

Opportunities for Learning

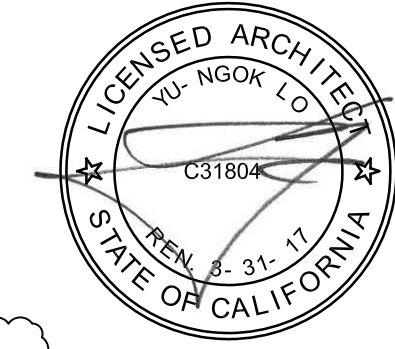
27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355
Construction Documents

Project Data

Owner:
Sharon Shifflett
Kensington Del Rancho LLC
17542 EAST 17TH STREET
TUSTIN, CA 92780
661-295-2050
Email: xxxxxxxx

Tenant:
Lupine Construction & Development on behalf of Opportunities for Learning
320 N. Halstead, Suite 105
Pasadena, Ca. 91107

Miki Stewart, Project Manager
Mobile: (626) 673-3933
E-Mail: mstewart@lupineproperties.com



Architect:
Yu-Ngok Lo, YNL Architects
Mobile: (310) 980-8981
E-Mail: ynlarchitects@gmail.com

Structural Engineer:
Mike Houshmand, PE
GOUVIS ENGINEERING CONSULTING GROUP, INC.
4400 Campus Drive, Newport Beach, CA 92660
Mobile: (949) 752-1612, ext 226

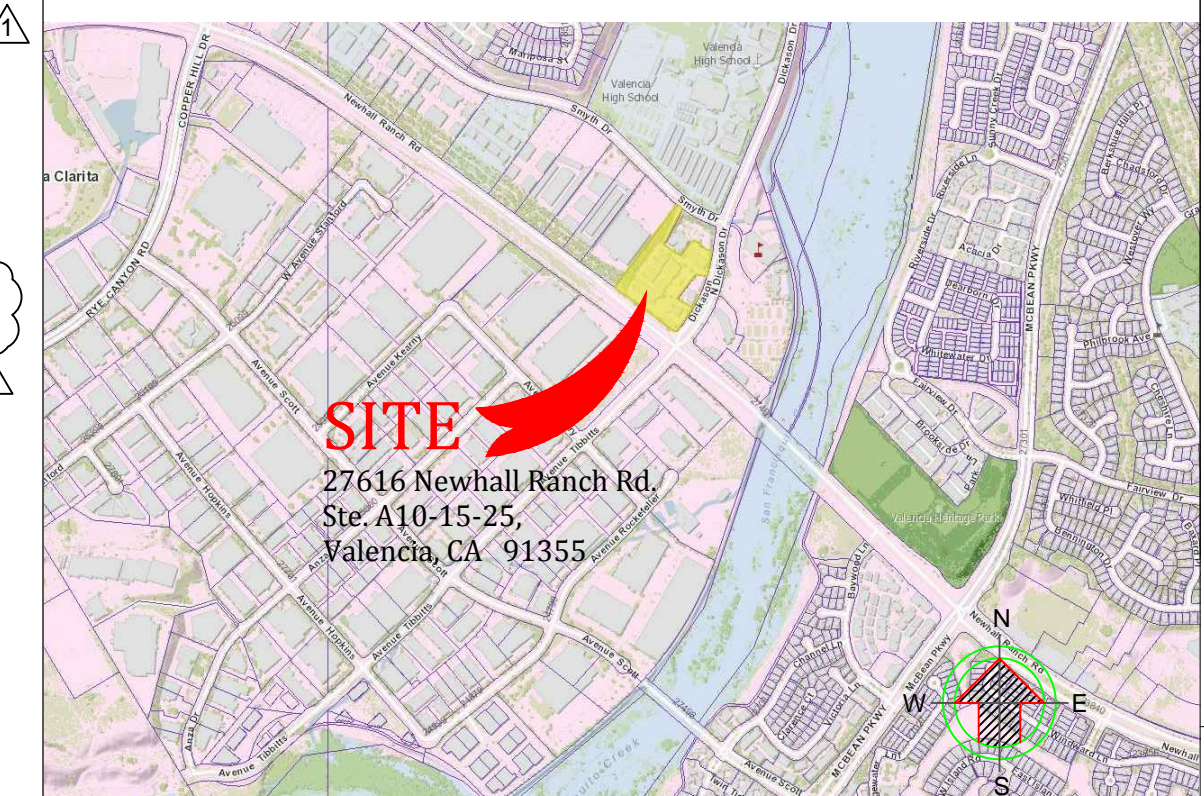
Applicable Codes

- 2013 California Building Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- 2013 California Fire Code
- 2013 California Energy Code

Deferred Submittals

- Fire Sprinkler system
- Fire Alarm system

Vicinity Map



Legal Description

REAL PROPERTY IN THE CITY OF VALENCIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, described as follows:
TR=52111 POR OF LOTS 12 AND 13

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Architectural General Notes

- GENERAL NOTES PERTAIN TO ALL DRAWINGS.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISHED WALL OR CENTERLINE OF COLUMN, UNLESS OTHERWISE NOTED.
- PROVIDE ALL METAL BLOCKING AS REQUIRED FOR THE ATTACHMENT OF MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMIT TO, TOILET ACCESSORIES, DOOR HARDWARE, ELECTRICAL DEVICES, EQUIPMENT INDICATED, GRAB BARS, HANDRAILS, AND CASEWORK. 16 GA. GALVANIZED SHEET METAL CAN BE USED AS BLOCKING.
- TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS.
- ALL NEW DOORS FRAMES ARE TO BE 4" FROM ADJUDICATE FINISHED WALL SURFACE AT DOOR HINGE U.N.O. DIMENSION FOR OPENINGS WITH DOORS ARE TO FACE OF DOOR JAMB, DIMENSION FOR OPENINGS WITHOUT DOORS ARE TO FACE OF WALL.
- PROVIDE CONTROL JOINTS IN GYPSUM WALLBOARD AS RECOMMENDED BY WALLBOARD MANUFACTURER, WITH SHOP DRAWINGS, AND COORDINATE LOCATION WITH ARCHITECT. (APPROX. 30' O.C.)
- ALL CUTTING AND PATCHING AS A RESULT OF DEMOLITION AND NEW CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER, AND SHALL MATCH IN COLOR, SHAPE, SIZE & TEXTURE ADJACENT AND/OR CONTIGUOUS FINISHED SURFACES. PAINT ALL CUT AND PATCHED SURFACES AS SPECIFIED.
- PAINT ALL WALL SURFACES, DOOR FRAMES, BULKHEADS & CEILINGS IN AREAS INDICATED ON ROOM FINISH SCHEDULE, PAINT BEHIND ALL MOVEABLE ITEMS AND ADJACENT TO SURFACES RECEIVING PAINT AND RELOCATED ITEMS.
- ALL PRODUCTS UTILIZED IN THIS CONSTRUCTION SHALL BE ASBESTOS FREE.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR CLEANING AND DISPOSAL REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING APPLICABLE CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS, ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OR CAUSED BY FAILURE TO COMPLY WITH THE REQUIREMENTS.
- THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE WORK, EVEN THOSE AREAS DESIGNATED TO BE PROVIDED BY OTHERS, THE FAMILIARIZATION INCLUDES FULL AND COMPLETE UNDERSTANDING OF THE WORK DESCRIBED ON ALL SHEETS OF THE DRAWINGS AND ALL SECTIONS OF THE SPECIFICATIONS, FAILURE BY THE CONTRACTOR TO BECOME COMPLETELY FAMILIAR AND COGNIZANT OF ALL ASPECTS OF THE WORK SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE MATERIALS, ASSEMBLIES, OR SERVICE INDICATED IN THE CONTRACT DOCUMENT.
- NOTHING IN THESE DRAWINGS SHALL RELEASE THE CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE, AND COORDINATION WITH OTHER TRADES, OR WAIVE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR WAIVE THE CONTRACTORS RESPONSIBILITY TO ALERT THE PROJECT MANAGER/DESIGNER TO DISCREPANCIES CONTAINED THEREIN.
- THE CONTRACTOR SHALL REVIEW IN ADVANCE ALL PORTIONS OF THE WORK TO VERIFY THAT THE WORK WILL NOT PROHIBIT COMPETITION OF THE PROJECT AS INTENDED IN THESE CONTACT DOCUMENT, ANY QUESTIONS SHALL BE PROMPTLY REFERRED TO THE DESIGNER FOR RESOLUTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURFACES AND FINISHES AT INTERIOR AND EXTERIOR BUILDING. DAMAGED SURFACES AND FINISHES RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REPAIRED AT NO COST TO THE OWNER BY THE CONTRACTOR TO MATCH EXISTING ADJACENT.
- THE CONTRACTORS SHALL BE RESPONSIBLY FOR COORDINATION WITH ALL TRADES. THE CONTRACTOR SHALL REFER TO ALL ASPECTS OF THE DRAWINGS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL DRAWINGS, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AS WELL AS RELATED SPECIFICATIONS FOR COORDINATION ISSUES. COORDINATE ALL DIAGRAMMATIC DRAWINGS WITH ALL TRADES TO ENSURE FIT AND COMPATIBILITY.
- PROVIDE DEMOLITION AS INDICATED, AND IF NOT INDICATED, AS REQUIRED TO COMPLETE NEW WORK INDICATED. SEE DEMOLITION NOTES.
- ALL NEW TENANT IMPROVEMENT WORK SHALL FULLY COMPLY WITH THE ACCESSIBLY PROVISIONS FOR NEW BUILDINGS PER CBC CHAPTER 11 B

Abbreviations

A	AMPERES	CFM	CUBIC FEET PER MINUTE	EXH.	EXHAUST
A.B.	ANCHOR BOLT	CH or C	CHANNEL	EXIST. or E	EXISTING
A.F.F.	ABOVE FINISHED FLOOR	CKT. BKR.	CIRCUIT BREAKER	EXT.	EXTERIOR
A.F.G.	ABOVE FINISHED GRADE	CL or C	CENTERLINE	F.A.	FIRE ALARM
A/C	AIR CONDITIONING	CLG.	CEILING	F.C.	FAN COIL
ABC	AGGREGATE BASE COURSE	CLKG.	CAULKING	F.C.O.	FLOOR CLEAN OUT
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	CLO.	CLOSET	F.D.	FLOOR DRAIN
ABV.	ABOVE	CLR.	CLEAR	F.E.	FIRE EXTINGUISHER
ACB	ASBESTOS-CEMENT BOARD	CMU	CONCRETE MASONRY UNIT	F.N.	FIELD NAILING
ACOU.	ACOUSTIC	CNTRD.	CENTERED	F.O.	FACE OF
ACT	ACOUSTICAL CEILING TILE	COL.	COLUMN	F.S.	FLOOR SINK
ADA	AMERICANS WITH DISABILITY ACT	COMB.	COMBINATION	F/G	FIBERGLASS
ADD.	ADDITION OR ADDENDUM	CONC.	CONCRETE	FAB.	FABRICATE
AG	ABOVE GRADE	CONST.	CONSTRUCTION	FACP	FIRE ALARM CONTROL PANEL
AHU	AIR HANDLER UNIT	CONT.	CONTINUOUS	FDC	FIRE DEPARTMENT CONNECTION
AL. or ALUM.	ALUMINUM	CONTR.	CONTRACTOR	FDN.	FOUNDATION
ALT.	ALTERNATE	GU	COPPER	FHC	FIRE HOSE CABINET
ANL.	ANNEALED	FIN.	FINISH	FIN.	FINISH
ASPH.	ASPHALT	D.F.	DRINKING FOUNTAIN	FL	FLOOR
AVG	AVERAGE	D.G.	DECOMPOSED GRANITE	FLG.	FLOORING
AWG	AMERICAN WIRE GAUGE	D.S.	DOWN SPOUT	FLUOR.	FLUORESCENT
∠	ANGLE	D/W	DISHWASHER	FP	FIRE PROOF
B.M.	BENCH MARK	DBL.	DOUBLE	FTG.	FOOTING
B.N.	BOUNDARY NAILING	DEMO	DEMOLITION	FURN.	FURNISH
B.O.	BOTTOM OF	DIA. or Ø	DIAMETER	G.I.	GALVANIZED IRON
B.O.F.	BOTTOM OF FOOTING	DIAG.	DIAGONAL	GA.	GAUGE
B.U.	BUILT UP	DIM.	DIMENSION	GALV.	GALVANIZED
B/C	BACK OF CURB	DL	DEAD LOAD	GAR.	GARAGE
BD.	BOARD	DN.	DOWN	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
BLDG.	BUILDING	DR	DOOR	GFI	GROUND FAULT INTERRUPTER
BLK.	BLOCK	E.A.	EXPANSION ANCHOR	GL	GLASS
BLKG.	BLOCKING	E.F.	EXHAUST FAN	GLB	GLUE LAMINATED BEAM
BM.	BEAM	E.J.	EXPANSION JOINT	GM	GRADE MARK
BR	BRASS	E.N.	END NAILING	GM	GATE VALVE
BRG.	BEARING	E.W.	EACH WAY	GRC	GALVANIZED RIGID TUBING
BRZ	BRONZE	E.A.	EACH	GYP.	GYPSUM
C.A.P.	CONCRETE ASBESTOS PIPE	EL	ELEVATION	GYP. BD.	GYPSUM BOARD
C.D.	CONSTRUCTION DOCUMENTS	ELECT.	"ELECTRIC, ELECTRICAL"	GW	GYPSUM WALL BOARD
C.I.P.	CAST IN PLACE	ELEV.	ELEVATOR	H.B.	HOSE BIBB
C.J.	CONTROL JOINT	EMC	ELECTRICAL METALLIC CONDUIT	H.C.	HOLLOW CORE
C.O.	CLEAN OUT	EMT	ELECTRICAL METALLIC TUBING	H.M.	HOLLOW METAL
C.T.	CERAMIC TILE	ENT	ELECTRICAL NON-METALLIC TUBING	H/C	HANDICAPPED
CAB	CABINET	EQ.	EQUAL	HDBD.	HARDBOARD
CAM.	CAMBER	EQUIP.	EQUIPMENT	HDW	HARDWARE
CBC	CALIFORNIA BUILDING CODE	EST.	ESTIMATE	HGT.	HEIGHT
CCTV	CLOSED CIRCUIT TELEVISION	EVAP.	EVAPORATIVE COOLER	HOR.	HORIZONTAL
CEM.	CEMENT	EW	ELECTRIC DRINKING COOLER	HTR	HEATER
CER	CERAMIC	EXC	EXCAVATE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"

Project Description

Opportunities for Learning (OFL), a public charter school program, is hoping to lease 6,578 square foot existing commercial space at 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355 to be used as an independent study learning center. The OFL program is a publicly funded charter school compliant with ADA regulations to serve non ambulatory students in grades 7-12.

As a registered active charter school with the California Department of Education (CDE), Opportunities for Learning is accredited by the Western Association of Schools and Colleges (WASC). Students who attend OFL earn course credits and are enrolled at OFL until either they transfer back to a traditional school or graduate from OFL with a high school diploma.

OFL students attend school for two 1.5 hour appointments per week. During these appointments, students receive their curriculum from their teachers. Additionally, students are able to attend small group instruction classes, take tests, meet with a college advisors, and, if needed, receive additional instruction from a tutor. Students are required to study and complete coursework independently for 4-6 hours each day. Due to the independent study model, OFL does not provide transportation, food service, gymnasiums, or playground facilities to students at each learning center. Additionally, a majority of the students utilize public transportation to commute to and from the center. This greatly reduces the parking load required for each center. Currently, many centers throughout Southern California operate with minimal parking without any adverse effects to attendance or the surrounding area.

Project staff (6 teachers with 1 support staff), current students, (Average Attendance) is 307 students projected per year. Each teacher serves a maximum of 5 students per 1.5 hour appointment, with a maximum of 45 at any one time. At the proposed center, 5 teachers and 1 support staff, for a total of 5 staff members, are expected to serve approximately 45 students per 1.5 hours. Typical student appointments are at 9am, 10:30, 1 and 2:30.

OFL centers are open Monday - Friday from 8am - 5pm, closed for lunch from 12pm-1pm, and closed most Saturdays and all Sundays. Additionally, OFL offers Saturday school 4 times a year for SAT and CASHEE prep testing from 9am - 12pm.

OFL currently operates several learning centers in the San Bernardino, Los Angeles and Sacramento counties of California, the vast majority of which are in Los Angeles County. Graduating students will receive an accredited diploma, which would be eligible for attendance at community colleges, technical school, and 4 year universities. OFL schools have demonstrated high levels of success with its student population; creating educated and respectful members of the greater community.

Abbreviations (cont.)

HW	HOT WATER	OPPO.	OPPOSITE	T.O.J.	TOP OF FOOTING
HYD.	HYDRAULIC	P.C.	PRECAST CONCRETE	T.O.F.	TOP OF JOIST
I.C.	INTERCOM OUTLET	P.L. or P	PROPERTY LINE	T.O.M.	TOP OF MASONRY
I.D.	INSIDE DIAMETER	P.LAM.	PLASTIC LAMINATE	T.O.S.	TOP OF SLAB
I.F.	INSIDE FACE	P.O.C.	POINT OF CONNECTION	T.O.W.	TOP OF WALL
IG	ISOLATED GROUND	PERF.	PERFORATED	T.S.	TUBE STEEL
ID	ISOLATED GROUND	PERP. or P	PERPENDICULAR	T.V.	TELEVISION OUTLET
IMC	INTERMEDIATE METALLIC CONDUIT	PH or Ø	PHASE	TEL.	TELEPHONE
IMPG	IMPREGNATED	PL. or P	PLASTER	TH.	THRESHOLD
INCL	"INCLUDE, INCLUSIVE"	PLAS.	PLASTIC	THD.	THREADED
INSUL.	INSULATION	PLUMB.	PLUMBING	THK.	THICK
INT.	INTERIOR	PLYWD.	PLYWOOD	THRU	THROUGH
J-BOX	JUNCTION BOX	PLORC.	PORCELAIN	TLT.	TOILET
JCT	JUNCTION	PREFAB.	PREFABRICATED	TRANS.	TRANSFORMER
JST.	JOIST	PSF.	POUNDS PER SQUARE FOOT	TYP.	TYPICAL
JT.	JOINT	PSI	POUNDS PER SQUARE INCH	UNF.	UNFINISHED
K-D	KNOCK DOWN	PTN.	PARTITION	UR	URINAL
KD	KILN DRIED	PVC	POLYVINYLCHLORIDE	V.B.	VAPOR BARRIER
KO	KNOCK OUT	PWR.	POWER	V.I.F.	VERIFY IN FIELD
L.E.D.	LIGHT EMITTING DIODE	Q.T.	QUARRY TILE	VA	VOLT AMPERE
L.F.T.	LINEAR FEET	QTY.	QUANTITY	VCT	VINYL COMPOSITION TILE
LAM	LAMINATE	R	RADIUS	VERT.	VERTICAL
LAT.	LATERAL	R.D.L.	ROOF DRAIN LEADER	W/C	WATER CLOSET
LAV	LAVATORY	R.D.O.	ROOF DRAIN OVERFLOW	WDW	WINDOW
LD.	LEAD	R.O.	ROUGH OPENING	WCT	WAINSCOT
LN.	LINEAR	R.O.W. or R/W	RIGHT OF WAY	WP	WEATHER PROOF
LINO.	LINOLEUM	REF.	REFRIGERATOR	WT.	WEIGHT
LIGHT	LIGHTING	REF.	REFERENCE	W/	WITH
LTG.	LIGHTING	REF.	REFERENCE	W/O	WITHOUT
LVL	LAMINATED VENEER LUMBER	REINF.	REINFORCED	WD.	WOOD
M.B.	MACHINE BOLT	REQ'D.	REQUIRED	W.I.	WROUGHT IRON
M.H.	MANHOLE	RET.	RETURN	YD.	YARD
M.I.	MALLEABLE IRON	REV.	REVISION		
M.O.	MASONRY OPENING	RM	ROOM		
MAR.	MARBLE	RMV.	REMOVE		
MAS.	MASONRY	S.C.	SOLID CORE		
MAT'L	MATERIAL	S.D.	SMOKE DETECTOR		
MAX.	MAXIMUM	S.O.V.	SHUT OFF VALVE		
MECH.	MECHANICAL	S/L	SKYLIGHT		
MED.	MEDIUM	S/S	STAINLESS STEEL		
MFG.	MANUFACTURING	SC	SELF CLOSING		
MFR.	MANUFACTURER	SCHED.	SCHEDULE		
MIN.	MINIMUM	SECT.	SECTION		
MISC.	MISCELLANEOUS	SES	SERVICE ENTRANCE SECTION		
MOD	MODULAR	SGI	SMALL GROUP INSTRUCTION SHEET		
MTL.	METAL	SH.	SHEATHING		
MULL.	MULLION	SHT'G.	SIMILAR		
NOT IN CONTRACT	NOT IN CONTRACT	SIM.	SIMILAR		
NOT TO SCALE	NOT TO SCALE	SPA.	SPACE		
NON-CORROSIVE METAL	NON-CORROSIVE METAL	SPECS	SPECIFICATIONS		
NOT FOR CONSTRUCTION	NOT FOR CONSTRUCTION	SPKR.	SPEAKER		
GRADE MARK	GRADE MARK	SQ. FT.	SQUARE FEET		
NUMBER	NUMBER	SQ. IN.	SQUARE INCHES		
NOMINAL	NOMINAL	STC	SOUND TRANSMISSION CLASS		
ON CENTER	ON CENTER	STD.	STANDARD		
OUTSIDE DIAMETER	OUTSIDE DIAMETER	STL.	STEEL		
OVER HANG	OVER HANG	SUSP.	SUSPENDED		
ORNAMENTAL IRON	ORNAMENTAL IRON	SW	SWITCH		
OUTSIDE RADIUS	OUTSIDE RADIUS	SYM	SYMMETRICAL		
OUTSIDE AIR INTAKE	OUTSIDE AIR INTAKE	SYS.	SYSTEM		
OVER HEAD	OVER HEAD	T & G	TONGUE AND GROOVE		
OPENING	OPENING	T.B.	THROUGH BOLT		
		T.M.B.	TELEPHONE MOUNTING BOARD		
		T.O.	TOP OF		
		T.O.B.	TOP OF BEAM		
		T.O.C.	TOP OF CURB		

Building Information

Municipal Code: Title 15: Buildings and Construction

APN : 2810-043-070
Existing Occupancy: B
Existing Zone: Commercial/Industrial
Type of Construction: III B
Proposed Occupancy: E
Total Building: 10,910 sq.ft.
Area of Tenant Improvement: 6,578 sq.ft.

