



April 6, 2016

Options for Youth
320 N. Halstead Street, Suite 150
Pasadena, CA 91107

RE: ADM16-00009 – A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL LOCATED AT 14725 SEVENTH STREET, SUITES 100,200,300,400

Dear Applicant:

At the regular meeting of the City of Victorville Zoning Administrator held on April, 2016, a public hearing was conducted to consider your request. This request was for a Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

After considering all the information in regard to the proposed use, the Zoning Administrator made the required findings and granted ADM16-00009 subject to the attached conditions of approval.

Also, the applicant may choose to sign and file the attached Notice of Exemption (NOE) with the San Bernardino County Clerk. Please include the \$50.00 processing fee made payable to the San Bernardino County Clerk of the Board. If a NOE is filed, a 35 day statute of limitations commences for any challenge to the agency decision. If a NOE is not filed, the normal 180 day statute of limitations will apply.

April 6, 2016

CONDITIONS OF APPROVAL

ADM16-00009 – A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

Planning Conditions:

- 1. This approval is to allow for the continued operation of a charter school at 14725 Seventh Street and allow for the operation within suites 100-400.
2. The proposed improvements and use shall comply with all applicable development standards of Title 16.
3. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. No loitering shall take place on-site or within 300 feet of the subject property.
5. A designated pick up area for students shall be provided adjoining the school. Student pick up shall not take place along Seventh Street.
6. Any expansion of the proposed use beyond the scope of this interim use permit shall require submission and approval of an interim use permit modification or a new interim use permit based upon the extent of the expansion.
7. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in non-compliance of Title 16 or cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
8. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
9. All proposed signs, including any freestanding signage, shall comply with Title 16. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. Painted and off-site signs are prohibited and all signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit.
10. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.
11. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
12. The Applicant/Owner shall agree to defend, indemnify and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.

Building & Fire Conditions:

- 13. The project shall comply with all building codes in effect at the time of plan submittal.
14. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
15. Tenant improvement plans will need to be submitted for the space within this proposal that will be changed to an "E" occupancy classification according to the California Building Code.
16. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimation of these fees. Actual amount owed will be determined upon submittal of the plans at the building counter.
17. Shall comply with all current Building and Fire Code requirements based on occupancy classification. Modification or installation of an alarm system may be required to accommodate an "E" occupancy.

HOWEVER, UNTIL SUCH TIME AS CONDITIONS OF APPROVAL ARE COMPLIED WITH, THE MINOR INTERIM USE PERMIT WILL NOT BECOME VALID.

Please note that Section 16-3.02.070 of the Victorville Municipal Code entitled "Lapse of Approval" states: "Unless a different period of time is specified among the conditions of approval, the authorization of an interim use shall lapse and be void two years after the date of final approval when processed in conjunction with a site plan, unless plans have been submitted and accepted by the building division and are actively being processed. Those interim uses not processed in conjunction with a site plan shall lapse and be void one year after the date of final approval, unless the use is established or plans have been submitted and accepted by the building department and are actively being processed."

However, upon application to the planning department, an extension not to exceed ninety days may be granted by the zoning administrator based upon reasonable circumstances. Once established, an interim use shall not be considered abandoned unless a period of six months has elapsed since the use ceased operation."

The decision of the Zoning Administrator may be appealed by anyone aggrieved by, or alleging error in the Zoning Administrator's decision within ten (10) days from the date of the action, or by close of business on April 18, 2016. Unless the action of the Zoning Administrator is appealed, ADM16-00009 will stand approved and become effective as of April 18, 2016. Should you wish to appeal this decision, you must obtain from the Development Department Planning Division, an appeal application and return it to the Planning Division with the appropriate filing fee no later than April 18, 2016. Please contact the Planning Division at (760) 955-5135 for additional information should you wish to appeal this decision.

Please sign and return the attached affidavit to the Development Department, recognizing and accepting the conditions of approval. Also note that the Minor Interim Use Permit shall not be valid until such time as the affidavit has been returned to this office.

If you have any questions or require further information, please do not hesitate to contact the Zoning Administrator, Chris Borchert, at (760) 955-5135.

Sincerely,

Chris Borchert

Chris Borchert
Zoning Administrator
CB:tt

Attachments

AFFIDAVIT

April 6, 2016

ADM16-00009 – A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

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17. Shall comply with all current Building and Fire Code requirements based on occupancy classification. Modification or installation of an alarm system may be required to accommodate an "E" occupancy.

I, Dusty Baabee, acting as authorized agent for Options For Youth, applicant, hereby acknowledge that I have read and agree to the attached Development Department conditions for Minor Interim Use Permit ADM16-00009.

Dusty Baabee
Authorized Agent (Signature)

4-6-16
Date

Notice of Exemption

Appendix E

To: Office of Planning and Research, P.O. Box 3044, Room 113, Sacramento, CA 95812-3044
From: Public Agency: City of Victorville, 14343 Civic Drive, Victorville, CA 92392
County Clerk of San Bernardino, 385 N. Arrowhead Ave., 2nd floor, San Bernardino, CA 92415-0130

Project Title: Minor Interim Use Permit ADM16-00009

Project Applicant: Options for Youth

Project Location -Specific: 14725 Seventh Street, Suites 100,200,300,400
APN: 0477-201-43

Project Location -City: City of Victorville Project Location -County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project: A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school.

Name of Public Agency Approving Project: City of Victorville

Name of Person or Agency Carrying Out Project: Options for Youth

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: Per CEQA Section 15301 – Existing Facilities
Statutory Exemptions. State code number:

Reasons why project is exempt: Since the site was developed as a multi-use building and the subject site has been occupied by educational uses in the past, Staff finds that this exemption is applicable to this proposal.

Lead Agency Contact Person: Chris Borchert, Director of Development Area Code/Telephone/Extension:760-955-5135

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No X

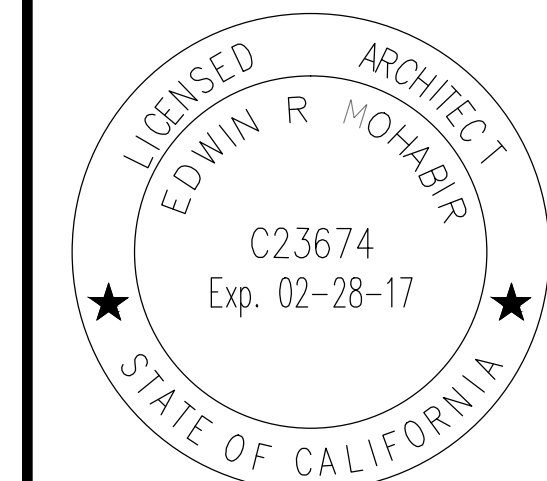
Signature: Date: Title:

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code; Date Received for filing at OPR: Reference: Sections 21108, 21152, and 21152.1, Public Resources Code. Revised 2011



24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4598809 . edwinmohabir@gmail.com



A PROJECT FOR:



VICTORVILLE 1
OPTIONS FOR YOUTH

14725 7TH ST
VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

Table with 2 columns: Field Name, Value. Includes DATE (05-01-16), ARCHITECT (EM), CHECKED BY (EM), DRAWN BY (EM), PROJECT NO. (-), SCALE (AS NOTED).

SHEET TITLE

LETTER OF APPROVAL

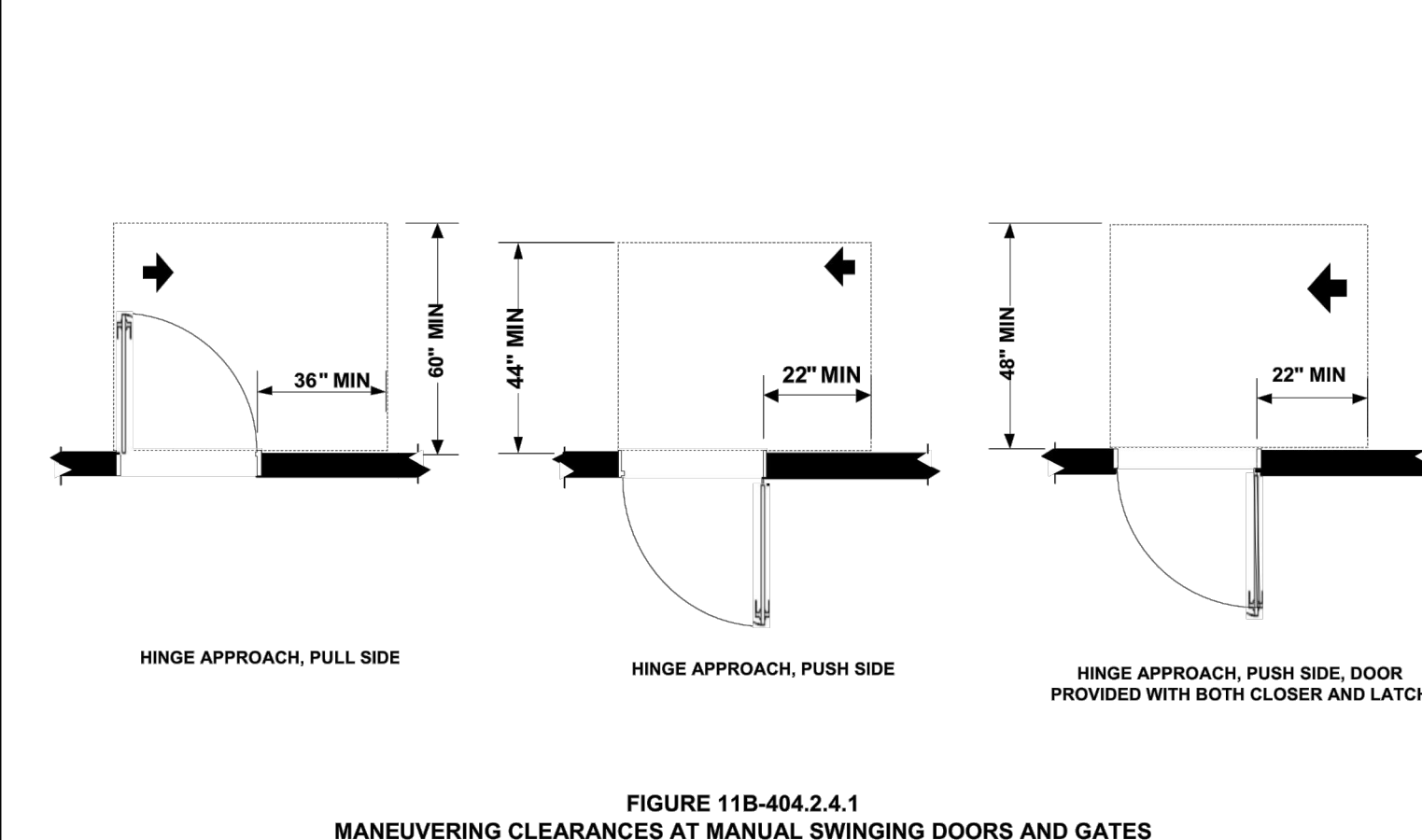
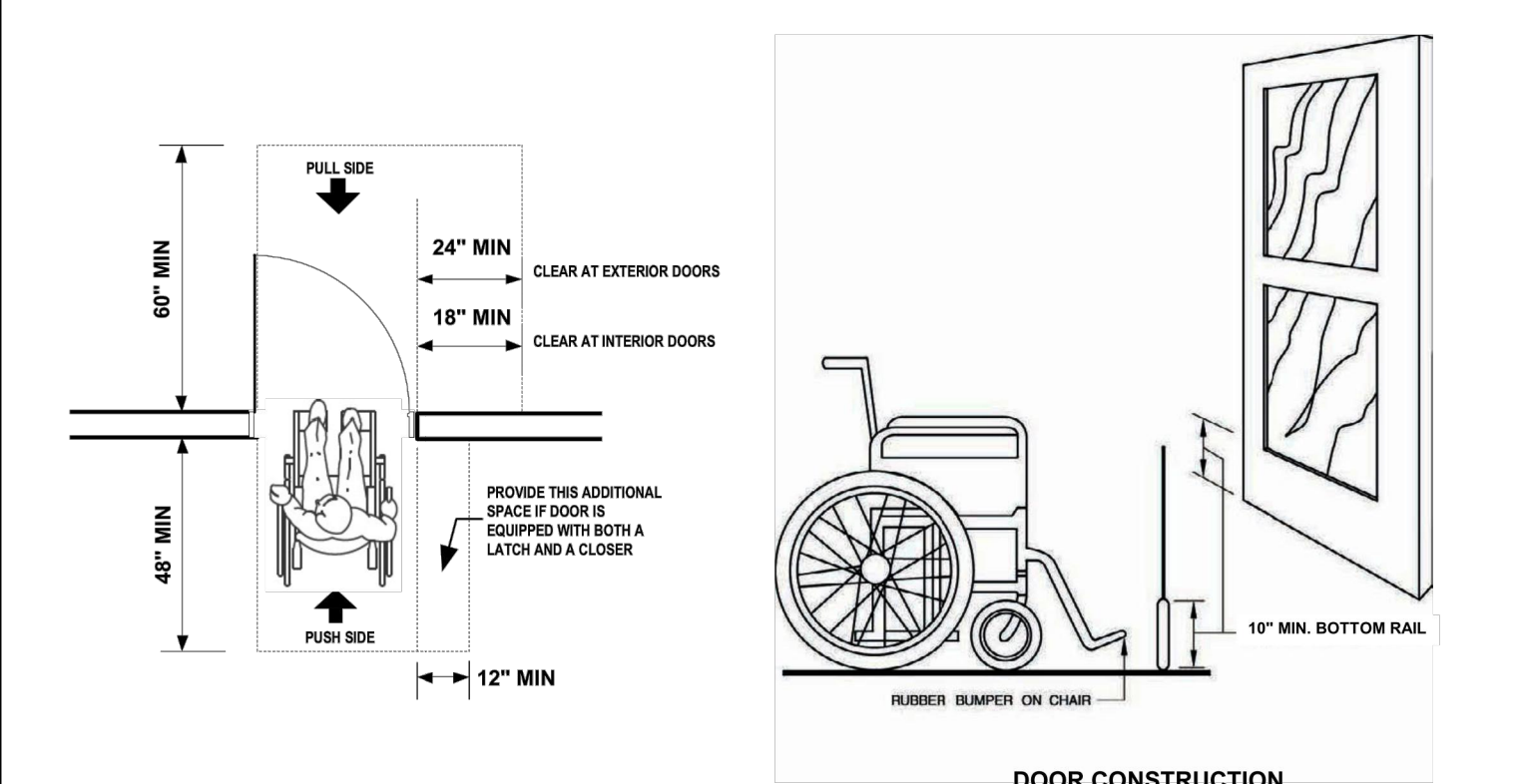
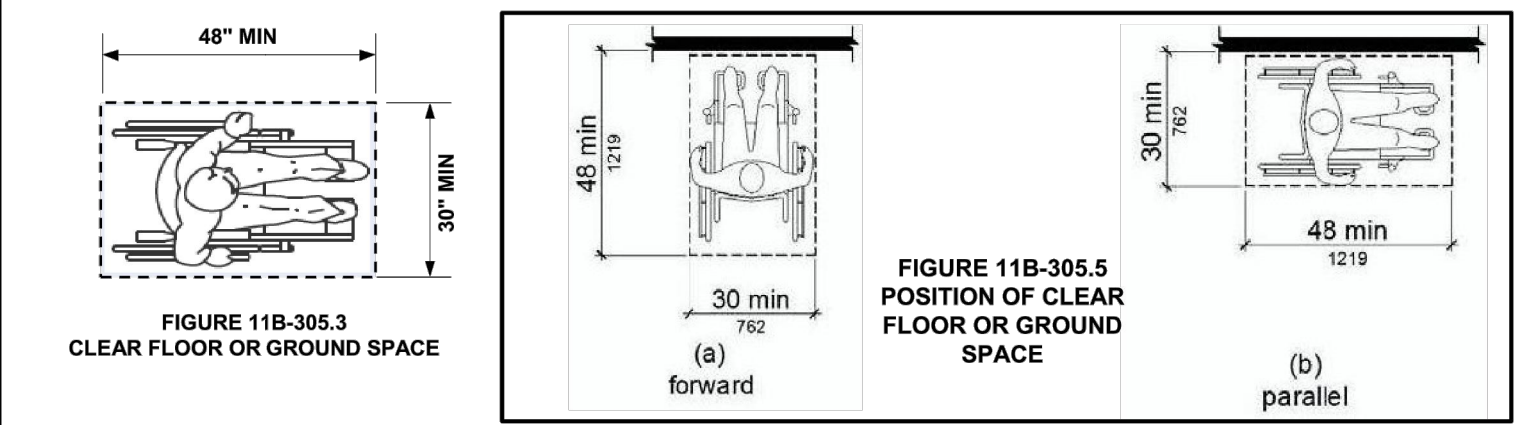
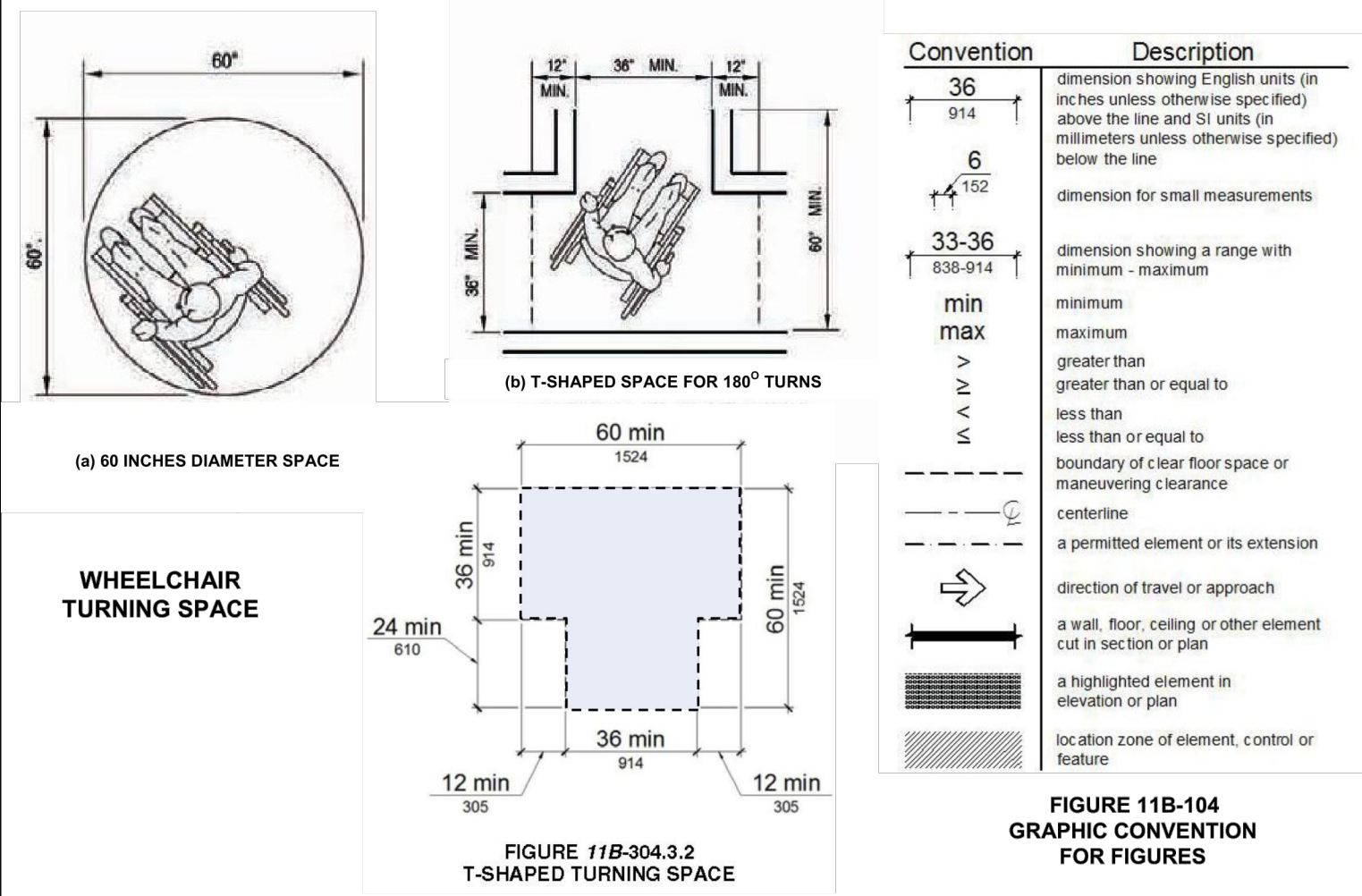
SHEET NO.

T-1.1

ACCESSIBILITY DETAILS

FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)



DOORS & MANEUVERING SPACE

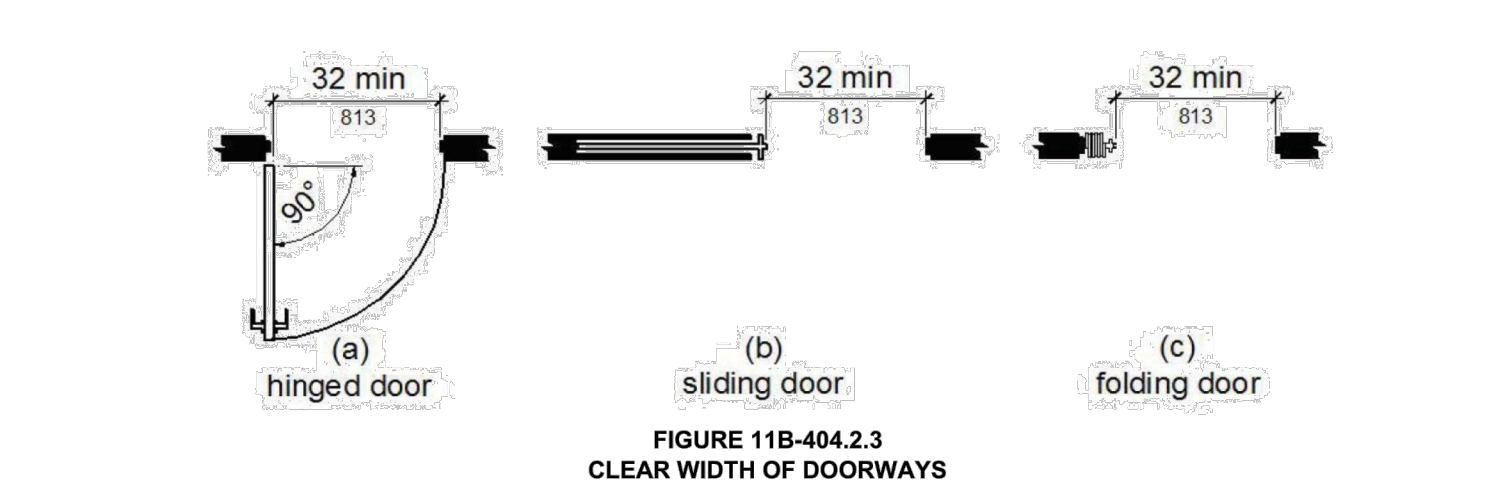
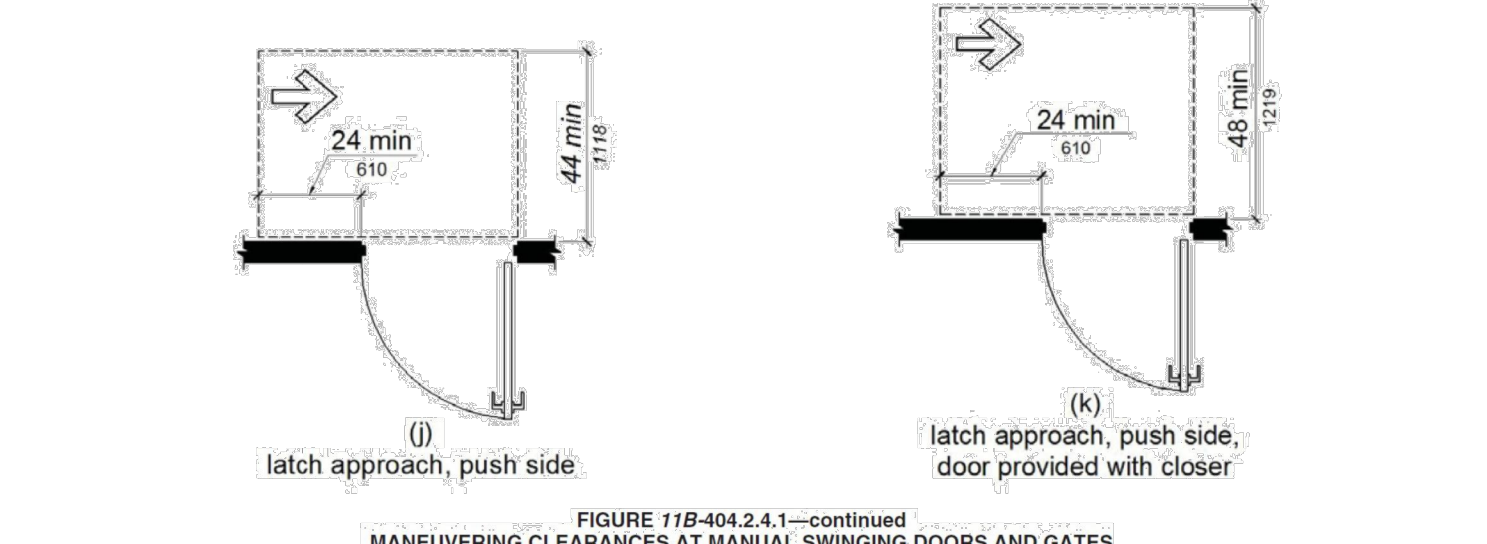


TABLE 11B-404.2.3
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	60 inches	18 inches
From front	Push	48 inches
From hinge side	Pull	60 inches
From hinge side	Push	44 inches
From latch side	Pull	60 inches
From latch side	Push	44 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

DOORS & MANEUVERING SPACE

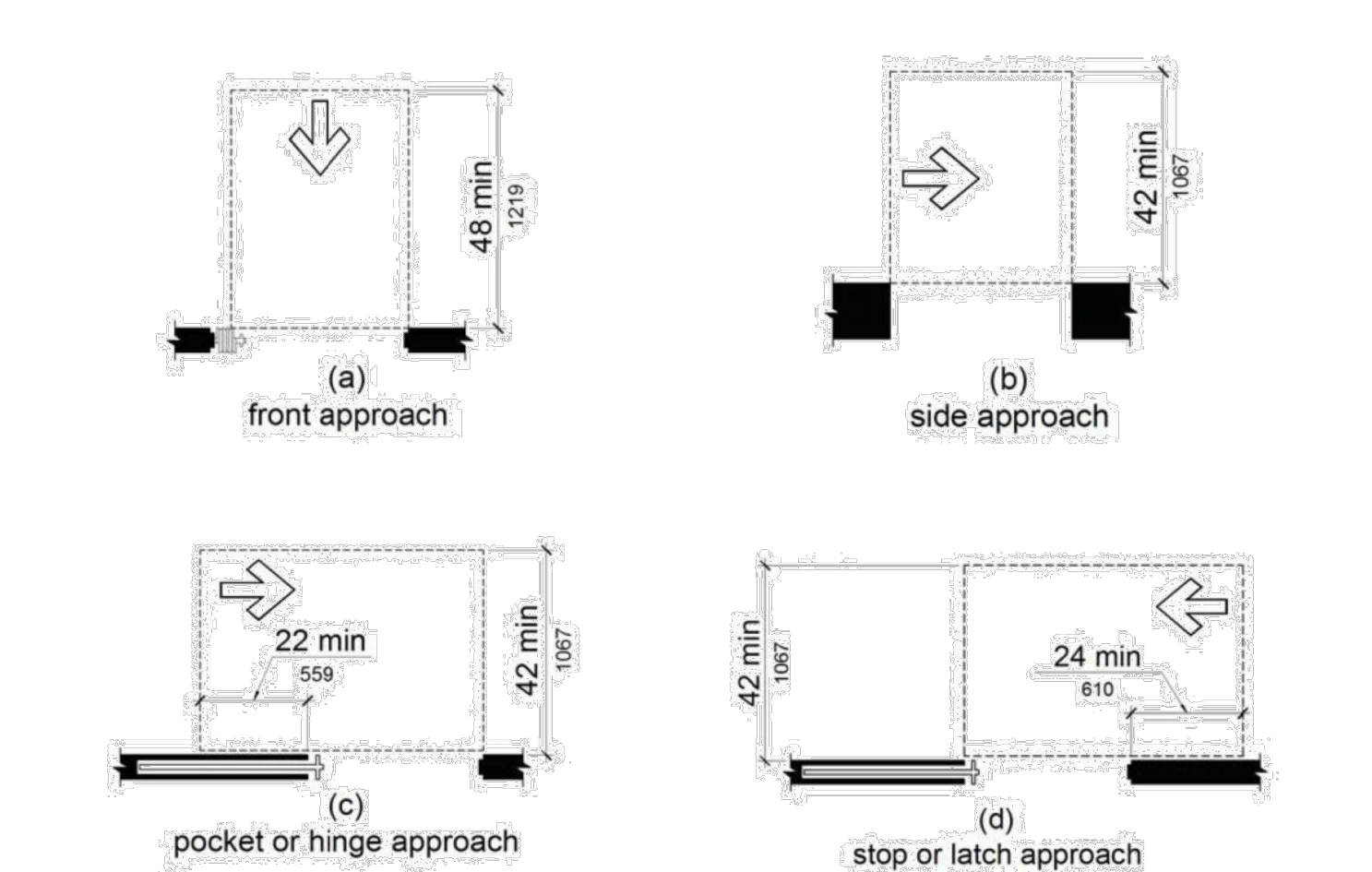
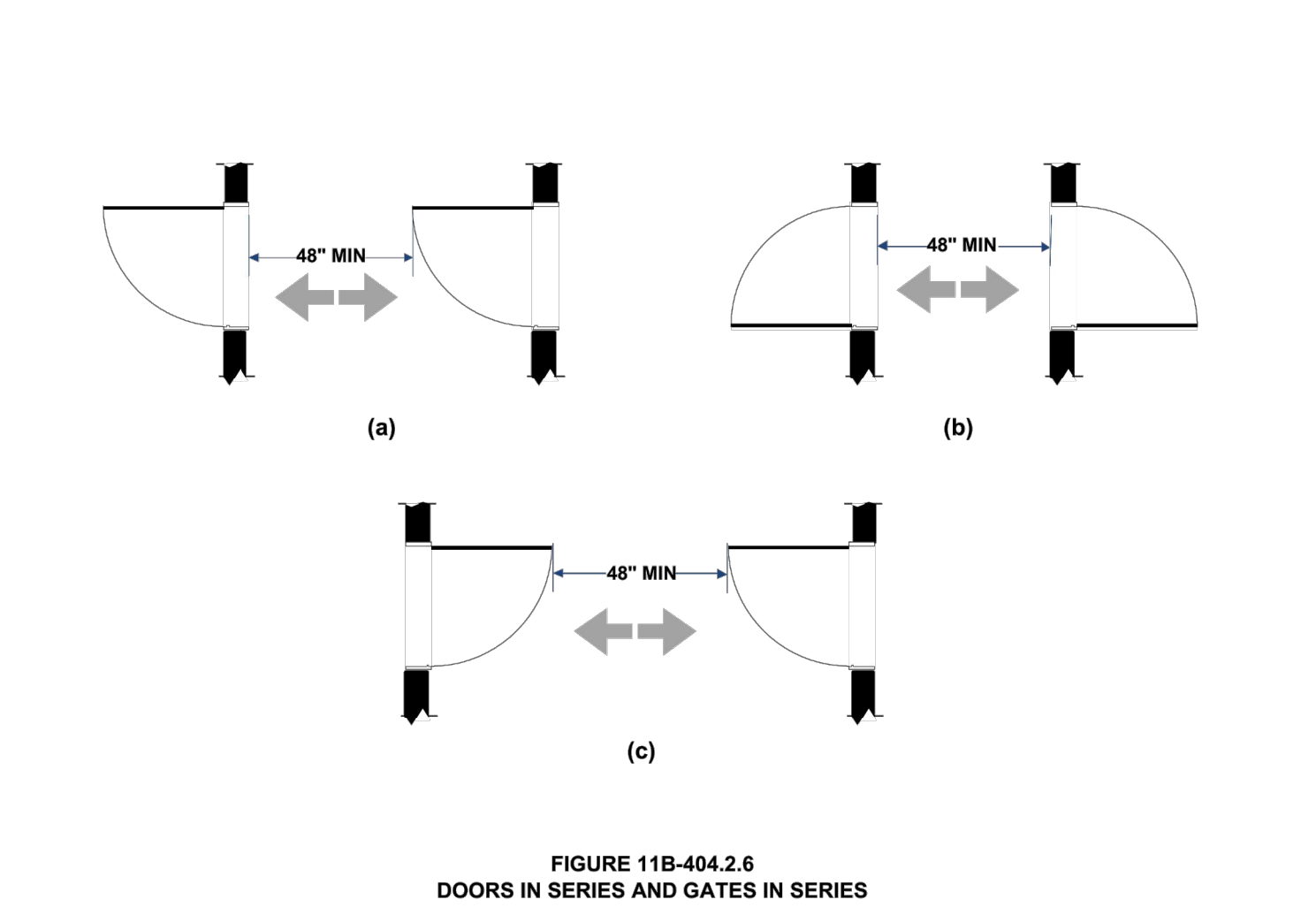
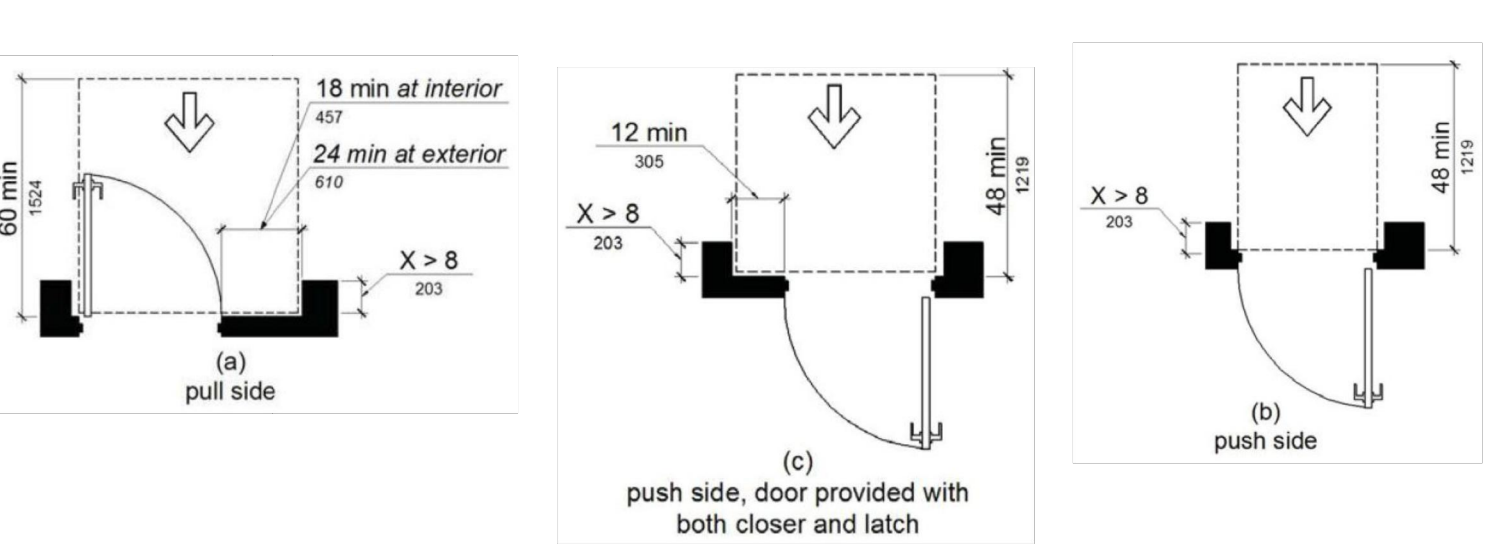


TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES
MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS

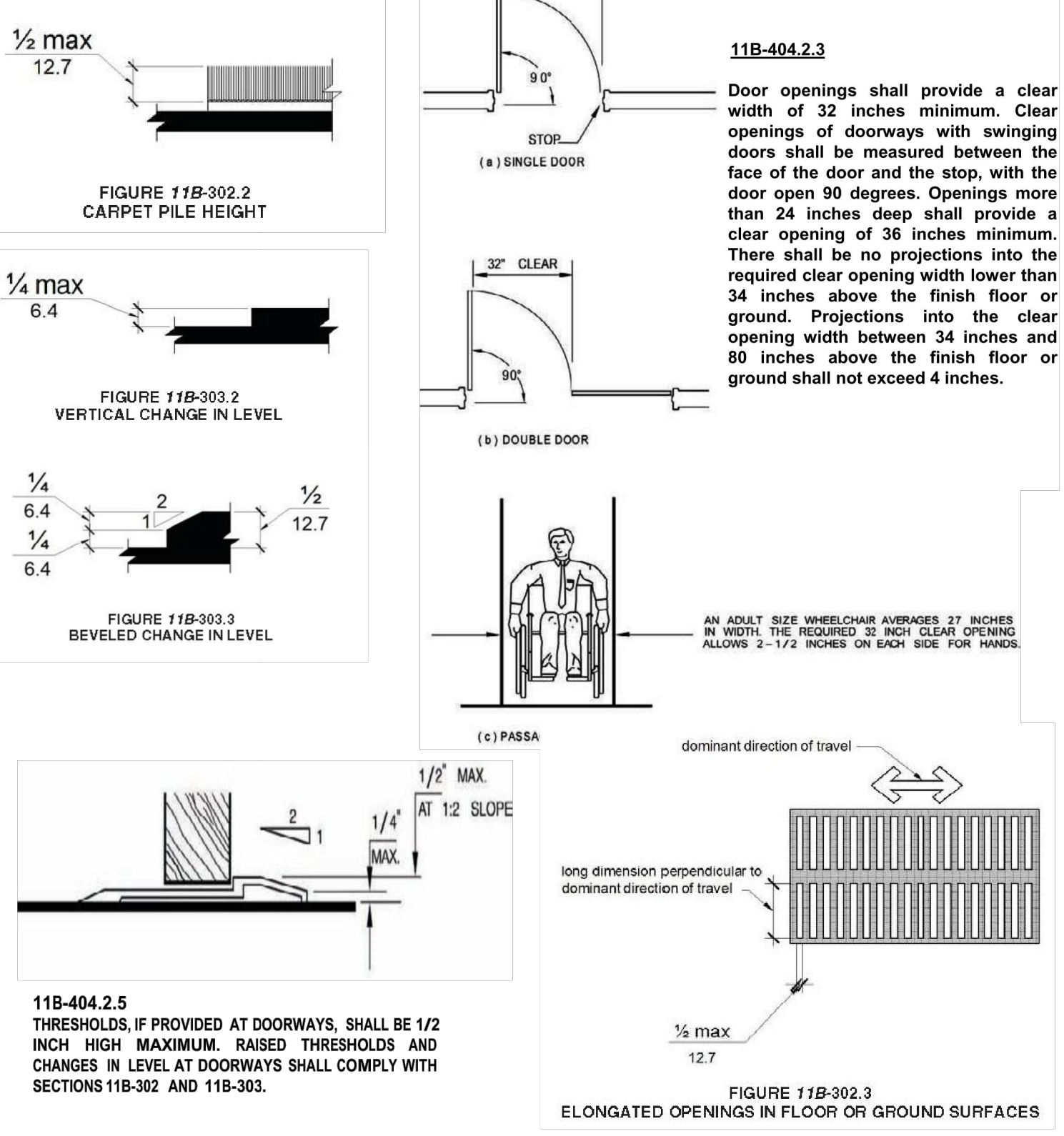
Approach direction	MINIMUM MANEUVERING CLEARANCE	
	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)
From Front	48 inches	0 inches
From Side	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

