



ARMENIAN SISTERS' ACADEMY

INDOOR EXERCISE GYMNASIUM



design build strategies

75 S. PARKWOOD AVE.
PASADENA, CA 91107
Tel: 626.616.3633
jkanounji@dbstrategies.net

ARMENIAN SISTERS' ACADEMY
INDOOR EXERCISE GYMNASIUM

2361 FLORENCITA DR. MONTROSE, CA 91020
ASSESSOR'S PARCEL NUMBER: 5807-022-025

COUNTY OF LOS ANGELES
Permit #:

REVISIONS	
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PROJECT
INDOOR EXERCISE GYMNASIUM
SHEET TITLE
PROJECT DIRECTORY,
SHEET INDEX,
VICINITY MAP,
SITE PLAN

DATE: 02.23.16 PROJECT NO: 141118

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SCALE SHEET
A1.0

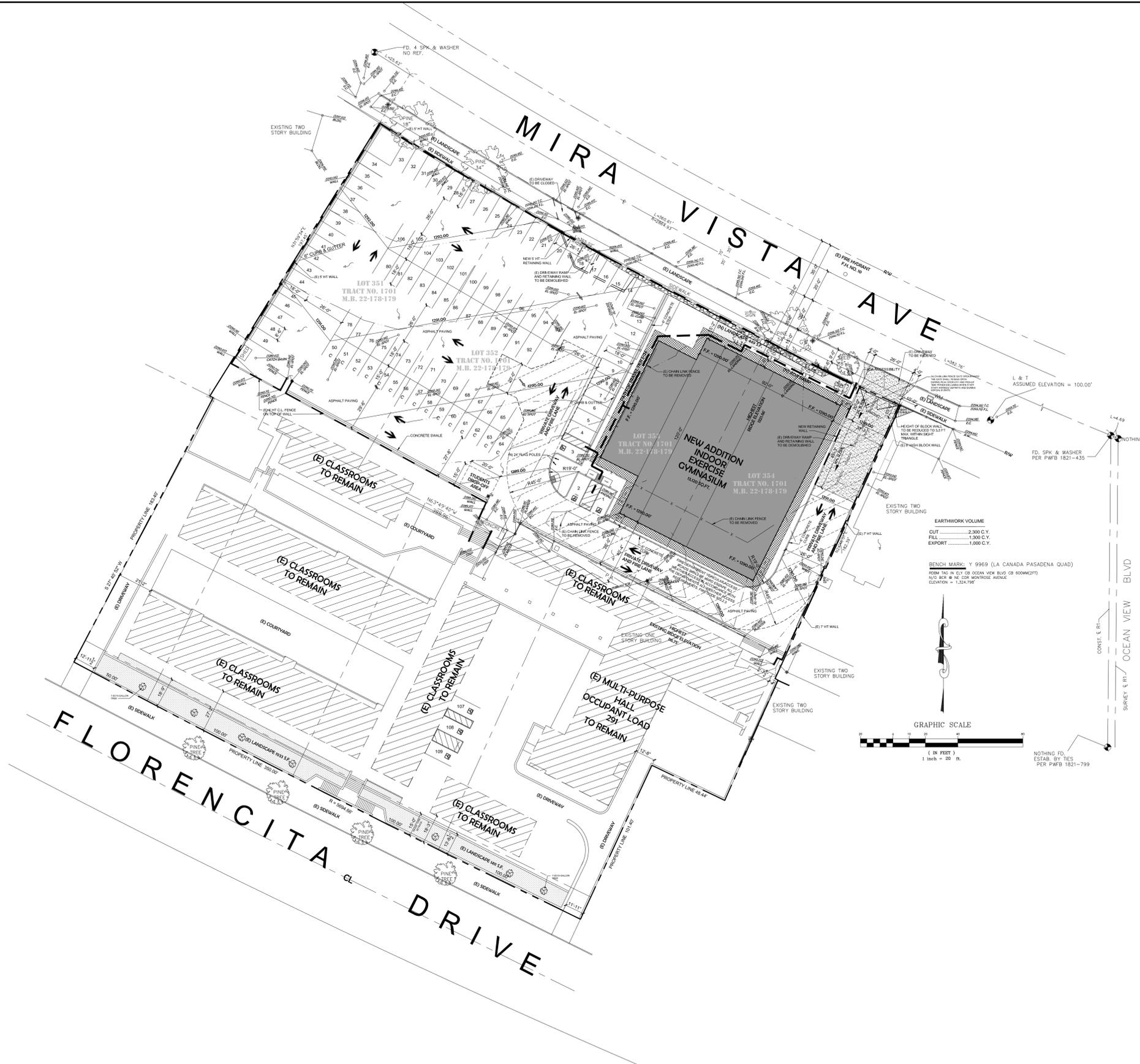
TRACT # 1701
LOT # 344, 345, 346, 351, 352, 353,
354 AND POR OF LOTS 343, AND 347
IN THE CITY OF MONTROSE
STATE OF CALIFORNIA
Assessor's Parcel No: 5807-022-025



