CONTRACTOR TO VERIFY ALL
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THE WORK

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

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 $\left| \begin{array}{c|c} SECDEVELOPMENT.NET \\ \hline S & E & C \\ \hline \hline 10 Velopment \end{array} \right|$

PROJECT INFO

JOB NUMBER: 21085

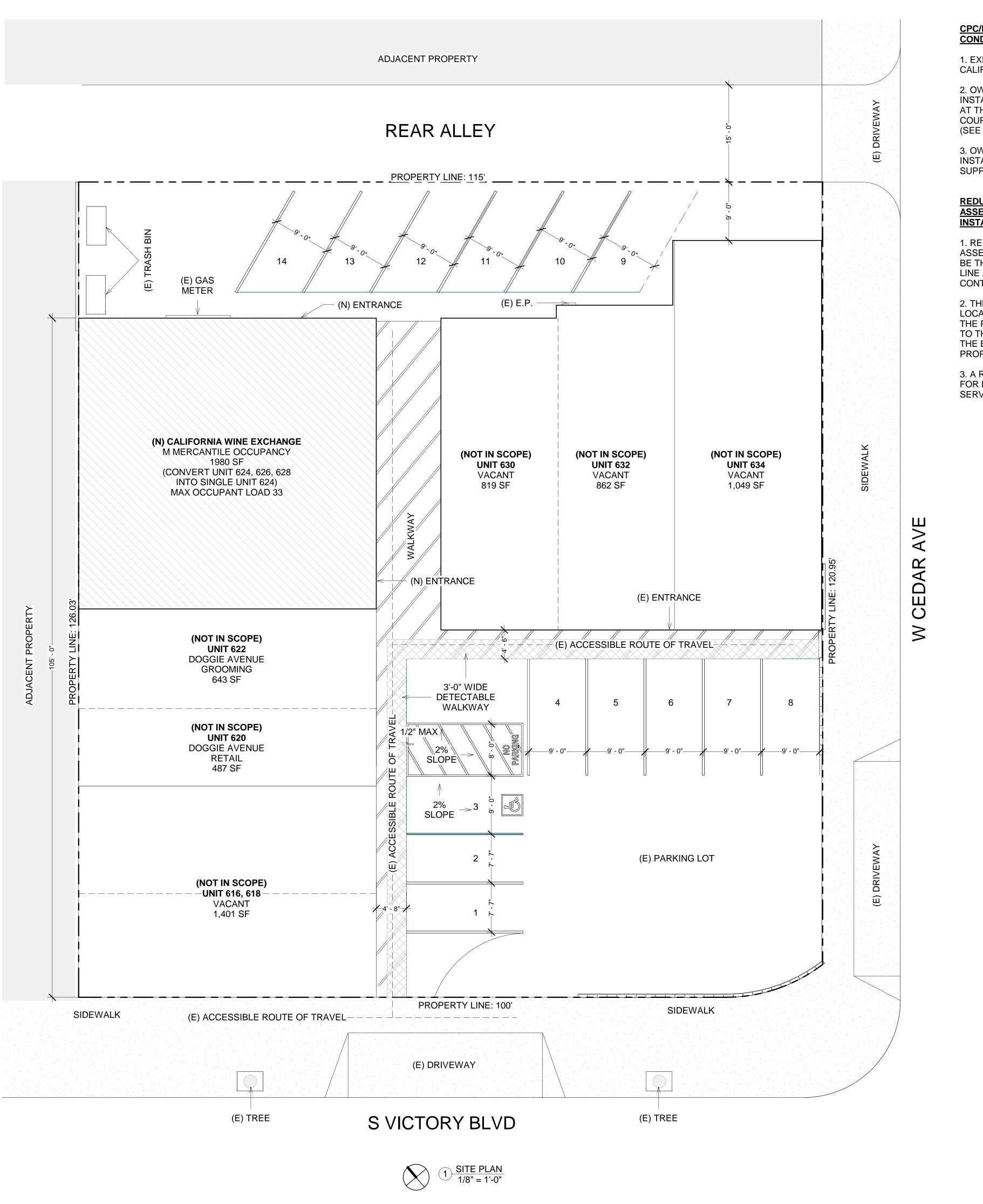
DATE DRAWN: 2/29/24

DRAWN BY: M.A.

CHECKED BY: V.K.

SCALE: N.T.S.





CPC/BWP WATER DIVISION CONDITIONS OF APPROVAL

1. EXISTING METER MEETS CALIFORNIA PLUMBING CODE.

2. 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).

3. OWNER OR CONTRACTOR SHALL INSTALL A 1 1/4" (MIN.) BUILDING SUPPLY LINE

REDUCED PRESSURE BACKFLOW ASSEMBLY FOR ABOVE GROUND <u>INSTALLATION</u>

- 1. 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).
- 2. 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).
- 3. A RP ASSEMBLY WILL BE REQUIRED FOR EACH ADDITIONAL POTABLE SERVICE ON THE PROPERTY.

PROJ	ECT 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 CACULATIONS:	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

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

SH	EET INDEX
A-1 - THE VIC	
A-2 - SITE PLAN	
A-3 - EXISTING RO	OF PLAN
A-4 - EXISTING & D	EMO FLOOR PLAN
A-5 - PROPOSED F	LOOR PLAN
A-6 - ENLARGED A RESTROOM F	
A-7 - PROPOSED C	CEILING PLAN
A-8 - EXISTING ELE	EVATIONS
A-9 - PROPOSED E	ELEVATIONS
A-10 - SECTIONS	
A-11 - GENERAL N	OTES
A-12 - ACCESSIBIL	ITY DETAILS
A-13 - ACCESSIBIL	ITY DETAILS
A-14 - ACCESSIBIL	ITY NOTES
A-15 - PARKING AN	NALYSIS

APPLICABLE CODES:

2022 CBC, 2022 CBCMC, 2022 CBCPC, 2022 CBCEC, 2022 CBCGBC & 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

EXISTI	NG TENANT INFORM	ATION
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

PROPO	SED TENANT INFOR	MATION
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

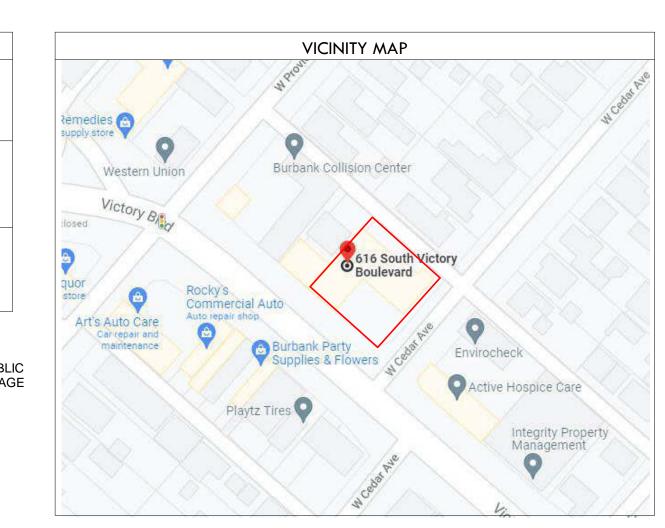
PARKING ANALYSIS					
EXISTING PARKING	14				
GRANDFATHERED IN PARKING 3.3/1,000 SF	26				
REQUIRED PARKING 3.3 /1,000 SF	26				

NOTE:

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

BUSINESS HOURS:

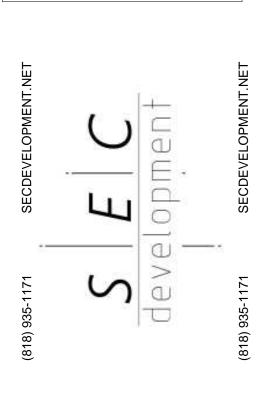
Monday thru Wednesday : 10:00AM to 10:00PM Thursday thru Sunday : 10:00AM to 12:00AM



