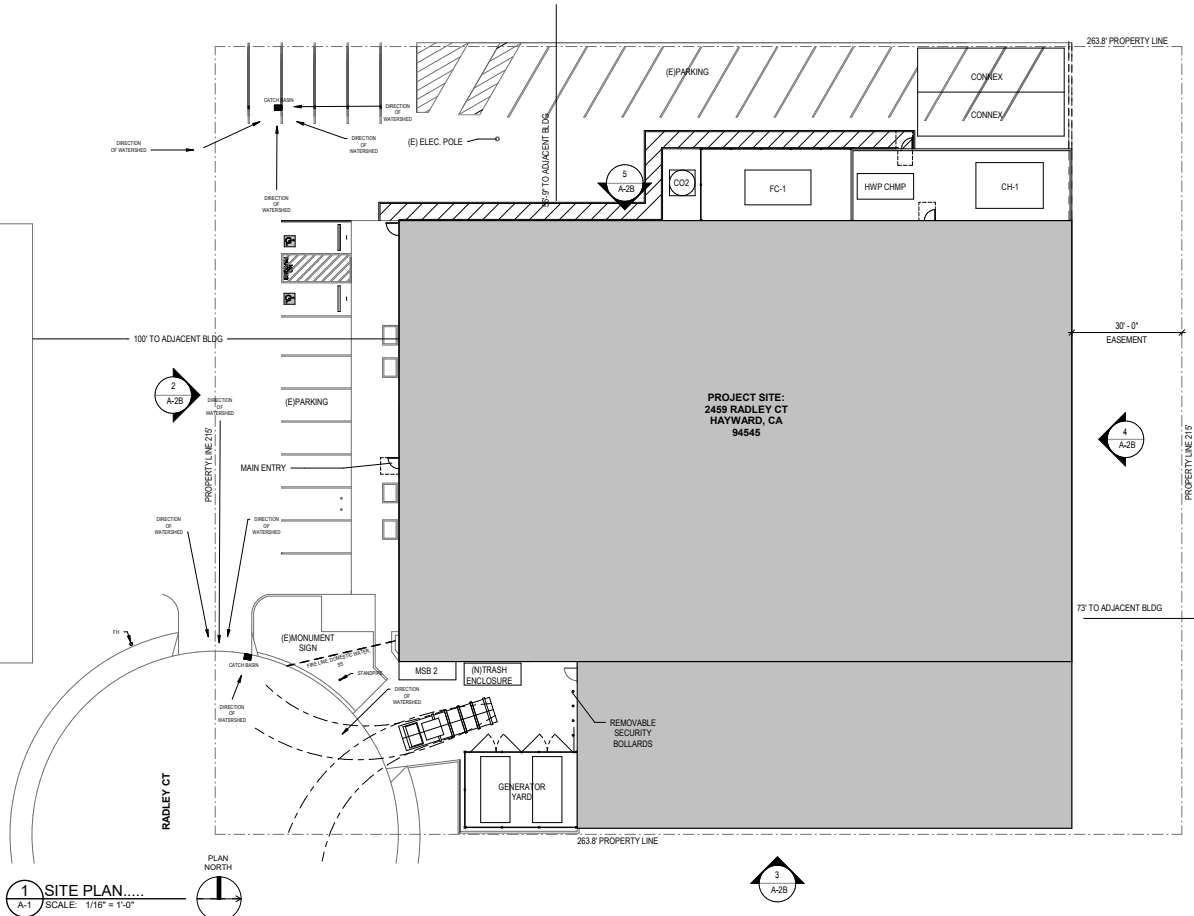


TENANT IMPROVEMENT
INDUSTRIAL WAREHOUSE
2459 RADLEY CT
HAYWARD, CA 94545



SYMBOLS AND ABBREVIATIONS

GRID LINE GRID LINE NUMBER OR LETTER

DETAIL DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN, SAME DISCIPLINE

SECTION SECTION NUMBER
SHEET WHERE SECTION IS DRAWN, SAME DISCIPLINE

DRAWING REVISION DELTA
SEE REVISION BLOCK ON SAME SHEET FOR DATE AND DESCRIPTION

KEYNOTE KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET

NORTH ARROW PLAN NORTH
FILLED LINE INDICATES PLAN NORTH
DASHED ARROW INDICATES TRUE NORTH

ELEVATION MARKER ELEVATION ABOVE DATUM POINT

GRADE ELEVATION GRADE ELEVATION IN PLAN

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2019 CALIFORNIA BUILDING CODE PART 2 OF TITLE 24
- 2019 CALIFORNIA ELECTRIC CODE PART 3 OF TITLE 24
- 2019 CALIFORNIA MECHANICAL CODE PART 4 OF TITLE 24
- 2019 CALIFORNIA PLUMBING CODE PART 5 OF TITLE 24
- 2019 CALIFORNIA ENERGY CODE PART 6 OF TITLE 24
- 2019 CALIFORNIA ELEVATOR CODE PART 7 OF TITLE 24
- 2019 CALIFORNIA FIRE CODE PART 9 OF TITLE 24
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2019 CALIFORNIA BUILDING CODE CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36, CFR 1911.
- ALL CODES AND ORDINANCES ADOPTED BY THE CITY OF HAYWARD.

PROJECT DATA

OCCUPANCY: 8, F-1
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO
STORIES: 1
APN: 439-58-01
NET SITE AREA: 56,717 SF
TOTAL BUILDING AREA: 28,717 SF

REQUIRED PARKING PER MUNICIPAL CODE SEC. 102.330
REQ. PARKING RATIO: 1 SPACE/2,000 SF
REQUIRED PARKING COUNT: 15 SPACES
PROVIDED PARKING COUNT: 28 SPACES

SCOPE OF WORK

TENANT IMPROVEMENT AND STRUCTURAL REINFORCEMENT

NO CHANGE TO LANDSCAPING
NO CHANGE TO PARKING OR DRIVE WAY SEE SHARED PARKING AGREEMENT
NO CHANGE TO IMPERVIOUS AREA
NO CHANGE TO DRAINAGE

SHEET INDEX

DRAWING NO.	DRAWING NAME
ARCHITECTURAL	
A-1	SITE PLAN- PROJECT DATA
A-2a	EXISTING & DEMOLITION PLAN
A-2b	EXTERIOR ELEVATIONS
A-3	PROPOSED PLAN
A-4	PROPOSED ODOR MITIGATION PLAN
A-5	SECURITY PLAN
A-6	PROPOSED SANITARY SEWER LINE
A-7	DETAILS
FIRE PROTECTION	
FP1	TENANT IMPROVE
FP2	FIRE SPRINKLER PIPING PLAN
FP3	SEISMIC BRACING DETAILS
FP4	SEISMIC BRACING DETAILS
FP5	SEISMIC BRACING DETAILS

