

Tenant Improvement

4776 Commons Way Ste. D Calabasas, CA. 91302

REVISIONS
EXHIBIT B

ACCESSIBILITY NOTES (CONT'D):

F. ENTRANCES AND EXITS

- Exit doors shall be readily operable from the egress side without the use of a key, special knowledge or effort.
- Manually operated flush bolts and surface bolts are not permitted. Except on doors not required for egress in individual dwelling units or sleeping units. Where a pair of doors serves as a storage or equipment room, manually operated edge or surface-mounted bolts are permitted on inside leaf. The unlatching of any leaf shall not require more than one operation.
- Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11A or Chapter 11B shall not require light grasping, light pinching or twisting of the wrist to operate.
- There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. (§ 11B35.2, 4 CBC)
- The width of the level area on the side to which the door swings shall extend a minimum of 24" past the strike edge of the door for exterior doors and a minimum of 18" past the strike edge of the door for interior doors.
- Every exterior serving an occupant load of 10 or more shall not be less than 44" in width.
- Common serving an occupant load of less than 10 shall not be less than 35" in width.

G. SPACE ALLOWANCE & REACH RANGES

1. Kitchen and Common Use Sinks

- A clear floor space at least 30 inches by 48 inches shall be provided in front of a sink to allow forward approach. The clear floor space shall be on an accessible route and shall extend a minimum of 18 inches underneath the sink (See Figure 11B-10).
- Each accessible sink shall be a minimum of 60 inches deep. Sinks shall be mounted with the counter or rim no higher than 34 inches above the finished floor. Knee clearance that is at least 27 inches high, 30 inches wide and 19 inches deep shall be provided underneath sinks.
- Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. These shall be no sharp or abrasive surfaces, under sinks.
- Faucet controls and operating mechanisms shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Level-operated, push-type and electronically controlled mechanisms are examples of accessible devices. Self-latching valves are allowed if the faucet remains open for at least 10 seconds.

2. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30" by 48". The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

3. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 45". See Figure 11B-5C (a). The minimum low forward reach is 15". If the high forward reach is not possible, the maximum high forward reach shall be 48". See Figure 11B-5C (b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54" and the low side reach shall be no less than 9" above the floor as shown in Figure 11B-5D (a) & (b). If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 11B-5D (c).

4. Objects protruding from walls with their leading edges between 20" and 48" above the finished floor shall protrude no more than 4" into walkways, corridors, passageways, or stairs.

5. Fixed or Built-in Seating, Tables, & Counters

- Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 29", but not less than 1", must be accessible, as required in Section 1122B.
- The tops of tables and counters shall be 28" to 34" from the floor or ground.
- If seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 28" high, 30" wide, and 19" deep shall be provided.
- If eating spaces for persons in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 1118B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 18".

7. Employee Work Areas & Work Stations

- Specific work stations, with the exception of work stations in sales facilities, check stands, ticket booths, and other work stations with specific requirements contained in other portions of the regulations, need only comply with aisle width and floors and levels, and entryways shall be 32" in clear width.
- Employee work areas shall be accessible by means of a 35" minimum aisle and a 32" minimum clear opening door width.

8. Controls and Operating Mechanisms

- Clear floor space complying with Section 1118B.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.
- Controls and operating mechanisms shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds.
- The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within 48" of the floor but not lower than 15" if forward approached and within 54" but not lower than 9" if side approached.

9. The height of manual fire alarm boxes shall be a minimum of 42" and a maximum of 48" measured vertically from the floor level to the highest point of the operating handle or lever of the box. (§907.3.2 CBC)

ACCESSIBILITY NOTES:

A. SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

- Site development and grading shall be designed to provide access to all entrances and exterior ground floor areas, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc.
- When more than one building facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities.
- The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site.

B. ACCESSIBLE PARKING

- Each parking space reserved for persons with disabilities shall be identified by a reinforced sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a plaque within a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and when a path of travel, shall be posted at a minimum height of 60" from the bottom of the sign to the top edge of the sign. An additional sign or language below the symbol for accessibility shall state "Minimum Fee \$250".
- Signs to identify accessible parking spaces may be centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk.
- Van accessible parking spaces shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility and posted at a minimum height of 60" from the bottom of the sign to the parking space finished grade.
- An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 18" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license placards issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at VENTURA COUNTY SHERIFF's or by telephoning 805-494-6200". Letters and numbers shall be permanent and measure a minimum height of one inch. Markers and/or liquid paper are not acceptable.

C. WALKS & SIDEWALKS

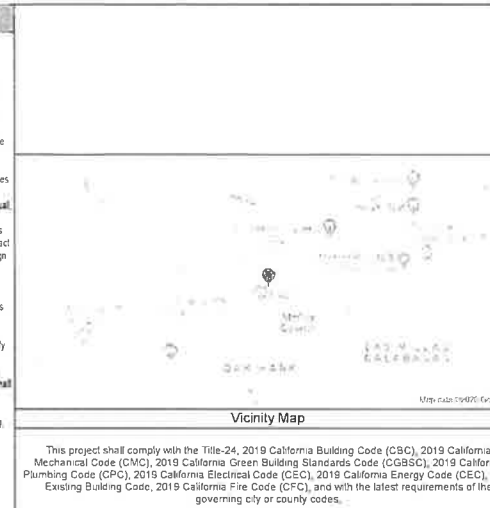
- Walks and sidewalks shall have a continuous, smooth surface, not interrupted by steps or by abrupt changes in level exceeding 1/2" and shall have a minimum of 48" in width.
- If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, or lips, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 30" wide.
- 1/8" raised curb or face cross slopes shall not exceed 1/4" per foot.
- Walk and sidewalk surfaces shall be slip resistant.
- Walks, sidewalks, and pedestrian ways shall be free of grating wherever possible. For gratings located in the surface of any of these areas, grid openings or grating shall be no greater than 1/2" wide in one direction. If grating has elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

