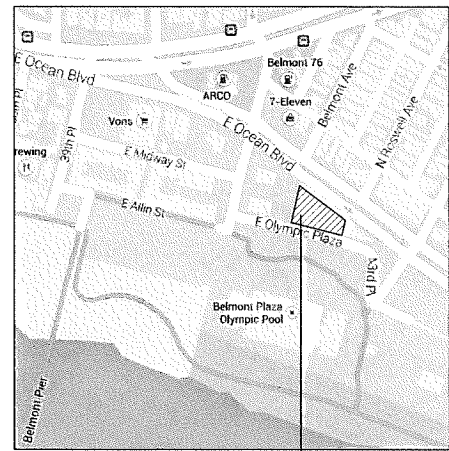
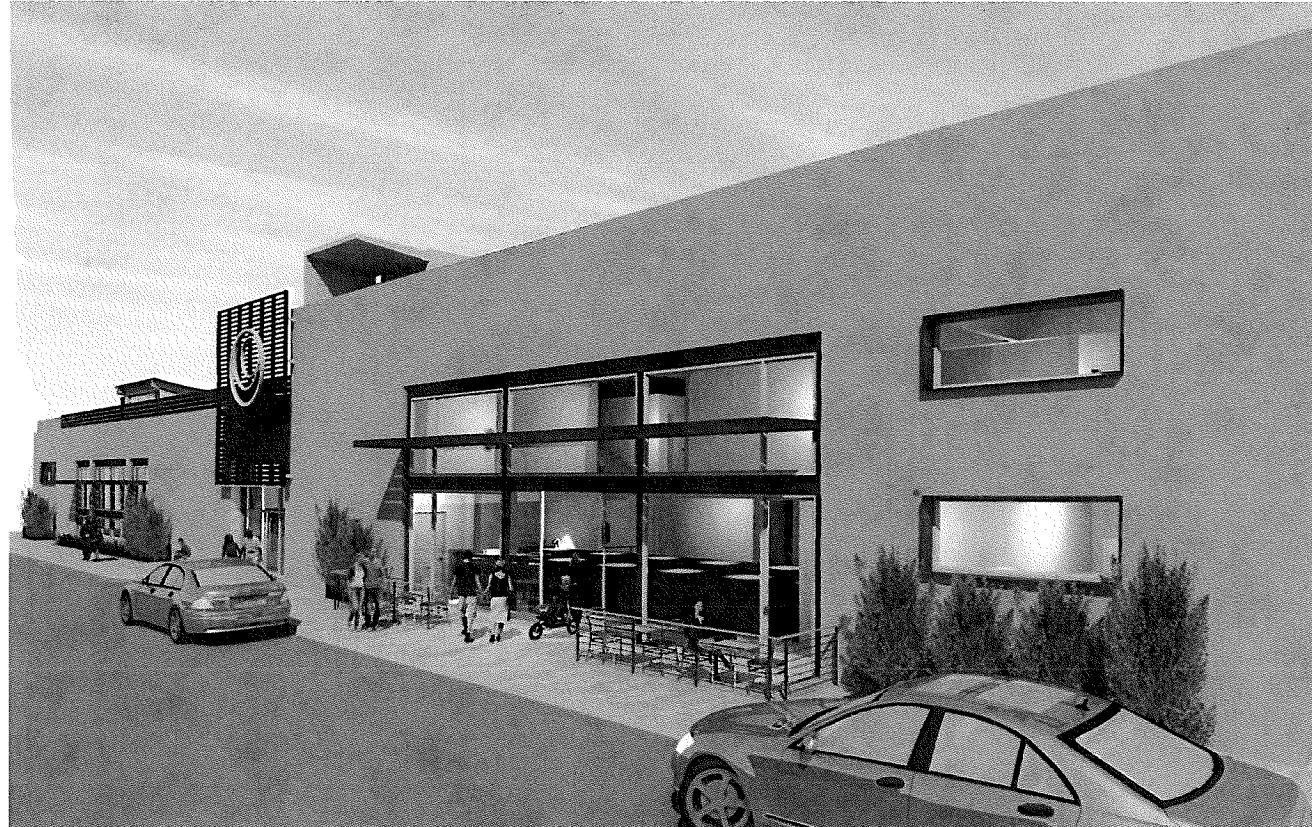


SHELL AND CORE /
TENANT IMPROVEMENT
SUBMITTAL

OLYMPIX

FITNESS

4100 E. OCEAN BLVD.
LONG BEACH, CA. 90803



4100 E. OCEAN BLVD.
LONG BEACH, CA. 90803

1 VICINITY PLAN
SCALE: N.T.S.

PROJECT SUMMARY

PROJECT DESCRIPTION:

THIS PROJECT IS A - CORE AND SHELL / TENANT IMPROVEMENT OF THE BUILDING
INSTALL NEW AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH (NFPA-13, EDITION 2013)

ALL SIGNAGE UNDER SEPARATE PERMITS.

SITE ADDRESS:

4100 E. OCEAN BLVD
LONG BEACH, CA. 90803
AIN #: 7256-039-006

Legal Description:

RESUB OF PART OF ALAMITOS BAY TOWNSITE
LOTS 8,9,10,11,12 AND
LOT 13 BLK 37

BUILDING SUMMARY:

1 OCCUPANCY GROUP:	GROUP - B (E) GROUP - A-1 (NEW)
2 FIRST FLOOR :	15,312 SQ FT.
SECOND FLOOR :	8,040 SQ FT.
MEZZANINE :	1,258 SQ FT.
TOTAL FLOOR AREA :	24,610 SQ FT.
3 SPRINKLERED:	YES (THIS BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHER SYSTEM COMPLYING WITH (NFPA-13, 2013 EDITION))
4 NUMBER OF LEVELS:	2 (1ST, 2ND FLOOR AND MEZZANINE.)
5 CONSTRUCTION TYPE:	TYPE - III-B

USE OF BUILDING:

FIRST FLOOR	
PERFORMANCE ROOM:	1,305.00
GYM (FITNESS):	6,739.00
TRAINERS/BREAK ROOM/KIDS	3,532.00
COMMON AREAS:	3,736.00
(RESTROOMS, LOCKERS, RECEPTION)	
TOTAL 1ST. FLOOR AREA:	15,312.00
2ND FLOOR AREA:	
GYM (FITNESS):	5,948.00
BUSINESS (OFFICE):	599.00
COMMON AREAS:	1,493.00
(RESTR., ELEV. LOBBY, STAIRS)	
TOTAL 2ND FLOOR AREA:	8,040.00
MEZZANINE AREA / FLAT ROOF:	
BUSINESS (OFFICE):	999.00
ROOF DECK:	3,922.00
COMMON AREAS:	259.00
(STAIRS, STORAGE, ELEVATOR)	
TOTAL MEZZANINE AREA:	5,180.00

DIRECTORY

OWNER:

Maverick Investments
Contact: Kurt Schneider
3833 E. Broadway, Suite 100
Long Beach, CA 90803
T: (562) 856-9300 x 25

STRUCTURAL

ANDREW C. PARKER, P.E.
1635 38TH PLACE
LOS ANGELES, CA. 90062
PH: (310) 522-7092

ELECTRICAL

Nell Tillson Foster
Contact: Shane Foster
6477 El Paseo St.
Long Beach, CA. 90815
T: (562) 241-8370

CONSTRUCTION MANAGEMENT:

JR VAN DIJ
CONTACT: JAN VAN DIJ
425 EAST 4TH ST. UNIT E
LONG BEACH, CA. 90802
PH: (562) 436-5200

PLUMBING / MECHANICAL

DIONCO
CONTACT: HUNTER DION
2191 COCO PALM DR.
TUSTIN, CA. 92780
PH: (714) 501-3486

CODE NOTES

PROJECT LOCATION
4100 E. OCEAN BLVD.
LONG BEACH, CA. 90803

JURISDICTION

CITY OF LONG BEACH

REFERENCE CODES

BUILDING CODE: 2013 CALIFORNIA BUILDING CODE/ IBC WITH STATE ADMEND
PLUMBING CODE: 2013 CALIFORNIA PLUMBING CODE/ UPC IAPMO WITH STATE ADMEND
MECHANICAL CODE: 2013 CALIFORNIA MECHANICAL CODE/ UMC IAPMO WITH STATE ADMEND
ELECTRICAL CODE: 2013 CALIFORNIA ELECTRICAL CODE/ NEC IAPMO WITH STATE ADMEND
FIRE CODE: 2013 CALIFORNIA FIRE CODE/ IFC
LIFE SAFETY CODE: 2013 CALIFORNIA FIRE CODE/ IFC
ACCESSIBILITY CODE: 2013 CALIFORNIA BUILDING CODE (TITLE 24, PART 2)
ENERGY CODE: 2013 CALIFORNIA ENERGY CODE
LOCAL CODE: CITY OF LONG BEACH ZONING MUNICIPAL
CALGREEN: 2013 CALIFORNIA GREEN BUILDING CODE

DEFERRED SUBMITTALS

- Automatic Fire Sprinkler Systems NFPA-13, 2013 Edition
- Fire Sprinkler Monitoring System NFPA-72, 2013 Edition

SHEET INDEX

ID	Name
ARCHITECTURAL SET	
A.00.00	COVER SHEET
A.00.20	GENERAL NOTES, ABBREVIATIONS
A.00.30	TYPICAL INFORMATION
A.00.31	ADA
A.00.32	ADA (2)
A.00.40	SITE PLAN / EXITING PLAN
A.00.50	AS-BUILTS / DEMO PLAN
A.01.10	1ST FL. FLOOR PLAN
A.01.11	RCP - FIRST FLOOR
A.01.12	1ST FL. FURNITURE / FINISH PLAN
A.01.20	2ND FLOOR PLAN
A.01.21	RCP - SECOND FLOOR
A.01.22	2ND FL. FURNITURE / FINISH PLAN
A.01.30	MEZZANINE/ROOF LEVEL FLOOR PLAN
A.01.31	MEZZANINE/ROOF FINISH FL. / FURNITURE PLAN
A.01.32	RCP MEZZANINE/ROOF LEVEL
A.01.33	BOW TRUSS ROOF LEVEL PLAN
A.03.00	EXTERIOR ELEVATIONS
A.04.00	INTERIOR SECTIONS/ELEVATIONS
A.04.01	EAST-WEST SECTIONS
A.05.10	PLAN TYP. DETAILS
A.05.11	PLAN TYP. DETAILS
A.06.00	DOOR / WINDOW SCHEDULE
STRUCTURAL SET	
S.00.01	GENERAL NOTES
S.00.02	GENERAL NOTES, SYMBOLS, ABBREV.
S.00.03	INSPECTIONS & STR ABBREVIATIONS
S.00.05	STEEL MOMENT FRAME STD. QUALITY ASSURANCE PLAN
S.00.06	STEEL MOMENT FRAME STD. QUALITY ASSURANCE PLAN
S.00.07	STEEL MOMENT FRAME STD. QUALITY ASSURANCE PLAN
S.00.10	TYP. CONCRETE DETAILS
S.00.11	TYP. CONCRETE AND CMU DETAILS
S.00.20	TYP. WOOD FRAMING DETAILS
S.00.22	SHEAR WALL DETAILS & SCHEDULE
S.00.90	EXISTING FNDN & DEMOLITION PLAN
S.00.91	EXISTING ROOF FRAMING & DEMOLITION PLAN
S.01.00	FNDN & 1ST FLR FRAMING PLAN
S.01.01	SECOND FLR FRAMING PLAN
S.01.02	FLAT ROOF LEVEL FRAMING PLAN
S.01.20	HIGH ROOF FRAMING PLAN
S.03.00	EXTERIOR ELEVATIONS
S.03.01	EXTERIOR ELEVATIONS
S.03.10	SMRF ELEVATIONS
S.03.20	WALL SECTIONS
S.04.00	ENLARGED PLANS
S.05.00	DETAILS
S.05.01	DETAILS
S.05.03	DETAILS
S.05.04	DETAILS
LANDSCAPE SET	
L1.0	COVER SHEET / NOTES
L1.1	GROUNDLEVEL PLANTING
L1.2	ROOF PLANTING
L1.3	PLANTING DETAILS
L2.0	IRRIGATION COVER SHEET / CALCULATIONS
L2.1	IRRIGATION GROUNDLEVEL PLANTING
L2.2	IRRIGATION ROOF PLANTING
L2.3	IRRIGATION DETAILS
CIVIL ENGINEERING	
1	BOUNDARY ESTABLISHMENT
2	IMPROVEMENT LOCATIONS
3	TOPOGRAPHIC SURVEY
4	ALLEY IMPROVEMENTS
5	ALLEY IMPROVEMENTS

PARKING TABULATION

PARKING TABULATION REQUIREMENTS:			
STORY	DESCRIPTION	SQFT.	SPACES REQUIRED
1ST. FLOOR	PERFORMANCE ROOM	1,305	4/1000
	WEIGHT AREA	6,739	4/1000
	TRAINERS OFFICE/RECEPTION		
	BREAK ROOM / COMMON AREA	3,532	4/1000
	KIDS ROOM / JUICE BAR		
	LOCKER ROOMS		
	BATHROOMS / STORAGE	3,736	
SUBTOTAL:		15,312	
STORY	DESCRIPTION	SQFT.	SPACES REQUIRED
2ND. FLOOR	OFFICE	599	4/1000
	WORKOUT AREA	2,052	4/1000
	BIKING	810	20/1000
	STRETCHING / COMMON	961	4/1000
	AEROBICS / MIND BODY	2,125	20/1000
	RESTROOMS / ELEVATOR / STAIRS	1,493	
SUBTOTAL:		8,040	
STORY	DESCRIPTION	SQFT.	SPACES REQUIRED
MEZZANINE / FLAT ROOF	OFFICE	999	4/1000
	ROOF DECK	3,922	20/1000
	STAIRWELL / STORAGE / ELEVATOR	259	
	SUBTOTAL:		5,180



425 East 4th St. Unit E
Long Beach
California, 90802

Voice: (562) 450-0495
Fax: (562) 436-5222

OLYMPIX FITNESS

4100 E. OCEAN BLVD
LONG BEACH, CA. 90803

Revision Schedule
Revision Description Date

01 BLDG. DEPT. SUBMITTAL 6/5/15

Drawn by:

CITRON DESIGN
GROUP

Scale:

As noted

Sheet Description:

COVER SHEET

Project No: KS-01

Date: 6/5/2015

A.00.00

NOT FOR CONSTRUCTION

GENERAL NOTES

- VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS TO BETTER UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- UNLESS OTHERWISE INDICATED ON THESE DRAWINGS OR IN THE PROJECT MANUAL AS BEING IN C. OR EXISTING, ALL ITEMS, MATERIALS, ETC. AND INSTALLATION OF THE SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS (OR INCORPORATE RECOMMENDATIONS) PREPARED BY CERTAIN OWNER CONSULTANTS INTO THE DOCUMENTS ISSUED BY THE ARCHITECT. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT FOR ANY INFORMATION PROVIDED BY SAID CONSULTANTS, THE ARCHITECT ASSUMES NO LIABILITY, REGARDLESS OF SUCH INCLUSION.
- THE SOIL REPORT FOR THIS PROJECT IS FOR REFERENCE ONLY. NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS OR SPECIFICATIONS PRIOR TO BEGINNING WORK.
- IN THE EVENT OF A DISCREPANCY BETWEEN PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- EXIT WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED UNIFORM BUILDING CODE (AS AMENDED), ALL ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION, AND ANY SPECIAL REQUIREMENTS INDICATED IN THE BUILDING SUMMARY OR THESE GENERAL NOTES.
- ALL EXTERIOR SIGNAGE IS EXCLUDED FROM THIS CONTRACT. THE SIGN CONTRACTOR WILL OBTAIN SEPARATE APPROVALS AND PERMITS FROM GOVERNING AGENCIES FOR SIGNAGE.
- BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
- ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
- BRING ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S) THAT ARE INDICATED ON THE PLANS. BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL, ETC.) INTO THE BUILDING, FROM TERMINATION POINTS AS INDICATED ON THE SITE PLANS, READY FOR SERVICE. PRIOR TO THE COMMENCEMENT OF THIS WORK, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
- PRIOR TO PLACEMENT OF CONCRETE FOOTINGS AND SLABS, RETAIN THE SERVICES OF A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR TO INSPECT THE FORMS FOR FOOTING PLACEMENT, LOCATION OF BUILDING PAD AND ELEVATION OF FINISHED FLOOR. SUBMIT SIGNED DOCUMENTATION TO THE ARCHITECT THAT THE FOREGOING CONFORM WITH THE APPROVED DRAWINGS. (SEE SAMPLE FORM IN THE PROJECT MANUAL.)
- NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT BEYOND THAT WHICH IS SHOWN ON THESE PLANS SHALL BE ALLOWED WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, A.C. DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND/OR APPROVED BY THE STRUCTURAL ENGINEER.
- ALL SHOP WELDING IS TO BE DONE IN A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE ONLY BY LICENSED WELDERS UNDER CONTINUOUS SPECIAL INSPECTION, WITH CERTIFICATE ISSUED AS REQUIRED BY THE BUILDING OFFICIAL.
- WHERE LARGER STUDS AND/OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, COL UMS, SADDLES, BOLTS, CONDUIT, ETC., THE LARGER SIZE STUD AND/OR FURRING SHALL EXTEND THE FULL LENGTH AND HEIGHT OF THE SURFACE WHERE THE FURRING OCCURS.
- SHOULD ANY ASPHALTIC CONCRETE REQUIRE PATCHING ADJACENT TO BUILDINGS, IT SHALL BE OF THE SAME SECTION AND DRAINAGE PROFILE AS THE ADJACENT PAVED AREAS.
- SEAL ALL OPEN JOINTS IN THE EXTERIOR BUILDING ENVELOPE TO PREVENT AIR AND WATER INFILTRATION. COMPLY WITH ANY FIRE RATING REQUIREMENTS.
- ALL FLOORS IN PUBLIC AREAS SHALL HAVE NON-SLIP SURFACES IN COMPLIANCE WITH DIVISION 18 OF THE "HEALTH AND SAFETY CODES" OF THE STATE OF CALIFORNIA.
- WHERE EXIT DOORS SWING OUT OVER THE LANDING, THE LANDING SHALL NOT BE MORE THAN 12" BELOW THE THRESHOLD.
- ALL EXTERIOR OPENINGS SHALL COMPLY WITH THE CITY SECURITY ORDINANCES.
- NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY GOVERNING AGENCIES.
- SITE DEVELOPMENT AND GRADING SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC.
- DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
- SEE SHEETS A00.04 TO A00.05 FOR TYPICAL ACCESSIBILITY DETAILS AND NOTES.