NOTES

- Sprinklered
- Exiting to remain unchanged.
- Restrooms are "in compliance"

Class:A (Interior Wall & Ceiling Finish): Flame spread-0-25
Smoke Developed- 0-450

Scope of Work

- New Partition Walls
- New Flooring
- New Doors
- New Windows
- New Electrical Outlets
- New T-bar Ceiling Grid
- New Lighting Fixtures
- New Plumbing Fixtures
- Fire Alarm Modification
- Fire Alarm Modification

General Notes:

- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK WHERE NECESSARY TO COMPLETE FULL SCOPE OF WORK.
- CONTRACTOR SHALL BUILD WALLS IN ACCORDANCE TO CONSTRUCTION DOCUMENTS, (IE, FRAMING, DRYWALL, INSULATION, AS NOTED).
- CONTRACTOR SHALL INSTALL DOORS, FRAMING, AND HARDWARE AS PER SPECIFICATIONS. DOORS SHALL BE REUSED FROM EXISTING DEMOLISHED WALLS.
- CONTRACTOR SHALL INSTALL WINDOWS AND FRAMES PER SPECIFICATIONS. WINDOWS SHALL BE REUSED FROM EXISTING DEMOLISHED WALLS.
- CONTRACTOR SHALL INSTALL ALL ELECTRICAL CONDUIT IN WALLS AND ABOVE CEILING LINE FOR LOW VOLTAGE EQUIPMENT IN THE SPECIFIED LOCATIONS.
- CONTRACTOR SHALL INSTALL AND OR VERIFY HIGH VOLTAGE ELECTRICAL OUTLETS.
- CONTRACTOR SHALL INSTALL LIGHT SWITCHES IN NEWLY CONSTRUCTED WALLS AS REQUIRED TO MEET ADA AND CDC SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL FLOORING AND BASE PER SPECIFICATIONS.
- CONTRACTOR SHALL RELOCATE HVAC SUPPLY AND RETURN REGISTERS AS REQUIRED AND ACHIEVE AN AIR BALANCE THROUGHOUT TENANT SPACE.
- CONTRACTOR SHALL PAINT SPACE WITHIN TENANT IMPROVEMENT AS PER SPECIFICATIONS.
- CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILES AND REPLACE OR MEND ANY DAMAGED T-BAR CEILING SYSTEM WITHIN TENANT IMPROVEMENT AREA OF WORK.
- CONTRACTOR SHALL SHALL COMPLY WITH ALL ADA AND TITLE 24 SPECIFICATIONS, WITH REGARDS TO ANY ADDITIONS OR SUBSTITUTIONS, REQUESTED WITHIN THE SCOPE OF WORK.
- CONTRACTOR SHALL NOT PROCEED WITH ANY UNAUTHORIZED WORK ON THIS TENANT IMPROVEMENT PROJECT WITHOUT NOTIFICATION AND AUTHORIZATION FROM LUPINE PROPERTIES.

Santa Clarita
Opportunities for Learning

Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

Opportunities for Learning
Public Charter Schools

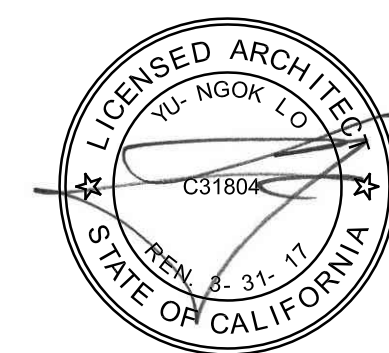


Lupine PROPERTIES

REVISIONS

Sheet
T-0.0

PERMIT #:BLD16-01504



REVISIONS

Date	Description
8/1/16	Revision /A
10/5/16	Revision /2
10/xx/16	Revision /A
11/3/16	Revision /A

Sheet

T-0.1

PERMIT #:BLD16-01504



Opportunities For Learning
Public Charter Schools
EMS

Santa Clarita
Opportunities for Learning
Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

Designed	Lc	5/23/16
Drawn	Lc	5/23/16
Lead		-/-
Regional		-/-
Director	CHK	-/-

Notes
Construction Documents

October 25, 2016

Yulis Ayton
Lupine Construction & Development Co.
715 Arrow Grand Circle
Covina, CA 91722

Re: Santa Clarita Opportunities for Learning
As-built
GECG Job No. 64254-200

Dear Ayton,

Pursuant to your request regarding the above captioned project, we submit the following:
It is structurally acceptable to remove the wall between the Business Area and the Office/SGI Room since the wall is a non-bearing wall and the roof framing are parallel with this wall.

If you have any questions please do not hesitate to contact this office.

Sincerely,
GOLVIS ENGINEERING CONSULTING GROUP, INC.

Mike Houshmand, P.E.
Senior Vice President

949.752.1612
4400 Campus Drive
Newport Beach, CA
92860
www.gouvisgroup.com/sayward, CA Palm Springs, CA Ho Chi Minh City, Vietnam

Opportunities for Learning
27616 Newhall Ranch Rd. Ste.
A10-15-25, Valencia, CA 91355

PROPOSED TENANT SPACE
OCCUPANCY GROUP: E



1 Site Plan
Scale: 1:500



Site Analysis

Building information:
10,910 sf., Type III B structure, fully sprinklered

Occupancy E allowable sf + 9,500 sf (project location) (Table 503)

Allowable area increase due to an automatic sprinkler system (CBC 506.3): 9,500 x 300% = 28,500 sf

Occupancy B allowable sf = 9,000 sf (existing adjacent tentant)(Table 503)

Allowable area increase due to an automatic sprinkler system (CBC 506.3): 9,000 x 300% = 27,000 sf

Analysis:
The entire building is being analyzed as a building with Separated Occupancy (CBC 508.4) per CBC 508.4.2:
 $6,578 / 28,500 + 4,332 / 27,000 + 0.23 + 0.16 + 0.39 < 1.$

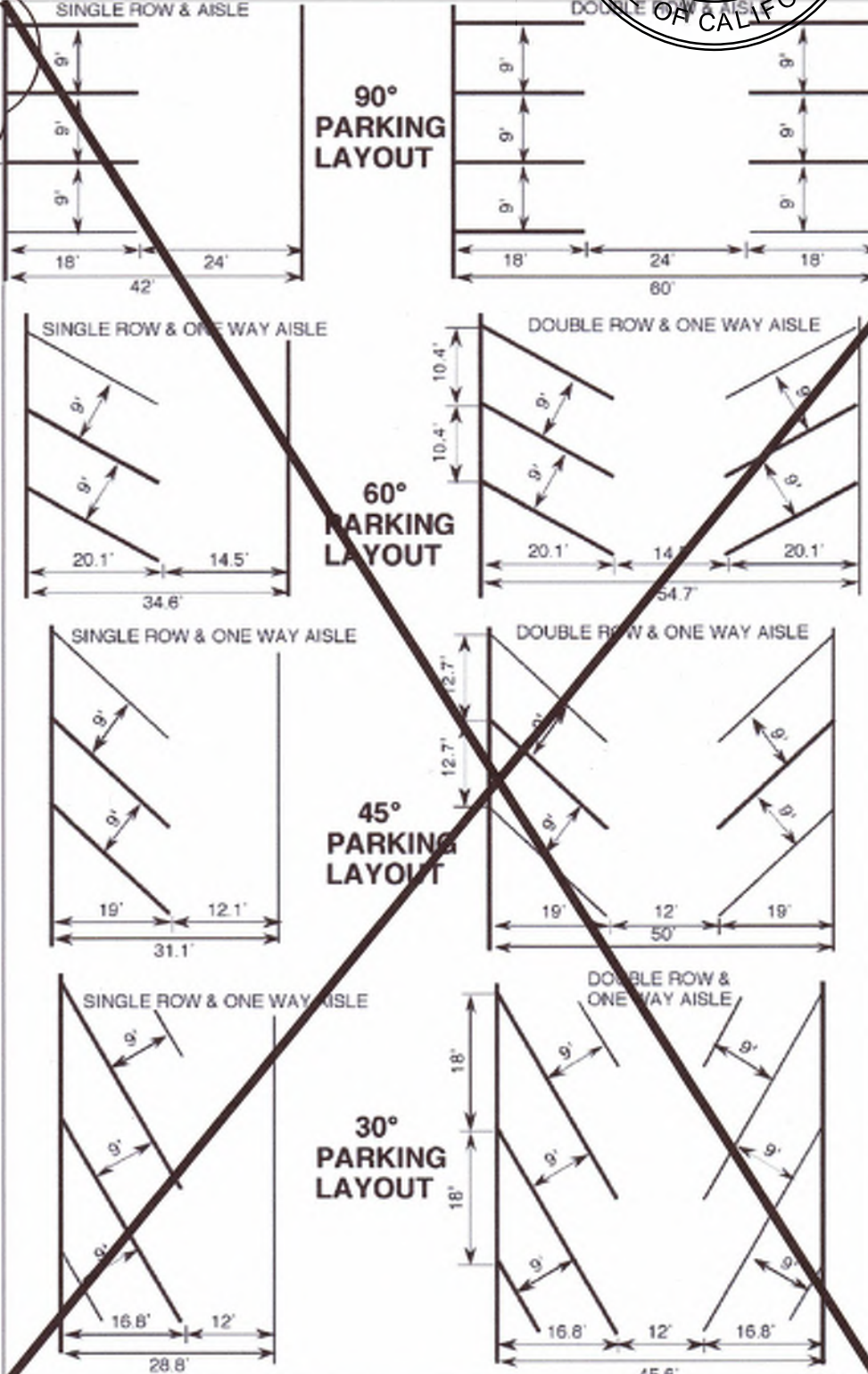
Construction Type: III B
Occupancy Type: E
Tenant Improvement Area:
Fully Sprinklered: YES

Project Valuation: \$90,404
20% of Project Valuation for ADA Upgrade: \$18,080
(New sinks, cabinets, lighting, walls, flooring, T-bar ceiling and removal of walls)

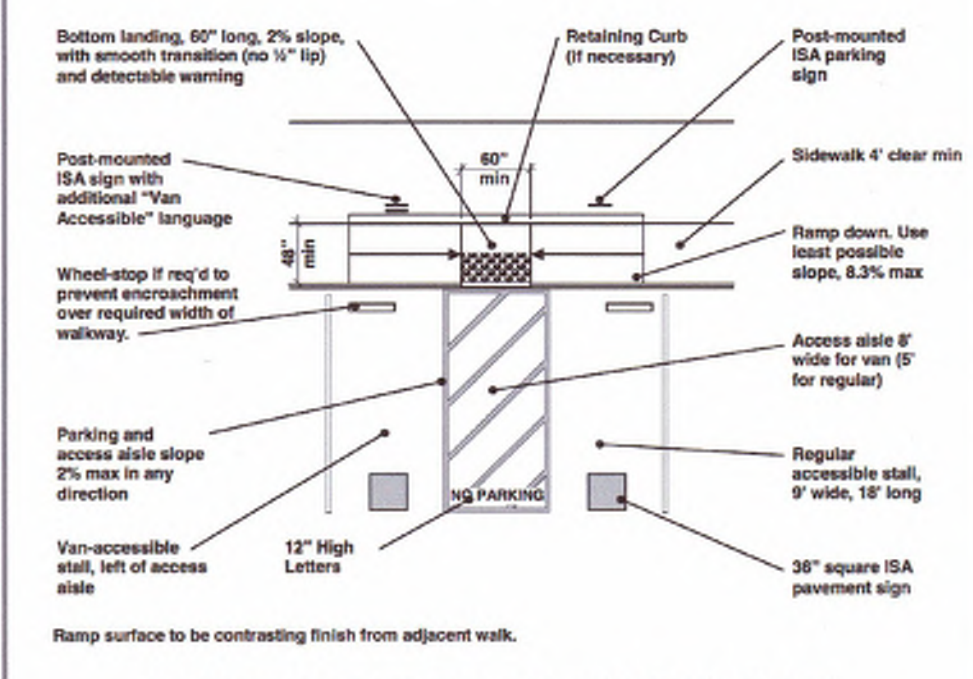
Parking Summary

Carl's Jr.: 81/(1/3 occupants)	27 stalls
Dental Care: 1,135 sf/200	6 stalls
Opportunities for Learning (New): 6,578 sf/(1/500 and 1/250)	28 stalls
So Cal Physical Therapy: 2,843 sf/200	14 stalls
Vacant: 2,900 sf/200	15 stalls
Hanuri Learning: 2,591 sf/200	13 stalls
Clothing Consignment: 1,352 sf/250	5 stalls
Proposed Ballet: 1,333 sf/200	7 stalls
Dry Cleaners: 1,135 sf/250	5 stalls
Rosario Grill: 28 sf/(1/4 occupants)	9 stalls
Tracy's Nails: 1,272 sf/250	5 stalls
Tennis Store: 960 sf/250	4 stalls
Pizza Di Marco: 16 sf/(1/2 occupants)	5 stalls
Hungry Ninja: 20 sf/(1/2 occupants)	7 stalls
Italia Bakery: 46 sf/(1/2 occupants)	15 stalls
Yoga Haven: 1,170 sf/200	6 stalls
De Sesa Chiropractic: 1,274 sf/200	6 stalls
Vacant Medical: 2,100 sf/200	11 stalls
Jordans Personal Training: 1,392 sf/200	7 stalls
Axia Mortgage: 1,330 sf/250	5 stalls
Valencia Mgmt Group: 7,013 sf/250	28 stalls
Coreland Companies: 1,150 sf/250	5 stalls
Priscilla's Salon: 3,329 sf/500	13 stalls
Sunshine Daycare: 20/(1/2 Emp. + 1/2 kids)	20 stalls
7-Eleven: 2,940 sf/250 (minus 5 for gas)	17 stalls

Spaces Required: 282 space
Spaces Provided: 310 space
ADA Parking Required for Center: 1 space
Provided ADA Parking: 8 spaces



2 TYP. PARKING STALL LAYOUTS



3 ACCESSIBLE PARKING STALLS

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING

APPROVED

FOR OCCUPANCY ONLY

By *[Signature]*
Fire Prevention Engineer

Date: 11-3-16

Subject to field inspection approval.

Subject to conditions on plans.

SEPARATE APPROVAL REQUIRED FOR:
FIRE ALARM PLAN CHECK
TO EXISTING BUILDING PERMITS
Underground fire line plans
Fire sprinkler plans
Fire alarm plans

SUBMIT PLANS TO:
Fire Sprinklers Plan Check Unit
Fire Alarm Plan Check Unit

5/23/16
-/-
-/-
-/-

Drawn Lc
Lead
Regional
Director CHK

Santa Clarita
Opportunities for Learning

Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

Opportunities For Learning
Public Charter Schools
EMS

Lupine PROPERTIES

320 N. Halstead St. Pasadena, CA 91107

REVISIONS	
Date	Description
8/1/16	Revision 1
10/5/16	Revision 2
10/xx/16	Revision 3

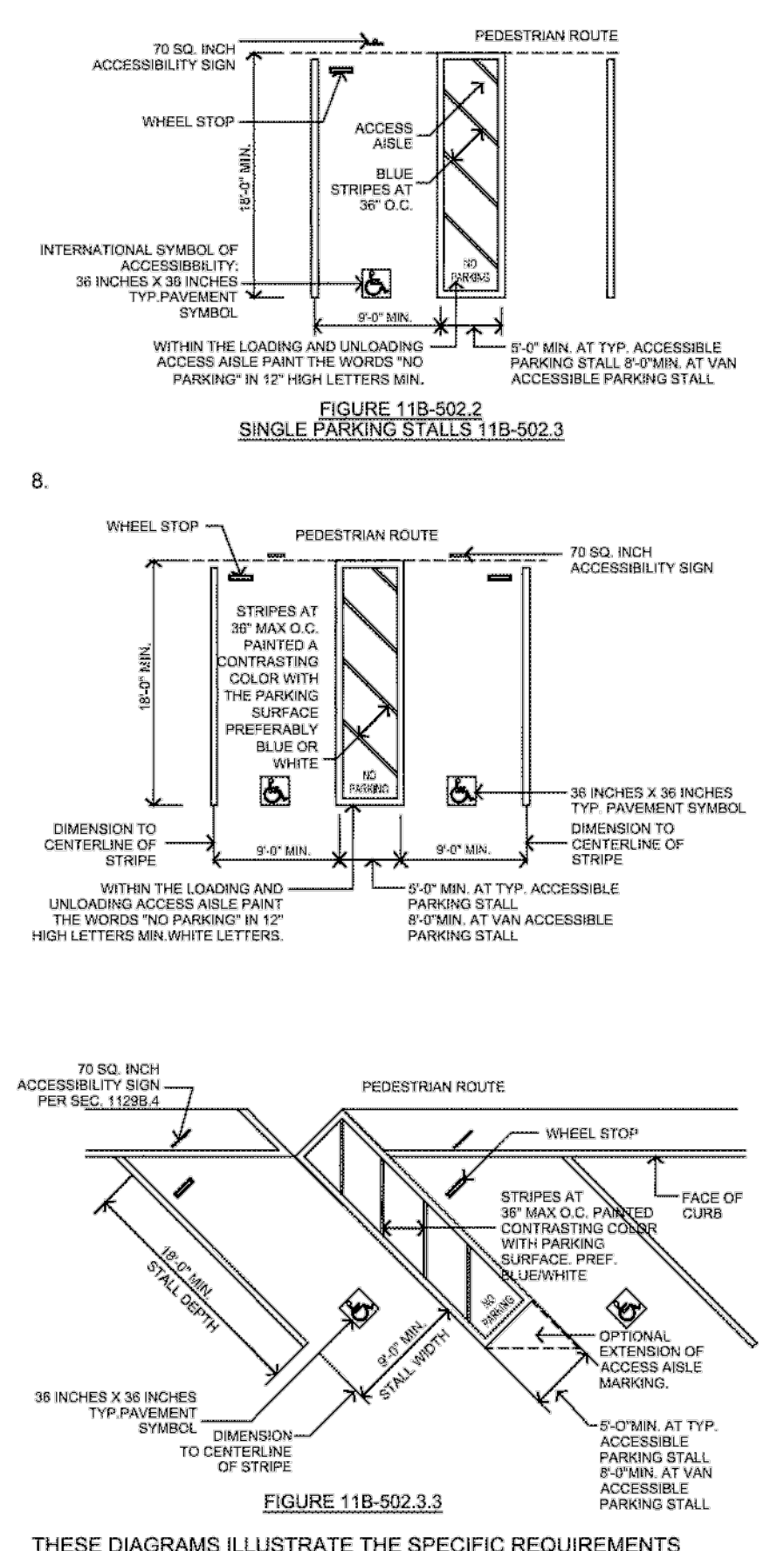
Sheet
A-0.1

PERMIT #:BLD16-01504

ACCESSIBLE ROUTE OF TRAVEL REQUIREMENTS

- SECTION 11B-401.1
- ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE AND USABLE BY PERSONS WITH OTHER DISABILITIES, AND THAT IS CONSISTENT WITH THE DEFINITION OF "PATH OF TRAVEL," 11B-206
 - SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED 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.
 - AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. 11B-206.2
 - THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE BETWEEN ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE SITE FACILITIES, AND THE ACCESSIBLE ENTRANCE TO THE SITE. IF ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL OR ELEVATED WALKWAY, ENTRANCES TO THE BUILDING FROM EACH TUNNEL OR WALKWAY MUST BE ACCESSIBLE.
 - WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
 - WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY.
 - EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH STORAGE AREAS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES.
 - AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE FOLLOWING:
 - ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
 - ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.
 - THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
 - ACCESSIBLE ENTRANCE OF EACH ACCESSIBLE DWELLING UNIT WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE ACCESSIBLE DWELLING UNIT.
 - WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.

ACCESSIBLE PARKING



ACCESSIBLE PARKING

- (continued)
- THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION
 - BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH BY 36" WIDE.
 - PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM.

PASSENGER DROP OFF AND LOADING ZONES

- SECTION 11B-209
- WHEN PROVIDED, PASSENGER DROP-OFF AND LOADING ZONES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE OF TRAVEL.
 - WHERE PROVIDED, ONE PASSENGER DROP-OFF AND LOADING ZONE SHALL PROVIDE AN ACCESS AISLE AT LEAST 60" WIDE AND MIN 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. VEHICLE STANDING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 (2%) IN ALL DIRECTIONS. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.
 - PROVIDE MINIMUM VERTICAL CLEARANCE OF 114" AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH AREAS FROM SITE ENTRANCES AND EXITS. 11B-503.5
 - VALET PARKING FACILITIES SHALL PROVIDE A PASSENGER LOADING ZONE COMPLYING WITH SECTION 11B-503 AND SHALL BE LOCATED ON AN ACCESSIBLE ROUTE OF TRAVEL TO THE ENTRANCE OF THE FACILITY. THE PARKING SPACE REQUIREMENTS OF SECTION 11B-208.1 APPLY TO FACILITIES WITH VALET PARKING.
 - WHERE PROVIDED, BUS STOP PADS SHALL HAVE A FIRM, STABLE SURFACE WITH A MINIMUM CLEAR LENGTH OF 96" (MEASURED FROM THE CURB OR ROADWAY EDGE) AND A MINIMUM CLEAR WIDTH OF 60" (MEASURED PARALLEL TO THE VEHICLE ROADWAY) TO THE MAXIMUM EXTENT ALLOWED BY LEGAL OR SITE CONSTRAINTS. BUS STOP PADS SHALL CONNECT TO STREETS, SIDEWALKS OR PEDESTRIAN PATHS AS PART OF AN ACCESSIBLE ROUTE. NEWLY CONSTRUCTED BUS STOP PADS MUST PROVIDE A SQUARE CURB SURFACE BETWEEN THE PAD AND THE ROAD OR OTHER DETECTABLE WARNING APPROVED BY DEPARTMENT OF STATE ARCHITECT. BUS STOP PADS SHALL BE AT THE SAME SLOPE AS THE ROADWAY IN THE DIRECTION PARALLEL TO THE ROADWAY AND A MAXIMUM 2% SLOPE PERPENDICULAR TO THE ROADWAY. 11B-810.
 - WHERE PROVIDED, BUS STOP SHELTERS SHALL BE INSTALLED SO AS TO PERMIT A WHEELCHAIR USER TO ENTER THE SHELTER FROM THE PUBLIC WAY AND ACCESS A CLEAR FLOOR AREA OF 30" BY 30" COMPLETELY WITHIN THE SHELTER. SUCH SHELTERS SHALL BE CONNECTED BY AN ACCESSIBLE ROUTE TO THE BOARDING AREA. 11B-810.3

WALKS AND SIDEWALKS

- (continued)
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE VERTICAL TO 20 UNITS HORIZONTAL (5% GRADIENT), IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11338.5.
 - WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
 - ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF AT LEAST EVERY 400'.
 - WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" BY 60" AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
 - LEVEL AREA OF WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK.
 - WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
 - IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE WALKING SURFACES ARE NOT SEPARATED BY CURB, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. THE BOUNDARY BETWEEN AREAS SHALL BE DEFINED BY CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.
 - CROSS SLOPES OF WALKING SURFACES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT. THE SLOPE OF ANY APPRECIABLE WARPED WALKING SURFACE SHALL NOT EXCEED 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL IN ANY DIRECTION.

CURB RAMPS

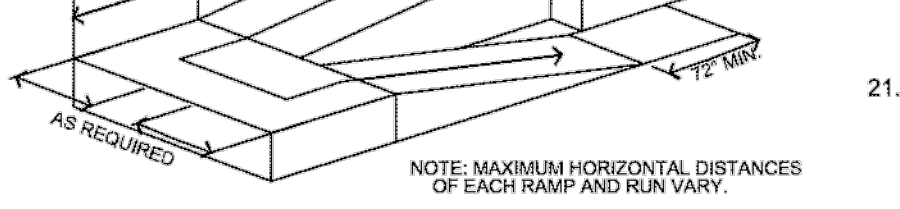
- SECTION 11B-406
- NOTE: CURB RAMP IS DEFINED AS "A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK TO A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE"
- CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS IN THE CENTER OF THE CROSSWALK OR EACH STREET CORNER WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN AND THE STREET SURFACES ARE MARKED TO IDENTIFY PEDESTRIAN CROSSWALKS. THE LOWER EDGE OF THE CURB RAMP SHALL TERMINATE WITHIN SUCH CROSSWALK AREAS.
 - PROVIDE A CURB RAMP PER SECTION 11B-406.5.1
 - CURB RAMPS SHALL BE A MINIMUM OF 4' IN WIDTH AND SHALL LIE, GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM SURFACE WARPING AND CROSS SLOPE.
 - THE SLOPE OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33% SLOPE).
 - TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
 - MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE RUN, SHALL NOT EXCEED ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% SLOPE) WITHIN 4' OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE PAVED OR FLARED SURFACE OF THE CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL TO 10 HORIZONTAL (10% SLOPE).
 - LEVEL LANDING 4" DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT SWINGS
 - THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL COMPLY WITH SECTION 1124B, GROUND AND FLOOR SURFACES, AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
 - ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURBS AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.
 - CURB RAMPS SHALL HAVE A GROOVED BORDER 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4" ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURBS AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.

