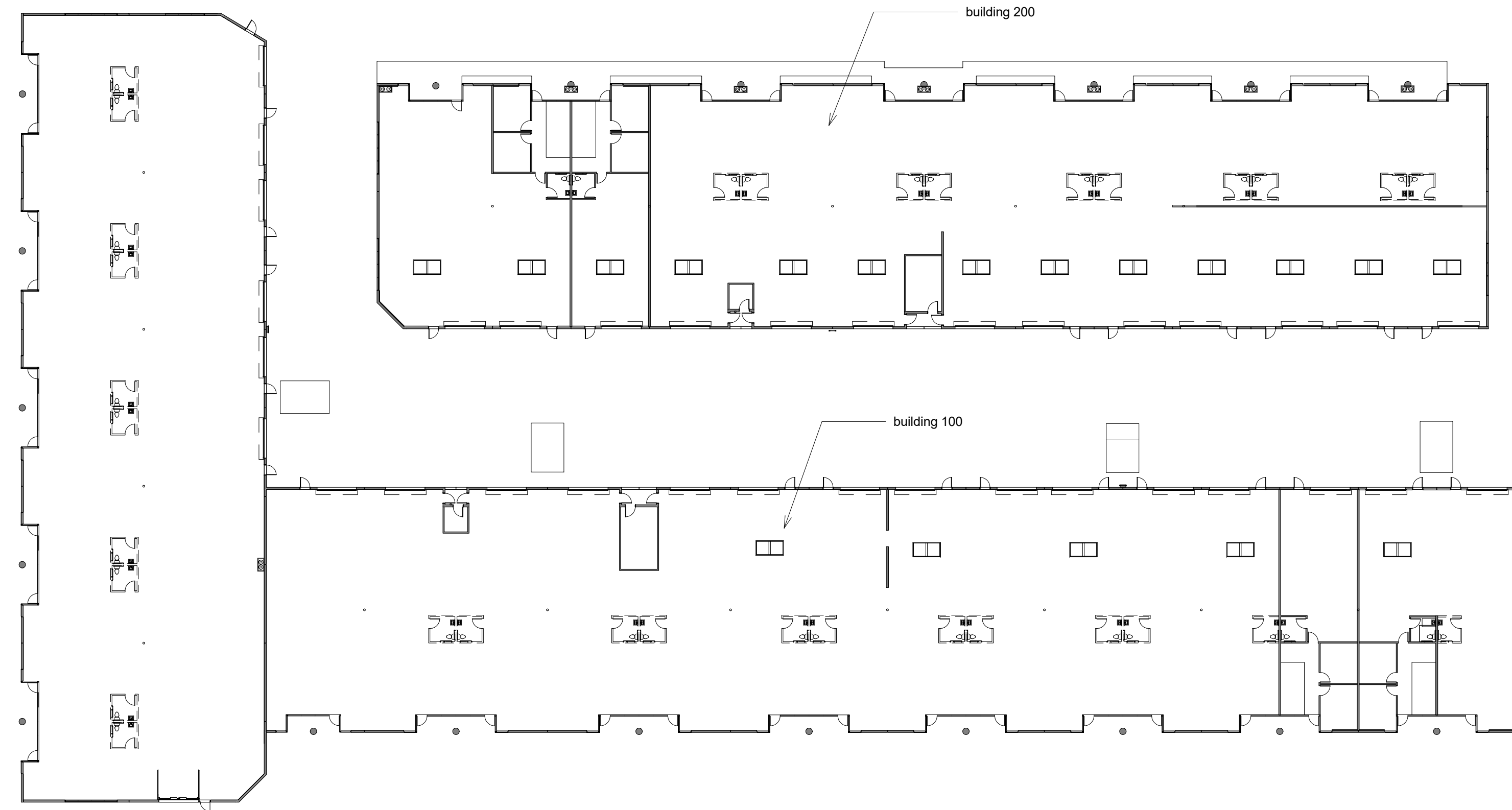


12/09/2017



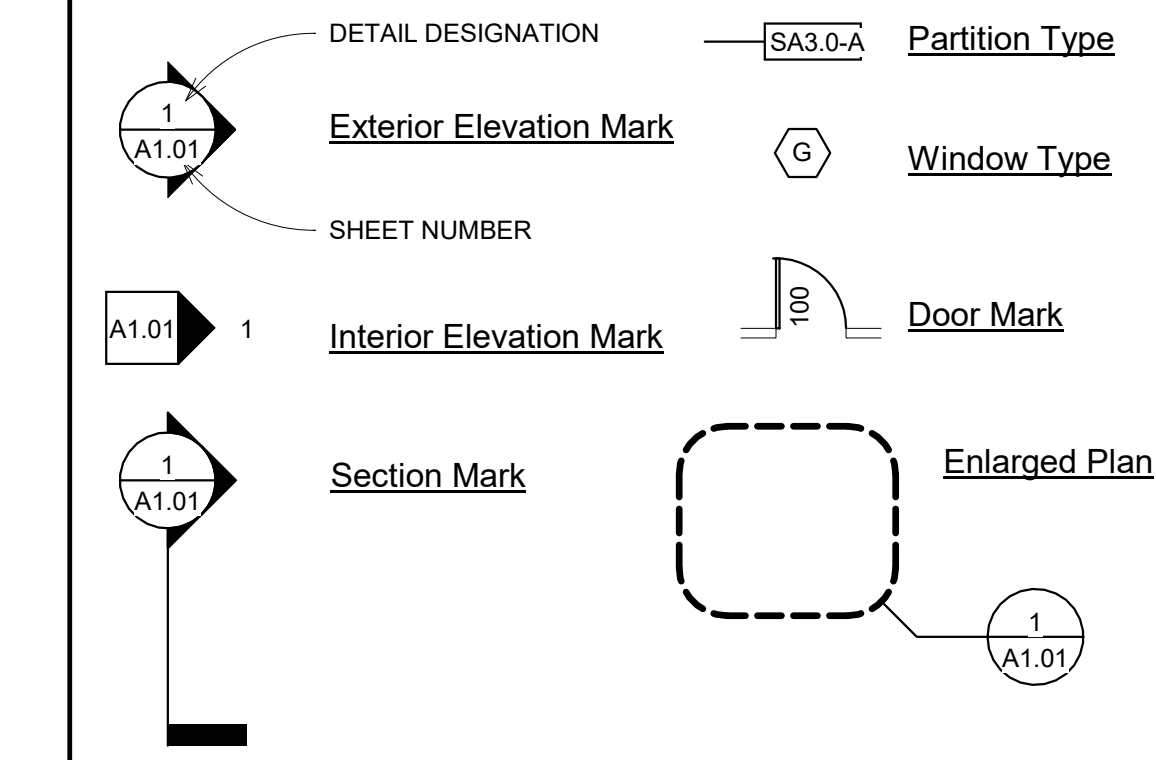
**Sunset Business Center**



### 4 Overall Floor Plan

1" = 30'-0"

### symbols



### general notes

- drawings represent the desired result of construction. the method of construction and the risks involved during construction are the responsibility of the contractor. the contractor shall maintain the bldg's structural integrity at all stages of construction
- the contractor shall verify all dimensions and elevations prior to commencement of work. discrepancies in dimensions shall be brought to the architects notice for his decision before proceeding with work in the affected area.
- contractors shall follow sizes in the construction documents or figures on the drawings in preference to scale measurements. follow detail drawings in preference to general drawings where it is obvious that a drawing illustrates only a part of a given work or a number of items. the remainder shall be deemed repetitive and so constructed.
- all the contractors proposed substitutions shall be approved by the architect/engineer prior to commencing any pertinent work.
- architectural drawings shall be used in conjunction with mechanical, plumbing, and electrical drawings.
- dimensions shown on plans are to the face of the studs or column unless otherwise noted.
- any omissions or conflicts between various elements on the plans and or specifications shall be brought to the attention of the architect before proceeding with any of the affected work.
- heights and elevations shown on the plans are from the top the finished slab.
- contractor responsible for all demolition required to perform work.

### vicinity map



### abbreviations

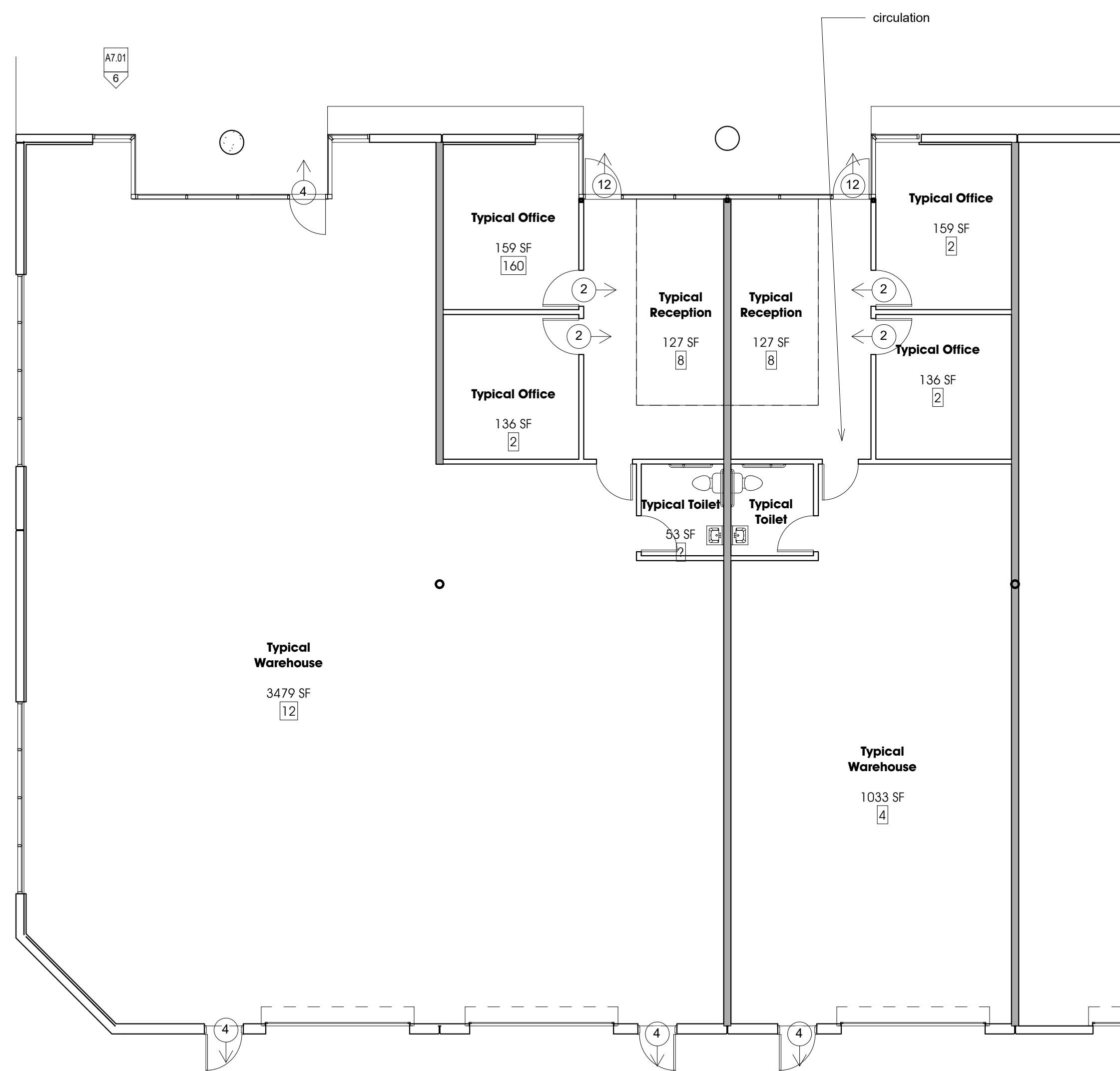
A.F.F.	ABOVE FINISHED FLOOR	O.C.	ON CENTER
CLR.	CLEAR	O.H.	OPPOSITE HAND
DEG.	DEGREES	S.F.	SQUARE FEET
DIA.	DIAMETER	SIM.	SIMILAR
EQ.	EQUAL	TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
MAX.	MAXIMUM		
N.I.C.	NOT IN CONTRACT		

### code analysis

<b>basis of design</b>	Plans shall comply with 2012 IBC, 2011 NEC, 2012 UMG, 2012 UPC, 2012 IECC, 2014 uniform administrative code, and 2012 local amendments	
<b>apn</b>	176-02-501-002	
<b>occupancy classification</b>	B (office), S-1 (Storage)	
<b>type of construction</b>	shell: IIB	
<b>fire sprinklers required:</b>	Y type: NFPA 13	
<b>fire alarm required:</b>	N	
<b>limiting occupancy S-1</b>		
<b>height:</b>	allowable: 75'	actual: 32'
<b>stories</b>	allowable: 3	actual: 1
<b>area</b>	allowable: 70,000	actual: Bldg 100: 45,228 SF Bldg 200: 24,677 SF
<b>roofing material</b>	allowable: any	actual: C
<b>occupant load</b>	60% warehouse 40% office	
<b>required plumbing fixtures</b>	plumbing to be stubbed in for TI at later date 1 unisex accessible restroom per unit min	
<b>fire resistance information</b>	occupancy load or building location does not require.	
<b>construction area</b>	69,906 SF	

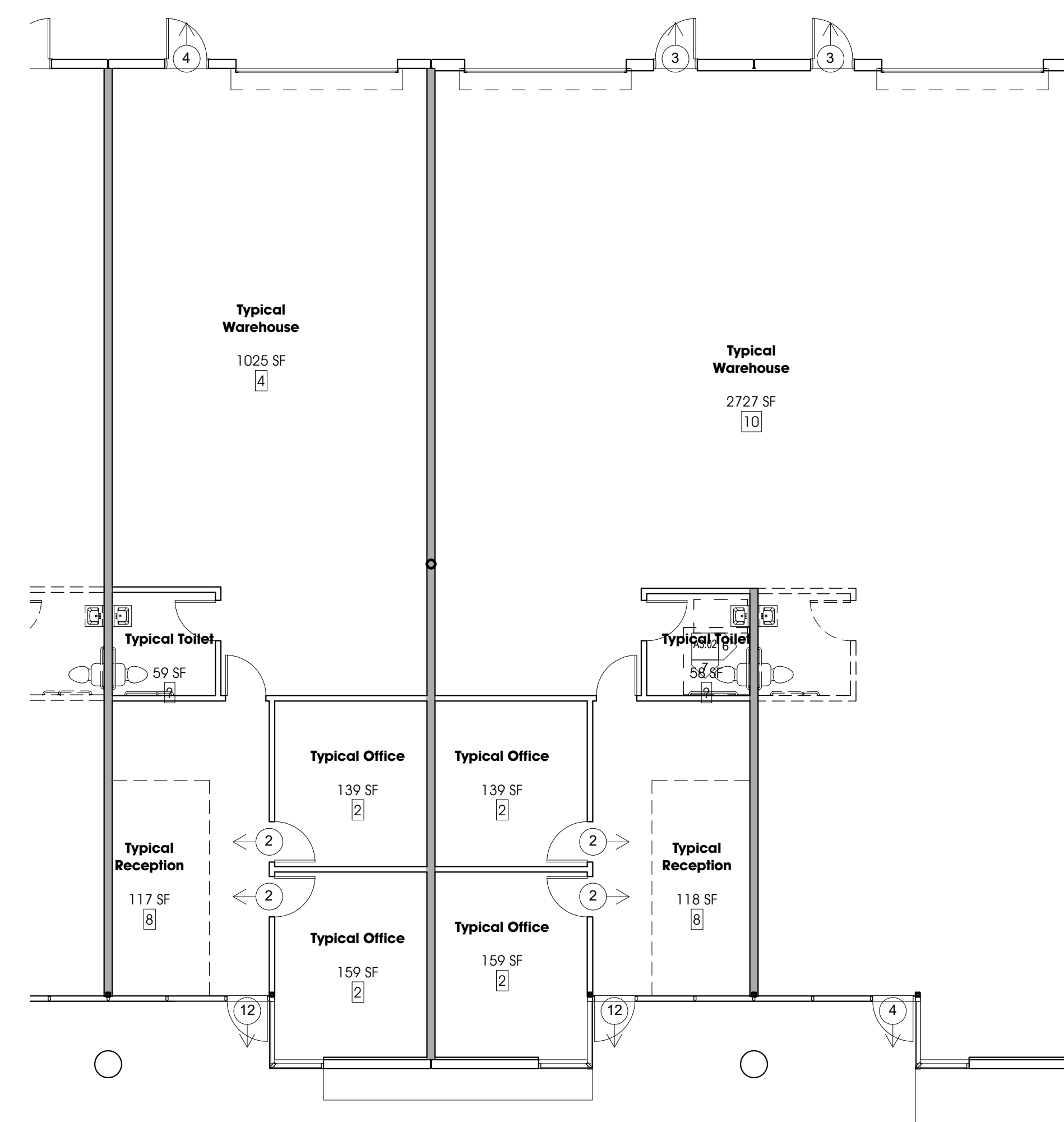
### egress notes

- ① number of occupants
  - ← ① direction of egress travel
- occupancy load factors**
- office: 1/100 SF
  - storage: 1/300 SF
  - assembly: 1/15 SF



### 3 Unit - Building 200 - Typical Egress

1/8" = 1'-0"



### 5 Unit - Building 100 - Typical Egress

1/8" = 1'-0"

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/02/17	Plan Check Comments

Sunset Business Center  
Sunset Road

owner:  
Heller Companies

project / address:

sheet title:  
Information Sheet

drawn/checked by:  
Author / Checker

date:  
08.08.17

job no.  
16057

sheet no.

**A0.00**

parking analysis

Warehouse / Distribution  
 2 spaces / 1,000 SF  
 Office  
 4 spaces / 1,000 SF  
 Parking Provided = 249 spaces  
 Including 8 accessible spaces  
 78% office 22% warehouse  
 69,906 SF  
 54,526 SF office - 218 spaces for office  
 15,379 SF warehouse - 31 spaces for warehouse  
 Total 249 spaces required

site analysis

APN: 176-02-501-002  
 Zoning: Current: C-2  
 Resolution of internet: M-D  
 ZC-0165-17  
 Lot Area: 4.95 acres - gross  
 4.52 acres - net  
 Lot Coverage: 69,948 SF / 196,980 SF =  
 35.5% lot coverage  
 Allowable 80%  
 Building: 30' Maximum Height

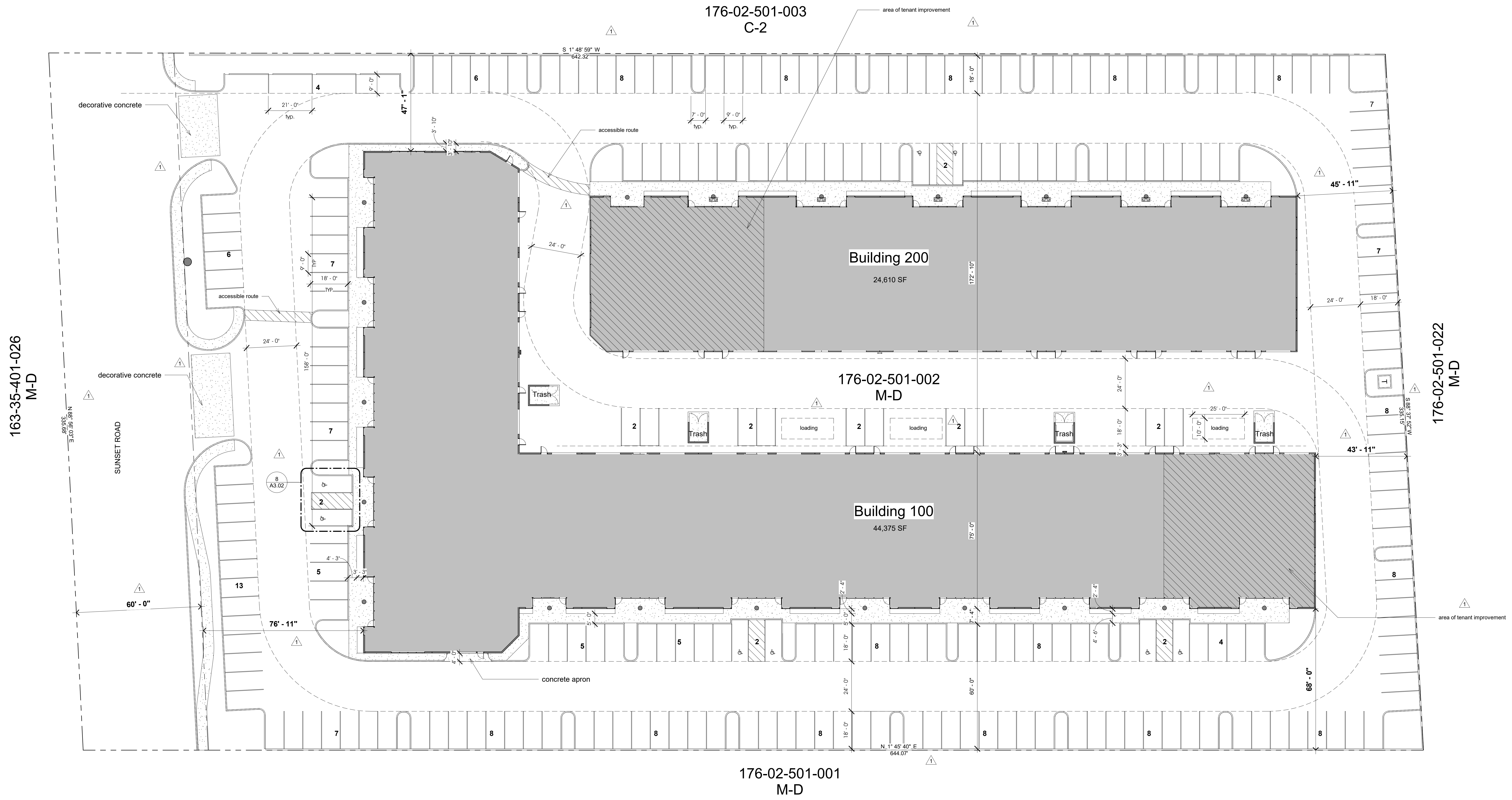


107 E. Charleston Suite 150  
 Las Vegas NV 89104  
 tel. 702.598.1723  
 fax. 702.598.1724  
 mail@awastudio.com  
 consultant:

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
 © copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/08/17	Plan Check Comments



1 Site Plan  
1" = 20'-0"

Sunset Business Center  
 Sunset Road

owner: Heller Companies  
 project / address:  
 sheet title: Site Plan  
 drawn/checked by: Author / Checker  
 date: 08.08.17  
 job no. 16057  
 sheet no.

# COMcheck Software Version 4.0.7.1 Envelope Compliance Certificate

**Project Information**

Energy Code: 2012 IECC  
 Project Title: Sunset Business Center  
 Location: Las Vegas, null  
 Climate Zone: 3b  
 Project Type: New Construction  
 Vertical Glazing / Wall Area: 25%  
 Permit No.: 17-39710, 17-39715

Construction Site: 6445 West Sunset Rd. Las Vegas, NV 89118  
 Owner/Agent: Heller Companies, 6280 S. Valley View Blvd Suite 106 Las Vegas, NV 89118  
 Designer/Contractor: JAWA Studios, 107 E. Charleston Suite 250 Las Vegas, NV 89104

**Building Area**  
 1-Office - Nonresidential: 672

**Additional Efficiency Package**  
 Unspecified

**Envelope Assemblies**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Attic Roof with Steel Joists, [Bldg. Use 1 - Office] - Comment: Exterior Wall 1: Solid Concrete 7" Thickness, Normal Density, Furring; Metal, [Bldg. Use 1 - Office]	632	38.0	0.0	0.035	0.027
Interior Walls: Steel-Framed, 24" o.c., [Bldg. Use 1 - Office]	128	15.0	0.0	0.102	0.064
Interior Walls: Steel-Framed, 24" o.c., [Bldg. Use 1 - Office]	184	19.0	0.0	0.094	0.064
Window 1: Metal Frame with Thermal Break Fixed, Perf. Specs.: Product ID COG-0-4400, SHGC 0.62, PF 0.40, [Bldg. Use 1 - Office] - Comment: Tinted Glass (B)	72	---	---	0.480	0.460
Door 1: Glass (> 50% glazing)/Metal Frame, Entrance Door, Perf. Specs.: Product ID COG-0-4400, SHGC 0.62, PF 0.40, [Bldg. Use 1 - Office] - Comment: Tinted Glass (B)	24	---	---	0.480	0.770
Door 2: Wood, Swinging, [Bldg. Use 1 - Office]	21	---	---	0.610	0.610

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.  
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 1 of 9

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.4.5.1 [ME3]¹	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 6 of 9

Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 9 of 9

Envelope TBD: Efficiency Option must be specified (see Project screen)

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C402.4.1.1 [IN1]¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.2.1 [IN2]¹	Roof R-value. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C303.2 [IN3]¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <= 3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.2.1.1 [IN5]¹	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance >= 0.55 and thermal emittance >= 0.75, 3-year-aged solar reflectance index >= 64.0, initial year solar reflectance >= 0.70 and thermal emittance >= 0.75, or initial year solar reflectance index >= 62.0.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Asphaltic Membrane Roof.
C303.2 [IN7]¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1 [IN10]¹	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [IN14]¹	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.2.1 [IN17]¹	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 7 of 9

Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 9 of 9

# COMcheck Software Version 4.0.7.1 Inspection Checklist

Energy Code: 2012 IECC  
 Requirements: 100.0% were addressed directly in the COMcheck software  
 Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1]¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C406 [PR5]¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.3.1 [PR10]¹	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.3.1 [PR11]¹	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.3.2 [PR14]¹	In enclosed spaces > 10,000 ft² directly under a roof with ceiling heights > 15 ft, and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.3.2 [PR15]¹	Skylights in office, storage, automotive service, manufacturing, non-refrigerated warehouse, retail store, and distribution/sorting area have a measured haze value >= 90 percent unless designed to exclude direct sunlight.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 3 of 9

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C402.4.3.1 [FR13]¹	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.7 [FR17]¹	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Doors that open directly from a space = 3000 ft².
C402.3.3.1 [FR8]¹	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.3.4 [FR8]¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C303.1.3 [FR12]¹	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Default values are used.
C303.1.3 [FR13]¹	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.7 [FR14]¹	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 5 of 9

Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 9 of 9

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.2.8.1 [FO6]¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 4 of 9

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.4.6 [F13]¹	Weatherstrials installed on all loading dock cargo doors.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.4.8 [F26]¹	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)  
 Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 8 of 9

Project Title: Sunset Business Center  
 Data filename: E:\LVVWD\Sunset Business Center.cck revised.cck  
 Report date: 12/04/17  
 Page 9 of 9



107 E. Charleston Suite 150  
 Las Vegas NV 89104  
 tel. 702.598.1723  
 fax. 702.598.1724  
 mail@awastudio.com  
 consultant:

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/04/17	Plan Check Comments

Sunset Business Center  
 Sunset Road

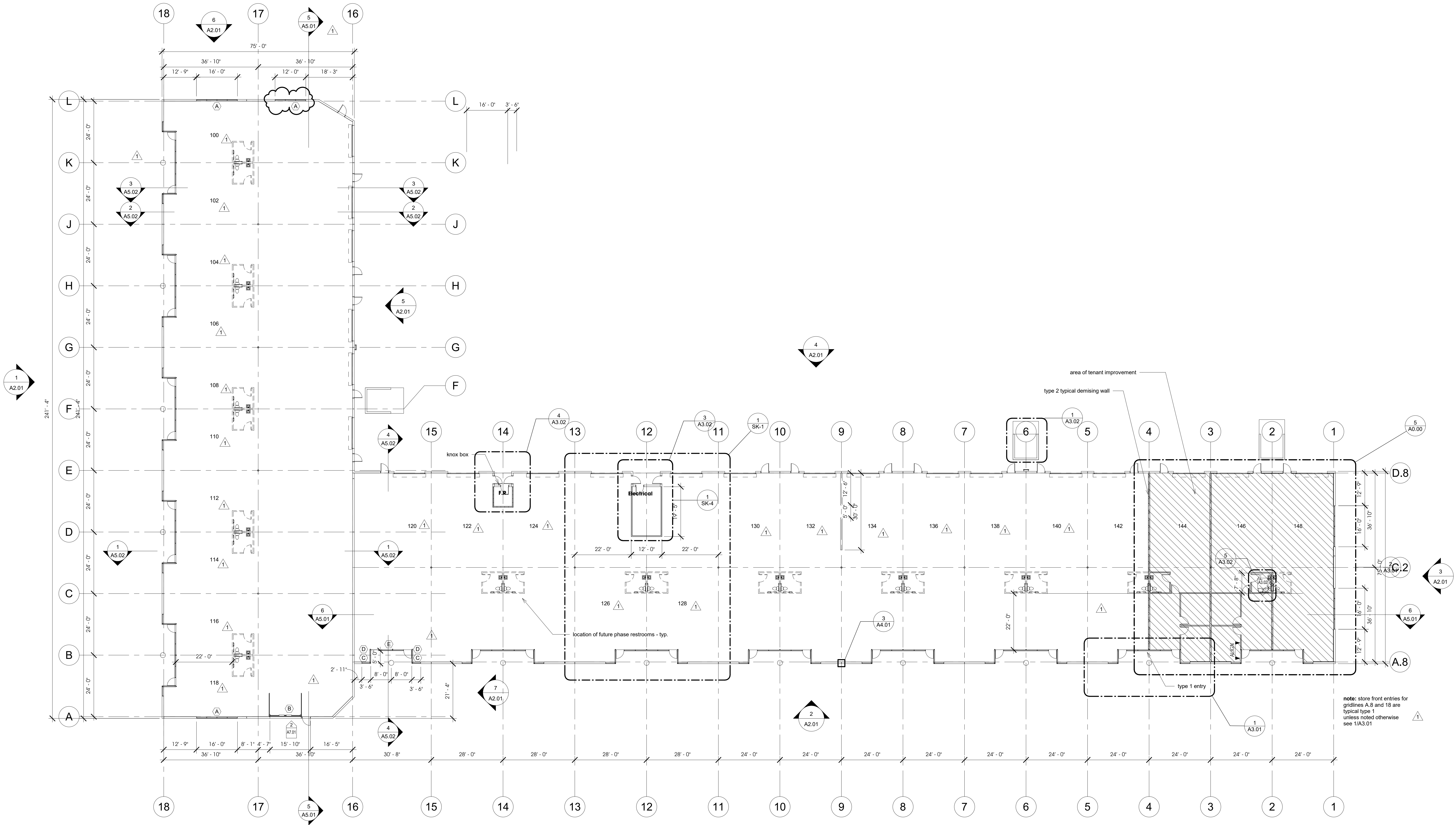
project / address:  
 owner: Heller Companies

sheet title:  
 IECC Energy Compliance  
 down/checked by:  
 Author / Checker  
 date:  
 08.08.17  
 job no.  
 16057  
 sheet no.

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/01/17	Plan Check Comments Building Coordination
2	3/12/18	



Sunset Business Center  
Sunset Road

owner: Heller Companies

project / address:

sheet title:  
Building 100 Floor Plan

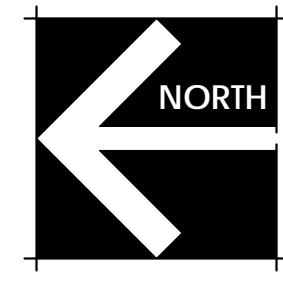
drawn/checked by:  
Author / Checker

date:  
08.08.17

job no.  
16057

sheet no.

