

# APPROVED

APR 01 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 21-057

DATE April 01, 2021

C.D. 6

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA – MARK TAPER INTERGENERATIONAL CENTER – APPROVAL OF PROPOSED COMMUNITY ROOM PROJECT; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(5a) [ADDITION TO AN EXISTING STRUCTURE WHICH DOES NOT RESULT IN AN INCREASE OF MORE THAN 2,500 SQUARE FEET] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(e1) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fuj</i> C. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____



General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve ONEgeneration’s (ONE) proposed Community Room Project (Project) at the Mark Taper Intergenerational Center, located on a portion of the Sepulveda Basin Recreation Area, currently under lease to the City from the United States Army Corps of Engineers (USACE) and sub-leased to ONE, as detailed in this Report;
2. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(5a) [Addition to an existing structure which does not result in an increase of more than 2,500 square feet] of City CEQA Guidelines and Article 19, Section 15301(e1) of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk; and,
3. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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### SUMMARY

On August 11, 2004, the Board of Recreation and Park Commissioners (Board), through Report No. 04-231, approved a ten (10) year lease agreement with ONEgeneration, a California non-profit corporation, (Lease) authorizing ONE's continued occupancy and use of the Mark Taper Intergenerational Center (Center), located within the Sepulveda Basin Recreation Area at 17400 Victory Boulevard in Van Nuys (Attachment 1). ONE has occupied the Center since 1991, successfully serving the San Fernando Valley senior and youth population through its many senior and young children based recreational programs and services. Over the years, ONE has expanded its operations with additional services and programs to better serve the needs of seniors and young children in the community. ONE currently provides a place for seniors and young children, and their families, to enhance their quality of life by congregating and socializing at the Center through various classes, services, and recreational programs. ONE provides a variety of comprehensive services for seniors, adults, and young children, such as, but not limited to, childcare, adult daycare, health services, senior advocacy, support groups, volunteer opportunities, legal assistance, counseling, hot lunches, and other programs specifically designed to "empower" seniors, parents, and families.

On May 4, 2011, the Board, through Report No. 11-122, approved a first amendment to the Lease, extending the term of the lease through 2025.

On May 16, 2012, the Board, through Report No. 12-159, approved ONE's Child Care Center Expansion project to install two (2) above ground modular structures that are used as classrooms at the Center.

On December 10, 2014, the Board, through Report No. 14-310, approved a second amendment to the Lease, extending the term of the lease through 2035.

ONE has submitted a proposal to add a community room at the Center. ONE's proposed Project includes the addition of a 59' 4" by 32' 2" community room as an extension to the administrative building at the Center (Attachment 2). As part of the proposed Project, ONE will also add a bathroom and a small office in support of the community room. ONE has indicated that the proposed Project is necessary as the existing facility lacks an adequate community/meeting room for the shared use by ONE staff as well as community groups, where caregiver support groups can meet, ONE staff can conduct trainings and where other groups from the community can gather.

Article 9 of the Lease, entitled Alterations and Improvements, provides that any requests to construct capital improvements at the Center is subject to the approval of the Board, with title to the improvements vesting to the City upon completion. The design plans for the Project have been reviewed by RAP staff and have been found to be acceptable. ONE is required to secure all necessary City permits/approvals, including Americans with Disabilities Act (ADA) compliant access before moving forward with the proposed Project.

## BOARD REPORT

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ONE has secured the necessary funding for the construction of the proposed Project from its donors and once the Project is completed, ONE will be responsible for all costs associated with the operation and maintenance of the completed Project.

USACE, who owns the property that the Center is located on, has granted its approval to proceed with the Project.

### TREES AND SHADE

This Project will not add any additional trees or shade canopy.

### ENVIRONMENTAL IMPACT

The proposed Project consists of an addition to an existing structure which does not result in an increase of more than 2,500 square feet. As such, RAP staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(5a) of City CEQA Guidelines as well as to Article 19, Section 15301(e1) of California CEQA Guidelines. RAP staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

There will be no fiscal impact to RAP's General Fund as a result of the proposed Project, as all costs and expenses associated with the Project and its future operation and maintenance will be the responsibility of ONE under the Lease, with no financial obligation imposed on RAP.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Report advances RAP's Strategic Plan by supporting:

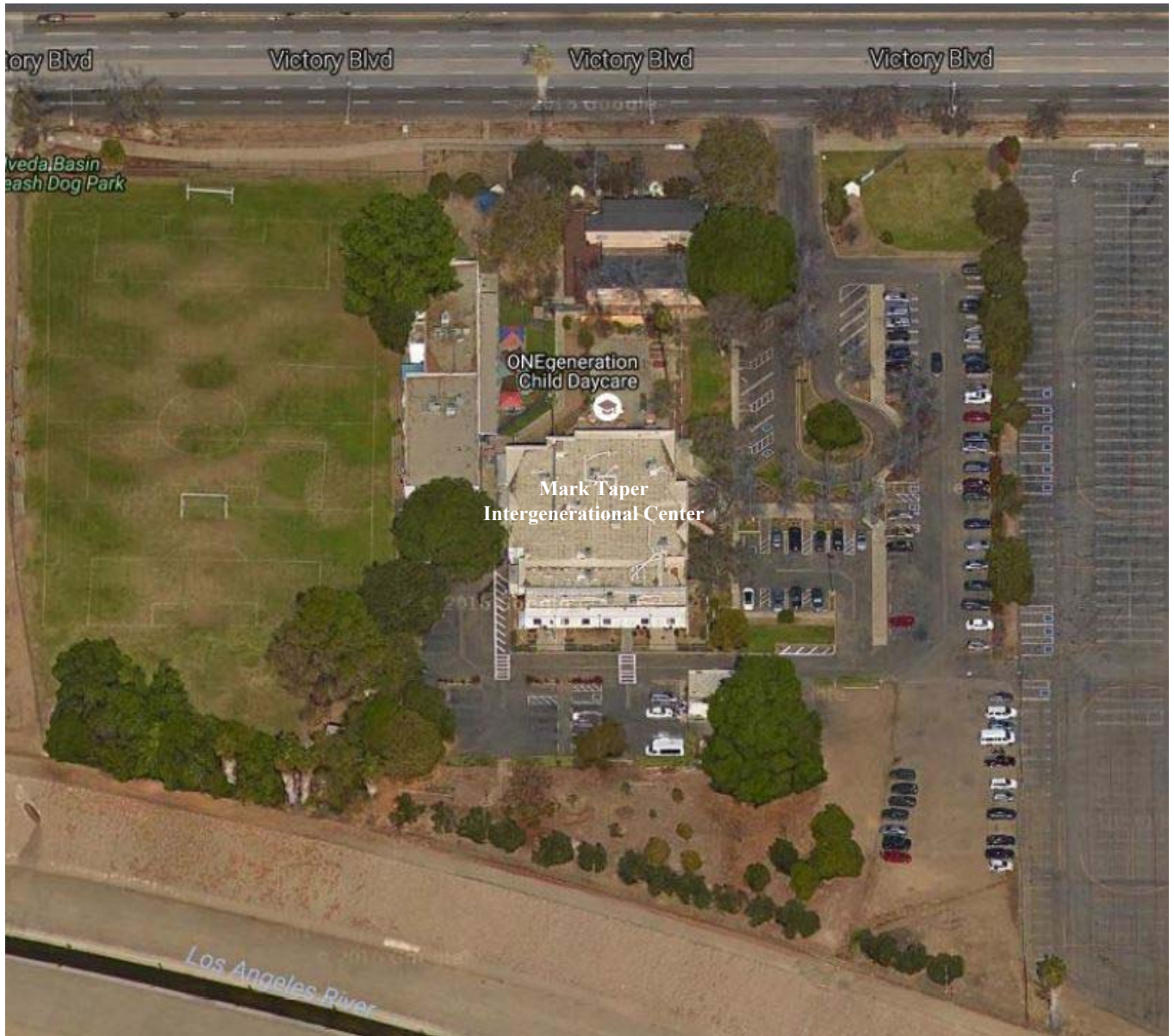
- Goal No. 4:** Actively Engage Communities  
**Outcome No. 4:** Enhanced visibility and awareness of RAP parks, programs and projects.  
**Result:** The community room will allow ONE to provide staff training to enhance the delivery of its programs to the community and will provide a gathering space to share ideas for community groups.

This Report was prepared by Ian Kim, Management Analyst, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS/EXHIBITS

- 1) Attachment 1 – Map of Mark Taper Intergenerational Center
- 2) Attachment 2 – Project Rendering and Design Plan

Mark Taper Intergenerational  
Center 17400 Victory Boulevard  
Van Nuys CA 91406







## ONEgeneration New Community Meeting Room Project



**Generously Supported By:**  
Supo Foundation (\$215,000)  
Ahmanson Foundation (\$100,000)  
Eisner Foundation (\$68,500)  
Vince Dundee / ACC Kids and  
Murphy Family Trust (\$25,000)  
Hyman Jeff Levy Foundation (\$10,000)  
Child Care Resource Center (\$5,000)  
Anonymous Donor (\$5,000)  
Stuart and Carol Zimring (\$2,500)  
Total Raised (\$431,000)



# ONEgeneration COMMUNITY ROOM

17400 VICTORY BLVD.,  
VAN NUYS, CA 91406



7748 CLEARFIELD AVE. PANORAMA CITY, CA 91402  
818.792.3038 | ALVAREZ + STUDIO

## 100 DESIGN DEVELOPMENT PROJECT NUMBER: 1806B

### PROJECT DATA

APN: 2229033900  
TRACT: RANCHO EL ENCINO  
BLOCK: NONE  
LOT: PT LT B  
MAP: DM 4232-118/125  
ZONING: A2-1-RIO/OS-1XL-RIO  
OCCUPANCY: A3 & B (NO PROPOSED CHANGE)  
CONSTRUCTION TYPE: TYPE V  
BUILDING HEIGHT: 16' - 0"  
LOT PARCEL AREA: 1,421,291.5 SQ FT  
AFFS: YES (CBC 506.3)

### PROJECT SUMMARY

NEW ADDITION OF EXISTING OFFICE AND DAY CARE THAT CONSIST OF NEW COMMUNITY ROOM AND AN OFFICE. APPROXIMATE 2,140 SQ FT

### APPLICABLE CODES

- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA REFERENCE STANDARDS CODE
- 2019 LOS ANGELES MUNICIPAL CODE

### DEFERRED APPROVALS

- AUTOMATIC FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- MECHANICAL (HVAC) AND PLUMBING SYSTEMS
- ELECTRICAL SYSTEMS
- SECURITY SYSTEMS

### PROJECT TEAM

<b>DESIGNER/DRAFTER</b>	<b>TENANT</b>
ALVAREZ + STUDIO 7748 CLEARFIELD AVE LOS ANGELES, CA CONTACT: ADAM ALVAREZ PHONE: 818.792.3038	-
<b>BUILDING OWNER</b>	<b>TENANT'S PROJECT MANAGER</b>
-	-
<b>GENERAL CONTRACTOR</b>	<b>CONTACT:</b>
-	-

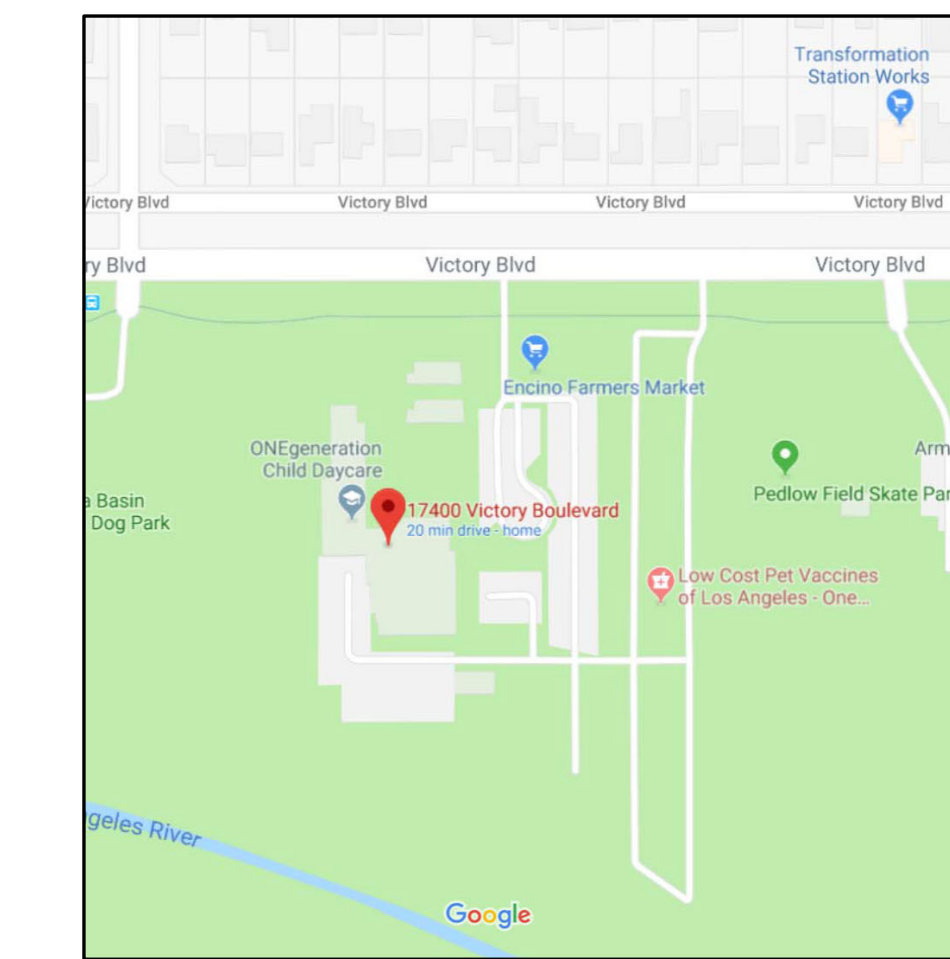
### GENERAL PROJECT NOTES

- WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT.
- FLOOR PLAN WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES OF WALLS ARE TO CENTERLINE OF FRAMING.

### SHEET INDEX

<b>GENERAL</b>	
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G2.10	SITE PLAN AND DETAILS
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A3.01	REFLECTED CEILING PLAN
A4.01	EXTERIOR ELEVATIONS & SECTIONS
A5.01	INTERIOR ELEVATIONS
A5.02	ENLARGED RESTROOM DRAWINGS
A7.01	DOOR/WINDOW SCHEDULES AND TYPES
A9.10	TYPICAL CEILING DETAILS
A9.16	INTERIOR DETAILS
<b>STRUCTURAL</b>	
S-2	FOUNDATION PLAN
S-3	ROOF FRAMING PLAN & SHEAR WALLS
S-4	STRUCTURAL DETAILS

### VICINITY MAP



### # DATE ISSUE

PROJECT NUMBER: 1806B  
DRAWN BY: AA  
CHECKED BY: AA

100 DESIGN DEVELOPMENT

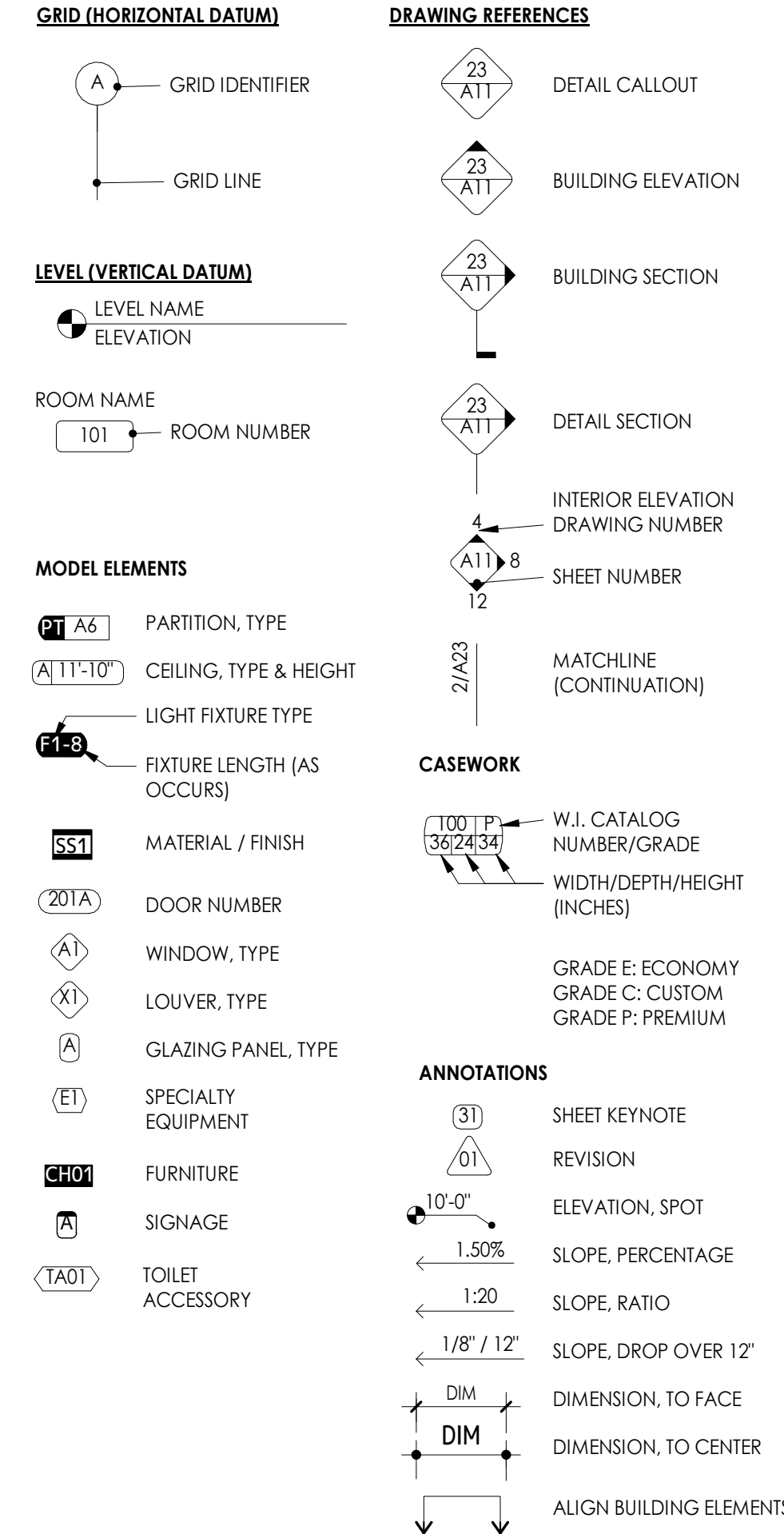
GENERAL PROJECT INFORMATION

# G0.01

### ABBREVIATIONS

(E)	EXISTING	ENCL	ENCLOSURE	NIC	NOT IN CONTRACT	TOP	TOP OF PLATE
(N)	NEW	EQUIV	EQUIVALENT	NOM	NOMINAL	TOW	TOP OF WALL
O	DIAMETER	EXCEP	EXCEPTION	NTS	NOT TO SCALE	TS	TUBE STEEL
<	ANGLE	EXP	EXPANSION	NUSF	NET USABLE SQUARE FEET	TYP	TYPICAL
@	AT	EXP.BT	EXPANSION BOLT	OC	ON CENTER	US	UNDERSIDE
AB	ANCHOR BOLT	EXPO	EXPOSURE	OCC	OCCUPANTS	UNF	UNFINISHED
AC	AIR CONDITIONING	EXT	EXTERIOR	OD	OUTSIDE DIAMETER	UNO	UNLESS OTHERWISE NOTED
ACOUS	ACOUSTIC	FA	FIRE ALARM	OF	OVERFLOW	VCT	VINYL COMPOSITION TILE
ACT	ACOUSTIC TILE	FBO	FURNISHED BY OTHERS	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VERT	VERTICAL
AD	AREA DRAIN	FD	FLOOR DRAIN	OFOI	OWNER FURNISHED OWNER INSTALLED	VEST	VESTIBULE
AFSS	AUTOMATIC FIRE SPRINKLER SYSTEM	FEN	FIRE EXTINGUISHER	OFS	OUTSIDE FACE OF STUD	VIF	VERIFY IN FIELD
AGG	AGGREGATE	FE	FIRE EXTINGUISHER CABINET	OPP	OPPOSITE	VT	VINYL TILE
AL	ALUMINUM	FF	FINISHED FLOOR	PCF	POUND PER CUBIC FOOT	VWC	VINYL WALL COVERING
ALT	ALTERNATE	FG	FINISHED GRADE	PERF	PERFORATED	W/	WITH
ARCH	ARCHITECT	FGL	FIBERGLASS	PL	PROPERTY LINE	W/O	WITHOUT
ASPH	ASPHALT	FH	FIRE HYDRANT	PLA	PLATE	WC	WATER CLOSET
BD	BOARD	FIN	FINISH	PLAM	PLASTIC LAMINATE	WD	WOOD
BITUM	BITUMINOUS	FIXT	FIXTURE	PLAS	PLASTIC	WDW	WINDOW
BLK	BLOCK	FJ	FLOOR JOIST	PLF	POUNDS PER LINEAR FOOT	WH	WATER HEATER
BLKG	BLOCKING	FL	FLOOR LEVEL	PLWD	PLYWOOD	WP	WATER PROOF
BM	BEAM	FLASH	FLASHING	PR	PAIR	WR	WATER RESISTANT
BRG	BEARING	FLR	FLOOR	PROP	PROPERTY	WT	WEIGHT
BRK	BRICK	FOC	FACE OF CONCRETE	PSF	POUNDS PER SQUARE FOOT		
BRZ	BRONZE	FOF	FACE OF FINISH	PSI	POUNDS PER SQUARE INCH		
BTM	BOTTOM	FOS	FACE OF STUD	PT	POINT		
BUR	BUILT-UP ROOFING	FR	FIRE RETARDANT	PTN	PARTITION		
CAB	CABINET	FTG	FOOTING	RAD	RADIUS		
CARP	CARPET	GA	GAUGE	RB	RUBBER BASE		
CB	CATCH BASIN	GALV	GALVANIZED	RD	ROUGH OPENING		
CEM	CEMENT	GI	GALVANIZED IRON	REFR	REFRIGERATOR		
CER	CERAMIC	GL	GLASS	REIN	REINFORCING		
CERT	CERAMIC TILE	GLB	GLUE LAMINATED BEAM	RESL	RESILIENT		
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GND	GROUND	RM	ROOM		
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	GR	GRADE	RO	ROUGH OPENING		
CI	CAST IRON	GSM	GALVANIZED SHEET METAL	RWL	ROUGH OPENING RUN WATER LEADER		
CIR	CIRCLE	GYP BD	GYPSUM BOARD	SAD	SEE ARCHITECTURAL DRAWINGS		
CJ	CONSTRUCTION JOINT	HB	HOSE BIBB	SAFF	SELF ADHERED FLEXIBLE FLASHING		
CLG	CEILING	HC	HOLLOW CORE	SASM	SELF ADHERED SHEET MEMBRANE		
CLO	CLOSET	HDR	HEADER	SCD	SEE CIVIL DRAWINGS		
CLR	CLEAR	HDWD	HARDWOOD	SD	STORM DRAIN		
CLS	CLOSURE	HDWR	HARDWARE	SEAL	SEALANT		
CMU	CONCRETE MASONRY UNIT	HGT	HEIGHT	SECT	SECTION		
CNTR	COUNTER	HM	HOLLOW METAL	SED	SEE ELECTRICAL DRAWINGS		
CO	CLEAN OUT	HR	HOUR	SF	SQUARE FEET		
COL	COLUMN	HSS	HOLLOW STRUCTURAL STEEL	SHT	SHEET		
COMB	COMBINATION	HTG	HEATING	SHTG	SHEATHING		
COMP	COMPOSITION	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SIM	SIMILAR		
CONC	CONCRETE	HW	HOT WATER	SL	SLIDING		
CONN	CONNECTION	IDF	INTERMEDIATE DISTRIBUTION FRAME	SLD	SEE LANDSCAPE DRAWINGS		
CONT	CONTINUOUS	INSUL	INSULATION	SMD	SEE MECHANICAL DRAWINGS		
CR	CARD READER	INT	INTERIOR	SPEC	SPECIFICATION		
CTR	CENTER	JAN	JANITOR	SQ	SQUARE		
CW	COLD WATER	JH	JOIST HANGAR	SS	SANITARY SEWER		
DET	DETAIL	JST	JOIST	LAV	LAVATORY		
DF	DRINKING FOUNTAIN	JT	JOINT	LL	LIVE LOAD		
DIA	DIAMETER	KIT	KITCHEN	LT	LIGHT		
DIAG	DIAGONAL	LAM	LAMINATE	MAT	MATERIAL		
DIM	DIMENSION	LAV	LAVATORY	MAX	MAXIMUM		
DIV	DIVISION	LAG	LAG BOLT	MECH	MECHANICAL		
DN	DOWN	LL	LIVE LOAD	MED	MEDIUM		
DO	DOOR OPENING	LT	LIGHT	MEMB	MEMBRANE		
DOUG.FIR	DOUGLAS FIR	MAT	MATERIAL	MFG	MANUFACTURER		
DR	DRAWER	MAX	MAXIMUM	MH	MANHOLE		
DS	DOWN SPOUT	MECH	MECHANICAL	MIN	MINIMUM		
DW	DISHWASHER	MED	MEDIUM	MIRR	MIRROR		
DWR	DRAWER	MEMB	MEMBRANE	MISC	MISCELLANEOUS		
EA	EACH	MFG	MANUFACTURER	MOD	MODULAR		
EA SD	EACH SIDE	MH	MANHOLE	MR	MOISTURE RESISTANT		
EA WY	EACH WAY	MIN	MINIMUM	MTL	METAL		
EE	EACH END	MIRR	MIRROR	MULL	MULLION		
EJ	EXHAUST FAN	MISC	MISCELLANEOUS				
EJ	EXPANSION JOINT	MOD	MODULAR				
ELEC	ELECTRICAL	MR	MOISTURE RESISTANT				
ELEV	ELEVATION	MTL	METAL				
		MULL	MULLION				

### SYMBOLS



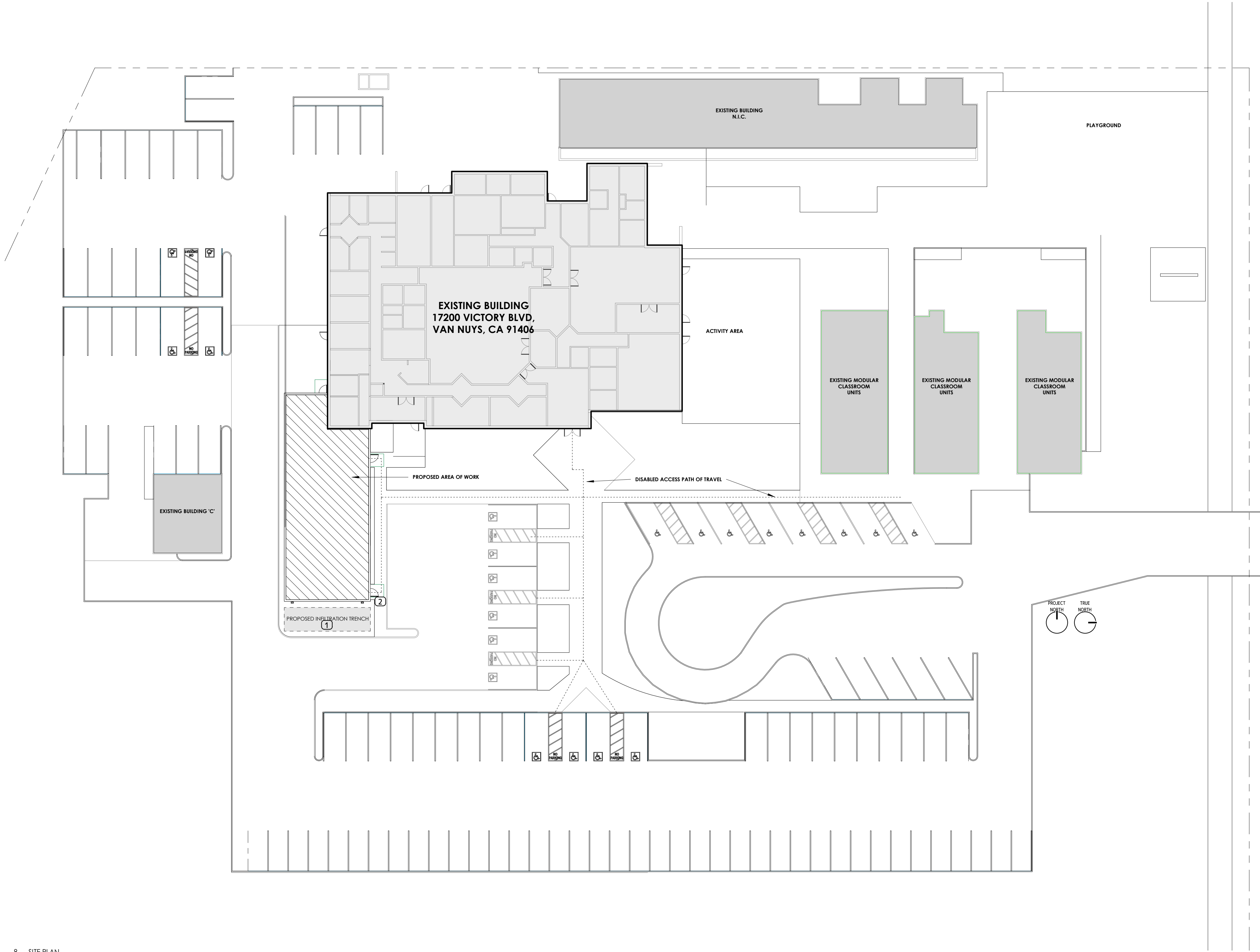
### MATERIALS

	ACOUSTICAL TILE (SECTION)		GYPSUM BOARD (SECTION)
	BRICK (SECTION)		INSULATION, BATT (PLAN & SECTION)
	CEMENT PLASTER (ELEVATION)		INSULATION, RIGID (PLAN & SECTION)
	CEMENT PLASTER (SECTION)		METAL (SECTION)
	CERAMIC TILE (PLAN & ELEVATION)		POROUS FILL (SECTION)
	CONCRETE (SECTION)		PLYWOOD (SECTION)
	CONCRETE MASONRY UNITS (PLAN & SECTION)		WOOD, CONTINUOUS (SECTION)
	EARTH (SECTION)		WOOD, BLOCKING (SECTION)
	FINISH CARPENTRY (ELEVATION & SECTION)		

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SITE INFORMATION

ZONING:  
APN:  
LOT AREA:  
BUILDING COVERAGE:  
FLOOR AREA RATIO:  
LANDSCAPING AREA:

SITE PLAN COMPLIANCE SUMMARY

**PARKING PROVIDED:**  
STANDARD STALLS:  
ACCESSIBLE STALLS:  
ACCESSIBLE VAN STALLS:  
TOTAL:

**BICYCLE PARKING PROVIDED:**  
SHORT TERM:  
LONG TERM:

**COMPLIANCE OVERVIEW:**

**PARKING REQUIREMENTS**  
1 SPACE PER 300 SF GROSS FLOOR AREA  
120 SPACES REQUIRED

**ACCESSIBLE PARKING REQUIREMENTS (CBC 11B-208.2)**  
TOTAL PARKING SPACES: 151 TO 200  
MIN # ACCESSIBLE SPACES: 6

**LOADING SPACE REQUIREMENTS (MOUNTAIN VIEW ZONING A36.32.60)**  
FOR GROSS FLOOR AREAS OF 10,000 - 30,000 SF - 1 SPACE REQUIRED, 1 SPACE PER ADDITIONAL 20,000 SF.  
2 SPACES REQUIRED

**BICYCLE PARKING REQUIREMENTS**  
SHORT TERM - 1 PER 20,000 SF, MIN 4 SPACES (EAST WHISMAN PRECISE PLAN)  
4 REQUIRED  
LONG TERM - 1 PER 20,000 SF, MIN 4 SPACES (EAST WHISMAN PRECISE PLAN)  
4 REQUIRED

LEGEND

- ACC ACCESSIBLE PARKING SPACE W/ ACCESS AISLE 9'-0" X 18'-0" 5'-0" WIDE
- ACC VAN ACCESSIBLE VAN PARKING SPACE W/ ACCESS AISLE 9'-0" X 18'-0" 8'-0" WIDE
- ACCESSIBLE ROUTE, 1:20 MAXIMUM SLOPE IN DIRECTION OF TRAVEL, 1-48 MAXIMUM CROSS SLOPE, 48" MINIMUM WIDTH IN ALL LOCATIONS.
- PATH OF EGRESS FROM ASSEMBLY SPACE TO PUBLIC RIGHT OF WAY
- PROPERTY LINE

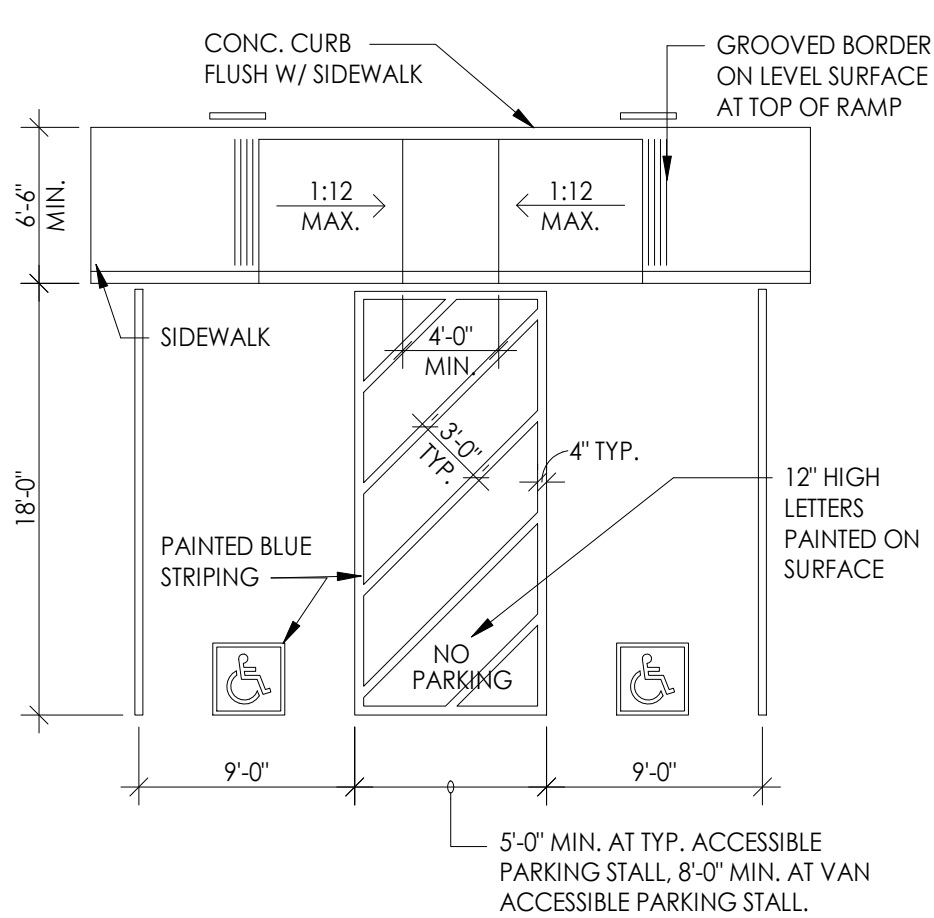
SITE PLAN GENERAL NOTES

A. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE ACCESSIBILITY AND PATH OF TRAVEL COMPONENTS FOR COMPLIANCE AS ILLUSTRATED AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

