



REVISE DATES:

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OWNER:  
MARK CIANCIGLI  
ADDRESS:  
616 - 634 S VICTORY BLVD  
BURBANK CA 91502

THE VIC

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(818) 484-7111



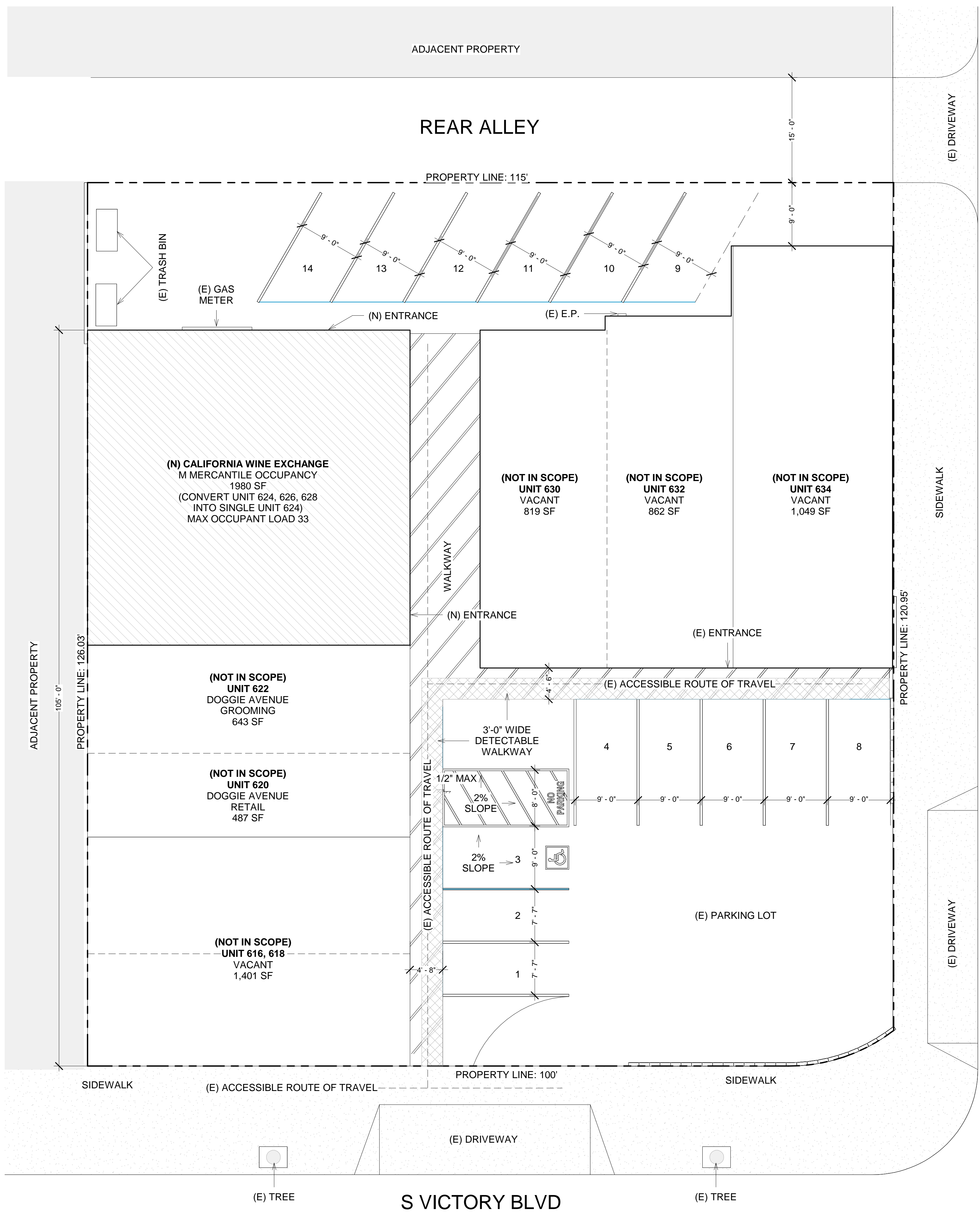
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(818) 484-7111

PROJECT INFO

JOB NUMBER:	21085
DATE DRAWN:	2/29/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	N.T.S.

A-1



W CEDAR AVE

**CPC/BWP WATER DIVISION  
CONDITIONS OF APPROVAL**

- EXISTING METER MEETS CALIFORNIA PLUMBING CODE.
- OWNER OR CONTRACTOR SHALL INSTALL CUSTOMER'S SHUTOFF VALVE AT THE WATER METER OUTLET COUPLING IN THE WATER METER BOX (SEE STD. DWG. BWP-625).
- OWNER OR CONTRACTOR SHALL INSTALL A 1 1/4" (MIN.) BUILDING SUPPLY LINE

**REDUCED PRESSURE BACKFLOW  
ASSEMBLY FOR ABOVE GROUND  
INSTALLATION**

- REDUCED PRESSURE BACKFLOW ASSEMBLY (RP) UNIT IS REQUIRED TO BE THE SAME SIZE AS THE SERVICE LINE AND INSTALLED BY OWNER OR CONTRACTOR (STD. DWG. BWP-615).
- THE RP ASSEMBLY IS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION (P.O.C.) TO THE SERVICE LINE THAT SUPPLIES THE BUILDING (3' MAX. BEHIND THE PROPERTY LINE).
- A RP ASSEMBLY WILL BE REQUIRED FOR EACH ADDITIONAL POTABLE SERVICE ON THE PROPERTY.

PROJECT INFORMATION	
ZONING DESIGNATION:	C4
OCCUPANCY:	M MERCANTILE
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	NO
LOT SIZE:	14,469.20 SF
FLOOR AREA:	8,000 SF
FAR CALCULATIONS:	8,000 SF TOTAL 14,469.20 SF LOT = 55% < 45% ALLOWED
LOT COVERAGE CALCULATIONS:	8,000 SF TOTAL 14,469.20 SF LOT = 55% < 50% ALLOWED
NUMBER OF STORIES:	1
BUILDING HEIGHT:	15'
HIGH FIRE ZONE:	NO
HILLSIDE ZONE:	NO
METHANE ZONE:	NO
LIQUEFACTION:	NO

LEGAL DESCRIPTION	
ADDRESS:	616 S VICTORY BLVD BURBANK CA 91502
TRACT:	7709
LOT:	4 & 5
BLOCK:	A
APN:	2451-027-041

SHEET INDEX	
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**APPLICABLE CODES:**  
2022 CBC, 2022 CBCMC, 2022 CBCPC, 2022 CBCEC, 2022 CBGBC & ENERGY STANDARDS

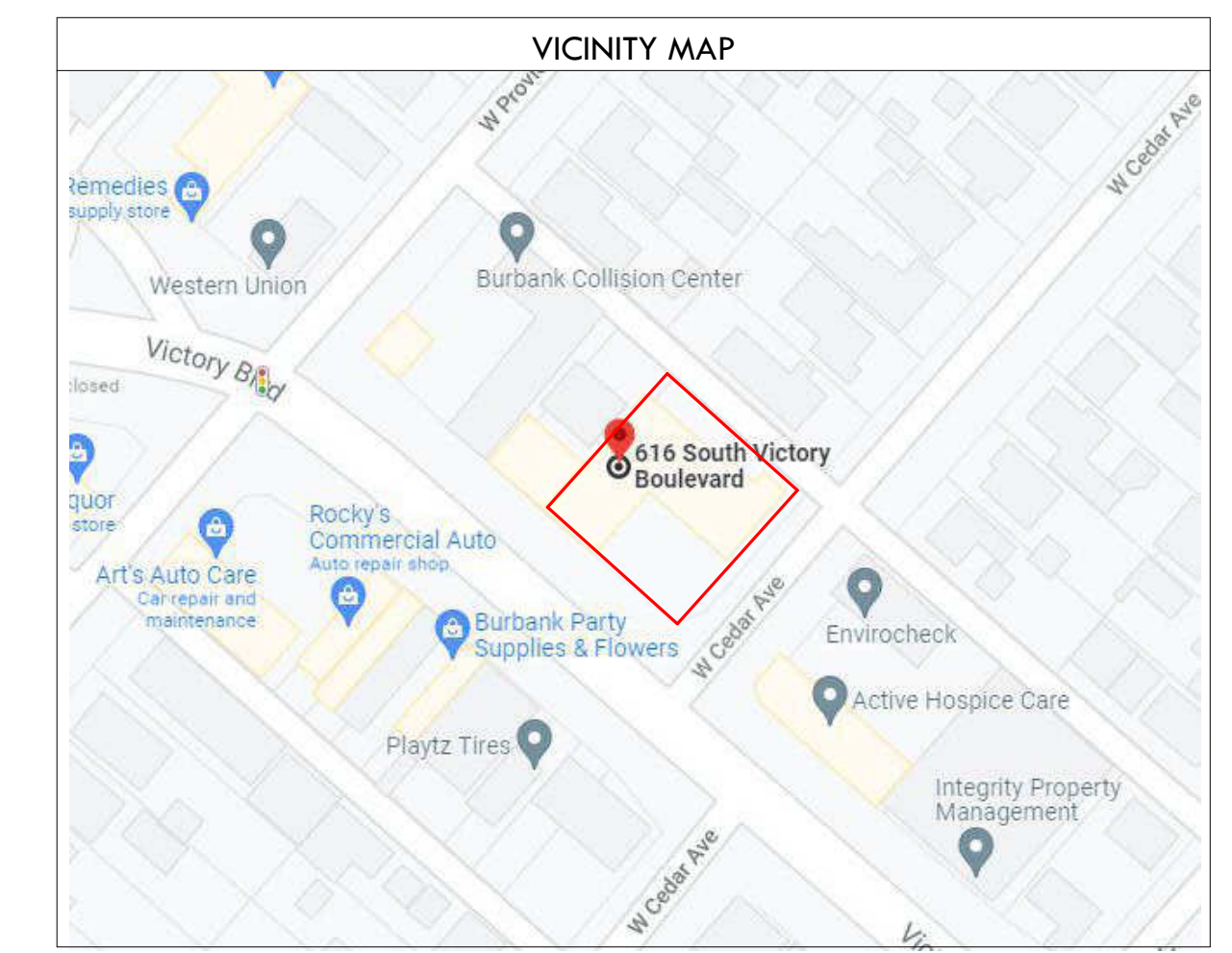
SCOPE OF WORK
(N) CALIFORNIA WINE EXCHANGE 1,980 SF (CONVERT UNIT 624, 626, 628 INTO SINGLE UNIT 624)

OCCUPANCY LOAD
M MERCANTILE = 60 GROSS 1,980 SF / 60 GROSS = 33 OCCUPANTS

EXISTING TENANT INFORMATION		
NAME OF BUSINESS	BUSINESS TYPE	SQUARE FOOTAGE
UNIT 616/618 VACANT	VACANT	1,382 SF
UNIT 620 DOGGIE AVENUE	RETAIL	487 SF
UNIT 622 DOGGIE GROOMING	DOG GROOMING SERVICES	643 SF
UNIT 624 VACANT	VACANT	481 SF
UNIT 626 VACANT	VACANT	505 SF
UNIT 628 VACANT	VACANT	873 SF
UNIT 630/632 VACANT	VACANT	1,709 SF
UNIT 634 VACANT	VACANT	1,310 SF

PROPOSED TENANT INFORMATION		
NAME OF BUSINESS	BUSINESS TYPE	SQUARE FOOTAGE
UNIT 616/618 VACANT	VACANT	1,382 SF
UNIT 620 DOGGIE AVENUE	RETAIL	487 SF
UNIT 622 DOGGIE AVENUE	DOG GROOMING SERVICES	643 SF
UNIT 624 CALIFORNIA WINE EXCHANGE	WINE SALES	1,980 SF
UNIT 630/632 VACANT	VACANT	1,709 SF
UNIT 634 VACANT	VACANT	1,310 SF

PARKING ANALYSIS	
EXISTING PARKING	14
GRANDFATHERED IN PARKING 3.3/1,000 SF	26
REQUIRED PARKING 3.3/1,000 SF	26



**NOTE:**  
CONTRACTOR SHALL OBTAIN A SEPERATE PUBLIC WORKS STREET USE PERMIT TO WORK OR STAGE MATERIALS IN THE PUBLIC RIGHT OF WAY.

