MSFTS REP

RETAIL STORE
23504 CALABASAS ROAD, SUITE 3 & 4 CALABASAS, CA

CONTACT:

CLIENT :
MSFTS REP
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PROPERTY OWNER/MANAGEMENT :
OLD TOWN CALABASAS CENTER #2,
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15300 VENTURA BLVD, UNIT 416
SHERMAN OAKS, CA 91403
C: JACKLYN FEINBERG
T: (818) 305 - 3706

ARCHITECT:
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DBA: JK & Co
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PROJECT MANAGER:
GABRIEL PROJECTS
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BUILDING INFO:

PROPERTY ADDRESS
23504 CALABASAS ROAD, SUITE 3 & 4
CALABASAS, CA

BUILDING CONSTRUCTION: TYPE V-B
OCCUPANCY: M
SPRINKLERED: NO
BUILDING HEIGHT: 2 - STORY

ASSESSOR PARCEL NUMBER: 2068-044-066

SHEET INDEX:

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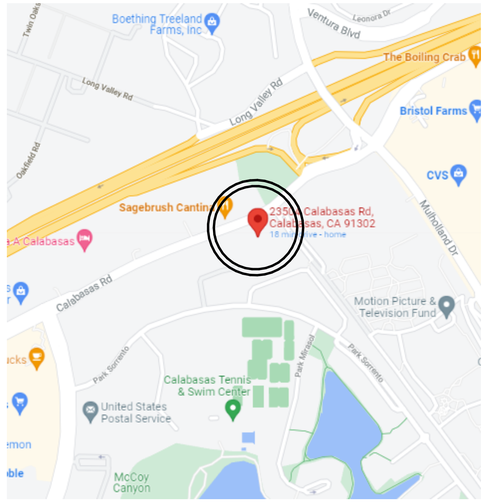
VICINITY MAP:



PROJECT DESCRIPTION:

NEW RETAIL TENANT :
MSFTS REP
CONTACT: CRISTIANO MINCHIO
T: (310) 968 - 8902
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INTERIOR TENANT IMPROVEMENT FOR 2 EXISTING SUITES FOR NEW RETAIL TENANT, 'MSFTS REP'. NEW FINISHES TO INTERIOR, LIGHTING, AND DOORS. IMPROVEMENTS TO EXISTING RESTROOMS. NO EXTERIOR IMPROVEMENTS PROPOSED ASIDE FROM REPLACEMENT OF REAR EXTERIOR DOOR. PROJECT INVOLVES NO CHANGE TO EXISTING LEGAL NONCONFORMING PARKING REQUIRED. ANY NEW SIGNAGE INTRODUCED WILL BE REVIEWED BY THE CITY'S HISTORIC COMMISSION, IN ACCORDANCE WITH SECTION 2.30.050(F) OF THE CALABASAS MUNICIPAL CODE.

AREA OF WORK:	**2,941 SF**
SUITE 3:	2,141 SF
SUITE 4:	800 SF

PLUMBING CALCULATION

M-OCCUPANCY - 1/200 PER CPC 2019 TABLE A
1,858 SF = 9.29 OCCUPANTS

1-UNISEX TOILET PROVIDED;
PER 422.2 SEPERATE FACILITIES, EXCEPTION (3)

APPLICABLE CODES:

BUILDING CODE:	2020 CA BUILDING CODE
GREEN BUILDING CODE:	2019 STATE OF CALIFORNIA GREEN BUILDING CODE
ENERGY CODE:	2019 STATE OF CALIFORNIA ENERGY CODE
MECHANICAL CODE:	2019 CA. MECHANICAL CODE
ELECTRICAL CODE:	2019 CA. ELECTRICAL CODE
PLUMBING CODE:	2019 CA. PLUMBING CODE
FIRE CODE:	2019 CA. FIRE CODE (WITH LOCAL AMENDMENTS AND ALL ADOPTED ORDINANCES OF THE FIRE DEPT.)
MUNICIPAL CODE:	2019 CALABASAS MUNICIPAL CODE

FOLLOWING PORTIONS OF WORK SHALL BE SEPARATELY SUBMITTED TO THE BLDG DEPT FOR REVIEW, APPROVAL AND PERMITTING (INCL. BUT NOT LIMITED TO): FIRE ALARM & SPRINKLER SYSTEM, SUSPENSION SYSTEMS, SEISMIC BRACING, ANCHORAGE FOR MECHANICAL, PLUMBING, ELECTRICAL EQUIP AND COLLECTION STORAGE, NON STRUCTURAL METAL FRAMING AND SIGNAGE.

RETAIL BUSINESS PLAN

MSFTS IS A RETAIL STORE SPECIALIZING IN HIGH-QUALITY CLOTHING AND MERCHANDISE DESIGN AND PRODUCED BY OUR MANUFACTURER MSFTS ITALIA.

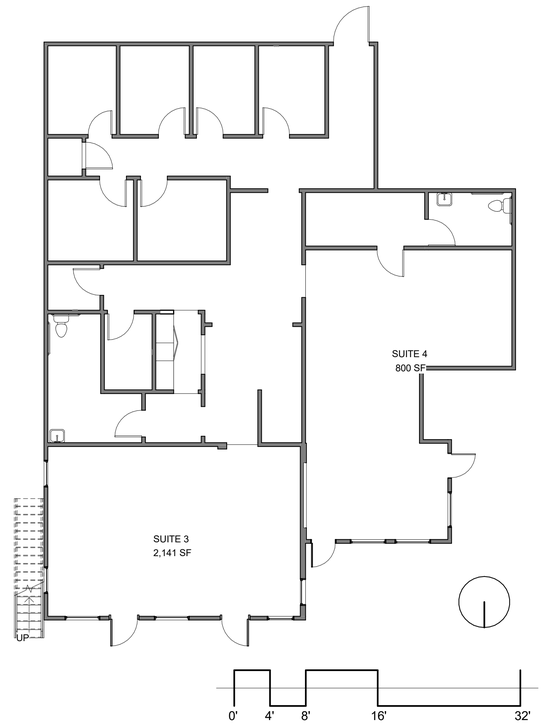
ALL PRODUCTS ARE MADE WITH RESOURCEFUL AND A BIO-BASED MATERIAL LIKE THE LEATHER PRODUCTS MADE WITH APPLESKIN.

IN THE STORE WILL BE JACKETS, SHIRTS, PANTS, COATS, HOODIES, SHOES IN COLLABORATION WITH NEW BALANCE, AND ADDITIONAL ARTWORK FROM DIFFERENT BRANDS AND ARTISTS WILL BE DISPLAYED AND VIEWED FOR CLIENTELE.

THE HOURS OF OPERATION ARE BETWEEN 10 AM THROUGH 7PM MONDAY TO SATURDAY, SUNDAY 11A M TO 7PM.

THERE WILL BE 3 EMPLOYEES, UP TO 7 FOR PRODUCT LAUNCHES.