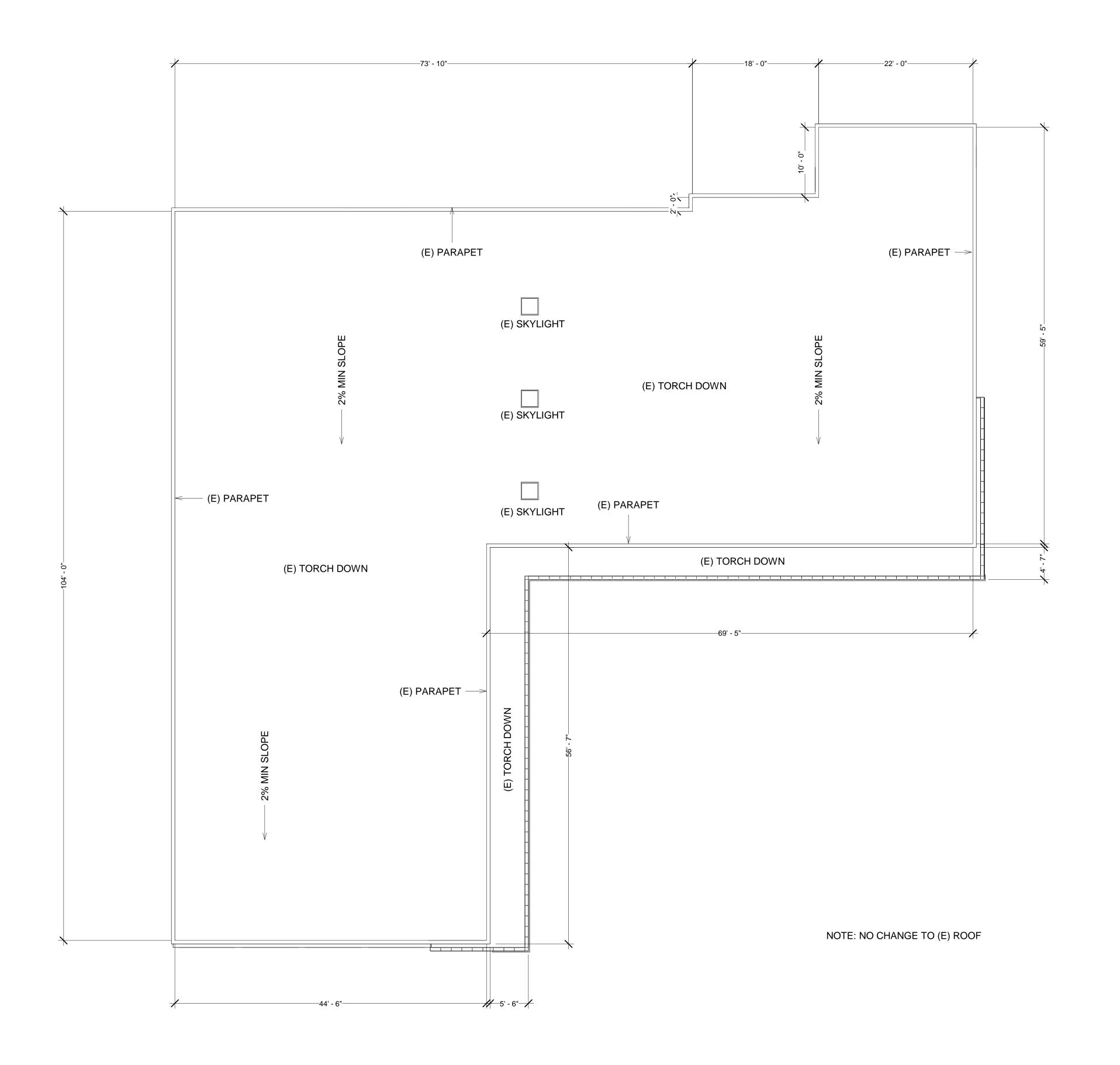
REVISE DATES:
CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE

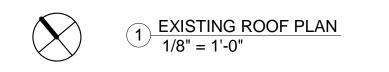
SITE BEFORE PROCEEDING WITH THE WORK

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





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EXISTING ROOF PLAN

SECDEVELOPMENT.NET

(818) 484-7111 SECDE

PROJECT INFO

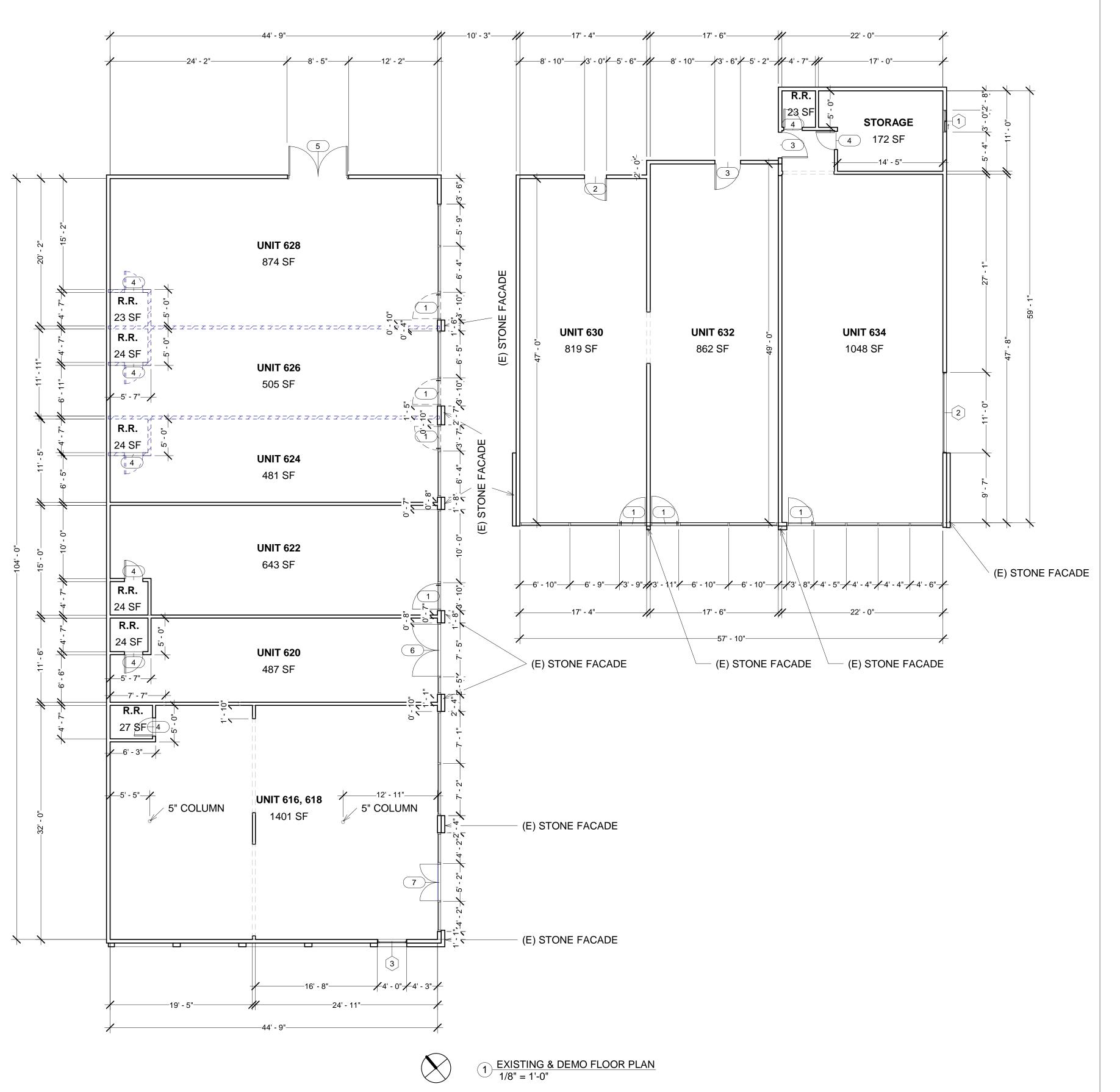
JOB NUMBER: 21085

DATE DRAWN: 2/29/24

DRAWN BY: M.A.

CHECKED BY: V.K.