D. SIGNS & IDENTIFICATION

- All building entrances that are accessible to and usable by persons with disabilities and at every major junction along an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways.
- In existing buildings, entrances that are not accessible shall have directional signage which indicates the location of and route to the nearest accessible entrance. When signs are used to identify exit doors, exit stairways, exit ramps or exit routes, tactile signs per CBC 11B-703 shall be installed.
- Tactile floor designation signs shall be located at each floor level landing in enclosed stairways in buildings two or more stories in height to identify the floor level. All exit discharge level, the sign shall include a raised triangular sign located to the left of the identifying floor level. The outside diameter of the sign shall be the same as the height of the raised characters.
- Where permanent identification signs are provided for rooms and spaces, signs shall be installed on the approach side of the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right.
- Identification signage mounting height shall be 60 inches above the finished floor to the center line of the sign. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects or standing within the swing of a door.
- The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15590 in Federal Standard 595B.
- Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10.
- Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. For signs suspended or projected above the finished floor, the minimum character height shall be 3".
- Characters and symbols shall contrast with their background; other light characters on a dark background or dark characters on a light background.
- When raised characters or symbols are used, they shall conform to the following:
 - Letters and numbers on signs shall be raised 1/32" minimum and shall be sans-serif uppercase characters accompanied by Grade 2 Braille.
 - Raised characters or symbols shall be a minimum of 5/8" high and a maximum of 2" high.
 - Pointed terminal signs (protrusions) shall be accompanied by the equivalent vertical description placed directly below the pictogram. The outside dimension of the pictogram shall be a minimum of 5" in height.
- Contacted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other applicable accessibility regulations. Braille shall be 1/4" on center in each cell with 2/10" space between cells. Dots shall be raised a minimum of 1/40" above the background.

GENERAL NOTES:

- This construction proposal is for the construction of a complete and fully functioning installation. The construction documents describe the design intent and specific requirements of the installation. The construction documents do not intend to show every item required to construct the work. Items such as fasteners, connectors, fillers, miscellaneous closure elements, auxiliary control wiring and power where required for the control or operation of the provided equipment are not always shown but are considered included in the scope of the work. It is the responsibility of the contractor to provide a fully functioning installation which meets the design intent, including the specific requirements included in the construction documents.
- All work shall be performed to the highest industry standards for quality workmanship. All materials shall be installed in strict accordance with the manufacturer's instructions and recommendations. Materials and methods shall conform to appropriate national standards and trade publications.
- The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
- It is the responsibility of the general contractor and the subcontractors to review all drawings, project manual, addenda, etc. in order to assure the coordination of all work affecting each trade. Failure to review and coordinate all contract documents by the general contractor with all the subcontractors for applicable items of the work shall not relieve the responsible party from performing all work so required as part of the contract. No deviation from contract drawings and specifications shall be made without written approval of the design engineer.
- Existing dimensions and conditions where shown on the construction documents are assumed to be accurate based on available information. The contractor shall prior to the start of construction, verify all existing conditions, provide a complete field layout on the job site, and notify the engineer of any deviations or conflicts with the construction documents.
- The drawings shall not be scaled. The general contractor shall refer to the dimensions indicated or the actual sizes of construction items. Where no dimensions are indicated or determined a location is given, verify correct dimension or location with the architect prior to installation.
- The mechanical, plumbing, and electrical drawings are diagrammatic and do not show all offsets, bends, elbows, or other specific elements which may be required for proper installation of the work. Such work shall be verified at the site. Additional bands and offsets, as required by the equipment, location, or other job conditions, shall be provided to complete the work at no additional cost.
- Except where shown in dimensional detail, the locations of plumbing, mechanical equipment, ducts, piping and fittings are only approximate. The exact locations shall be determined by the contractor, subject to approval by the design engineer.
- Where lack of information, or any discrepancy should appear in the drawings or specifications, request written clarification from the engineer before proceeding with that portion of the work.
- The contractor shall pay for all fees, permits, licenses, etc. necessary for proper completion of the work.
- The contractor shall guarantee all workmanship and materials for a period of one year from the date of substantial completion or as otherwise required in the specifications.
- The contractor shall pay for all fees, permits, licenses, etc. necessary for proper completion of the work.
- When a system or assembly is called out for, all necessary parts and materials required for a complete installation shall be installed according to the manufacturer's instructions.
- Unless otherwise noted, electrical conduits, plumbing lines, etc. shall be run concealed and framing shall be adjusted to accommodate the same. All work shall be done in accordance with the manufacturer's instructions.
- Disrupted existing conditions, i.e., landscaping, lighting, irrigation, pedestrian and vehicle access should be minimally replaced at the end of construction to the same conditions prior to construction disruption.
- When work is not called out as required to complete the project, it shall be provided by the contractor at no additional expense to the owner and be of the best materials and workmanship.
- All interior gypsum board to receive paint finish shall be taped, sealed and sanded to receive finish. Gypsum board under FRP or stainless steel shall only be tape and sanded. All interior gypsum board to be true and level.
- All tile shall be installed in accordance with the recommendations contained in the handbook for ceramic tile installation of the Tile Council of America.
- Public works permit is required prior to performing outdoors or curb work.
- Each piece of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purposes of safety glazing:
 - Swing doors.
 - Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
 - Fixed or operable panel, other than described in items a and l, which meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 sq. ft.
 - Exposed bottom edge less than 16-in. above the floor.
 - Exposed top edge greater than 36-in. above the floor.
 - One or more walking surfaces greater than 36-in. horizontally of the plane of the glazing.
- Walls with 2-lb of water closets shall have a smooth, hard, nonabsorbent surface, to a height of 48" above the floor, except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture (1102.2).
- The following provisions apply to the renovation, structural repair, alteration, and additions to the existing building. When alterations structural repairs, or additions are made to the existing building or facilities, they shall comply with all provisions for new buildings and in addition shall include a primary entrance to the building or facility and the primary path of travel to the specific area of alteration sanitary facilities, drinking fountains, signs, and public telephones serving the area.



