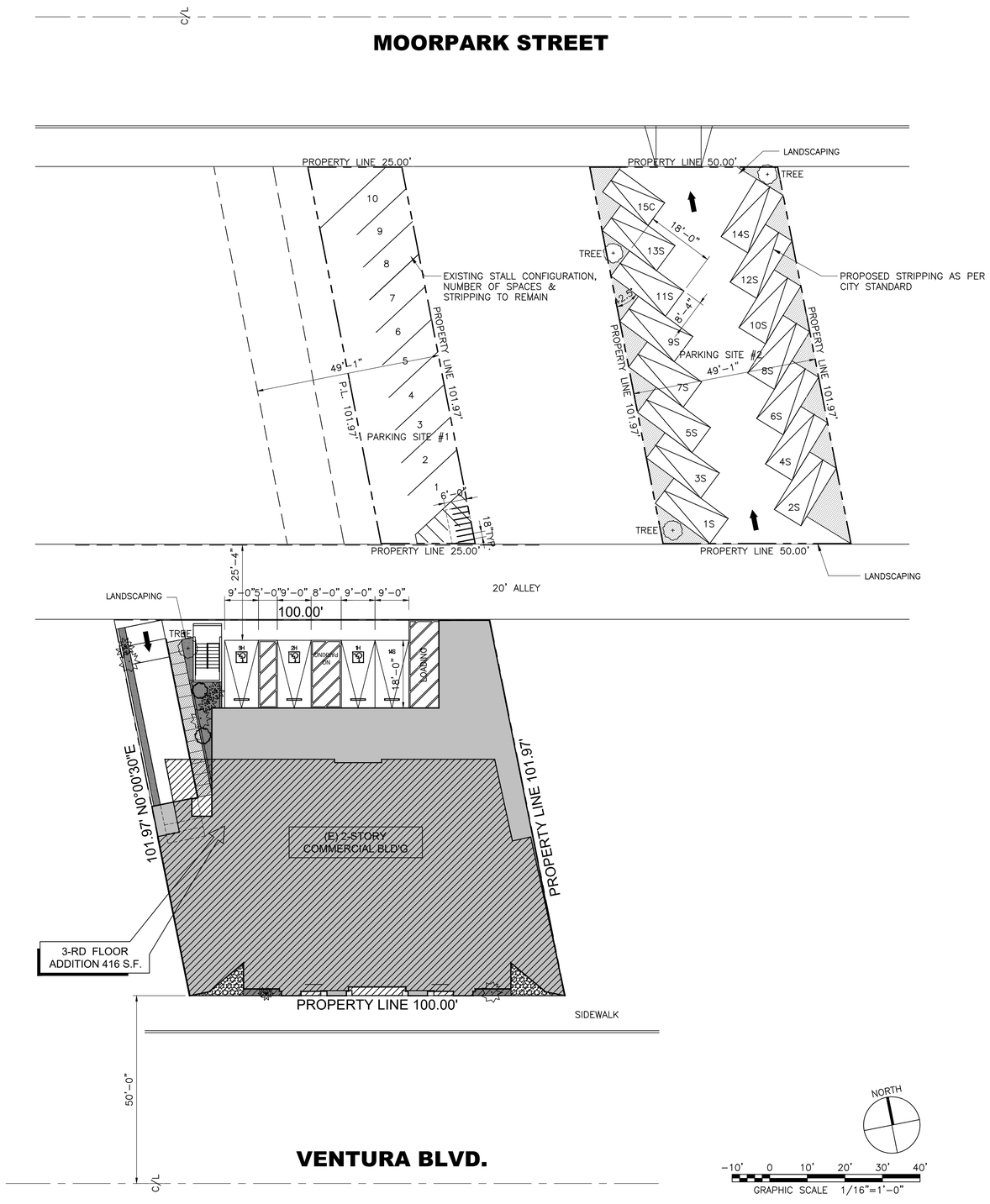



## NOTES:

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

EXISTING 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

PRINTED ON 11-11-16

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


ecumena design studio
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| NO. | ISSUED FOR: | DATE: |
|---|---|---|

| REVISION | BY: | DATE: |
|---|---|---|

PROJECT TITLE:

SHERMAN-GLEN PLAZA

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

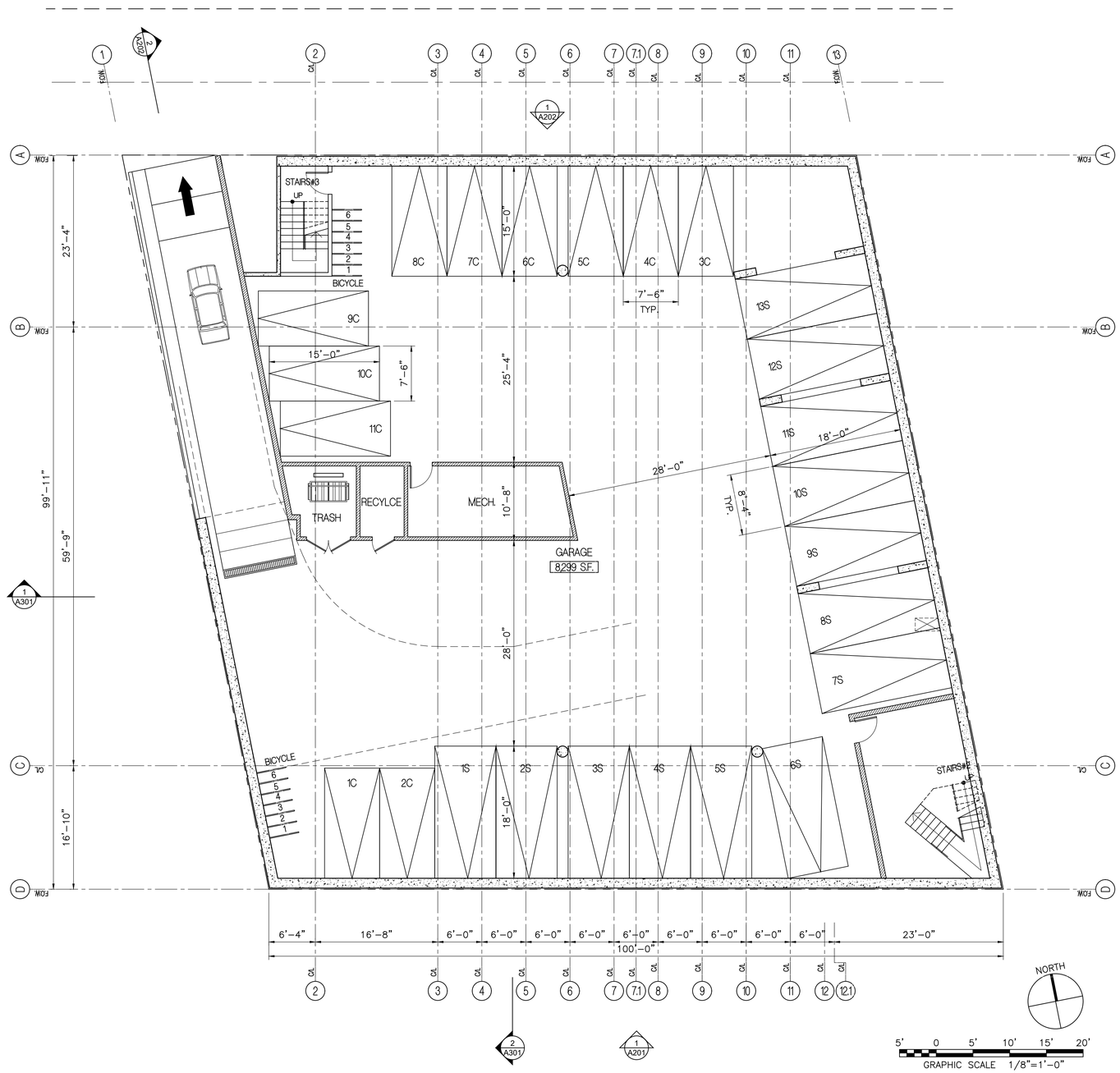
| | |
|---|---|
| JOB NO: | |
| DRAWN BY: | |
| CHECKED BY: | A.K. |
| DATE: | |