TNLDDB

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

NO.	REVISION / ISSUANCE	DATE
	PLANNING RESPONSE	11.23.21

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mjosa, LLC

CLIENT

21018

PROJECT NUMBER

SEAL

SITE PLAN-PROJECT DATA

SCALE As indicated

A-1

TNLDDB

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

NO.	REVISION / ISSUANCE	DATE
1	PLANNING RESPONSE	11.23.21

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

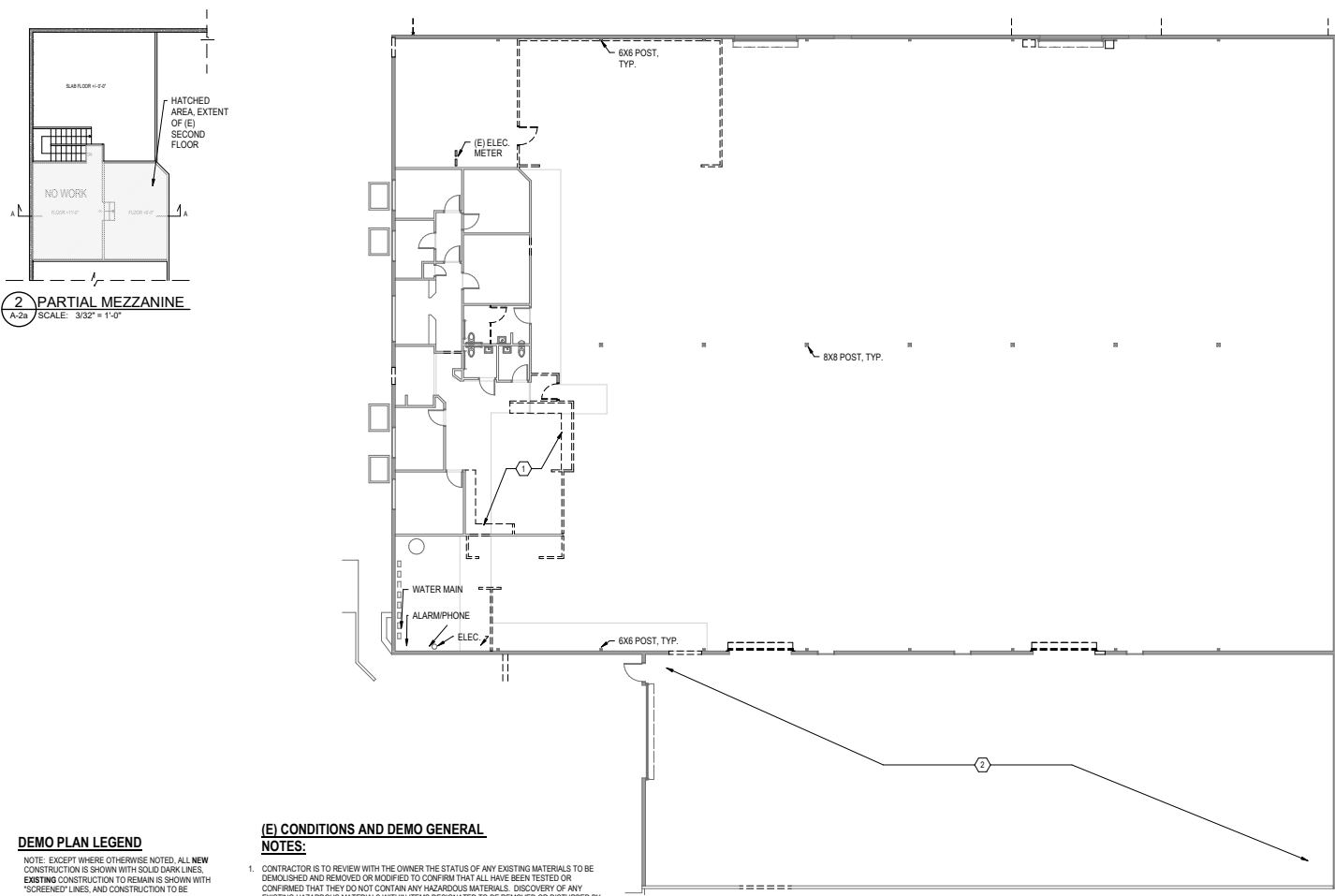
PROJECT NUMBER

SEAL

EXISTING &
DEMOLITION
PLAN

SCALE As indicated

A-2a



DEMO PLAN LEGEND

NOTE: EXCEPT WHERE OTHERWISE NOTED, ALL NEW CONSTRUCTION IS SHOWN WITH SOLID DARK LINES. EXISTING CONSTRUCTION TO REMAIN IS SHOWN WITH SCREENED LINES, AND CONSTRUCTION TO BE DEMOLISHED ARE SHOWN WITH SOLID DARK DASHED LINES.

- (E) DOOR TO REMAIN
- (E) WINDOW TO REMAIN
- (E) WALL TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- (E) WALL TO BE REMOVED

(E) CONDITIONS AND DEMO GENERAL NOTES:

- CONTRACTOR IS TO REVIEW WITH THE OWNER THE STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED AND REMOVED OR MODIFIED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED THAT THEY DO NOT CONTAIN ANY HAZARDOUS MATERIALS. DISCOVERY OF ANY EXISTING HAZARDOUS MATERIALS WITHIN ITEMS DESIGNATED TO BE REMOVED OR DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S PROJECT REPRESENTATIVE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT TO BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. "AS-BUILT" OR "RECORD" DRAWING DATA ON THESE DRAWINGS ARE AS PRECISE AS COULD BE OBTAINED DURING ROUTINE FIELD VERIFICATIONS, BUT THEIR ACCURACY CANNOT BE GUARANTEED. EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND BY THE OWNER'S INSTRUCTIONS.
- CONTRACTOR TO VERIFY THAT ALL EXISTING RATED WALLS, INCLUDING ALL PENETRATIONS, WERE CONSTRUCTED TO MEET CURRENT REQUIREMENTS FOR A RATED WALL ASSEMBLY. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UPGRADE ANY WALLS AND PENETRATIONS THAT DO NOT COMPLY. REFER TO DRAWINGS TO IDENTIFY ACTUAL REQUIRED RATING OF WALLS.
- DO NOT REMOVE ANY MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, PHONE, DATA, COMMUNICATIONS, INTERCOM, SECURITY COMPONENTS, OR OTHER SYSTEMS WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER, CLIENT, ARCHITECT OR ENGINEER AS REQUIRED FOR PROPER DOCUMENTATION.
- MINIMIZE INTERFERENCE WITH ADJACENT ROOMS, FURNISHINGS AND STRUCTURE. MAINTAIN EGRESS AND ACCESS TO BUILDING.
- ALL EXISTING BASE TO BE REMOVED WHERE EXISTING FLOORING IS REMOVED. U.O.N.
- CLEAN AND PREPARE SUBFLOORS FOR INSTALLATION OF NEW FLOORING AND BASE FLOORING AND BASE IN ALL AREAS OF WORK TO BE PATCHED TO MATCH EXISTING ADJACENT FINISHES. U.O.N.

1 EXISTING AND DEMOLITION FIRST FLOOR PLAN

A-2a SCALE: 3/32" = 1'-0"

1 DEMO PLAN KEY NOTES

- REMOVE (E) COUNTERTOP AND MILLWORK.
- DEMO (E) PORTION OF SLAB. CAP UTILITIES AS REQUIRED.