**1** First Floor Plan - Building 100  
1/16" = 1'-0"

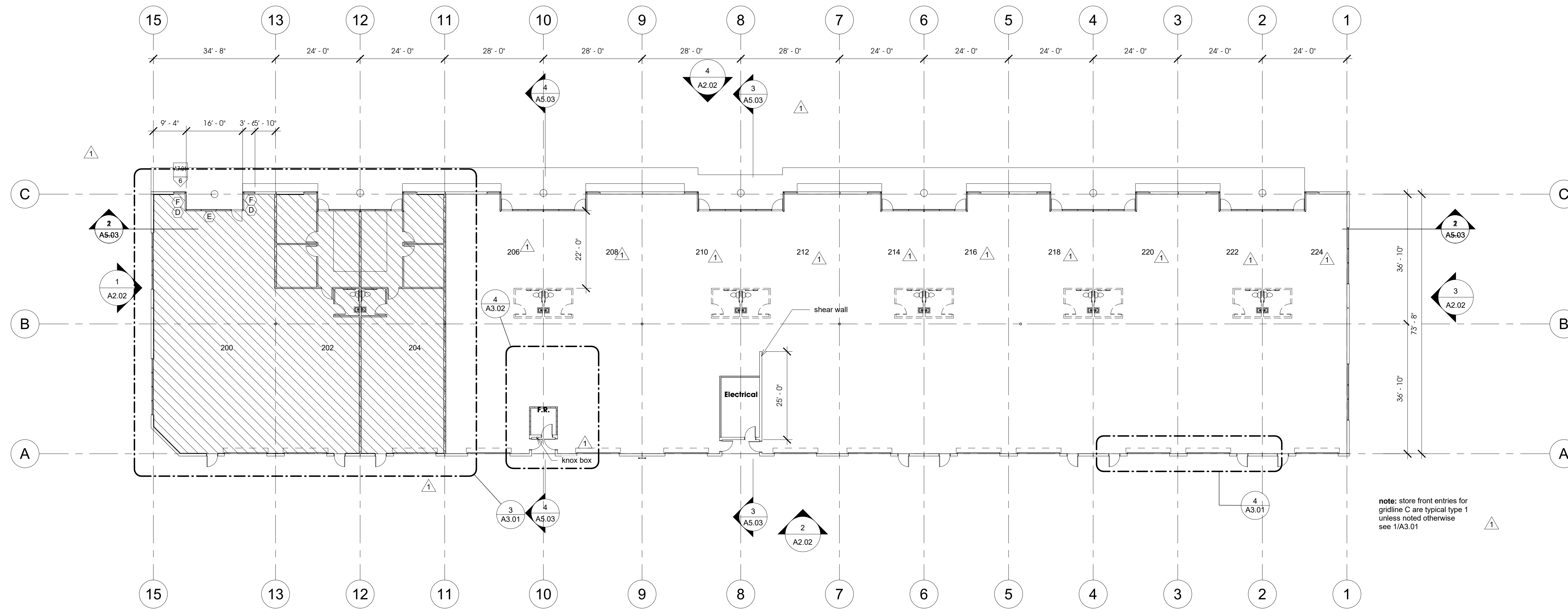


**A1.01**

seal:

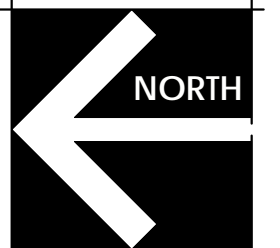
Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/08/17	Plan Check Comments



**1** First Floor Plan - Building 200

1/16" = 1'-0"



Sunset Business Center  
Sunset Road

project / address:

sheet title:  
Building 200 Floor Plan

drawn/checked by:  
Author / Checker

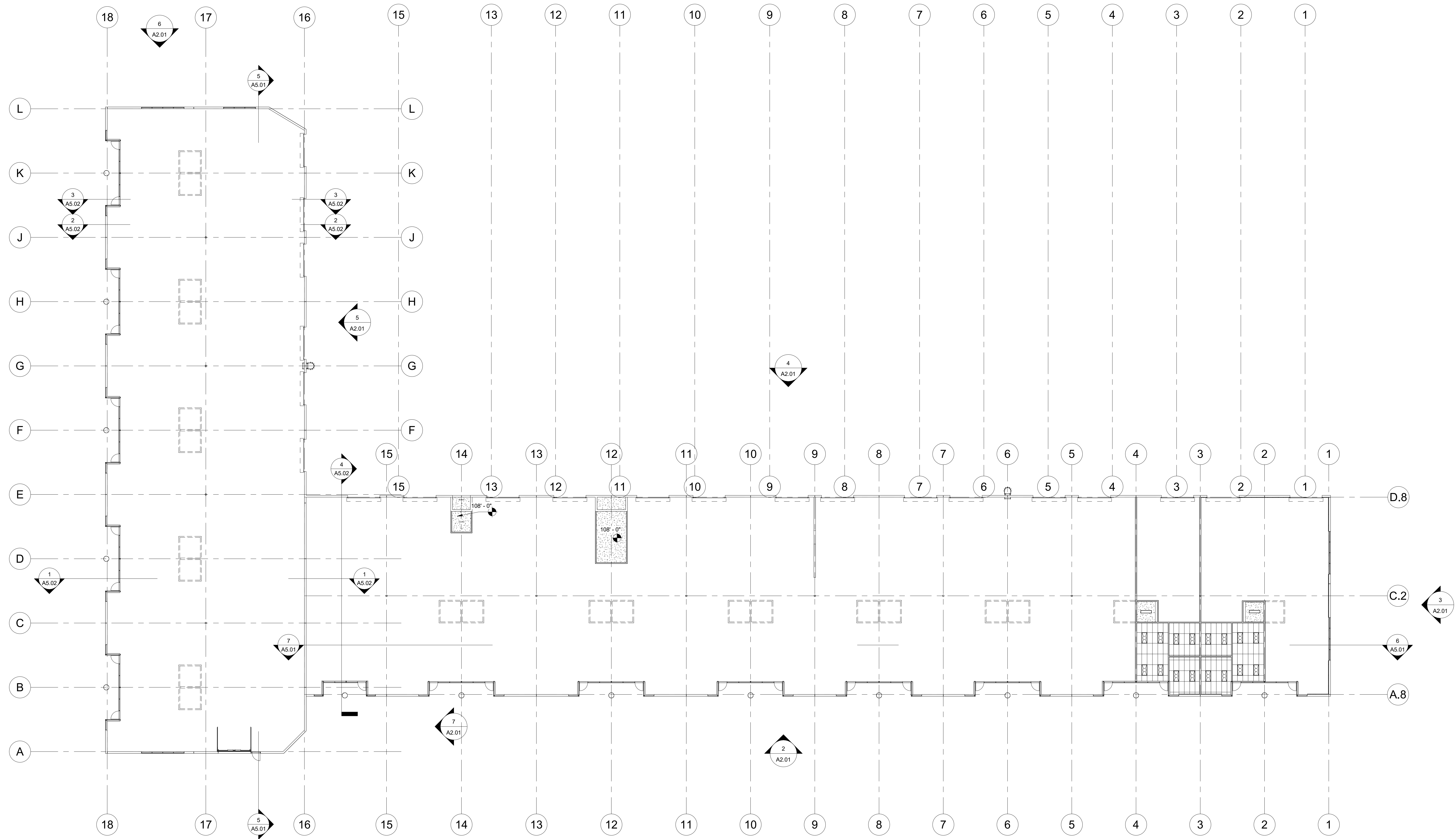
date:  
08.08.17

job no.  
16057

sheet no.

owner:  
Heller Companies

**A1.02**



**1** Building 100 Ceiling Plan

1/16" = 1'-0"

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description

Sunset Business Center  
Sunset Road

owner: Heller Companies

project / address:

sheet title:  
Building 100 Ceiling Plan

drawn/checked by:  
Author / Checker

date:  
08.08.17

job no.  
16057

sheet no.

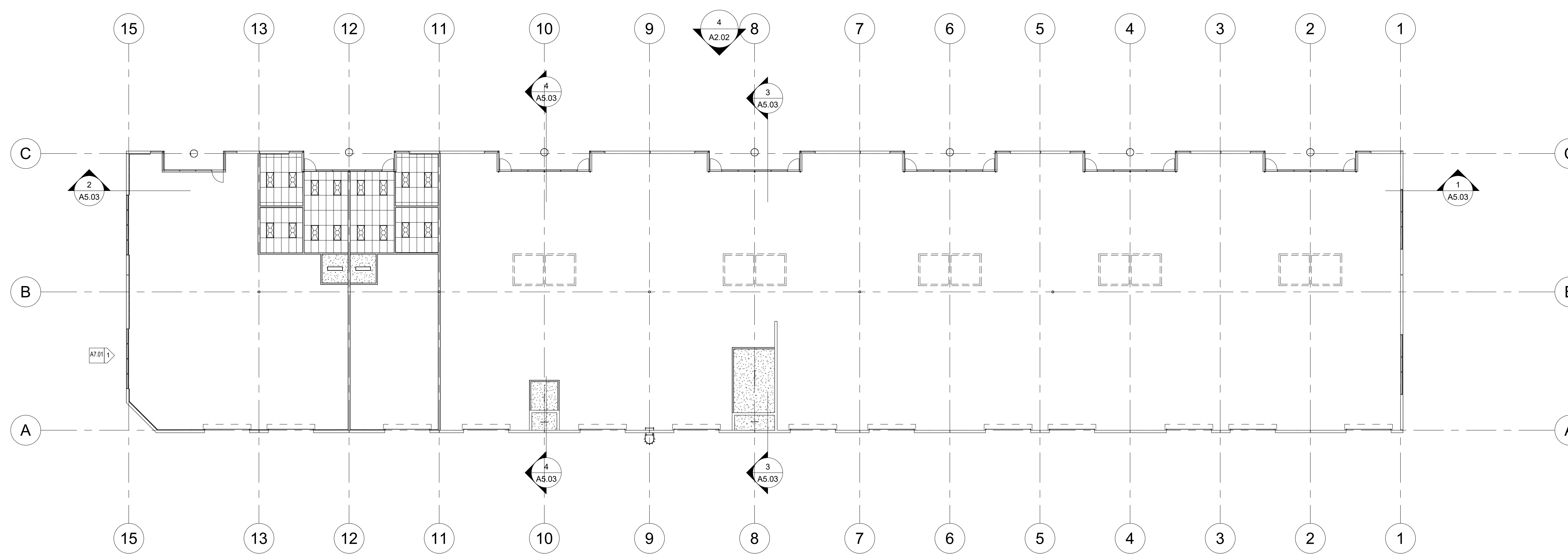
**A1.03**



seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, Ltd.

rev.	date	description



**1** Building 200 Ceiling Plan

1/16" = 1'-0"

Sunset Business Center  
Sunset Road

project / address:

sheet title:  
Building 200 Ceiling Plan

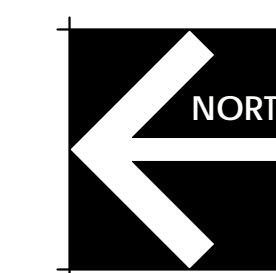
drawn/checked by:  
Author / Checker

date:  
08.08.17

job no.  
16057

sheet no.

owner:  
Heller Companies



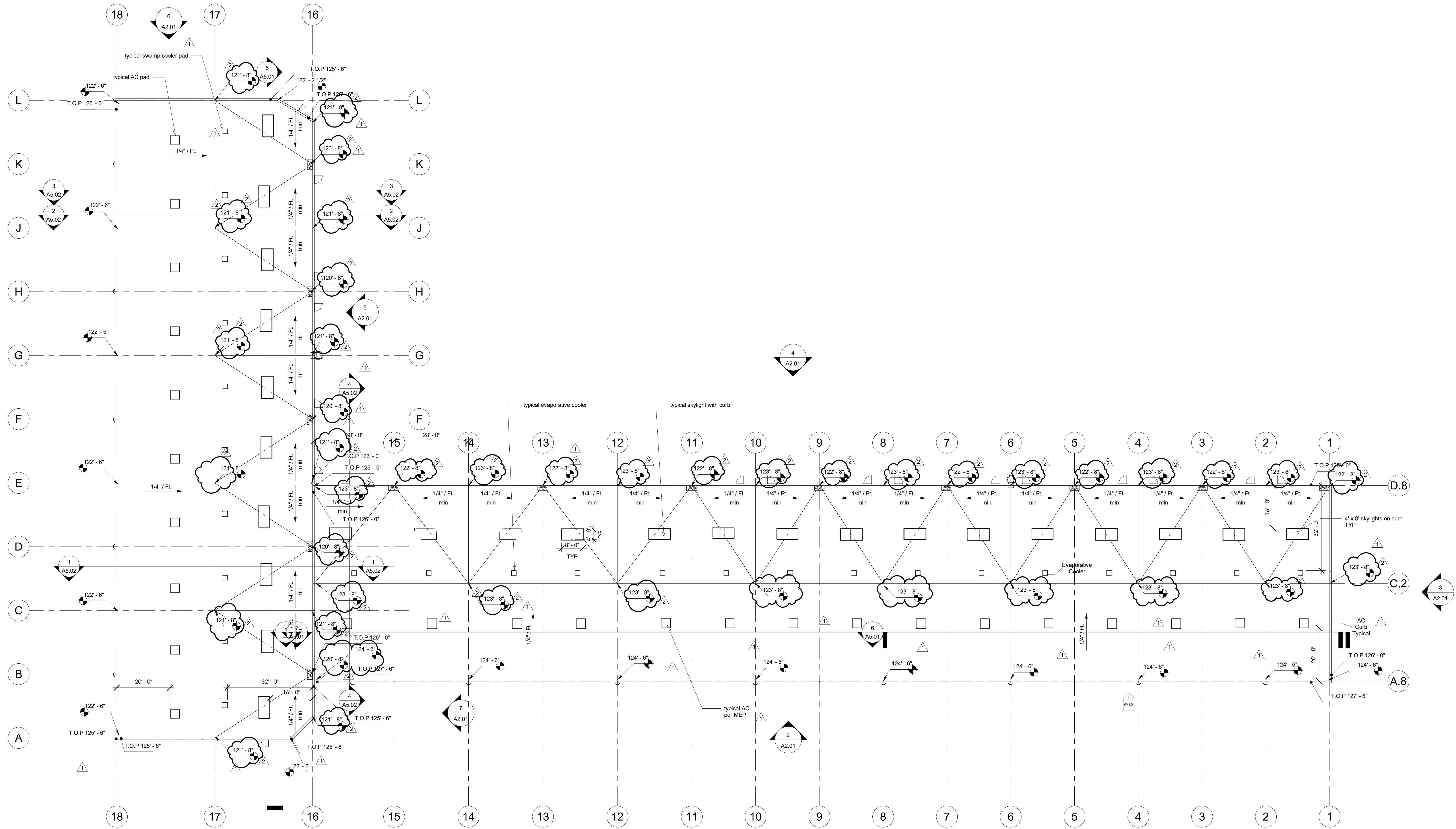
**A1.04**



seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, llc.

rev.	date	description
1	12/01/17	Plan Check Comments Building Coordination
2	3/12/18	



Sunset Business Center  
Sunset Road

owner: Heller Companies

project / address:

sheet title:  
Building 100 Roof Plan

drawn/checked by:  
Author / Checker

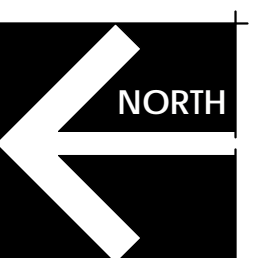
date:  
08.08.17

job no.  
16057

sheet no.

# Building 100 Roof Plan

1/16" = 1'-0"

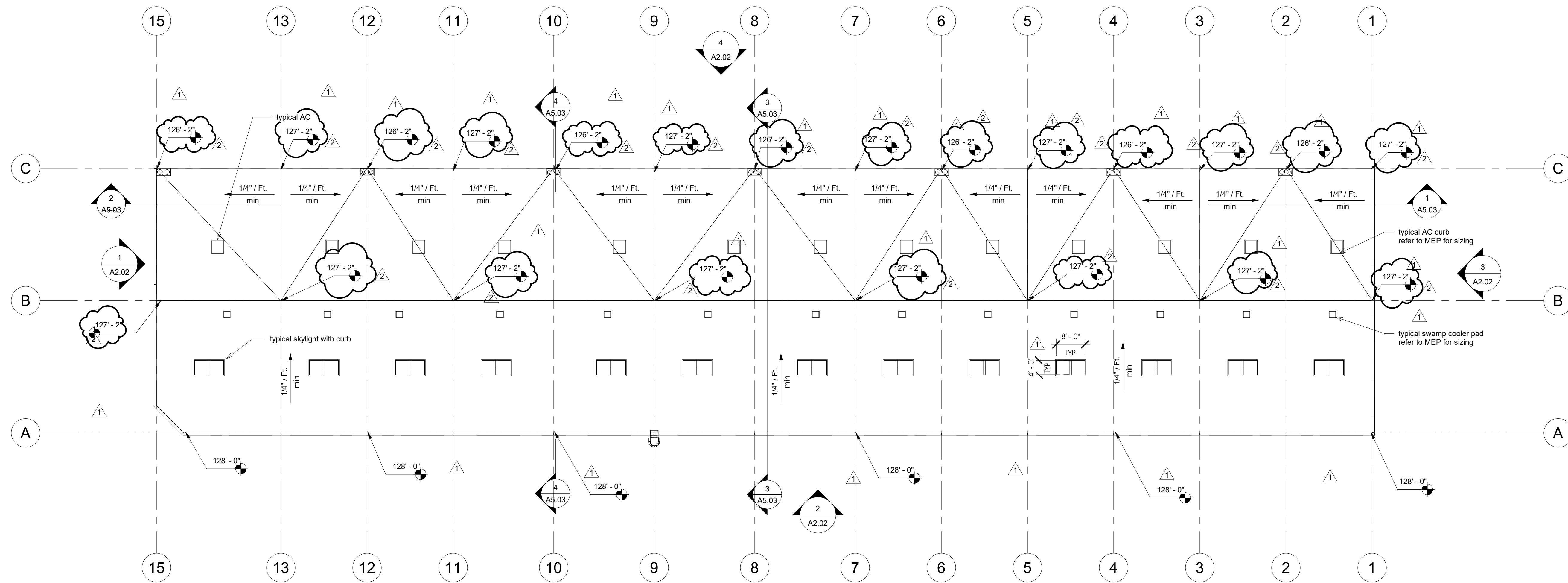


# A1.05

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/02/17	Plan Check Comments Building Coordination
2	3/12/18	



**1** Building 200 Roof Plan  
1/16" = 1'-0"

Sunset Business Center  
Sunset Road

project / address:

sheet title:  
Building 200 Roof Plan

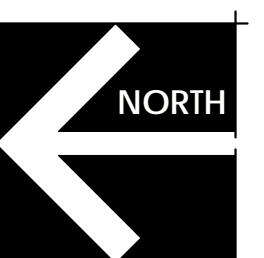
drawn/checked by:  
Author / Checker

date:  
08.08.17

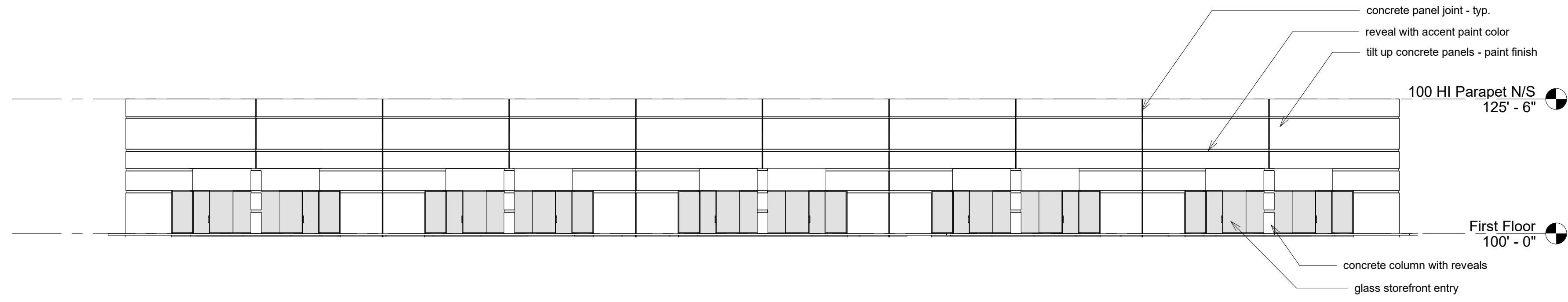
job no.  
16057

sheet no.

owner:  
Heller Companies

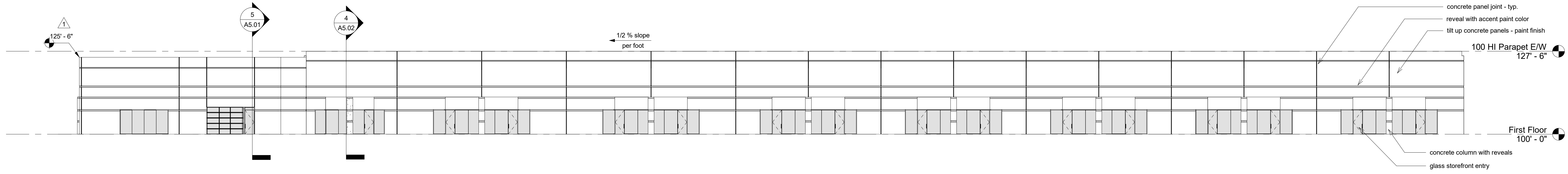


**A1.06**



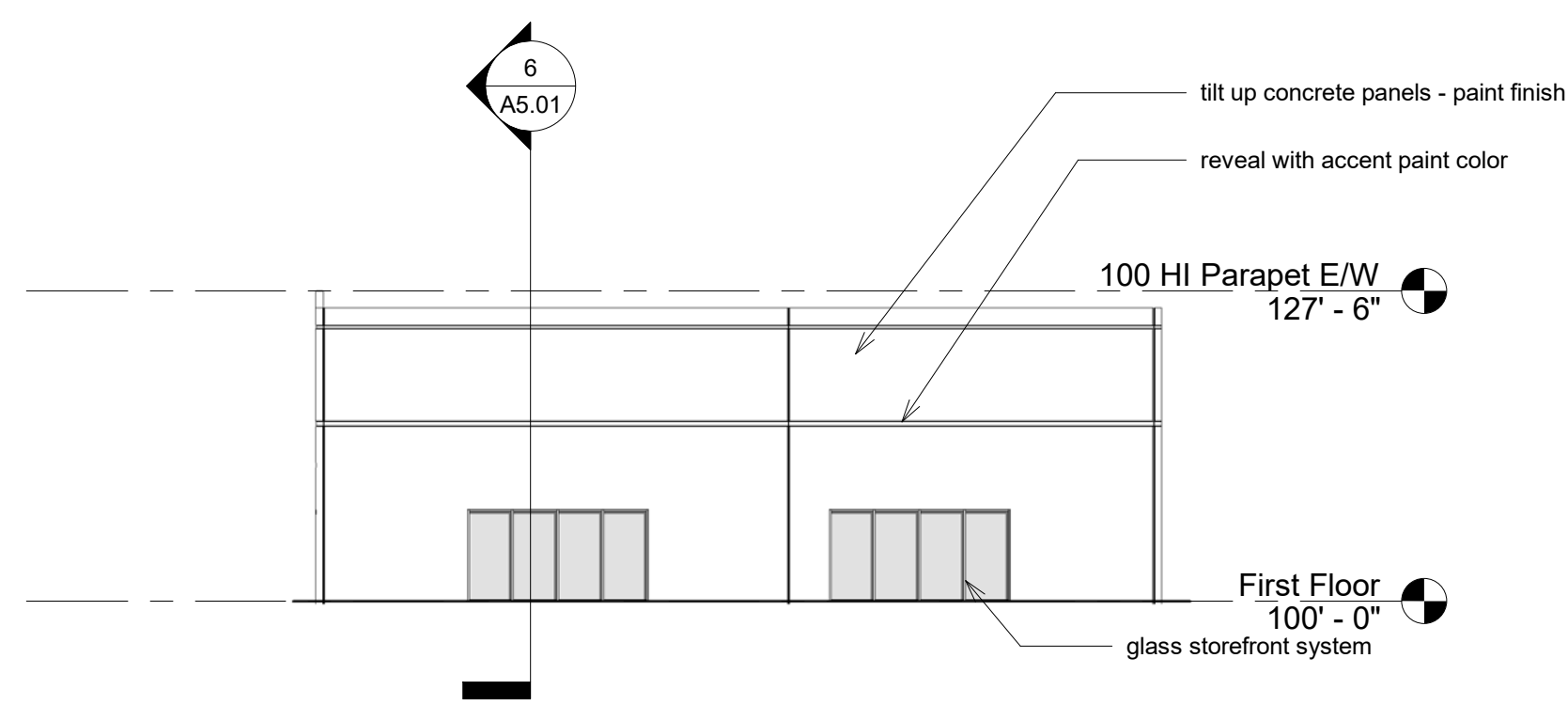
**1 Building 100 North**

1/16" = 1'-0"



**2 Building 100 West**

1/16" = 1'-0"



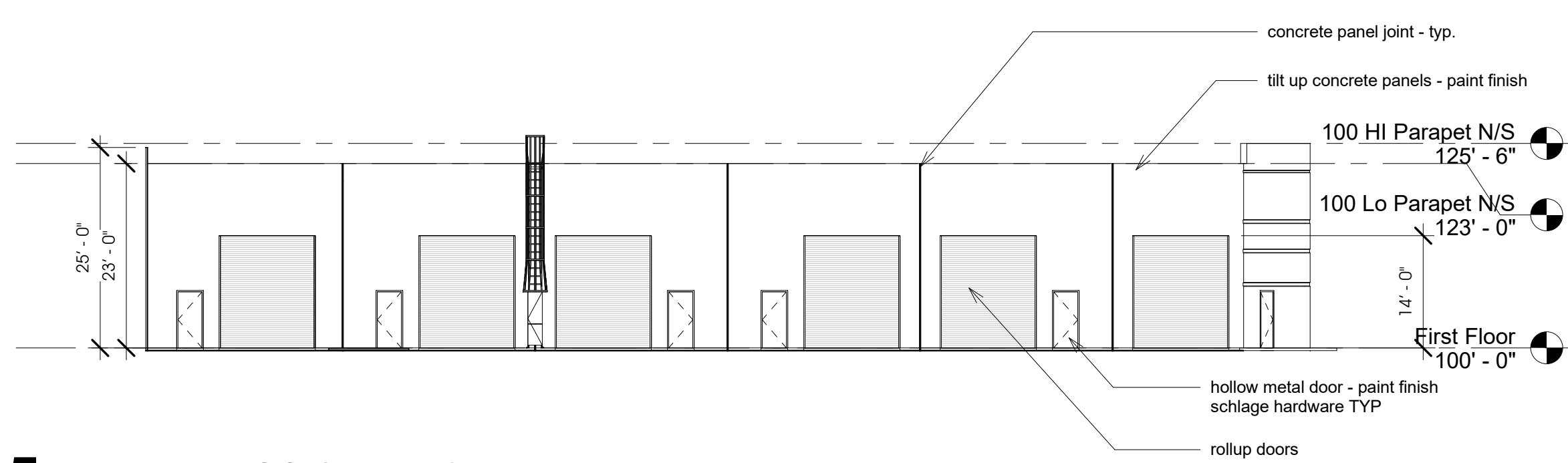
**3 Building 100 South 1**

1/16" = 1'-0"



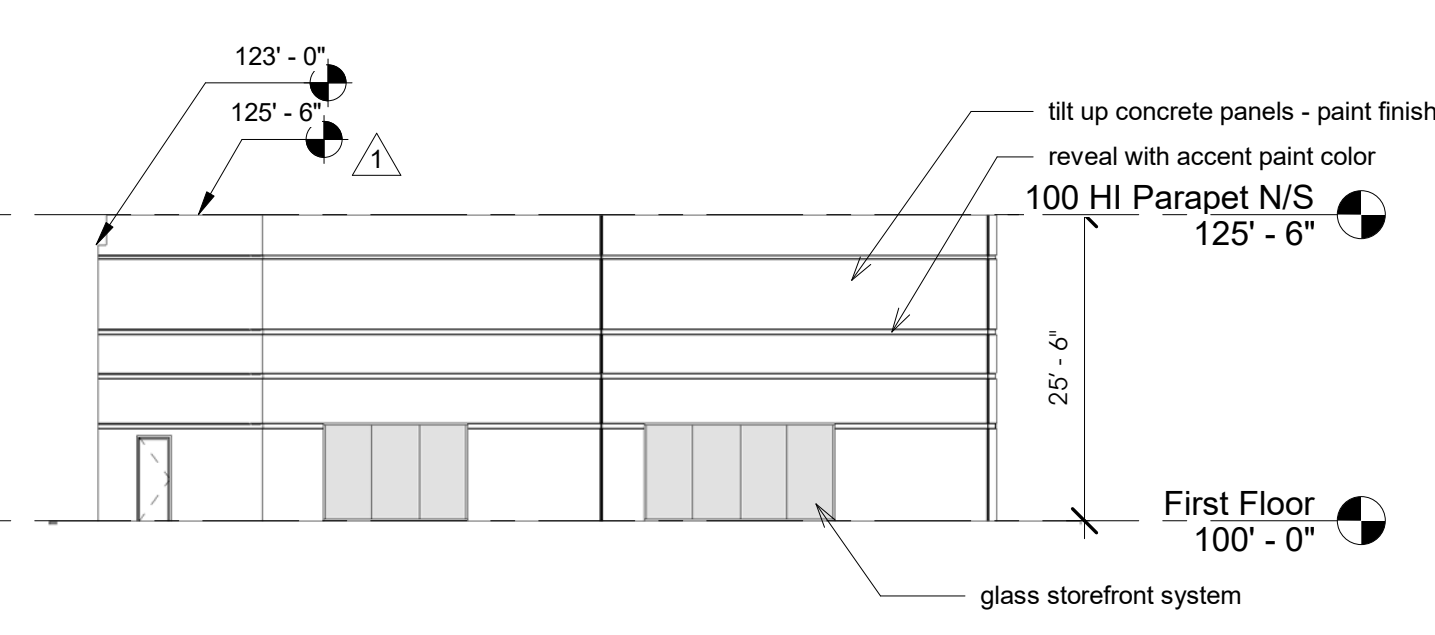
**4 Building 100 East 1**

1/16" = 1'-0"



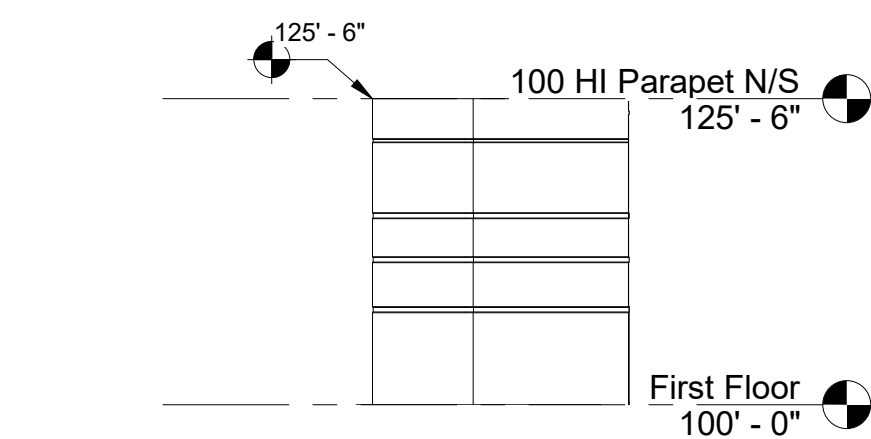
**5 Building 100 South 2**

1/16" = 1'-0"



**6 Building 100 East 2**

1/16" = 1'-0"



**7 South Corner Elevation**

1/16" = 1'-0"

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/08/17	Plan Check Comments

Sunset Business Center  
Sunset Road

owner: Heller Companies

project / address:

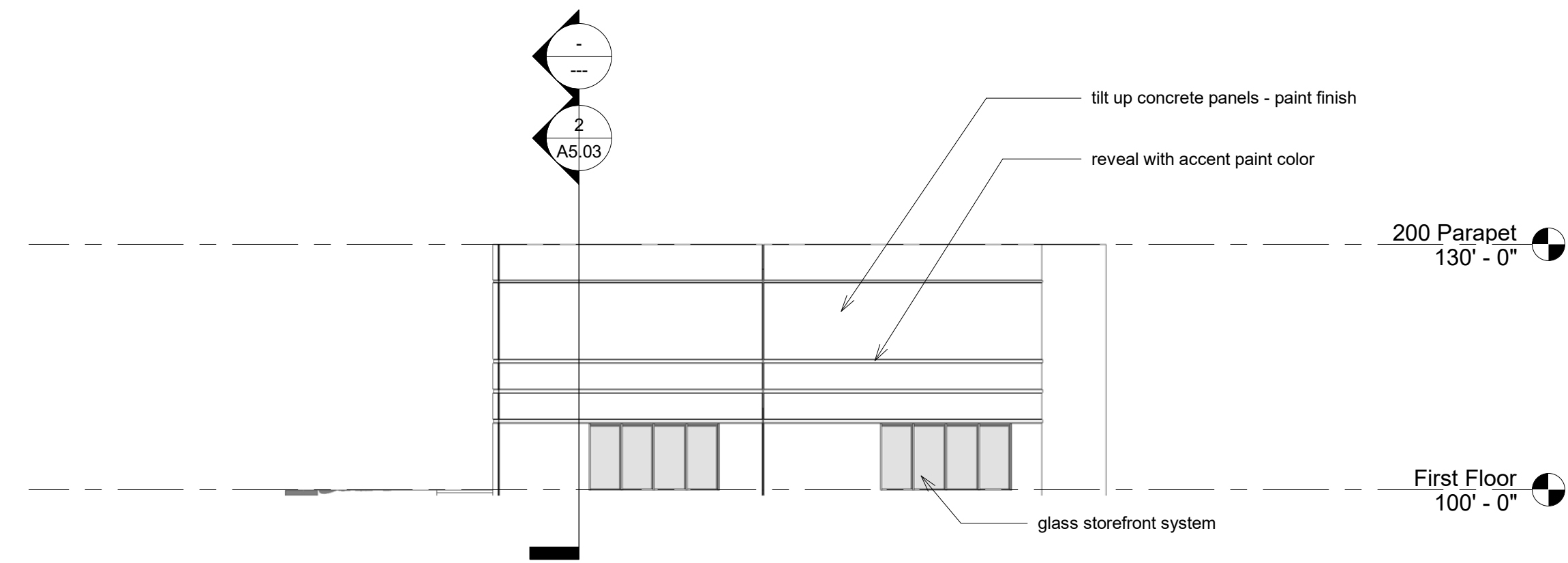
sheet title:  
Building 100 Exterior Elevations

drawn/checked by:  
Author / Checker

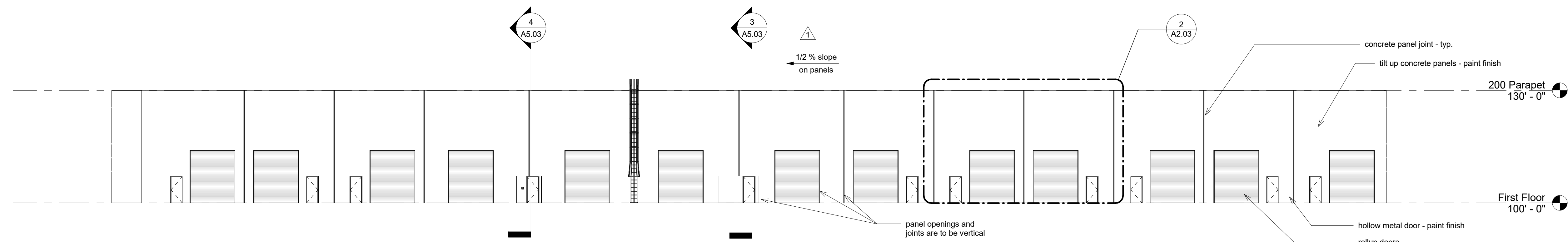
date:  
08.08.17

job no.  
16057

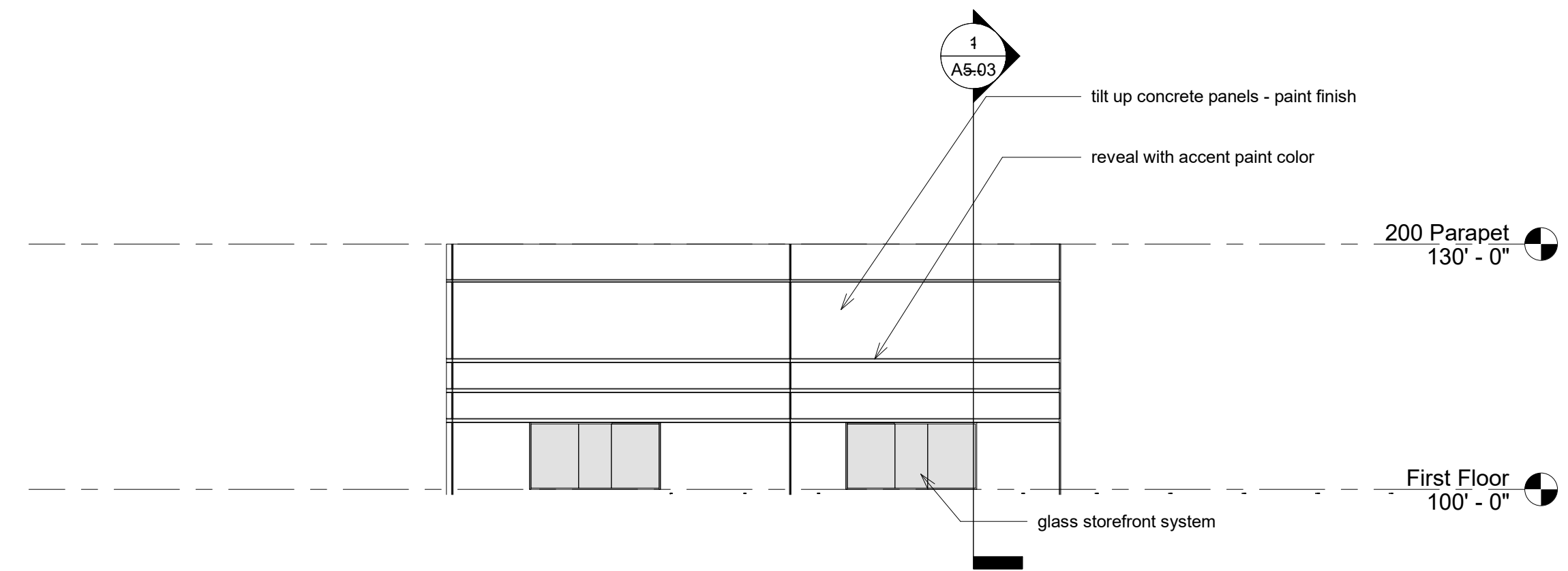
sheet no.



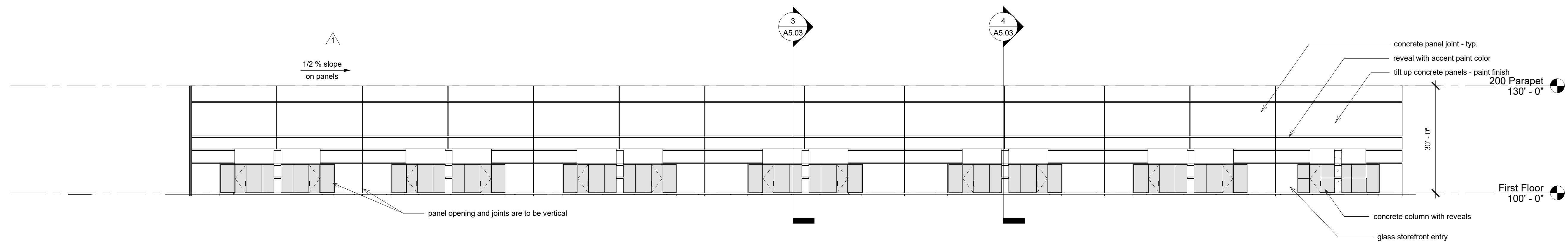
**1 Building 200 North**  
1/16" = 1'-0"



**2 Building 200 West**  
1/16" = 1'-0"



**3 Building 200 South**  
1/16" = 1'-0"



**4 Building 200 East**  
1/16" = 1'-0"

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/08/17	Plan Check Comments

Sunset Business Center  
Sunset Road

owner: Heller Companies

project / address:

sheet title:  
Building 200 Exterior Elevations

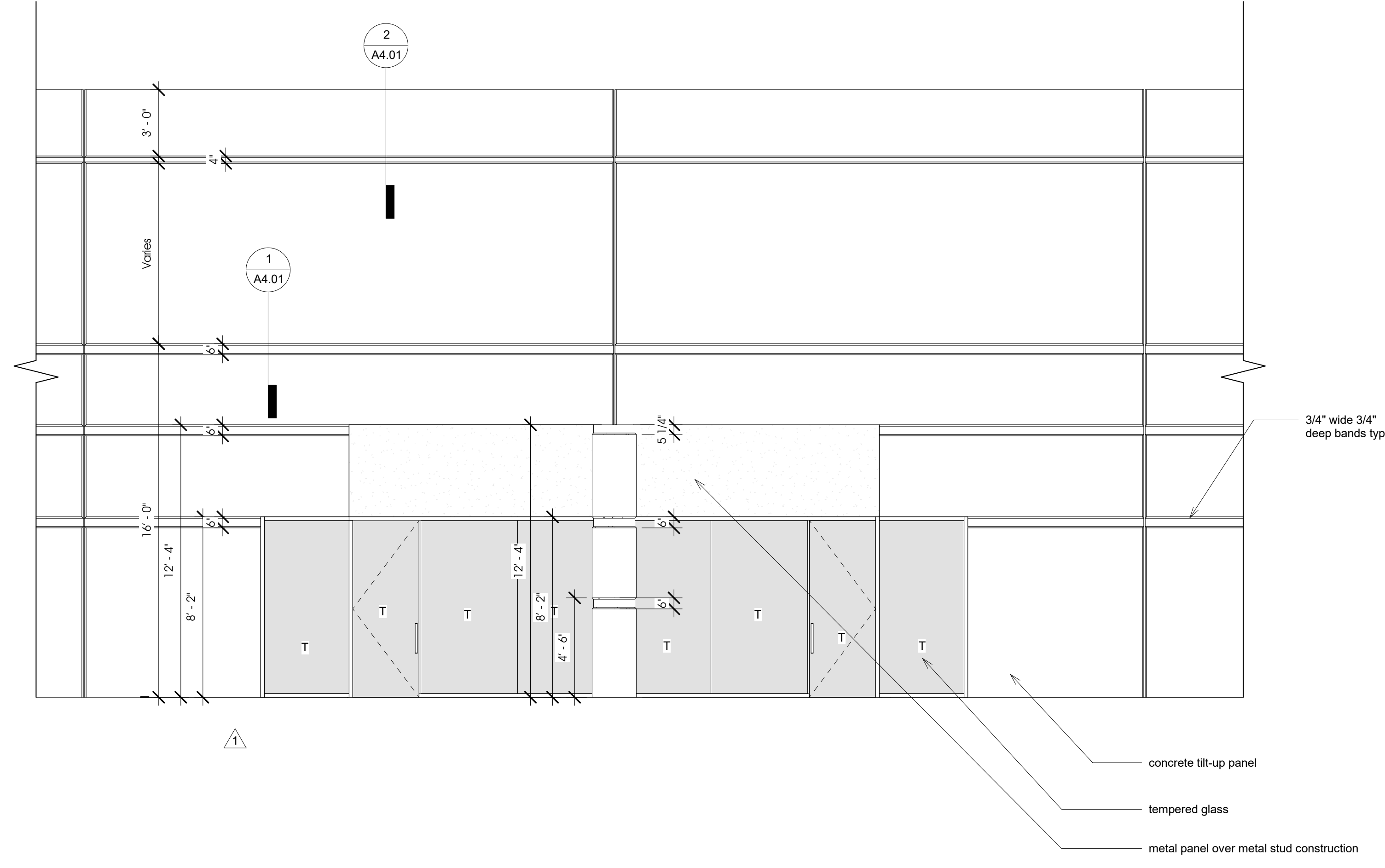
drawn/checked by:  
Author / Checker

date:  
08.08.17

job no.  
16057

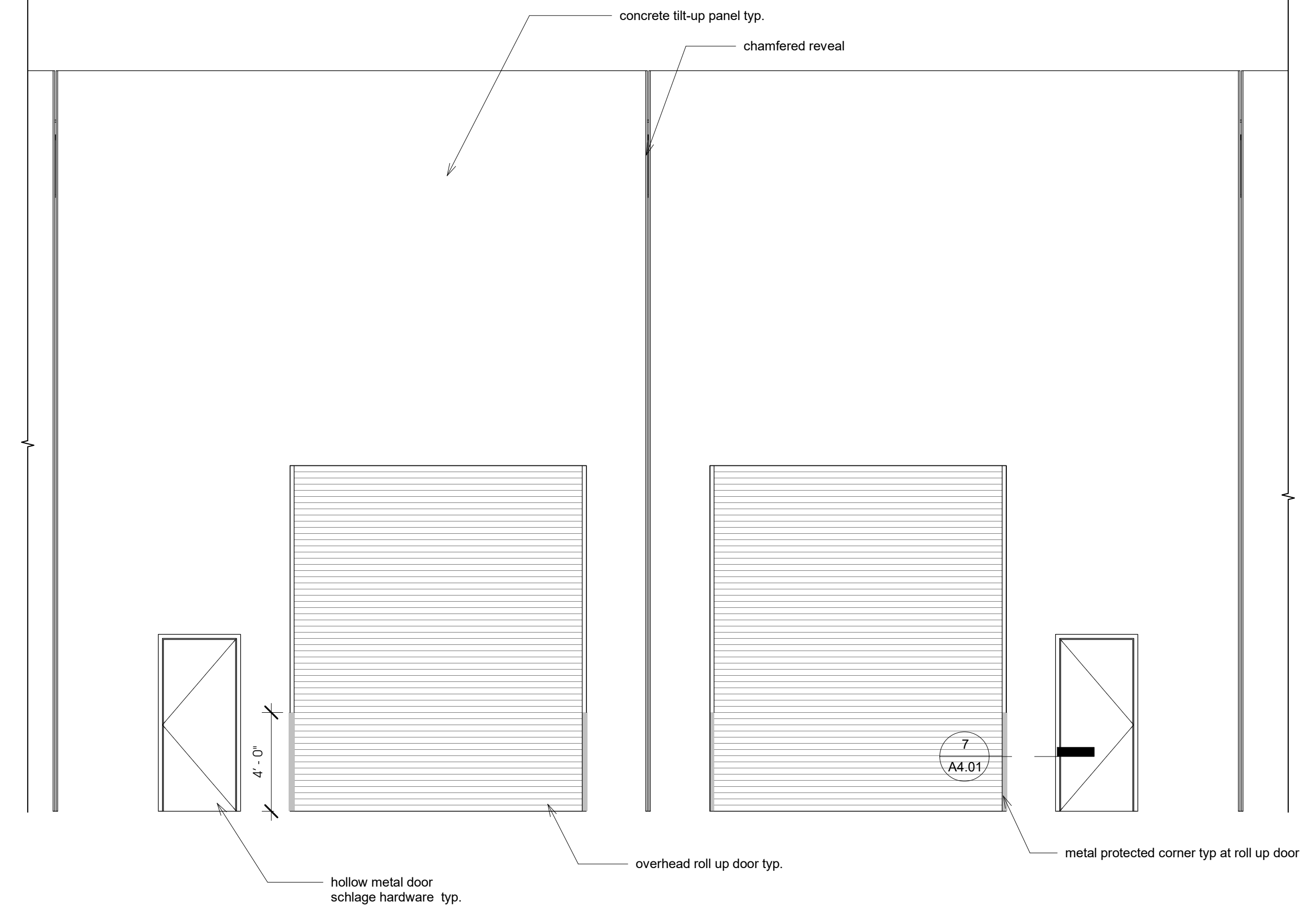
sheet no.

**A2.02**



1 Typical Bay Elevation

1/4" = 1'-0"



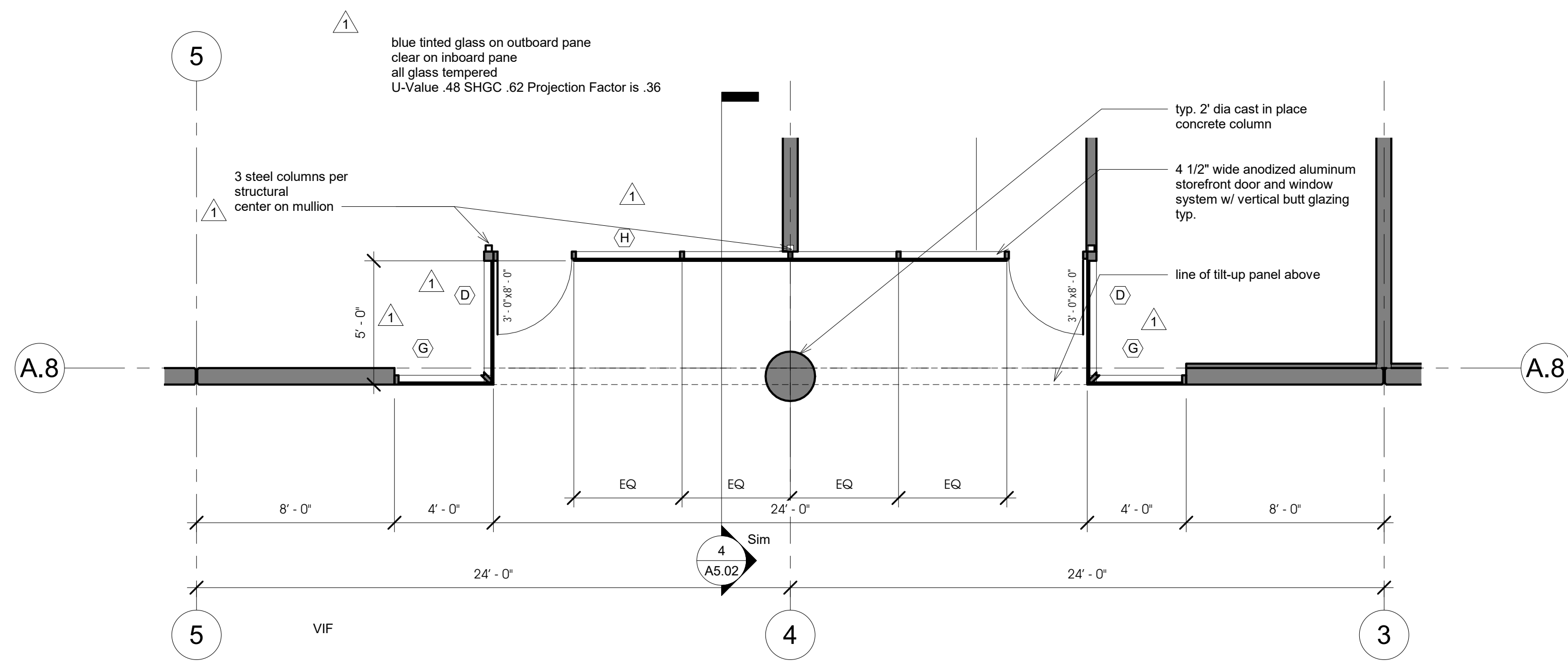
2 Typical Garage Elevation

1/4" = 1'-0"

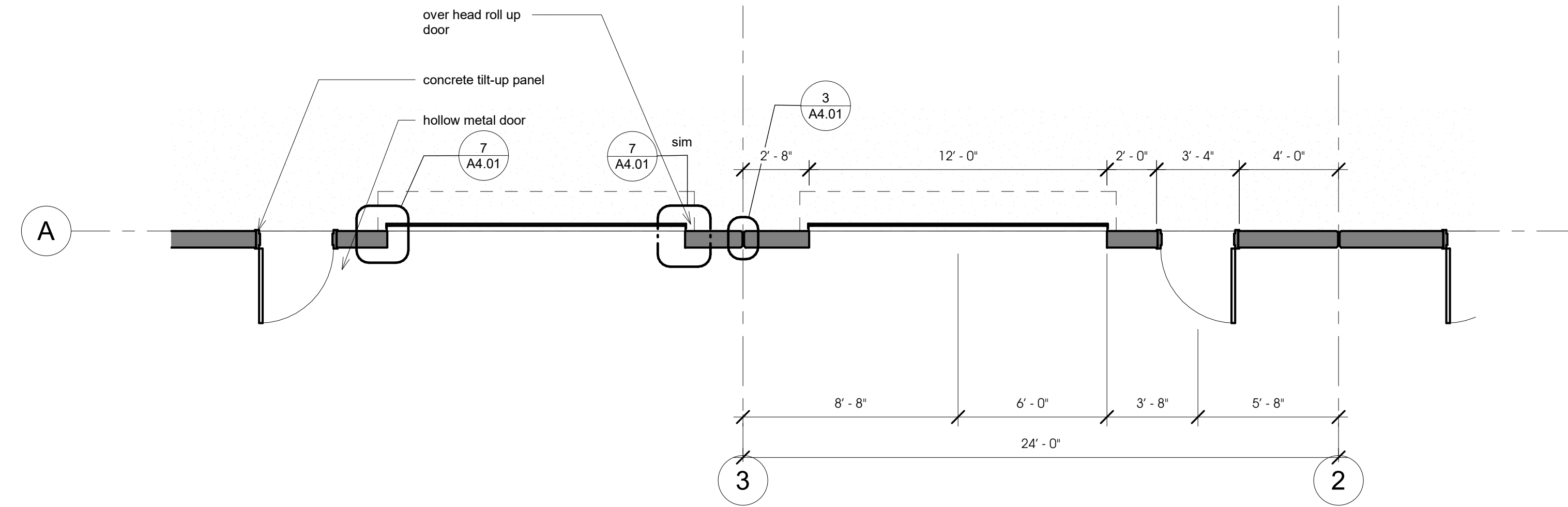
seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

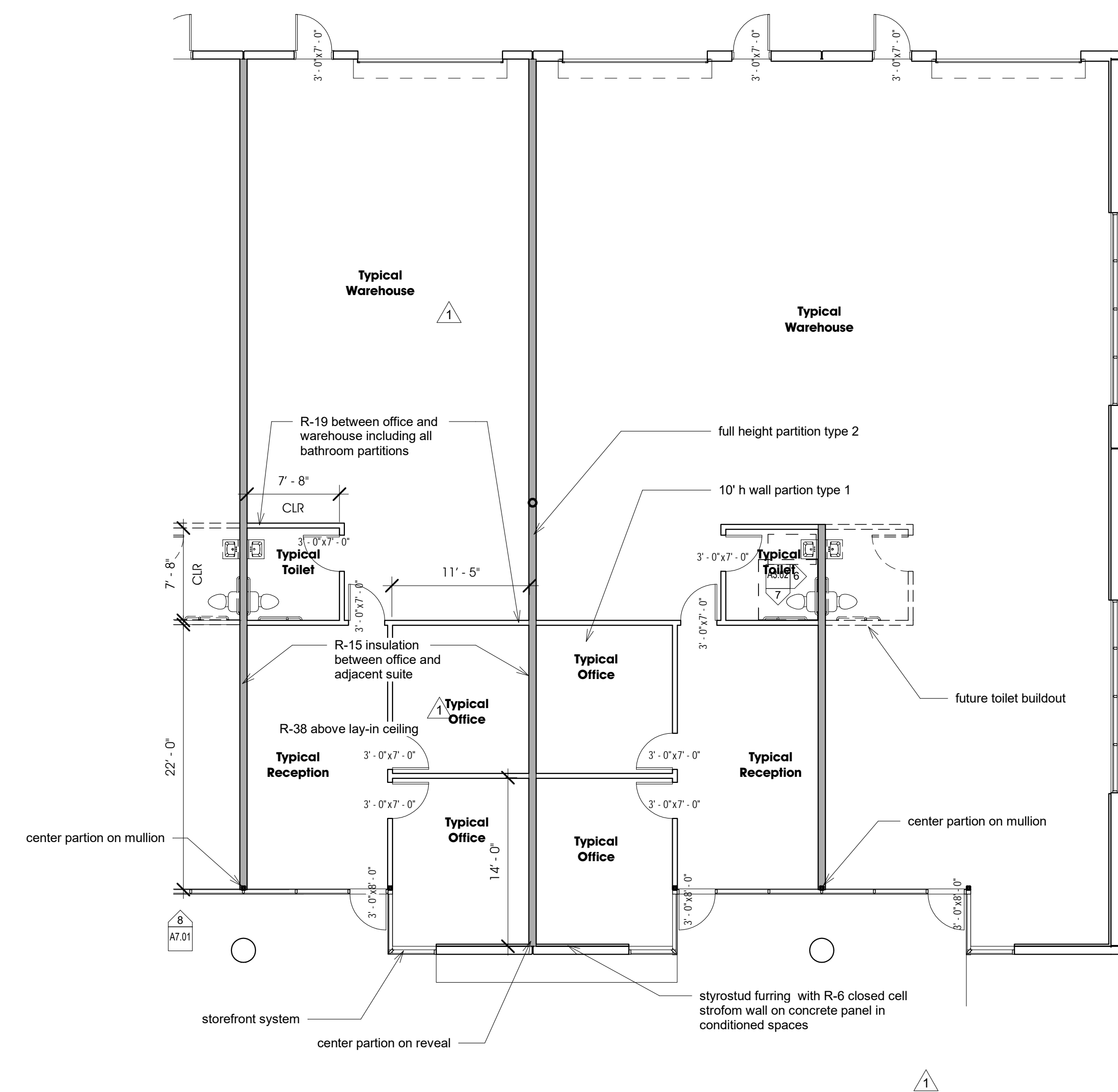
rev.	date	description
1	12/08/17	Plan Check Comments



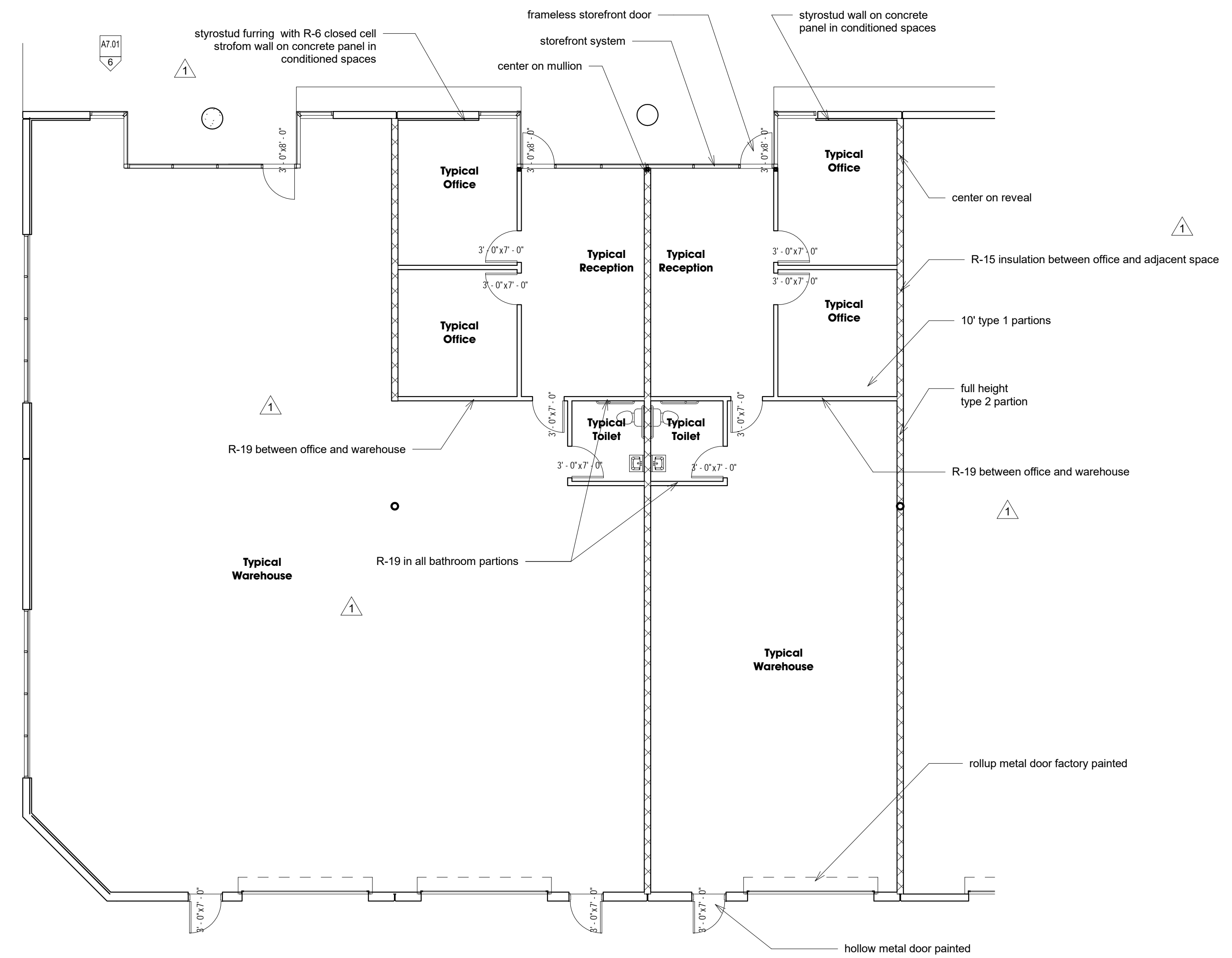
**1 First Floor - Building 100 - Typical Type 1 Entry**  
1/4" = 1'-0"



