**SEISMIC RETROFIT, ADA COMPLIANCE AND TENANT IMPROVEMENT**

**PROJECT DESCRIPTION**

The project is divided into three phases: Seismic Retrofit, ADA Compliance, and Tenant Improvement. Each phase involves careful planning and execution to ensure safety and compliance with all necessary codes.

**PROJECT DATA**

- **PROJECT ADDRESS:** 18700 Ward Street, Fountain Valley, CA 92708
- **PROJECT SITE:** 1 Peters Canyon Road, Suite 130, Irvine, CA 92606
- **TEL:** 949-387-8500, **FAX:** 949-387-0800

**SCOPE OF WORK**

The scope of work for the project consists of the following:

1. **Seismic Retrofit:**
   - Structural strengthening
   - Building envelope reinforcement
   - Seismic isolation and bracing
   - Utility relocation and rerouting

2. **ADA Compliance:**
   - Accessible ramps and elevators
   - Universal design considerations
   - Compliance with all applicable ADA standards

3. **Tenant Improvement:**
   - Upgrades to existing spaces
   - New tenant spaces
   - Compliance with local building codes

**SITE PLAN**

The site plan illustrates the project site within the administrative building, with details of existing structures and proposed changes marked accordingly.

**CONTACTS**

- **OWNER:**
- **STRUCTURAL ENGINEER:**

**APPLICABLE CODES**

- **IC Code 2019**
- **IC Code 2021**
- **ADA Standards**
### Post-Installed Anchorage into Masonry

**Design Criteria**

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<tr>
<th>Design Criterion</th>
<th>Notes</th>
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<tbody>
<tr>
<td>1</td>
<td>10 Lbf</td>
</tr>
<tr>
<td>2</td>
<td>95 Lbf</td>
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<tr>
<td>3</td>
<td>35 Lbf</td>
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### Structural Steel

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<th>Test Load</th>
<th>Expansion Bollard into Masonry</th>
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<td>1/2&quot;</td>
<td>5,000 lbs.</td>
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<tr>
<td>3/4&quot;</td>
<td>7,500 lbs.</td>
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<tr>
<td>1&quot;</td>
<td>10,000 lbs.</td>
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### Tolerance

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<tr>
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**MUNICIPAL WATER DISTRICT OF ORANGE COUNTY - ADMINISTRATIVE BUILDING**

**Seismic Retrofit, ADA Compliance and Tenant Improvement**

**Project Name:** Municipal Water District of Orange County - Administrative Building

**Client:** Municipal Water District of Orange County

**Date:** 08/16/2019

**Issue Stamp:** 90% CD Owner Review

**Engineer/Architect:** IDS Group

**Print Date:**

**Drawn By:**

**Checked By:**

**Sheet Title:** General Notes

**Sheet Number:** S1.0

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**Reference Standards for Concrete Repair**

<table>
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<tr>
<th>Reference</th>
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<tr>
<td>AASHTO</td>
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**NOT FOR CONSTRUCTION**
ADDITIONAL WALL ANCHOR DETAIL

REINFORCEMENT OF (E) 6x8 CHORD / DRAG MEMBER

RETROFIT DETAIL AT ATRIUM CORNER

TYP. SHEAR TRANSFER DETAIL

DIAGONAL CONN. TO DIAPHRAGM THRU (E) COLUMN

TYP. SHEAR TRANSFER DETAIL

REINFORCEMENT OF (E) 6x8 CHORD / DRAG MEMBER

BLOCKING DETAIL

S5.1