TNLDB

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

NO.	REVISION / ISSUANCE	DATE
—	PLANNING RESPONSE	11.23.21
—		
—		
—		
—		

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

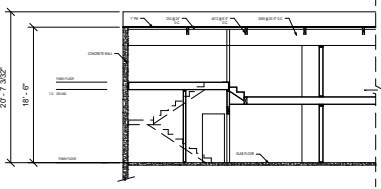
PROJECT NUMBER

SEAL

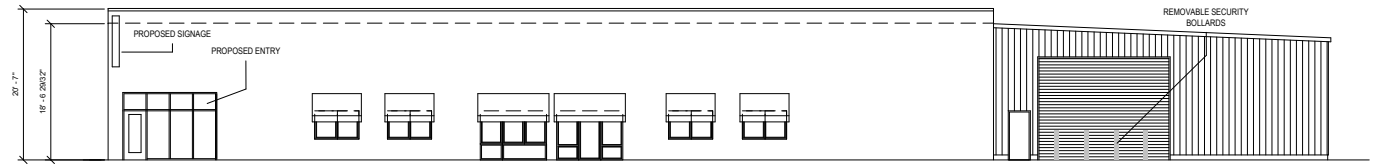
EXTERIOR
ELEVATIONS

SCALE 1/8" = 1'-0"

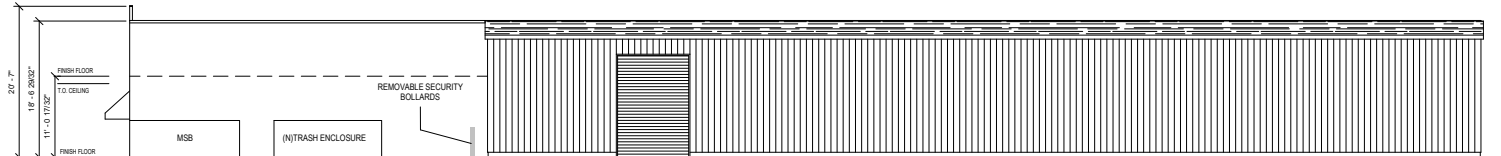
A-2b



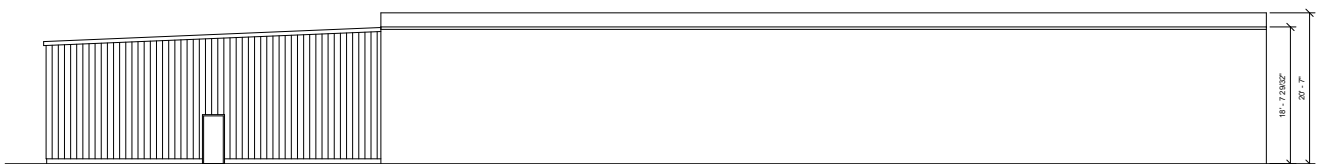
1 EXISTING SECTION A
A-2b SCALE: 1/8" = 1'-0"



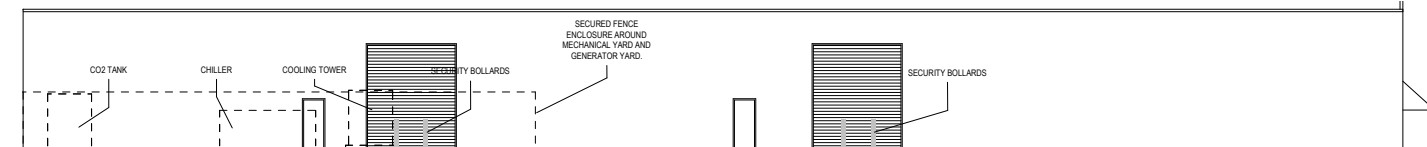
2 FRONT ELEVATION
A-2b SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION EAST
A-2b SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A-2b SCALE: 1/8" = 1'-0"



5 SIDE ELEVATION WEST
A-2b SCALE: 1/8" = 1'-0"

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

TBD

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

2459 RADLEY CT TI

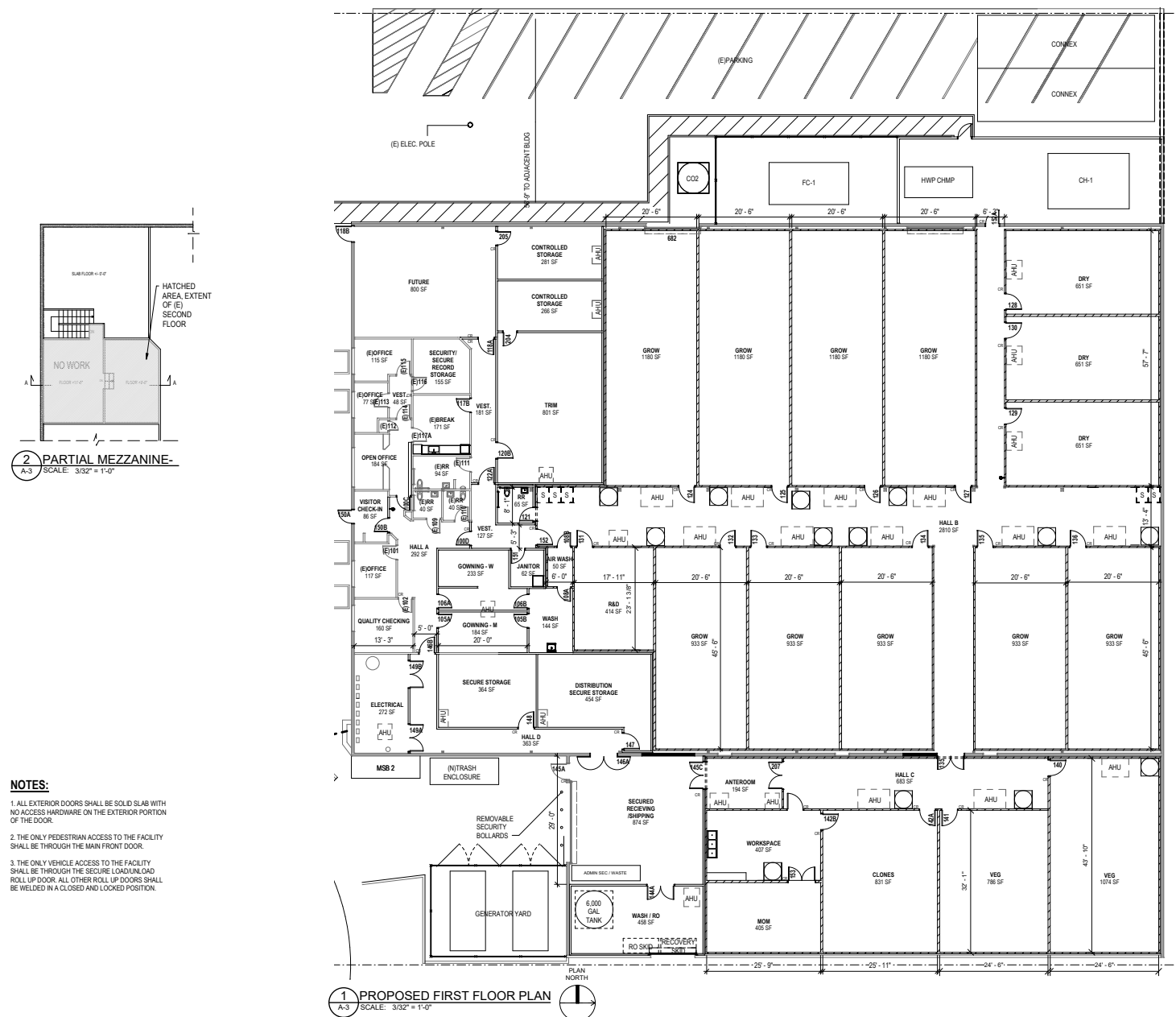
2459 Radley Court Hayward, CA 94541
PROJECT ADDRESS
Mjosa, LLC
CLIENT
21018
PROJECT NUMBER