WALKS AND SIDEWALKS

- WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" - 1B-303
- WALKS AND SIDEWALKS SHALL BE 48" MINIMUM IN WIDTH. 11B-403.5.1 (EXCEPT 3)
- WHEN CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL TO 2 UNITS HORIZONTAL (50%), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
- WHEN ABRUPT CHANGES IN LEVEL GREATER THAN 1/2" ARE NECESSARY SECTION 11B-405 OR 11B-406
- WALKS AND SIDEWALK SURFACES SHALL BE SLIP-RESISTANT AS FOLLOWS.
 - SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT SPECIFIED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, ARTICLES 2, 3, AND 4.
 - SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP-RESISTANT.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

RAMPS AND HANDRAILS

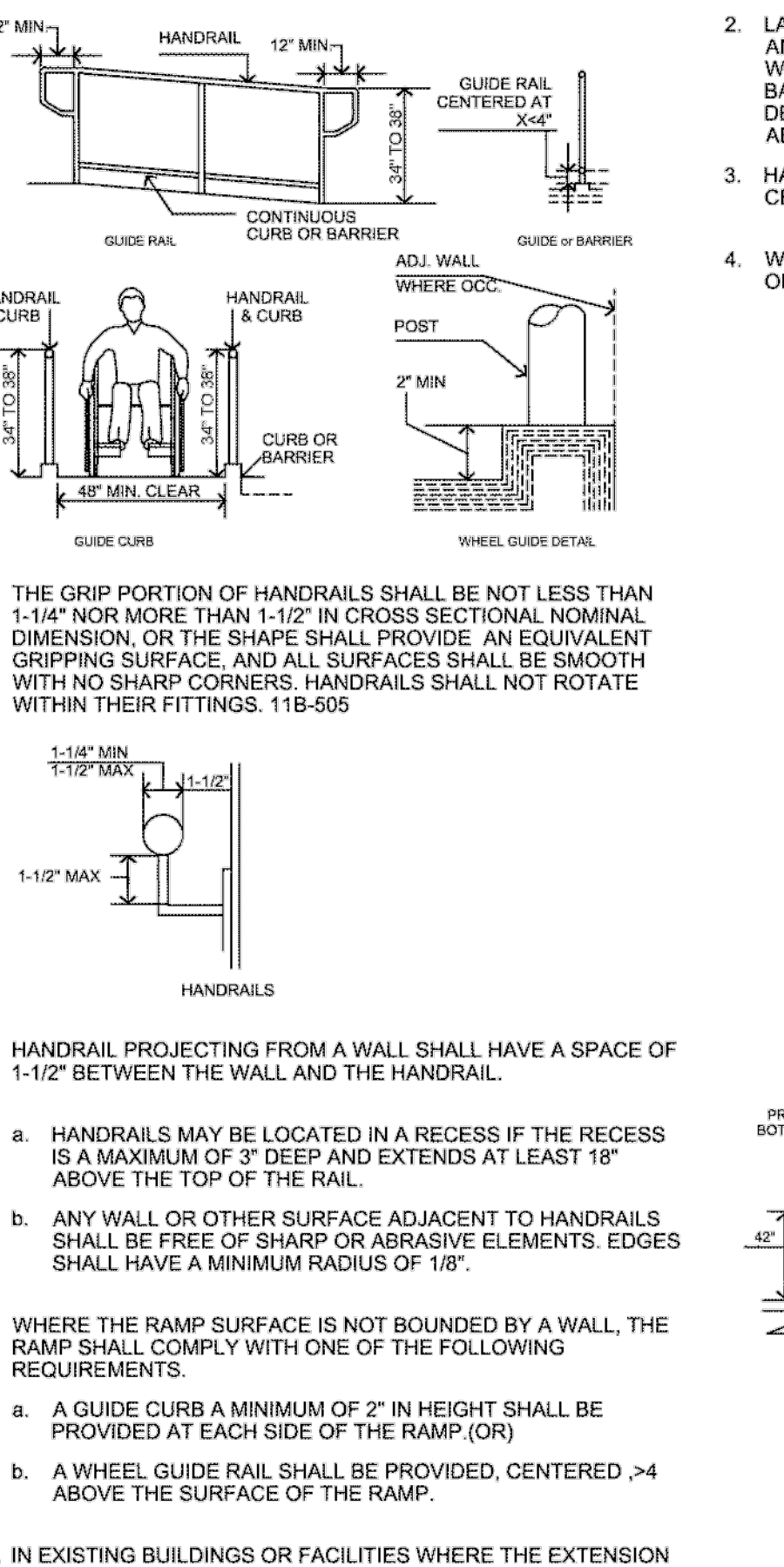
- SECTION 11B-405
SECTION 11B-505
- ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1" RISE IN 20' OF HORIZONTAL RUN.
 - THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXIT WAY, PROVIDES ACCESS FOR PERSONS WITH PHYSICAL DISABILITIES, OR IS IN THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE 1" RISE IN 12' OF HORIZONTAL RUN (8.33% GRADIENT). THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP.
 - THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50.
 - PEDESTRIAN RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48" UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THIS CODE.
 - WHERE A PEDESTRIAN RAMP IS THE ONLY EXIT DISCHARGE PATH SERVING ENTRANCES TO BUILDINGS OR WHEN IT SERVES AN OCCUPANT LOAD OF 300 OR MORE, THE RAMP SHALL HAVE A MINIMUM CLEAR WIDTH OF 60".
 - LEVEL LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP.
 - INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30' OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION.
 - TOP LANDINGS SHALL NOT BE LESS THAN 60" WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60" IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72".
 - DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42" AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPEN.



ENTRANCES AND EXITS

- EXIT AS DEFINED IS "THAT PORTION OF A MEANS OF EGRESS SYSTEM WHICH IS SEPARATED FROM OTHER INTERIOR SPACES OF A BUILDING OR STRUCTURE BY FIRE-RESISTANCE-RATED CONSTRUCTION AND OPENING PROTECTIVE AS REQUIRED TO PROVIDE A PROTECTED PATH OF EGRESS TRAVEL BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE. EXITS INCLUDE EXTERIOR EXIT DOORS AT GROUND LEVEL, EXIT ENCLOSURES, EXIT PASSAGEWAYS, EXTERIOR EXIT STAIRS, EXTERIOR EXIT RAMPS AND HORIZONTAL EXITS."
- PUBLIC WAY AS DEFINED IS "A STREET, ALLEY OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT HAS BEEN DEEDED, DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT OF NOT LESS THAN 10'."
- ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
 - REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES.
 - 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.
 - RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
 - ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS OF DOORS.
 - EVERY REQUIRED EXIT DOORWAY SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES. SHALL HAVE A MINIMUM CLEAR OPENING OF 32", AND SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3" IN WIDTH AND NOT LESS THAN 8'-6" IN HEIGHT.
 - THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STARWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSE POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT BE REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. MANUALLY OPERATED BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.18)

RAMPS AND HANDRAILS EXTERIOR AND INTERIOR



ENTRANCES AND EXITS

- EXIT AS DEFINED IS "THAT PORTION OF A MEANS OF EGRESS SYSTEM WHICH IS SEPARATED FROM OTHER INTERIOR SPACES OF A BUILDING OR STRUCTURE BY FIRE-RESISTANCE-RATED CONSTRUCTION AND OPENING PROTECTIVE AS REQUIRED TO PROVIDE A PROTECTED PATH OF EGRESS TRAVEL BETWEEN THE EXIT ACCESS AND THE EXIT DISCHARGE. EXITS INCLUDE EXTERIOR EXIT DOORS AT GROUND LEVEL, EXIT ENCLOSURES, EXIT PASSAGEWAYS, EXTERIOR EXIT STAIRS, EXTERIOR EXIT RAMPS AND HORIZONTAL EXITS."
- PUBLIC WAY AS DEFINED IS "A STREET, ALLEY OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT HAS BEEN DEEDED, DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT OF NOT LESS THAN 10'."
- ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
 - REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES.
 - 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.
 - RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.
 - ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS OF DOORS.
 - EVERY REQUIRED EXIT DOORWAY SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES. SHALL HAVE A MINIMUM CLEAR OPENING OF 32", AND SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3" IN WIDTH AND NOT LESS THAN 8'-6" IN HEIGHT.
 - THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STARWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSE POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT BE REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. MANUALLY OPERATED BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.18)

DOORS

- (continued)
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
 - HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
 - WHEN INSTALLED, DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES.
 - FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - WHEN AN AUTOMATIC OR POWER ASSISTED DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B-404.2 AND 11B-404.2.4 THE CLEARANCE OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.
 - THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN THE CLOSED POSITION, WHERE THE PLANE OF THE DOORWAY IS OFFSET OR LOCATED IN AN ALCOVE A DISTANCE MORE THAN 24" MEASURED FROM THE PLANE OF THE DOORWAY TO THE FACE OF THE WALL. THE DOOR SHALL BE PROVIDED WITH 60" MANEUVERING CLEARANCE FOR FRONT APPROACH.
 - THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL BE EXTENDED 24" PAST THE STRIKE EDGE OF THE DOOR FOR INTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR EXTERIOR DOORS. WHERE THE PLANE OF THE DOORWAY IS OFFSET BY OR MORE FROM ANY OBSTRUCTION WITH 18" MEASURED LATERALLY ON THE LATCH SIDE, THE DOOR SHALL BE PROVIDED WITH MANEUVERING CLEARANCE FOR FRONT APPROACH.
 - PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

ACCESSIBLE PARKING

- SECTION 11B-208 SECTION 11B-501.1
- WHERE PARKING SPACES ARE PROVIDED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-208
 - PROVIDE DISABLED PARKING SPACES AS REQUIRED BY TABLE 11B-208.2
- | TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE | MINIMUM REQUIRED NUMBER OF SPACES |
|---|-----------------------------------|
| 1-25 | 1 |
| 26-50 | 2 |
| 51-75 | 3 |
| 76-100 | 5 |
| 101-150 | 6 |
| 151-200 | 7 |
| 201-300 | 8 |
| 301-400 | 9 |
| 401-500 | 10 |
| 501-1,000 | 11 |
| 1,001 AND OVER | 12 |
- * TWO PERCENT OF TOTAL.
** TWENTY PLUS ONE FOR EACH 100, OR FRACTION THEREOF OVER 1,000
- AT FACILITIES PROVIDING MEDICAL CARE AND OTHER SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2
 - HOSPITAL OUTPATIENT FACILITIES: 10% OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE HOSPITAL OUTPATIENT FACILITIES, AND FREE-STANDING BUILDINGS PROVIDING OUTPATIENT CLINICAL SERVICES OF A HOSPITAL, SHALL COMPLY WITH SECTION 11B-502
 - REHABILITATION FACILITIES AND OUTPATIENT THERAPY FACILITIES: 20% OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE REHABILITATION FACILITIES SPECIALIZING IN TREATING CONDITIONS THAT AFFECT MOBILITY AND OUTPATIENT PHYSICAL THERAPY FACILITIES SHALL COMPLY WITH SECTION 11B-502
 - ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE OR NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE.
 - IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
 - IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.
 - WHEEL STOPS: A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

5/23/16	Designed Lc
5/23/16	Drawn Lc
-/-	Lead
-/-	Regional
-/-	Director
-/-	CHK

Santa Clarita
Opportunities for Learning
Public Charter Schools

Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355



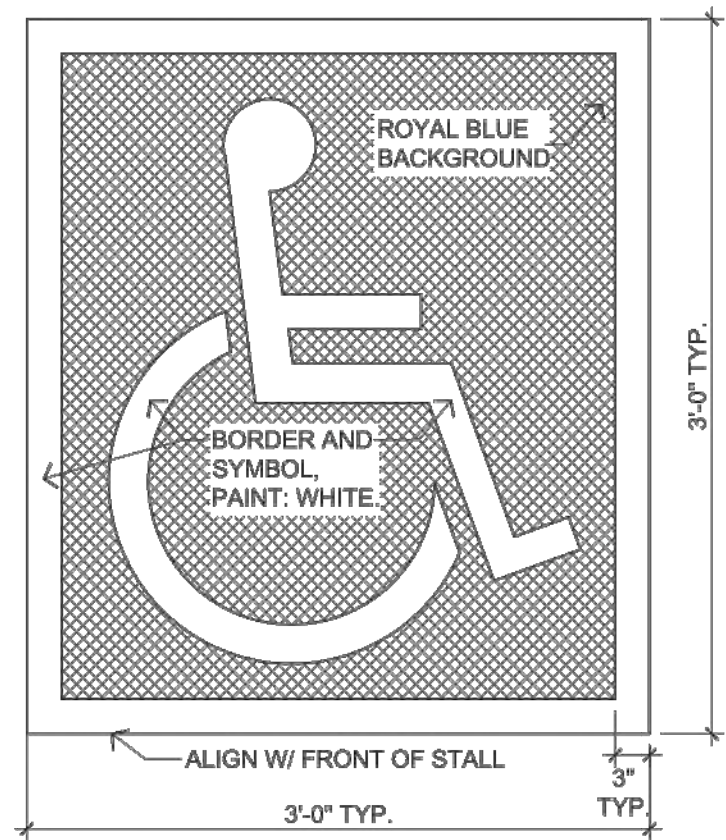
REVISIONS

Date	Description	Revision
8/7/16		1
10/5/16		2
11/3/16		3

Sheet

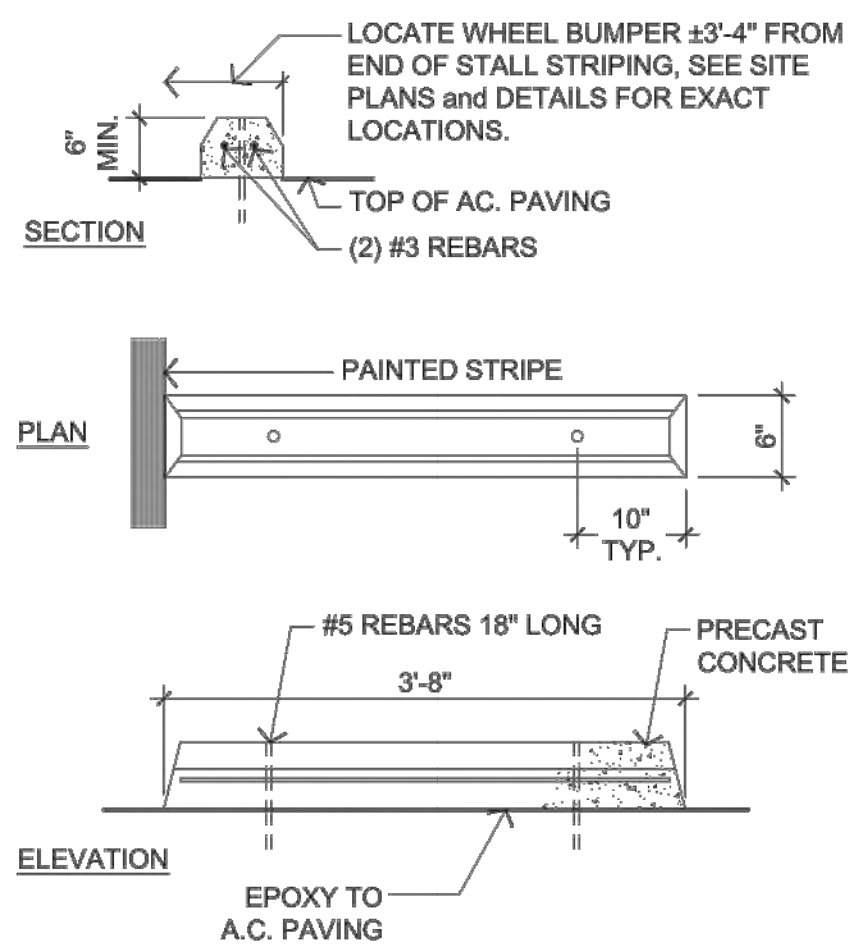
A-0.2

PERMIT #:BLD16-01504

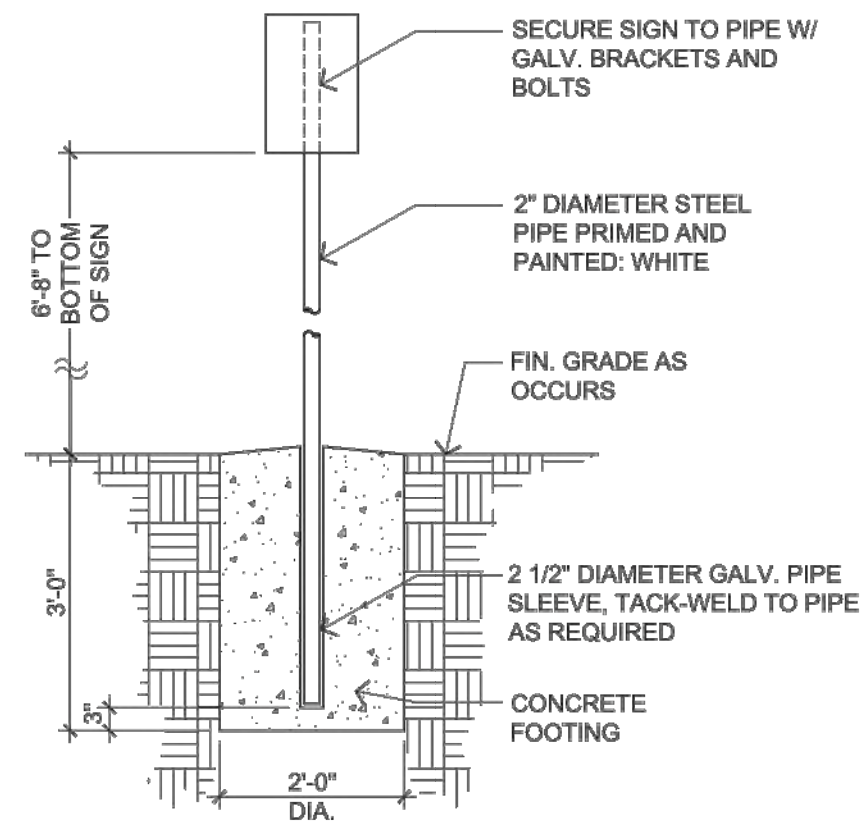


- NOTES:**
1. ALL STROKES TO BE MIN. 3/8" WIDE. FIELD: ROYAL BLUE. BORDER / SYMBOL: WHITE.
 2. PROVIDE TWO (2) COATS OF REFLECTIVE PAINT. LET DRY BETWEEN COATS.
 3. LOCATE SYMBOL IN FRONT OF PARKING STALL, VISIBLE TO TRAFFIC OFFICER AND CENTERED AS SHOWN ON SITE PLAN.
 4. HANDICAP SYMBOL TO COMPLY W/ CURRENT STATE, LOCAL PUBLIC AGENCY, ETC., REQUIREMENTS, U.N.O.

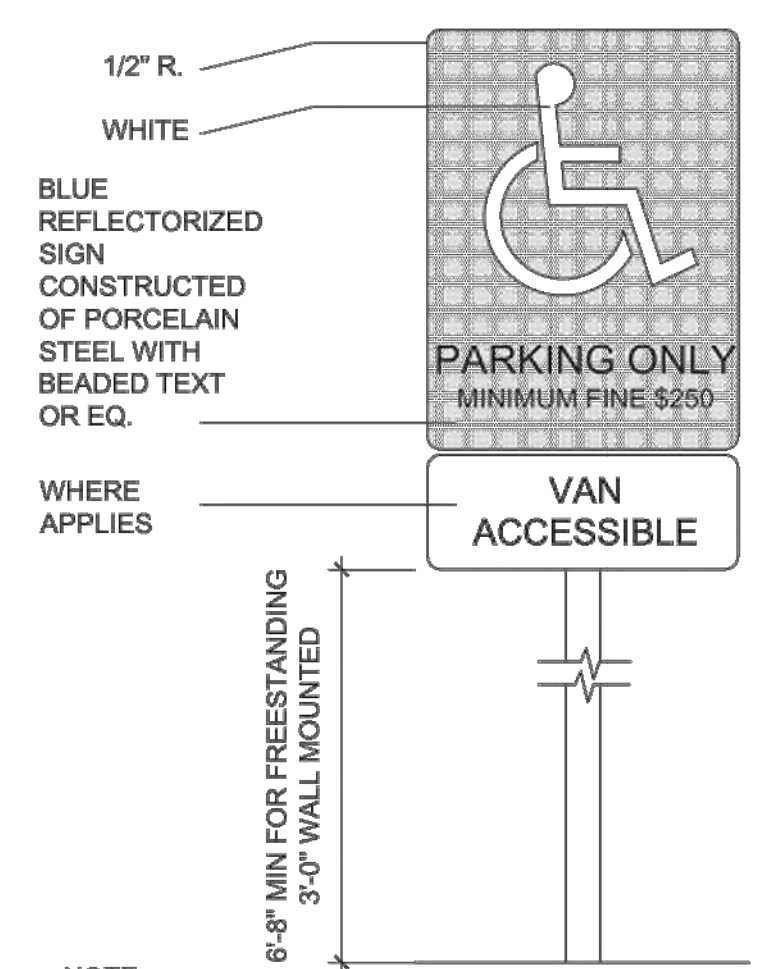
4 TYPICAL WHEELCHAIR SYMBOL
Scale : 1/2"=1'-0"



3 PRECAST CONCRETE WHEEL BUMPER
NTS

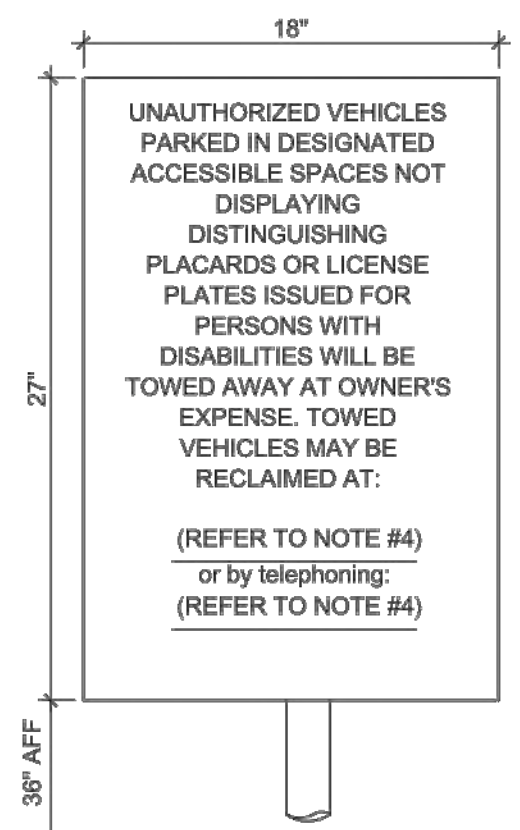


5 TRAFFIC AND H.C. ENTRANCE SIGN @ PLANTER OR SIDEWALK
Scale : 1/2"=1'-0"



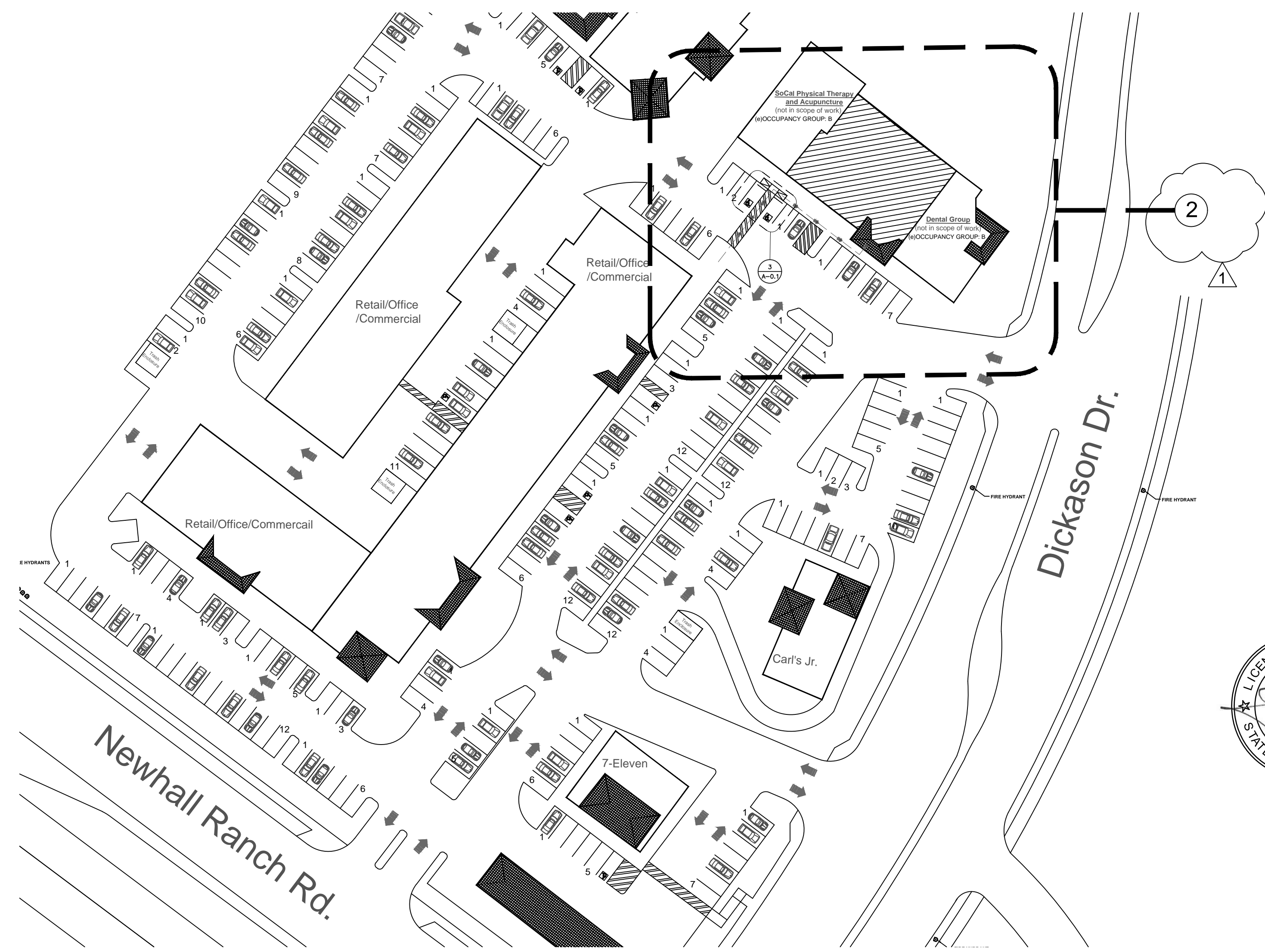
- NOTE:**
1. AREA OF SYMBOL SHALL BE 70 SQ. IN. MIN.
 2. SIGN SHALL BE PLACED IN FRONT OF EACH ACCESSIBLE PARKING STALL, WITHIN CLEAR VIEW, BUT NOT PLACED SO AS TO OBSTRUCT PASSAGE FROM ANY PARKING STALL OR WALKWAY.