**BUSINESS HOURS:**  
Monday thru Wednesday : 10:00AM to 10:00PM  
Thursday thru Sunday : 10:00AM to 12:00AM

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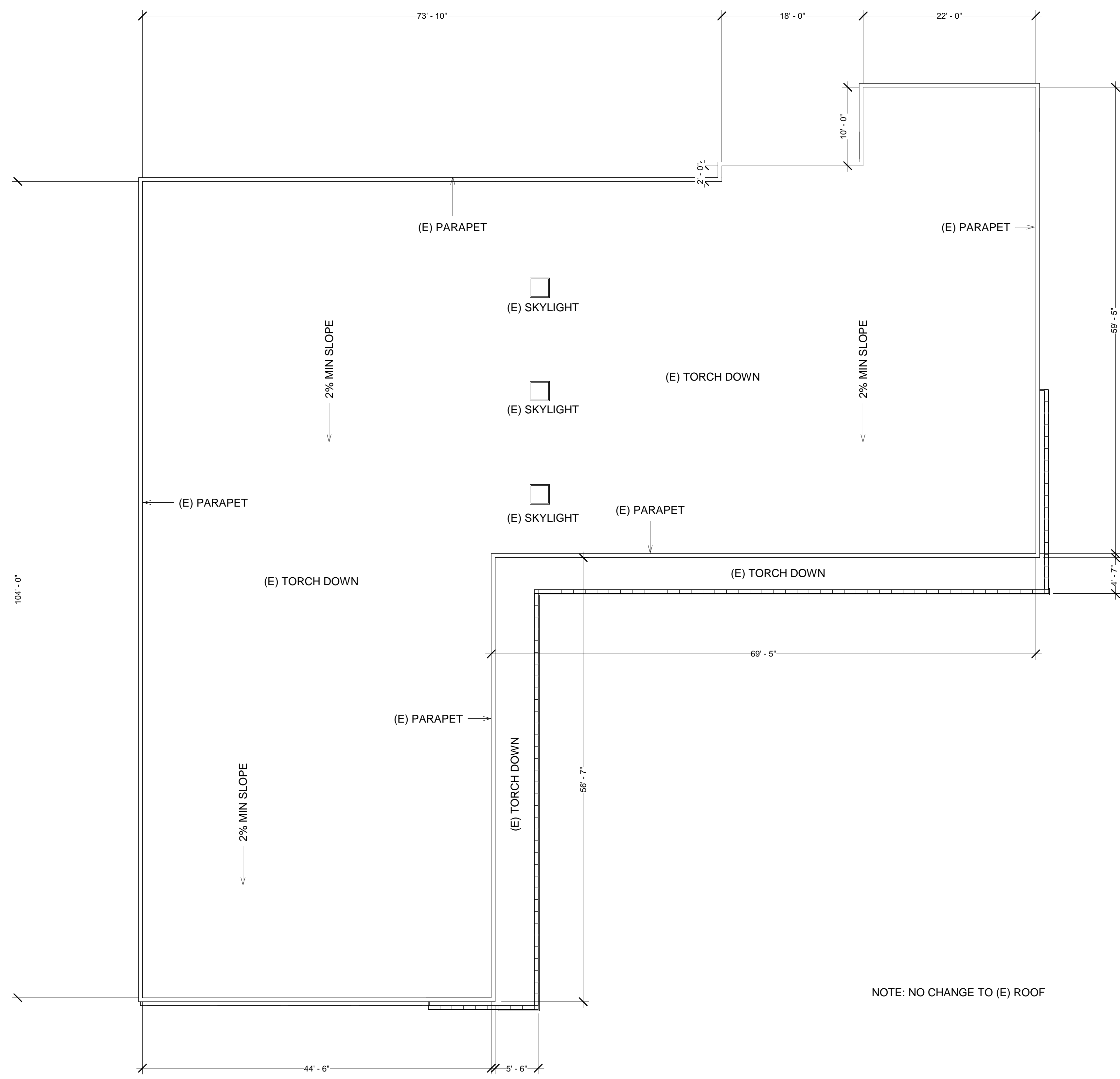
**SITE PLAN**

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PROJECT INFO	
JOB NUMBER:	21085
DATE DRAWN:	2/29/24
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CHECKED BY:	V.K.
SCALE:	1/8" = 1'

1 SITE PLAN  
1/8" = 1'-0"



① EXISTING ROOF PLAN  
1/8" = 1'-0"

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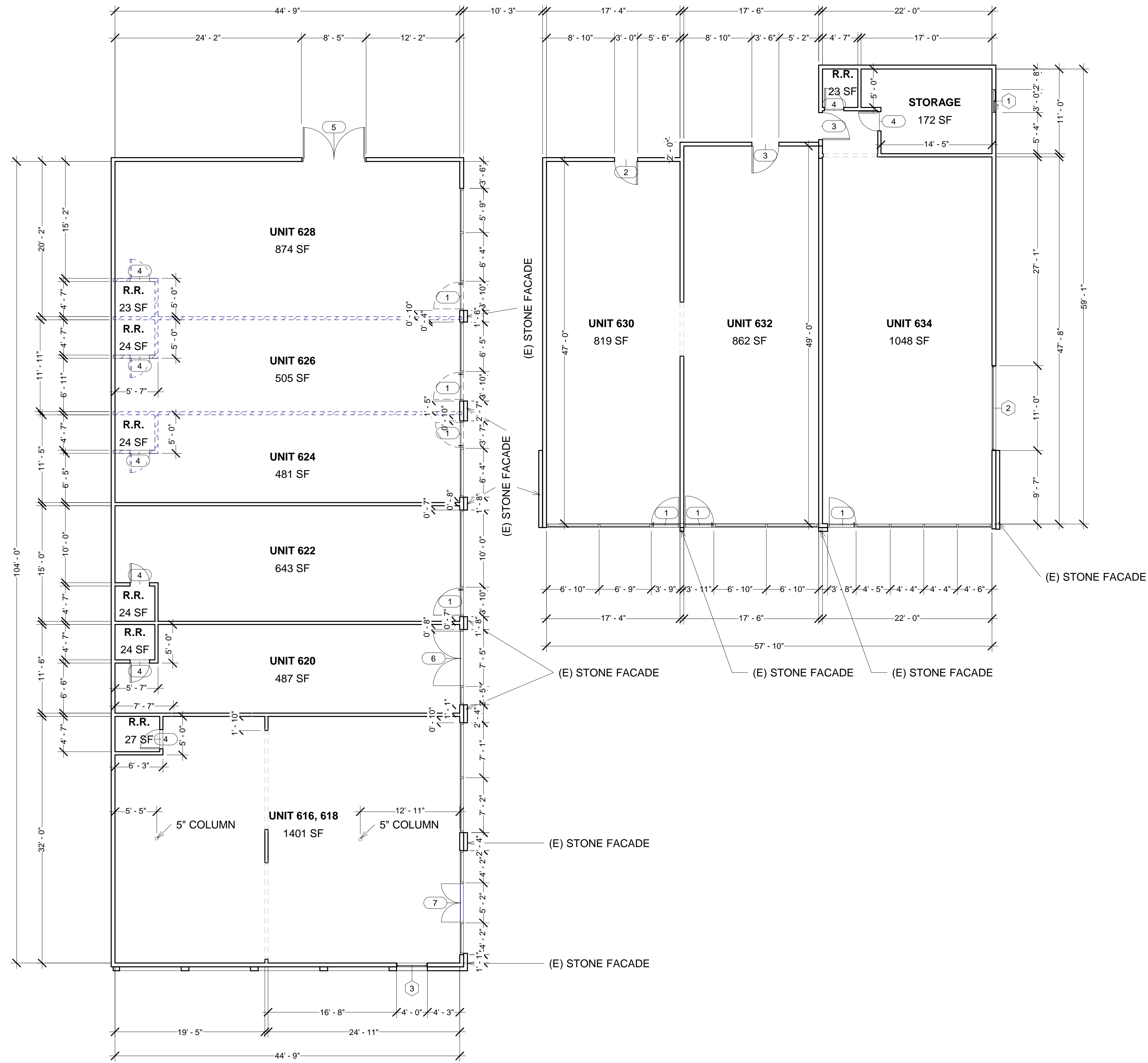
**EXISTING  
ROOF PLAN**

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1 EXISTING & DEMO FLOOR PLAN  
1/8" = 1'-0"

EXISTING DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	3'-6"	7'-0"	SWING	ALUMINUM	GLASS	YES	7	XXX	XXX
2	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	1	XXX	XXX
3	3'-6"	6'-8"	SWING	WOOD	WOOD	NO	2	XXX	XXX
4	2'-6"	6'-8"	SWING	WOOD	WOOD	NO	8	XXX	XXX
5	8'-0"	9'-8"	DOUBLE SWING	ALUMINUM	METAL	NO	1	XXX	XXX
6	7'-0"	7'-0"	DOUBLE SWING	ALUMINUM	GLASS	YES	1	XXX	XXX
7	5'-0"	7'-0"	DOUBLE SWING	ALUMINUM	GLASS	YES	1	XXX	XXX

EXISTING WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	3'-0"	2'-0"	SLIDING	VINYL	NO	6'-0"	1	0.29	0.32
2	11'-0"	6'-4"	FIXED	VINYL	NO	1'-8"	1	0.29	0.32
3	4'-0"	8'-4"	FIXED	VINYL	NO	1'-8"	1	0.29	0.32

LEGEND	
EXISTING WALL (2X4)	
DEMO WALL	

EXISTING TENANT INFORMATION		
NAME OF BUSINESS	BUSINESS TYPE	SQUARE FOOTAGE
UNIT 616/618 VACANT	VACANT	1,382 SF
UNIT 620 DOGGIE AVENUE	RETAIL	487 SF
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UNIT 630/632 VACANT	VACANT	1,709 SF
UNIT 634 VACANT	VACANT	1,310 SF

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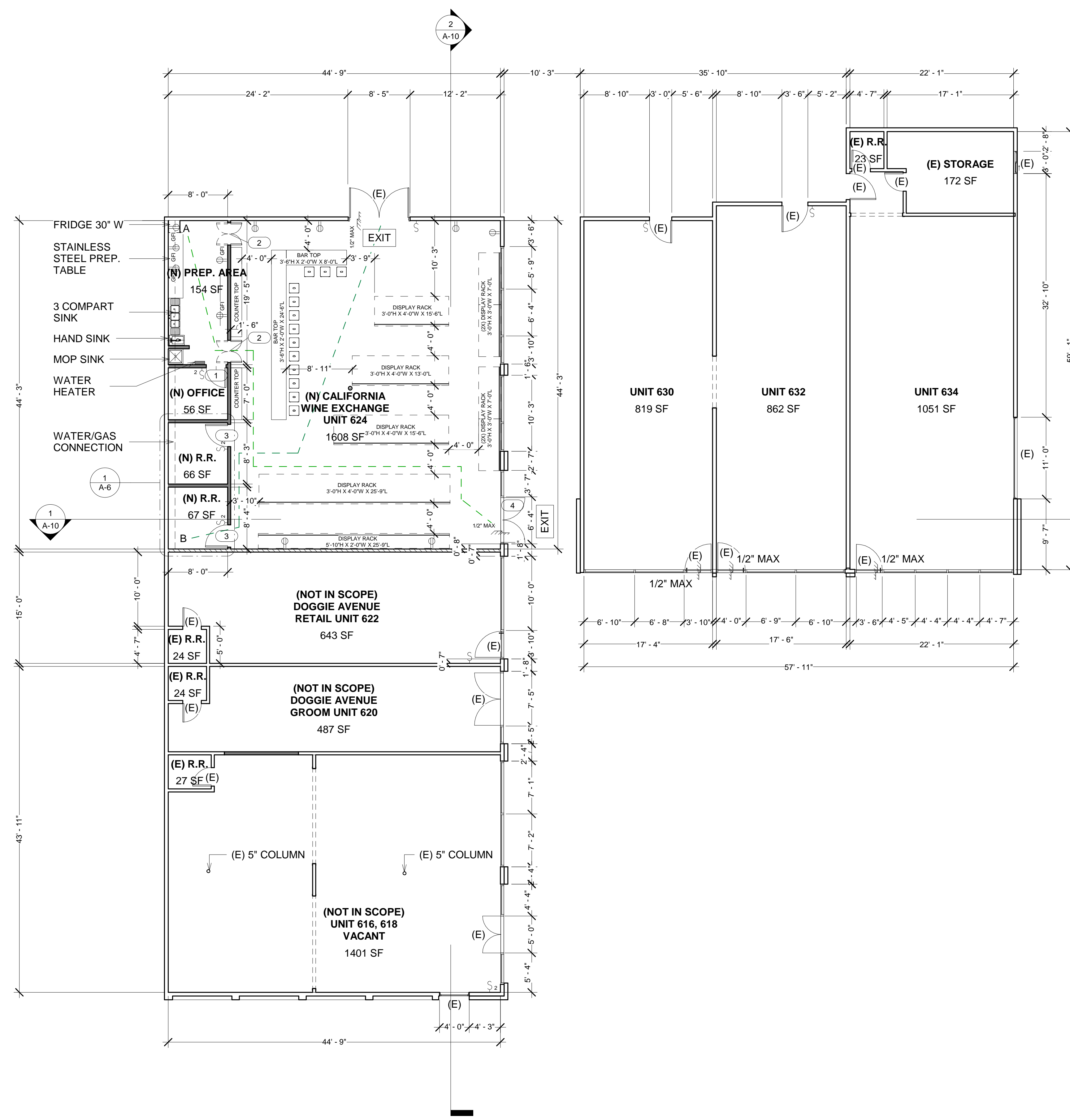
**EXISTING & DEMO FLOOR PLAN**

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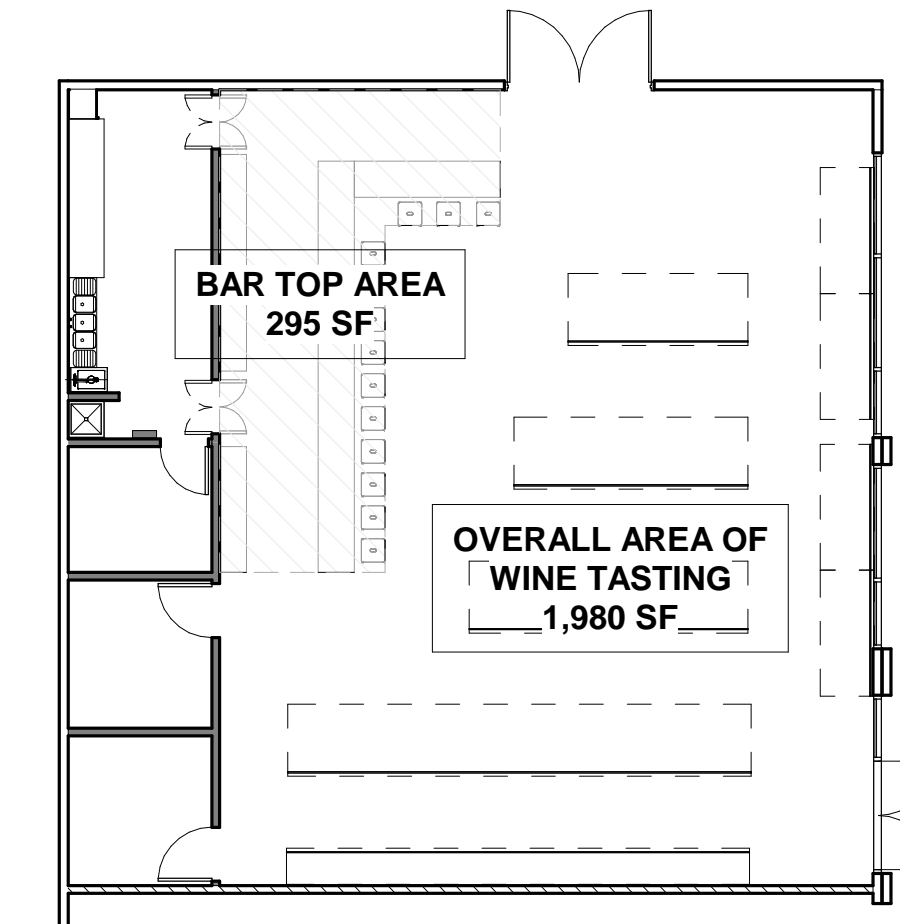