**4 Typical Overhead Door Layout**  
1/4" = 1'-0"



**2 Unit - Building 100 - Typical Buildout**  
1/8" = 1'-0"

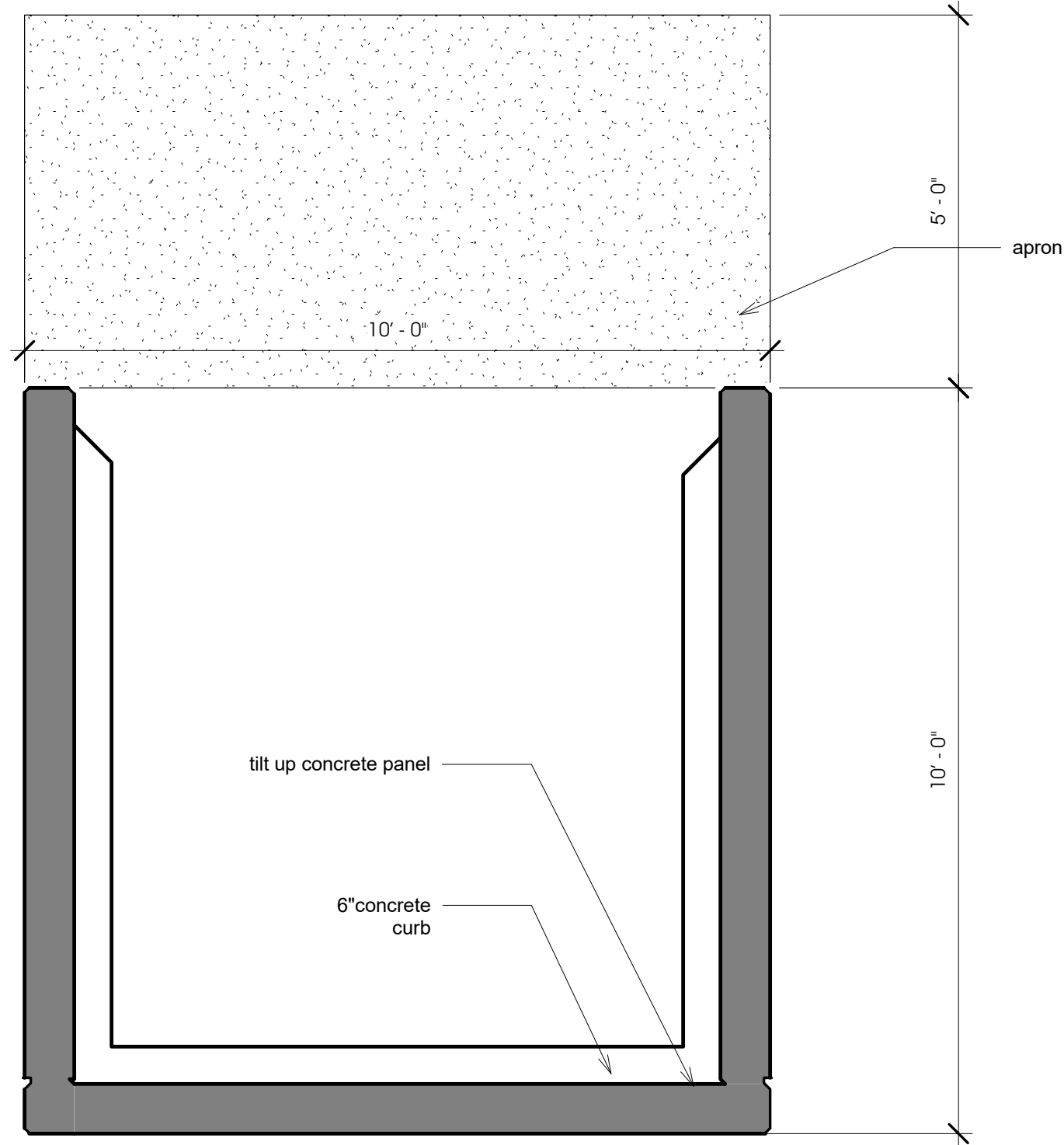


**3 Unit - Building 200 - Typical Buildout**  
1/8" = 1'-0"

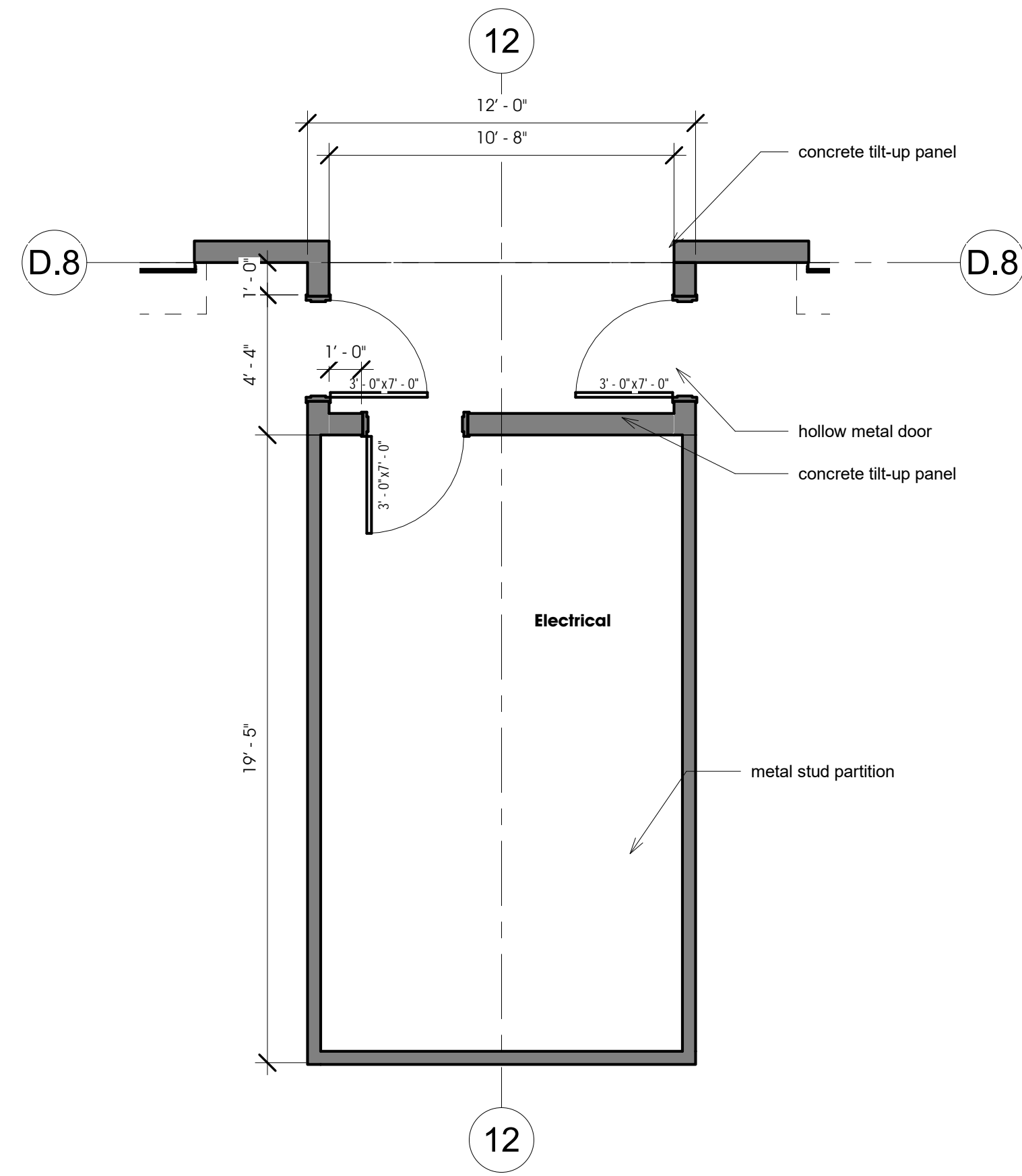
seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, llc.

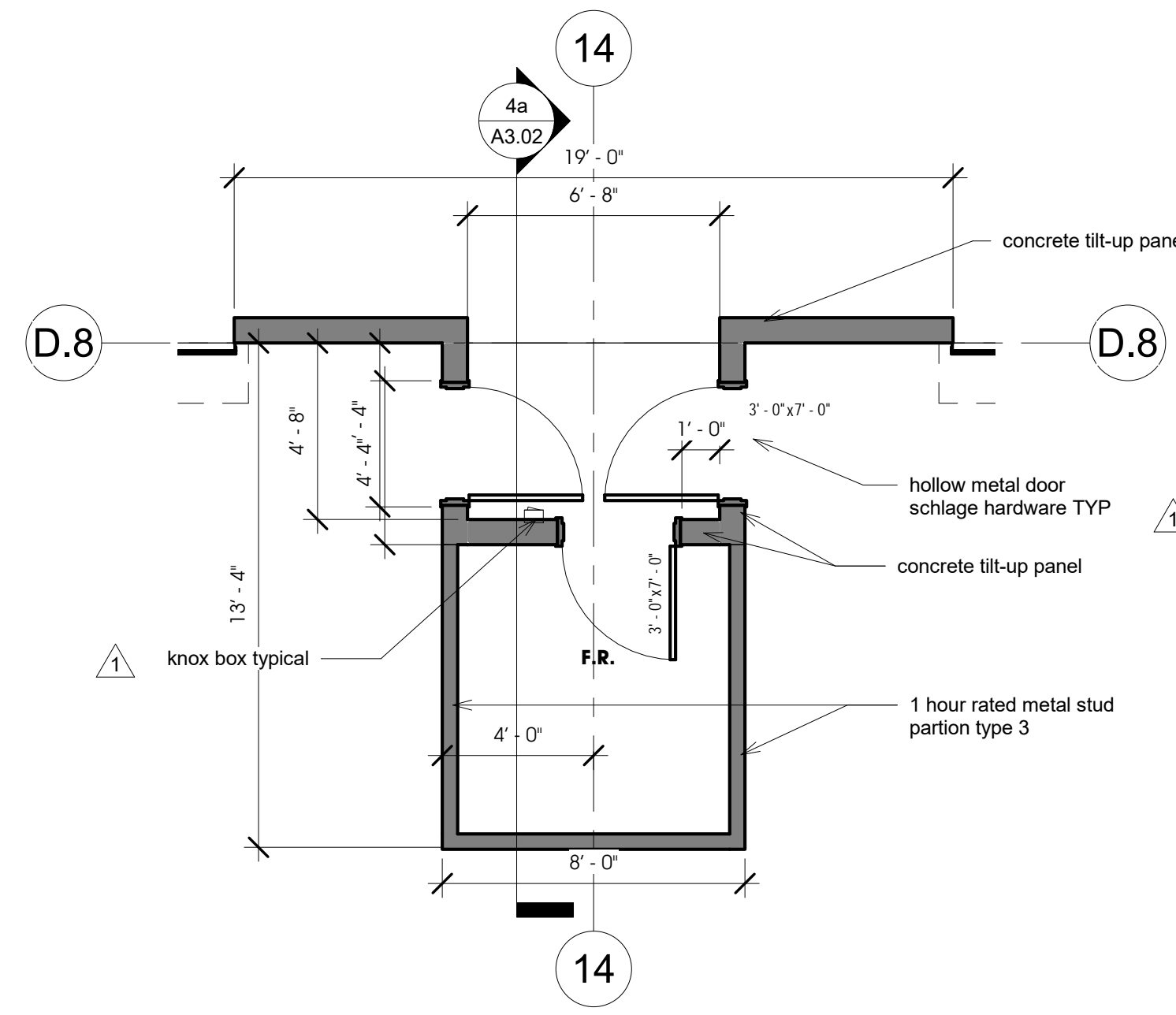
rev.	date:	description:
1	12/08/17	Plan Check Comments



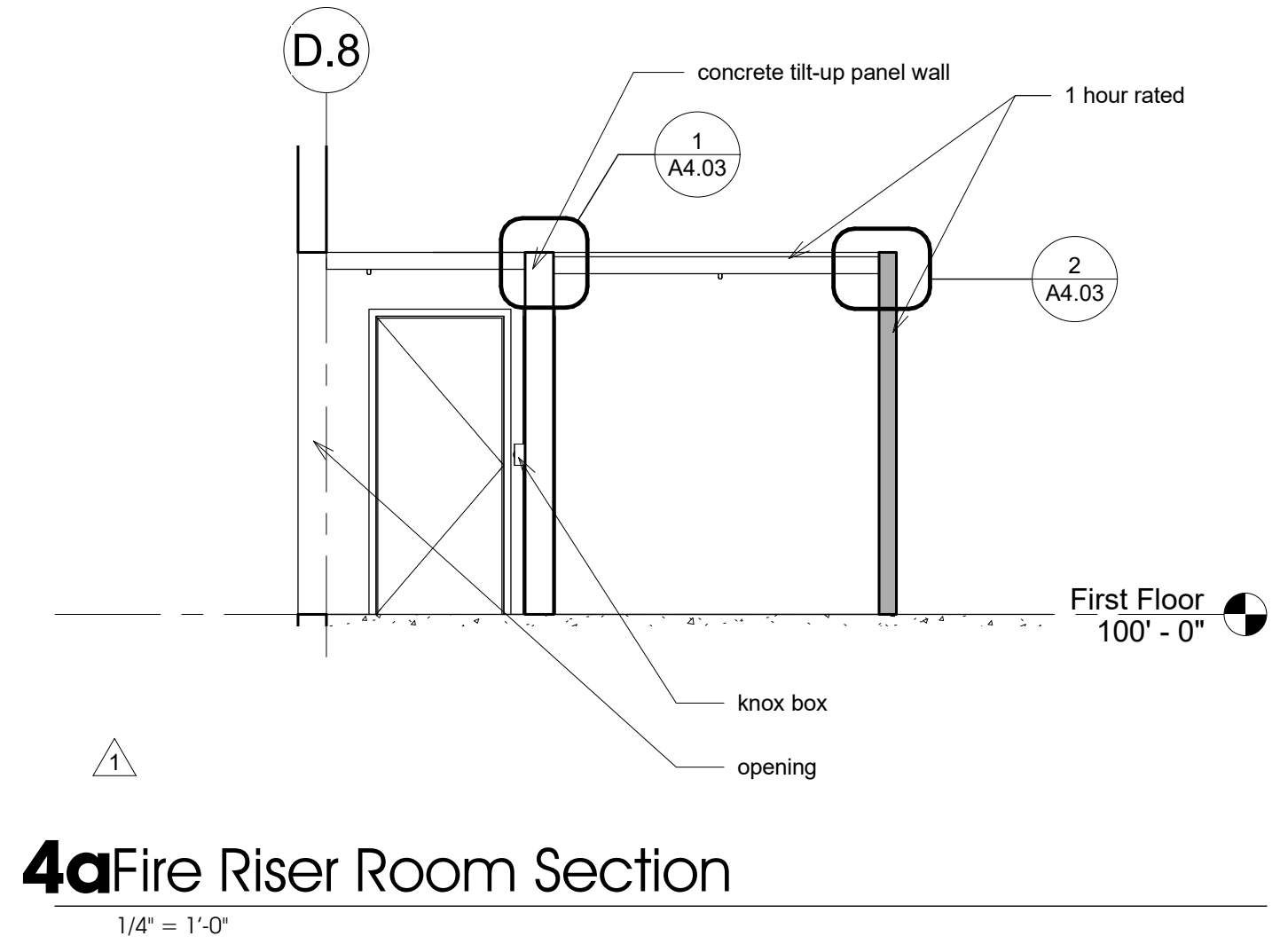
**1** Trash Enclosure Plan  
1/2" = 1'-0"



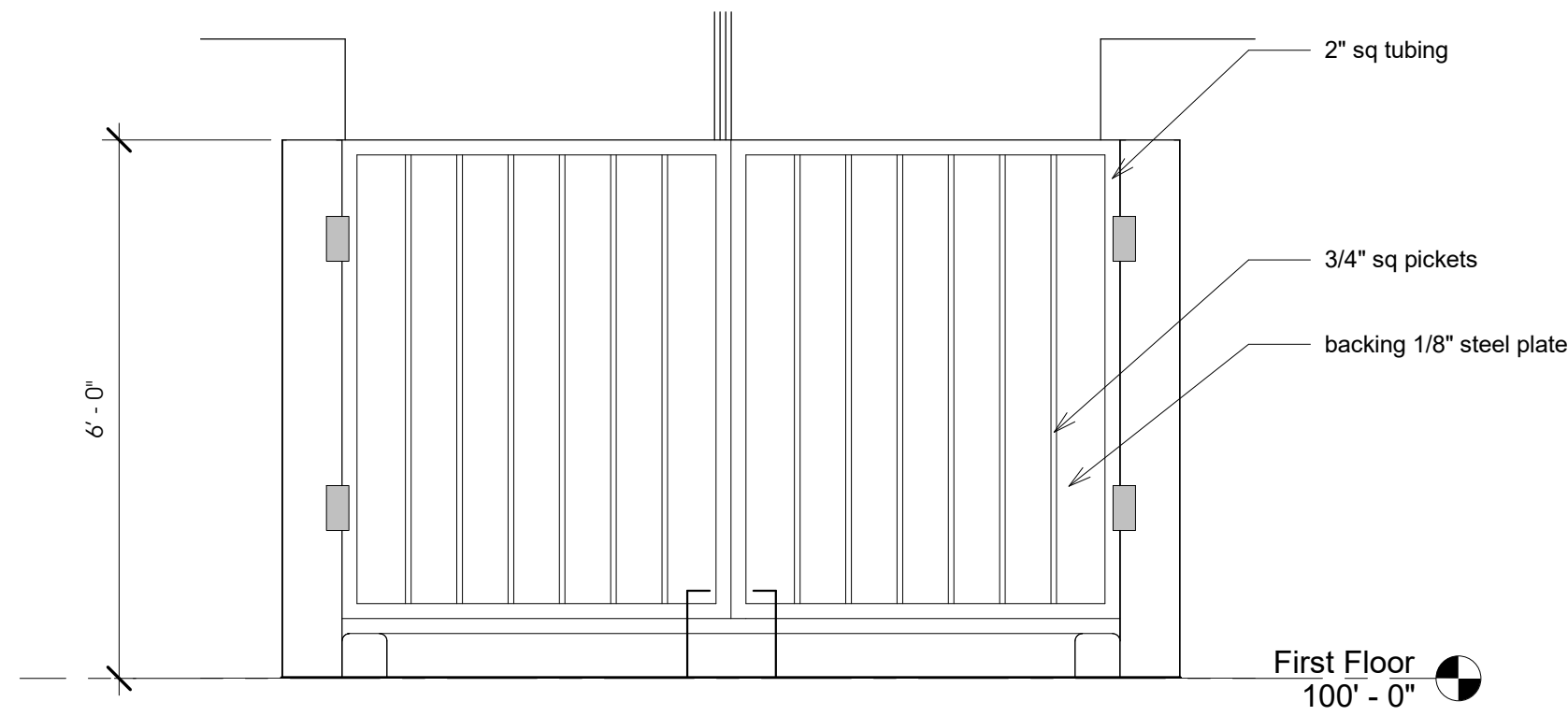
**3** Typical -Electrical Room  
1/4" = 1'-0"



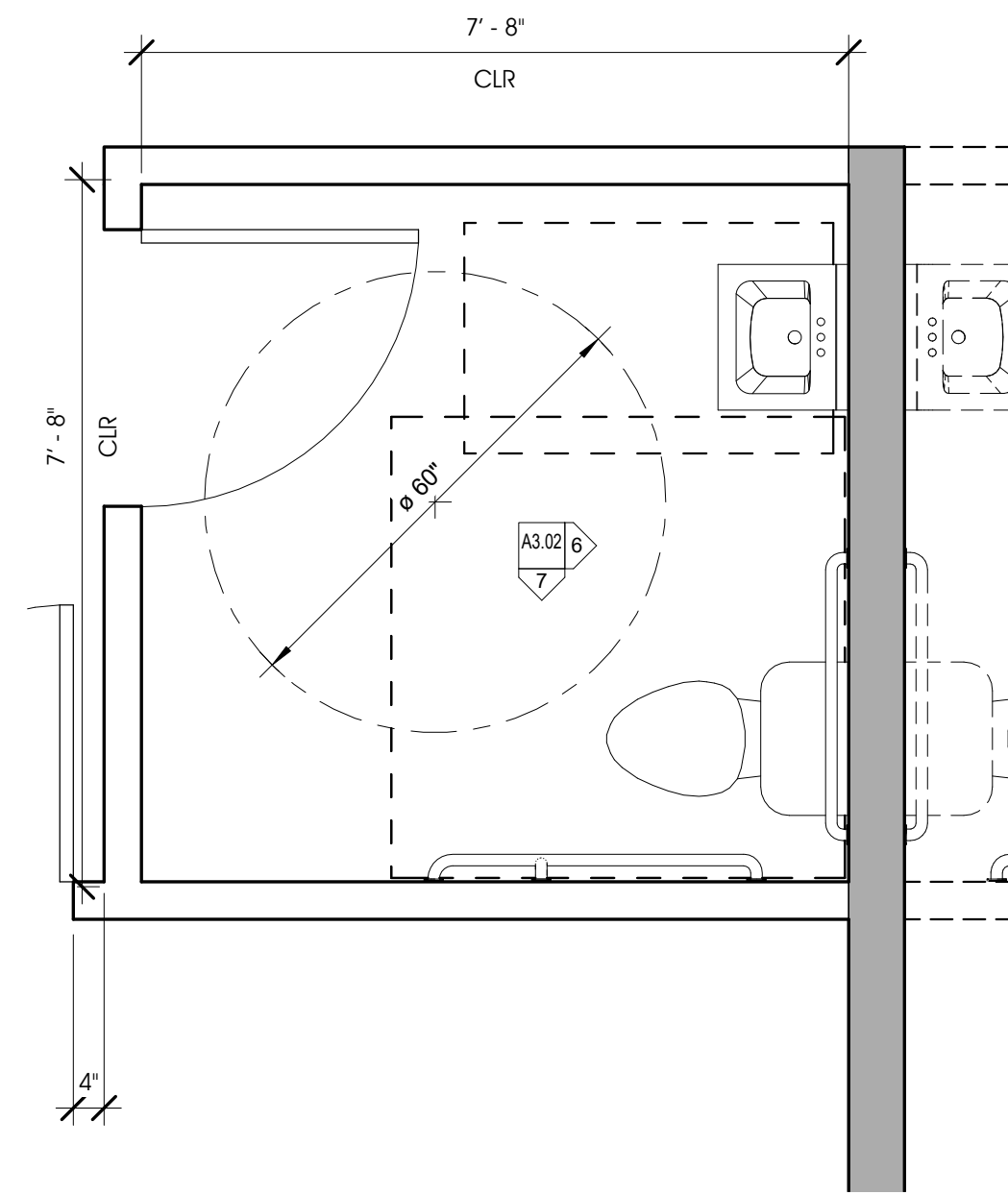
**4** Typical- Fire Riser Room  
1/4" = 1'-0"



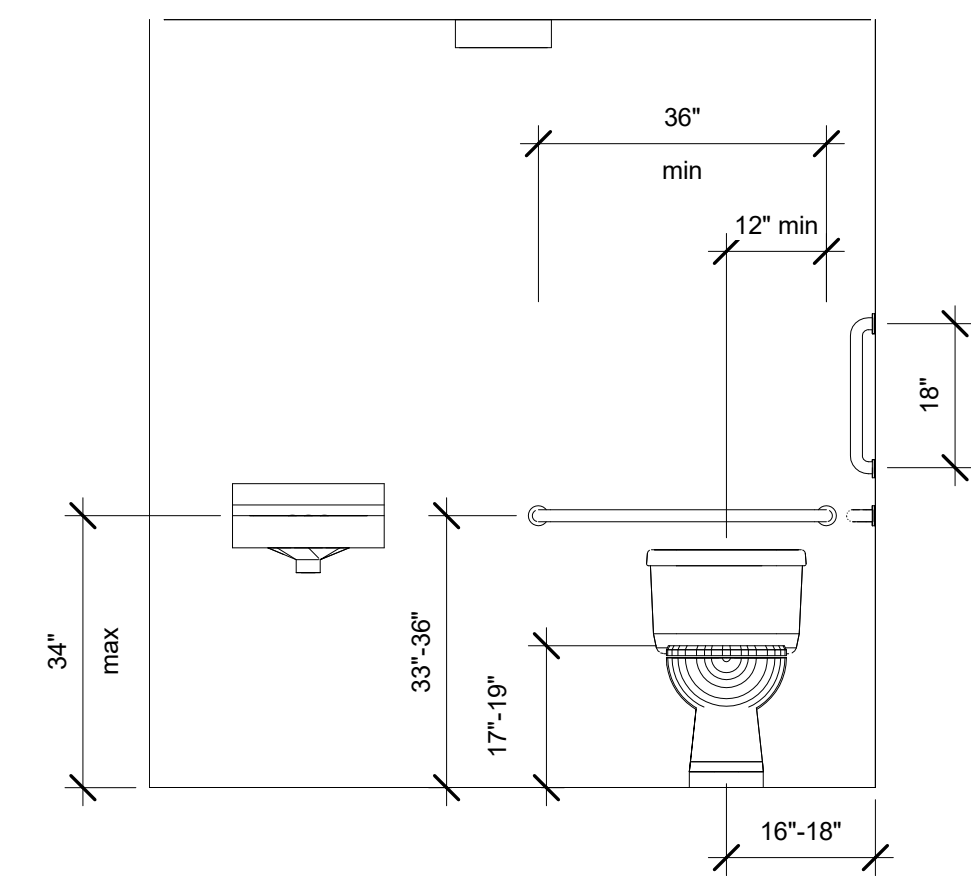
**4a** Fire Riser Room Section  
1/4" = 1'-0"



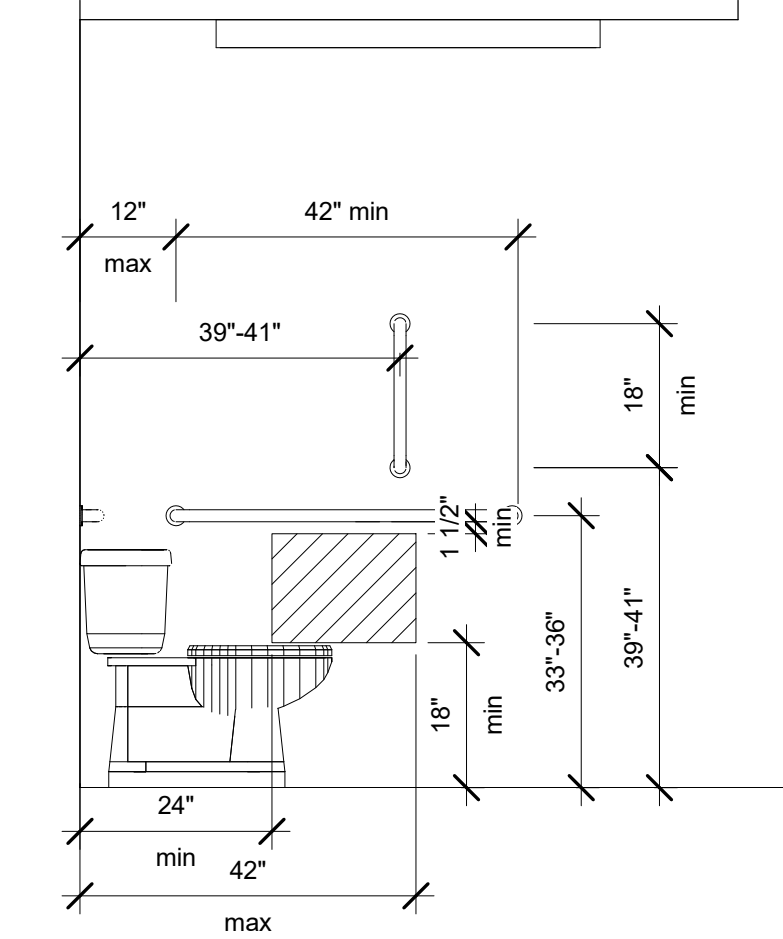
**2** Typical Trash Enclosure  
1/2" = 1'-0"



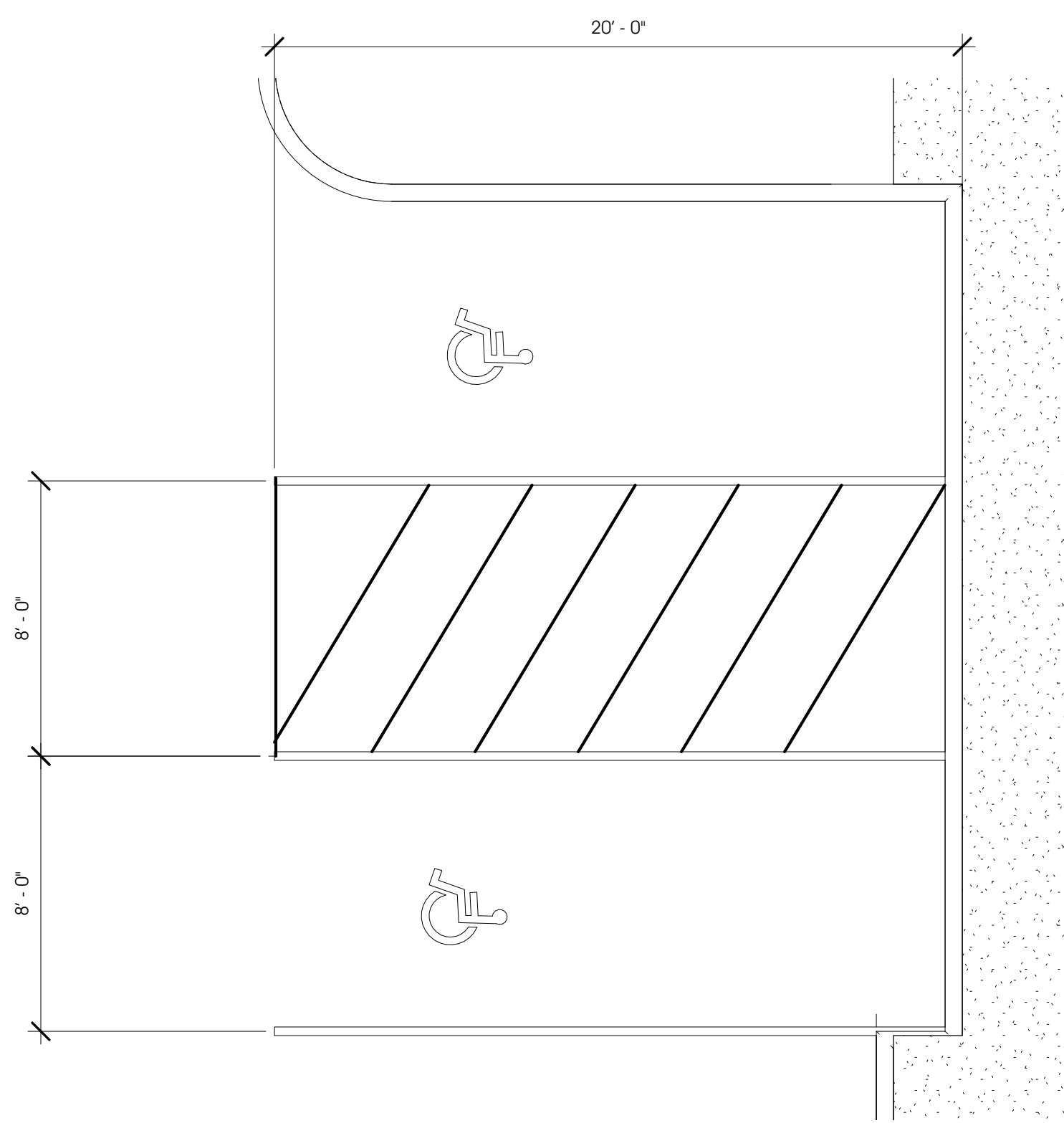
**5** Typical Bathroom  
1/2" = 1'-0"



**6** Bathroom 1  
1/2" = 1'-0"



**7** Bathroom 2  
1/2" = 1'-0"



**8** Typical ADA  
1/4" = 1'-0"

seal:

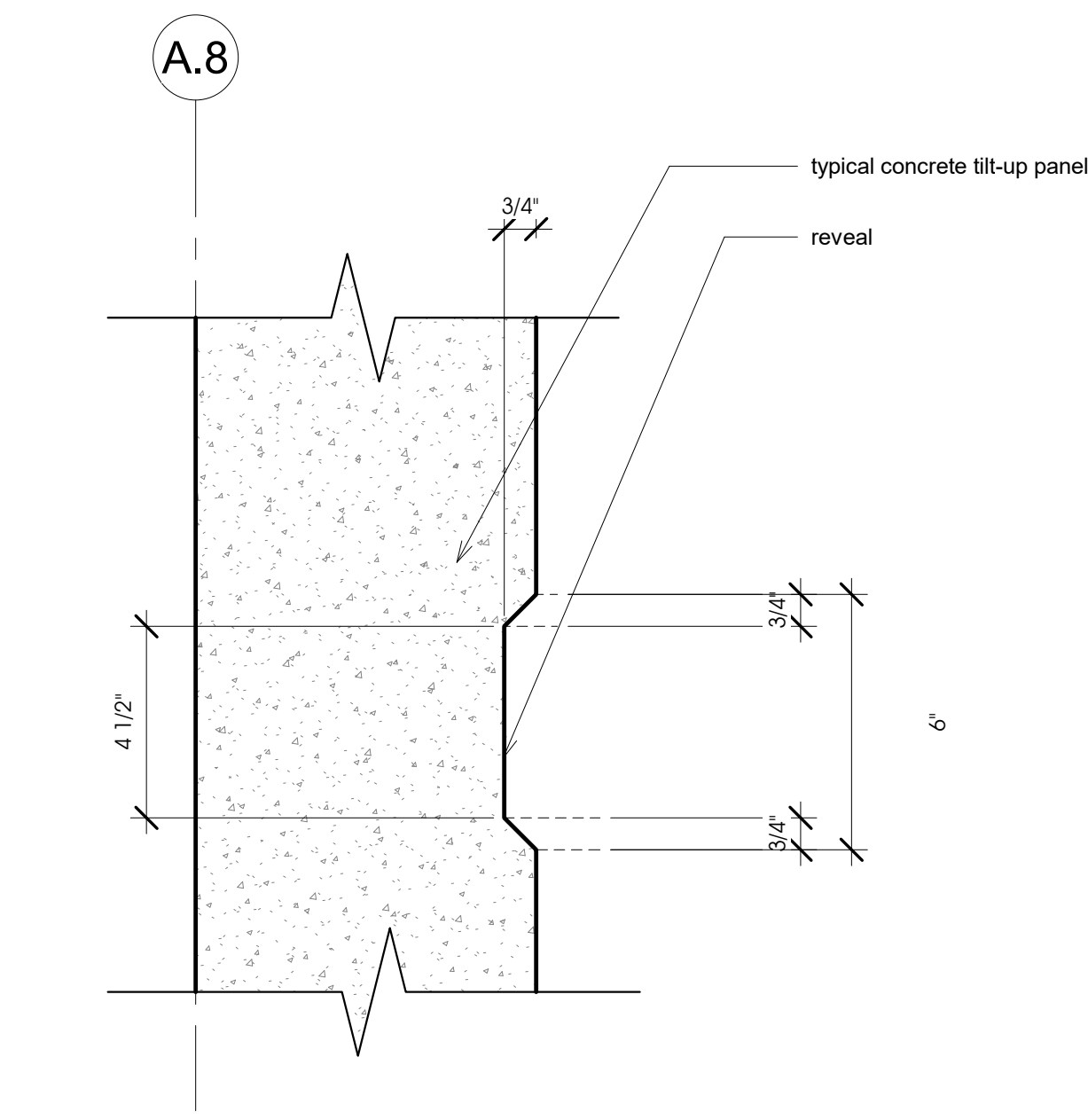
Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/08/17	Plan Check Comments

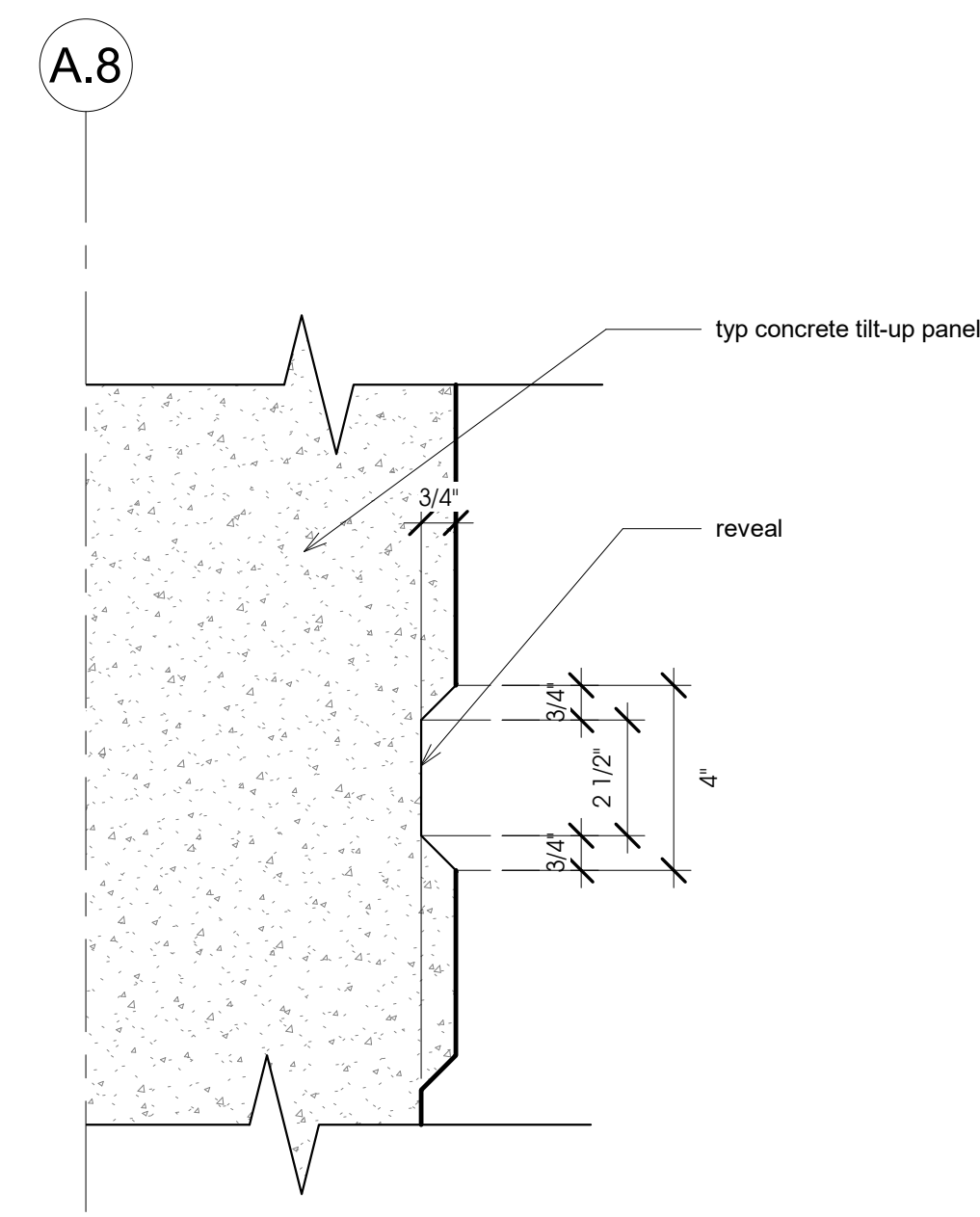
Sunset Business Center  
Sunset Road

project / address:  
owner: Heller Companies

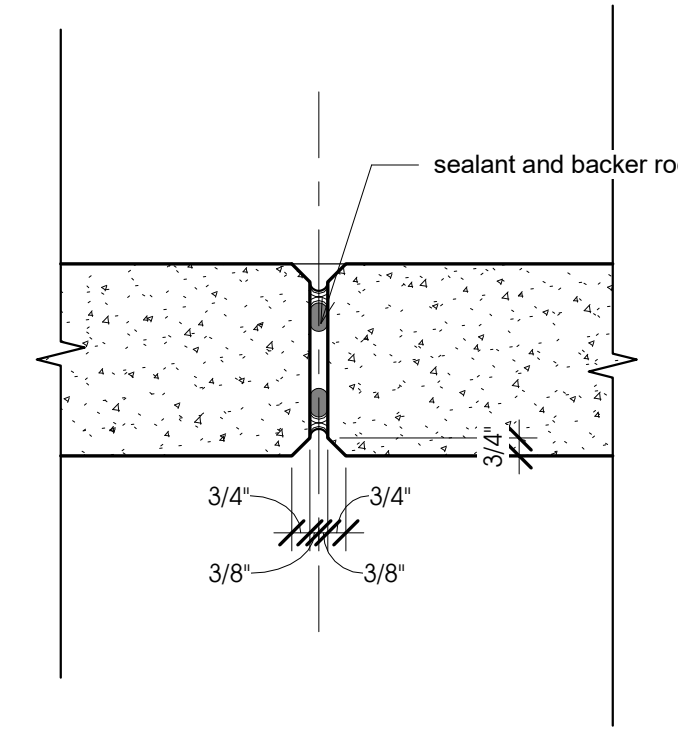
sheet title:  
Enlarged Floor Plans  
drawn/checked by:  
Author / Checker  
date:  
08.08.17  
job no.  
16057  
sheet no.



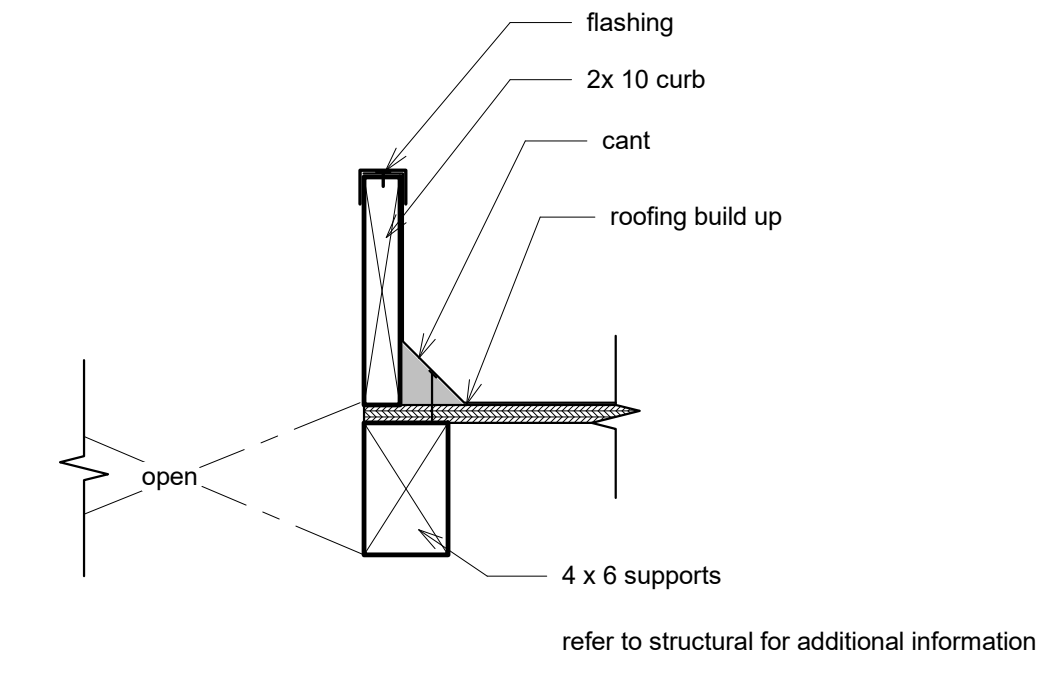
**1 Reveal**  
3" = 1'-0"



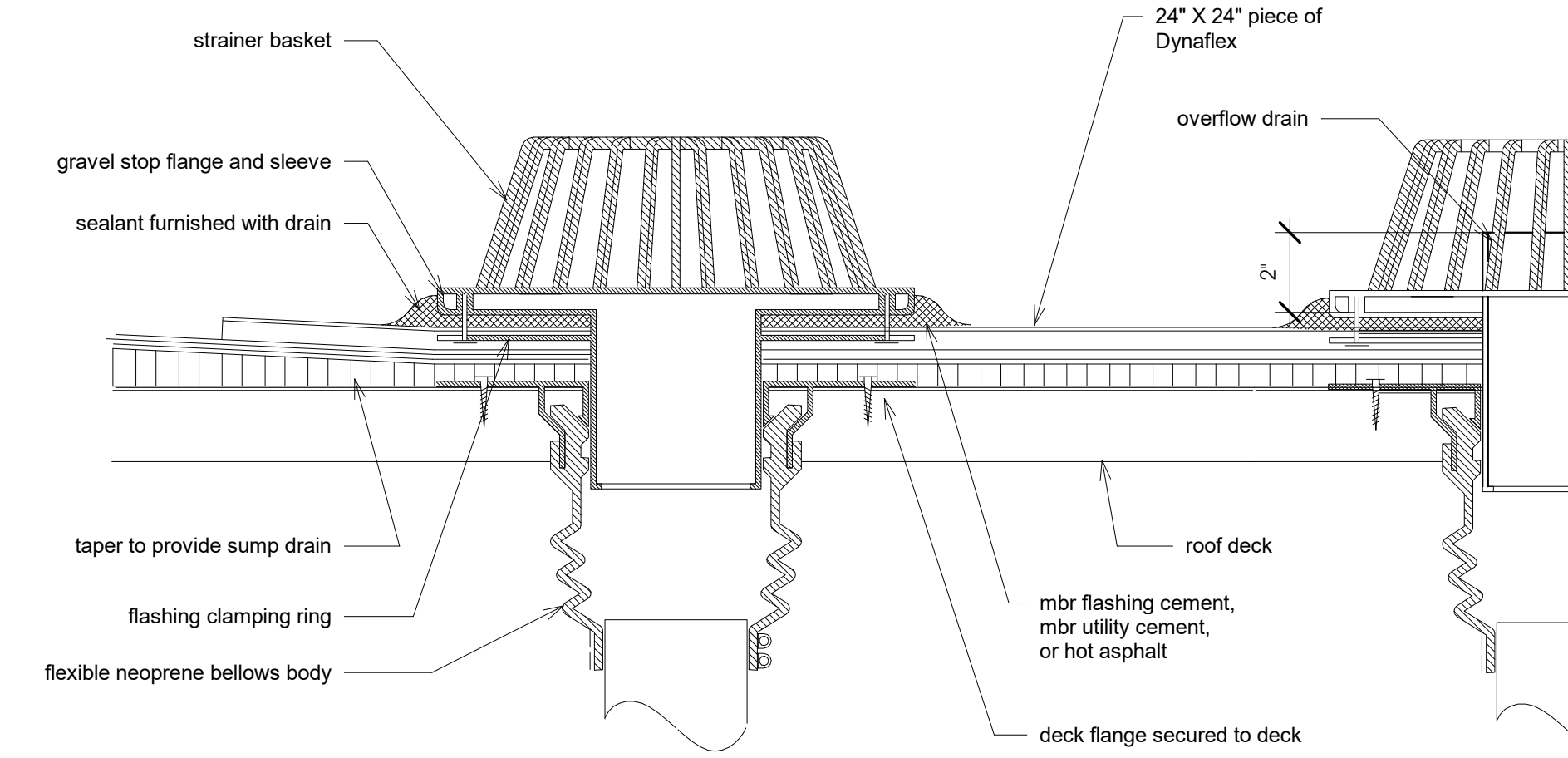
**2 Top Reveal**  
3" = 1'-0"



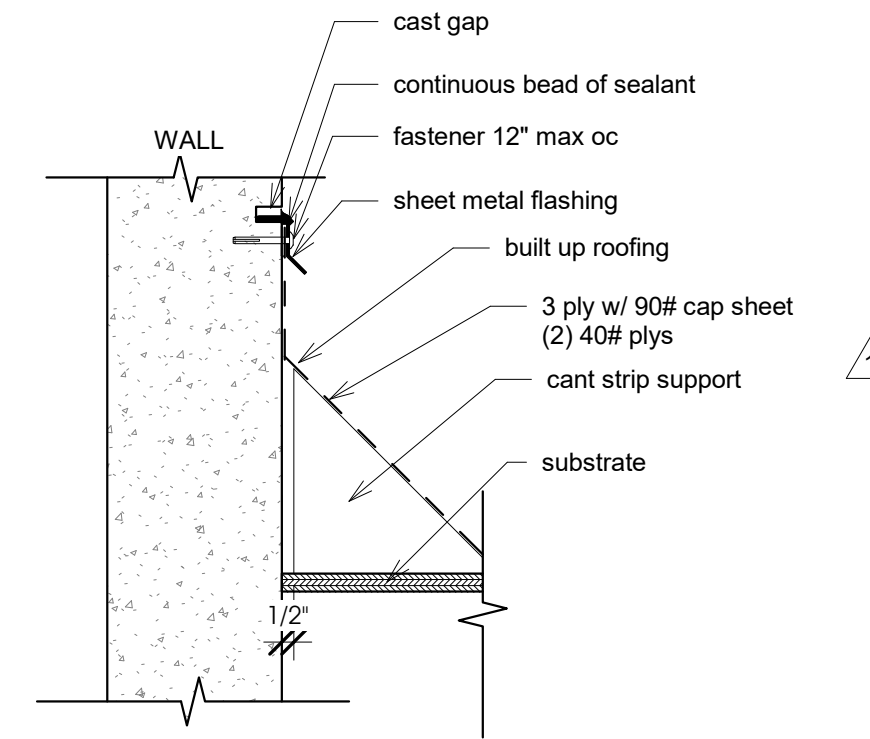
**3 Panel Chamfer**  
1 1/2" = 1'-0"



**4 Roof Curb**  
1 1/2" = 1'-0"

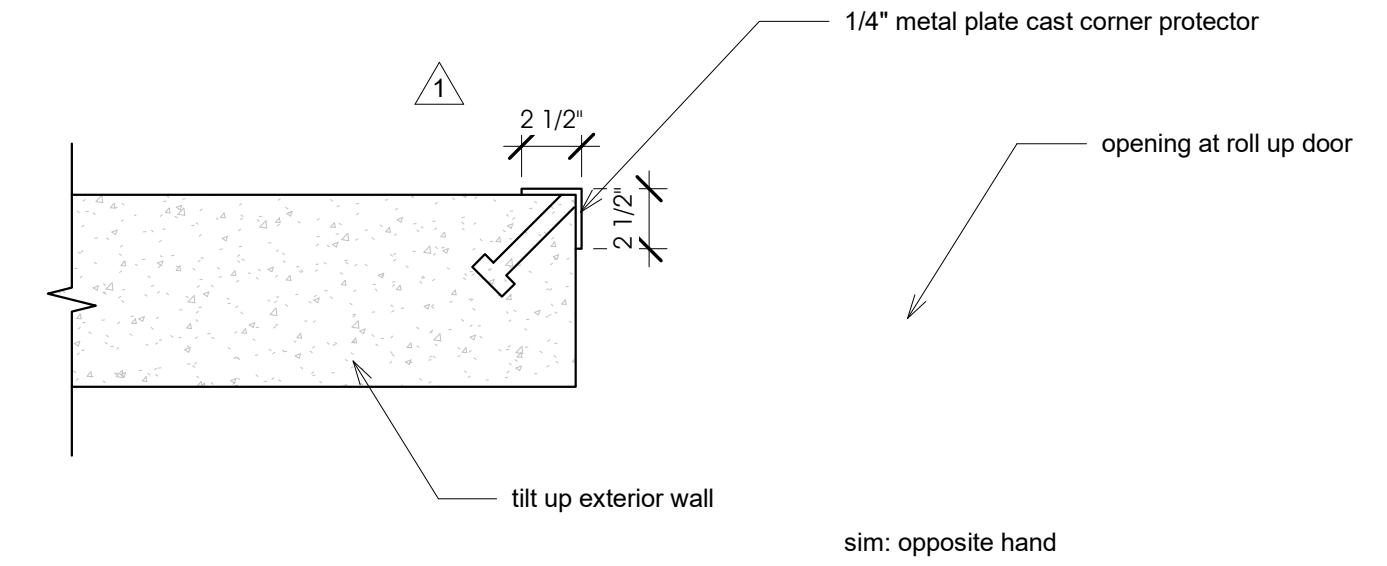


**5 Roof Drain Typical**  
3" = 1'-0"



- notes:  
1. flashing must be cut at inside and inside corners. do not bend around corners.  
2. flashing must be fastened within 1\"/>

**6 Roofing to Wall**  
1 1/2" = 1'-0"



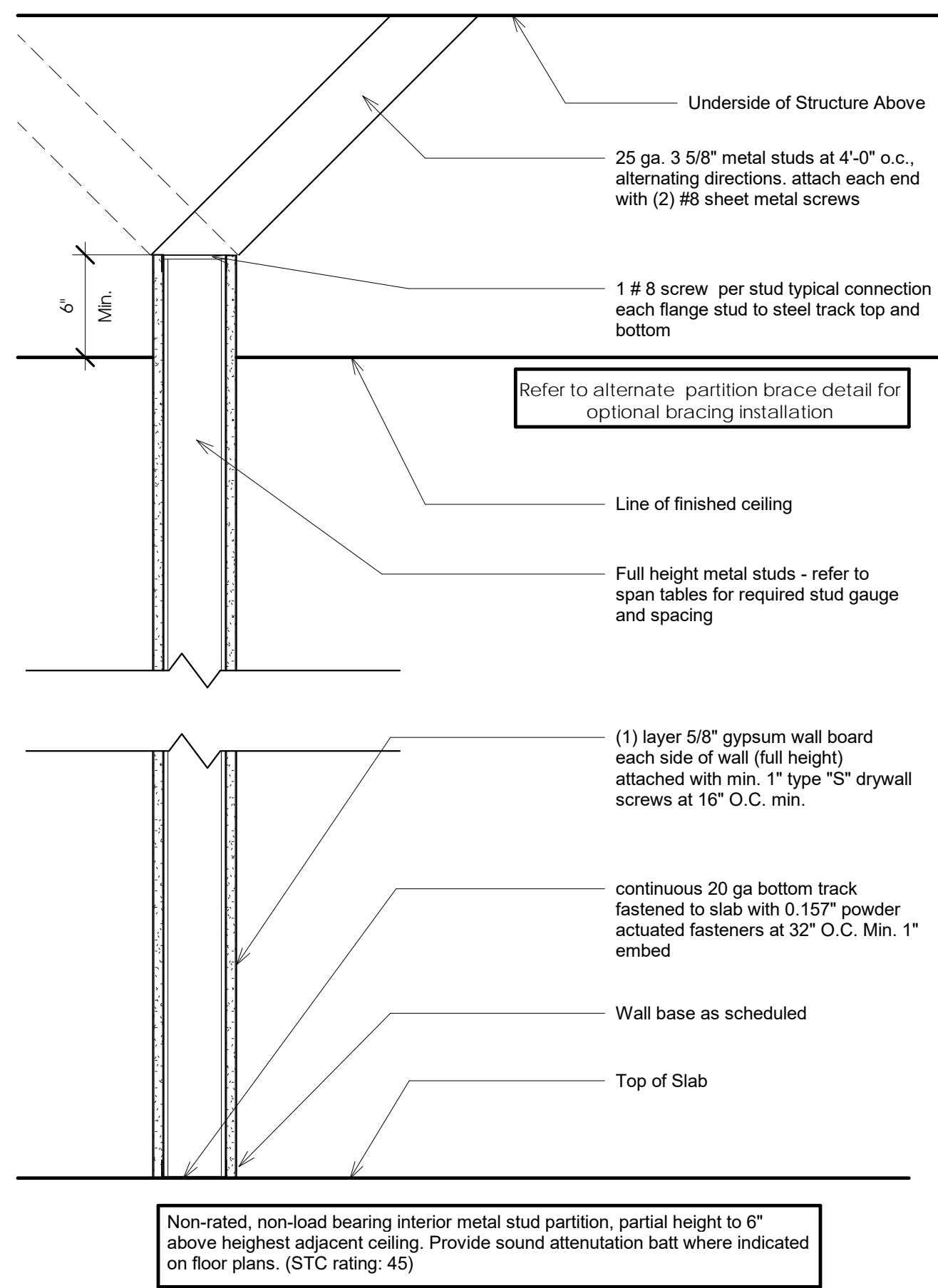
**7 Corner Protector**  
1 1/2" = 1'-0"

seal:

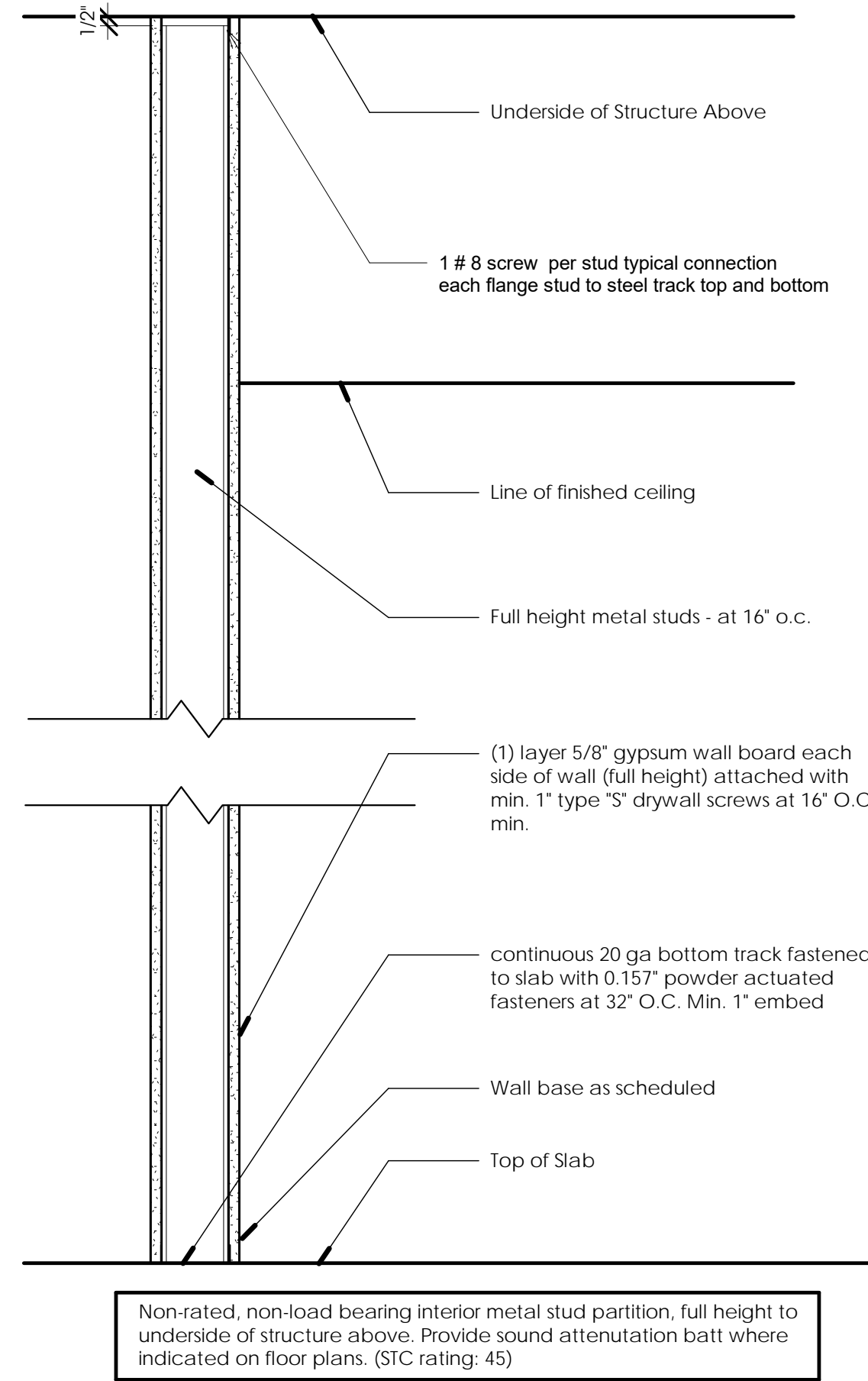
Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/08/17	Rev. Check Comments

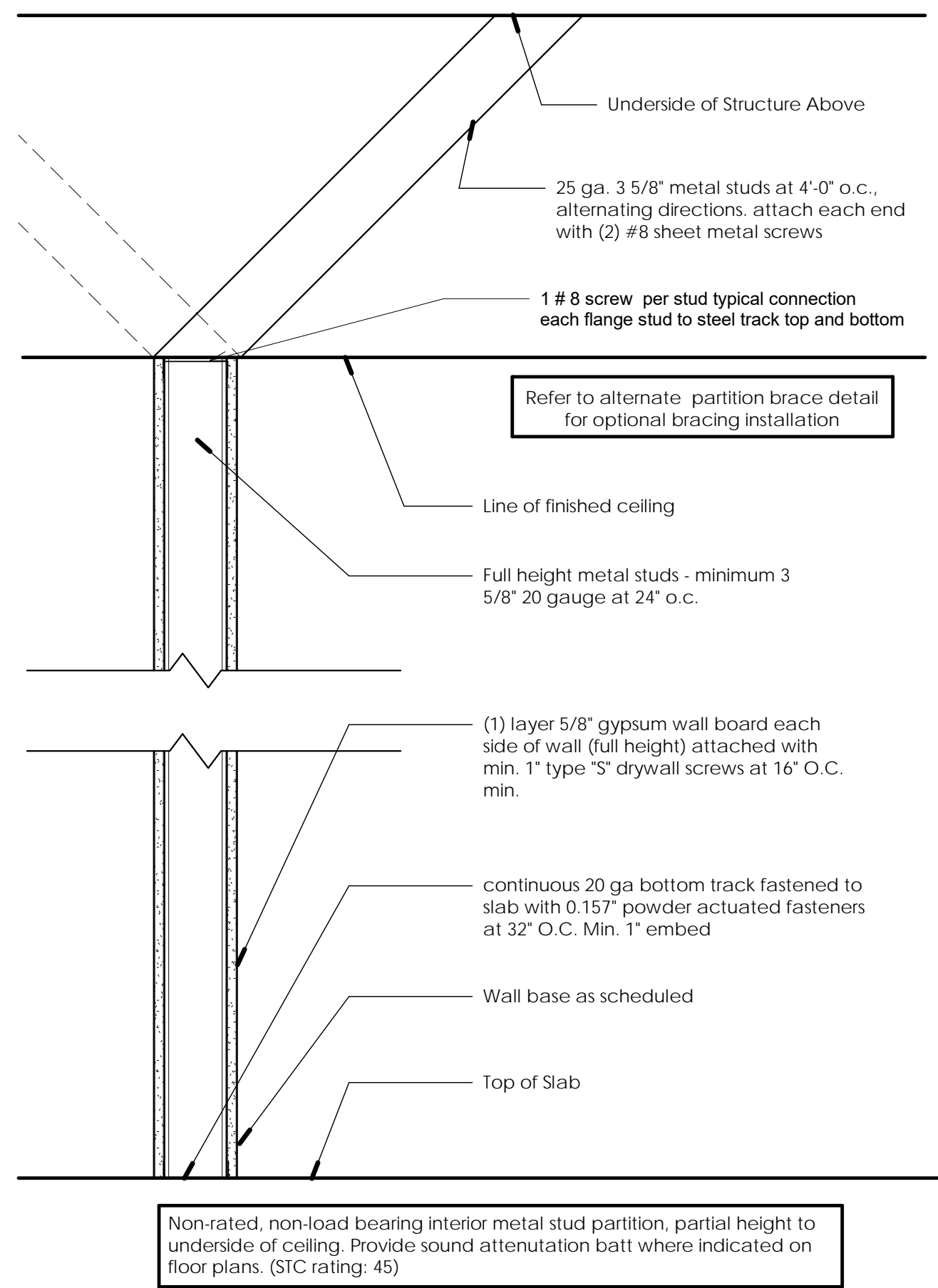




Partition Type 1



Partition Type 2



Partition Type 3

**General Notes:** composite wall sheathed both sides full height with gypsum wall board per chapter 25 of 2012 IBC studs braced by gypsum wall board each side  
 5 psf max lateral load  
 $F_y(\text{min}) = 33\text{KSI}$   
 $L/120$  deflection limit  
 for height > 16'-0" and bracing > 8'-0", submit engineering design and details.

