUMINUM WINDOWS.
5. ALUMINUM STOREFRONT SYSTEM BY "ARCADIA", INTEGRATED W/STEEL COLUMNS.
6. ALUMINUM STOREFRONT SYSTEM W/COLORED STAIN-GLASS.
7. 7/8"THK. MATCHING APPLIED EXTERIOR STUCCO BY "LA HABRA"-SMOOTH TROWEL FINISH.
8. STRUCTURAL STEEL COLUMNS W/"ART DECO" ORNAMENTAL IRON WORK.
9. STEEL FRAMED ROTUNDA.
10. STRUCTURAL STEEL BEARING COLUMNS W/PALM TREE DECOR.
11. WATER SURFACE AT WATERFRONT.
12. ROOFTOP LOUNGE LANDSCAPING.

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PROJECT TITLE:
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LOS ANGELES CA 91423

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

SHEET DESCRIPTION:
BUILDING SECTIONS

SHEET NUMBER
A-301

SHEETS OF