PROJECT DIRECTORY	
OWNER:	ARMENIAN SISTERS' ACADEMY 2361 FLORENCITA DR. MONTROSE, CA 91020 (618) 249-8783
DESIGNER:	JOHNNY KANOUNJI 75 S. PARKWOOD AVE. PASADENA, CA 91107 TEL: (626) 616-3633
STRUCTURAL ENGINEER:	THANG LE, S.E. 507 MAGELLAN ROAD ARCADIA, CA 91007 TEL: (626) 731-1539

SHEET INDEX	
ARCHITECTURAL	
A1.0	COVER SHEET, PROJECT DIRECTORY, SHEET INDEX, VICINITY MAP
A1.1	OVERALL SITE PLAN, FIRE FLOW TEST FORM
A1.2	PROPOSED SITE PLAN
A1.3	FLOOR PLAN
A1.4	ELEVATIONS
A1.5	ELEVATIONS

PROJECT SUMMARY	
SCOPE OF WORK:	1. PROPOSED NEW INDOOR EXERCISE GYMNASIUM
ZONING:	R-3 (LIMITED MULTIPLE RESIDENCE)
CONSTRUCTION:	TYPE II
OCCUPANCY GROUP:	A-3/B
LOT:	344, 345, 346, 351, 352, 353, 354 AND POR OF LOTS 343, AND 347
TRACT:	TR 1701
APN #:	5807-022-025
CODE:	2013 CRC, CBC, CPC, CMC, CFC, CEC, 2014 LARC, 2008 California Energy Standards
FLOOR AREA ANALYSIS	
LOT AREA:	3.08 ACRES
EXISTING FOUR (4) CLASSROOM BUILDINGS, AN ADMINISTRATION BUILDING, AND A MULTI-PURPOSE BUILDING:	26,000 SF TO REMAIN
PROPOSED CONSTRUCTION:	
ADDITION INDOOR EXERCISE GYMNASIUM:	13,120 SF
PARKING REQUIREMENT:	
EXISTING MULTI PURPOSE ASSEMBLY HALL OCCUPANCY 291:	291/5 = 58 PARKING STALLS
PARKING PROVIDED:	109 PARKING STALLS
SQUARE FOOTAGE OF THE CURRENT FRONT YARD AREA:	5239 SF
SQUARE FOOTAGE OF THE EXISTING FRONT YARD LANDSCAPE:	3344 SF
PERCENTAGE OF THE FRONT YARD LANDSCAPE COMPARED TO THE ENTIRE FRONT YARD AREA:	64%



FIRE DEPT. NOTES

ALL ON-SITE FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE LABELED AS 'PRIVATE DRIVEWAY AND FIRE LANE' ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING.

FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, COUNTY OF LOS ANGELES FIRE CODE.

