

SHEET INDEX

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SCOPE OF WORK

TENANT IMPROVEMENT TO EXISTING BUILDING FOR A NEW CHARTER SCHOOL

STATISTICS

APN#'S 5829-013-001
 5829-013-012
 5829-013-013

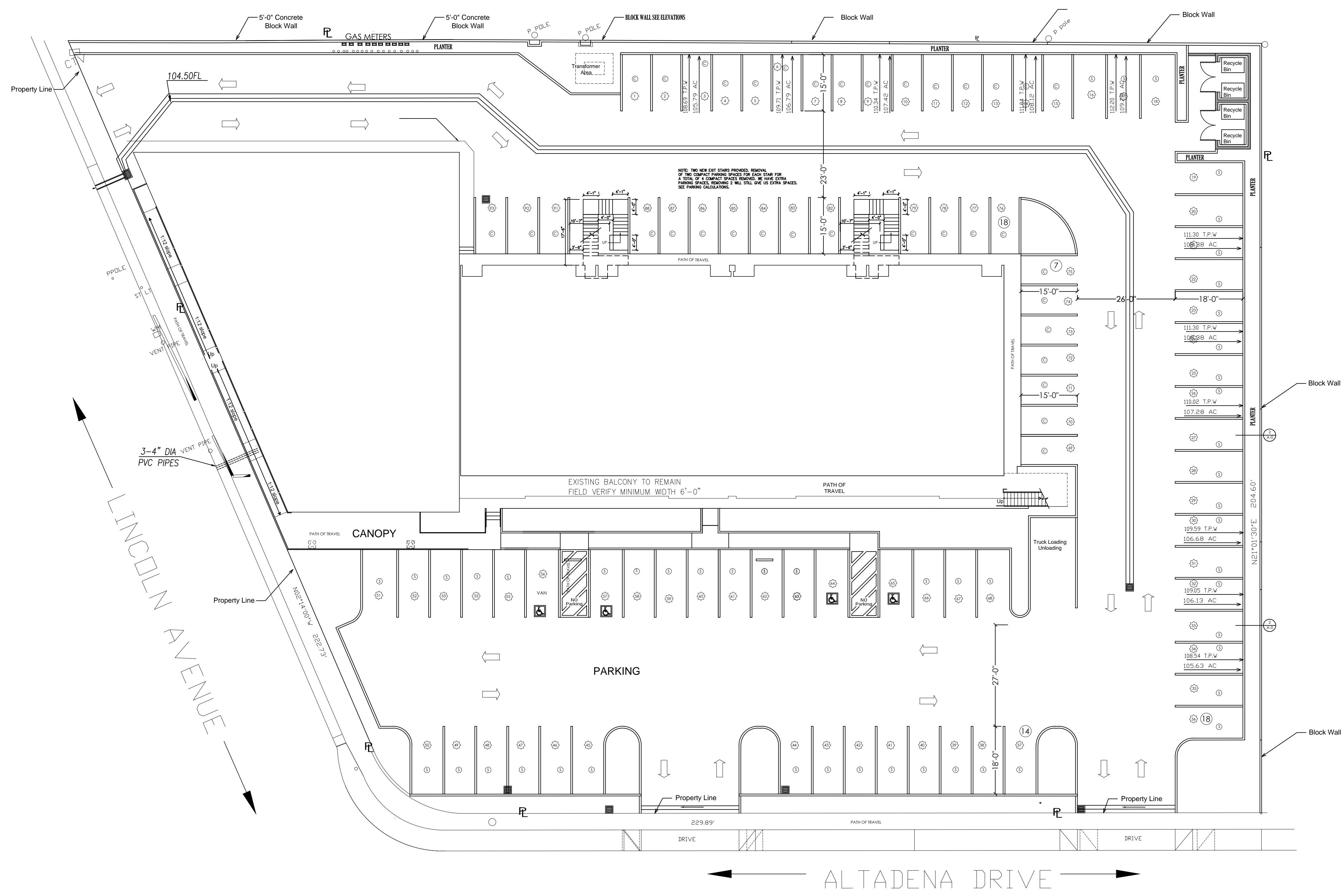
ZONE: C2
 USE: SCHOOL
 TYPE OF BUILDING: V-N FULLY SPRINKLERED
 LOT SIZE: IRREGULAR 55,830 SQ. FT.
 FLOOR AREA GROSS: 22,538 SQ. FT.
 FIRST FLOOR AREA: 14,402 SQ. FT.
 SECOND FLOOR AREA: 8136 SQ. FT.
 BALCONIES: 1035 SQ. FT.