7 VAN/ACCESSIBLE PARKING STALL SIGN
NTS

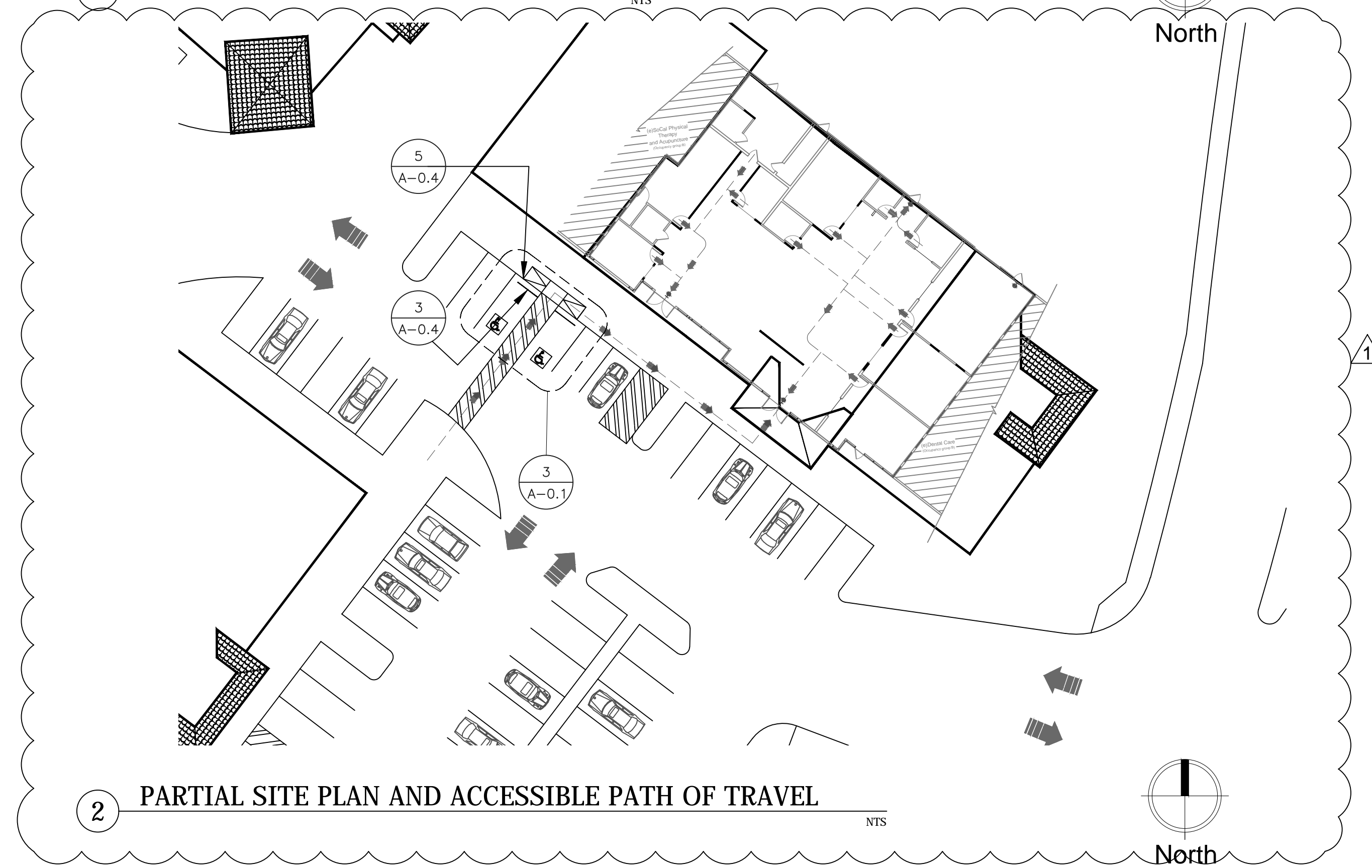


6 OFF STREET PARKING SIGN
NTS

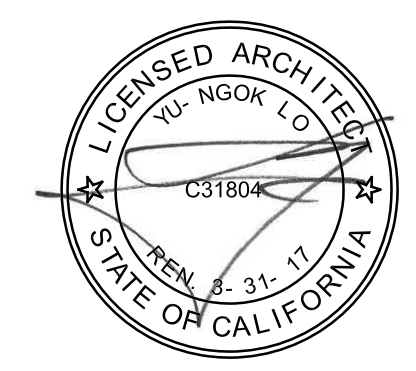
- NOTES:**
1. SIGN TO BE PORCELAIN ON STEEL WITH A REFLECTORIZED BEADED TEXTURE. BOTTOM OF SIGN TO BE +80" ABOVE FINISHED SURFACE.
 2. SIGN TO CONFORM TO ALL CURRENT, STATE, LOCAL CODES and OR REGULATIONS.
 3. LOCATE AT ALL MAIN DRIVEWAY ENTRIES. SEE SITE PLAN FOR LOCATIONS.
 4. PRIOR TO FABRICATION and INSTALLATION OF SIGN, CONTRACTOR SHALL OBTAIN ALL APPROPRIATE INFORMATION FOR BLANK SPACES OF SIGN FROM LOCAL PUBLIC AGENCIES and FILL IN AS A PERMANENT PART OF THE SIGN.
 5. SIGN LETTERING SHALL BE NOT LESS THAN 1" IN HEIGHT.
 6. SIGN TO BE PROVIDED AT ALL ENTRY DRIVEWAYS.
- RECLAMATION SITE AND TELEPHONE NUMBER SHALL BE PROVIDED BY THE BUILDING OWNER. SIGN SHALL BE POSTED AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY. SIGN SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, SECTION 7102.



1 SITE PLAN (FOR REFERENCE ONLY)
NTS



2 PARTIAL SITE PLAN AND ACCESSIBLE PATH OF TRAVEL
NTS



Designed	Lc	5/23/16
Drawn	Lc	5/23/16
Lead	-/-	-/-
Regional	-/-	-/-
Director	CHK	-/-

Santa Clarita
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Opportunities For Learning
Public Charter Schools
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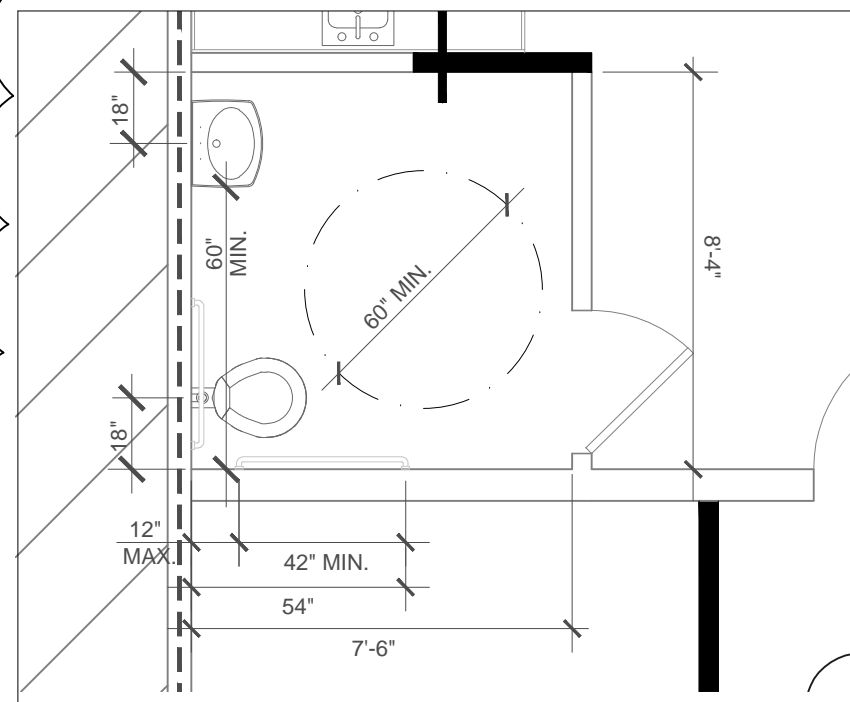
Lupine PROPERTIES
320 N. Halstead St., Pasadena, CA 91107

REVISIONS

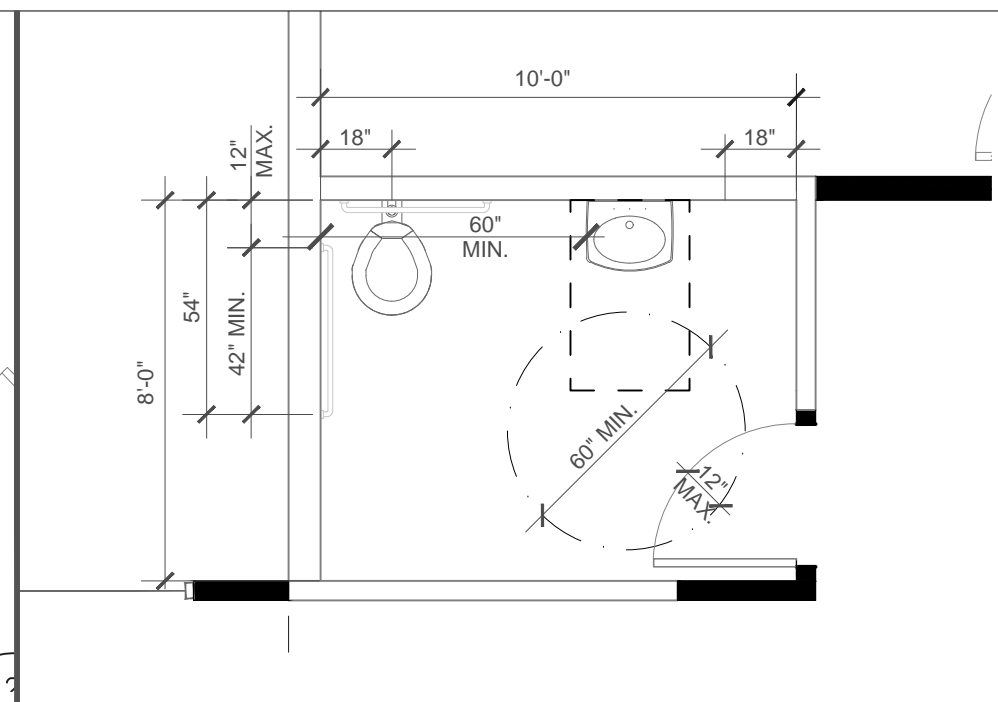
Date	Description
8/1/16	Revision A
10/5/16	Revision 2
11/3/16	Revision A