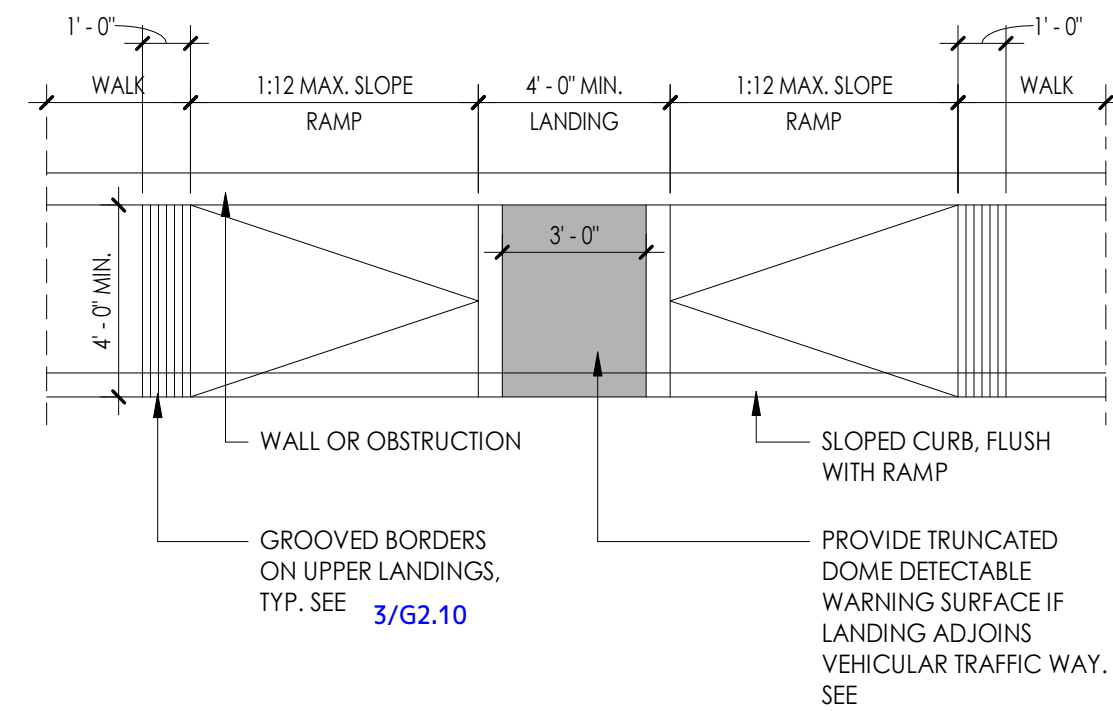
SITE PLAN SHEET NOTES

- 1 INFILTRATION TRENCHES TO BE USED TO INFILTRATE STORMWATER RUNOFF FROM DRAINAGE AREAS
- 2 CONCRETE PERMEABLE PAVERS W/ STONE RESERVOIR BASE TO TREAT STORMWATER AND REMOVE SEDIMENTS

8 SITE PLAN  
G2.10 3/64" = 1'-0"

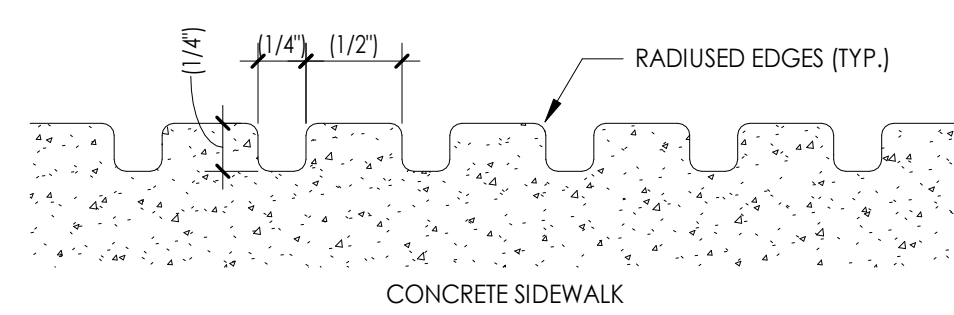


1 ADA PARKING SPACES  
G2.10 1/8" = 1'-0"

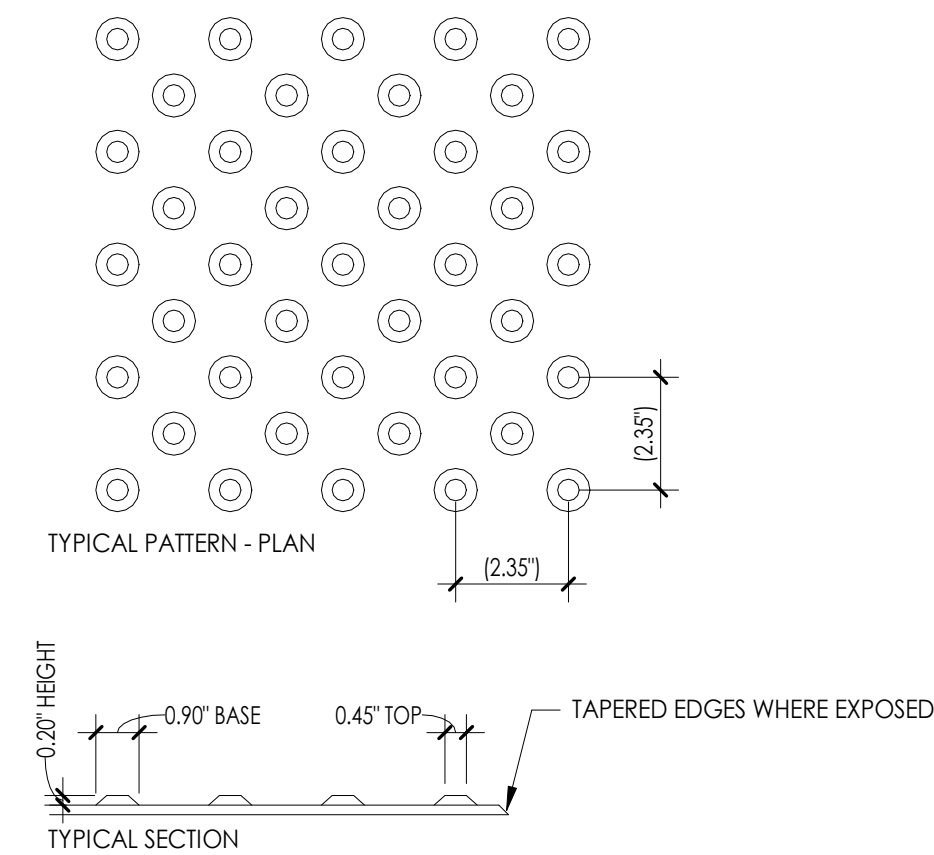


NOTE: CROSS SLOPE OF LANDINGS SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION

2 CURB CUT RAMP  
G2.10 1/4" = 1'-0"



3 GROOVED BORDER DETAIL  
G2.10 1/2" = 1'-0"



4 TRUNCATED DOME DETAIL  
G2.10 3" = 1'-0"

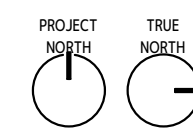
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# DATE ISSUE

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100 DESIGN DEVELOPMENT

SITE PLAN AND DETAILS

G2.10





**NOT FOR CONSTRUCTION**

# DATE ISSUE

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CHECKED BY: AA

100 DESIGN DEVELOPMENT

BUILDING CODE COMPLIANCE PLAN

# G2.20

## CODE COMPLIANCE LEGEND

### ROOM OCCUPANCIES, AREAS, & OCCUPANT LOADS

ROOM NAME	OCCUPANCY CLASSIFICATION	ROOM AREA (SQUARE FEET)	OCCUPANT LOAD	FLOOR AREA PER OCCUPANT
B 500				
5 100				

← 100 CUMULATIVE OCCUPANT LOAD

**EXITS AND EXIT ACCESS**

- COMMON PATH OF EGRESS TRAVEL
- ..... EXIT ACCESS TRAVEL DISTANCE
- DEAD END
- ..... ACCESSIBLE PATH OF TRAVEL

**DOOR SEPARATIONS**

- MAXIMUM DIAGONAL DIMENSION OF AREA
- DOOR SEPARATION DISTANCE PROVIDED

**EXIT WIDTHS**

	SUM OF OCC. AT THIS LOCATION ALONG MEANS OF EGRESS	EGRESS WIDTH PER OCCUPANT	CALCULATED EXIT WIDTH	REQUIRED EXIT WIDTH	EXIT WIDTH PROVIDED
1200					
0.20/240					
240/280					
PANIC					

PANIC EXIT DEVICE REQUIRED (IF "PANIC" IS VISIBLE)

**ABBREVIATIONS**

- AFSS AUTOMATIC FIRE SPRINKLER SYSTEM
- ALLOW. ALLOWABLE
- EXCEP. EXCEPTION
- OCC. OCCUPANTS / OCCUPANCY

## CODE COMPLIANCE SHEET KEYNOTES

- SEMI-RECESSED FIRE EXTINGUISHER CABINET
- MAX OCCUPANCY SIGN - FINAL OCCUPANCY TO BE CONFIRMED BY FIRE DEPT. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. 2019 CBC 1004.3.

## FIRE RATED PARTITION LEGEND

- EXISTING 1-HR FIRE BARRIER
- EXISTING 2-HR FIRE BARRIER
- NEW 1-HR FIRE BARRIER
- NEW 2-HR FIRE BARRIER

## BUILDING CODE COMPLIANCE SUMMARY

**OVERVIEW**

MULTIPLE OCCUPANCY BUILDING	A3, B (ASSEMBLY, BUSINESS)
OCCUPANCY:	TYPE V (CBC TABLE 602.2)
CONSTRUCTION TYPE:	YES (CBC 506.3)
AFSS:	13,935 SQUARE FEET
TOTAL GROSS BUILDING AREA:	16'-0" / 1 STORIES
BUILDING HEIGHT:	

**SEPARATED OCCUPANCIES (CBC 508.4.4)**  
ACCESSORY OCCUPANCIES = YES, NO SEPARATION REQUIRED (TABLE 508.4)

**SMALL ASSEMBLY SPACES (EXCEPTIONS) (CBC 303.1.2)**  
SPACES USED FOR ASSEMBLY PURPOSES ACCESSORY TO B OCCUPANCY <50 PERSONS AND <750 SQUARE FEET = B OCCUPANCY

### FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	RATING IN HOURS
STRUCTURAL FRAME	1
EXTERIOR BEARING WALLS	1
INTERIOR BEARING WALLS	1
EXTERIOR NON-BEARING WALLS AND PARTITIONS	0
INTERIOR NON-BEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1

[FOOTNOTE 1] FOR EXTERIOR BEARING WALLS, CBC TABLE 602 - X-30 = 0

### EXIT ACCESS AND TRAVEL DISTANCE

COMMON PATH OF EGRESS TRAVEL WITH AFSS APPLIES (CBC TABLE 1006.2.1)  
B OCCUPANCY: 100 FEET MAXIMUM (EXCEPTION #1 APPLIES)

EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2), AFSS APPLIES  
B OCCUPANCY: 300 FEET MAXIMUM

### EXITS AND EXIT ACCESS DOORWAYS

TWO EXIT SEPARATION DISTANCE (CBC 1007.1.1), AFSS APPLIES  
MINIMUM 1/3 THE OVERALL DIAGONAL (EXCEPTION #2 APPLIES)  
PROVIDE TWO MEANS OF EGRESS WHEN OCCUPANT LOAD EXCEEDS 49

MEANS OF EGRESS SIZING (CBC 1005)  
B OCCUPANCY STAIRS: 0.3' PER OCCUPANT (CBC 1005.3.1)  
B OCCUPANCY OTHER: 0.2' PER OCCUPANT (CBC 1005.3.2)

**STAIRS (CBC 1011)**

- RISER HEIGHT: 4" MINIMUM, 7" MAXIMUM (CBC 1011.5.2)
- TREAD DEPTH: 11" MINIMUM (CBC 1011.5.2)
- HANDRAIL HEIGHT: 34" MINIMUM, 38" MAXIMUM (CBC 1014.2)
- GUARD HEIGHT: 42" MINIMUM (CBC 1015.3)
- OPENING: PREVENT 4" SPHERE PASSING THROUGH (CBC 1015.4)

**CORRIDOR FIRE-RESISTANCE RATING (CBC TABLE 1020.1)**  
OCCUPANT LOAD: GREATER THAN 30  
B OCCUPANCY: 0 HOUR REQUIRED (W/ AFSS)

**VERTICAL EXIT ENCLOSURE (NR) (CBC 1019.3)**  
EXCEPTION #1 APPLIES - ENCLOSURE NOT REQUIRED

**DEAD ENDS (CBC 1020.4)**  
B OCCUPANCY: 50 FEET MAXIMUM (EXCEPTION #2 APPLIES)

**MINIMUM NUMBER OF EXITS (CBC 1006)**

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS REQUIRED (CBC TABLE 1006.3.1)
1 - 500	2
501-1,000	3



## OCCUPANT LOAD SUMMARY

FUNCTION OF SPACE (CBC TABLE 1004.5)	OCCUPANT GROUP	AREA PER OCC.	FLOOR AREA	OCCUPANT LOAD
ASSEMBLY	A3	15 SF	5361 SF	357
BUSINESS	B	150 SF	7181 SF	50
BUSINESS - MEETING	B	15 SF	412 SF	27
PANTRY	B	200 SF	326 SF	2
TOTALS			13280 SF	436

## PLUMBING FIXTURE CALCULATION

(CPC TABLE 422.1)

OCCUPANCY (B)	OLF	AREA	TOTAL	OCC/GENDER
OCCUPANCY (B) CONF	30	412	13.73	7
OCCUPANCY (A-3)	30	5,361	178.70	90

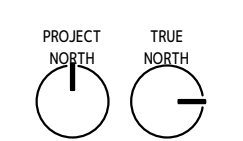
	WATER CLOSETS				URINAL		LAVATORY				DRINKING FOUNTAIN		
	OCCUPANTS	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	MALE	RATIO	FEMALE	RATIO	TOTAL
A-3	90	1:1-100	0.90	3:51-100	2.80	1:1-100	0.90	1:1-200	0.45	1:1-100	0.90	1:1-250	0.71
B+B	25	1:1-50	0.50	2:16-30	1.67	1:1-100	0.25	1:1-75	0.33	1:1-50	0.50	1 PER 150	0.24
TOTAL			1.10		4.47		1.15		0.78		1.40		0.95
TOTALS (ROUNDED)			2		5		2		1		2		1

**REQUIRED FIXTURES**

- WATER CLOSETS: MEN: 2, WOMEN: 5
- URINALS: MEN: 2, WOMEN: 0
- LAVATORIES: MEN: 1, WOMEN: 2

**PROVIDED FIXTURES**

- WATER CLOSETS: MEN: 3, WOMEN: 6, UNISEX: 4
- URINALS: MEN: 2, WOMEN: 0, UNISEX: 0
- LAVATORIES: MEN: 3, WOMEN: 4, UNISEX: 4





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FLOOR PLAN GENERAL NOTES

- A. FLOOR PLAN WALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES OF WALLS ARE TO CENTERLINE OF FRAMING.
- B. HINGE JAMB, TYP. 3" CLEARANCE TO THE WALL TO ACCOMMODATE DOOR HARDWARE.
- C. DOORS NOT TAGGED ARE (E) TO REMAIN. TAGGED DOORS ARE NEW UON.
- D. ALL INTERIOR PARTITIONS ARE TYPE A3, UON.
- E. APPLY ACOUSTIC SEALANT AT ALL (N) + (E) PARTITION LOCATIONS.
- F. ALL J-BOXES AND WALL PENETRATIONS TO BE ACOUSTICALLY SEALED.
- G. INFILL AT (E) PARTITIONS TO MATCH (E) FIRE RATING, IF REQUIRED.
- H. REMOVE ALL NON-CODE-REQUIRED LABELS FROM CONDUIT, PIPE, DUCTWORK, DEVICES AND SIMILAR ELEMENTS.
- I. GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL CODE REQUIRED ROOM SIGNAGE, TACTILE EXIT SIGNAGE AND EGRESS SIGNAGE.
- J. PROVIDE ACOUSTIC BATT INSULATION AT ALL NEW PARTITIONS, UON.
- K. REVIEW WALL MOUNTED TRANSFER GRILL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- L. FOR PARTITION DETAILS SEE SHEET A9.01

FLOOR PLAN SHEET NOTES

- 1 SMART KEYNOTE

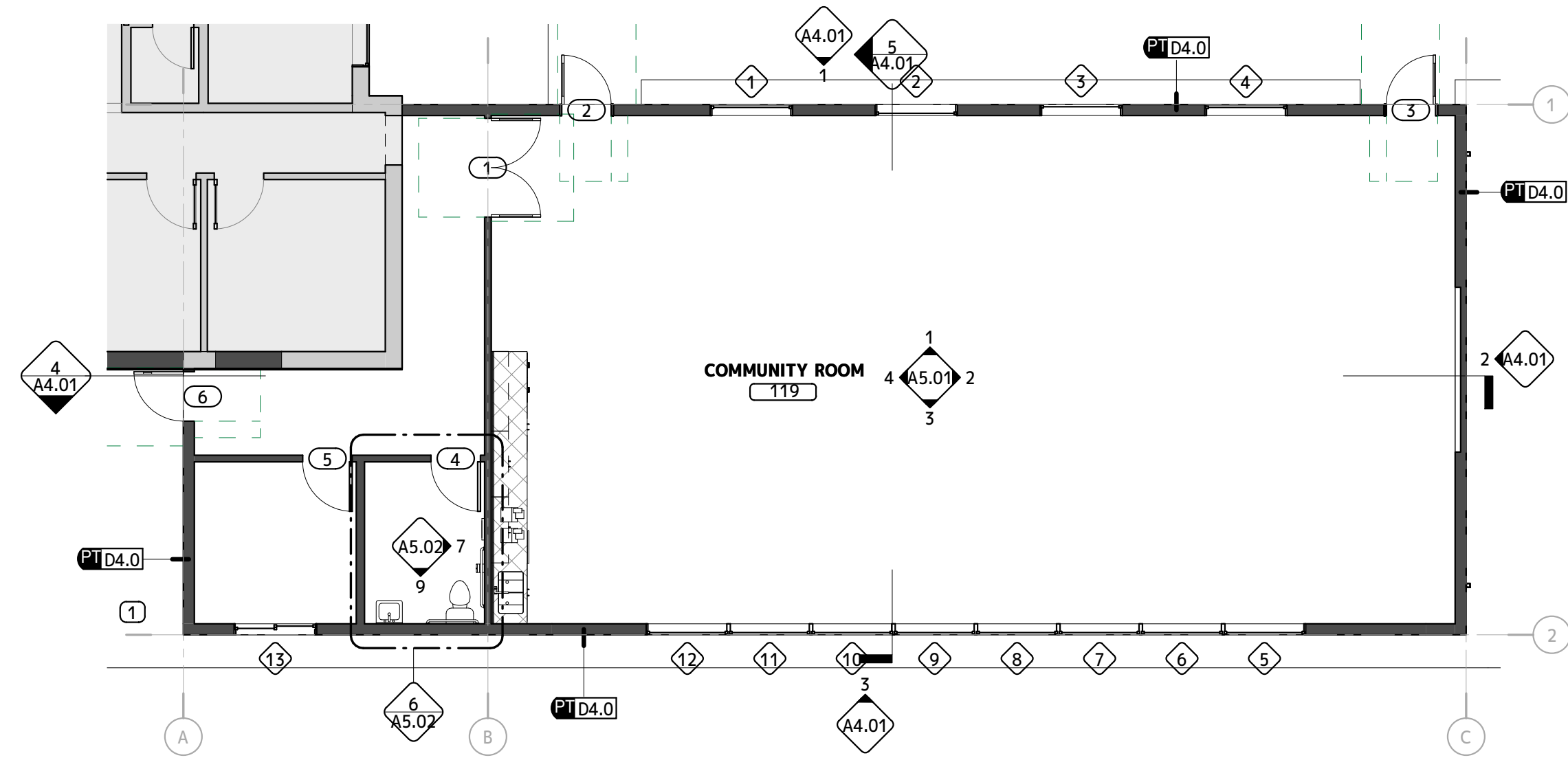
PARTITION LEGEND

PLAN INDICATION

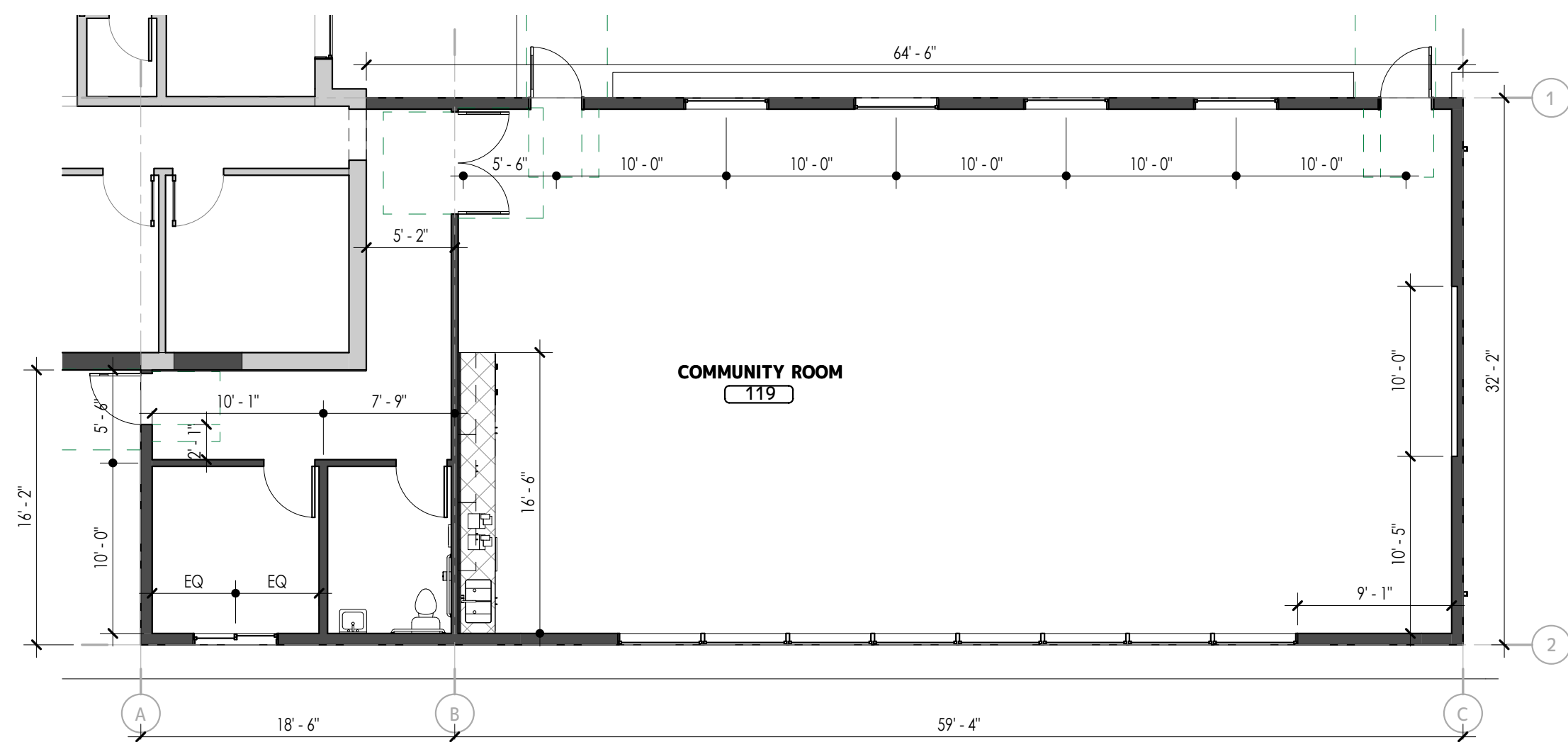
- INDICATES PARTITION TYPE
- INDICATES STUD / FURRING SIZE
- NEW (N) NON-RATED INTERIOR PARTITIONS AND FURRING WALLS
- EXISTING (E) NON-RATED INTERIOR PARTITIONS AND FURRING WALLS
- GLAZING
- NO WORK IN THIS AREA
- NEW MILLWORK

FIRE RATED PARTITION LEGEND

- EXISTING 1-HR FIRE BARRIER
- EXISTING 2-HR FIRE BARRIER
- NEW 1-HR FIRE BARRIER
- NEW 2-HR FIRE BARRIER



1 FLOOR PLAN - LEVEL 1  
A2.01 1/8" = 1'-0"



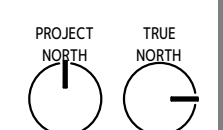
2 LAYOUT PLAN - LEVEL 1  
A2.01 1/8" = 1'-0"

#	DATE	ISSUE

PROJECT NUMBER: 1806B  
DRAWN BY: AA  
CHECKED BY: AA

100 DESIGN DEVELOPMENT

FLOOR PLAN



A2.01

- F. ALL EXPOSED CEILING TO BE PAINTED P- UON
- G. ALL RECESSED LIGHTING FIXTURES IN INSULATED SOFFITS TO BE **LC RATED**
- H. ALL PENDANT LIGHT LOCATIONS, ELEVATIONS AND MOUNTING HEIGHTS TO BE CONFIRMED BY ARCHITECT.
- I. ALL ACOUSTICAL CEILINGS ARE TO BE CENTERED IN ROOM. UON. INSTALL WITH GRID OR CEILING TILE CENTERED AS SHOWN ON THE RCP.
- J. CENTER LIGHT FIXTURES AND SPRINKLER HEADS IN CEILING TILES. UON.
- K. PROVIDE ACOUSTIC BOOTS AT ALL AIR TRANSFER LOCS AT FULL HT. WALLS AT MEETING RMS, OFFICES, AND PHONE RMS. LOCATE ABOVE CLG. TILES INSIDE ROOM. PROVIDE MIN 8' ACOUSTICALLY LINED FLEX DUCT AT ALL RETURN AIR GRILLES IN MEETING ROOMS.
- L. ALL SPRINKLER HEADS IN GYPSUM BOARD CEILINGS TO BE CONCEALED.
- M. LOCATION OF ALL NEW GYP BD CLG RELATED ITEMS INCLUDING, BUT NOT LIMITED TO, STROBES, SMOKE DETECTORS, SPRINKLERS, ACCESS PANELS, AIR GRILLES, LIGHT FIXTURES, ETC. TO BE REVIEWED AND APPROVED BY ARCH PRIOR TO BEGINNING OF WORK.
- N. REMOVE ALL NON-CODE REQUIRED LABELS / NON-SAFETY LABELS FROM CONDUIT, PIPE, DUCTWORK, SYSTEM DEVICES, AND NEW STRUCTURAL MEMBERS WHERE EXPOSED
- O. PROVIDE TAPED IN SLOT DIFFUSERS AT ALL GYP BD CEILING
- P. ALL EXTERIOR WINDOWS TO RECEIVE BUILDING STANDARD MANUAL ROLLER SHADES; (MANUFACTURER), (PRODUCT), (OPENNESS), (COLOR), SHADES TO BE RECESSED INTO CEILING WITH BLDG STANDARD SHADE POCKET ENCLOSURE. PROVIDE DUAL SHADES WHERE INDICATED BY SHEET NOTE.
- Q. REVIEW FINAL SWITCHING, ZONING, AND CONTROLS OF LIGHTING WITH CLIENT, ARCHITECT, AND PM PRIOR TO START OF CONSTRUCTION.
- R. PROVIDE AND INSTALL T24 LIGHTING CONTROL CONSISTENT WITH BUILDING STANDARD AND REVIEW WITH CLIENT, ARCHITECT, AND PM AS PART OF THE DESIGN-BUILD DRAWING PROCESS.
- S. AT EXPOSED CEILINGS, CONDUITS TO BE RUN TIGHT TO THE STRUCTURE. VERIFY PATHWAYS WITH ARCHITECT PRIOR TO INSTALLATION.

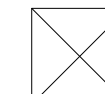
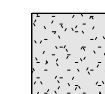

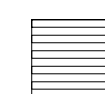
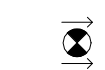
ONEgeneration  
COMMUNITY ROOM  
17400 VICTORY BLVD.,  
VAN NUYS, CA 91406

**NOT FOR CONSTRUCTION**

**RCP SHEET NOTES**

- 1 GALVANIZED ALUMINUM SCUPPER AND DOWNSPOUT

**CEILING LEGEND & SCHEDULE**

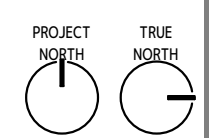
-  NO CEILING (EXPOSED STRUCTURE)
-  EXISTING GYPSUM BOARD
-  TYPE A:  
NEW GYPSUM BOARD
-  TYPE C:  
SUSPENDED WOOD CEILING  
MANUFACTURER: PWOOD  
PRODUCT: 1400 SERIES WITH 15/16 BLACK HEAVY DUTY T-BAR  
SPECIES: SOLID ASH  
NOTE: FR TREATED
-  ILLUMINATED EXIT SIGN

# DATE ISSUE

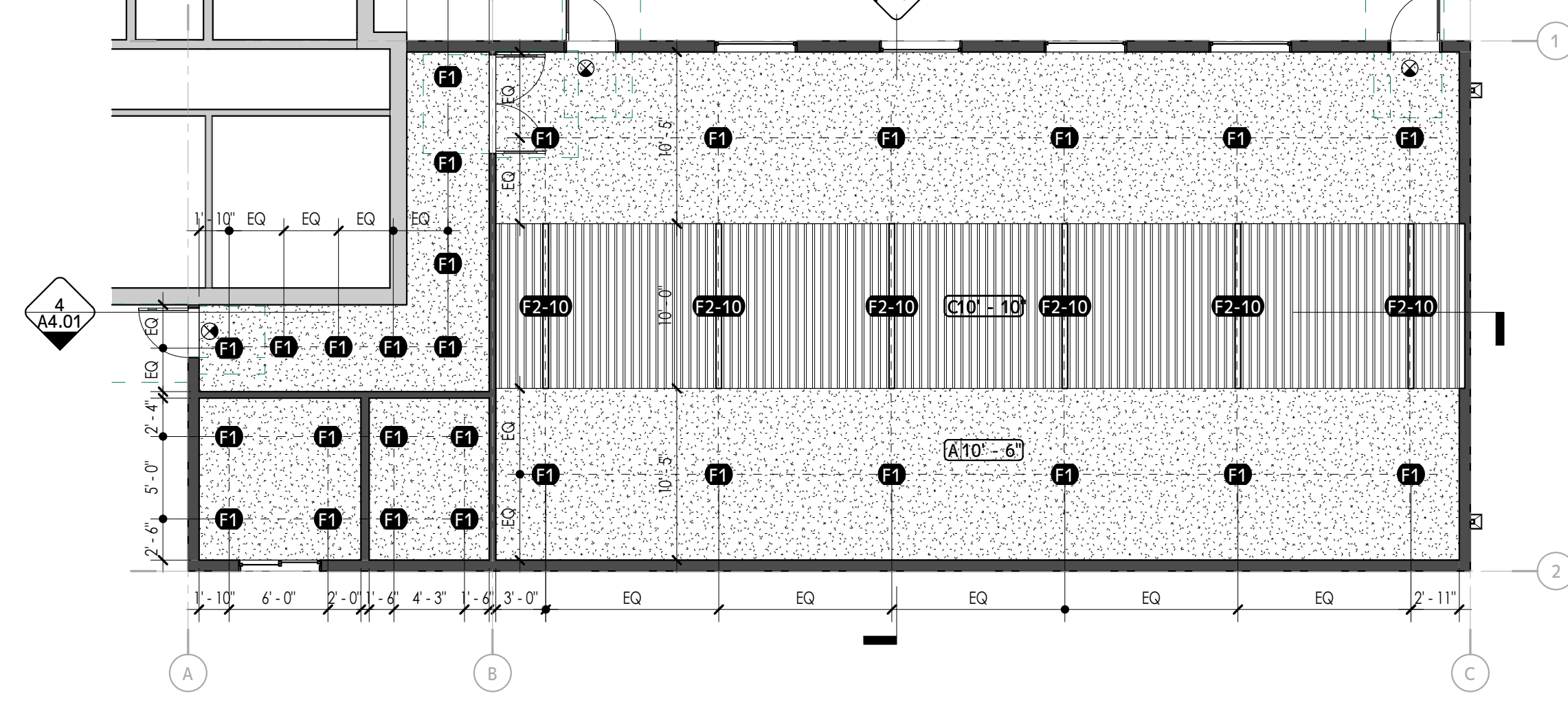
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DRAWN BY: AA  
CHECKED BY: AA

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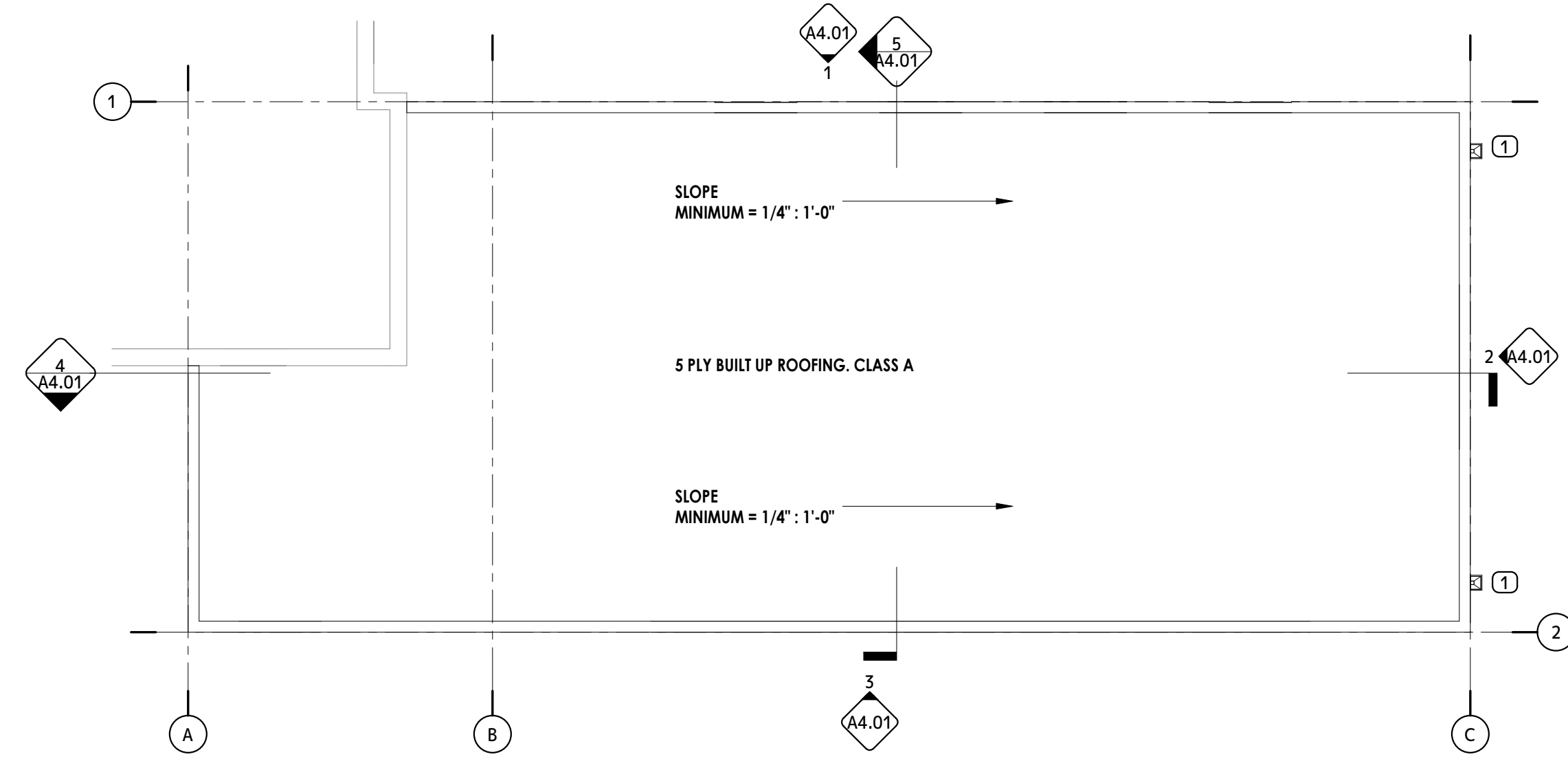
REFLECTED CEILING PLAN



**A3.01**



1 REFLECTED CEILING PLAN - LEVEL 1  
A3.01 1/8" = 1'-0"



2 ROOF PLAN  
A3.01 1/8" = 1'-0"

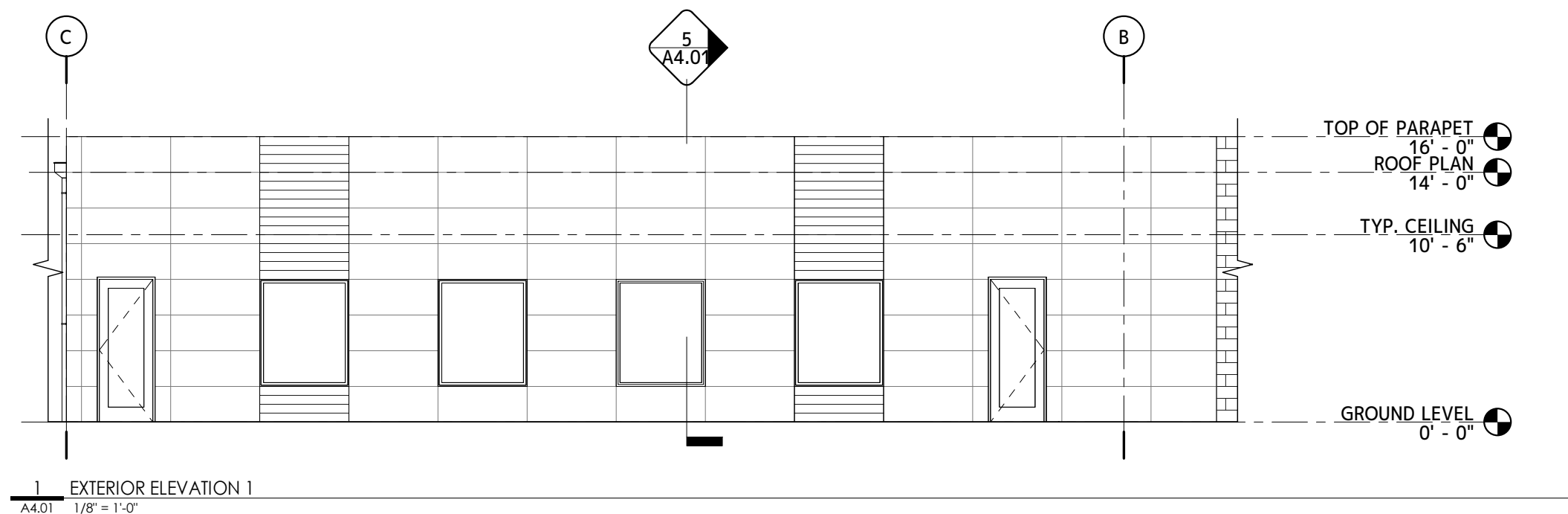
**LIGHTING FIXTURE SCHEDULE**

LIGHTING INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LIGHTING TYPES, LOCATIONS, AND TITLE 24 ENERGY COMPLIANCE TO BE INDICATED ON ELECTRICAL DRAWINGS. ELECTRICAL DRAWINGS WILL BE PROVIDED UNDER SEPARATE PERMIT.