OCCUPANCY:
 ASSEMBLY AREA = 2011 SQ. FT.
 OCCUPANCY = 5 SQ. FT. PER OCCUPANT
 2011 / 5 = 402 = OCCUPANT LOAD
 402 / 5 = 80 REQUIRED PARKING SPACES
 ACCESSIBLE PARKING SPACE REQ= 4 IF 76-100 SPACES.
 PARKING PROVIDED:

- 48 STANDARD SPACES
- 23 COMPACT SPACES
 (40% OF 80= 32)
- 17 EXTRA COMPACT SPACES
- FOR A TOTAL OF 34 COMPACT SPACES
- 4 DISABLED SPACES
- 1 LOADING SPACE

TOTAL PARKING PROVIDED = 87
 TOTAL PARKING REQUIRED = 80

DRINKING FOUNTAINS REQUIRED = 1:150 3 REQ.
 2 ON FIRST FLOOR
 1 ON SECOND FLOOR



1 EXISTING SITE PLAN
 A-1 1/16" = 1'-0"

PARKING EXHIBIT "A"

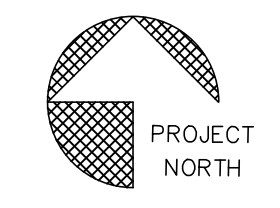
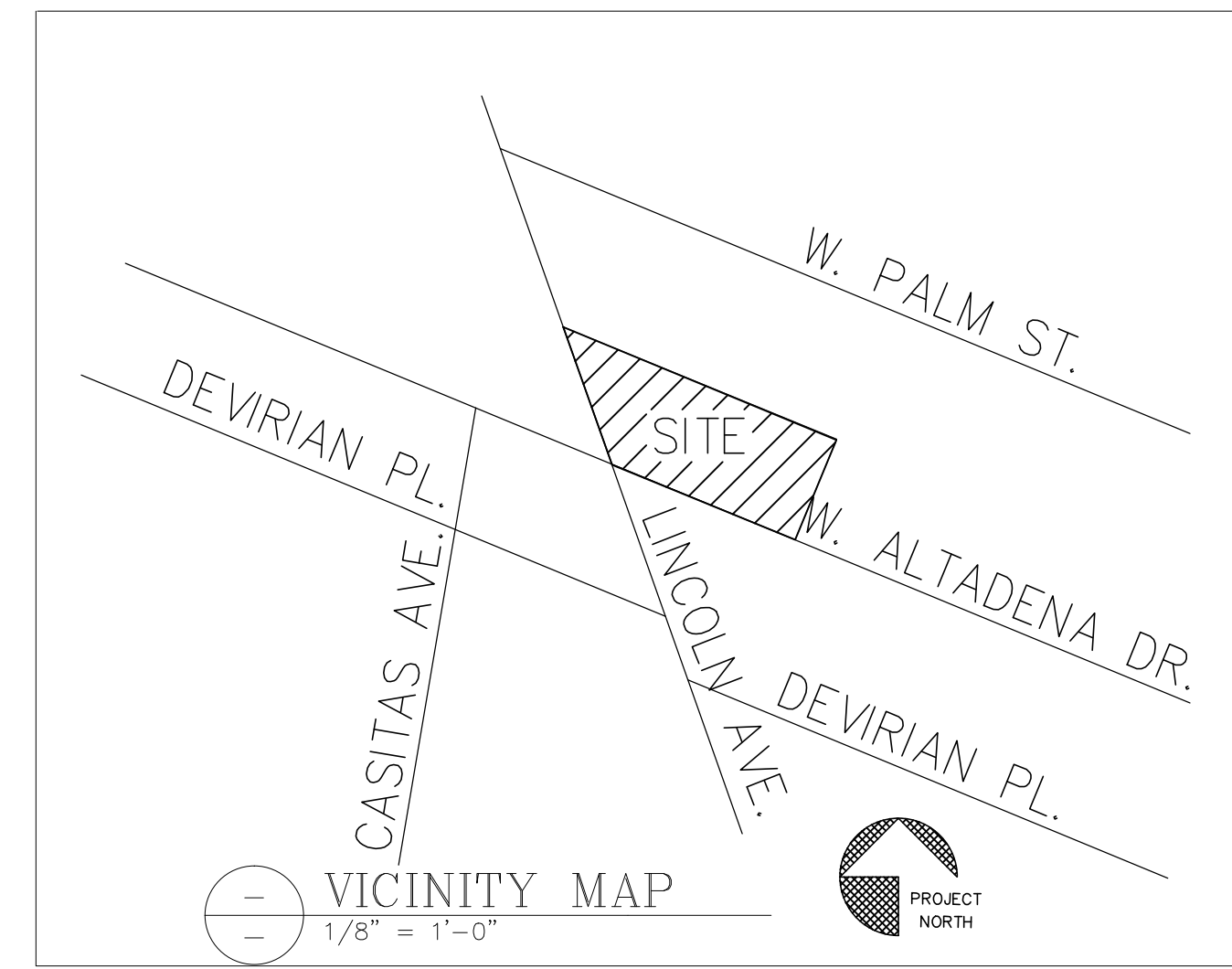
CONSULTANT/OWNER