SHEET DESCRIPTION:
SITE PLAN

SHEET NUMBER

A101

SHEETS OF




BASEMENT GARAGE PLAN

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

1

NOTES:

LEGEND:

| | |
|---|---|
| | COMBO EXIT SIGN W/EMERGENSY LIGHTING |
| | FAN EXHAUST MINIMUM 50 CFM EXHAUSTING |
| (N) | NEW CONSTRUCTION |
| (E) | EXISTING STRUCTURE |
| | DENOTES NEW C.M.U. WALLS |
| | DENOTES NEW CONCRETE WALLS |


ecumena
design studio
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| 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:
BASEMENT GARAGE PLAN

SHEET NUMBER
A102

SHEETS OF

PRINTED ON 11-11-16

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

## MINIMUM PLUMBING FIXTURES REQ'D:

GROUP M (422.2(3) CPC)

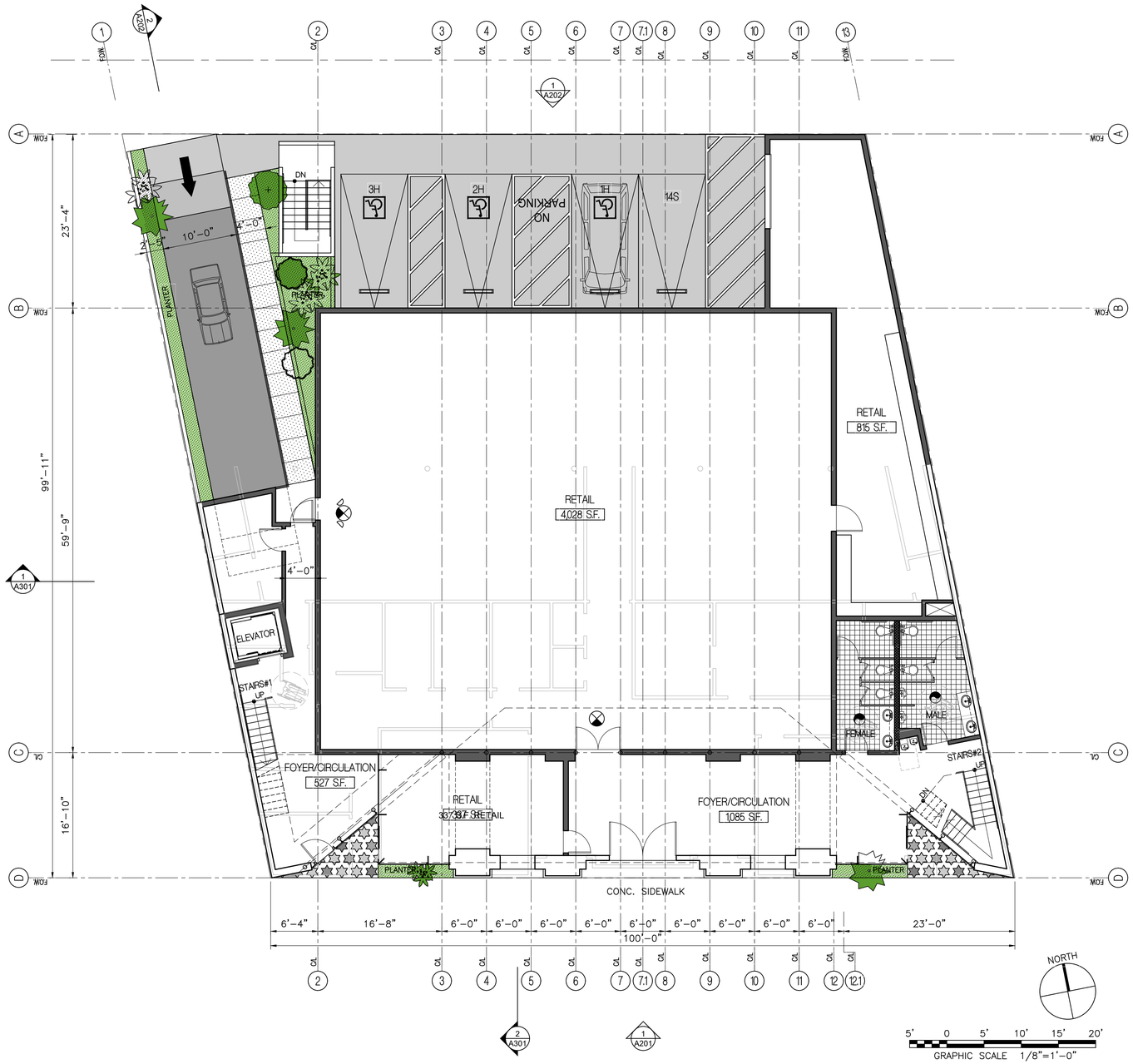
5180/200=26 OCC.

| | | |
|---|---|---|
| MALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| URINAL | 0:1–200 | 0 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| FEMALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| DRINKING FOUNTAIN | 1:1–250 | 1 UNIT REQUIRED |

## KEY NOTES:

1

3




## 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 lUX).

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. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. 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 EXISTING WOOD STUDWALLS |
| | DENOTES EXISTING WALLS TO REMOVE |
| | DENOTES PLUMBING WALLS |

GROUND FLOOR PLAN

SCALE: 1/8"=1'–0"

1

PRINTED ON 11–11–16

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


design studio

ecumena

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



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| 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