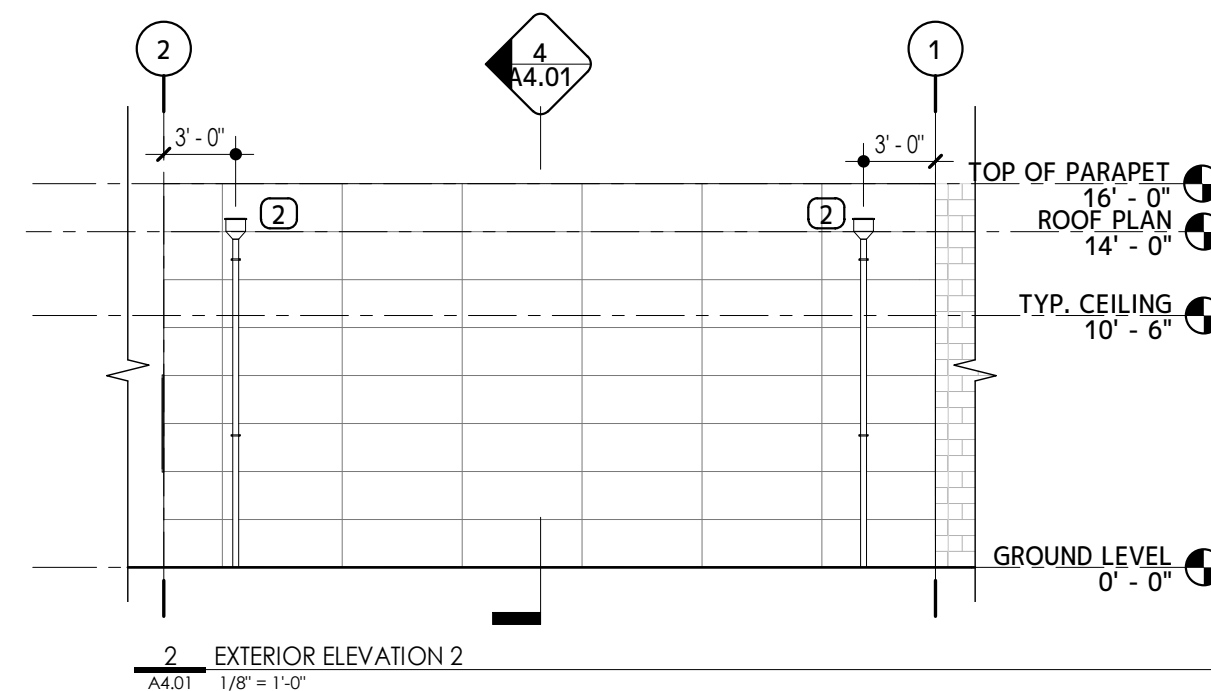
TYPE	TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR TEMPERATURE	LAMP(S)	TYPE COMMENTS
F1	F1	RECESSED DOWNLIGHT 4" FIXED	DMF			A-19	
F2-10	F2-10	RECESSED LINEAR	FINELITE	HP4-R		LED	

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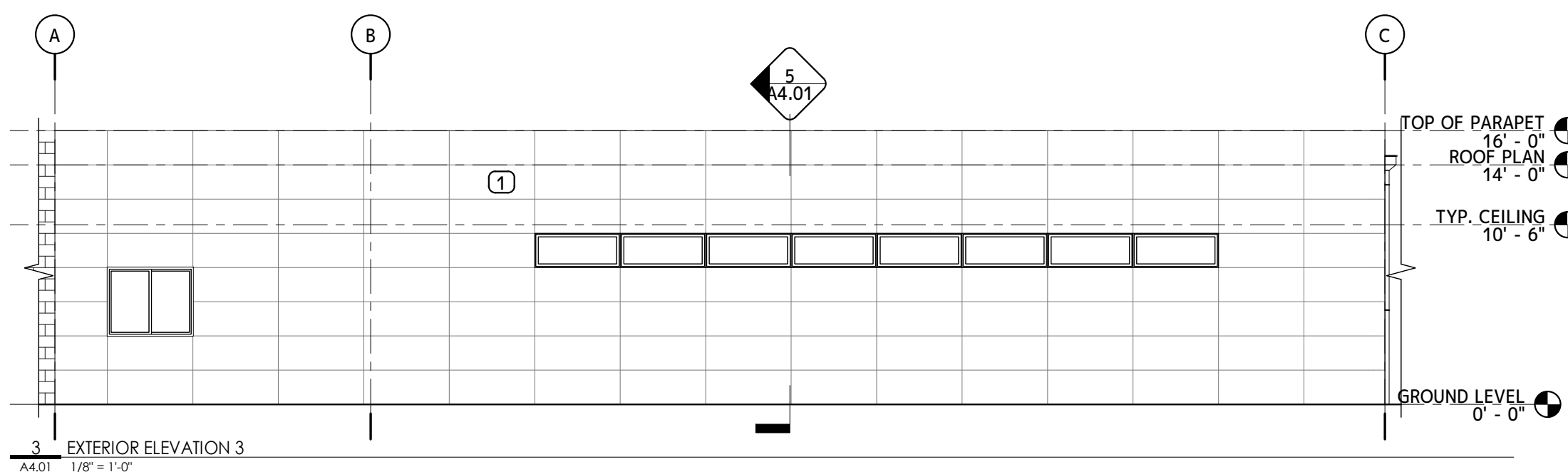




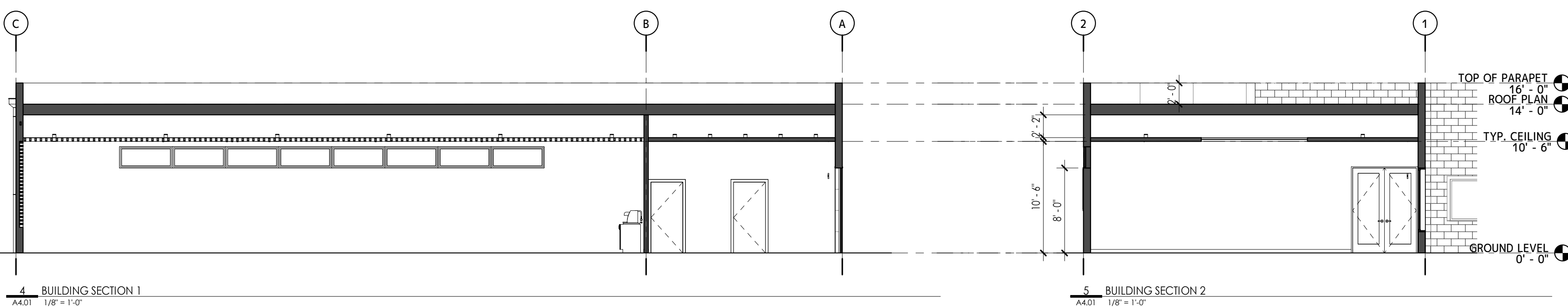
1 EXTERIOR ELEVATION 1  
A4.01 1/8" = 1'-0"



2 EXTERIOR ELEVATION 2  
A4.01 1/8" = 1'-0"



3 EXTERIOR ELEVATION 3  
A4.01 1/8" = 1'-0"



4 BUILDING SECTION 1  
A4.01 1/8" = 1'-0"

5 BUILDING SECTION 2  
A4.01 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

- A. FOR TYPICAL EXTERIOR DETAILS, SEE
- B. FOR FINISHES, SEE

EXTERIOR ELEVATIONS SHEET KEYNOTES

- 1 CEMENT PANEL FACADE
- 2 SCUPPER & DOWNSPOUT USED FOR INFILTRATION TRENCH



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# DATE ISSUE

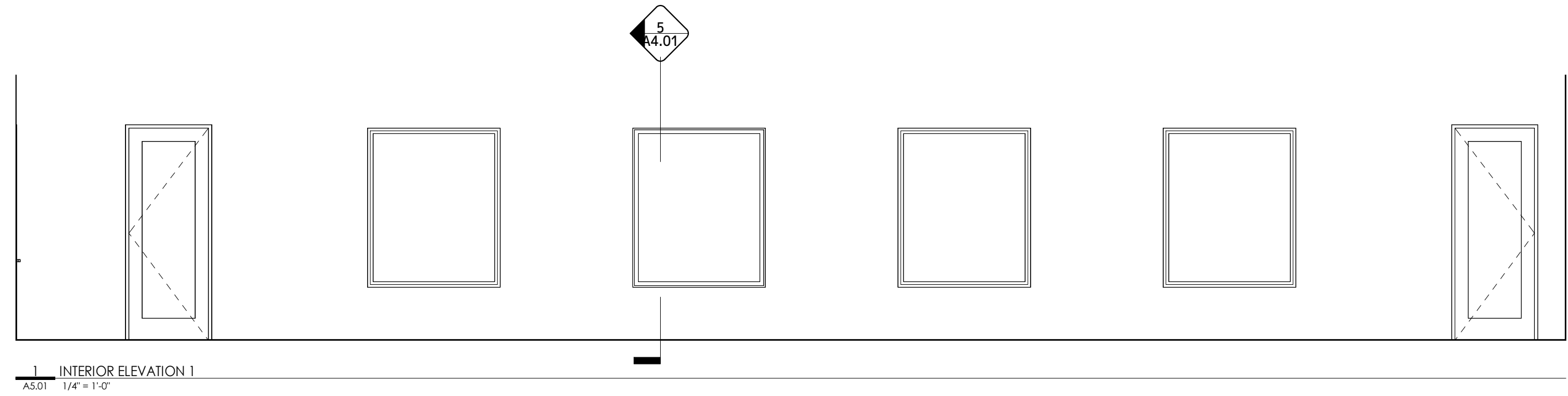
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DRAWN BY: AA  
CHECKED BY: AA

100 DESIGN DEVELOPMENT

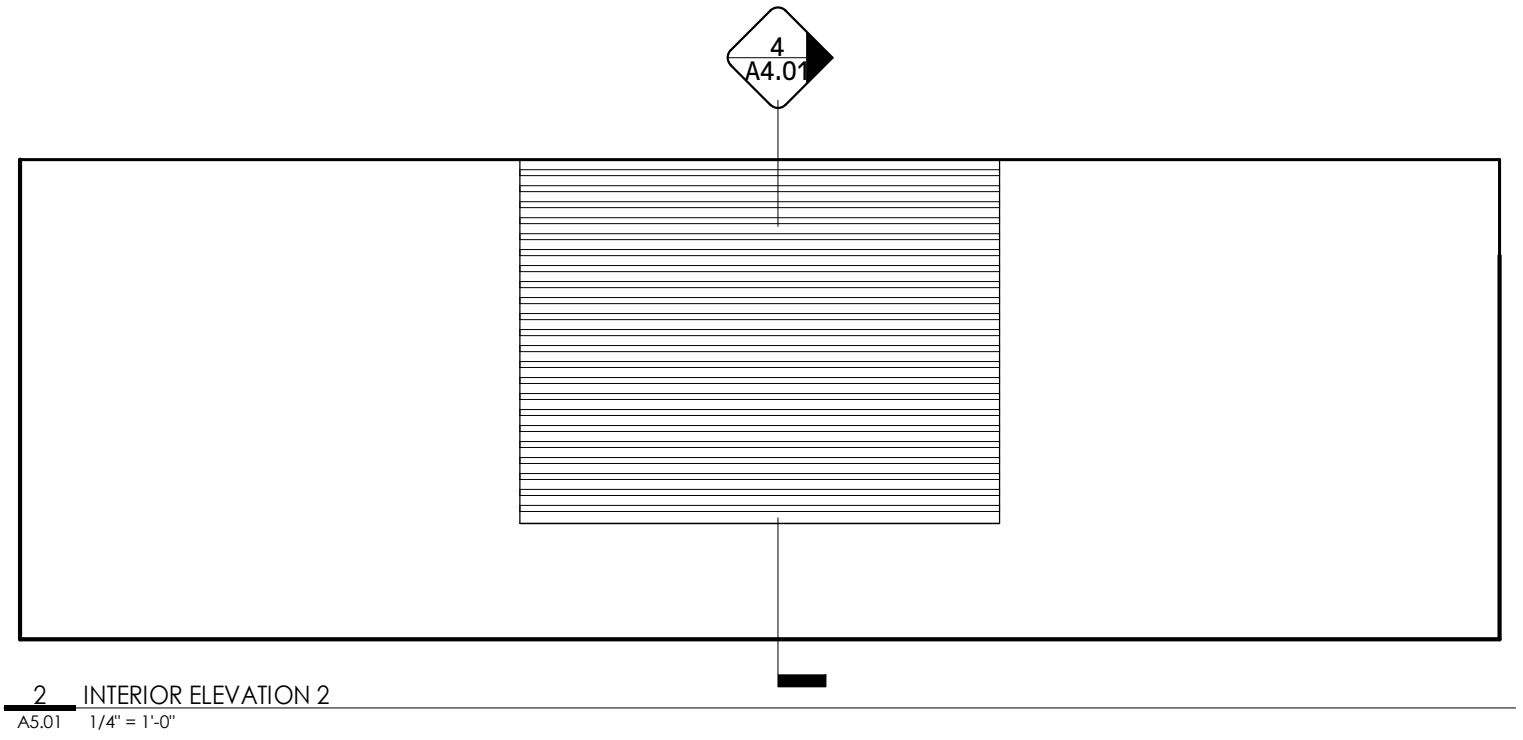
EXTERIOR ELEVATIONS & SECTIONS

A4.01

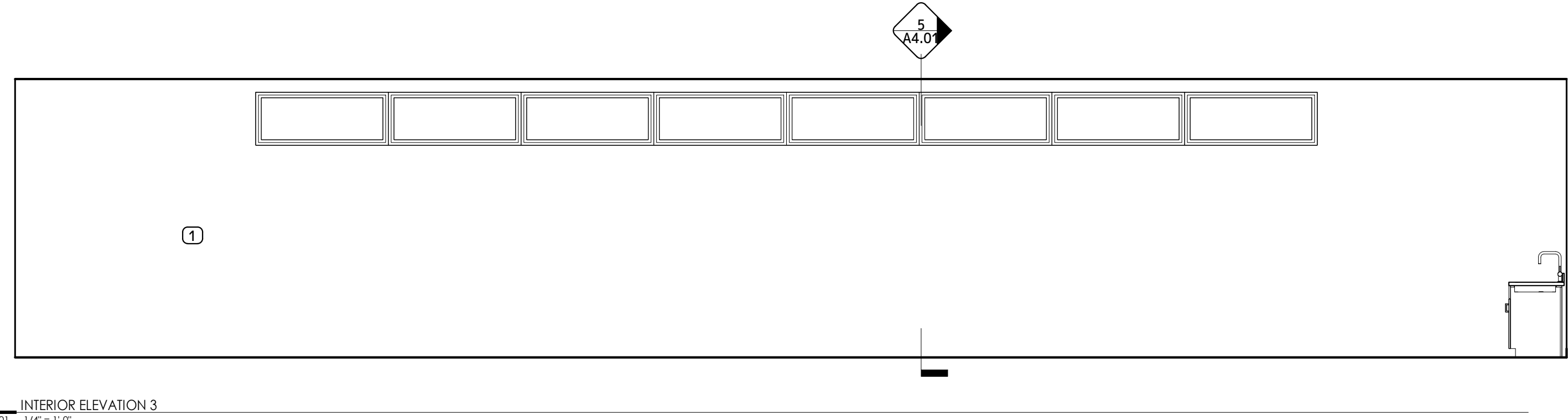
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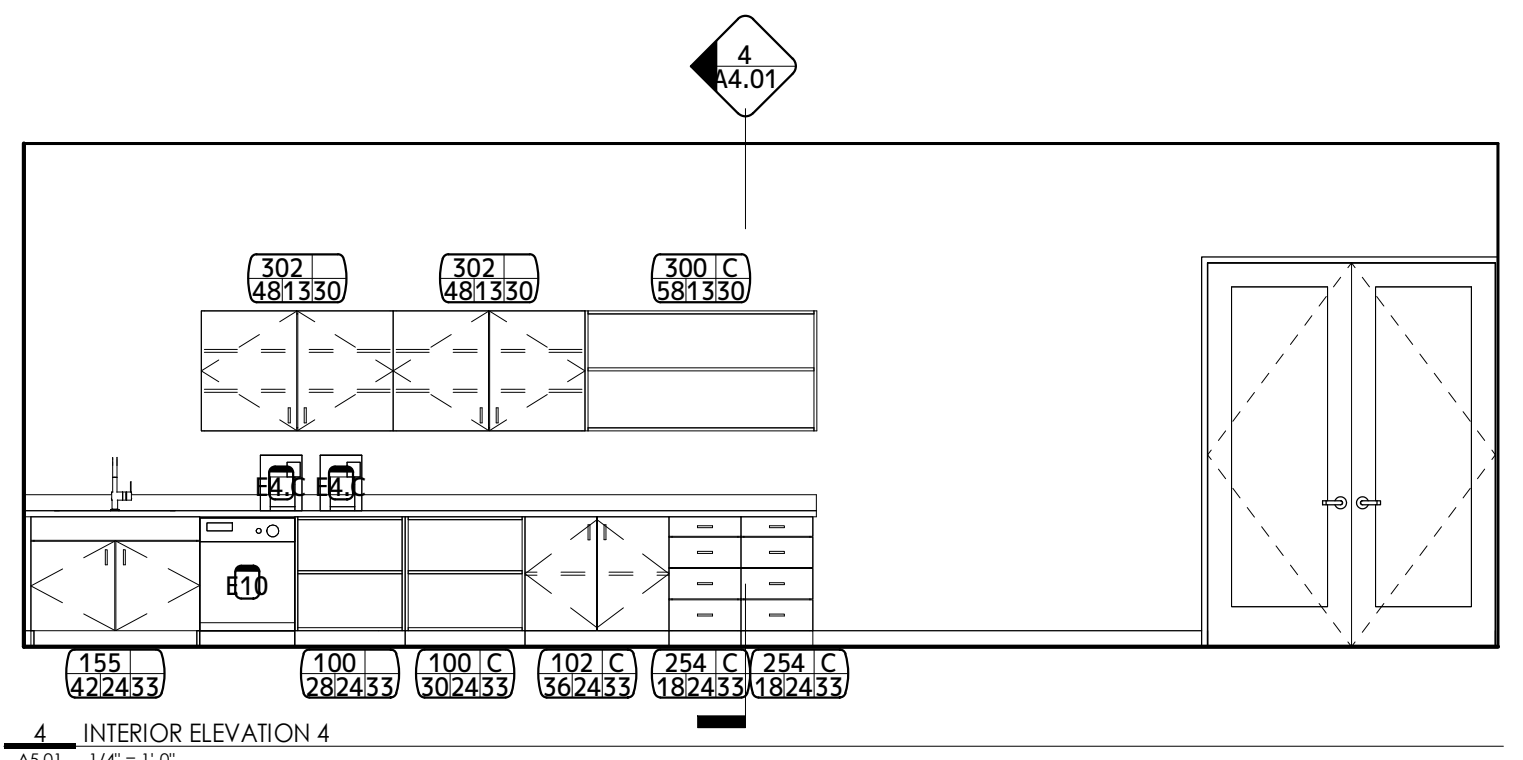
1 INTERIOR ELEVATION 1  
AS01 1/4" = 1'-0"



2 INTERIOR ELEVATION 2  
AS01 1/4" = 1'-0"



3 INTERIOR ELEVATION 3  
AS01 1/4" = 1'-0"



4 INTERIOR ELEVATION 4  
AS01 1/4" = 1'-0"

INTERIOR ELEVATIONS GENERAL NOTES

- A. FOR TYPICAL CASEWORK DETAILS, SEE A9.16
- B. FOR FINISHES, SEE ---

INTERIOR ELEVATIONS SHEET KEYNOTES

- 1 2x5 CEMENT PANEL

EQUIPMENT SCHEDULE

REFER TO --- FOR ADDITIONAL INFORMATION

TYPE	DESCRIPTION
E4.C	COFFEE MAKER - DRIP
E10	DISHWASHER ADA HEIGHT



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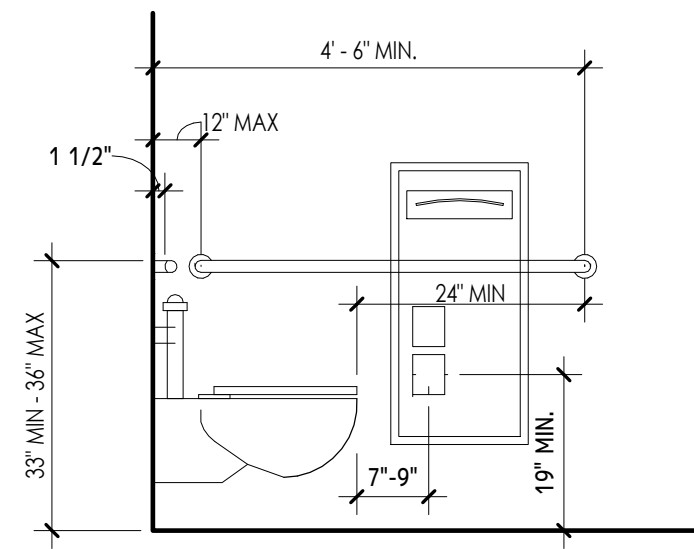
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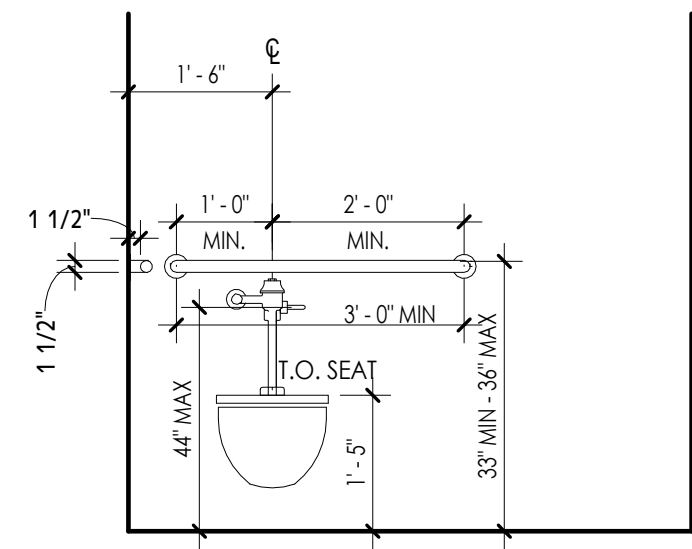
INTERIOR ELEVATIONS  
**A5.01**

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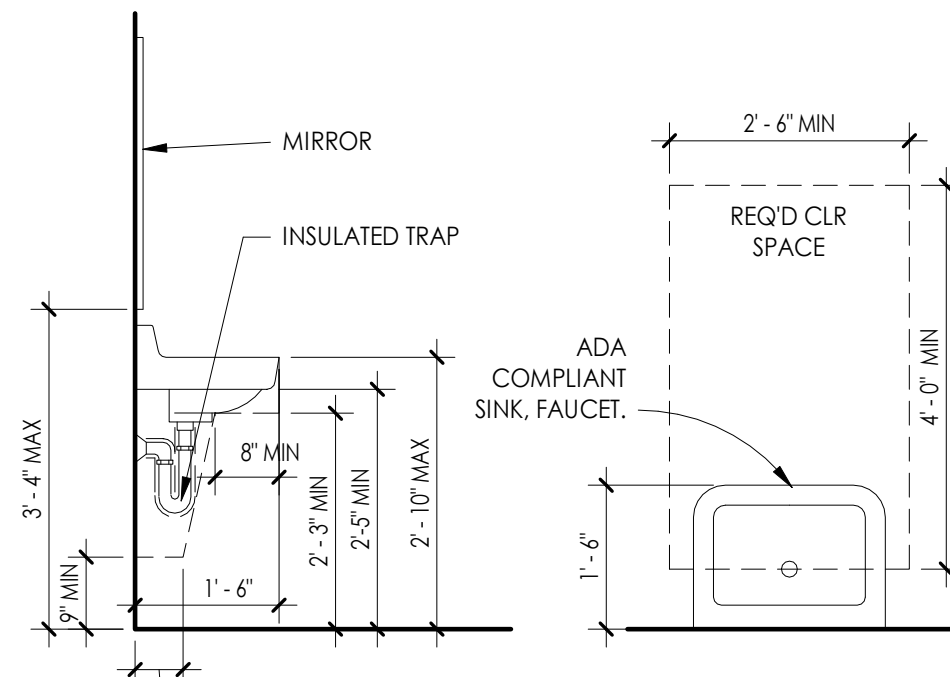
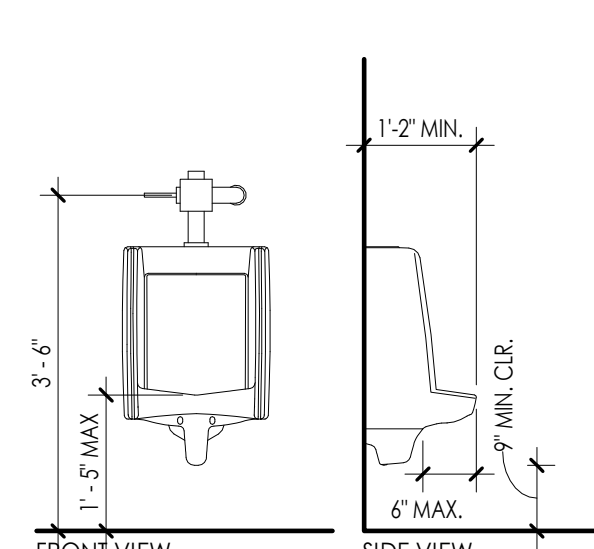




1 ACCESSIBLE WATER CLOSET - WALL MOUNTED  
A5.02 1/2" = 1'-0"



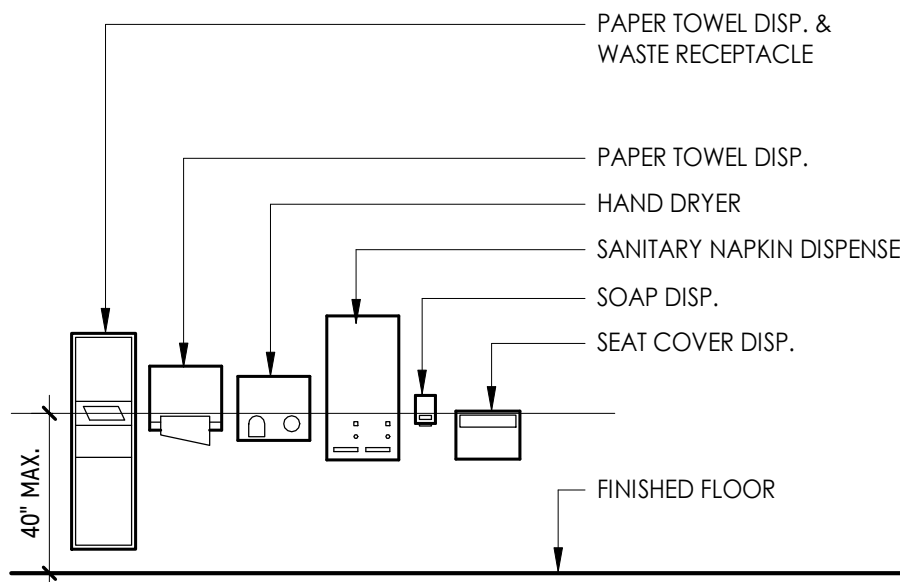
2 ACCESSIBLE URINAL  
A5.02 1/2" = 1'-0"



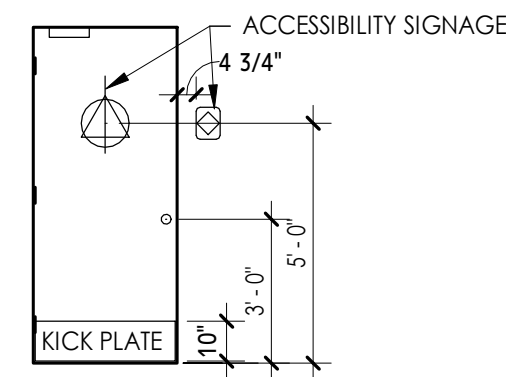
3 LAVATORY  
A5.02 1/2" = 1'-0"

ENLARGED RESTROOM DRAWINGS GENERAL NOTES

- A. ALL WALLS TO BE PAINTED P-, SEMI-GLOSS FINISH UON.
- B. INSULATE HOT WATER AND DRAIN PIPES, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- C. CONTROLS FOR WATER CLOSET AND URINALS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44" ABOVE THE FINISHED FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE (lbf), CBC SECTION 11B-604.6 AND 11B-605.4.
- D. THE LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. LEVER-OPERATED PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE (lbf), CBC SECTION 11B-309 AND 11B-605.4.
- E. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.
- F. ALL WORK SHALL COMPLY WITH CBC TITLE 24 AND ADA REQUIREMENTS.
- G. GRAB BARS SHALL BE SMOOTH WITH A MIN. RADIUS OF 3/4".
- H. STRUCTURAL STRENGTH OF GRAB BARS SHALL SUPPORT MIN. 250 lbs. POINT LOAD AT ANY POINT ALONG LENGTH OF GRAB BARS.
- I. GRAB BARS SHALL NOT ROTATE IN THEIR FITTINGS.
- J. SURFACE OF WALL ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
- K. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN +40" AFF PER CBC 11B-603.3.
- L. APPLY GROUT SEALER TO ALL TILE WALLS. CUSTOM BUILDING PRODUCTS AQUAMIX SEALERS CHOICE WATER BASED PENETRATING SEALER.