ARCHITECT: DAHL ARCHITECTS, INC.
 1134 EL CENTRO ST.
 SOUTH PASADENA, CA., 91030
 626 564-0011
 626 564 1591 FAX

OWNER: ALTADENA EQUITIES LLC.
 11300 W. OLYMPIC BLVD. #830
 LOS ANGELES, CA., 90064
 (310) 478-5323

CONTACT: STEVE TORKIAN

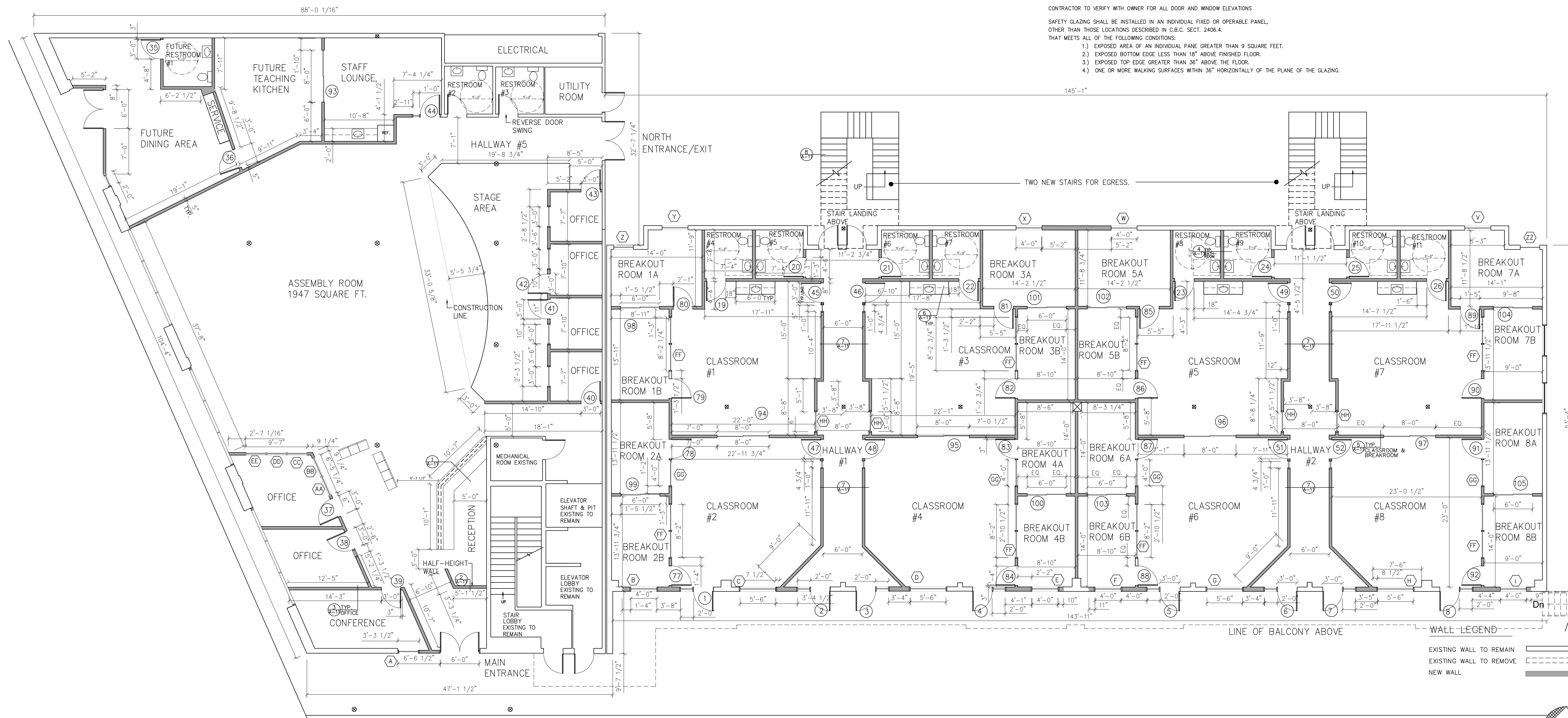
PRINCIPAL ARCHITECT:
 STEVEN P. DAHL



- NOTES:
- 1) ALL WALLS TO BE PAINTED; COLOR PER OWNER.
 - 2) ALL WALLS TO HAVE A 6" VINYL COVE BASE.
 - 3) ALL BATHROOMS TO HAVE A 6" INTEGRAL VINYL COVE BASE.
 - 4) ALL BATHROOM CEILING HEIGHTS TO BE 8'-0" CLEAR.
 - 5) ALL OFFICE CEILING HEIGHTS TO BE 10'-0" CLEAR.
 - 6) AREA ABOVE ALL BATHROOMS AND OFFICES TO BE OPEN.
 - 7) GROUND FLOOR TO BE POLISHED CONCRETE.
 - 8) SECOND FLOOR TO BE VCT BY FORBO OR EQUAL COLOR AND PATTERNS TO BE DETERMINED BY TENANT/ARCHITECT.
 - 9) ALL DUCTING TO BE SPIRAL DUCTING, EXPOSED, POSSIBLY PAINTED PER TENANT
 - 10) FRP ON ALL BATHROOM WALLS TO BE TO 48" HIGH MIN..