SEAL

PROPOSED PLAN

SCALE $3/32" = 1'-0"$

A-3



AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

TBD

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

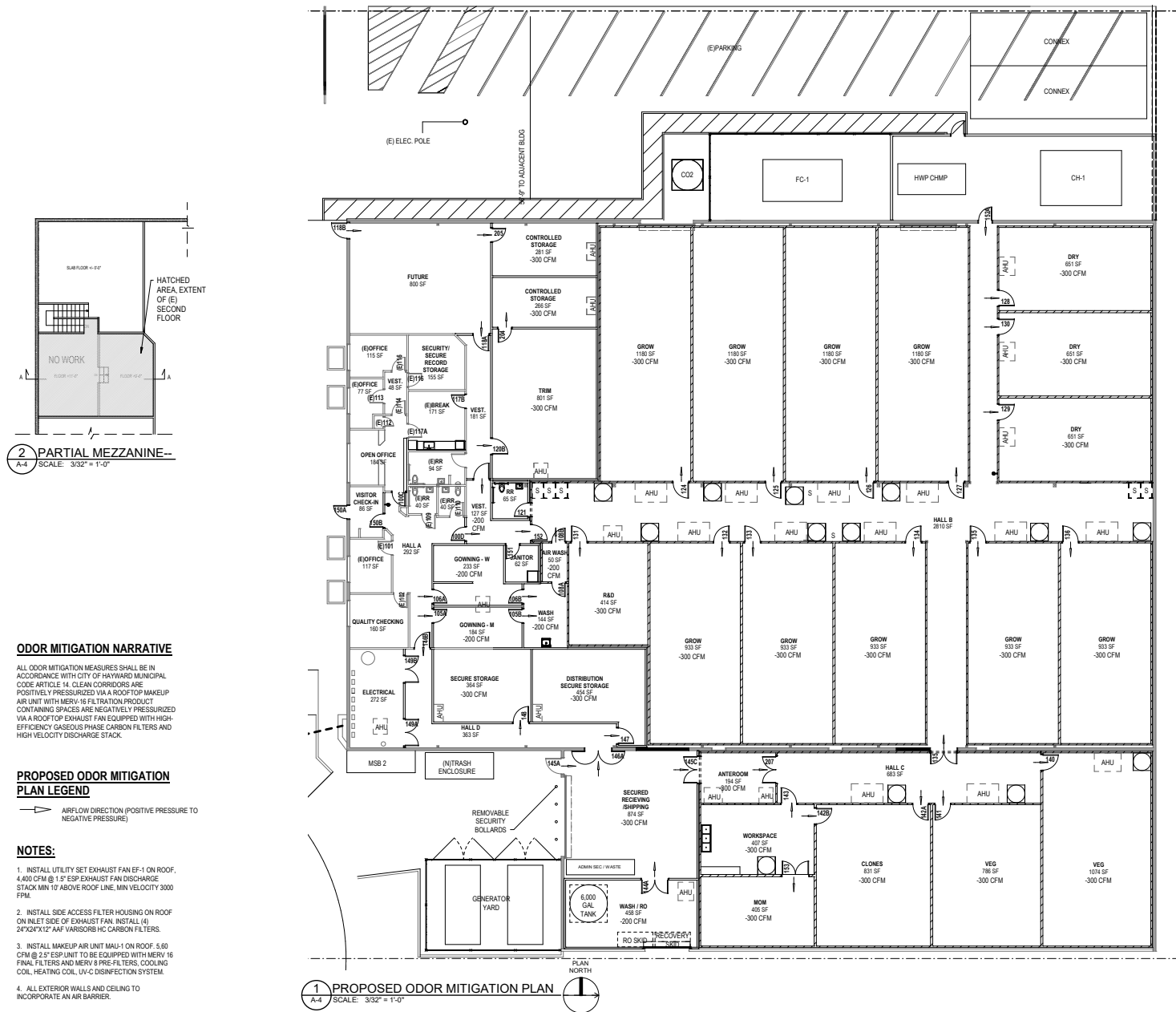
2459 RADLEY CT TI

PROJECT NUMBER

PROPOSED ODOR MITIGATION PLAN

SCALE	3/32" = 1'-0"
-------	---------------

A-4



TNLDB

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

NO.	REVISION / ISSUANCE	DATE
1	PLANNING RESPONSE	11.23.21

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

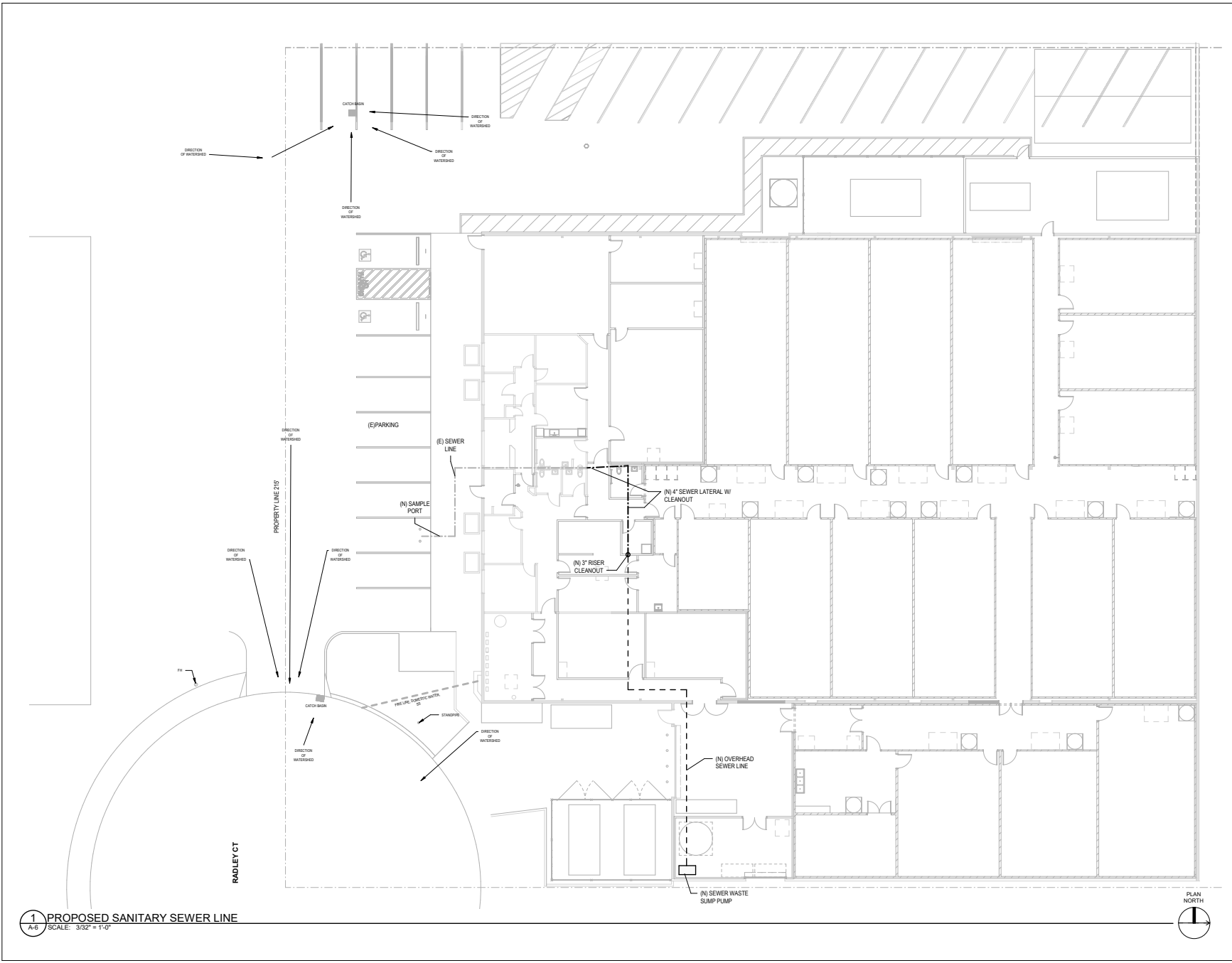
PROJECT NUMBER

SEAL

PROPOSED
SANITARY SEWER
LINE

SCALE 3/32" = 1'-0"

A-6

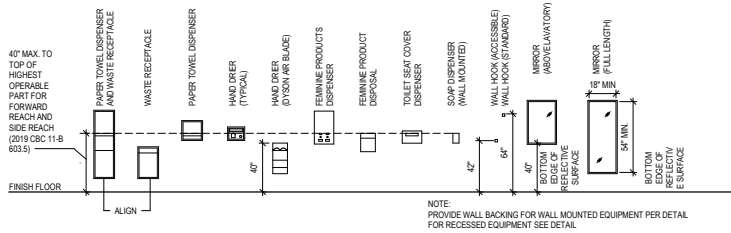


1 PROPOSED SANITARY SEWER LINE
A-6 SCALE: 3/32" = 1'-0"



1 RESTROOM ACCESSORY MOUNTING HEIGHTS.