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SOUND TRANSMISSION NOTES:

- Approved acoustic sealant shall be provided along the joint between the floor and the unit separation walls.
- All penetrations into sound-rated partitions or floor-ceiling assemblies shall be sealed with approved permanent resilient sealant.
- All rigid conduits, ducts, plumbing pipes and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or minimum 1/4" thick approved resilient material.
- Metal venting and conditioned air ducts located in sound assemblies shall be lined.
- Minimal floor resilient shall be installed in wall cavities to a depth of 12" beyond the pipe or duct, whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly.

FIRE / LIFE SAFETY NOTES:

- When serving more than 20 people, automatic sprinkler systems shall be supervised by an approved central, proprietary or remote, station service, or shall be provided with a local alarm which will give an audible signal at a constantly monitored location.
- All interior wall or ceiling finishes (except Class A) less than 1/8" thick shall be applied directly against a noncombustible backing surface, i.e., in accordance with an approved tested assembly.
- Shower and walk-in tubs shall have shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet. (§ 1210.3 CBC)
- Wall and ceiling materials shall not exceed the flame spread classification in CBC Table 603.9 (§ 603.9 CBC) (Provide safety glazing in the following locations:
 - Where the nearest edge of glazing is within a 24-inch arc of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5' or higher above the walking surface)
 - Glazing greater than 8 square feet with the bottom edge less than 18" above the floor and the top edge greater than 36" above the floor (unless the glazing is more than 36" horizontally away from walking surfaces or if a complying protective bar is installed)
 - Glazing in shower and tub enclosures (less than 60" above standing surface)
 - Glazing in swinging and sliding doors.
 - Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the glazing is less than 60" above the plane of the adjacent walking surface.
- All exits are to be operable from the egress side without the use of a key or special knowledge or effort. In lieu of the above requirement, in Group A occupancies having an occupant load of 200 or less, (Group B, F, M and S) and in places of religious worship, provide a sign on or near the exit door reading "EXIT DOOR TO BE KEPT UNLOCKED WHEN BUILDING IS OCCUPIED". This signage is only allowed at the main exit. (§ 1008 CBC)
- Exit doors should be a minimum size of 3 feet by 6 feet 8 inches. The clear width shall be 32" when the door is open 90 degrees. Maximum leaf width is 4 feet. (§ 1008 CBC)
- Dead penetrations of fire-rated corridor enclosures shall have smoke dampers. (§ 716 CBC)
- The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. (§ 1008 CBC)
- Tactile exit signs shall be placed on the wall adjacent to the latch side at 60" A.F.F. to the center of the sign. Tactile exit signs are required at the following locations: (§ 1011 CBC)
 - Each grade-level exterior exit door identified by a tactile exit sign with the word "EXIT".
 - Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the appropriate words:
 - "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
 - Each exit door that leads directly to a grade-level exterior door by means of an exit enclosure or an exit passageway shall be identified by a tactile exit sign with the words "EXIT DOOR".
- Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the word "EXIT ROUTE."
- Each exit door through a horizontal exit shall be identified by a sign with the words, "TO EXIT"
- See Electrical Plans for exit sign requirements.
- Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers, 4" minimum high with a width equal to the circumference of the roof drain may be provided. Overflow system shall have inlets located two inches above the roof low point. (§ 1101 CPD) Size the drains per CPD.
- Additions shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4 inches in height, 1/4" minimum stroke width and of contrasting color to their background. (§ 501 CBC)
- No hazardous materials will be stored and / or used within the building which exceed the quantities listed in CBC Table 307 (§ 507 Exception #1 - CBC)
- Door handles, pulls, latches, locks and other operating devices shall be installed 34" minimum and 44" maximum above the finished floor. (§1008 & 1133 CBC)
- Internally illuminated exit signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2701. Externally illuminated exit signs shall comply with the graphics and power source requirements in Sections 1013.6.1 and 1013.6.3, respectively. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5-foot-candles (54 lux) (1013.3, 1013.5, 1013.6)
- The exit signs shall also be connected to an emergency electrical system which is to provide continued illumination for duration of not less than 1-1/2 hr in case of primary power loss. Continued illumination is to be provided from storage batteries, and equipment, or an on-site generator and the installation of the emergency power system shall be installed in accordance with Section 2702. (1013.6.3)