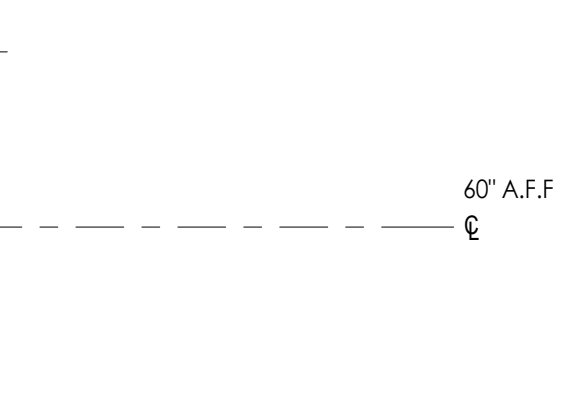
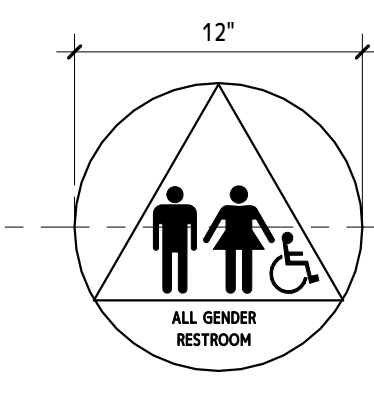
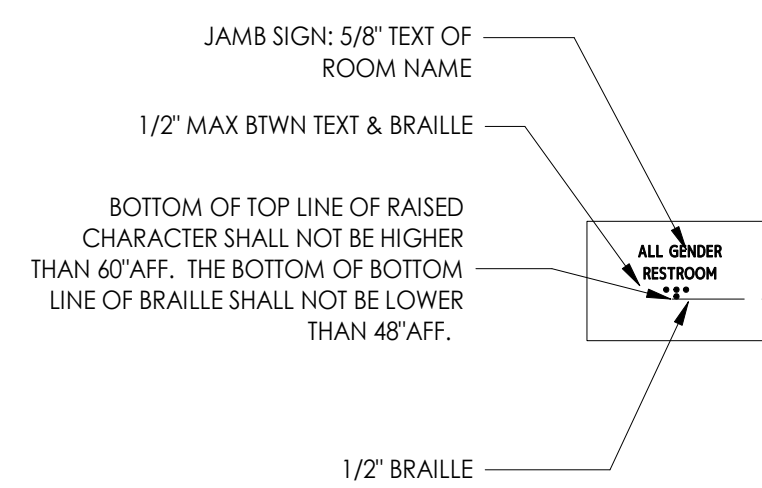
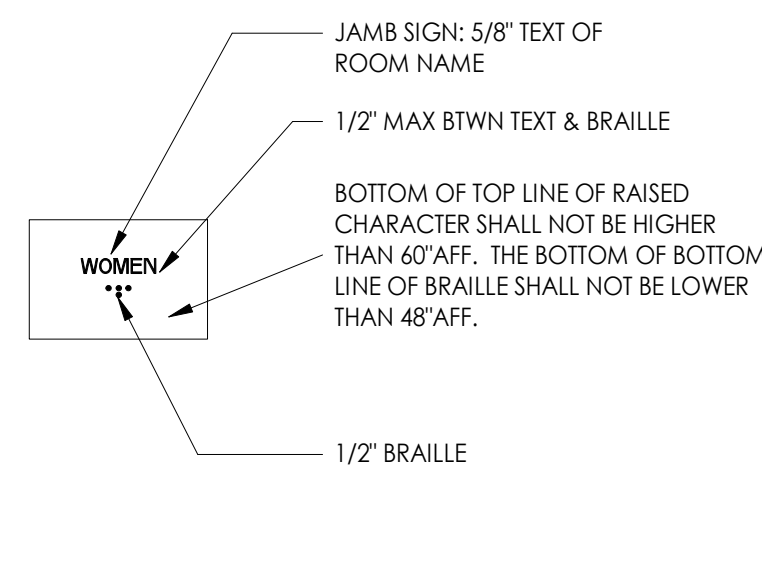
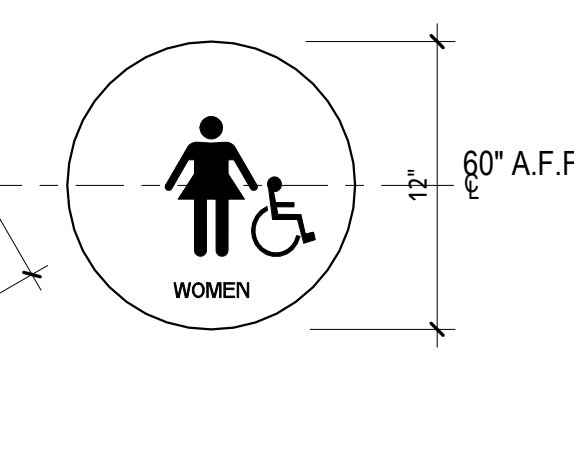
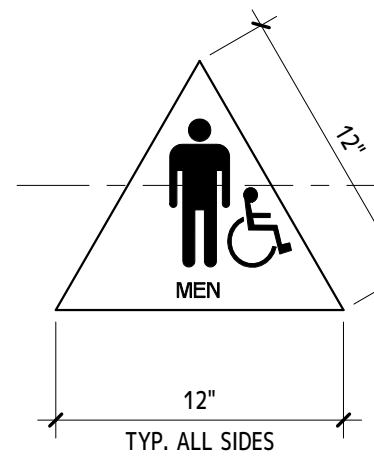
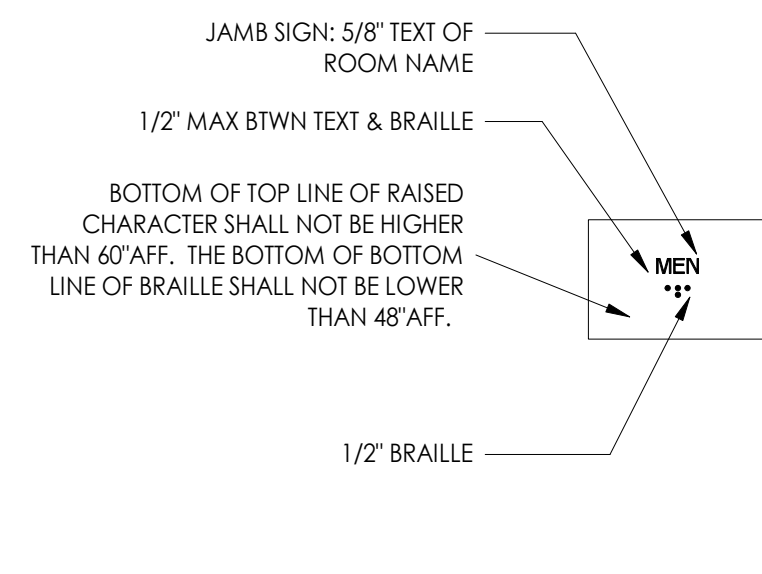


4 TYPICAL MOUNTING HEIGHTS  
A5.02 1/4" = 1'-0"



- 1. ACCESSIBILITY SIGNAGE: 1/4" THICK MELAMINE PLASTIC LAMINATE NON-GLARE FINISH WITH WHITE FIGURE ON BLUE (# 15090 IN FEDERAL STD.599b) BACKGROUND.
- 2. PROVIDE BRAILLE ON SIGNS.

5 DOOR SIGNAGE  
A5.02 1/4" = 1'-0"

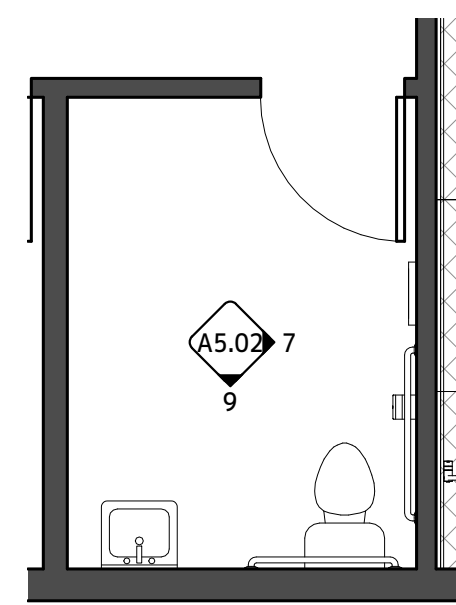


SIGNAGE NOTES:

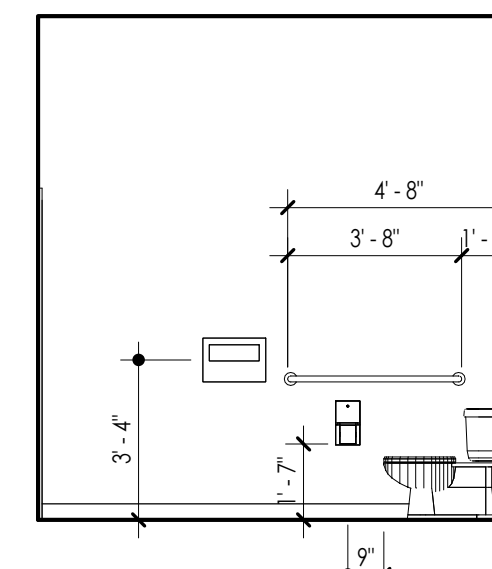
- 1. ACRYLIC SIGNS, 1/4" TH. TYP., COLOR TO BE SELECTED BY ARCHITECT & CONTRAST DOOR COLOR.
- 2. PLAQUES SHALL BE ADHERED TO TOILET RM. DOORS (U.O.N.) @ 60" A.F.F. TO CENTER OF PLAQUE.
- 3. CA COMPLIANT BRAILLE PLAQUE SHALL BE MOUNTED @ 48" MIN. ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAX A.F.F. MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. THE PLAQUE SHALL BE MOUNTED 6" FROM THE STRIKE SIDE OF THE DOOR

TYP RESTROOM SIGNAGE

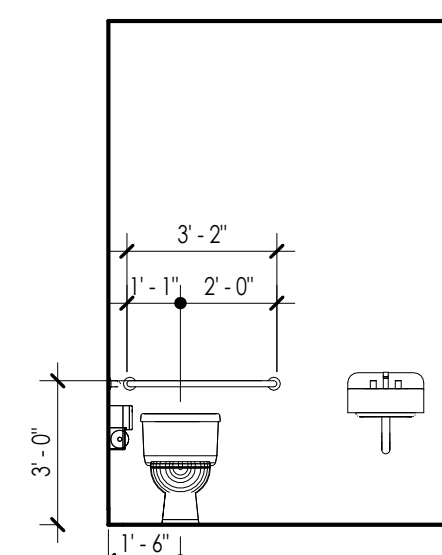
8 RESTROOM SIGNAGE  
A5.02 1/2" = 1'-0"



6 ENLARGED RESTROOM PLAN  
A5.02 1/4" = 1'-0"



7 RESTROOM ELEVATION 1  
A5.02 1/4" = 1'-0"



9 RESTROOM ELEVATION 2  
A5.02 1/4" = 1'-0"

ENLARGED RESTROOMS - SHEET KEY NOTES



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ENLARGED RESTROOM DRAWINGS

A5.02

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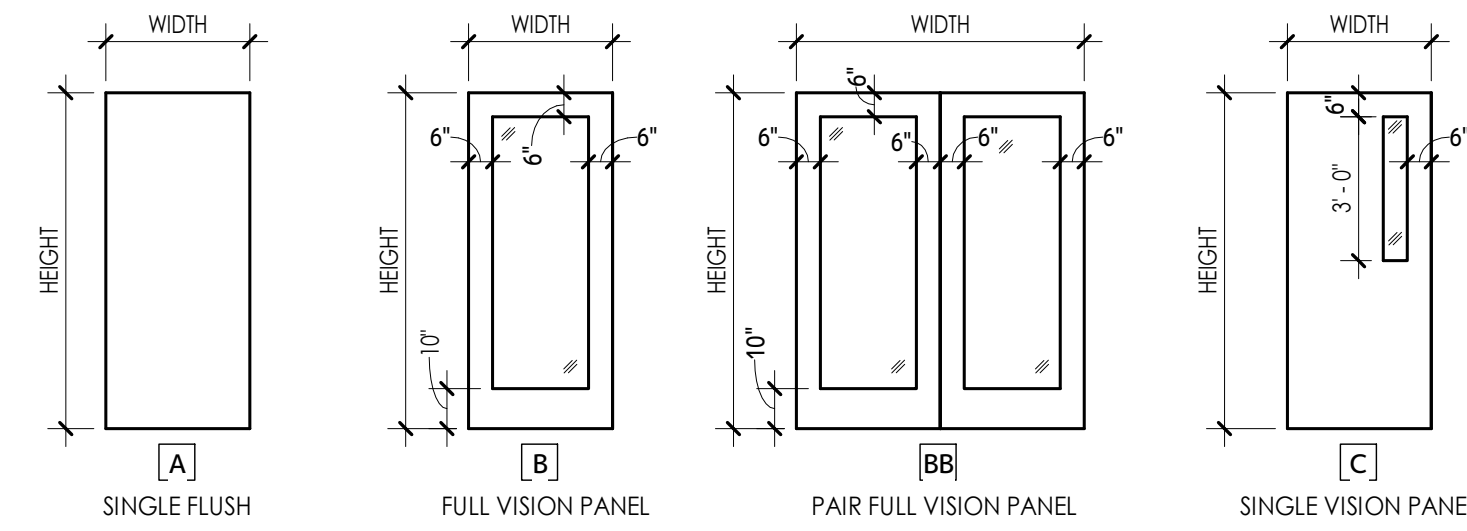
DOOR SCHEDULE

MARK	DOOR				FRAME				GLAZING	HARDWARE GROUP	CARD READER	PANIC HW	COMMENTS
	LEAF TYPE	LEAF MATERIAL	LEAF FINISH	WIDTH	HEIGHT	FRAME TYPE	FRAME MATERIAL	FRAME FINISH					
1	BB			3'-0"	8'-0"					GL2			NEW
2	B			3'-0"	8'-0"					GL2		Yes	NEW
3	B			3'-0"	8'-0"					GL2		Yes	NEW
4	I			3'-0"	6'-8"					(none)			NEW
5	I			3'-0"	6'-8"					(none)			NEW
6	C			3'-0"	8'-0"					(none)		Yes	NEW

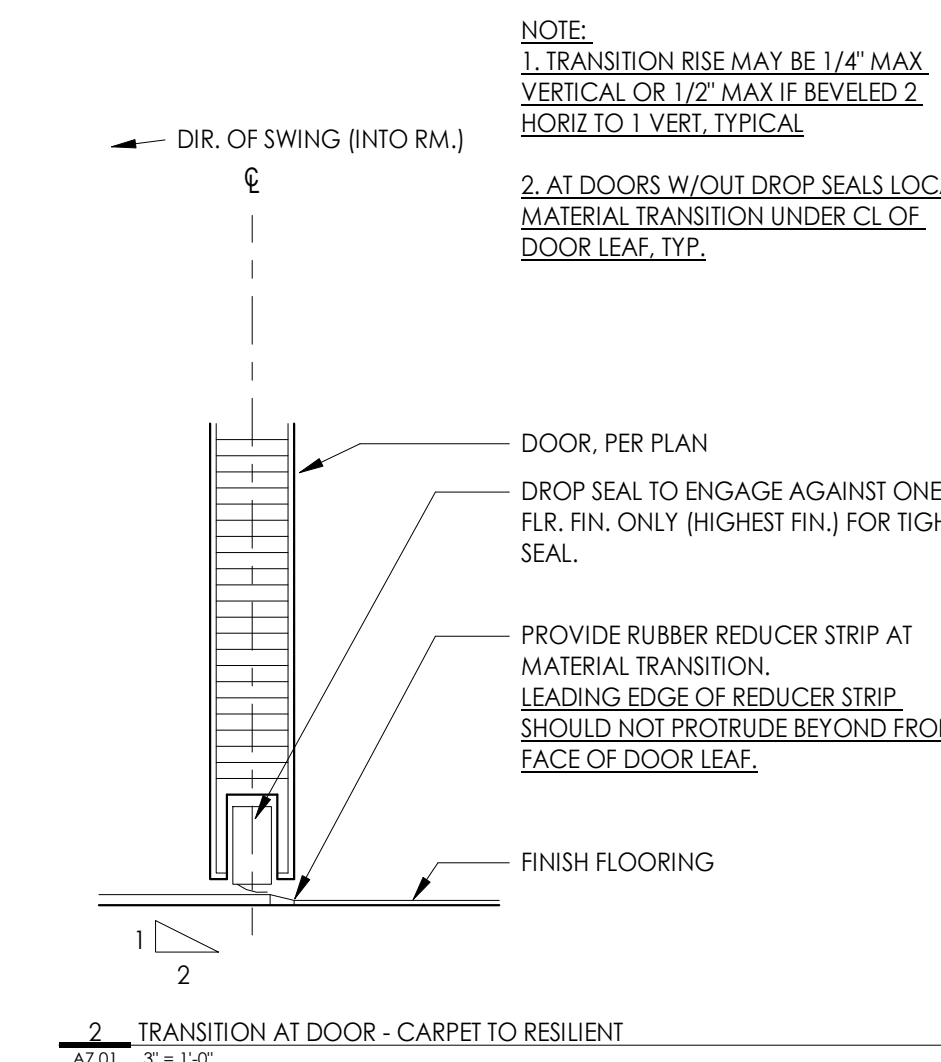
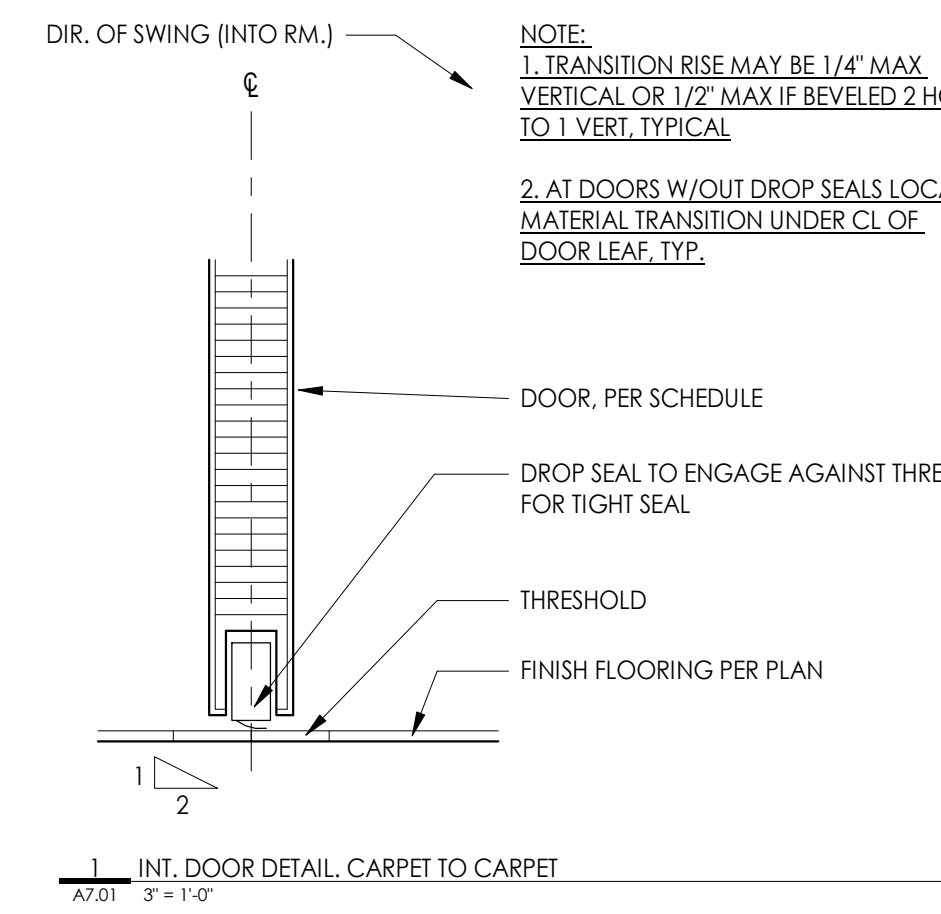
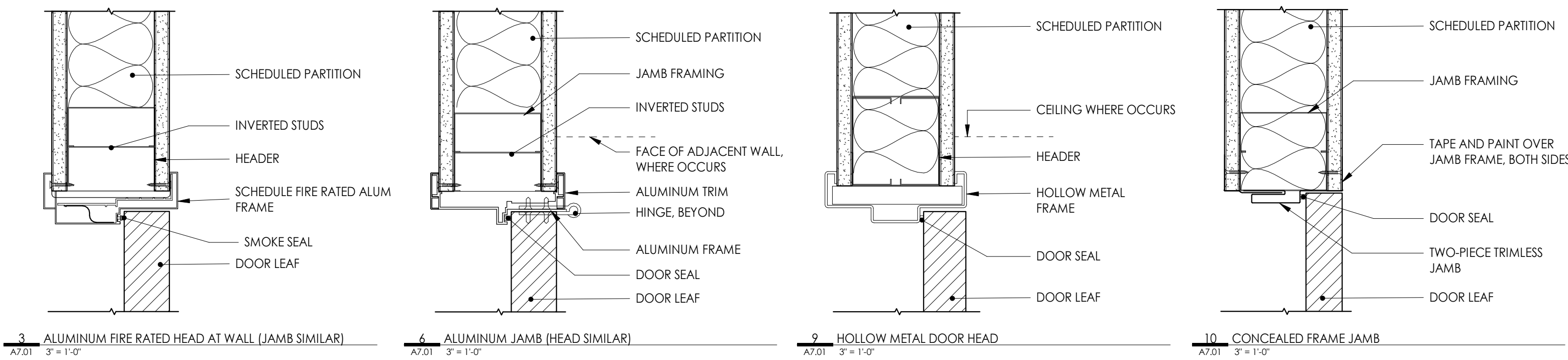
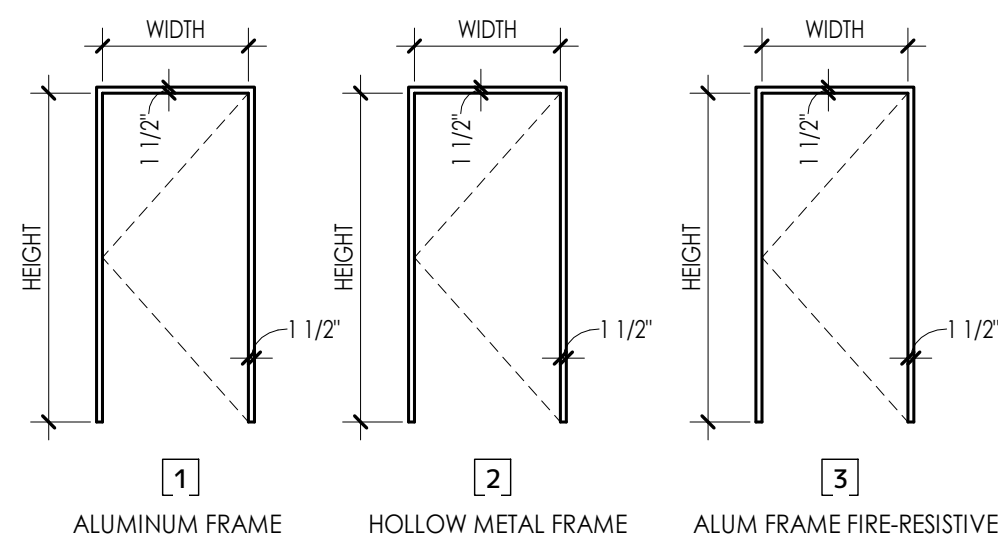
WINDOW SCHEDULE

MARK	WINDOW TYPE	WINDOW		SILL HEIGHT	HEAD HEIGHT	COMMENTS
		WIDTH	HEIGHT			
1	A	5'-0"	6'-0"	2'-0"	8'-0"	
2	A	5'-0"	6'-0"	2'-0"	8'-0"	
3	A	5'-0"	6'-0"	2'-0"	8'-0"	
4	A	5'-0"	6'-0"	2'-0"	8'-0"	
5	B	5'-0"	2'-0"	8'-0"	10'-0"	
6	B	5'-0"	2'-0"	8'-0"	10'-0"	
7	B	5'-0"	2'-0"	8'-0"	10'-0"	
8	B	5'-0"	2'-0"	8'-0"	10'-0"	
9	B	5'-0"	2'-0"	8'-0"	10'-0"	
10	B	5'-0"	2'-0"	8'-0"	10'-0"	
11	B	5'-0"	2'-0"	8'-0"	10'-0"	
12	B	5'-0"	2'-0"	8'-0"	10'-0"	
13	C	5'-0"	4'-0"	4'-0"	8'-0"	

DOOR LEAF TYPES



DOOR FRAME TYPES



DOOR SCHEDULE GENERAL NOTES

- A. TYPICAL INTERIOR GLASS LITES TO BE TEMPERED.
- B. THRESHOLDS IN ACCESSIBLE PATH OF TRAVEL TO BE IN CONFORMANCE WITH CBC SEC. 11B-404.2.5. THE FLOOR OR LANDING SILL NOT TO BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE). CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- C. MAXIMUM CLOSER EFFORT CBC SEC. 11B404.2.9.
- D. EXTERIOR DOORS AND INTERIOR DOORS NOT TO EXCEED 5 LBS.
- E. FIRE DOORS NOT TO EXCEED 5 LBS. THE AUTHORITY HAVING JURISDICTION MAY INCREASE THE MAXIMUM EFFORT TO OPERATE FIRE DOORS TO ACHIEVE POSITIVE LATCHING, BUT NOT TO EXCEED 15 LBS.
- F. DOOR CLOSERS TO COMPLY WITH CBC SEC. 11B404.2.8. CLOSER DELAY TIME: 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES.
- G. WHERE FLUSH BOLTS OCCUR IN THE ACCESSIBLE PATH OF TRAVEL PROVIDE ACCESSIBLE FLUSH BOLT (AUTOMATIC).
- H. FLOOR MOUNTED DOOR STOPS TO BE INSTALLED AT A MAXIMUM OF FOUR INCHES FROM THE FACE OF WALL OR PARTITION.
- I. PROVIDE TACTILE EGRESS SIGNAGE AT ALL EGRESS DOORS PER CBC.
- J. ALL EXIT DOORS ARE TO BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT
- K. ALL DROP SEALS TO BE MORTISED.
- L. HAND-ACTIVATED HARDWARE TO BE INSTALLED BETWEEN 34" MIN TO 44" MAX AFF; LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING; LEVER HANDLE FOR THUMB TURN DEAD BOLT PER CBC SEC. 11B404.2.7.
- M. PROVIDE FLOOR MOUNTED SS DOOR STOPS AT ALL DOOR LOC.
- N. DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- O. DOORS SHALL BE EASILY OPENABLE IN ONE MOTION WITHOUT SPECIAL KNOWLEDGE, KEY OR EFFORT PER CBC. USE OF THUMB OPERATED DEADBOLTS PROHIBITED UNLESS INTEGRATED WITH LATCH.
- P. ALL GLAZING SHALL BE 3/8" THICK CLEAR TEMPERED GLASS UNON OR AS REQUIRED BY SPAN

ABBREVIATIONS

- AL ALUMINUM
- HM HOLLOW METAL
- SCW SOLID CORE WOOD
- SR STILE AND RAIL WOOD
- GL- GLAZING. SEE GLAZING SCHEDULE FOR GLAZING TYPE
- P- PAINT TO MATCH ADJACENT WALL UNON
- CLR CLEAR
- SEE FINISH SCHEDULE FOR ADDITIONAL FINISH ABBREVIATIONS

GLAZING SCHEDULE	
GL1	3/8" TEMPERED GLASS
GL2	1/2" TEMPERED GLASS
GL3	1/2" LAMINATED GLASS
GL4	CLEAR, FIRE RATED, THICKNESS AS REQUIRED FOR RATING

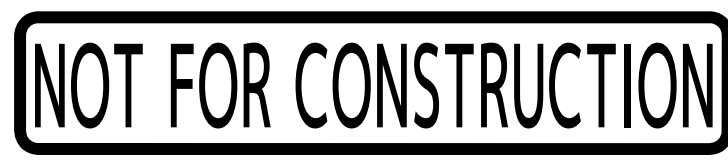
DOOR HARDWARE GROUPS

HARDWARE GROUP	LATCHSET FUNCTION/TYPE	GASKET/SEALS	CLOSER	DROP SEAL/THRESH OLD	DOOR STOP	OTHER	REMARKS
GROUP 1 - OFFICE, NON-LOCKING	PASSAGE FUNCTION LATCHSET	Yes			FLOOR STOP	COAT HOOK	
GROUP 2 - OFFICE, LOCKING	OFFICE FUNCTION LOCKSET	Yes			FLOOR STOP	COAT HOOK	
GROUP 3A - MEETING, SINGLE DOOR	PASSAGE FUNCTION LATCHSET	Yes		Yes	FLOOR STOP		
GROUP 3B - MEETING, DOUBLE DOOR	PASSAGE FUNCTION LATCHSET	Yes	Yes	Yes	FLOOR STOP		
GROUP 4A - CARD READ, SINGLE DOOR	ELECTRONIC LOCK	Yes	Yes		FLOOR STOP		POWER TRANSFER HINGE
GROUP 4B - CARD READ, DOUBLE DOOR	ELECTRONIC LOCK	Yes	Yes		FLOOR STOP	COORDINATOR	POWER TRANSFER HINGE
GROUP 5A - STORAGE ROOM, SINGLE DOOR	STOREROOM FUNCTION LOCKSET	Yes	Yes		FLOOR STOP		
GROUP 5B - STORAGE ROOM, DOUBLE DOOR	STOREROOM FUNCTION LOCKSET	Yes	Yes		FLOOR STOP		
GROUP 6 - BLIND DOOR, SINGLE DOOR	PASSAGE FUNCTION LATCHSET	Yes	Yes		FLOOR STOP		
GROUP 7 - RESTROOM, MULTIPLE OCCUPANCY	PUSH/PULL PLATE	Yes			FLOOR STOP	KICK PLATE	
GROUP 8 - RESTROOM SINGLE OCCUPANCY	PRIVACY FUNCTION LOCKSET WITH INDICATOR	Yes			FLOOR STOP		
GROUP 9 - WELLNESS ROOM	PRIVACY FUNCTION LOCKSET WITH INDICATOR	Yes			FLOOR STOP		
GROUP 10 - EGRESS DOOR, SINGLE	PANIC DEVICE	Yes	Yes		FLOOR STOP		



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# DATE ISSUE

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DOOR/WINDOW SCHEDULES AND TYPES

A7.01

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# DATE ISSUE

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TYPICAL CEILING DETAILS

A9.10

**GENERAL SHEET NOTES**

GENERAL LAY-IN CEILING ASSEMBLIES:

1. LAY-IN CEILING ASSEMBLIES IN EXITWAYS SHALL BE INSTALLED WITH A MAIN RUNNER OR CROSS RUNNER SURROUNDING ALL SIDES OF EACH PIECE OF TILE, BOARD OR PANEL AND EACH LIGHT FIXTURE OR GRILLE. SPLICES OR ALL INTERSECTIONS OF SUCH RUNNERS SHALL BE ATTACHED WITH THROUGH CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, CLIPS, PLATES WITH END TABS OR OTHER APPROVED CONNECTORS. EXPANSION JOINTS SHALL BE PROVIDED IN THE CEILING AT INTERSECTIONS OF CORRIDORS AND AT JUNCTIONS OF CORRIDORS AND LOBBIES OR OTHER SIMILAR AREAS. THE LAY-IN CEILING ASSEMBLY SHALL ALSO COMPLY WITH OTHER REQUIREMENTS AND APPLICABLE CODES.

VERTICAL HANGERS:

- 12 GA. (MIN.) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4'-0" x 4'-0" GRID SPACING ALONG MAIN RUNNERS. SPLICES WILL NOT BE PERMITTED IN ANY HANGER WIRES.
- PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB ARE TO HAVE COUNTER-SLOPING WIRES.
- EACH VERTICAL HANGER WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TIGHT TURNS IN 1-1/2 INCHES. ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 POUNDS.

6. FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN BRACING WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1 1/2" HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.

7. SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6" FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHT-WEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER TO HANGER WIRES.

LATERAL BRACING:

8. PROVIDE SETS OF FOUR 12 GA. SPAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT A SPACING NOT MORE THAN 12" x 12" ON CENTER. PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 THE SPACINGS GIVEN FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICES IN BRACING WIRES ARE NOT TO BE PERMITTED.

9. FASTEN BRACING SPAY WIRES TO RUNNERS WITH (4) TIGHT TURNS IN 1-1/2" AND WITHIN 2 INCHES OF THE CROSS RUNNER SECTION.

ANCHORAGE TO STRUCTURE: SPECIAL INSPECTIONS REQUIRED

10. WHEN DRILLED-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCED CONCRETE FOR HANGER WIRES, ONE OUT OF TEN MUST BE FIELD TESTED FOR 200 LBS. OF TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, ONE OUT OF TWO MUST BE FIELD TESTED FOR 440 LBS. IN TENSION. SHOT-IN ANCHORS IN CONCRETE ARE NOT PERMITTED FOR BRACING WIRES. IF ANY SHOT-IN OR DRILLED-IN ANCHOR FAILS ALL ADJACENT ANCHORS MUST BE TESTED.

PERIMETER CONDITIONS:

11. CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 1/2" FREE FROM OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 1/2" CLEAR OF WALL.

12. AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL. PROVIDE INTERCONNECTION BETWEEN RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS THIS INTERLOCK IS NOT REQUIRED.

13. THE TERMINAL ENDS OF EACH CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAXIMUM OF 8 INCHES FROM EACH WALL OR CEILING DISCONTINUITY WITH 12 GA WIRE OR APPROVED WALL SUPPORT.

CEILING FIXTURES:

14. POSITIVELY ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A FORCE EQUAL TO THE WEIGHT OF THE FIXTURE APPLIED IN ANY DIRECTION.

15. FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 56 LBS. MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO 12 GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4' x 4' LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.

16. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 56 LBS. OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.

17. THE 4 TAUT 12 GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.

18. ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE RUNNERS ADJACENT TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.

19. SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE CLAMPING DEVICES MADE OF MATERIAL WITH A MINIMUM GAUGE OF 14. ATTACH TO THE CEILING MAIN RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. SUSPENSION WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. ROTATIONAL SPRING CATCHES DO NOT COMPLY.

20. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8' OR LONGER.

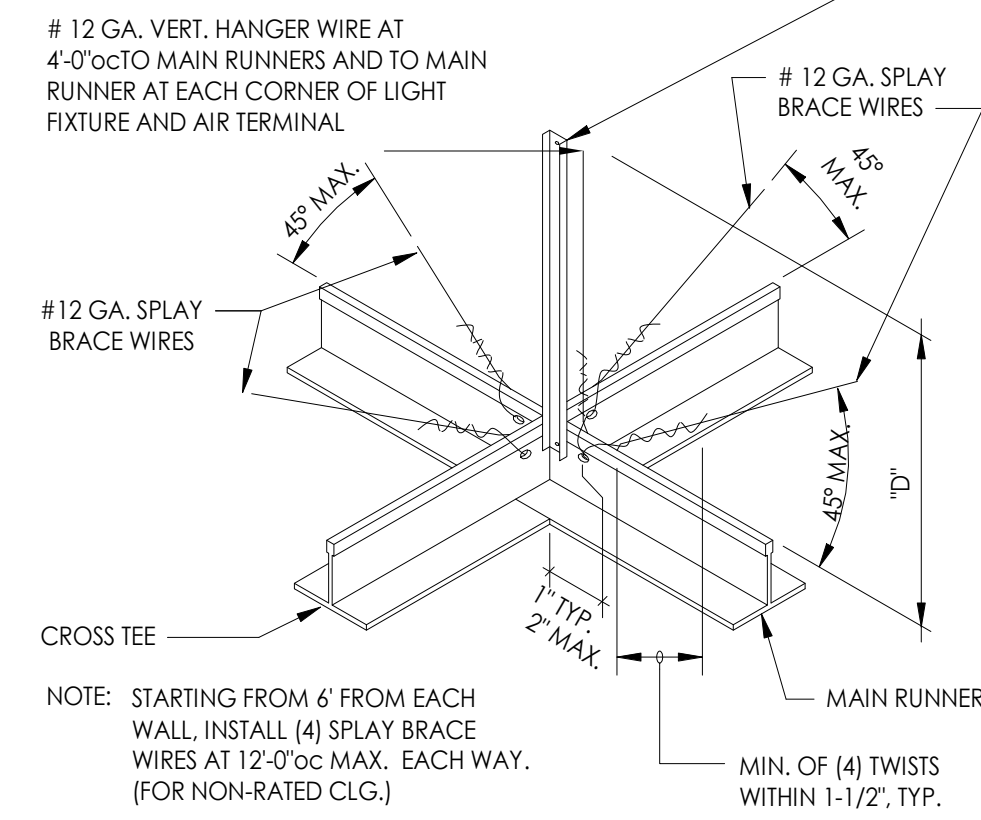
21. SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE (ALSO SEE NOTE 10).