A103

SHEETS OF

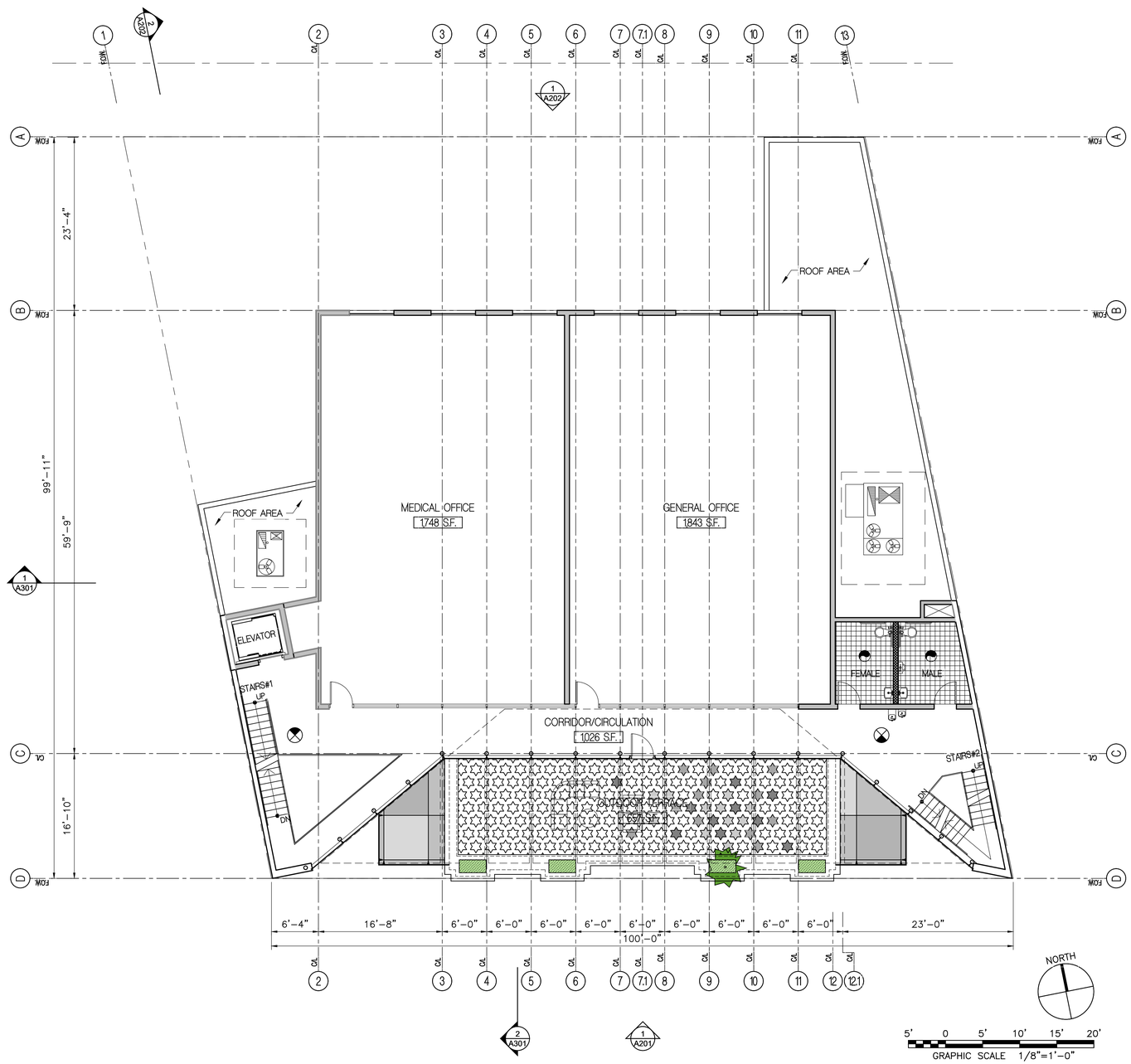
## MINIMUM PLUMBING FIXTURES REQ'D:

GROUP B (422.2(3) CPC)

3591/200=18 OCC.

| | | |
|---|---|---|
| MALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| URINAL | 0:1–200 | 0 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| FEMALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| DRINKING FOUNTAIN | 1:1–250 | 1 UNIT REQUIRED |

## NOTES:




## KEY NOTES:

1

3

## LEGEND:

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

SECOND FLOOR PLAN

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

1

PRINTED ON 11-11-16


ecumena
design studio
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| 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:
SECOND FLOOR PLAN

SHEET NUMBER

A104

SHEETS OF

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

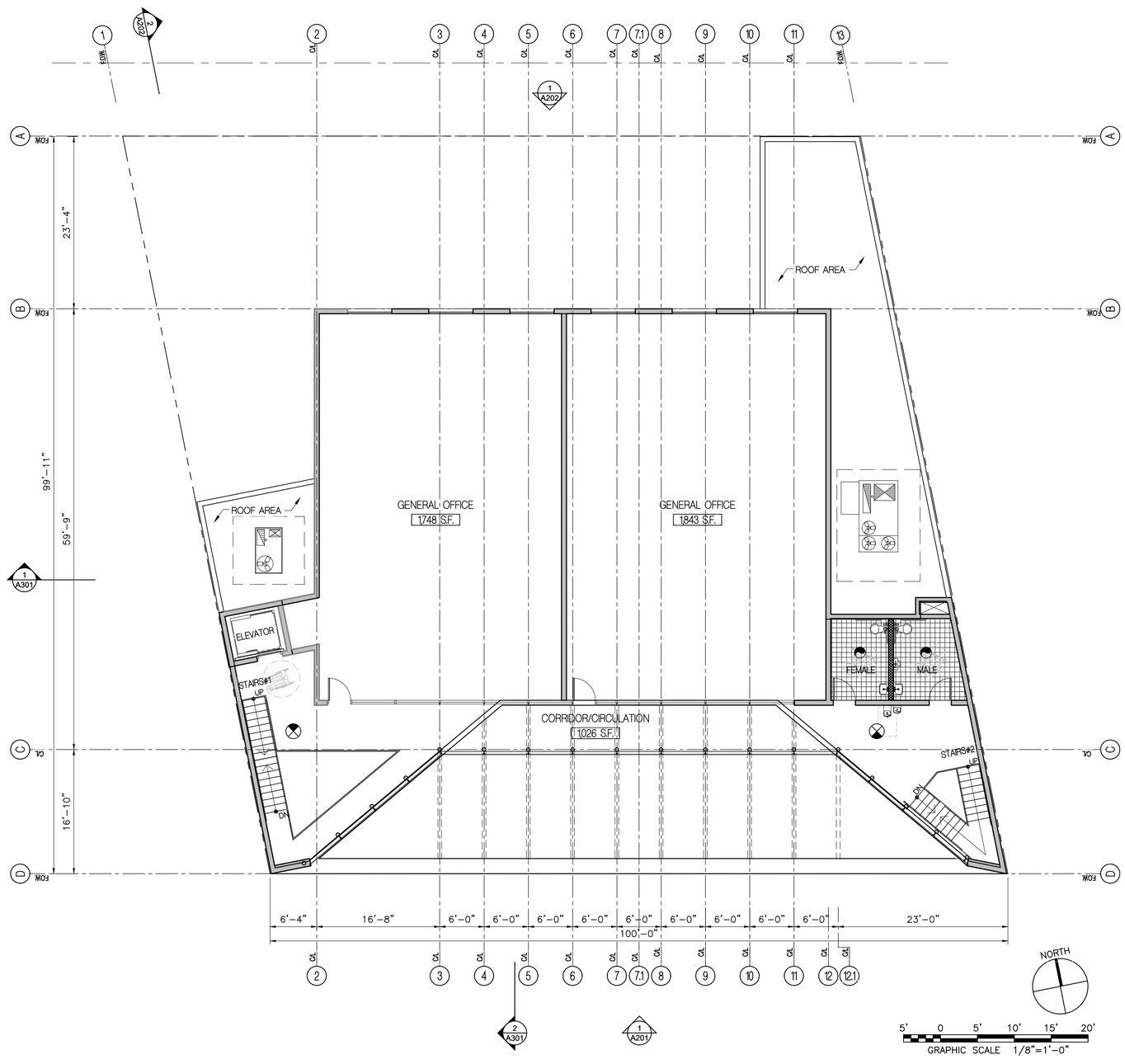
## MINIMUM PLUMBING FIXTURES REQ'D:

GROUP B (422.2(3) CPC)

3591/200=18 OCC.