1. Doorway with no door only.
2. Beyond pocket/hinge side

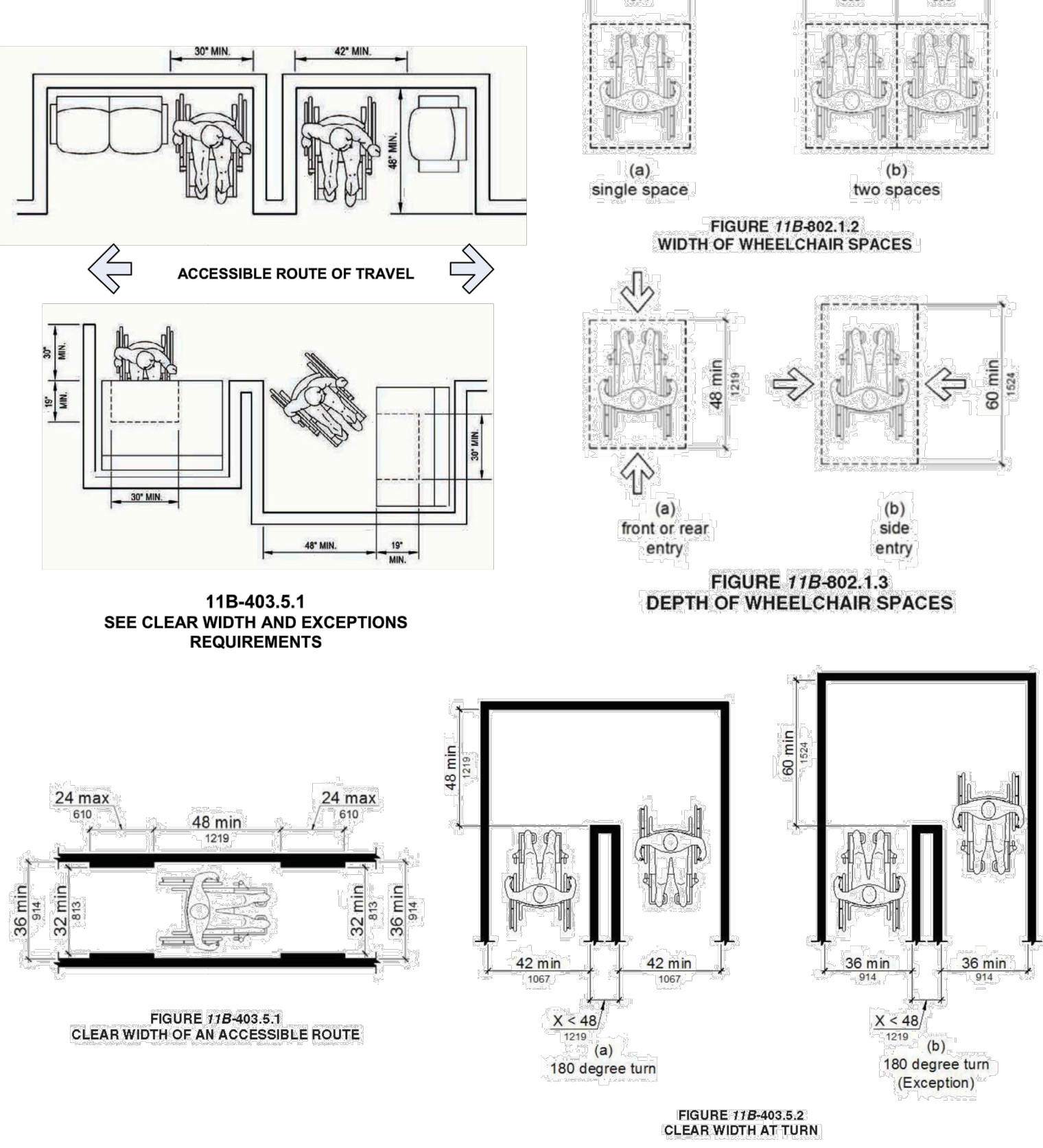
DOORS & MANEUVERING SPACE



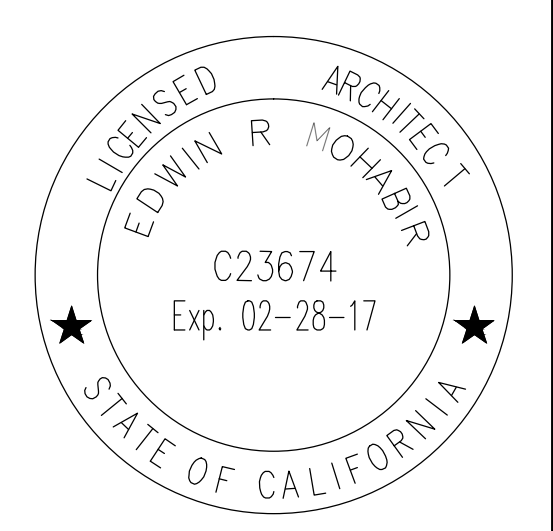
ACCESSIBLE ROUTES



ACCESSIBLE ROUTES



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santa clarita, ca 91381
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A PROJECT FOR:
Options For Youth
Public Charter Schools
Empowering Minds by Inspiring Hearts

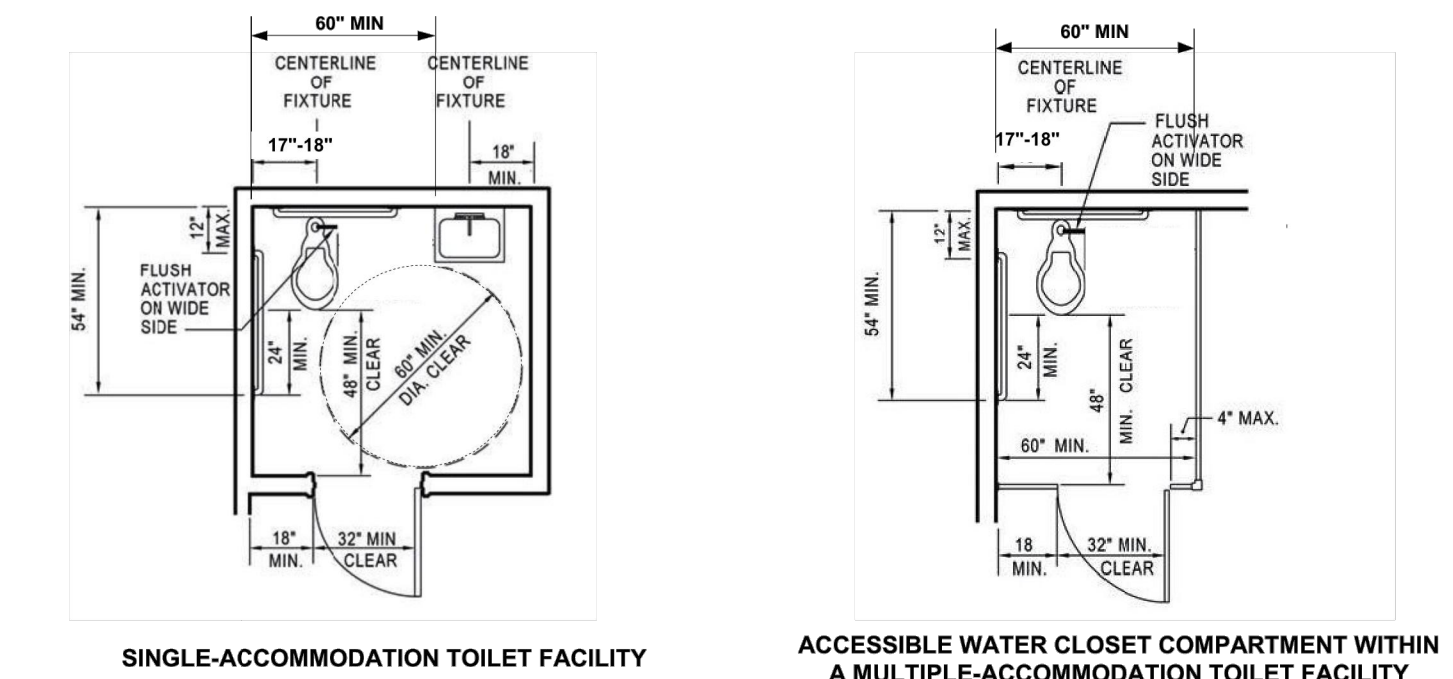
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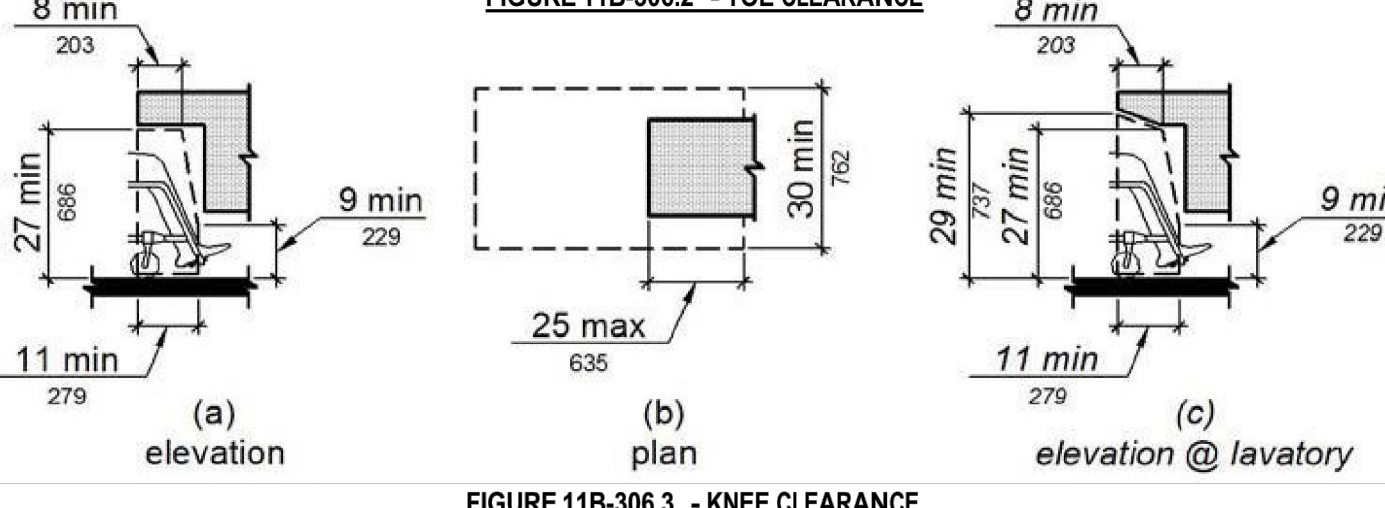
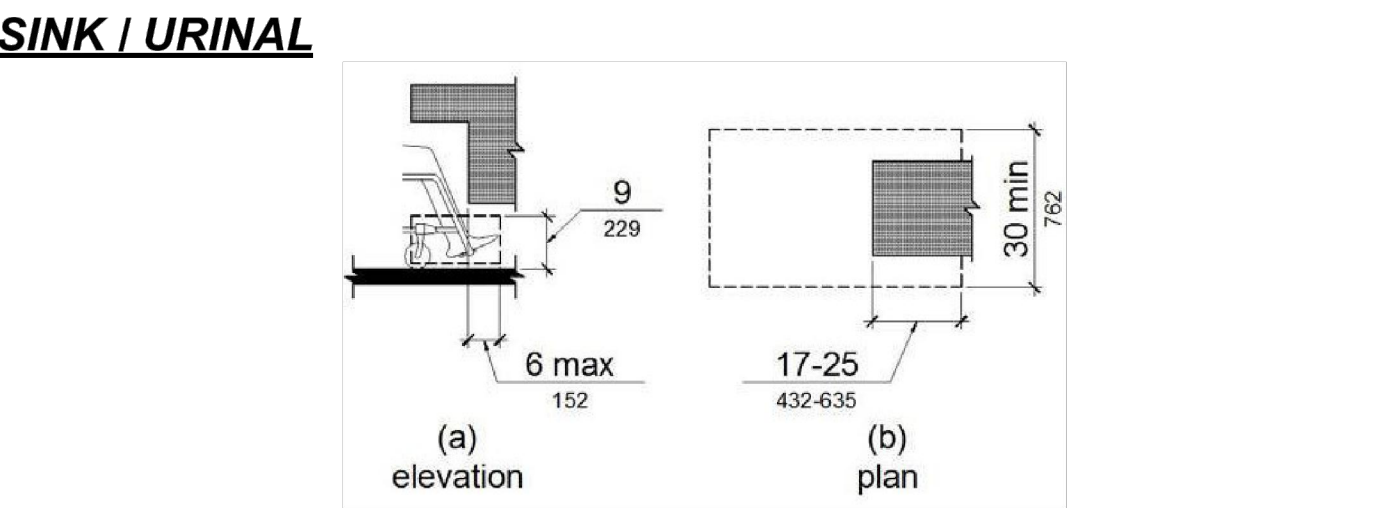
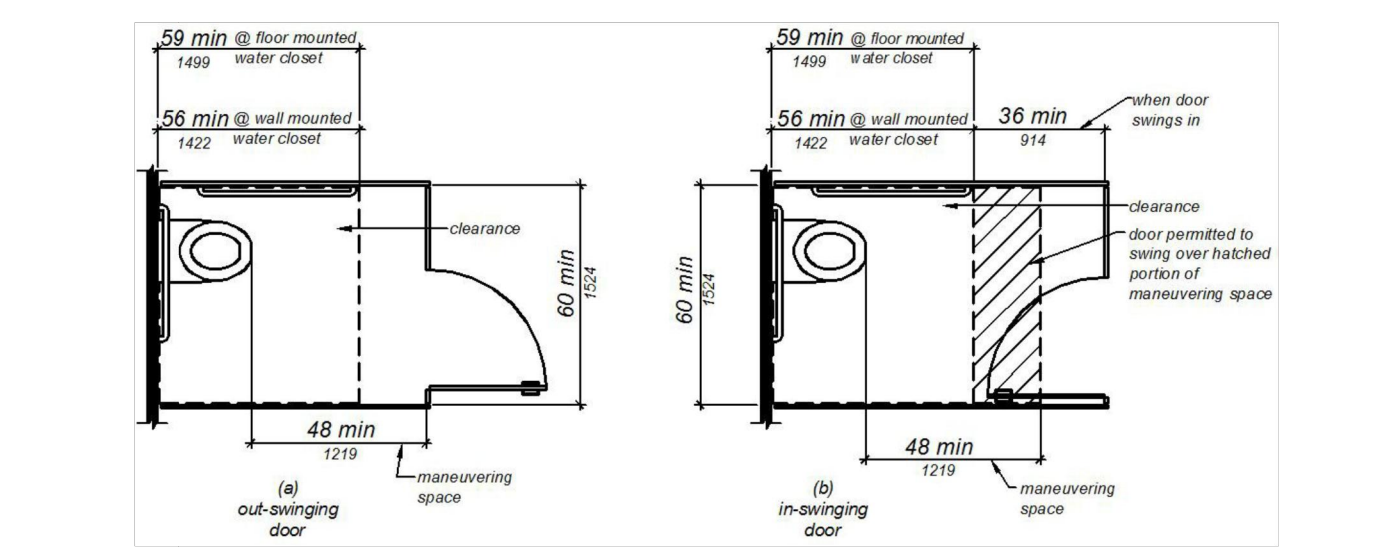
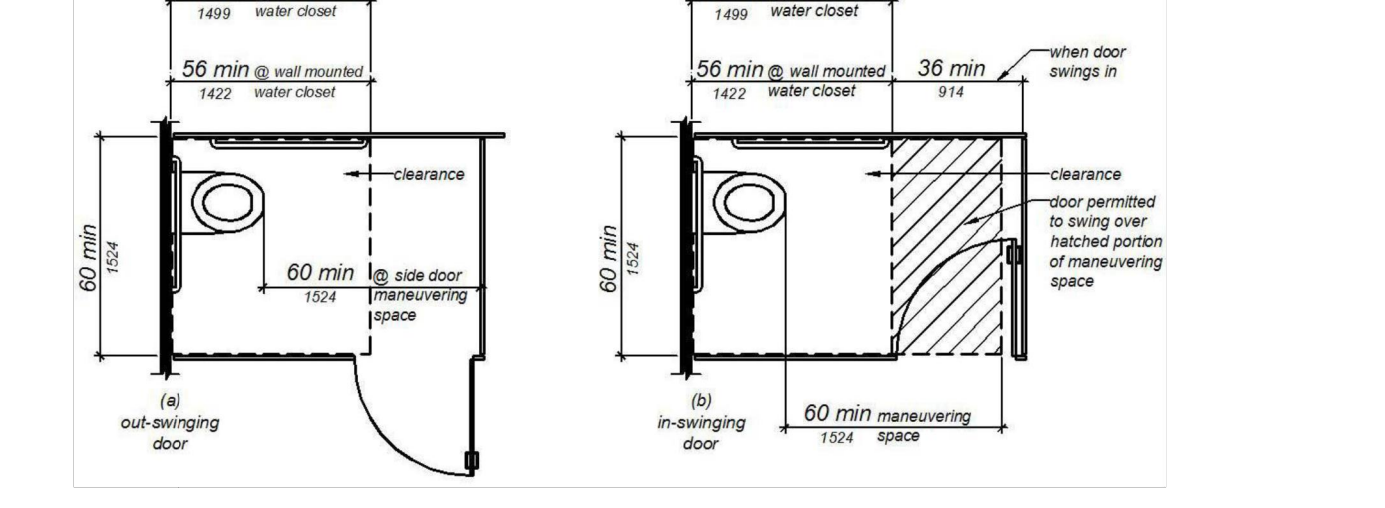
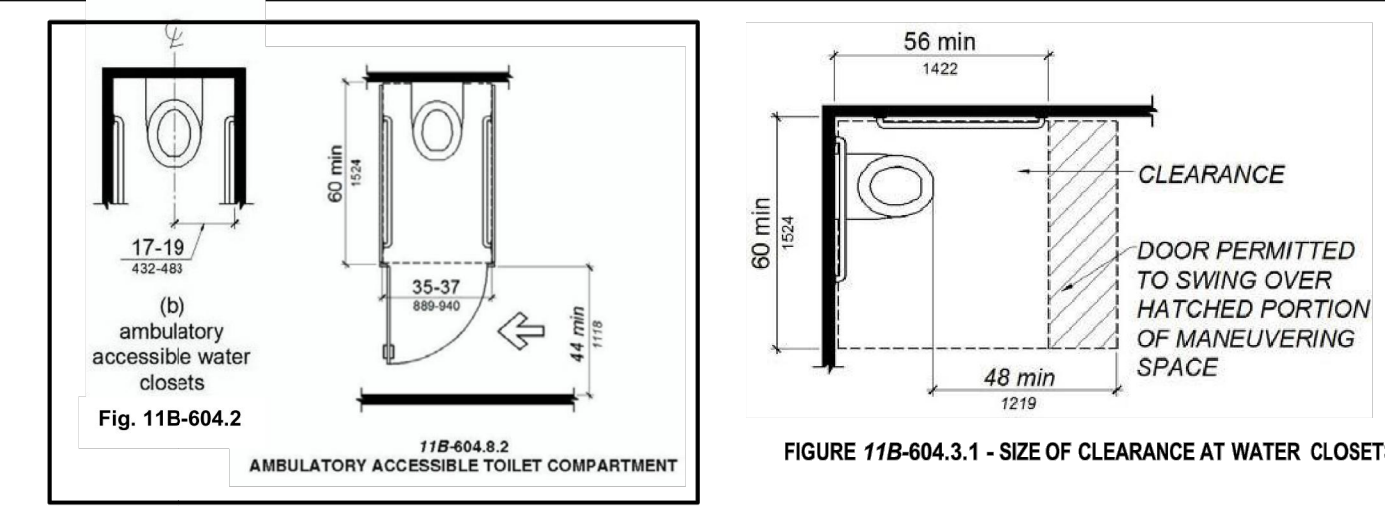
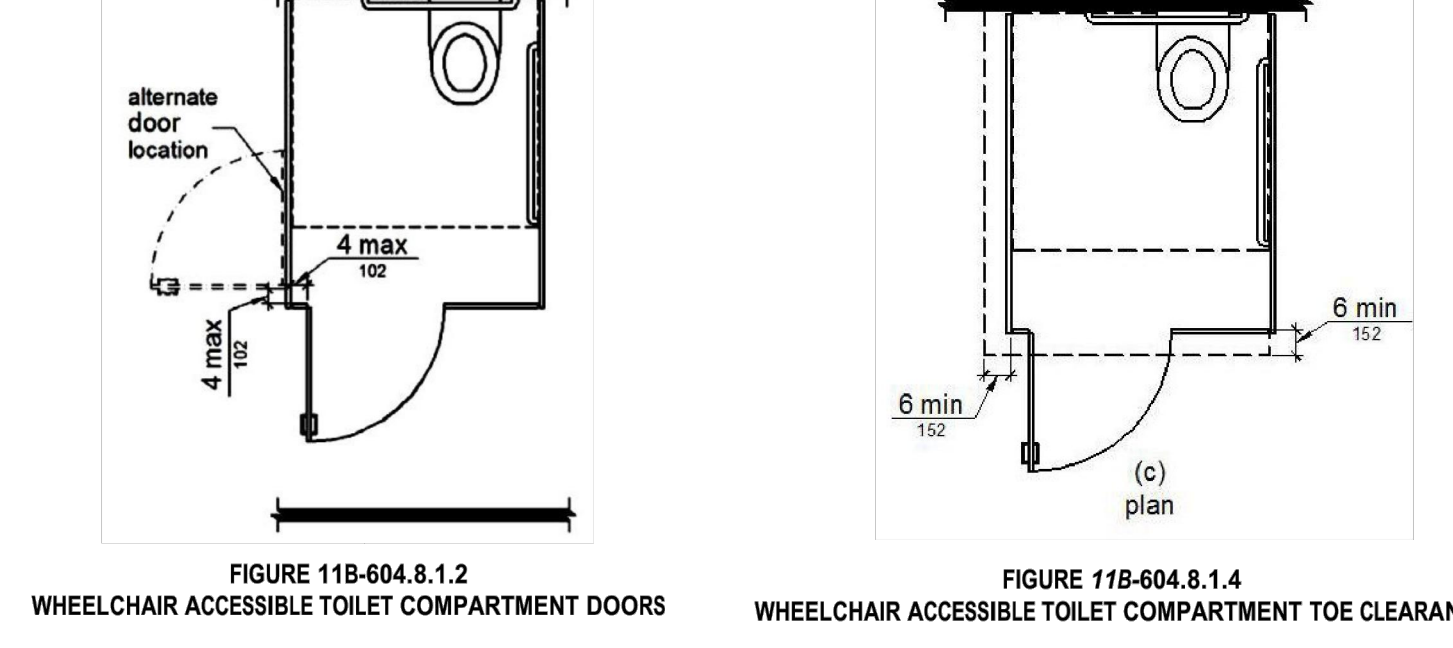
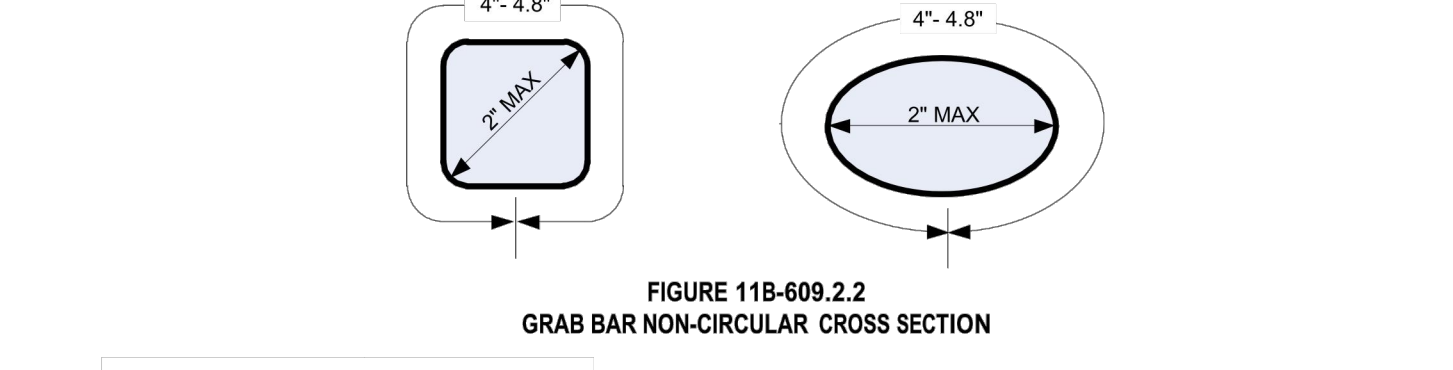
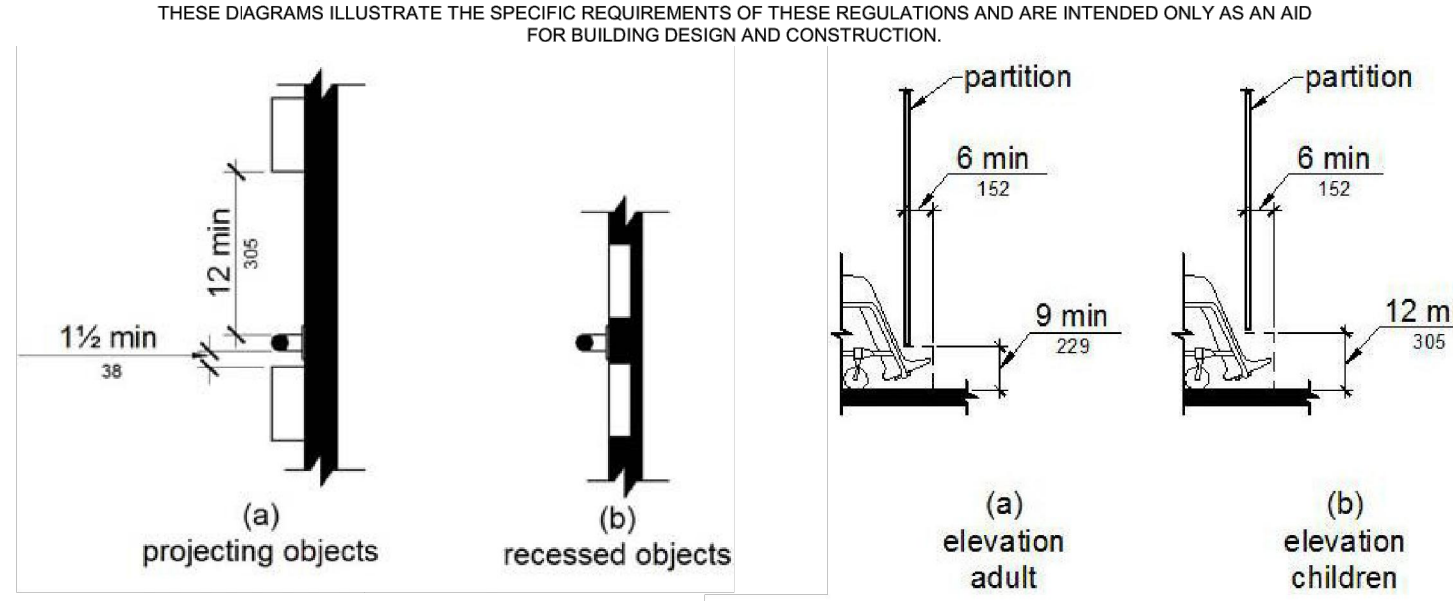
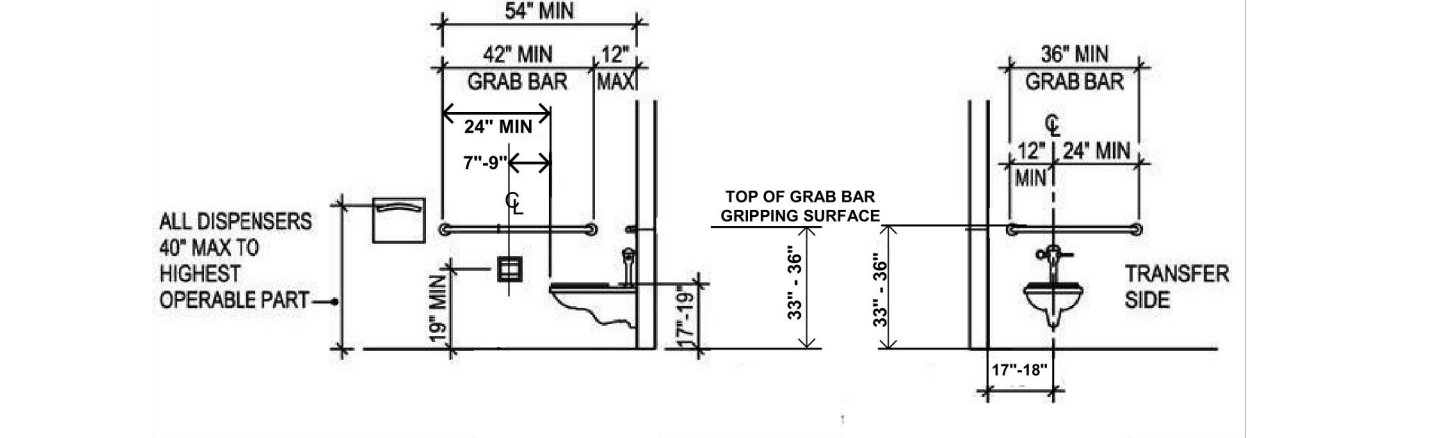
PROJECT DATA
DATE 05-01-16
ARCHITECT EM
CHECKED BY EM
DRAWN BY EM
PROJECT NO. -
SCALE AS NOTED

SHEET TITLE
ADA:
DOORS AND
MANEUVERING
SHEET NO.
T-3.0

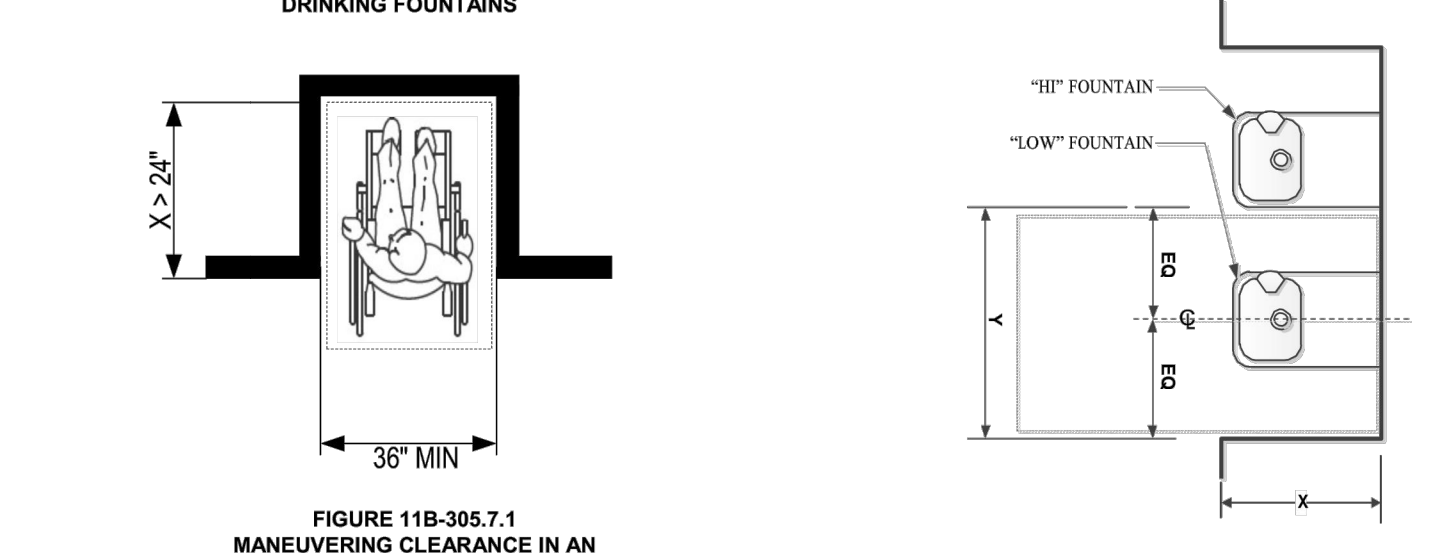
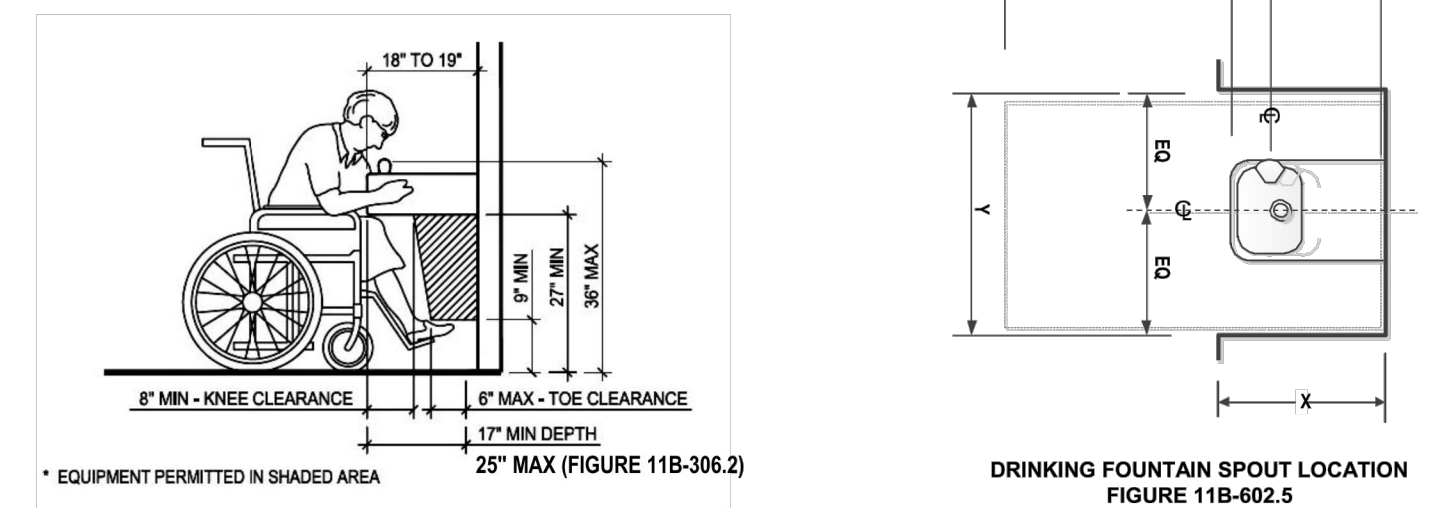
ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
 Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



DRINKING FOUNTAINS



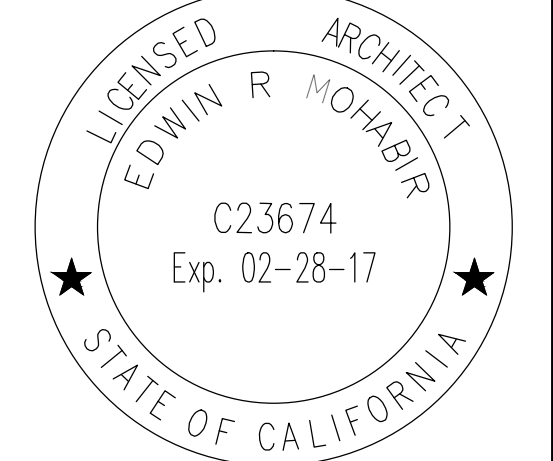
11B-602.6 WATER FLOW
 THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS
 SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.8 PEDESTRIAN PROTECTION
 ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRATCH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

EM
 Edwin Mohabir Architects

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 santa clarita, ca 91381
 tel: 323-4598809 . edwinmohabir@gmail.com



A PROJECT FOR:



VICTORVILLE 1
OPTIONS FOR YOUTH
 14725 7TH ST
 VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES
 320 N. HALSTEAD ST.
 SUITE 150
 PASADENA, CA 91107
 (626)921-8286

PROJECT DATA	
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE
**ADA:
 RESTROOMS AND
 DRINKING FOUNTAINS**

SHEET NO.
T-3.1

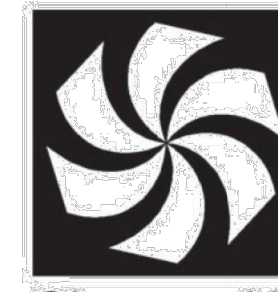
ACCESSIBILITY DETAILS FOR SIGNS



FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL
OF ACCESSIBILITY
(ISA)

The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C

Volume control telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 11B-703.7.2.3



Cleaner Air
FIGURE 11B-703.7.2.5
CLEANER AIR SYMBOL

Cleaner Air Symbol. Rooms, facilities and paths of travel that are accessible to and usable by people who are adversely impacted by airborne chemicals or particulate(s) and/or the use of electrical fixtures and/or devices shall be identified by the Cleaner Air Symbol complying with Figure 11B-703.7.2.5. This symbol is to be used strictly for publicly funded facilities or any facilities leased or rented by State of California, not concessionaires.

FIGURE 11B-703.7.2.3
VOLUME CONTROL
TELEPHONE



FIGURE 11B-703.7.2.4
INTERNATIONAL SYMBOL
FOR HEARING LOSS

Assistive listening systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 11B-703.7.2.4

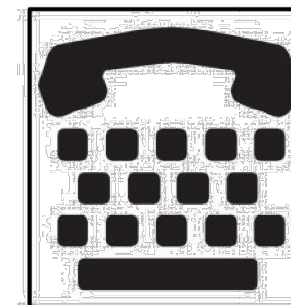


FIGURE 11B-703.7.2.2
INTERNATIONAL SYMBOL
OF TTY

11B-703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.