FIRE NOTES

- INCLUDED AS A DEPARTMENT OF FIRE PREVENTION REQUIREMENT.
- THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIAL USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT SET FORTH IN THE UNIFORM BUILDING CODE (UBC).
- PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AT 10' 0" O.C. EACH WAY.
- FOR EACH BUILDING SPACE PROVIDE 4" HIGH ADDRESS NUMBERS, REVERSE READING, CONTRASTING COLOR, SIMILAR TO LETTERSET "FUTURA BOLD." MOUNT DIRECTLY ABOVE ENTRANCE DOORS OR CONSPICUOUS LOCATION SO THEY ARE VISIBLE FROM THE STREET. PROVIDE FRONT READING AT REAR DOORS. FOR EACH MAJOR TENANT PROVIDE 12" HIGH, 3/4" THICK, INTEGRALLY COLORED ACRYLIC NUMBERS. VERIFY SIZE AND LOCATION WITH FIRE DEPARTMENT.
- PROVIDE A COMPLETE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN STRICT ACCORDANCE WITH THE FIRE DEPARTMENT REGULATIONS. SUBMIT PLANS BY A LICENSED FIRE SPRINKLER CONTRACTOR DIRECTLY TO THE FIRE DEPARTMENT, BUILDING DEPARTMENT AND TENANT INSURANCE COMPANY FOR REVIEW AND APPROVAL. SUBMIT SHOP DRAWINGS TO THE ARCHITECT PRIOR TO INSTALLATION, WITH ALL APPROVALS STAMPED THEREON.
- EXIT SIGNS SHALL MEET THE REQUIREMENTS OF THE BUILDING AND FIRE CODES. SEE FLOOR PLANS, REFLECTED CEILING PLANS, AND ELECTRICAL LIGHTING PLANS FOR LOCATION OF EXIT LIGHTING. PROVIDE EXIT PATH LIGHTING GIVING A VALUE OF ONE FOOT CANDLE MINIMUM AT FLOOR LEVEL. ILLUMINATED EXIT SIGNS SHALL BE POWERED FROM SEPARATE CIRCUITS AND SEPARATE SOURCES.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ONLY THE MAIN EXIT DOOR MAY HAVE KEY OPERATED HARDWARE AND SHALL BE LABELED "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" IN BLOCK LETTERS A MINIMUM OF 1" HIGH ON CONTRASTING BACKGROUND. EFFORT TO OPERATE IS NOT TO EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS AND 15 LBS. FOR FIRE RATED DOORS.
- WITHIN A STRUCTURE MAINTAIN AISLES LEADING TO REQUIRED EXITS CONTINUOUSLY TO A PUBLIC WAY OR APPROVED REFUGED AREA.
- MAINTAIN A EXTERIOR WALKWAYS WITH A MINIMUM WIDTH OF 48" TO A PUBLIC WAY.
- ONE-HOUR FIRE RATED CORRIDORS SHALL HAVE DOOR OPENINGS PROTECTED BY TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLIES WITH A 20 MINUTE LABEL. DOORS SHALL BE MAINTAINED SELF-CLOSING. DOORS SHALL BE GASKETED TO PROVIDE A SMOKE AND DRAFT SEAL.
- PROVIDE FIRE DAMPERS WHERE DUCTWORK PENETRATES A FIRE RATED WALL OR CEILING ASSEMBLY.
- DURING CONSTRUCTION AND/OR DEMOLITION, PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A OR 2A10BC WITHIN 75' TRAVEL DISTANCE OF ALL PORTIONS OF THE BUILDING ON EACH FLOOR.
- AT THE TIME OF OCCUPANCY PERMIT, PROVIDE EXTINGUISHERS OF THE SIZE AND TYPE REQUESTED BY THE FIRE OFFICIAL. FIRE EXTINGUISHERS LOCATIONS SHALL BE DETERMINED BY FIELD INSPECTION IF NOT INDICATED ON THE APPROVED PLANS. LOCATIONS SHALL BE AGREED UPON BY THE INDIVIDUAL TENANTS AND THE FIRE OFFICIAL. ALL FIRE EXTINGUISHERS TO HAVE U.L. APPROVAL.
- DELIVERY OF COMBUSTIBLE BUILDING MATERIAL TO THE PROJECT SITE, THE SITE WATER SUPPLY SHALL PASS ALL REQUIRED TESTS AND BE CONNECTED TO THE PUBLIC WATER SYSTEM. IN ADDITION, AN APPROVED ALL WEATHER ROAD SHALL BE IN PLACE TO PROVIDE ADEQUATE AND PERMANENT ACCESS FOR EMERGENCY VEHICLES.
- MAINTAIN GOOD HOUSEKEEPING AT ALL TIMES. ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING IS NOT ALLOWED.
- INSTALL A KNOX KEY BOX AT MAIN ENTRANCE / EXIT TO EACH BUILDING (LOCATION AS DETERMINED BY THE FIRE MARSHAL). PLACE KEYS FOR FIRE DEPARTMENT EMERGENCY ACCESS IN KNOX BOX.
- PROTECT ABOVE GROUND GAS METERS, REGULATORS, SWITCHGEAR AND PIPING EXPOSED TO VEHICULAR TRAFFIC IN AN APPROVED MANNER.
- ALL INSULATION MATERIAL, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT THE EXCEED 450.
- PER LBMC, ADDRESSES SHALL BE EITHER INTERNALLY OR EXTERNALLY ILLUMINATED.

ABBREVIATION

A	AND	M	MACHINE BOLT
A.B.	ANCHOR BOLT	M.H.	MANKLE
A.C.	ASPHALTIC CONCRETE	M.O.	MASONRY OPENING
A.C.T.	ACOUSTICAL CEILING TILE	M.T.T.	MAIN TELEPHONE TERMINAL
A.D.	AREA DRAIN	MAX	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH	MECHANICAL
A/C	AIR CONDITIONING	MEZZ	MEZZANINE
ABV.	ABOVE	MFR	MANUFACTURER
ACST	ACOUSTICAL	MIN	MINIMUM
ALUM	ALUMINUM	MISC.	MISCELLANEOUS
APPROX	APPROXIMATE	MTD	MOUNTED
ARCH	ARCHITECTURAL	MTL	METAL
B	BOTTOM	MULL	MULLION
B.O.	BOTTOM OF	N	NORTH
BD	BOARD	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLK	BLOCK	NO	NUMBER
BLKG.	BLOCKING	NOM.	NOMINAL
BM	BEAM	O	OVERALL
BOT	BOTTOM	O.C.	ON CENTER
BTWN.	BETWEEN	O.D.	OUTSIDE DIAMETER
C	CATCH BASIN	O.F.D.	OVERFLOW DRAIN
C.I.	CAST IRON	O.H.	OVERHEAD
C.J.	CONTROL JOINT	O.V.	OVER
C.M.U.	CONCRETE MASONRY UNIT	OPNG	OPENING
C/O	CENTER OF	OPP.	OPPOSITE
C.O.	CLEANOUT	OPPH.	OPPOSITE HAND
C.T.V.	CABLE TELEVISION	P	POUND OR NUMBER
CEM	CEMENT	PL	PROPERTY LINE
CER	CERAMIC	P.O.C.	POINT OF CONNECTION
CL	CENTERLINE	P.T.	PRESSURE TREATED
CLG JST	CEILING JOIST	PLAS.	PLASTER
CLG	CEILING	PLBG	PLUMBING
CLR	CLEAR	PLY	PLYWOOD
CNCLHB	CONCEALED HOSE BIBB	FR	PAIR
CND	CONDUIT	PTN	PARTITION
CNTR	COUNTER	Q	QUARRY TILE
COL	COLUMN	R	RADIUS
CONC	CONCRETE	R.D.	ROOF DRAIN
CONSTR.	CONSTRUCTION	R.H.	RIGHT HAND
CONT.	CONTINUOUS	R.H.B.	RECESSED HOSE BIBB
CONTR.	CONTRACTOR	R.O.	ROUGH OPENING
D	DOOR	R.O.W.	RIGHT OF WAY
D.F.	DRINKING FOUNTAIN	R.S.	RESAWN
D.S.	DOWNSPOUT	REF.	REFERENCE
DBL	DOUBLE	REFG.	REFRIGERATOR
DEPT	DEPARTMENT	REINF.	REINFORCED
DET	DETAIL	RESIL.	RESILIENT
DIAM. (Ø)	DIAMETER	REV	REVISION
DIH.	DIMENSION	RM	ROOM
DN	DOWN	RWD	REDWOOD
DOUG. FIR	DOUGLAS FIR	S	SOUTH
DR	DOOR	S.A.T.	SUSP. ACOUSTICAL TILE
DTL	DETAIL	S.B.	SPLASH BLOCK
DWG.	DRAWING	S.C.	SOLID CORE
E	EAST	S.D.	STORM DRAIN
E.C.U.	E.V.P. COOLING UNIT	S.F.	SQUARE FOOT/FEET
EIFS	EXTERIOR INSULATION FINISH SYSTEM	S.O.V.	SHUT OFF VALVE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
E.P.	ELECTRICAL PANEL	SECT.	SECTION
E.W.	EACH WAY	SHIT	SHEET
EAL	ELEVATION	SHTHG.	SHATHING
ELEC	ELECTRICAL	SIM	SIMILAR
EQ.	EQUAL	SPEC	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXIST.	EXISTING	SS.	SERVICE SINK
EXT.	EXTERIOR	SIS	STAINLESS STEEL
F	FLOOR	STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
F.H.	FIRE HYDRANT	STOR.	STORAGE
F.L.L.	FLOW LINE	STRUCT	STRUCTURAL
F.O.M.	FACE OF MASONRY	SYM.	SYMBOL
F.O.S.	FACE OF STUD	SYMM	SYMMETRICAL
F.S.	FINISH SURFACE	T	TONGUE AND GROOVE
F.F.	FINISH FLOOR	T&G	TONGUE AND GROOVE
FDTN	FOUNDATION	T.G.	TEMPERED GLASS
FIN.	FINISH	T.J.	TRUSS JOIST
FIXT.	FIXTURE	T.O.	TOP OF
FLR.	FLOOR	T.O.B.	TOP OF BEAM
FLR. MT	FLOOR MOUNTED	T.O.C.	TOP OF CURB
FLR. SK	FLOOR SINK	T.O.P.	TOP OF PARAPET
FLUOR.	FLUORESCENT	T.O.S.	TOP OF SHEATHING
FT.	FOOT/FEET	T.O.W.	TOP OF WALL
FTG.	FOOTING	T.S.	TUBE STEEL
FURG.	FURRING	TEL	TELEPHONE
FUT.	FUTURE	THK.	THICK
G	GROUND	TYP	TYPICAL
G.C.	GENERAL CONTRACTOR	U	UNLESS OTHERWISE NOTED
G.I.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTED
GA	GALVE	V.T.R.	VENT THROUGH ROOF
GALV.	GALVANIZED	VERT.	VERTICAL
GL	GLASS	W	WEST
GLU LAM	GLU LAM BEAM	W.C.	WATER CLOSET
GR.	GRADE	W.H.	WATER HEATER
GYP.	GYP SUM	W.W.F.	WELDED WIRE FABRIC
H	HIGH	WI	WITH
H.B.	HOSE BIBB	W/O	WITHOUT
H.C.	HOLLOW CORE	WD.	WOOD
H.H.	HOLLOW METAL		
HDR	HEADER		
HDW.	HARDWARE		
HDWD.	HARDWOOD		
HORIZ.	HORIZONTAL		
HT	HEIGHT		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
Hwy.	HIGHWAY		
I	INSIDE DIAMETER		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INV. EL.	INVERT ELEVATION		
J	JOINT		
JNT.	JOINT		
L	LONG		
L.H.	LEFT HAND		
LAM	LAMINATED		
LAV.	LAVATORY		
LB.	POUND		
LT	LIGHT		

GRAPHIC SYMBOLS

CONSTRUCTION	
	GRID LINE (FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COL.)
	SECTION CALLOUT (BUILDING)
	SECTION CALLOUT (PARTIAL)
	EXTERIOR ELEVATION INDICATOR
	INTERIOR ELEVATION IDENTIFICATION (SEE INTERIOR ROOM SCHEDULE)
	DETAIL IDENTIFICATION
	ROOM NAME AND NUMBER (SEE INTERIOR FINISH SCHEDULE)
	KEYNOTE SYMBOL
	DOOR NUMBER - SEE DOOR SCHEDULE
	WINDOW TYPE ELEVATION
	WALL TYPE IDENTIFICATION
	STRUCTURAL COLUMN - SEE STRUCTURAL DRAWINGS
	CHANGE IN ELEVATION AT GRADE - SEE CIVIL DRAWINGS
	CEILING HEIGHT
	MATERIAL/FINISH SYMBOL
	DATUM
SITE PLAN	
	PROPERTY LINE
	PARCEL LINE
	TRANSFORMER
	WATER METER BOX, REFER TO CIVIL PLANS
	GAS METER, REFER TO BUILDING PLANS
	UTILITY PULL BOX
	DOUBLE DETECTOR CHECK
	FIRE DEPARTMENT CONNECTION, REFER TO CIVIL PLANS
	FIRE HYDRANT, REFER TO CIVIL PLANS
	POST INDICATOR VALVE, REFER TO CIVIL PLANS
	IRRIGATION CONTROLLER, REFER TO LANDSCAPING PLANS
	PRESSURE REGULATOR
	PARKING LOT LIGHT, REFER TO ELECTRICAL PLANS AND CIVIL PLANS FOR NUMBER OF HEADS
	ADA PATH OF TRAVEL
	FIRE LANE MARKINGS (PAINTED RED CURBS)
FLOOR PLAN	
	EXIT SYMBOL
	HOSE BIB (SEE PLUMBING DRAWINGS)
	(RHB - RECESSED HOSE BIB)
	CHANGE IN ELEVATION AT GRADE - SEE CIVIL DRAWINGS
	TELEPHONE BOARD PER ELECTRICAL
	ELECTRICAL PANEL PER ELECTRICAL
	GAS METER - POINT OF CONNECTION WITHIN 5' OF BLDG.
	WATER METER - POINT OF CONNECTION WITHIN 5' OF BLDG.
	J BOX PER ELECTRICAL PLANS
	FIRE DEPARTMENT CONNECTION
	FIRE RISER
	KNOX BOX LOCATED PER LOCAL FIRE AUTHORITY
	LADDER AND ROOF HATCH ABOVE
REFLECTED CEILING PLAN	
	FLUORESCENT STRIP FIXTURE
	FLUORESCENT PENDANT FIXTURE
	UNDER CABINET FLUORESCENT FIXTURE
	2' X 4' RECESSED FLUORESCENT LIGHT FIXTURE
	RECESSED DOWNLIGHT
	EXTERIOR WALL SCONCE LIGHTING FIXTURE
	WALL MOUNTED EXTERIOR WALL PACK
	AIR SUPPLY - SEE MECHANICAL PLANS
	AIR RETURN REGISTER - SEE MECHANICAL PLANS
	EXHAUST FAN - SEE MECHANICAL PLANS
	EGRESS EXTERIOR WALL LIGHTING FIXTURE
	J BOX PER ELECTRICAL PLANS
	2' X 4' SUSPENDED T-BAR CEILING GRID WITH ACOUSTICAL TILE
	CEMENT PLASTER SOFFIT
	GYP SUM BOARD CEILING
ROOF PLAN	
	SKYLIGHT WHERE OCCURS
	ROOF HATCH
	VERTICAL LOUVERED VENTS



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Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:

CITRON DESIGN GROUP

Scale: As noted

Sheet Description:

GENERAL NOTES_ABBREVIATIONS

Project No: KS-01

Date: 6/5/2015

A.00.20

NOT FOR CONSTRUCTION

Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:

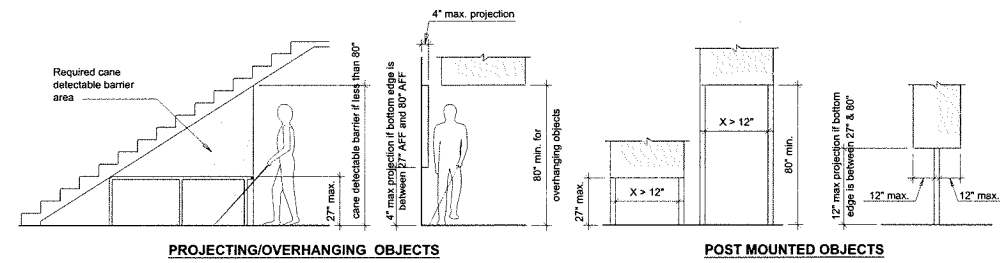
TYPICAL INFORMATION

Project No: KS-01

Date: 6/5/2015

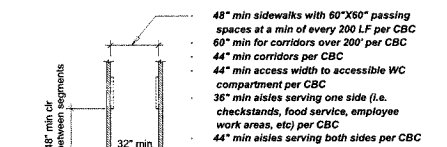
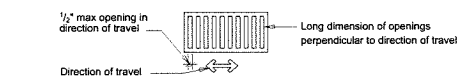
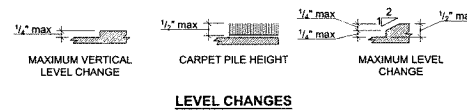
A.00.30

NOT FOR CONSTRUCTION



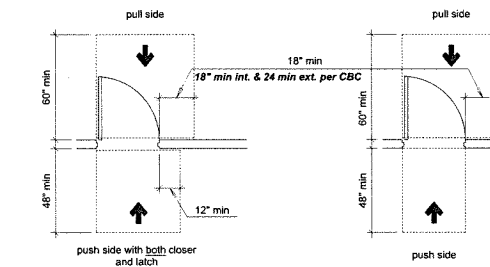
- A cane detectable barrier starting at 27" or below is required where bottom edge is less than 80" and >4" projection
- A cane detectable barrier of a maximum of 27" high is required with over hanging or protruding objects where the bottom edge is between 27" and 80"
- Door closers and door stops can be at 78" AFF min
- Bottom edges starting at 27" or below - no limitations on projections
- 98" cr ht at van accessible space, its accessible aisle, and vehicular route to the space
- 114" cr ht at passenger loading zone, its accessible aisle, and vehicular route to entrance and exit
- Edges of post-mounted signs to have 1/4" min radius if < 80" above grade per CBC

11 PROTRUDING OVERHANGING OBJECTS
SCALE: 1/4"=1'-0"



- Where not all entrances are accessible, all other accessible entries shall have an International Symbol of Accessibility (ISA); provide directional signage indicating nearest accessible entry at all inaccessible entrances
- All accessible building entrances shall be identified with an ISA per CBC
- Major junctions along accessible routes leading to entries shall also have an ISA with directional signs per CBC
- The symbol shall be a white figure on a blue background matching color #15090 in Federal Standard 595B or other colors that provide contrast & approved by enforcement agency except at parking per CBC
- ISA shall identify accessible facilities per CBC

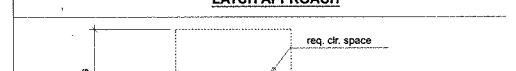
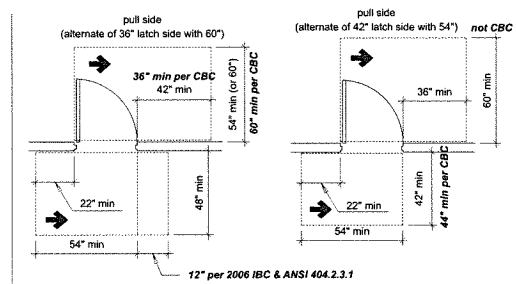
7 BUILDING ENTRY SIGN - ISA
SCALE: N.T.S.



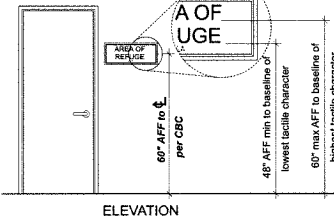
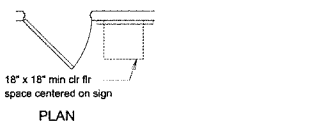
10 DOOR CLEARANCES
SCALE: N.T.S.

Note: All required clearances to have a maximum of 1:48 slope in any direction

8 DOORS AND GATES
SCALE: N.T.S.



20 SIGNAGE
SCALE: N.T.S.



LOCATION FOR PERMANENT & TACTILE SIGNS

- Permanent rooms shall have raised characters and braille signage

EXIT DOOR SIGNS

- Doors at exit passageways, discharge, and stairways shall have raised characters and braille signage stating "Exit", "Exit stair down", "Exit ramp down", "Exit route" (if door exits directly to exterior w/ no stairs/ramp), "To Exit" (if door exits thru horizontal exit) etc as appropriate per CBC

ENTRANCES

- Where not all entrances are accessible, provide ISA at accessible entrances & directional signs locating accessible entrances

INFORMATIONAL SIGNS

- Informational signs (ie occupant load, rules of conduct, etc) shall have visual characters
- Building directories & building addresses do not need to comply

DIRECTIONAL SIGNS

- Directional signs (ie directions to rooms or spaces including identification of egr ess routes shall have visual characters

AREAS OF REFUGE

- Instructions in areas of refuge shall have visual characters
- Space shall be identified as a permanent room sign stating "Area of Refuge" along with an ISA at door

RESTROOM SIGNS

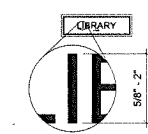
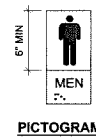
- Restroom signs to have raised characters, braille, pictogram and 6" min ISA
- Additional restroom ID signs to be located on doors per CBC

LOCATION OF PERMANENT ROOM AND/OR TACTILE SIGNS

- Provide sign at latch side of door
- Double doors - locate on right side of right door
- Double doors with one inactive leaf - locate sign on inactive leaf
- If there is not enough space on latch side of single door or right side of double doors, locate sign on nearest adjacent wall preferably on right per CBC
- Signs with tactile characters shall be permitted on the push side of doors that have closers without hold open devices
- Minimum of 18" x 18" clear floor space centered on the sign to be provided beyond the arc of the door swing in the closed position and 45 degree open position
- Mounting location should allow a person to approach within 3" without encountering protruding objects per CBC

ACCESSIBLE CHECK STANDS

- Provide ISA
- Provide a sign stating "This check stand to be open at all times for customers with disabilities" per CBC



RAISED CHARACTER

TACTILE - RAISED CHARACTERS

- Shall be raised 1/32"
- Upper case
- Sans Serif - not italics, script, or highly decorative
- Width of uppercase letter "O" is 55% to 110% of the uppercase letter "I"; width:ht ratio of 3.5 to 1:1 per CBC
- Height shall be 5/8" to 2" based on the uppercase letter "I"; if visual characters with the same information are provided, raised characters can be 1/2" min
- Stroke thickness shall be 15% of uppercase letter "I"; width:ht ratio of 1.5 to 1:10 per CBC
- Characters to be separated from raised borders 3/8" min
- Character spacing to be 1/8" to 4 times the stroke width
- Line spacing to be 35% to 70% of character height
- Characters and their background shall have a non-glare finish and shall contrast (i.e. light on dark or dark on light)
- Horizontal format per CBC

TACTILE - BRAILLE

- Braille to be Contracted Grade 2 Braille; CA Contracted Grade 2 Braille per CBC
- Braille dots shall have rounded or domed shape and comply with ADA Table 703.3.1
- CA Braille dots to be 1/10" on centers in each cell with 2/10" space between cells and raised 1/40" per CB
- Be positioned below the text; Braille shall be separated 1/8" min from any raised borders or letters & 1/2" max per CBC
- Where raised characters are multi-lined, braille should be placed together below the text per CBC