22. PROVIDE SEISMIC HOLD DOWN CLIPS AT ALL FOUR CORNERS OF ALL DIFFUSERS AND REGISTERS. CONNECT W/ # 6 x 1-1/2" S.M.S.

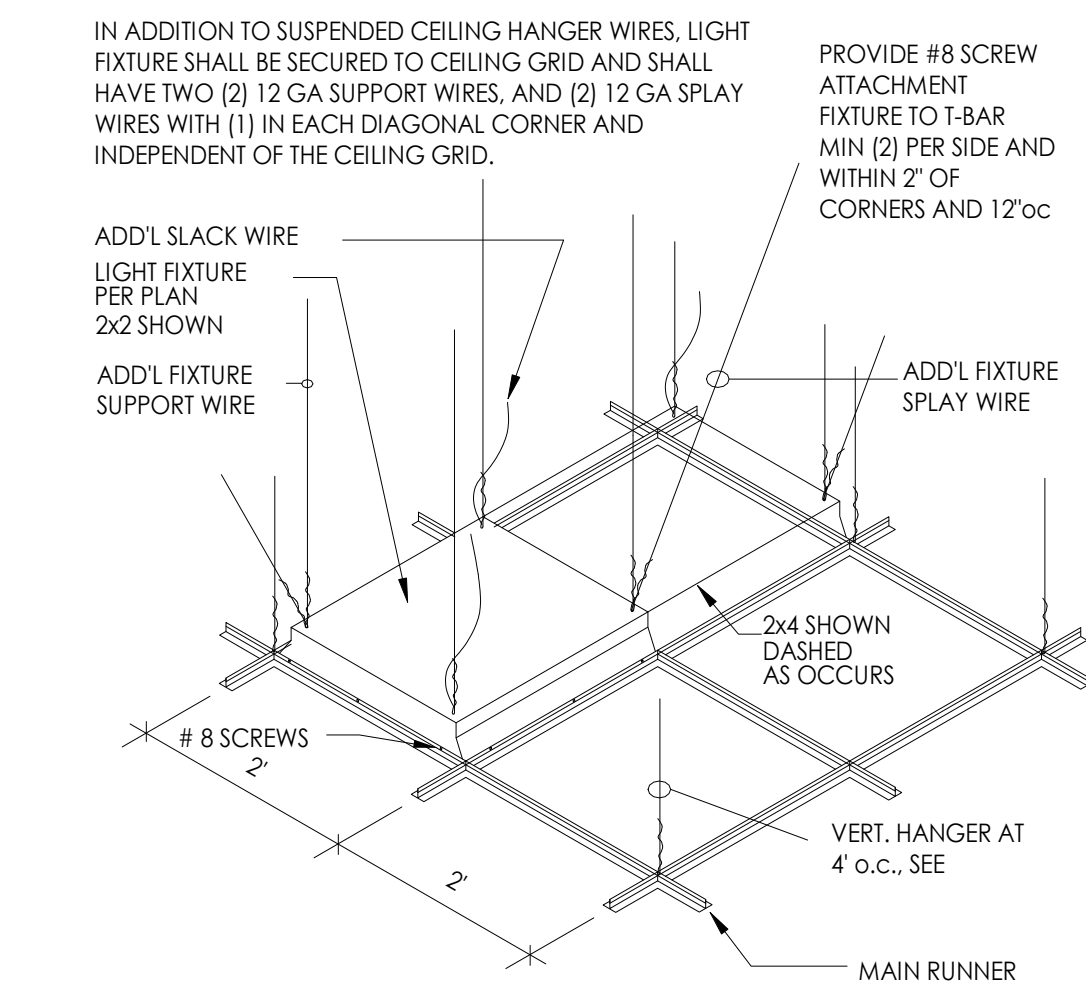
**COMPRESSION STRUT SCHEDULE**

LIGHT GAUGE CHANNELS		EMT CONDUIT	
LENGTH	MEMBER	LENGTH	DIAMETER "IN"
≤ 4'-0"	250T125-33	≤ 4'-0"	3/4"
≤ 5'-6"	400S137-33	≤ 5'-6"	1"
≤ 8'-0"	400S137-33	≤ 7'-0"	1 1/4"

COMPRESSION STRUTS: EMT OR MTL STUD W/ L/R RATIO OF 200 MAX. PER STRUT SCHEDULE. ATTACH TO MAIN RUNNERS W/ 1/4" MACHINE BOLTS AND TO SUPPORTING STRUCTURE ABOVE APPLICABLE PER DETAILS. COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE.

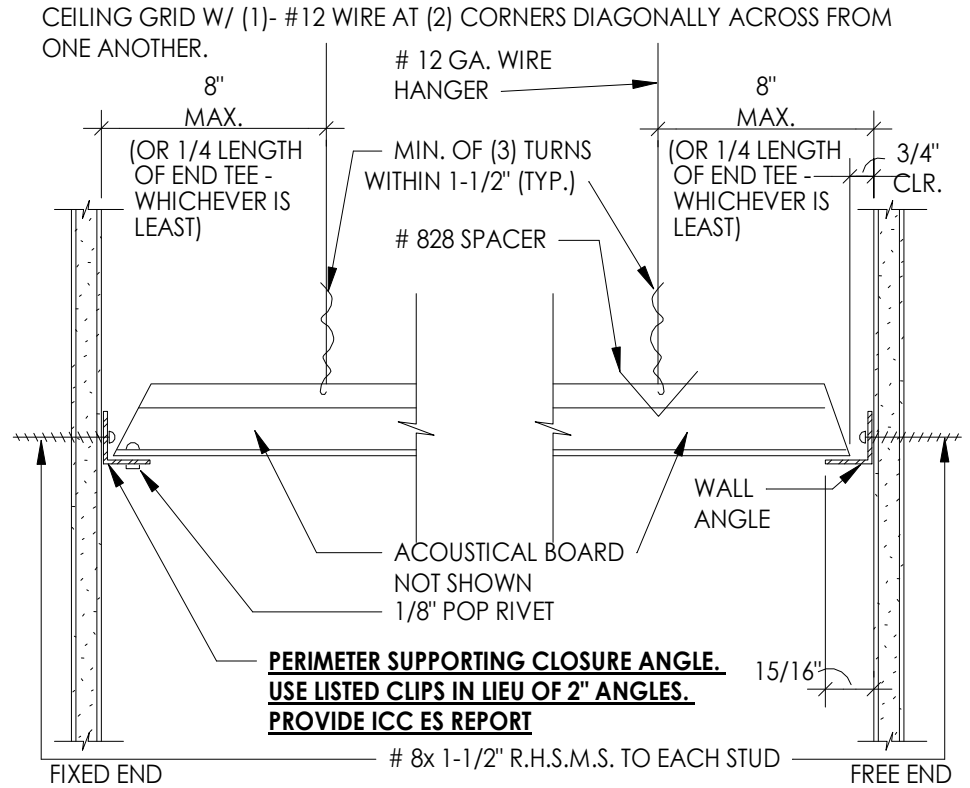


3 SUSPENDED CEILING BRACING  
A9.10 1 1/2" = 1'-0"

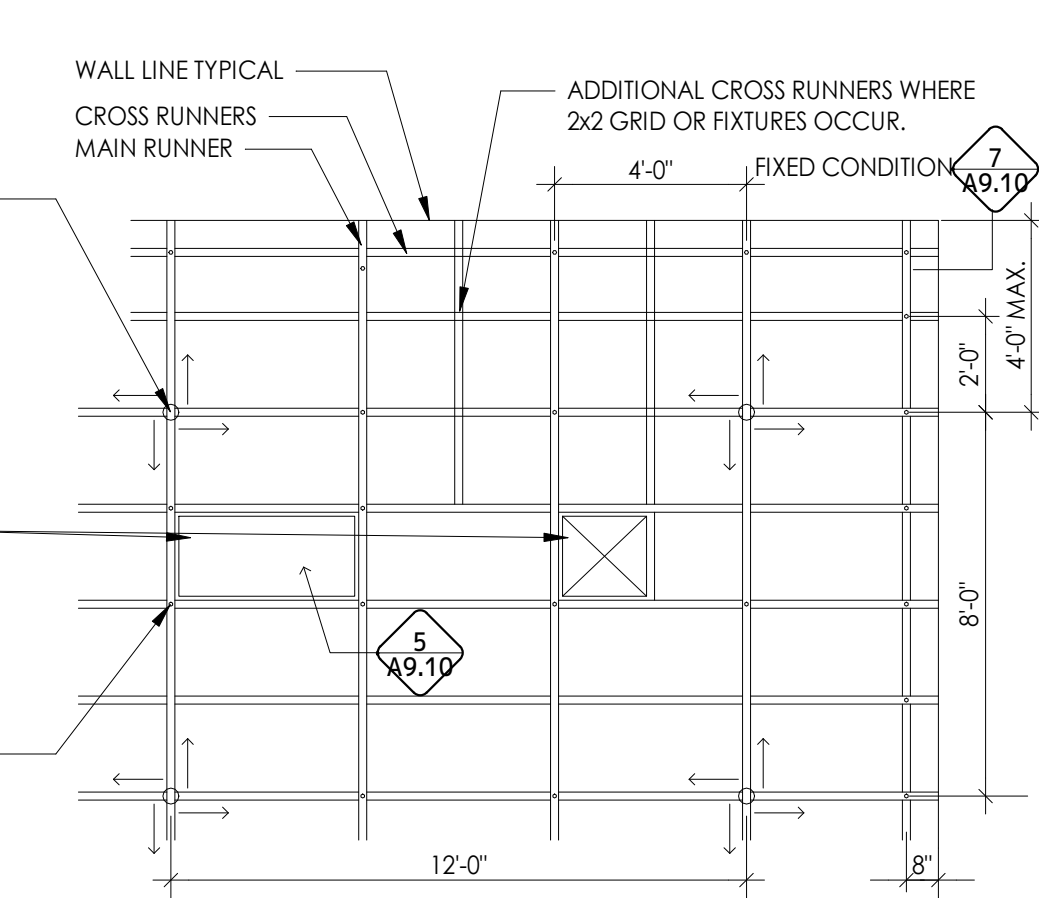


2 LIGHT FIXTURE  
A9.10 1 1/2" = 1'-0"

NOTE: TWO ADJACENT WALLS SHALL BE FIXED AND TWO SHALL BE FREE. NOTCHING OF HORIZ. SECTIONS PERMITTED AT INTERSECTIONS W/ MAIN RUNNERS OR CROSS TEES. LIGHT FIXTURES SHALL BE POSITIVELY ATTACHED TO CEILING GRID. THE LIGHT FIXTURES SHALL ALSO BE INDEPENDENTLY ATTACHED TO THE STRUCTURE SEPARATE FROM THE CEILING GRID W/ (1) - #12 WIRE AT (2) CORNERS DIAGONALLY ACROSS FROM ONE ANOTHER.



7 SUSPENDED CEILING  
A9.10 3" = 1'-0"

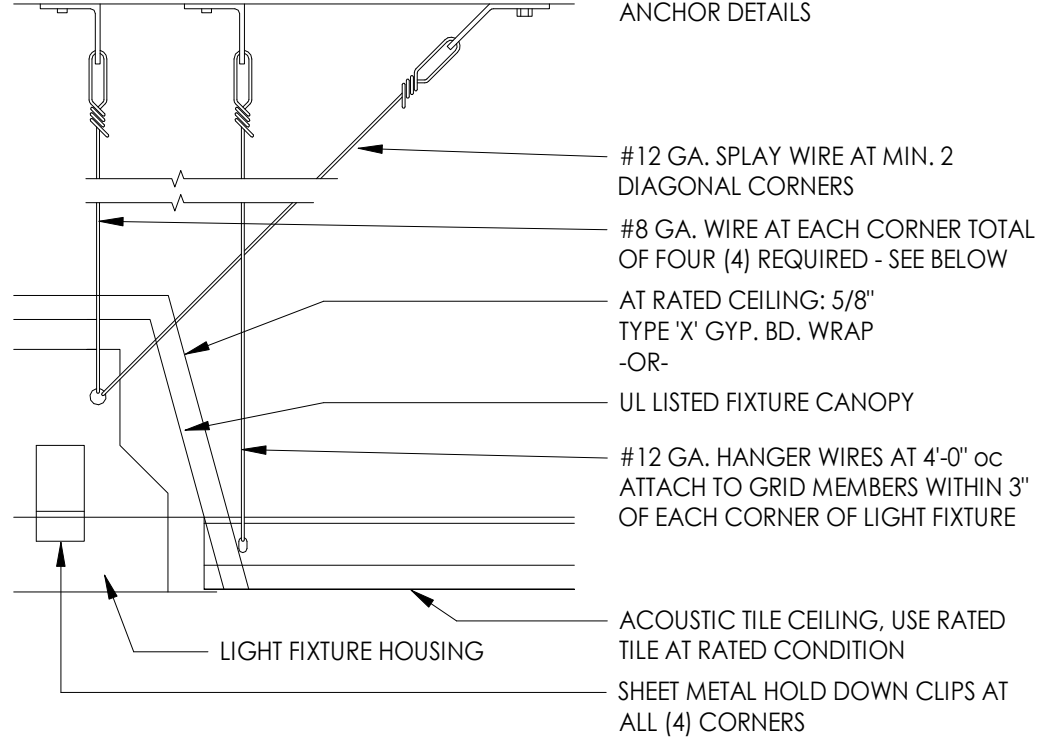


1 TYP. DIAGRAMMATIC ACOUST. CLG PLAN  
A9.10 1/4" = 1'-0"

NOTES:

- FOR CONNECTIONS OF BRACING AND HANGER WIRES TO STRUCTURE ABOVE SEE
- PROVIDE COMPRESSION STRUT AT EACH SET OF SPAY WIRES

HANGER WIRE BRACING WIRE ANCHOR DETAILS

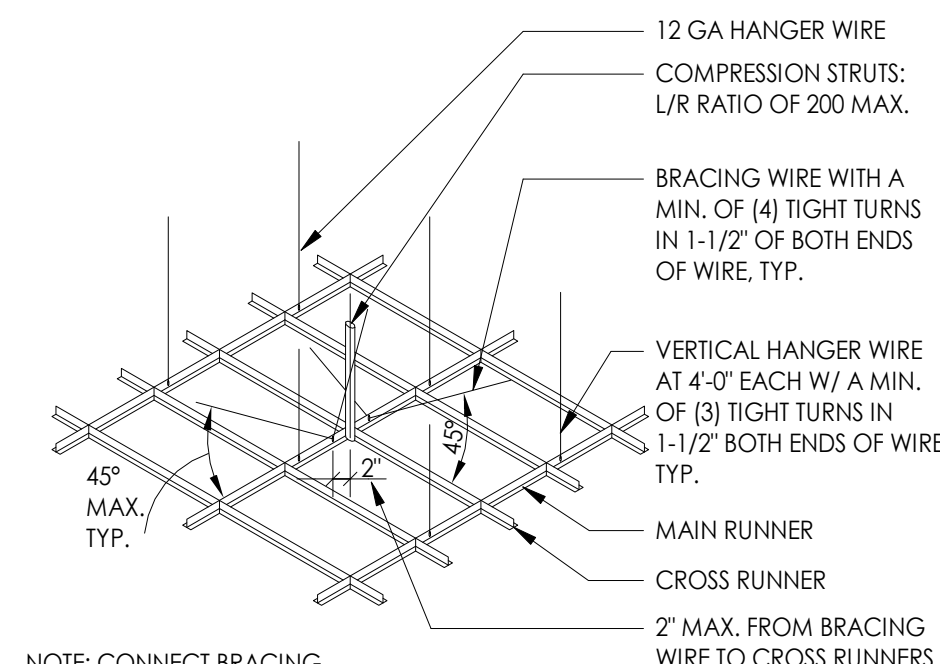


RATED FIXTURE HOUSING SHALL BE COORDINATED FOR SPACE REQUIREMENTS. SEE CBO ER# 1939 AND ER# 2244 FOR ADDITIONAL REQUIREMENTS. PROVIDE ADDITIONAL SUPPORT AS REQUIRED WHERE SPACE IS LIMITED.

5 LIGHT FIXTURE SUPPORT  
A9.10 3" = 1'-0"

TYP. ACOUST CLG GRID ATTACH

A9.10 3" = 1'-0"

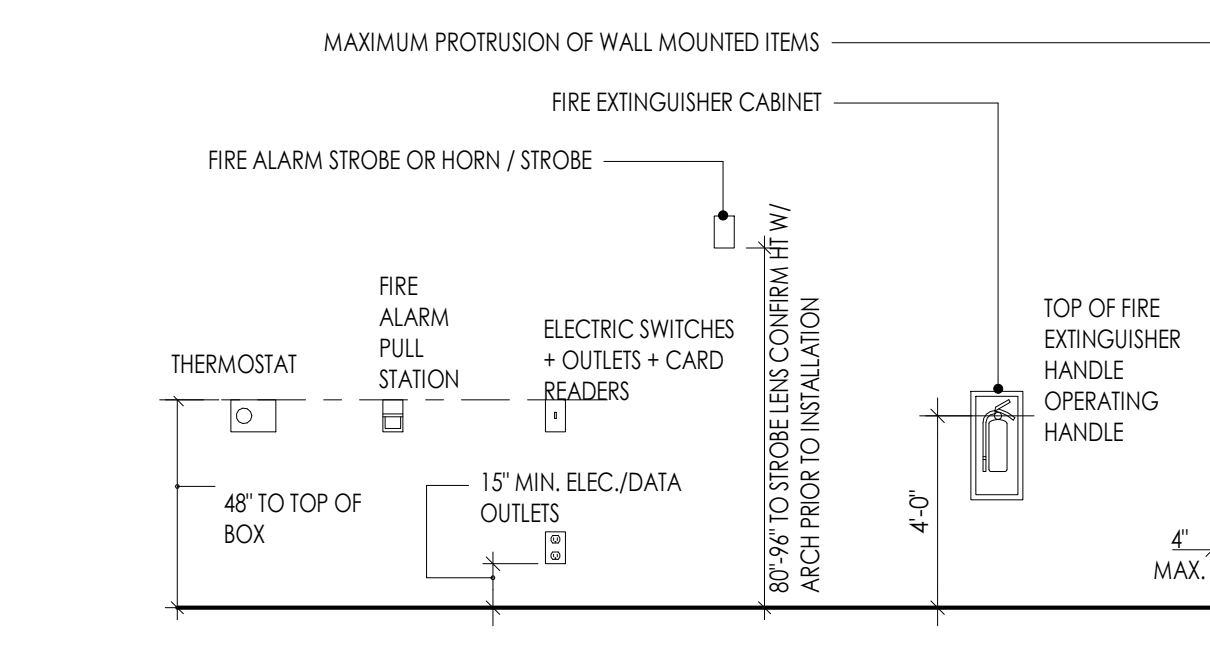


NOTE: CONNECT BRACING WIRE TO EA. PIECE OF CEILING GRID AT 2" MAX FROM COMPRESSION STRUT. TYPICAL

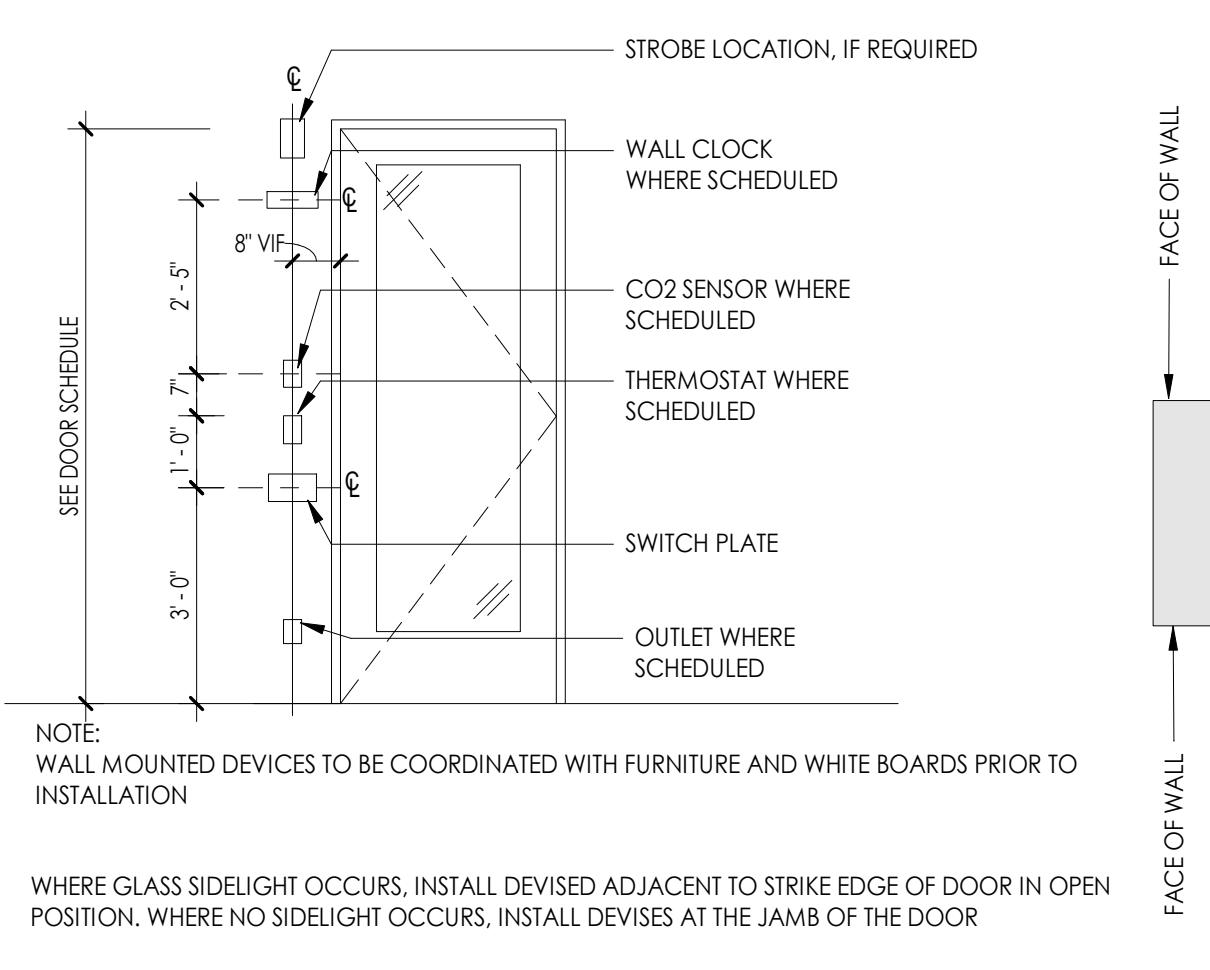
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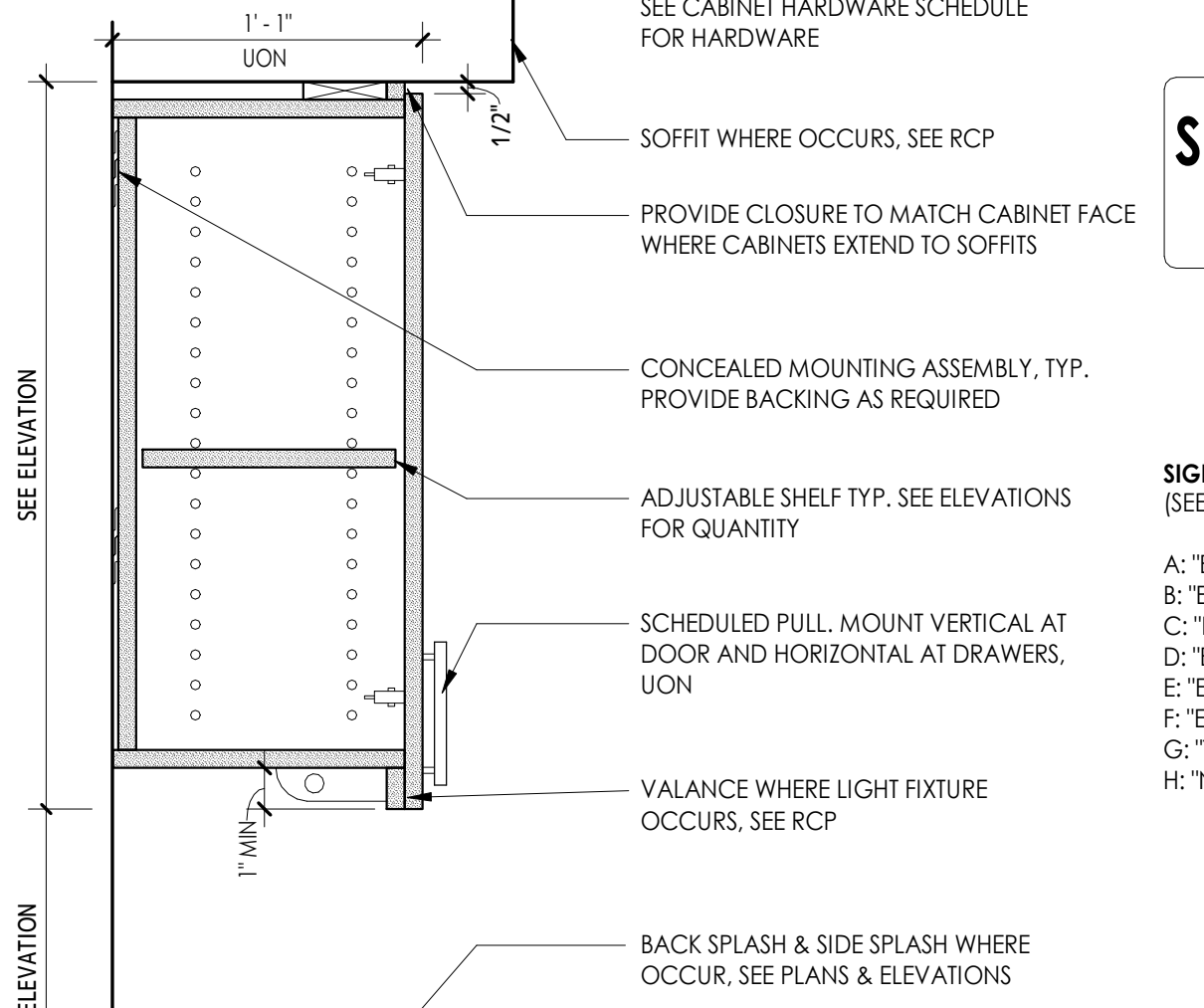
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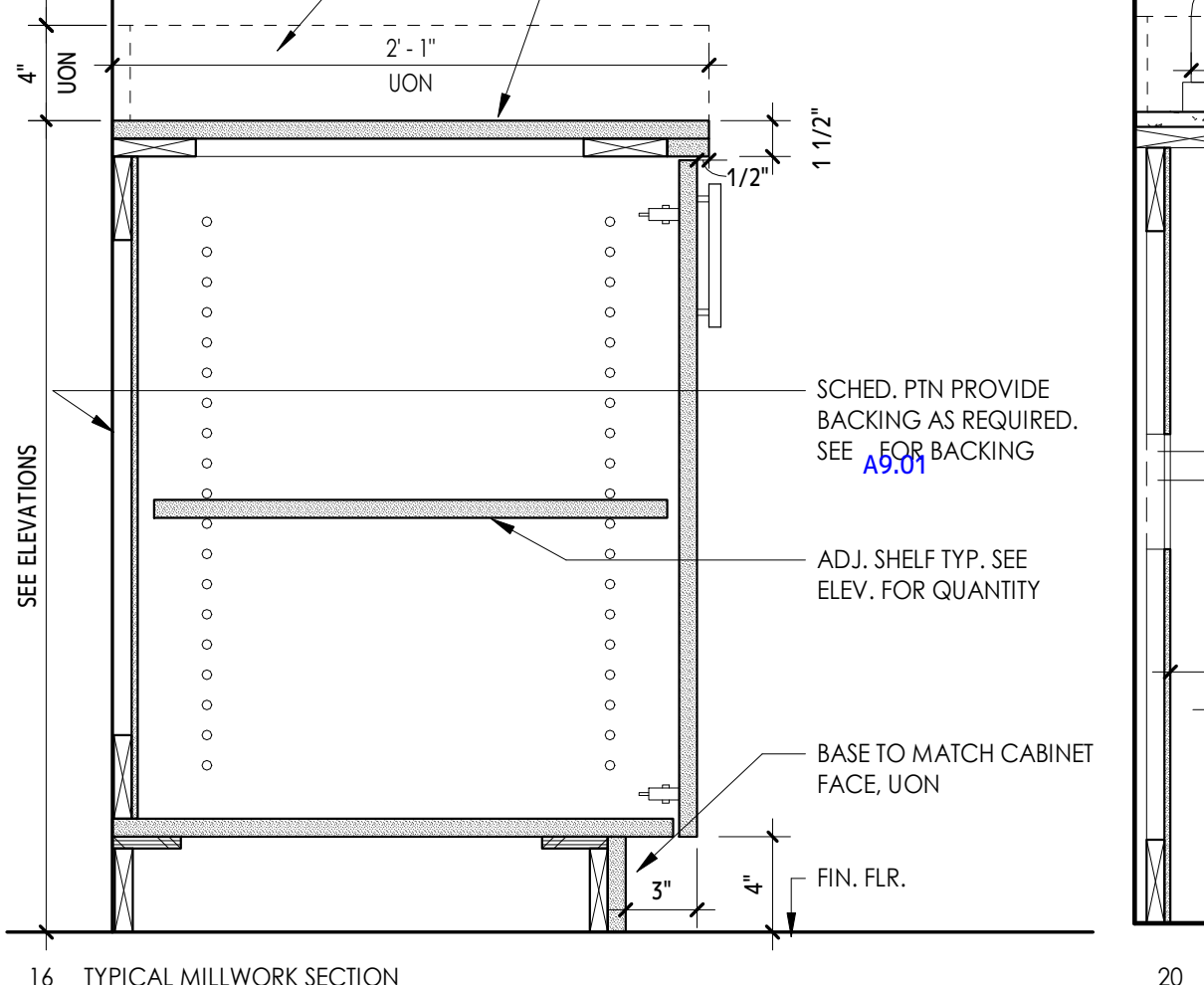
**1 MOUNTING HEIGHTS**  
A9.16 1/4" = 1'-0"



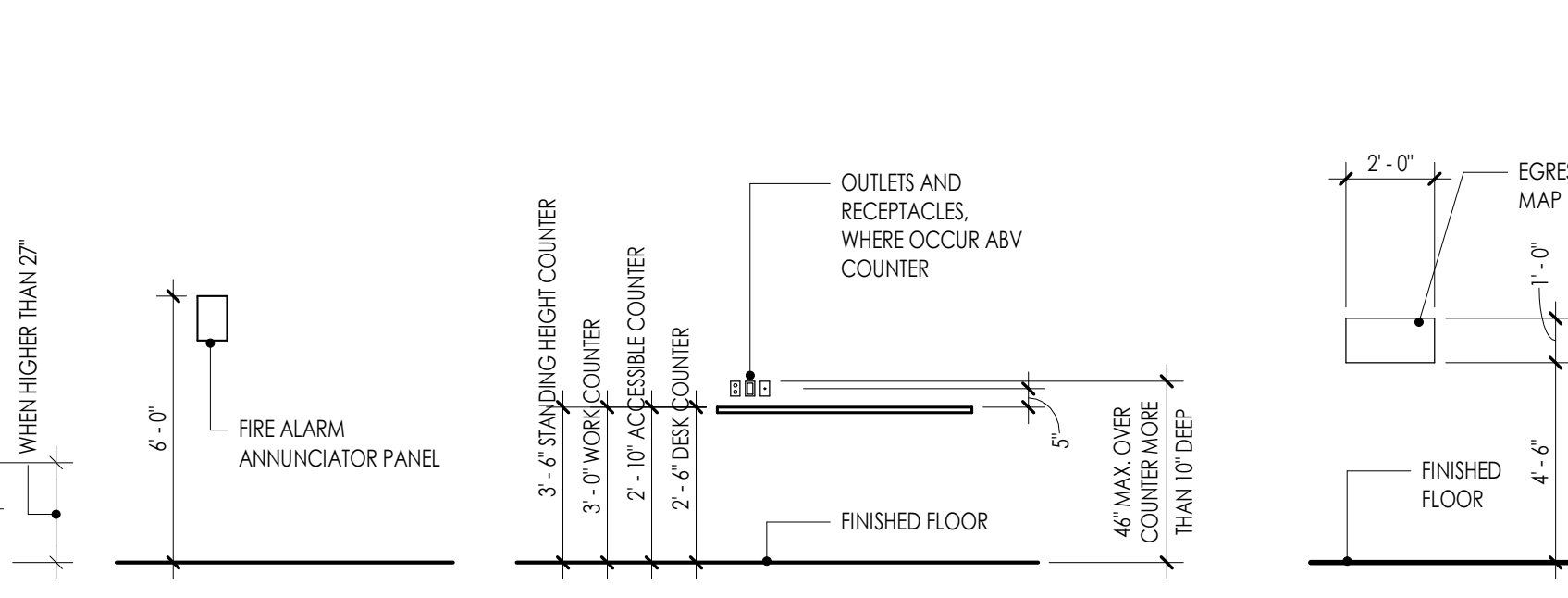
**2 TYPICAL SIGNAGE LOCATIONS**  
A9.16 1 1/2" = 1'-0"



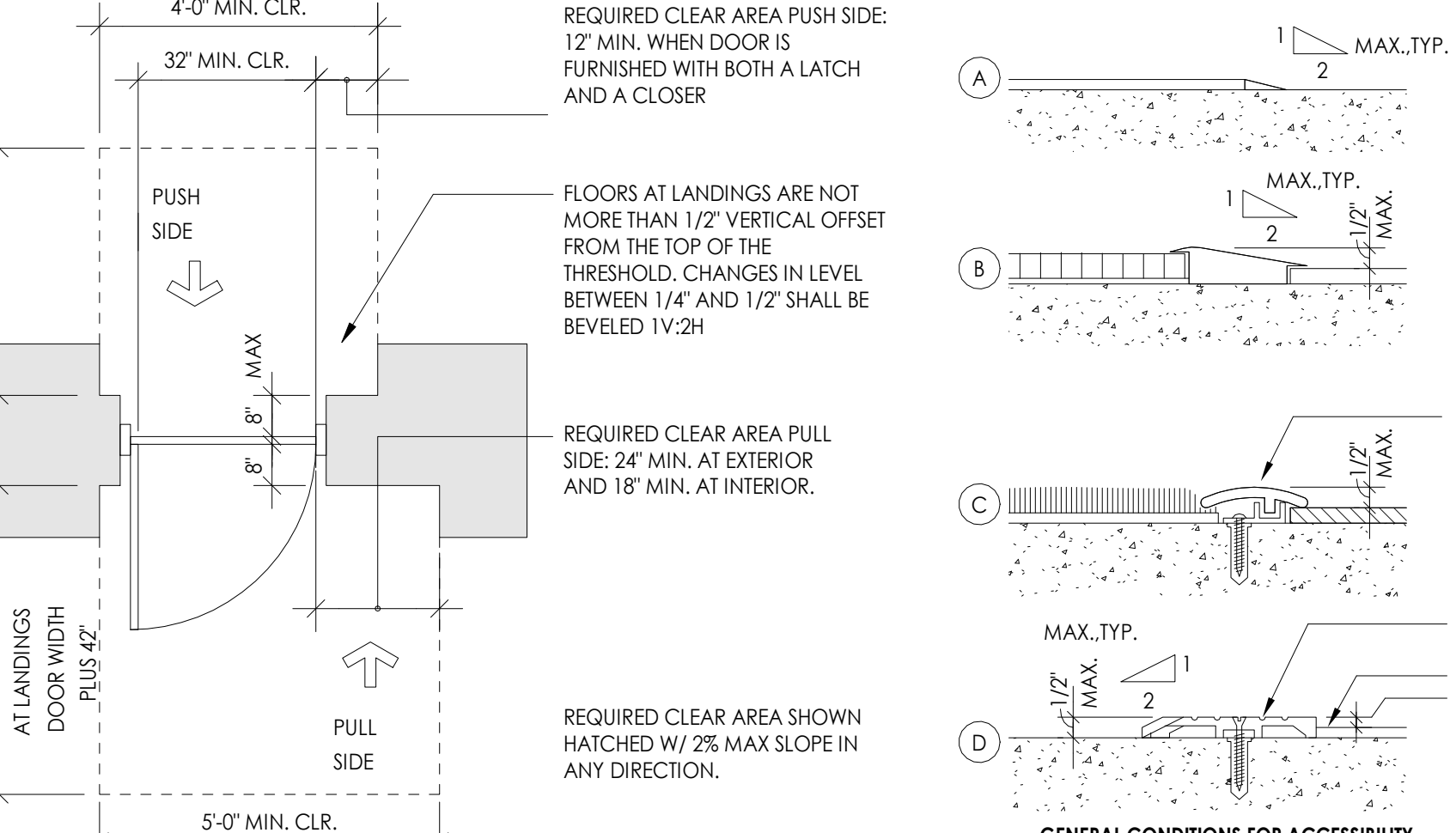
**3 WALL MOUNTED DEVICE LOCATIONS**  
A9.16 3/8" = 1'-0"