11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11B- 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11B-703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B-703.1.1.1 and 11B-703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

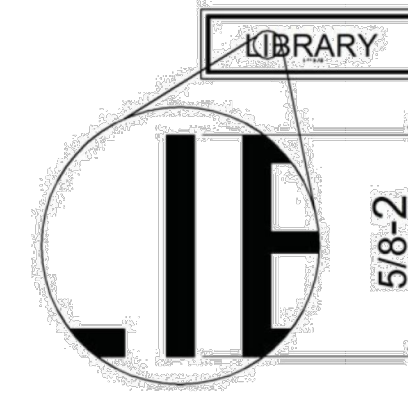


FIGURE 11B-703.2.6
HEIGHT OF RAISED CHARACTERS

TABLE 11B-703.3.1
BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES	MAXIMUM IN INCHES
Dot base diameter	0.059 – 0.063	
Distance between two dots in the same cell	0.100	
Distance between corresponding dots in adjacent cells	0.300	
Dot height	0.025 – 0.037	
Distance between corresponding dots from one cell directly below	0.395 – 0.400	

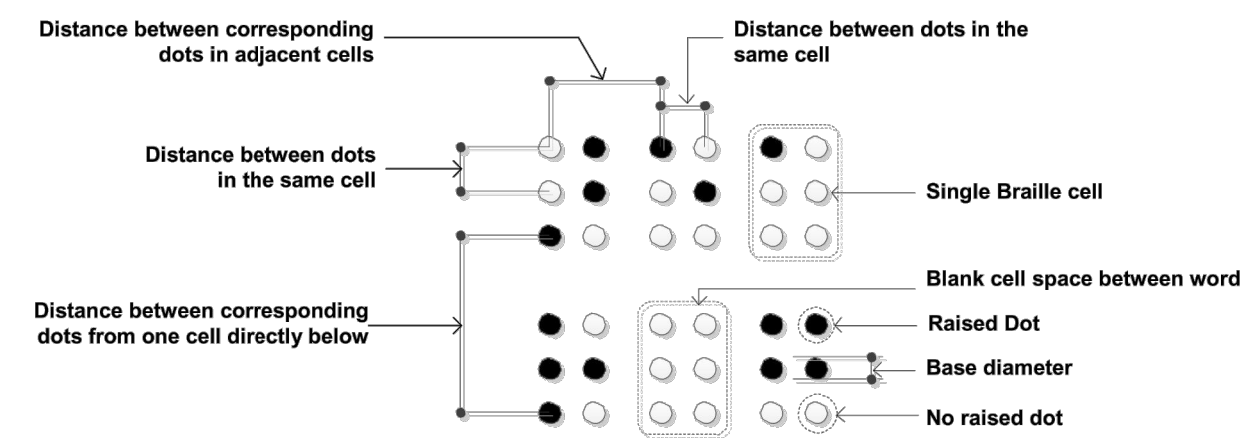


FIGURE 11B-703.3.1
BRAILLE MEASUREMENT

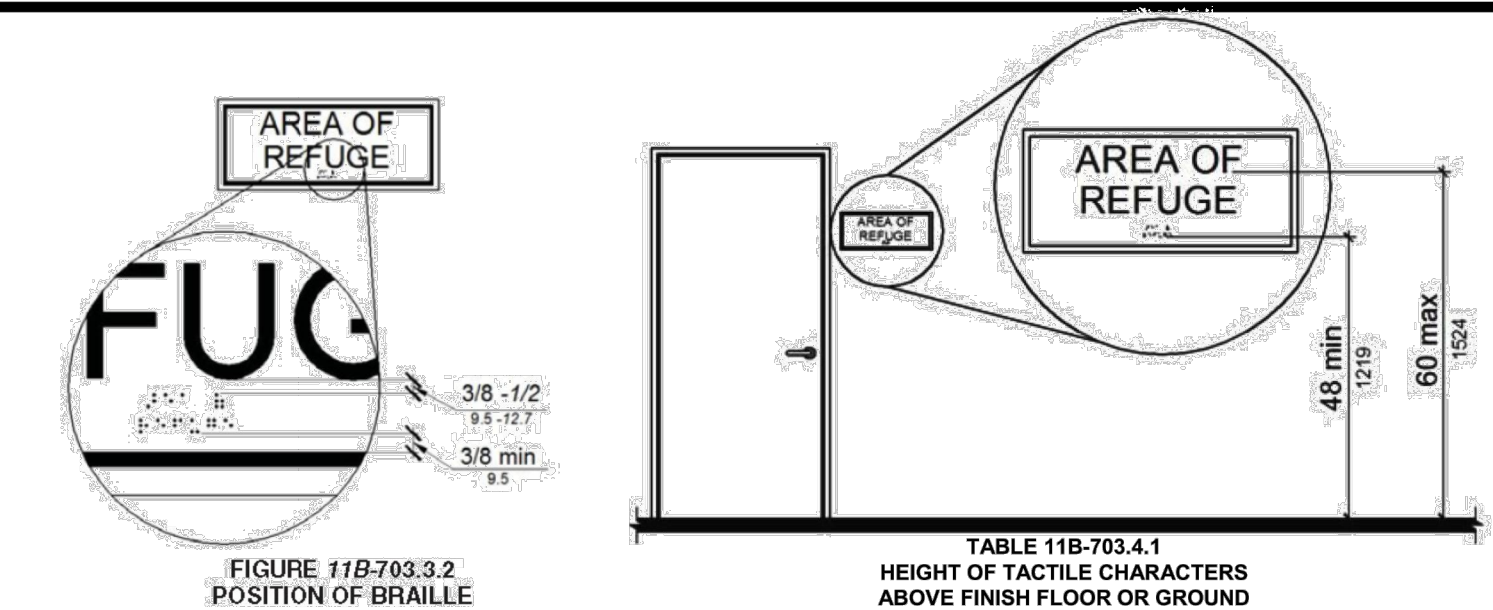


FIGURE 11B-703.3.2
POSITION OF BRAILLE

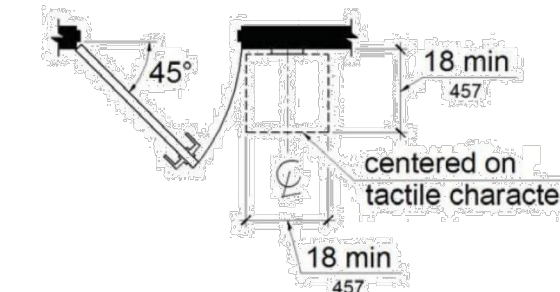


FIGURE 11B-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

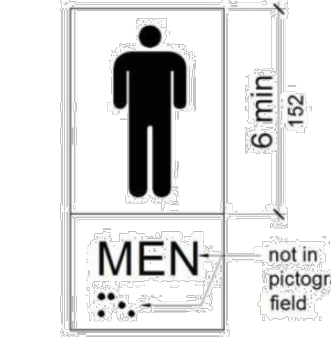
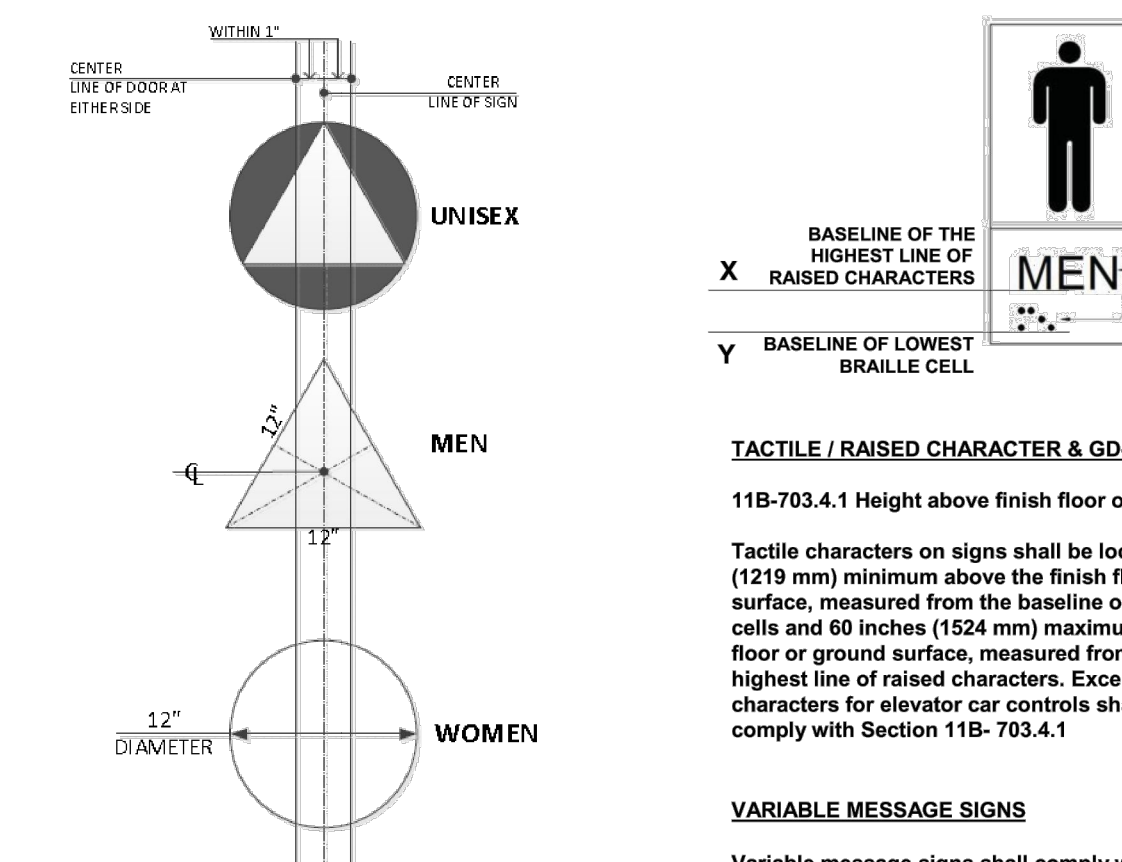
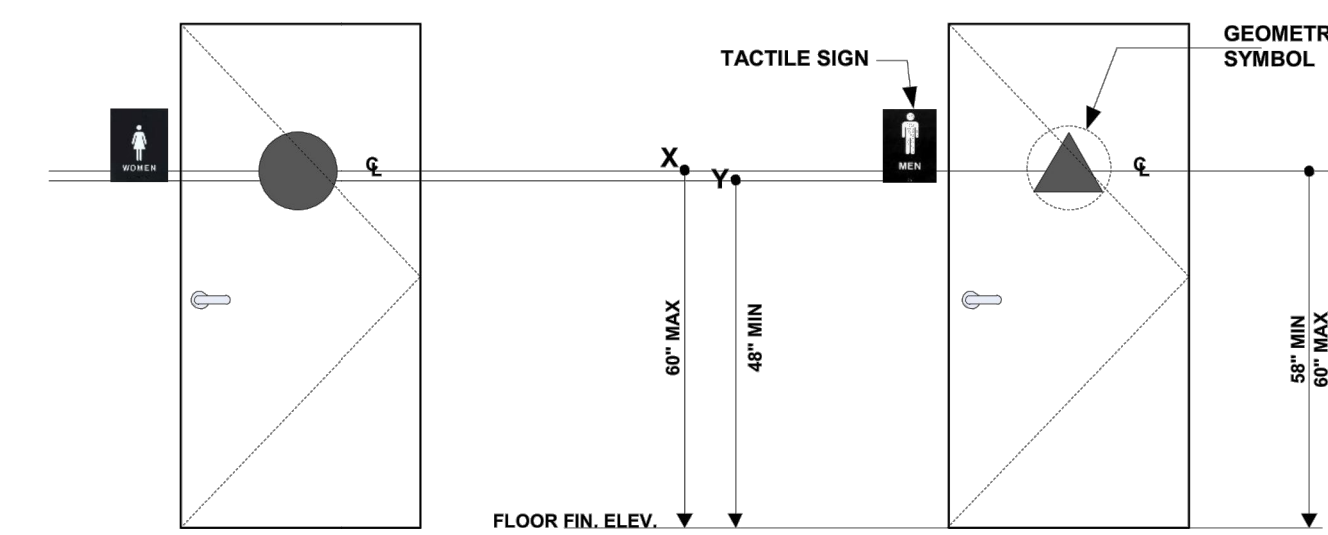


FIGURE 11B-703.8.1
PICTOGRAM FIELD

TABLE 11B-703.5.5
VISUAL CHARACTER HEIGHT

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 inches (1016 mm) to less than or equal to 70 inches (1778 mm)	less than 72 inches (1829 mm)	3/4 inch (15.9 mm)
Greater than 70 inches (1778 mm) to less than or equal to 120 inches (3048 mm)	72 inches (1829 mm) and greater	1/2 inch (12.7 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)
greater than 120 inches (3048 mm)	less than 180 inches (4572 mm)	2 inches (51 mm)
	180 inches (4572 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)
	less than 21 feet (6401 mm)	3 inches (76 mm)
	21 feet (6401 mm) and greater	3 inches (76 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)

TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS



TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN

11B-703.4.1 Height above finish floor or ground.

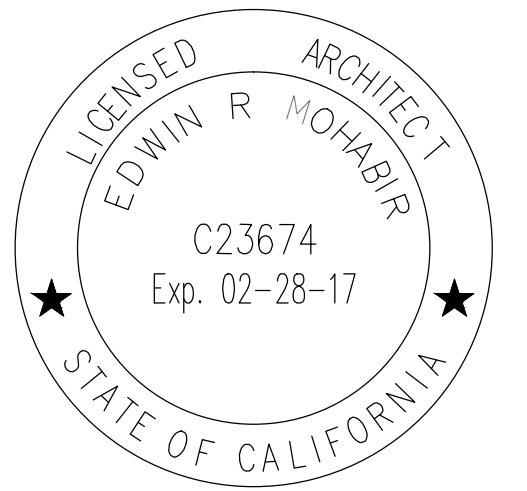
Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1

VARIABLE MESSAGE SIGNS

Variable message signs shall comply with 11B-703.8

EM
Edwin Mohabir
Architects

24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4598809 . edwinmohabir@gmail.com



A PROJECT FOR:



**VICTORVILLE 1
OPTIONS FOR YOUTH**
14725 7TH ST
VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

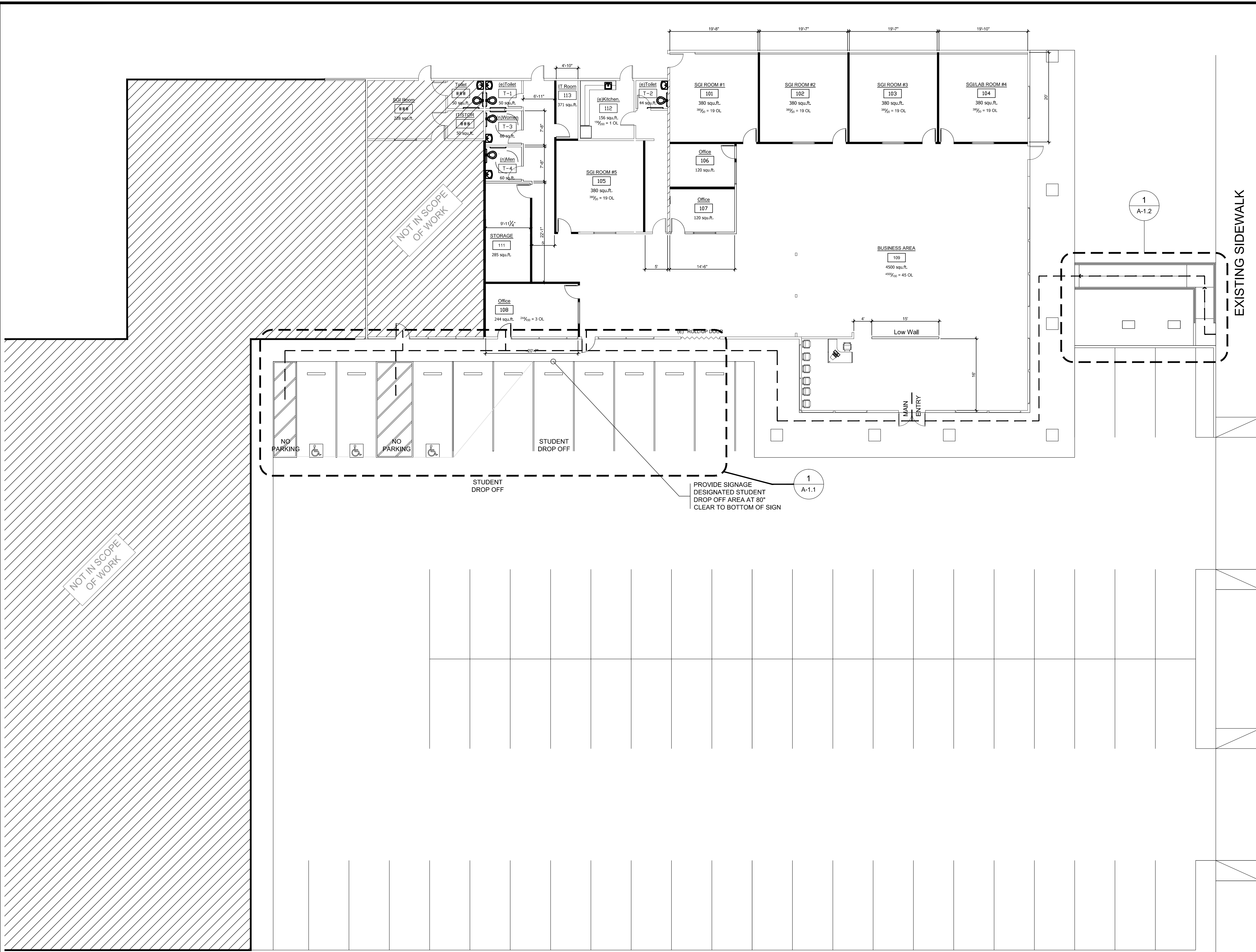
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE

ADA:
DETAILS FOR
SIGNS

SHEET NO.

T-3.2



Site Summary

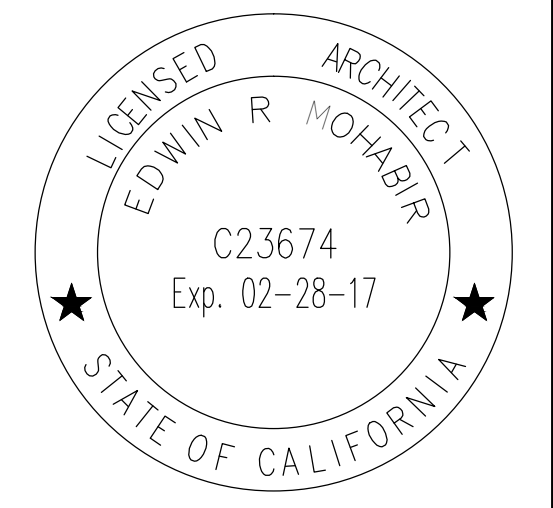
APN: 0477201430000
 Existing Bldg.: 20,758 sq. ft.
 Proposed TI: 8,408 sq. ft.

Parking Summary

Existing Parking: 72 spaces
 Existing ADA Parking: 3 spaces
TOTAL PARKING: 75 spaces
 (Required ADA Parking: 2 spaces)



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 santa clarita, ca 91381
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 14725 7TH ST
 VICTORVILLE, CA. 92392

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LUPINE PROPERTIES
 320 N. HALSTEAD ST.
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 PASADENA, CA 91107
 (626)921-8286

PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE

SITE PLAN

SHEET NO.

A-1.0

1 Site Plan
 Scale: 3/32" = 1'-0"

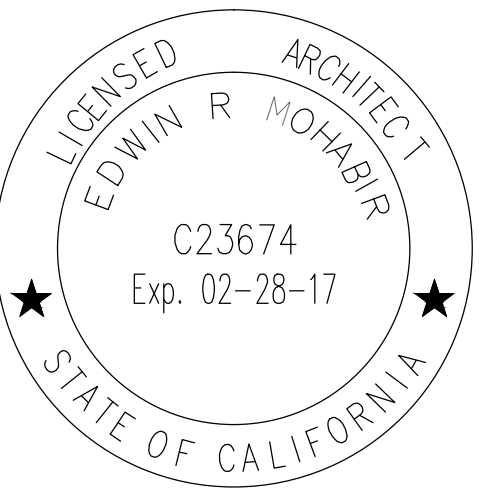


7TH STREET

EXISTING SIDEWALK

--- P.O.T: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if level at 1:2 max. slope, or vertical level changes not exceeding 1/2" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 2% and slope in the direction of travel is less than 5% slope, unless otherwise indicated. Landing at doorways shall be 2% max.

Accessible path of travel shall be maintained free of overhanging obstructions to 84" minimum and protruding objects greater than 4" projecting from wall and above 27" and less than 84".



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 OPTIONS FOR YOUTH
 14725 7TH ST
 VICTORVILLE, CA. 92392

CLIENT:

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 SUITE 150
 PASADENA, CA 91107
 (626)921-8286

PROJECT DATA

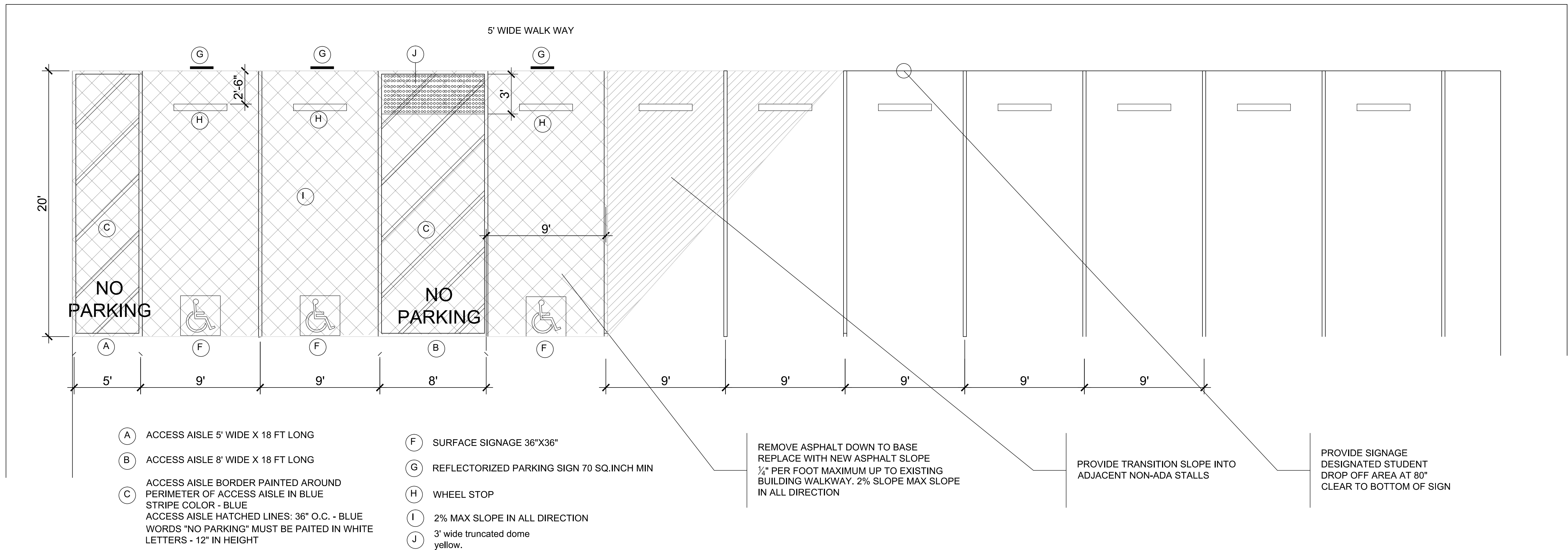
DATE 05-01-16
 ARCHITECT EM
 CHECKED BY EM
 DRAWN BY EM
 PROJECT NO. -
 SCALE AS NOTED

SHEET TITLE

ENLARGED ADA
 COMPLYING PARKING

SHEET NO.

A-1.1



- (A) ACCESS AISLE 5' WIDE X 18 FT LONG
- (B) ACCESS AISLE 8' WIDE X 18 FT LONG
- (C) ACCESS AISLE BORDER PAINTED AROUND PERIMETER OF ACCESS AISLE IN BLUE STRIPE COLOR - BLUE
ACCESS AISLE HATCHED LINES: 36" O.C. - BLUE
WORDS "NO PARKING" MUST BE PAINTED IN WHITE LETTERS - 12" IN HEIGHT
- (F) SURFACE SIGNAGE 36"X36"
- (G) REFLECTORIZED PARKING SIGN 70 SQ. INCH AREA
- (H) WHEEL STOP
- (I) 2% MAX SLOPE IN ALL DIRECTION
- (J) 3' wide truncated dome yellow.

REMOVE ASPHALT DOWN TO BASE
 REPLACE WITH NEW ASPHALT SLOPE
 1/4" PER FOOT MAXIMUM UP TO EXISTING
 BUILDING WALKWAY. 2% SLOPE MAX SLOPE
 IN ALL DIRECTION

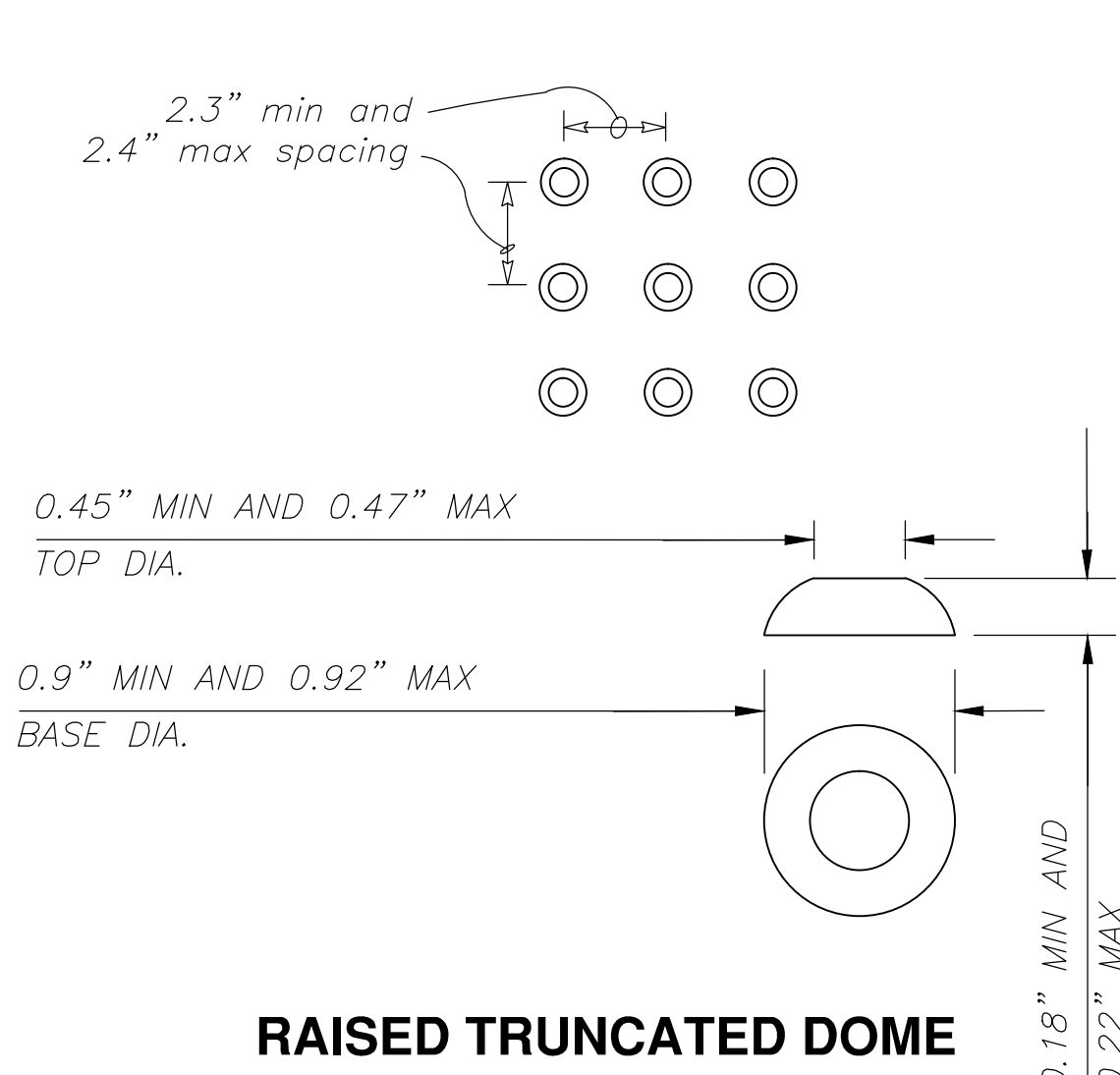
PROVIDE TRANSITION SLOPE INTO
 ADJACENT NON-ADA STALLS

PROVIDE SIGNAGE
 DESIGNATED STUDENT
 DROP OFF AREA AT 80"
 CLEAR TO BOTTOM OF SIGN

1

ENLARGED ADA COMPLYING PARKING

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



RAISED TRUNCATED DOME

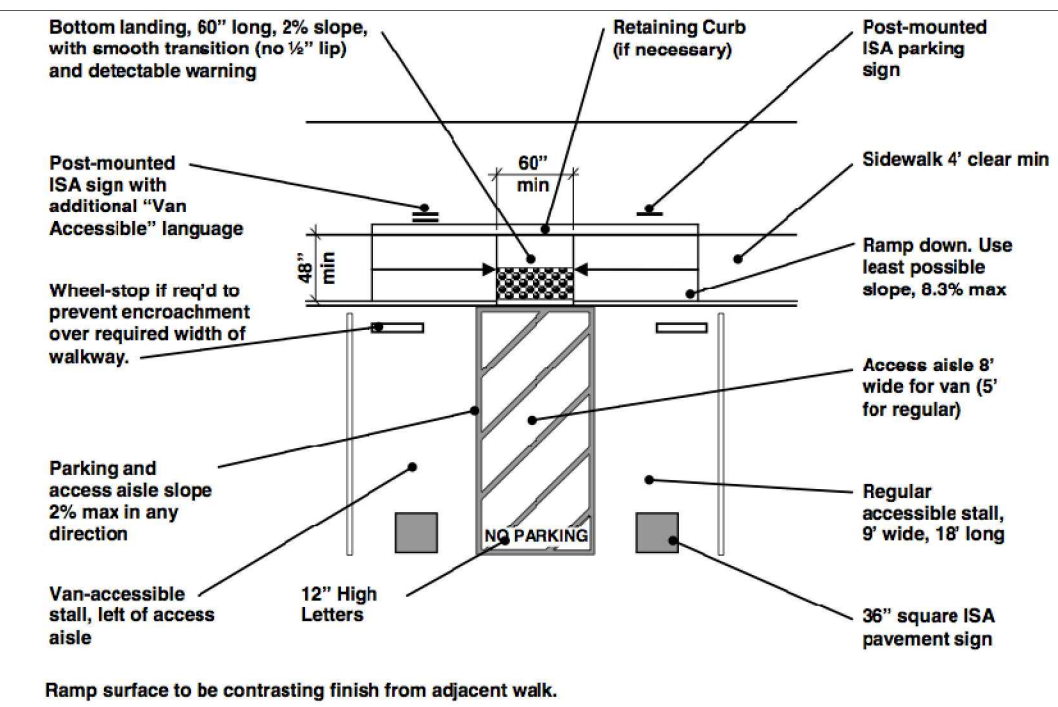


Fig 4-A. Depressed Curb Ramp at Accessible Parking (Typical)

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderlines around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

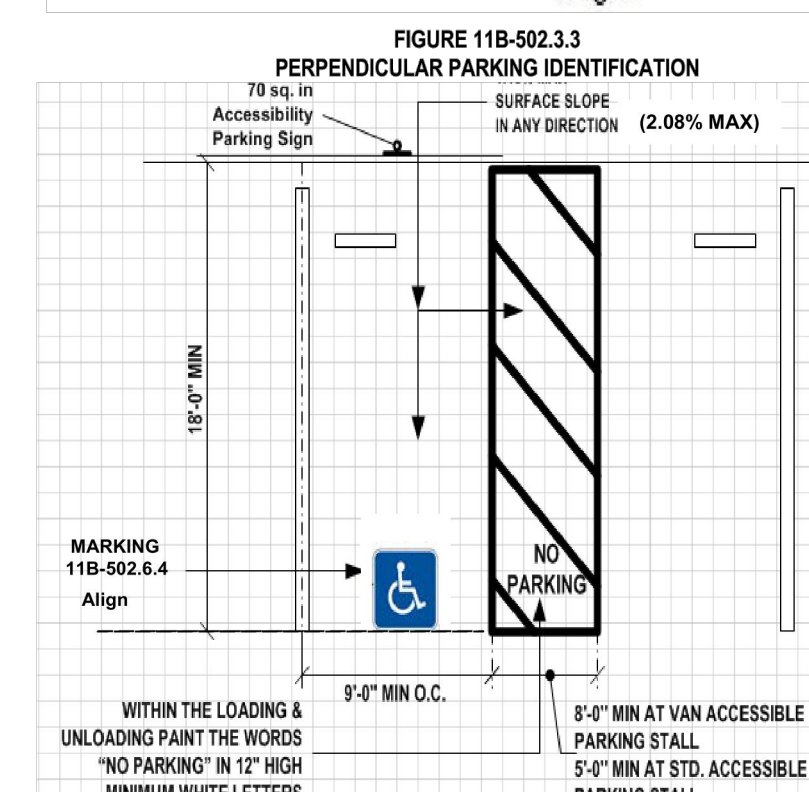
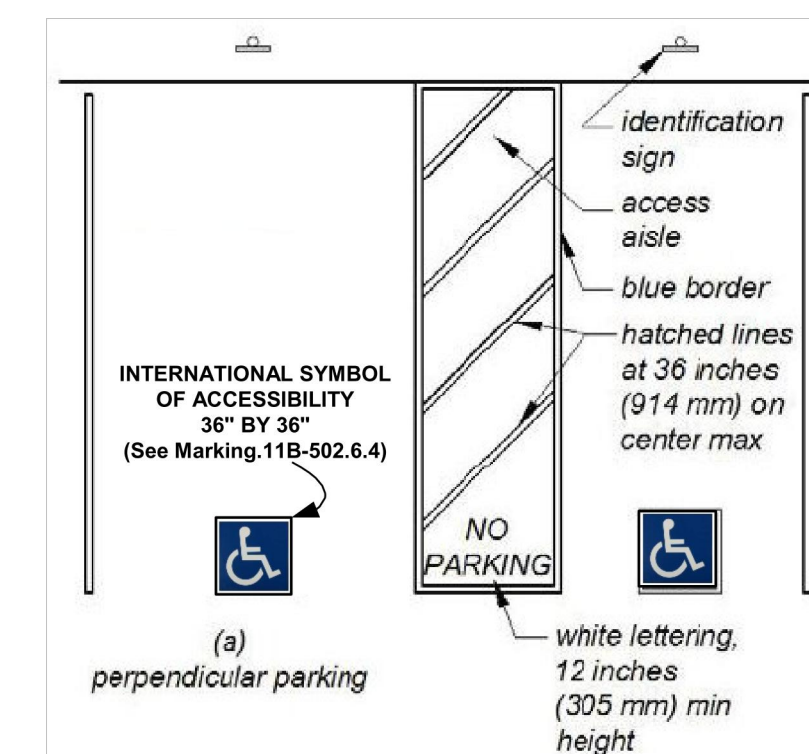
Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

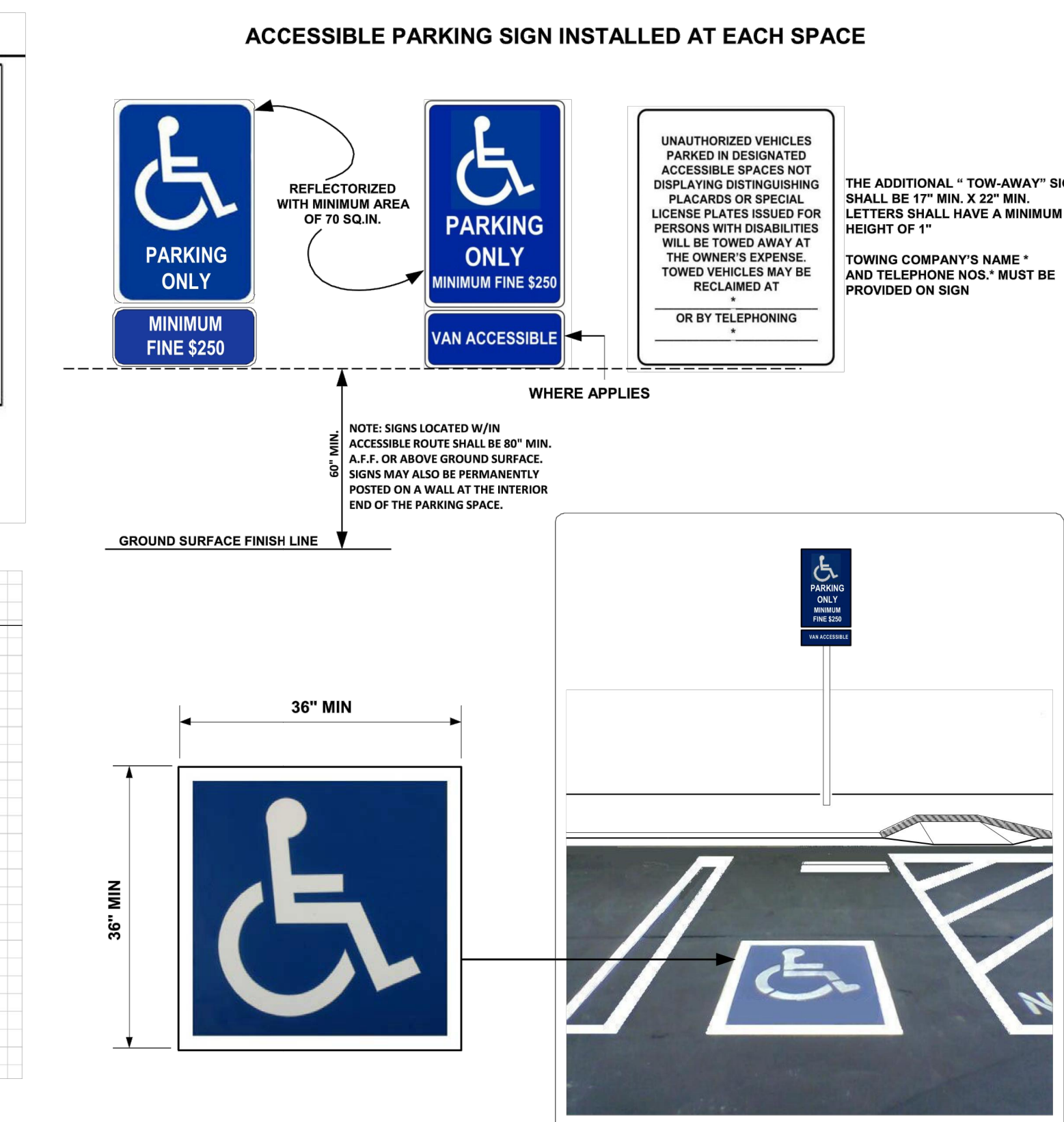
Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

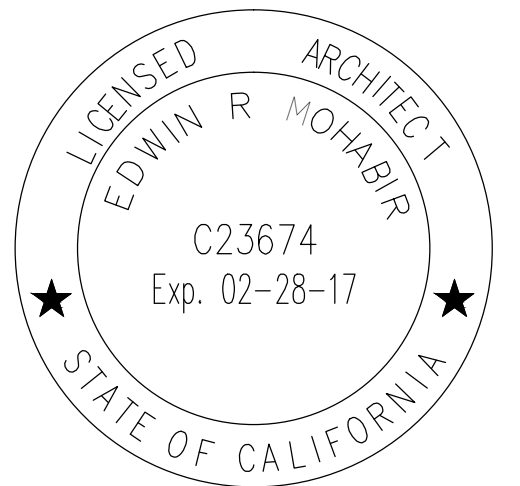
Finish and size. Parking identification signs shall be reflectORIZED with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.





A PROJECT FOR:



VICTORVILLE 1
OPTIONS FOR YOUTH
14725 7TH ST
VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

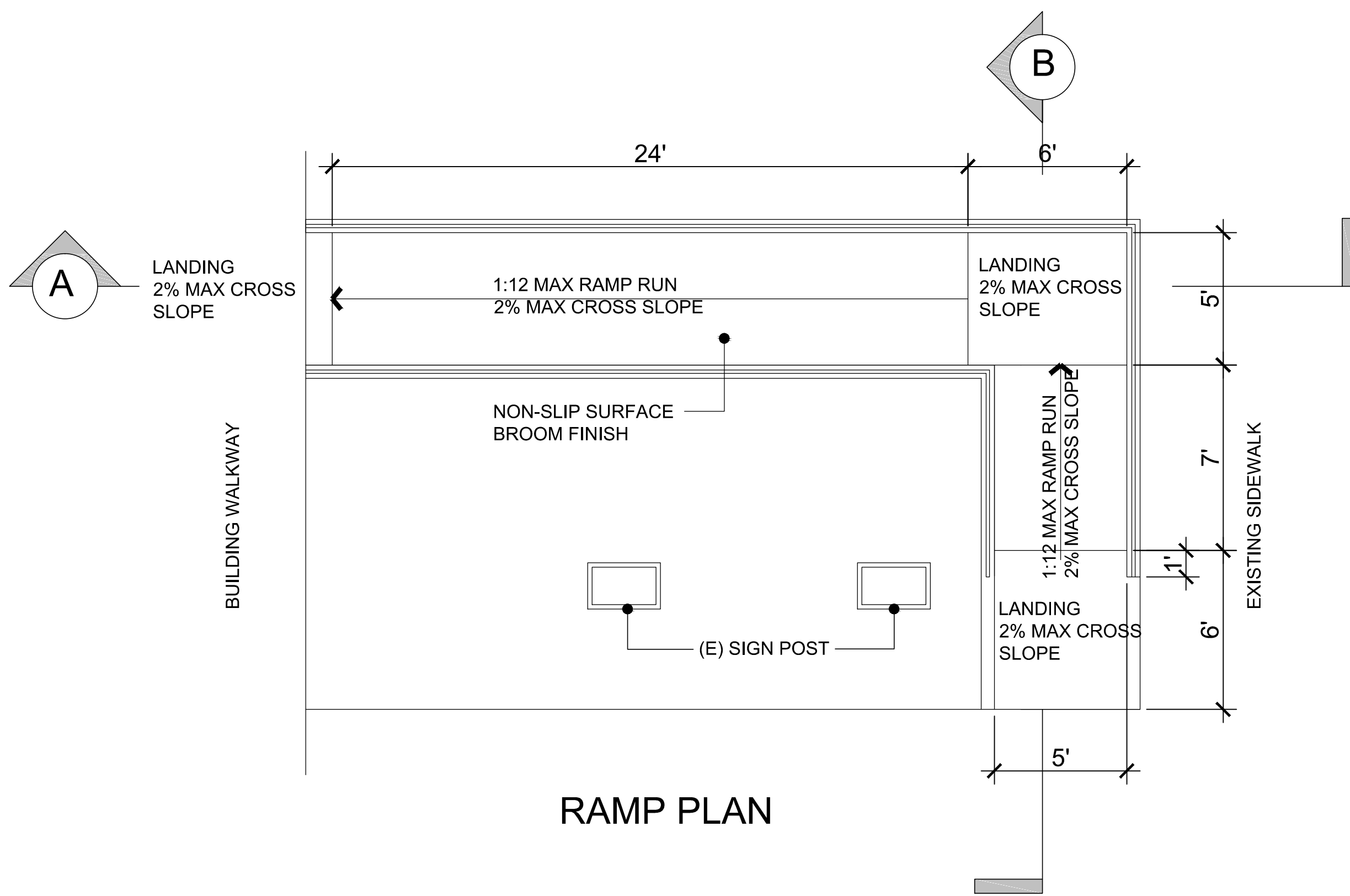
08-03-16 ADD ADA RAMP

SHEET TITLE

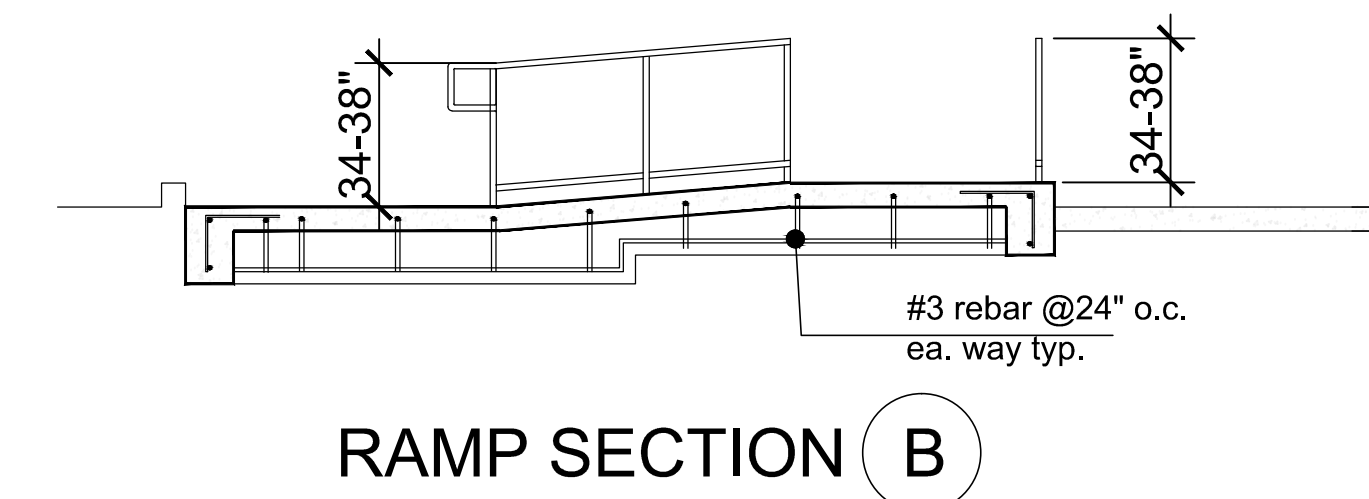
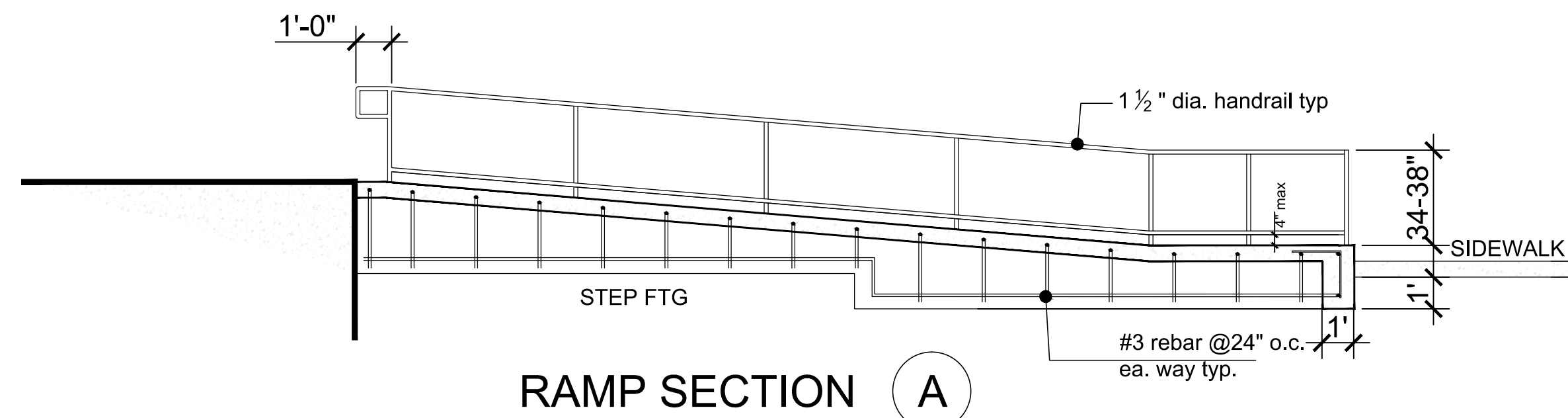
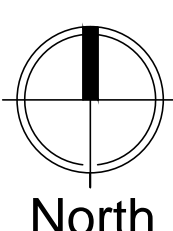
ENLARGED ADA
RAMP PLAN

SHEET NO.