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SCALE:	1/8" = 1'



PROPOSED DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	1	N/A	N/A
2	3'-0"	6'-8"	DOUBLE SWING	ALUMINIUM	ALUMINIUM	NO	2	N/A	N/A
3	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A
4	6'-0"	7'-10"	DOUBLE SWING	ALUMINIUM	GLASS	YES	1	0.29	0.32



**NOTE:**  
15% OF 1,980 SF = 297 SF  
WE HAVE PROVIDED 295 SF  
OF BAR TOP SPACE

2 BAR TOP CALCULATION  
3/32" = 1'-0"

**NOTE:**

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

LEGEND	
EXISTING WALL (2X4)	[Symbol]
NEW WALL (2X4)	[Symbol]
SOUND & FIRE RATED WALL	[Symbol]
ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	[Symbol]
SMOKE DETECTOR / CARBON MONOXIDE	[Symbol]
EXIT SIGN	[Symbol]

ELECTRICAL LEGEND	
[Symbol]	SINGLE SWITCH
[Symbol]	DOUBLE SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	DOUBLE OUTLET
[Symbol]	GFI OUTLET
[Symbol]	RANGE OUTLET
[Symbol]	240V OUTLET

**PATH OF TRAVEL** [Symbol]

COMMON PATH OF TRAVEL A = 75'

COMMON PATH OF TRAVEL B = 59'

OCCUPANCY LOAD	
<b>M MERCANTILE</b>	= 60 GROSS 1,980 SF / 60 GROSS = 33 OCCUPANTS / 2 = 16.5 OCCUPANTS
MIN. PLUMBING FACILITIES PER CH.4, TABLE 422.1	
<b>M MERCANTILE</b>	
<b>WATER CLOSETS:</b>	
<b>MALE</b>	<b>FEMALE</b>
1: 1-100	1: 1-100
2: 101-200	2: 101-200
3: 201-400	4: 201-300
	6: 301-400
<b>LAVATORIES:</b>	
1: 1-200	1: 1-200
2: 201-400	2: 201-400
	3: 301-400
<b>URINALS:</b>	
1: 1-200	
2: 201-400	

PROPOSED TENANT INFORMATION		
NAME OF BUSINESS	BUSINESS TYPE	SQUARE FOOTAGE
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# PROPOSED FLOOR PLAN

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DRAWN BY:	M.A.
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SCALE:	1/8" = 1'

1 PROPOSED FLOOR PLAN  
1/8" = 1'-0"

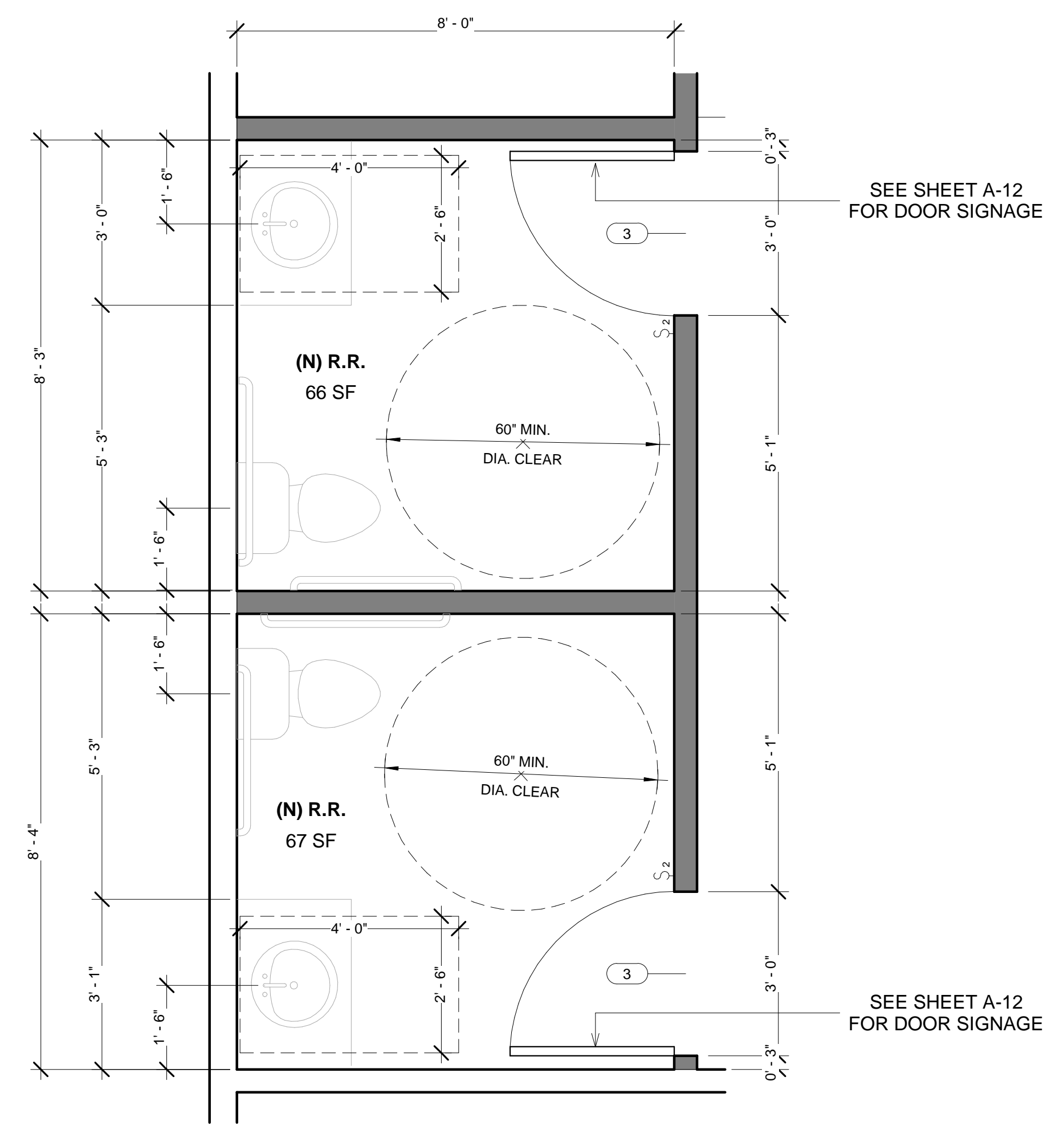
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**ENLARGED  
ACCESSIBILITY  
RESTROOM PLAN**

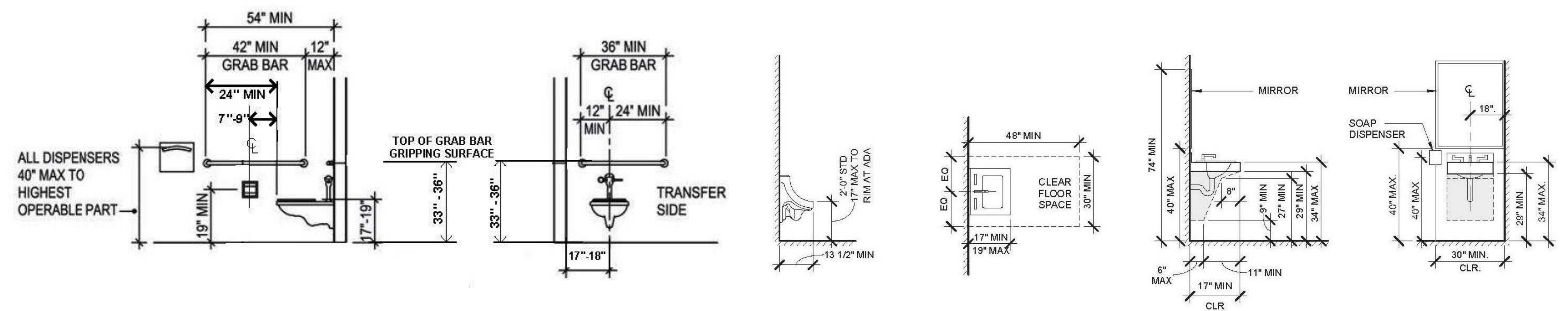


1 ENLARGED ACCESSIBILITY RESTROOM PLAN (ASSEMBLY OCCUPANCY)  
1/2" = 1'-0"

OCCUPANCY LOAD	
<b>M MERCANTILE = 60 GROSS</b>	
1,980 SF / 60 GROSS	
= 33 OCCUPANTS / 2	
= 16.5 OCCUPANTS	
MIN. PLUMBING FACILITIES	
PER CH.4, TABLE 422.1	
<b>M MERCANTILE</b>	
<b>WATER CLOSETS:</b>	
<b>MALE</b>	<b>FEMALE</b>
1: 1-100	1: 1-100
2: 101-200	2: 101-200
3: 201-400	4: 201-300
	6: 301-400
<b>LAVATORIES:</b>	
1: 1-200	1: 1-200
2: 201-400	2: 201-400
	3: 301-400
<b>URINALS:</b>	
1: 1-200	
2: 201-400	

**ACCESSIBLE RESTROOM NOTES:**

- MIRROR BOTTOM EDGE NO HIGHER THAN 40" A.F.F.
- FLOOR SURFACE SHALL BE OF A MATERIAL PROVIDING SLIP RESISTANCE.
- FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4".
- WALLS WITHIN 2 FT OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FT.



ADA FIXTURE DETAILS

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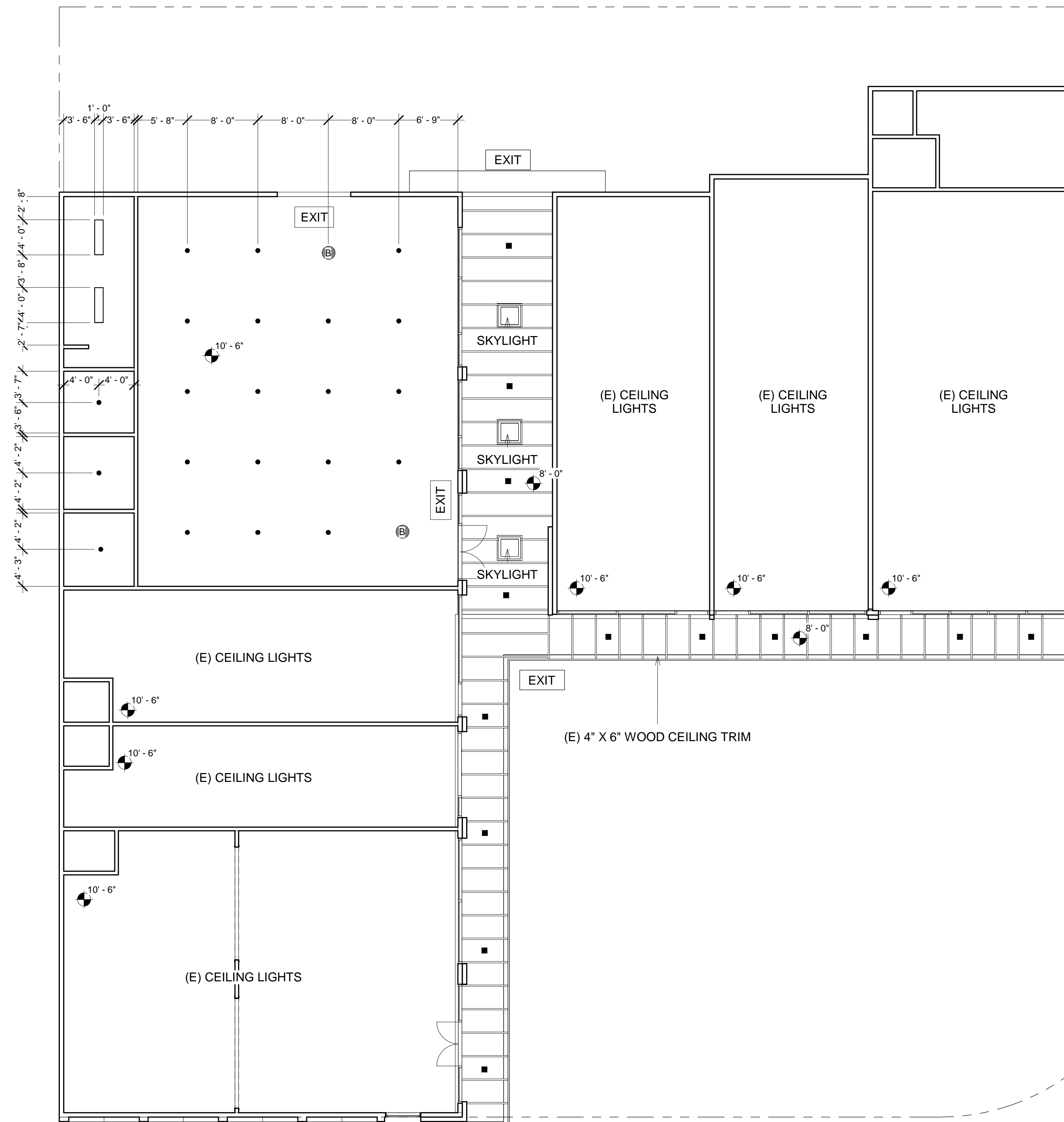
LIGHT LEGEND		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	23
LIGHT WITH EMERGENCY POWER SOURCE	Ⓟ	2
(E) EXIT SIGN	EXIT	2
FLOURESCENT LIGHT 4'X1'	▭	2