1 Partition Types 1

1 1/2" = 1'-0"

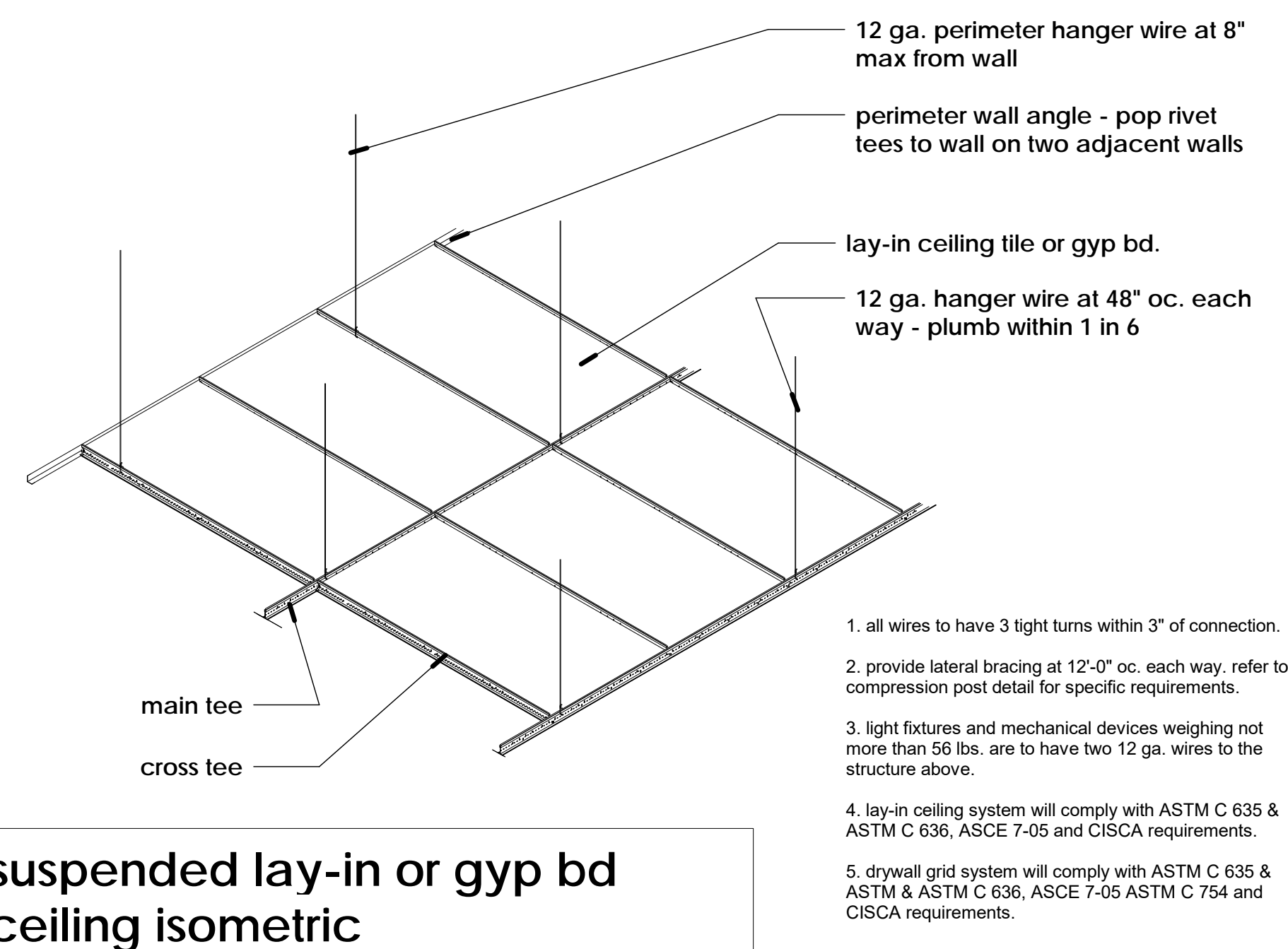
Metal Stud Height Chart

18 MIL THICKNESS STUD (25 GAUGE)										
Stud Size	Deflection Limit	Lateral Pressure = 5 PSF Stud Spacing (O.C.)			Lateral Pressure = 7.5 PSF Stud Spacing (O.C.)			Lateral Pressure = 10 PSF Stud Spacing (O.C.)		
		24"	16"	12"	24"	16"	12"	24"	16"	12"
1 5/8"	L/120	9'-9"	10'-7"	11'-2"	8'-0"	8'-10"	9'-9"	N/A	8'-4"	8'-10"
	L/240	N/A	8'-4"	8'-10"	N/A	N/A	N/A	N/A	N/A	N/A
	L/360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2 1/2"	L/120	11'-10"	13'-3"	15'-1"	9'-8"	10'-10"	12'-4"	8'-5"	9'-5"	10'-9"
	L/240	10'-7"	11'-3"	11'-11"	9'-3"	9'-10"	10'-5"	N/A	N/A	N/A
	L/360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3 1/2"	L/120	13'-9"	15'-4"	17'-8"	11'-0"	12'-5"	14'-3"	9'-5"	10'-9"	12'-5"
	L/240	13'-5"	14'-4"	15'-4"	11'-0"	12'-5"	13'-8"	9'-5"	10'-9"	12'-0"
	L/360	11'-7"	12'-4"	13'-3"	10'-1"	10'-10"	11'-7"	9'-1"	9'-9"	10'-5"
4"	L/120	15'-11"	17'-2"	19'-6"	12'-1"	13'-10"	15'-9"	10'-5"	11'-11"	13'-8"
	L/240	14'-2"	15'-4"	16'-5"	12'-1"	13'-4"	14'-4"	10'-5"	11'-11"	13'-8"
	L/360	12'-4"	13'-4"	14'-4"	10'-9"	11'-8"	12'-6"	9'-9"	10'-6"	11'-4"
6"	L/120	16'-9"	19'-9"	22'-10"	13'-5"	16'-2"	18'-7"	11'-5"	14'-0"	16'-2"
	L/240	16'-9"	19'-9"	22'-1"	13'-5"	16'-2"	18'-7"	11'-5"	14'-0"	16'-2"
	L/360	16'-9"	17'-11"	19'-4"	13'-5"	15'-7"	16'-9"	11'-5"	13'-10"	15'-0"

30 MIL THICKNESS STUD (22 GAUGE)										
Stud Size	Deflection Limit	Lateral Pressure = 5 PSF Stud Spacing (O.C.)			Lateral Pressure = 7.5 PSF Stud Spacing (O.C.)			Lateral Pressure = 10 PSF Stud Spacing (O.C.)		
		24"	16"	12"	24"	16"	12"	24"	16"	12"
1 5/8"	L/120	10'-5"	11'-6"	12'-5"	9'-2"	10'-1"	10'-10"	8'-3"	9'-2"	9'-11"
	L/240	8'-3"	9'-2"	9'-11"	N/A	N/A	N/A	N/A	N/A	N/A
	L/360	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2 1/2"	L/120	13'-9"	15'-4"	16'-8"	11'-11"	13'-4"	14'-7"	10'-9"	12'-1"	13'-2"
	L/240	10'-9"	12'-1"	13'-2"	9'-4"	10'-6"	11'-5"	8'-6"	9'-6"	10'-5"
	L/360	9'-4"	10'-6"	11'-6"	8'-1"	9'-2"	10'-0"	7'-4"	8'-4"	9'-1"
3 1/2"	L/120	17'-9"	19'-11"	21'-8"	15'-6"	17'-5"	18'-1"	14'-10"	15'-8"	17'-11"
	L/240	14'-0"	15'-8"	17'-11"	12'-0"	13'-7"	14'-10"	10'-10"	12'-3"	13'-5"
	L/360	12'-0"	13'-7"	14'-10"	10'-5"	11'-9"	12'-10"	9'-4"	10'-7"	11'-8"
4"	L/120	19'-8"	22'-0"	24'-0"	17'-11"	19'-3"	20'-11"	14'-9"	17'-8"	19'-9"
	L/240	15'-7"	17'-6"	19'-0"	13'-5"	15'-2"	16'-6"	12'-1"	13'-8"	14'-11"
	L/360	13'-5"	15'-2"	16'-6"	11'-7"	13'-1"	14'-4"	10'-5"	11'-10"	12'-11"
6"	L/120	25'-1"	29'-2"	32'-1"	20'-6"	24'-9"	28'-0"	17'-9"	21'-5"	24'-7"
	L/240	20'-3"	23'-2"	25'-6"	17'-8"	20'-3"	22'-3"	16'-0"	18'-4"	20'-3"
	L/360	17'-8"	20'-3"	22'-3"	15'-8"	17'-8"	19'-5"	13'-8"	15'-10"	17'-8"

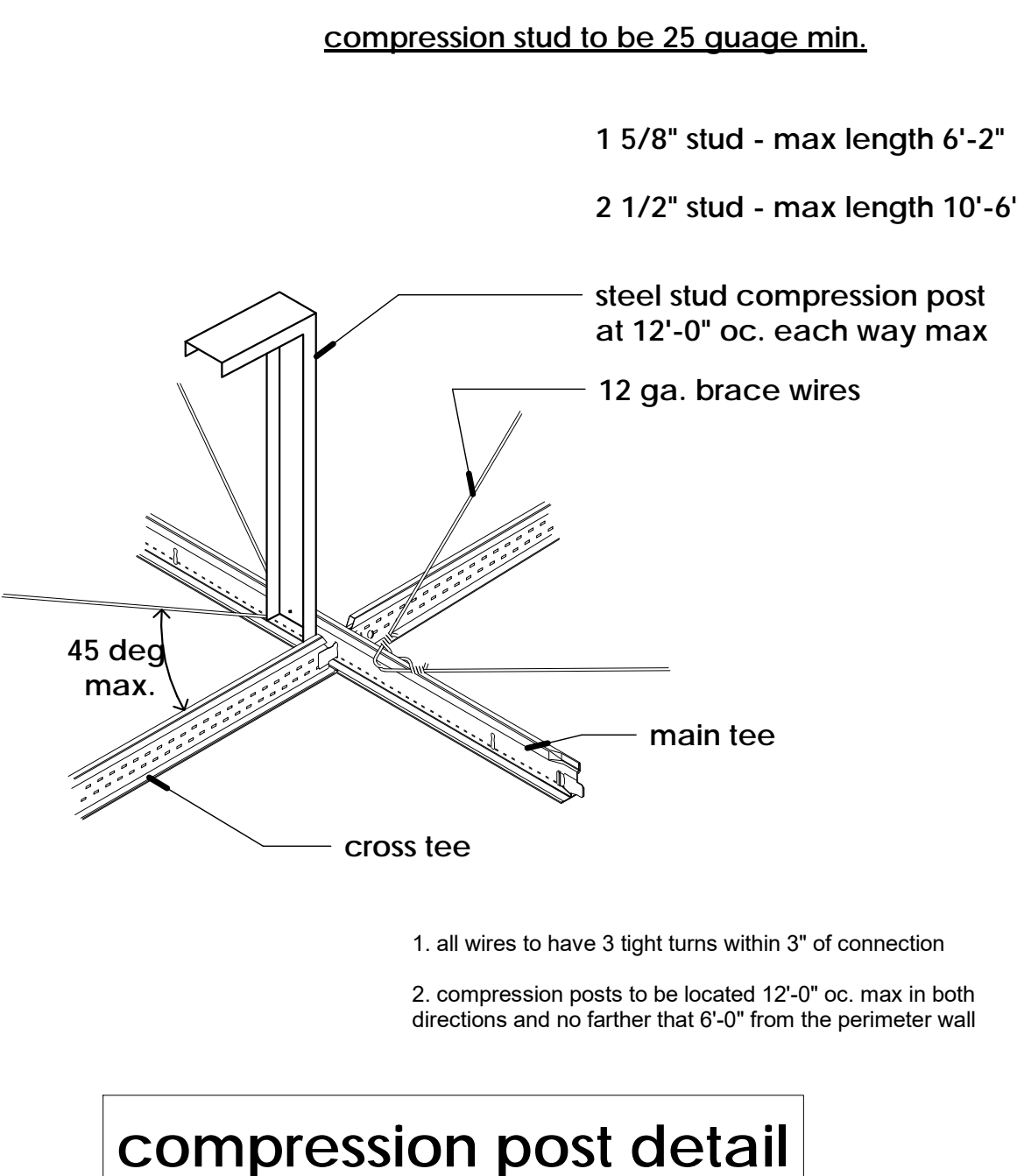
33 MIL THICKNESS STUD (20 GAUGE)										
Stud Size	Deflection Limit	Lateral Pressure = 5 PSF Stud Spacing (O.C.)			Lateral Pressure = 7.5 PSF Stud Spacing (O.C.)			Lateral Pressure = 10 PSF Stud Spacing (O.C.)		
		24"	16"	12"	24"	16"	12"	24"	16"	12"
1 5/8"	L/120	11'-1"	12'-1"	13'-0"	9'-7"	10'-7"	11'-4"	8'-9"	9'-8"	10'-4"
	L/240	8'-9"	9'-8"	10'-4"	7'-8"	8'-5"	9'-0"	N/A	N/A	N/A
	L/360	8'-9"	9'-8"	10'-4"	N/A	N/A	N/A	N/A	N/A	N/A
2 1/2"	L/120	14'-10"	16'-5"	17'-9"	13'-0"	14'-4"	15'-4"	11'-7"	12'-11"	13'-11"
	L/240	11'-7"	12'-10"	15'-11"	10'-0"	11'-2"	12'-1"	8'-11"	10'-0"	10'-11"
	L/360	10'-0"	11'-2"	12'-1"	8'-7"	9'-8"	10'-6"	7'-5"	8'-8"	9'-5"
3 1/2"	L/120	18'-8"	20'-8"	22'-6"	16'-2"	18'-1"	19'-8"	14'-9"	16'-5"	17'-10"
	L/240	14'-9"	16'-5"	17'-10"	12'-9"	14'-3"	15'-6"	11'-7"	12'-11"	14'-11"
	L/360	12'-9"	14'-3"	15'-6"	11'-2"	12'-6"	13'-7"	10'-1"	11'-4"	12'-4"
4"	L/120	20'-9"	23'-11"	25'-1"	18'-1"	20'-2"	21'-11"	16'-5"	18'-4"	19'-11"
	L/240	16'-5"	18'-4"	19'-11"	14'-3"	15'-11"	17'-4"	12'-10"	14'-5"	15'-8"
	L/360	14'-3"	15'-11"	17'-4"	12'-4"	13'-9"	15'-0"	N/A	N/A	N/A
6"	L/120	27'-2"	30'-10"	33'-9"	23'-10"	27'-0"	29'-4"	19'-1"	24'-4"	25'-9"
	L/240	21'-7"	24'-6"	26'-9"	18'-10"	21'-4"	23'-5"	17'-2"	19'-5"	21'-5"
	L/360	18'-10"	21'-4"	23'-5"	16'-7"	18'-9"	20'-6"	15'-0"	17'-0"	18'-7"

rev.	date	description
1	12/04/17	Plan Check Comments



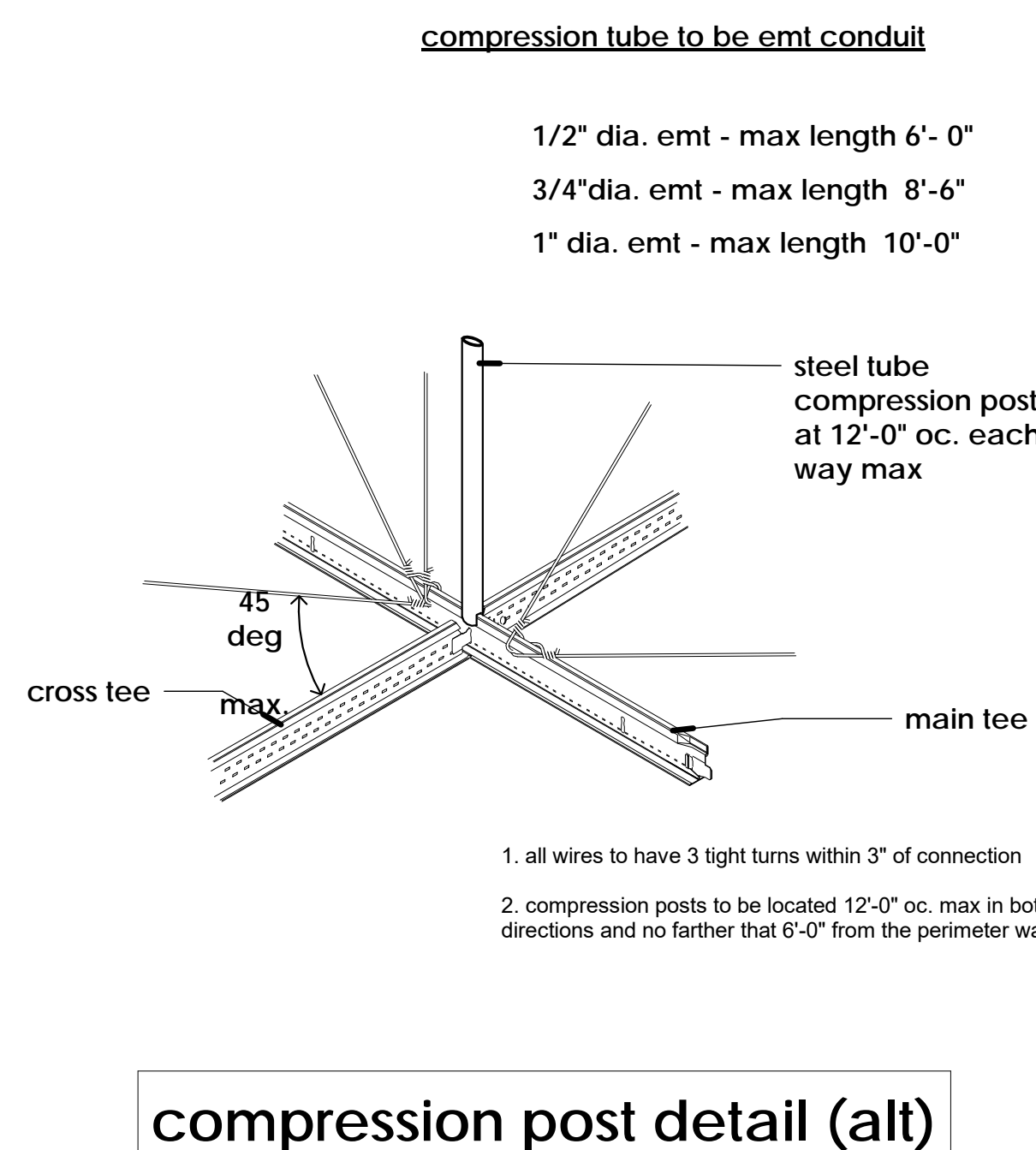
suspended lay-in or gyp bd ceiling isometric

1. all wires to have 3 tight turns within 3" of connection.
2. provide lateral bracing at 12'-0" oc. each way, refer to compression post detail for specific requirements.
3. light fixtures and mechanical devices weighing not more than 56 lbs. are to have two 12 ga. wires to the structure above.
4. lay-in ceiling system will comply with ASTM C 635 & ASTM C 636, ASCE 7-05 and CISCA requirements.
5. drywall grid system will comply with ASTM C 635 & ASTM & ASTM C 636, ASCE 7-05 ASTM C 754 and CISCA requirements.



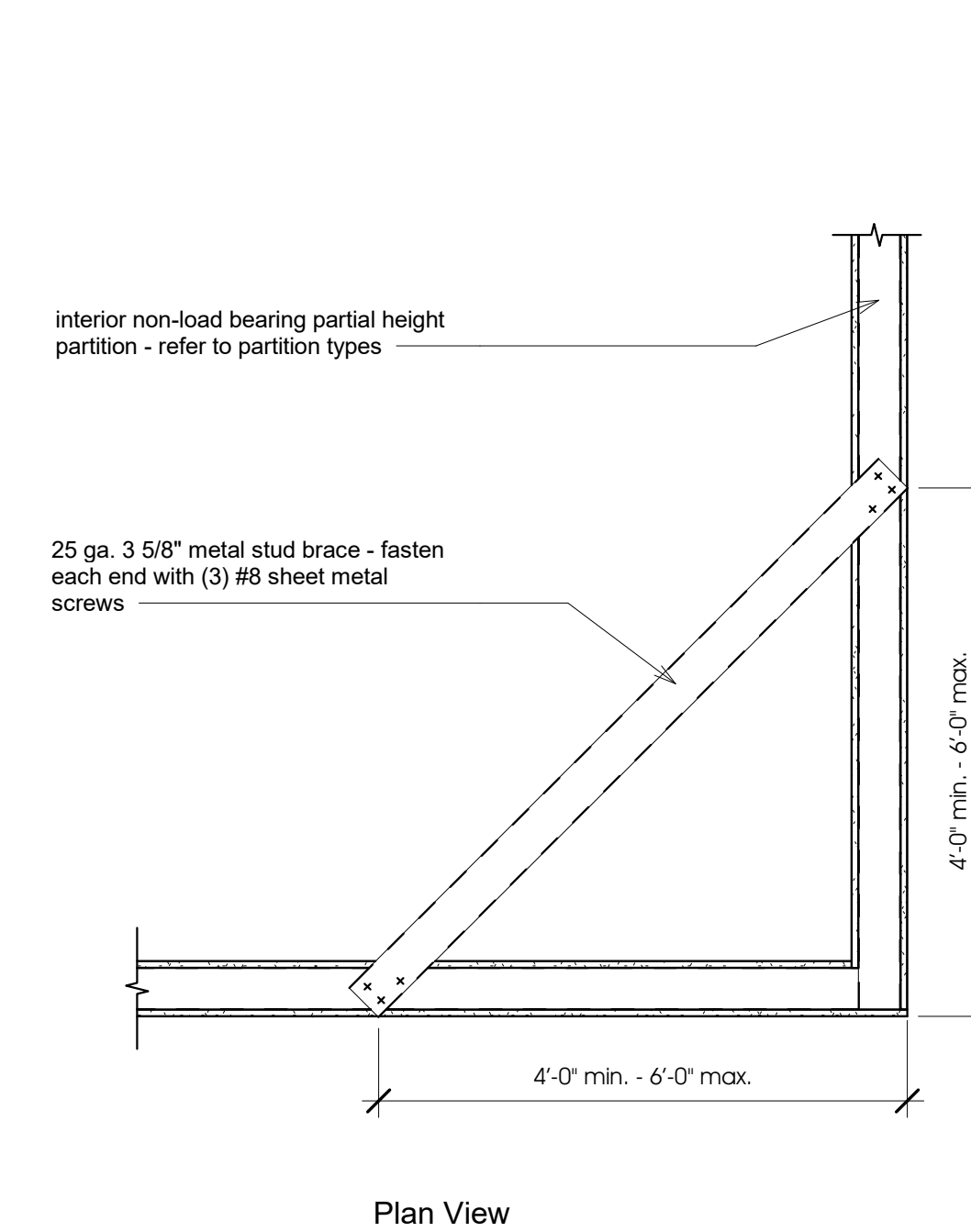
compression post detail

- compression stud to be 25 gauge min.**
- 1 5/8" stud - max length 6'-2"
  - 2 1/2" stud - max length 10'-6"
- steel stud compression post at 12'-0" oc. each way max
- 12 ga. brace wires
1. all wires to have 3 tight turns within 3" of connection
  2. compression posts to be located 12'-0" oc. max in both directions and no farther than 6'-0" from the perimeter wall

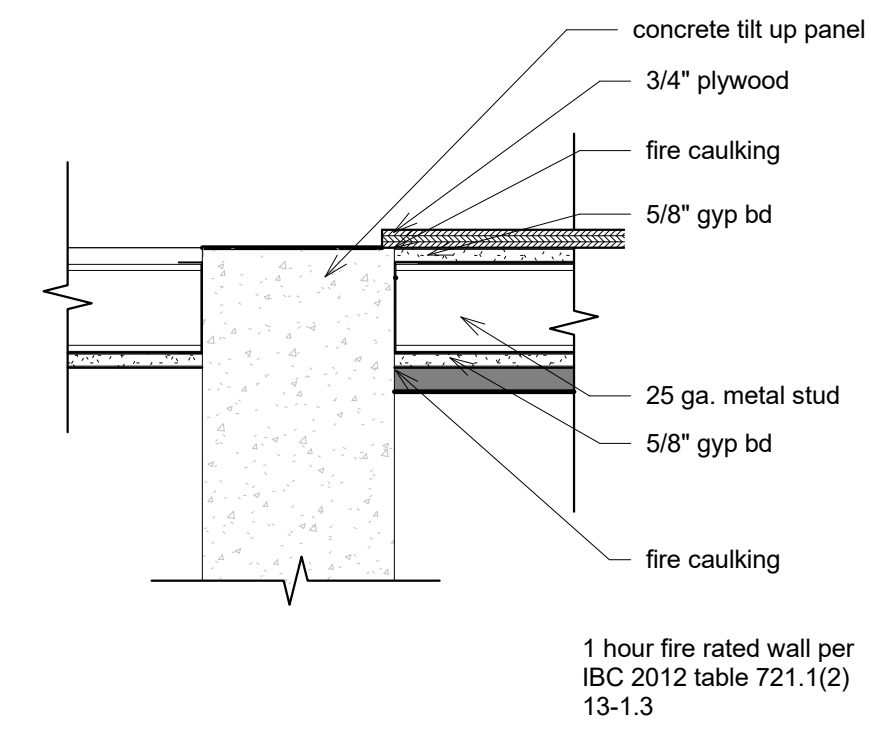


compression post detail (alt)

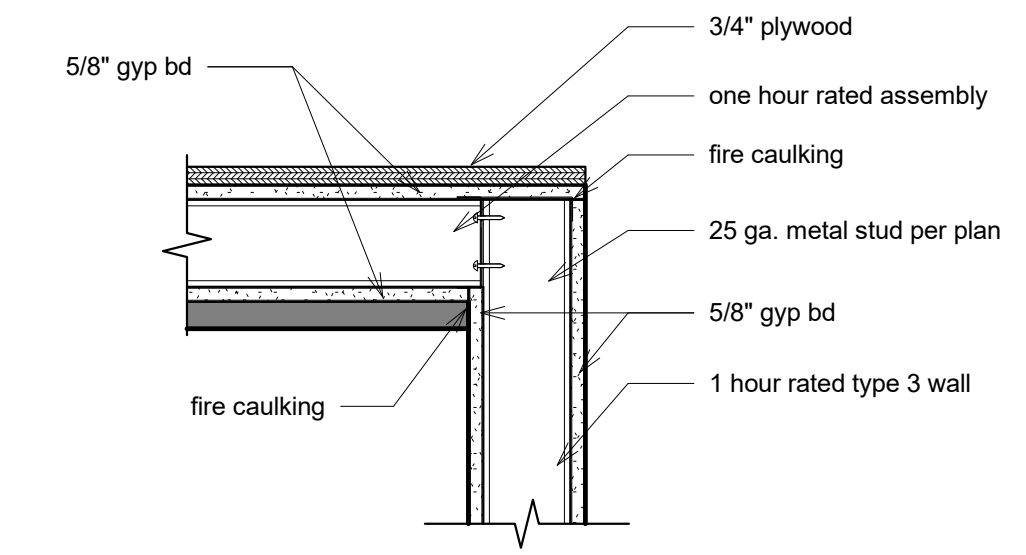
- compression tube to be e.m.t conduit**
- 1/2" dia. e.m.t. - max length 6'-0"
  - 3/4" dia. e.m.t. - max length 8'-6"
  - 1" dia. e.m.t. - max length 10'-0"
- steel tube compression post at 12'-0" oc. each way max
1. all wires to have 3 tight turns within 3" of connection
  2. compression posts to be located 12'-0" oc. max in both directions and no farther than 6'-0" from the perimeter wall



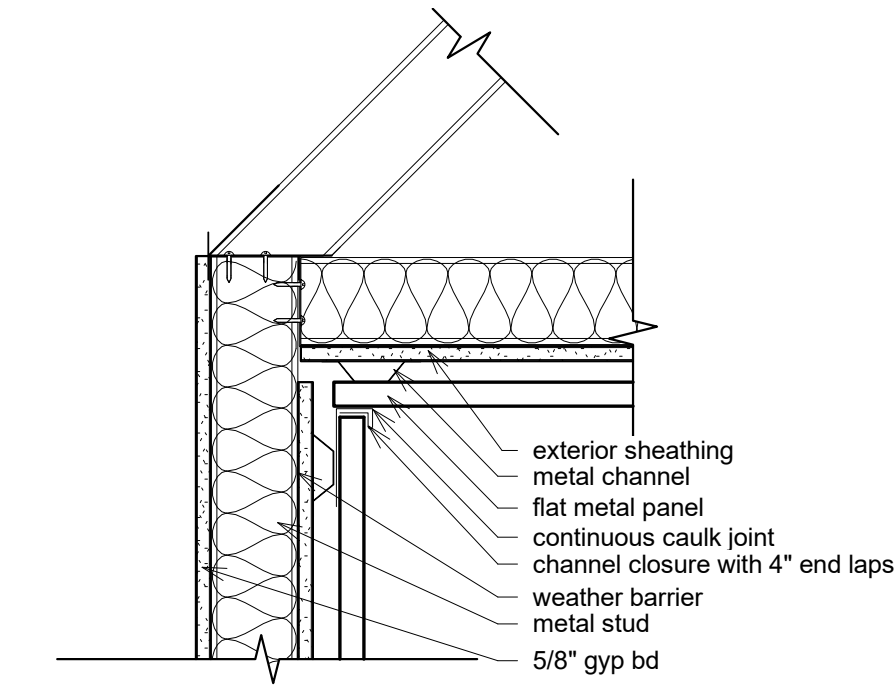
2 Alternate Partition Brace 1  
3/4" = 1'-0"



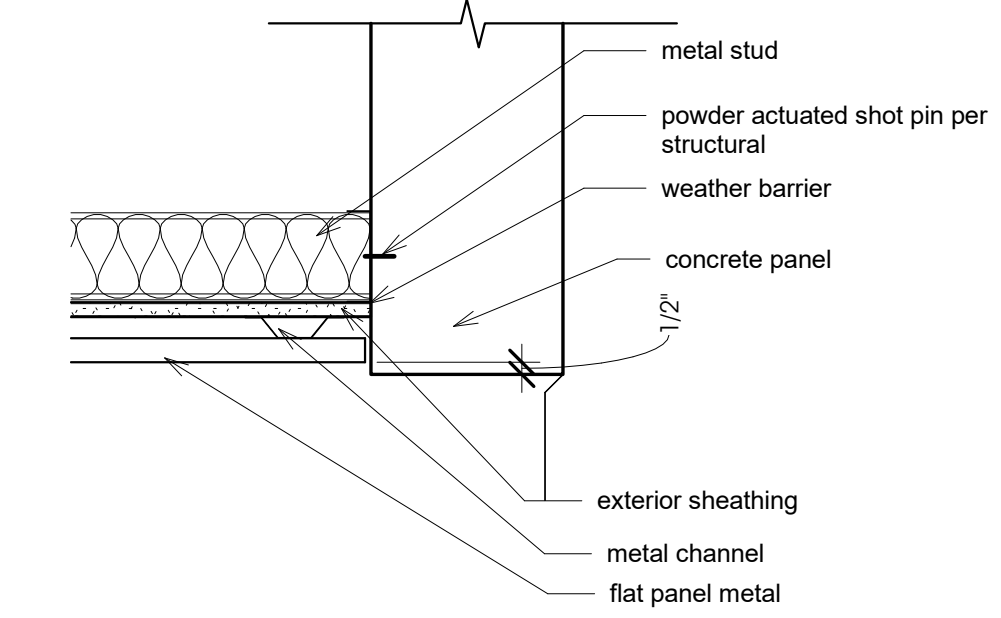
**1 Fire Riser Ceiling at Concrete**  
1 1/2" = 1'-0"