SCOPE OF WORK:



ABBREVIATIONS:

ABV	ABOVE
ACT	ACOUSTICAL CEILING TILES
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ARCH	ARCHITECT/ ARCHITECTURE
AL	ALUMINUM
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BTU	BRITISH THERMAL UNIT
BUR	BUILT-UP ROOFING
C/C	CENTER TO CENTER
CEM	CEMENT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR / CLEARANCES
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CS	COUNTER SUNK
CTR	CENTER
DEG	DEGREES
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DW	DISHWASHER
EL	ELEVATION, VERTICAL
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EP	ELECTRICAL PANEL
EQUIP	EQUIPMENT
(E)	EXISTING
FA	FIRE ALARM
FC	FINISHED CEILING
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FLR	FLOOR(ING)
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STRUCTURE (STUD)
FOW	FACE OF WALL
FT	FOOT/ FEET
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GL	GLASS / GLAZING
GWB	GYPSUM WALL BOARD
HC	HANDICAP
HDR	HEADER
HT	HEIGHT
HORIZ	HORIZONTAL
HTNG	HEATING
HW	HOT WATER
HVAC	HEATING/ VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
IF	INSIDE FACE
INSUL	INSULATION
INT	INTERIOR OR INTERNAL
INV	INVERT
JAN	JANITOR
JST	JOIST
JT	JOINT
L	LENGTH
LAV	LAVATORY
LBS / #	POUNDS
LF	LINEAL FEET
LL	LIVE LOAD
LP	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OVERFLOW DRAIN
PERF	PERFORATED
PL	PROPERTY LINE
PSF	POUNDS PER SQ. FT.
PTD	PAINTED
(R)	RELOCATE
SMD	SEE MECHANICAL DWGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DWG
SPEC	SPECIFICATIONS
SSD	SEE STRUCTRUAL DWG
SS	STAINLESS STEEL
STL	STEEL
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TO	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBULAR STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UTIL	UTILITY
V	VENT
VB	VAPOR BARRIER
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
W/D	WASHER DRYER
W/H	WATER HEATER
W/O	WITHOUT

SYMBOLS:

(N) PARTITIONS
(E) PARTITIONS

DOOR TAG
1i
D H
DOOR NUMBER
HARDWARE TYPE
DOOR FRAME TYPE

GLAZING TAG
###
X #
WINDOW NUMBER
HARDWARE TYPE
WINDOW FRAME TYPE

SECTIONS
SIM
X
AXXX
DRAWING NUMBER
SHEET NUMBER
SHADING INDICATES DIRECTION OF CUT

ELEVATIONS
X
AXXX
SHADING INDICATES DIRECTION OF CUT
DRAWING NUMBER
SHEET NUMBER

GRID BUBBLE
#
GRID #

JK&Co.
10844 WASHINGTON BLVD.
CULVER CITY, CA 90232
WWW.JKCO.LA

LICENSED ARCHITECT
JASON KERWIN
C-29140
10.24.22
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANTS:

CITY STAMP:

ISSUED FOR PLAN CHECK

ISSUE LOG:

01.05.22	ISSUED FOR PLANNING
02.03.22	ISSUED FOR FIRE
03.02.22	ISSUED FOR PLANNING
03.16.22	ISSUED FOR PLANNING

MSFTS REP
23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:
TITLE SHEET & PROJECT INFO

SHEET SIZE: 24x36

SHEET NUMBER:
A0.01

DATE: 03/11/2022

A. GENERAL REQUIREMENTS

1. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AMENDMENTS ENACTED BY THE CITY OF LOS ANGELES. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM STATE OF CALIFORNIA.

2. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES. IF ANY CONFLICT IN INFORMATION IS DISCOVERED BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS WITH REFERENCES TO STANDARDS OF PERFORMANCE OR CONSTRUCTION OR WORKMANSHIP, THE MORE ONEROUS PROVISION SHALL BE DEEMED TO APPLY UNLESS OTHERWISE AGREED TO BY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

3. CONTRACTOR (AND SUB-CONTRACTORS) SHALL REVIEW, STUDY AND COMPARE CONTRACT DOCUMENTS PRIOR TO COMMENCING THE WORK. REPORT ALL INCONSISTENCIES, ERRORS OR OMISSIONS DISCOVERED IN WRITING FOR CLARIFICATION TO THE ARCHITECT. VERIFY ALL DIMENSIONS ON SITE AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. *NO DEVIATION FOR CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.* IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS SO CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES BEING AVAILABLE ON SITE FOR WORKERS TO REFER TO, FOR SUCH PORTION OF THE WORK.

4. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH THE SEPARATE GUARANTEE FOR SPECIFIC TRADES/EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. THE CONTRACTOR SHALL PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED. THE GUARANTEE SHALL COMMENCE WHEN THE WORK IS DEEMED SUBSTANTIALLY COMPLETE BY THE ARCHITECT.

5. CONTRACTOR SHALL PROVIDE ONE MARKED UP SET OF DRAWINGS INDICATING ALL DIFFERENCES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK, BEFORE ARCHITECT'S FINAL INSPECTION. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE.

6. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT. SUBMISSION PACKAGE SHALL CONTAIN BROCHURE, CUT SHEETS, SPECIFICATIONS, COSTS, AVAILABILITY, REFERENCES, ETC. CONTRACTOR SHALL REIMBURSE ARCHITECT FOR TIME SPENT EVALUATING ALTERNATIVES OR SUBSTITUTIONS THAT ARE SUBMITTED AFTER PROJECT CONSTRUCTION HAS COMMENCED.

7. **DO NOT SCALE DRAWINGS**. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONSTRUCTION MANAGER IN WRITING.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES. CONTRACTOR SHALL LOCATE UTILITIES BY POTHOLING PRIOR TO BEGINNING CONSTRUCTION.

9. CONTRACTOR TO STAKE OUT ALL WORKS AS SHOWN ON PLANS, CONFIRM EXISTING CONDITIONS AND PROPERTY LINE LOCATIONS, AND VERIFY COMPLIANCE WITH SETBACKS AND CLEARANCES REQUIRED BY CODE. CONTRACTOR TO COORDINATE / CONFIRM WORK NOTED AS "BY OTHERS" OR "NIC". INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

B. CONSTRUCTION

1. CONTRACTOR TO COORDINATE WORK WITH THE CITY AND OWNER / OWNERS' AGENTS, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. COORDINATE WORK WITH OTHER CONTRACTS, MINIMIZE DISTURBANCE OF BUILDING FUNCTION AND OCCUPANTS, INCLUDING TRASH REMOVAL ACCESS. CONTRACTOR SHALL OBTAIN OWNER'S REQUIREMENTS.

2. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF WORK AND OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION.

3. CONTRACTOR SHALL CLEAN ALL GLASS, REMOVE STAINS, SPOTS, MARKS AND DIRT FROM ALL WORK, CLEAN ALL HARDWARE, REMOVE PAINT SPOTS AND SMEARS FROM ALL SURFACES, CLEAN ALL FIXTURES AND FLOORS AND ANY OTHER ITEMS CAUSED BY CONSTRUCTION ACTIVITIES.