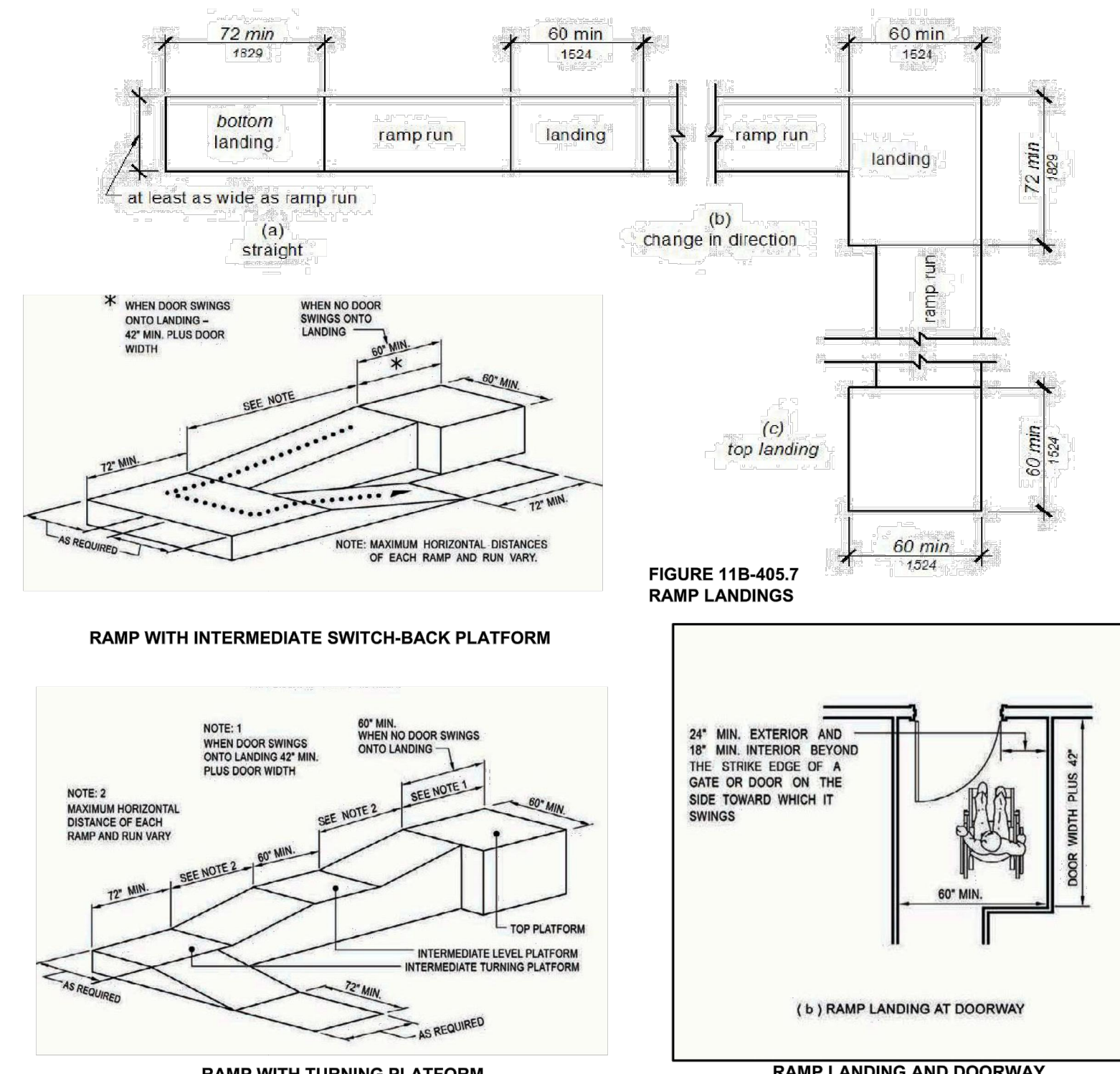
A-1.2



1 ENLARGED ADA RAMP PLAN
Scale: 1/4" = 1'-0"

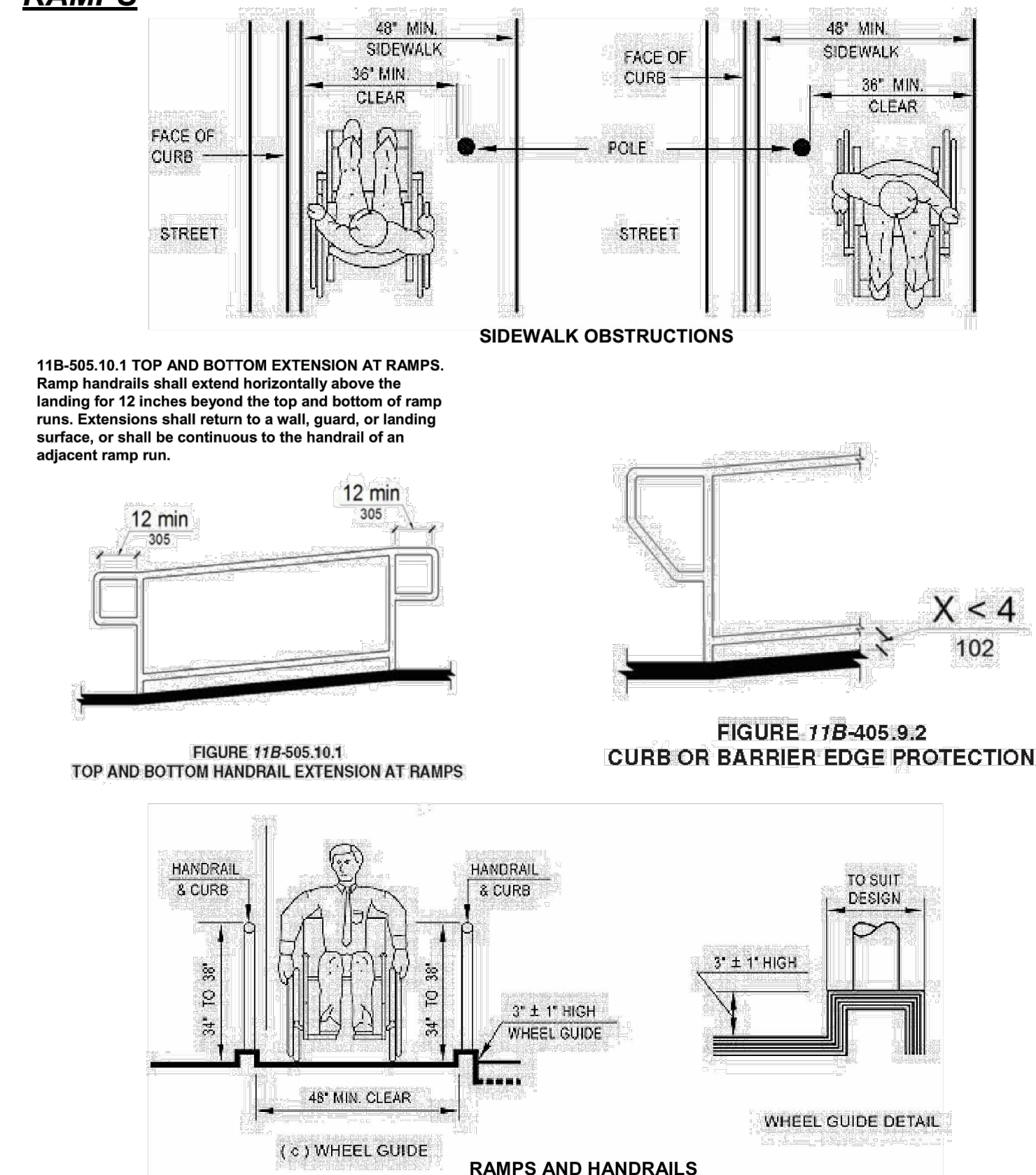


ACCESSIBILITY DETAILS FOR RAMPS, STAIRS & ELEVATORS

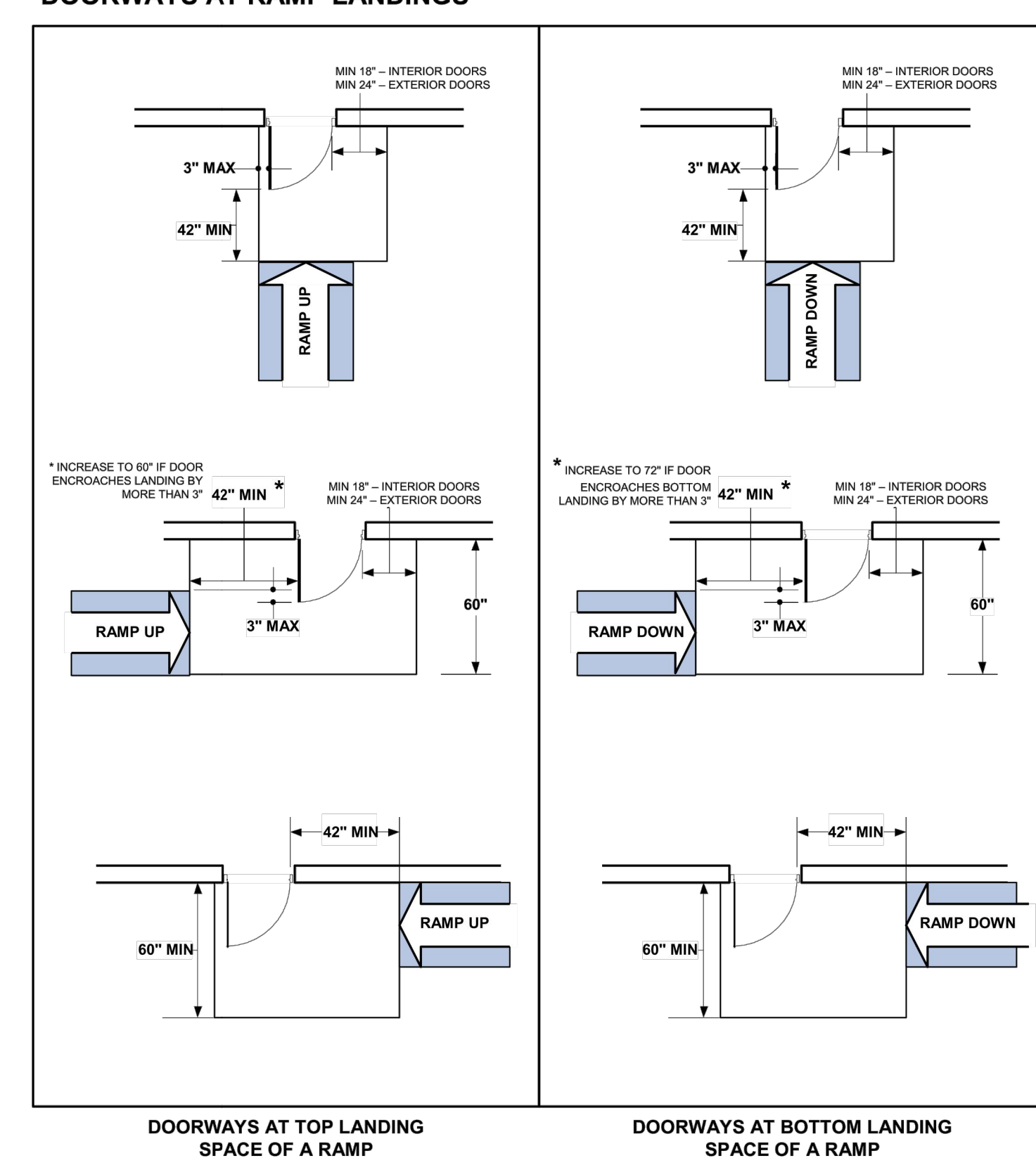


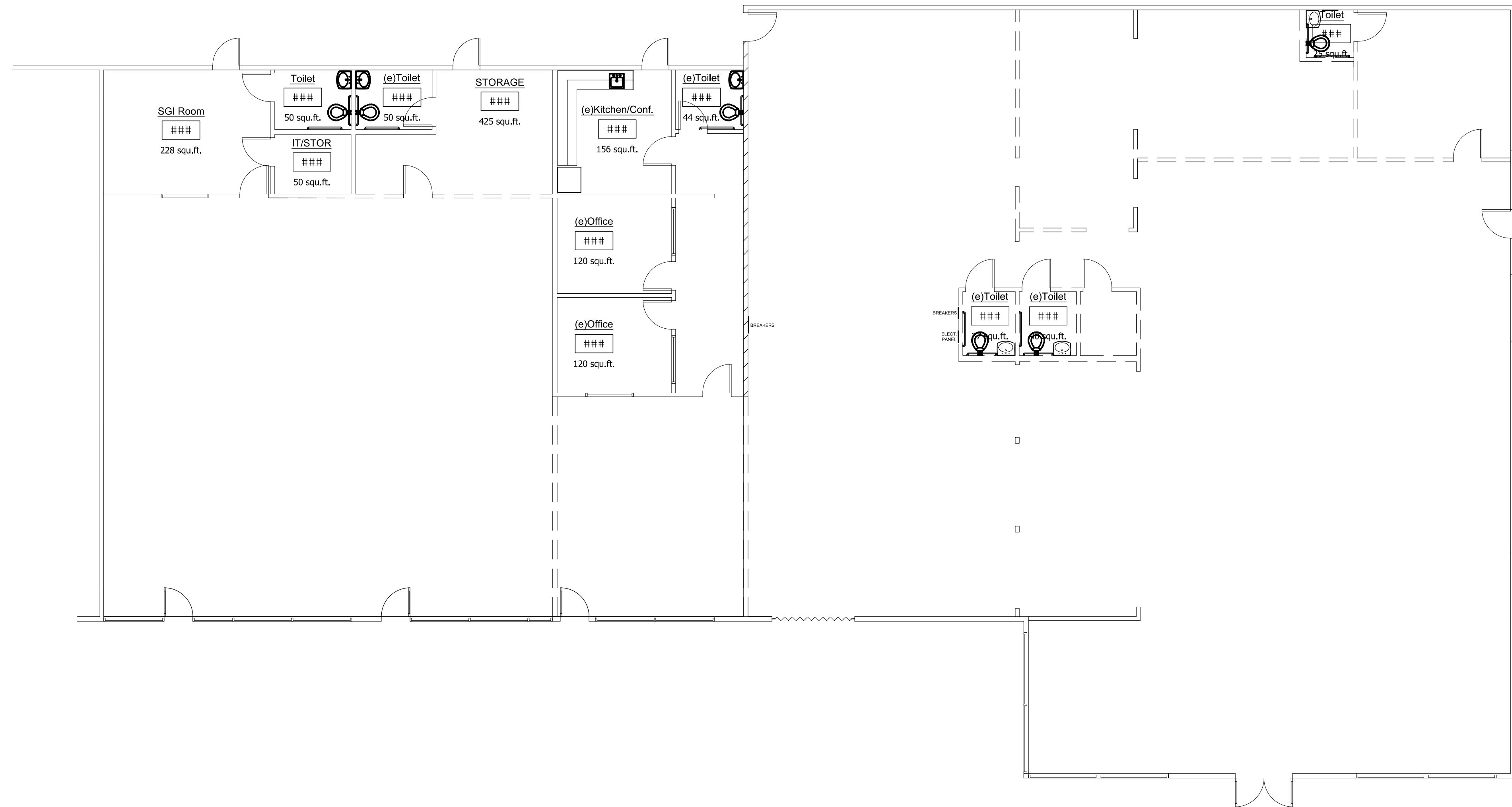
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

RAMPS



DOORWAYS AT RAMP LANDINGS





WALL LEGEND

	EXISTING WALL
	LOAD BEARING WALL TO BE VERIFIED
	DEMOLITIONED WALL
	NEW METAL STUD WALL w/ GYP. BD.

SYMBOLS

	DOOR SYMBOL
	WINDOW SYMBOL
	DETAIL REFERENCE ON SHEET DETAIL SYMBOL SHEET WHERE DETAIL IS DRAWN
	SECTION REFERENCE ON SHEET SECTION SYMBOL SHEET WHERE SECTION IS DRAWN
	ELEVATION REFERENCE ON SHEET ELEVATION SYMBOL SHEET WHERE ELEVATION IS DRAWN
	ROOM NAME
	ROOM (NAME/NUMBER) SYMBOL ROOM NAME ROOM NUMBER
	HEIGHT
	ELEVATION SYMBOL NOTIFICATION
	SINGLE-GLASS DOOR (Refer to Door Schedule)
	DOUBLE-GLASS DOOR (Refer to Door Schedule)
	FLUSH WOOD DOOR (Refer to Door Schedule)
	FLOOR MOUNTED TOILET
	HI-LO DRINKING FOUNTAIN
	LAVATORY SINK W/ CABINET
	URINAL
	WINDOWS - (Refer to Window Schedule)
	PATH OF TRAVEL

BUILDING INFORMATION

Municipal Code: Title 15: Buildings and Construction

APN :	0477201430000
General Plan Land Use:	Commercial Retail
Neighborhood Council:	
Existing Zone	CCP
Total Building Area	20,758 sq. ft.
T.I./Change of use Area	8408 s.f.

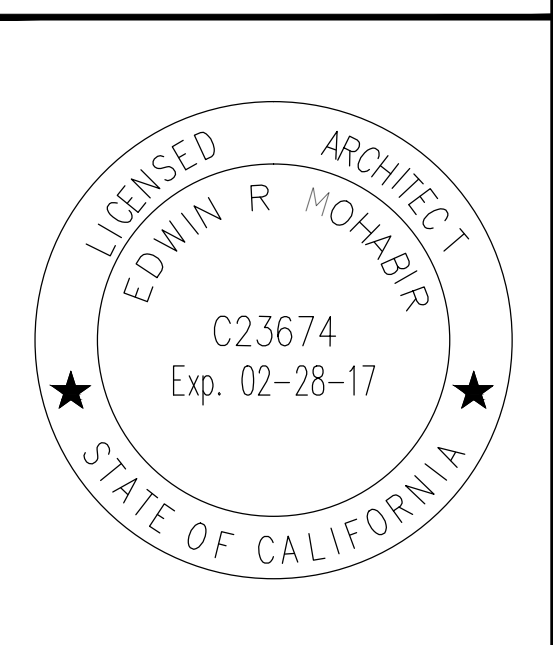
NOTES

- Not Sprinklered
- Exiting to remain unchanged.
- Existing bathrooms and kitchen to remain.

EM

Edwin Mohabir Architects

24979 constitution ave #1435
santa clarita, ca 91381
tel: 323-4598809. edwinmohabir@gmail.com



A PROJECT FOR:

Options For Youth
Public Charter Schools
Empowering Minds by Inspiring Hearts

**VICTORVILLE 1
OPTIONS FOR YOUTH**

14725 7TH ST
VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

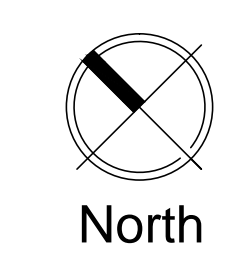
320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

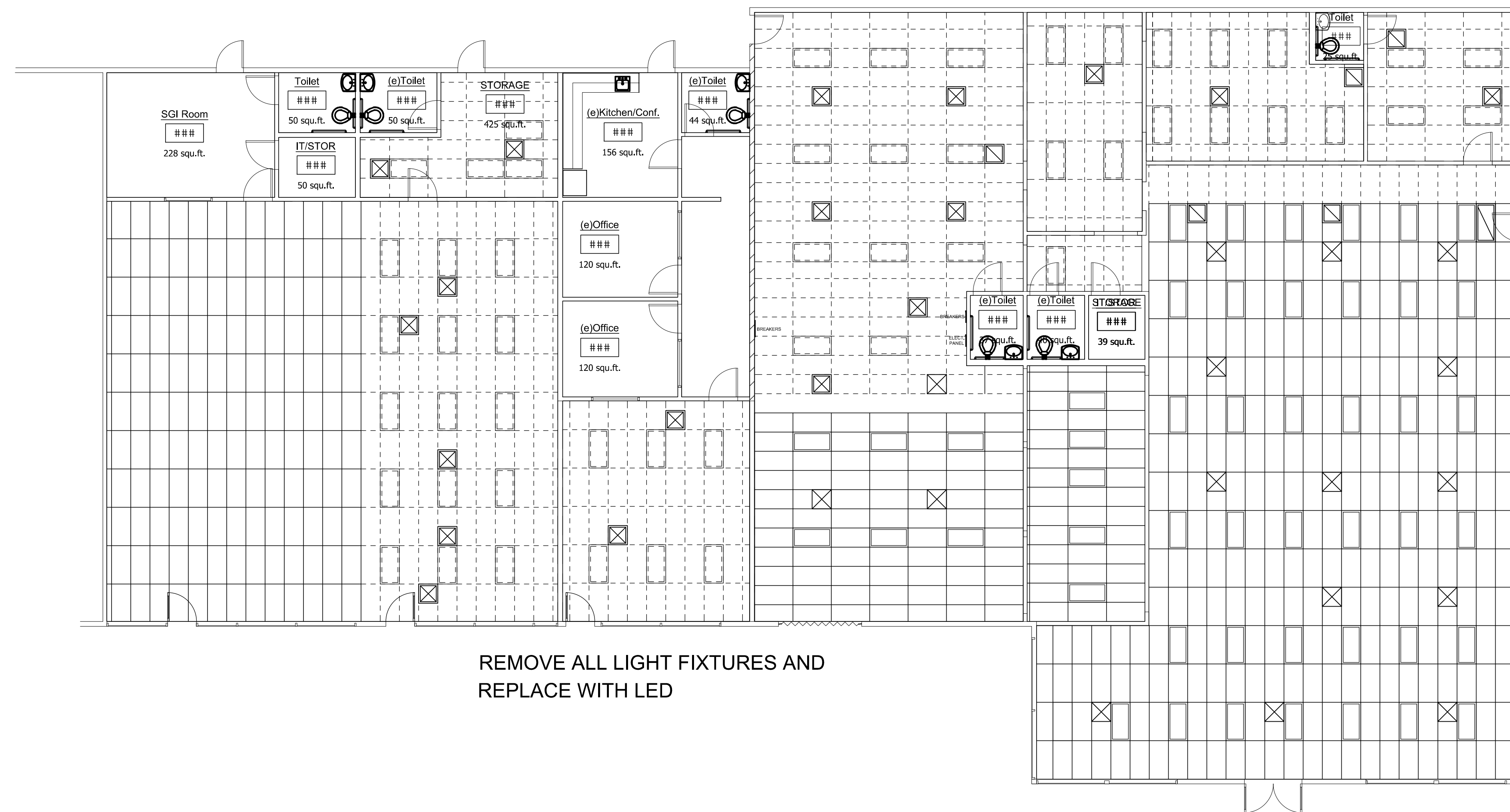
PROJECT DATA	
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE	
AS-BUILT/DEMO FLOOR PLAN	
SHEET NO.	
A-2.0	

1 As-Built/Demo Floor Plan

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





REMOVE ALL LIGHT FIXTURES AND
REPLACE WITH LED

DEMO CEILING PLAN

1

As-Built/Demo Ceiling Plan

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



WALL LEGEND

- EXISTING WALL
- LOAD BEARING WALL TO BE VERIFIED
- DEMOLITIONED WALL
- NEW METAL STUD WALL w/ GYP. BD.

SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- DETAIL REFERENCE ON SHEET
DETAIL SYMBOL
SHEET WHERE DETAIL IS DRAWN
- SECTION REFERENCE ON SHEET
SECTION SYMBOL
SHEET WHERE SECTION IS DRAWN
- ELEVATION REFERENCE ON SHEET
ELEVATION SYMBOL
SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME
- ROOM (NAME/NUMBER) SYMBOL
ROOM NAME
ROOM NUMBER
- HEIGHT
- ELEVATION SYMBOL
NOTIFICATION
- SINGLE-GLASS DOOR (Refer to Door Schedule)
- DOUBLE-GLASS DOOR (Refer to Door Schedule)
- FLUSH WOOD DOOR (Refer to Door Schedule)
- FLOOR MOUNTED TOILET
- HI-LO DRINKING FOUNTAIN
- LAVATORY SINK W/ CABINET
- URINAL
- WINDOWS - (Refer to Window Schedule)
- PATH OF TRAVEL

BUILDING INFORMATION

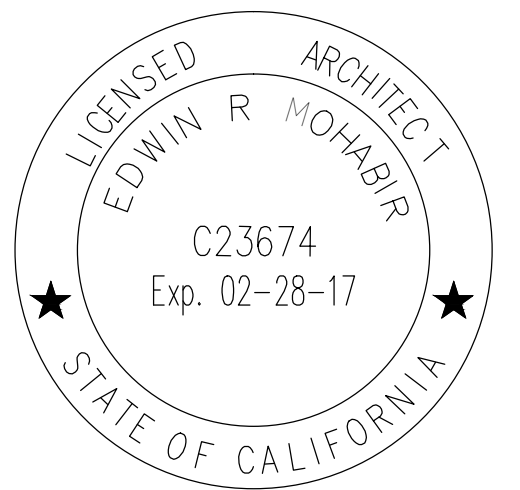
Municipal Code: Title 15: Buildings and Construction

APN : 0477201430000
 General Plan Land Use: Commercial Retail
 Neighborhood Council: CCP
 Building Area: 20,758 sq. ft.
 T.I./Change of Use Area: 8408 s.f.

- NOTES**
1. Not Sprinklered
 2. Exiting to remain unchanged.
 3. Existing bathrooms and kitchen to remain.



24979 constitution ave #1435
 santa clarita, ca 91381
 tel: 323-4598809. edwinmohabir@gmail.com



A PROJECT FOR:



VICTORVILLE 1
 OPTIONS FOR YOUTH
 14725 7TH ST
 VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
 SUITE 150
 PASADENA, CA 91107
 (626)921-8286

PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE

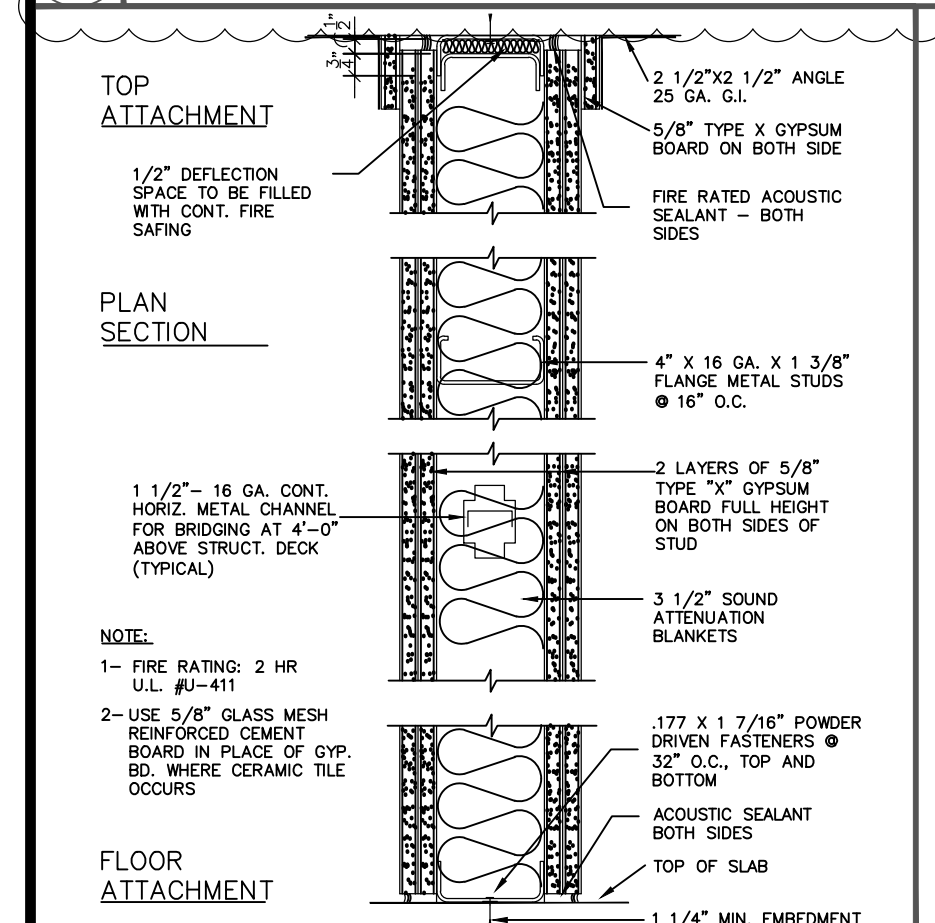
AS-BUILT/DEMO
 CEILING PLAN

SHEET NO.

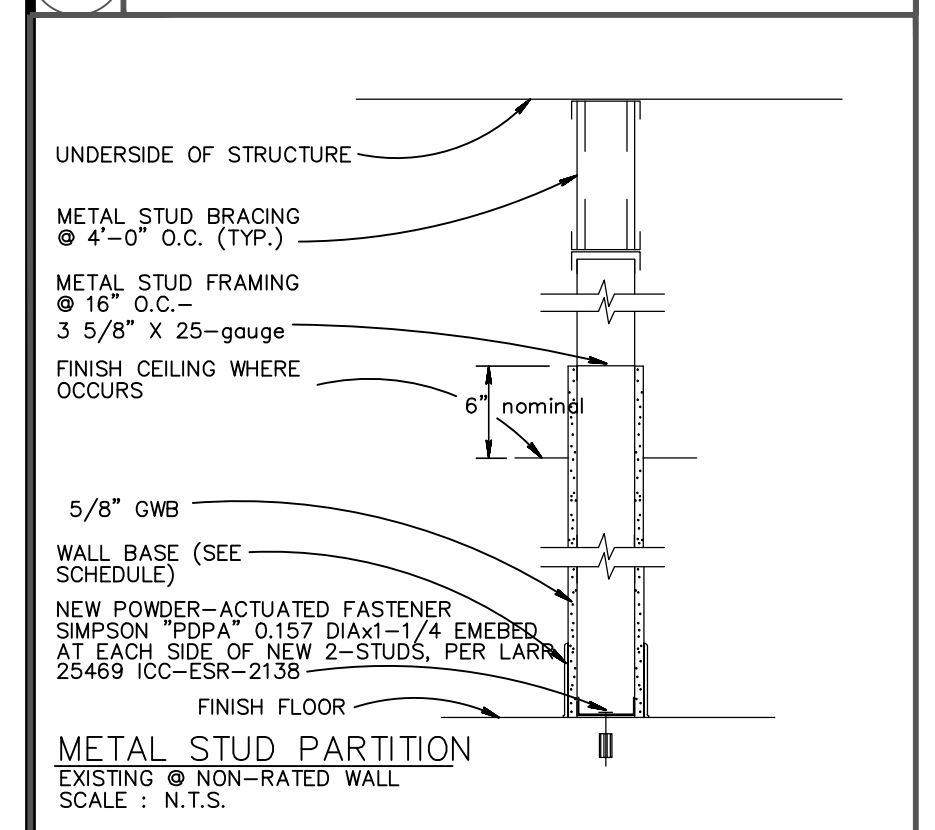
A-2.1

Construction Detail	Description	Test Number	STC	Test Number	Index
2 HR Fire-Rated Construction	5/8" Structural Core Gypsum panels or Firecode panels - 3-1/2" 20 gauge steel structural studs 24" o.c. - face layer joints finished - loadbearing up to 100% allowable stud axial load when min 2" Tensarmax mineral wool batt is used in stud cavities; otherwise load bearing up to 80% allowable stud axial load (UL Des U423 or U425) - loadbearing up to 100% allowable stud axial load (UL Des U423 or U425) - Alternate based on three layers 1/2" Sheetrock brand Firecode C Core gypsum panels, each side	UL Des U423 or U425	51	USG-01006	A-51
		61	USG-010937		