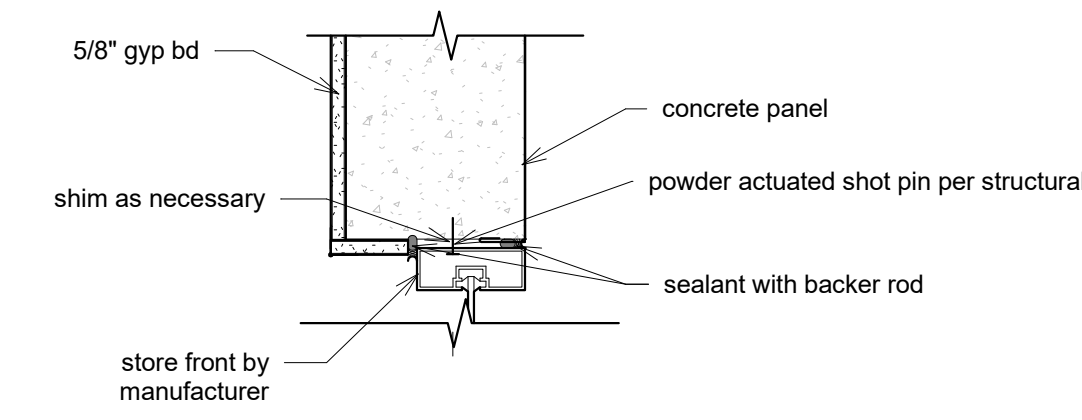
**2 Fire Riser Ceiling at Stud**  
1 1/2" = 1'-0"



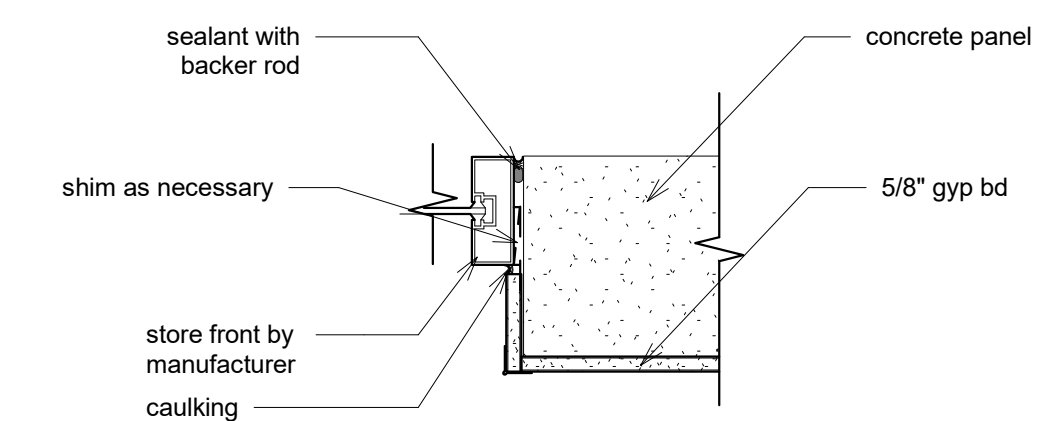
**3 Metal Panel Soffit to Wall**  
1 1/2" = 1'-0"



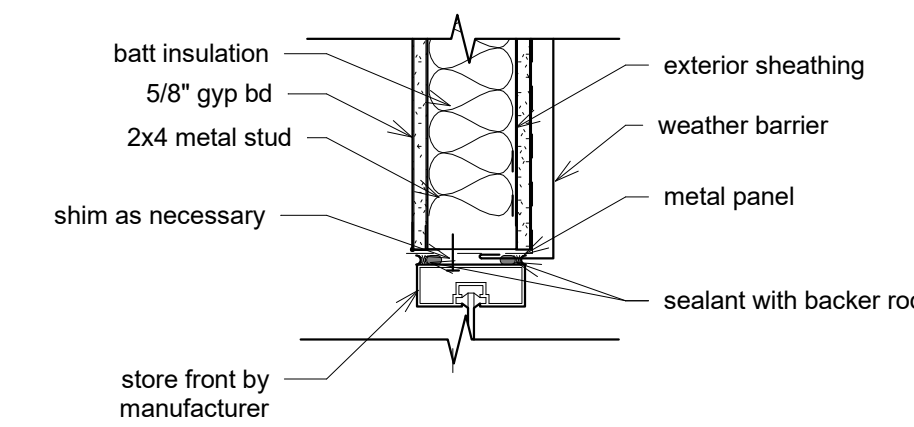
**4 Metal Panel Soffit to Concrete Panel**  
1 1/2" = 1'-0"



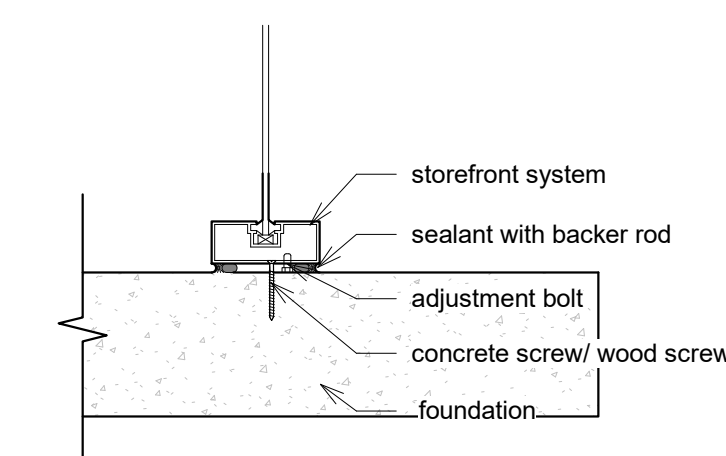
**6 Store Front Head at Concrete Panel**  
1 1/2" = 1'-0"



**5 Store Front Jamb Typical**  
1 1/2" = 1'-0"



**7 Store Front Head at Metal Stud**  
1 1/2" = 1'-0"



**8 Store Front Sill**  
1 1/2" = 1'-0"



seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/08/17	Plan Check Comments

Sunset Business Center  
Sunset Road

project / address:

sheet title:  
Details

drawn/checked by:  
Author / Checker

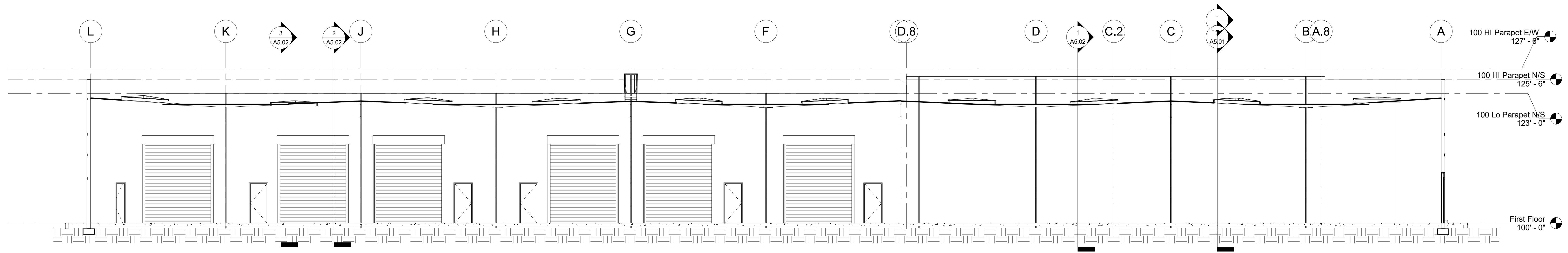
date:  
08.08.17

job no.  
16057

sheet no.

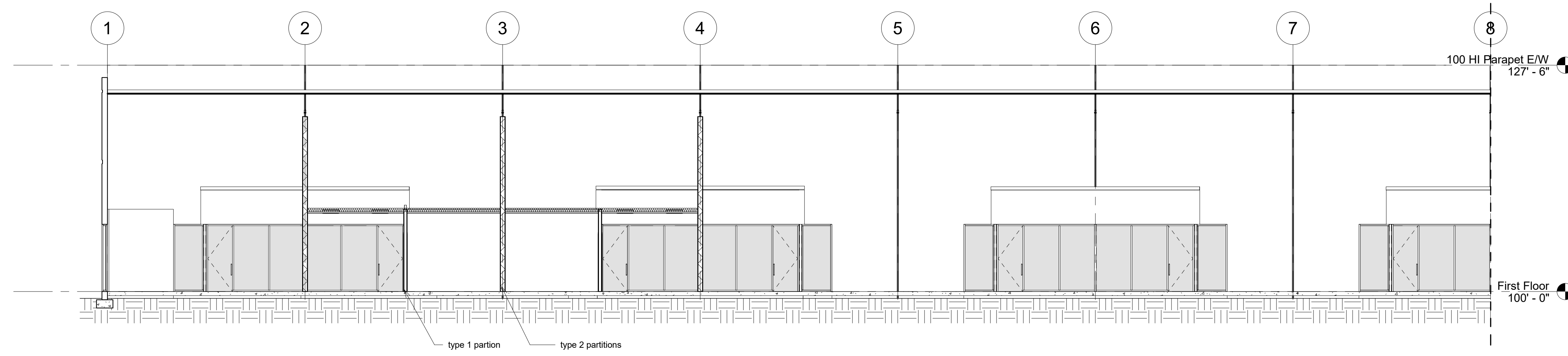
owner:  
Heller Companies

sheet added



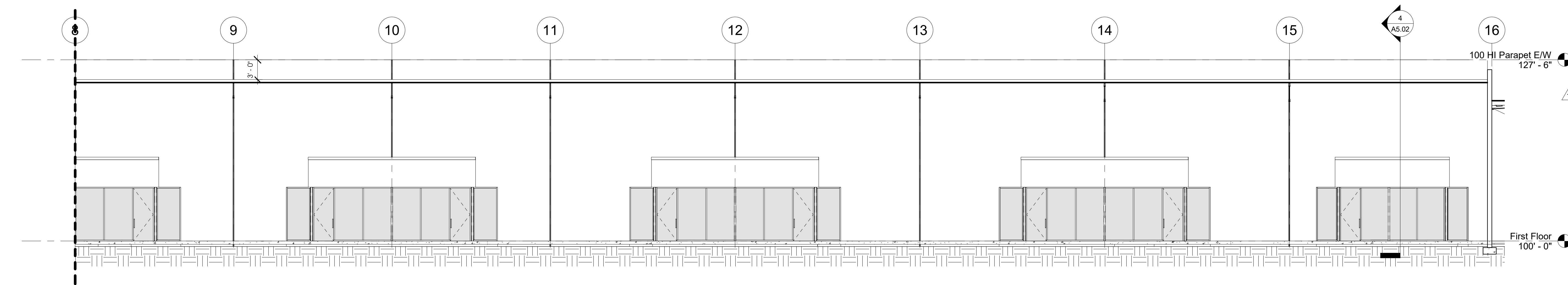
**5 Building 100 Longitudinal N/S**

1/8" = 1'-0"



**6 Building 100 Longitudinal E/W - left**

1/8" = 1'-0"

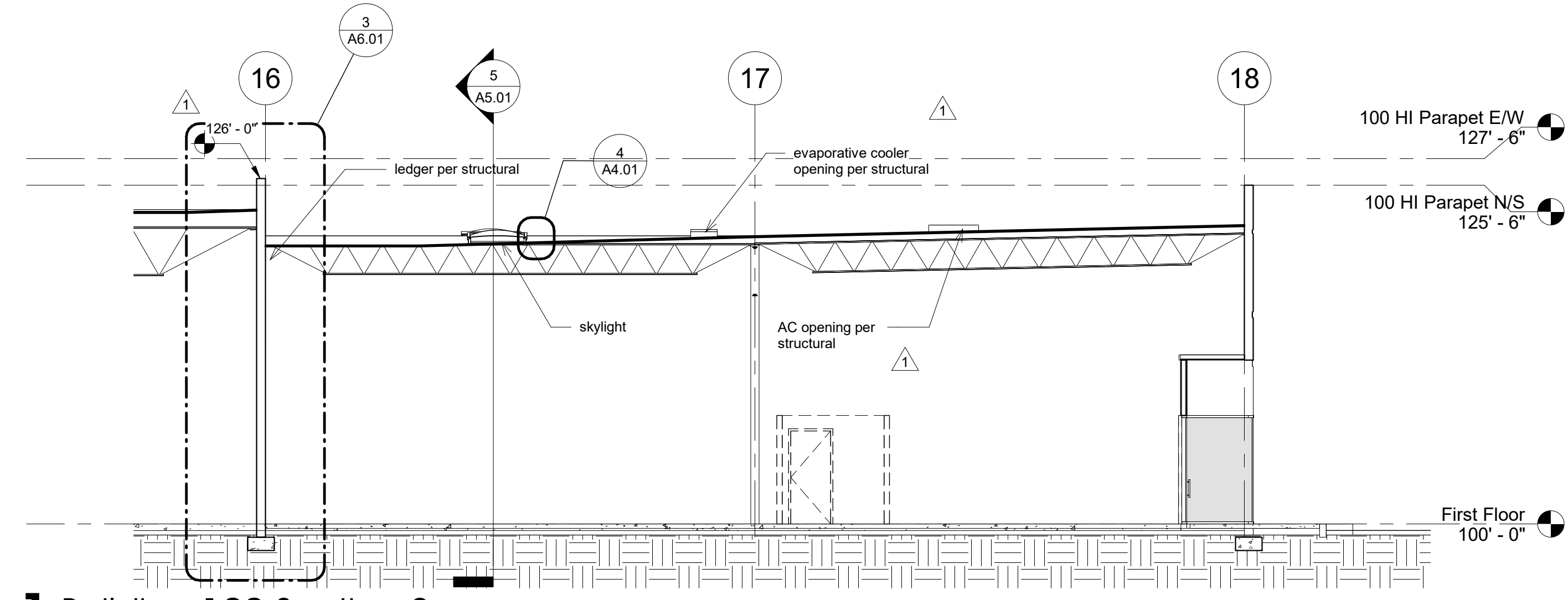


**7 Building 100 Longitudinal E/W - right**

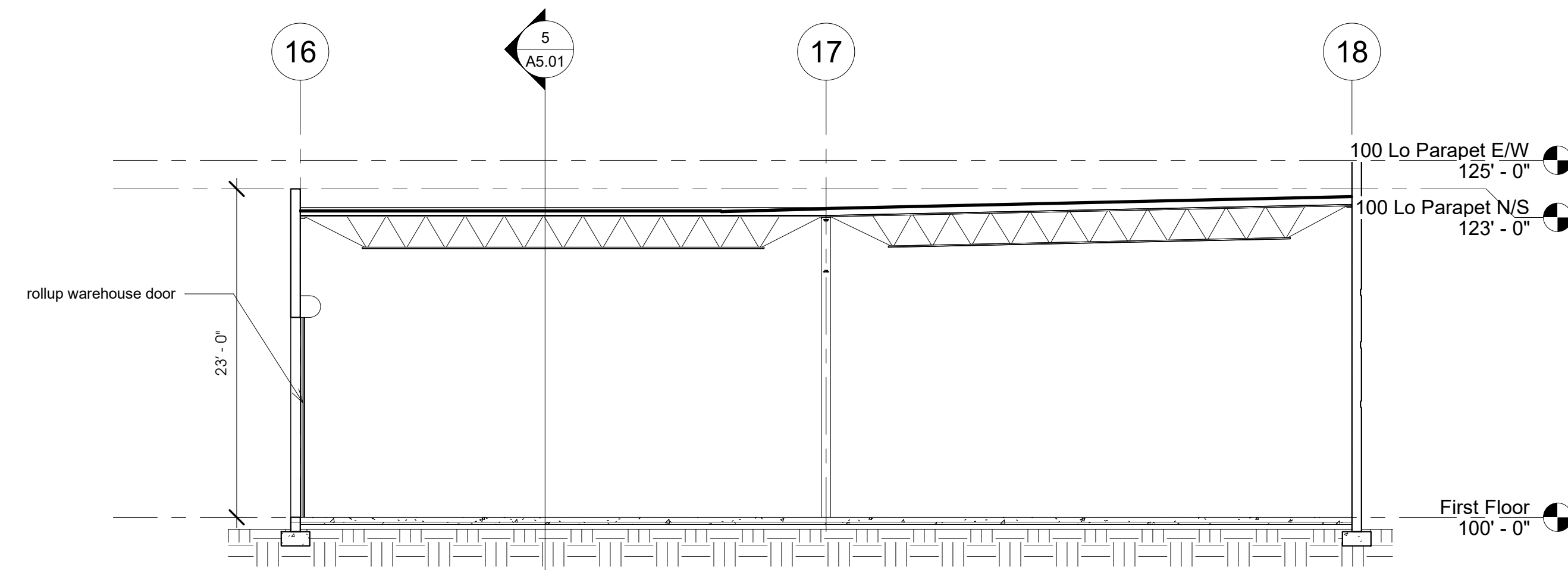
1/8" = 1'-0"

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

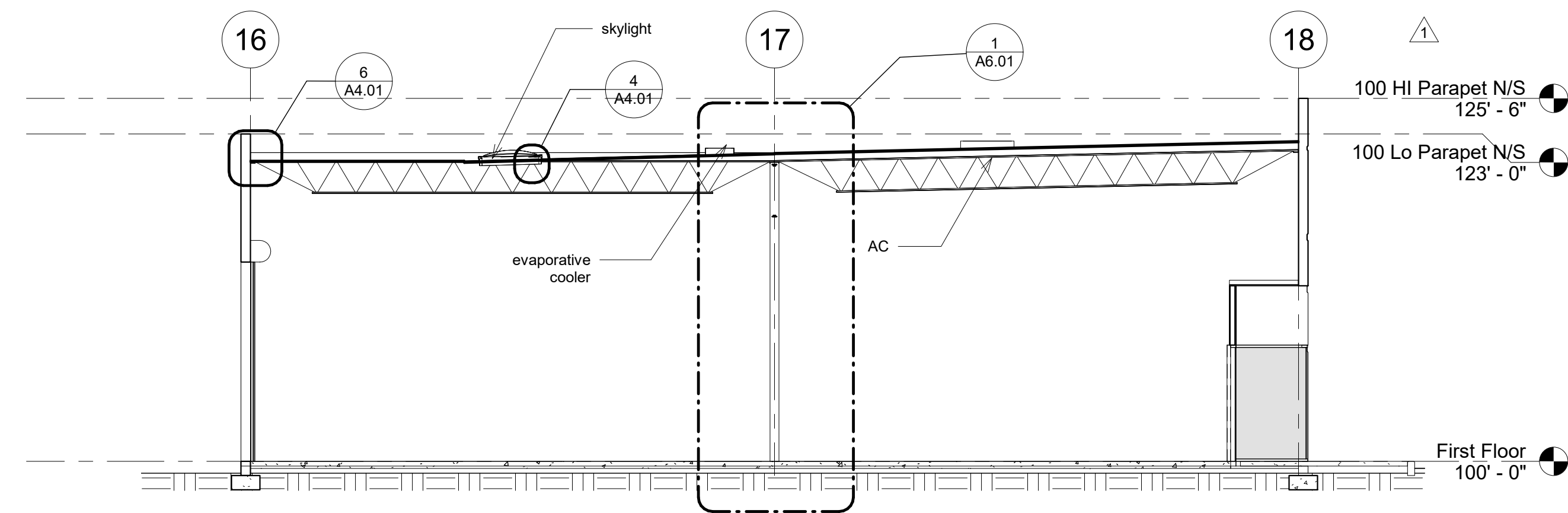
rev.	date	description
1	12/08/17	Plan Check Comments



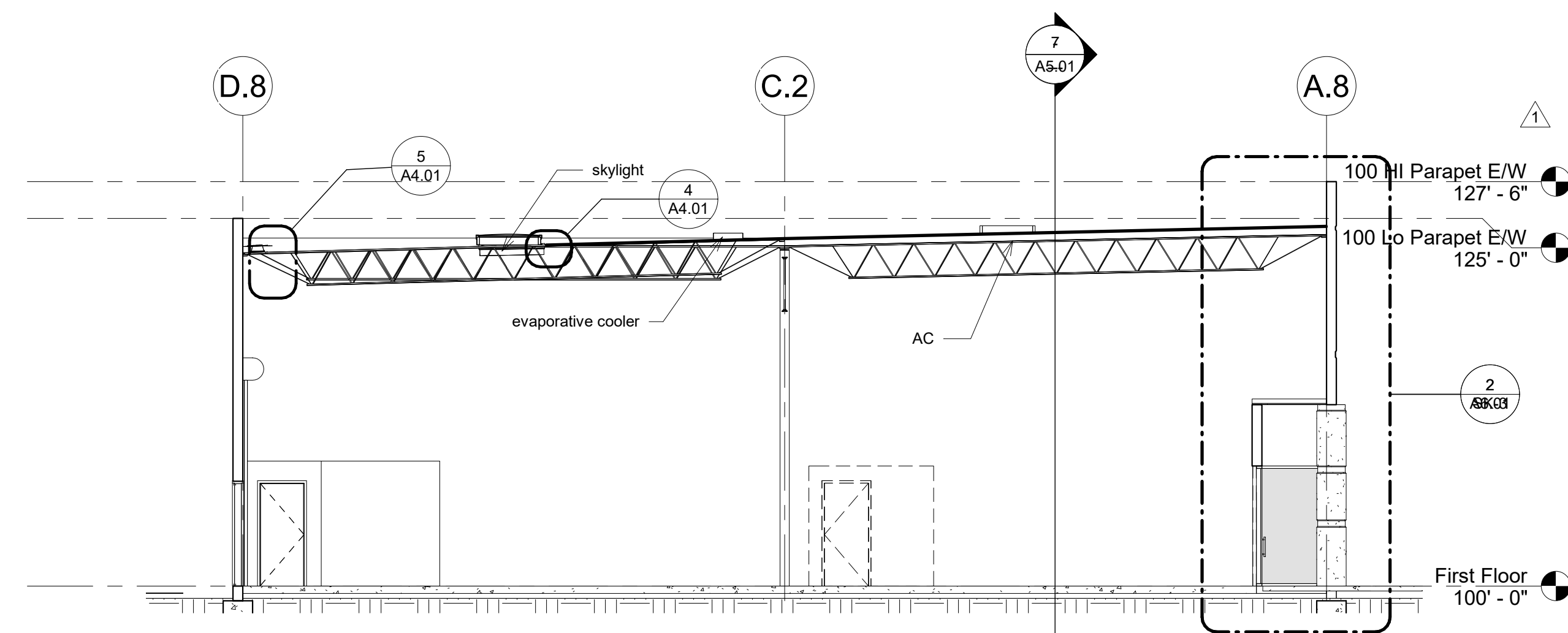
**1 Building 100 Section 2**  
1/8" = 1'-0"



**2 Building 100 Section Through Panel**  
1/8" = 1'-0"



**3 Building 100 Section Through Store Front**  
1/8" = 1'-0"



**4 Building 100 Section 3**  
1/8" = 1'-0"

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date	description
1	12/02/17	Plan Check Comments

Sunset Business Center  
Sunset Road

project / address:

owner: Heller Companies

sheet title:  
Building 100 - Sections

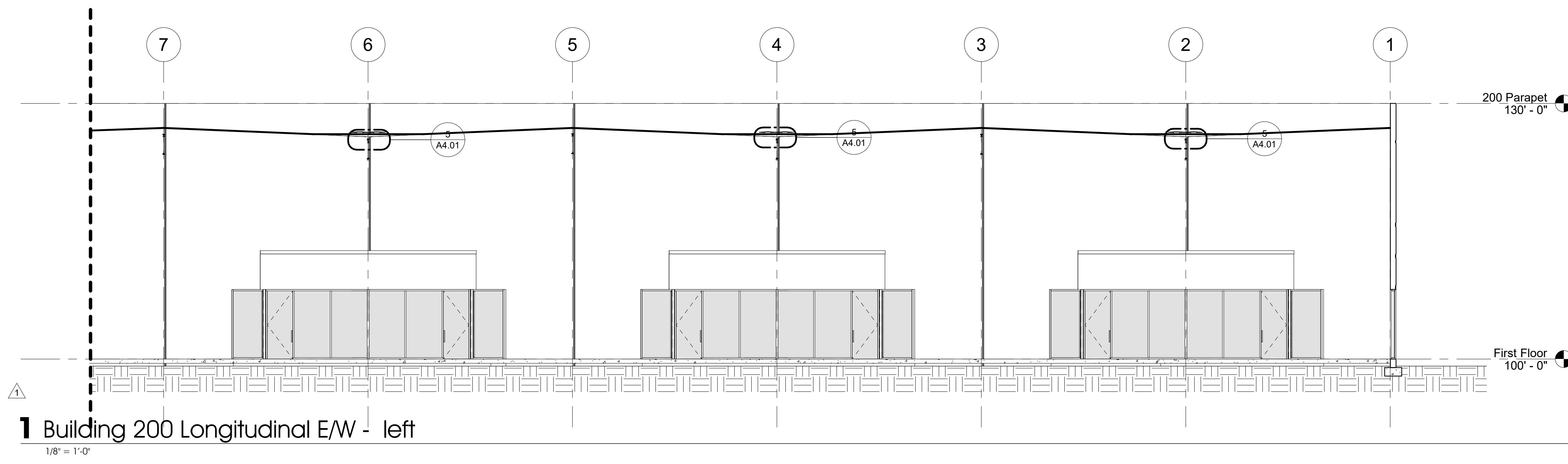
drawn/checked by:  
Author / Checker

date:  
08.08.17

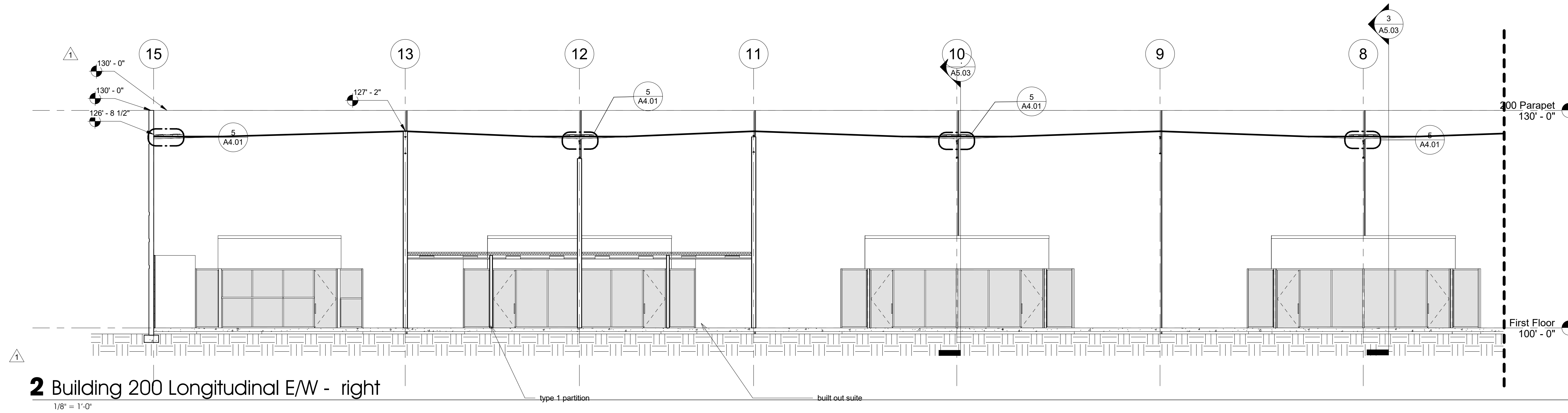
job no.  
16057

sheet no.

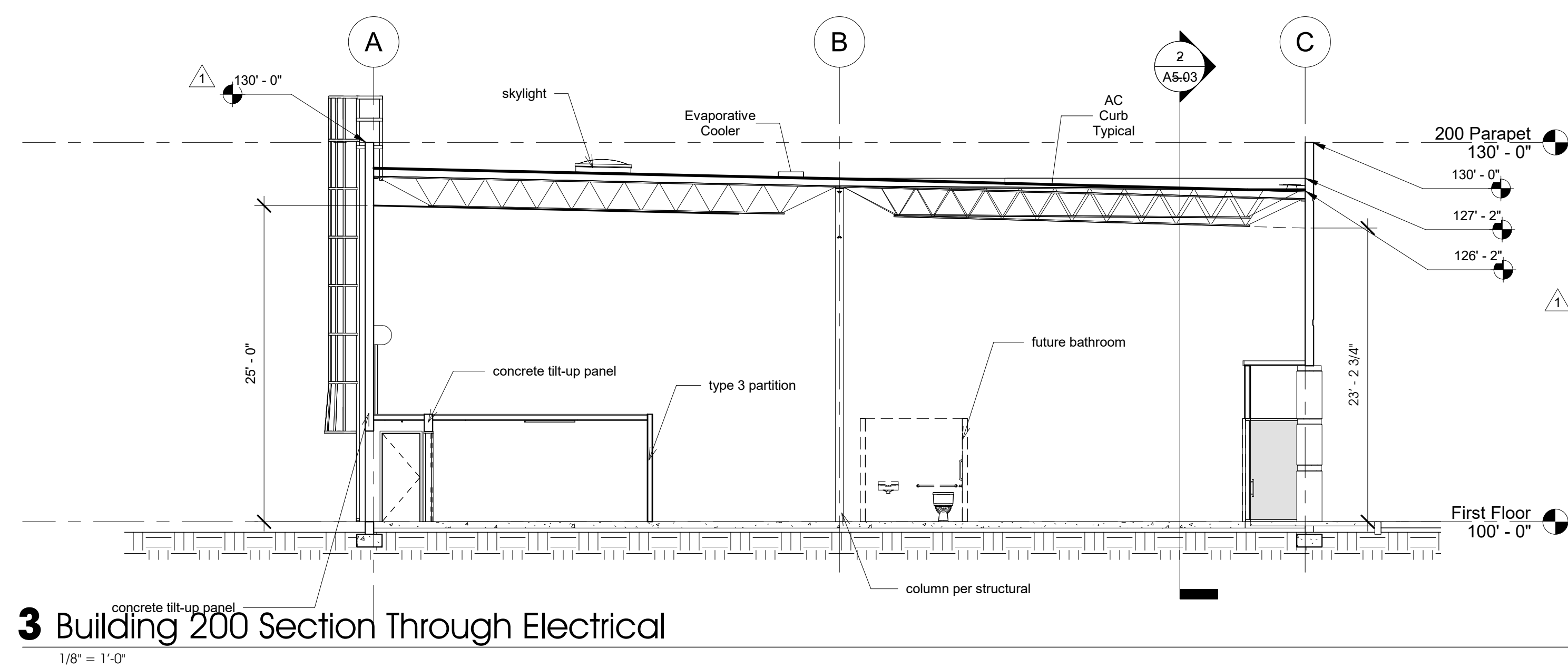
Sheet Added



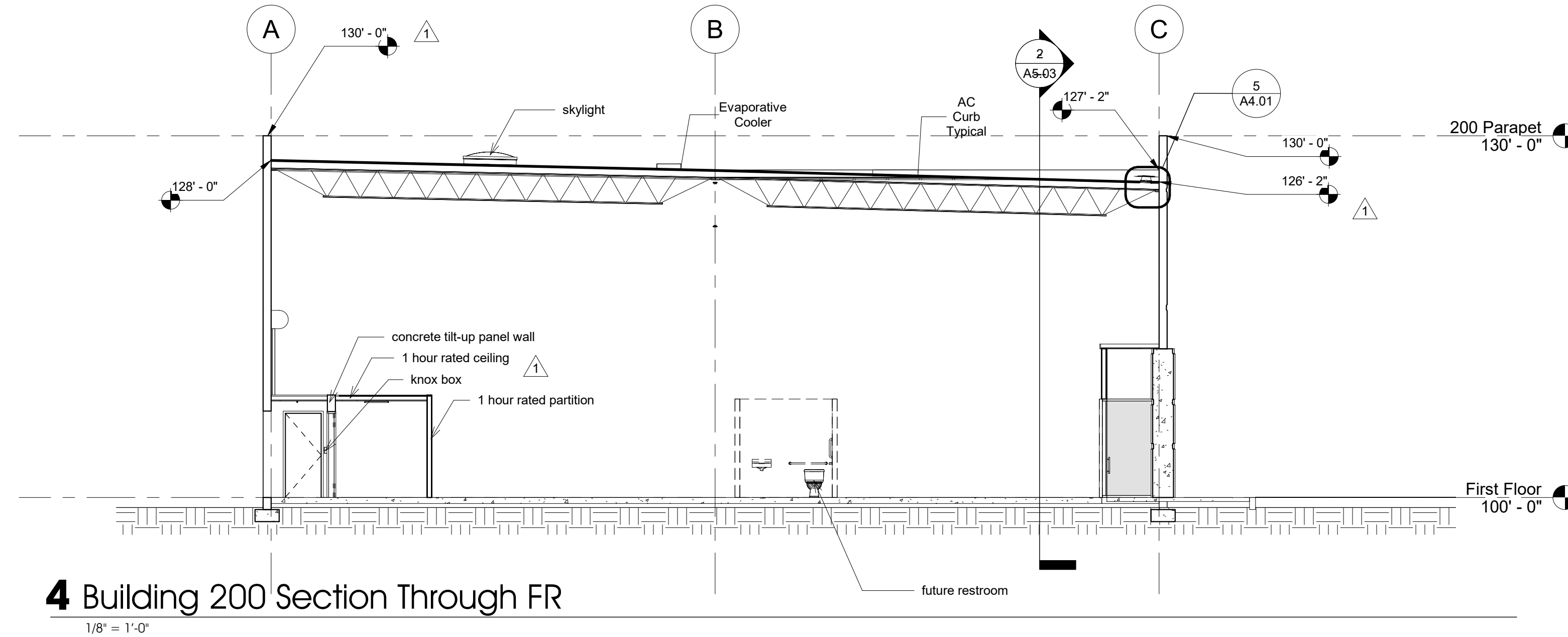
**1** Building 200 Longitudinal E/W - left  
1/8" = 1'-0"