3. ELECTRIC POWER, PHONES, AND TEMPORARY TOILET FACILITIES ARE TO BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND AS REQUIRED BY CODE.

4. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.

5. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

C. GLAZING

1. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. ALL GLAZING TO BE FULLY TEMPERED GLASS (2406.4).

2. PANELS OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5", BUT LESS THAN 48", AND GLAZING OPENINGS WITHIN 40" OF THE DOOR SHALL BE CONSTRUCTED OF FULLY TEMPERED OR APPROVED SAFETY RESISTANT MATERIAL.

D. PLUMBING

1. CONTRACTOR SHALL VERIFY THAT COPPER WATER SUPPLY LINES ARE SIZED TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME. CONTRACTOR SHALL CONNECT WASTE LINES TO SEWER AND PROVIDE CLEANOUTS AND VENTILATION AS REQUIRED BY THE UNIFORM PLUMBING CODE.

2. EACH BUILDING SHALL BE PROVIDED WITH SANITARY FACILITIES. THE REQUIRED NUMBER OF FIXTURES SHALL COMPLY WITH TABLE 4-1 OF THE PLUMBING CODE. ALL PLUMBING FIXTURES AND FITTINGS TO COMPLY WITH SECTION 5.303.3 SPECIFYING WATER CONSERVATION REQUIREMENTS.

3. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4-IN. (1210.1)

4. WALLS WITHIN 2-FT. OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4-FT. ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2)

5. PUBLIC TOILET ROOMS SHALL BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM CAPABLE OF PROVIDING A MINIMUM 50 CFM PER EACH WATER CLOSET AND URINAL AND A MINIMUM 70 CFM FOR HEAVY USE APPLICATION SUCH AS THEATER, SCHOOL, ETC. (MC T-4-4)

6. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.2.

E. ENERGY NOTES

1. THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 HAVE BEEN REVIEWED AND THE DESIGN SUBMITTED CONFORMS WITH THESE REGULATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING AND CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

3. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

4. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

5. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS FOR WHICH THE BUILDING PERMIT WAS ISSUED, AND CONFORMS WITH THE REQUIREMENTS OF CHAPTER 2-53. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R VALUE," AND, IF LOOSE-FILL INSULATION, THE MINIMUM INSTALLED WEIGHT PER SQ.FT. CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED "R VALUE."

6. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

7. WATER HEATER SIZE TO BE AS PER PLUMBING DRAWINGS, GAS-FIRED FUEL TYPE, AND TO BE STATE LISTED.

8. ALL SHOWERHEADS, LAVATORY FAUCETS AND SINK FAUCETS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE APPLICABLE CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.

F. SOUND REQUIREMENTS

1. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED WITH APPROVED PERMANENT ACOUSTIC RESILIENT SEALANT. WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING INTERIOR TENANT SPACES AND PUBLIC SPACES SHALL HAVE AN STC OF AT LEAST 40.

2. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, 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.

3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.

4. MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHEREVER PLUMBING PIPING OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.

5. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24" AND BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY).

G. FIRE DEPARTMENT: REFER TO ADDITIONAL CCFD NOTES

1. FIRE EXTINGUISHERS TO BE LOCATED AND SIZED AS PER FIRE INSPECTORS' DIRECTION.

2. MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 14 OF THE 2013 CFC.

3. A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED. A FIRE SPRINKLER TI PLAN WILL BE NEEDED TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. SYSTEM SHALL BE DESIGNED TO MEET THE HAZARD CLASS AS PER 2013 CFC AND NFPA 13.

4. A SEPARATE SUBMITTAL FOR THE FIRE ALARM SYSTEM IS REQUIRED. A FIRE ALARM TI PLAN WILL NEED TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL, A PERMIT ISSUED AND FINAL INSPECTION REQUIRED. THE EXISTING FIRE ALARM SYSTEM WILL BE REQUIRED TO BE EXTENDED INTO REMODELED SPACE.

5. KNOX BOX FIRE FIGHTER ACCESS IS REQUIRED NEAR THE MAIN ENTRANCE. IT MUST BE AS CLOSE AS POSSIBLE TO THE MAIN ENTRANCE AND READILY VISIBLE TO RESPONDING FIRE FIGHTERS.

6. RACK STORAGE OVER 6' IN HEIGHT WILL REQUIRE A SEPARATE SUBMITTAL TO THE FIRE DEPT. AND PLANNING AND BUILDING DEPT. FOR THE FIRE PORTION OF THE SUBMITTAL, IT IS REQUIRED TO ADDRESS HIGH PILE STORAGE AS PER CHAPTER 23 OF THE 2013 CFC .

7. PROVIDE APPROVED EVACUATION PLAN SIGNS AS REQUIRED BY TITLE 19, CCR, SECTION 3.09. SIGNS TO CONFORM WITH 2013 CFC.

8. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPT. FIELD INSPECTOR OR BUILDING DEPT. INSPECTOR; ALSO DURING CONSTRUCTION (L.A.M.C.57.140).

9. PROVIDE MONITORING OF BUILDING FIRE PROTECTION SYSTEMS BY AN APPROVED CENTRAL STATION SERVICE.

10. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.

H. SECURITY NOTES

1. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.8.5)

2. REGARDLESS OF THE OCCUPANT LOAD SERVED, EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (1008.1.8). EXCEPT AS FOLLOWS: (1008.1.9)

a. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, AND A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1-IN. HIGH ON A CONTRASTING BACKGROUND. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

b. WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOB OR SURFACE-MOUNTED HARDWARE.

c. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.

d. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34-IN. TO 48-IN. ABOVE THE FINISHED FLOOR. (1008.1.8.2)

3. THE DEADBOLT LOCK OR LOCKS SHALL BE KEY-OPERATED FROM THE EXTERIOR SIDE OF THE DOOR AND ENGAGED OR DISENGAGED FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY, TOOL OR EXCESSIVE FORCE. EXCEPT AS FOLLOWS: (6709.2)

a. THE LATCH MAY BE OMITTED FROM DOORS IN GROUP B OCCUPANCIES.

b. IN OTHER THAN RESIDENTIAL OCCUPANCIES, LOCKS MAY BE KEY-OPERATED, OR OTHERWISE OPERATED FROM THE INSIDE WHEN NOT PROHIBITED BY CHAPTER 10 OR OTHER LAWS AND REGULATIONS.

c. A SWINGING DOOR OF GREATER THAN 5-FT. WIDTH MAY BE SECURED AS SET FORTH IN SECTION 6711.