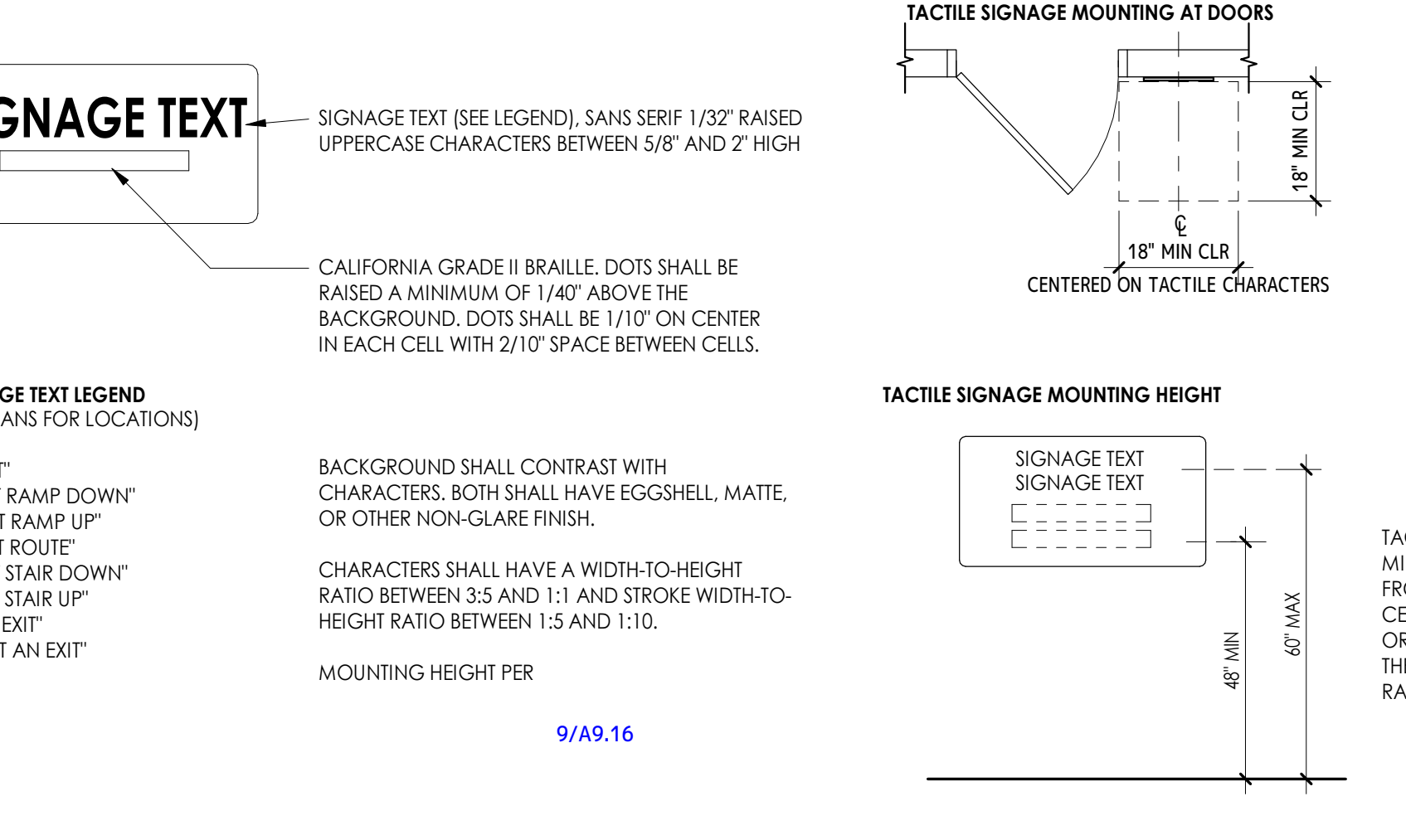
**4 ACCESSIBILITY CLEARANCE AT DOORS**  
A9.16 3/8" = 1'-0"



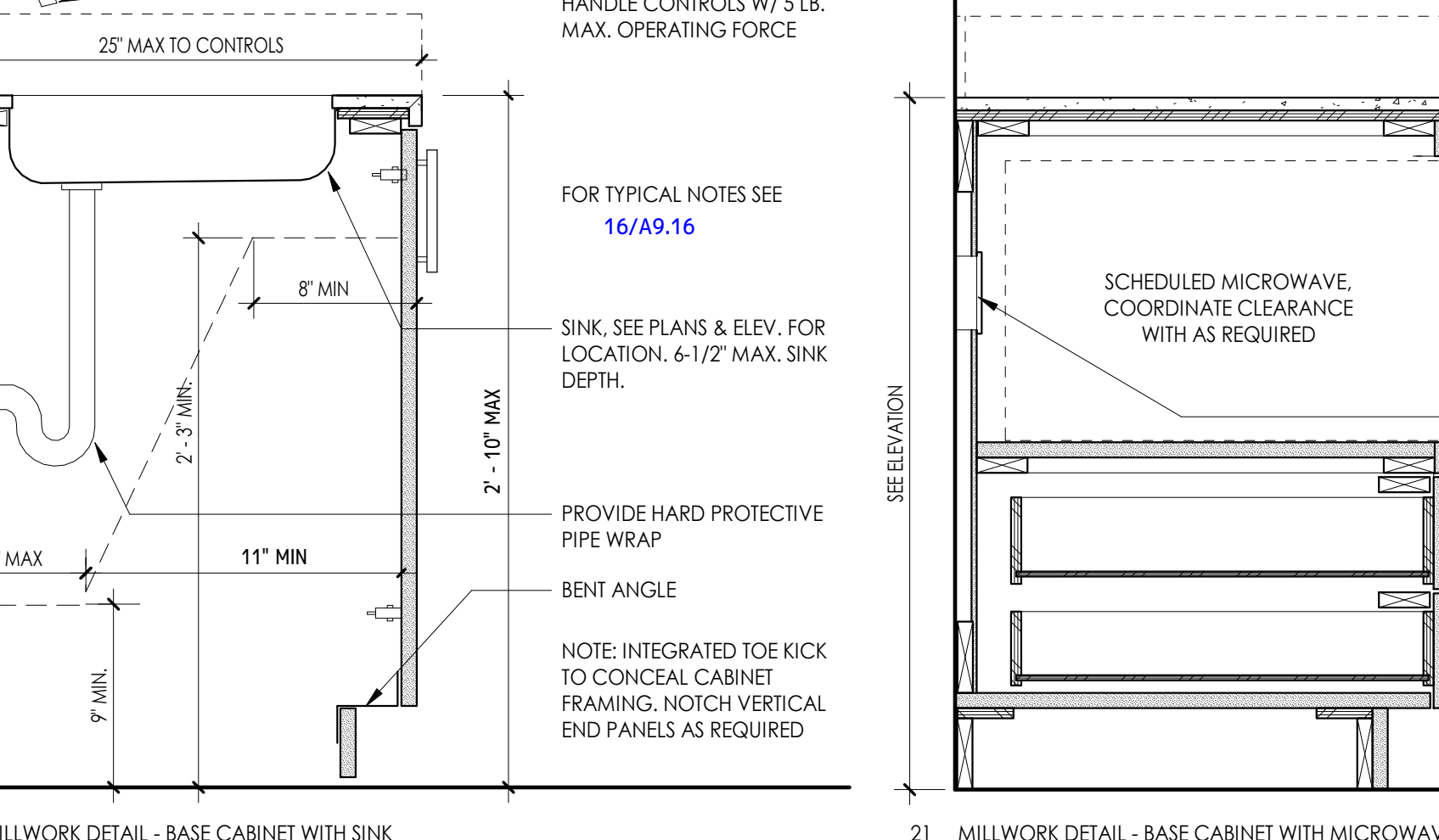
**5 FLOORING TRANSITIONS**  
A9.16 3" = 1'-0"



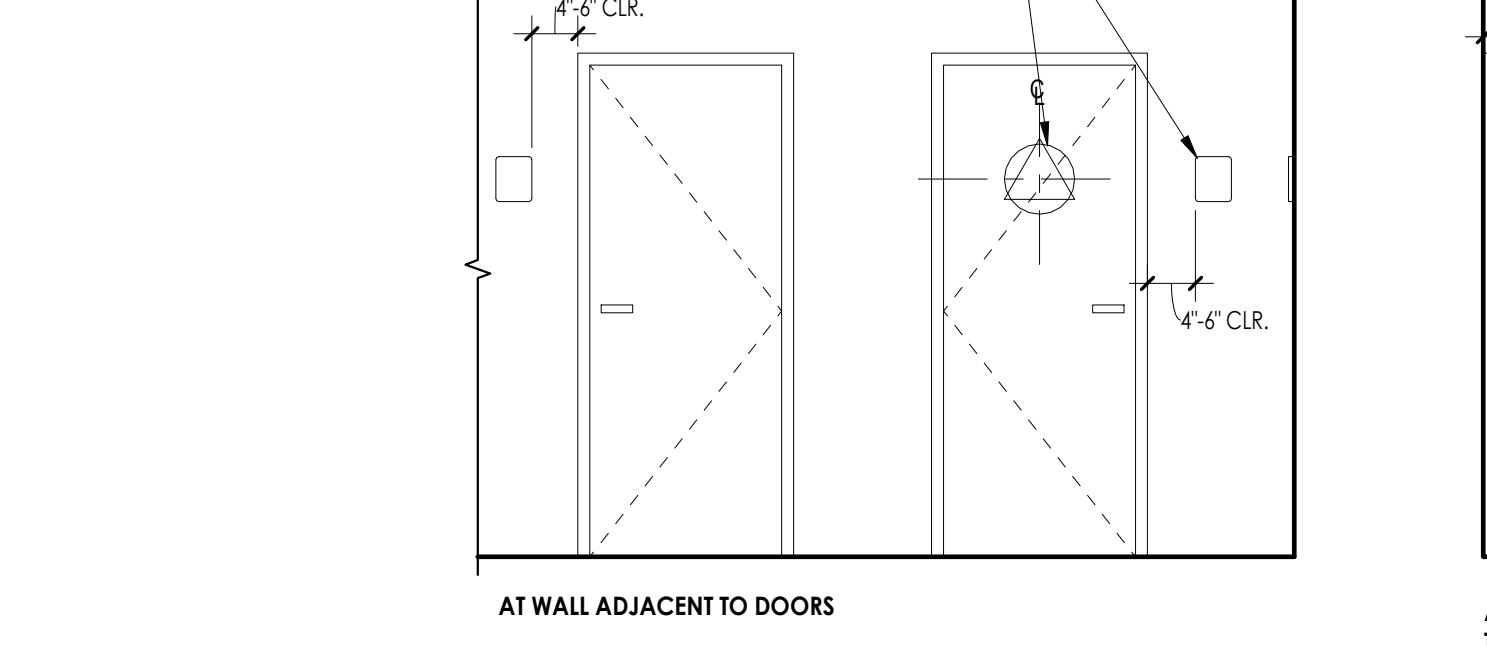
**6 ACCESSIBLE ROUTES**  
A9.16 1/2" = 1'-0"



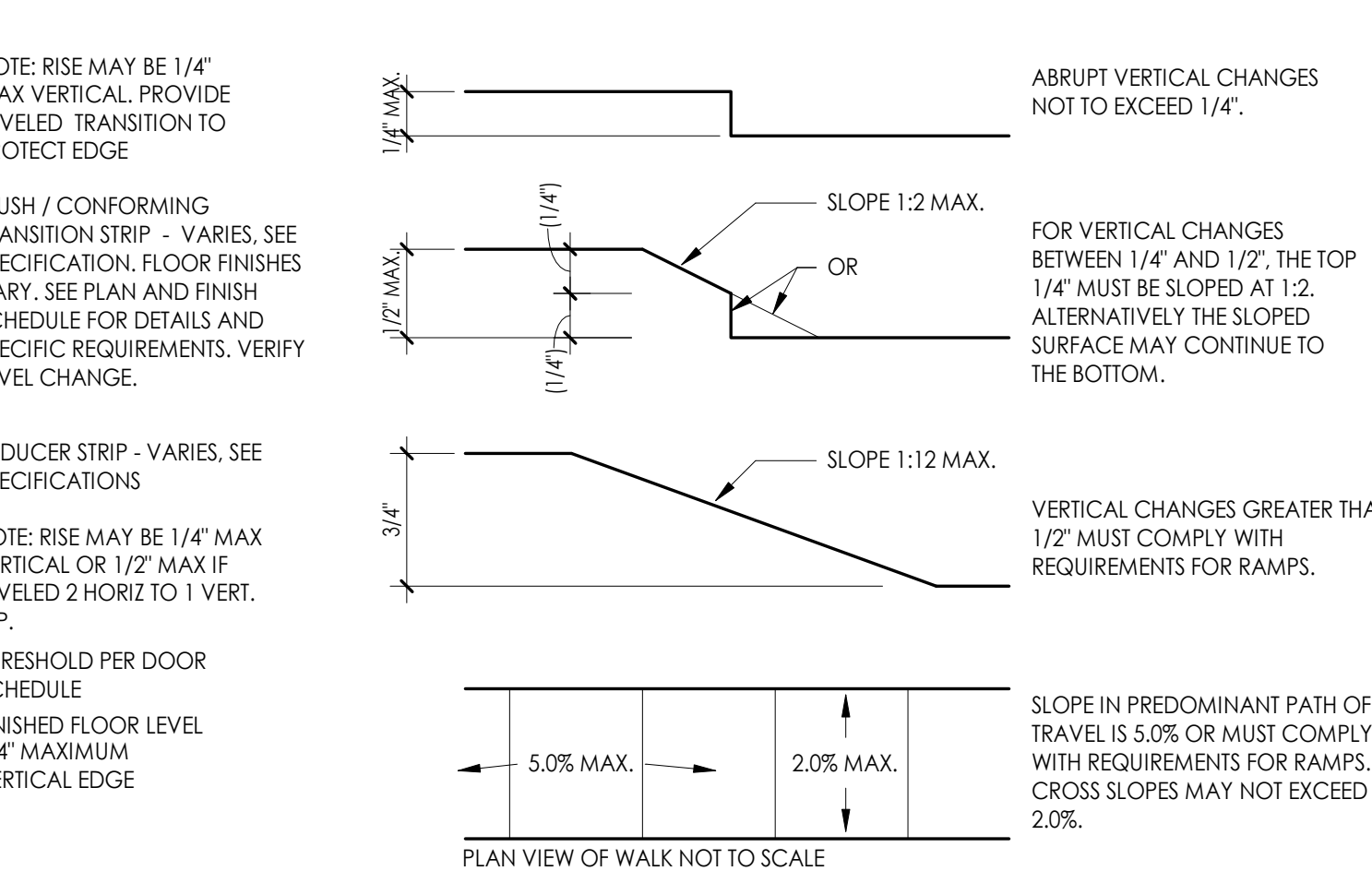
**7 ASSISTIVE LISTENING SYSTEM SIGN**  
A9.16 3" = 1'-0"



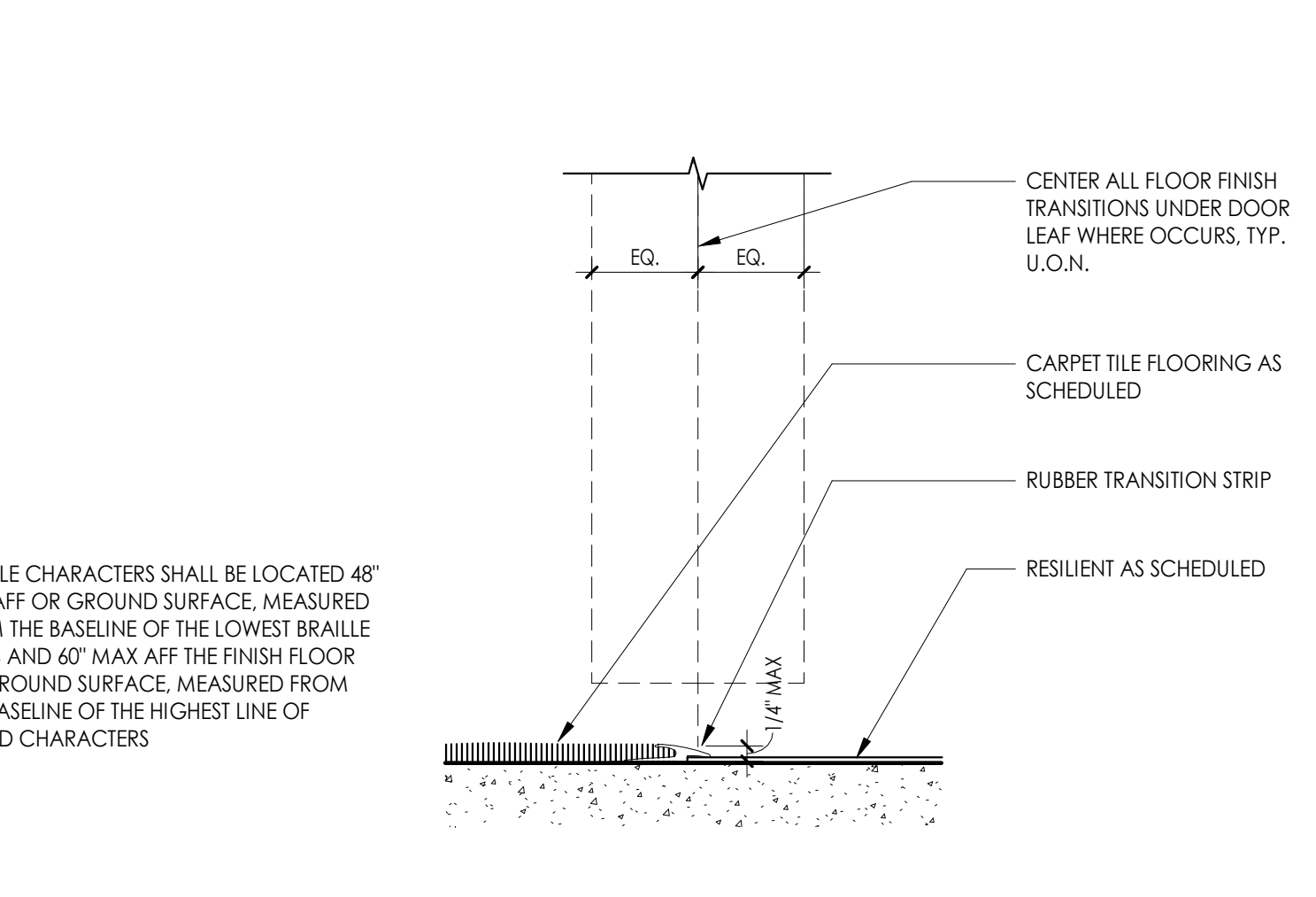
**8 TACTILE SIGNAGE MOUNTING AT DOORS**  
A9.16 1 1/2" = 1'-0"



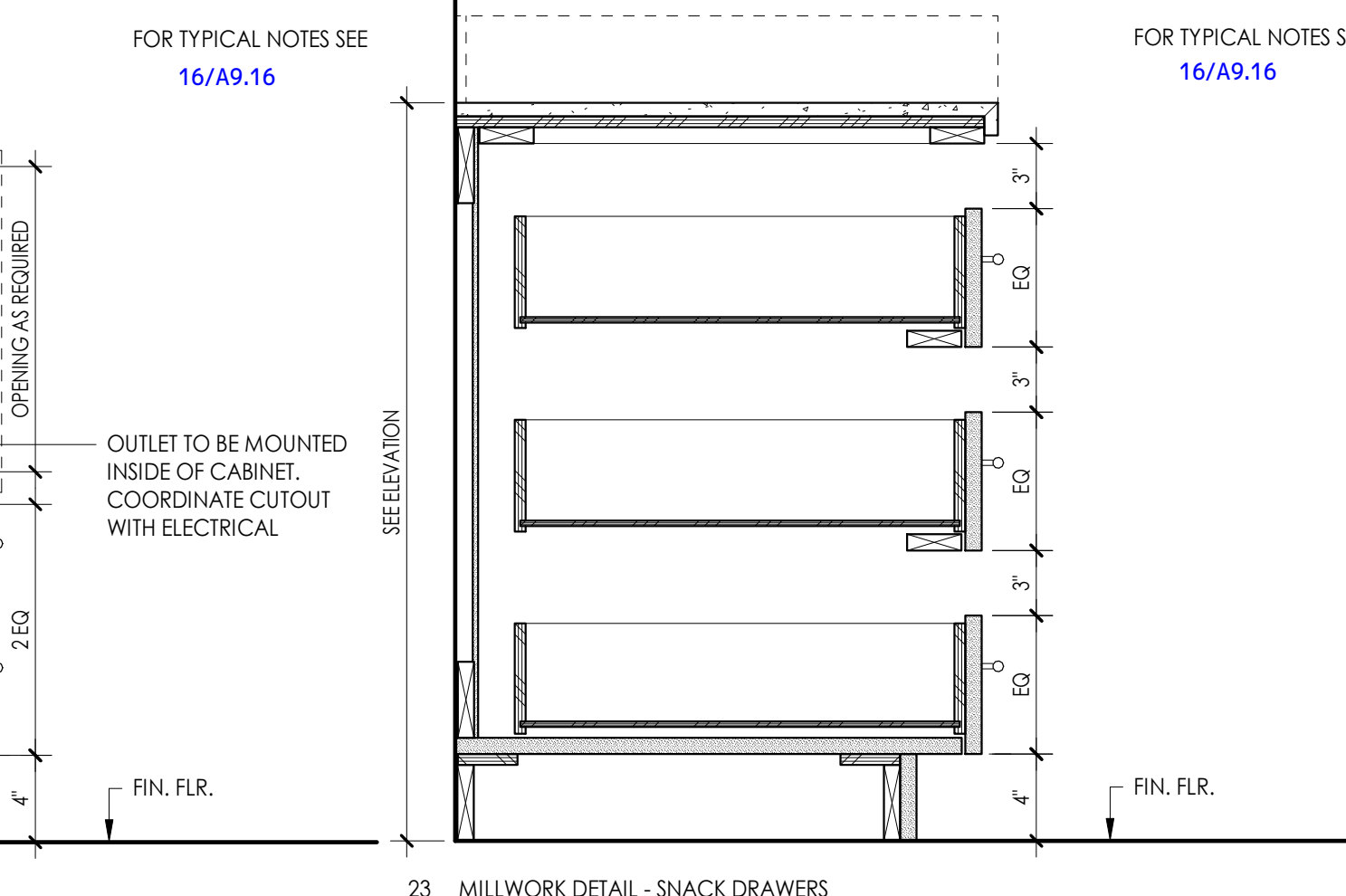
**9 TACTILE SIGNAGE MOUNTING HEIGHT**  
A9.16 48" MIN - 60" MAX



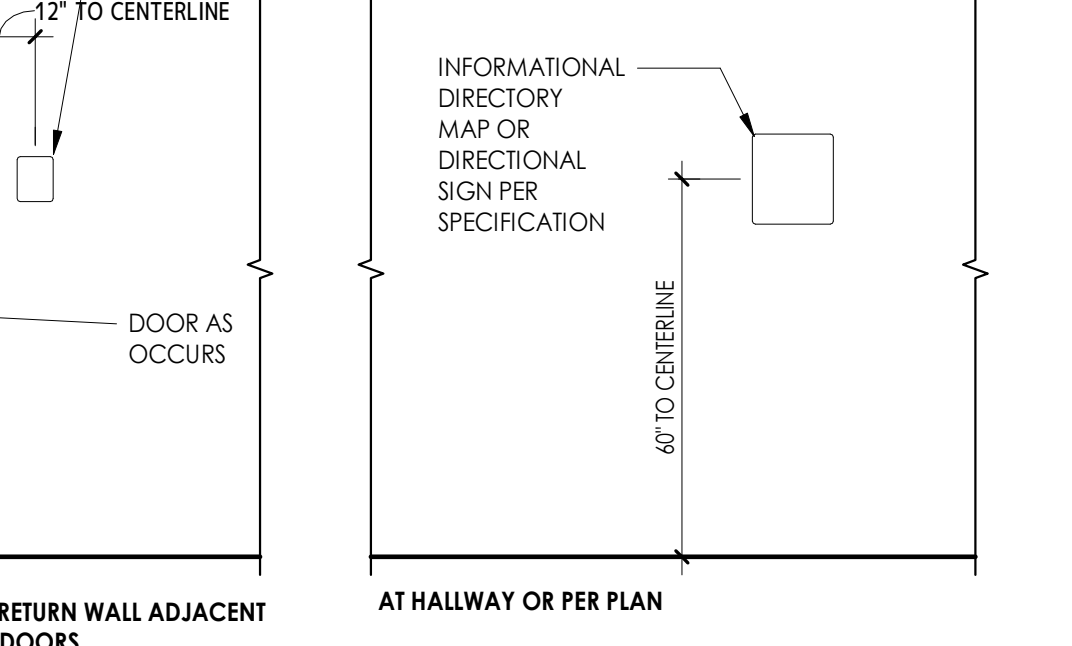
**10 DRINKING FOUNTAIN**  
A9.16 3/4" = 1'-0"



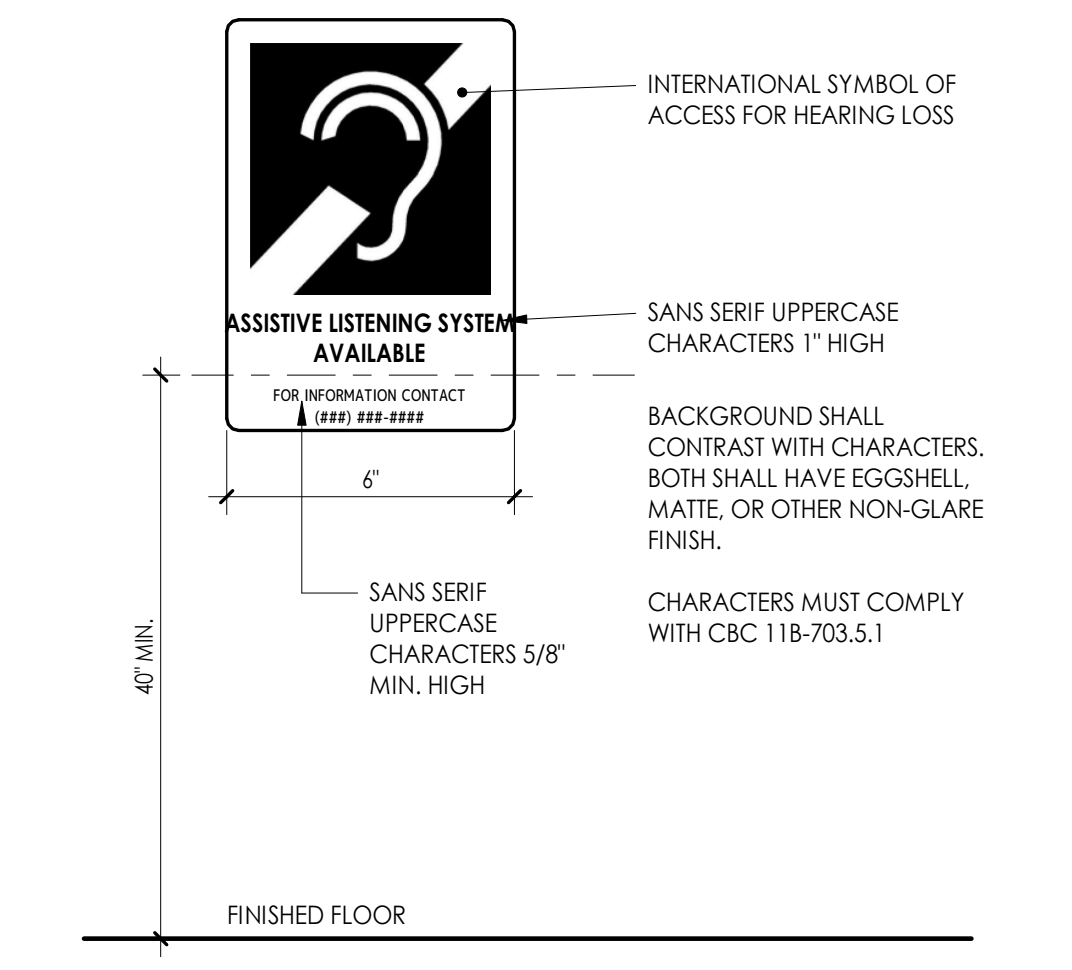
**11 TACTILE EXIT SIGNS**  
A9.16 3" = 1'-0"



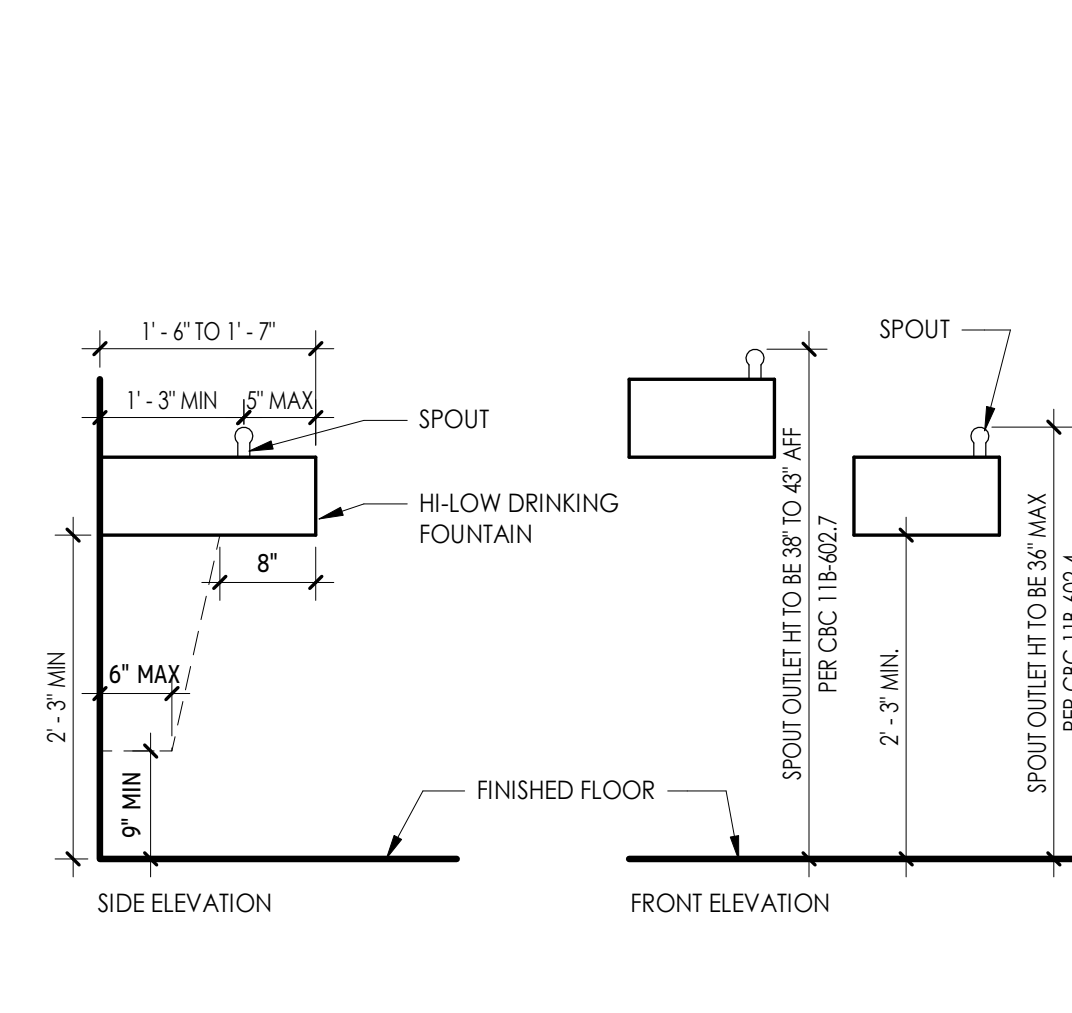
**12 FLOOR DETAIL - CARPET TILE FLOOR TO RESILIENT**  
A9.16 3" = 1'-0"



**13 TACTILE SIGNAGE MOUNTING**  
A9.16 3" = 1'-0"



**14 FLOOR DETAIL - CARPET TILE FLOOR TO RESILIENT**  
A9.16 3" = 1'-0"



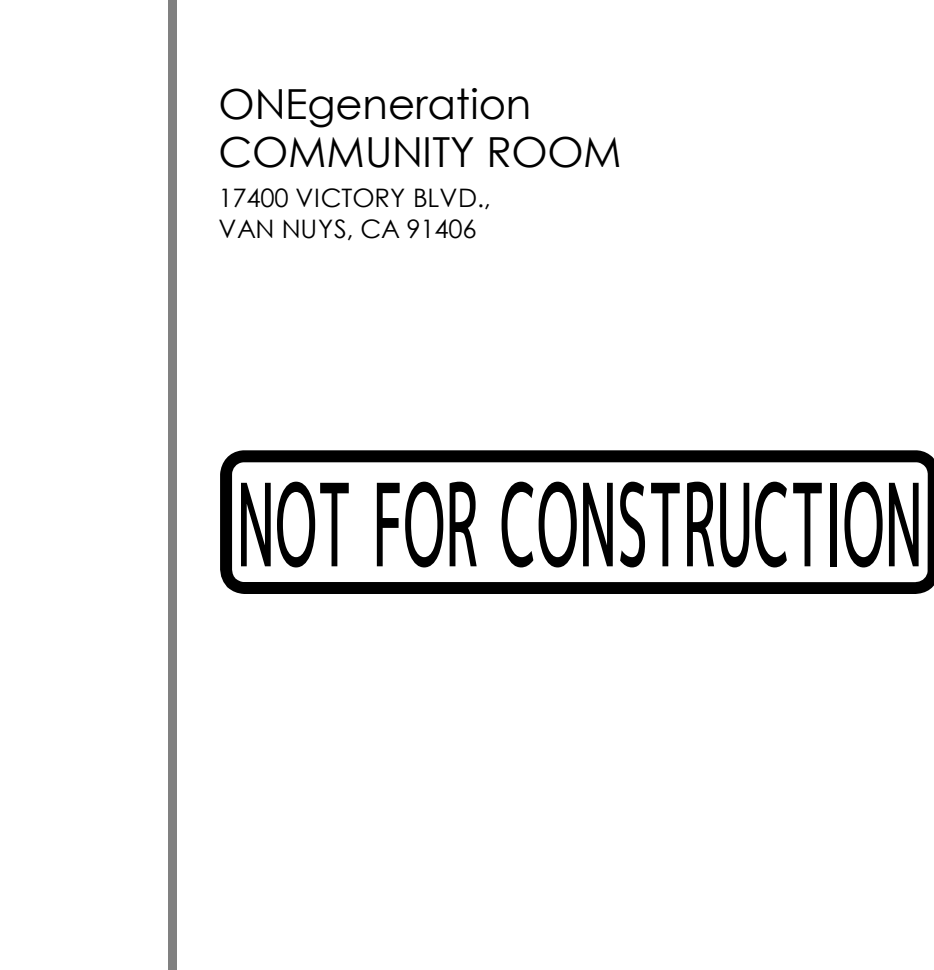
**15 TACTILE SIGNAGE MOUNTING**  
A9.16 3" = 1'-0"