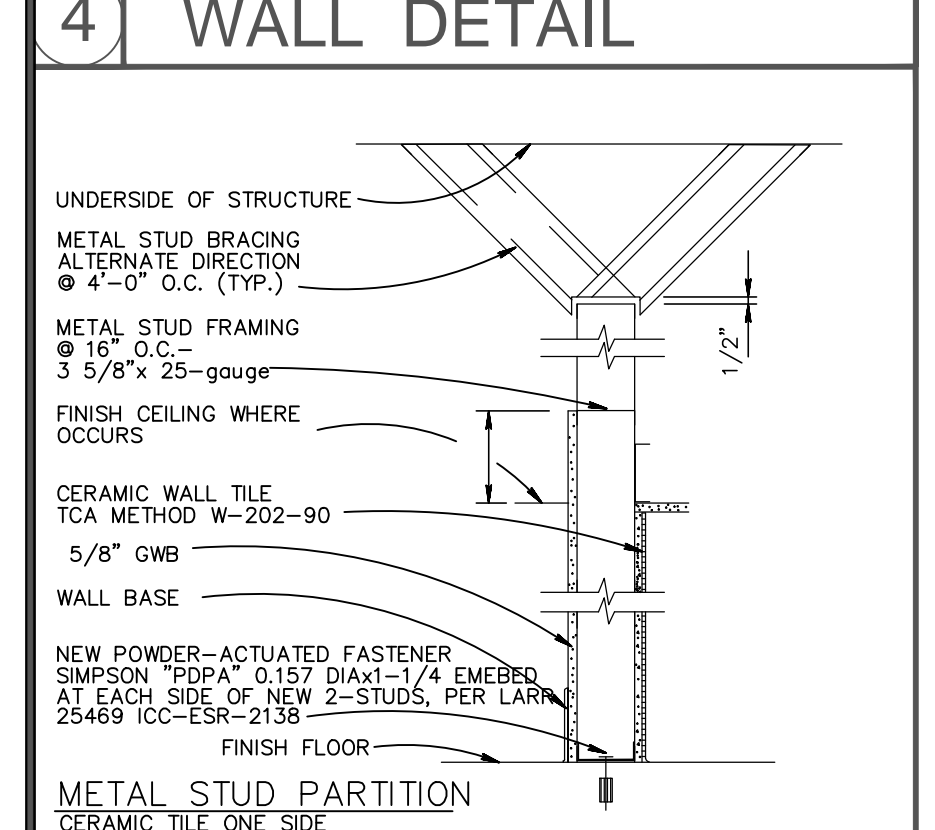
6 2 HR WALL DETAIL



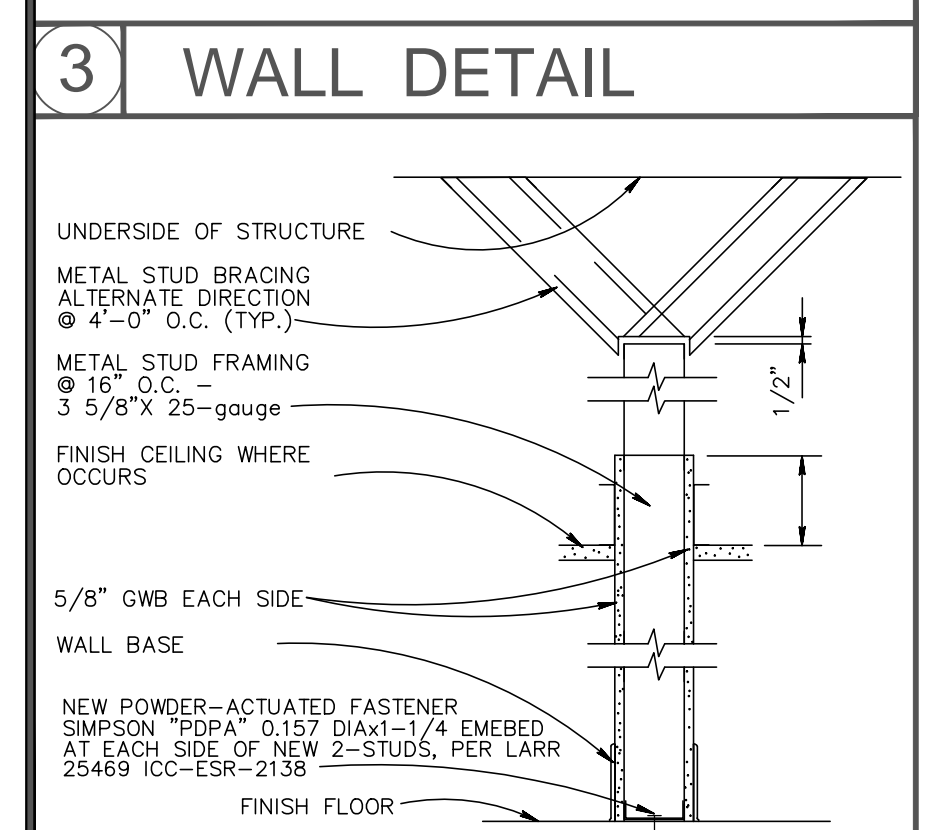
5 2 HR. WALL DETAIL



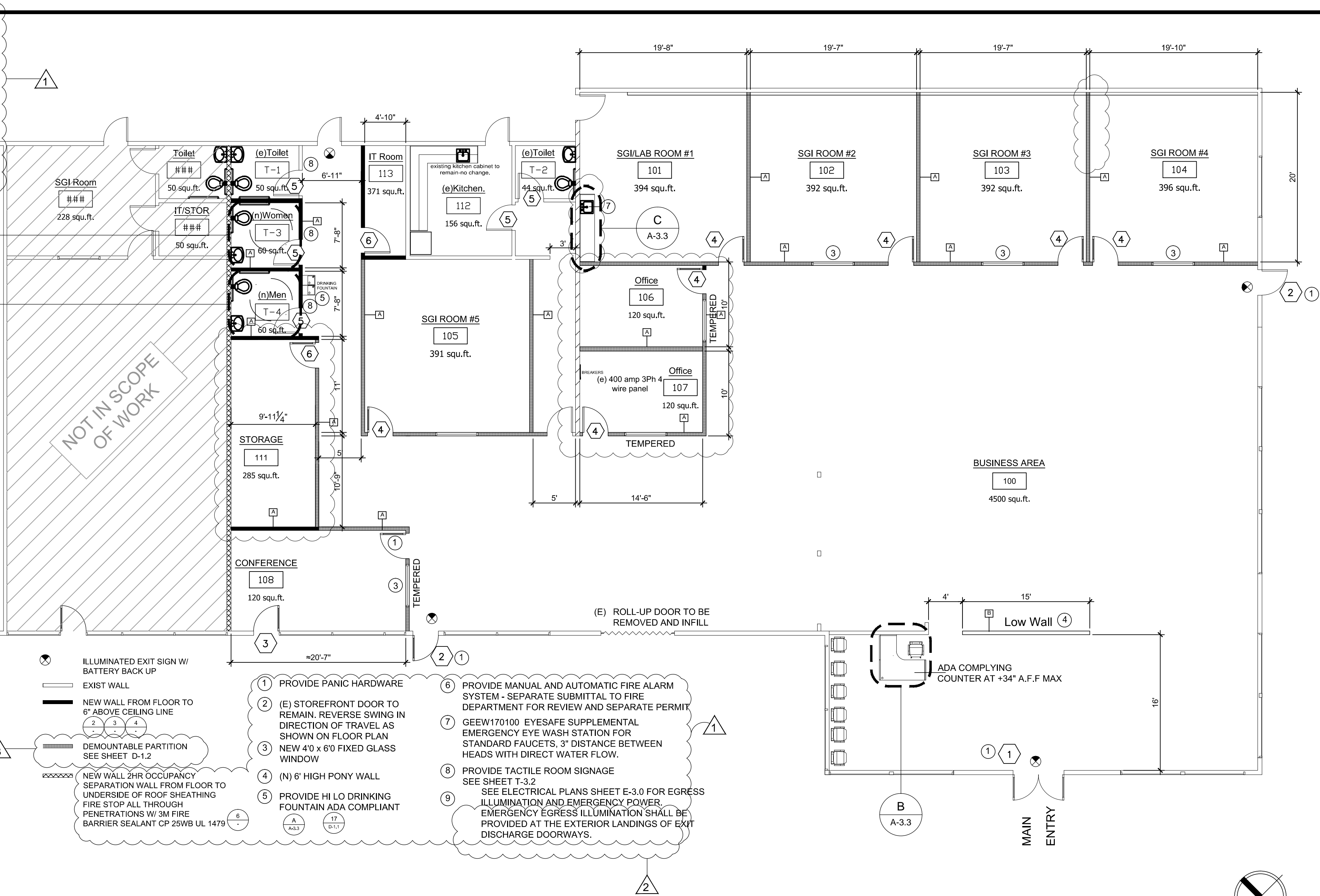
4 WALL DETAIL



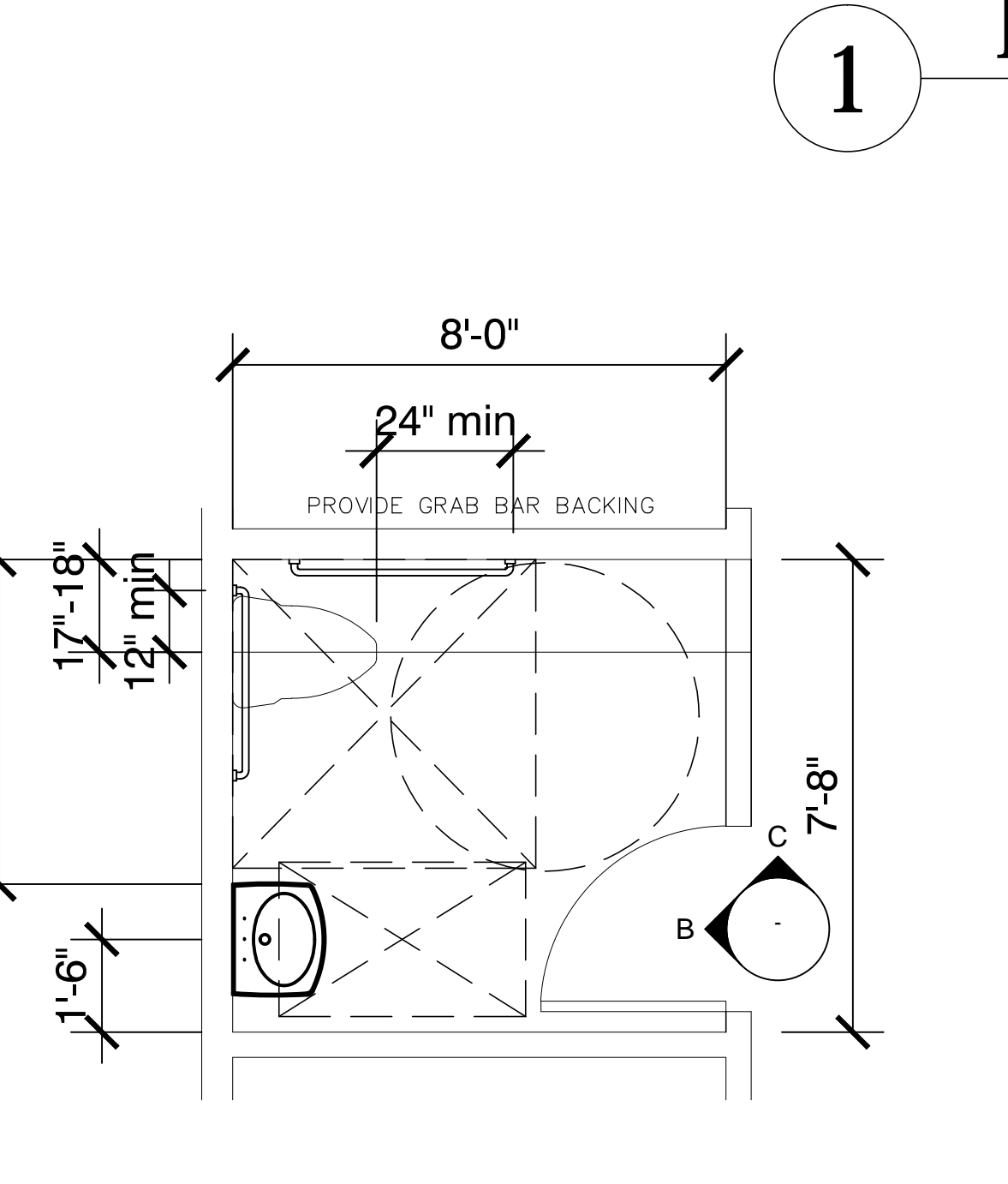
3 WALL DETAIL



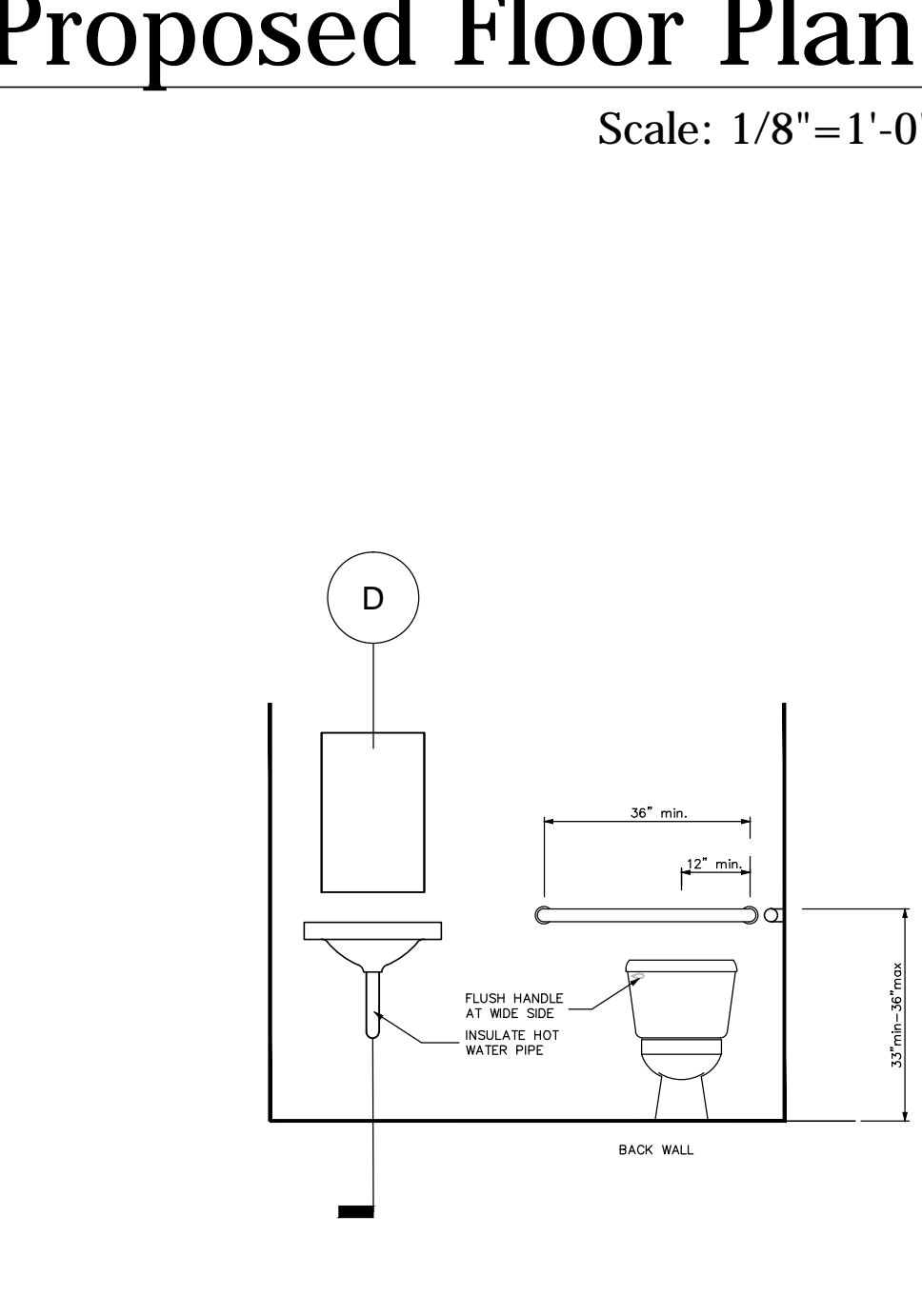
2 WALL DETAIL



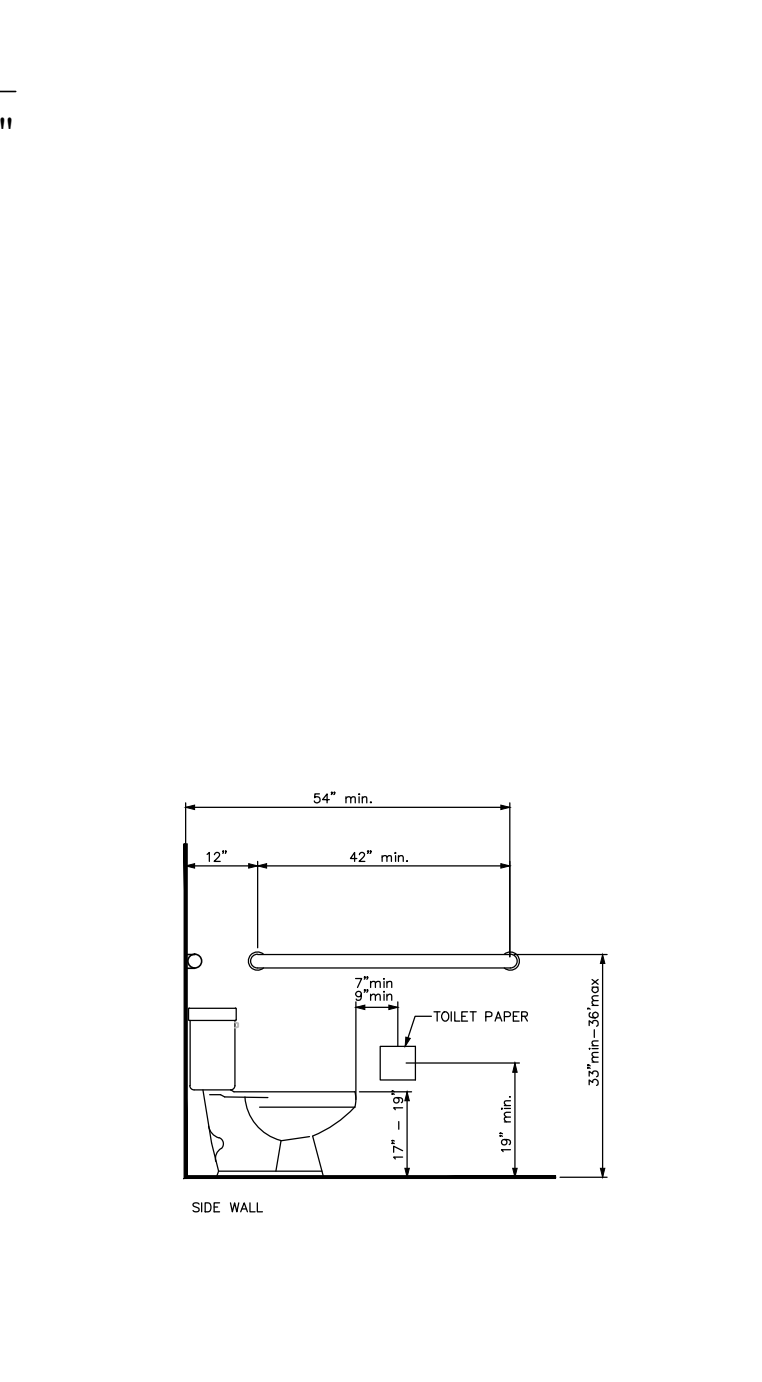
1 Proposed Floor Plan Scale: 1/8"=1'-0"



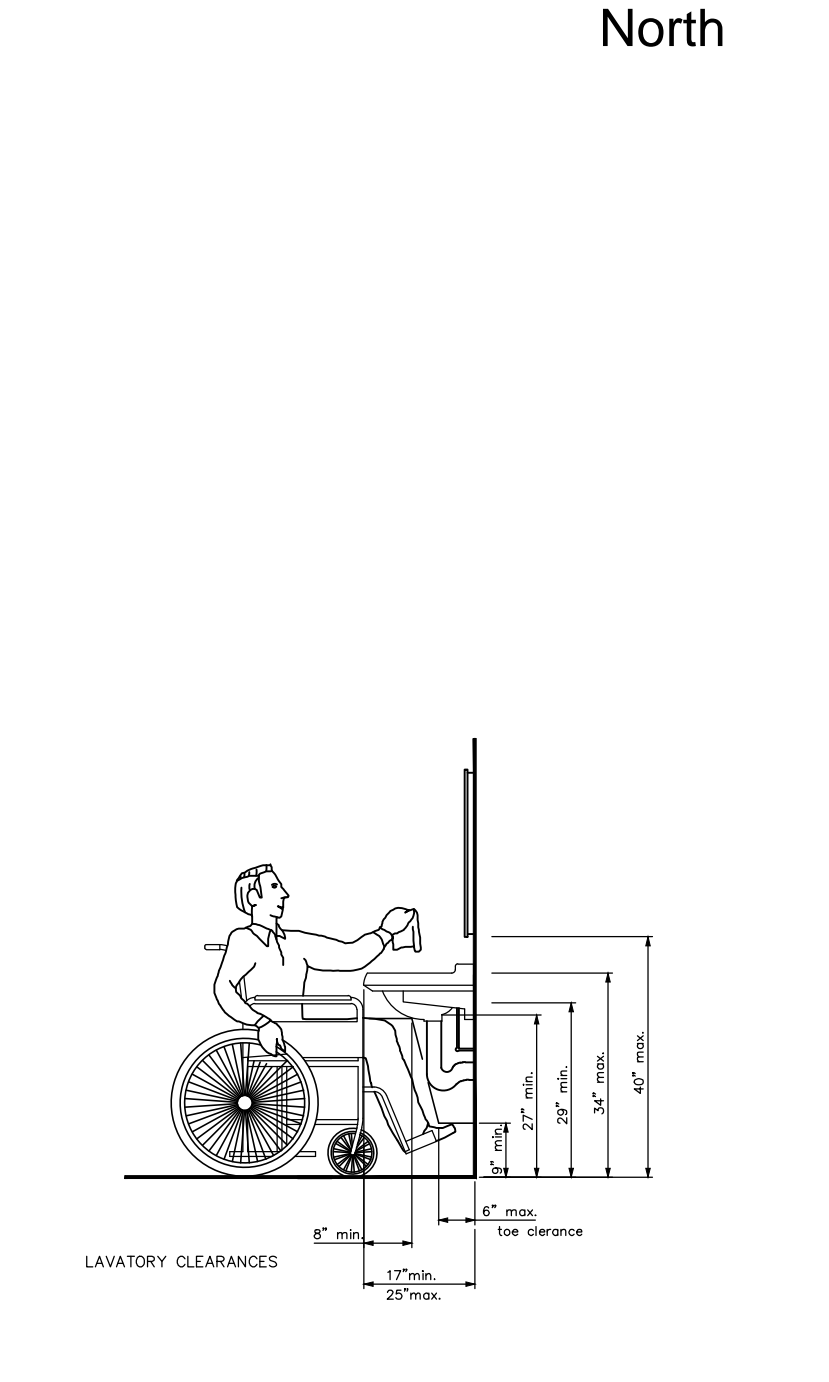
A NEW ADA TOILET (TYP) Scale: 3/8"=1'-0"



B ELEVATION Scale: 3/8"=1'-0"

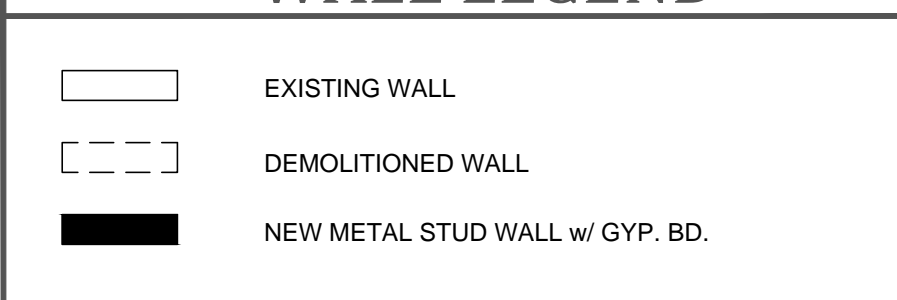


C ELEVATION Scale: 3/8"=1'-0"

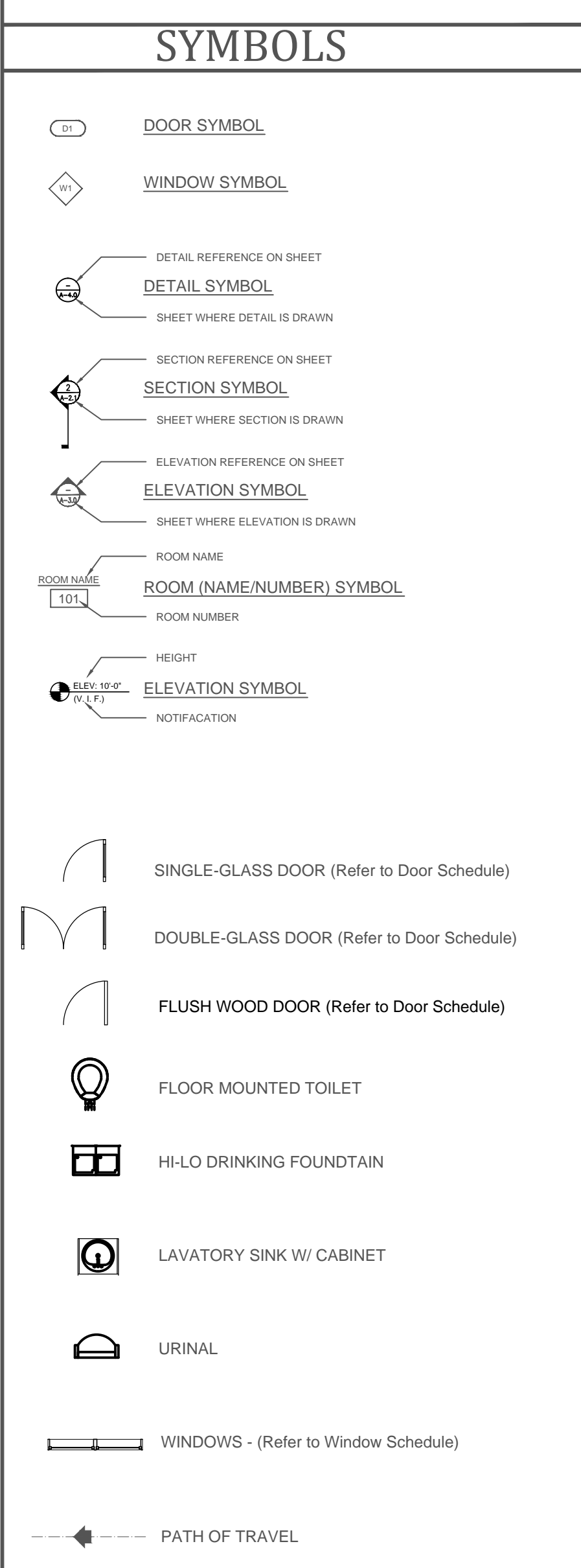


D SECTION Scale: 3/8"=1'-0"

WALL LEGEND

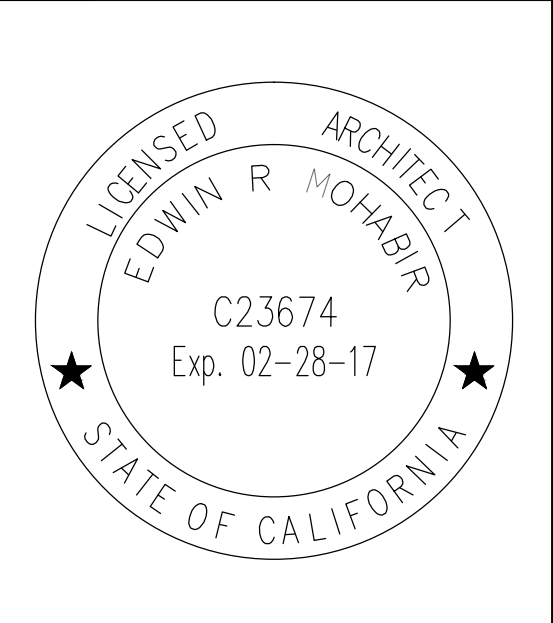


SYMBOLS



EM
Edwin Mohabir Architects

24979 constitution ave #1435
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A PROJECT FOR:

Options For Youth
Public Charter Schools
Empowering Minds By Inspiring Hearts

**VICTORVILLE 1
OPTIONS FOR YOUTH**
14725 7TH ST
VICTORVILLE, CA. 92392

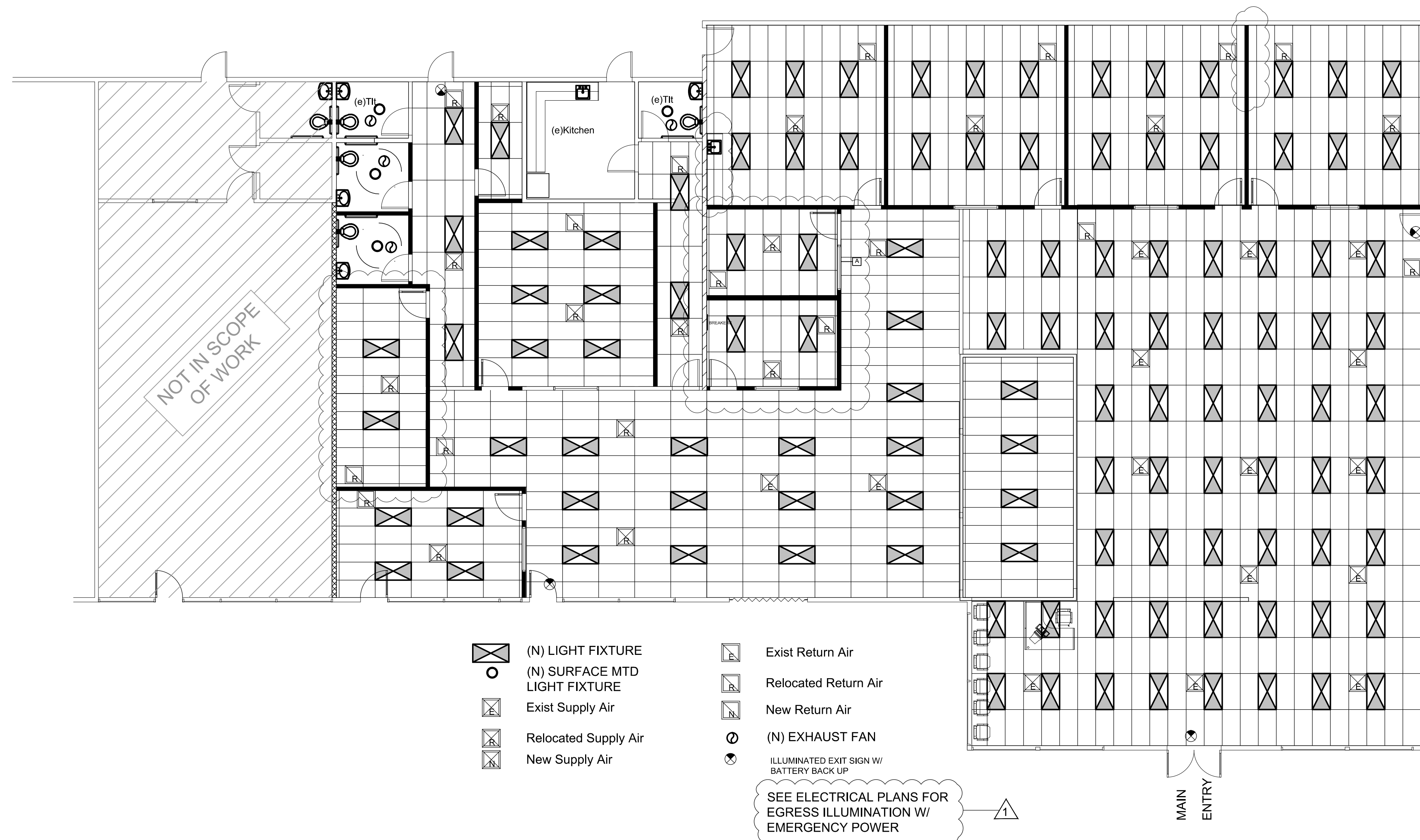
CLIENT:
LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA	
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED
1	07-01-16 PLAN CHECK CORRECTION
2	08-03-16 REVISION
3	08-03-16 NEW DEMOUNTABLE PARTITION

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NO.
A-3.0

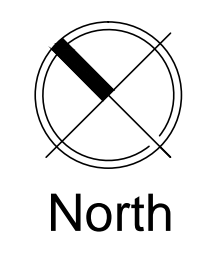


- (N) LIGHT FIXTURE
- (N) SURFACE MTD LIGHT FIXTURE
- Exist Supply Air
- Relocated Supply Air
- New Supply Air
- Exist Return Air
- Relocated Return Air
- New Return Air
- (N) EXHAUST FAN
- ILLUMINATED EXIT SIGN W/ BATTERY BACK UP

SEE ELECTRICAL PLANS FOR EGRESS ILLUMINATION W/ EMERGENCY POWER

1 Proposed Ceiling Plan

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



WALL LEGEND

- EXISTING WALL
- DEMOLITIONED WALL
- NEW METAL STUD WALL w/ GYP. BD.

SYMBOLS

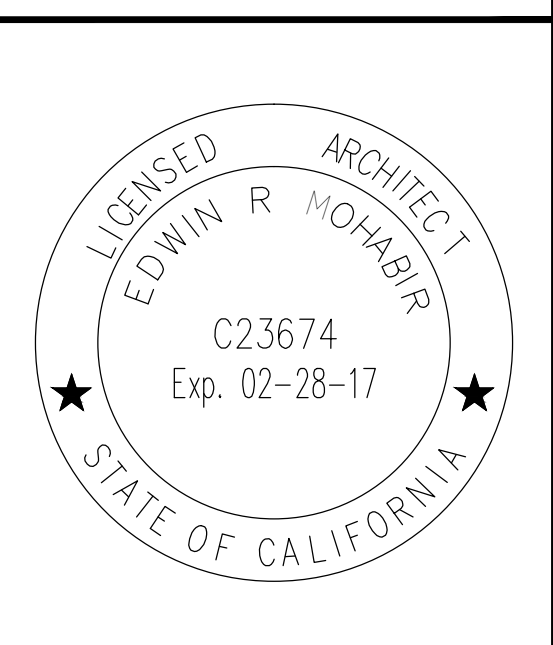
- DOOR SYMBOL
- WINDOW SYMBOL
- DETAIL REFERENCE ON SHEET
- DETAIL SYMBOL
- SHEET WHERE DETAIL IS DRAWN
- SECTION REFERENCE ON SHEET
- SECTION SYMBOL
- SHEET WHERE SECTION IS DRAWN
- ELEVATION REFERENCE ON SHEET
- ELEVATION SYMBOL
- SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME
- ROOM (NAME/NUMBER) SYMBOL
- ROOM NUMBER
- HEIGHT
- ELEVATION SYMBOL
- NOTIFICATION

- SINGLE-GLASS DOOR (Refer to Door Schedule)
- DOUBLE-GLASS DOOR (Refer to Door Schedule)
- FLUSH WOOD DOOR (Refer to Door Schedule)
- FLOOR MOUNTED TOILET
- HI-LO DRINKING FOUNTAIN
- LAVATORY SINK W/ CABINET
- URINAL
- WINDOWS - (Refer to Window Schedule)
- PATH OF TRAVEL

EM

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VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
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PROJECT DATA	
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

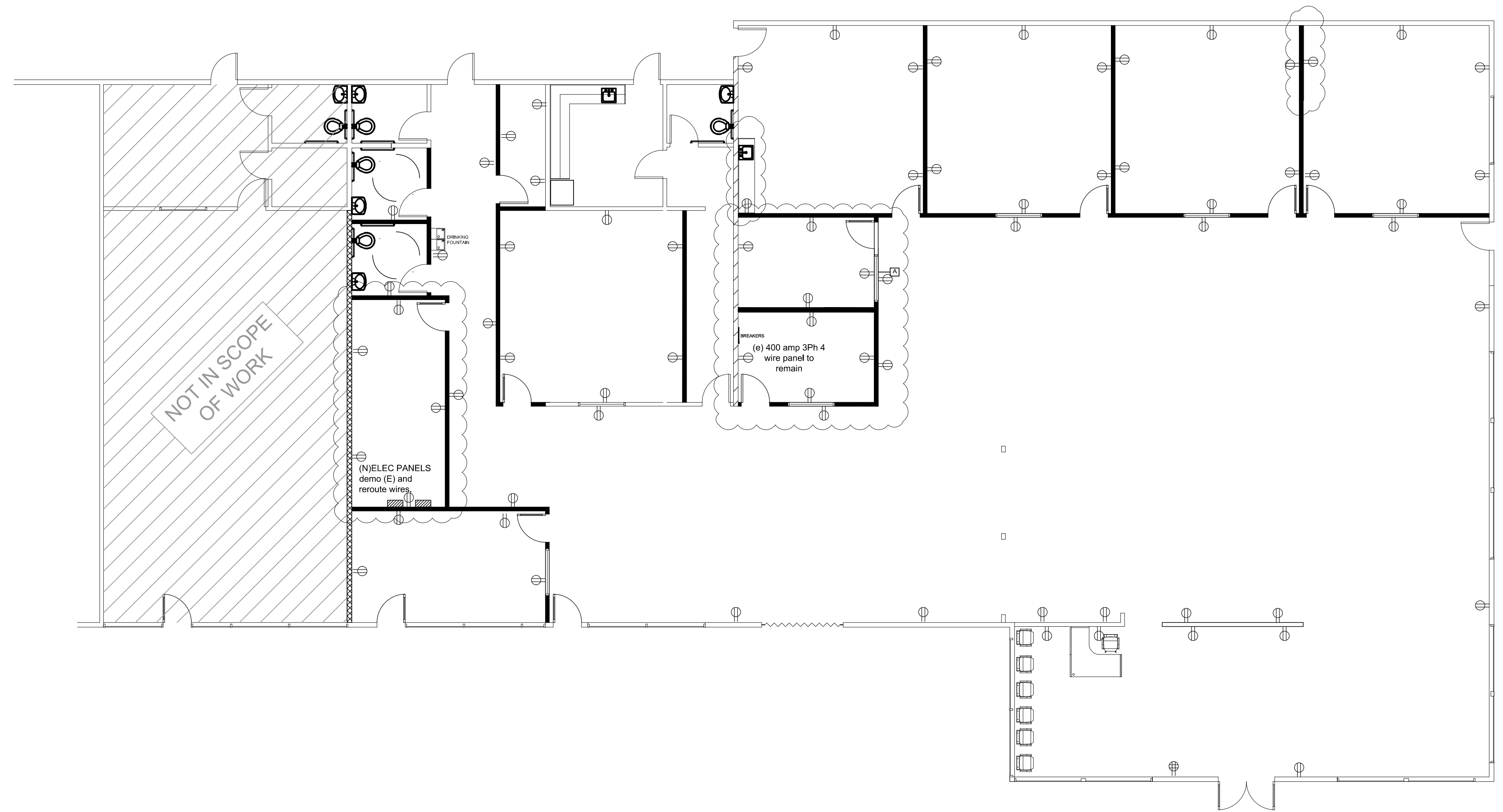
1 07-01-16 PLAN CHECK CORRECTION

SHEET TITLE

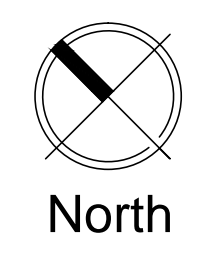
**PROPOSED
CEILING PLAN**

SHEET NO.

A-3.1



1 Proposed Electrical Plan
Scale: 1/8"=1'-0"



WALL LEGEND

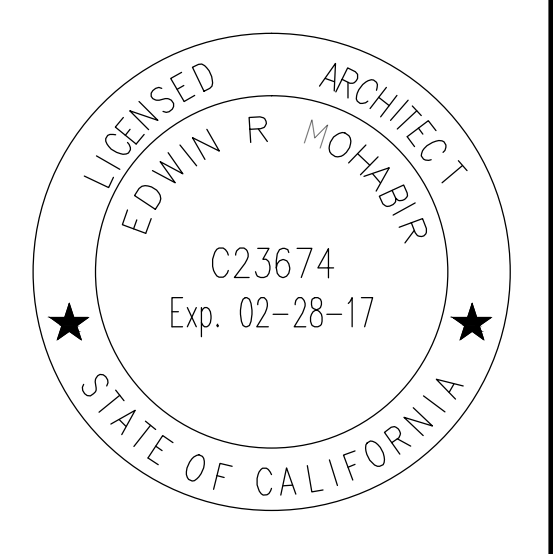
- EXISTING WALL
- DEMOLITIONED WALL
- NEW METAL STUD WALL w/ GYP. BD.

SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- DETAIL SYMBOL
DETAIL REFERENCE ON SHEET
SHEET WHERE DETAIL IS DRAWN
- SECTION SYMBOL
SECTION REFERENCE ON SHEET
SHEET WHERE SECTION IS DRAWN
- ELEVATION SYMBOL
ELEVATION REFERENCE ON SHEET
SHEET WHERE ELEVATION IS DRAWN
- ROOM NAME
ROOM (NAME/NUMBER) SYMBOL
ROOM NUMBER
- HEIGHT
ELEVATION SYMBOL
NOTIFICATION
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- DOUBLE-GLASS DOOR (Refer to Door Schedule)
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- URINAL
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- PATH OF TRAVEL

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VICTORVILLE, CA. 92392

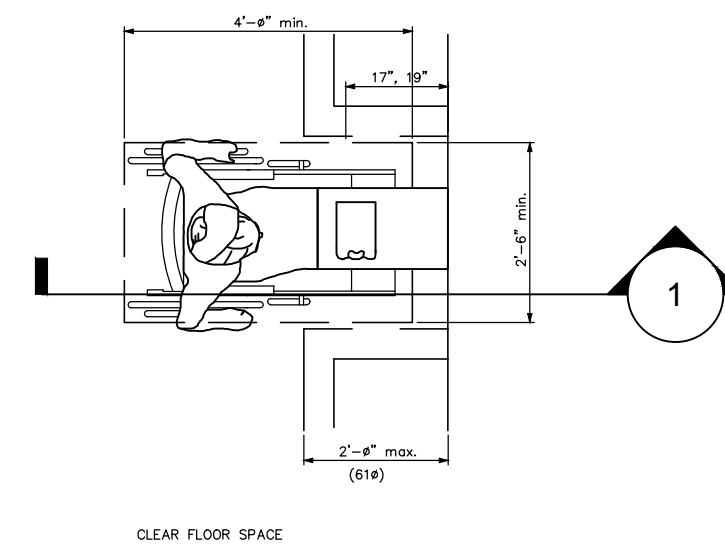
CLIENT:
LUPINE PROPERTIES
320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

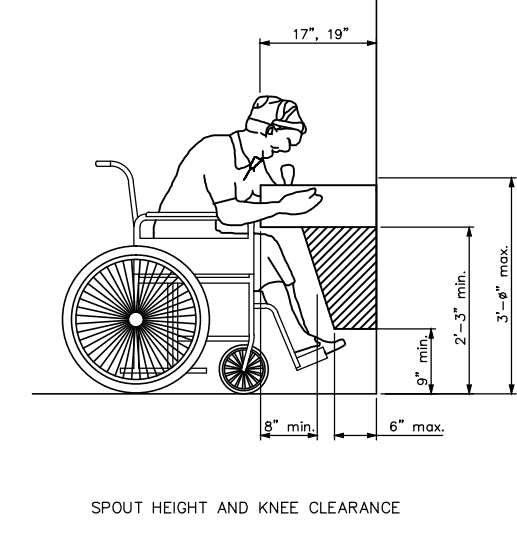
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ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE
**PROPOSED
ELECTRICAL PLAN**

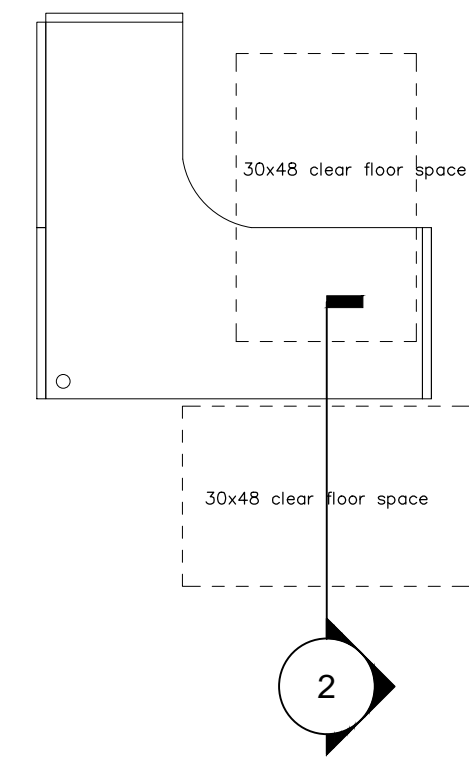
SHEET NO.
A-3.2



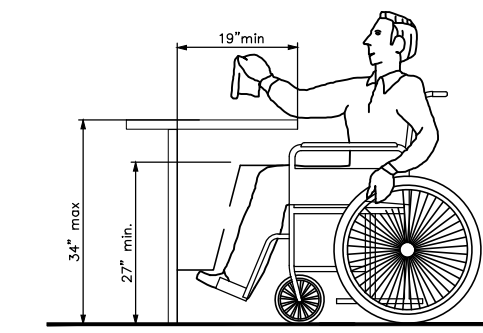
A NEW HI LO DRINKING FOUNTAIN
Scale: 3/8"=1'-0"



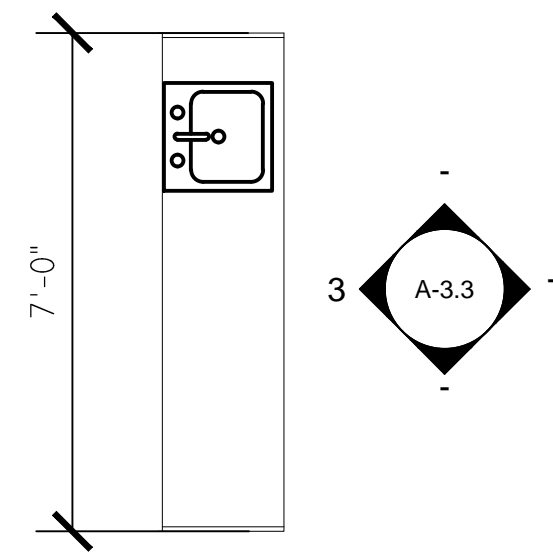
1 CLEARANCE SPACE
Scale: 3/8"=1'-0"



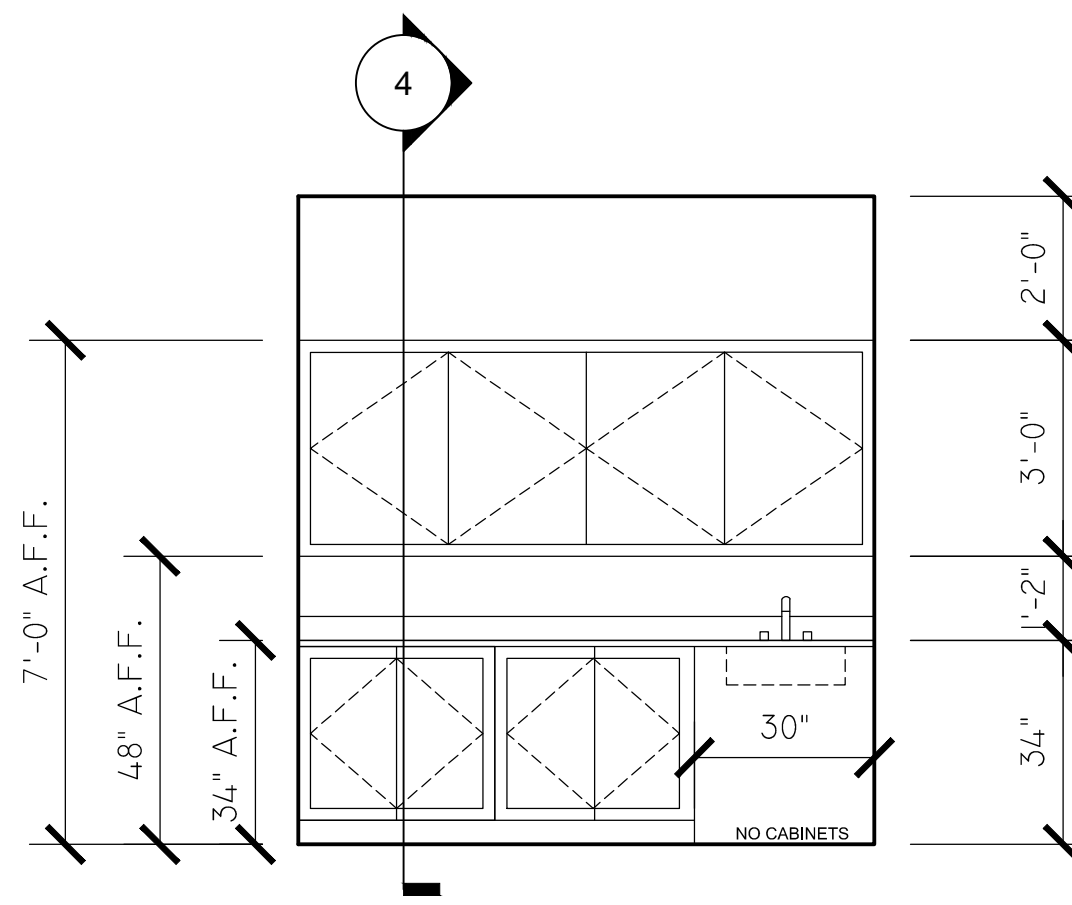
B NEW ADA RECEPTION DESK
Scale: 3/8"=1'-0"



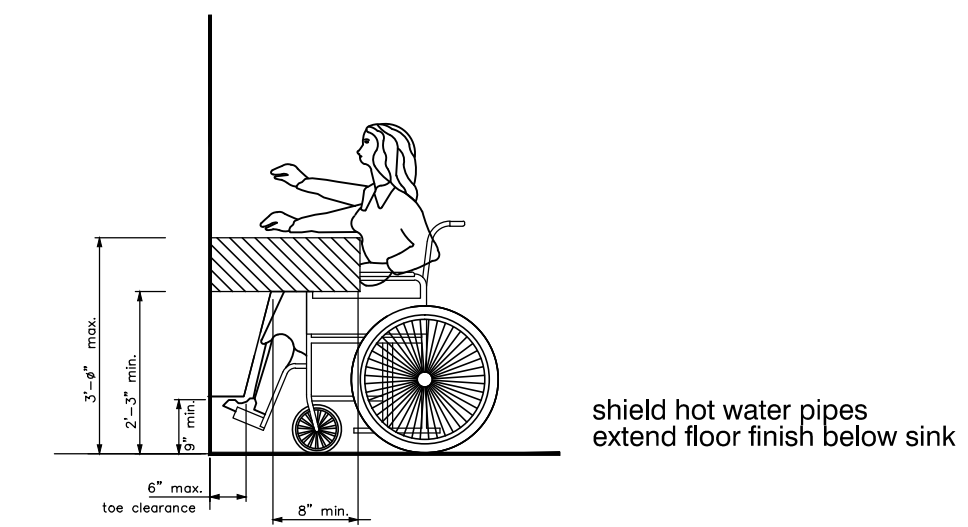
2 CLEARANCE SPACE
Scale: 3/8"=1'-0"



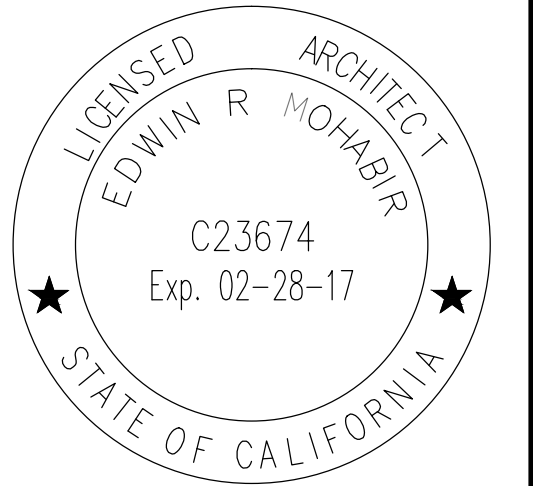
C NEW ADA WORK COUNTER
Scale: 3/8"=1'-0"



3 ELEVATION
Scale: 3/8"=1'-0"



4 SINK CLEARANCE
Scale: 3/8"=1'-0"



A PROJECT FOR:



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VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

07-01-16 PLAN CHECK
CORRECTION

SHEET TITLE

**ENLARGED PLANS
AND ELEVATIONS**

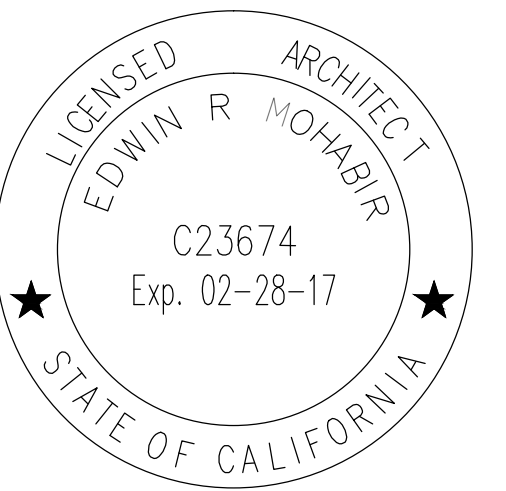
SHEET NO.