| | | |
|---|---|---|
| MALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| URINAL | 0:1–200 | 0 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| FEMALE: | | |
| WATER CLOSET | 1:1–100 | 1 UNIT REQUIRED |
| LAVATORIES | 1:1–200 | 1 UNIT REQUIRED |
| ~~DRINKING FOUNTAIN~~ | 1:1–250 | 1 UNIT REQUIRED |

## NOTES:




## KEY NOTES:

1

3

## 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 |

THIRD FLOOR PLAN

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

1

PRINTED ON 11-11-16

design studio


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



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| NO. | ISSUED FOR: | DATE: |
|---|---|---|
| | | |

| REVISION | BY: | DATE: |
|---|---|---|
| | | |

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

PROJECT TITLE:

SHERMAN-GLEN PLAZA

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

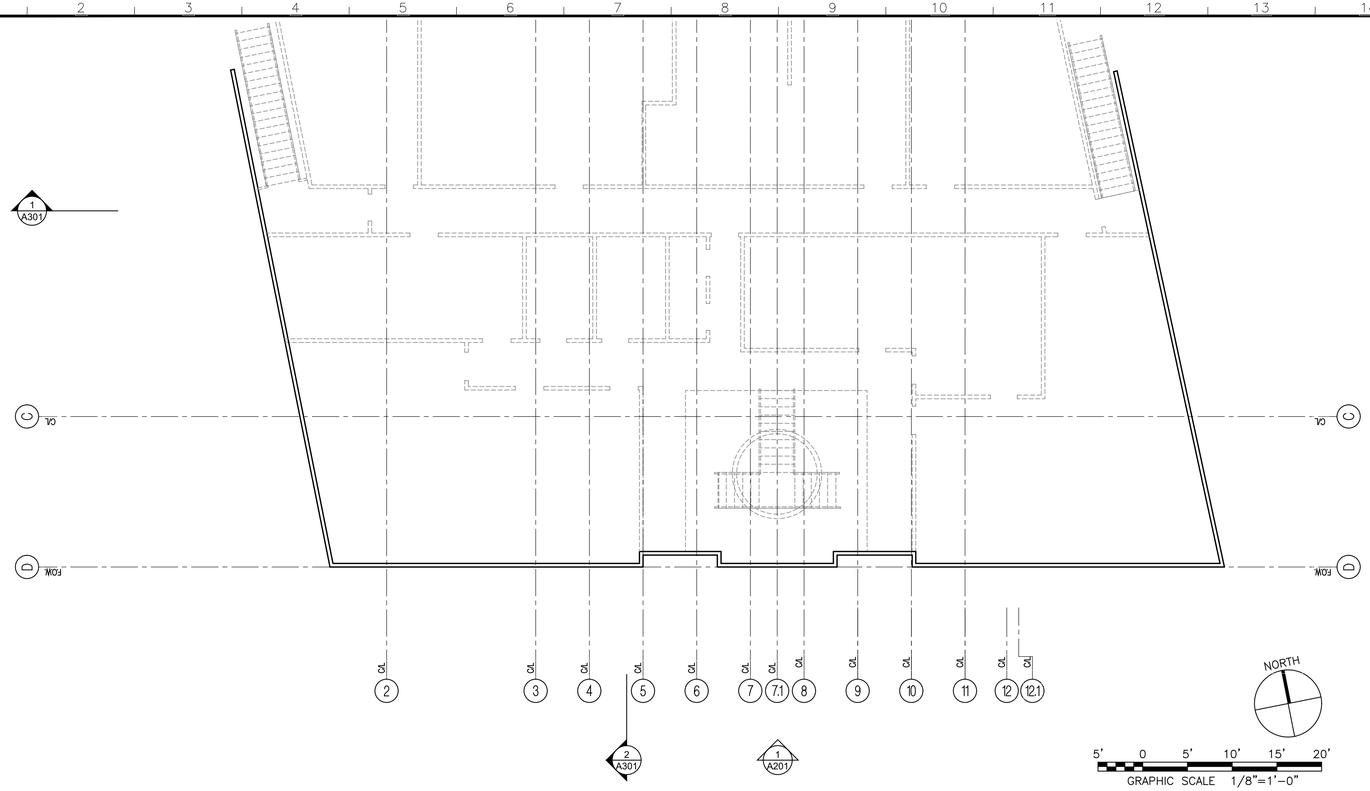
| | |
|---|---|
| JOB NO: | |
| DRAWN BY: | |
| CHECKED BY: | A.K. |
| DATE: | |

SHEET DESCRIPTION:
THIRD FLOOR PLAN

SHEET NUMBER

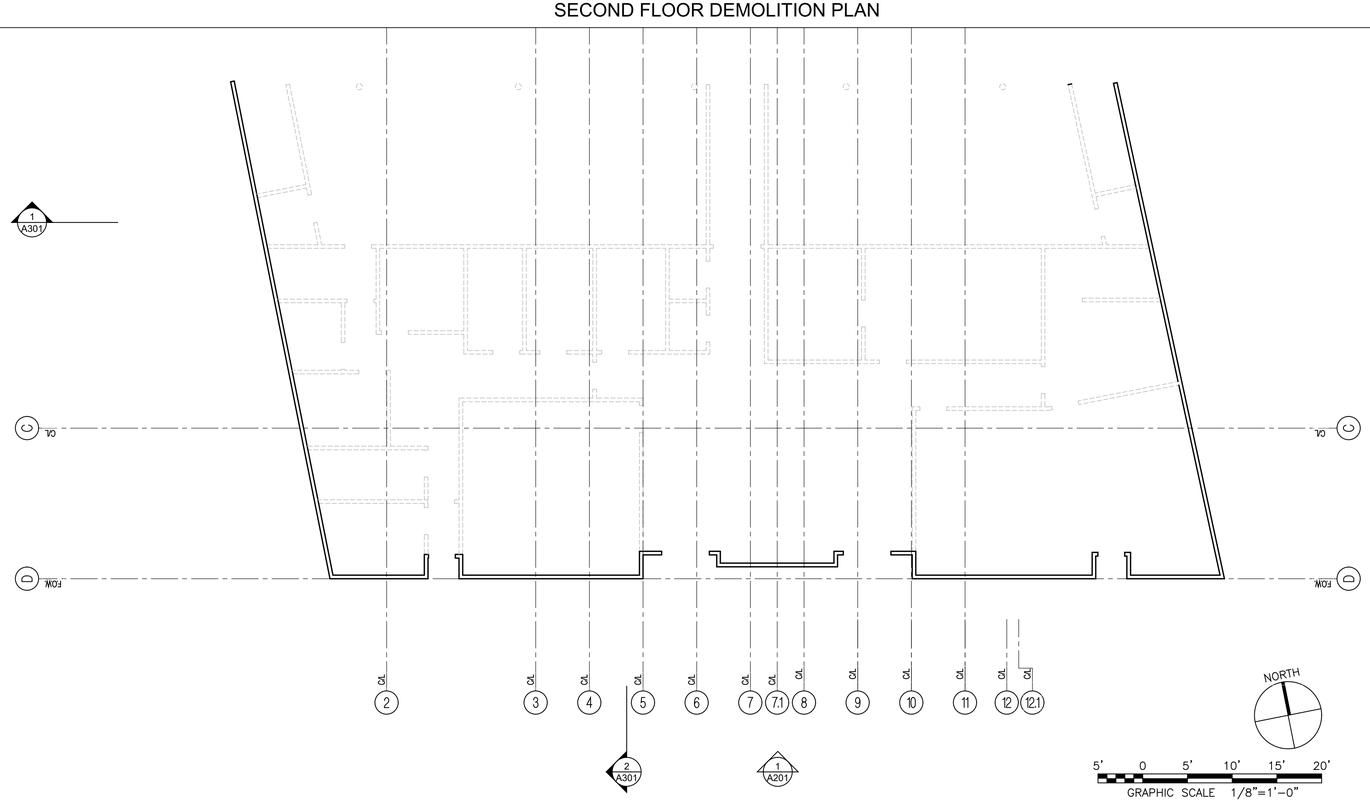
A105

SHEETS OF




SECOND FLOOR DEMOLITION PLAN

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




FIRST FLOOR DEMOLITION PLAN

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

## DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.

2. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON DRAWINGS ARE IN PLACE AND CORRECT.

3. ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT THE UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES WHERE REQUIRED TO PROTECT THE PUBLIC.

4. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT AND DUST TO THE ADJACENT TENANTS. THE PROPERTY SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES. ANY ASBESTOS REMOVAL SHALL BE DONE PRIOR TO ANY DEMOLITION WORK. THIS WORK SHALL BE DONE BY A LICENSED ABATEMENT COMPANY.

5. ALL DEBRIS AND MATERIALS FROM THE BUILDING SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER. NO RECLAIMED LUMBER OR MATERIALS SHALL BE RE-USED EXCEPT AS SPECIFICALLY APPROVED BY ARCHITECT OR OWNER.

6. WHERE DEMOLITION AND CUTTING WORK HAS OCCURRED OR WHERE EXISTING SURFACES, MATERIALS OR OTHER ITEMS HAVE BEEN DAMAGED OR DISTURBED AS A RESULT OF THIS CONTRACT, THE SAID SURFACES AND AREAS SHALL BE CAREFULLY CLOSED UP, PATCHED AND FINISHED, AND OR RESTORED AS REQUIRED TO BE CONTIGOUS TO EXISTING SURROUNDING SURFACES.

7. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. CAREFULLY REMOVE INTERIOR PARTITIONS ONLY. IF THERE IS ANY CONCERN WHETHER A INTERIOR WALL IS BEARING OR NOT, CONTACT ARCHITECT IMMEDIATELY TO SCHEDULE A VERIFICATION TIME.

8. WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET ALL THE WAY BACK TO THE ELECTRICAL PANEL/SOURCE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.

9. WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE CAP & ROOF PENETRATION, REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS A PART OF NEW BUILD-OUT).
ALL UNDERGROUND SANITARY, GREASE OR WATER LINES SHALL BE CAPPED-OFF BELOW SLAB. MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO ANY WORK. AL WORK SHALL BE DONE BY A LICENSED PLUMBER.

10. WHERE VENTILATION OR AIR CONDITIONING NEEDS TO BE ABANDONED, REMOVE ALL EXHAUST & OUTSIDE AIR DUCTS AS REQUIRED. ROOF-TOP FANS SHALL BE REMOVED & THE OPENINGS DRIED-IN TO PREVENT ANY WATER PENETRATION IN THE SPACE. ALL WORK SHALL BE DONE BY A LICENSED HVAC CONTRACTOR.

11. WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER & REGULATOR SHALL BE REMOVED BY UTILITY COMPANY. ALL WORK SHALL BE DONE BY A LICENSED SUB-CONTRACTOR.

## LEGEND:

EXISTING WALLS TO REMOVE

EXISTING EXTERIOR WALLS TO REMAIN

EXISTING WINDOWS TO REMOVE

PRINTED ON 11-11-16

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


design studio
ecumena
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| NO. | ISSUED FOR: | DATE: |
|---|---|---|
| | | |

| REVISION | BY: | DATE: |
|---|---|---|
| | | |

PROJECT TITLE:
SHERMAN-GLEN PLAZA

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

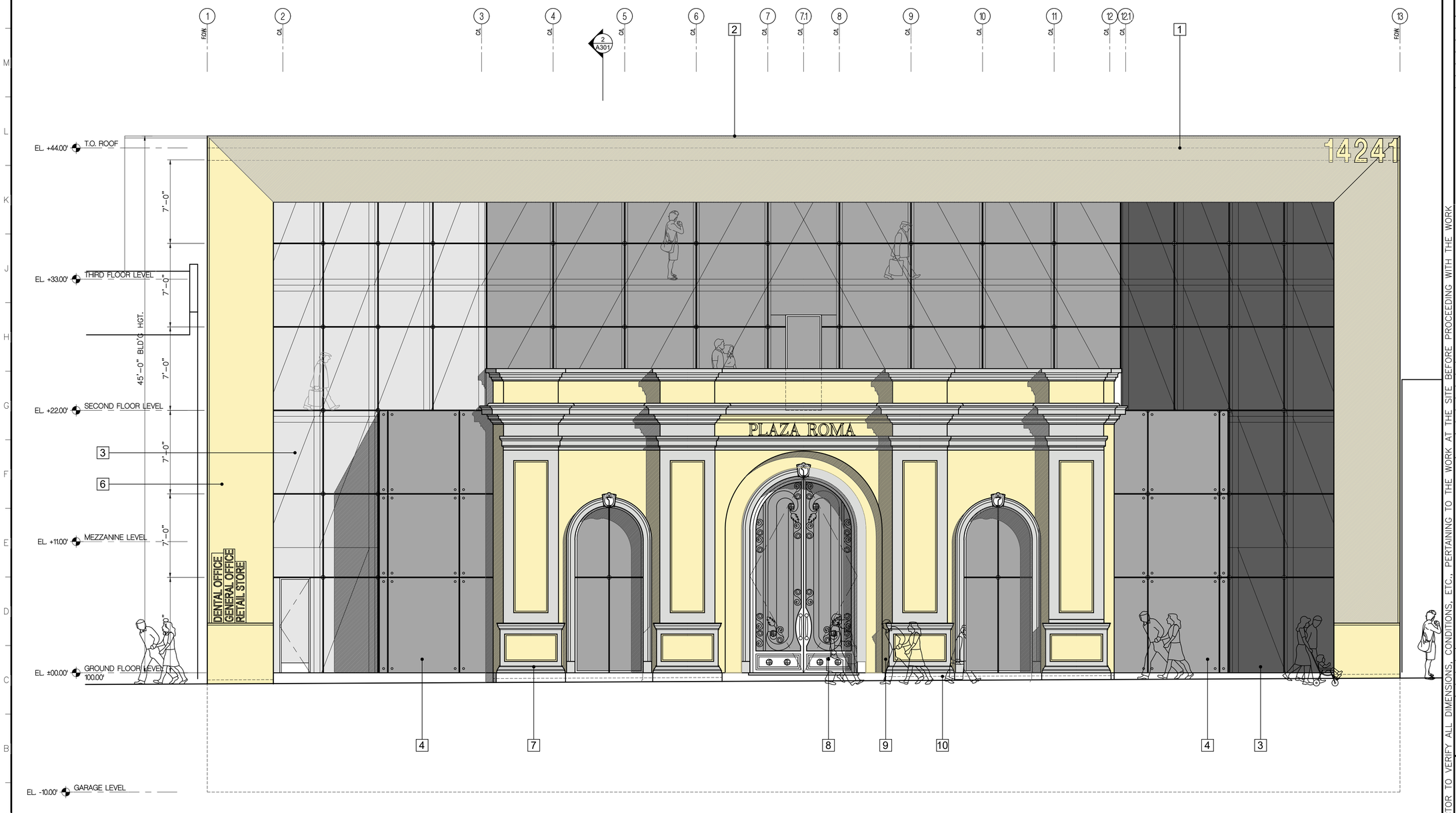
| | |
|---|---|
| JOB NO: | |
| DRAWN BY: | |
| CHECKED BY: | A.K. |
| DATE: | |