THE EDGE OF THE FIRE ACCESS ROADWAY SHALL BE LOCATED A MINIMUM OF 5 FEET FROM THE BUILDING OR ANY PROJECTIONS THERE FROM.

THE FIRE APPARATUS ACCESS ROADS AND DESIGNATED FIRE LANES SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.1

DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS 'NO PARKING-FIRE LANE'. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3

A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES, OR THE USE OF TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS OR SPEED HUMPS. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTION 503.2.1 SHALL BE MAINTAINED AT ALL TIMES. FIRE CODE 503.4

TRAFFIC CALMING DEVICES, INCLUDING BUT NOT LIMITED TO, SPEED BUMPS AND SPEED HUMPS, SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.4.1

SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIREFIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 48 INCHES FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. FIRE CODE 504.5

APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

TYPE OF CONSTRUCTION: TYPE IIB

FIRE DEPARTMENT VEHICLE ACCESS

TRACT # 1701
 LOT # 344, 345, 346, 351, 352, 353,
 354 AND POR OF LOTS 343, AND 347

IN UNINCORPORATED LOS ANGELES COUNTY
 THE COMMUNITY OF MONTROSE
 STATE OF CALIFORNIA

Assessor's Parcel No: 5807-022-025

OVERALL SITE PLAN
 SCALE: 1/32" = 1'-0"



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 75 S. PARKWOOD AVE.
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COUNTY OF LOS ANGELES
 Permit #:

REVISIONS

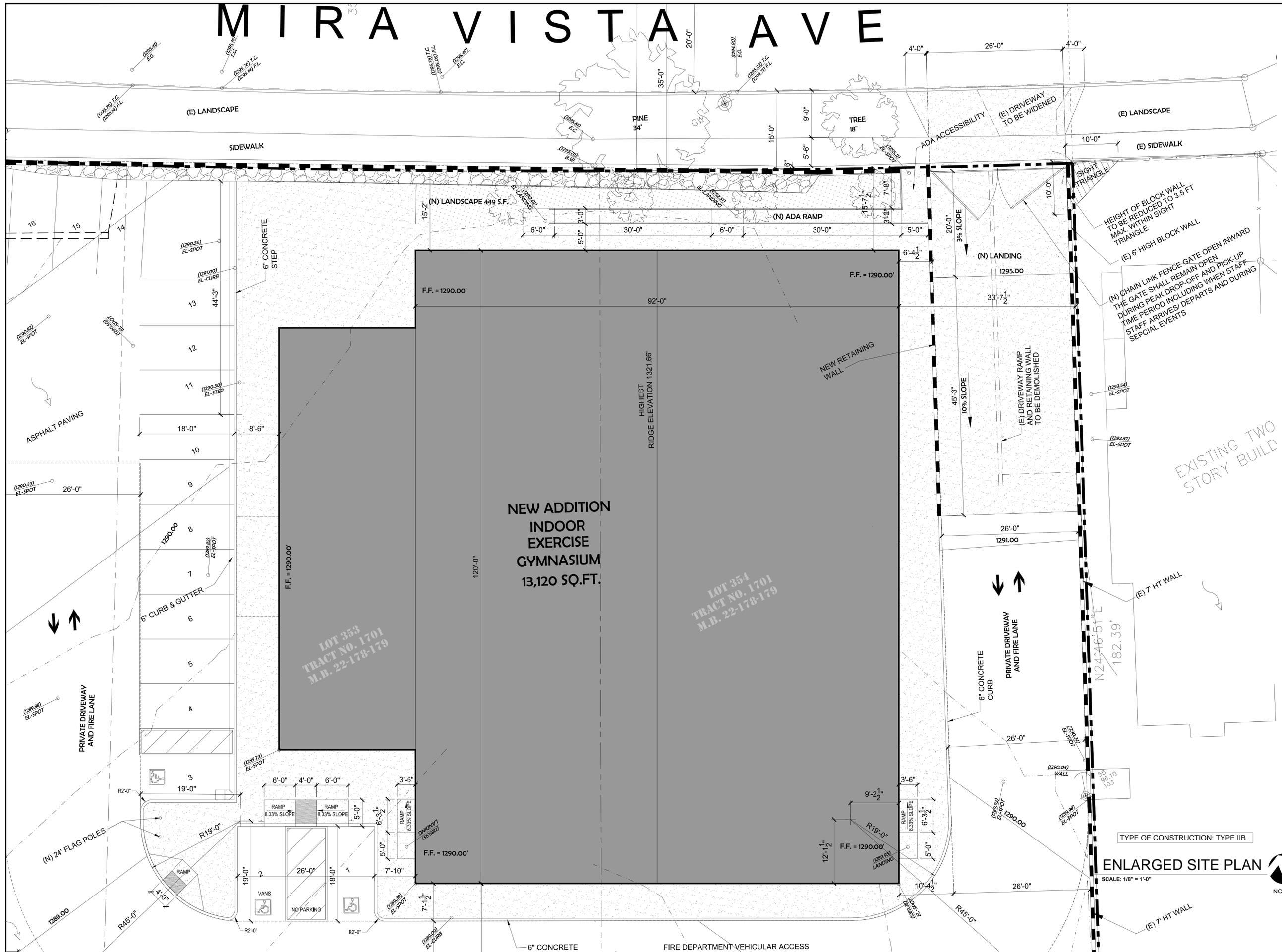
PROJECT
 INDOOR EXERCISE
 GYMNASIUM
 SHEET TITLE
 OVERALL SITE PLAN

DATE: 02.23.16 PROJECT NO.: 141118

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SCALE SHEET
A1.1

MIRA VISTA AVE



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PROJECT
INDOOR EXERCISE GYMNASIUM
 SHEET TITLE
ENLARGED SITE PLAN

DATE: 02.23.16 PROJECT NO.: 141118

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TYPE OF CONSTRUCTION: TYPE IIB
ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