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**PROPOSED  
CEILING PLAN**



1 PROPOSED CEILING PLAN  
1/8" = 1'-0"

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**EXISTING ELEVATIONS**

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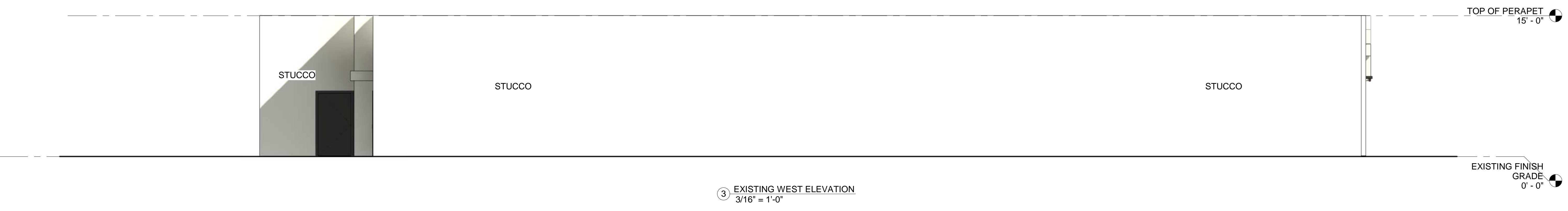
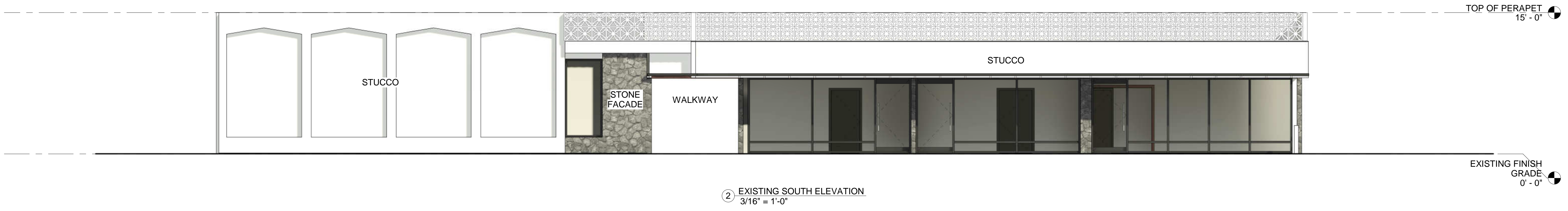
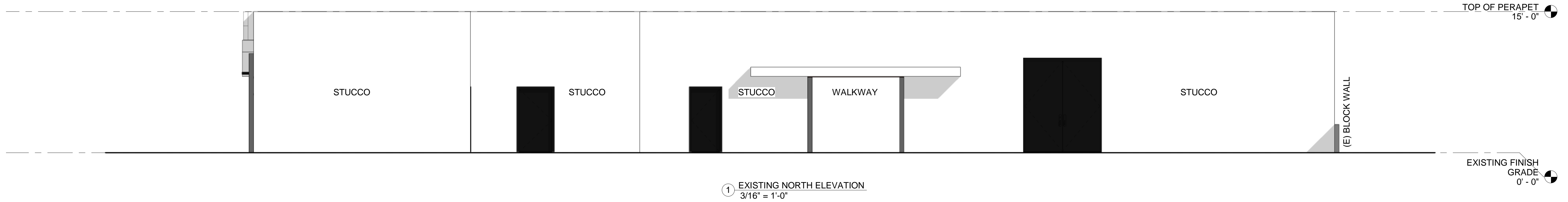
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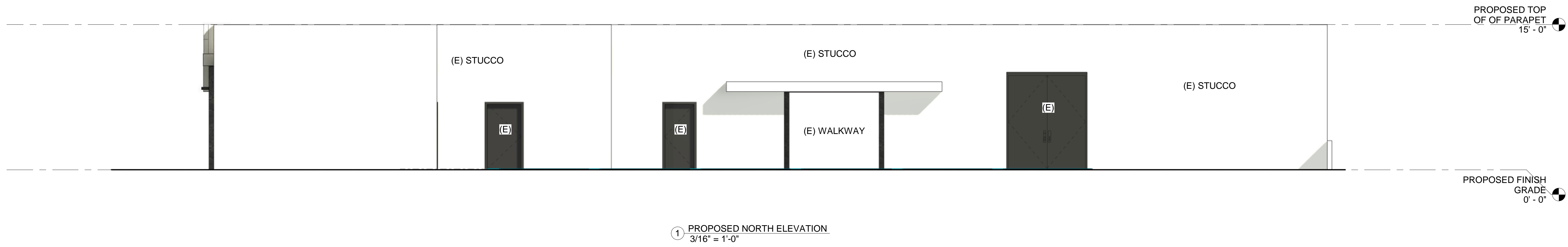
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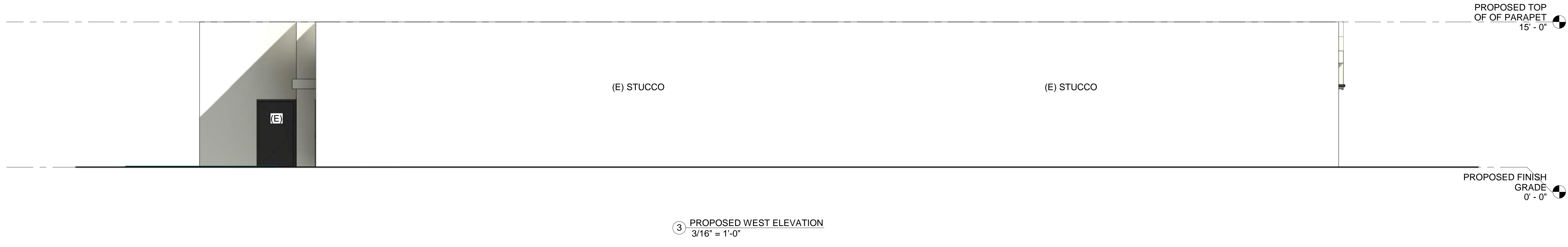




① PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



② PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



③ PROPOSED WEST ELEVATION  
3/16" = 1'-0"



④ PROPOSED EAST ELEVATION  
3/16" = 1'-0"

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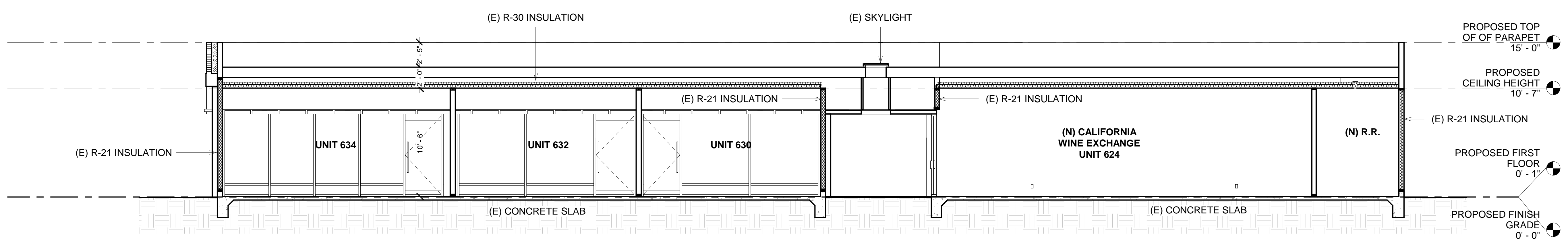
PROJECT INFO	
JOB NUMBER:	21085
DATE DRAWN:	2/29/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'

REVISE DATES:

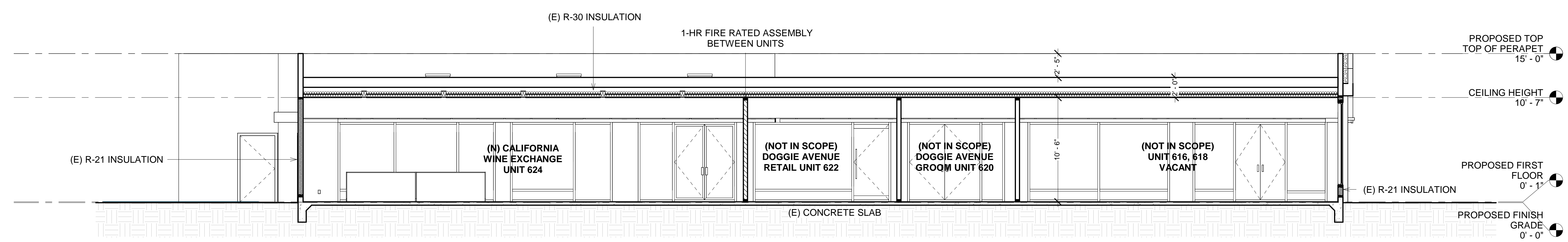
CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK  
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OWNER:  
MARK CIANCULLI  
ADDRESS:  
616 - 634 S VICTORY BLVD  
BURBANK CA 91502

SECTIONS



SECTION 1  
3/16" = 1'-0"



SECTION 2  
3/16" = 1'-0"

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ACCESSIBILITY DETAILS

SECDEVELOPMENT.NET  
S E I C development

(818) 464-7111

PROJECT INFO  
JOB NUMBER: 21085  
DATE DRAWN: 2/29/24  
DRAWN BY: M.A.  
CHECKED BY: V.K.  
SCALE: N.T.S.

GENERAL NOTES FOR COMMERCIAL ACCESSIBILITY

NOTE: Code references are to the 2020 edition of the Los Angeles Building Code

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

A. APPLICATION AND ADMINISTRATION

1. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-108

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- 1. Floor and ground surfaces shall be stable, firm, and slip resistant. §11B-302.1
- 2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. §11B-302.2, Figure 11B-302.2
- 3. Vertical changes in level for floor or ground surfaces may be 1/4 inch high maximum and without edge treatment. Changes in level greater than 1/4 inch and not exceeding 1/2 inch in height shall be beveled with a slope not steeper than 1:2. §11B-303, Figures 11B-303.2 & 11B-303.3
- 4. Changes in level greater than 1/2 inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. §11B-303
- 5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. §11B-303.5

TURNING SPACE

- 6. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.1
- 7. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2

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KNEE AND TOE CLEARANCE

- 8. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1
- 9. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2
- 10. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B-306.3.3, Figure 11B-306.3(c)
- 11. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3