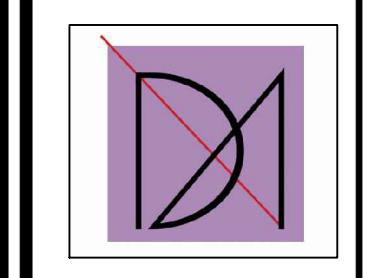
DOOR SCHEDULE								
NO.	DOOR SIZE	THICKNESS	DOOR FACE	MATERIAL	TYPE	CORE	DOOR FINISH	REMARKS
1 THROUGH 12	3'-0" x 7'-0" W/ 2'-0" SIDELITE	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	EXTERIOR CLASSROOM/HALLWAY DOORS NOTE: PANIC HARDWARE REQUIRED ON DOORS #6,9,7,8,10,11,12
13 THROUGH 16	3'-0" x 7'-0"	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	EXTERIOR CLASSROOM DOORS
17 THROUGH 18	3'-0" x 7'-0"	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	EXTERIOR CLASSROOM/HALLWAY DOORS NOTE: PANIC HARDWARE REQUIRED ON DOORS #17 AND 18
19 THROUGH 35	3'-0" x 7'-0"	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	INTERIOR BATHROOM DOORS NOTE: DOOR # 20, 21, 24, 25, 28, 29, 32, 33 TO BE 1 HOUR FIRE RATED DOOR ASSEMBLIES
36, 37, 39, 40, 41, 42, 43	3'-0" x 7'-0"	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	INTERIOR OFFICE DOORS
38, 44	3'-0" x 7'-0" W/ 1'-0" SIDELITE	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	INTERIOR OFFICE AND STAFF LOUNGE
45 THROUGH 60	3'-0" x 7'-0" W/ 1'-0" SIDELITE	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	CLASSROOM TO HALLWAY DOORS; ALL DOORS TO BE 1 HOUR FIRE RATED DOOR ASSEMBLIES
61 THROUGH 92	3'-0" x 7'-0"	1-3/4"	SLAB	METAL	SWNG	-	PAINT PER OWNER	BREAKOUT ROOMS
93 THROUGH 97	8'-0" x 7'-0" 2-4'-0" PAIR SLIDERS	-	GLASS	METAL	SLIDING	-	DK ANNOZIED	STAFF AND CLASSROOM
98 THROUGH 105	6'-0" x 7'-0" 2-3'-0" PAIR SLIDERS	-	GLASS	METAL	SLIDING	-	DK ANNOZIED	BREAKOUT ROOMS
106 THROUGH 109	8'-0" x 7'-0" 2-4'-0" PAIR SLIDERS	-	GLASS	METAL	SLIDING	-	DK ANNOZIED	STAFF AND CLASSROOM
110 THROUGH 117	6'-0" x 7'-0" 2-3'-0" PAIR SLIDERS	-	GLASS	METAL	SLIDING	-	DK ANNOZIED	BREAKOUT ROOMS

CONTRACTOR TO VERIFY WITH OWNER FOR ALL DOORS AND WINDOWS TYPES
 CONTRACTOR TO VERIFY WITH OWNER FOR ALL DOOR AND WINDOW ELEVATIONS
 SAFETY GLAZING SHALL BE INSTALLED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN C.B.C. SECT. 2406.4.
 THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 1.) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2.) EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE FINISHED FLOOR.
 3.) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
 4.) ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.



REV	BY	DATE

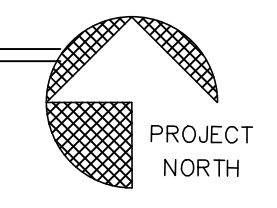
DAHL ARCHITECTS
 1134 EL CENTRO ST., SOUTH PASADENA, CA. 91030
 OFFICE: 626 564 0011
 FAX: 626 564 1591