SCALE SHEET
A1.3



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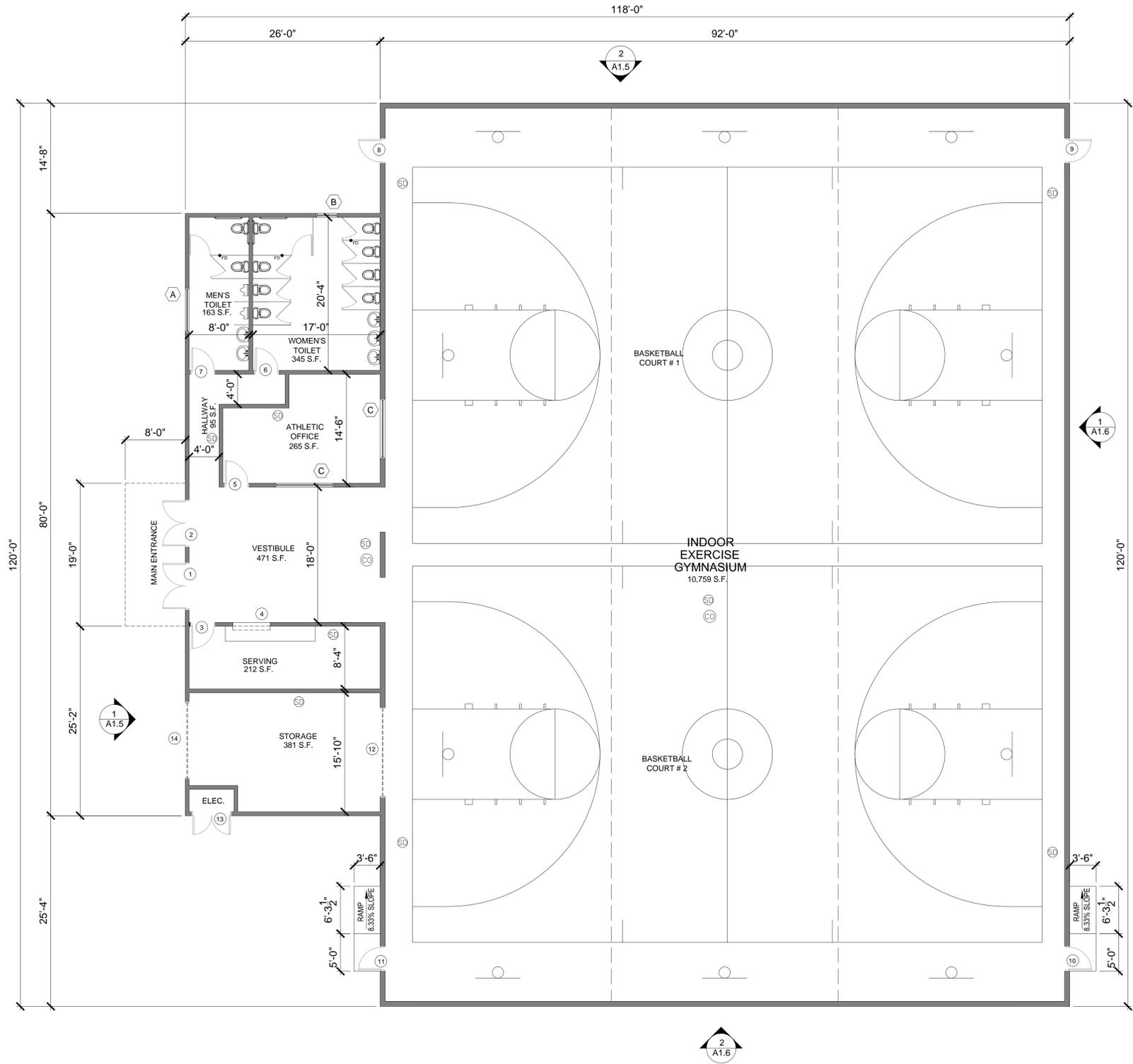
REVISIONS

PROJECT
INDOOR EXERCISE GYMNASIUM
SHEET TITLE
FLOOR PLAN

DATE: 02.23.16 PROJECT NO: 141118

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SCALE SHEET
A1.4



FIRE DEPT. NOTES

PROVIDE APPROVED HARDWIRED SMOKE ALARMS, WITH BATTERY BACKUP, IN EACH SLEEPING ROOM, AREA(S) SERVING A SLEEPING AREA AND AT THE TOP OF STAIRWAYS. ALL SMOKE ALARMS ARE TO BE PHOTOELECTRIC OR A SMOKE ALARM THAT IS LISTED A PHOTOELECTRIC/IONIZATION. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED FOR ALARM SOUNDERS. ALL SOUNDERS ARE TO PRODUCE A CODED TEMPORAL PATTERN. ALL SMOKE ALARMS ARE TO BE UL 217 AND CALIFORNIA STATE FIRE MARSHAL (CSFM) LISTED. ALL SMOKE ALARMS ARE TO BE MANUFACTURED BY THE SAME COMPANY AND COMPATIBLE WITH EACH OTHER. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3-FEET OF RETURN OR SUPPLY AIR REGISTERS OR 3-FEET OF BATHROOM OPENINGS. [CBC 310.9]

SINGLE-AND-MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR (SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS RESIDENTIAL CODE R315.3

SYMBOL LEGEND

	DIRECTION VIEWED
	SECTION IDENTIFICATION
	SHEET WHERE SECTION IS DRAWN
	ELEVATION IDENTIFICATION
	SHEET WHERE ELEVATION IS DRAWN
	INTERIOR ELEVATION IDENTIFICATION
	SHEET WHERE ELEVATION IS DRAWN
	CARBON MONOXIDE ALARM
	HARD-WIRED SMOKE DETECTOR
	DOOR DESIGNATION
	WINDOW DESIGNATION
	PROPOSED WALL w/ 5/8" TYPE 'X' GYP. BD.