Sheet
A-0.4

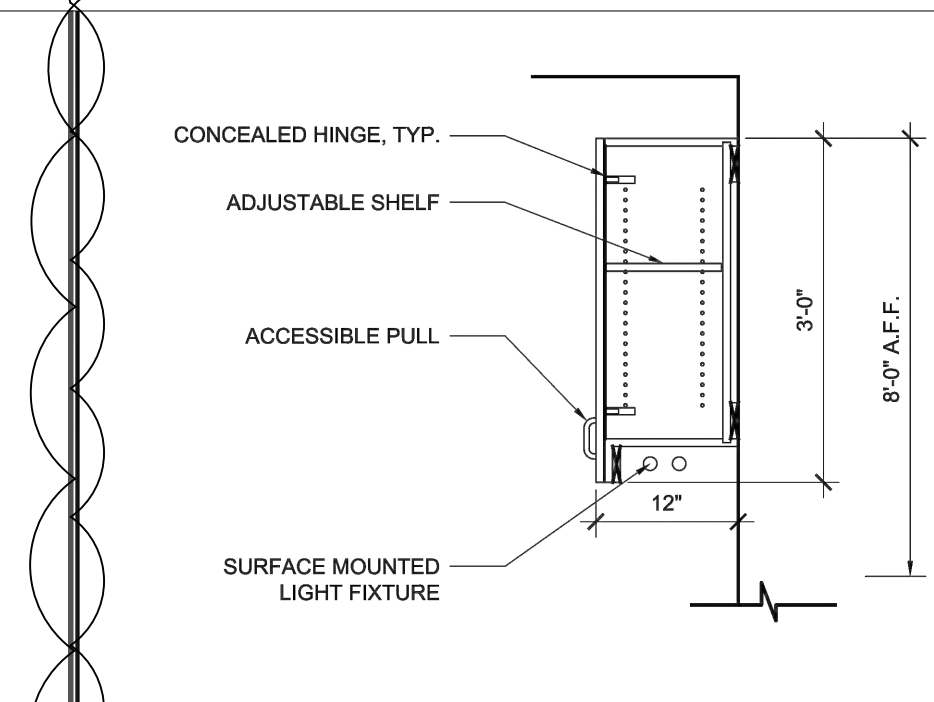
PERMIT #:BLD16-01504



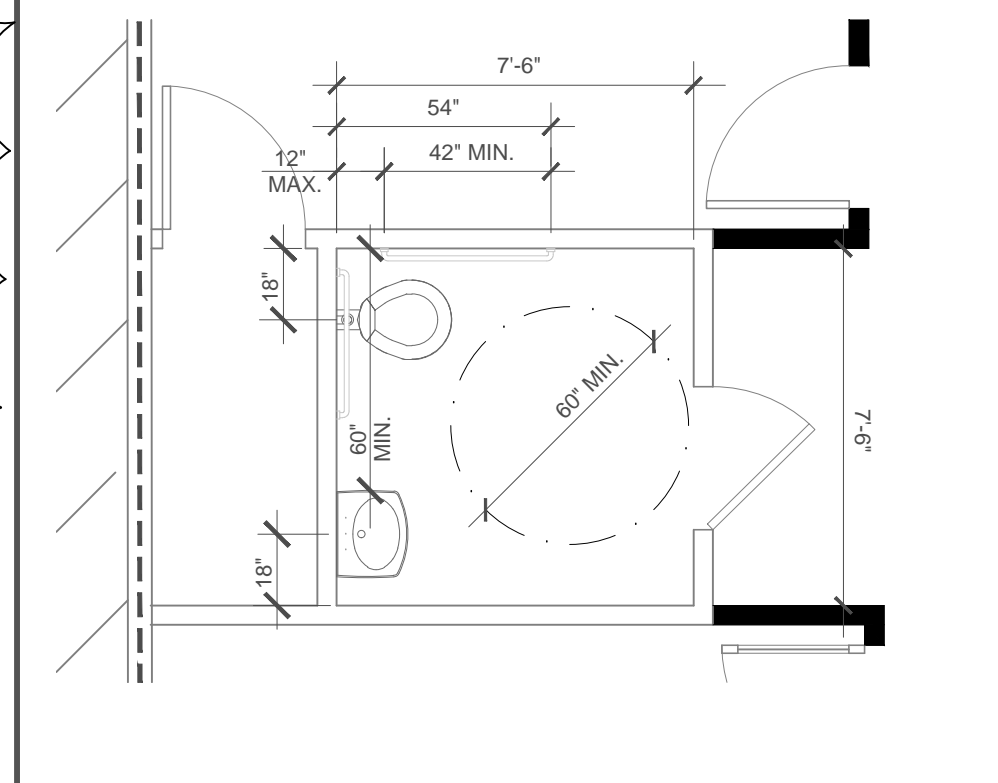
16 ENLARGED RESTROOM - 106



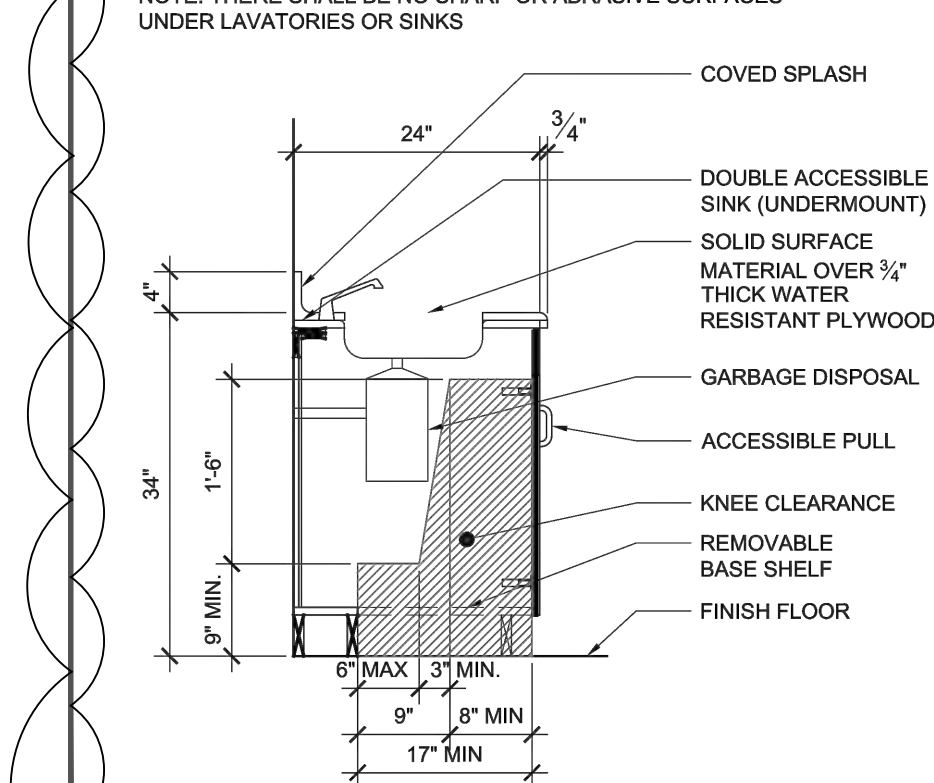
11 ENLARGED RESTROOM - 109



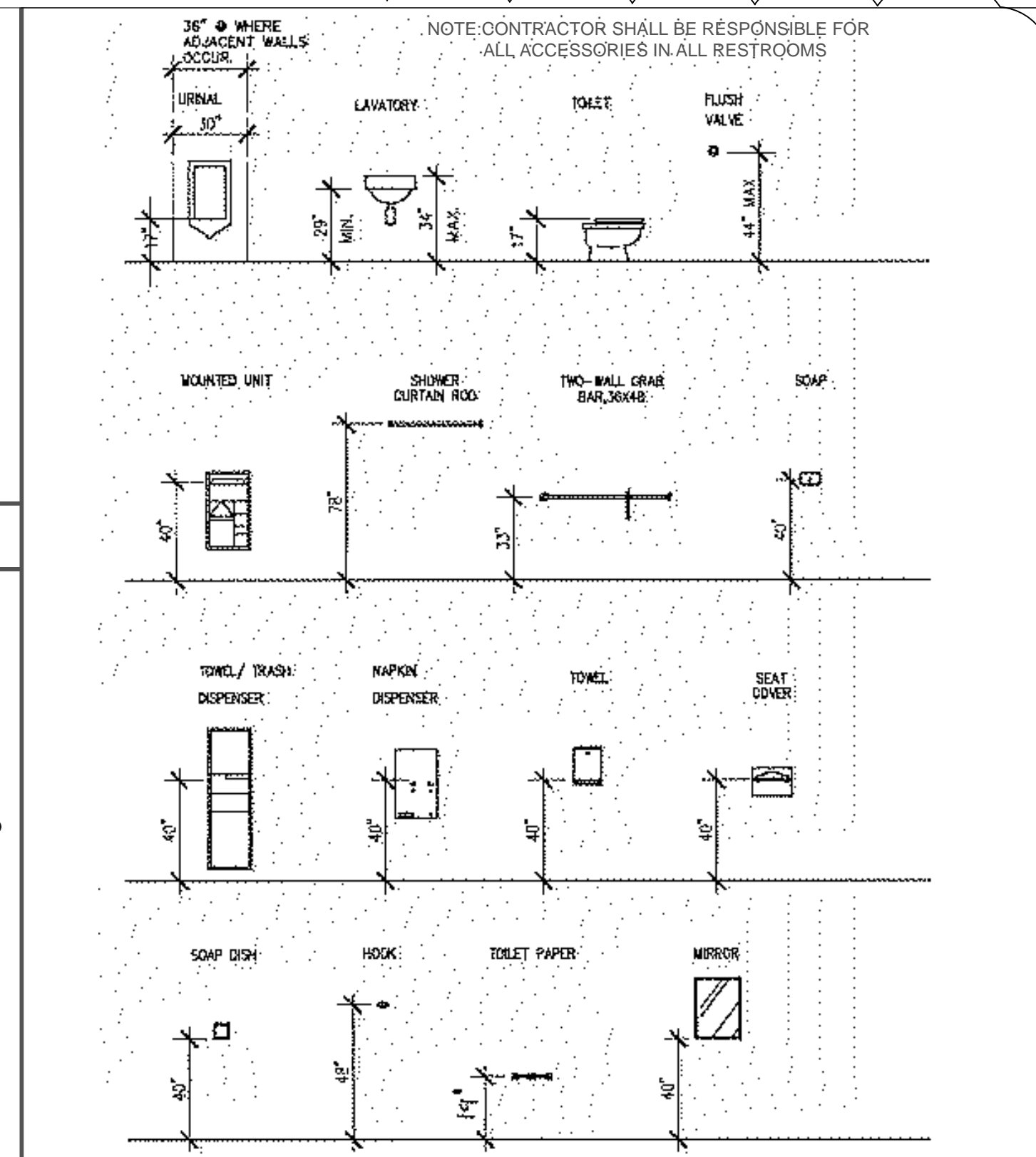
7 TYPICAL UPPER CABINET



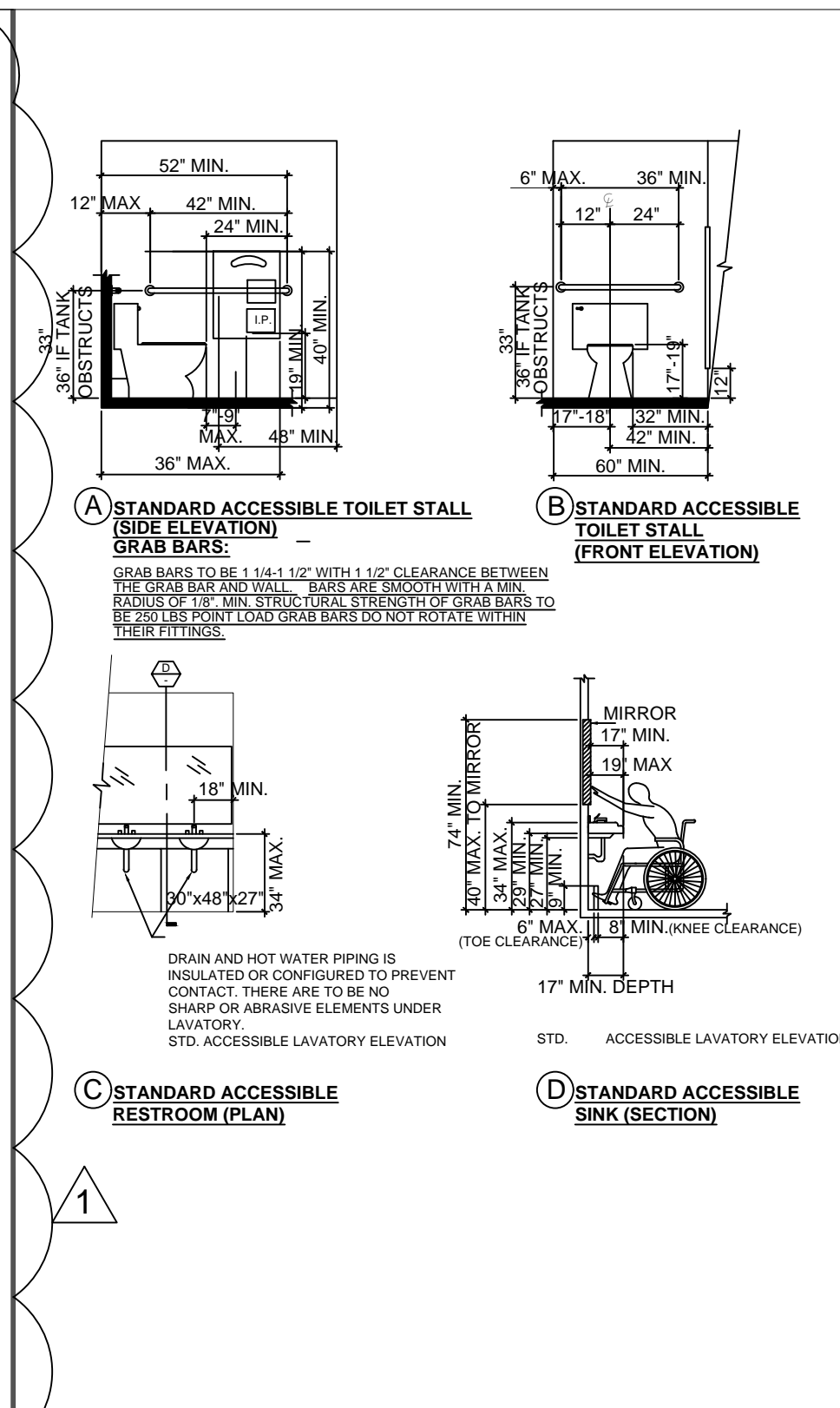
12 ENLARGED RESTROOM - 102



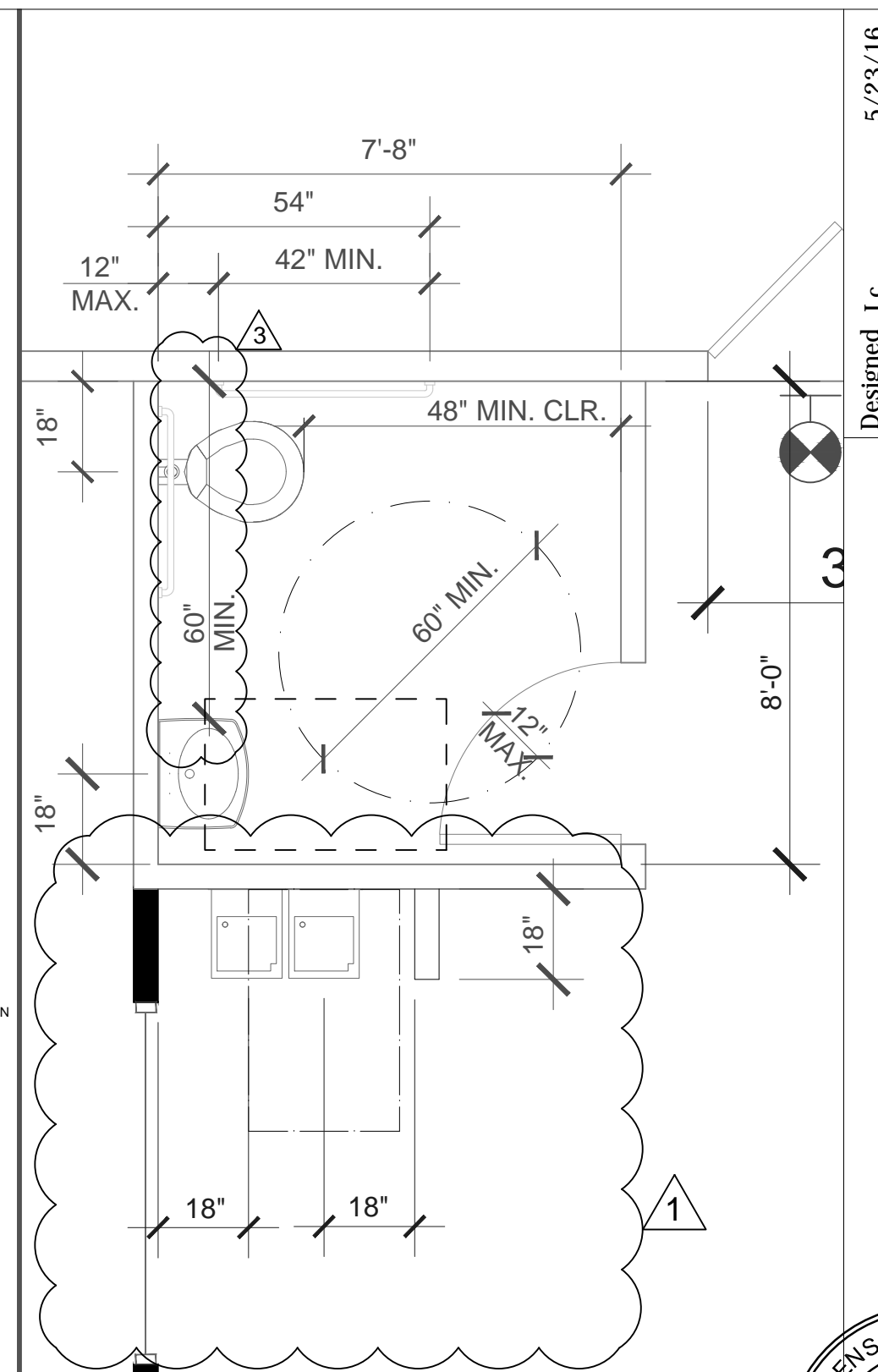
8 ACCESSIBLE SINK CABINET



5 STANDARD ACCESSIBLE RESTROOM ACCESSORIES (HGTS)



4 STANDARD ACCESSIBLE RESTROOM



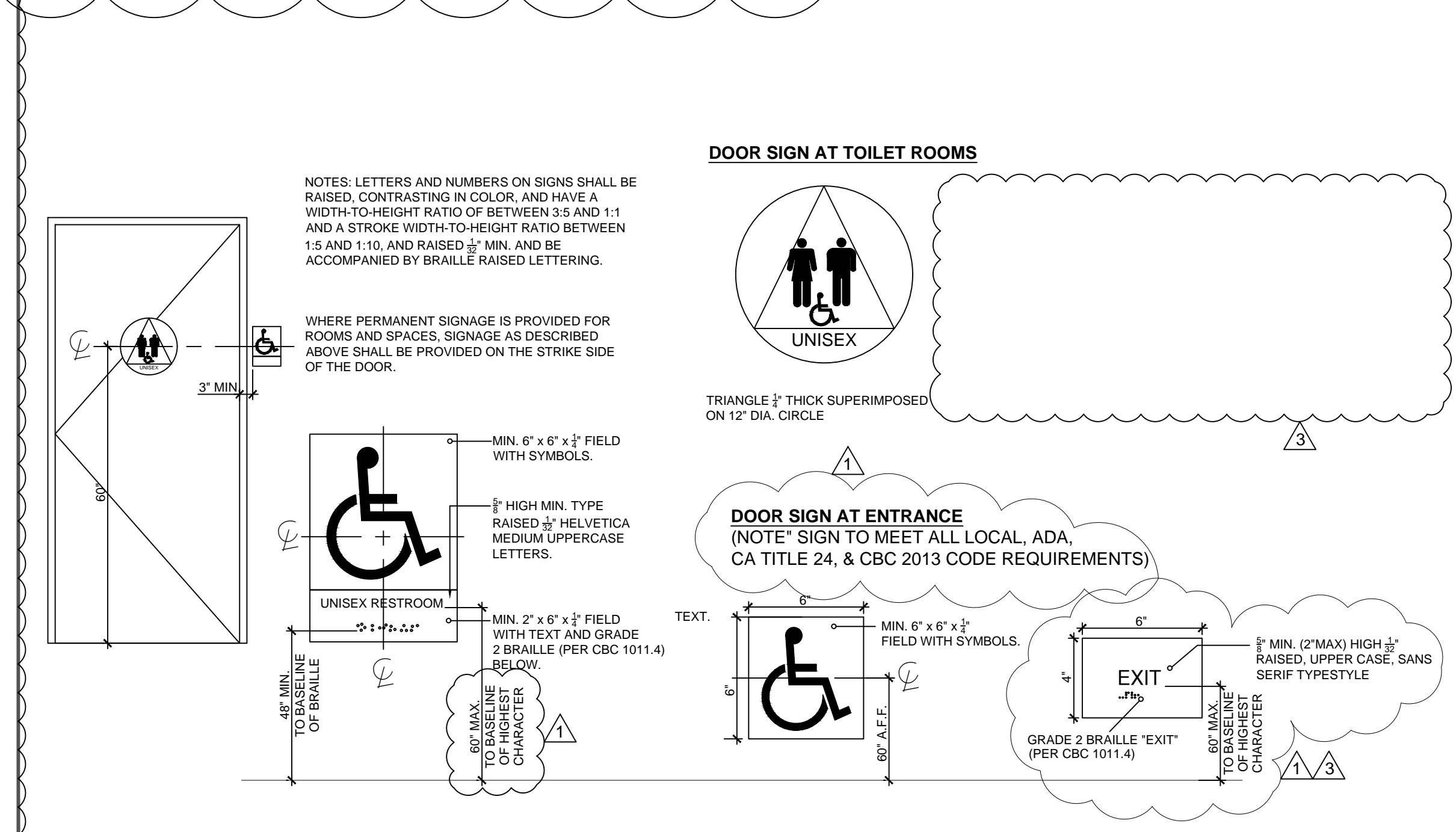
1 ENLARGED RESTROOM - 111

PLUMBING FIXTURE CALCULATIONS - PER 2013 CALIFORNIA PLUMBING CODE - TABLE 422.1

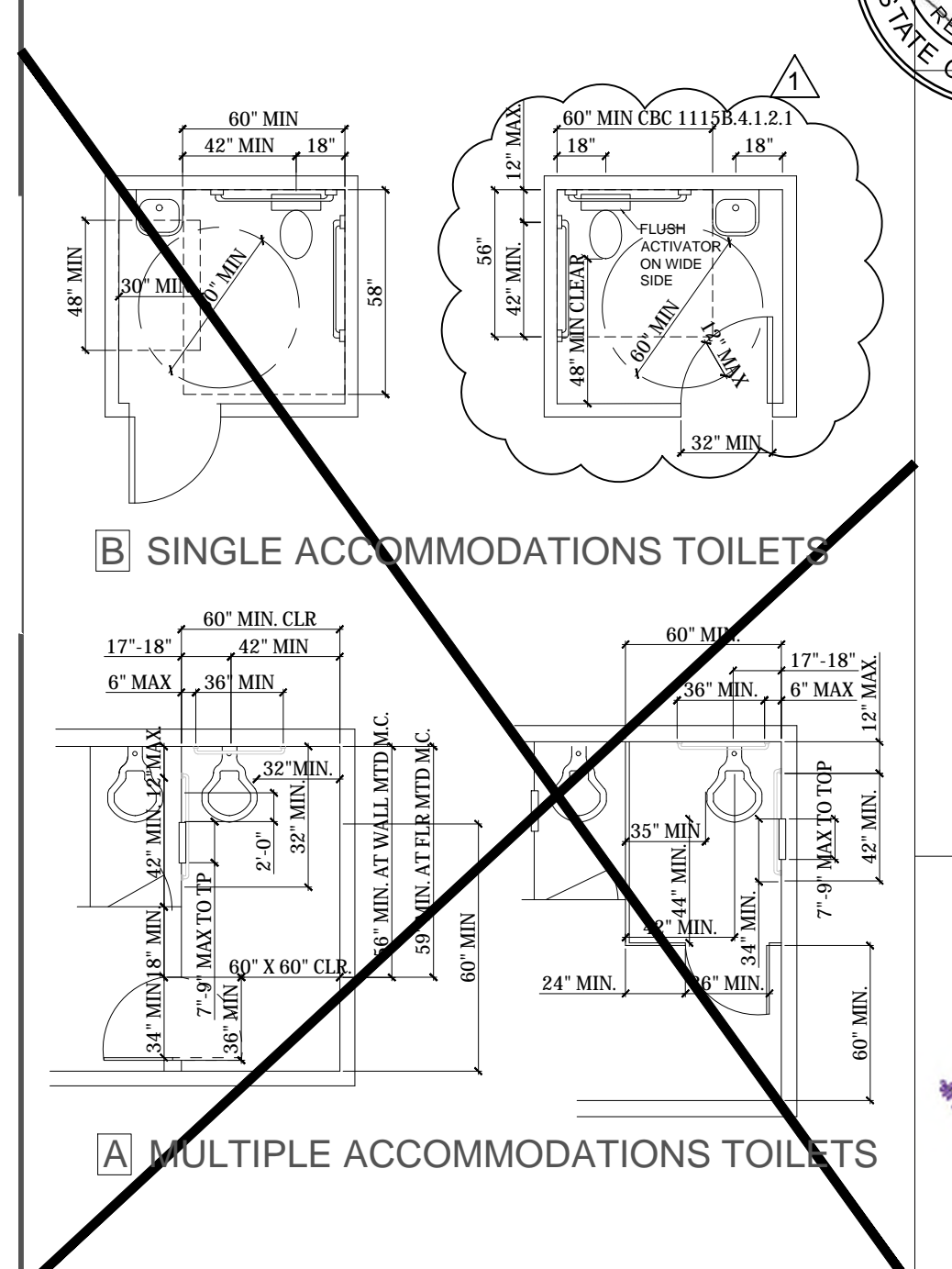
WATER CLOSETS	URINALS		LAVATORIES	
	MALE	FEMALE	MALE	FEMALE
REQUIRED	1/50	1/30	1/100	1/40
PROVIDED	1.36	2.26	0.68	1.7

TOTAL OCCUPANT LOAD : 136 (MEN = 68, WOMEN = 68)
 *UNISEX TOILETS ARE PROVIDED

14 PLUMBING FIXTURE CALCULATIONS



6 STANDARD ACCESSIBLE RESTROOM SIGNAGE



2 STANDARD ACCESSIBLE RESTROOM



3 HI-LO DRINKING FOUNTAIN

REVISIONS

Date	Description	Revision
8/17/16	Revision	1
10/05/16	Revision	2
10/xx/16	Revision	3
11/23/16	Revision	4

Designed Lc	5/23/16
Drawn Lc	5/23/16
Lead	-/-
Regional	-/-
Director	CHK

Santa Clarita
 Opportunities for Learning
 Public Charter Schools
 Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355
 320 N. Halstead St., Pasadena, CA 91107

OPPORTUNITIES FOR LEARNING
 PUBLIC CHARTER SCHOOLS
 EMS

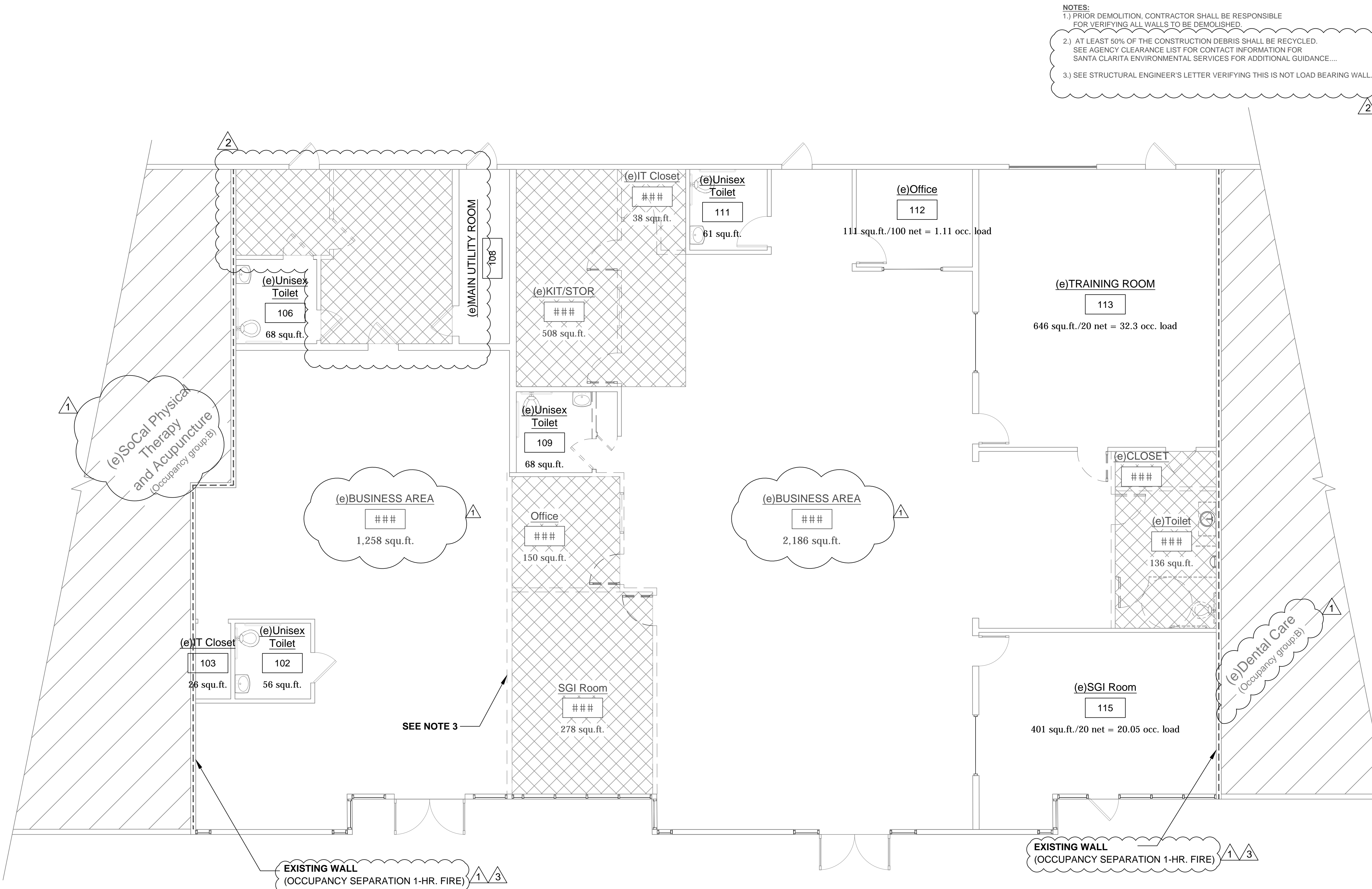
Lupine PROPERTIES
 320 N. Halstead St., Pasadena, CA 91107

3020 N. Halstead St., Pasadena, CA 91107

Sheet

A-0.5

PERMIT #:BLD16-01504



WALL LEGEND

	EXISTING WALL
	1-HR SEPARATION WALL
	DEMOLISHED WALL
	NEW METAL STUD WALL w/ GYP. BD.
	DEMOLITION FLOORING TO CONCRETE BASE

SYMBOLS

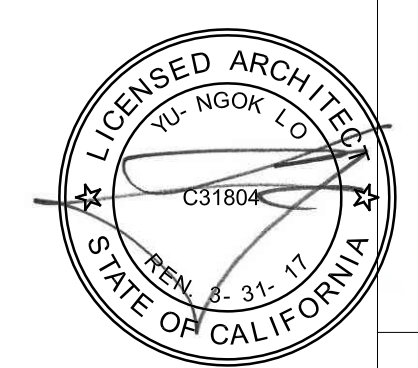
	DOOR SYMBOL
	WINDOW SYMBOL
	DETAIL REFERENCE ON SHEET SHEET WHERE DETAIL IS DRAWN
	SECTION REFERENCE ON SHEET SHEET WHERE SECTION IS DRAWN
	ELEVATION REFERENCE ON SHEET SHEET WHERE ELEVATION IS DRAWN
	ROOM NAME
	ROOM (NAME/NUMBER) SYMBOL ROOM NUMBER
	HEIGHT
	ELEVATION SYMBOL
	NOTIFICATION
	DIRECTIONAL EXIT SIGN (CBC 1011)
	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
	URINAL
	WINDOWS - (Refer to Window Schedule)
	PATH OF TRAVEL

Designed	Lc	5/23/16
Drawn	Lc	5/23/16
Lead	-/-	-/-
Regional	-/-	-/-
Director	CHK	-/-

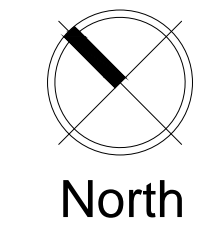
Santa Clarita
Opportunities for Learning
 Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355
 As-Built/Demo Floor Plan
 Construction Documents