SHEET INDEX:

A-0.0 Title Sheet / General Notes
A-1.0 Floor Plan

Project Data

Scope of Work:
Conditional Use Permit

Legal Description

Existing Use: Restaurant
New Use: Restaurant (No Change)
Occupancy Group: B
Type of Construction: V-B
Sprinklered: Yes
No. of Stories: 1
Max. Height: 25'-0"
APN: 2068-003-023

Overall Space Occupant Load

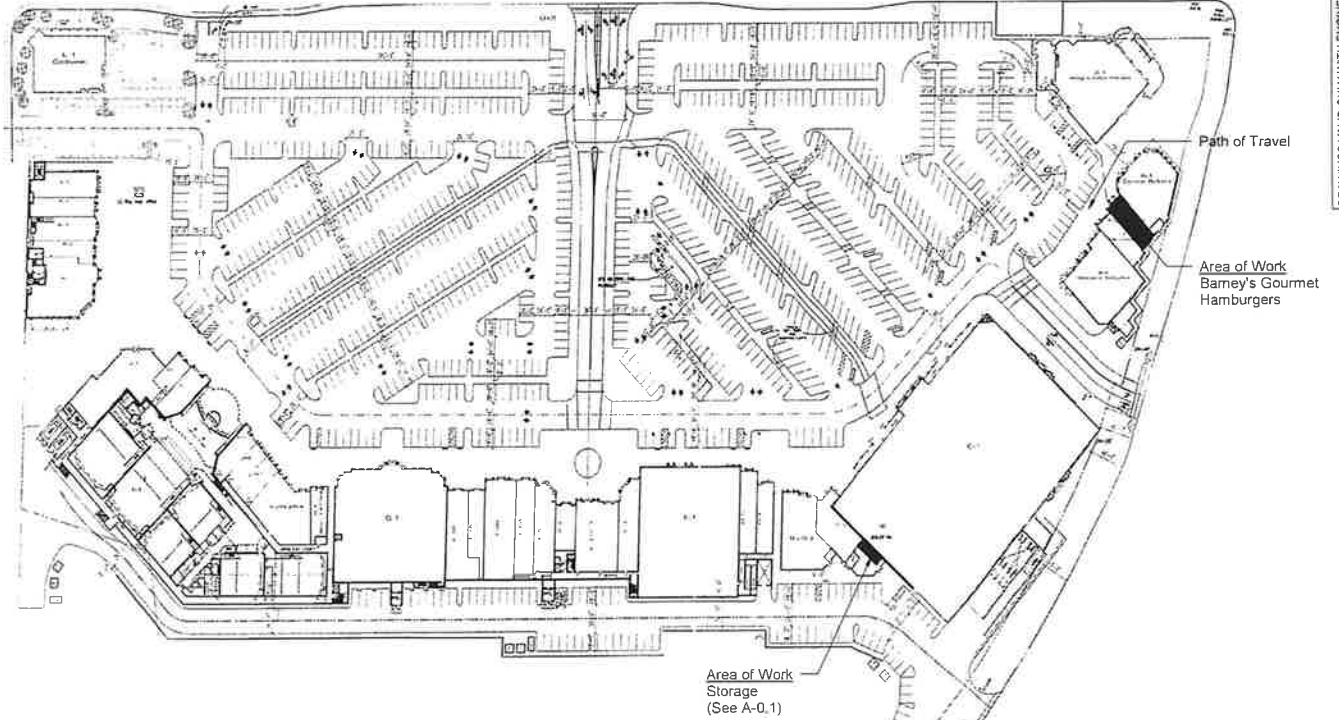
365 sf. Service / Kitchen / (200 sf/occ) = 3 Occupants
765 sf. Seating / (25 seats, 19 booth) = 44 Occupants
160 sf. Restroom / (100 sf/occ) = 2 Occupants
49 Total Occ.

1 Exit Required, 1 Provided,
1 Restroom Required, 2 Provided,

Proposed Work For:
4776 Commons Way Ste. D
Calabasas, CA. 91302

ALL-TRADE Engineering & Design

20-055



MISCELLANEOUS NOTES:

REVISIONS

EXHIBIT B

PROPOSED WORK FOR:
4776 Commons Way Ste. D
Calabasas, CA. 91302

ALL-TRADE Engineering & Design

Title Sheet / General Notes

SHEET TITLE

A-0.0

20-055

A-0.0

DOOR SCHEDULE										
DOOR NO.	OPENING SIZE	TYPE	CONSTR.	FINISH	TEMP. GLASS	FRAME	FINISH	LABEL	LOCKABLE	REMARKS
101	3'-0" x 6'-8"	F	SC	-	-	HM	-		X	NEW RESTROOM DOOR
102	6'-0" x 6'-8"	F	SC	-	-	HM	-		X	(E) LOCKABLE SECURITY DOOR. DEAD-LOCKING LATCH KEY-OPERATED LOCKS ON EXTERIOR.
103	3'-0" x 6'-8"	C	FF	-	X	HM	FF			DOUBLE HINGED PASS-THRU DOOR
104	3'-0" x 6'-8"	F	FF	-	X	HM	FF		X	RELOCATED STOREFRONT DOOR