DOOR SCHEDULE

SYM.	THICK	SIZE W x H	TYPE	FRAME	SURFACE	CORE	PANEL	PREFINISH	SWING	REMARKS
1	1 3/4"	2'-3'-0" x 8'-0"	A	METAL	GLASS	SC	NO	PAINT	RH-LH	TEMPERED GLASS
2	1 3/4"	2'-3'-0" x 8'-0"	A	METAL	GLASS	SC	NO	PAINT	RH-LH	TEMPERED GLASS
3	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	LH	
4	1 3/4"	5'-0" x 5'-0"	C	METAL	ROLL	SC		PAINT	ROLL-UP	
5	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	RH	
6	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	RH	
7	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	HC	NO	PAINT	RH	
8	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	LH	
9	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	RH	
10	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	LH	
11	1 3/4"	3'-0" x 8'-0"	B	METAL	SMOOTH	SC	NO	PAINT	RH	
12	1 3/4"	2'-2'-6" x 8'-0"	A	METAL	SMOOTH	SC	NO	PAINT	RH-LH	
13	1 3/4"	10'-0" x 8'-0"	D	METAL	ROLL	SC		PAINT	ROLL-UP	
14	1 3/4"	10'-0" x 8'-0"	D	METAL	ROLL	SC		PAINT	ROLL-UP	

WINDOW SCHEDULE

SYM.	QTY.	SIZE W x H	TYPE	FRAME	GLAZING	GRILLS	SCREEN	U-FACTOR	SHGC	VT	REMARKS
A	1	5'-0" x 2'-0"		METAL	LOW-E	NO	YES				TEMPERED GLIDE
B	1	3'-0" x 2'-0"		METAL	LOW-E	NO	YES				TEMPERED GLIDE
C	2	8'-0" x 5'-0"		METAL	LOW-E	NO	NO				FIXED

1. WINDOWS TO BE ANDERSON 200 SERIES OR SIMILAR.
2. WINDOW/DOOR PANES TO BE TEMPERED PER ELEVATION.
3. BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F., A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE FINISH FLOOR.
4. ALL EXTERIOR DOORS TO BE WITH LEVER HARDWARE & LOCKSET
5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE A KEY, SPECIAL KNOWLEDGE OR EFFORT.
6. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED
7. ALL DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD
8. *ALL GLASSES MOUNTED IN DOORS TO BE TEMPERED*

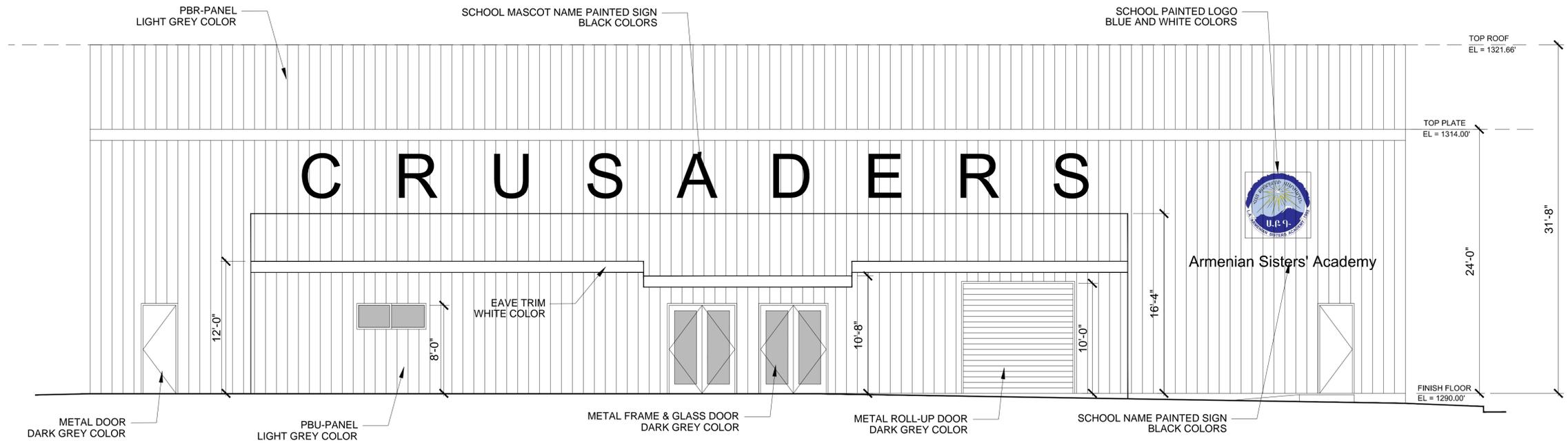
GYMNASIUM FLOOR PLAN
SCALE: 1/8" = 1'-0"