Opportunities For Learning
Public Charter Schools
EMS

Lupine PROPERTIES
 320 N. Halstead St., Pasadena, CA 91107



1 As-Built/Demo Floor Plan (~6,578 sq.ft.)
 Scale: 3/16"=1'-0"

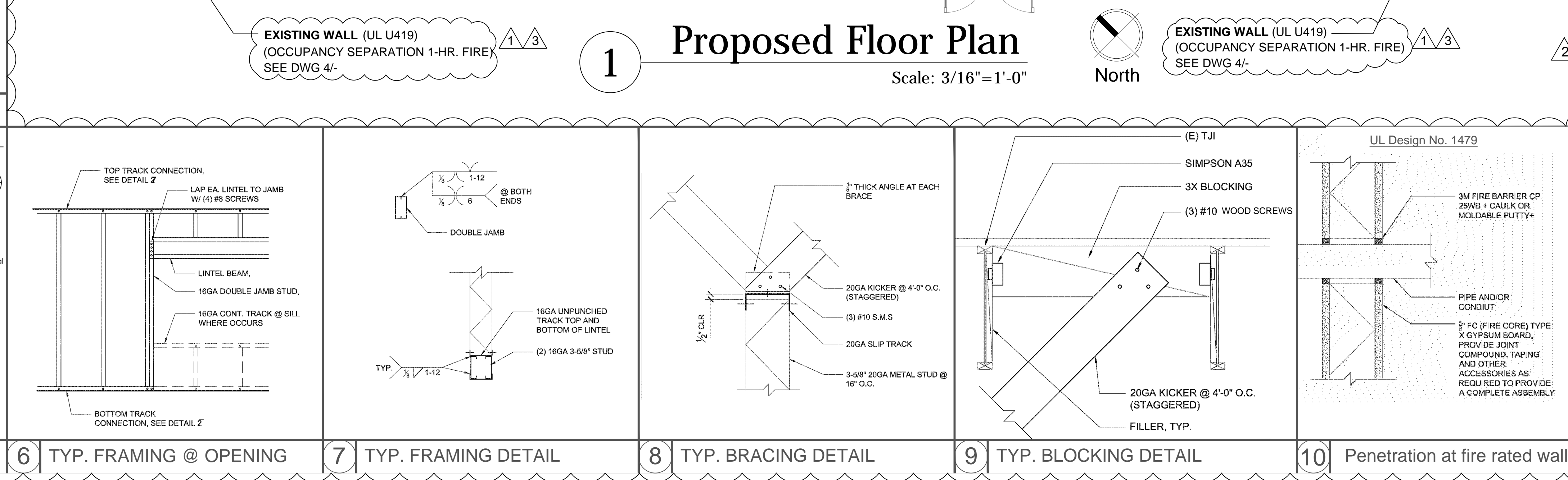
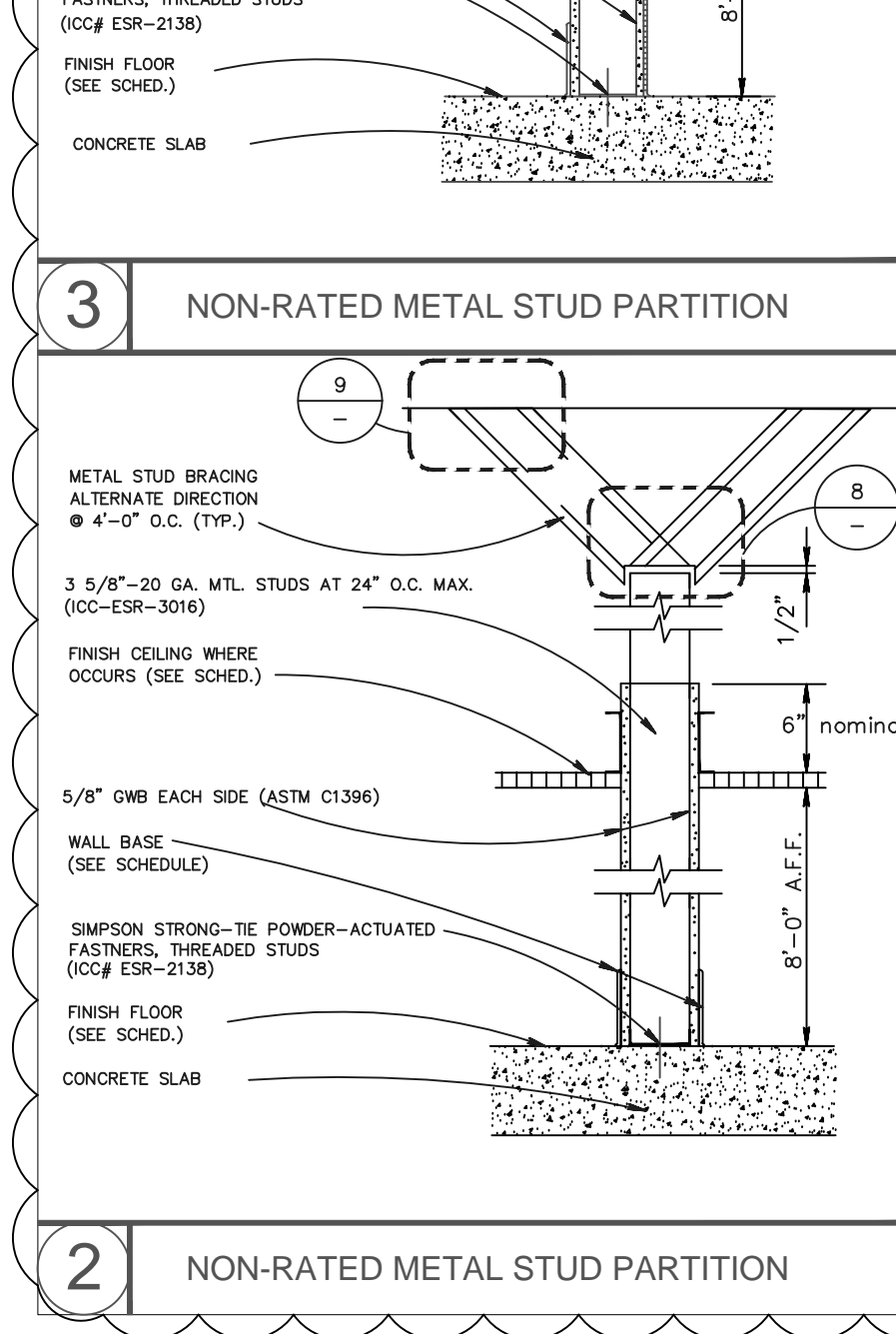
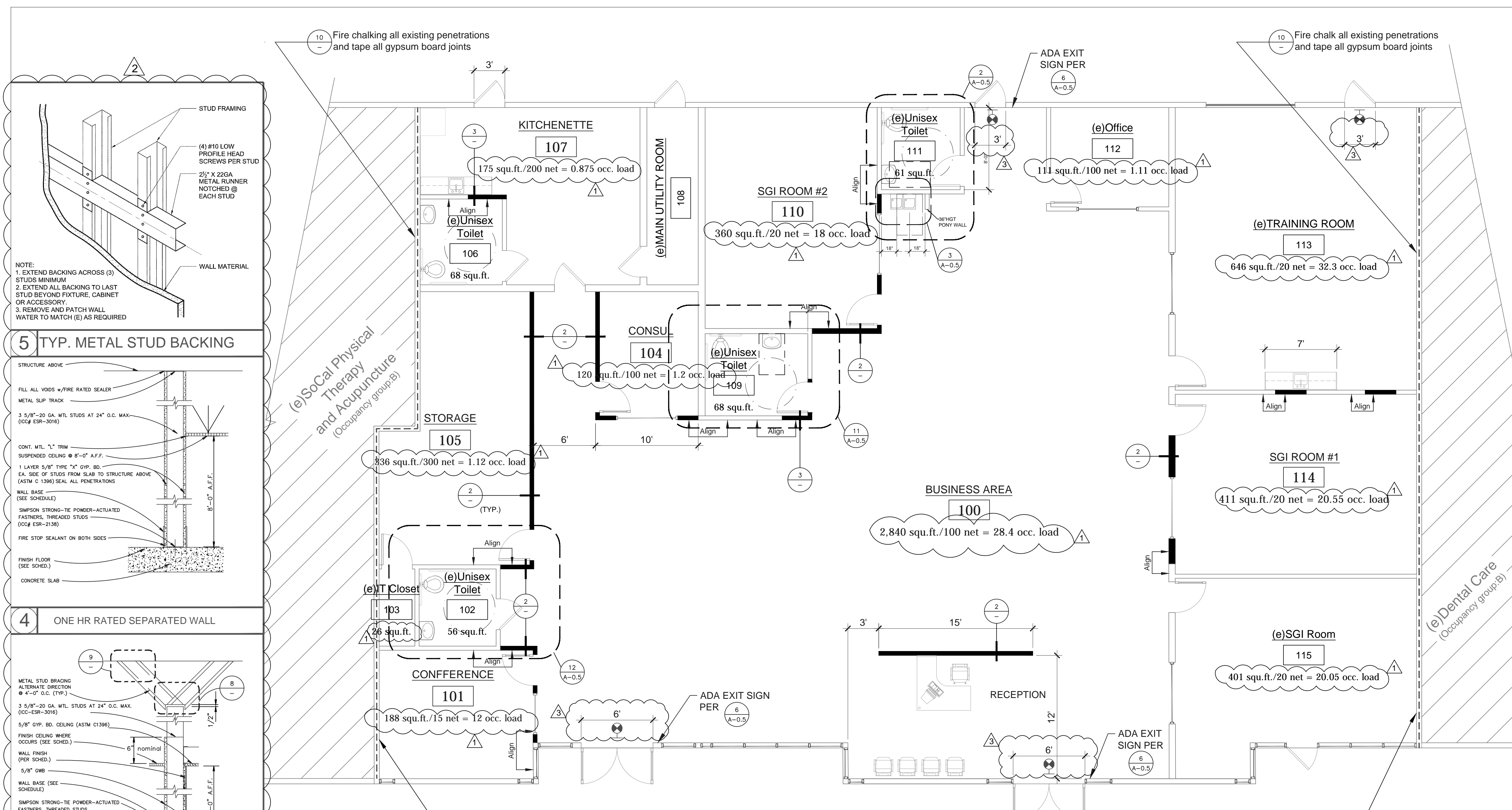


REVISIONS

Date	Description	Revision
8/17/16	Revision	1
10/05/16	Revision	2
10/xx/16	Revision	3
11/23/16	Revision	4

Sheet
A-1.0

PERMIT #:BLD16-01504



WALL LEGEND

	EXISTING WALL	5/23/16	5/23/16	-/-	-/-
	1-HR SEPARATION WALL	Lc	Lc	-/-	-/-
	DEMOLITIONED WALL	Lc	Lc	-/-	-/-
	NEW METAL STUD WALL w/ GYP. BD.	Lc	Lc	-/-	-/-

NOTE: Patch and match 1-HR. walls after plumbing work as required, to maintain prior appearance. Provide fire extinguishers @ every 75' apart.

SYMBOLS

	DOOR SYMBOL (See Schedule A-1.3)
	WINDOW SYMBOL (See Schedule A-1.3)
	DETAIL REFERENCE ON SHEET
	DETAIL SYMBOL
	SECTION REFERENCE ON SHEET
	SECTION SYMBOL
	ELEVATION REFERENCE ON SHEET
	ELEVATION SYMBOL
	ROOM NAME
	ROOM (NAME/NUMBER) SYMBOL
	ROOM NUMBER
	HEIGHT
	ELEVATION SYMBOL
	NOTIFICATION
	DIRECTIONAL EXIT SIGN (CBC 1011)
	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
	URINAL
	WINDOWS - (Refer to Window Schedule)
	PATH OF TRAVEL

GENERAL NOTES

- Toilet room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 4 inches.
- Walls within 2 feet of urinals and water closets shall have a smooth hard, nonabsorbent surface to a height of 4 feet above the floor, except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

OCCUPANCY LOAD SCHEDULE

NAME	ROOM #	ACTUAL AREA	FUNCTION OF SPACE	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
BUSINESS AREA	100	2840 sq. ft.	Business Area	100 SF	28.4
CONFERENCE	101	188 sq. ft.	Business Area	15 SF	12
CONSU	104	120 sq. ft.	Business Areas	100 SF	1.2
STORAGE	105	336 sq. ft.	Storage Areas	300 SF	1.12
KITCHENETTE	107	175 sq. ft.	Teacher Lounge	200 SF	0.875
SGI ROOM #2	110	360 sq. ft.	Small Group Instruction	20 SF	18
(e)OFFICE	112	111 sq. ft.	Business Areas	100 SF	1.11
(e)TRAINING ROOM	113	646 sq. ft.	Classroom	205F	32.3
SGI ROOM #1	114	411 sq. ft.	Small Group Instruction	205F	20.55
(e)SGI ROOM	115	401 sq. ft.	Small Group Instruction	205F	20.05
TOTAL					136

Designed Lc 5/23/16
 Drawn Lc 5/23/16
 Lead Lc 10/05/16
 Regional Lc 10/05/16
 Director Lc 11/13/16

Santa Clarita Opportunities for Learning
 Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

Opportunities For Learning Public Charter Schools
 EMS

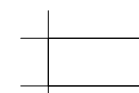
Lupine PROPERTIES
 320 N. Halstead St., Pasadena, CA 91107

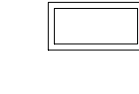
REVISIONS

Date	Description	Revision
8/17/16		1
10/05/16		2
10/05/16		3
11/13/16		4

Sheet **A-1.1**

CEILING LEGEND

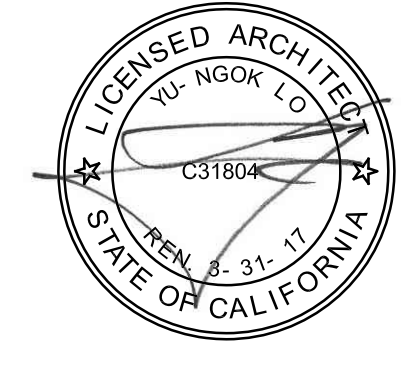
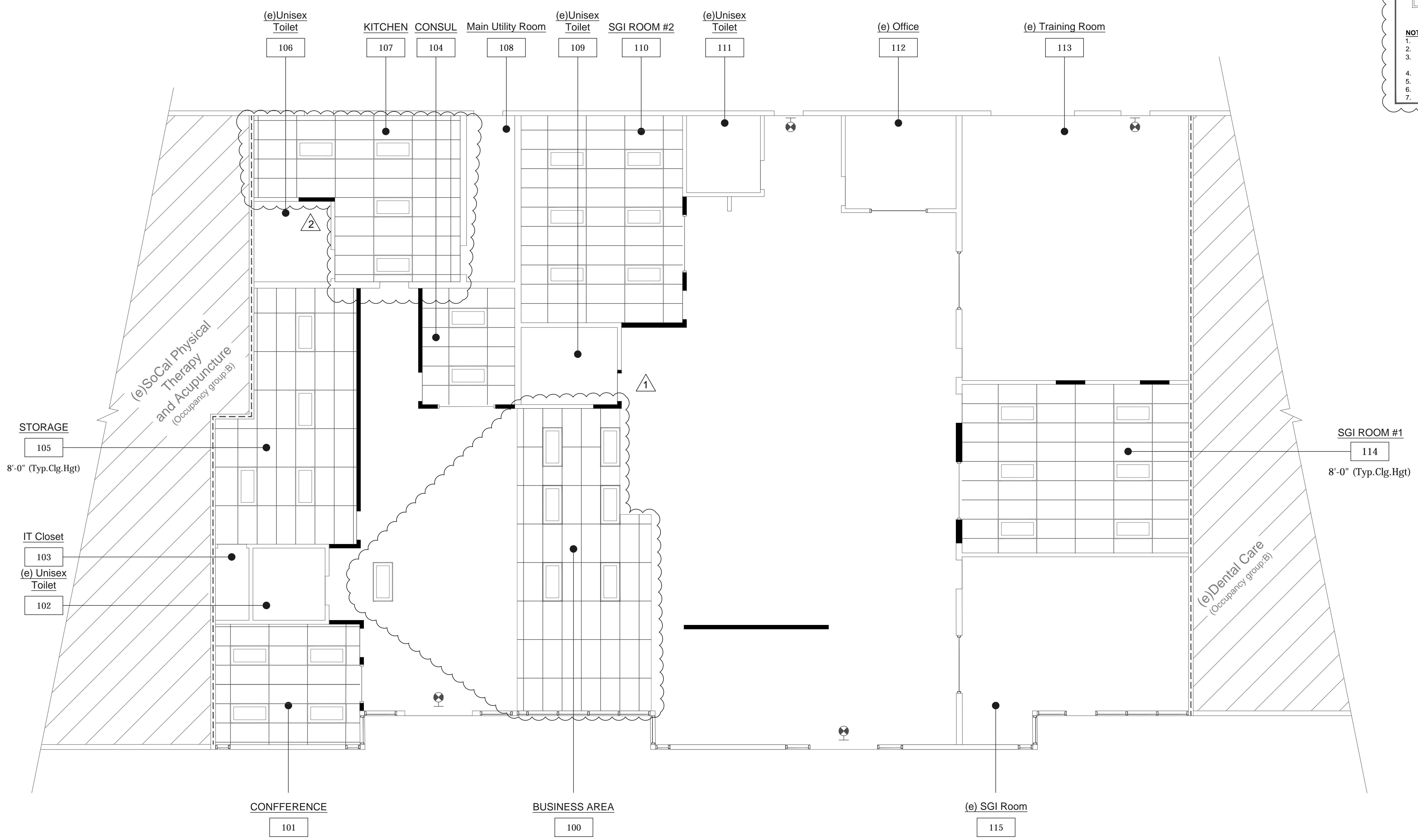
 2X4 Heavy Duty Acoustical Grid and Tile System
 See also Electrical Plan E-2.1

 2x4 Lighting (refer to Electrical Plan E-2.1)

NOTES:

- All ceiling heights to be 8'-0" A.F.F. TYP.
- Match and patch new T-bar ceiling to existing T-bar ceiling.
- T-bar ceiling details and methods of connection, refer to (1/A-1.2)
- Contractor to provide ties as needed.
- Add new lighting fixtures per approximate location.
- Refer to Electrical Plan (E-2.1)
- T-Bar Ceiling ICC# ESR-1308

Drawn	Lc	5/23/16	-/-	-/-	-/-
Lead					
Regional					
Director	CHK				



1 Reflected Ceiling Plan
 Scale: 1/8"=1'-0"
 (Refer to Mech. and Elect construction documents.)

North

Santa Clarita
 Opportunities for Learning
 Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

Opportunities For Learning
 Public Charter Schools
 EMS

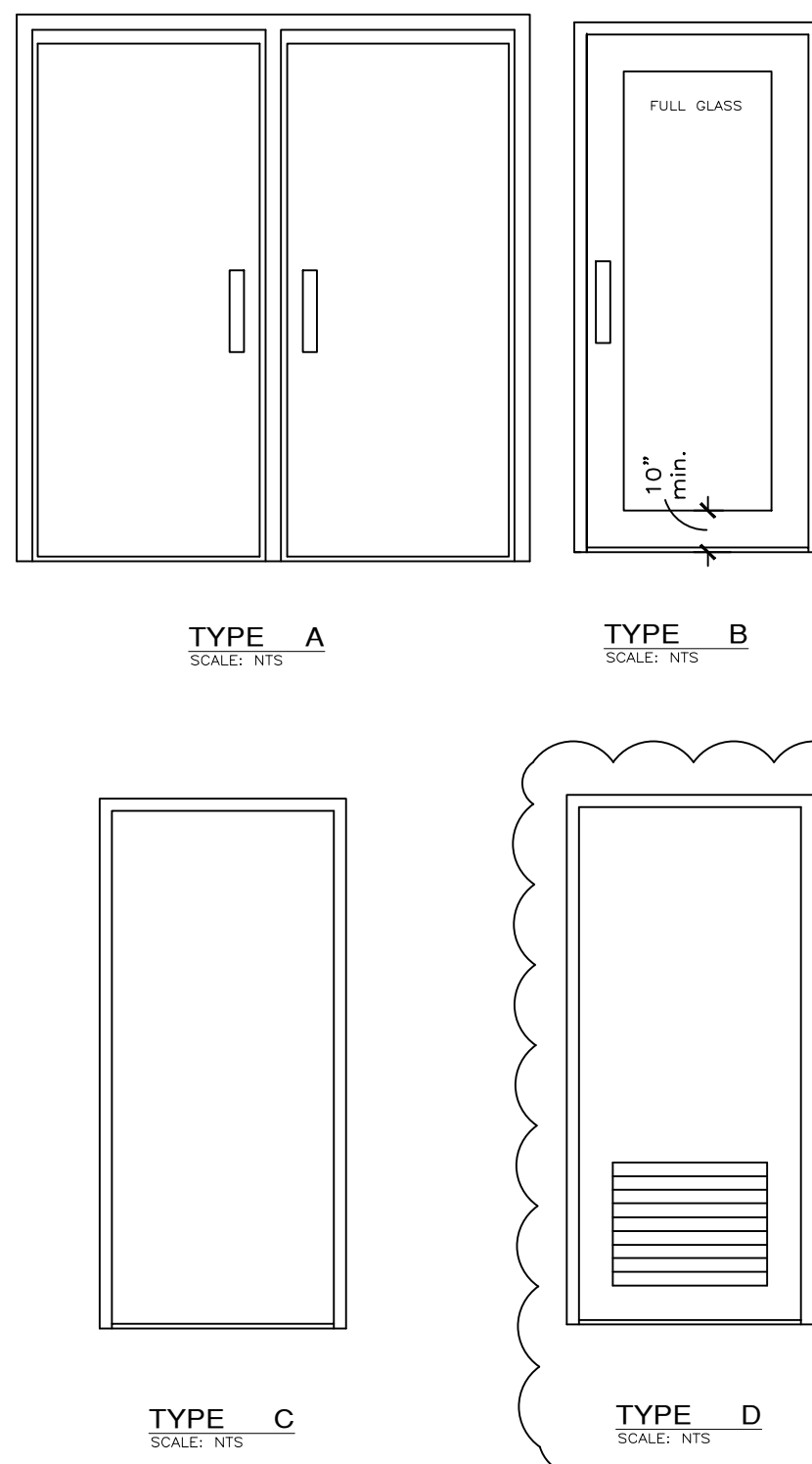
Lupine PROPERTIES
 320 N. Halstead St., Pasadena, CA 91107

REVISIONS	
Date	Description
8/1/16	Revision 1
10/05/16	Revision 2
10/xx/16	Revision 3
11/3/16	Revision 4