VISUAL CHARACTERS

- Required signs to have visual characters
- Visual characters do not need to be used if the sign has both raised characters and braille
- If visual only, characters can be upper or lower case or combination and can not be italics or highly decorative
- Width of uppercase letter "O" is 55% to 110% of the uppercase letter "I"; width:ht ratio of 3.5 to 1:1 per CBC
- Visual character ht to be dependent upon height AFF and viewing distance and shall be 40" min AFF
 - 40" - 70" AFF and < 72" viewing distance - 5/8" ht characters
 - 40" - 70" AFF and ≥ 72" viewing distance - 5/8" ht + 1/8" of viewing distance
 - 70" - 120" AFF and < 180" viewing distance - 2" ht characters
 - 70" - 120" AFF and ≥ 180" viewing distance - 2" ht + 1/8" of viewing distance
 - > 120" AFF & < 21" viewing distance - 3" ht characters
 - > 120" AFF & ≥ 21" viewing distance - 3" ht + 1/8" of viewing distance
- Suspended or overhead to have a ht of 3" min measured using an uppercase "X" per CBC
- Stroke thickness shall be 10%-30% of uppercase letter "I"; width:ht ratio of 1.5 to 1:10 per CBC
- Character spacing to be 10%-35% of character ht
- Line spacing to be 35%-70% of character ht
- Characters and their background shall have a non-glare finish and shall contrast (i.e. light on dark or dark on light)

PICTOGRAMS

- If pictograms are required they shall be located in a separate field with 6" min ht
- Pictograms and their fields shall have a non-glare finish and shall contrast (i.e. light on dark or dark on light)
- Pictograms to have a text description directly below (ie Men, Women, Unisex)

SYMBOLS

- Symbols & their backgrounds shall have a non-glare finish & shall contrast (ie light on dark or dark on light)
- Symbols are for International Symbol of Accessibility (ISA), International Symbol of TTY, volu me control telephones, & assistive listening systems

3 WALKING SURFACES
SCALE: N.T.S.

- Floor and ground surfaces shall be stable, firm, and slip resistant
- Carpet shall be securely attached with a firm pad or no pad, with a pile thickness of 1/2" max measured to backing or pad, and exposed edges shall have trim and be fastened to floor
- Changes in level between 1/4" and 1/2" should be vertical and beveled; greater than 1/2" should be ramped or sloped
- Walking surfaces to be sloped 1:20 (5%) or less in the direction of travel and 1:48 maximum for cross slope
- Accessible routes less than 60" wide to have passing spaces at 200' intervals of 60" x 60"
- Sloped walkways shall have a 60" level landing at a min. of 400 linear feet per CBC
- Aisles shall be a 36" w min if serving one side and 44" w if serving both sides per CBC
- If an accessible route has a drop of greater than 4" not adjacent to a street or driveway, a 6" high curb or a guard/rail shall be provided with an intermediary rail centered at 3" to 4" above grade per CBC
- Slopes > 5% and ≤ 6% to be equivalent to medium salted finish slip resistant; slopes > 6% shall be slip resistant per CBC

20 SIGNAGE
SCALE: N.T.S.

- Provide sign at latch side of door
- Double doors - locate on right side of right door
- Double doors with one inactive leaf - locate sign on inactive leaf
- If there is not enough space on latch side of single door or right side of double doors, locate sign on nearest adjacent wall preferably on right per CBC
- Signs with tactile characters shall be permitted on the push side of doors that have closers without hold open devices
- Minimum of 18" x 18" clear floor space centered on the sign to be provided beyond the arc of the door swing in the closed position and 45 degree open position
- Mounting location should allow a person to approach within 3" without encountering protruding objects per CBC

Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:

CITRON DESIGN GROUP

Scale:

As noted

Sheet Description:

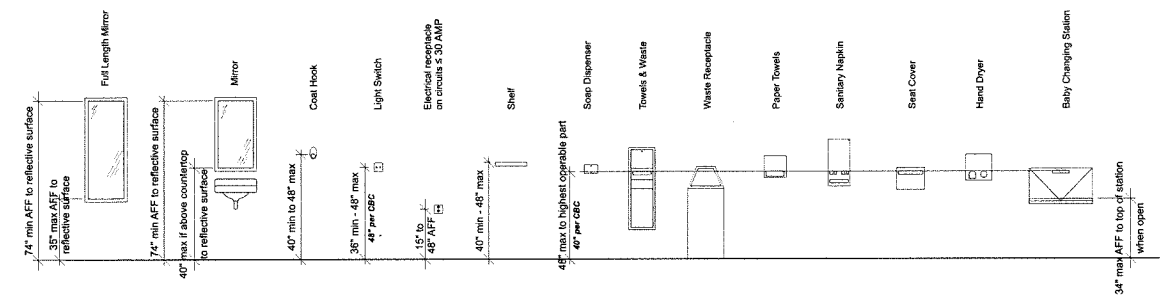
ADA

Project No: KS-01

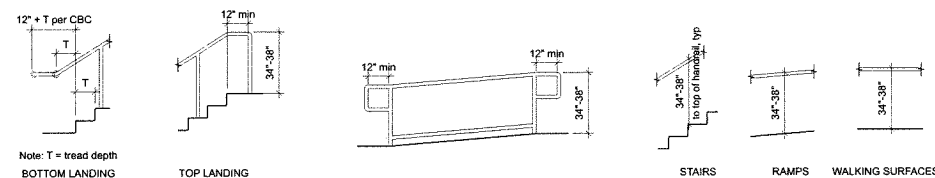
Date: 6/5/2015

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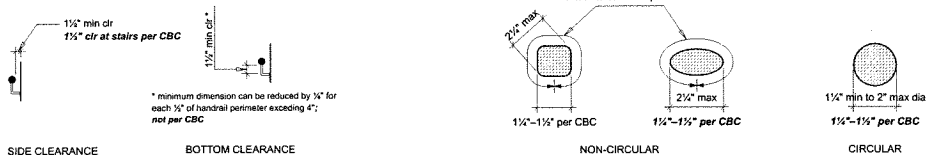
NOT FOR CONSTRUCTION



- One of each provided type should be accessible if present
- All controls including coin slots shall be operable with one hand and not require light grasping, pinching, or twisting of the wrist
- Force required to activate shall be 5 lb max
- Provide a clear floor space of 30" x 48" min at each accessory
- Doors shall not swing into required clear space
- Baby changing station should not be installed in accessible stall nor blocking any required clear floor space when open



HANDRAIL EXTENSIONS AT STAIRS HANDRAIL EXTENSIONS AT RAMPS HANDRAIL HEIGHTS



HANDRAIL CLEARANCE HANDRAIL GRIPPING SURFACES

HANDRAILS

- Handrails are required on both sides of stairs and pedestrian ramps with a rise > 6" except at aisle ramps immediately adjacent to fixed seating in a assembly areas where just one side is required
- Handrails to be continuous within each stair flight or ramp run with the inside rails being continuous and not extending into the landing on switchback k or dogleg stairs and pedestrian ramps
- When children are primary users a second set of handrails can be provided at a max height of 28" to top of rail with a space of 9" min between both railings; 27" to top for elementary school and 22" to top for kindergarten/preschool per CBC
- Handrails can be located within a 3" maximum recess if the recess is extended 18" above the top of the rail and 1 1/2" below per CBC
- One handrail is required to be perpendicular to tread per CBC

GRIPPING SURFACES

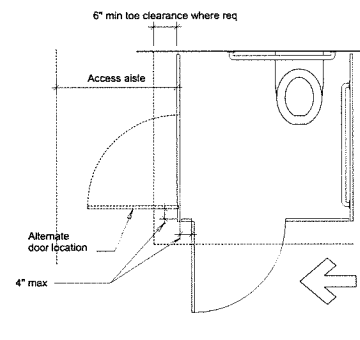
- Gripping surfaces shall not be obstructed on tops and sides and a maximum of 20% along the bottom; horizontal projections shall happen a minimum of 1/2" min below the gripping surface
- Gripping surfaces and adjacent surfaces shall be free of sharp or abrasive elements and have rounded edges; 1/4" min radius per CBC
- Shall not rotate in their fittings

EXTENSIONS

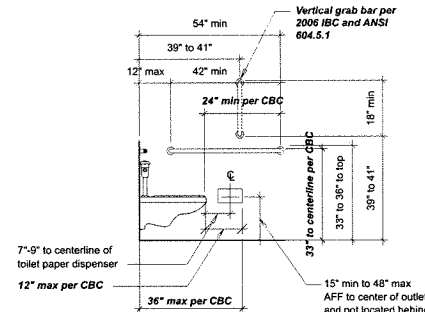
- Handrails at pedestrian ramps shall extend horizontally above the top and bottom landings for 12" min and shall return to a wall, guard, or the landing surface
- Handrails at stairs shall extend horizontally above the top landing 12" min from the riser nosing; shall extend at the same slope as the stairs the horizontal distance of one tread width from the bottom riser nosing; one tread width plus 12" horizontal per CBC from the bottom nosing;
- Extensions shall be measured to the spring point of the radius
- Extensions for top and bottom shall return to a wall, floor, or post; if returning to a post, bottom of the return rail to be 27" max AFF

6 HANDRAILS
SCALE: N.T.S.

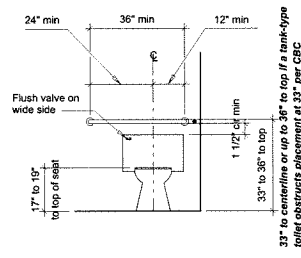
26 ACCESSIBLE RESTROOM ACCESSORIES
SCALE: N.T.S.



COMPARTMENT/ROOM DOOR LOCATION



SIDE GRAB BAR



BACK GRAB BAR

RESTROOMS

- Single occupancy toilet facilities shall have a 60" min cir turning diameter and can not have a door encroach into this space more than 12" in any position with the exception of the toilet compartment door per CBC
- All walls within restrooms shall be finished to a 5" ht & walls within toilet compartments shall be finished to a 48" ht with a smooth, hard, non-absorbent surface per CBC

ACCESSIBLE WATER CLOSET

- Flush controls shall be operable with one hand and not require light grasping, pinching, or twisting & mounted 44" ht max per CBC
- Force required to activate flush valve shall be 5 lb max
- Toilet paper dispenser shall allow continuous flow of paper
- Toilet paper dispenser located above the grab bar is required to be recessed
- Baby changing table can not overlap clear space at toilet when open
- Required clearance at toilets can overlap with required clear space of other fixtures or turning space; no fixtures within the clear space
- 2" max ht toilet seat per CBC

COMPARTMENT DOORS

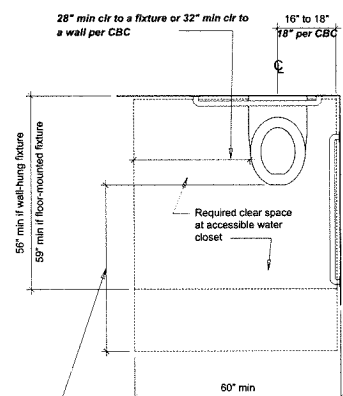
- Doors to be located in the front or side partition or wall farthest from the toilet and shall have a clear opening of 32" min wide; 34" min wide when located on the side per CBC
- Door to be self-closing and adjusted so it takes 5 sec min from a 90 degree open position to 12 degrees from latch side
- Door pulls (loop or U-shaped handle) shall be placed on both sides (push and pull) and be 34" min to 48" max AFF; 34" to 44" per CBC
- Locks/latch shall be flip-over style, sliding or other hardware not requiring light grasping, pinching, or twisting and be 34" min to 48" max AFF; 34" to 44" per CBC
- Force required to operate door or hardware shall be 5 lb max
- If the door extends to within 10" of the finish floor it shall have a smooth surface on the push side
- A latch side pull approach may have 42" clear; 48" per CBC
- Doors shall not swing into the minimum required compartment area, nor in required clear space of any fixtures; a do or can encroach into 5'0" turning space max of 12" encroachment per CBC
- A toe clearance of 5" high under the partition and 5" deep beyond the partition is not required at the front partition if the compartment is >62" deep for wall-hung or >65" for floor mount; not required at side partition if >66" wide; if a 9" toe clearance is provided at the door, clearance at the strike side is not required per CBC

GRAB BARS

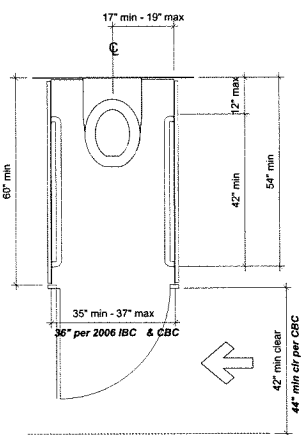
- The space between the wall and the grab bar shall be 1 1/2"
- The space below and at each end of the grab bar shall be 1 1/2" min
- The space between grab bars and projecting objects above shall be 12" min; 18" per CBC
- Grab bars and adjacent surfaces shall be free of sharp or abrasive surfaces or elements and adjacent elements shall also have rounded surfaces with a min 1/4" radius per CBC
- Shall not rotate within their fittings and shall allow a stress, shear, tensile force of 250 lbs min
- Circular grab bars shall have a diameter of 1 1/2" min to 2" max 1 1/2" to 1 1/2" per CBC
- Non-circular grab bars shall have cross section of 2" max and a perimeter dimension of 4.8" max; not allowed per CBC
- Recessed grab bars can be placed in a 3" max recess per CBC

AMBULATORY ACCESSIBLE TOILET

- A minimum of one ambulatory compartment is required where there is a combined total of 6 or more toilet and urinal fixtures per restroom
- Doors shall not swing into the minimum required compartment area; doors shall be outswinging per CBC
- Side grab bars to be placed on both sides



ACCESSIBLE WC REQUIRED CLEAR SPACE



AMBULATORY WC REQUIRED CLEAR SPACE

30 WATER CLOSETS
SCALE: N.T.S.

8 CA BACK/BACK RESTROOMS
SCALE: 1/4"=1'-0"

5 CA RESTROOM DOOR ID
SCALE: N.T.S.

- Provide 1x furring at masonry walls where occurs
- Doors may not encroach on clear space for any fixture
- Min of 1 women and 1 mens restroom required for M & B occupancy if > 1,500 SF
- Drinking fountain required if space > 6,000 SF
- All plumbing walls to be 2x6 min

- SYMBOL DESCRIPTION**
- On doors leading to men's sanitary facilities, an equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward
 - On doors leading to women's facilities, a circle 1/4" thick and 12" in diameter
 - Where a unisex restroom is provided a combined circle and inscribed triangle sign shall be used
 - These symbols shall be centered on the door at a height of 60" AFF and their color and contrast shall be distinctly different from the color and contrast of the doors



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Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

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CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:
SITE PLAN / EXITING PLAN

Project No: KS-01

Date: 6/5/2015

A.00.40

NOT FOR CONSTRUCTION

LEGEND

- (E) EXTERIOR FIRE WALLS
- (N) EXTERIOR FIRE WALLS (SEE STRUCTURAL FOR DETAILS)
- (E) INTERIOR CONCRETE SHEAR WALLS
- (N) DOUBLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
- (N) SINGLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
- (N) SHOTCRETE WALLS (SEE STRUCTURAL FOR DETAILS)
- (N) CMU WALL (SEE STRUCTURAL FOR DETAILS)
- (N) INTERIOR WALL PARTITIONS (HEIGHT TO STRUCTURE ABOVE)
- (N) 2HR RATED WALLS AT ELEVATOR SHAFT
- (N) 1HR RATED WALLS AT ELEVATOR EQUIP. ROOM AND STAIRS WHERE REQ'D.
- ⊙^S LANDSCAPE LIGHTING LOCATION (FIXTURE T.B.D. - SEE I.D.)
- ⊙^{EX} EXIT SIGN WITH BATTERY BACKUP
- ⊙^{L3} FLOOR RECESSED UP-LIGHT FIXTURES

NOTE:

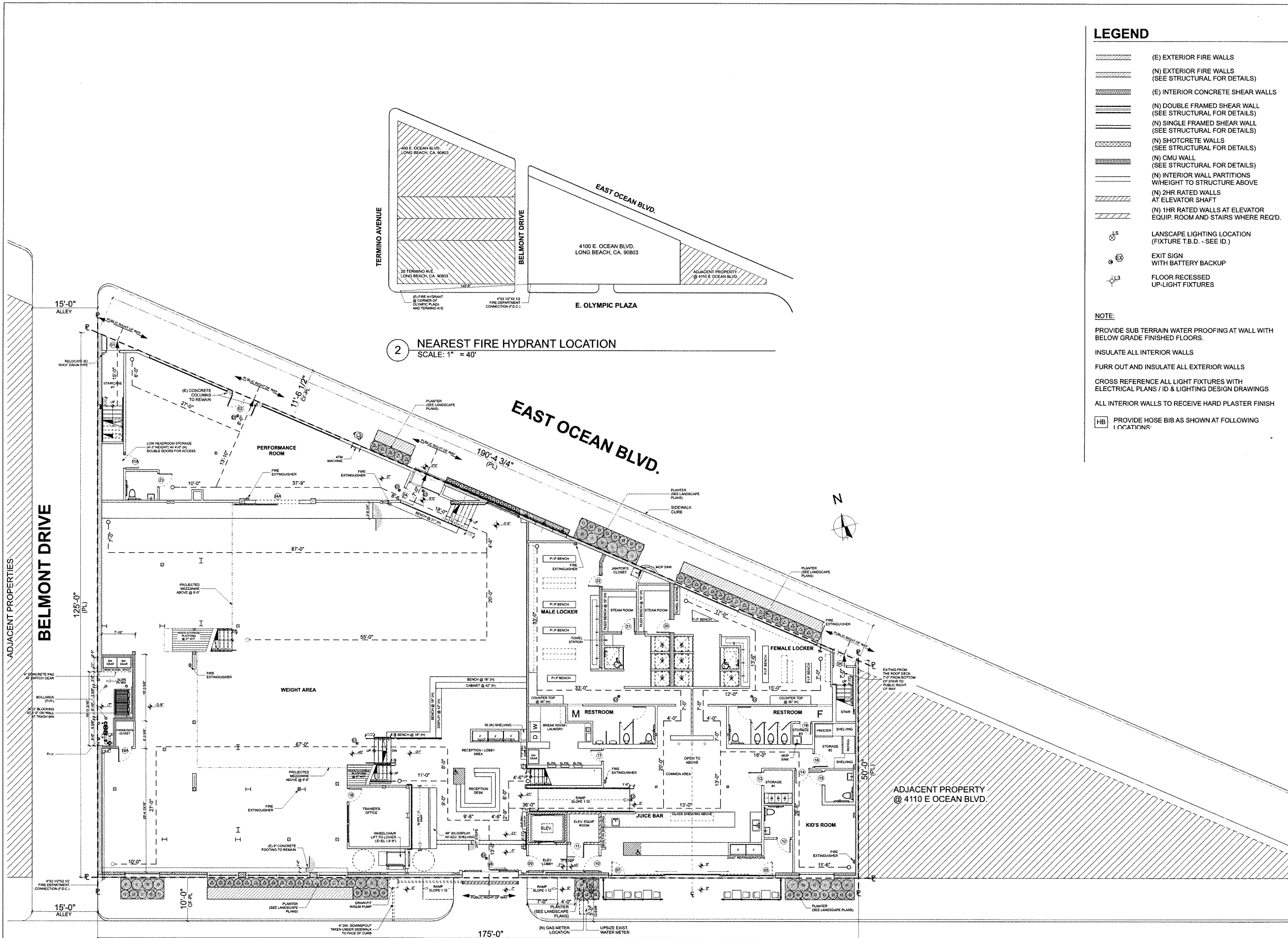
- PROVIDE SUB TERRAIN WATER PROOFING AT WALL WITH BELOW GRADE FINISHED FLOORS.
- INSULATE ALL INTERIOR WALLS
- FURR OUT AND INSULATE ALL EXTERIOR WALLS
- CROSS REFERENCE ALL LIGHT FIXTURES WITH ELECTRICAL PLANS / ID & LIGHTING DESIGN DRAWINGS
- ALL INTERIOR WALLS TO RECEIVE HARD PLASTER FINISH
- HB PROVIDE HOSE BIB AS SHOWN AT FOLLOWING LOCATIONS:

2 NEAREST FIRE HYDRANT LOCATION
SCALE: 1" = 40'

EAST OCEAN BLVD.

E. OLYMPIC PLAZA

1 SITE AND EXITING PLAN
SCALE: 1/8" = 1'-0"



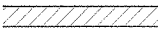
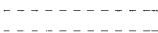



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LEGEND

-  EXISTING EXTERIOR WALL TO REMAIN WHERE SHOWN
-  EXISTING INTERIOR PARTITIONS AS SHOWN TO BE REMOVED
-  AREA UNDER DEMOLITION (SEE NOTES)

NOTE

REMOVE ALL INTERIOR LIGHT FIXTURES AND HEATING UNITS (TYP.)

BOW TRUSS ROOF:
REPAIR EXISTING TO REMAIN - WOODEN BEAMS, 1X SHEETING AND SUB-MEMBERS AS REQ'D.