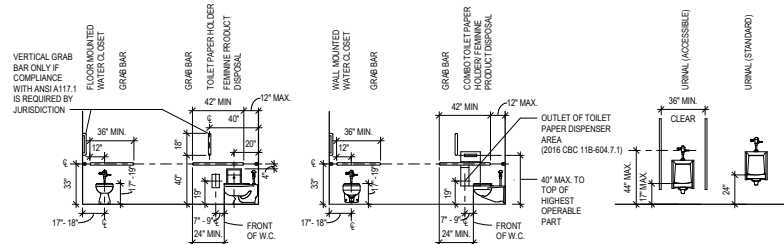
A-7 SCALE: 1/4" = 1'-0"



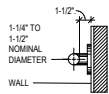
NOTE:
PROVIDE WALL BACKING FOR WALL MOUNTED EQUIPMENT PER DETAIL
FOR RECESSED EQUIPMENT SEE DETAIL.

2 TOILET ROOM FIXTURES MOUNTING HEIGHTS

A-7 SCALE: 1/4" = 1'-0"

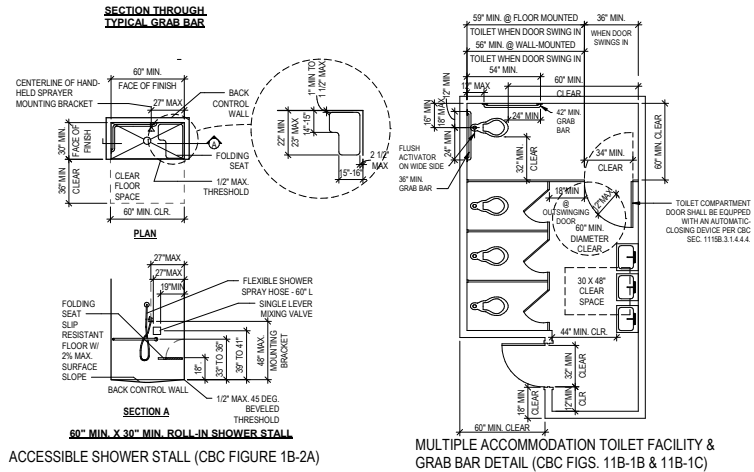


ADA STANDARDS
SEE RESTROOM ENLARGED
PLANS FOR SPECIFIC PROJECT
RELATED DIMENSIONS



NOTE:
GRAB BAR AND ATTACHMENT
SHALL BE CAPABLE OF
RESISTING A MINIMUM LOAD OF
250 POUNDS AS SPECIFIED IN
CBC SEC 11158.7.2.

**SECTION THROUGH
TYPICAL GRAB BAR**

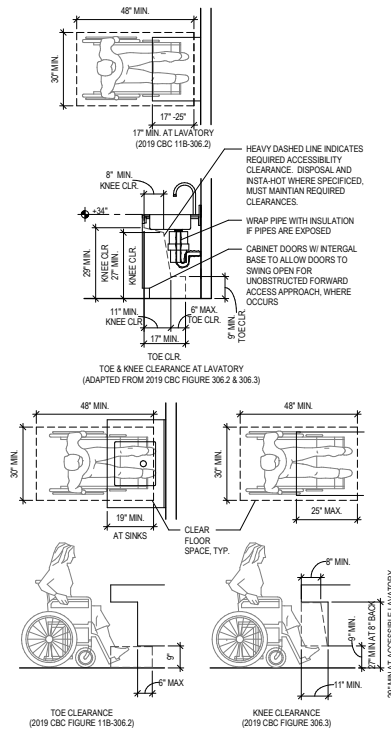


4 RESTROOM CODE COMPLIANCE

A-7 SCALE: 1/4" = 1'-0"

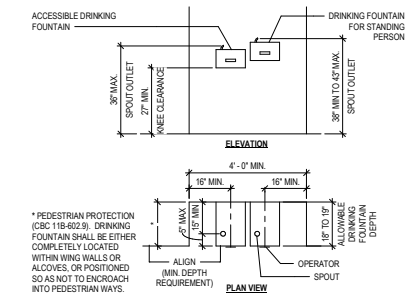
5 KNEE AND TOE CLEARANCE.