SCALE: 1/8" = 1'



				EXISTING D	OOR 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

LEGEN	D
EXISTING WALL (2X4)	
DEMO WALL	Z/Z/Z/Z/

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			

REVISE DATES:

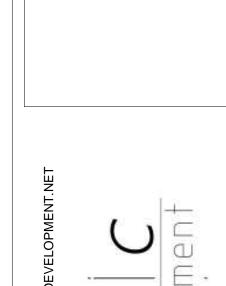
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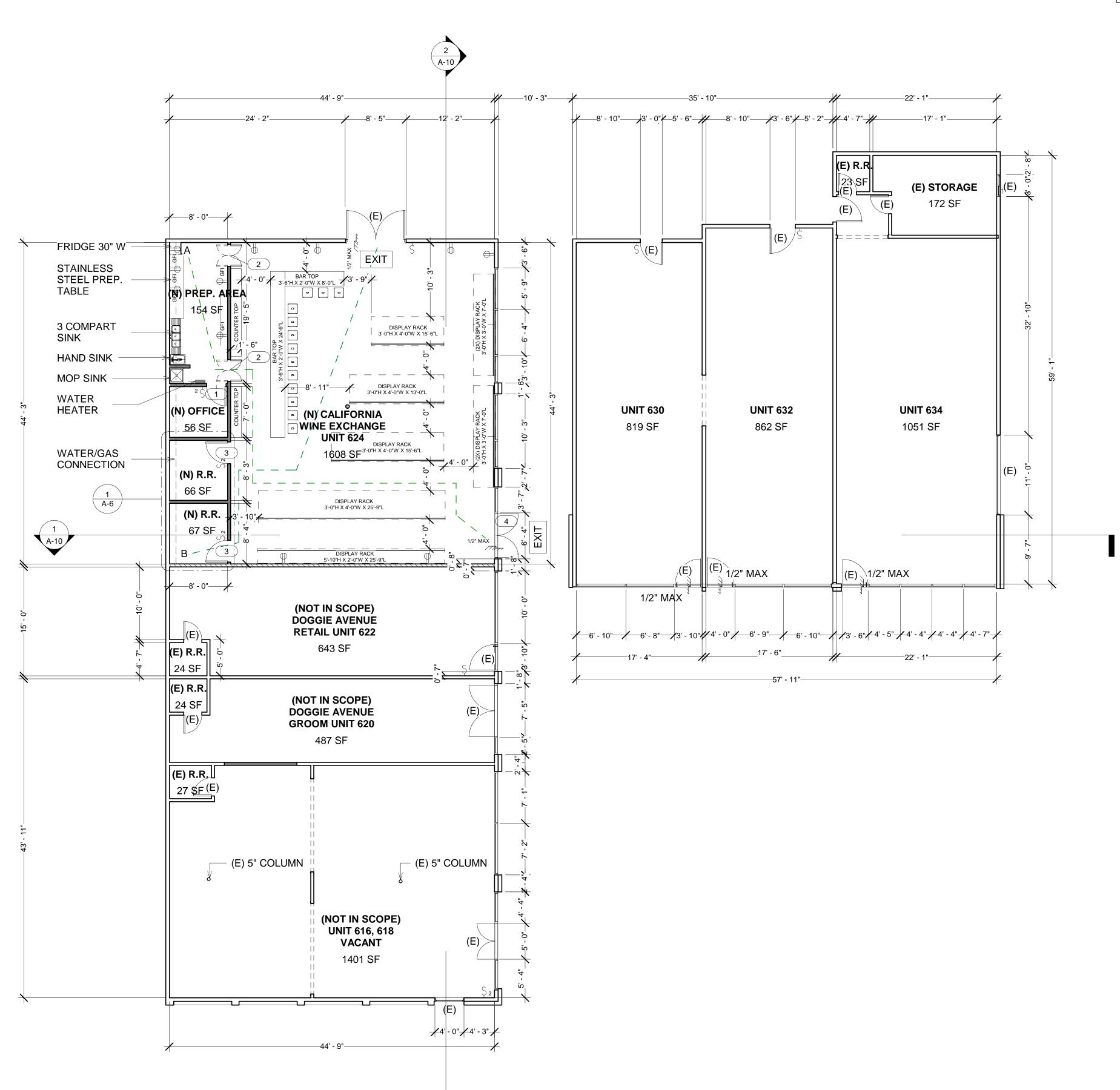
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EXISTING & DEMC

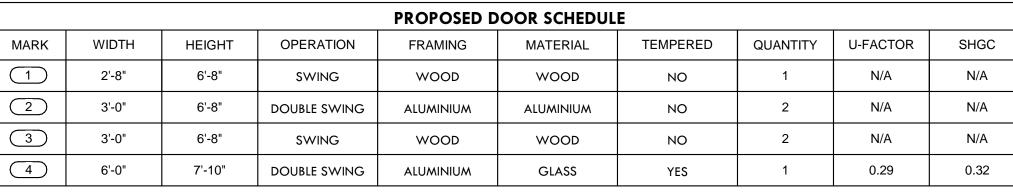


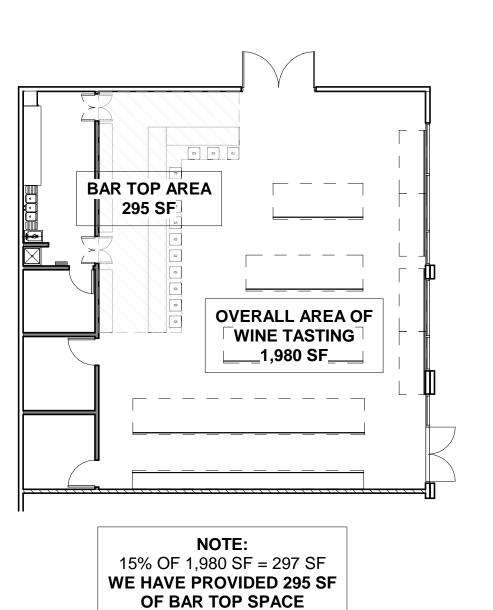
S E C

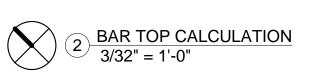
A-4		
SCALE:	1/8" = 1'	
CHECKED BY:	V.K.	
DRAWN BY:	M.A.	
DATE DRAWN:	2/29/24	
JOB NUMBER:	21085	
PROJECT INFO		



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







MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
WOOD	Ю	1	N/A	N/A
LUMINIUM	NO	2	N/A	N/A
WOOD	NO	2	N/A	N/A
GLASS	YES	1	0.29	0.32

NOTE:

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBOLAR) 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)	
NEW WALL (2X4)	
SOUND & FIRE RATED WALL	
ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	•
SMOKE DETECTOR/ CARBON MONOXIDE	0
EXIT SIGN	EXIT

ELECTRICAL LEGEND		
\$	SINGLE SWITCH	
S2	DOUBLE SWITCH	
Sp	DIMMER SWITCH	
Ψ	DOUBLE OUTLET	
GFI	GFI OUTLET	
⊕ _R	RANGE OUTLET	
Q240V	240V OUTLET	

PATH OF TRAVEL	
COMMON PATH OF TRA	VEL A = 75'
COMMON PATH OF TRA	VEL B = 59'

_

MIN. PLUMBING FACILITIES

PER CH.4, TABLE 422.1

M MERCANTILE		
WATER CLOSE	TS:	
MALE	FEMALE	
1: 1-100 2: 101-200	<u>1: 1-100</u> 2: 101-200	
3: 201-400	4: 201-300 6: 301-400	
LAVATORIES:		
1: 1-200 2: 201-400 2: 201-400 2: 201-400		
	3: 301-400	

URINALS:

<u>1: 1-200</u> 2: 201-400

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

PROPOSED TENANT INFORMATION

BUSINESS TYPE

VACANT

SQUARE FOOTAGE

1,382 SF

NAME OF BUSINESS

UNIT 616/618

VACANT

REVISE DATES:

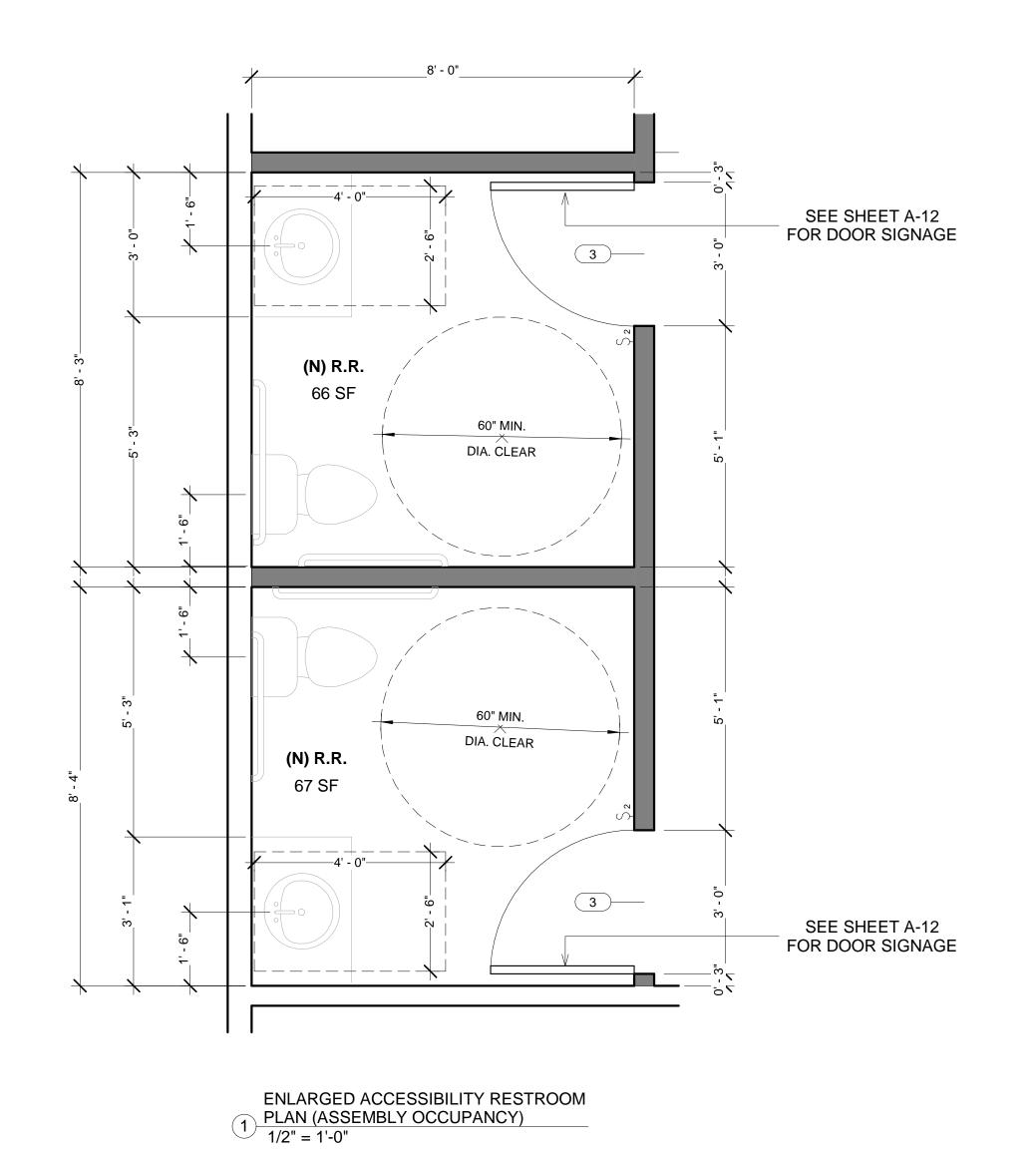
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PROPOS FLOOR PI



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



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".
- 5. 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.

M MERCANTILE = 60 GROSS

1,980 SF / 60 GROSS = 33 OCCUPANTS / 2 = 16.5 OCCUPANTS

OCCUPANCY LOAD

MIN. PLUMBING FACILITIES

PER CH.4, TABLE 422.1

M MERCANTILE

WATER CLOSETS:

MALE	FEMALE
<u>1: 1-100</u>	<u>1: 1-100</u>
2: 101-200	2: 101-2 ₀₀
3: 201-400	4: 201-300
	6: 301-400

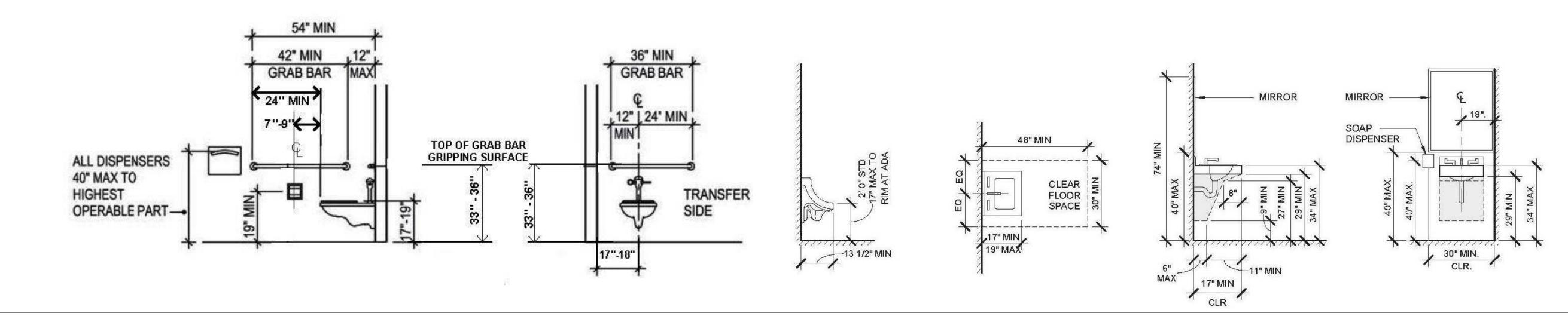
LAVATORIES:

<u>1: 1-200</u> 2: 201-400

1: 1-200 2: 201-400 3: 301-400

URINALS:

1: 1-200 2: 201-400



REVISE DATES:

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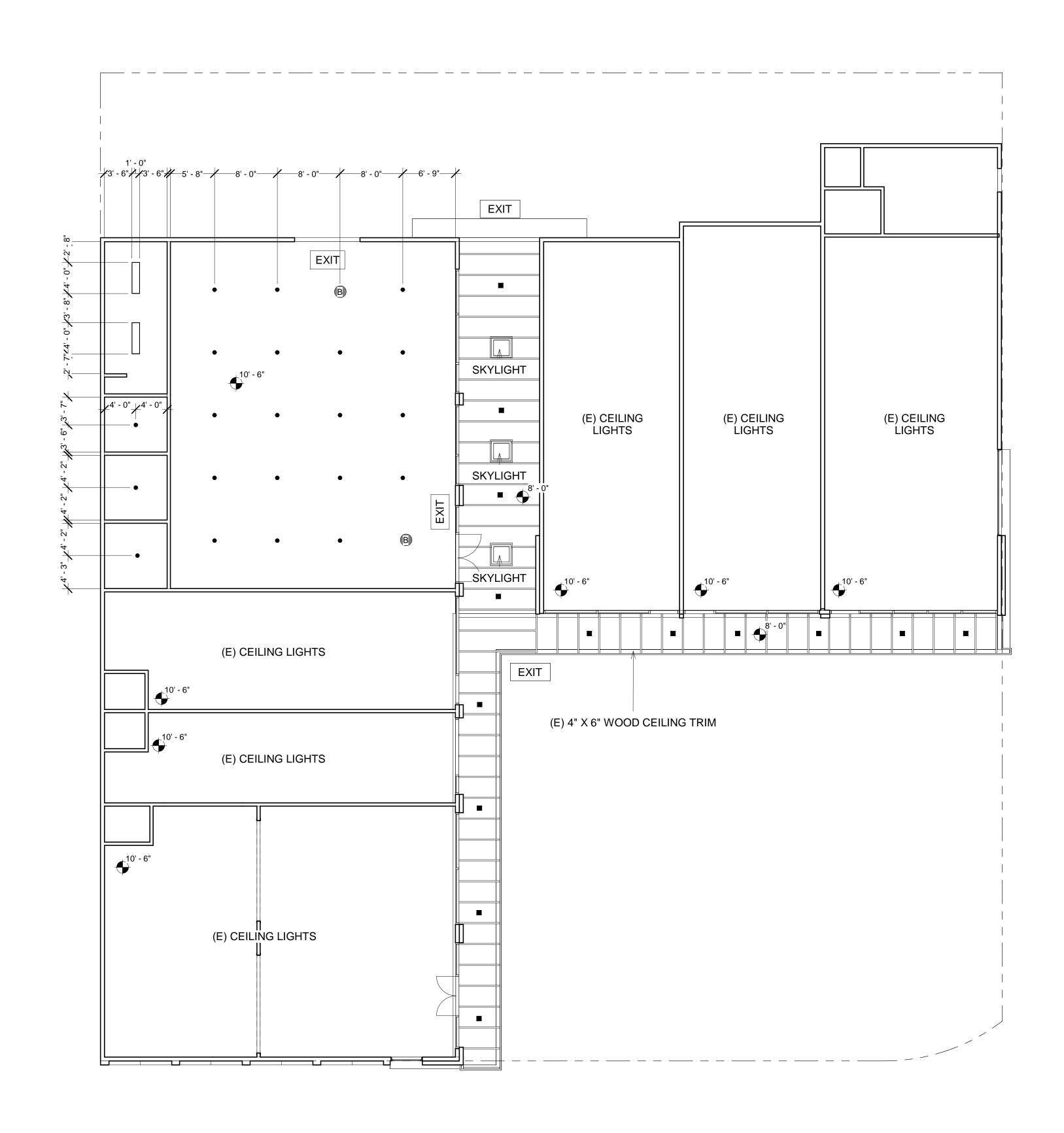
OF **SEC DEVELOPMENT**. VISUAL