4. IN GROUPS B, F, M AND S, HORIZONTAL SLIDING OR VERTICAL SECURITY GRILLES ARE PERMITTED AT THE MAIN EXIT AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT DURING PERIODS THAT THE SPACE IS OCCUPIED. THE GRILLES SHALL REMAIN SECURED IN THE FULL-OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE GENERAL PUBLIC. WHERE TWO OR MORE MEANS OF EGRESS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE EXITS OR EXIT ACCESS DOORWAYS SHALL BE EQUIPPED WITH HORIZONTAL SLIDING OR VERTICAL SECURITY GRILLES. (1008.1.3.5)

5. SWINGING WOODEN DOORS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY SHALL BE: (6709.1)

a. SOLID-CORE DOORS NOT LESS THAN 1-3/8-IN. IN THICKNESS. (6709.1.1)

b. PANEL-TYPE DOORS HAVING: (6709.1.2)

c. INDIVIDUAL PANELS FABRICATED OF LUMBER NOT LESS THAN 1-3/8 IN. THICK, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4-IN. THICK, AND NOT MORE THAN 300-SQ.IN. IN AREA.

d. STILES AND RAILS SHALL BE OF SOLID LUMBER NOT LESS THAN 1-3/8-IN. IN THICKNESS AND 3-IN. IN WIDTH. MULLIONS NOT OVER 18-IN LONG MAY BE 2-IN. WIDE.

e. CARVED AREAS SHALL BE AT LEAST 3/8-IN. THICK.

f. HOLLOW-CORE DOOR OR DOORS LESS THAN 1-3/8-IN. IN THICKNESS, EITHER OF WHICH ARE COVERED ON THE INSIDE FACE WITH 16-GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6-IN. MAXIMUM CENTERS AROUND THE PERIMETER. (6709.1.3)

6. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. (1008.1.8.4) EXCEPTIONS:

a. ON DOORS NOT REQUIRED FOR EGRESS IN INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS.

b. WHERE A PAIR OF DOORS SERVES A STORAGE OR EQUIPMENT ROOM, MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF.

7. A SINGLE SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOOR SHALL BE EQUIPPED WITH A DEADBOLT AND LATCH. (6709.2)
   a. SOLID-CORE DOORS NOT LESS THAN 1-3/8-IN. IN THICKNESS. (6709.1.1)
   b. DEAD BOLTS SHALL HAVE HARDENED INSERTS AND HAVE A MINIMUM THROW OF 1-IN. WITH AN EMBEDMENT OF NOT LESS THAN 5/8-IN.
   c. LATCHING DEVICE SHALL HAVE A DEAD LATCH IF MECHANISM HAS A KEY LOCKING FEATURE.
   d. HOOK SHAPE OR EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4-IN.
   e. DEAD BOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED AT LEAST 1/2-IN., BUT NEED NOT EXCEED 3/4-IN. INTO THE HOLDING DEVICES RECEIVING THE PROJECTED BOLTS.

8. INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT OR DEADBOLTS AS SET FORTH IN SECTION 6709.2. (6709.3) EXCEPTIONS:
   a. THE BOLT OR BOLTS NEED NOT BE KEY-OPERATED, BUT SHALL NOT BE OTHERWISE ACTIVATED, FROM THE EXTERIOR SIDE OF THE DOOR.
   b. THE BOLT OR BOLTS MAY BE ENGAGED OR DISENGAGED AUTOMATICALLY WITH THE DEADBOLT OR BY ANOTHER DEVICE ON THE ACTIVE LEAF OR LOWER LEAF.
   c. MANUALLY OPERATED HARDENED BOLTS THAT ARE AT THE TOP AND BOTTOM OF THE LEAF AND WHICH EMBED A MINIMUM OF 1/2-IN. INTO THE DEVICE RECEIVING THE PROJECTED BOLT MAY BE USED WHEN NOT PROHIBITED BY CHAPTER 10 OR OTHER LAWS OR REGULATIONS.

9. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBET. (6709.4)

10. USE CYLINDER GUARDS ON CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE OUTSIDE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO ATTACK TOOLS. (6709.6)

11. METAL ACCORDION GRATE OR GRILLE-TYPE DOORS SHALL BE EQUIPPED WITH METAL GUIDES AT TOP AND BOTTOM, AND A CYLINDER LOCK OR PADLOCK AND HARDENED STEEL SHACKLE SHALL BE PROVIDED. CYLINDER GUARDS… (6712)

12. LIGHTS WITH A LEAST DIMENSION GREATER THAN 6-IN. BUT LESS THAN 48-IN. IN GROUPS B, F, M AND S OCCUPANCIES SHALL BE FULLY TEMPERED GLASS, LAMINATED GLASS OF AT LEAST 1/4-IN. THICKNESS, APPROVED BURGLARY-RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER. (6714)

13. LOCKING DEVICE FOR OPENINGS IN GROUPS B, F, M AND S OCCUPANCIES SHALL BE A GLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE. (6715.3)

14. WOODEN HATCHWAYS OF LESS THAN 1-3/4-IN.-THICK SOLID WOOD SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6-IN MAXIMUM CENTERS AROUND THE PERIMETER. (6717.1)

15. HATCHWAY AND SCUTTLES SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLT, AND/OR PADLOCK WITH A HARDENED STEEL SHACKLE. (6717.2)

16. OUTSIDE PIN-TYPE HINGES SHALL BE PROVIDED WITH NON-REMOVABLE PINS OR A MEANS BY WHICH THE DOOR CANNOT BE OPENED THROUGH REMOVAL OF HINGE PINS WHILE THE DOOR IS IN THE CLOSED POSITION. (6717.3)

17. OTHER OPENINGS EXCEEDING 96-SQ.IN. WITH A LEAST DIMENSION EXCEEDING 8-IN. SHALL BE SECURED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER. (6717.4)

18. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER TENANT SPACES BY A FIRE PARTITION COMPLYING WITH SECTION 708. A TENANT SEPARATION WALL IS NOT REQUIRED BETWEEN ANY TENANT SPACE . (402.7.2)

J. MEANS OF EGRESS: REFER TO ADDITIONAL CCFD NOTES

1. ALL MEANS OF EGRESS DOOR OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1008.1.9.12.
   a. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES WITH NO MIRRORS, CURTAINS, DRAPES, DECORATIONS, OR SIMILAR MATERIALS.
   b. REQUIRED EXIT DOORS SHALL HAVE NOT LESS THAN 32-IN. CLEAR WIDTH, 80-IN. CLEAR HEIGHT, AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM SWINGING DOOR LEAF WIDTH IS 48-IN. NOMINAL.
   c. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.
   d. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. REVOLVING AND SLIDING DOORS MAY BE USED IN OTHER THAN GROUP H OCCUPANCIES AS EGRESS DOORS ONLY IF ALL OF THE REQUIREMENTS OF SECTION 1008.1.4.1 AND SECTION 1008.1.4.3, RESPECTIVELY, ARE MET.

2. SHOW CLEARLY THAT PANIC AND FIRE EXIT HARDWARE, WHERE INSTALLED ON DOORS IN THIS BUILDING, SATISFY THE FOLLOWING: (1008.1.10)
   a. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH.
   b. THE MAXIMUM UNLATCHING FORCE DOES NOT EXCEED 15-POUNDS.
   c. PIVOTED OR BALANCED DOORS SHALL BE OF THE PUSH PAD TYPE WHERE PANIC HARDWARE IS REQUIRED, AND THE PAD SHALL NOT EXTEND ACROSS MORE THAN ONE HALF OF THE DOOR WIDTH, MEASURED FROM THE LATCH SIDE.

3. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 AND AS NOTED BELOW:
   a. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
   b. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
   c. NO POINT IN A CORRIDOR SHALL BE MORE THAN 100-FT. OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES (1011.3). INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702 OF THE LOS ANGELES BUILDING CODE. 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 IUX) (1011.2) AND SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTIONS 1011.5.1 AND 1011.5.3, RESPECTIVELY.

5. NOTE ON THE PLANS: "ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL." (1006)

6. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY OR AN EMERGENCY POWER SYSTEM. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED NOT LESS THAN 90 MINUTES FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS: (1011.6.3)
   a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   b. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

7. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ELECTRICAL CODE, SEE SECTION 2702. FOR HIGH RISE BUILDINGS, SEE SECTION 403, 1003.2.8.5.

8. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.4)

9. WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-IN. LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." (1008.1.9.3)

10. EGRESS DOORS OR GATES SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 IN. ABOVE THE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.9)

11. PLANS MUST INDICATE / DETAIL THE FLOOR OR LANDING ON EACH SIDE OF DOORS IS NOT MORE THAN 1/2-IN. LOWER THAN THE THRESHOLD OF THE DOORWAY. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-IN. AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). (1008.1.7)

12. LANDINGS SHALL BE PROVIDED ON EACH SIDE OF DOORS AND SUCH LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44-IN. (1008.1.5, 1008.1.6)

13. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. EXCEPT IN WHERE A PAIR OF DOORS SERVING A ROOM NOT NORMALLY OCCUPIED & NEEDED FOR MOVEMENT OF EQUIPMENT, MANUALLY OPERATED EDGE OR SURFACE-MOUNTED BOLT MAY BE USED. FLUSH OR SURFACE BOLTS ARE PROHIBITED EXCEPT ON DOORS NOT REQUIRED FOR EXITING.

14. EXIT DOORWAYS SHALL NOT BE LESS THAN 36" IN WIDTH NOR LESS THAN 6'-8" IN HEIGHT. PROJECTIONS INCLUDING PANIC HARDWARE IF REQUIRED SHALL NOT REDUCE THE OPENING WIDTH TO LESS THAN 32" CLEAR.

15. PROVIDE EXIT SIGNS AT REQUIRED EXITS TO DIRECT THE PATH OF EGRESS PER UBC 1013.1

16. EXIT SIGNS SHALL BE INSTALLED AT THE REQUIRED EXITS FROM THE ROOM OR AREA AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS.

17. IF REQUIRED BY BUILDING INSPECTOR PROVIDE FLOOR LEVEL EXIT SIGNS AT ALL LOCATIONS WHERE EXIT SIGNS ARE REQUIRED. THE BOTTOM OF THE FLOOR LEVEL EXIT SIGN SHALL NOT BE LESS THAN 6 INCHES OR MORE THAN 8 INCHES ABOVE THE FLOOR LEVEL. FOR EXIT DOORS, THE SIGN SHALL BE ON THE LATCH SIDE OF THE DOOR.

18. 1011.6.1 GRAPHICS. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND. EXIT SIGNS SHALL HAVE THE WORD "EXIT" ON THE SIGN IN BLOCK CAPITAL LETTERS NOT LESS THAN 6 INCHES (152 MM) IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH (19MM). THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES(51MM) EXCEPT FOR THE LETTER "I" AND A MIN SPACING BETWEEN LETTERS OF NOT LESS THAN 3/8 INCH (9.5). SIGNS WITH LETTERING LARGER THAN THE MIN. DIMENSIONS ESTABLISHED HEREIN SHALL HAVE THE LETTER WIDTH, STROKE AND SPACING IN PROPORTION TO THEIR HEIGHT.

19. 1011.6.2 ILLUMINATION. EXIT SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL HAVE THE INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 1X) FROM EITHER OF THE TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.

20. 10116.3 POWER SOURCE. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL USE BATTERY BACK-UP AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.

   a. EXCEPTION 1. APPROVED SELF-LUMINOUS SIGNS THAT PROVIDE CONTINUOUS ILLUMINATION INDEPENDENT OF AN EXTERNAL POWER SOURCE.

21. THE MAXIMUM OCCUPANT LOAD FOR AN ASSEMBLY USE SHALL NOT EXCEED THE OCCUPANT LOAD AS DETERMINED IN ACCORDANCE WITH TITLE 24 SECTION 1004 TABLE 1004.1.2.

22. PROVIDE TACTILE EXIT SIGNS AT THE LOCATIONS PER SECTION 1011.4.

23. EXIT SIGNAGE PLACEMENT SHALL BE SUCH THAT AT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIST SIGN. (1011.1)

24. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. TITLE 24, 1008.1.2

25. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 1008.1.9.

26. ALL CORRIDOR OPENINGS SHALL MEET THE REQUIREMENT OF BUILDING CODE 1005.8, INCLUDING STEEL FRAMES, 20-MINUTE LABELS DOORS, HINGES, LATCHING DEVICES, AND CLOSURES. TITLE 24, 1018.

27. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. TITLE 24, 1006.1, 1006.2.

28. PROVIDE EXIT SIGNS PER TITLE 24, 1011.

29. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS.

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES, AND THAT IS CONSISTENT WITH THE DEFINITION OF "PATH OF TRAVEL". (11B-202.2)

2. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS, AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC. (11B-206.2.1)

3. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC. (11B-206 & 11B-402)

4. 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. IF ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL OR ELEVATED WALKWAY, ENTRANCES TO THE BUILDING FROM EACH TUNNEL OR WALKWAY MUST BE ACCESSIBLE. (11B-206.2)

5. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL COMPLYING WITH SECTION 11-206 SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (11B-206)

6. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL COMPLYING WITH SECTIONS 11B-106, 11B-201, 11B-302, 11B-303, 11B-307, 11B-403, 11B-403.5.1 AND 11B-405 SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. ALL WALKS, HALLS, CORRIDORS, AISLES, SKYWALKS, TUNNELS AND OTHER SPACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CODE. (11B-202 & 11B-402).

7. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES. (11B-402)

8. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE FOLLOWING: (11B-402)
   a. ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS, AND SPACES THAT ARE ON THE SAME SITE.
   b. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.
   c. THE ACCESSIBLE ROUTE SHALL, TO THE MAXIMUM EXTENT FEASIBLE COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC.
   d. ACCESSIBLE ENTRANCE OF EACH ACCESSIBLE DWELLING UNIT WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE ACCESSIBLE DWELLING UNIT. 2011 ACCESSIBILITY - COMMERCIAL PLAN REVIEW.DOC 04-25-2011 PAGE 2 OF 12

9. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. UNLESS OTHERWISE INDICATED, THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL NOT BE LESS THAN 36 INCHES EXCEPT AT DOORS COMPLYING WITH SECTION 11B-206.5 OR OBSTRUCTIONS COMPLYING WITH FIGURE 11B-10. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 11B-5E(A) AND (B). (11B-206)

ELECTRICAL

1. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTIONS 11B-308.2 AND 11B-308.3 (11B-309.3)

2. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. (11B-308.1.1)

3. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. (11B-308.1.2)

CONTROLS & OPERATING MECHANISMS

1. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS AND THOSE IN SECTION 1.9.1 ARE REQUIRED TO BE ACCESSIBLE. (11B-205.1)

2. CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. (11B-309.2)

3. THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 11B-308.2 AND 11B-308.3 (11B-309.3)

4. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. (11B-309.4)

5. FOR ACCESSIBLE LAVATORIES, FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVE FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. (11B-213.3.4)

RAMPS (EXTERIOR OR INTERIOR)

1. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE). (11B-403.3)

2. THE MAXIMUM SLOPE OF A RAMP SHALL BE ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE). THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES. THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP.(11B-405.2)

3. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE). (11B-405.3)

4. RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES, UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THIS CODE. (11B-405.5)

5. RAMPS SERVING ENTRANCES TO BUILDINGS WHERE THE RAMP IS THE ONLY EXIT DISCHARGE PATH AND IT SERVES AN OCCUPANT LOAD OF 300 OR MORE SHALL HAVE A MINIMUM CLEAR WIDTH OF 60 INCHES. (11B-405.5)

6. LEVEL LANDINGS SHALL BE PROVIDED AT TOP AND BOTTOM OF EACH RAMP (11B-405.6 & 11B-405.7, FIG 11B-38 & 39)

7. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. (11B-405.7, FIG 11B-38 & 39)

8. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES. (11B-405.7.2, FIG 11B-38 & 39)

9. DOORS IN ANY POSITION SHALL NOT REDUCE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 INCHES WHEN FULLY OPEN. (11B-405.7.5, FIG 11B-39(B))

10. DOORS AT RAMP LANDINGS SHALL COMPLY WITH THE MANEUVERING CLEARANCE REQUIREMENTS OF SECTION 1133B.2.4.2, AND THE REQUIREMENTS OF SECTION 11B-405.7 (11B-405.7.5, FIG 11B-39)

11. ALL RAMP LANDINGS SHALL BE LEVEL WITH MAXIMUM SLOPE IN ANY DIRECTION NOT TO EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE). (11B-405.7)

12. AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP. (11B-405.7.2, FIG 11B-38 & 39)

13. INTERMEDIATE AND BOTTOM LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES TO ACCOMMODATE THE HANDRAIL EXTENSION. (11B-405.7.4, FIG 11B-38)

14. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES. (11B-405.7.3, FIG 11B-38)

15. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE ACCESS IF THE RAMP SLOPE EXCEEDS ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), EXCEPT THAT AT EXTERIOR DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMPS LESS THAN 6 INCHES RISE OR 72 INCHES IN LENGTH. (11B-405.8)

16. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE TO THE TOP OF THE HANDRAILS, SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP, AND SHALL PARALLEL THE FLOOR OR GROUND SURFACE. HANDRAILS SHALL ALWAYS BE CONTINUOUS AND THE ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL OR POST. (11B-405.8, FIG 11B-27(B) & (C))

17. THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 1-1/2 INCHES IN CROSS SECTIONAL NOMINAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (11B-405.8, FIG 11B-36)

18. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. (11B-405.8, FIG11B-36)
   a. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES DEEP AND EXTENDS AT LEAST 18 INCHES ABOVE THE TOP OF THE RAIL. (11B-405.8, FIG 11B-36)
   b. ANY WALL OR OTHER SURFACE ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. (11B-405.8, FIG 11B-36)
   c. HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH A DISTANCE OF 3 1/2 INCHES MAXIMUM FROM EACH SIDE OF A RAMP AT THE HANDRAIL HEIGHT. (11B-405.8)

19. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL, OR WHERE HANDRAILS &/OR GUARDS ARE ATTACHED TO THE RAMP SURFACE WITH POSTS OR SIMILAR ELEMENTS, PROVIDE "CONTINUOUS AND UNINTERRUPTED BARRIERS" ALONG THE LENGTH OF THE RAMP IN COMPLIANCE WITH ONE OF THE FOLLOWING REQUIREMENTS. (11B-405.9)
   a. A GUIDE CURB A MINIMUM OF 2 INCHES IN HEIGHT ABOVE THE RAMP SURFACE; OR (11B-405.91) 2011 ACCESSIBILITY - COMMERCIAL PLAN REVIEW. DOC 04-25-2011 PAGE 6 OF 12
   b. A WHEEL GUIDE RAIL CENTERED 3 INCHES, PLUS OR MINUS 1 INCH ABOVE THE RAMP SURFACE.(11B-405.9.2)

20. RAMPS MORE THAN 30 INCHES ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDS THAT COMPLY WITH SECTION 1013. SUCH GUARDS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.(1013.2)

FLOORS AND LEVELS

NOTE: LEVEL AREA IS DEFINED AS "A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4 INCH IN ONE FOOT FROM THE HORIZONTAL (2.083% GRADIENT)."

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS. (11B-302)

2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. (11B-302.1 & 11B-303)

3. CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. (11B-303, FIG 11B-5E(C))

4. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL. (11B-404.2.5 & 1003.3.1.6.LA, 11B-303, FIG 11B-5E(D))

5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303. (11B-302.2, FIG 11B-7B(B))

6. IF GRATINGS ARE LOCATED IN WALKING SURFACES, THEN THEY SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (11B-302.4, FIG 118-78)

EGRESS & AREAS FOR EVACUATION ASSISTANCE

NOTE: AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED IN BUILDINGS OR FACILITIES HAVING A SUPERVISED AUTOMATIC SPRINKLER SYSTEM. SEC 11B-207 EXC.1.

1. IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE, ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER AS REQUIRED FOR EXITS BY CHAPTER 10. SEC 11B-207

2. WHEN AN EXIT REQUIRED BY CHAPTER 10 IS NOT ACCESSIBLE, AN AREA FOR EVACUATION ASSISTANCE SHALL BE PROVIDED AND SHALL ADJOIN AN ACCESSIBLE ROUTE OF TRAVEL. SEC 11B-207.