A-7 SCALE: 1/2" = 1'-0"



3 DRINKING FOUNTAIN (PER CBC 11B-602).

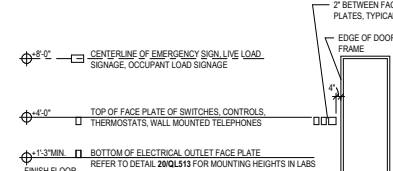
A-7 SCALE: 1/2" = 1'-0"



* PEDESTRIAN PROTECTION (CBC 11B-602.9). DRINKING FOUNTAIN SHALL BE EITHER COMPLETELY LOCATED WITHIN WING WALLS OR ALCOVES, OR POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS.

6 ELECTRICAL MOUNTING HEIGHT SCHEDULE.

A-7 SCALE: 1/4" = 1'-0"



NOTES:
1. ALL VERTICAL DIMENSION ARE FROM ABOVE FINISH FLOOR (AFF)
2. PROVIDE BACKING FOR ALL EQUIPMENT PER DETAIL 22/AE511.

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

NO.	REVISION / ISSUANCE	DATE
	PLANNING RESPONSE	11.23.21

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

SEAL

DETAILS

SCALE	As indicated
-------	--------------

A-7

Attachment IV

APN NUMBER: 042-4318-046-01
OCCUPANCY CLASSIFICATION: A-3
TYPE OF CONSTRUCTION: III-B

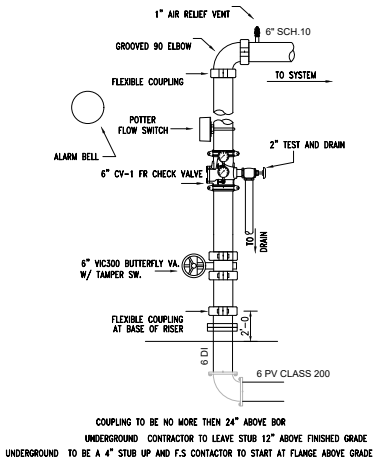
FIRST FLOOR: 22,423 SQ FT
TOTAL AREA OF WORK: 22,423 SQ FT
UPRIGHT PROTECTION NOT TO EXCEED 130 SQ FT PER HEAD
PENDENT PROTECTION NOT TO EXCEED 225 SQ FT FOR LIGHT AND 130 FOR ORD GRP II.

GENERAL NOTES:

1. ALL PIPE, FITTINGS, AND EQUIPMENT TO BE PER NFPA 13 (2016) EDITION & LOCAL REQS.
 - a. NEW 1" PIPE TO BE EDDY THREAD.
 - b. NEW 1 1/4"-1 1/2" TO BE EDDY FLOW
 - c. SCREW FITTINGS TO BE D.I. OR C.I., UL & FM LISTED.
 - d. NOT USED.
 - e. MECHANICAL TEES & FITTINGS TO UL & FM LISTED.
2. INSTALLATION SHALL CONFORM TO NFPA 13 (2016) EDITION
3. HANGERS FOR PIPING ARE AS INDICATED ON THE PLAN.
4. EXISTING HYDRAULIC PLACARD REQS: 0.33 GPM/SQ.FT. OVER 3750 SQ.FT.
80.27 PSI @ 1367.55 GPM SYSTEM DEMAND
5. OVERHEAD SYSTEM IS MORE DEMANDING AND NEW PENDENTS OFF EXISTING OUTLETS.
6. FIRE ALARM SUPERVISORY SYSTEM IS THE RESPONSIBILITY OF THE OWNER/TENANT
AND NOT THAT OF THE FIRE PROTECTION CONTRACTOR.
7. EXISTING EXTERIOR BELL TO BE LOCATED ON THE WALL ADJACENT TO THE RISER AND NOT NECESSARILY THE STREET SIDE OF THE BUILDING.
8. SPARE SPRINKLER HEADS TO BE SUPPLIED PER NFPA 13 6.2.9

JOB NOTES:

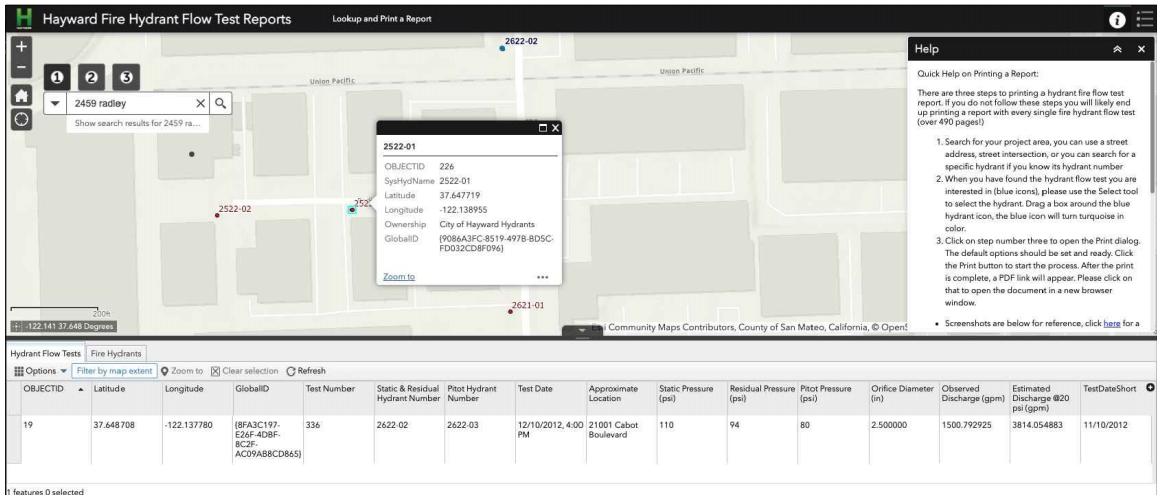
1. ADD 20 NEW 4" WOOD LATERAL EARTHQUAKE BRACING
2. ADD 10 NEW 4" WOOD LONGITUDINAL BRACING
3. ADD 6 NEW 4" STEEL LATERAL EARTHQUAKE BRACING
4. ADD 3 NEW 4" STEEL LONGITUDINAL BRACING
5. ADD 5 NEW 6" WOOD LATERAL EARTHQUAKE BRACING
6. ADD 5 NEW 6" WOOD LONGITUDINAL BRACING
7. ADD 1 NEW 6" STEEL LATERAL EARTHQUAKE BRACING
8. ADD 1 NEW 6" STEEL LONGITUDINAL BRACING