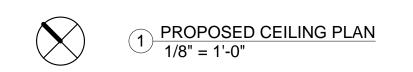
THESE RESTRICTIONS.

AND SHALL REMAIN THE

THE WORK

SCALE:	1/2" = 1'
CHECKED BY:	V.K.
DRAWN BY:	M.A.
DATE DRAWN:	2/29/24
JOB NUMBER:	21085
PROJECT IN	FO
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	LIGHT LEGEND	
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN		23
LIGHT WITH EMERGENCY POWER SOURCE	B	2
(E) EXIT SIGN	EXIT	2
FLOURESCENT LIGHT 4'X1'		2

LIGHT LEGEND			
TYPE OF LIGHT	SYMBOL	QUANTITY	
RECESSED CAN		23	
LIGHT WITH EMERGENCY POWER SOURCE	B	2	
(E) EXIT SIGN	EXIT	2	
FLOURESCENT		2	

PROPOSED CEILING PLAP

REVISE DATES:

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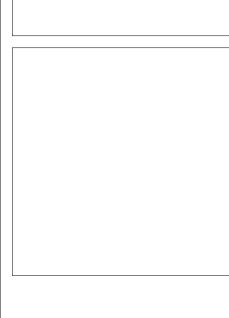
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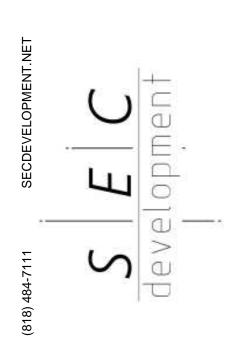
PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT

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THE WORK

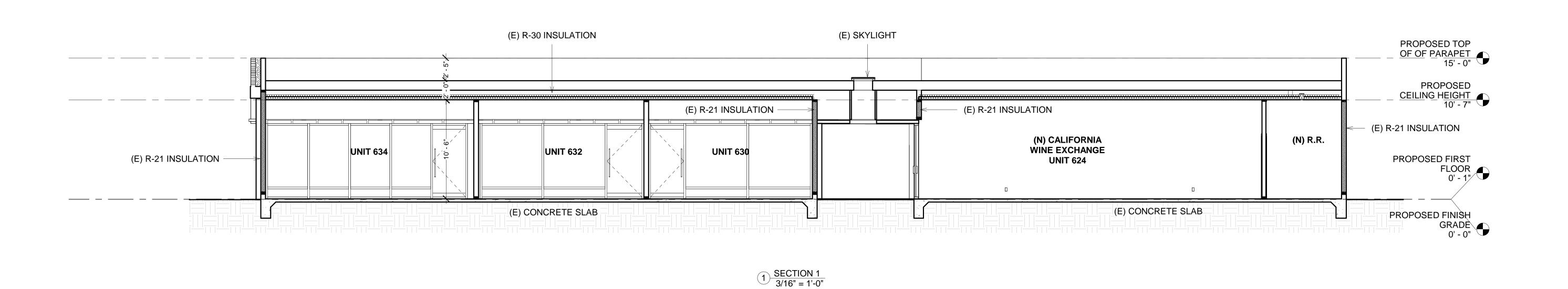


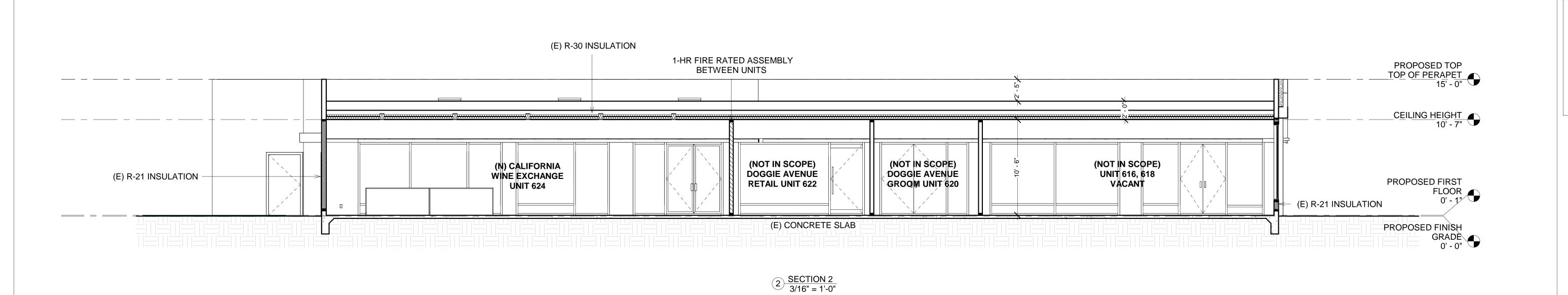


PROJECT INF	0
JOB NUMBER:	21085
DATE DRAWN:	2/29/24
DRAWN BY:	M.A
CHECKED BY:	V.K
SCALE:	1/8" = 1
A-7	









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SECTIONS

PROJECT INFO

JOB NUMBER: 21085

DATE DRAWN: 2/29/24

DRAWN BY: M.A.

CHECKED BY: V.K.

SCALE: 3/16" = 1'

(SEPARATE PLUMBING PERMIT IS REQUIRED). PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN

KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4). BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER

APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2). PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER

HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC) FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

FOR EXISTING POOL ON SITE, PROVIDE ANTI- ENTRAPMENT COVER MEETING THE CURRENT ASTM

OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B) K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4) SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR

ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2) WHERE A PERMIT IS REQUIRED FOR ALTERATIONS. REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

(R315.2.2) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE OCCUPANCY CLASSIFICATION TOWNHOUSE:

TOWNHOUSES SHALL BE SEPARATED BY TWO 1-HOUR FIRERESISTANCE-RATED WALL ASSEMBLIES COMPLYING WITH THE REQUIREMENTS OF SECTION R302.1 FOR EXTERIOR WALLS. A COMMON 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY IS PERMITTED IF SUCH WALLS DO NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT, DUCTS

MEANS OF EGRESS:

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.1) SHOW ON PLANS THAT THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1) SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:

7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5) MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)

(R311.7.7.3)

MINIMUM 36" CLEAR WIDTH. (R311.7.1)

HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1) HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (

MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)

FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

WATER CONSERVATION:

THE PROJECT SHALL DEMONSTRATE A 2-% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1.

SHOWERHEADS 2.0 GALLONS PER MINUTE (GPM) 1* LAVATORY FAUCET- RESIDENTIAL 1.5 GPM KITCHEN FAUCETS 1.8 GPM WATER CLOSETS 1.28 GALLONS PER FLUSH 2* URINALS 0.5 GALLON PER FLUSH METERING FAUCETS 0.2 GALLON PER CYCLE

THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE, OR THE SHOWER SHALL BE DESIGNED TO PERMIT ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

A. PANEL LOCATIONS PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES

CLOSETS, OR IN BATHROOMS (CEC 240-24(D)).

ELECTRICAL NOTES:

NON-METALLIC SHEATHED CABLE SHALL BE: PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. (CEC 334.15(B)) PROTECTED BY A 1.16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE

NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS (CEC 334.17).