FINISH SCHEDULE				
LOCATION	WALL	FLOOR	CEILING	COVE BASE
DINING	PAINTED 5/8" GYPSUM WALL BOARD	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	PAINTED 5/8" GYPSUM CEILING BOARD	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS
KITCHEN	FIBER REINFORCED PLASTIC WALL	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	ACOUSTIC VINYL CEILING TILE & T-BAR CEILING	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS
SERVICE	FIBER REINFORCED PLASTIC WALL	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	ACOUSTIC VINYL CEILING TILE & T-BAR CEILING	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS
RESTROOMS	FIBER REINFORCED PLASTIC WALL TO 5'-0" A.F.F.	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	PAINTED 5/8" GYPSUM CEILING BOARD	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS
STORAGE ROOM	FIBER REINFORCED PLASTIC WALL TO 5'-0" A.F.F.	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	ACOUSTIC VINYL CEILING TILE & T-BAR CEILING	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS
RESTROOM	FIBER REINFORCED PLASTIC WALL TO 5'-0" A.F.F.	EPOXY TROWELED CONCRETE SEALED SLAB ON GRADE	ACOUSTIC VINYL CEILING TILE & T-BAR CEILING	6" CERAMIC TILE COVE BASE W/ 3/8" RADIUS

- ### FINISH NOTES
- ALL MATERIALS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDING INSTALLATION INSTRUCTIONS ONLY.
 - CONTACT ENGINEER(EOR) IMMEDIATELY IF CONTACT INFO INDICATED OR MATERIAL SPECIFICATION INFO IS INCORRECT OR OUT-OF-DATE.
 - CONTRACTOR TO PROVIDE OWNER WITH ALL MANUFACTURER WARRANTY INFORMATION FOR ALL MATERIALS USED AT PROJECT CLOSEOUT.
 - NO SUBSTITUTIONS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE EOR. PROVIDE SPECIFIC SHEET INFO TO EOR FOR ANY SUBSTITUTIONS.
 - ALL FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE CBC GOVERNING MAXIMUM ALLOWABLE FLAME SPREAD AND SMOKE DEVELOPMENT FACTORS. THE MAXIMUM ALLOWABLE FLAME SPREAD CLASS SHALL BE DETERMINED BY TABLES 8-A AND 8-B.
 - CEILING TILES IN ALL WORK AREAS SHALL BE SMOOTH, NON-ABSORBENT, EASILY CLEANABLE, AND NON-FISSURED.

- ### SALES FACILITY ACCESSIBILITY
- EMPLOYEE WORK STATIONS SHALL BE LOCATED ON ACCESSIBLE LEVELS AND SHALL BE SIZED AND ARRANGED TO PROVIDE ACCESS TO EMPLOYEES IN WHEELCHAIRS. (§11B-904 CBC)
 - CHECKSTANDS, INCLUDING SERVICE COUNTERS REQUIRING A SURFACE FOR TRANSACTIONS, SHALL BE MADE ACCESSIBLE BY PROVIDING A MINIMUM 36" AISLE ON THE CUSTOMER SIDE OF THE CHECKSTAND WITH AN ADJOINING COUNTER HEIGHT NOT EXCEEDING 38" ABOVE THE FINISHED FLOOR AND WITH THE TOP OF THE COUNTER LIP NOT TO EXCEED 40" ABOVE THE FINISHED FLOOR. (§11B-904.3 CBC)
 - ACCESSIBLE CHECK STANDS SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS WHICH DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. (§11B-904.3.4 CBC)
 - WHERE "QUICK" CHECK STANDS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE. (§11B-227 CBC)

- ### HEALTH DEPT. NOTES
- PROVIDE SHELVING UNITS OF A MINIMUM OF 18" IN DEPTH, AT LEAST THREE TIERS HIGH, & CONSTRUCTED IN AN EASILY CLEANABLE DESIGN OF SMOOTH METAL.
 - REFRIGERATION UNITS SHALL BE CONSTRUCTED FOR COMMERCIAL USE, & BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN ANSI ACCREDITED TESTING ORGANIZATION. DOMESTIC UNITS WILL NOT BE ACCEPTED.
 - WALK-IN REFRIGERATORS SHALL HAVE APPROVED FLOORING THAT CONT. UP THE WALL AT LEAST 4", FORMING A 3/8" RADIUS AT THE FLR/WALL JUNCTURE. METAL COVING W/ A MIN. 3/8" RADIUS IS ACCEPTABLE AGAINST METAL WALL SURFACES OF WALK-IN UNITS.
 - IN EVERY ROOM PROVIDE AN INTENSITY OF NOT LESS THAN 20 FOOT CANDLES OF LIGHT, 30" ABOVE THE FLOOR.
 - INSTALL AREA DRAINS IN FLOORS WHICH CONTAIN NON-SKID AGENTS AND IN FLOORS WHICH ARE WATER-FLUSHED.
 - INSTALL ALL EQUIPMENT AS FOLLOWS: ON 6" HIGH, ROUND, METAL LEGS OR APPROVED CASTERS; ATTACHED TO THE WALL W/ A MIN. 6" SPACE UNDERNEATH; OR SEALED TO THE FLOOR.
 - PROVIDE A SPLASHGUARD BETWEEN THE HANDWASH SINK AND ADJACENT EQUIPMENT OR OPERATIONS UNLESS THE DISTANCE BETWEEN THEM IS 24 INCHES OR MORE.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED FOR THE STRUCTURE. FIRE EXTINGUISHER SIZE AND LOCATIONS SHALL BE COORDINATED WITH THE FIRE DEPARTMENT.
 - THE FLOORING MATERIAL SHALL CONTINUE UP THE WALL FOR A MINIMUM OF 4 INCHES WITH A MINIMUM 3/8" RADIUS AT THE FLOOR/WALL JUNCTURE. STATIONARY FIXTURES OR BUILT IN EQUIPMENT MAY BE SEALED ON A 4" HIGH, 3/8" RADIUS CONCRETE CURB OR COVERED IN POSITION ON THE FLOOR.
 - THE EMPLOYEE SIDE OF THE SERVICE BAR IS TO HAVE SMOOTH FINISHES WITH THE FLOORING CONTINUING UP THE BASE OF THE COUNTER FOR A MINIMUM OF 4" AND A MINIMUM 3/8" RADIUS AT THE FLOOR/COUNTER JUNCTURE.