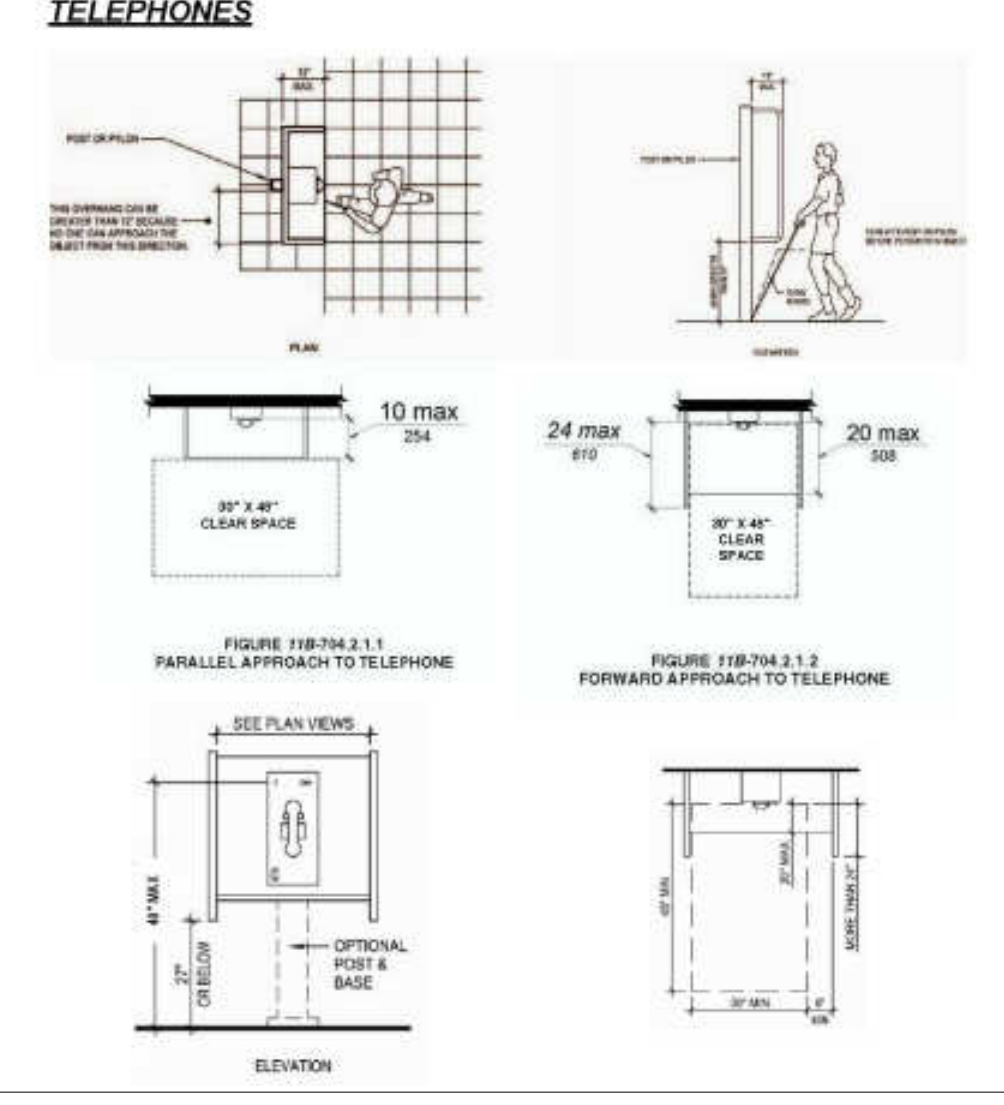
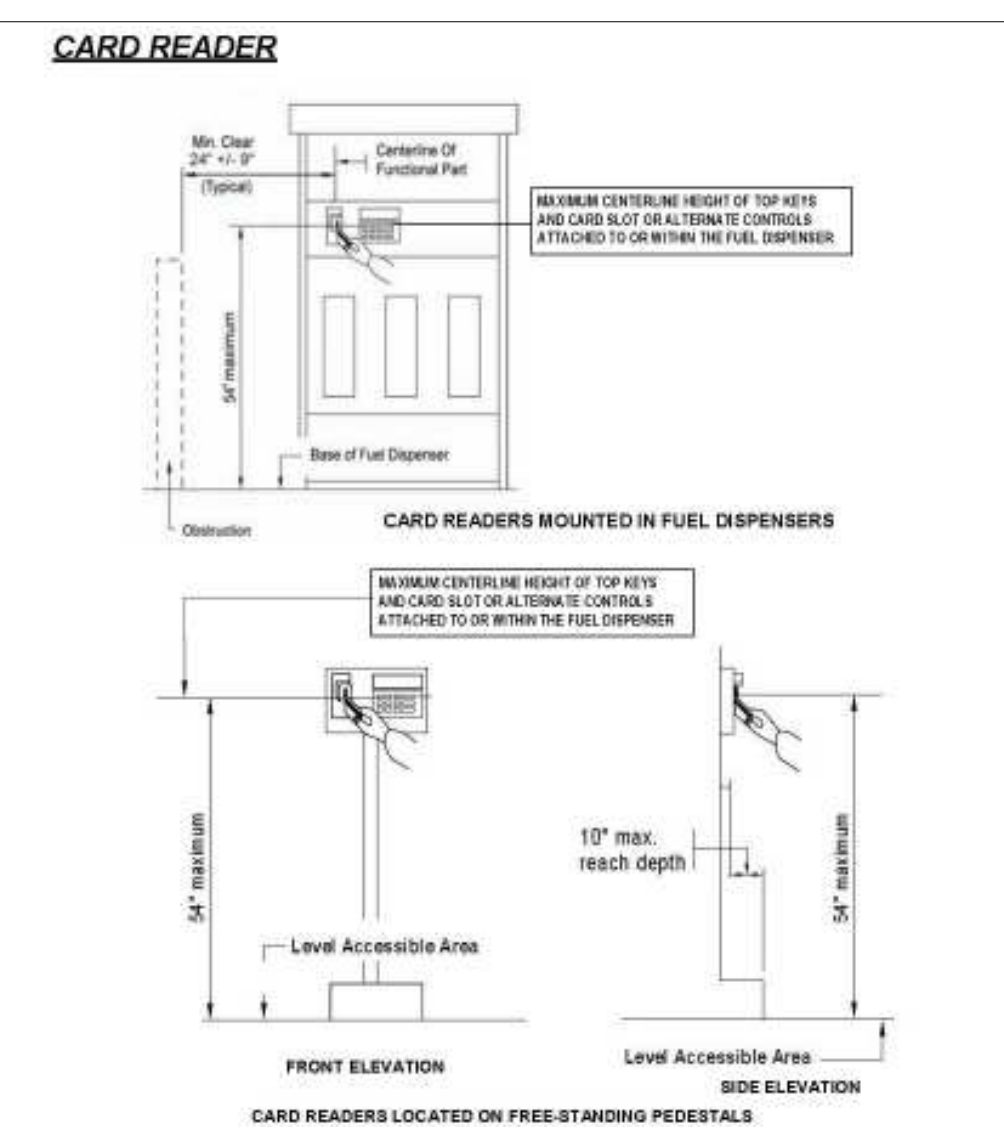
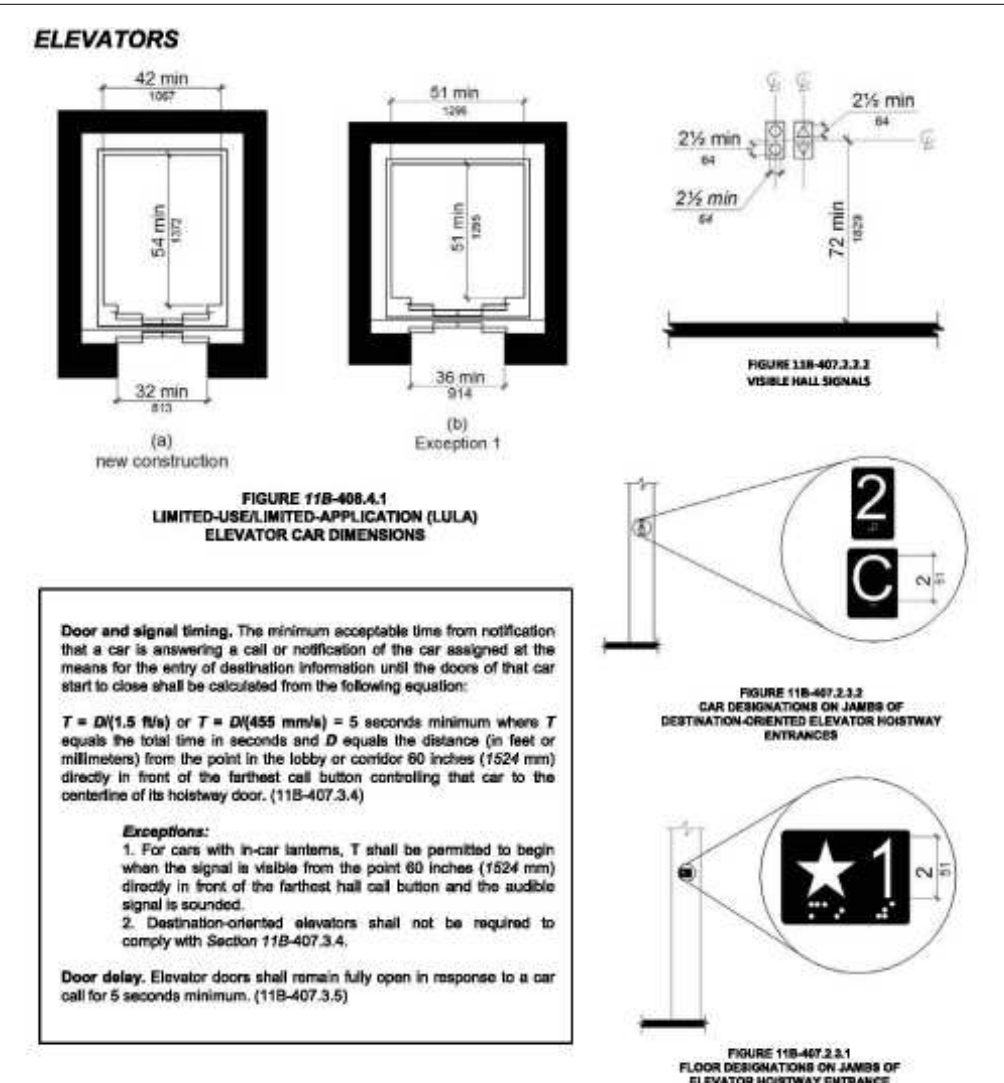
PROTRUDING OBJECTS

- 12. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4 1/2 inches maximum. §11B-307.2, Figure 11B-307.2
- 13. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(a)
- 14. Protruding objects shall not reduce the clear width required for accessible routes. §11B-307.5
- 15. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. §11B-307.3, Figure 11B-307.3(b)
- 16. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. §11B-307.4
- 17. Guards or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. §11B-307.4, Figure 11B-307.4
- 18. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy, or similar device shall be used to prevent a hazard or an overhead obstruction. §11B-307.4.1, Figure 11B-307.4.1