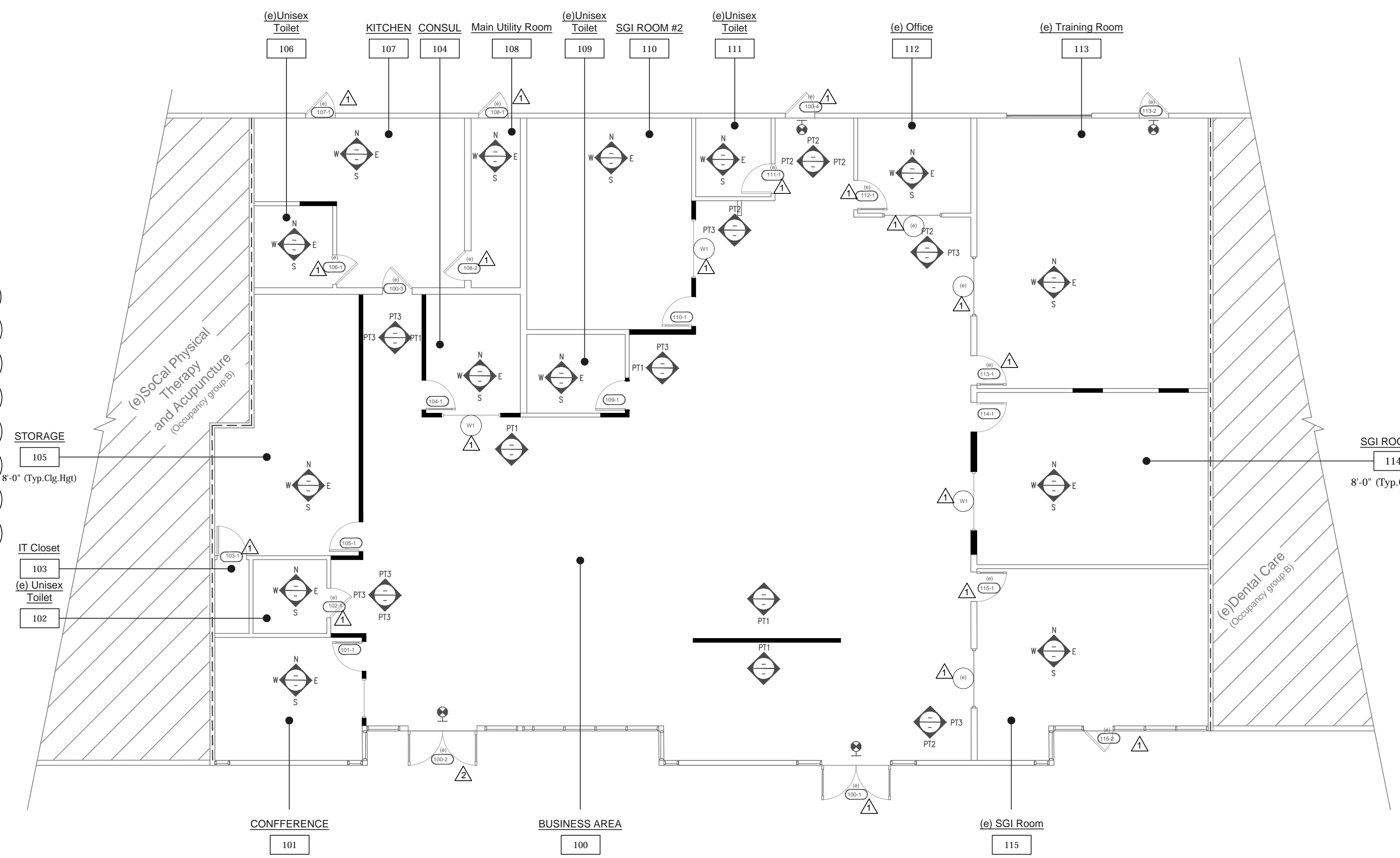
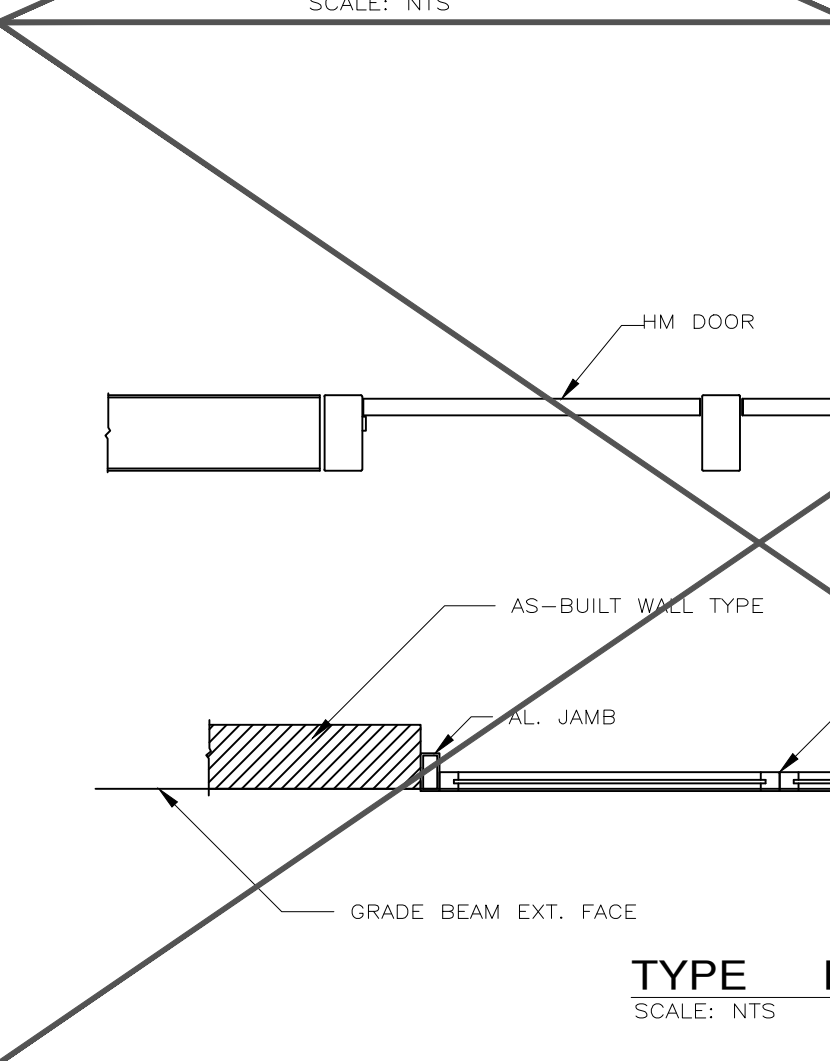
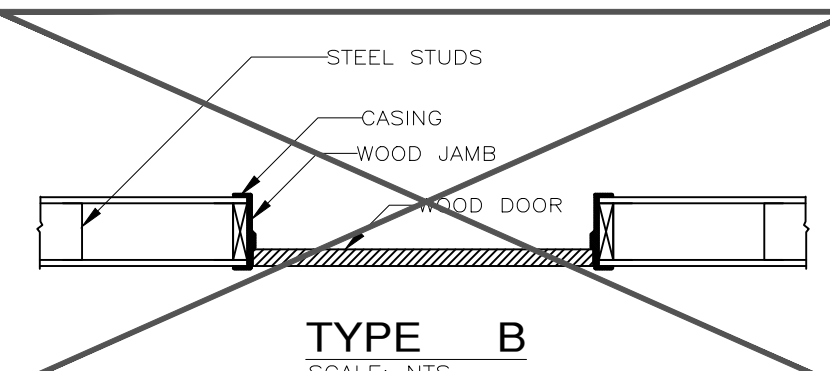
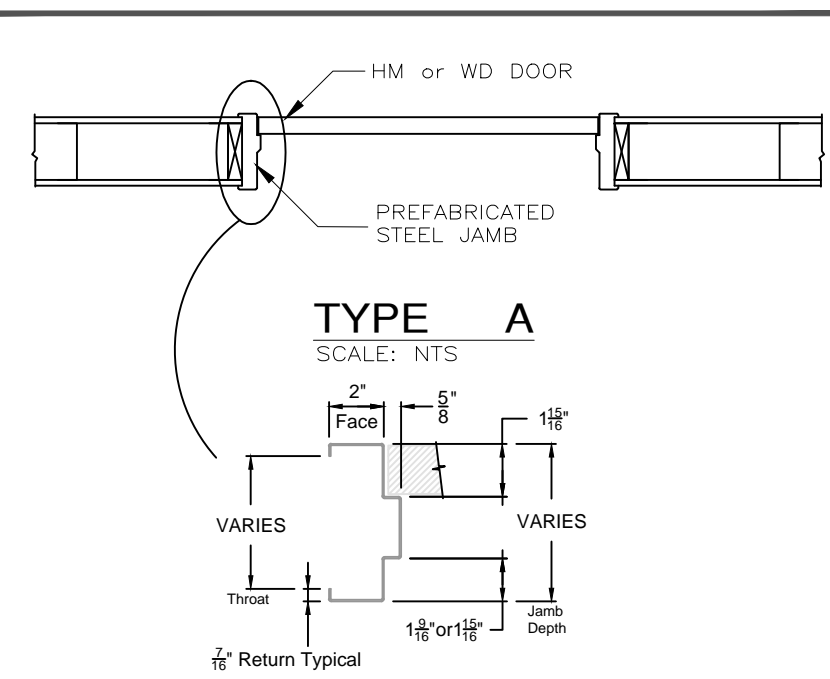
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A-1.2

PERMIT #:BLD16-01504

DOOR TYPES



DOOR FRAME TYPES

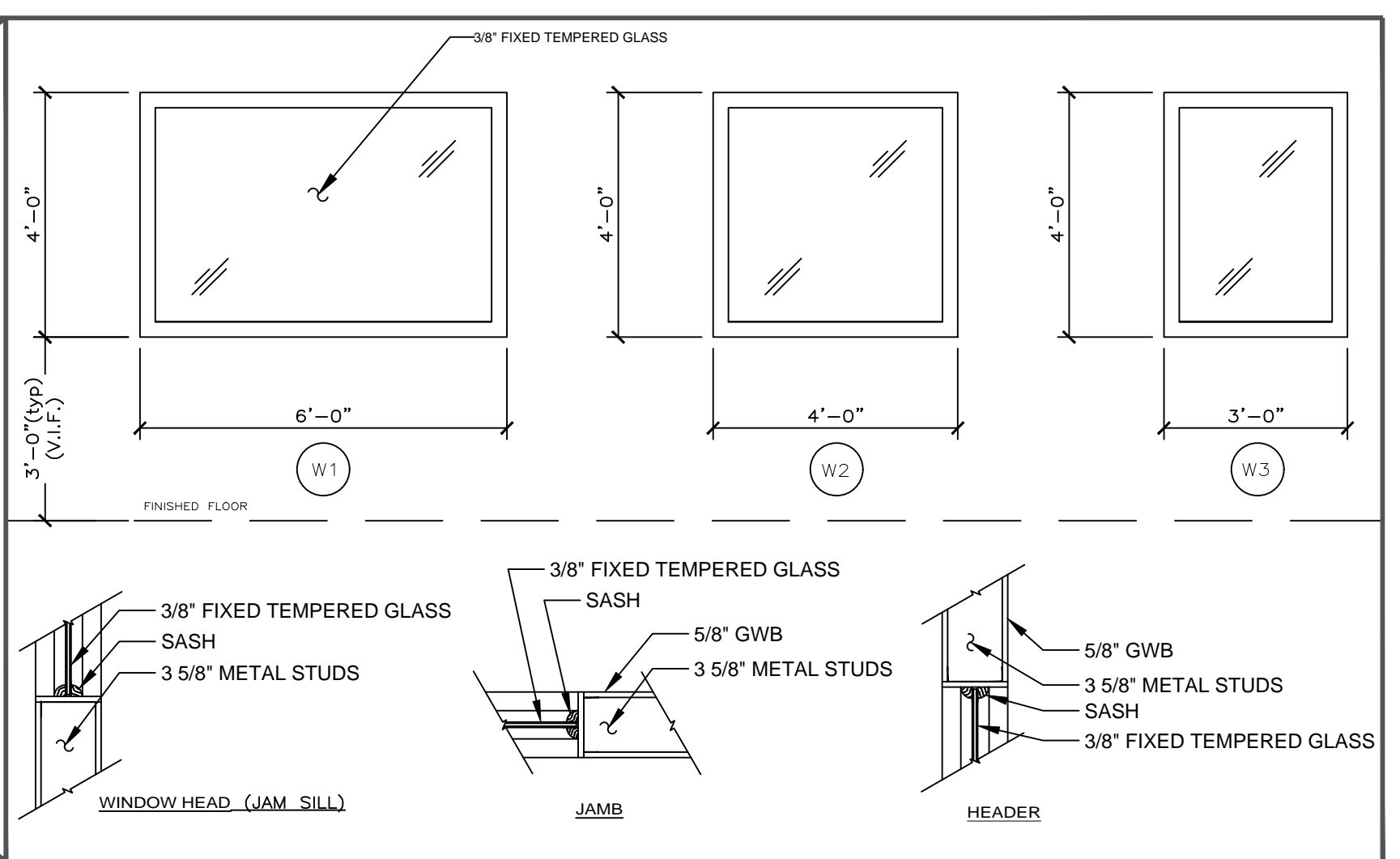


1 Finished Floor Plan

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



WINDOW TYPES:(NTS)



DOOR & FRAME SCHEDULE

NO.	ROOM	TYPE	GLASS	FRAME	HARDWARE	FIRE RATING & ETC.
(e) 100.1	72"x80"x1-3/4"	A	(e)	(e)	(e)	LS, CL, PH (VIF)
(e) 100.2	72"x80"x1-3/4"	A	(e)	(e)	(e)	LS, CL, PH (VIF)
(e) 100.3	36"x80"x1-3/4"	C	(e)	(e)	(e)	LS, CL (VIF)
(e) 100.4	36"x80"x1-3/4"	C	(e)	(e)	(e)	LS, CL, PH (VIF)
104.1	36"x80"x1-3/4"	B	HM	PC	PRE	LS, CL, SP
(e) 106.1	36"x80"x1-3/4"	C	(e)	(e)	(e)	(e)
(e) 107.1	36"x80"x1-3/4"	C	(e)	(e)	(e)	LS, CL, PH (VIF)
(e) 108.1	36"x80"x1-3/4"	C	(e)	(e)	(e)	PH, CL
(e) 108.2	36"x80"x1-3/4"	C	(e)	(e)	(e)	LS
108.1	36"x80"x1-3/4"	C	W	SC	ST	LS, CL
110.1	36"x80"x1-3/4"	B	HM	PC	PRE	LS, CL, SP
(e) 111.1	36"x80"x1-3/4"	C	(e)	(e)	(e)	(e)
(e) 112.1	36"x80"x1-3/4"	B	(e)	(e)	(e)	LS
(e) 113.1	36"x80"x1-3/4"	B	(e)	(e)	(e)	LS
(e) 115.1	36"x80"x1-3/4"	B	(e)	(e)	(e)	LS
(e) 115.2	36"x80"x1-3/4"	B	(e)	(e)	(e)	LS, CL, PH (VIF)

WINDOW SCHEDULE

ROOM NUMBER	SIZE	TYPE	GLASS	FRAME	NOTES
104-1	6'-0" x 4'-0"	W1	FX	AL	
107-1	4'-0" x 4'-0"	W2	FX	AL	

LEGEND

AL	ALUMINUM	FX	3/8" FIXED TEMPERED GLASS	PB	PANIC BAR	TH	ALUMINUM THRESHOLD
BB	BALL BEARING BOLTS	HM	HOLLOW METAL	PRE	PRE-FINISHED	W	WOOD
C	CHAIN	IN	INSULATED	PT	PAINT	WS	WEATHERSTRIPPING
CL	CLOSER	LPRS	CAL ROYAL SL-20 LEVER PRIVACY SET	SC	SOLID CORE	E	EXISTING DOOR TO REMAIN
DB	DEAD BOLT	LS	CAL ROYAL SL-00 LOCK SET	ST	STAIN	PC	POLYSTYRENE SLAB CORE
GL	3/8" TEMPERED GLASS	NRP	NON REMOVABLE PIN	SP	STOP	PH	PANIC HARDWARE

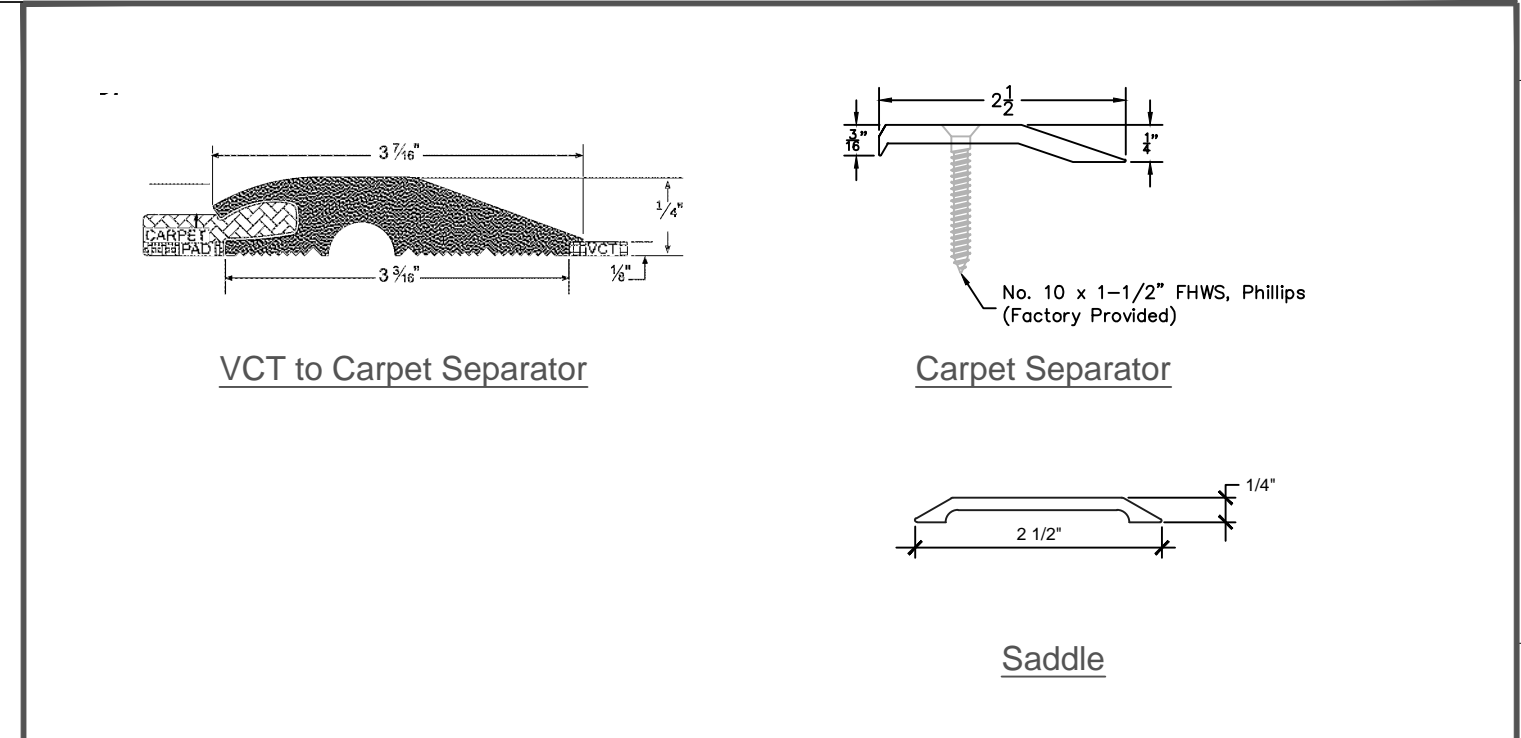
ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	WALL	CEILING	NOTES
100	BUSINESS AREA	RB	CPT	ACT	Thresholds similar or equal to 2/A-1.3
101	CONFERENCE ROOM	RB	CPT	ACT	Thresholds similar or equal to 2/A-1.3
102	(e) Toilet	VB	VS	ACT	
103	(e) IT Closet	VB	VS	ACT	
104	CONSUL	RB	CPT	ACT	Thresholds similar or equal to 2/A-1.3
105	STORAGE	RB	VS	ACT	Thresholds similar or equal to 2/A-1.3
106	(e) Toilet	VB	VS	ACT	
107	KITCHENETTE	RB	VCT 142	ACT	Thresholds similar or equal to 2/A-1.3
108	(e) Main Utility Room	VB	VS	ACT	
109	(e) Toilet	VB	VS	ACT	
110	SGI ROOM #2	RB	VCT 263	ACT	Thresholds similar or equal to 2/A-1.3
111	(e) Toilet	VB	VS	ACT	
112	(e) Office	RB	CPT	ACT	
113	(e) Training Room	VB	VS	ACT	
114	SGI ROOM #1	RB	VCT 263	ACT	Thresholds similar or equal to 2/A-1.3
115	(e) SGI Room	RB	VCT 263	ACT	

General Notes

- REFER TO THE PLANS AND SPECIFICATIONS FOR ADDITIONAL DOOR INFORMATION.
- VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AND ALL OTHER GOVERNING CODES AND STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN THE CASE OF DISCREPANCY.
- EXIT DOORS:
 - ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
 - ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF EXIT.
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS: AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS, CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS, INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1. IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
 - MOUNT ALL HARDWARE PER LATEST EDITION OF THE GOVERNING CODES.
 - ALL GLAZING IN DOORS OR WITHIN FORTY (40) INCHES OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED.
 - LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVEL TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE PER CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, SECTION 2-3304(c) 4, CHAPTER 33.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING PER THE REQUIREMENTS OF CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, SECTION 2-3304(m) 2.
 - INTERIOR DOORS - 5 POUNDS
 - EXTERIOR DOORS - 5 POUNDS
 - FIRE DOORS - 5 POUNDS

2 THRESHOLD DETAILS



REVISIONS	Date	Description
1	8/1/16	Revision
2	10/5/16	Revision
3	11/3/16	Revision

Designed Lc 5/23/16
Drawn Lc 5/23/16
Lead
Regional
Director CHK

Santa Clarita
Opportunities for Learning
Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355

LICENSED ARCHITECT
NGOK LO
C31804
STATE OF CALIFORNIA

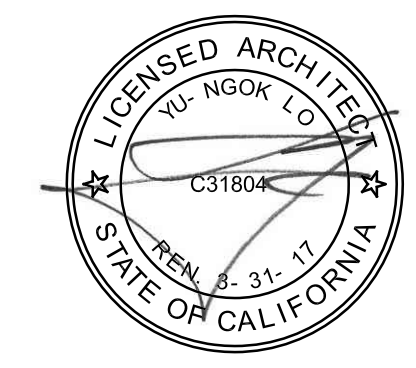
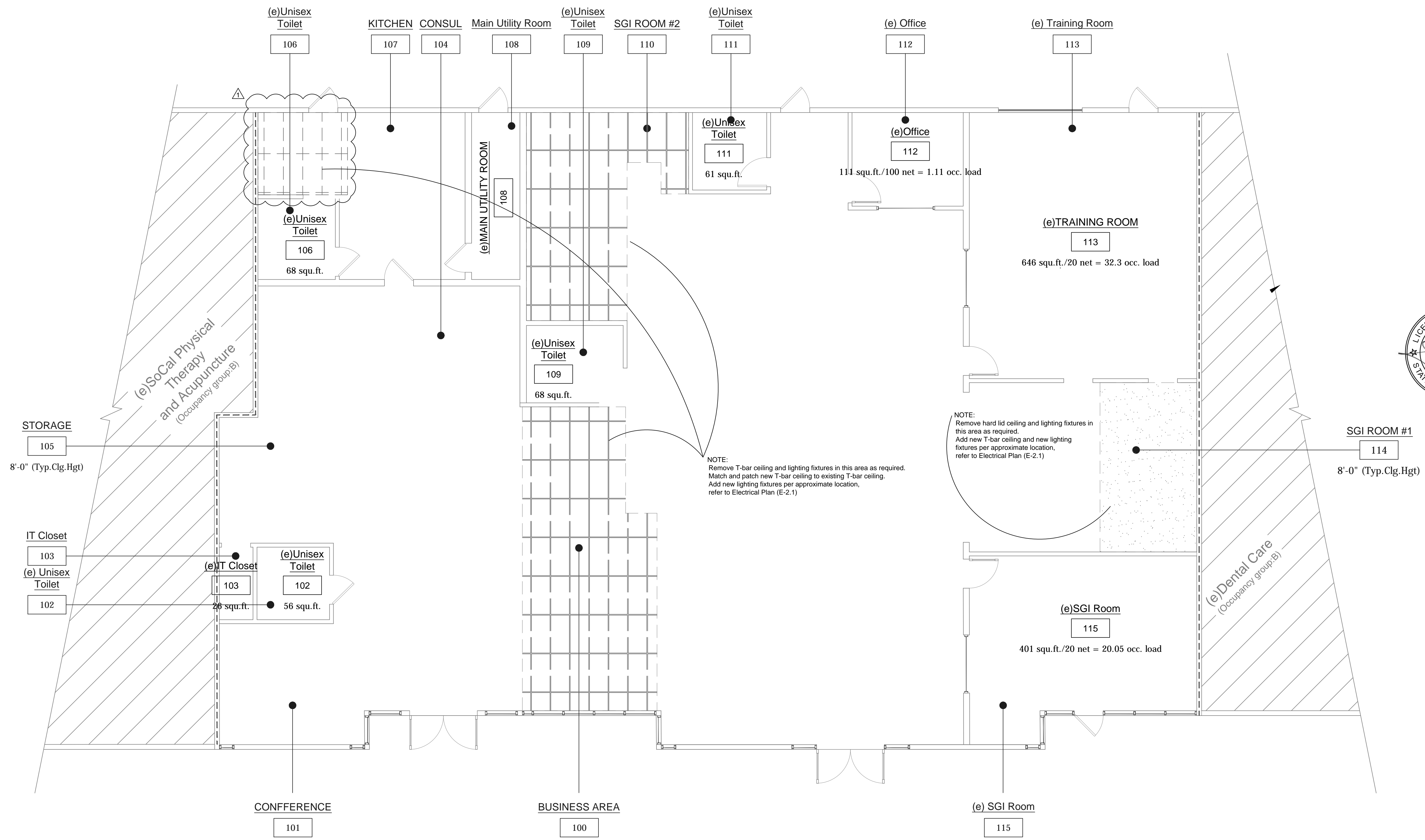
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PERMIT #: BLD16-01504



Designed Lc	5/23/16
Drawn Lc	5/23/16
Lead	-/-
Regional	-/-
Director	CHK

Santa Clarita
Opportunities for Learning
 Construction Documents
 Address: 27616 Newhall Ranch Rd. Ste. A10-15-25, Valencia, CA 91355
 Demo'd Reflected Ceiling Plan

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 320 N. Halstead St., Pasadena, CA 91107

REVISIONS	
Date	Description
8/1/16	Revision A
10/05/16	Revision B
11/3/16	Revision A

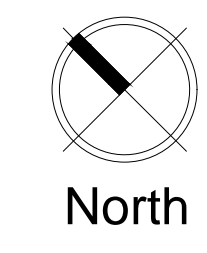
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Note:
 Contractors shall be responsible for replacing any damaged ceiling tiles.
 Patch existing grid/tiles as needed.