AVESON GLOBAL LEADERSHIP
 ACADEMY
 ALTADENA & LINCOLN

PROPOSED
 GROUND FLOOR PLAN
 DOOR SCHEDULE

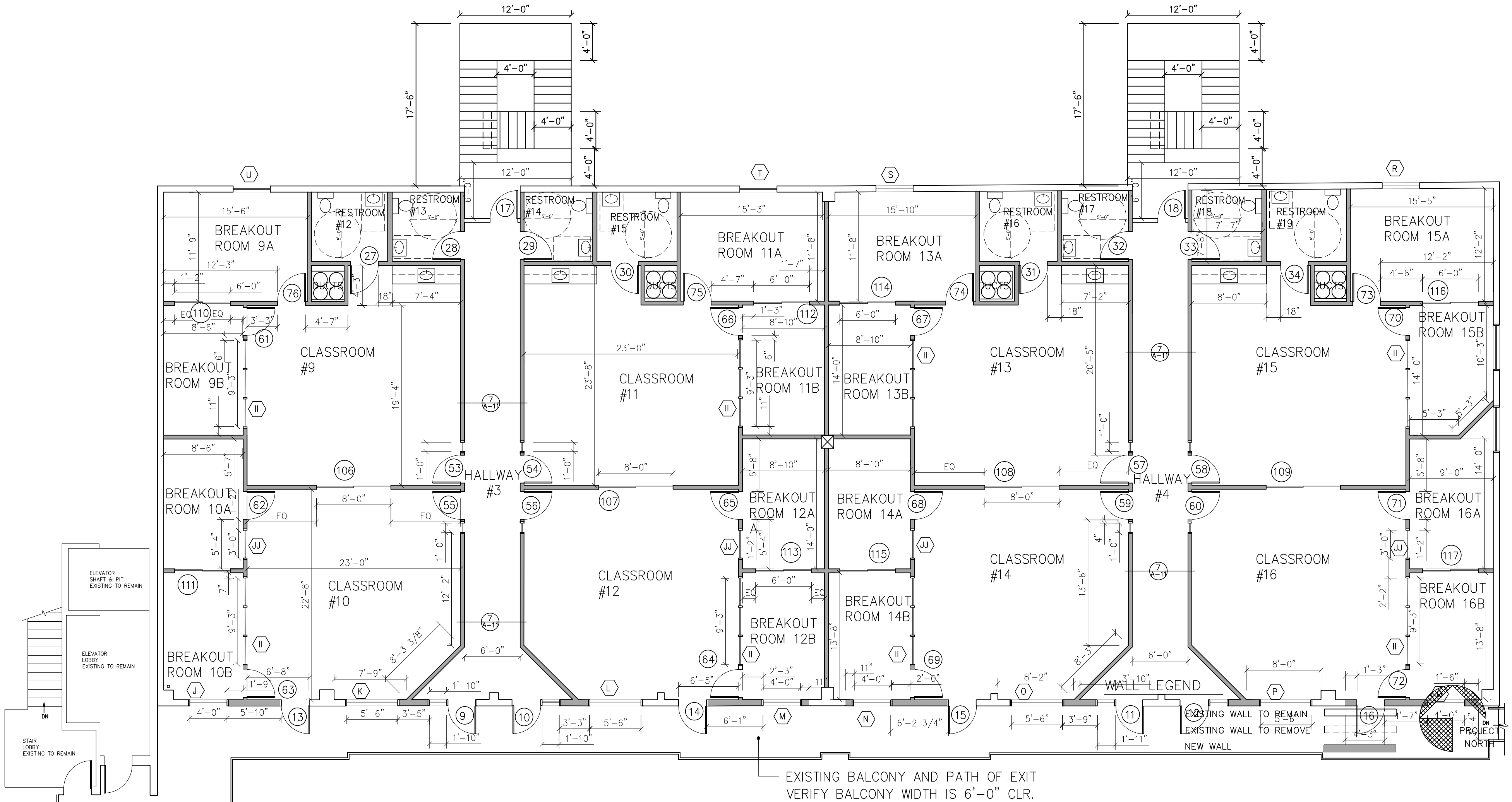
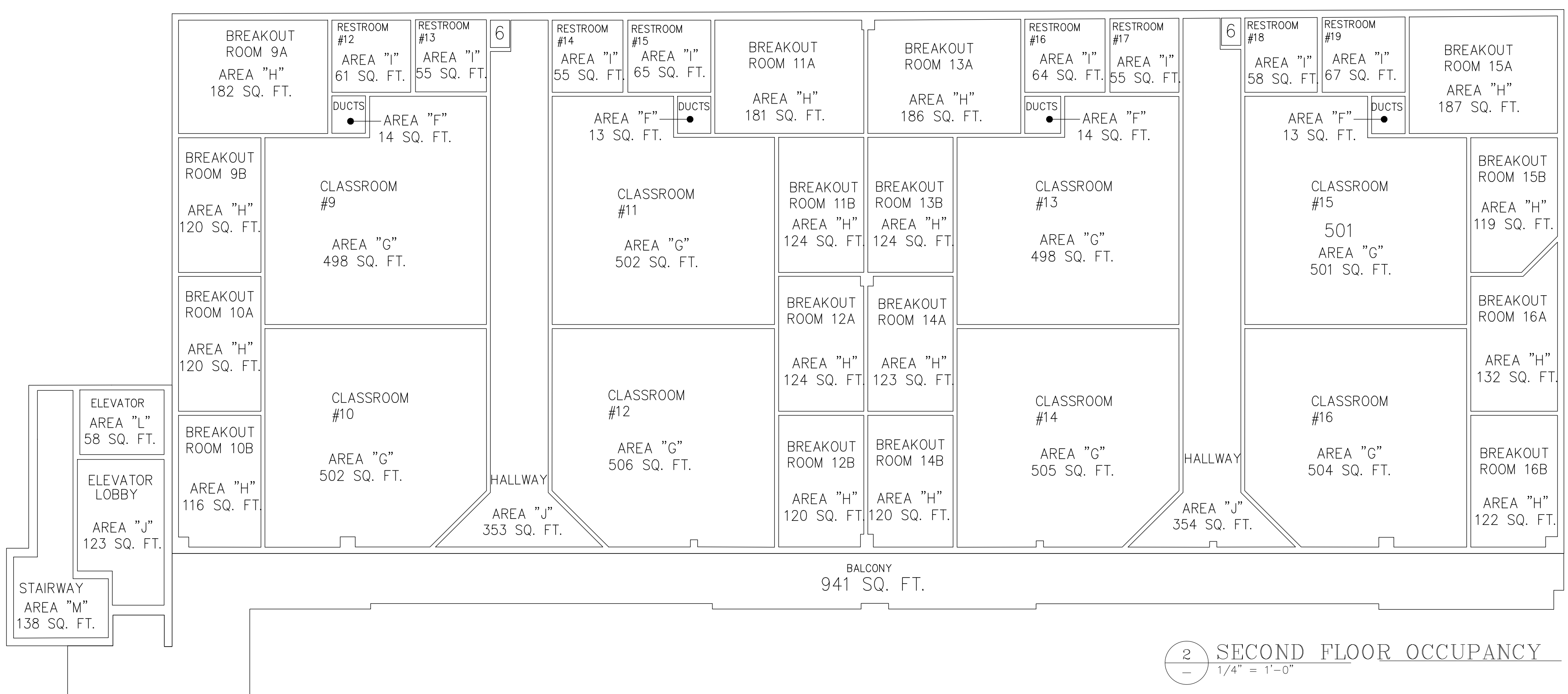
Date MARCH 3, 2013
 Scale 1/8" = 1'-0"
 Drawn L/JH
 Job
 sheet
 A-4
 of sheets