PROTECTED BY GUARD STRIPS WITHIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED. (CEC 334.23, 320.23)

PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED, ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC. HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE (CEC 334.24). SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30).

C. CIRCUITS AND RECEPTACLES RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CICUITS

SHALL BE PROVIDED (CEC 210.11 (C)(1)). COUNTER SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8 (A)) AND INSTALLED: - AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1));

- NO MORE THAN 48 IN. OC. (CEC 210.52 (C)(1)); - MAXIMUM 24 IN. FROM THE END OF THE COUNTER (CEC 210.52 (C)(1)) - MAXIMUM 20 IN. ABOVE COUNTER SURFACE (CEC 210.52 (C)(5)); - ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION). AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIGING THE COUNTERTOP INTO TWO SEPARATE

- ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC) 210.52 (C)(5) EXCEPTION)); BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCI

(CEC 210.52 (G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE

WALL RECEPTCLE WITHIN 36 IN. OF EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)) LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.11 (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCI IN GARAGES, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED

OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI. (CEC 210.8 (A)(2)) IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (H)). OUTDOOR OUTLETS SHALL BE GFCI (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE

FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)). ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)(4))

ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)). ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCI

(CEC 210.8(A)(7)) ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS (CEC 210.12(B))

ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT

THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF LOCATED IN AN UNDER FLOOR AREA, THE RECETACLE SHALL BE GFCI (CEC 210.8 (4)). D. LIGHTING (CEC 210.70) SWITCHED LIGHTING SHALL BE INSTALLED IN:

- ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL, - AT ALL OUTDOOR ENTRANCES AND EXITS, - IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR - NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A

SWITCH AT THE ACCESS POINT. LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE

INSTALLED A MINIMUM OF 6 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)). E. FANS IN BATHROOMS CONTAINING TUBS OR SHOWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED (ENERGY STANDARDS 150 (O)).

F. SMOKE ALARMS IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION (CRC R314.4).

BUILDING ENVELOPE:

PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

> FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

> GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD

FRONTING THE PROPERTY. (R319.1) PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS

PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE

GRAFFITI BEING APPLIED. (6306) FIRE DEPARTMENT NOTES:

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

ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8 THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

BUILDING CODE 1006.2 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES, BUILDING CODE 1008.1.1 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM THE ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. **BUILDING CODE 1011**

DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF CONMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

GENERAL NOTES: RESIDENTIAL NOTES:

COMPLIANCE INFORMATION THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED,

INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES

INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION

THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE

ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL

VENTILATION INFORMATION. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A

SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. [10-

ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE

ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF

REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH

THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS

VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE

SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS

CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC

UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING

INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR

FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING

CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM

A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS

ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.

HAVE A COVER FOR OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER.

THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE

HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN

ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150

HAVE A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT

HAVE A PERMANENT, EASILY READABLE, AND WEATHERPROOF INSTRUCTION CARD THAT GIVES

HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED

SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS SHALL BE INSTALLED TO

A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER

ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD AND FOR THE MINIMUM TIME NECESSARY

TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

CIRCULATION CONTROL SYSTEM THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN

HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER.

MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES

NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF

SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A

FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS

DOORS AND FIRE DOORS. SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR

COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION MEETING THE

PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." [110.8(A)]

NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1] FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR

TEMPORARY LABEL FOR MANUFACTURED FENESTRATION PRODUCTS OR A LABEL CERTIFICATE WHEN THE

JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES

OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT

INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING

THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24,

UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A

FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM

INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE

INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0

EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING

STORM WATER MANAGEMENT:

FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR

LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE

SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE

CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING

DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR

THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 EF WATER-AIR TEMPERATURE DIFFERENCE SHALL

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED

CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND

TRASH AND CONSTRUCTOIN RELATED SOLID WASTES MUST BE DEPOSITED INTO A CONVERED RECEPTACLE

ACCIDENTAL DESPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR

PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL

VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE

ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT

SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY

INTERIOR ENVIRONMENT:

PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)

NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE

INSTRUCTIONS FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE

CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR

SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS

ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE

HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS

MAINTENANCE INFORMATION. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY

MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND

PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS

SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. [110.3(C)2]

SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT. [110.3 (C)4]

SYSTEMS SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2.

PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED

ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT

REQUIREMENTS OF SECTION 10-111(A)1. [110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5]

DOOR AND THE BUILDING. AND SHALL BE WEATHERSTRIPPED, [110.6(B)]

AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE

BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. . [110.8(D)2]

BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARSAL BY WIND.

INFILTRATION AND EXFILTRATION. [110.7]

INSULATION AND THE INTERIOR SPACE IN

DENSITY REQUIREMENTS OF THE CBC. [110.8(C)]

ALL APPLICATIONS. [110.8(B)]

CONTAINED AT THE PROJECT SITE.

DEPOSITED INTO THE PUBLIC WAY.

EROSION BY WIND AND WATER.

TEMPERATURE. (R303.9)

WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

OTHER MEANS.

DISPOSED OF AS SOLID WASTE.

OF THE CMC. [110.8(D)3]

ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL: [110.4]

NOT UTILIZE ELECTRIC RESISTANCE HEATING.

EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR

CONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF

RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL

DOCUMENTATION SUBMITTED. . [10-103(B)1]

MANUFACTURED DEVICE. [10-103(B)3]

VOLUME, [110.3(A)1]

SYSTEMS SHALL HAVE:

BTU/HR

POOL HEATERS

SPA HEATERS

LAVATORIES TO 110F. [110.3(C)3]

OR EQUIPMENT LISTED BELOW: [110.5]

FAN-TYPE CENTRAL FURNACES

PROVIDE TO THE BUILDING'S CONDITIONED

MANUFACTURING, CONSTRUCTION, AND INSTALLATION

SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)]

OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1]

SHALL BE IN PAPER OR ELECTRONIC FORMAT. [10-103(B)2]

CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION

INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO

OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND

EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE

EXECUTIVE DIRECTOR. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BE

SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-

A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: [150.0(E)1] CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX; A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE OPERATING INFORMATION. THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN

A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)C] HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE

A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.

REQUIREMENTS OF SECTION 110.2(C). [150.0(I)] GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)] A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.

CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE. MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A] THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM

MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)] THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)] DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO

THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D] INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]

ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.

PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS. PIPING BURIED BELOW GRADE. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS: UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR

WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1]

INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.

LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT

SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. **EXCEPTION 2: LUMINAIRES IN HALLWAYS.** A. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA

IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN

A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL

I) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND II) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY

OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

FOUNDATION NOTES:

CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2) MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3) MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5.8" DIA. AB @ 72" OC., WITH 7" EMBEDMENT, AND 3" X 3" X 1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF THE PLATE (CRC R403.1.6, R602.11.1).

EXISTING NONCOMPLIANT PLUMBING FIXTURES REPLACEMENT REQUIREMENT:

SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS BILL APPLIES TO ALL SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

THE WATER-CONCERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FINAL BUILDING INSPECTION.

SECURITY REQUIREMENTS:

ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706) SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING

SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707) WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED

BY RABBET TO THE JAMB. (6709.4) EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF

ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7) PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON

EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2) STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2) WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN

WIDTH. (6709.1 ITEM 2) SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED **POSITION.** (6710)

SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK,

PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711) PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-

RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR

APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3) OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1) SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC.

ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS

ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)

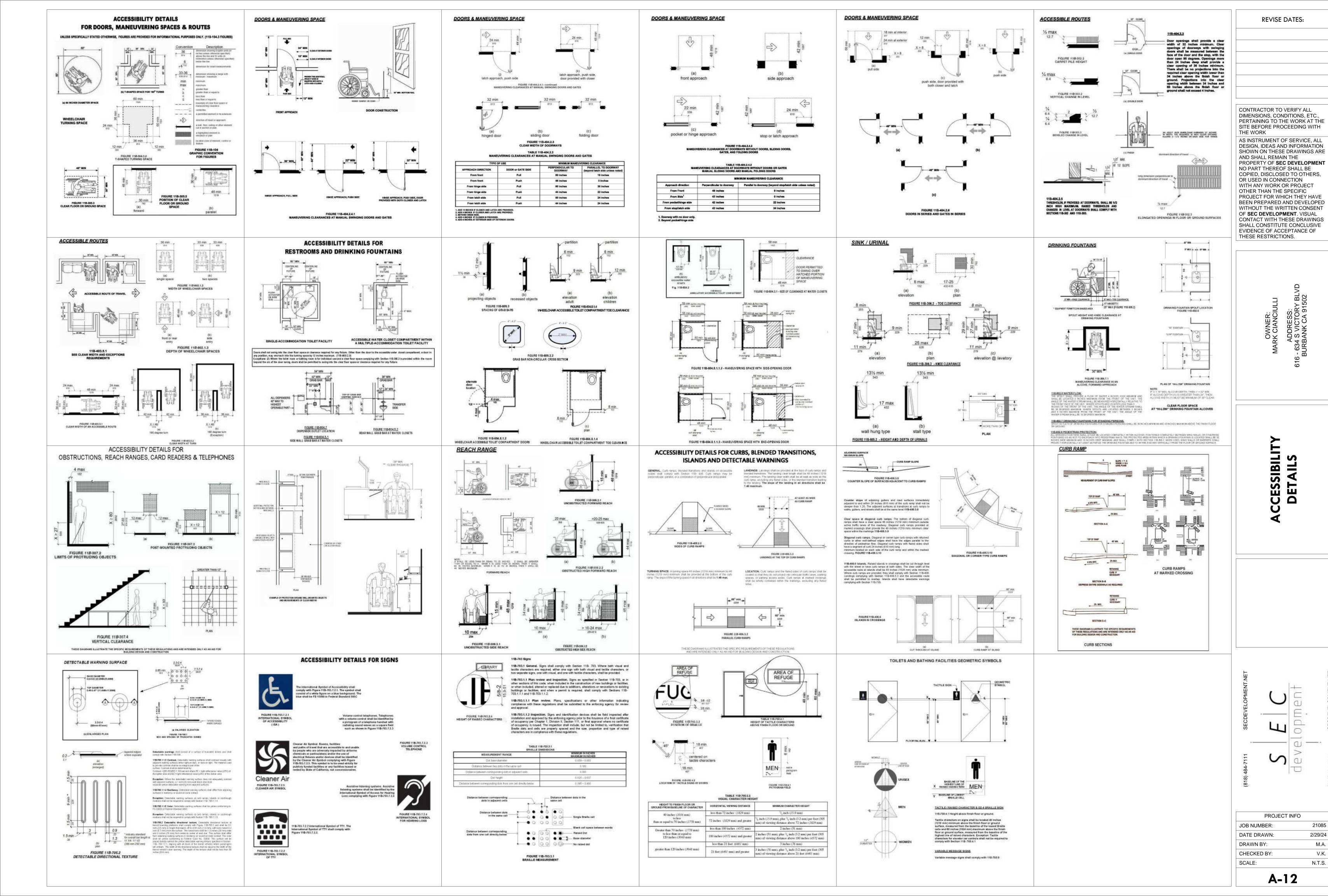
THAN 6 INCHES IN ONE DIMENSION. (6716)

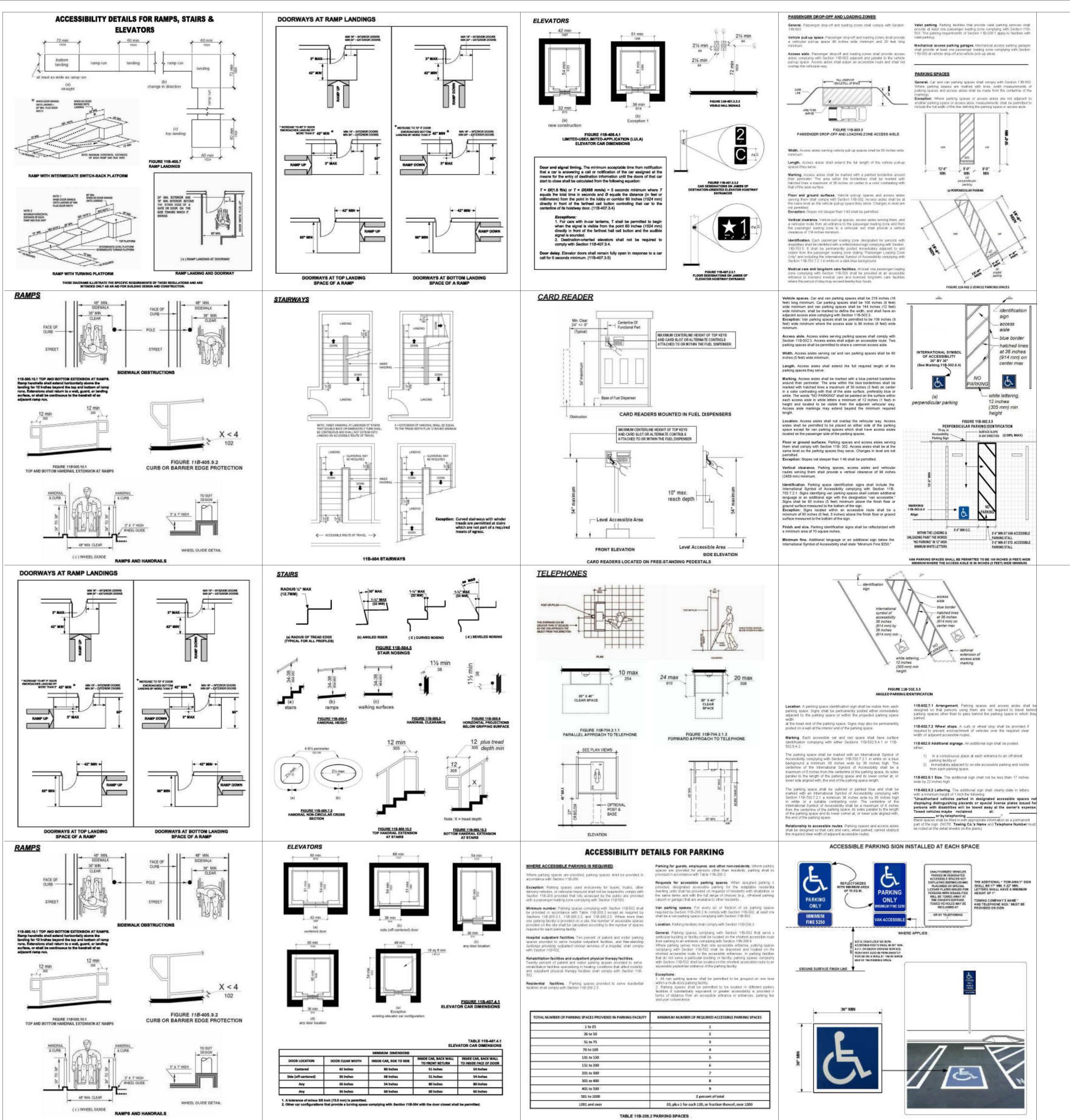
REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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







DBS INFORMATION BULLETIN / PUBLIC - BUILDING CODE REFERENCE NO: Various DOCUMENT NO: P/BC 2020-143 PREVIOUSLY ISSUED AS: 2017-143

EFFECTIVE: 01-01-2020

REVISED:

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-

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 ½ inch maximum. §11B-302.2, Figure 11B-302.2

CHANGES IN LEVEL

- 3. Vertical changes in level for floor or ground surfaces may be ¼ inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ½ 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 ½ 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

- 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-304.3.1
- 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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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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 41/2 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. Guardrails 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,
- 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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL

DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS

SHALL CONSTITUTE CONCLUSIVE

EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

PROJECT INFO

- 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 33538 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 = $[(B1-B2)/B1] \times 100$ 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-
- 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 ½ 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-
- 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 As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities

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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 hall 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 tuming 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
- 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

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the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be

- 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.

exposed and usable from both sides. §11B-404.2.7

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

- 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-
- 20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B-
- 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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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
- 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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33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ 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 1½ 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 11/4 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 6¼ inches maximum, and a cross-section dimension of 2¼ 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 ½ inch maximum. Nosings that project beyond 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 11/4 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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- 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 131/2 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, ¼ 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 As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable

mmodation to ensure equal access to its programs, services and activities Page 8 of 10 **REVISE DATES:**