**16 TACTILE SIGNAGE MOUNTING**  
A9.16 1 1/2" = 1'-0"



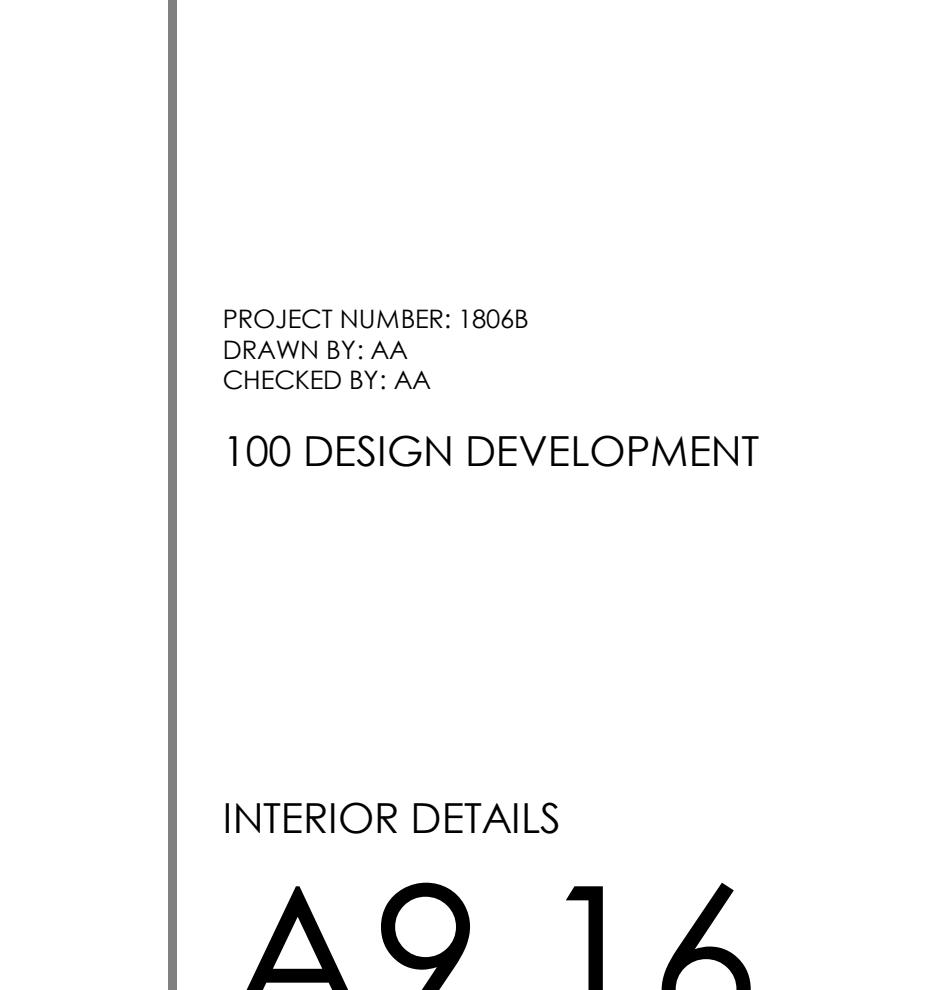
**17 TACTILE SIGNAGE MOUNTING**  
A9.16 1 1/2" = 1'-0"



**18 FLOOR DETAIL - CARPET TILE FLOOR TO RESILIENT**  
A9.16 3" = 1'-0"



**19 TACTILE SIGNAGE MOUNTING**  
A9.16 3" = 1'-0"



**20 MILLWORK DETAIL - BASE CABINET WITH SINK**  
A9.16 3" = 1'-0"

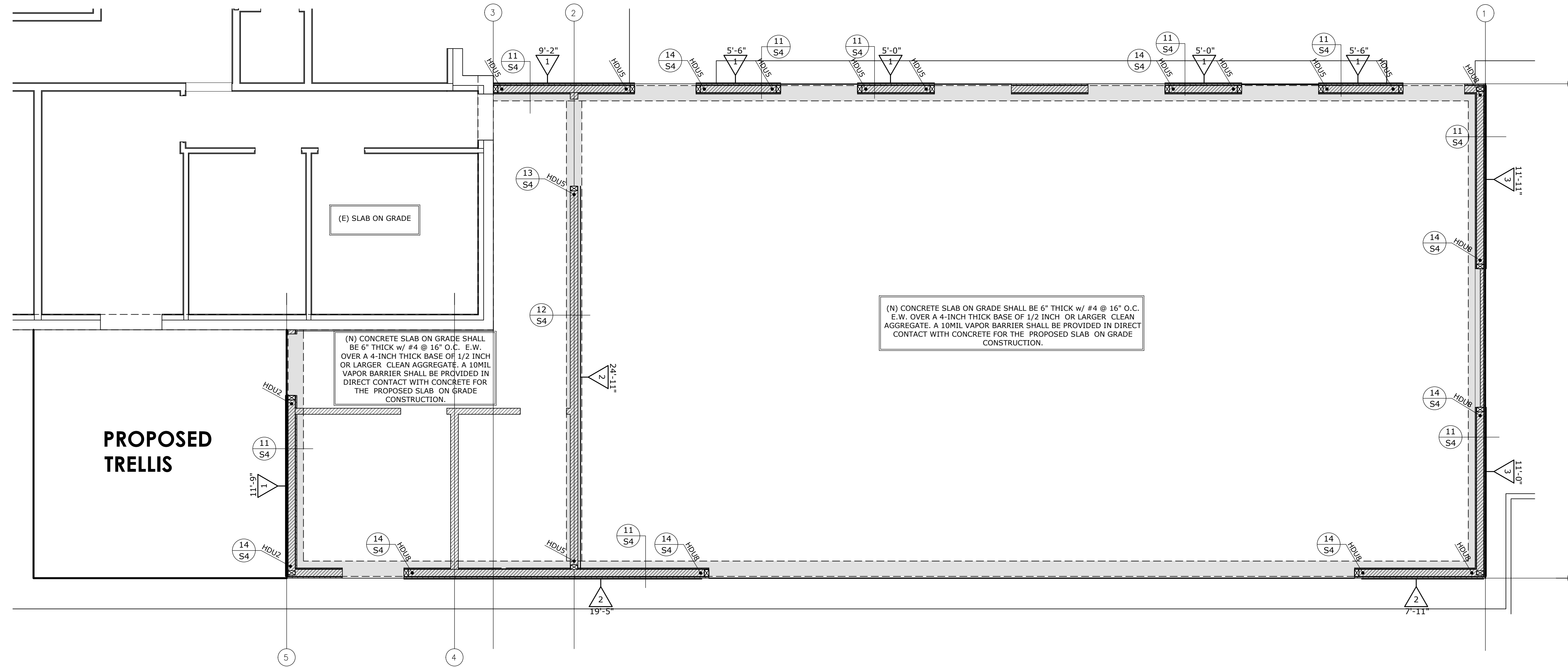


**21 MILLWORK DETAIL - BASE CABINET WITH MICROWAVE**  
A9.16 1 1/2" = 1'-0"



**22 MILLWORK DETAIL - SNACK DRAWERS**  
A9.16 1 1/2" = 1'-0"





**FOUNDATION PLAN**

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

HOLDOWN SCHEDULE				
Type	Holdown HDU2	Holdown HDU4	Holdown HDU5	Holdown HDU8
THREADED ROD	5/8"	5/8"	5/8"	7/8"
SCREWS	6-SDS 1/4"x2 1/2"	10-SDS 1/4"x2 1/2"	14-SDS 1/4"x2 1/2"	20-SDS 1/4"x2 1/2"

**ASD - Shear Wall Schedule from Table 4.3A SDPWS-2015 (values divided by 2)**

Wall ID	Sheathing Material	Panel Nailing		Sill Plate Foundation Anchor Bolts Bolt Embed=7"	Bolt Edge Distance New Footing	Bolt Edge Distance Existing Footing	Sill-Plate Nailing at Floors	Double top plate/Blocking connection	Sill-Plate thk.	Shear (lbs/ft)	Special Inspection
		Edges	Fields								
1	15/32" Struct I	8d @ 6" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 48" o.c.	1.75"	2"	20d common nail @ 6" o.c.	A35 @ 24" o.c. to Blkg.	1.5"	280	Not Required
2	15/32" Struct I	10d @ 6" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 48" o.c.	1.75"	2"	20d common nail @ 6" o.c.	A35 @ 16" o.c. to Blkg.	1.5"	340	Not Required
3	15/32" Struct I	10d @ 4" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 32" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 8" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	510	Required
4	15/32" Struct I	8d @ 3" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	550	Required
5	15/32" Struct I	8d @ 2" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	730	Required
6	15/32" Struct I*	10d @ 2" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 12" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	870	Required
7	15/32" Struct I* Both Sides	8d @ 2" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 16" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 8" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	1,460	Required
8	15/32" Struct I* Both Sides	10d @ 2" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 12" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	1,740	Required

**Notes:**  
 1) This nailing schedule is for common nails only and all panels edges fastened to framing. Plywood can be installed either horizontally or vertically.  
 2) Shear Panels 3 to 8 requires 3x Framing members at the bottom sill plate when resting on concrete, and behind vertical or horizontal panel edges. Also minimum 1/2" edge staggered nailing distance at panel ends and edges.  
 3) Use square plate washers 3" x 3" x 1/4" thk. for 5/8" diameter bolts.  
 \* Framing at adjoining panel edges shall be nominal 3" or wider, nails shall be staggered in two lines along panel edges when nail spacing is 2" o.c., or when 10d common nails spaced 3" o.c. penetrate framing more than 1-5/8".

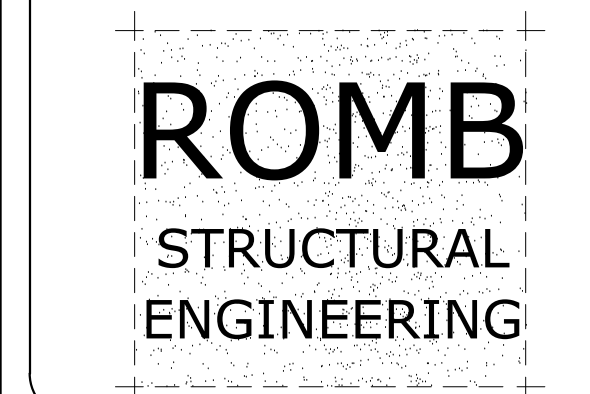
REVISIONS	
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DESCRIPTION: **Conference Room**

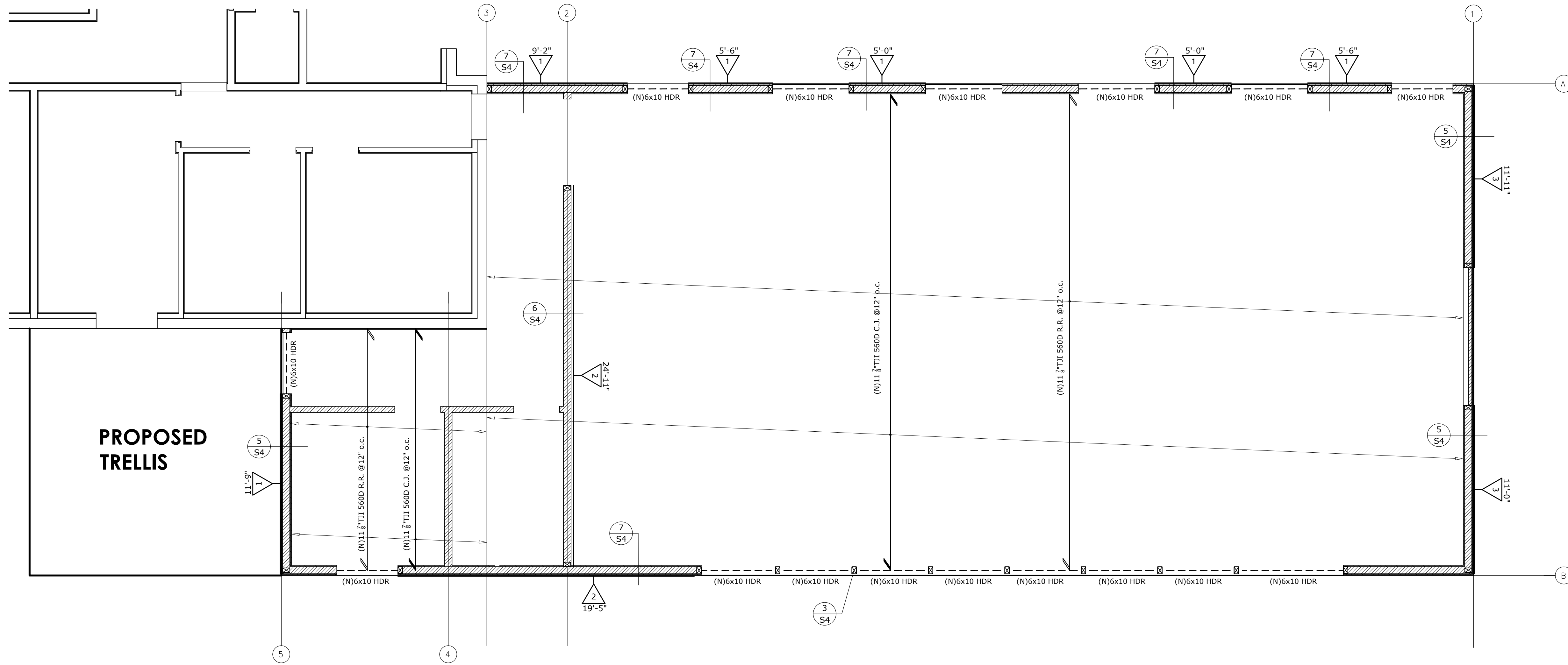
OWNER: **17400 Victory Blvd, Van Nuys CA 91406**

**ROMB Structural Engineering**  
 21243 Ventura Blvd, Suite 119  
 Woodland Hills, CA 91364

Ph: 818-314-9280 Fax: (818) 745-5329  
 Email: omcr83@hotmail.com



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SHEET NO.	
<b>S-2</b>	



**ROOF FRAMING PLAN & SHEAR WALLS BELOW**

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

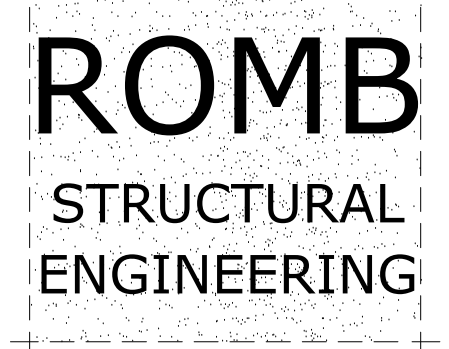
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Van Nuys CA 91406**

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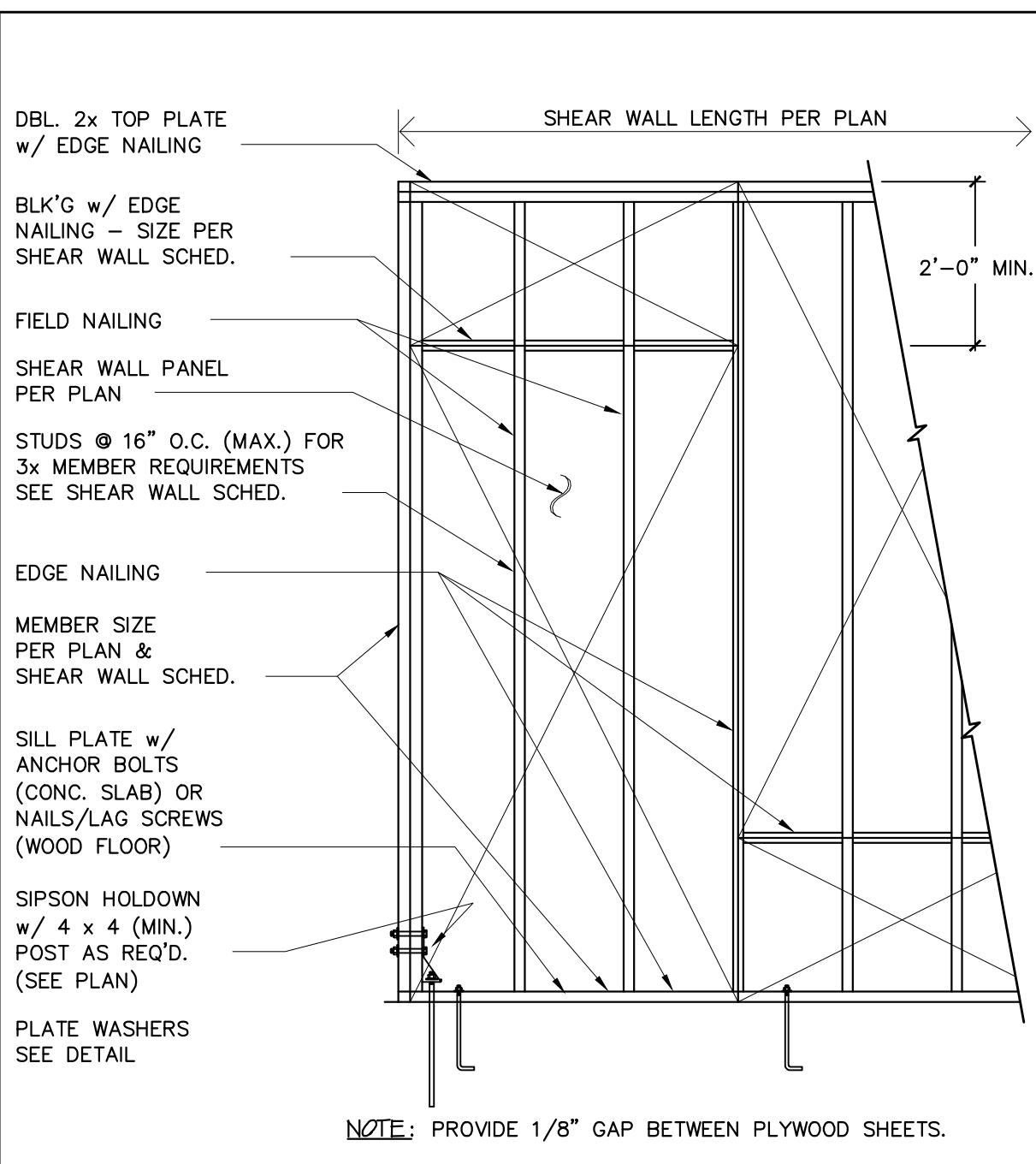
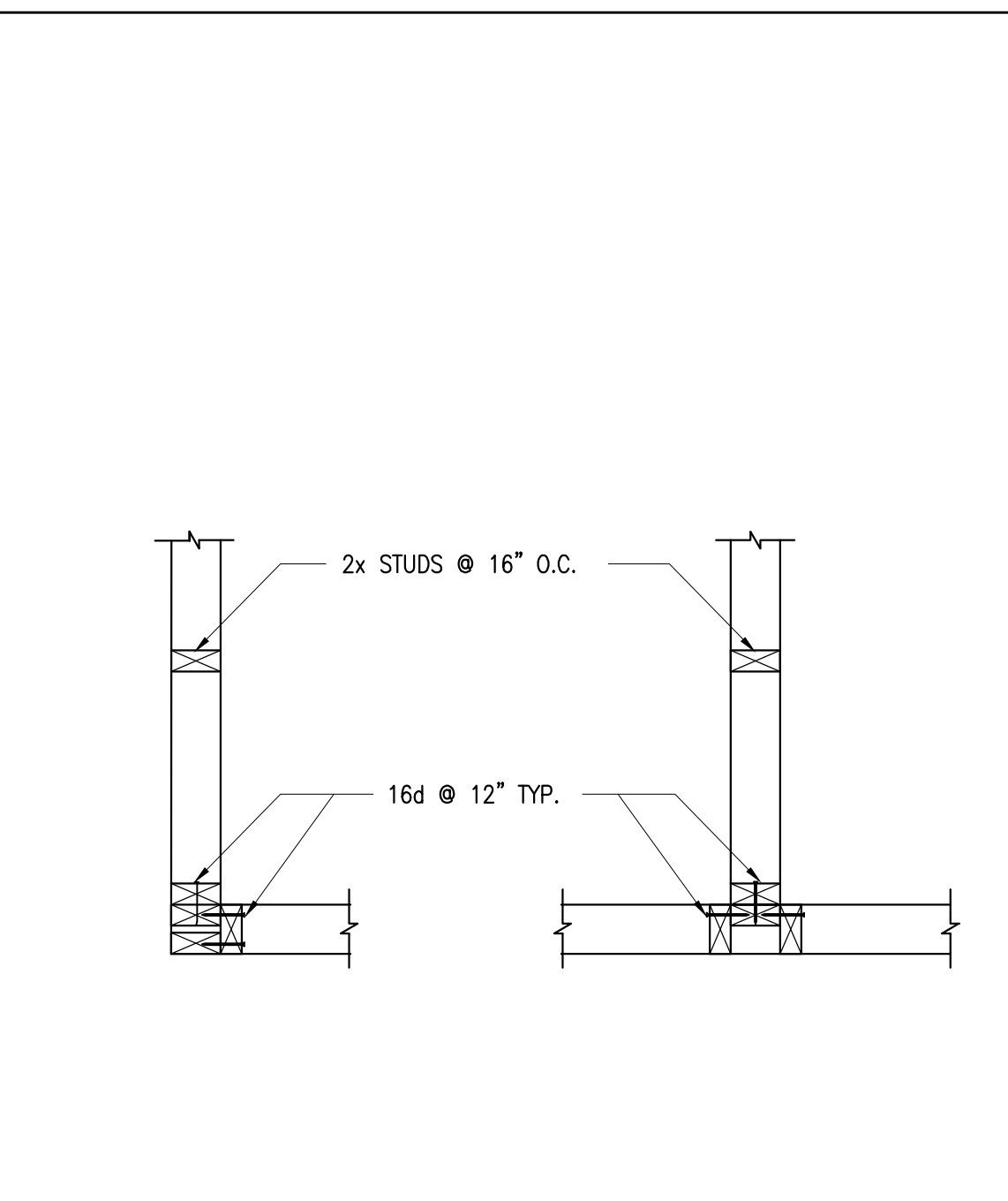
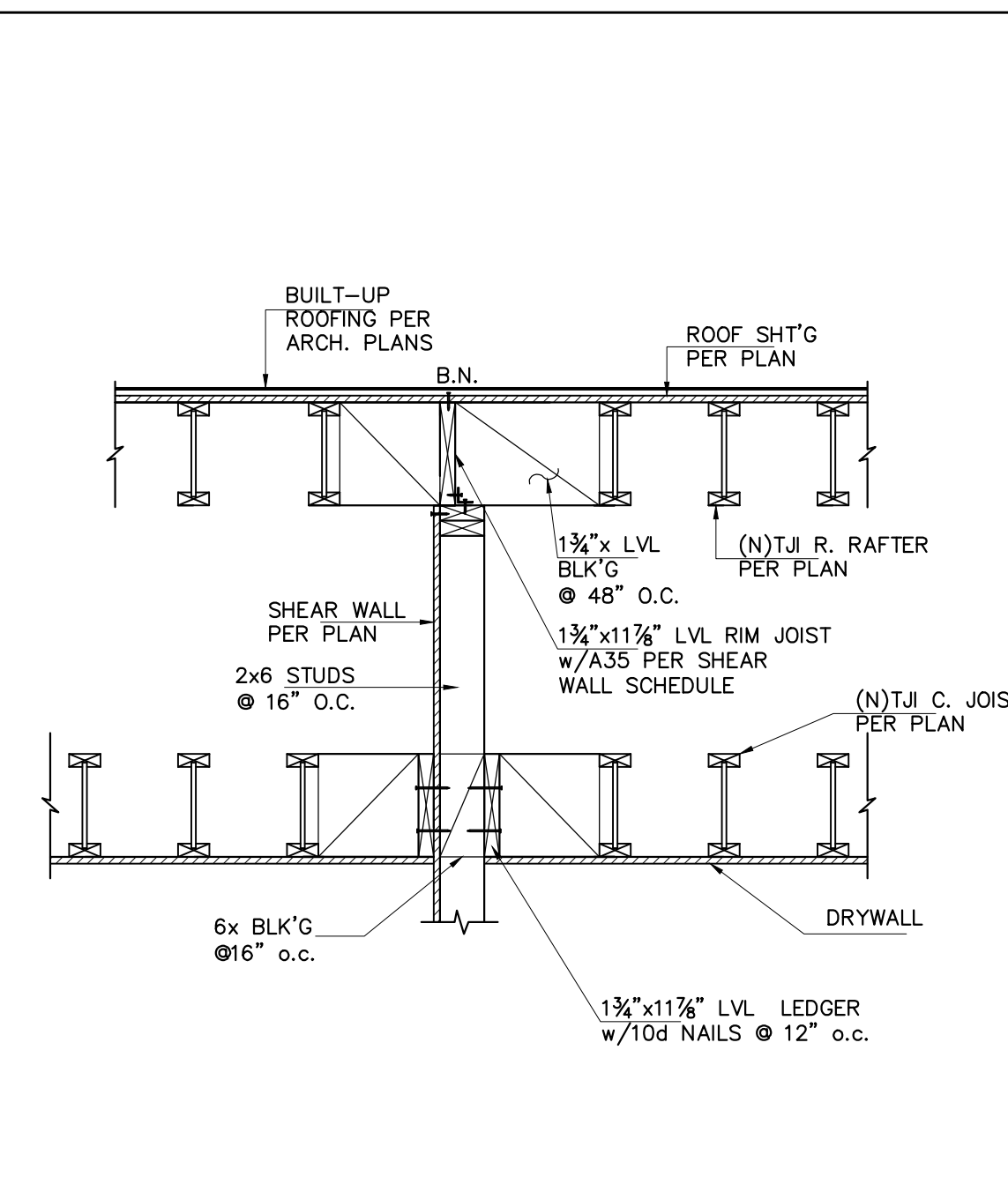
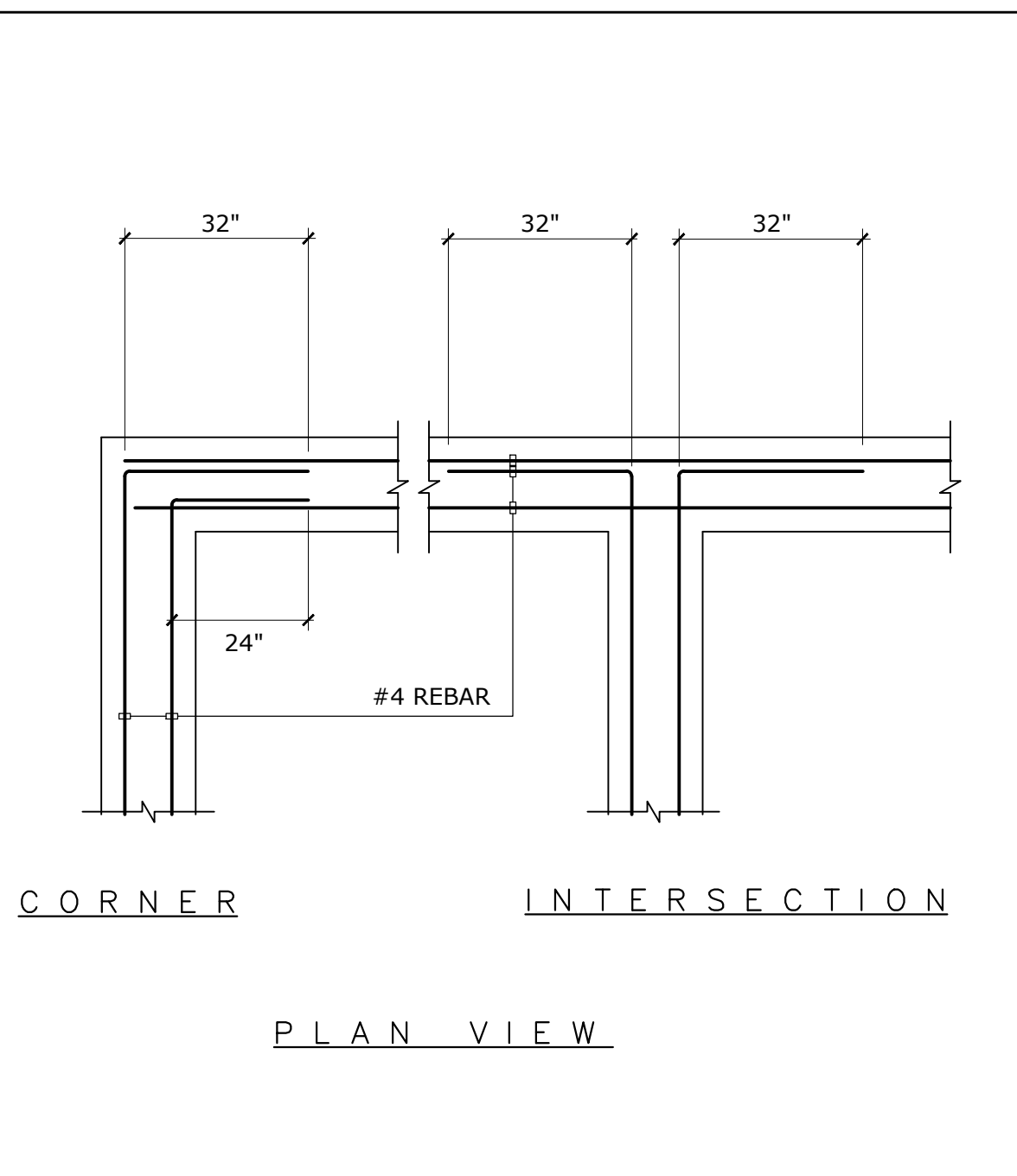
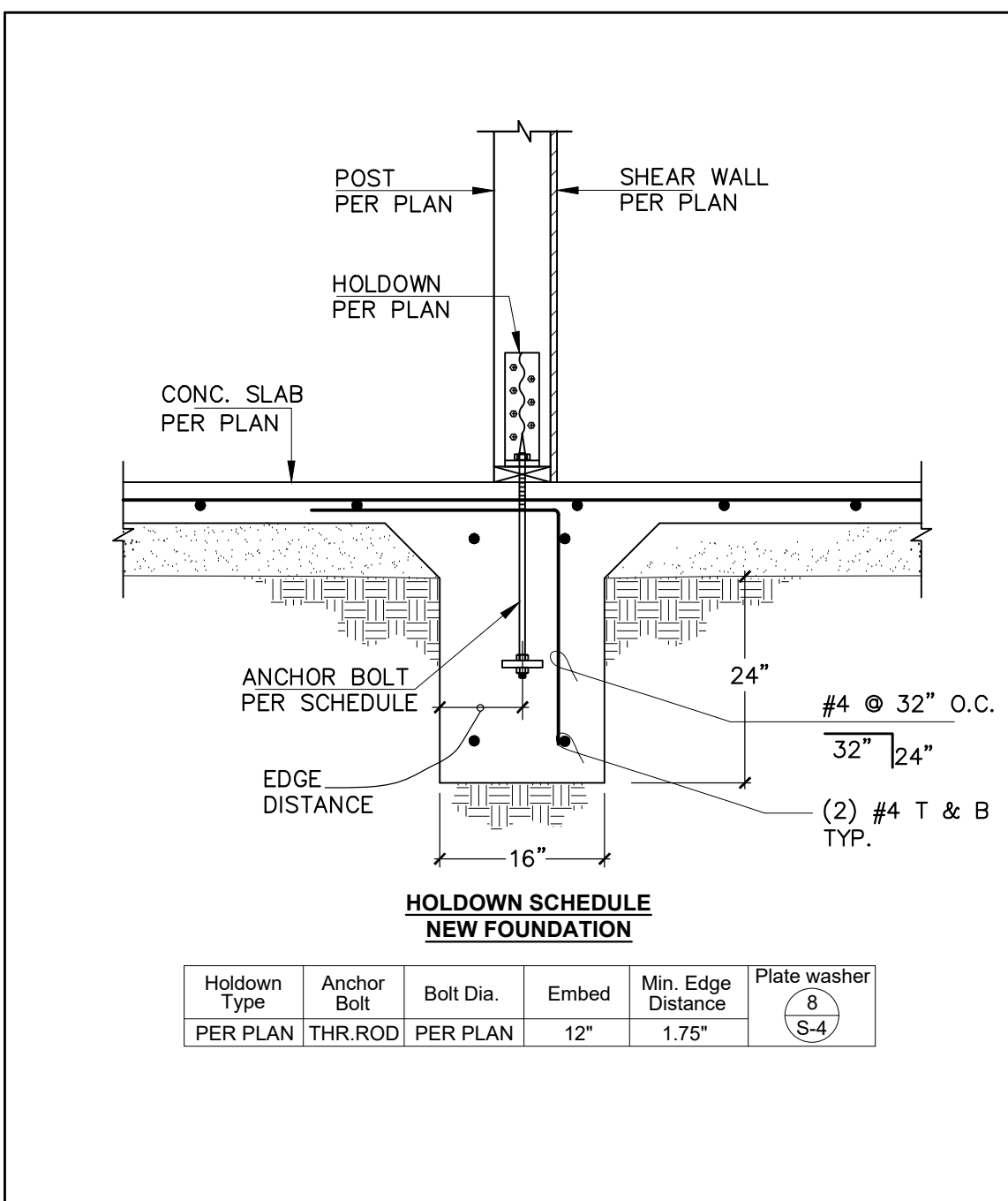
**ASD - Shear Wall Schedule from Table 4.3A SDPWS-2015 (values divided by 2)**

Wall ID	Sheathing Material	Panel Nailing		Sill Plate Foundation Anchor Bolts Bolt Embed = 7"	Bolt Edge Distance New Footing	Bolt Edge Distance Existing Footing	Sill-Plate Nailing at Floors	Double top plate/Blocking connection	Sill-Plate thk.	Shear (lbs/ft)	Special Inspection
		Edges	Fields								
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4	15/32" Struct I	8d @ 3" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	550	Required
5	15/32" Struct I	8d @ 2" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	3/8" Dia. x 6" long lag @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	730	Required
6	15/32" Struct I*	10d @ 2" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 24" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 12" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	870	Required
7	15/32" Struct I* Both Sides	8d @ 2" o.c. 1 3/8" Min. penetration into framing	8d @ 12" o.c. 1 3/8" Min. penetration into framing	5/8" @ 16" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 8" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	1,460	Required
8	15/32" Struct I* Both Sides	10d @ 2" o.c. 1 1/2" Min. penetration into framing	10d @ 12" o.c. 1 1/2" Min. penetration into framing	5/8" @ 12" o.c.	1.75"	2"	1/2" Dia. x 6" long Lag screw @ 6" o.c.	A35 @ 8" o.c. to Blkg.	2.5"	1,740	Required

**Notes:**

- This nailing schedule is for common nails only and all panels edges fastened to framing. Plywood can be installed either horizontally or vertically.
- Shear Panels 3 to 8 requires 3x Framing members at the bottom sill plate when resting on concrete, and behind vertical or horizontal panel edges. Also minimum 1/2" edge staggered nailing distance at panel ends and edges.
- Use square plate washers 3" x 3" x 1/4" thk. for 5/8" diameter bolts.
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<b>S-3</b>	