SHEET DESCRIPTION:
DEMOLITION PLANS

SHEET NUMBER
A111

SHEETS OF

| | EXTERIOR FINISH SCHEDULE: |
|---|---|
| 1 | BUILT-UP ROOF CLASS "A" AT 1/4":12" BY "GAF","GAFGLAS" LA R.R. #25271, CSI #07550, CRRC PRODUCT #0676-0021A. SRI=100 |
| 2 | 26GA G.I. CONTINUOS COPPING. |
| 3 | GLASS CURTAIN WALL BY "ARCADIA" TI-BEAM T500 W/1" GLASS, STRUCTURAL SILICONE GLAZED |
| 4 | STOREFRONT GLASS SYSTEM. |
| 5 | ALUMINUM WINDOWS BY PELLA OR APPROVED EQ. |
| 6 | 1"THK. MATCHING APPLIED EXTERIOR CEMENT PLASTER SMOOTH TROWEL FINISH. |
| 7 | ORNAMENTAL PRECAST CONC. VENEER MILLWORK BY "CDI" OR APPROVED EQ. |
| 8 | METAL ENTRY DOOR-STAINED, W/LEAD GLAZING. |
| 9 | STONE VENEER BY "ELDORADO STONE" (OPTIONAL) |
| 10 | CORROSION RESISTANT WEEP SCREED UNDER THE PLASTER. MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. |




FRONT (SOUTH) ELEVATION

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

1

PRINTED ON 11-11-16

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


design studio

**ecumena**

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



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| 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: | |

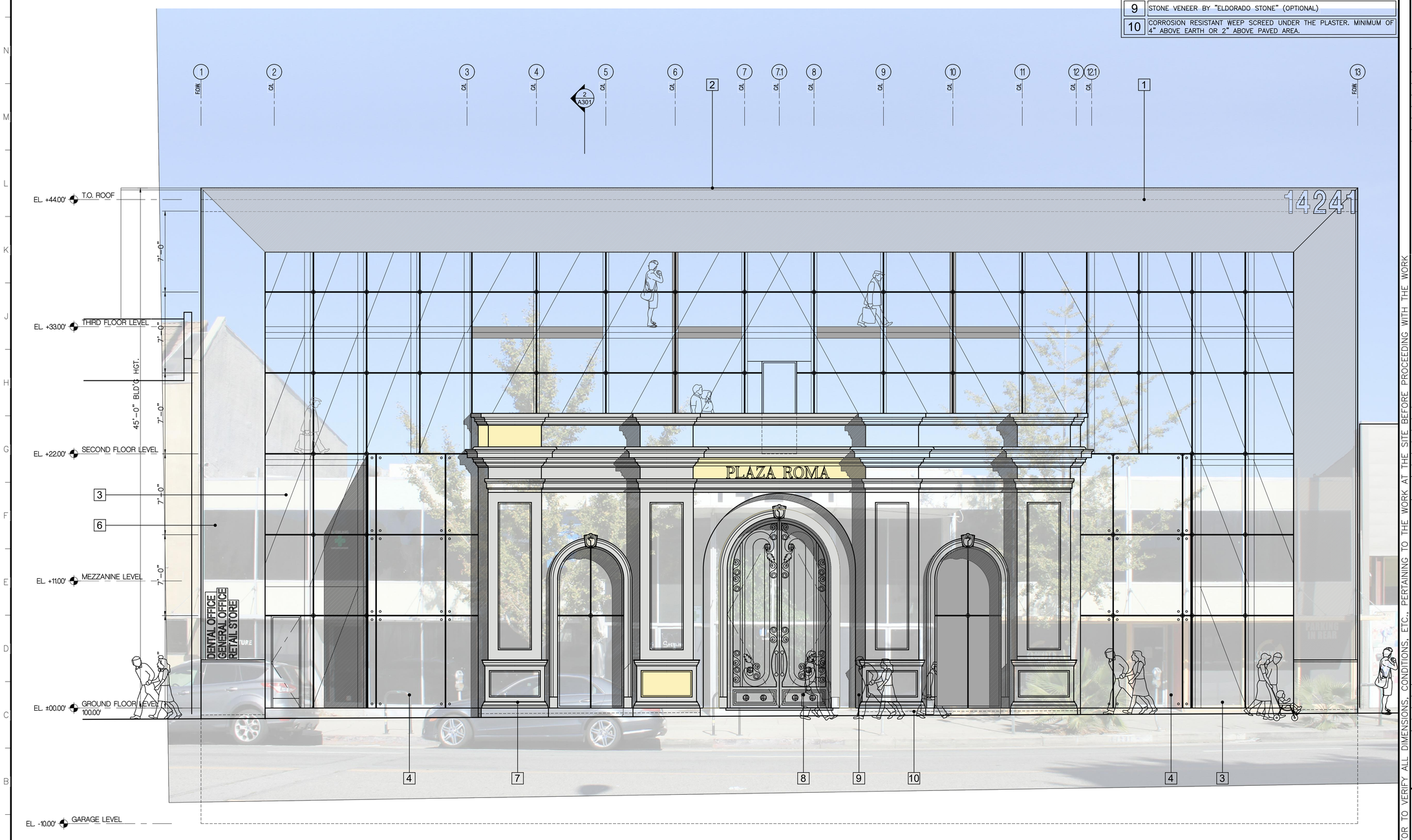
SHEET DESCRIPTION:
BUILDING ELEVATIONS

SHEET NUMBER

A201

SHEETS OF

| | EXTERIOR FINISH SCHEDULE: |
|---|---|
| 1 | BUILT-UP ROOF CLASS "A" AT 1/4":12" BY "GAF","GAFGLAS" LA R.R. #25271, CSI #07550, CRRC PRODUCT #0676-0021A. SRI=100 |
| 2 | 26GA G.I. CONTINUOS COPPING. |
| 3 | GLASS CURTAIN WALL BY "ARCADIA" TI-BEAM T500 W/1" GLASS, STRUCTURAL SILICONE GLAZED |
| 4 | STOREFRONT GLASS SYSTEM. |
| 5 | ALUMINUM WINDOWS BY PELLA OR APPROVED EQ. |
| 6 | 1"THK. MATCHING APPLIED EXTERIOR CEMENT PLASTER SMOOTH TROWEL FINISH. |
| 7 | ORNAMENTAL PRECAST CONC. VENEER MILLWORK BY "CDI" OR APPROVED EQ. |
| 8 | METAL ENTRY DOOR-STAINED, W/LEAD GLAZING. |
| 9 | STONE VENEER BY "ELDORADO STONE" (OPTIONAL) |
| 10 | CORROSION RESISTANT WEEP SCREED UNDER THE PLASTER. MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. |




FRONT (SOUTH) ELEVATION

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

PRINTED ON 11-11-16

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


ecumena design studio
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| NO. | ISSUED FOR: | DATE: |
|---|---|---|
| | | |

| REVISION | BY: | DATE: |
|---|---|---|
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |
| △ | | |