A-3.3

EM

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PASADENA, CA 91107
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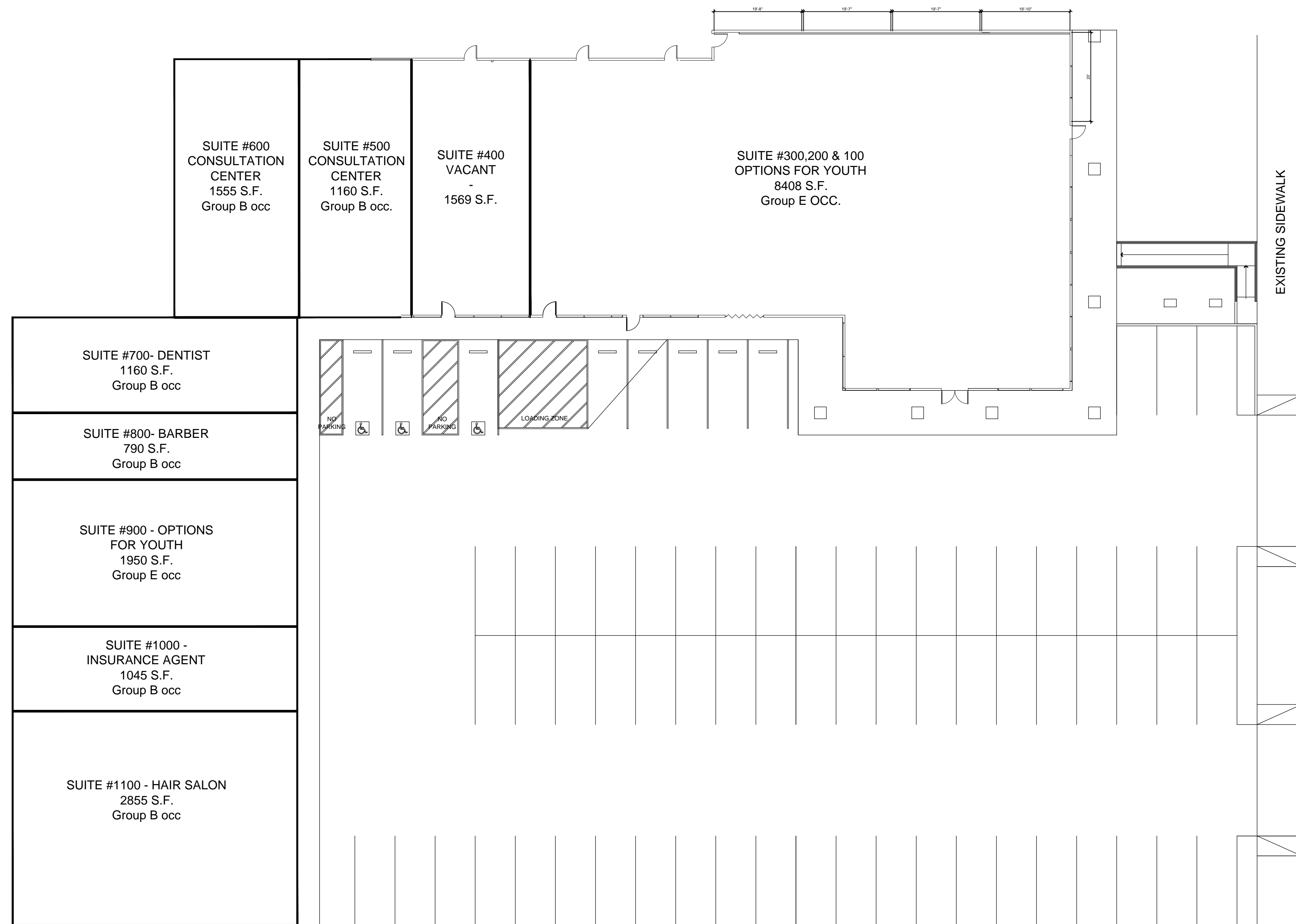
PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

07-01-16 PLAN CHECK
CORRECTION

SHEET TITLE
**OCCUPANCY
ANALYSIS**

SHEET NO.
A-4.0

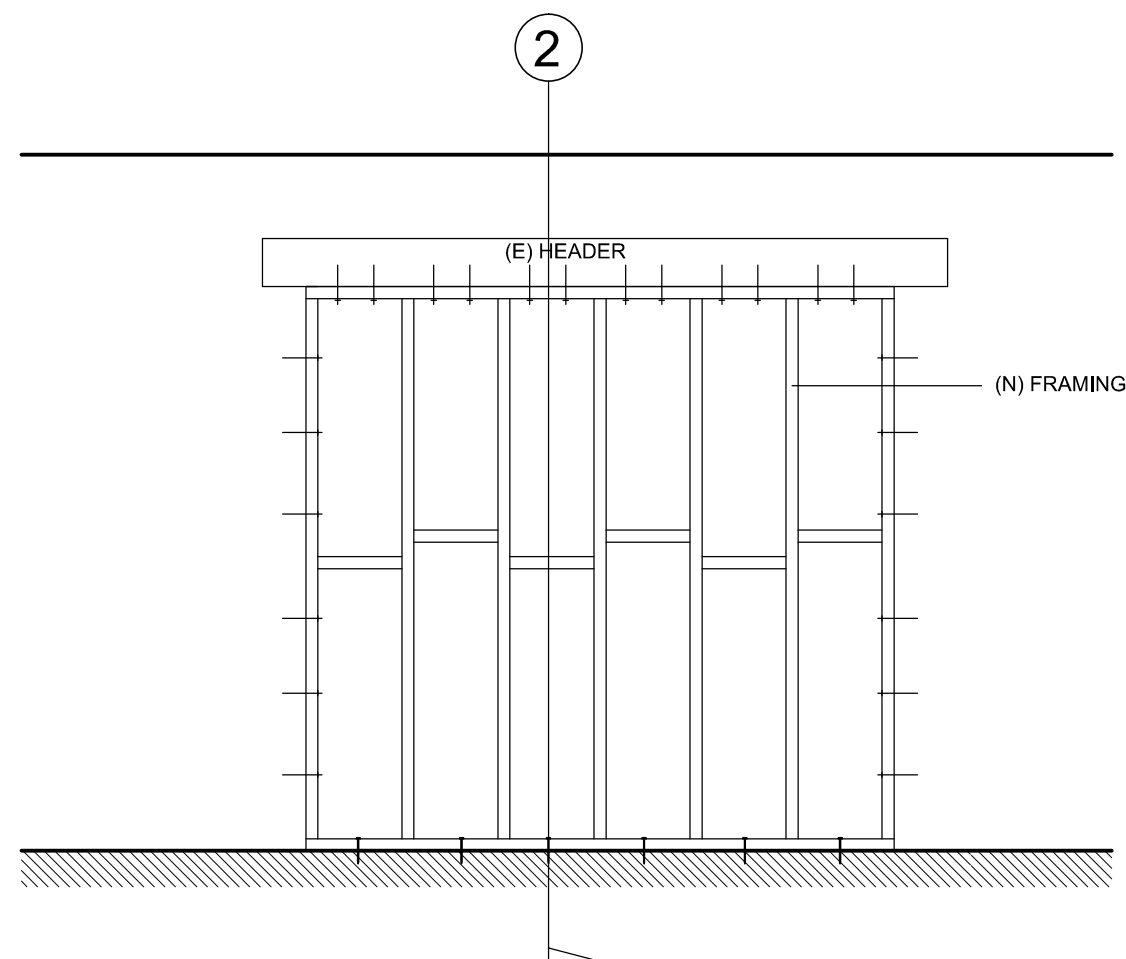


WHERE THE ADJACENT SUITE OCCUPANCY TYPE IS A "B" OR AN "M", A 2 HOUR FIRE RATED FIRE BARRIER SHALL BE CONSTRUCTED TO MAINTAIN AN OCCUPANCY SEPARATION AS REQUIRED BY 2013 CBC TABLE 508.4, SECTION 508.4.4, AND CONSTRUCTED IN ACCORDANCE WITH SECTION 707. AT MINIMUM THE GROUP "E" FIRE AREA SHALL BE MAXIMUM OF 12,000 SQUARE FEET OR THE GROUP "E" FIRE AREA WILL BE REQUIRED TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED BY 2013 CBC SECTION 903.2.3.

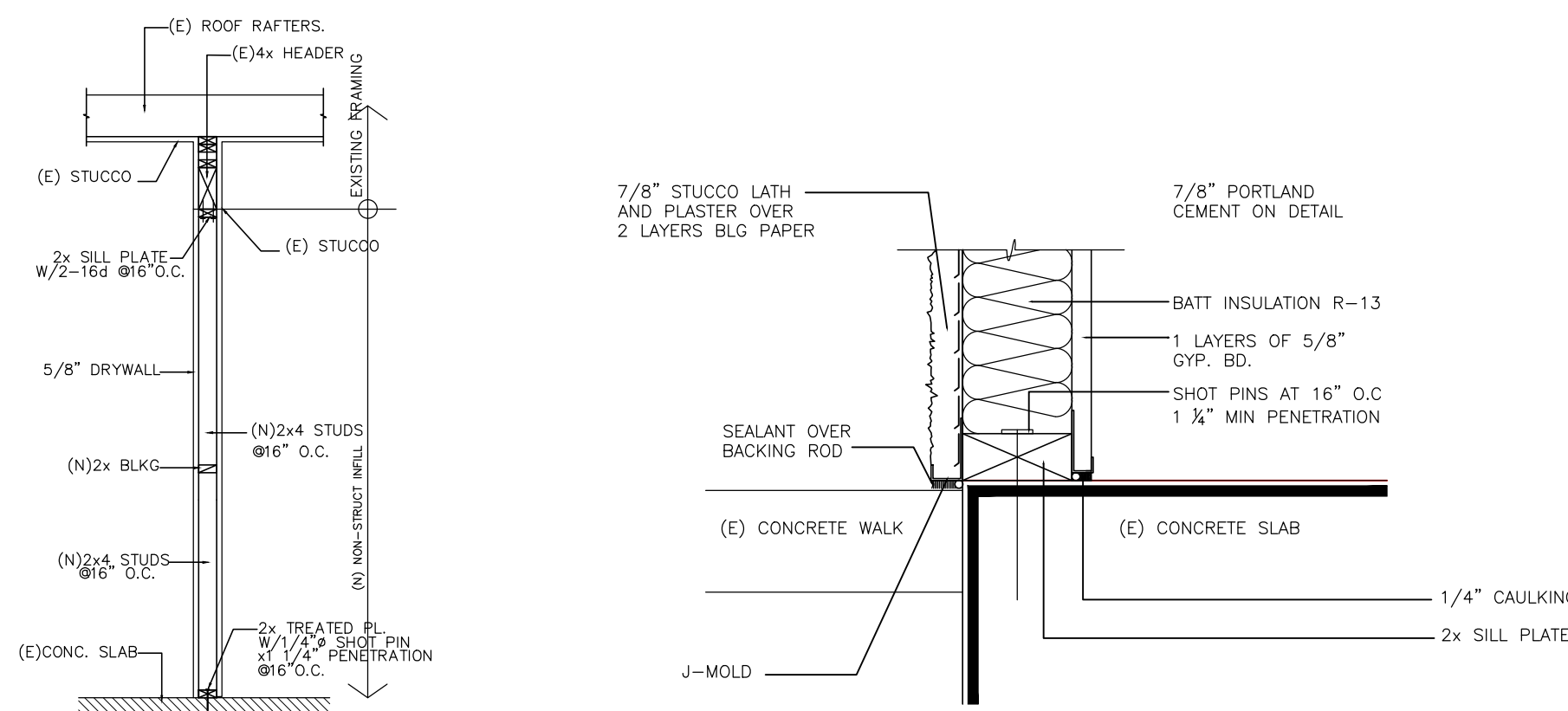
1 Building Occupancy Diagram
Scale: 1/16"=1'-0"



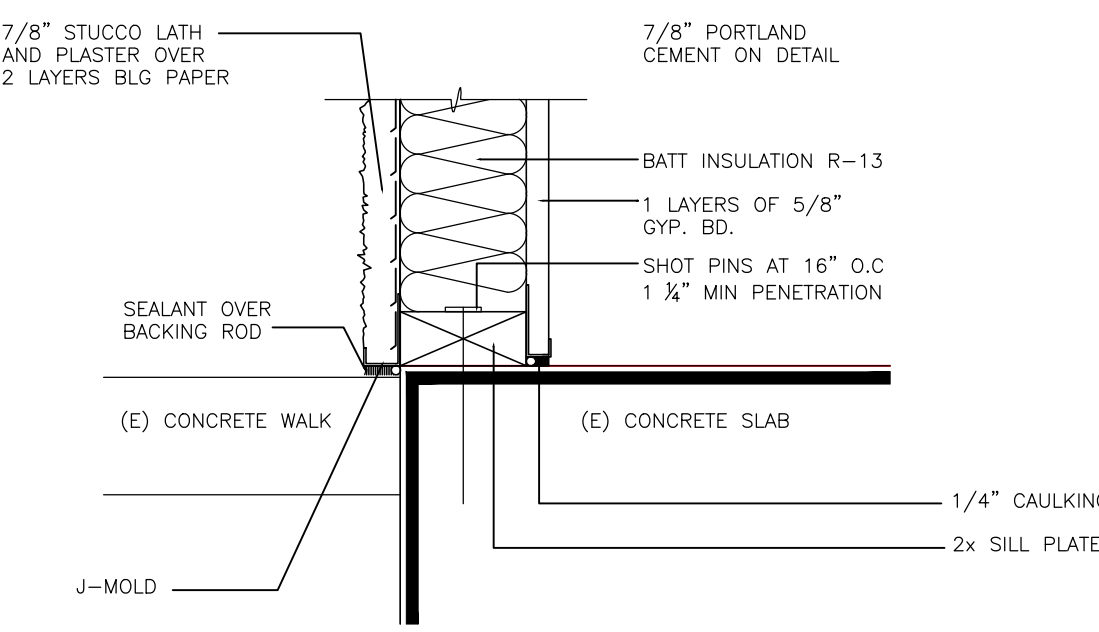
ROLL UP DOOR DETAILS



1 ROLL UP DOOR INFILL FRAMING
SCALE: N.T.S.

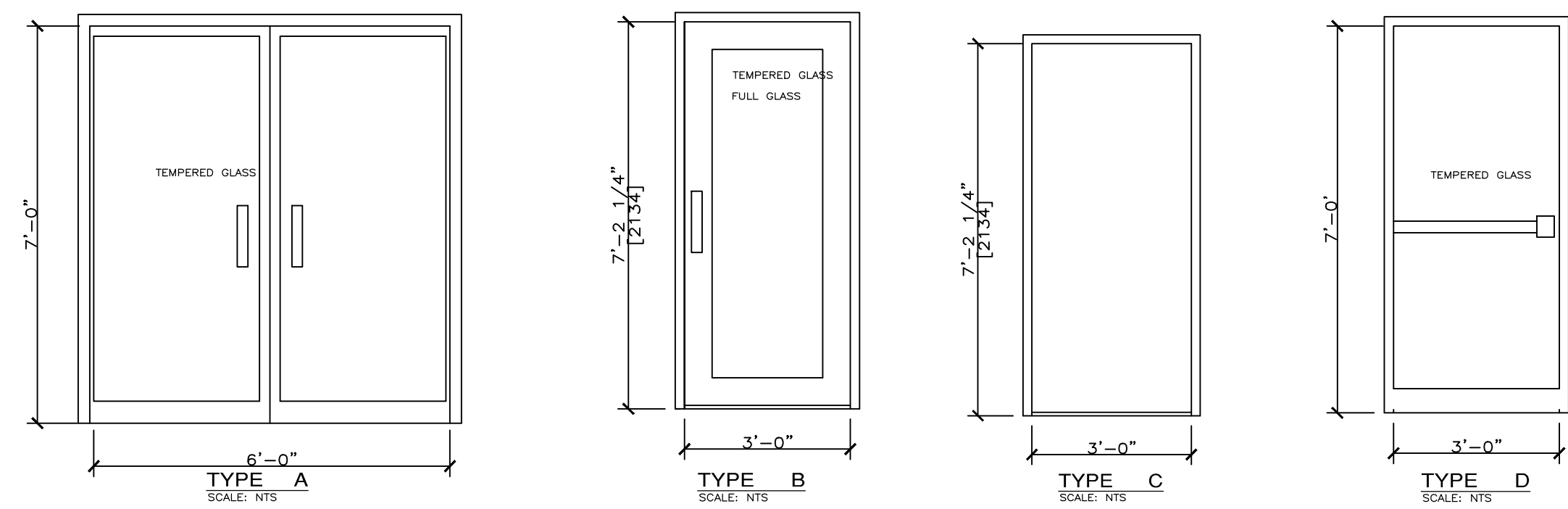


2 (N) PARTITION WALL SECTION
SCALE: N.T.S.

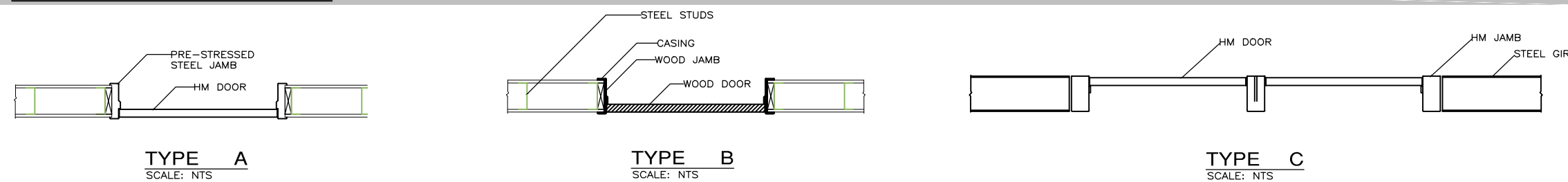


3 WALL BASE DETAIL AT DOOR INFILL
SCALE: N.T.S.

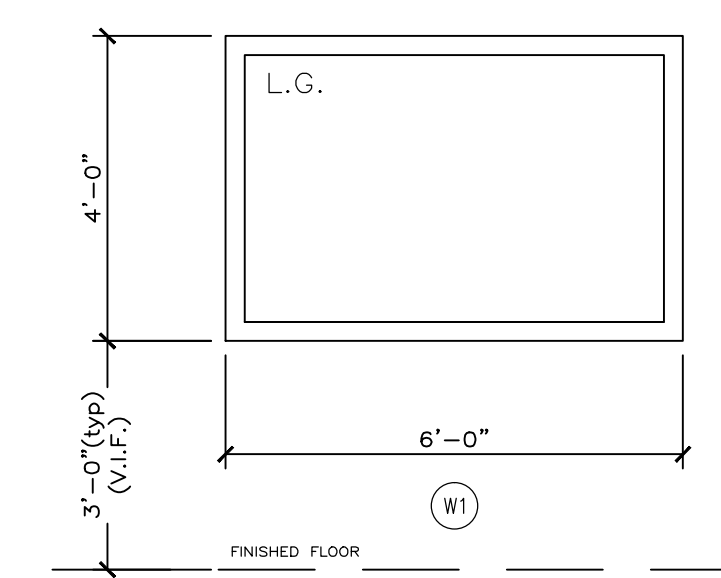
DOOR TYPES



DOOR FRAME TYPES



WINDOW TYPES



DOOR & FRAME SCHEDULE

NO.	DOOR					FRAME					HARDWARE	FIRE RATING & ETC.
	SIZE	TYPE	MAT.	CORE	FINISH	GLASS	TYPE	MAT.	FINISH			
1	72"x84"x1-3/4"	A	AL	-	-	GL	AL	PRE	AL	PRE	PANIC HARDWARE	EXISTING STOREFRONT
2	36"x84"x1-3/4"	D	AL	-	-	GL	AL	PRE	AL	PRE	PANIC HARDWARE	EXISTING STOREFRONT
3	36"x84"x1-3/4"	D	AL	-	-	GL	AL	PRE	AL	PRE	CL THLS	EXISTING STOREFRONT
4	36"x84"x1-3/4"	B	WG	-	-	GL	HM	PT	HM	PT	LPRS, CL, ST	
5	36"x84"x1-3/4"	C	W	HC	ST/PT	-	HM	PT	HM	PT	LPRS, CL, ST	
6	36"x84"x1-3/4"	C	W	HC	ST/PT	-	HM	PT	HM	PT	CLS	

LEGEND

AL	ALUMINUM	HM	HOLLOW METAL	PRE	PRE-FINISHED	W	WOOD
BB	BALL BEARING BOLTS	IN	INSULATED	PT	PAINT	WS	WEATHERSTRIPPING
C	CHAN	LPRS	LEVER PRIVACY SET	SC	SOLID CORE	E	EXISTING DOOR TO REMAIN
CL	CLOSER	LS	LOCK SET	ST	STAIN		
DB	DEAD BOLT	NRP	NON REMOVABLE PIN	ST	STOP		
GL	GLAZING	PB	PANIC BAR	TH	ALUMINUM THRESHOLD		

PARTITION LEGEND

SYMBOL	DESCRIPTION	ASSEMBLY	STC	THK	HEIGHT	REMARKS
□	NON-RATED PARTITION TO 6' ABOVE FINISHED CEILING	3" STUD TO SLAB, 1/2" G.W.B. ON EACH SIDE, TO 6' ABOVE FINISHED CEILING. INSTALL SOUND INSULATION BETWEEN GYPSUM BOARD/WALLBOARD SURFACES.	35	4"	9'-6"	TYPICAL PARTITION BETWEEN OFFICE SPACES
□	PARTIAL HEIGHT PARTITION	3" STUD TO SLAB, 1/2" G.W.B. ON EACH SIDE TO PARTIAL HEIGHT.	-	4"	6'-0"	AT RECEPTION
□	NEW 2 HR DEMISING WALL FROM FLOOR TO UNDERSIDE OF ROOF STRUCTURE	2 HOUR FIRE RATING PER CBC	VIF	VIF	VIF	BETWEEN SUITES

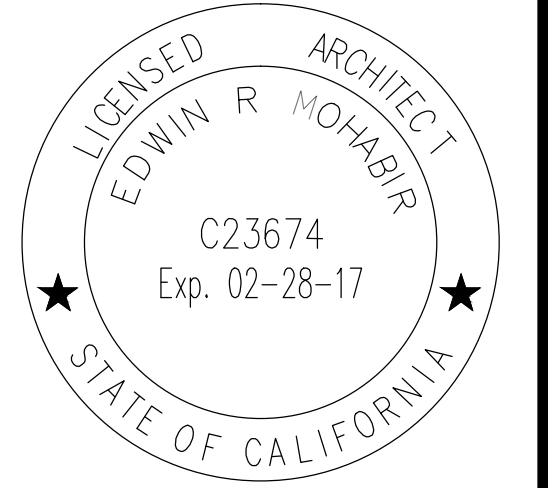
ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		WALL				CEILING		
		BASE	FINISH	NORTH	SOUTH	WEST	EAST			
100	BUSINESS AREA	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
101	SGI LAB ROOM	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
102	SGI ROOM	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
103	SGI ROOM	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
104	SGI ROOM	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
105	SGI ROOM	RB	CPT	DW	PT	DW	PT	DW	PT	ACT
106	OFFICE	RB	CP	DW	PT	DW	PT	DW	PT	ACT
107	OFFICE	RB	CP	DW	PT	DW	PT	DW	PT	ACT
108	CONFERENCE	RB	CP	DW	PT	DW	PT	DW	PT	ACT
109	TOILET	RB	VS	MRD	PT	MRD	PT	MRD	PT	MRD
110	SGI LAB	RB	VS	DW	PT	DW	PT	DW	PT	ACT
111	STORAGE	RB	CP	DW	PT	DW	PT	DW	PT	ACT
112	KITCHEN	RB	VS	DW	PT	DW	PT	DW	PT	ACT
113	IT STORAGE	RB	CP	DW	PT	DW	PT	DW	PT	ACT
-	-	-	-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-	-	-

ACT ACOUSTIC TILE
CPT CARPET
CPB 2 LAYERS 1/2" CEMENT FIBER BOARD
DW DRYWALL
M MDF BOARD
CT CERAMIC TILE
P PLYWOOD
PT PAINT
VS VINYL SHEET
RB RUBBER BASE
VCT RESILIENT VINYL TILE (VINYL COMPOSITION TILE)
MRD MOLD RESISTANT DRYWALL



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PROJECT DATA

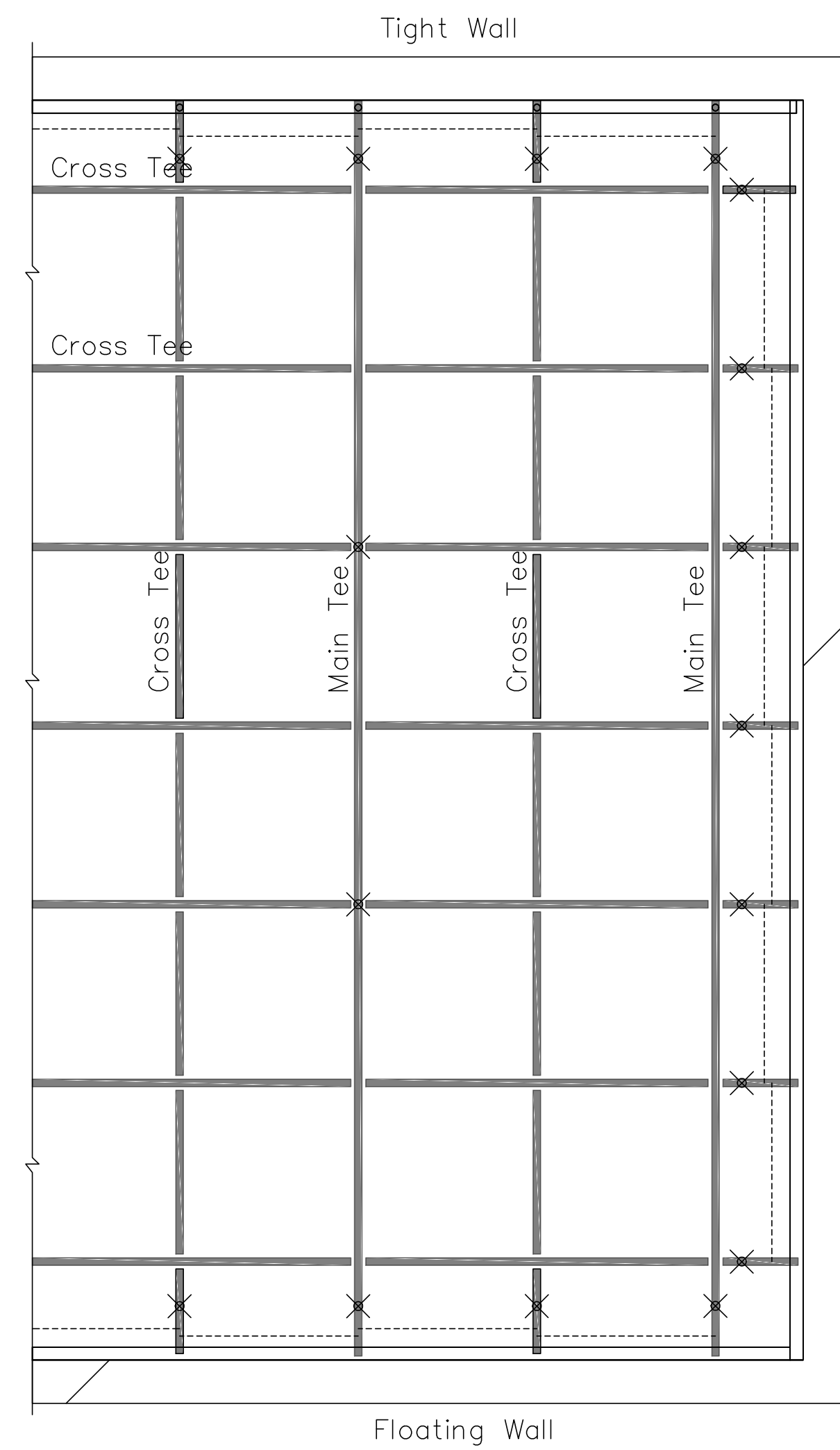
DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

SHEET TITLE

**DOOR AND
FINISH SCHEDULE**

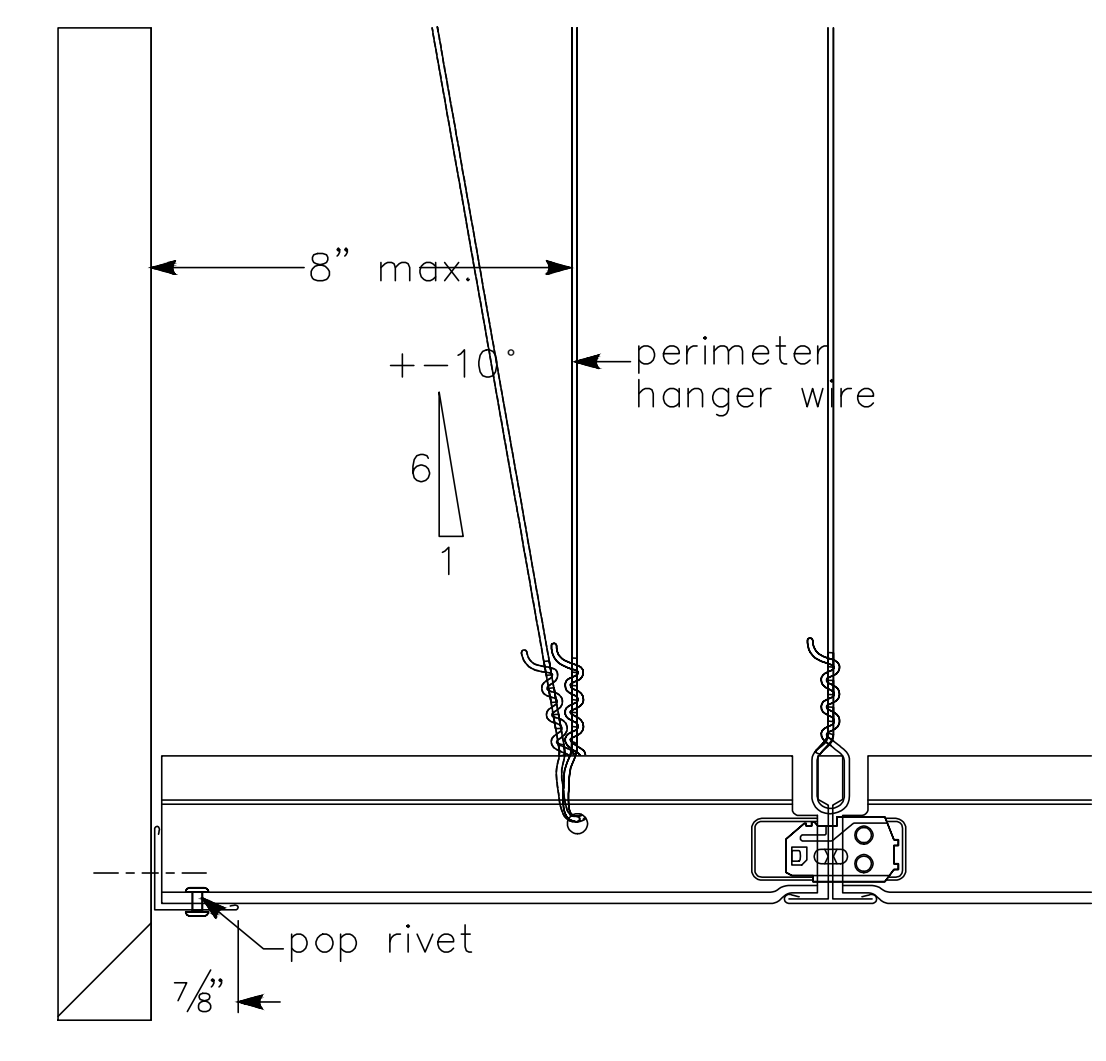
SHEET NO.

A-5.0

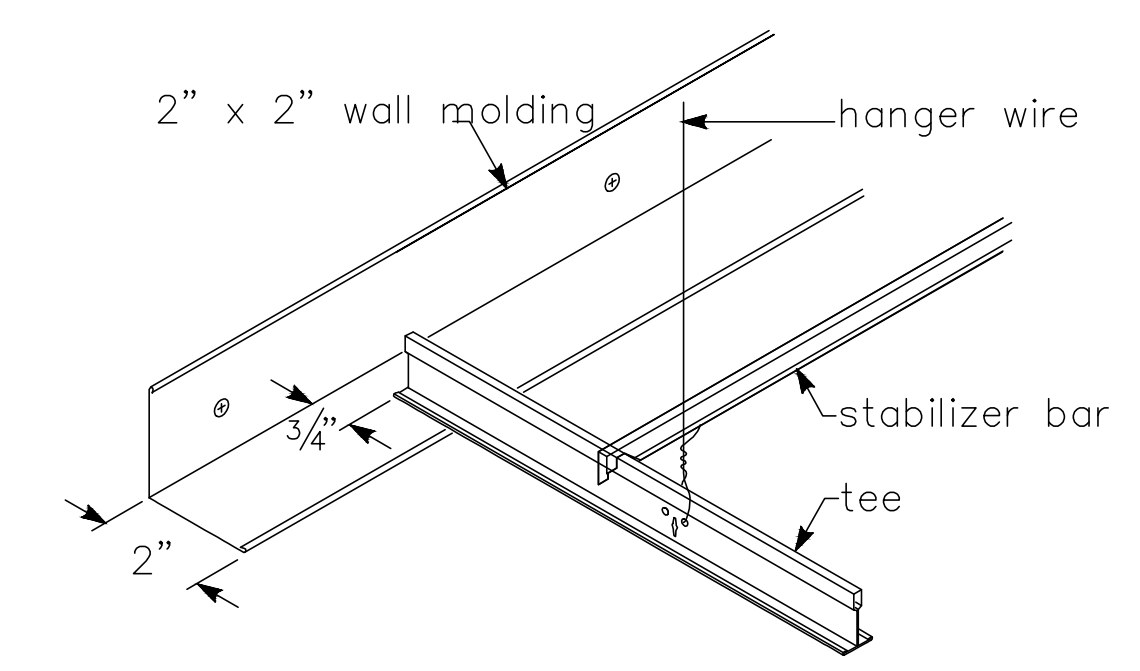


5 STANDARD CEILING LAYOUT
SCALE: NA

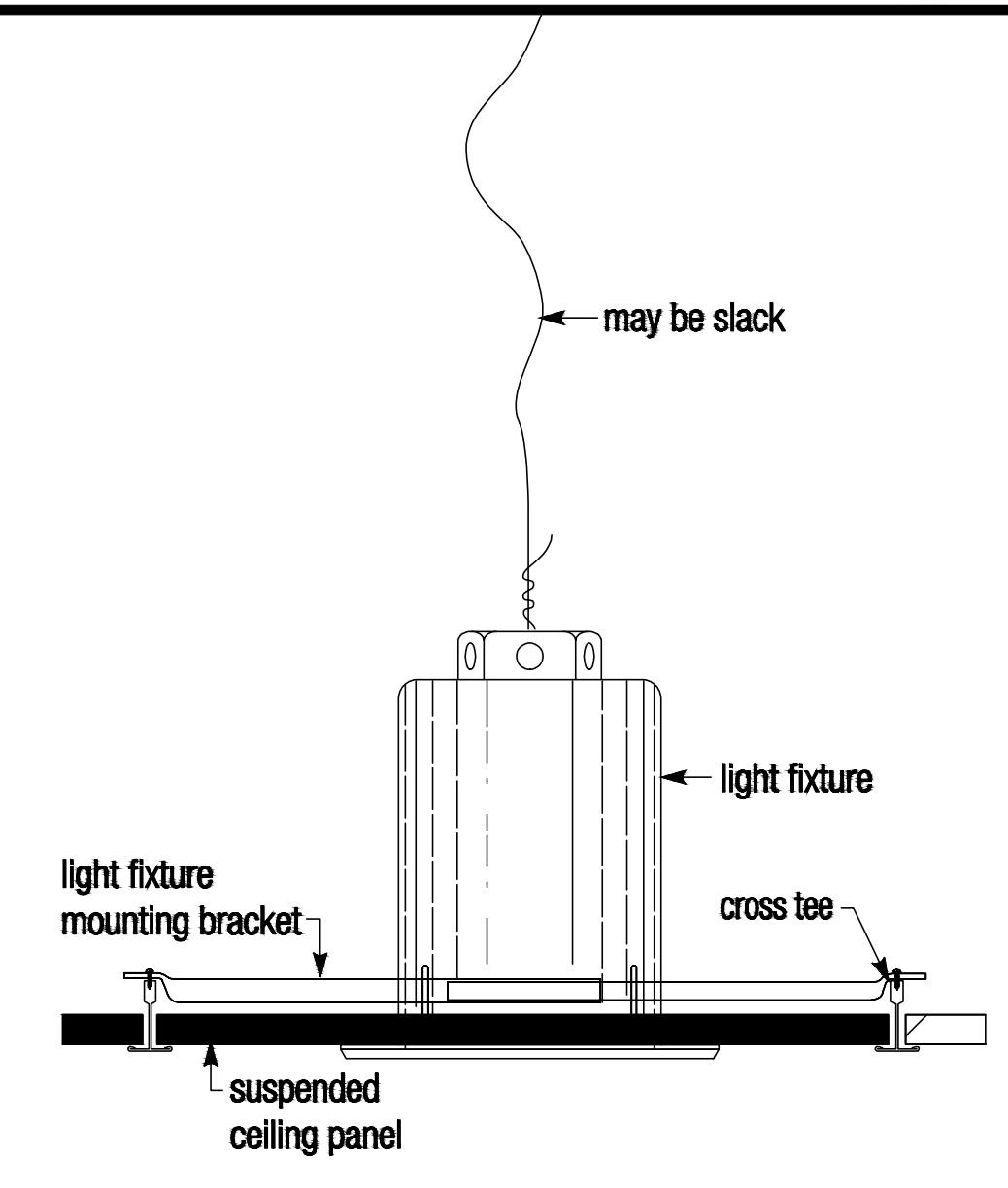
- ✕ 12-gauge hanger wire
- grid perimeter riveted
- stabilizer bar