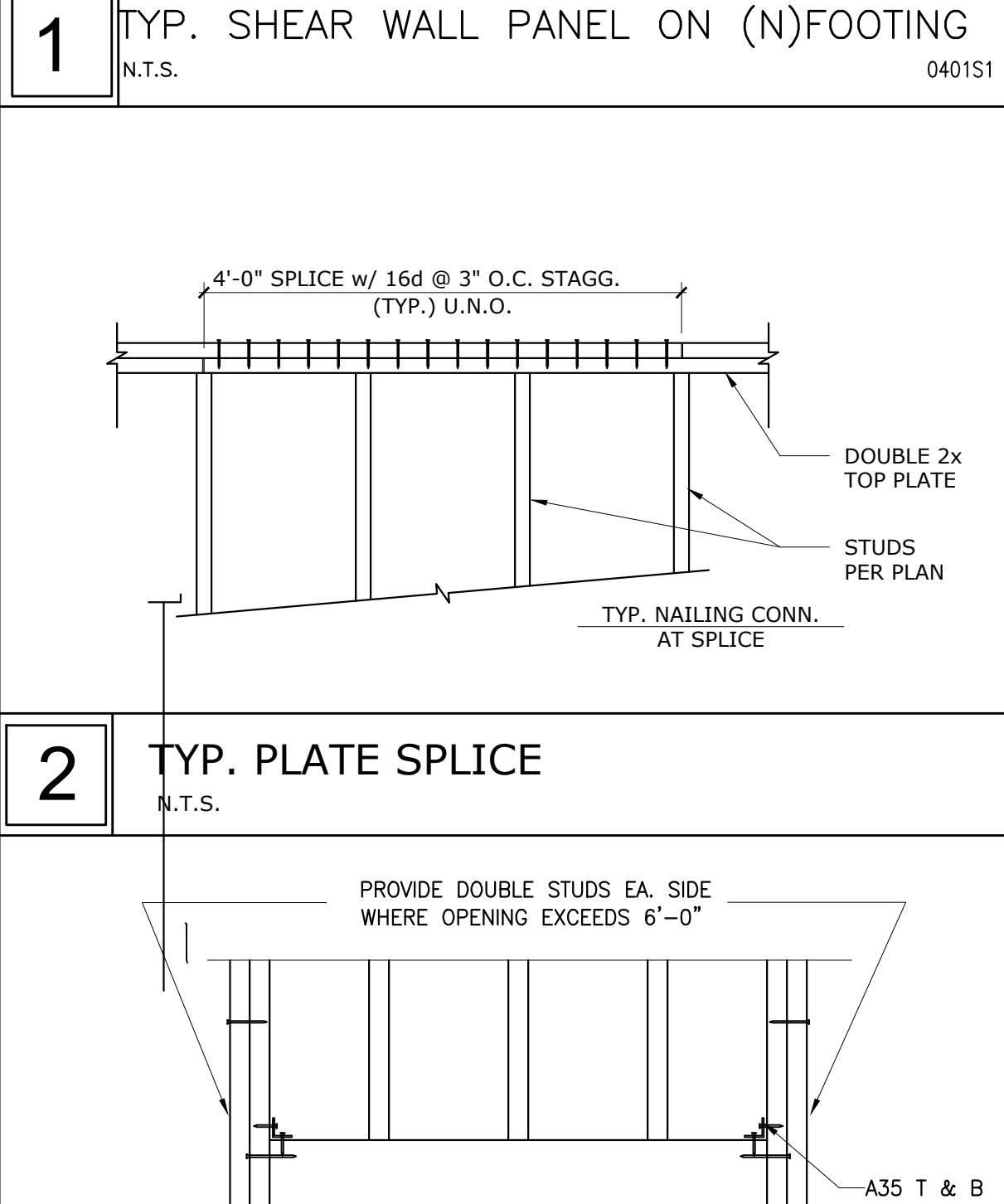
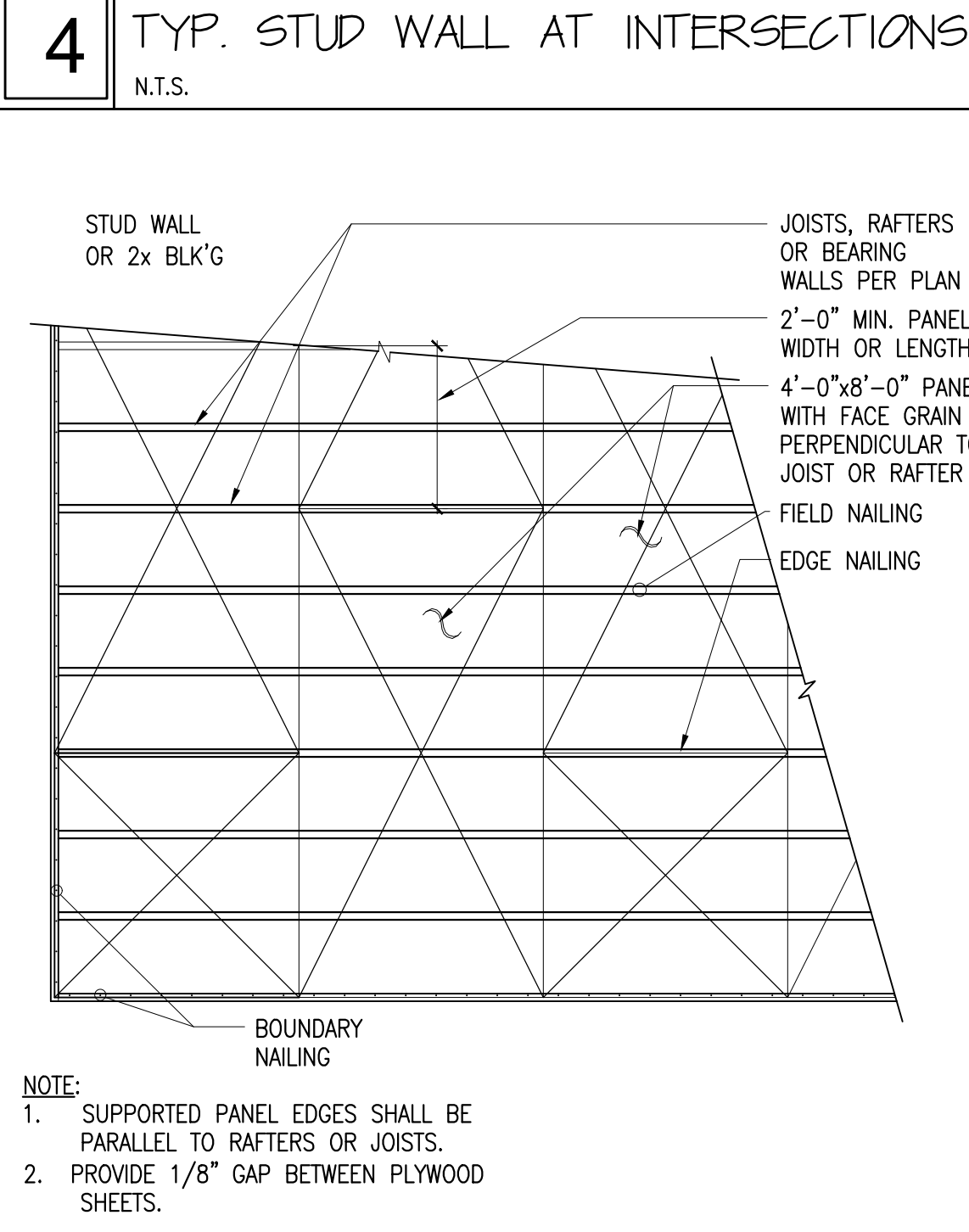
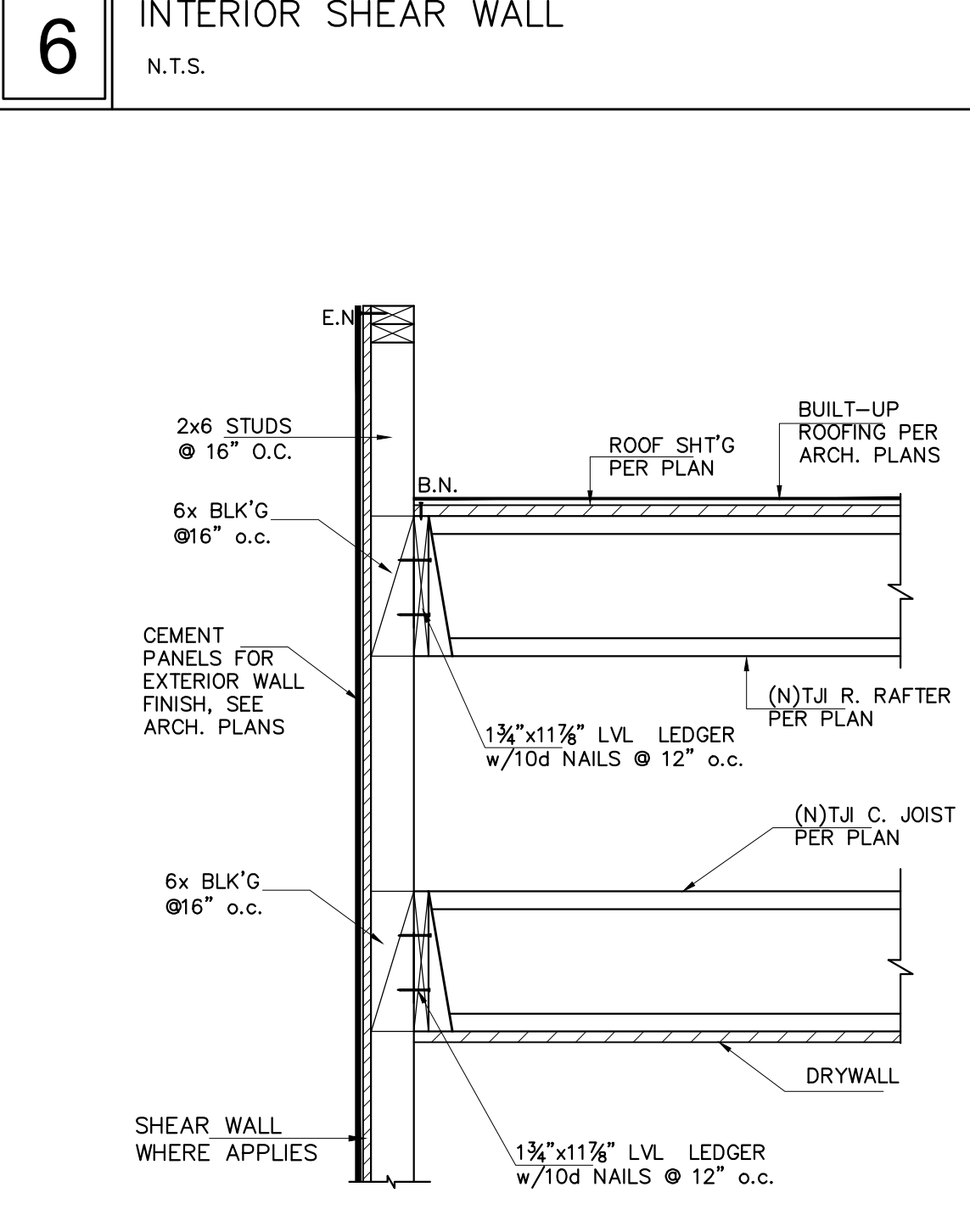
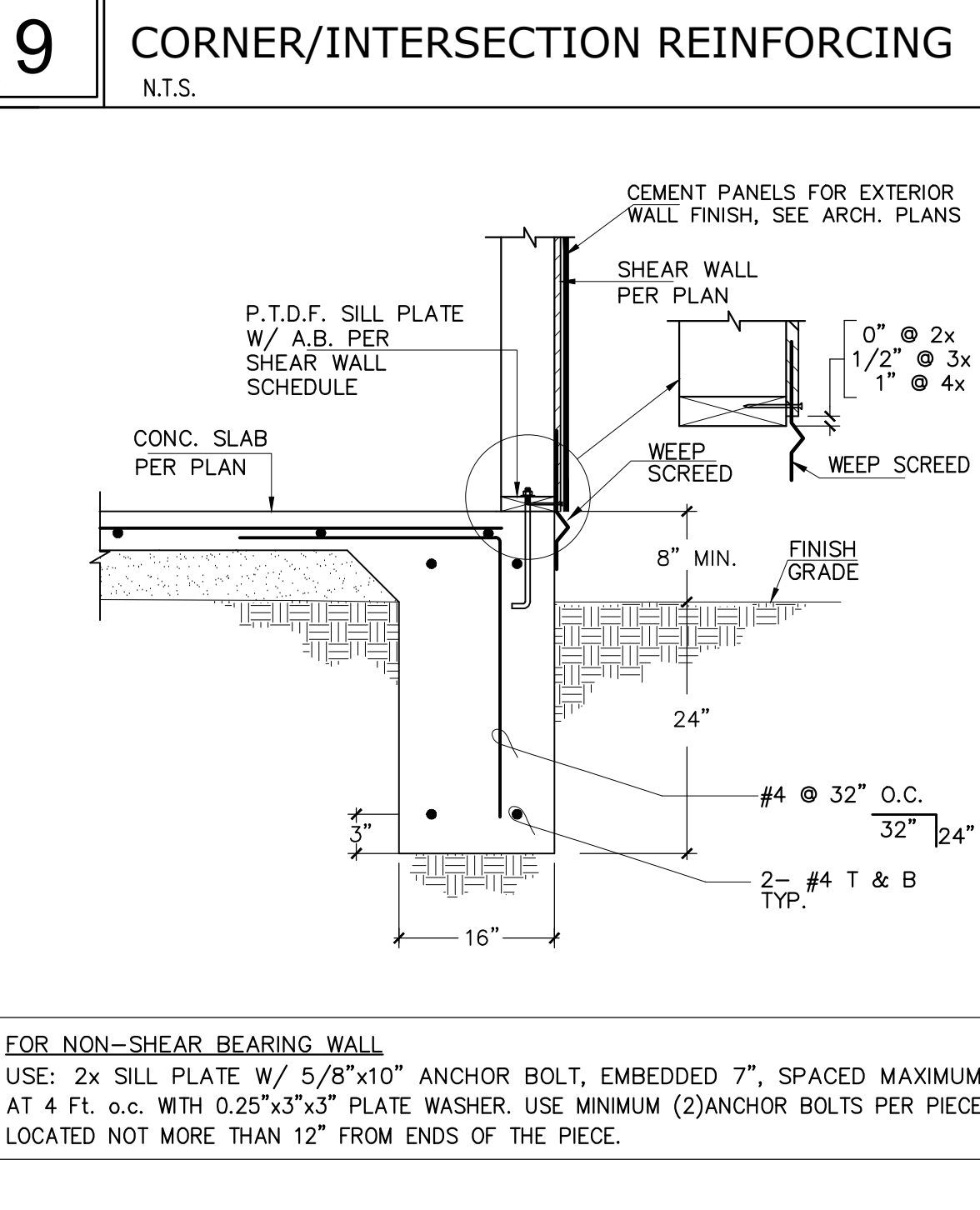
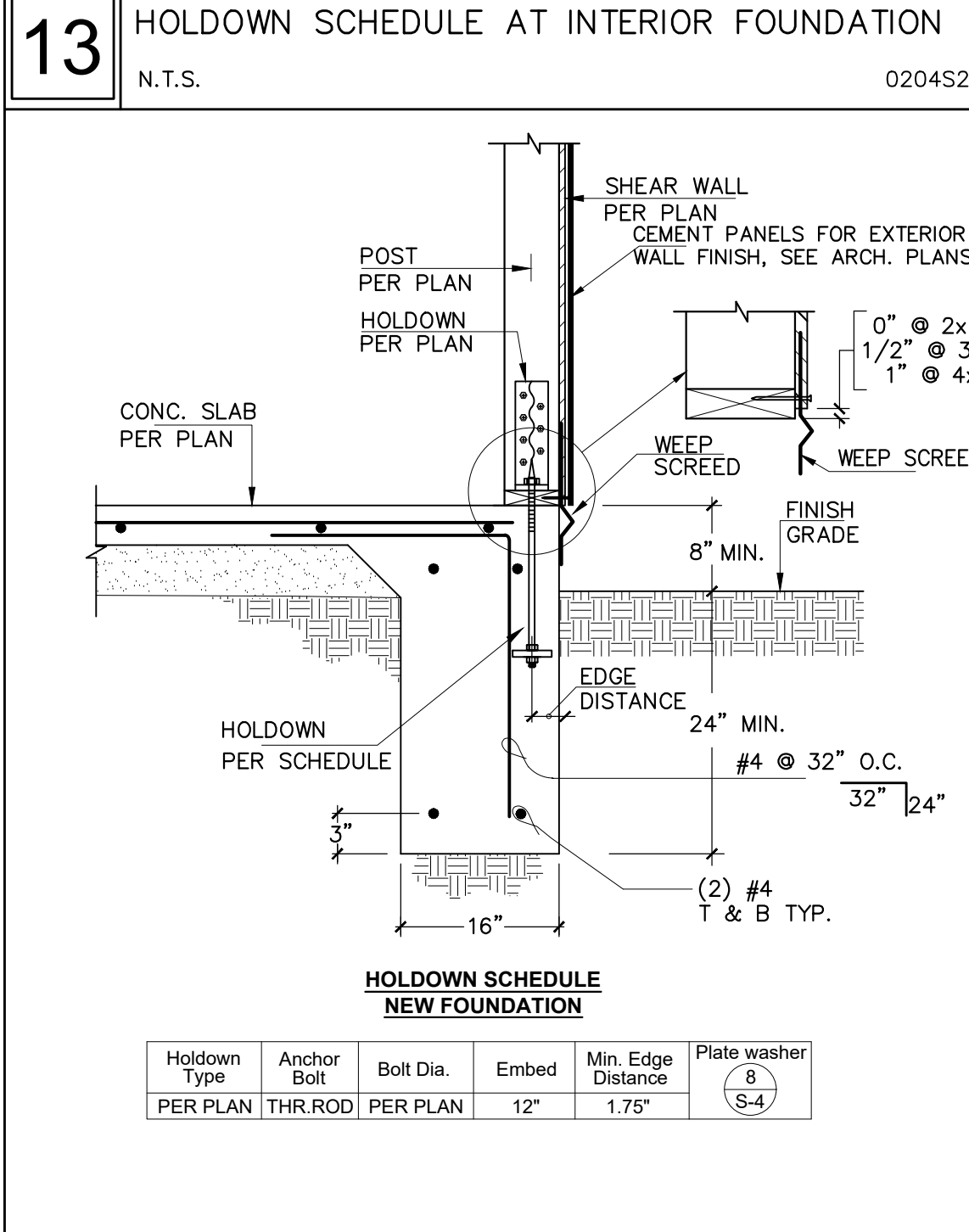


**REVISIONS**

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DESCRIPTION: Conference Room

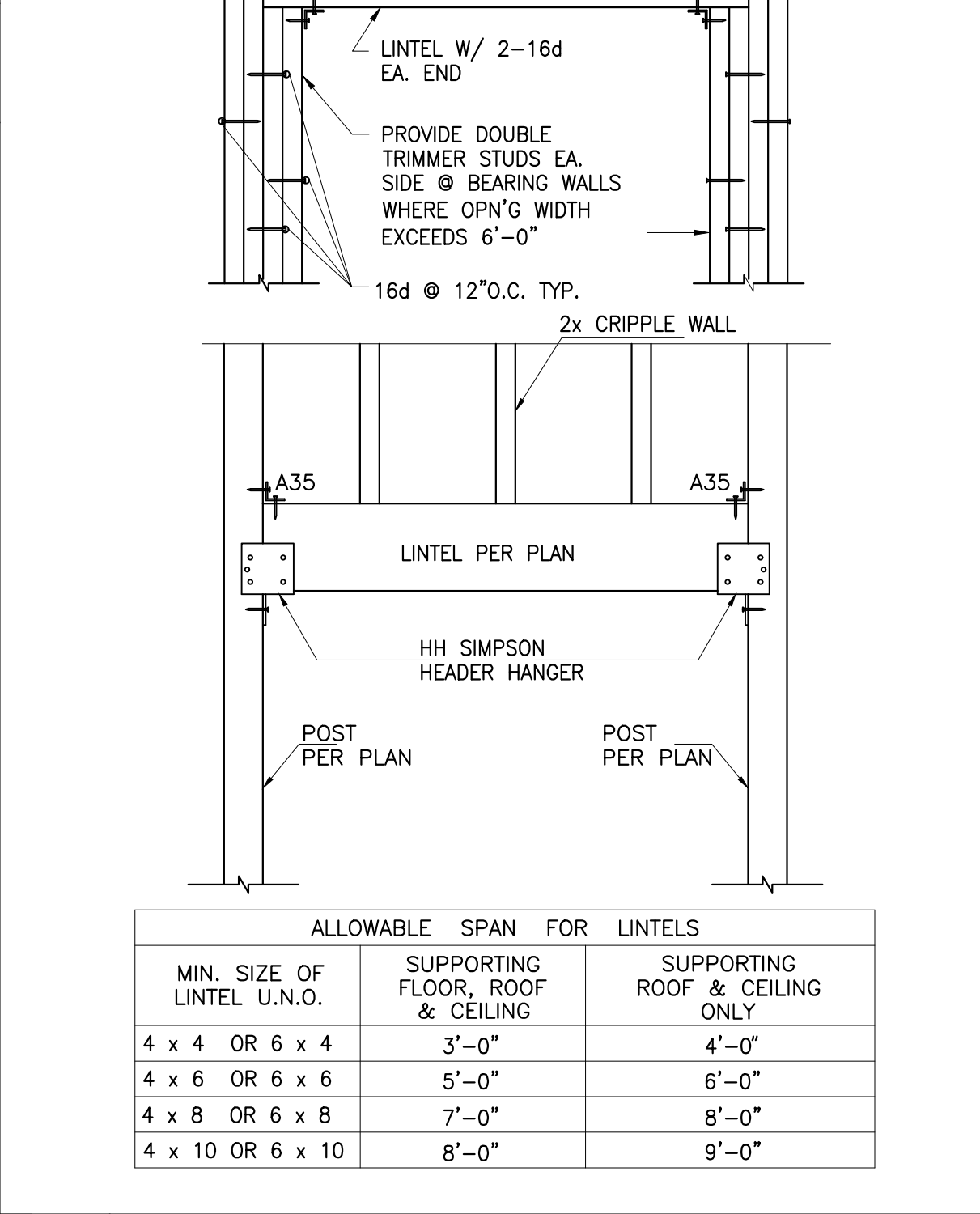
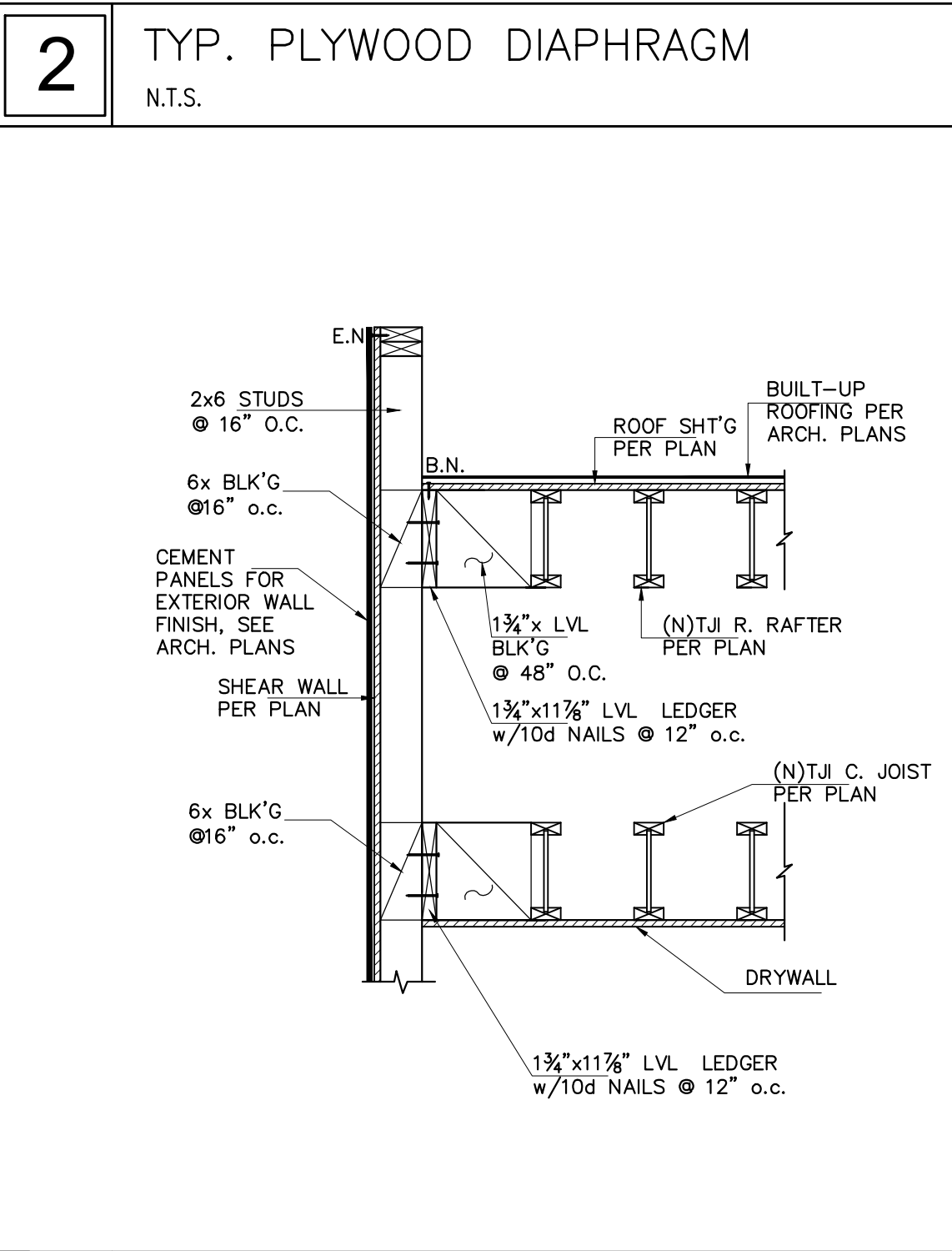
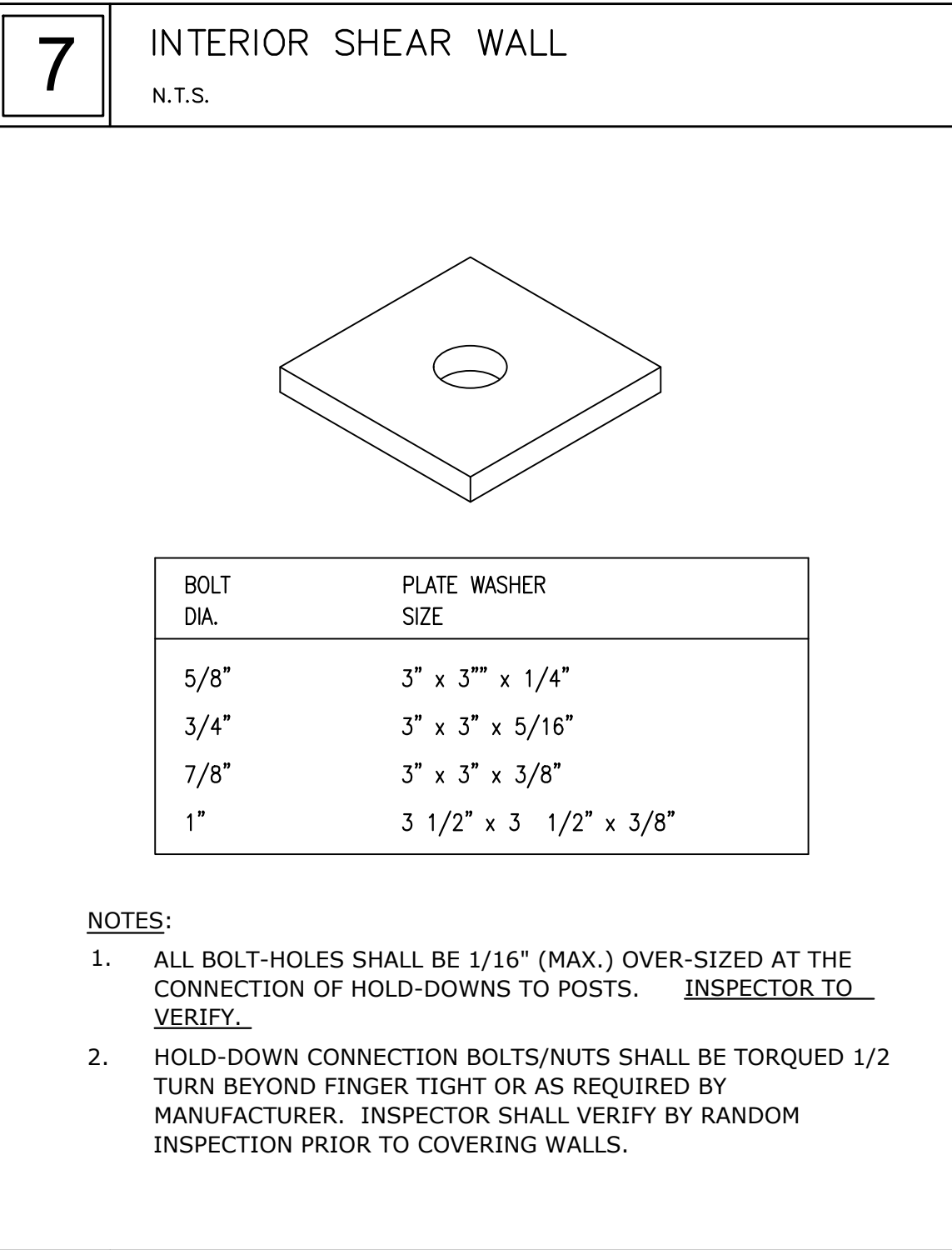
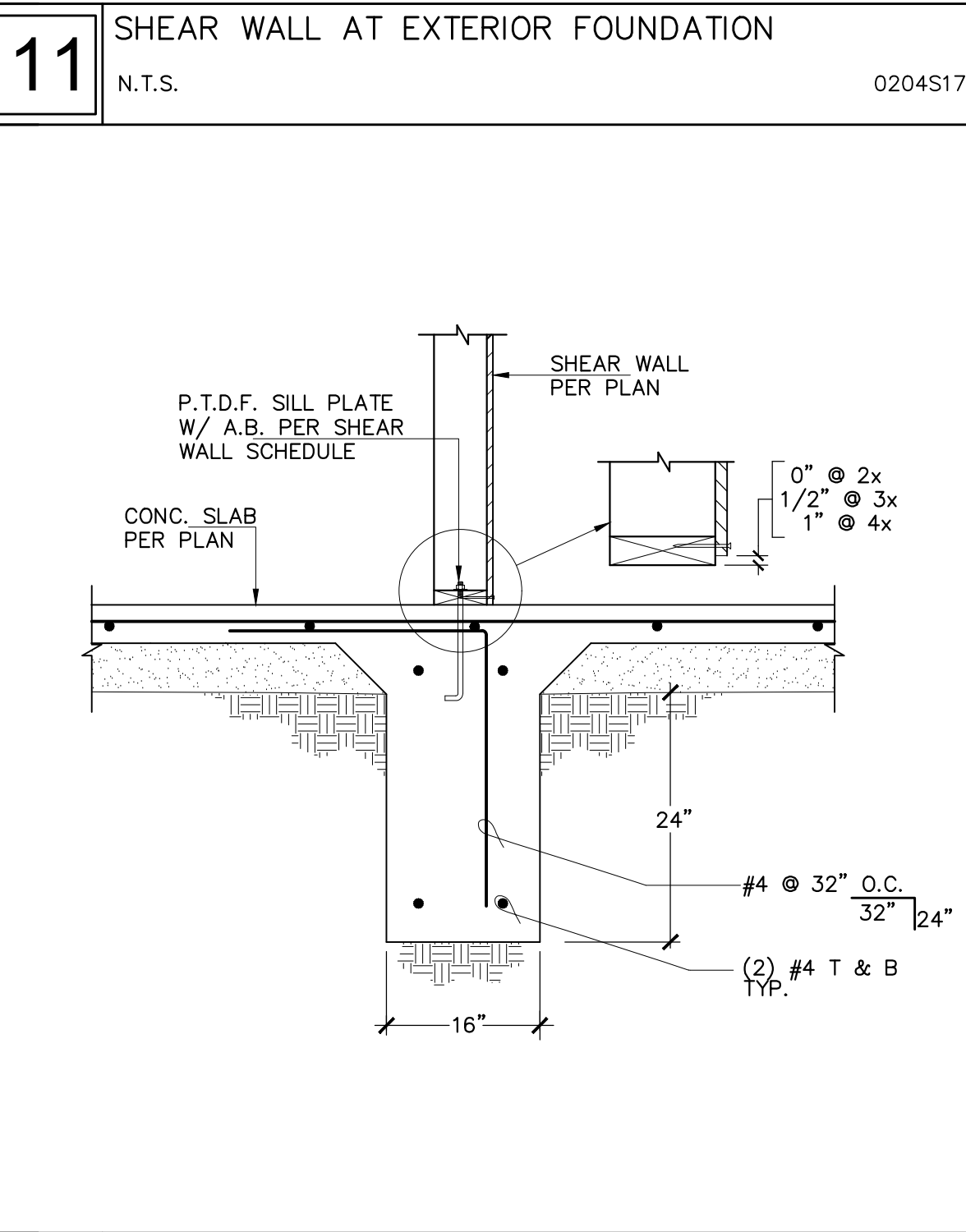
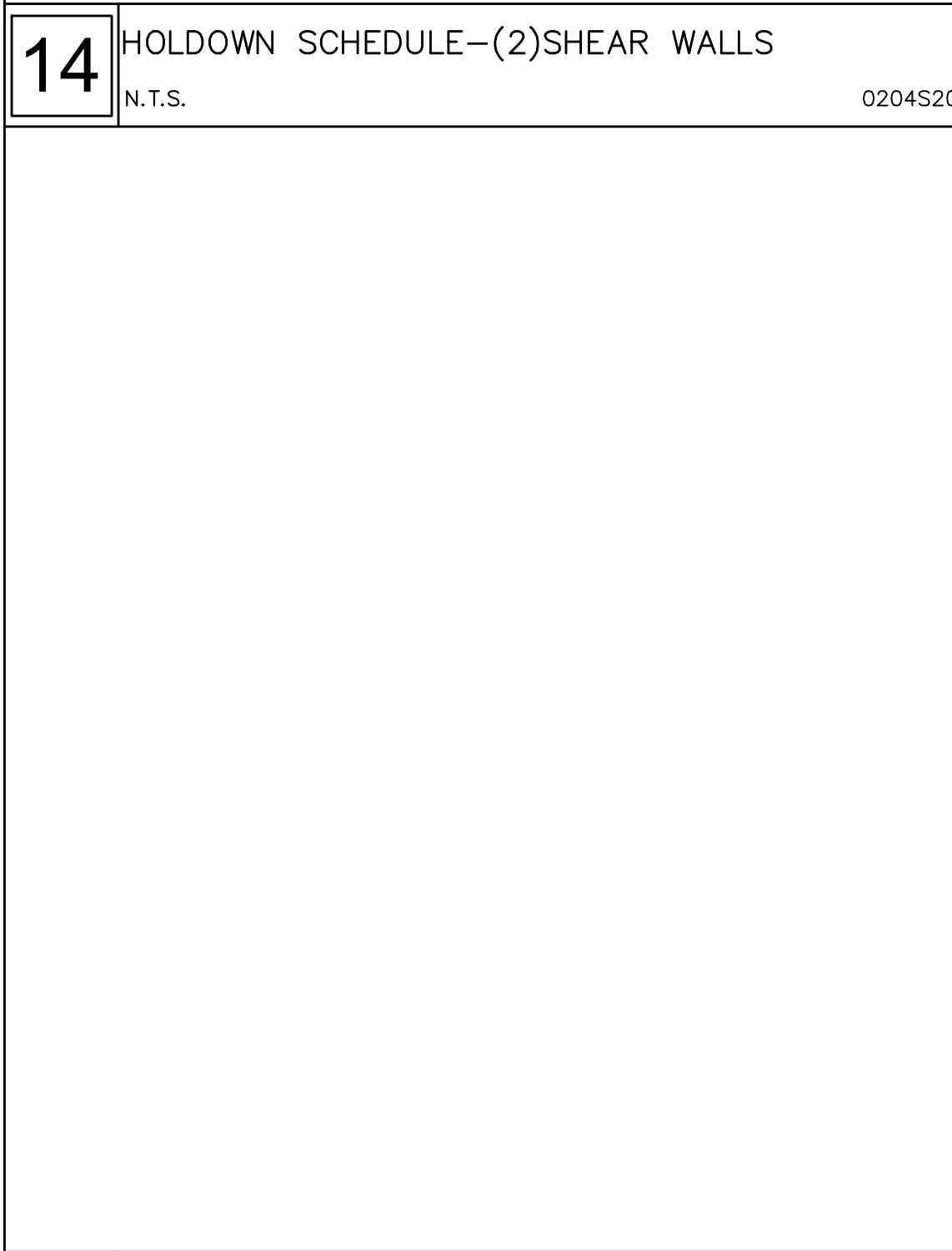
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**ROMB STRUCTURAL ENGINEERING**

15 N.T.S. 0204519

12 N.T.S. 0204519

8 N.T.S.

5 N.T.S. 050057

3 N.T.S. 040153b

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