DEMO ALL EXISTING ROOFING, HVAC AND DUCTWORK FROM THE ROOF

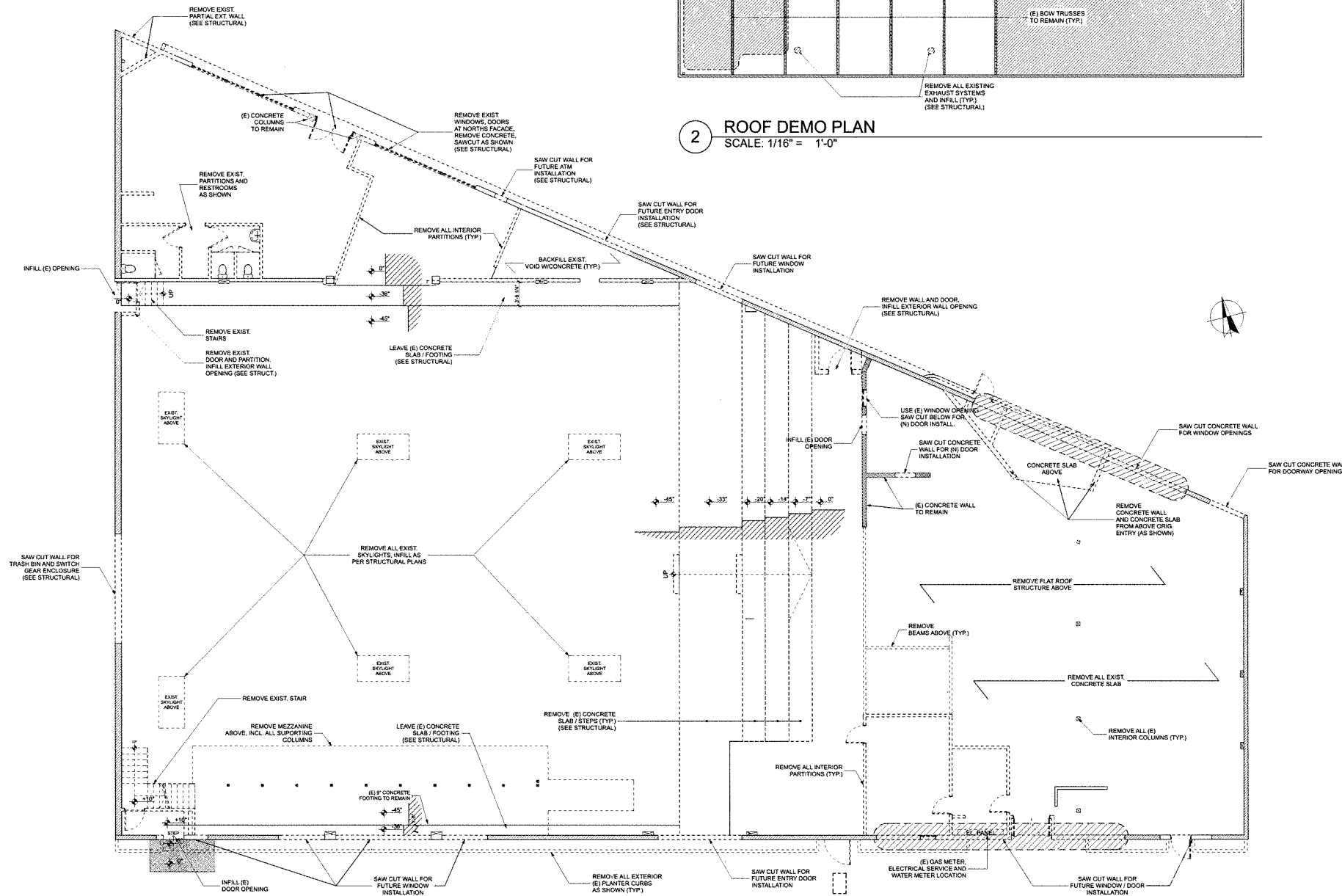
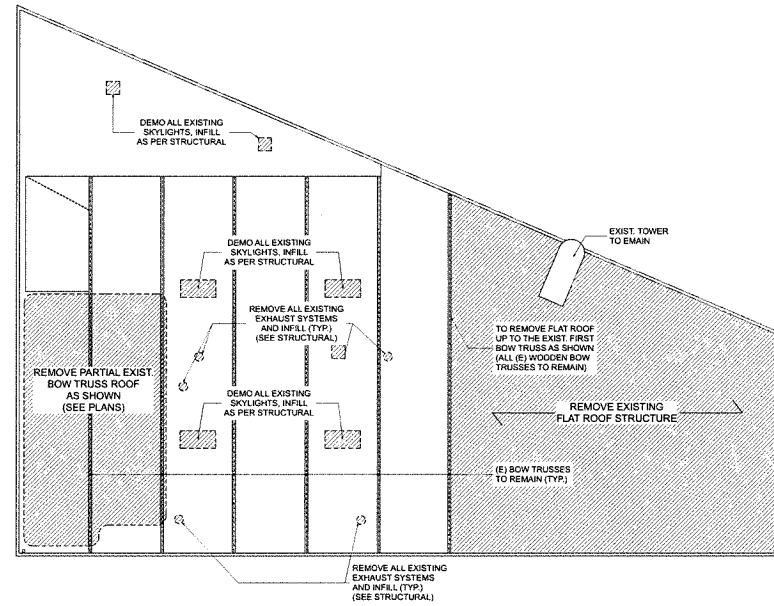
REMOVE ALL EXISTING ELECTRICAL FIXTURES, CONDUIT, SIGNAGE, AND DEVICES ON INTERIOR AND EXTERIOR WALLS, ROOF & CEILINGS.

REMOVE AND INFILL ALL EXISTING SKYLIGHTS AS SHOWN (SEE STRUCTURAL PLANS FOR SAWCUT AND INFILL DETAIL)

PROVIDE NECESSARY SHORING AS REQ'D.

CROSS REFERENCE ARCHITECTURAL ELEMENTS ON FLOOR PLANS FOR DEMOLITION

REMOVE ALL ELEMENTS FROM EXISTING INTERIOR AND EXTERIOR WALLS TO ALLOW NEW PLASTER FINISHES (TYP.)



Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

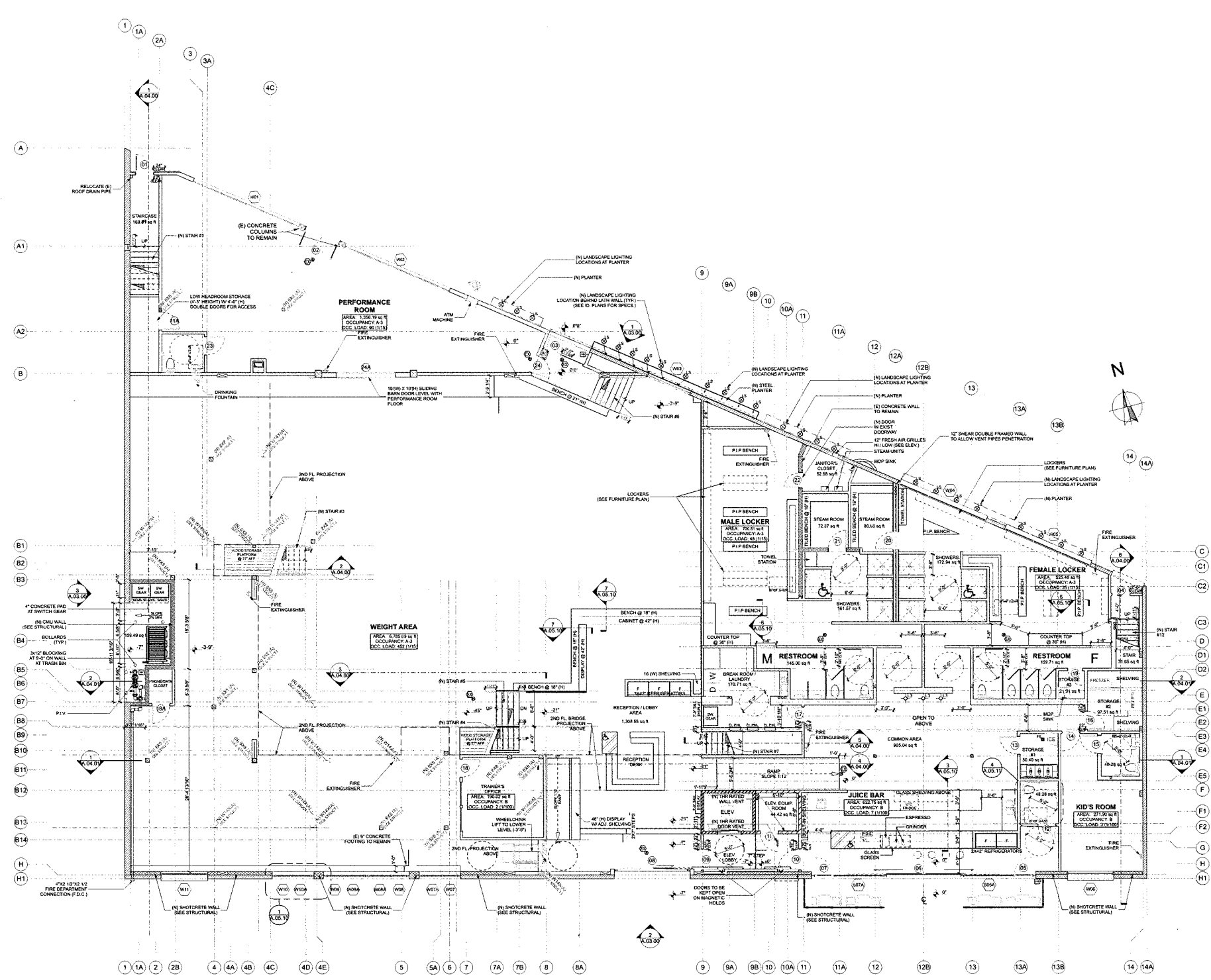
Sheet Description:
AS-BUILTS / DEMO PLAN

Project No: KS-01

Date: 6/5/2015

A.00.50

NOT FOR CONSTRUCTION



2 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- LEGEND**
- (E) EXTERIOR FIRE WALLS
 - (N) EXTERIOR FIRE WALLS (SEE STRUCTURAL FOR DETAILS)
 - (E) INTERIOR CONCRETE SHEAR WALLS
 - (N) DOUBLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) SINGLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) SHOTCRETE WALLS (SEE STRUCTURAL FOR DETAILS)
 - (N) CMU WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) INTERIOR WALL PARTITIONS W/HEIGHT TO STRUCTURE ABOVE
 - (N) 2HR RATED WALLS AT ELEVATOR SHAFT
 - (N) 1HR RATED WALLS AT ELEVATOR EQUIP. ROOM AND STAIRS WHERE REQ'D.
 - LANSCAPE LIGHTING LOCATION (FIXTURE T.B.D. - SEE ID.)
 - EXIT SIGN WITH BATTERY BACKUP
 - FLOOR RECESSED UP-LIGHT FIXTURES

NOTE:

PROVIDE SUB TERRAIN WATER PROOFING AT WALL WITH BELOW GRADE FINISHED FLOORS.

INSULATE ALL INTERIOR WALLS

FURR OUT AND INSULATE ALL EXTERIOR WALLS

CROSS REFERENCE ALL LIGHT FIXTURES WITH ELECTRICAL PLANS / ID & LIGHTING DESIGN DRAWINGS

ALL INTERIOR WALLS TO RECEIVE HARD PLASTER FINISH

HB PROVIDE HOSE BIB AS SHOWN AT FOLLOWING LOCATIONS:
- TRASH AREA
- JUICE BAR PATIO
- NORTH ENTRY FRONT



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Revision Schedule

Revision Number	Description	Revision Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:
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Scale:
As noted

Sheet Description:
1ST. FL. FLOOR PLAN

Project No: KS-01

Date: 6/5/2015

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Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:
RCP - FIRST FLOOR

Project No: KS-01

Date: 6/5/2015

A.01.11

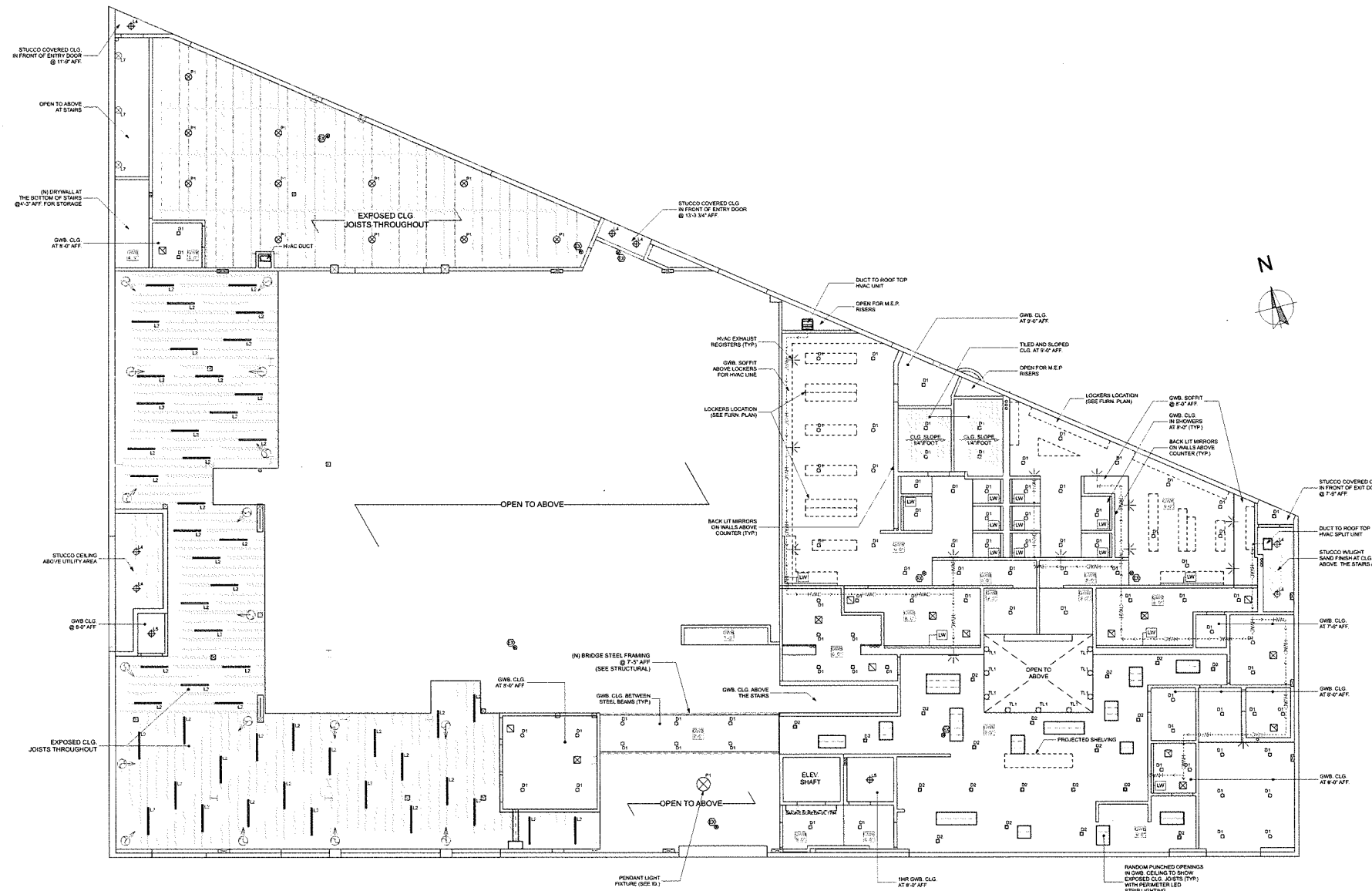
NOT FOR CONSTRUCTION

LEGEND

- (N) DRYWALL CEILING @ 9'-0" AFF.
- (N) STUCCO COVERED CEILING
- (N) 4" LIGHT WELL WHERE SHOWN
- (N) CLG. DOWNLIGHTS RECESSED W/TRIM
- (N) 6X6 SQUARE CLG. DOWNLIGHTS RECESSED PLASTERED IN
- (N) SURFACE MOUNT CLG. LINEAR LED LIGHTS
- (N) SURFACE MOUNT CLG. LIGHTS
- (N) WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- GYPSUM BOARD CEILING @ X'-X" ABOVE FINISH FLOOR
- TRACK LIGHT FIXTURE
- EXIT SIGN WITH BATTERY BACKUP
- CLG. HVAC BLOW DIFFUSER
- WALL HVAC BLOW DIFFUSER
- CLG. HVAC RETURN GRILLE
- EXHAUST CLG. FAN GRILLE
- ABOVE CLG. HVAC FLEX DUCT LINE
- 16" DIRECTIONAL CEILING FAN

NOTE:

1. SEAL ALL EXPOSED WOODEN JOISTS AND BEAMS WITH CLEAR COATING PRIOR TO INSTALL ELECTRICAL (TYP.)
2. ALL WET AREAS TO HAVE SEMI-GLOSS PAINT (SEE SCHEDULE)
3. ALL DRYWALL CEILINGS TO HAVE SEMI-RECESSED SPRINKLER HEADS WITH CHROME ESCUTCHEONS



1 RCP - 1ST FLOOR
SCALE: 1/8" = 1'-0"



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Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:

CITRON DESIGN GROUP

Scale:

As noted

Sheet Description:

**1ST. FL.
FURNITURE /
FINISH PLAN**

Project No: KS-01

Date: 6/5/2015

A.01.12

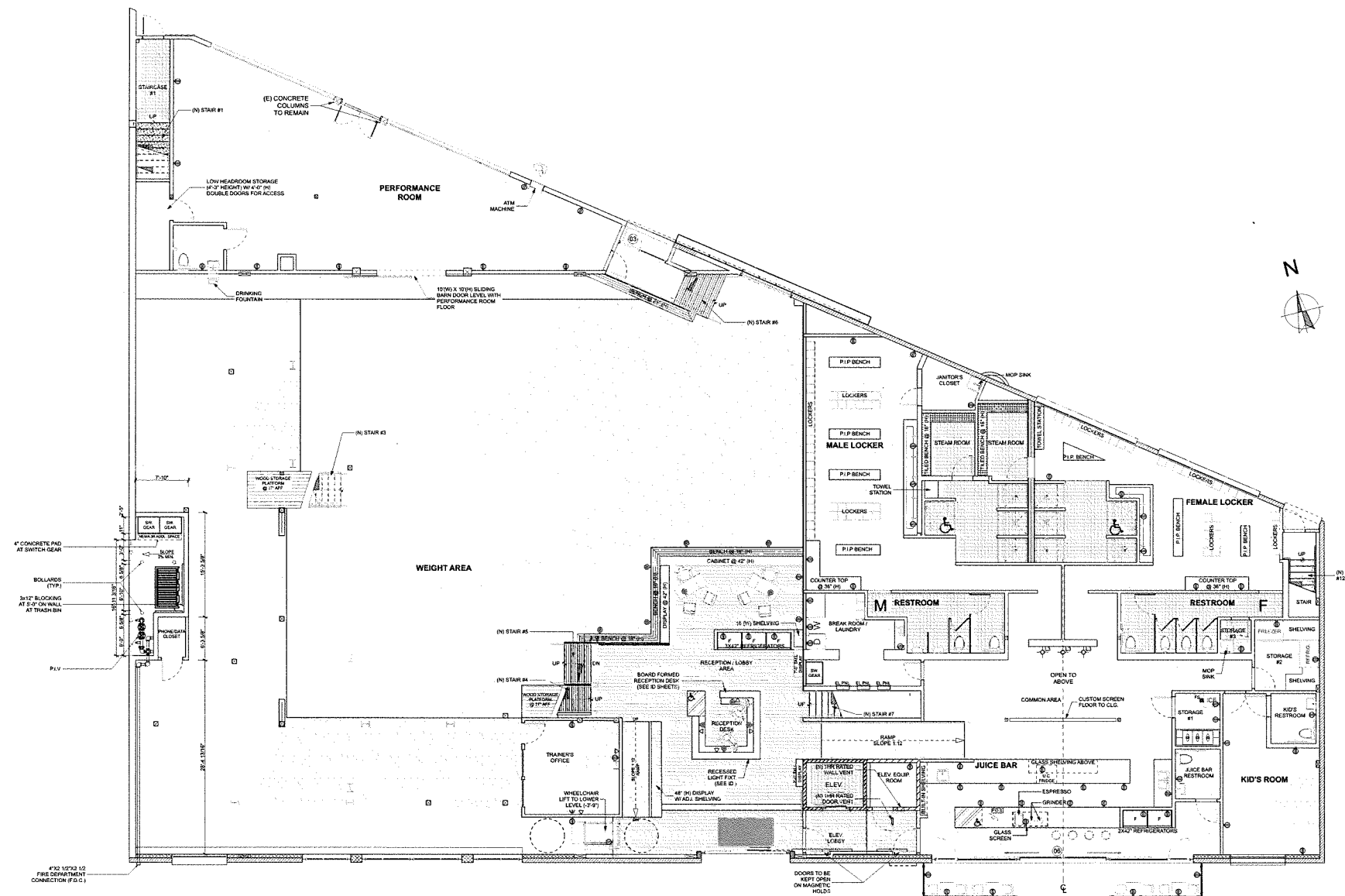
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LEGEND