DOOR TYPES

DOOR CONSTRUCTION

ALM ALUMINUM FRAME/GLASS DOOR
SCW SOLID CORE
SCWD SOLID CORE WOOD DOOR
HM HOLLOW METAL DOOR

DOOR FINISH

PL PLASTIC LAMINATED
PT PAINT FINISH
SS BRUSHED STAINLESS STEEL
ST STAINED
GLV GALVANIZED

FRAME CONSTRUCTION

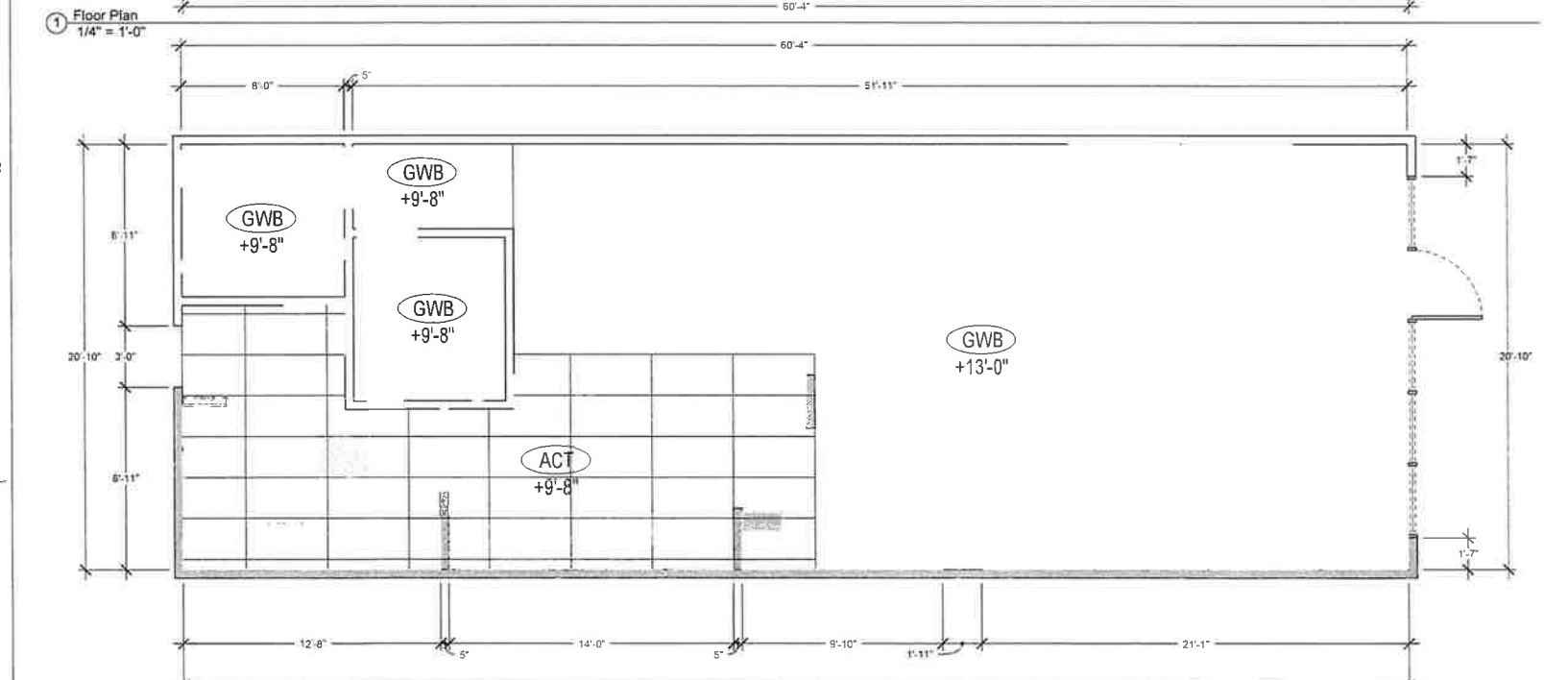
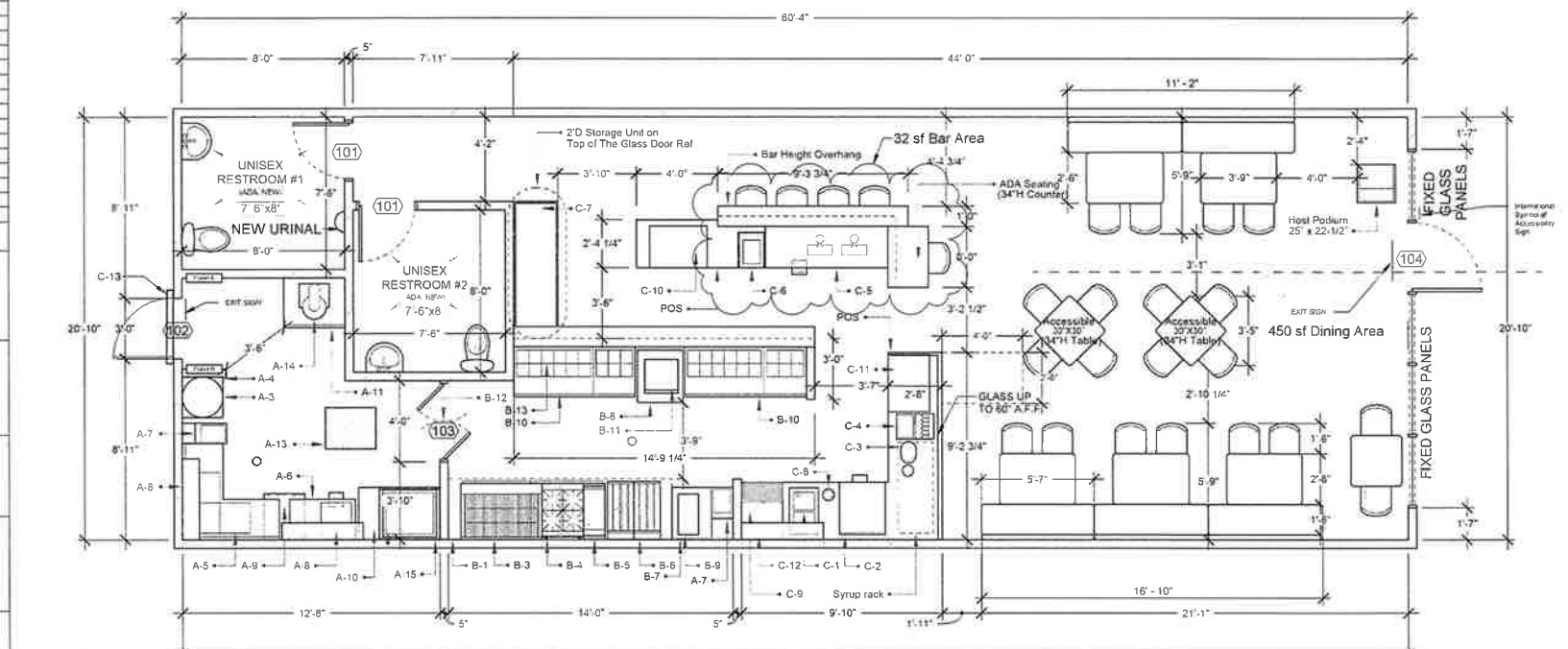
HM HOLLOW METAL
STL STEEL FRAME
AL ALUMINUM
WD WOOD