WINDOW SCHEDULE

NO.	WINDOW SIZE W. HT.	TYPE	SILL HT.	GLAZING	FRAME	TEMPERED	FINISH	REMARKS
A	3'-0" X 7'-0"	STOREFRONT	-	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CONFERENCE ROOM
B	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 2B
C	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 2
D	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 4
E	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 4B
F	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 6B
G	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 6
H	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 8
I	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 8B
J	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 10B
K	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 10
L	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 12
M	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 12B
N	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 14B
O	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 14
P	5'-6" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN CLASSROOM 16
Q	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 16B
R	18" X 4'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 15A
S	18" X 4'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 13A
T	18" X 4'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 11A
U	18" X 4'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 9A
V	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 7A
W	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 5A
X	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 3A
Y	4'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 1A
Z	3'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 1A
ZZ	3'-0" X 3'-0"	STOREFRONT	48"	DUAL	DK ANNOZIED	YES	METAL	EXTERIOR WINDOW IN BREAKOUT ROOM 7A
AA THROUGH EE	3'-0" X 7'-0"	STOREFRONT	-	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW
FF	4'-0" X 4'-0" PAIR	STOREFRONT	36"	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW
GG	4'-0" X 4'-0"	STOREFRONT	36"	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW
HH	3'-0" X 4'-0"	STOREFRONT	36"	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW
II	3'-0" X 4'-0" TRIPLE	STOREFRONT	36"	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW
JJ	3'-0" X 4'-0"	STOREFRONT	36"	SINGLE	DK ANNOZIED	YES	METAL	INTERIOR WINDOW

ALL WINDOW SIZES SHALL BE FIELD VERIFIED PRIOR TO ORDERING AND/OR INSTALLING
 EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: (CBC 2406)
 A. SWING DOORS.
 B. STORM DOORS.
 C. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 NOTE: WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC T-803.9.
 NOTE: INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH CBC 804.2 THROUGH 804.4.