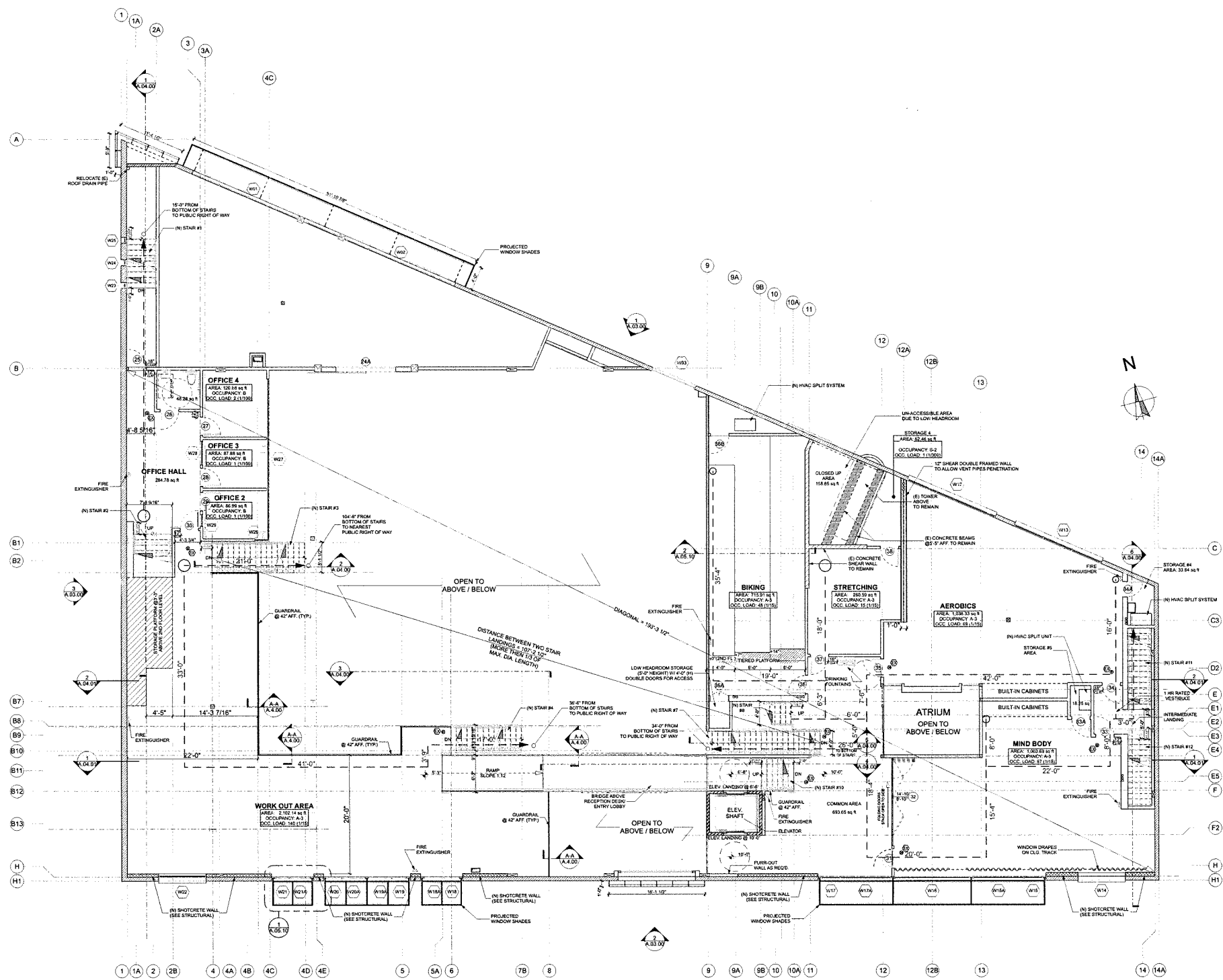
- POLISHED CONCRETE
- CERAMIC FLOOR TILE
- CERAMIC WALL TILE (ON STEAM ROOM BENCHES)
- RUBBER FLOORING (W/RUBBER BASE IN KID'S ROOM)
- BROADROOM CARPET
- WOOD FLOORING

- (N) SINGLE POLE SWITCH
- (N) DUPLEX RECEPTACLE
- (N) QUAD RECEPTACLE
- (N) PHONE / DATA OUTLET

SEE ELECTRICAL PLANS FOR SWITCHING DIAGRAM AND POWER DISTRIBUTION



1 1ST FLOOR FURNITURE, POWER & DATA PLAN
SCALE: 1/8" = 1'-0"



- LEGEND**
- (E) EXTERIOR FIRE WALLS
 - (N) EXTERIOR FIRE WALLS (SEE STRUCTURAL FOR DETAILS)
 - (E) INTERIOR CONCRETE SHEAR WALLS
 - (N) DOUBLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) SINGLE FRAMED SHEAR WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) SHOTCRETE WALLS (SEE STRUCTURAL FOR DETAILS)
 - (N) CMU WALL (SEE STRUCTURAL FOR DETAILS)
 - (N) INTERIOR WALL PARTITIONS W/HEIGHT TO STRUCTURE ABOVE
 - (N) 2HR RATED WALLS AT ELEVATOR SHAFT
 - (N) 1HR RATED WALLS AT ELEVATOR EQUIP. ROOM AND STAIRS WHERE REQ'D.
 - EXIT SIGN WITH BATTERY BACKUP
 -



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Revision Schedule

Revision Number	Description	Revision Date
01	BLDG DEPT. SUBMITTAL	6/5/15

Drawn by:
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Scale:
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Sheet Description:

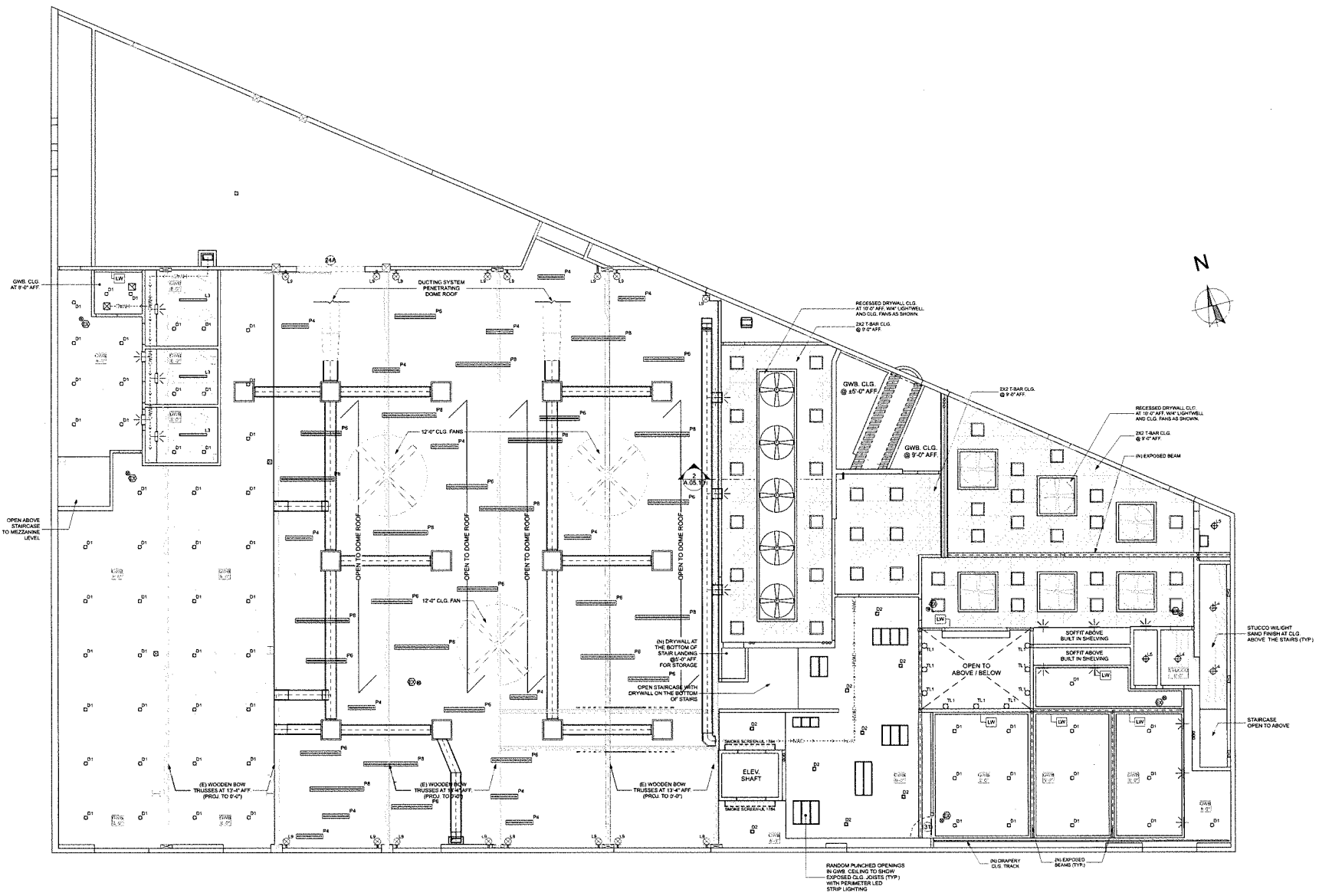
2ND. FLOOR PLAN

Project No: KS-01



















Date: 6/5/2015

A.01.20
 NOT FOR CONSTRUCTION

2 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



LEGEND

-  (N) GWB CEILING @ X'-XX" AFF.
-  (N) STUCCO COVERED CEILING
-  (N) 2X2 T-BAR CEILING BETWEEN WOODEN BEAMS (SHOWING BEAMS EXPOSED)
-  CLG. HVAC BLOW DIFFUSER
-  WALL HVAC BLOW DIFFUSER
-  CLG. HVAC RETURN GRILLE
-  EXHAUST CLG. GRILLE
-  ABOVE CLG. HVAC FLEX DUCT LINE
-  (N) 4" LIGHT WELL WHERE SHOWN
-  (N) 2X2 RECESSED LED LIGHT FIXTURE AT T-BAR CEILING
-  (N) CLG. DOWNLIGHTS
-  (N) SURFACE MOUNT CLG. LINEAR LED LIGHTS
-  (N) SURFACE MOUNT CLG. LIGHTS
-  (N) WALL SCONCE LIGHT FIXTURE
-  PENDANT LIGHT FIXTURE
-  GYPSUM BOARD CEILING @ X'-X" ABOVE FINISH FLOOR
-  (N) 4', 6' AND 8' LINEAR PENDANT LIGHT BAR TYPE FIXTURES HUNG ON STAINLESS STEEL CABLE AT RANDOM ELEVATIONS
-  EXIT SIGN WITH BATTERY BACKUP

NOTE:

1. SEAL ALL EXPOSED WOODEN JOISTS AND BEAMS WITH CLEAR COATING PRIOR TO INSTALL ELECTRICAL (TYP.)
2. CROSS REFERENCE PLAN WITH ENGINEERED DRAWINGS
3. ALL FIRE SPRINKLER HEADS IN DRYWALL / AC



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Revision Schedule

Revision Number	Description	Revision Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:
RCP - SECOND FLOOR

Project No: **KS-01**
Date: **6/5/2015**

A.01.21
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1 RCP - 2ND FLOOR
SCALE: 1/8" = 1'-0"



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01	BLDG. DEPT. SUBMITTAL	6/5/15

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Scale:
As noted

Sheet Description:
**2ND. FL.
FURNITURE /
FINISH PLAN**












Project No: KS-01

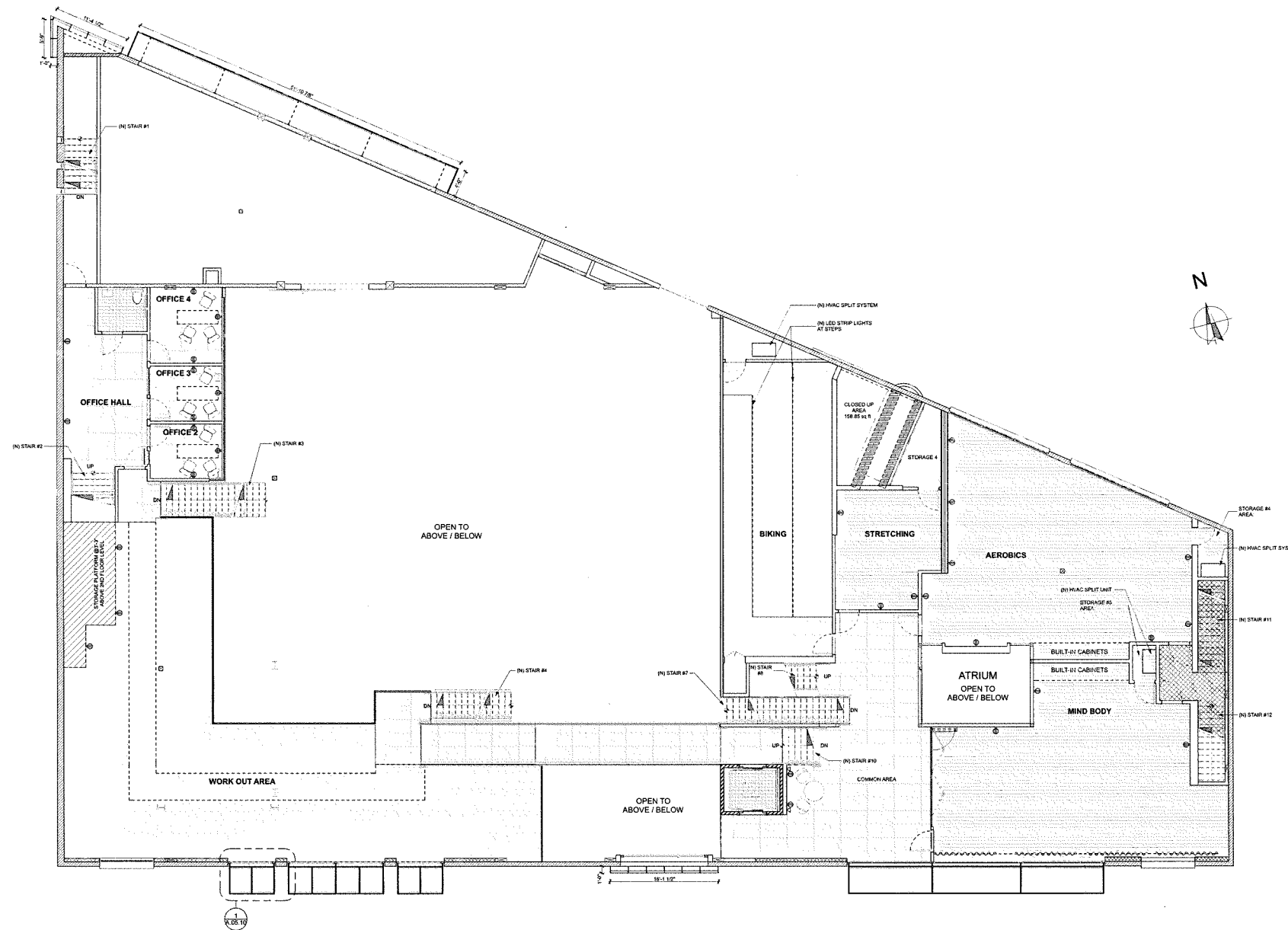
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A.01.22

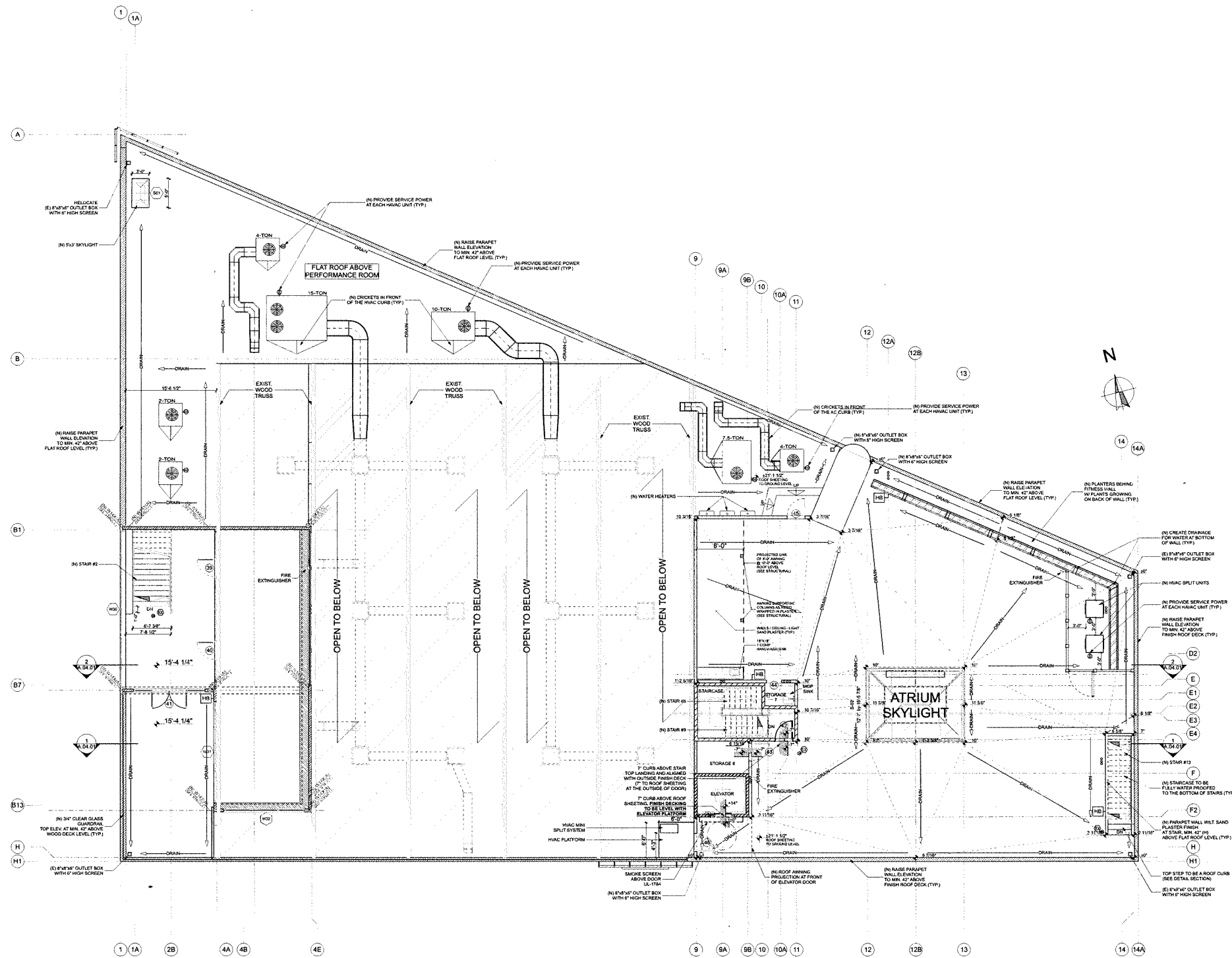
NOT FOR CONSTRUCTION

LEGEND

-  POLISHED CONCRETE
-  CERAMIC FLOOR TILE
-  RUBBER FLOORING
(W/RUBBER BASE IN KID'S ROOM)
-  BROADROOM CARPET
-  WOOD FLOORING
-  CARPET TILE
-  WATER PROOF FLOOR
-  (N) PHONE / DATA OUTLET
-  (N) SINGLE POLE SWITCH
-  (N) DUPLEX RECEPTACLE
-  (N) QUAD RECEPTACLE



1 2ND FLOOR FURNITURE, POWER & DATA PLAN
SCALE: 1/8" = 1'-0"



- LEGEND**
- (E) EXTERIOR FIRE WALLS
 - (N) EXTERIOR FIRE WALLS (SEE STRUCTURAL FOR DETAILS)
 - (N) INTERIOR WALL PARTITIONS
 - (N) 2HR RATED WALLS AT ELEVATOR SHAFT
 - (N) 1HR RATED WALLS AT ELEVATOR EQUIP. ROOM AND STAIRS WHERE REQ'D.
 - EXIT SIGN WITH BATTERY BACKUP
 - (N) WALL SCONCE LIGHT FIXTURE
 - (N) DUPLEX RECEPTACLE
 - HB PROVIDE HOSE BIB AS SHOWN AT FOLLOWING LOCATIONS:
- MEZZANINE OFFICE PATIO
- ROOF DECK LOCATIONS AS SHOWN



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Drawn by:
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Scale:
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Sheet Description:
MEZZANINE/ROOF LEVEL FLOOR PLAN

Project No: KS-01

Date: 6/5/2015

A.01.30
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1 FLAT ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"



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Sheet Description:
MEZZANINE/ROOF FINISH FL. / FURNITURE PLAN