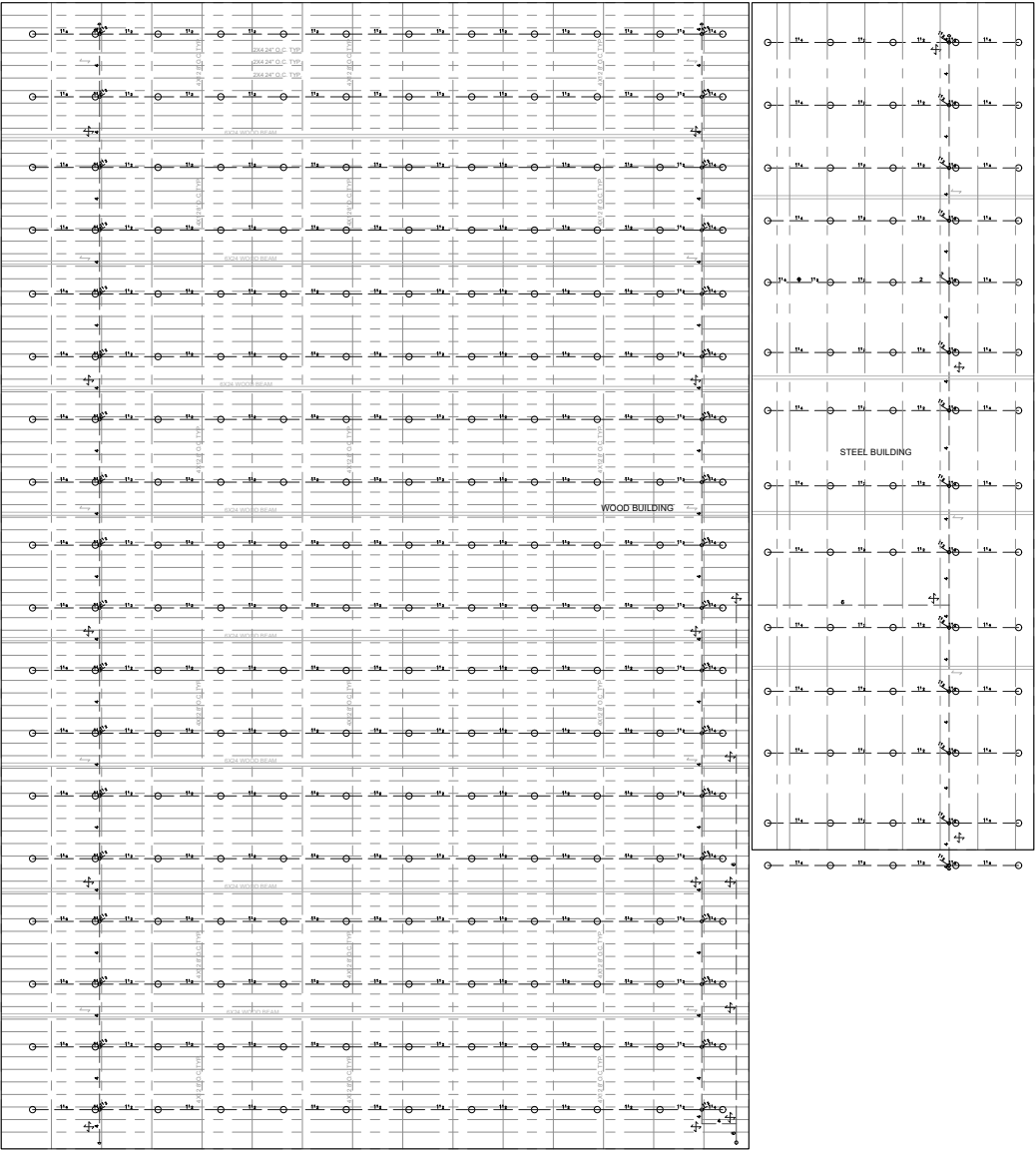


EXISTING RISER 1 DETAIL

NO SCALE

1. 4" GROOVED ELBOW
2. 300 LB GAUGE
3. 2" TEST AND DRAIN
4. 6" POTTER FLOW SWITCH
5. 6" RISER CHECK VALVE
6. 6" BUTTERFLY VALVE
7. 6" FLANGED ELBOW TO UNDERGROUND
8. EXTERIOR ALARM BELL
9. SPARE HEAD BOX

[illegible]



PIPING PLAN

1/8" = 1 FOOT

	NOTES	REVISIONS	SPRINKLER SYMBOLS			AAA FIRE PROTECTION 30113 UNION CITY BLVD UNION CITY CA 94587 800-543-5556	2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA	CONTRACTOR: #719059	FIRE SPRINKLER PIPING PLAN																																																			
	1. 1/2" SYSTEM RISER 2. 1/2" SYSTEM HANGER 3. 1/2" KEY EXTINGUISHER BRANCH 4. 1/2" EXTINGUISHER BRANCH BRANCH 5. 1/2" EXTINGUISHER BRANCH BRANCH 6. 1/2" EXTINGUISHER BRANCH BRANCH 7. 1/2" EXTINGUISHER BRANCH BRANCH 8. 1/2" EXTINGUISHER BRANCH BRANCH 9. 1/2" EXTINGUISHER BRANCH BRANCH 10. 1/2" EXTINGUISHER BRANCH BRANCH	<table><thead><tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	DATE						DESCRIPTION	BY																												<table><thead><tr><th>SPRINKLER SYMBOLS</th></tr></thead><tbody><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></tbody></table>	SPRINKLER SYMBOLS											<table><tr><td>PERMIT NO.</td><td> </td></tr><tr><td>CONTRACT NO.</td><td> </td></tr><tr><td>APPROVAL</td><td> </td></tr><tr><td>DRAWN BY</td><td> </td></tr><tr><td>SCALE</td><td>1/8" = 1'-0"</td></tr><tr><td>DATE</td><td> </td></tr><tr><td>REVISED</td><td> </td></tr><tr><td>ROUTED</td><td> </td></tr></table>	PERMIT NO.		CONTRACT NO.		APPROVAL		DRAWN BY		SCALE	1/8" = 1'-0"
DATE	DESCRIPTION	BY																																																										
SPRINKLER SYMBOLS																																																												
PERMIT NO.																																																												
CONTRACT NO.																																																												
APPROVAL																																																												
DRAWN BY																																																												
SCALE	1/8" = 1'-0"																																																											
DATE																																																												
REVISED																																																												
ROUTED																																																												

TOLBrace™ Seismic Bracing Calculations

Project Address: 2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

Job # 1

Contractor:
Address:

Phone:
License:



Powering Business Worldwide

Calculations based on 2016 NFPA Pamphlet #13

Brace Information

Maximum Brace Length7' 0" (2.134 m)

Diameter of Brace1" Sch.40

Type of BraceSch. 10

Angle of Brace45° Min.

Least Rad. of Gyration0.42" (11 mm)

L/R Value200

Max Horizontal Load1310 lbs (594 kg)

TOLCO™ Brace Components

TOLCO™ ComponentListed LoadAdjusted Load

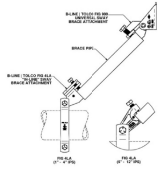
Fig. 4LA Clamp1000 lbs (454 kg)707 lbs (321 kg)

Fig.980 Universal Swivel2015 lbs (914 kg)1425 lbs (646 kg)

*Calculation Based on CONCENTRIC Loading

*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on PlansLG4-W

Brace TypeLateral []Longitudinal [X]4-Way []

Fastener Information

Orientation to Connecting SurfaceNFPA Type E

Fastener

TypeThrough-Bolt

Diameter5/8in.