design build strategies

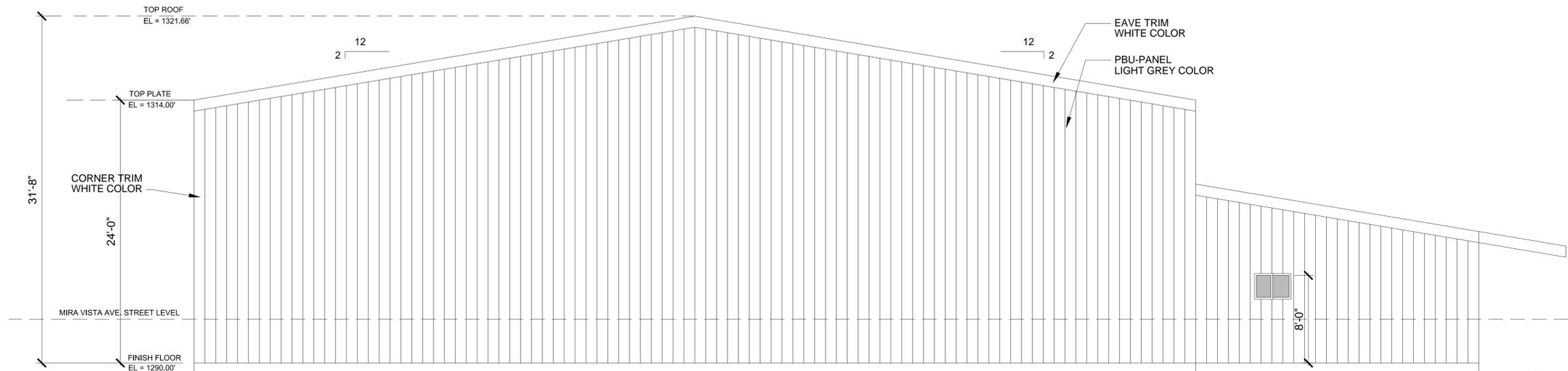
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WEST ELEVATION

SCALE: 3/16" = 1'-0"

1



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

2

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INDOOR EXERCISE GYMNASIUM

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PROJECT
INDOOR EXERCISE
GYMNASIUM
SHEET TITLE
ELEVATIONS

DATE
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SCALE SHEET
A1.5



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PROJECT
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GYMNASIUM