Project No: KS-01

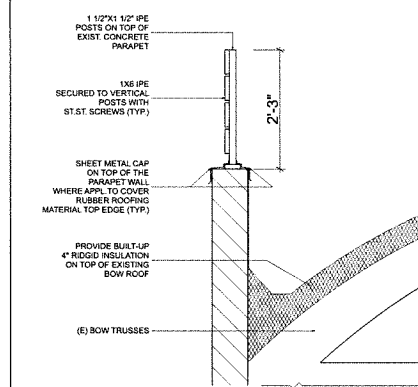
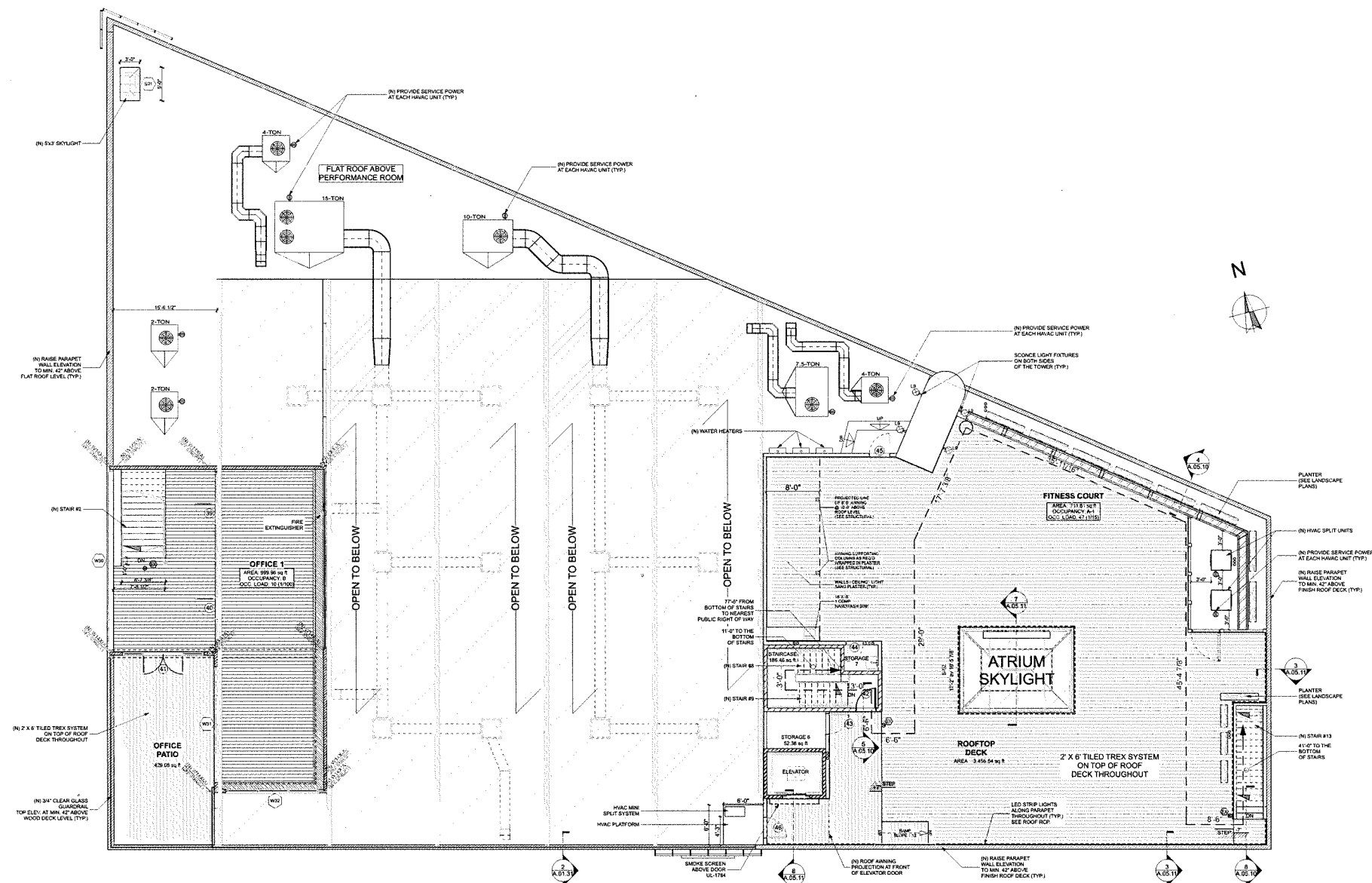
Date: 6/5/2015

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NOT FOR CONSTRUCTION

LEGEND

- (E) EXTERIOR FIRE WALLS
- (N) EXTERIOR FIRE WALLS (SEE STRUCTURAL FOR DETAILS)
- (N) INTERIOR WALL PARTITIONS
- (N) 2HR RATED WALLS AT ELEVATOR SHAFT
- (N) 1HR RATED WALLS AT ELEVATOR EQUIP. ROOM AND STAIRS WHERE REQ'D.
- EXIT SIGN WITH BATTERY BACKUP
- (N) WALL SCONCE LIGHT FIXTURE
- (N) DUPLEX RECEPTACLE
- PROVIDE HOSE BIB AS SHOWN AT FOLLOWING LOCATIONS:
- MEZZANINE OFFICE PATIO
- ROOF DECK LOCATIONS AS SHOWN



1 MEZZANINE / ROOF DECK / FURNITURE AND EXITING PLAN
SCALE: 1/8" = 1'-0"

2 PARAPET W/WOOD FENCE
SCALE: 3/4" = 1'-0"



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Revision Number	Description	Revision Date
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Scale:
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Sheet Description:
**RCP MEZZANINE/
ROOF LEVEL**

Project No: KS-01

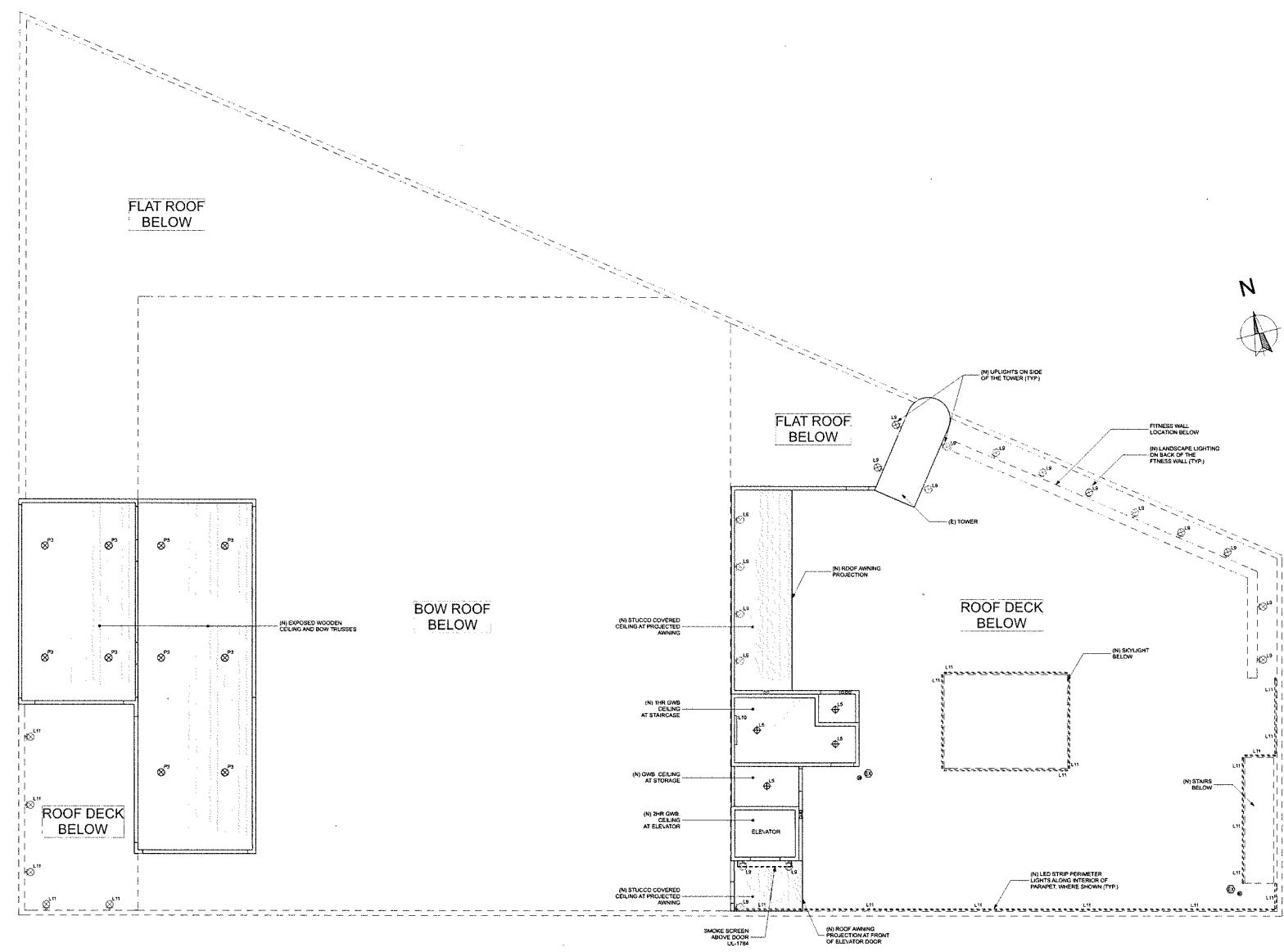
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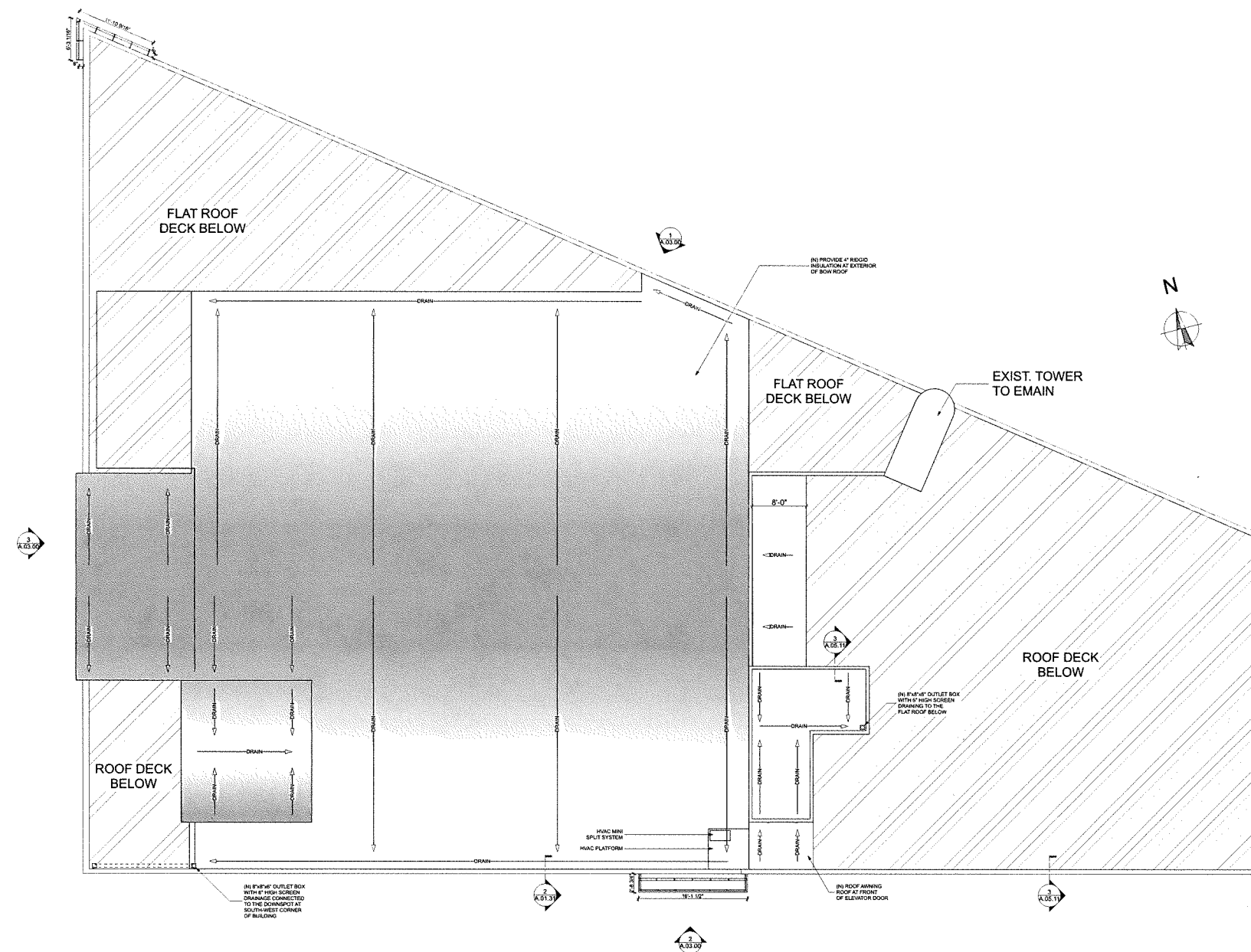
NOT FOR CONSTRUCTION

LEGEND

- (N) GWB CEILING @ X'-XX" AFF.
- (N) STUCCO COVERED CEILING
- (N) 1HR RATED GWB. CEILING AT STAIRCASE
- (N) 2HR RATED GWB. CEILING AT ELEVATOR
- (N) EXPOSED WOODEN CEILING
- EXIT SIGN WITH BATTERY BACKUP
- (N) SURFACE MOUNT CLG. LIGHTS
- (N) WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- (N) LINEAR WALL SURFACE LIGHT
- LED STRIP LIGHTS AT ROOF SKYLIGHT AND PARAPET WHERE SHOWN
- GYPSUM BOARD CEILING @ X'-XX" ABOVE FINISH FLOOR



1 RCP MEZZANINE LEVEL
SCALE: 1/8" = 1'-0"



1 DOME ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"

NOTES

PROVIDE BUILT-UP ROOF WITH 4" RIDGID INSULATION AT BOW ROOF



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Revision Schedule		
Revision Number	Revision Description	Revision Date
01	BLDG. DEPT. SUBMITTAL	6/5/15

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Scale:

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Sheet Description:

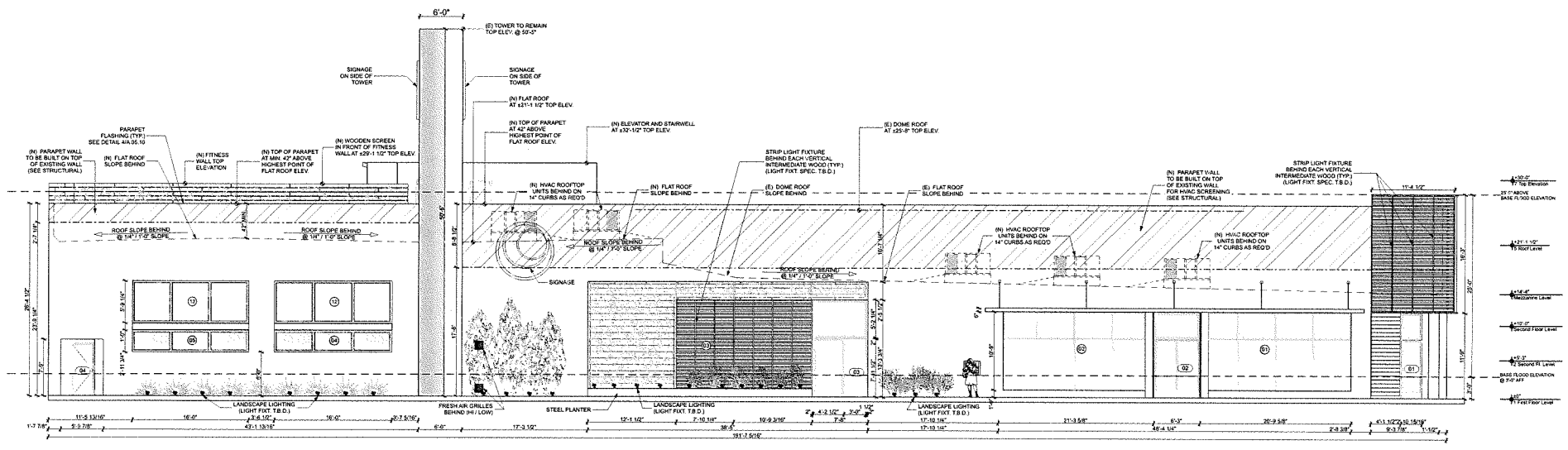
BOW TRUSS ROOF LEVEL PLAN

Project No: KS-01

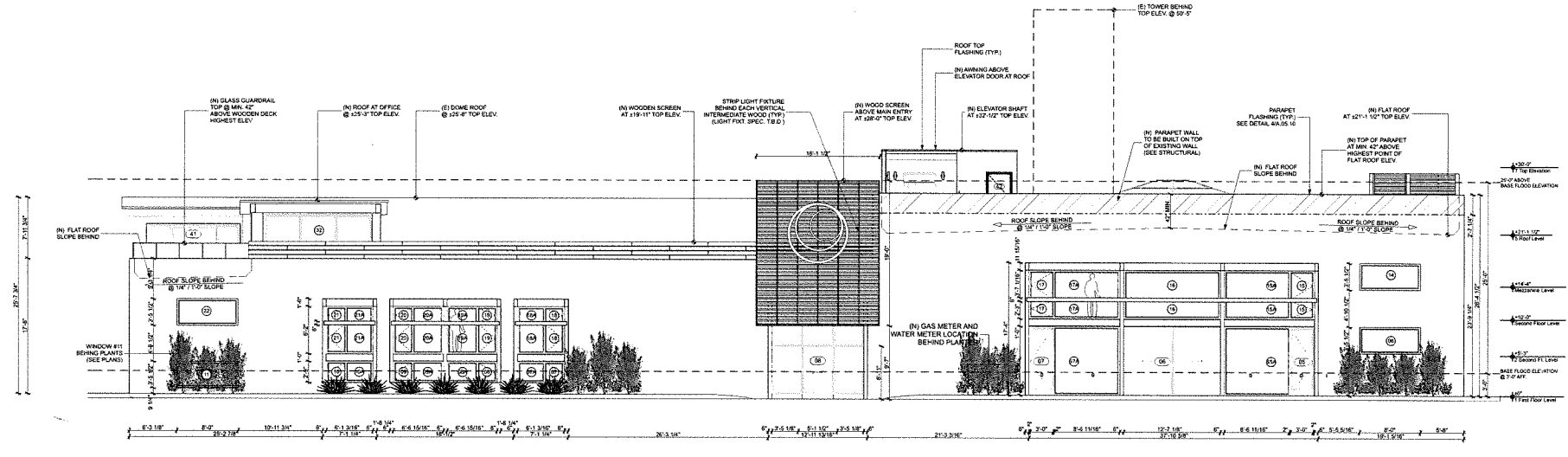
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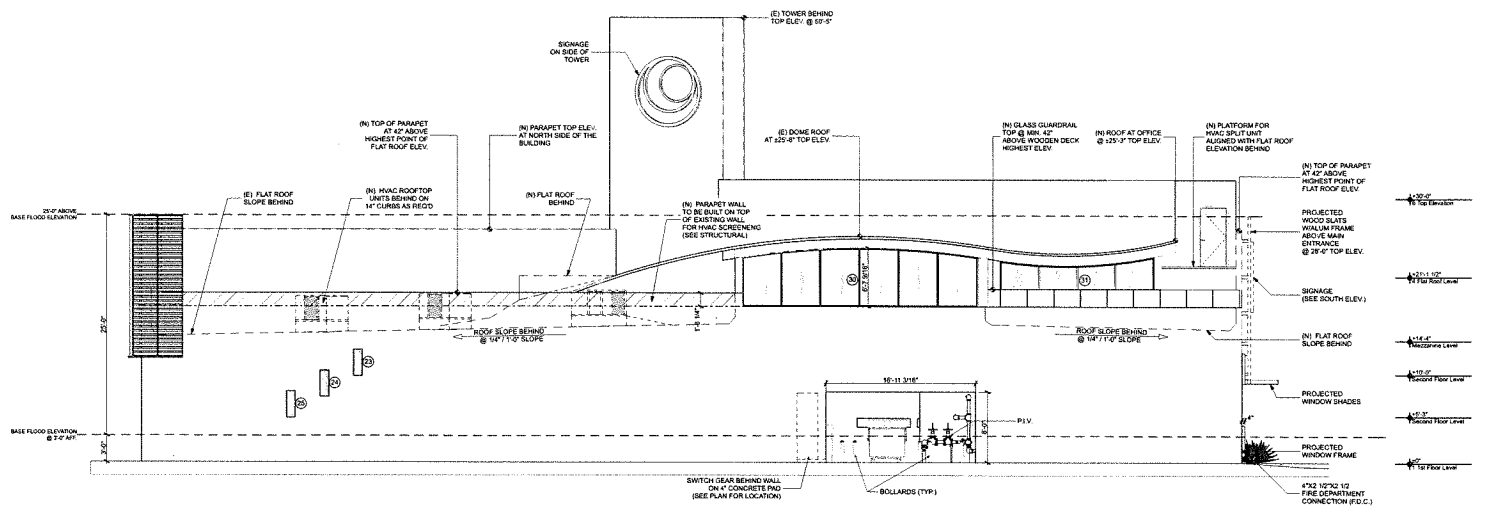
NOT FOR CONSTRUCTION



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



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE

1. PROVIDE SKIM COAT AT ALL EXISTING CONCRETE SURFACES, SKIM COATING TO BE SMOOTH, CONSISTENT FINISH
2. COORDINATE ALL WALL INFILL AND ELEVATOR WITH STRUCTURAL DRAWINGS