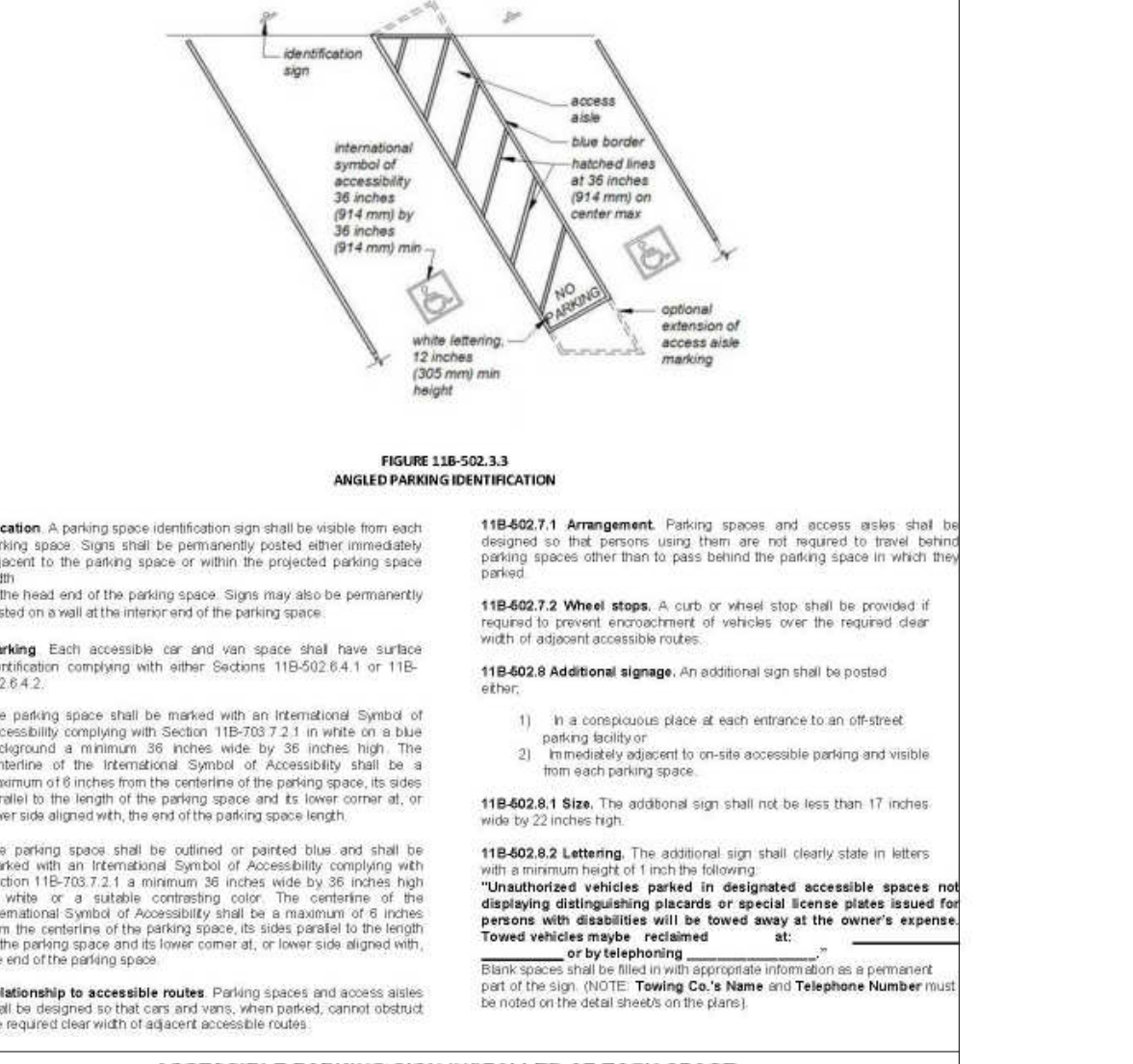
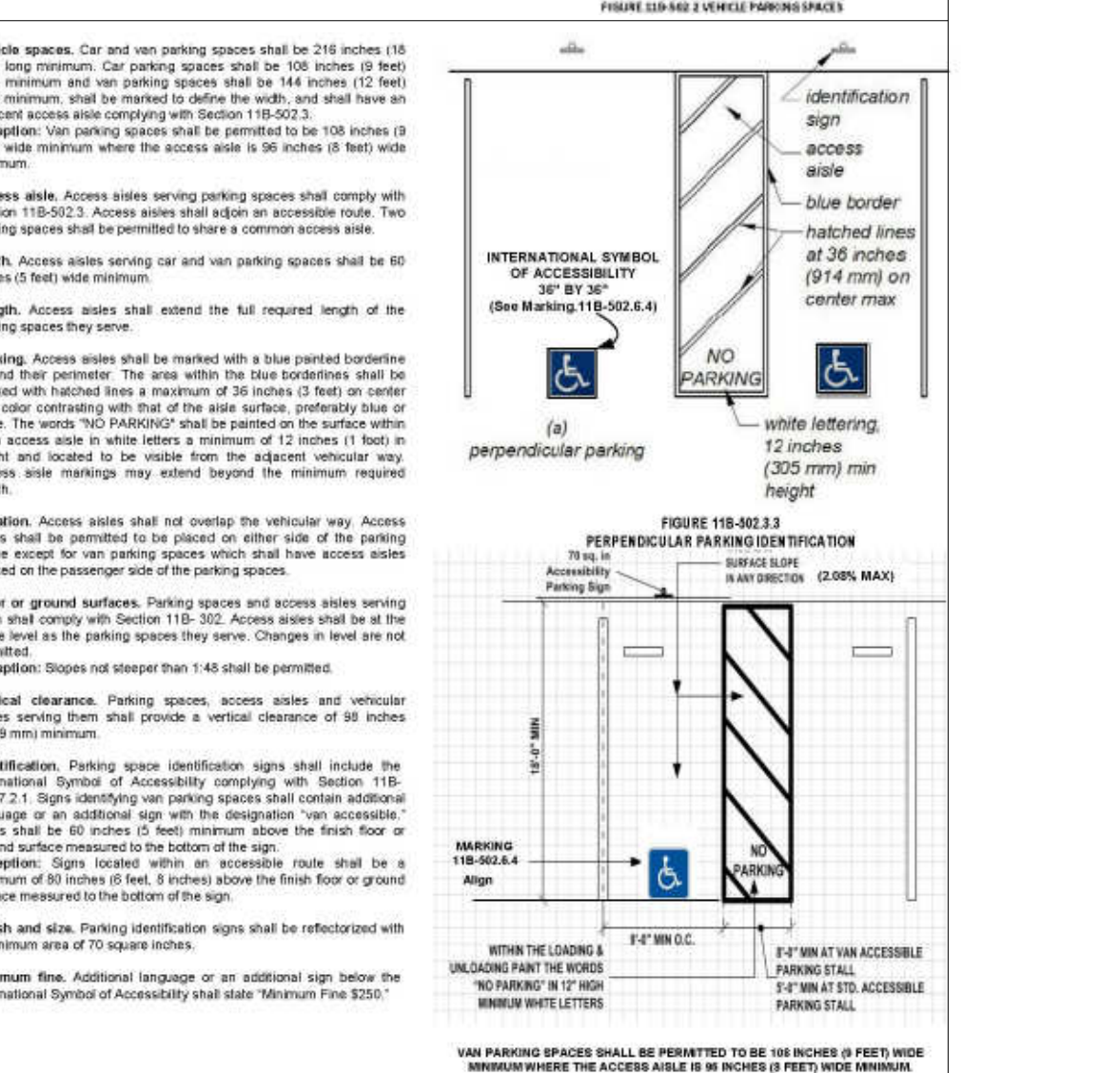
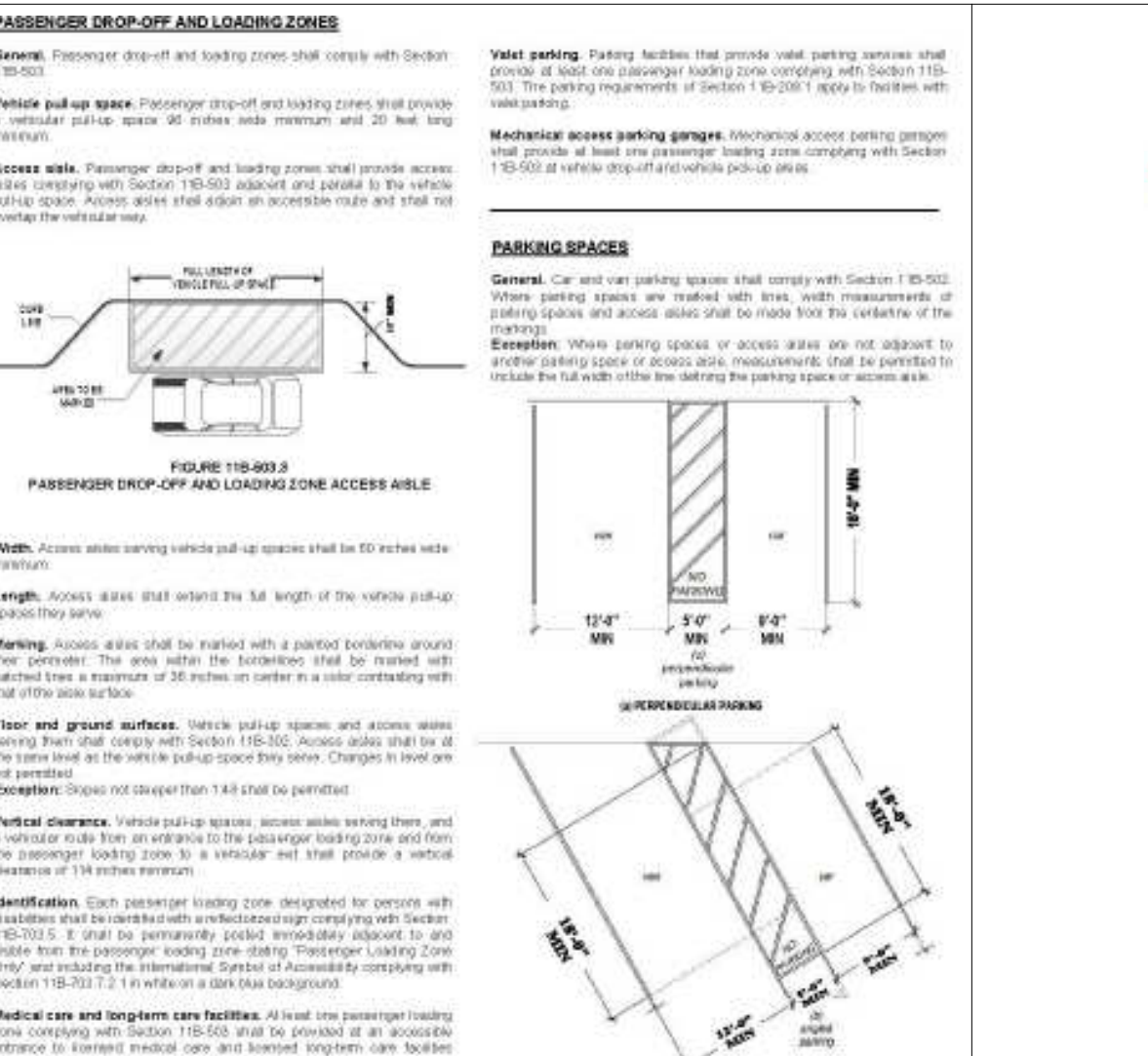
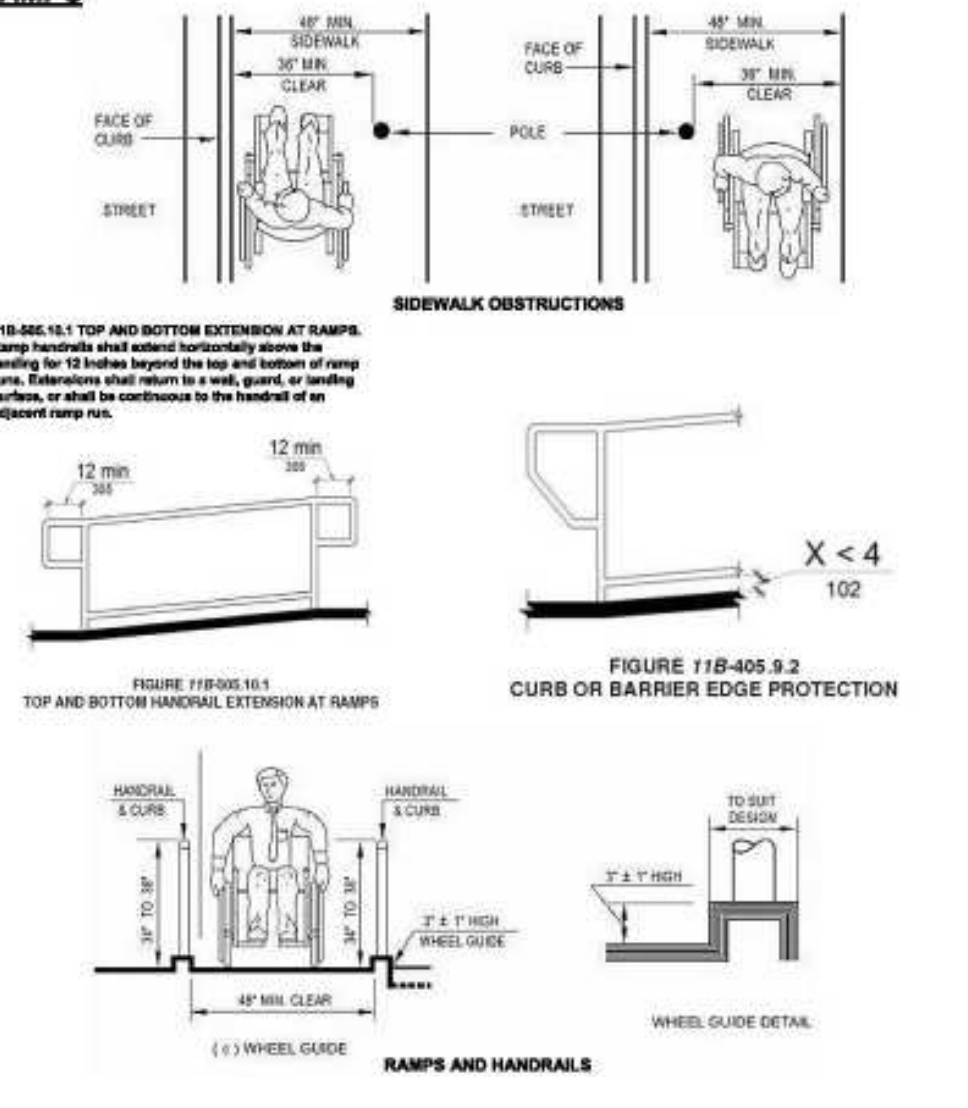
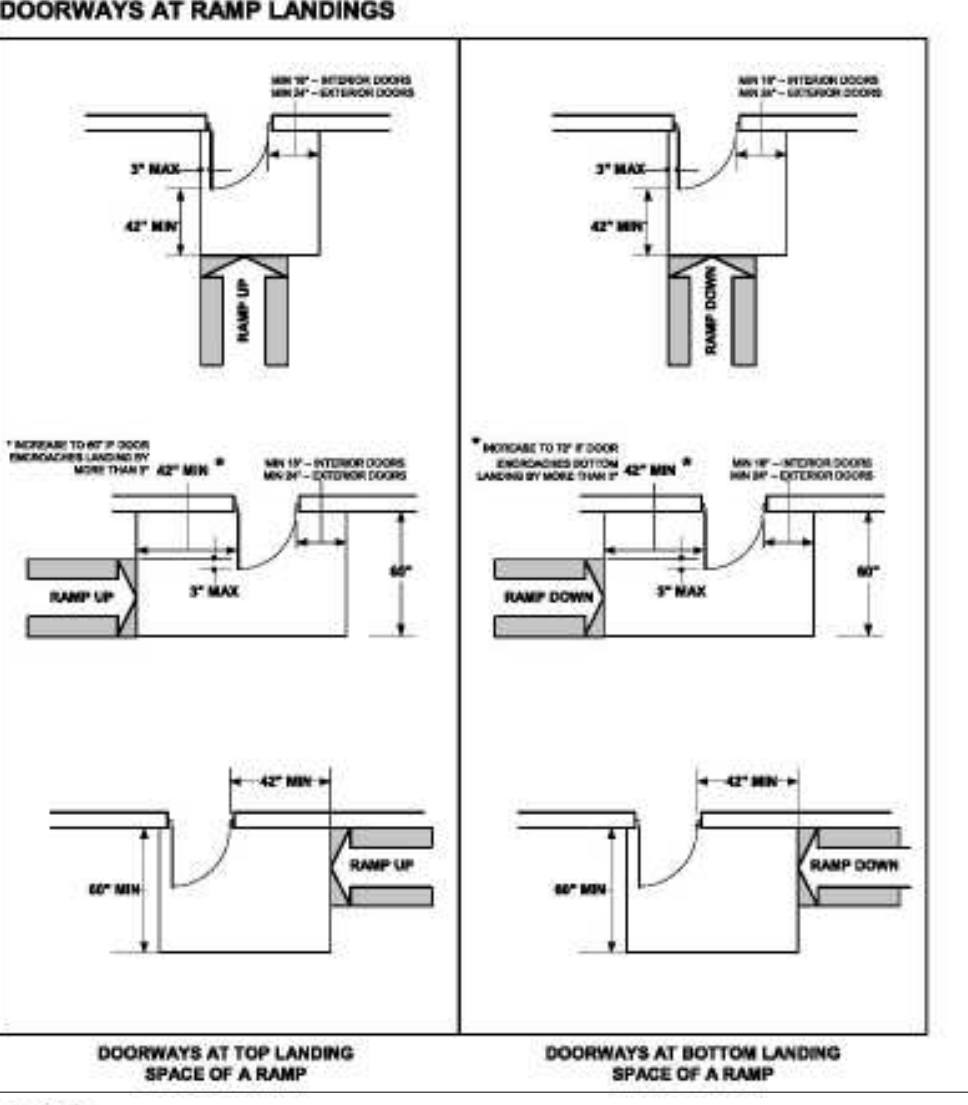
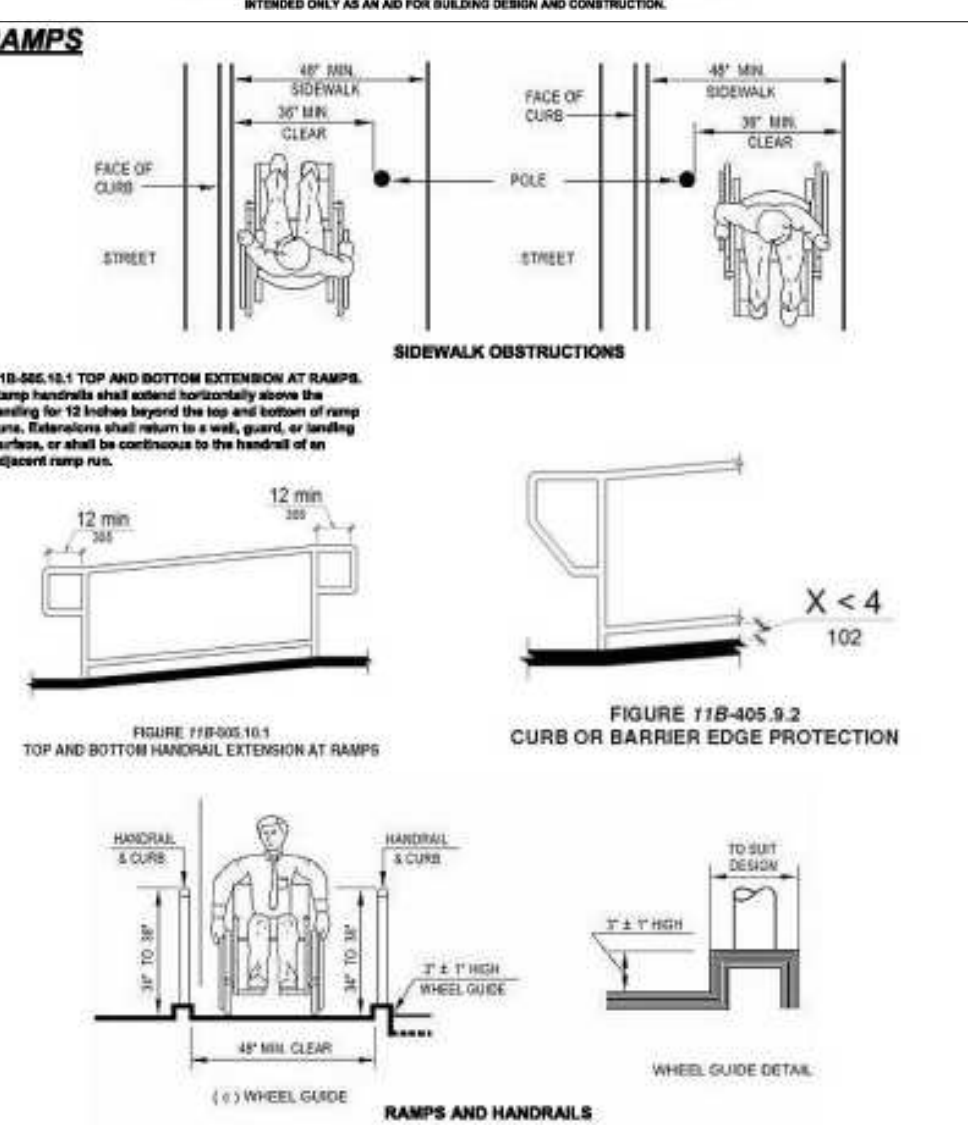