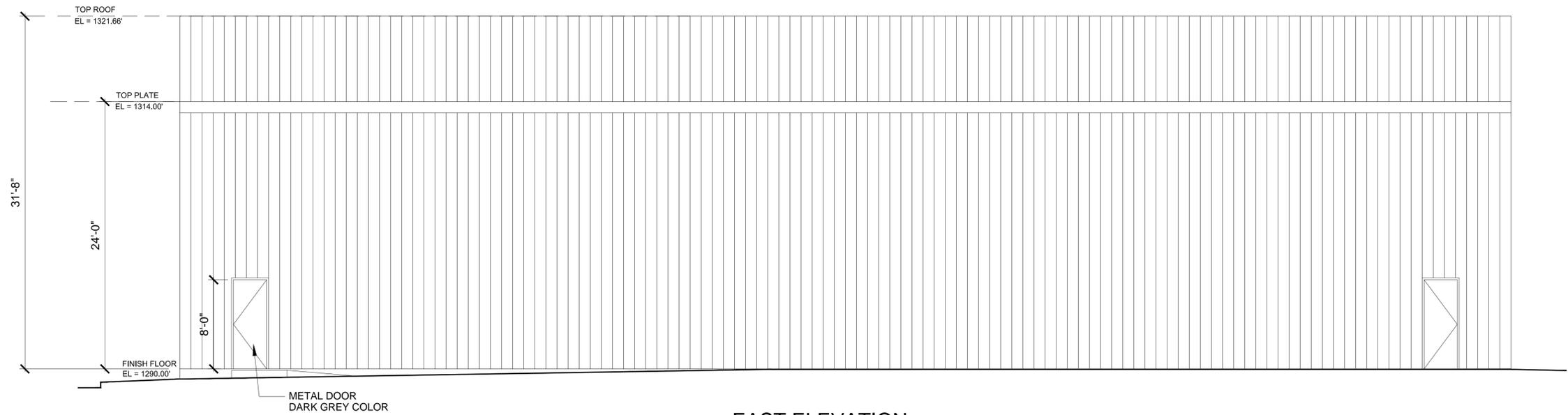
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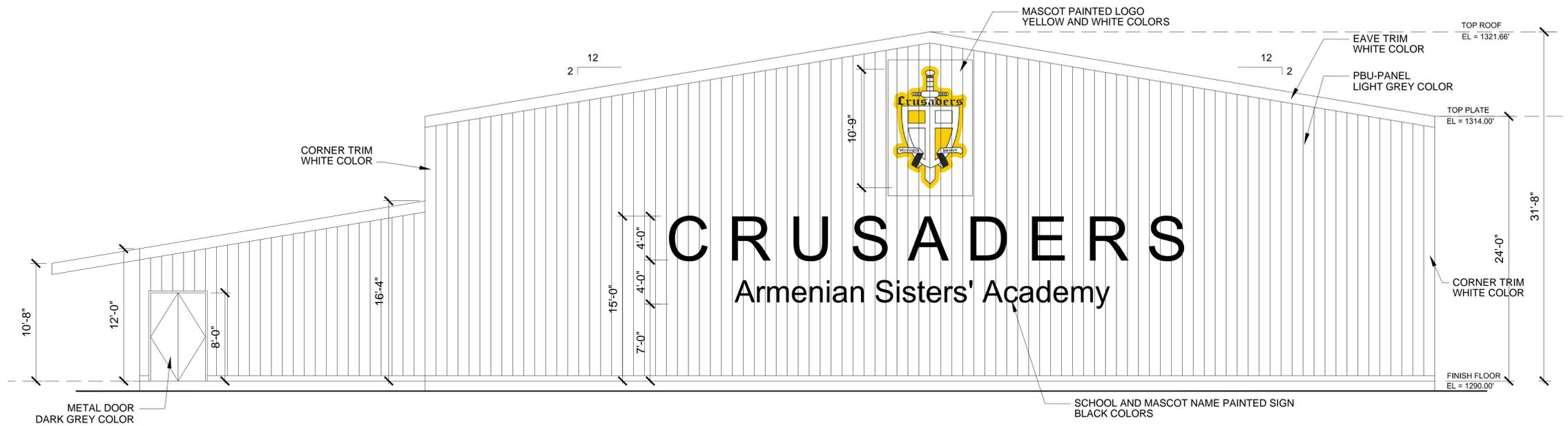
SCALE SHEET
A1.6



EAST ELEVATION

SCALE: 3/16" = 1'-0"

1



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

2