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01	BLDG. DEPT. SUBMITTAL	6/5/15

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Scale:
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Sheet Description:
EXTERIOR ELEVATIONS

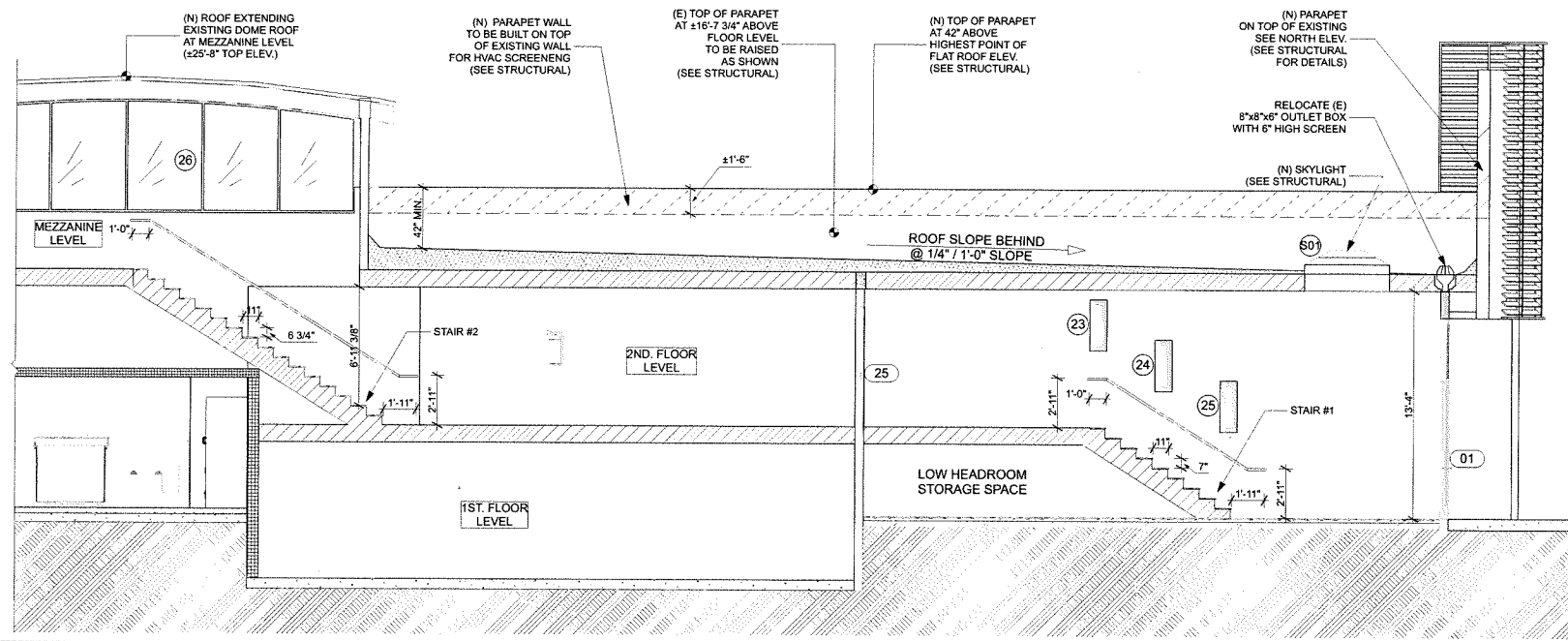
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Date: 6/5/2015

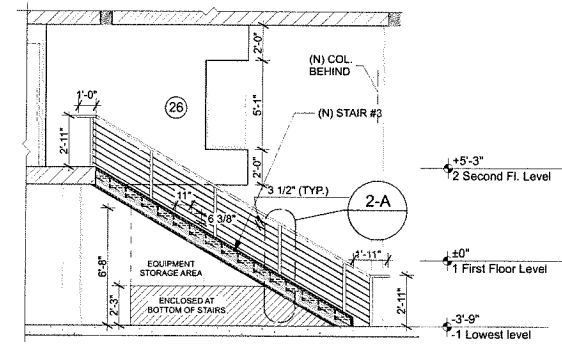
A.03.00

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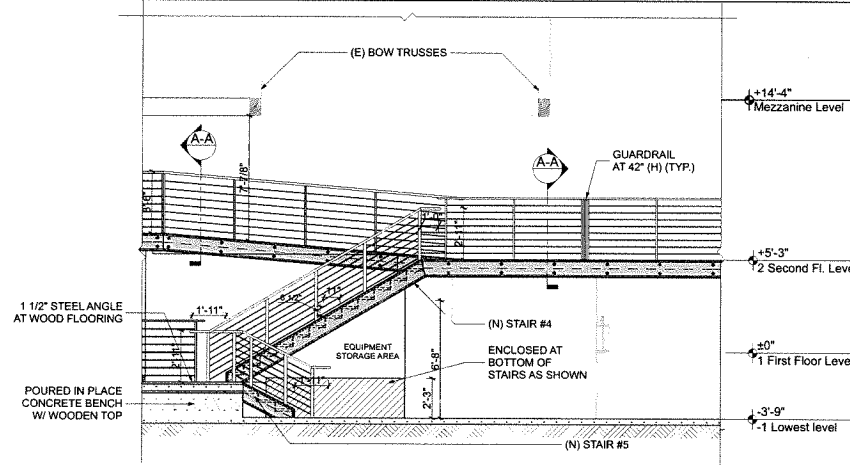
Revision Schedule		
Revision Number	Description	Date
01	BLDG. DEPT. SUBMITTAL	6/5/15



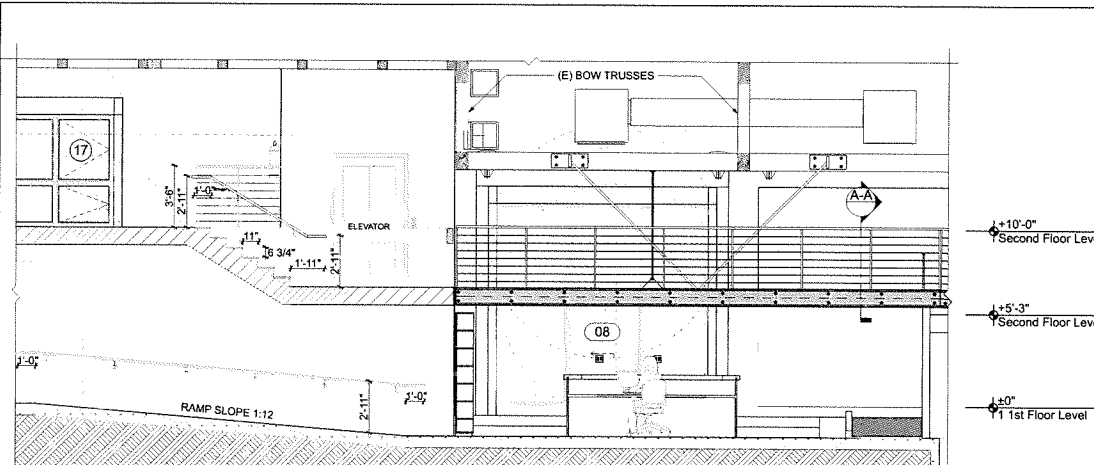
1 STAIR #1 & 2 SECTION / ELEVATION
SCALE: 1/4" = 1'-0"



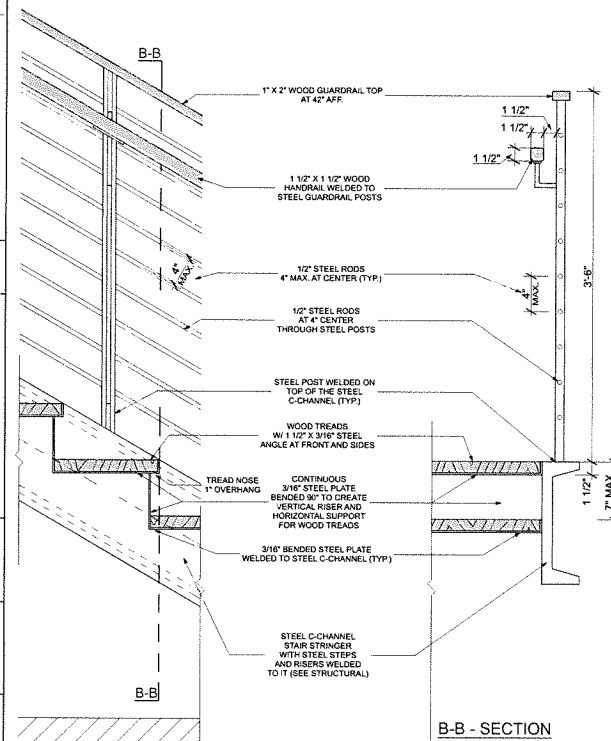
2 STAIR #3 SECTION / ELEVATION
SCALE: 1/4" = 1'-0"



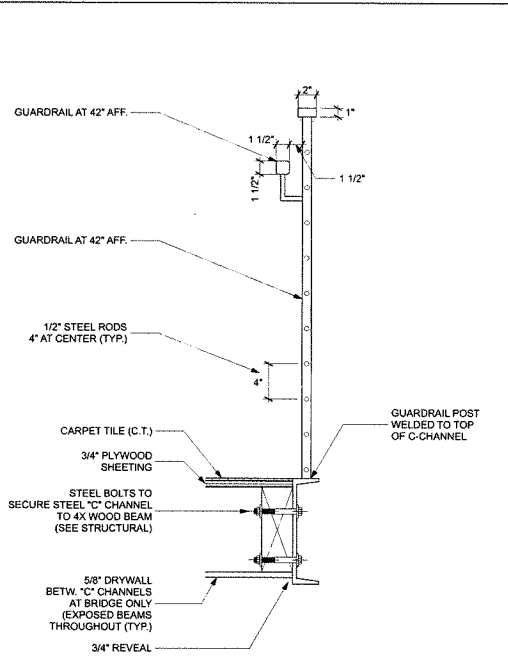
3 STAIR #4 & 5 SECTION / ELEVATION
SCALE: 1/4" = 1'-0"



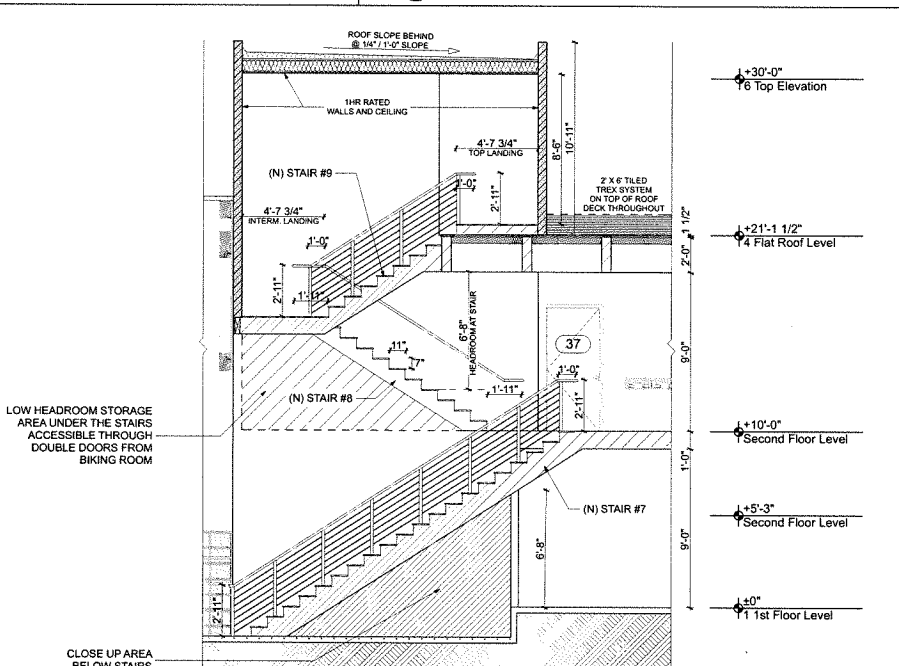
4 STAIR #10 & ENTRY BRIDGE SECTION / ELEVATION
SCALE: 1/4" = 1'-0"



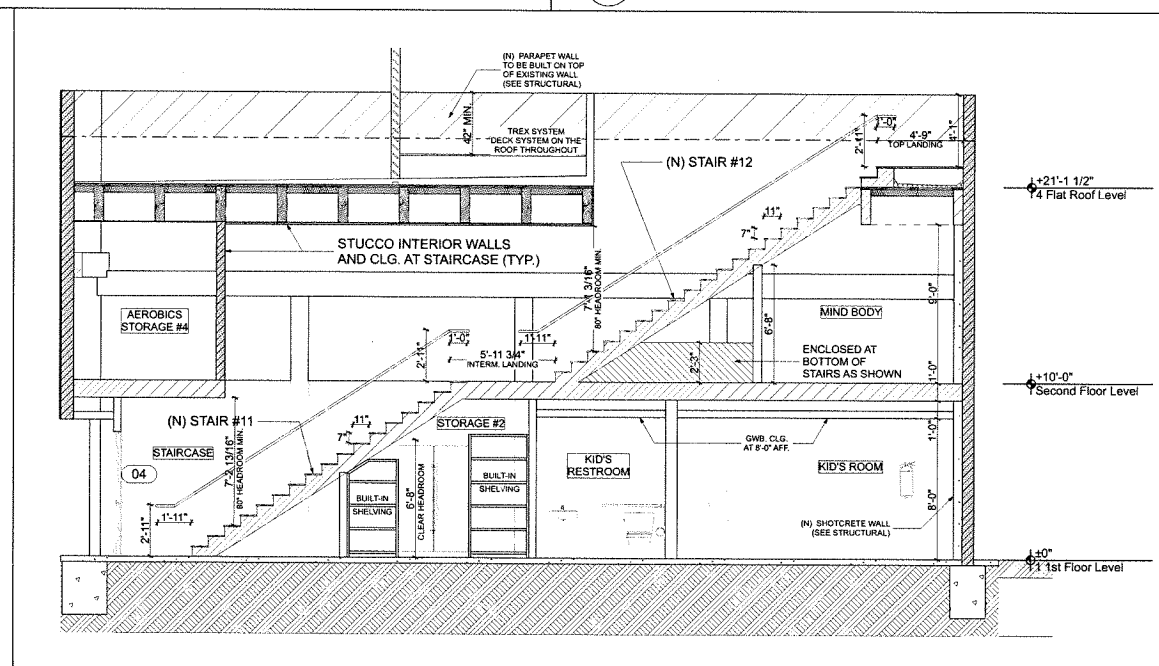
2-A STEEL STAIR TYP. DETAIL
SCALE: 1 1/2" = 1'-0"



A-A GUARDRAIL TYPICAL DETAIL
SCALE: 1 1/2" = 1'-0"



5 STAIR #7, 8 & 9 SECTION / ELEVATION
SCALE: 1/4" = 1'-0"



6 STAIR #11 & 12 SECTION / ELEVATION
SCALE: 1/4" = 1'-0"

Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:
INTERIOR SECTIONS/ ELEVATIONS

Project No: KS-01
Date: 6/5/2015

A.04.00
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Revision Schedule			
Revision Number	Revision Description	Revision Date	
01	BLDG DEPT. SUBMITTAL	6/5/15	

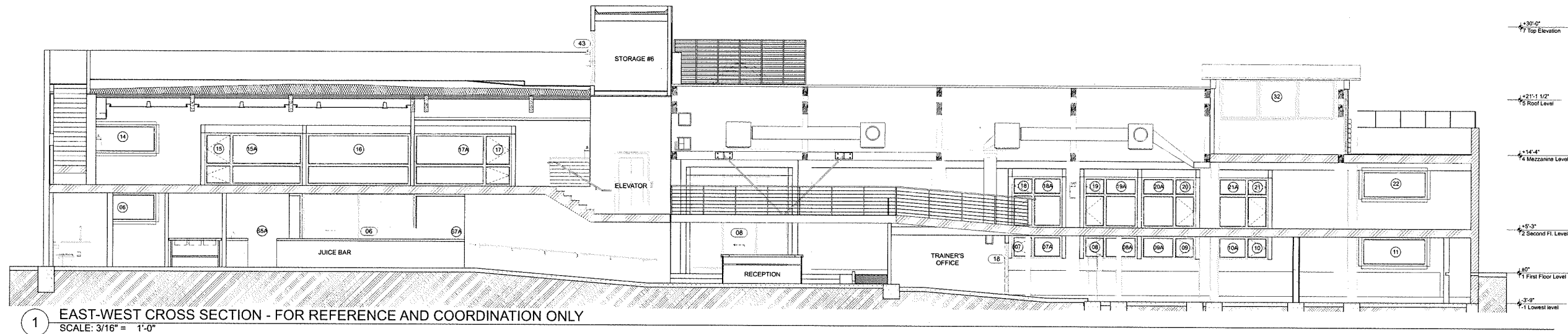
Drawn by:
CITRON DESIGN GROUP

Scale:
As noted

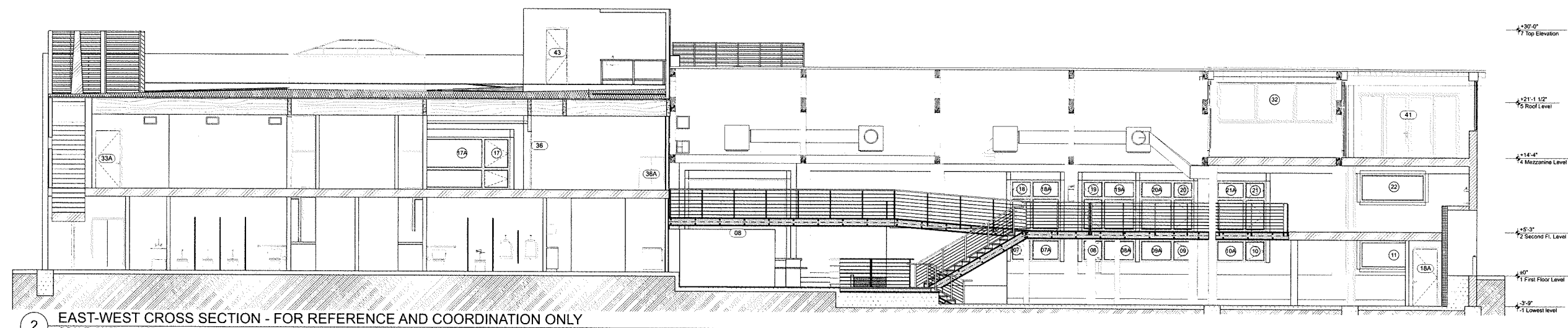
Sheet Description:
EAST-WEST SECTIONS

Project No: KS-01
Date: 6/5/2015

A.04.01
NOT FOR CONSTRUCTION

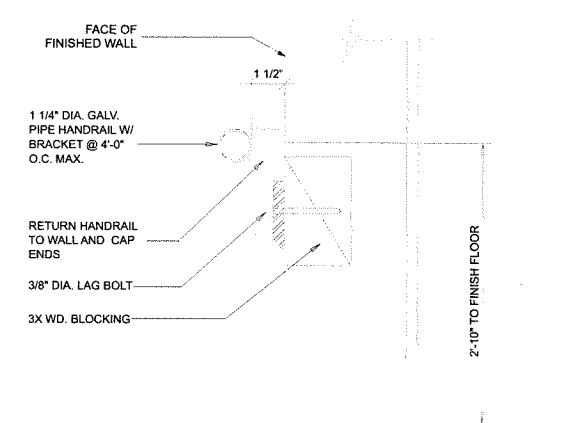


1 EAST-WEST CROSS SECTION - FOR REFERENCE AND COORDINATION ONLY
SCALE: 3/16" = 1'-0"

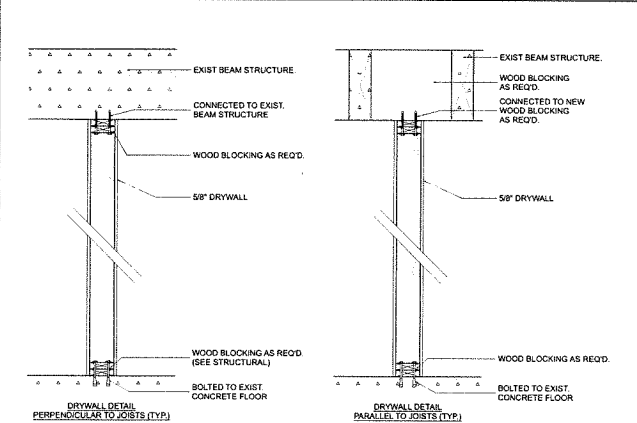


2 EAST-WEST CROSS SECTION - FOR REFERENCE AND COORDINATION ONLY
SCALE: 3/16" = 1'-0"

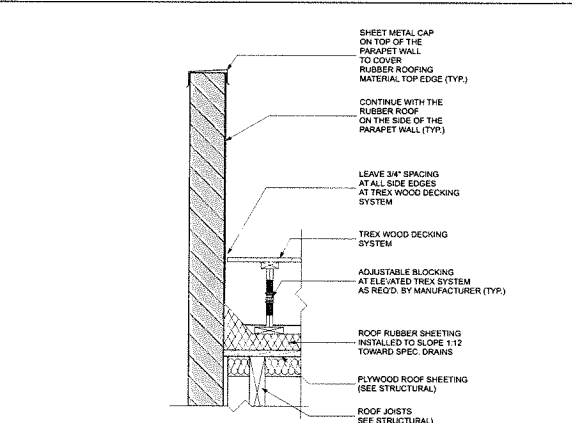
Revision Schedule		
Revision Number	Revision Description	Revision Date
01	BLDG DEPT. SUBMITTAL	6/5/15