Length5-1/2in.

Maximum Load560 lbs (254 kg)

Prying FactorN/A

Sprinkler System Load Calculation (Fpw = CpWp)

Cp = 0.7925

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
4" (100 mm)	Sch. 10	40 ft (12.2 m)	40 ft (12.2 m)	11.78 lb/ft (17.53 kg/m)	471 lbs (214 kg)
Subtotal Weight 471 lbs (214 kg)					
Wp (incl. 15%) 542 lbs (246 kg)					
Total (Fpw) 429 lbs (195 kg)					
Maximum Fpw per 9.3.5.5.2 (if applicable) N/A					

(TOLBrace™ Version 8)

Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

TOLBrace™ Seismic Bracing Calculations

Project Address: 2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

Job # 1

Contractor:
Address:

Phone:
License:



Powering Business Worldwide

Calculations based on 2016 NFPA Pamphlet #13

Brace Information

Maximum Brace Length7' 0" (2.134 m)

Diameter of Brace1" Sch.40

Type of BraceSch. 10

Angle of Brace45° Min.

Least Rad. of Gyration0.42" (11 mm)

L/R Value200

Max Horizontal Load1310 lbs (594 kg)

TOLCO™ Brace Components

TOLCO™ ComponentListed LoadAdjusted Load

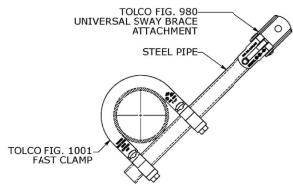
Fig. 1001 Clamp2015 lbs (914 kg)1425 lbs (646 kg)

Fig.980 Universal Swivel2015 lbs (914 kg)1425 lbs (646 kg)

*Calculation Based on CONCENTRIC Loading

*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on PlansL4-W

Brace TypeLateral [X]Longitudinal []4-Way []

Fastener Information

Orientation to Connecting SurfaceNFPA Type H

Fastener

TypeThrough-Bolt

Diameter5/8in.

Length5-1/2in.

Maximum Load515 lbs (234 kg)

Prying FactorN/A

Sprinkler System Load Calculation (Fpw = CpWp)

Cp = 0.7925

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
4" (100 mm)	Sch. 10	20 ft (6.1 m)	20 ft (6.1 m)	11.78 lb/ft (17.53 kg/m)	236 lbs (107 kg)
1.5" (40 mm)	Sch. 10	96.5 ft (29.4 m)	96.5 ft (29.4 m)	3.04 lb/ft (4.52 kg/m)	293 lbs (133 kg)
1" (25 mm)	Sch. 40	10 ft (3 m)	10 ft (3 m)	2.05 lb/ft (3.05 kg/m)	20 lbs (9 kg)
Subtotal Weight 549 lbs (249 kg)					
Wp (incl. 15%) 631 lbs (286 kg)					
Total (Fpw) 500 lbs (227 kg)					
Maximum Fpw per 9.3.5.5.2 (if applicable) 1635 lb (741 kg)					

(TOLBrace™ Version 8)

Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

TOLBrace™ Seismic Bracing Calculations

Project Address: 2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

Job # 1

Contractor:
Address:

Phone:
License:



Powering Business Worldwide

Calculations based on 2016 NFPA Pamphlet #13

Brace Information

Maximum Brace Length7' 0" (2.134 m)

Diameter of Brace1" Sch.40

Type of BraceSch. 10

Angle of Brace45° Min.

Least Rad. of Gyration0.42" (11 mm)

L/R Value200

Max Horizontal Load1310 lbs (594 kg)

TOLCO™ Brace Components

TOLCO™ ComponentListed LoadAdjusted Load

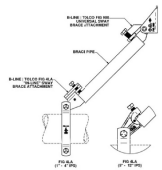
Fig. 4LA Clamp1600 lbs (726 kg)1151 lbs (513 kg)

Fig.980 Universal Swivel2015 lbs (914 kg)1425 lbs (646 kg)

*Calculation Based on CONCENTRIC Loading

*Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



Brace Identification on PlansLG6-W

Brace TypeLateral []Longitudinal [X]4-Way []

Fastener Information

Orientation to Connecting SurfaceNFPA Type E

Fastener

TypeThrough-Bolt

Diameter5/8in.

Length5-1/2in.

Maximum Load560 lbs (254 kg)

Prying FactorN/A

Sprinkler System Load Calculation (Fpw = CpWp)

Cp = 0.7925

Diameter	Type	Length	Total Length	Weight Per Unit Length	Total Weight
6" (150 mm)	Sch. 10	20 ft (6.1 m)	20 ft (6.1 m)	23.03 lb/ft (34.27 kg/m)	461 lbs (209 kg)
Subtotal Weight 461 lbs (209 kg)					
Wp (incl. 15%) 530 lbs (240 kg)					
Total (Fpw) 420 lbs (191 kg)					
Maximum Fpw per 9.3.5.5.2 (if applicable) N/A					

(TOLBrace™ Version 8)

Use of TOLBrace™ is subject to terms and conditions per the end user license agreement



NOTES

SYSTEM CONNECTION

WATER SUPPLY BRANCHING WITH LOCK AND DRAIN

1.5" NPT CARTRIDGE VALVE

HYDRAULIC RESISTANCE MODE

0.00 - FIRE SPRINKLER RISER

REVISIONS

DATE	REVISIONS	BY

SPRINKLER SYMBOLS





AAA FIRE PROTECTION

30113 UNION CITY BLVD

UNION CITY CA

94587

800-543-5556

2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

CONTRACTOR: #719950

SEISMIC BRACING DETAILS

PERMIT NO.

CONTRACT NO.

APPROVAL

SCALE

DATE

REVISED

PLOTTED

FP 3

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

	maximum Fpw per §.3.5.5.2 (if applicable)	N/A
*Use of World Bank IDB subject to terms and conditions on the end user license agreement.		

[illegible]

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

 	NOTES 1. SYSTEM CONNECTION 2. WELD JOISTS BACKLASH WITH LOCK AND CHAIN 3. 4 BAY EARTHQUAKE BRACING 4. KINEMATIC GATE VALVE 5. HYDRAULIC RETENTION NODE 6. 12 IN. WIDE SPRINKLER HEAD	REVISIONS DATE DESCRIPTION BY	SPRINKLER SYMBOLS 	AAA FIRE PROTECTION 30113 UNION CITY BLVD UNION CITY CA 94597 800-543-5556	2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA CONTRACTOR: #719959	SEISMIC BRACING DETAILS PERMIT NO. CONTRACT NO. APPROVAL DRAWN BY BU SCALE DATE REVISIONS FP 3
	12 IN. WIDE SPRINKLER HEAD	DATE DESCRIPTION BY				