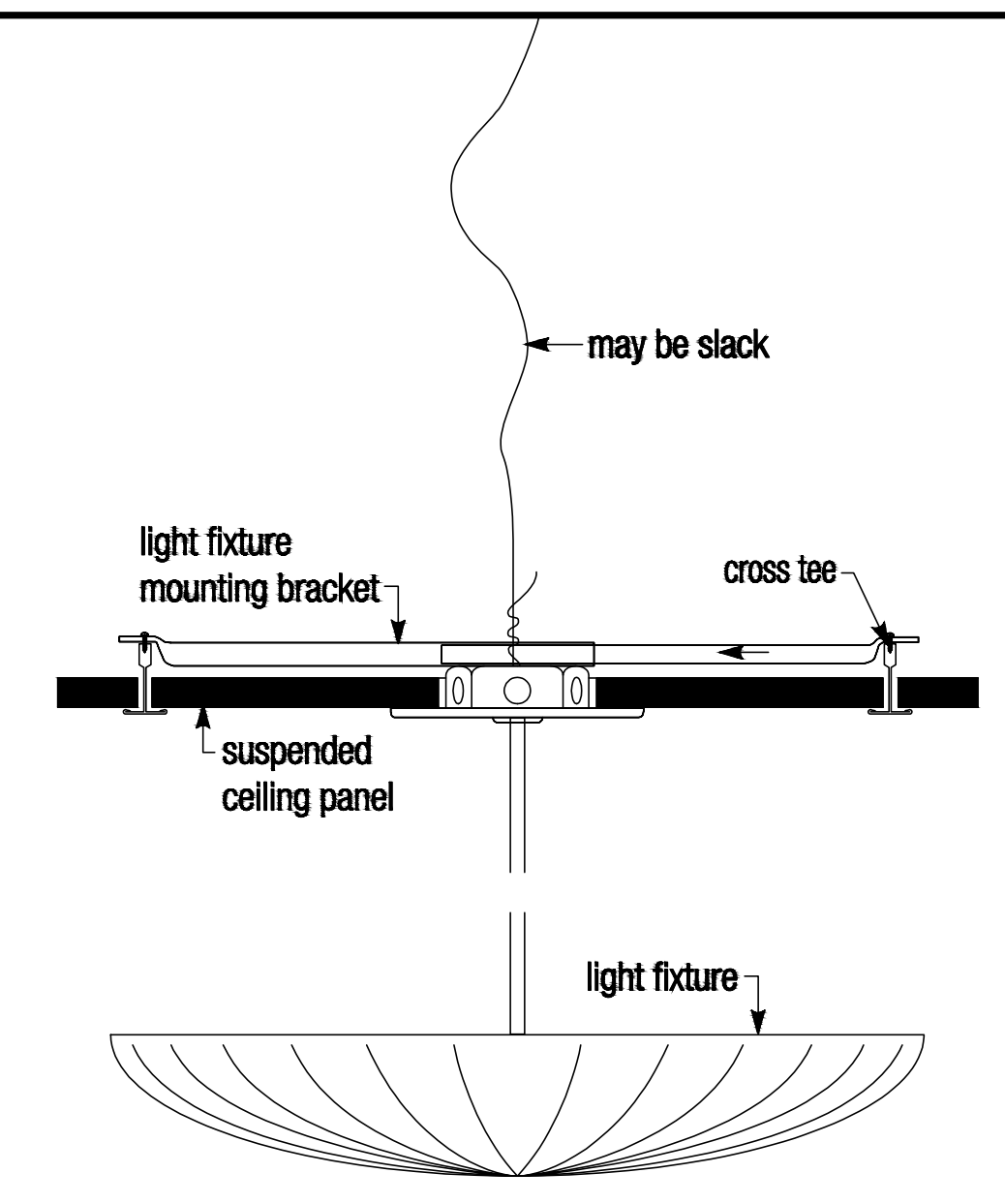
4 PERIMETER TREATMENT TIGHT FIXED WALL
SCALE: NA



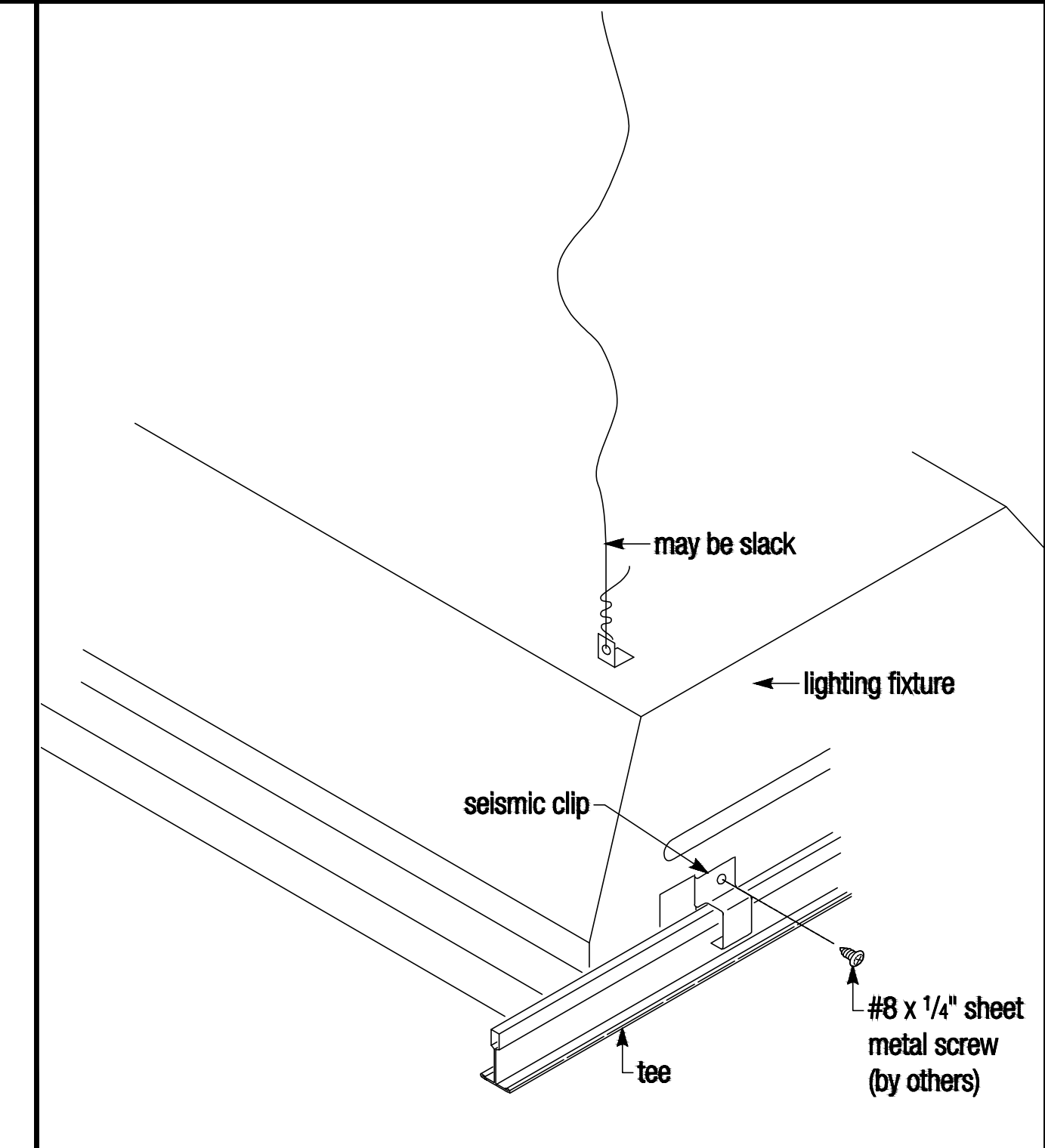
5 PERIMETER TREATMENT FLOATING WALL 2 IN MOLDING-ISO
SCALE: NA



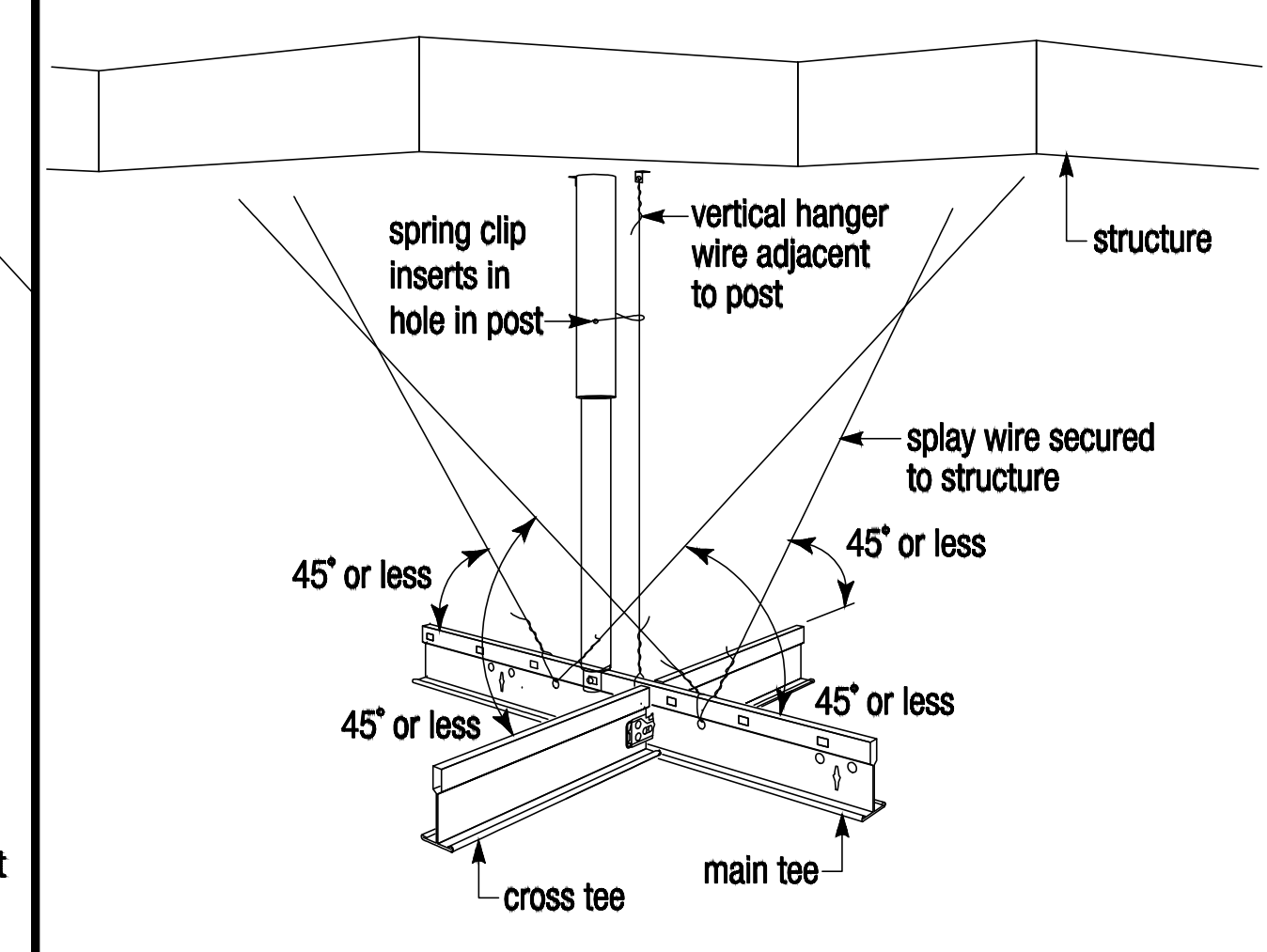
1 CAN LIGHT FIXTURE
SCALE: NA



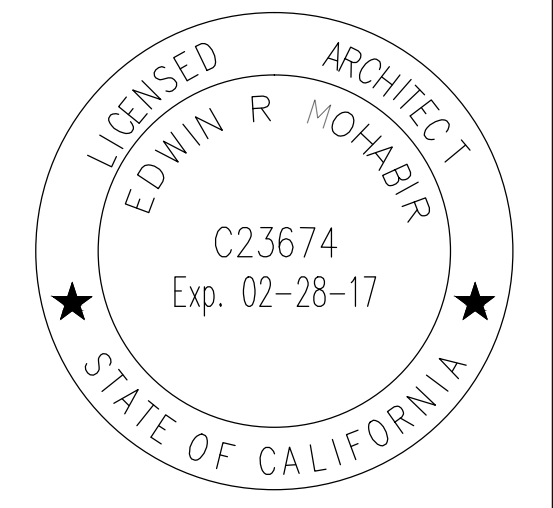
2 PENDANT HUNG LIGHT FIXTURE
SCALE: NA



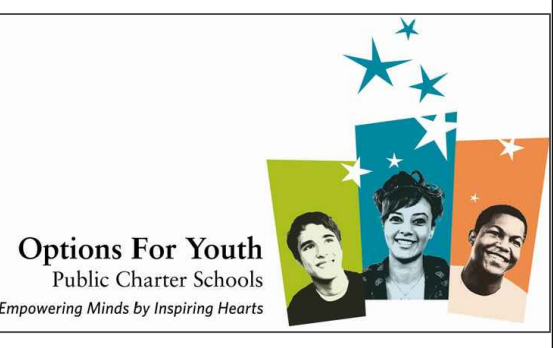
6 TYPE G LIGHT FIXTURE
SCALE: NA



3 LATERAL BRACING
SCALE: NA



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SCALE	AS NOTED

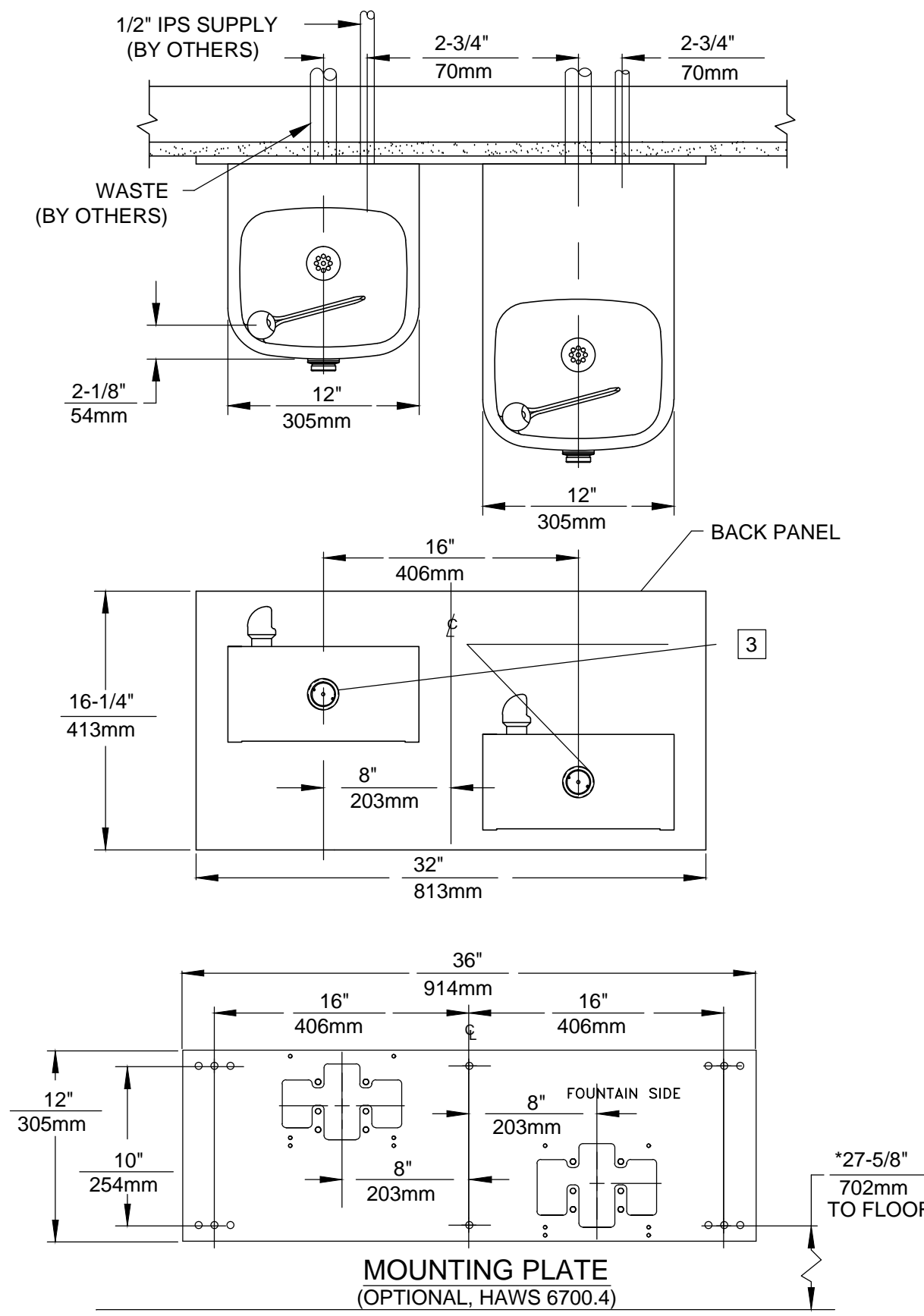
SHEET TITLE

DETAILS

SHEET NO.

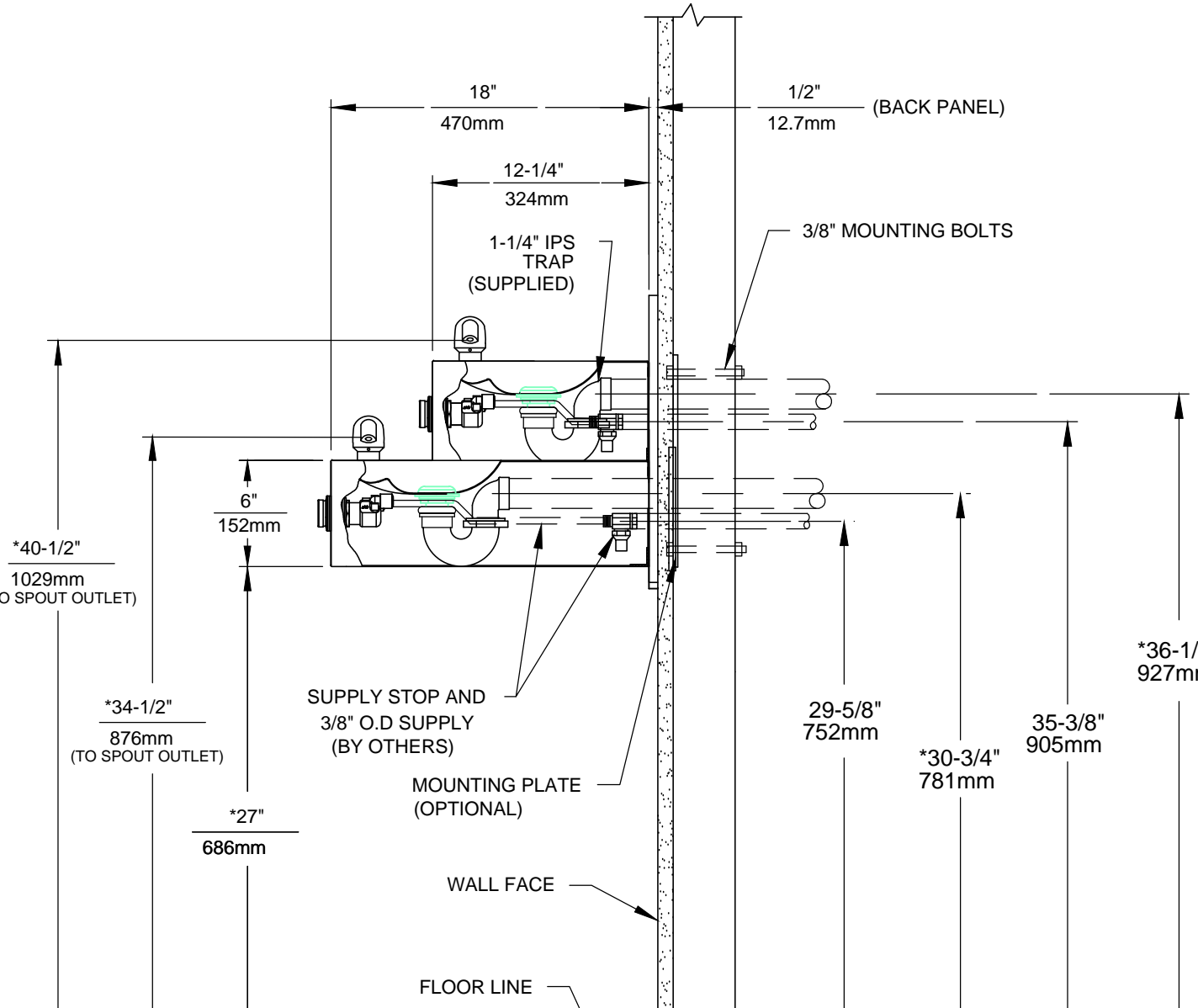
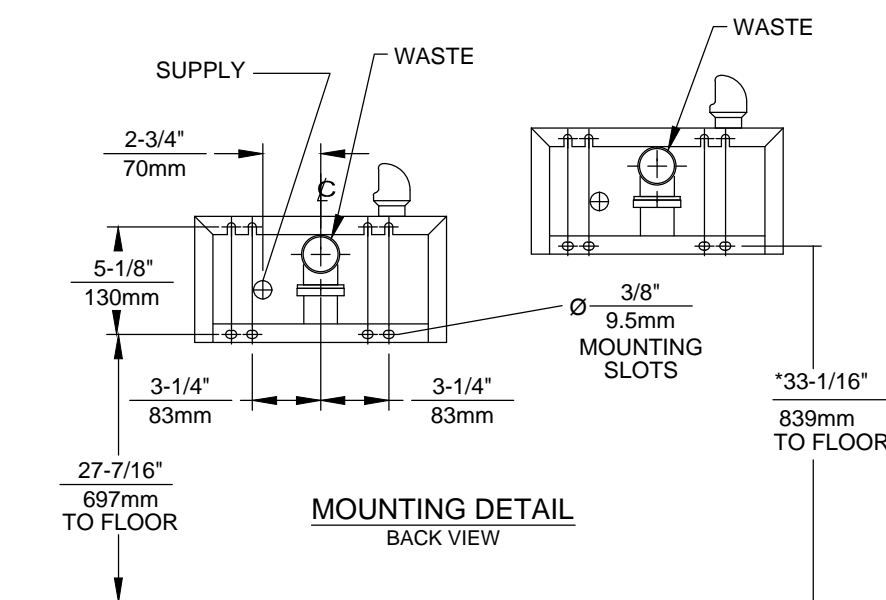
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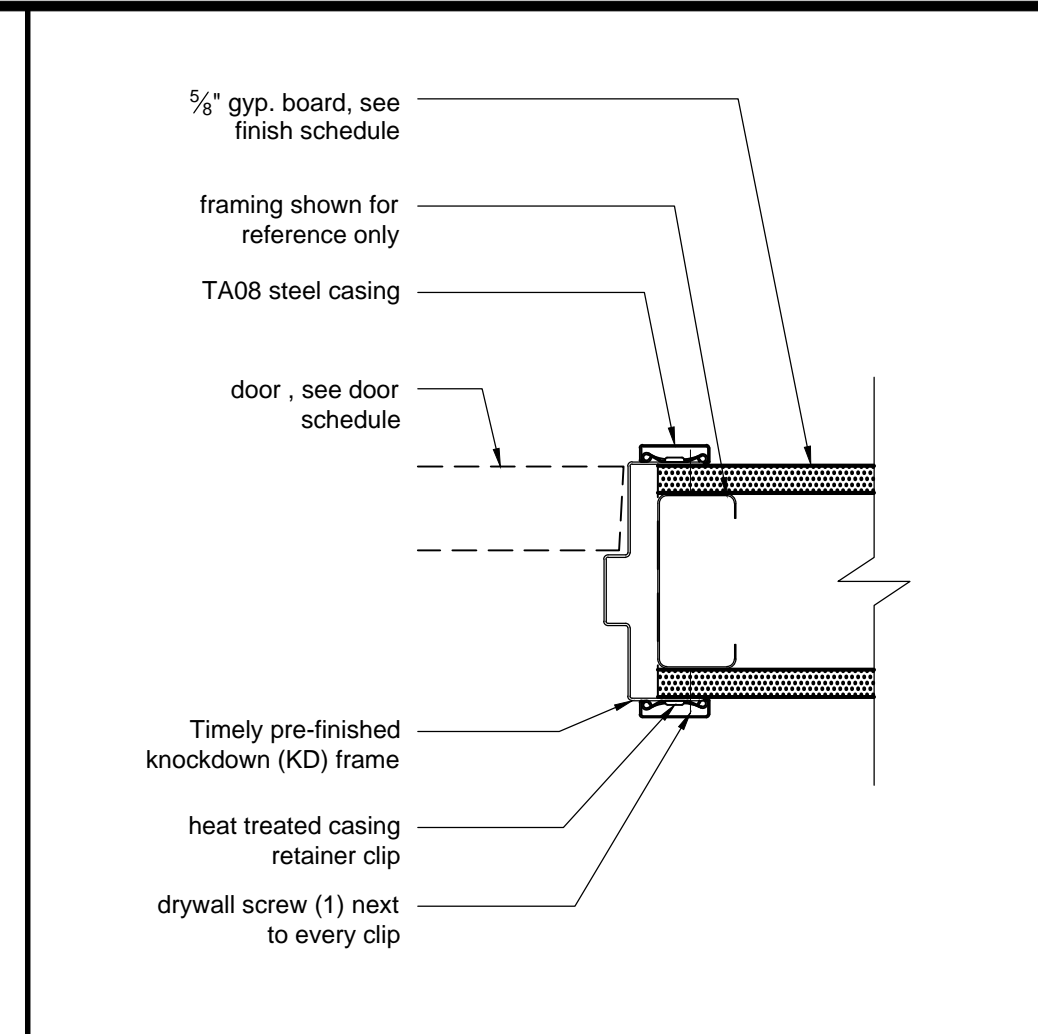
NOTES:

- HOLD ROUGH-IN DIMENSIONS ± 1/4" (6.4mm).
- WHEN INSTALLING THIS UNIT, LOCAL, STATE, OR FEDERAL CODES SHOULD BE ADHERED TO. FOR INSTALLATION HEIGHTS OTHER THAN SHOWN, DIMENSIONS MARKED (*) MUST BE ADJUSTED ACCORDINGLY.
- REFER TO 5874SS/VRK5874 OPERATION AND MAINTENANCE MANUAL FOR PUSH BUTTON AND VALVE INSTALLATION/MAINTENANCE INSTRUCTIONS.

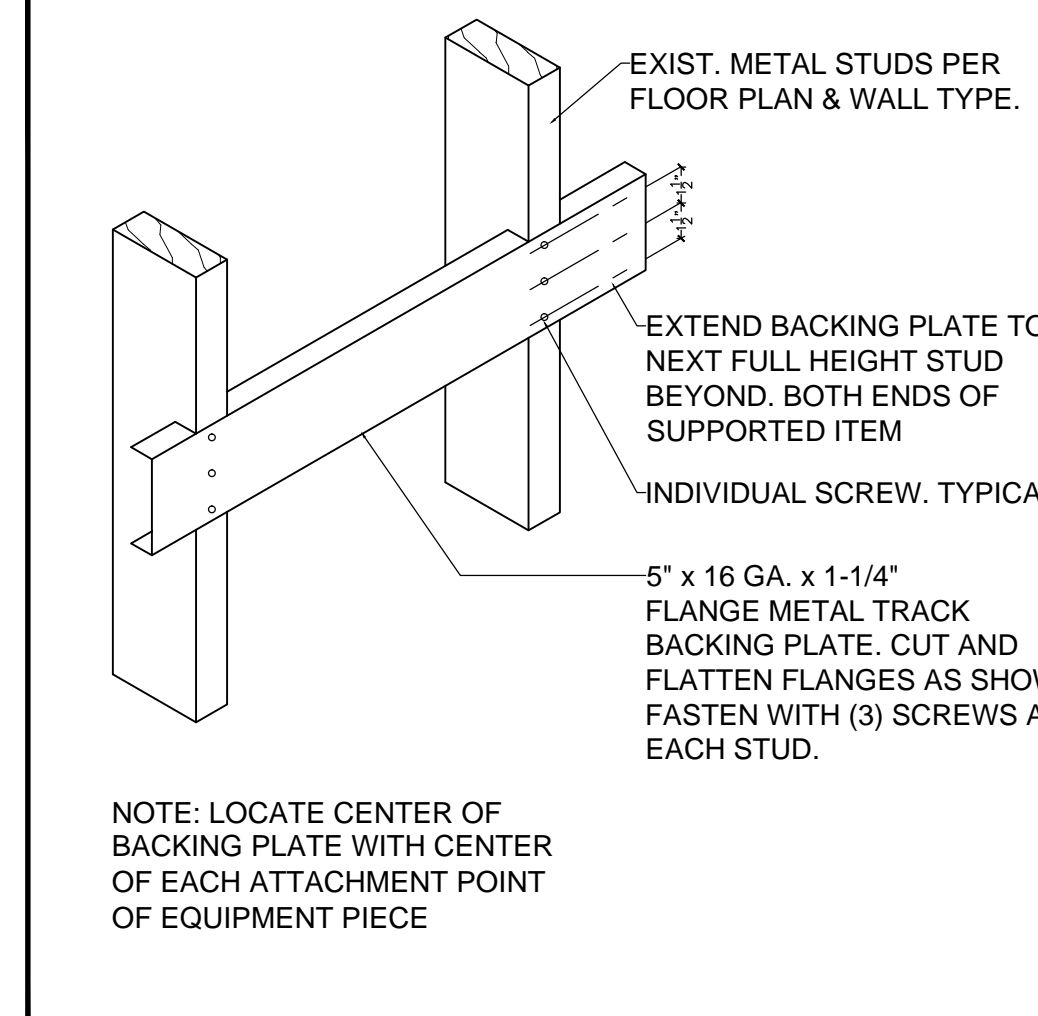


Haws

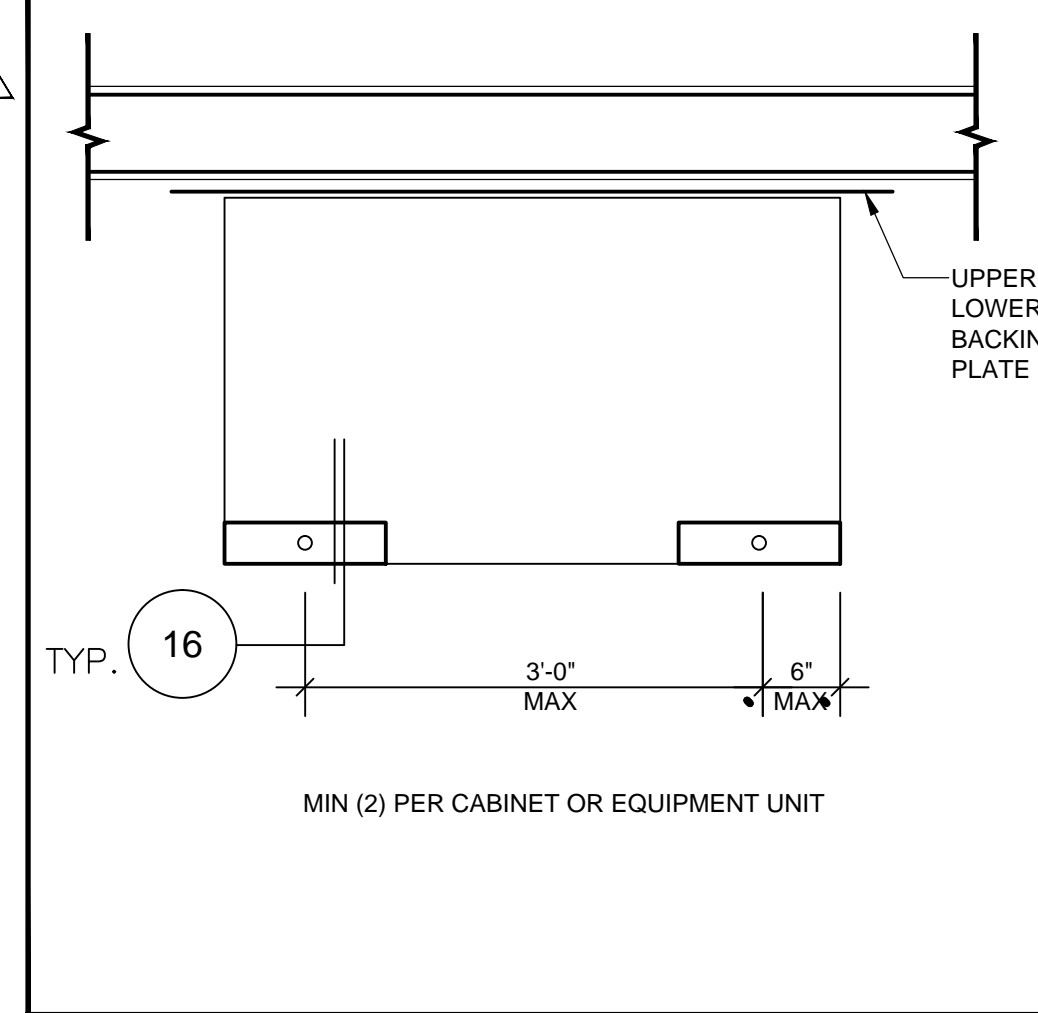
1455 KLEPPE LANE
SPARKS, NEVADA 89431
(775) 359-4712 FAX (775) 359-7424
E-MAIL: HAWS@HAWS.CO.COM
WEBSITE: WWW.HAWS.CO.COM



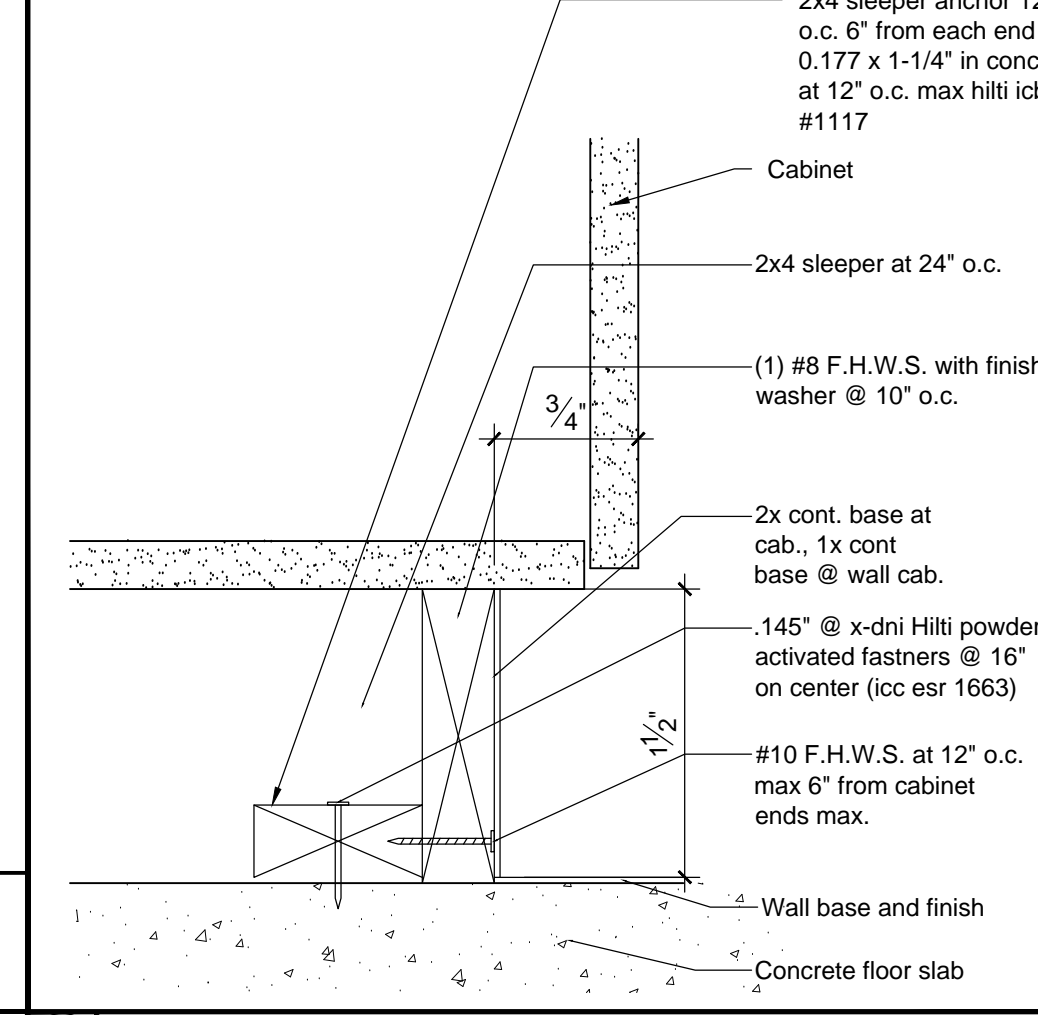
13 TYPICAL JAMB-STRIKE SCALE: 1" = 1'-0"



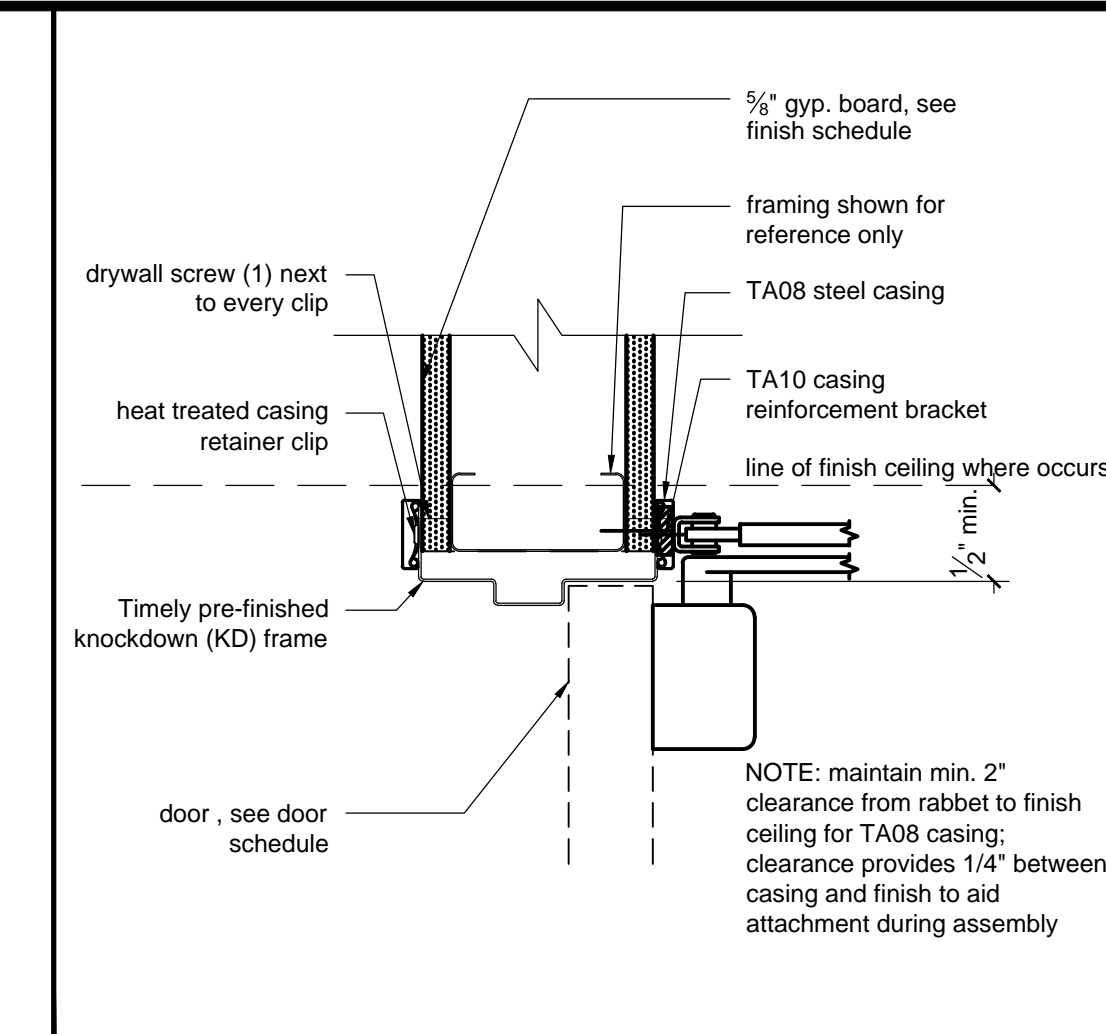
14 TYPICAL CABINET BACKING SCALE: N.T.S.