PROJECT TITLE:
SHERMAN-GLEN PLAZA

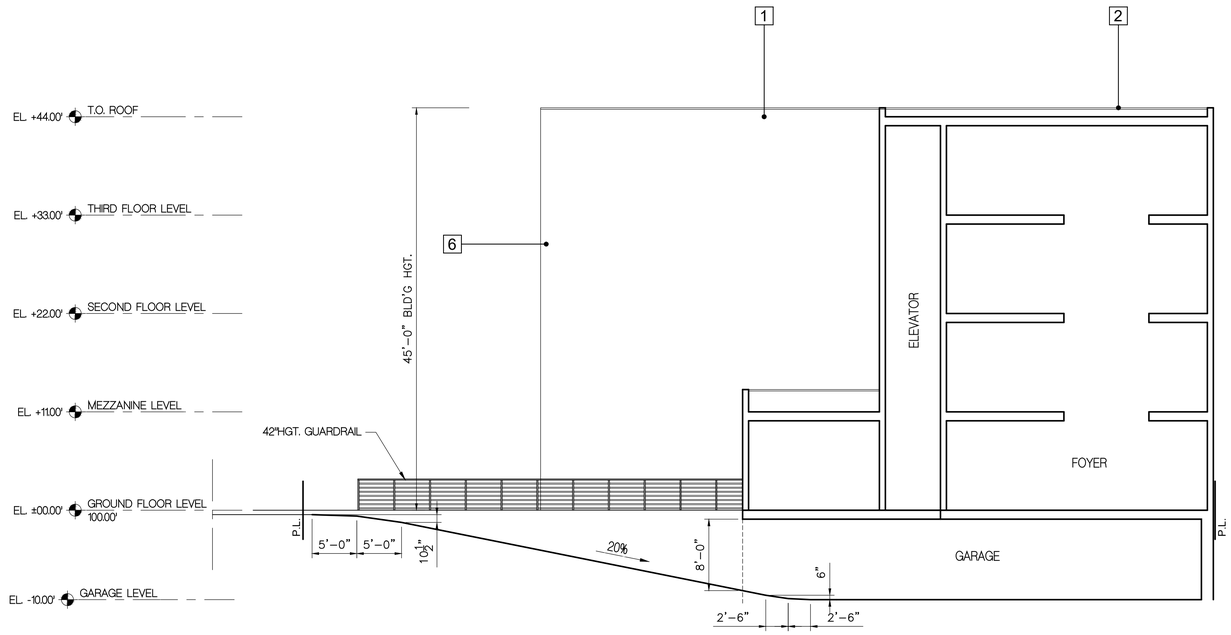
JOB ADDRESS:
14241 W. VENTURA BLVD.
LOS ANGELES CA 91423

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

SHEET DESCRIPTION:
BUILDING ELEVATIONS

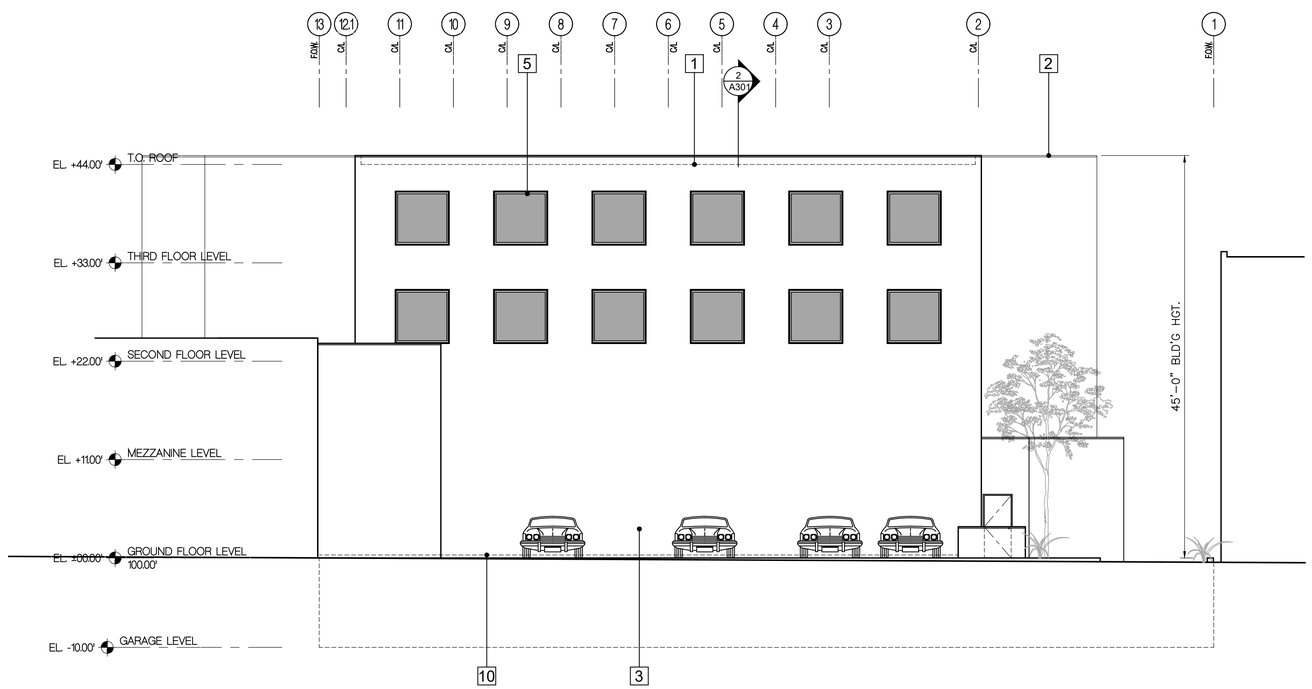
SHEET NUMBER
A201

SHEETS OF




SECTION THRU DRIVEWAY

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




REAR (NORTH) ELEVATION

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

## EXTERIOR FINISH SCHEDULE:

| | |
|---|---|
| 1 | BUILT-UP ROOF CLASS "A" AT 1/4":12" BY "GAF","GAFGLAS" LA R.R. #25271, CSI #07550, CRRC PRODUCT #0676-0021A. SRI=100 |
| 2 | 26GA G.I. CONTINUOS COPPING. |
| 3 | GLASS CURTAIN WALL BY "ARCADIA" TI-BEAM T500 W/1" GLASS, STRUCTURAL SILICONE GLAZED |
| 4 | STOREFRONT GLASS SYSTEM. |
| 5 | ALUMINUM WINDOWS BY PELLA OR APPROVED EQ. |
| 6 | 1"THK. MATCHING APPLIED EXTERIOR CEMENT PLASTER SMOOTH TROWEL FINISH. |
| 7 | ORNAMENTAL PRECAST CONC. VENEER MILLWORK BY "CDI" OR APPROVED EQ. |
| 8 | METAL ENTRY DOOR-STAINED, W/LEAD GLAZING. |
| 9 | STONE VENEER BY "ELDORADO STONE" (OPTIONAL) |
| 10 | CORROSION RESISTANT WEEP SCREED UNDER THE PLASTER. MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. |

PRINTED ON 11-11-16

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


ecumena design studio
3786 LA CRESCENTA AVE., SUITE 201
GLENDALE CA 91208
TEL.:818.507-6787