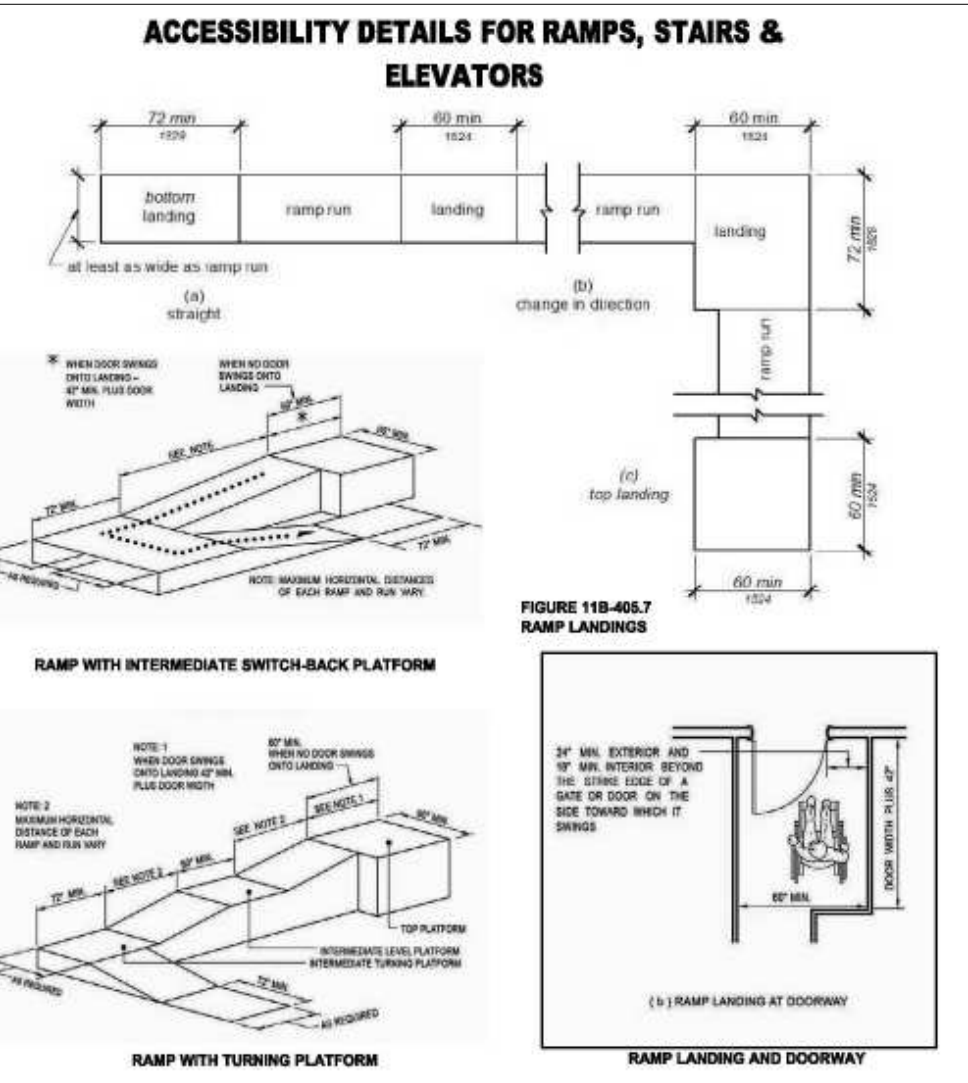
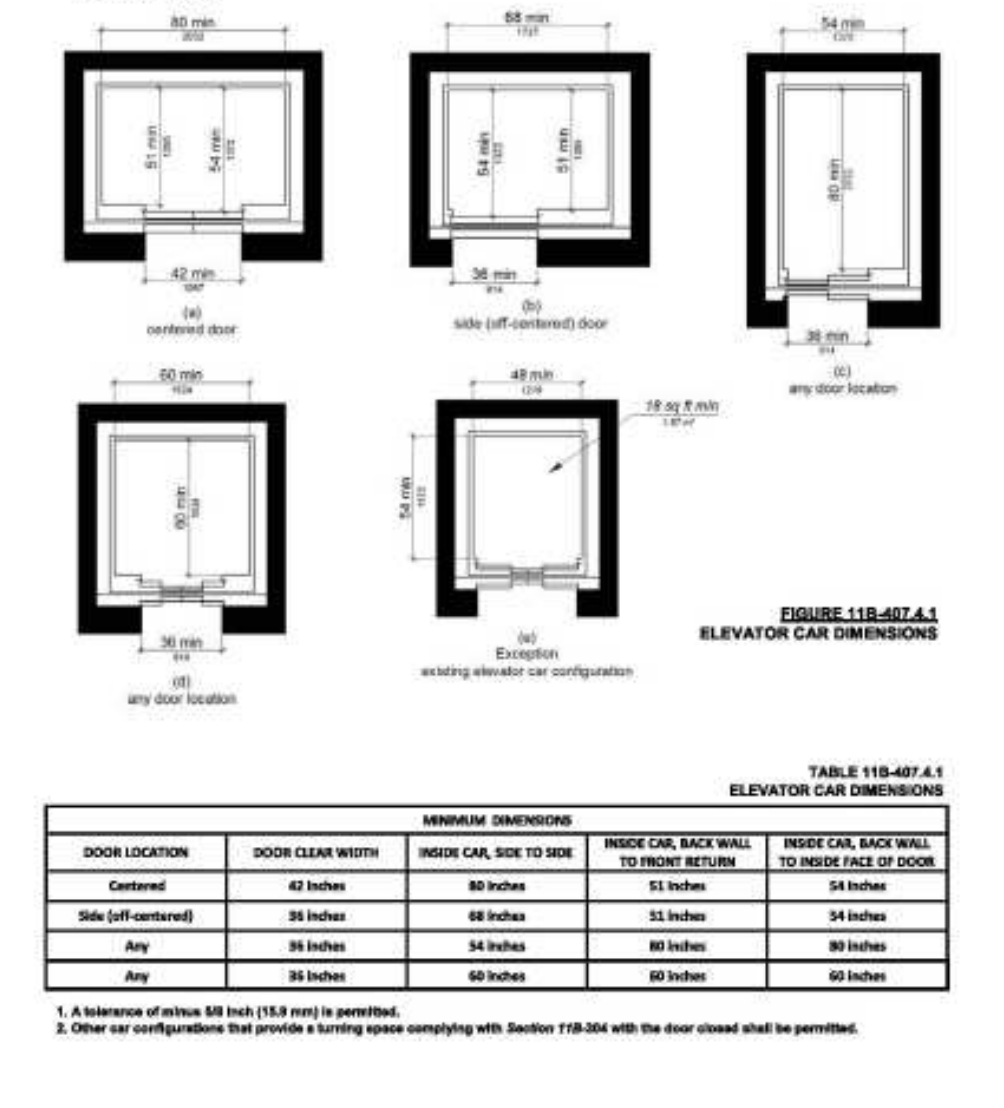
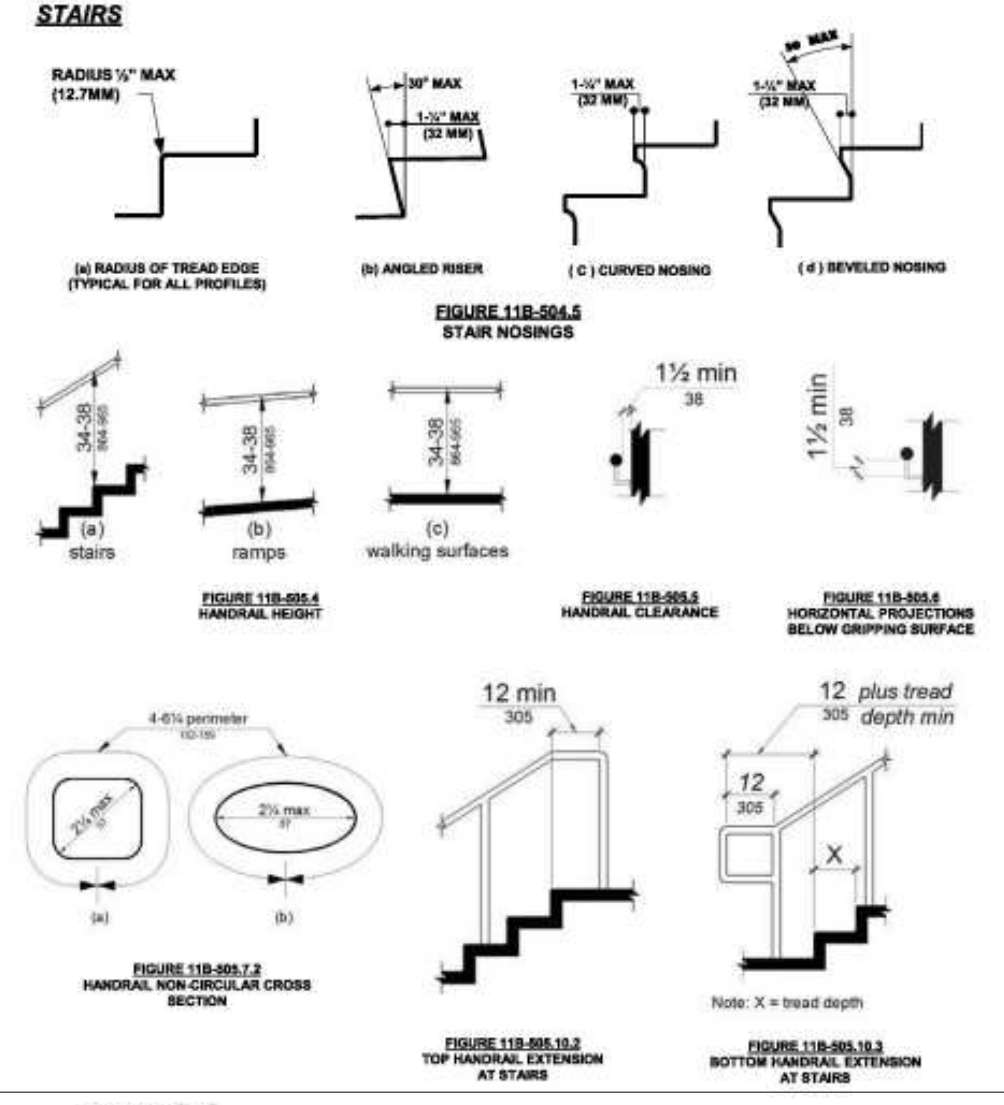
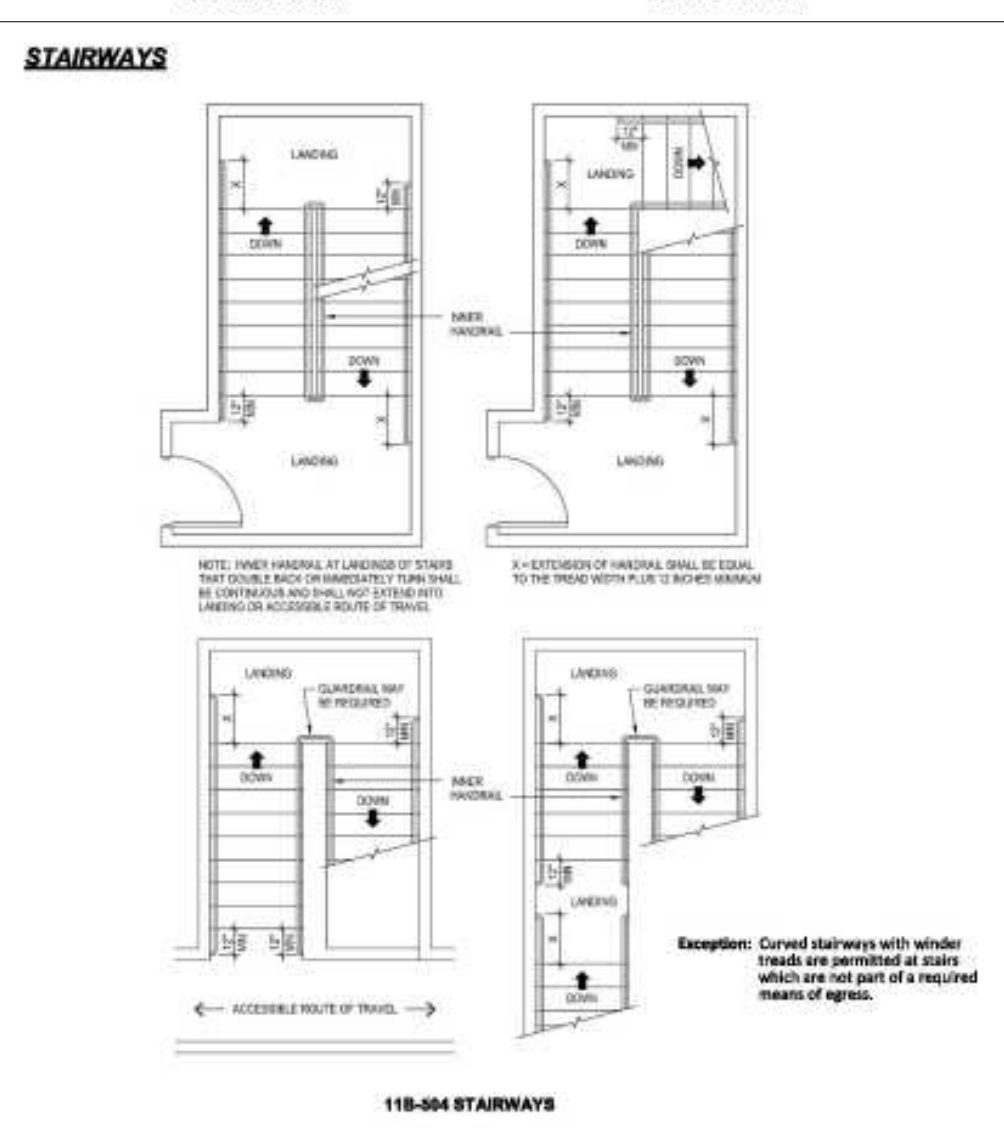
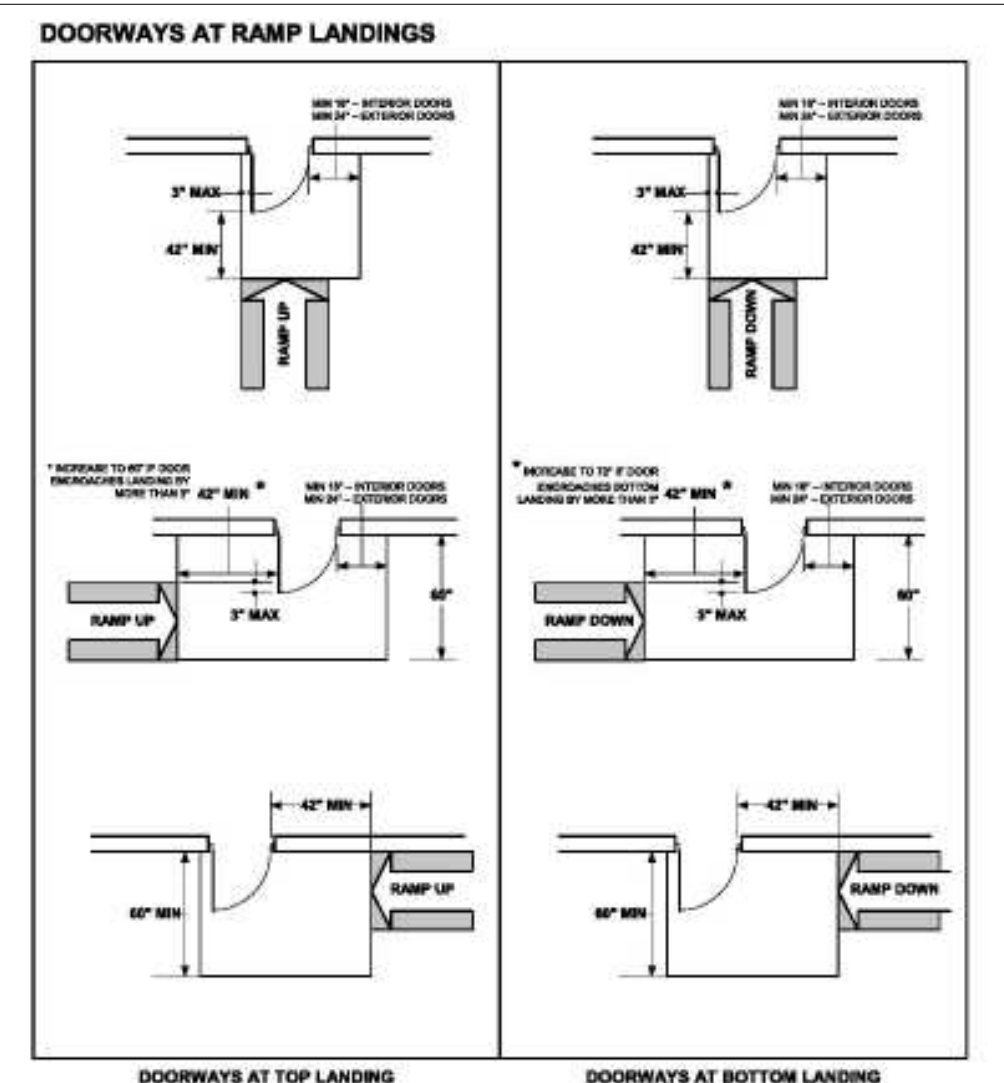
REACH RANGES