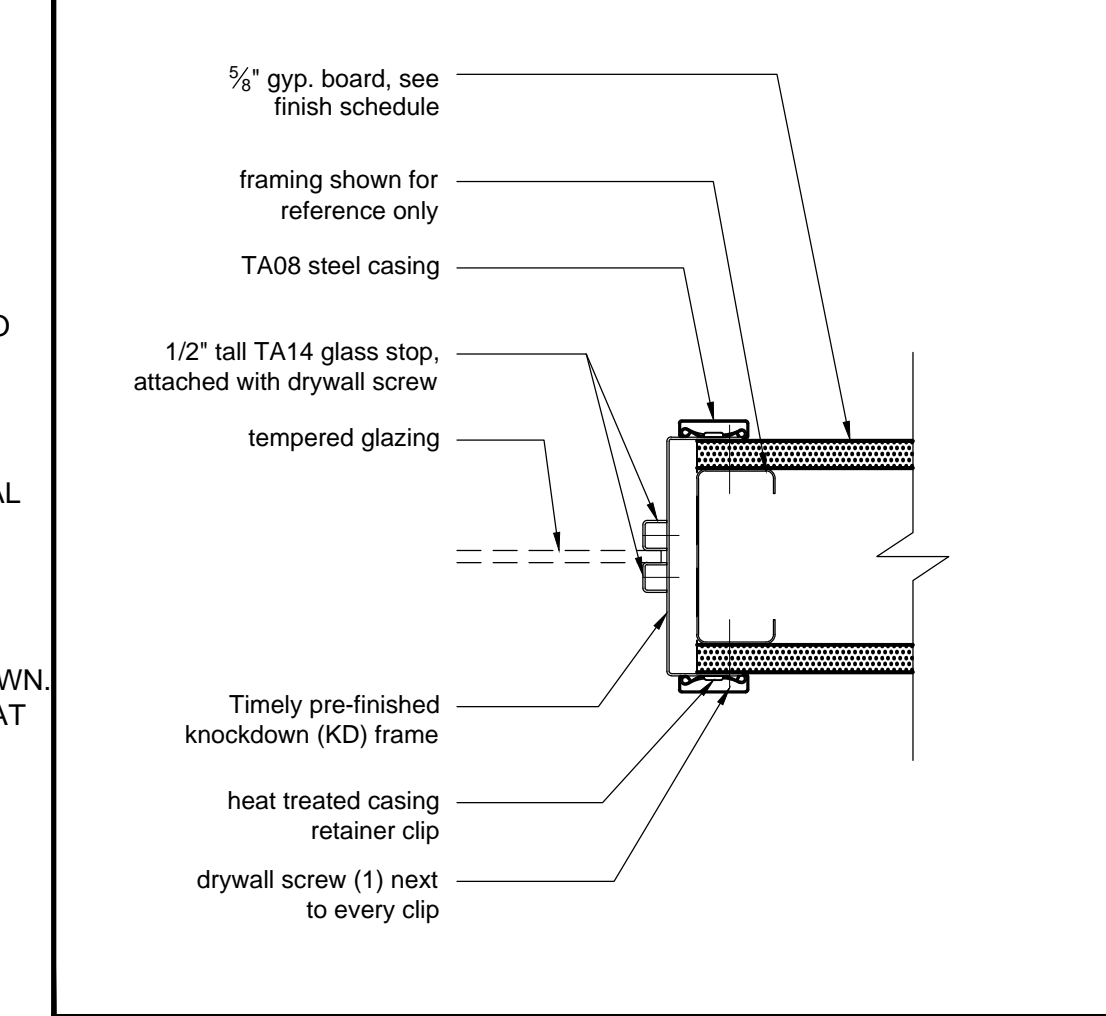
15 TYPICAL ANCHOR LAYOUT SCALE: N.T.S.



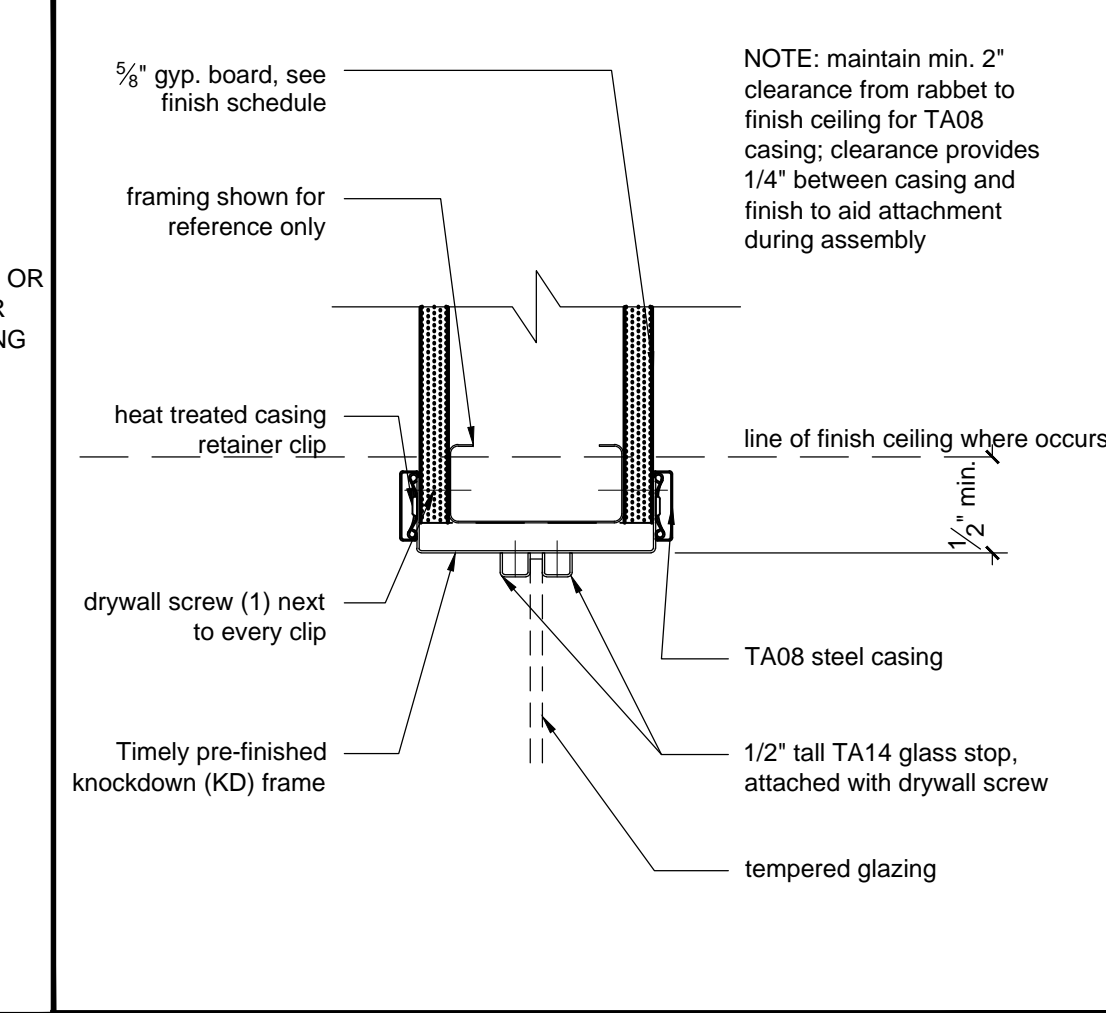
16 TYPICAL CABINET BASE ANCHOR SCALE: N.T.S.



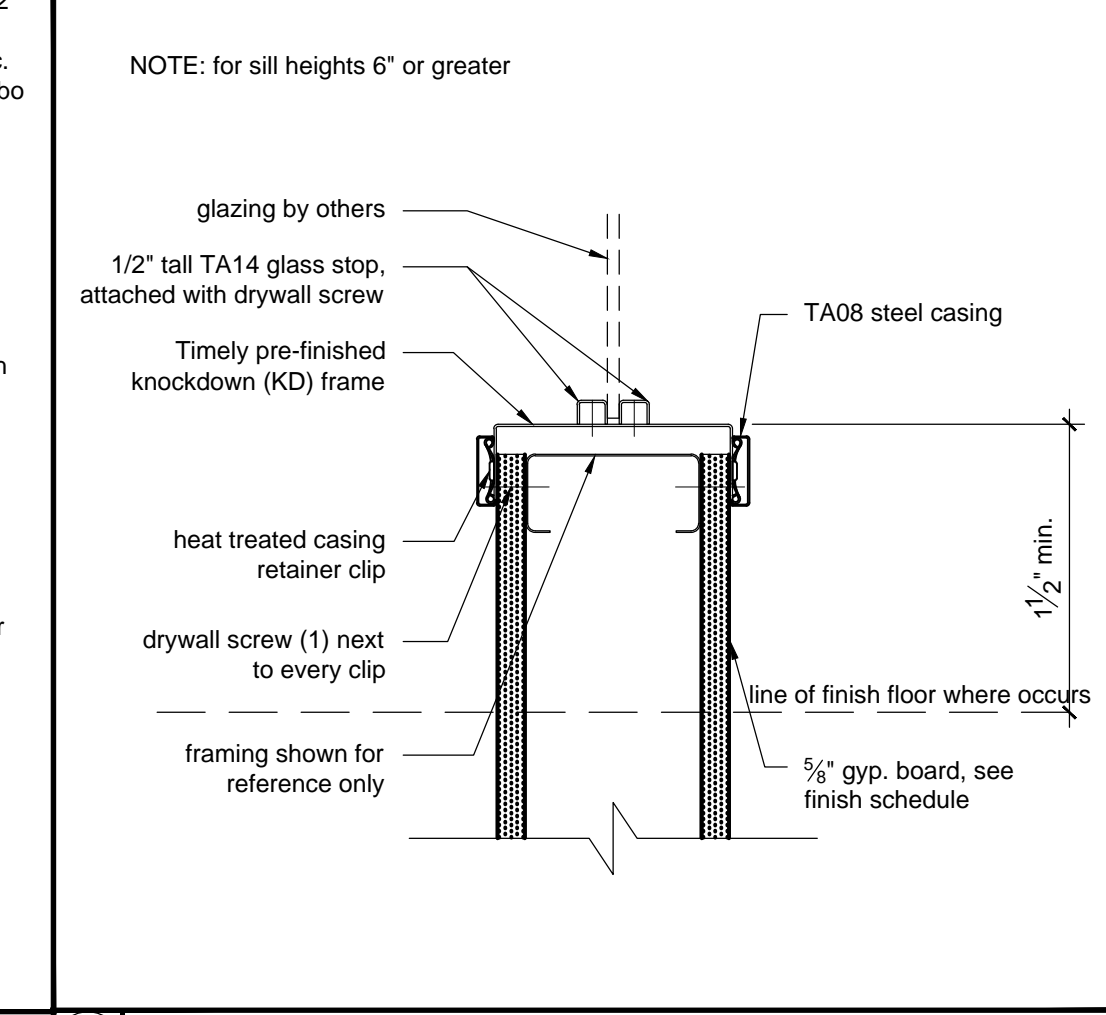
9 TYPICAL HEADER WITH REG. CLOSURE SCALE: 1" = 1'-0"



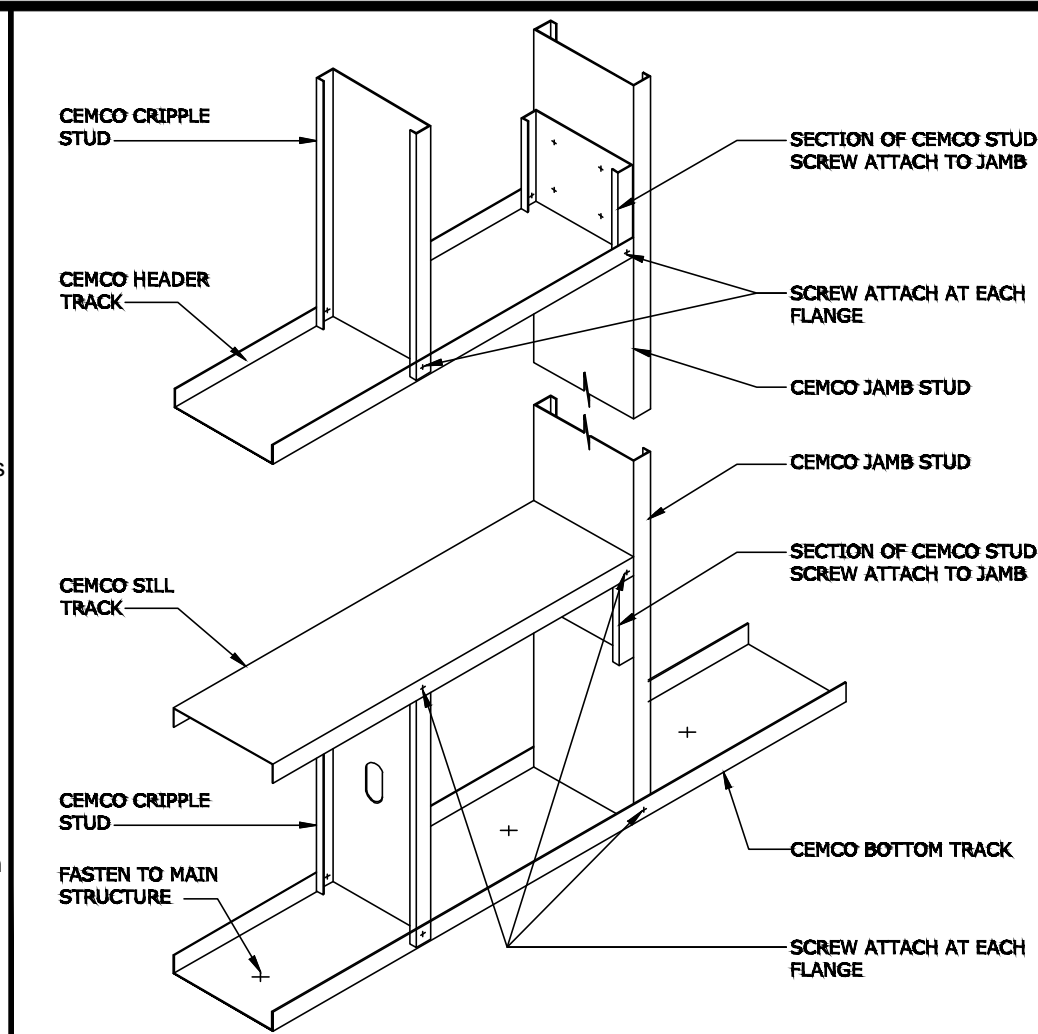
10 TYPICAL JAMB W/ GLAZING SCALE: 1" = 1'-0"



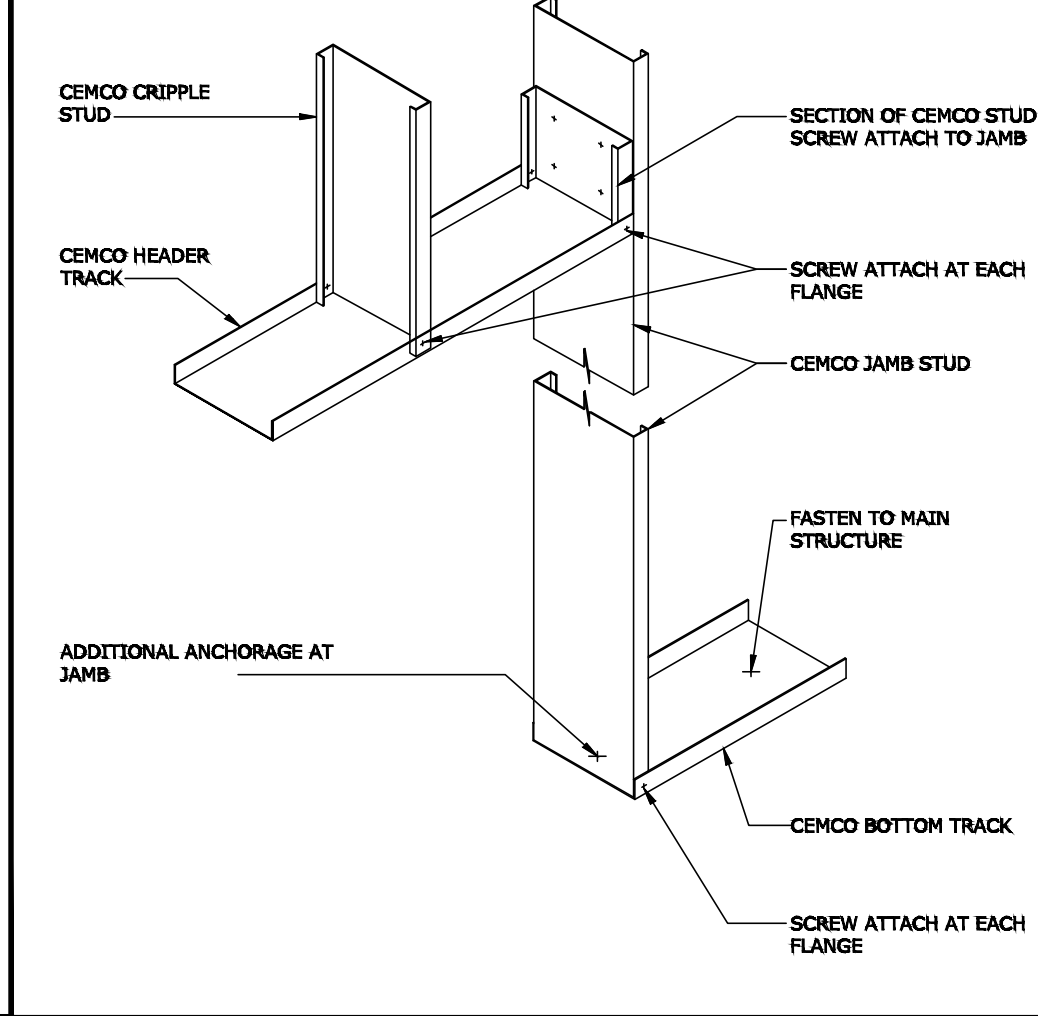
11 TYPICAL HEADER W/ GLAZING SCALE: 1" = 1'-0"



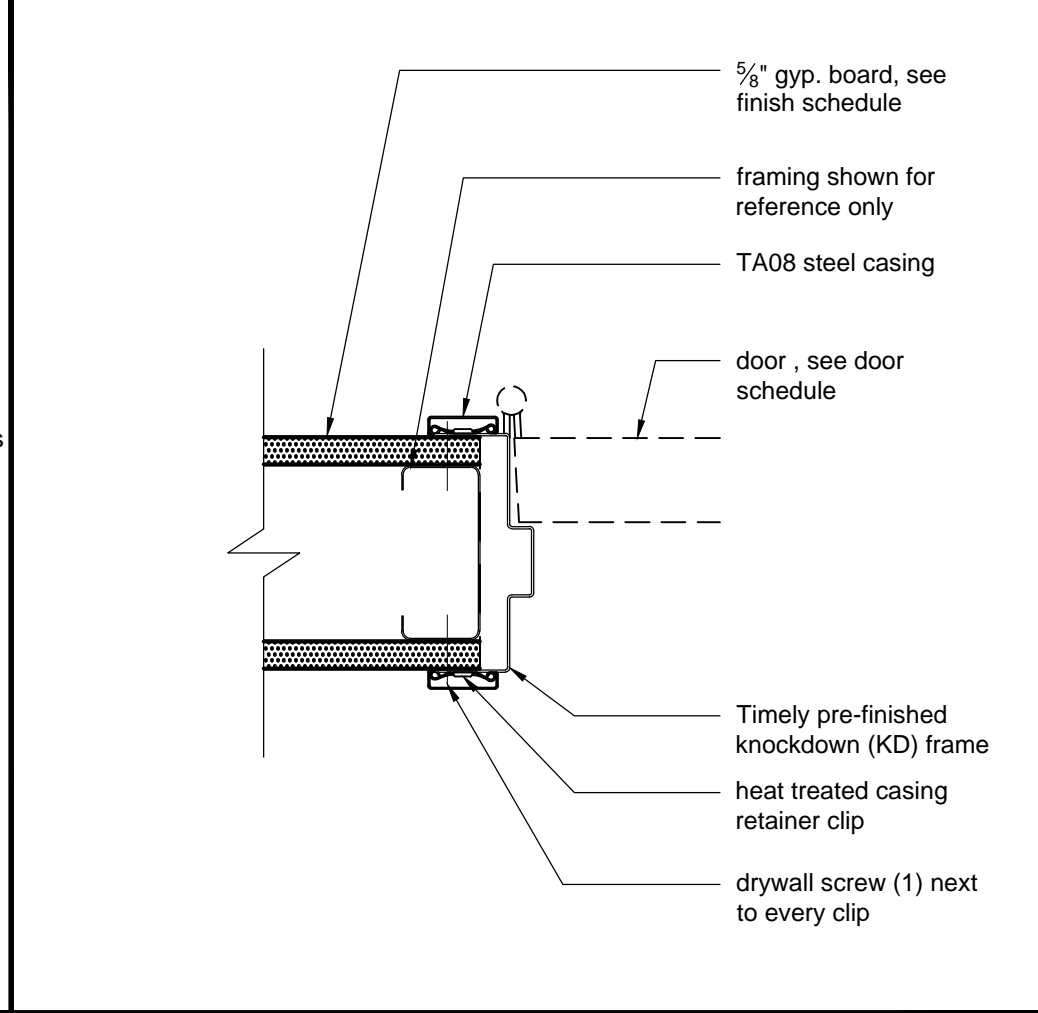
12 TYPICAL SILL W/ GLAZING SCALE: 1" = 1'-0"



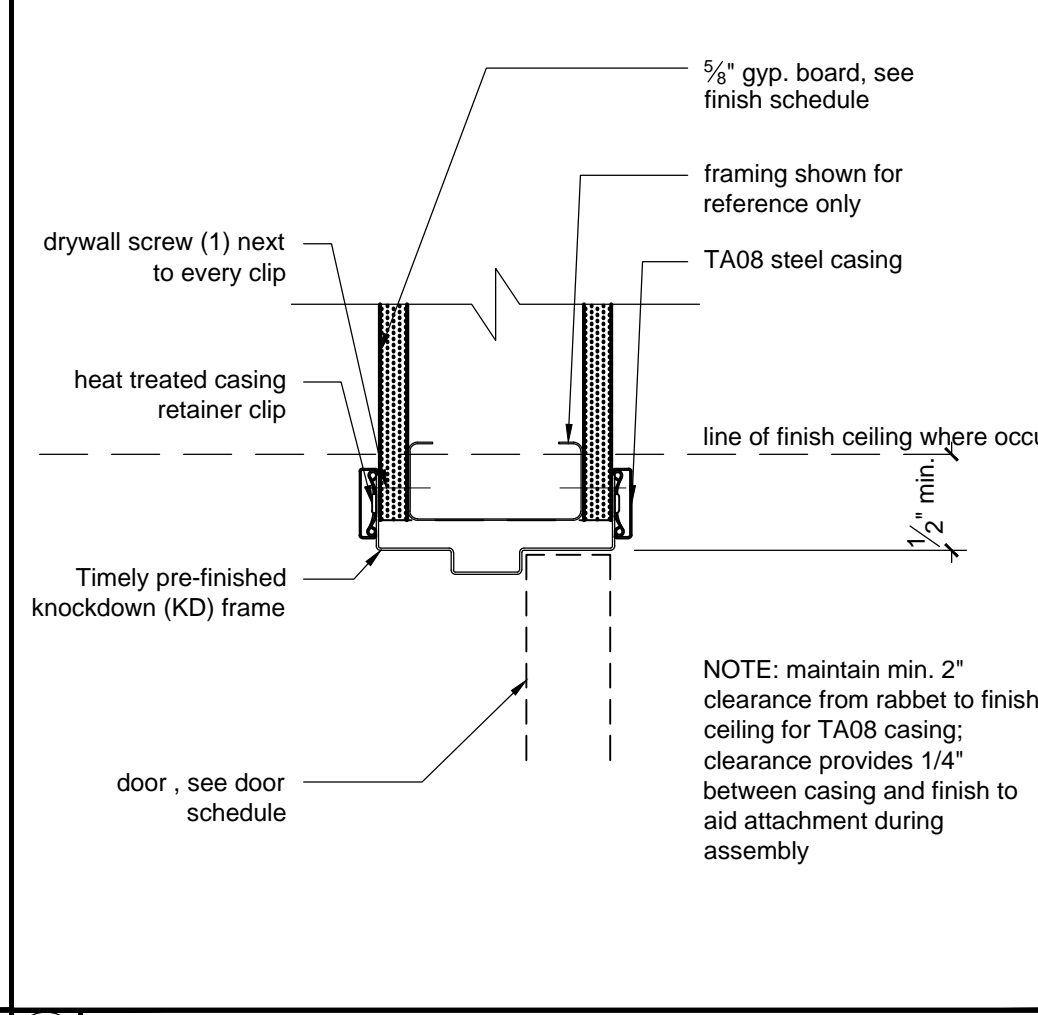
5 WALL INTERSECTION STUDS - TRACK CONNECTION DETAIL SCALE: N.T.S.



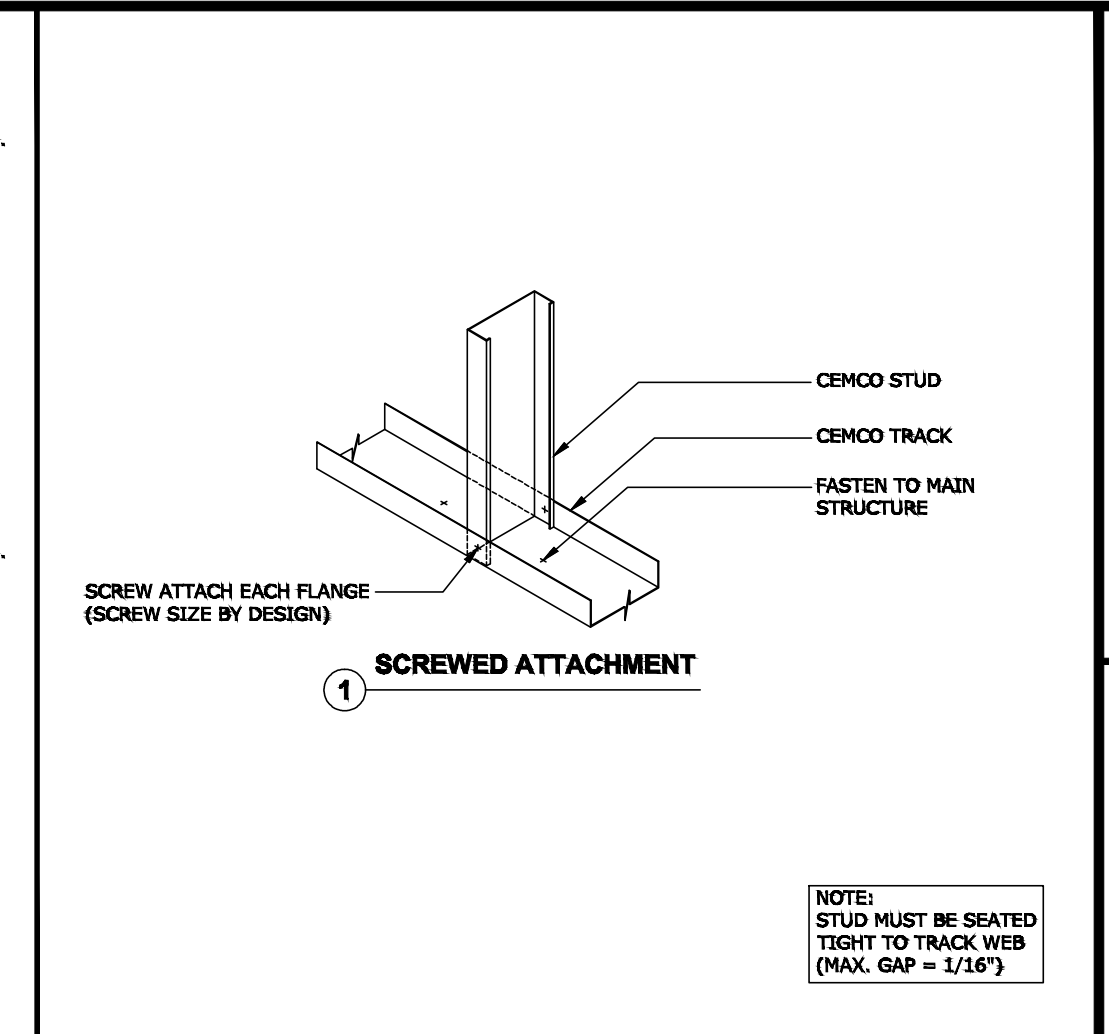
6 DOOR NON-LOAD BEARING SINGLE TRACK HEADER AND SINGLE JAMB SCALE: N.T.S.



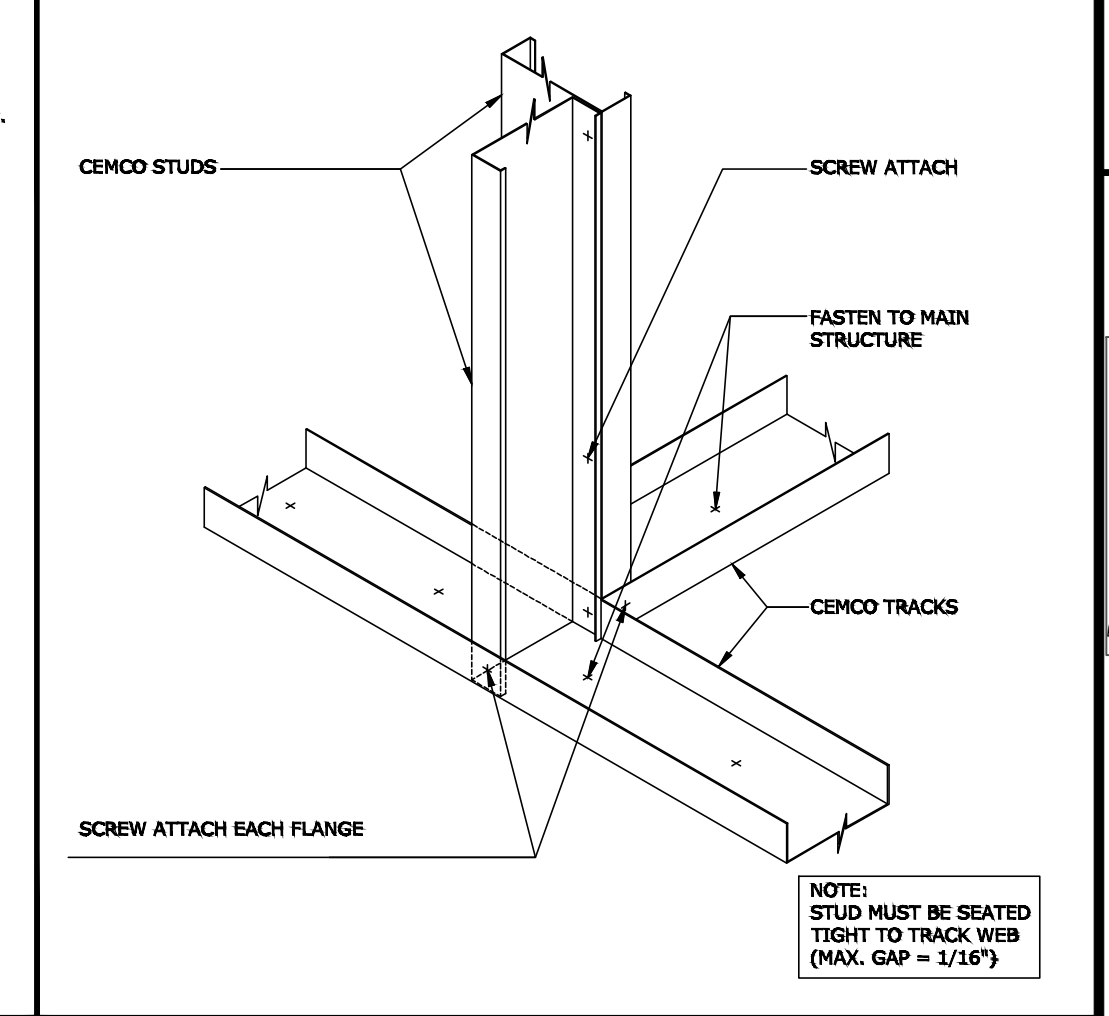
7 TYPICAL JAMB HINGE SCALE: 1" = 1'-0"



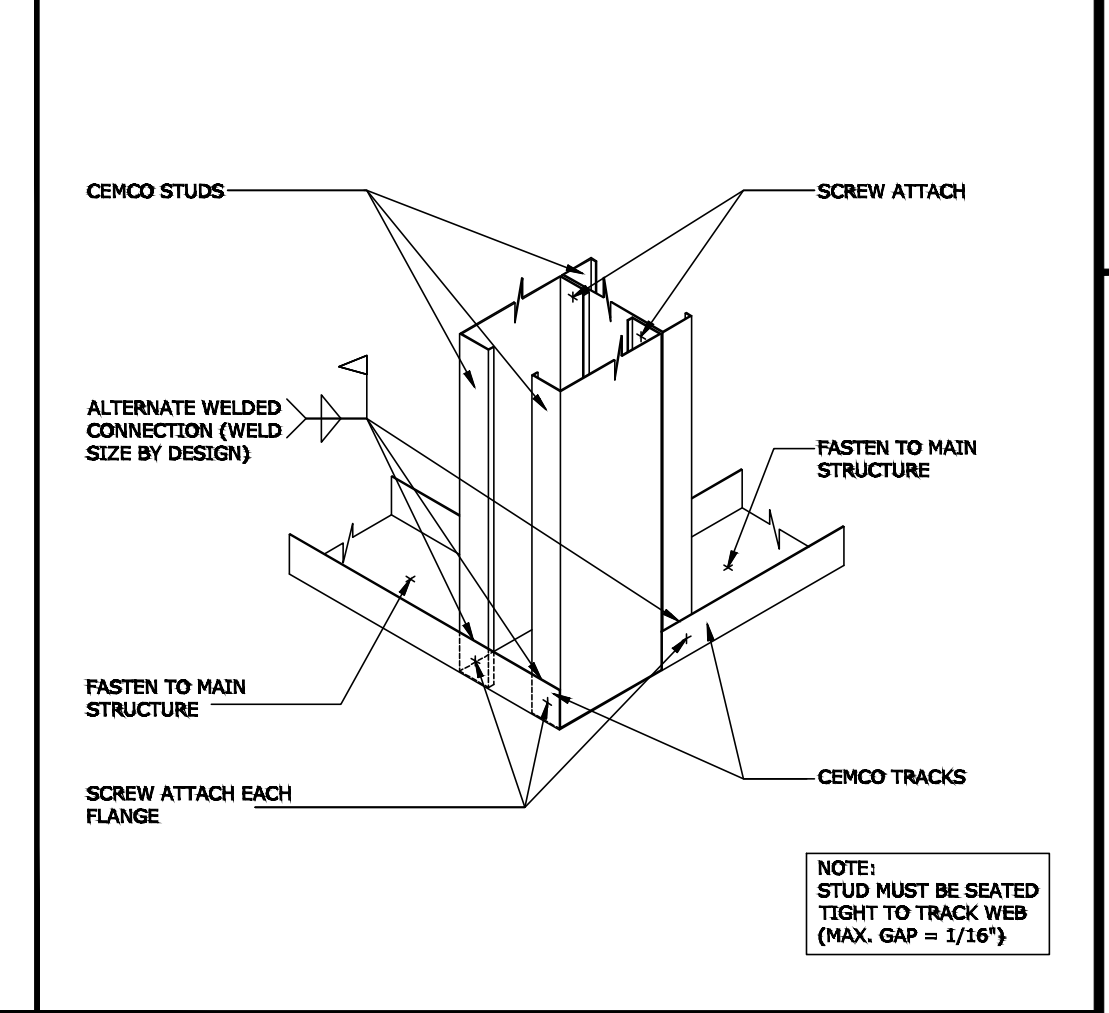
8 TYPICAL HEADER SCALE: 1" = 1'-0"



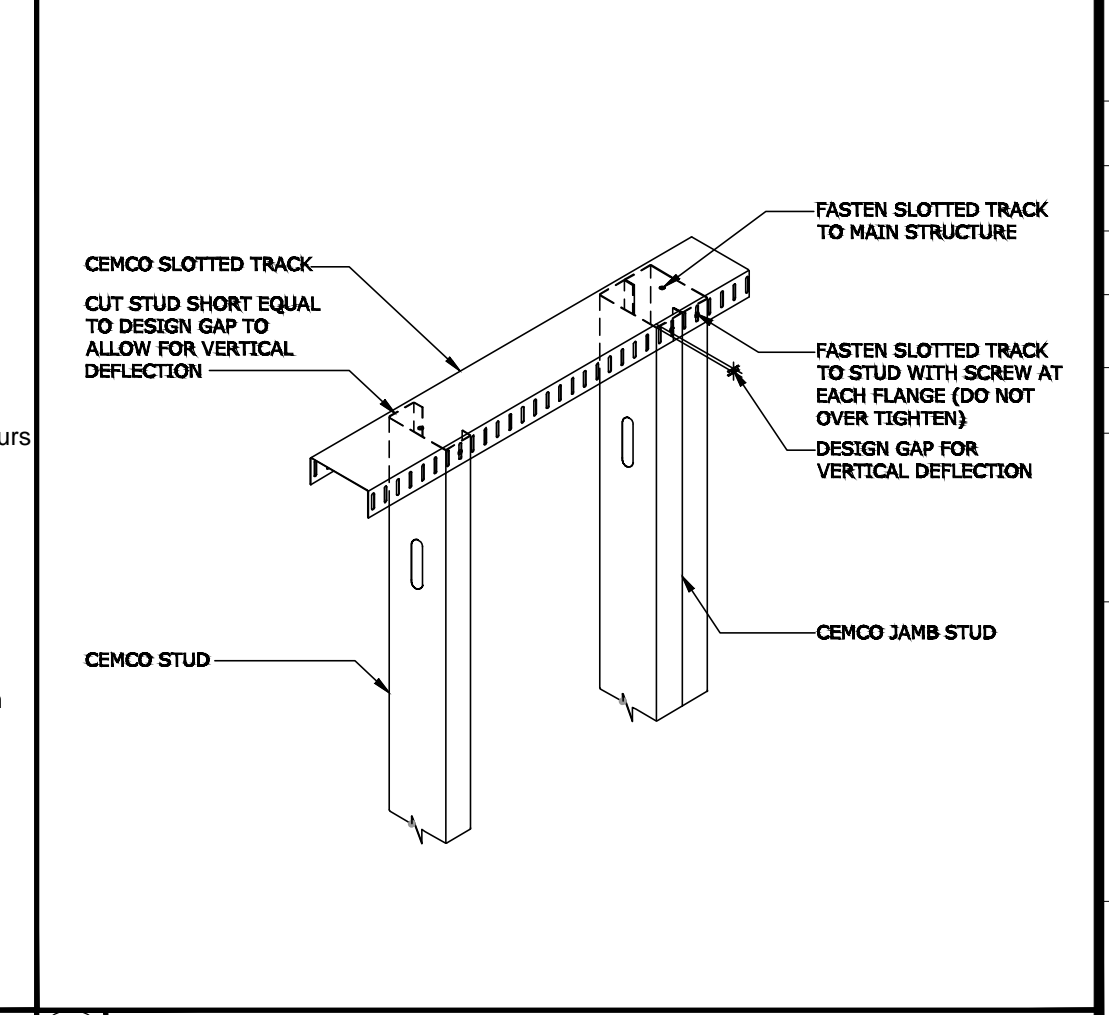
1 SINGLE STUD - TRACK CONNECTION DETAILS SCALE: N.T.S.



2 WALL INTERSECTION STUDS - TRACK CONNECTION DETAIL SCALE: N.T.S.



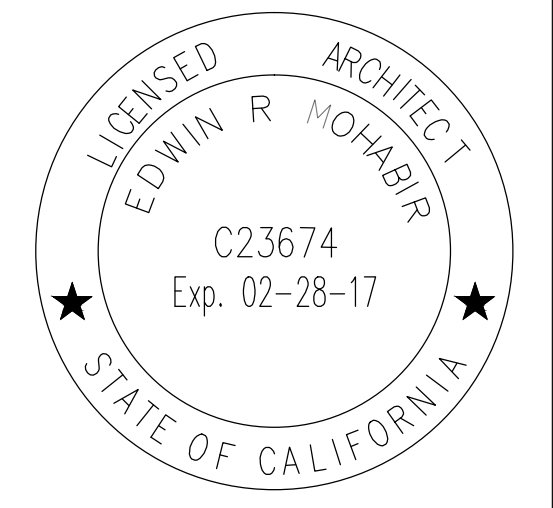
3 CORNER STUDS - TRACK CONNECTION DETAIL SCALE: N.T.S.



4 DEFLECTION TRACK ASSEMBLY - SINGLE SLOTTED TRACK SCALE: N.T.S.

EM
Edwin Mohabir Architects

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santa clarita, ca 91381
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A PROJECT FOR:

Options For Youth
Public Charter Schools
Empowering Minds by Inspiring Hearts

VICTORVILLE 1
OPTIONS FOR YOUTH
14725 7TH ST
VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
SUITE 150
PASADENA, CA 91107
(626)921-8286

PROJECT DATA

DATE 05-01-16

ARCHITECT EM

CHECKED BY EM

DRAWN BY EM

PROJECT NO. -

SCALE AS NOTED

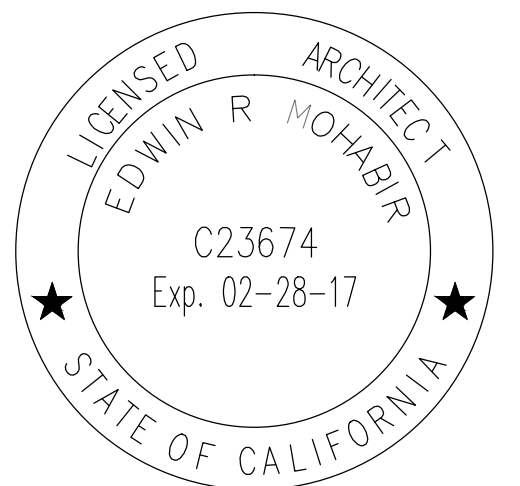
07-01-16 PLAN CHECK CORRECTION

SHEET TITLE

DETAILS

SHEET NO.

D-1.1



A PROJECT FOR:



**VICTORVILLE 1
 OPTIONS FOR YOUTH**
 14725 7TH ST
 VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST.
 SUITE 150
 PASADENA, CA 91107
 (626)921-8286

PROJECT DATA

DATE	05-01-16
ARCHITECT	EM
CHECKED BY	EM
DRAWN BY	EM
PROJECT NO.	-
SCALE	AS NOTED

08-03-16 NEW
 3 DEMOUNTABLE PARTITION

SHEET TITLE

DETAILS
 SHEET NO.
D-1.2