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| NO. | ISSUED FOR: | DATE: |
|---|---|---|
| | | |

| REVISION | BY: | DATE: |
|---|---|---|
| | | |

PROJECT TITLE:
SHERMAN-GLEN PLAZA

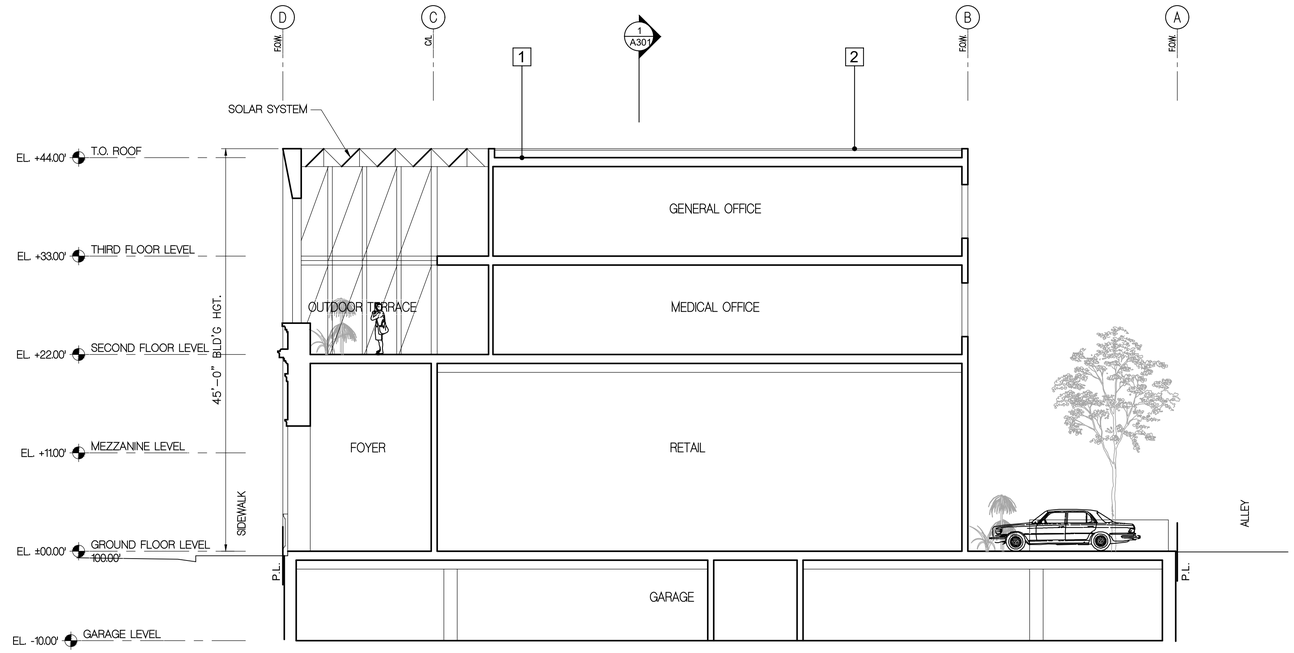
JOB ADDRESS:
14241 W. VENTURA BLVD.
LOS ANGELES CA 91423

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

SHEET DESCRIPTION:
BUILDING ELEVATION
SECTION

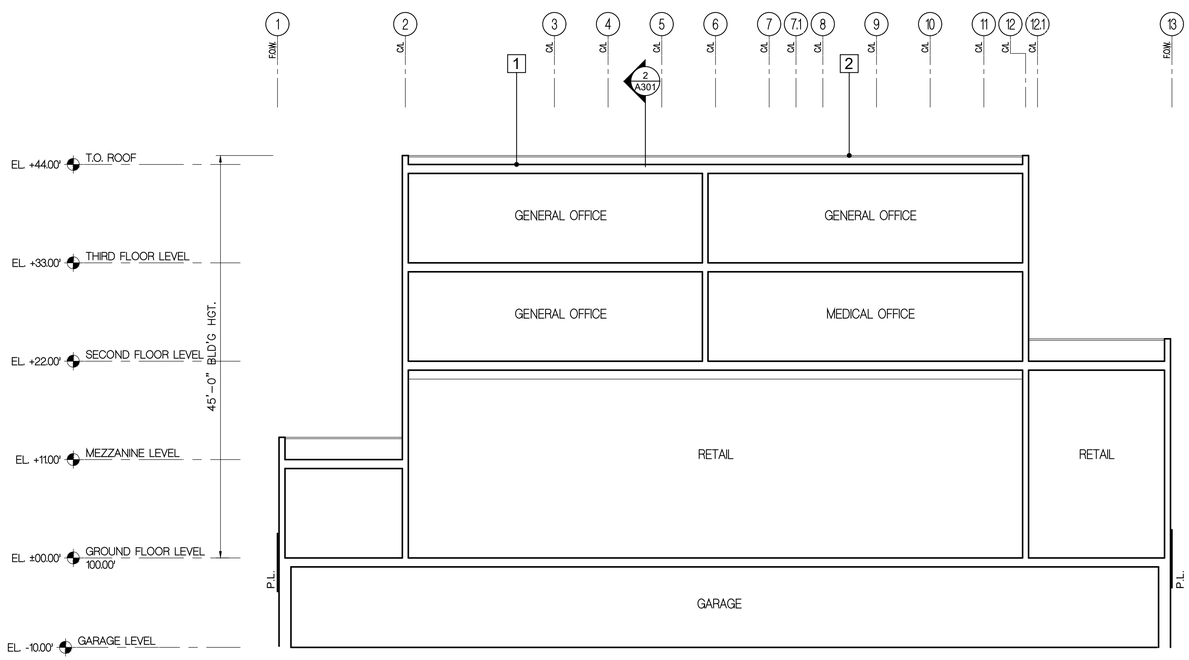
SHEET NUMBER
A202

SHEETS OF




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","GAFGLAS" LA R.R. #25271, CSI #07550, CRRC PRODUCT #0676-0021A. SRI=100 |
| 2 | 26GA G.I. CONTINUOS COPPING. |
| 3 | GLASS CURTAIN WALL BY "ARCADIA" TI-BEAM T500 W/1" GLASS, STRUCTURAL SILICONE GLAZED |
| 4 | STOREFRONT GLASS SYSTEM. |
| 5 | ALUMINUM WINDOWS BY PELLA OR APPROVED EQ. |
| 6 | 1"THK. MATCHING APPLIED EXTERIOR CEMENT PLASTER SMOOTH TROWEL FINISH. |
| 7 | ORNAMENTAL PRECAST CONC. VENEER MILLWORK BY "CDI" OR APPROVED EQ. |
| 8 | METAL ENTRY DOOR-STAINED, W/LEAD GLAZING. |
| 9 | STONE VENEER BY "ELDORADO STONE" (OPTIONAL) |
| 10 | CORROSION RESISTANT WEEP SCREED UNDER THE PLASTER. MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. |

PRINTED ON 11-11-16

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


design studio

**ecumena**

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



AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ECUMENA DESIGN STUDIO. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ECUMENA DESIGN STUDIO. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.


| 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:
BUILDING SECTIONS

SHEET NUMBER
A301

SHEETS OF

14241
PLAZA ROMA
DENTAL OFFICE
GENERAL OFFICE
RETAIL STORE
KAREN'S TAILORING
Since 1981
818.986.0145
www.karenstailoring.com
CUSTOM MADE CLOTHES
JEANS • ALTERATIONS • DRAPERIES
14245
OPEN
14245