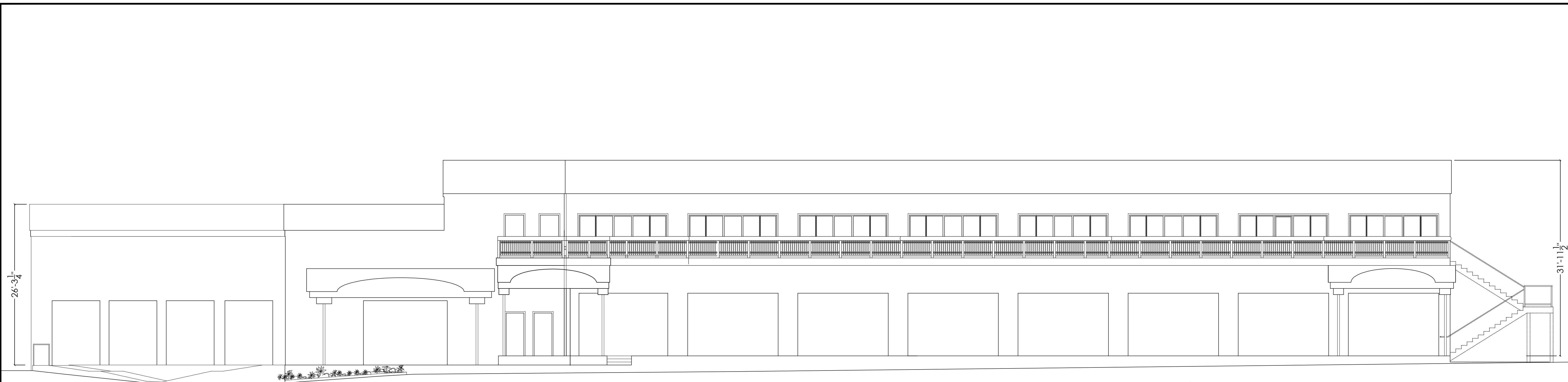
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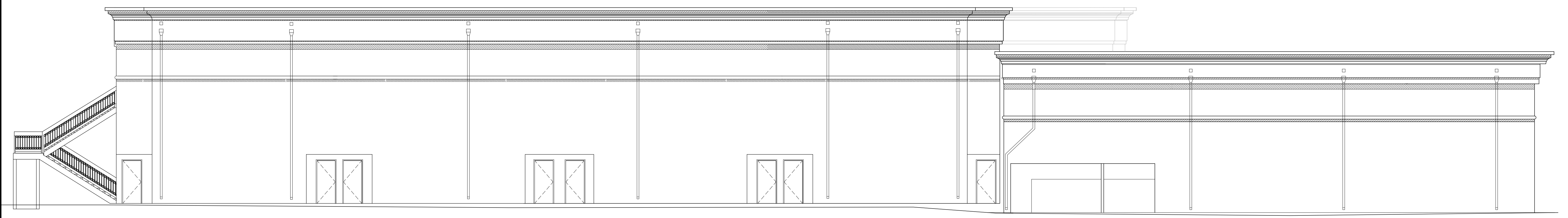
PROPOSED
 SECOND FLOOR PLAN
 OCCUPANT LOAD AREAS
 WINDOW SCHEDULE

AVESON GLOBAL LEADERSHIP
 ACADEMY
 ALTADENA & LINCOLN

Date MARCH 3, 2013
 Scale 1/8" = 1'-0"
 Drawn LJH
 Job
 sheet
 A-5
 of sheets



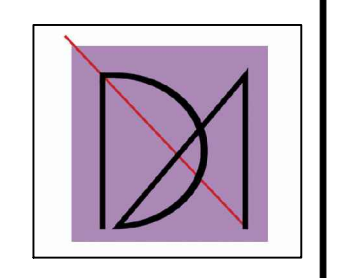
1 EXISTING SOUTH ELEVATION
A-4 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
A-5 1/8" = 1'-0"

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AVESON GLOBAL LEADERSHIP
ACADEMY
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EXISTING
NORTH & SOUTH
ELEVATIONS

Date MARCH 3, 2013

Scale 1/8" = 1'-0"

Drawn LJH

Job

sheet

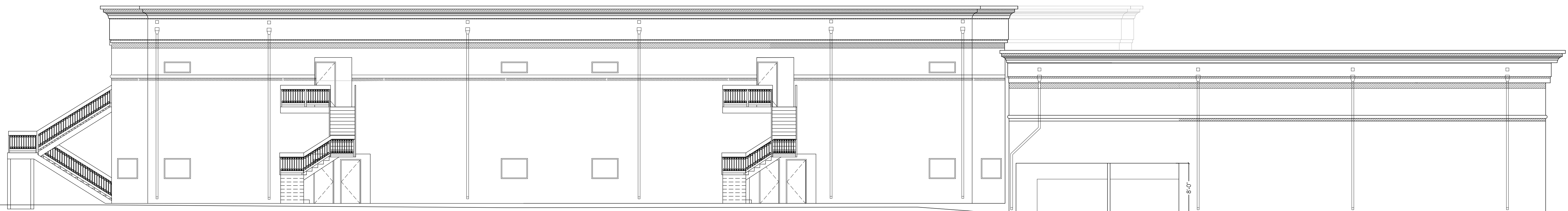
A-6

of sheets



1
A-4 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

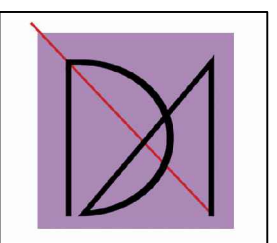
NOTE: ALL EXTERIOR WINDOW HEIGHTS ARE 7'-0"