**2** Building 200 Longitudinal E/W - right  
1/8" = 1'-0"



**3** Building 200 Section Through Electrical  
1/8" = 1'-0"

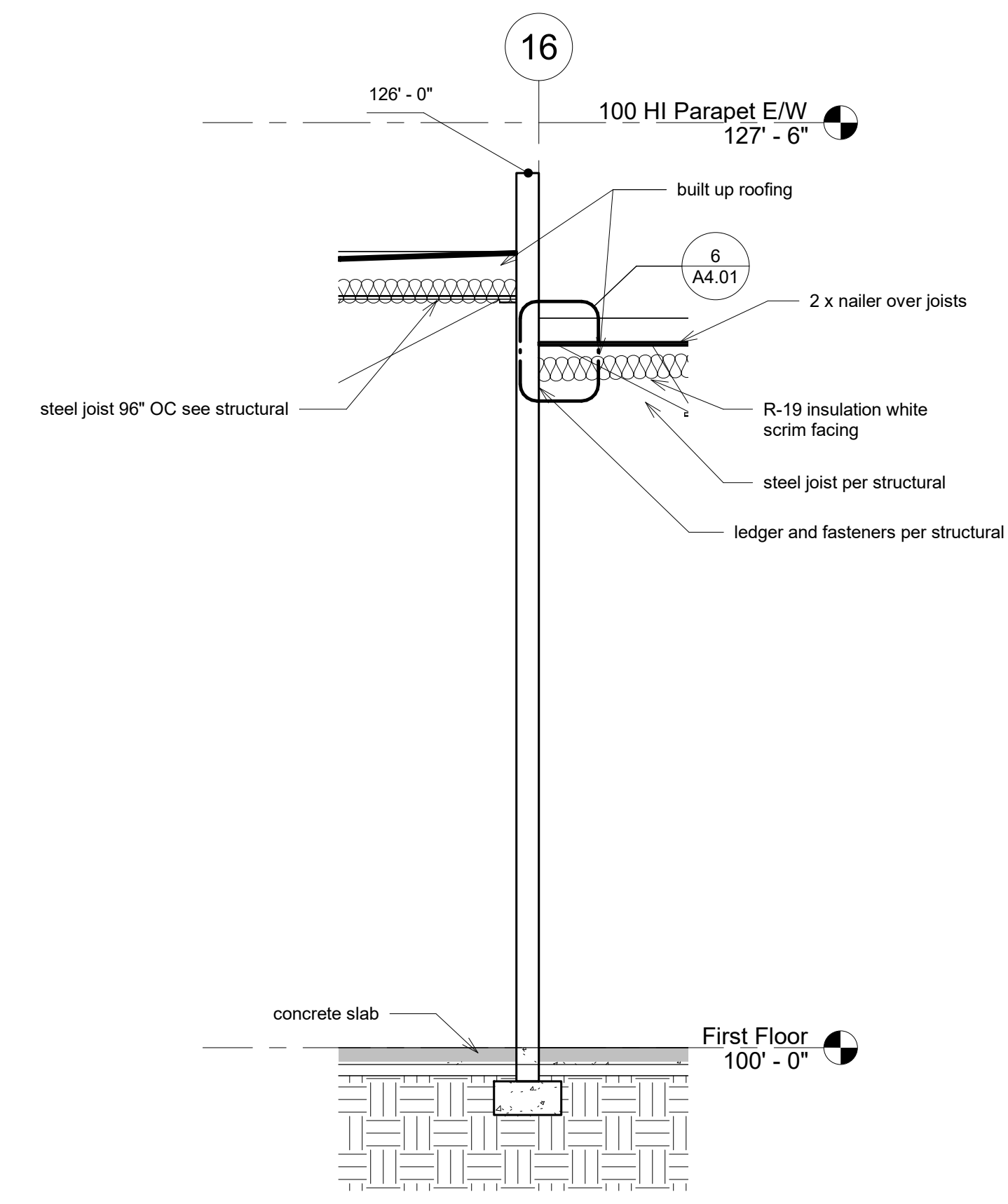


**4** Building 200 Section Through FR  
1/8" = 1'-0"

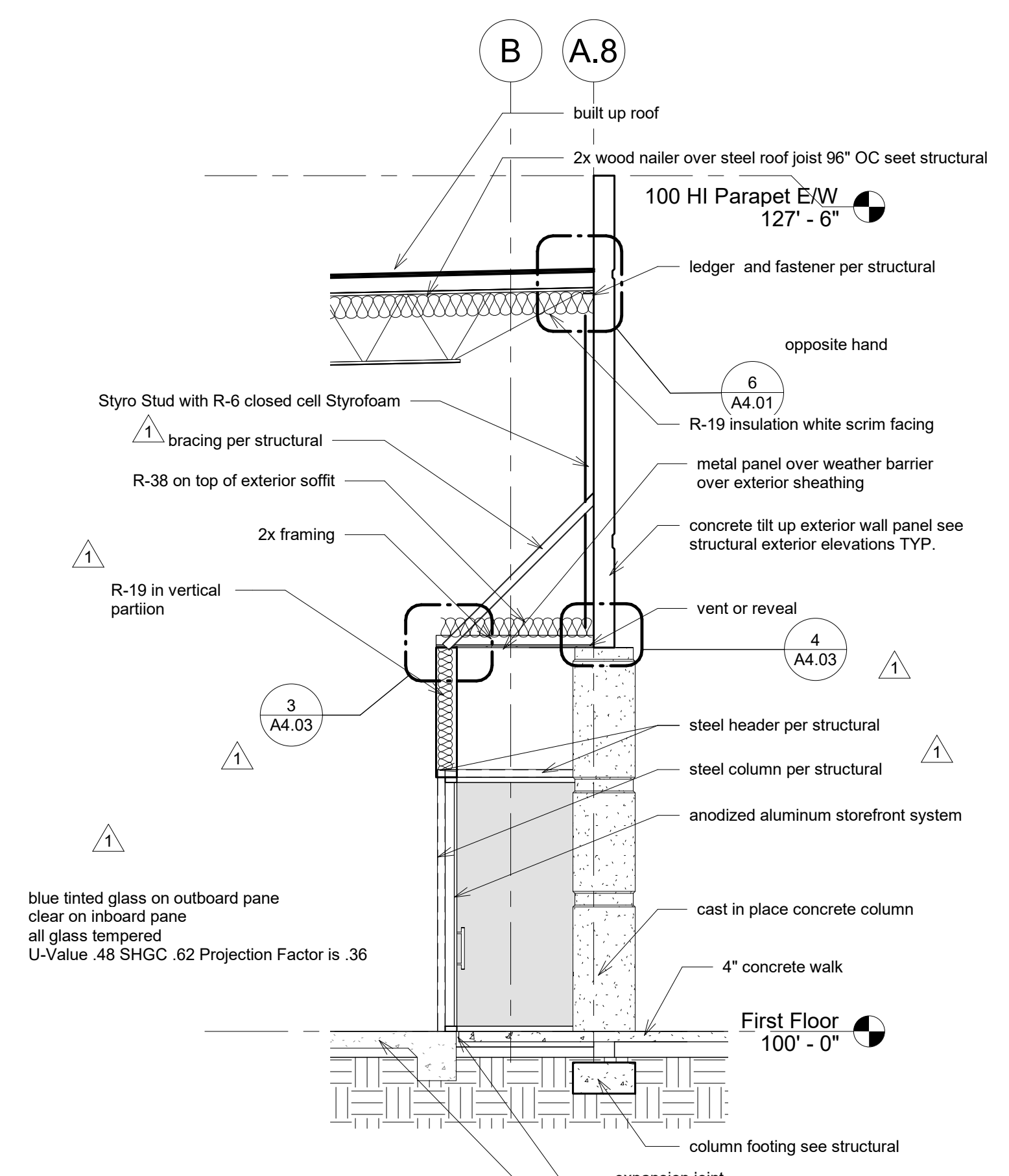
seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing. © copyright 2017, jawa studio, ltd.

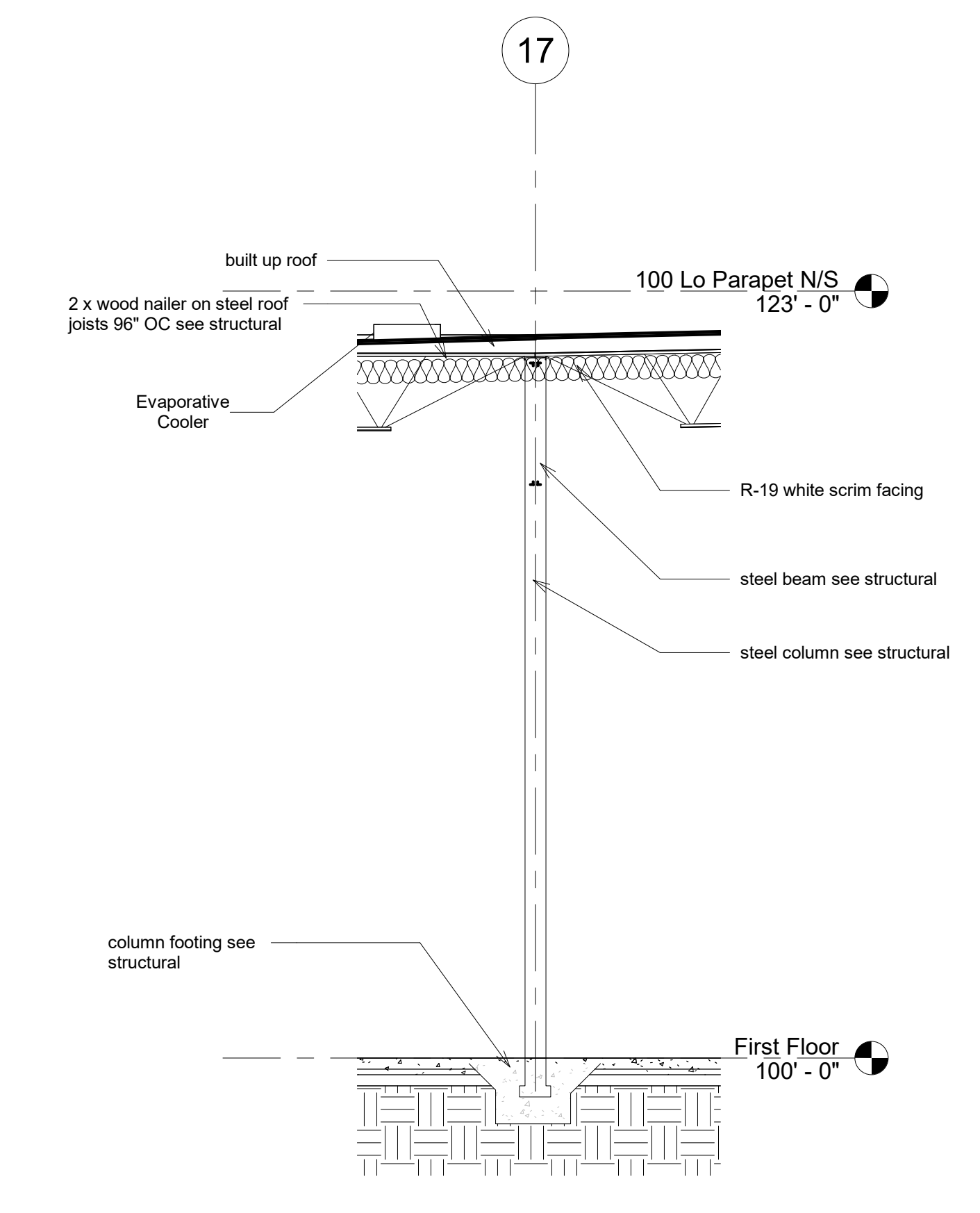
rev.	date	description
1	12/08/17	Plan Check Comments



**3 Central Wall Section**  
1/4" = 1'-0"



**2 Wall Section TYP**  
1/4" = 1'-0"



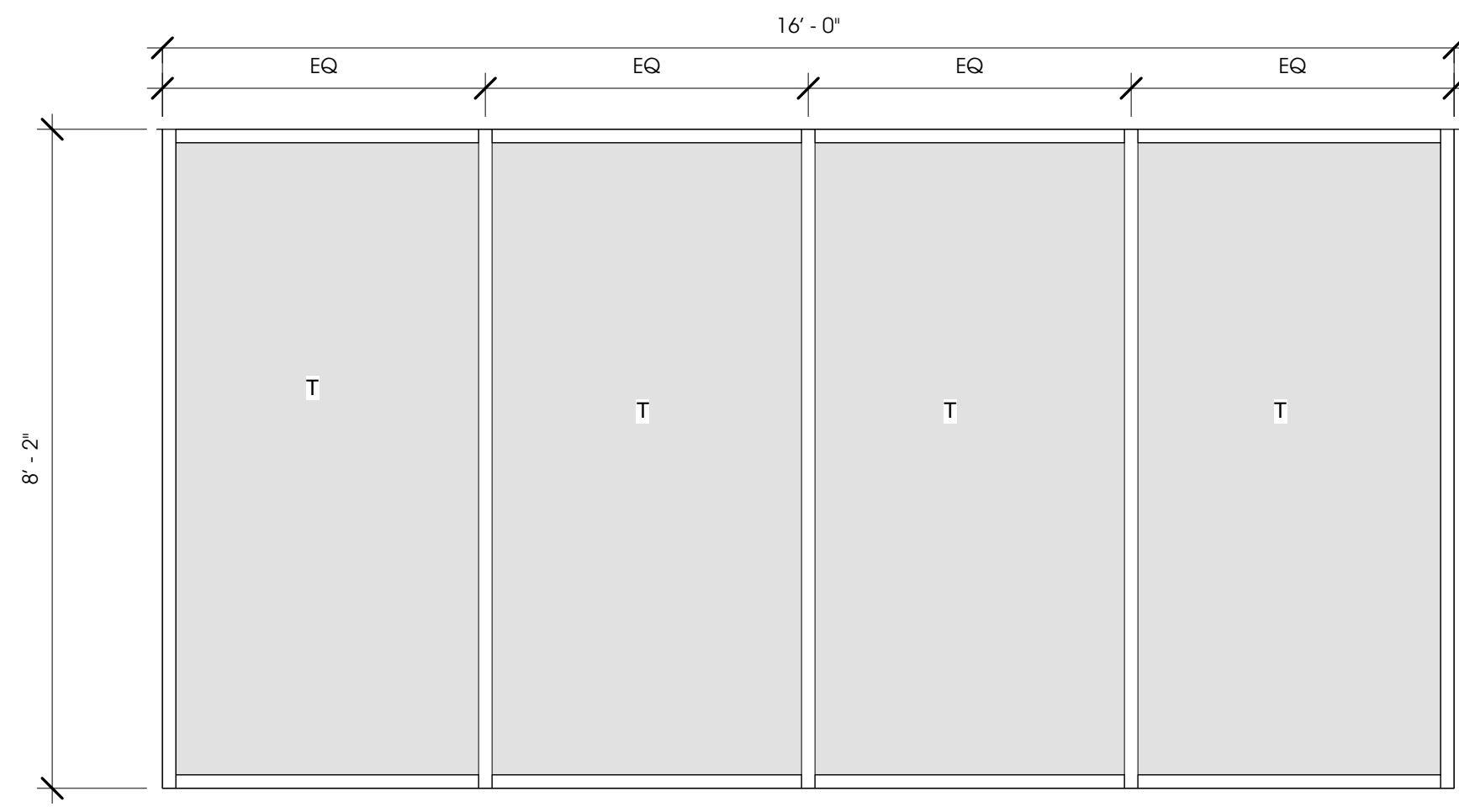
**1 Wall Section at Column**  
1/4" = 1'-0"

Sheet Added

seal:

Documents prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not reuse or permit the reuse of the architect's documents except by mutual agreement in writing.  
© copyright 2017, jawa studio, ltd.

rev.	date:	description:
1	12/08/17	Plan Check Comments



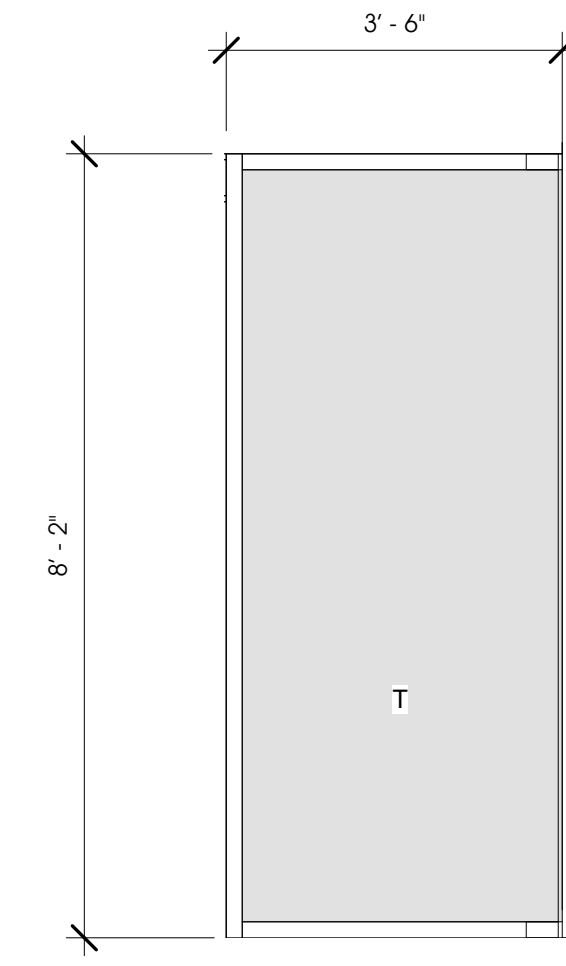
1 Store Front A

1/2" = 1'-0"



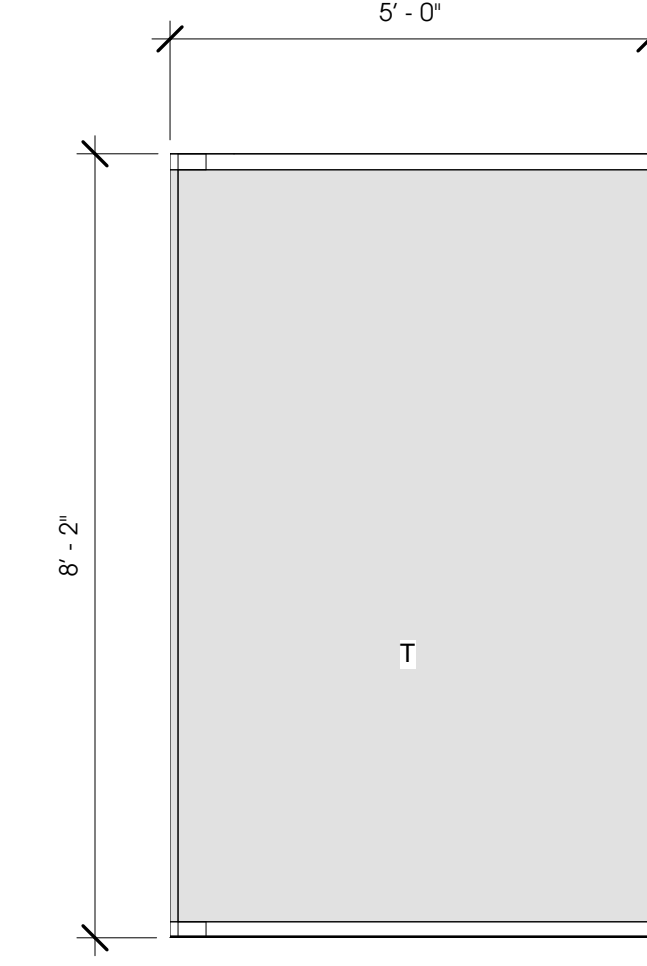
2 Store Front B

1/2" = 1'-0"



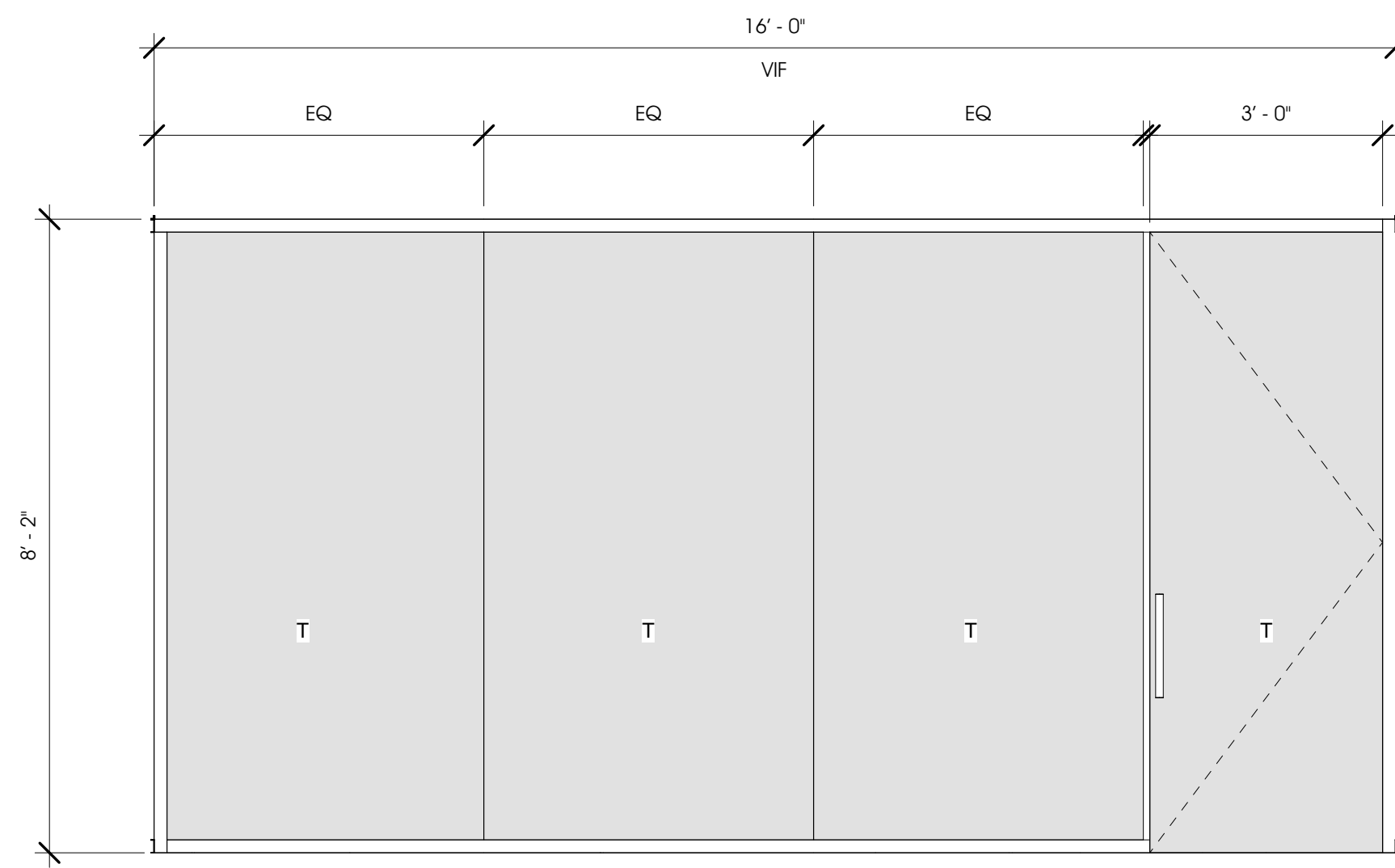
3 Store Front C

1/2" = 1'-0"



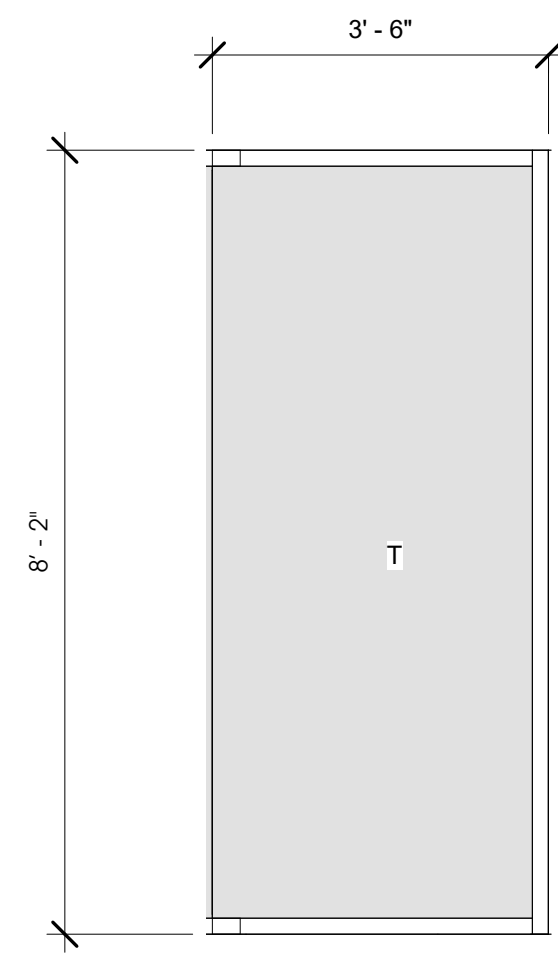
4 Store Front D

1/2" = 1'-0"



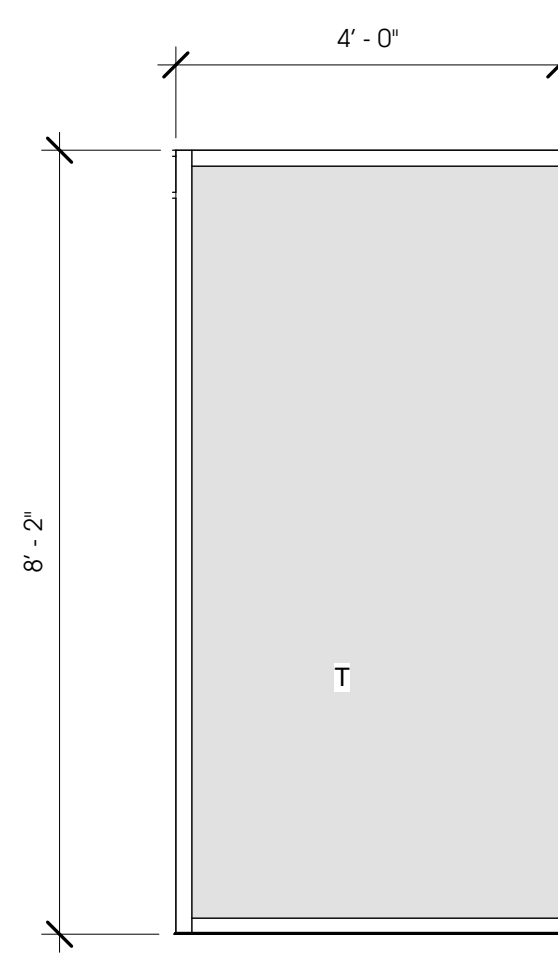
5 Store Front E

1/2" = 1'-0"



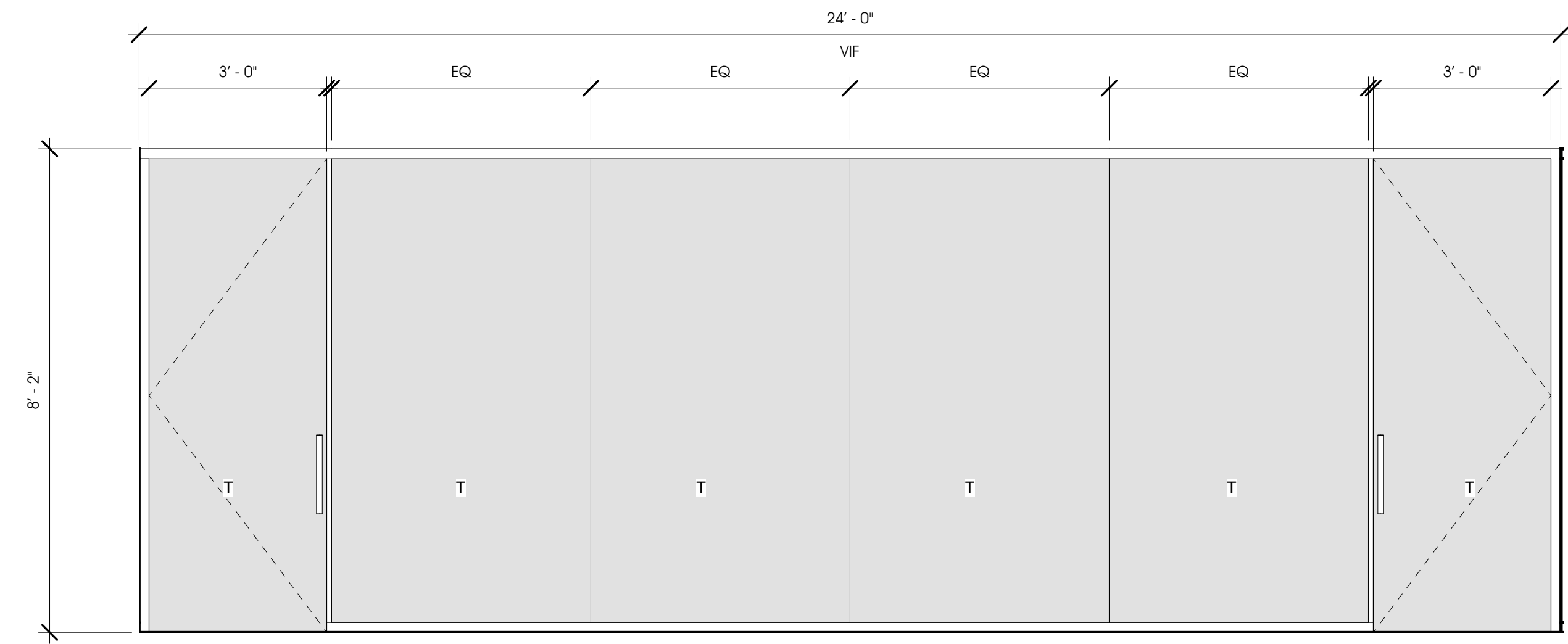
6 Store Front F

1/2" = 1'-0"



7 Store Front G

1/2" = 1'-0"



8 Store Front H

1/2" = 1'-0"

rev.	date	description
1	12/08/17	Plan Check Comments