FRAME FINISH

FF FACTORY FINISH
PT PAINT FINISH
SS BRUSHED STAINLESS STEEL
ST STAINED

DOOR NOTES

- ALL DOOR HARDWARE SHALL BE OPERABLE BY A SINGLE EFFORT, WITH NO GRASPING OR WRIST MOVEMENT REQUIRED. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR.
- MAXIMUM EFFORT TO OPERATE INTERIOR AND EXTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED BY THE APPROPRIATE AUTHORITY, NOT TO EXCEED 15 POUNDS.
- ALL DOORS IN EXIT ENCLOSURES SHALL BE SELF-CLOSING OR SHALL BE AUTOMATIC CLOSING BY ACTUATION OF A SMOKE DETECTOR.
- REQUIRED FIRE-RESISTIVE ASSEMBLIES SHALL INCLUDE DOOR, FRAME AND ALL REQUIRED HARDWARE, ANCHORAGE AND SILLS.
- RATED DOORS SHALL BE PROTECTED BY A TIGHT FITTING SMOKE AND DRAFT CONTROL ASSEMBLY.
- ALL DOORS SHALL BE 1 3/4" THICK U.N.O.
- ALL DOORS AND FRAMES SHALL BE REINFORCED TO RECEIVE HARDWARE.
- FOR PROPER DOOR CLEARANCE AT SILL, SEE FINISH SCHEDULE/FINISH FLOOR MATERIAL.
- ALL DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- "EXIT DOORS" ARE DEFINED AS ALL DOORS OR DOORWAYS ANYWHERE ALONG THE PATH OF EXIT TRAVEL. ALL EXIT DOORS SHALL COMPLY WITH CHAPTER 10 OF THE C.B.C.
- ALL STAIR DOORWAYS SHALL BE UNLOCKED BOTH WAYS EXCEPT EXIT DOORS FROM OUTSIDE THE BUILDING AT GROUND LEVEL.
- EXIT DOORS AND ENCLOSURES SHALL BE RATED FOR MAXIMUM 450° F END POINT HEAT TRANSMISSION.
- EXTERIOR DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER 116 E.E.S
- ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. REFER TO (SEC. 11B) FOR APPROVED EXCEPTIONS.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. A MINIMUM 12" CLEAR DISTANCE PAST THE STRIKE EDGE SHALL BE PROVIDED AT THE PUSH SIDE OF DOORS.