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL

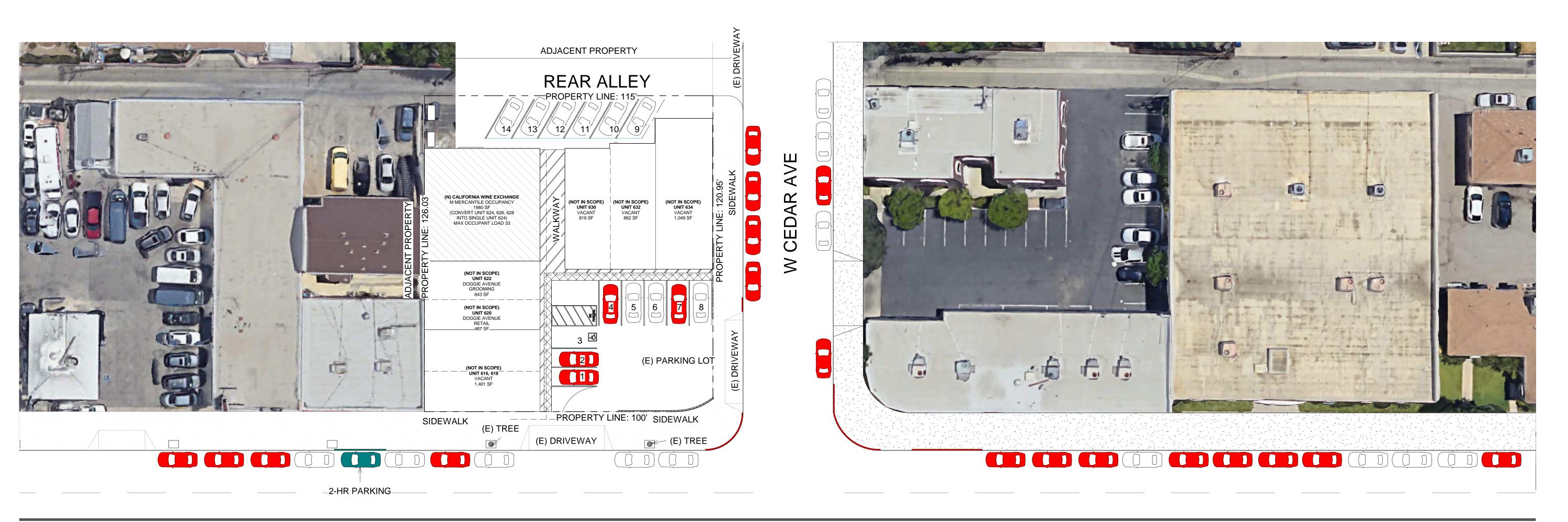
DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE

EVIDENCE OF ACCEPTANCE OF

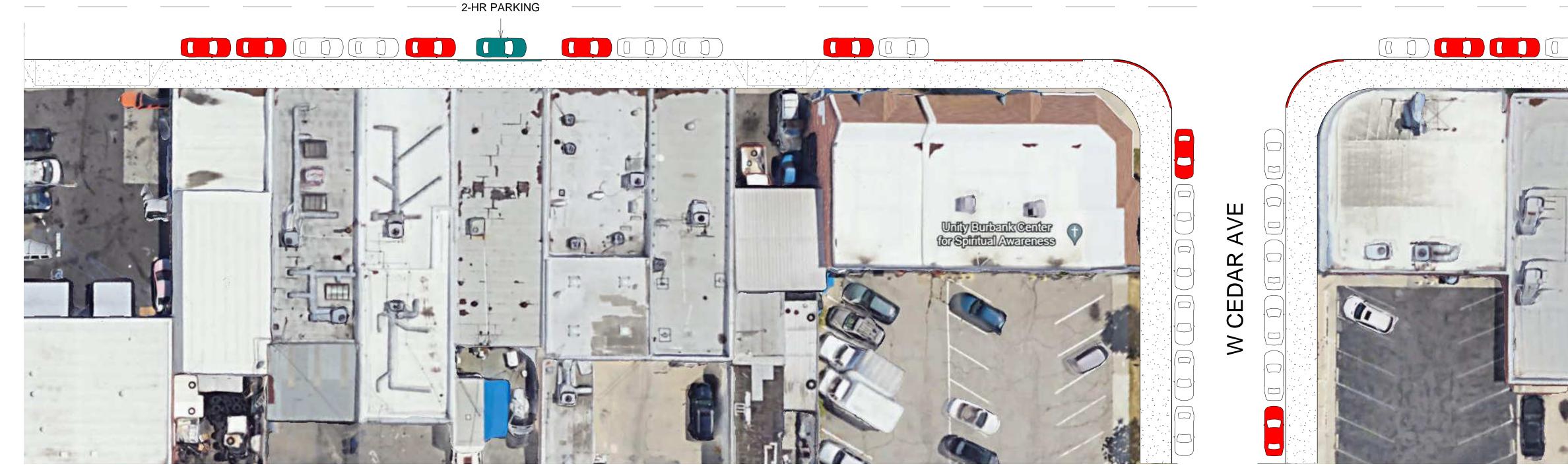
THESE RESTRICTIONS.

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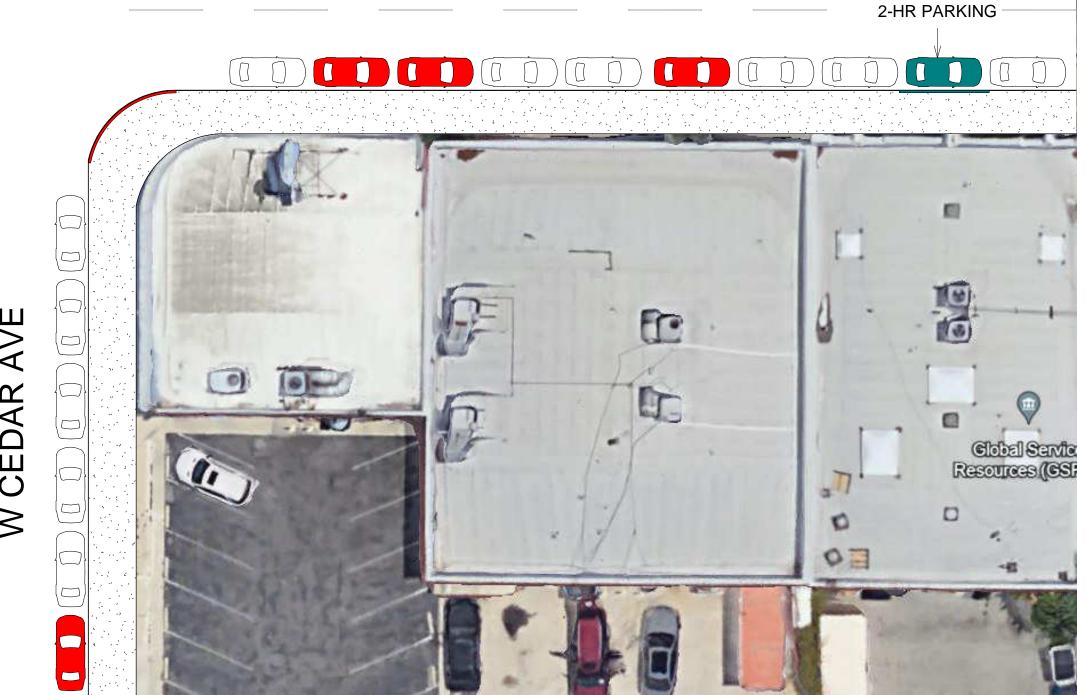
PROJECT INFO 21085 JOB NUMBER: 2/29/24 DATE DRAWN M.A. DRAWN BY: CHECKED BY: V.K. SCALE: N.T.S.



S VICTORY BLVD



1" = 20'-0"



275' RADIOUS ANALYSIS		
78 PARKING SPACES AVAILABLE		
DURING PEAK HOURS THERE IS <u>42</u> PARKING SPACES		
DURING PEAK HOURS THERE IS <u>36</u> OCCUPIED SPACES		

PARKING ANALYSIS		
CARS	ICON	
AVAILABLE CAR SPOT		
CAR SPOT OCCUPIED		
2-HR PARKING		

REVISE DATES:

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

PARKING ANALYSIS

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PROJECT INFO

JOB NUMBER: 21085

DATE DRAWN: 2/29/24

DRAWN BY: M.A.

CHECKED BY: V.K.

SCALE: N.T.S.