- 19. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.1
- 20. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. §11B-308.1.2
- 21. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. §11B-308.2.1, Figure 11B-308.2.1
- 22. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. §11B-308.2.2, Figure 11B-308.2.2
- 23. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. §11B-308.3.1, Figure 11B-308.3.1

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ACCESSIBILITY DETAILS FOR PARKING table with columns: TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY, MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES, and TABLE 11B-407.4.1 ELEVATOR CAR DIMENSIONS.



- 24. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2
25. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. §11B-308.3.2, Figure 11B-308.3.2
26. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. §11B-308.3.2
27. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. §11B-308.3.2
OPERABLE PARTS
28. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. §11B-309.4

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

- 1. Detectable warning surfaces shall be yellow and approximate FS 3358 of Federal Standard 595C. §11B-705.1.1.3.1
2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:
Contrast percent = [(B1-B2)/B1] x 100 where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area
§11B-705.1.1.3.2 (See exception)

DOORS, DOORWAYS, AND GATES

- 3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5
4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1
5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3
6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B-404.2.4.1
7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2
8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B-404.2.4.3
9. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B-404.2.5
10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above

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- the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7
11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9
a. Interior hinged doors and gates: 5 pounds maximum.
b. Sliding or folding doors: 5 pounds maximum.
c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
d. Exterior hinged doors: 5 pounds maximum.
12. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. §11B-404.2.10

RAMPS

- 13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2
14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3
15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4
16. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5
17. The rise for any ramp run shall be 30 inches maximum. §11B-405.6
18. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7
19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B-405.7.1
20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-405.7.2
21. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1
22. The landing clear length shall be 60 inches long minimum. §11B-405.7.3
23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1
24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4
25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5
26. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8
27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)
28. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2
29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10

HANDRAILS

- 30. Handrails shall be provided on both sides of stairs and ramps. §11B-505.2
31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. §11B-505.3
32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. §11B-505.4

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- 33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. §11B-505.5
34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail-gripping surface. §11B-505.6
35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. §11B-505.7.1
36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. §11B-505.7.2
37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. §11B-505.10
38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. §11B-505.10.1
39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.2
40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. §11B-505.10.3

STAIRWAYS

- 41. A stair is defined as a change in elevation, consisting of one or more risers. §11B-202
42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) §11B-504.2
43. Open risers are not permitted. §11B-504.3 (See exceptions)
44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. §11B-504.4.1
45. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond the risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/4 inches maximum over the tread below. §11B-504.5 (See exception for existing buildings)
46. Stairs shall have handrails complying with Section 11B-505 Handrails. §11B-504.6
47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-504.7
48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall

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include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. §11B-504.8

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- 49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1
50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2, Figure 11B-406.2.2
51. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2
52. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2
53. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). §11B-406.4.1
54. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1
55. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2
56. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3
57. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6
58. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7
59. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8
60. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9
61. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12
62. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6

D. GENERAL SITE AND BUILDING ELEMENTS

- 1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1
2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.
3. Where Electric vehicle charging stations (EVCS) are provided, they shall comply with Section 11B-812 as required by Section 11B-228.3.
4. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

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E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

- 1. Drinking fountains shall comply with Sections 11B-307 Protruding Objects and 11B-602 General Requirements. §11B-602.1
2. Units shall have a clear floor or ground space complying with Section 11B-305 Clear Floor or Ground Space positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-602.2
3. Spout outlets shall be 36 inches maximum above the finish floor or ground. §11B-602.4
4. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. §11B-602.5
5. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. §11B-602.6
6. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. §11B-602.7
7. Wall and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. §11B-602.8
8. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within such a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7 Maneuvering Clearance. When used, wing walls or barriers shall protect horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface. §11B-602.9

TOILET AND BATHING ROOM CLEARANCES

- 9. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches. §11B-213.2.1
10. Mirrors located above the lavatories or countertops shall be installed within the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above the lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground. §11B-603.3

- 11. Coat hooks shall be located within one of the reach ranges specified in Section 11B-308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor. Medicine cabinets shall be located with a usable shelf no higher than 44 inches maximum above the finish floor. §11B-603.4
12. Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Baby changing stations are not required to comply with Section 11B-603.5 (See exception) §11B-603.5

WATER CLOSETS AND TOILET COMPARTMENTS

- 13. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309.4 Operation except they shall be located 44 inches maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2 Ambulatory Accessible Compartments. §11B-604.6
14. Toilet paper dispensers shall comply with Section 11B-309.4 Operation and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery or that does not allow continuous paper flow. §11B-604.7

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- 15. Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor. §11B-604.7.2
16. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. §11B-605.2
17. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 Operable Parts except that the flush control shall be mounted at a maximum height of 44 inches above the finish floor. §11B-605.4
18. For lavatories and sinks, a clear floor space complying with Section 11B-305 Clear Floor or Ground Surfaces, positioned for a forward approach, and knee and toe clearance complying with Section 11B-306 Knee and Toe Clearance shall be provided. §11B-606.2
19. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. §11B-606.3

SIGNS RELATED TO TOILETS AND BATHING FACILITIES

- 20. Entrances leading to toilet rooms and bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Room Geometric Symbols. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, directional signs indicating the location of the nearest compliant toilet room or bathing room within the facility shall be provided. Signs shall comply with 11B-703.5 Visual Characters and shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where existing toilet rooms or bathing rooms do not comply with 11B-603 Toilet and Bathing Rooms, the toilet rooms or bathing rooms complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 11B-213.2 Toilet and Bathing Rooms, toilet rooms or bathing facilities complying with 11B-603 Toilet and Bathing Rooms shall be identified by the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA unless all toilet rooms and bathing facilities comply with 11B-603 Toilet and Bathing Rooms. Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with 11B-703.5 Visual Characters, including the International Symbol of Accessibility complying with 11B-703.7.2.1 ISA. §11B-216.8

- 21. Pictograms shall comply with the following:
a. Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field. §11B-703.6.1
b. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. §11B-703.6.2
c. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.4 Installation Height and Location. §11B-703.6.3
d. The installation height and location of Pictogram signs shall be per §11B-703.4.1.

- 22. Symbols shall comply with the following:
a. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with 11B-703.7.2.6 Toilet and Bathing Facilities Geometric Symbols. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. §11B-703.7.2.6 (See exception)
b. A triangle symbol shall be located at entrances to men's toilet and bathing facilities and it shall be identified by an equilateral triangle, 1/4 inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. §11B-703.7.2.6.1

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Table with 2 columns: REVISION DATE, REVISION DESCRIPTION. Includes contractor verification and design information requirements.

OWNER: MARK CIANCULLI
ADDRESS: 616 - 634 S VICTORY BLVD BURBANK CA 91502

ACCESSIBILITY NOTES

SEIC development

PROJECT INFO
JOB NUMBER: 21085
DATE DRAWN: 2/29/24
DRAWN BY: M.A.
CHECKED BY: V.K.
SCALE: N.T.S.