LEGEND

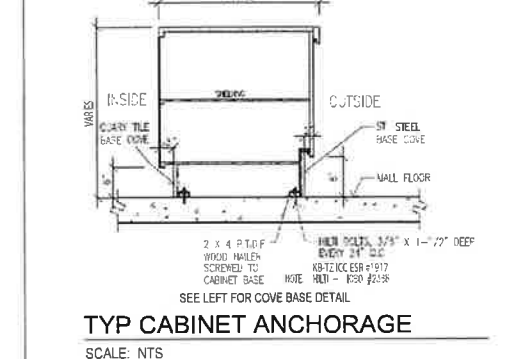
	(N) WALLS SEE 615-1.0 FRP TO 5' A.F.F. ON INSIDE U.N.O.		DOOR #. SEE SCHEDULE LEFT
	(E) WALLS TO REMAIN SEE 71A-3.0 FRP TO 5' A.F.F. ON INSIDE U.N.O.		FINISH TYPE. SEE SCHEDULE LEFT

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.

REDUCE CONSTRUCTION WASTE BY RECYCLING OR SALVAGING FOR RE-USE A MIN OF 50% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE, AND MEET THE LOCAL CITY OF GLENDALE CONSTRUCTION & DEMOLITION WASTE REDUCTION RECYCLING PLAN, ORD. #5478.

FIXTURE AND EQUIPMENT LIST

#	DESCRIPTION	MANUFACTURER	MODEL
A-1	SST RECYCLE STATION	LAKESIDE	3310
A-2	LAUNDRY BIN	COMMERCIAL ZONE	733101
A-3	WATER HEATER	AO SMITH	12W DEL-40
A-4.1	MOP SINK	GSW USA	SE2424FM
A-4.2	MOP SINK FAUCET	T&S	B-065-BSTR
A-5.1	3-COMP SINK	GSW USA	SH18183C
A-5.2	3 COMP FAUCET (PRE)	FISHER	68128
A-5.3	3 COMP FAUCET (TAP)	FISHER	3962
A-6.1	PREP SINK	TURBOAIR	TS-1-12-R1
A-6.2	PREP SINK FAUCET	FISHER	3962
A-7	HAND SINK	ADVANCE TABCO	DI-1-10SP
A-8	SST SHELF	ADVANCE TABCO	WS-10-48-16
A-9	DISH WASHER	AUTO-CHLOR	U34
A-10	4' WORKTOP REF	AVANTCO	SS-WT-48R-HC
A-11	3' WORKTOP REF	AVANTCO	SS-WT-36R-HC
A-12			
A-13	GREASE TRAP	ZURN	GT2700-50
A-14	MIXER	AVANTCO	177MX20
A-15	WALL MOUNTED TABLES	ADVANCE TABCO	FSS-W-303
B-1	11' HOOD	CUSTOM	CUSTOM
B-2	LOW PROFILE REF	HOSHIZAKI	CR85A
B-3	4' CHARBROILER	SOUTHBEND	HDC-48
B-4	2' BURNER	SOUTHBEND	HDC-24
B-5	1' GRIDDLE	VOLLRATH	40718
B-6	FRYER	PITCO	SSH55-2FD
B-7	3' WORKTOP FREEZER	AVANTCO	SWT-36F-HC
B-8	3' WORKTOP FREEZER	AVANTCO	SWT-27F-HC
B-9	1' DUMP STATION	CHOICE	
B-10	6' PREP REF	TRUE	TSSU-72-30M
B-11	BUN WARMER	ADACRAFT	BW-450
B-12	DOUBLE SWING SST DOOR	ELIASON	
B-13	SST SHELF	ADVANCE TABCO	WS-10-48-16
C-1	DROP-IN FREEZER	DEL FIELD	N225P
C-2	UNDER COUNTER REF.	AVANTCO	SS-LCS-27R
C-3	MILKSHAKE MIXER	HAMILTON	HIM9400/200
C-4	SODA DISPENSER	MULTILEX	DI-1522
C-5	7Z REGENERATOR BEER	AVANTCO	LDD-72HC
C-6	HAND SINK	REGENCY	600B11014
C-7	GLASS DOOR BAR REF.	ARCTIC AIR	ABB72G
C-8	DIPPER WELL	CECILWARE	F10W5
C-9	ICE MAKER	AVANTCO	UC-280-HA
C-10	UNDERCOUNTER REF.	BEVERAGE-AIR	UCR34HC
C-11	UNDERCOUNTER REF.	BEVERAGE-AIR	UCR34HC-23
C-12	SST SHELF	ADVANCE TABCO	WS-10-48-16
C-13	AIR CURTAIN	BERNER	SLC07-1038A



THE INSIDE OF ALL THE CABINETRY SHALL BE LIGHT IN COLOR, SMOOTH, EASILY CLEANABLE AND IMPERVIOUS TO WATER, GREASE OIL, ETC. FINISH WITH ORGANIC WHITE CORIAN.

PROVIDE WALL MOUNTED HAND WASH SOAP AND PAPER TOWEL DISPENSERS AT ALL HAND WASH SINKS IN THE FOOD FACILITY.

PROPOSED WORK FOR:

ALL-TRADE
4776 Commons Way Ste. D
Engineering & Design
Calabasas, CA. 91302

SHEET TITLE: **Floor Plan**

20-055

A-1.0