2
A- PROPOSED NORTH ELEVATION
1/8" = 1'-0"

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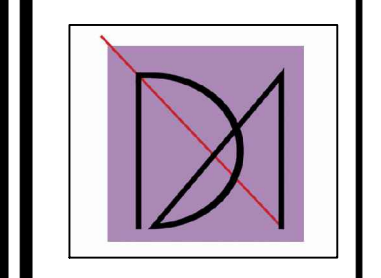
AVESON GLOBAL LEADERSHIP
ACADEMY
ALTADENA & LINCOLN

PROPOSED
ELEVATIONS
NORTH & SOUTH

Date MARCH 3, 2013
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Drawn LJH
Job
sheet
A-7
of sheets

REV	BY	DATE

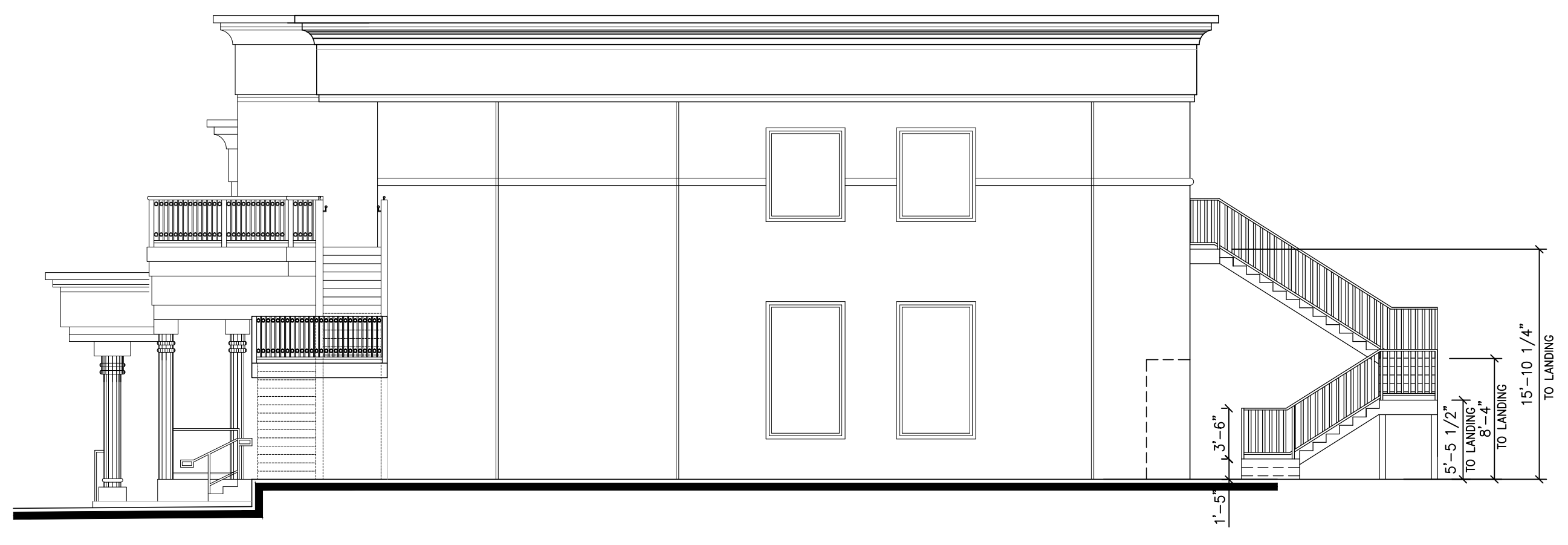
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AVESON GLOBAL LEADERSHIP
 ACADEMY
 ALTADENA & LINCOLN

EXISTING AND
 PROPOSED ELEVATIONS
 EAST & WEST

Date MARCH 3, 2013
 Scale 1/8" = 1'-0"
 Drawn LJH
 Job
 sheet
 A-8
 of sheets



1 EAST ELEVATION EXISTING & NEW
 A-4 1/8" = 1'-0"



1 WEST ELEVATION EXISTING & NEW
 A-4 1/8" = 1'-0"