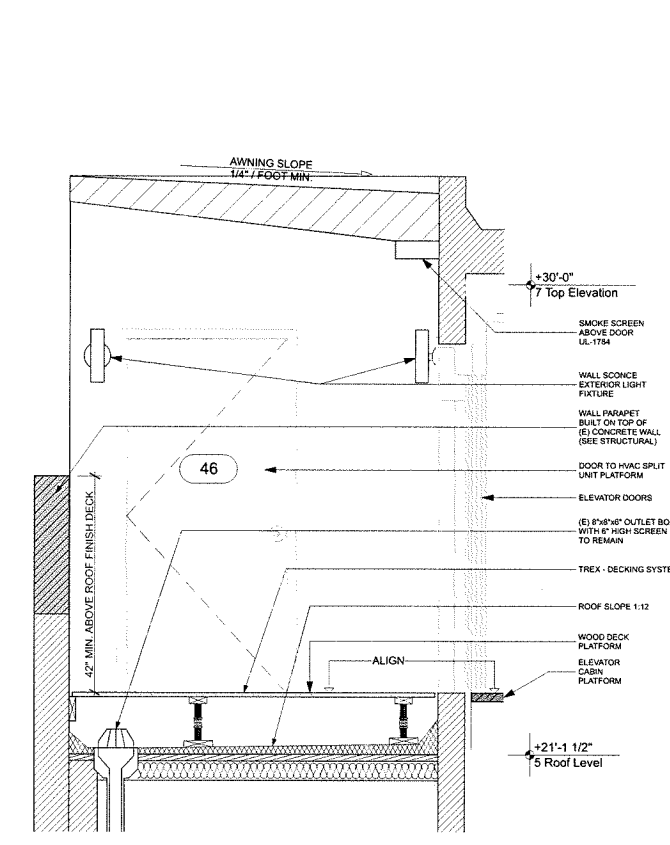
1 TYP. GRAB ANCHOR DETAIL
NOT TO SCALE



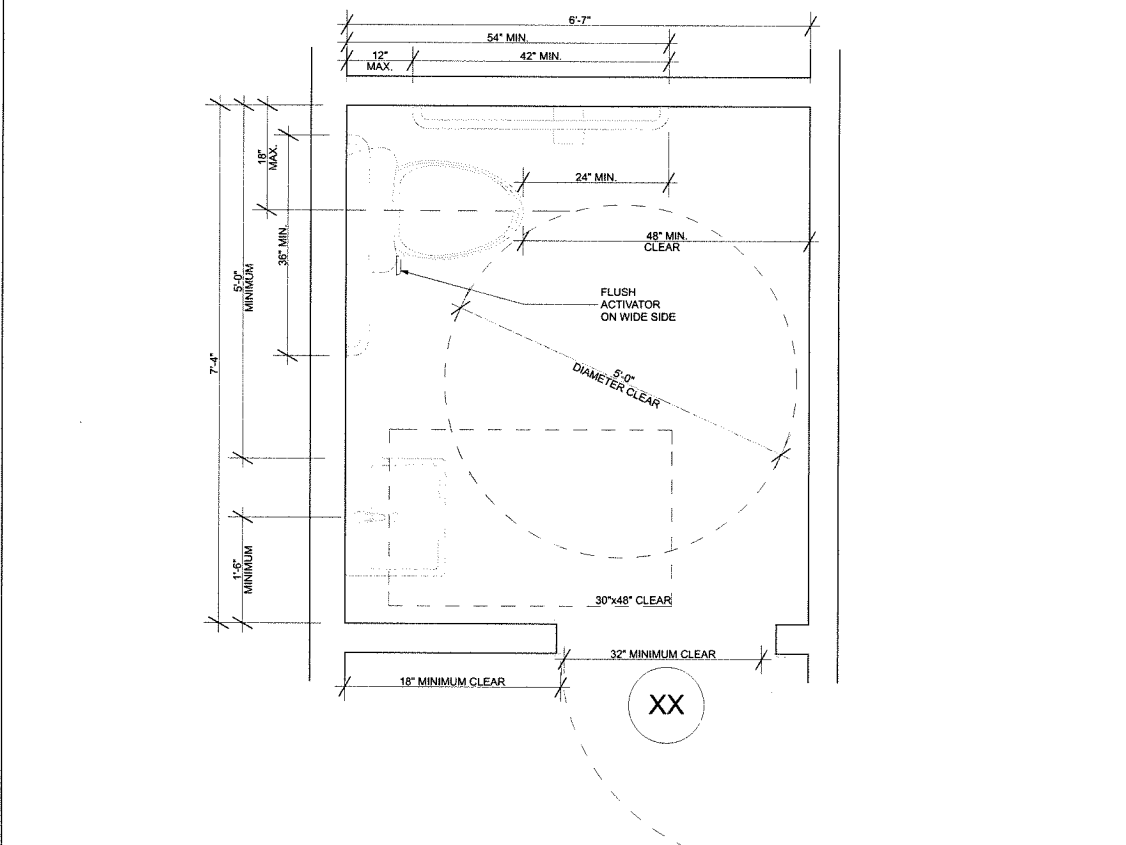
2 TYP. DRYWALL DETAIL
NOT TO SCALE



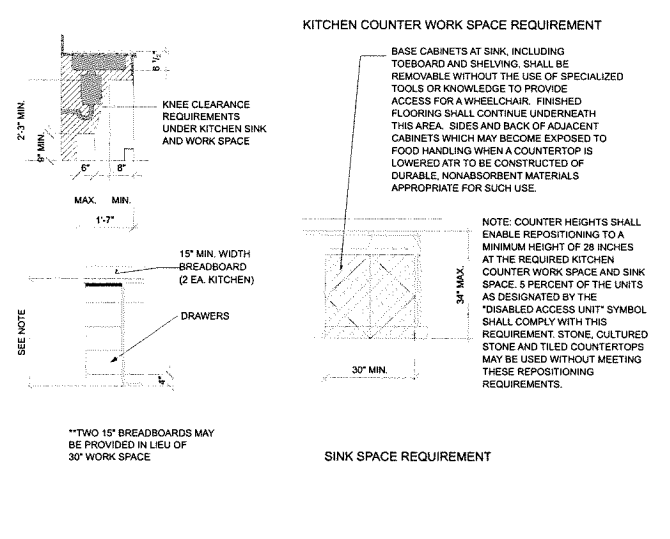
3 SECTION @ ROOF PARAPET
SCALE: 3/4" = 1'-0"



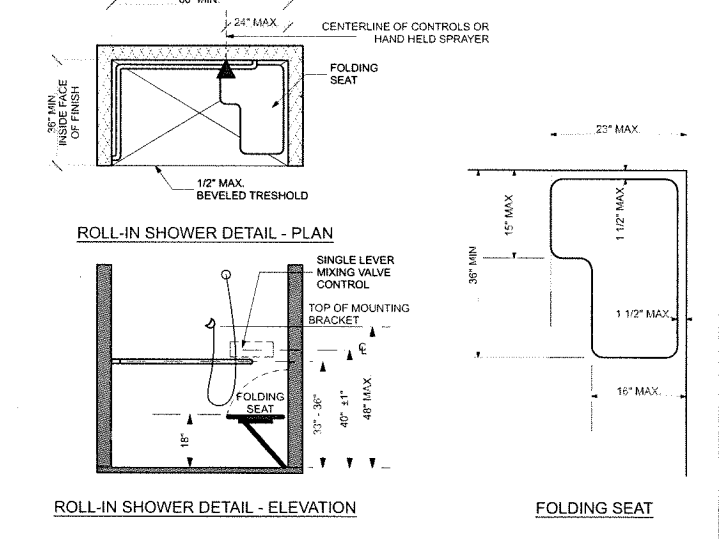
8 SECTION @ ROOF ELEVATOR
SCALE: 3/4" = 1'-0"



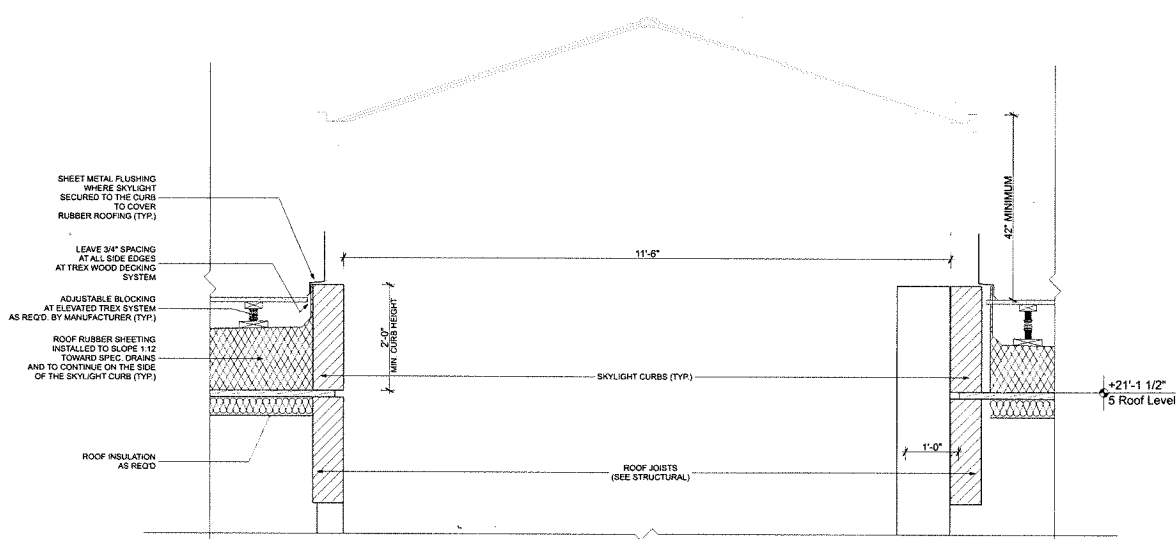
4 TYPICAL RESTROOM DETAIL
SCALE: 1" = 1'-0"



5 TYP. ADAPTABLE FIXTURE HEIGHTS
NOT TO SCALE



6 TYP. HC. SHOWER DETAIL
NOT TO SCALE



7 SECTION @ SKYLIGHT
SCALE: 3/4" = 1'-0"

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CITRON DESIGN GROUP

Scale:
As noted

Sheet Description:
PLAN TYP. DETAILS

Project No: KS-01

Date: 6/5/2015

A.05.11

NOT FOR CONSTRUCTION

DOOR SCHEDULE

ID	DOOR				TRANSOM		SIDELIGHT		DESCRIPTION	FLOOR	LOCATION	MATERIAL	FINISH	FIRE RATING	FRAME MATERIAL	DOOR CLOSER		COMMENTS
	W	HT	THK	GLZ	WIDTH	HEIGHT	WIDTH	HEIGHT								NO	YES	
1	3'-0"	8'-0"	2"	Y	3'-0"	3'-6"	-	-	ENTRY/EXIT DOOR	1ST.	1ST. FL. NORTH-WEST EXIT	ALUM / GLASS	CLEAR	NR	ALUM.		X	PANIC HARDWARE
2	6'-0"	8'-0"	2"	Y	6'-0"	3'-6"	-	-	ENTRY/EXIT DOOR	1ST.	1ST. FL. NORTH ELEV.	ALUM / GLASS	CLEAR	NR	ALUM.		X	SIGN: "This door to remain unlocked whenever Building is occupied"
3	3'-0"	8'-0"	2"	Y	7'-1"	5'-1"	4'-0"	8'-0"	ENTRY/EXIT DOOR	1ST.	1ST. FL. NORTH ELEV.	SOLID CORE WOOD	PAINT	NR	STEEL		X	PANIC HARDWARE
4	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	EXIT DOOR	1ST.	1ST. FL. NORTH-EAST EXIT	SOLID CORE WOOD	PAINT	60MIN.	STEEL		X	PANIC HARDWARE
5	3'-0"	8'-10 1/2"	2"	Y	-	-	9'-0"	8'-10 1/2"	ENTRY DOOR	1ST.	1ST. FL. SOUTH-EAST ELEV.	ALUM / GLASS	CLEAR	NR	ALUM.		X	
6	13'-2"	8'-10 1/2"	2"	Y	-	-	-	-	ENTRY SLIDING	1ST.	1ST. FL. SOUTH ELEV.	ALUM / GLASS	CLEAR	NR	ALUM.		X	
7	3'-0"	8'-10 1/2"	2"	Y	-	-	9'-0"	8'-10 1/2"	ENTRY DOOR	1ST.	1ST. FL. SOUTH ELEV.	ALUM / GLASS	CLEAR	NR	ALUM.		X	
8	4'-0"	7'-1 1/2"	2"	Y	5'-1 1/2"	5'-9 3/4"	3'-11"	12'-4"	ENTRY SLIDING	1ST.	1ST. FL. SOUTH ELEV.	ALUM / GLASS	CLEAR	NR	ALUM.		X	
9	3'-6"	7'-0"	2"	N	-	-	-	-	INTERIOR DOOR	1ST.	ELEV. LOBBY	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
10	3'-6"	7'-0"	2"	N	-	-	-	-	INTERIOR DOOR	1ST.	ELEV. LOBBY	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
11	3'-6"	7'-0"	2"	N	-	-	-	-	INTERIOR DOOR	1ST.	ELEV. EQUIP. ROOM	SOLID CORE WOOD	CLEAR	60MIN.	STEEL		X	1HR RATED VENT ON DOOR
11A	3'-0"	5'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STORAGE ACCESS AT STAIR	HOLLOW CORE	CLEAR	NR	WOOD	X		
12	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	RESTROOM DOOR @ JUICE BAR	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
13	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STORAGE 1	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
14	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	KID'S ROOM ENTRY	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
15	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	KID'S ROOM RESTROOM	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
16	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STORAGE 2	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
17	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	BREAK ROOM	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
18	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	TRAINER'S OFFICE	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
18A	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	ELEC/DATA/PHONE CLOSET	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
19	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STORAGE 3	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
20	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STEAM ROOM - FEMALE	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
21	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	STEAM ROOM - MALE	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
22	2'-6"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	JANITOR'S CLOSET	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
23	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	PERF. ROOM RESTROOM	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
24	3'-0"	8'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	1ST.	PERF. ROOM ADDL. ENTRY	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
24A	10'-0"	10'-0"	3"	N	-	-	-	-	INTERIOR DOOR	1ST.	BARN SLIDING DOOR	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
25	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	NORTH-WEST HALLWAY	SOLID CORE WOOD	CLEAR	60MIN.	STEEL		X	PANIC HARDWARE
26	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	OFFICE HALL RESTROOM	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
27	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	OFFICE 4	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
28	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	OFFICE 3	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
29	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	OFFICE 2	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
30	3'-0"	7'-0"	1 3/4"	Y	-	-	-	-	INTERIOR DOOR	2ND.	OFFICE HALL	WOOD / GLASS	CLEAR	NR	STEEL		X	
31	3'-0"	7'-0"	1 3/4"	Y	-	-	-	-	INTERIOR DOOR	2ND.	MIND BODY	WOOD / GLASS	CLEAR	NR	WOOD		X	
32	14'-10"	8'-10"	1 3/4"	Y	-	-	-	-	INTERIOR DOOR	2ND.	MIND BODY	WOOD / GLASS	CLEAR	NR	WOOD		X	FOLDING DOORS STACK OPEN TO SIDE
33	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	MIND BODY 2ND EXIT	SOLID CORE WOOD	CLEAR	60MIN.	STEEL		X	
33A	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	STORAGE 5	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
34	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	AEROBICS 2ND. EXIT	SOLID CORE WOOD	CLEAR	60MIN.	STEEL		X	
34A	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	STORAGE 4	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
35	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	AEROBICS ENTRY	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
36	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	BIKING	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
36A	4'-1 3/8"	4'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	STORAGE ACCESS AT STAIR	HOLLOW CORE	CLEAR	NR	WOOD	X		
36B	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	HVAC SPLIT UNIT CLOSET	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
37	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	STRETCHING	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
38	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	INTERIOR DOOR	2ND.	STORAGE 4	SOLID CORE WOOD	CLEAR	NR	STEEL		X	
39	3'-0"	6'-8"	2"	Y	-	-	-	-	INTERIOR DOOR	MEZZ.	OFFICE 1	ALUM / GLASS	CLEAR	NR	ALUM.		X	
40	3'-0"	6'-8"	2"	Y	-	-	-	-	INTERIOR DOOR	MEZZ.	OFFICE 1	ALUM / GLASS	CLEAR	NR	ALUM.		X	
41	6'-0"	7'-10"	1 3/4"	N	-	-	3'-0"	7'-10"	EXTERIOR DOOR	MEZZ.	OFFICE PATIO	ALUM / GLASS	CLEAR	NR	ALUM.		X	
42	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	EXTERIOR DOOR	ROOF	STAIRCASE	STEEL DOOR	PAINT	60MIN.	STEEL		X	PANIC HARDWARE
43	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	EXTERIOR DOOR	ROOF	STORAGE 6	STEEL DOOR	PAINT	NR	STEEL		X	
44	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	EXTERIOR DOOR	ROOF	STORAGE 7	STEEL DOOR	PAINT	NR	STEEL		X	
45	3'-0"	7'-0"	1 3/4"	N	-	-	-	-	EXTERIOR DOOR	ROOF	ACCESS TO HVAC AREA	STEEL DOOR	PAINT	NR	STEEL		X	

**NOTE: - THE MAXIMUM WIDTH OF A SWINGING DOOR / GATE LEAF SHALL BE 48" (CBC. 1008.1)
 - EGRESS GATES SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC. 1008.1.9)
 - EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1027 (CBC. 1027.4)

WINDOW SCHEDULE

WINDOW#	WIDTH	HEIGHT	ABOVE FINISH FL. [AFF.]	LOCATION	FLOOR	MATERIAL	FINISH	FRAME MATERIAL	OPERABLE		COMMENTS
									YES	NO	
W01	19'-8"	10'-9"	1'-0"	FAÇADE (NORTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W02	19'-6"	10'-9"	1'-0"	FAÇADE (NORTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W03	7'-8 1/2"	12'-2"	0'-0"	FAÇADE (NORTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W04	16'-0"	3'-0"	6'-0"	FAÇADE (NORTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W05	16'-0"	3'-0"	6'-0"	FAÇADE (NORTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W06	8'-0"	3'-6"	5'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
S05A	8'-7 13/16"	9'-0"	0'-0"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
S07A	8'-7 13/16"	9'-0"	0'-0"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W07	2'-6"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W07A	3'-7"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W08	2'-6"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W08A	4'-0"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W09	2'-6"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W09A	4'-0"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W10	2'-6"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W10A	3'-7"	2'-9"	1'-6"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W11	8'-0"	3'-6"	0'-9 1/4"	FAÇADE (SOUTH)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W12	16'-0"	5'-9 1/2"	0'-0"	FAÇADE (NORTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W13	16'-0"	5'-9 1/2"	0'-0"	FAÇADE (NORTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W14	8'-0"	3'-6"	3'-10"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W15	3'-2"	6'-4"	0'-0"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W15A	8'-8 11/16"	6'-4"	0'-0"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W16	12'-7 1/8"	6'-4"	0'-0"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W17	3'-2"	6'-4"	0'-0"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W17A	8'-8 11/16"	6'-4"	0'-0"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W18	2'-6"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W18A	3'-7"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W19	2'-6"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W19A	4'-0"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W20	2'-6"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W20A	4'-0"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W21	2'-6"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W21A	3'-7"	6'-2"	1'-6"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W22	8'-0"	3'-6"	3'-8 1/4"	FAÇADE (SOUTH)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W23	1'-0"	3'-0"	9'-9"	SIDE (WEST)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W24	1'-0"	3'-0"	7'-5"	SIDE (WEST)	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W25	1'-0"	3'-0"	5'-0"	SIDE (WEST)	1ST.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W26	2'-0"	5'-1"	1'-0"	INT. OFFICE	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W27	27'-0"	5'-1"	1'-0"	INT. OFFICE	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W28	4'-0"	4'-0"	3'-0"	INT. OFFICE	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W29	2'-0"	4'-0"	3'-0"	INT. OFFICE	2ND.	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W30	25'-6 3/4"	7'-7 13/16"	3'-9 5/8"	SIDE (WEST)	MEZZANINE	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W31	17'-5 1/2"	7'-10"	0'-0"	SIDE (WEST)	MEZZANINE	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
W32	13'-8"	5'-0"	4'-4"	FAÇADE (SOUTH)	MEZZANINE	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	
S01	5'-0"(W)	3'-0"(W)	ROOF LEVEL	ROOF	ROOF	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	ROOF SKYLIGHT / PERF. ROOM
S02	12'-2"(W)	16'-5 7/8"(W)	ROOF LEVEL	ROOF	ROOF	ALUMINIUM / GLASS	CLEAR	ALUMINIUM		X	ROOF SKYLIGHT / FINISH DECK



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