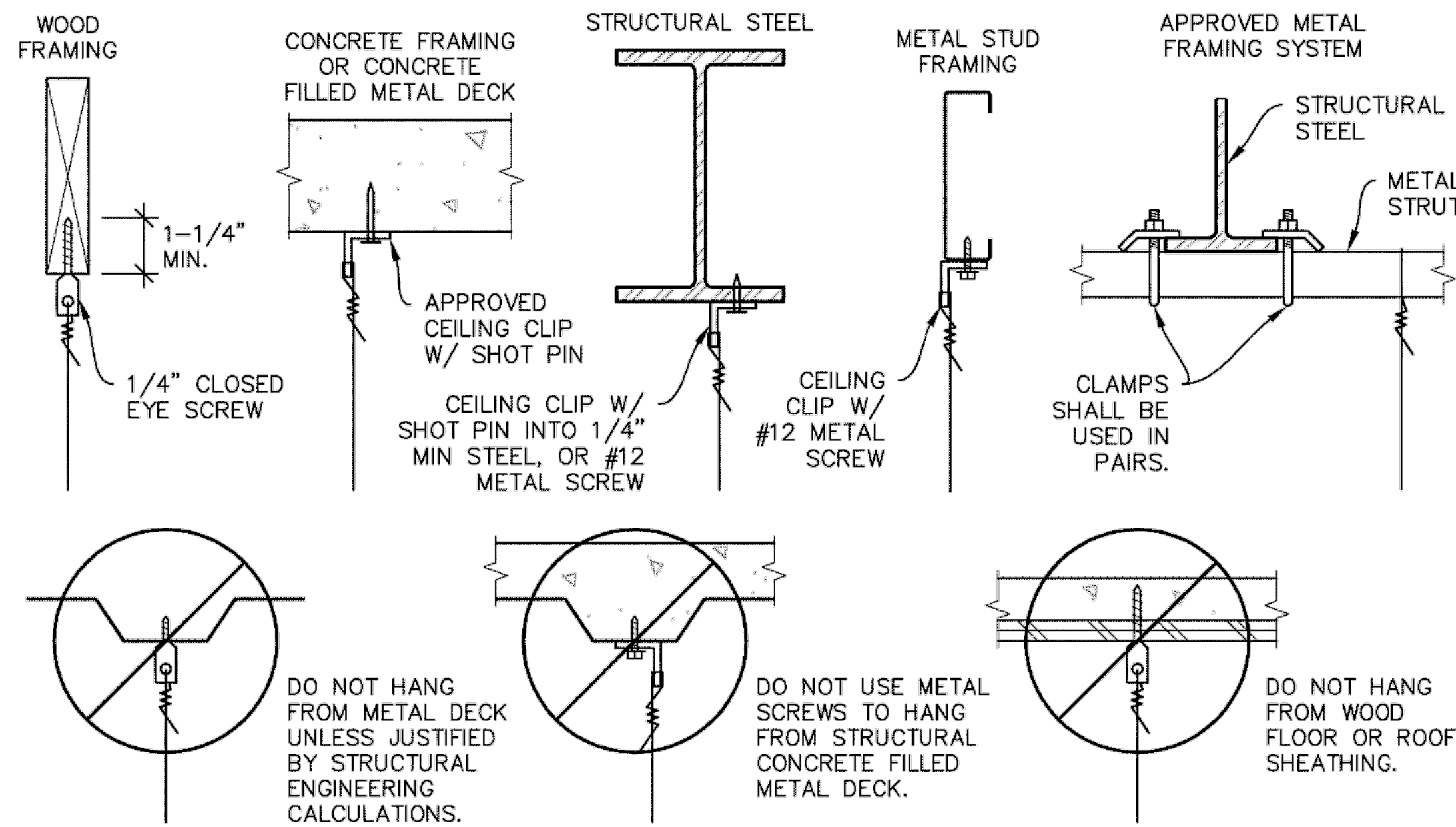
1 Demo'd Reflected Ceiling Plan

(Refer to Mech. and Elect construction documents.)

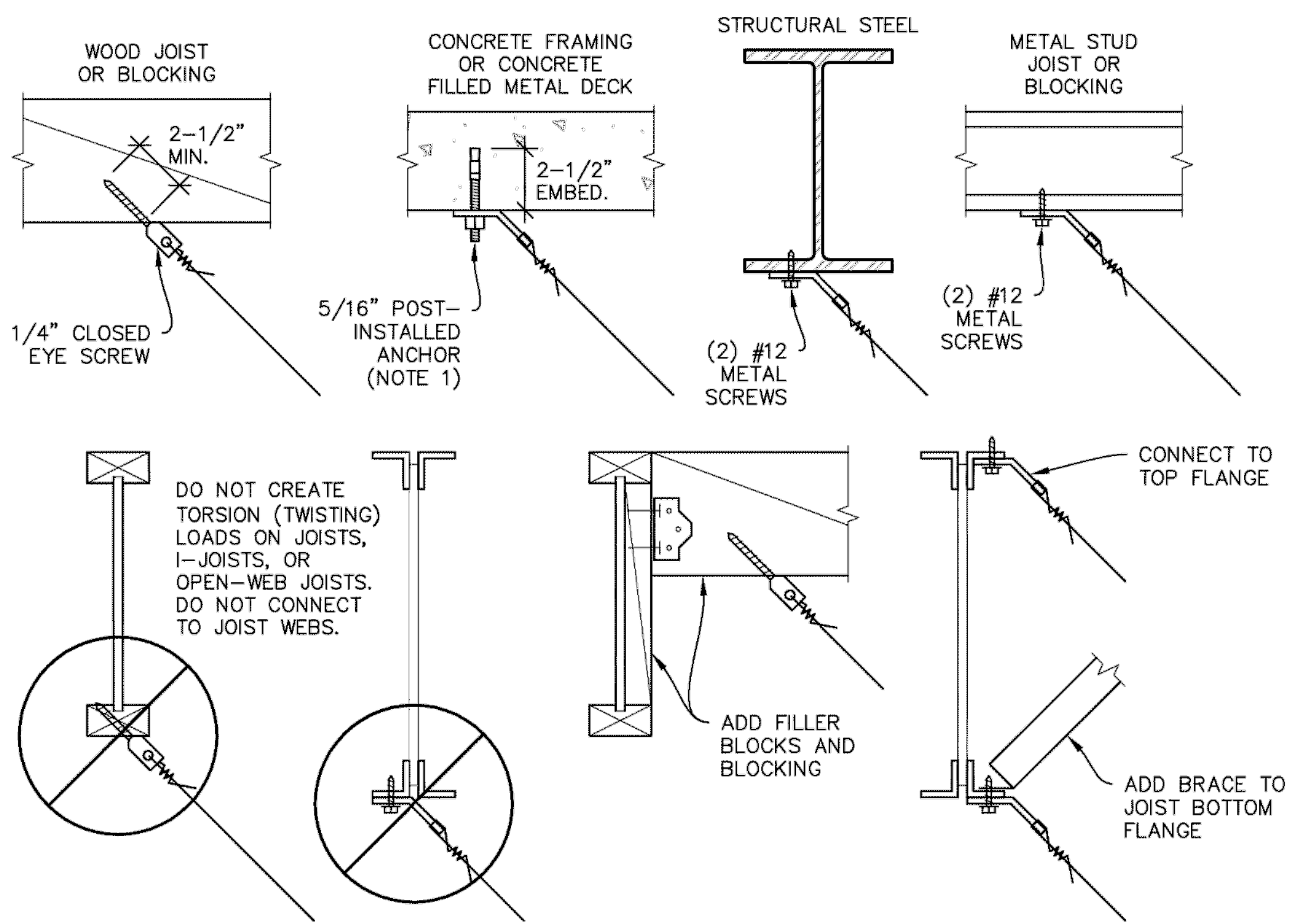
Scale: 1/8" = 1'-0"



VERTICAL WIRE CONNECTIONS



BRACING WIRE CONNECTIONS



CONNECTION NOTES:

1. POST-INSTALLED ANCHORS (WEDGE BOLTS, SCREW ANCHORS, ETC.) SHALL BE ICC APPROVED FOR SEISMIC DESIGN CATEGORY 'E'. SPECIAL INSPECTION IS REQUIRED. SHOT PINS INTO CONCRETE SHALL NOT BE USED TO SUPPORT BRACING WIRES.
2. THESE DETAILS ARE PROVIDED AS EXAMPLES ONLY AND DO NOT ADDRESS ALL POSSIBLE FRAMING CONDITIONS. THE DESIGNER SHALL FIELD VERIFY THE EXISTING CONDITIONS AND PROVIDE ACCURATE DETAILS FOR ALL UNIQUE CASES.

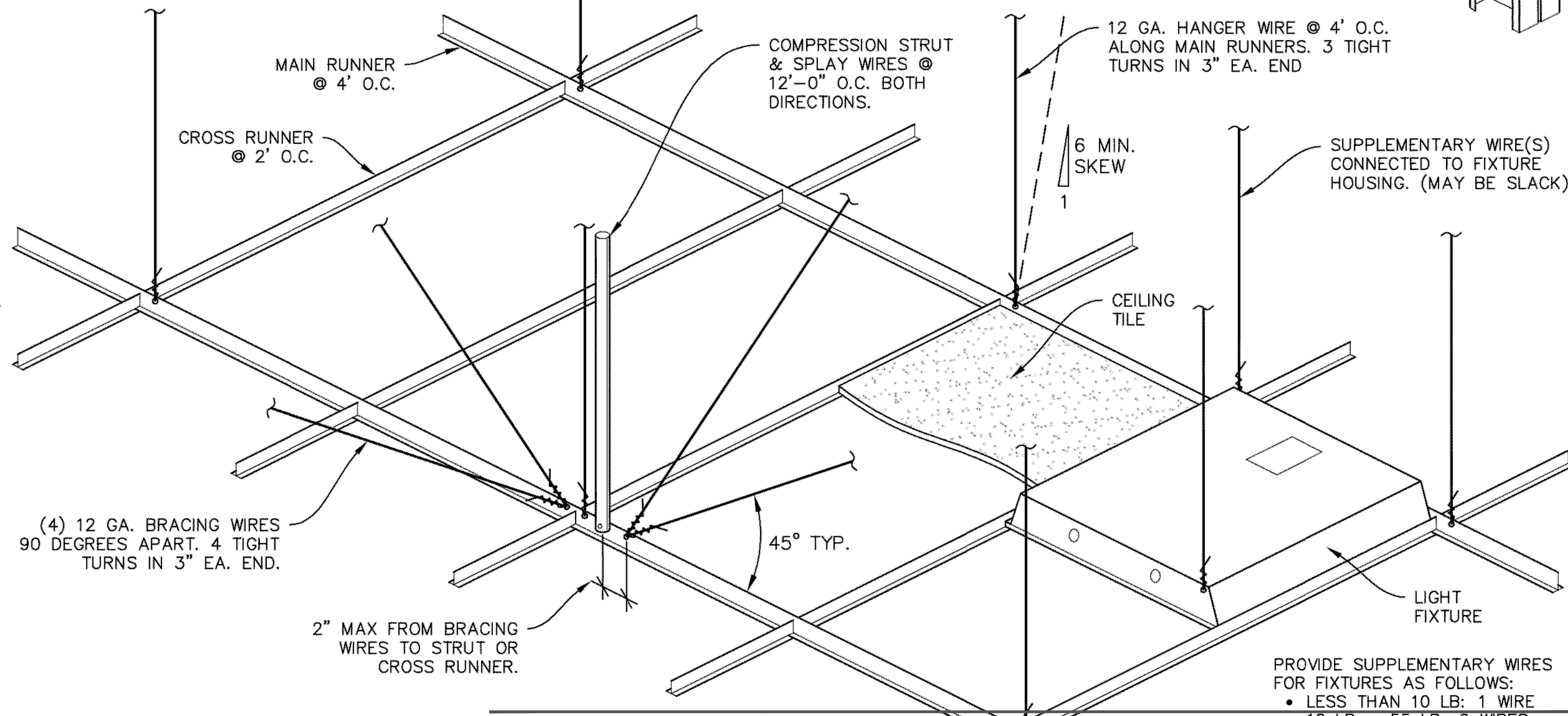
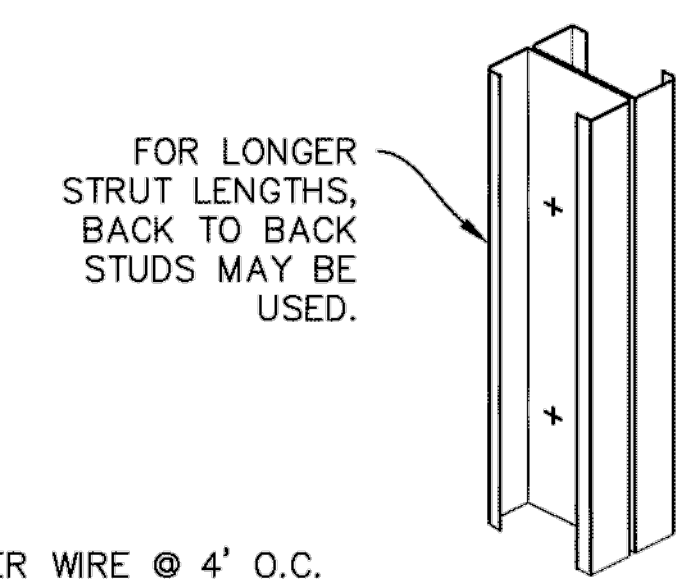
SUSPENDED CEILING NOTES:

1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
2. CEILING GRIDS AND FIXTURES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE INSTRUCTIONS CONFLICT WITH THE BUILDING CODE, THE MORE RESTRICTIVE SHALL APPLY.
3. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR AT LEAST 1" MOVEMENT IN ALL HORIZONTAL DIRECTIONS. ALTERNATELY, A SWING JOINT IS PERMITTED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

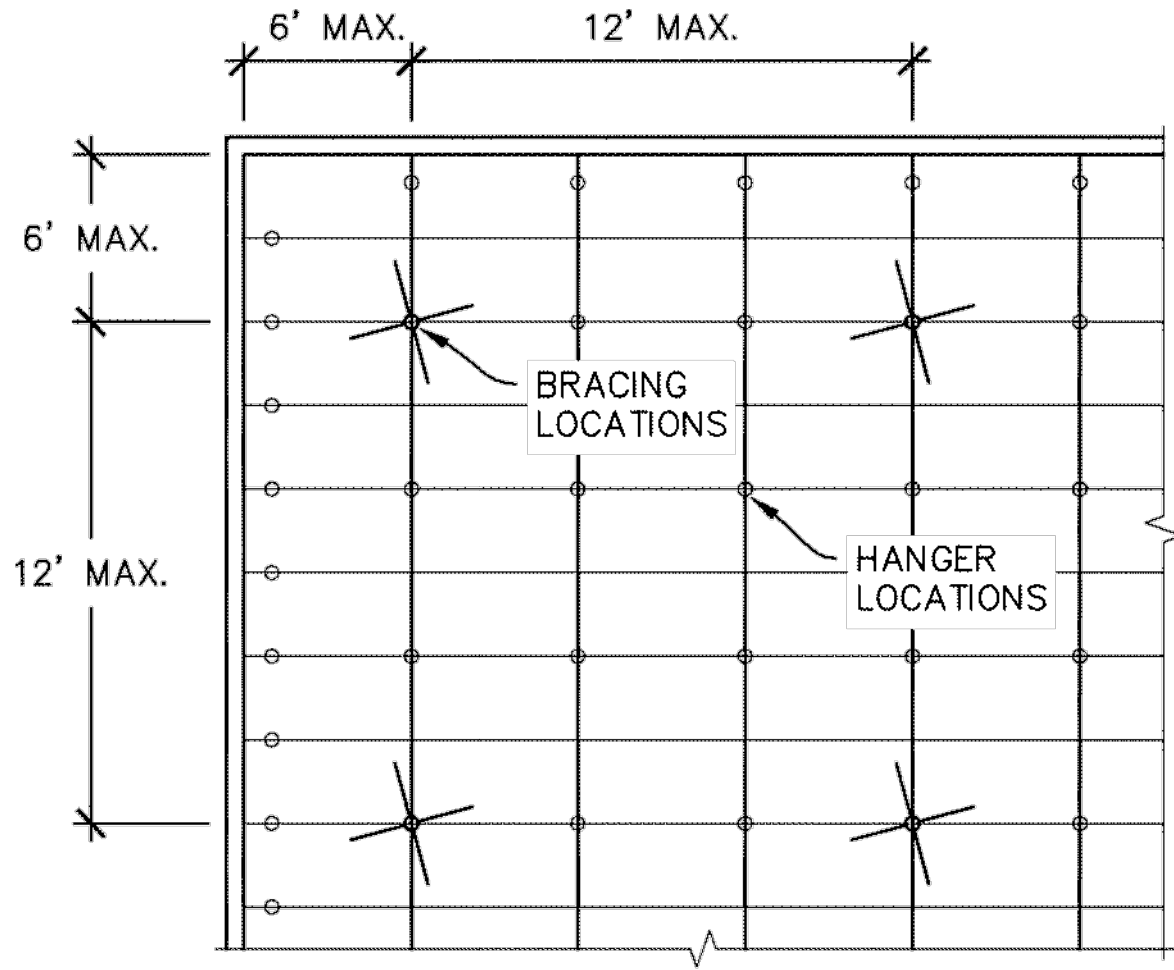
COMPRESSION STRUT SCHEDULE

HEIGHT*	EMT OPTION	METAL STUD OPTION
UP TO 5'-0"	3/4" EMT	250T125-33 (20 GA.)
UP TO 6'-0"	1" EMT	250T125-33 (20 GA.)
UP TO 7'-0"	1-1/4" EMT	400S137-33 (20 GA.)
UP TO 10'-0"	-	400S200-33 (20 GA.)

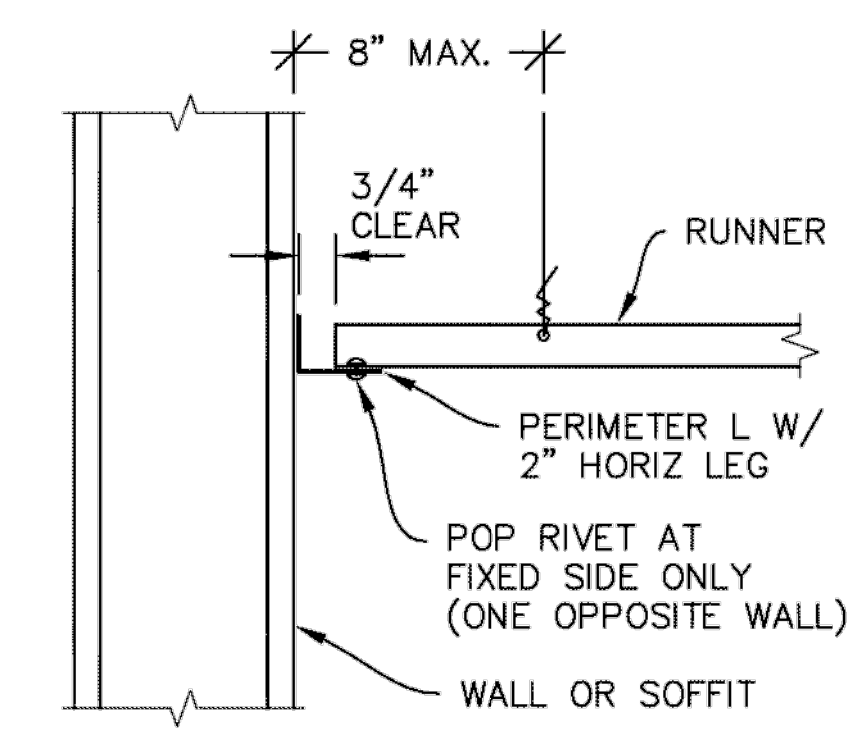
* DISTANCE BETWEEN CEILING AND STRUCTURE ABOVE.



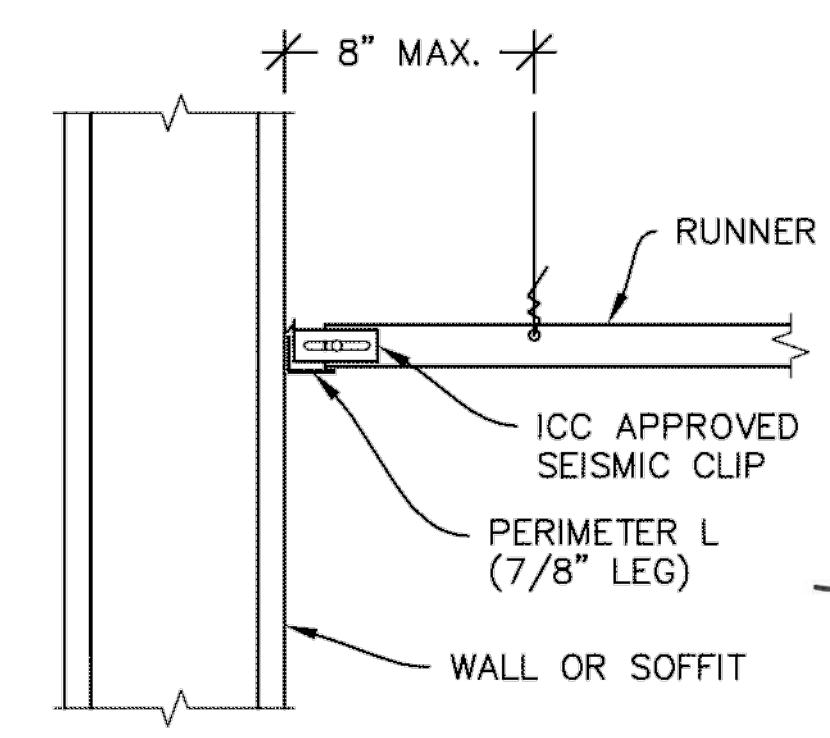
- PROVIDE SUPPLEMENTARY WIRES FOR FIXTURES AS FOLLOWS:
- LESS THAN 10 LB: 1 WIRE
 - 10 LB - 55 LB: 2 WIRES
 - MORE THAN 55 LB: PROVIDE INDEPENDENT SUPPORT TO THE STRUCTURE.



CEILING SUPPORT PLAN

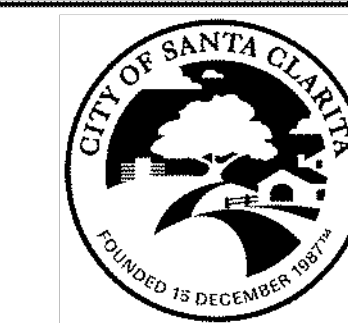


PERIMETER OPTION 1



PERIMETER OPTION 2

SUSPENDED ACOUSTICAL TILE CEILINGS
BUILDING CODE REQUIREMENTS



City of
SANTA CLARITA
California

UPDATED JAN. 2014 PAGE 1 OF 1



REVISIONS

Date	Description
8/1/16	Revision A
10/05/16	Revision B
11/3/16	Revision C

Designed	Drawn	Lead	Regional	Director
Lc	Lc	Lc	Lc	CHK
5/23/16	5/23/16	-/-	-/-	-/-

Santa Clarita
Opportunities for Learning

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