DOORS

1. MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED. WHERE EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (1008.1.9.3)

2. BARS, GRILLES, GRATES, OR SIMILAR DEVICES PLACED OVER EXIT DOORS, SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. SUCH BARS, GRILLES, GRATES, OR SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY ON THE EXTERIOR SIDE FOR THE PURPOSE OF FIRE DEPARTMENT EMERGENCY ACCESS, WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION. (1008.1.9.3)

3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION. (11B-404.2.8.1)

4. DOORS TO INDIVIDUAL HOTEL OR MOTEL UNITS SHALL OPERATE SIMILARLY, TO ABOVE, EXCEPT THAT WHEN BOLT AND UNLATCHING OPERATION IS KEY OPERATED FROM CORRIDOR OR EXTERIOR SIDE OF UNIT DOOR, LARGE BOW KEYS 2"(FULL BOW) OR 1-1/4" (HALF BOW) SHALL BE PROVIDED IN LIEU OF LEVER TYPE HARDWARE ON THE CORRIDOR SIDE. SEPARATE DEADLOCK ACTIVATION ON ROOM SIDE OF CORRIDOR DOORS IN HOTELS OR MOTELS SHALL HAVE LEVER HANDLE OR LARGE THUMB TURN IN AN EASILY REACHED LOCATION. (11B-404.2.8.1)

5. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (11B-404.2.8.1)

6. WHEN INSTALLED, DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH IS NOT LESS THAN 32". WHEN INSTALLED, DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. (11B-404.2.3, FIG 118 -58 & 118-33)

7. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2.3, FIG 118-33(A))

8. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.2)

9. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-40.3)

10. MINIMUM MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN IN FIGURE 11B-26A & B. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR. (11B-404.2.4)

11. 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. (11B-608.7, 11B-404.2.4, 1008.1 FIG 11B-26A&B)

12. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. (11B-608.7, 11B-404.2.4, FIG 11B-26A(A))

13. PROVIDE CLEAR SPACE OF 12" PAST STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER ON THE PUSH SIDE OF THE DOOR.(FIG 11 8-26A(A))

14. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY (11B-404.2.5,1008.1.3(A), FIG 1 1B-32)

15. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (11B-404.2.10, FIG 118-29)

16. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR INTERIOR AND 8 1/2 POUNDS FOR EXTERIOR DOORS, 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 TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (11338.2.5) IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. (11B-404.2.9)

17. RECESSED DOORS. WHERE THE PLANE OF THE DOORWAY IS OFFSET 8 OR MORE INCHES FROM ANY OBSTRUCTION WITHIN 18" MEASURED LATERALLY ON THE LATCH SIDE, THE DOOR SHALL BE PROVIDED WITH MANEUVERING CLEARANCE FOR A FRONT APPROACH. SEE FIGURE 11B.33(A). (11B-404.2.9)

HAZARDS & PROTRUDING OBJECTS

1. ABRUPT CHANGES IN LEVEL, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING 4" IN VERTICAL DIMENSION, SUCH AS AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY WARNING CURBS PROJECTING AT LEAST 6" IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTI DROP OFF.

2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED, NO WARNING CURB IS REQUIRED WHEN A GUARDRAIL IS PROVIDED CENTERED 3" + /- 1" ABOVE THI SURFACE OF THE WALK OR SIDEWALK, THE WALK IS 5% OR LESS GRADIENT, OR NO ADJACENT HAZARD EXISTS.

3. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE T 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

4. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES.

5. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE GROUND OR FINISHED FLOO WHEREVER SIGNS MOUNTED ON POSTS OR PYLONS AND THE BOTTOM EDGE OF THE SIGN IS BELOW 80" ABOVE THE FINISHED FLOOR OR GROUND SURFACE, THE EDGE OF SUCH SIGNS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE MINIMUM RADIUS OF 0.125". (11B-307.3)

6. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.

7. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM.

8. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION.

SPACE ALLOWANCE & REACH RANGES

1. THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30 INCHES BY 48 INCHES. 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 A PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS. (11B-704.2.1, 1118B.4.1, FIG 11-B-5A)

2. ONE FULL-UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR OR GROUND SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED. (11B-704.2.1, 11B-704.2.1, FIG 11-B-5A)

3. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE AN 180-DEGREE TURN IS A CLEAR SPACE OF 60 INCHES DIAMETER OR A T-SHAPED SPACE. (11B-304.3, FIG 11B-12(A) & (B))

4. THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36 INCHES MINIMUM WHERE THE OBSTRUCTION IS 48 INCHES OR MORE IN LENGTH; 42 INCHES MINIMUM WHERE THE OBSTRUCTION IS LESS THAN 48 INCHES IN LENGTH. (FIG 11B-5E)

5. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 32 INCHES AT A POINT AND 36 INCHES CONTINUOUSLY. (11B-403.5.1, FIG 11B-10)

6. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60 INCHES. (11B-403.5.3, FIG 11B-11)

7. IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48 INCHES. SEE FIGURE 11B-5C(A). THE MINIMUM LOW FORWARD REACH IS 15 INCHES. IF THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-5C(B).(11B-308.2) 2013 ACCESSIBILITY.

8. IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54 INCHES AND THE LOW SIDE REACH SHALL BE NO LESS THAN 9 INCHES ABOVE THE FLOOR AS SHOWN IN FIGURES 11B-5D(A) & (B). IF THE SIDE REACH IS OVER AND OBSTRUCTION, THE REACH AND CLEARANCES SHALL BE AS SHOWN IN FIGURE 11B-5D(C). (11B-308.3)

EMPLOYEE WORK AREAS & WORK STATIONS

NOTE: GENERAL EMPLOYEE AREAS ARE THOSE AREAS COMMONLY USED BY MULTIPLE EMPLOYEES, SUCH AS RESTROOMS, BREAK ROOMS, CONFERENCE AND MEETING SPACE, ETC." EVEN WHEN THESE AREAS ARE RESTRICTED FOR EMPLOYEE USE ONLY, THEY MUST COMPLY WITH TITLE 24 ACCESSIBILITY REQUIREMENTS.

PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES

NOTE: SPECIFIC WORK STATIONS IS INTENDED TO MEAN PLACES WHERE INDIVIDUALS DO THEIR WORK, SUCH AS A CHEFS CHOPPING BLOCK IN A COMMERCIAL RESTAURANT OR A COMPUTER TERMINAL IN AN OFFICE." THESE WORK STATIONS ARE NOT REQUIRED TO BE ACCESSIBLE THEMSELVES, EXCEPT THAT AISLE AND FLOOR AND LEVEL REQUIREMENTS MUST BE MET AND ENTRYWAYS MUST BE AT LEAST 32" IN CLEAR WIDTH.

1. EMPLOYEE AREAS SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11B (11B-203.9).

2. 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 ENTRY-WAYS SHALL BE 32" IN CLEAR WIDTH. (11B-203.9)

3. EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE BY MEANS OF 36" MINIMUM AISLE AND 32" MINIMUM CLEAR OPENING DOOR WIDTH. (11B-209.3)

SIGNS & IDENTIFICATION

NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO 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.

3. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 11B-703.5.1, 11B-703.2.4, 11B-703.2, 11B-703.3 AND 11B-703.4. SIGNS SHALL BE INSTALLED ON 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. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR. DIRECTIONAL AND INFORMATIONAL SIGNS SHALL COMPLY WITH 11B-703.5.1, 11B-703.2.4 AND 11B.5.4. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH 11B-703.5.1 AND WHEN APPLICABLE 11B-703.7.2. (11B-703.1)

4. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:

   A: 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 AND SHALL BE RAISED 1/32" MINIMUM USING SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
   B: RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND A MAX. OF 2" HIGH.
   C: PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6" IN HEIGHT BY 33/4" STROKE BLOCK LETTERS.

5. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET. INDICATE LOCATION OF EXIT SIGNS OF ARCHITECTURAL PLANS (LAMC 57.33: C.C.R TITLE 24, PART 2, CHAPTER 10).

6. CHARACTERS AND SYMBOLS SHALL HAVE A NON-GLARE FINISH AND SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

7. 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 FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".

8. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SANITARY AND BATHING FACILITIES NOTES:

1. WATER CLOSET FLUSH VALVE CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE FINISH FLOOR.

2. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET FLUSH VALVES CONTROLS HALL BE NO GREATER THAN 3 POUNDS/FEET.

3. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

4. FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FINISH FLOOR

5. THE FORCE REQUIRED TO ACTIVATE FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 POUNDS/FEET.

6. SELF CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEST 10 SECONDS.

7. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIP SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO THE WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".

8. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

9. EACH ACCESSIBLE SINK SHALL BE AM MAXIMUM OF 5" DEEP. KNEE CLEARANCE THAT IS AT LEAST 29 INCHES HIGH, 36 INCHES WIDE AND MIN. 17 INCHES DEEP SHALL BE PROVIDED UNDERNEATH SINKS.

10. HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS HALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

11. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

CORRIDORS AND AISLES (C.C.R. TITLE 24, PART 2)

1. EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL NOT BE LESS THAN 44" IN WIDTH. (11B-403.5.1)

2. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH. (11B-403.5.1)

3. CORRIDORS WHICH ARE LOCATED ON AN ACCESSIBLE ROUTE AND EXCEED 200'-0" IN LENGTH SHALL HAVE A MINIMUM CLEAR WIDTH OF 60". IF AN ACCESSIBLE ROUTE HAS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60' BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200'. A T-INTERSECTION OF TWO CORRIDORS OR WALKS IS AN ACCEPTABLE PASSING PLACE. (11B-403.5.3 FIG 118-34)

4. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS AND IN NO CASE SHALL BE LESS THAN 36" IN CLEAR WIDTH (11B-403.1 & 11B-403.5.1)

5. EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT. (1017)

6. EVERY AISLE SHALL BE NOT LESS THAN 3'-0" WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3-8" WIDE IF SERVING BOTH SIDES. (11B-403.5.1)

7. CORRIDORS / HALLWAYS SHALL BE SO ARRANGED THAT IT IS POSSIBLE TO GO IN EITHER DIRECTION FROM ANY POINT IN A CORRIDOR / HALLWAY TO A SEPARATE EXIT (SECTION 1004.2.6).

8. CORRIDORS SHALL BE INTERRUPTED BY INTERVENING ROOMS (SECTION 1004.3.4.4).

9. DEAD END HALLWAYS, CORRIDORS, PASSAGEWAYS AND EXIT BALCONIES ARE LIMITED TO 50 FEET IN LENGTH (SECTION 1004.2.6 & 1005.3.4.6).

ENTRANCES & EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. (11B-206.4 & 11B-206.2.1)

2. ELEVATORS OR ESCALATORS SHALL NOT BE USED AS A REQUIRED EXIT. (1003.7)

3. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR PERSONS WITH DISABILITIES. (11B-404.2.1)

4. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. (11B-108)

5. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (11B-206.1,FIG 118-25)

6. ALL GATES, INCLUDING TICKET GATES, SHALL MEET ALL APPLICABLE ACCESSIBILITY SPECIFICATIONS OF DOORS. (11B-206.5)

7. EVERY REQUIRED EXIT DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' IN WIDTH AND NOT LESS THEN 6'-8" IN HEIGHT. (1003.3.1.3A)

8. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS. SEE FIGURES 11 B-30 & 31 FOR DESIGN ALTERNATIVES. (11B-404.2.6)

9. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. (11B-309.4)

10. REQUIRED VISUAL AND TACTILE EXIT SIGNAGE SHALL BE PROVIDED PER 1011.1.

LANDLORD NOTES:

NOTE: REFER TO BUILDING STANDARDS FOR INTERIOR DEVELOPMENT IMPLEMENTATION AND THE CONTRACTOR RULES AND REGULATION FOR ADDITIONAL NOTES FOR WORKING AT THE BUILDING. PRIOR NOTICE, A COMMUNICATION PLAN AND COORDINATE IS REQUIRED WITH BUILDING MANAGEMENT / ENGINEERING PRIOR TO ANY WORK BEING PERFORMED, WHICH MAY IMPACT TO THE BUILDING SYSTEM, I.E. , SAFE OFF, DRAIN DOWNS, ETC. DETAILED MOPS ARE REQUIRED FOR ANY SCOPE OF WORK WHICH MAY IMPACT THE BASE BUILDING SYSTEMS AND/OR OTHER OCCUPANTS OF THE BUILDING. LANDLORD TO PROVIDE TENANT IMPROVEMENT TEAM AND ENGINEERING CONTACT INFORMATION FOR COORDINATION.

J!K&Co.

10844 WASHINGTON BLVD.
CULVER CITY, CA 90232

WWW.JKCO.LA

LICENSED ARCHITECT
JASON KERWIN
C-29140
DATE
STATE OF CALIFORNIA

CONSULTANTS:

CITY STAMP:

ISSUED FOR PLAN CHECK

ISSUE LOG:

01.05.22	ISSUED FOR PLANNING
02.03.22	ISSUED FOR FIRE
03.02.22	ISSUED FOR PLANNING
03.16.22	ISSUED FOR PLANNING

MSFTS REP

23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

GENERAL NOTES

SHEET SIZE: 24x36

SHEET NUMBER:

A0.02

DATE: 03/11/2022

MEMORANDUM

To: Mr. Syd Leibovitch | Date: March 30, 2010

From: David Shender, P.E. / Bruce Chow | LLG Ref: 1-10-3837-1
Linscott, Law & Greenspan, Engineers

Subject: Parking Demand Analysis for the 23508 Calabasas Road Project
City of Calabasas

LINSCOTT LAW & GREENSPAN engineers

Engineers & Planners
Traffic
Transportation
Parking

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This parking demand analysis memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to summarize the parking demand associated with the existing commercial development located at 23508 Calabasas Road in the City of Calabasas, California. Further, an assessment is provided of the adequacy of the existing parking supply to accommodate the site parking demand following the proposed development and occupancy of approximately 500 square feet of office space, as well as the parking demand associated with re-occupancy of 800 square feet of currently vacant retail space. The project site is situated at the southwest corner of the El Canon Avenue/Calabasas Road intersection, just south of the U.S. 101 Ventura Freeway.

This parking analysis has been prepared in order to determine if there is a sufficient number of surplus on-site parking spaces during the peak parking demand periods to accommodate the parking demand generated by the proposed office space and re-occupancy of the vacant retail space located on the project site. This memorandum provides a description of existing and proposed site conditions; a review of the off-street parking requirements pursuant to the City of Calabasas Municipal Code as applicable to the proposed new office development; a summary of the existing parking utilization surveys conducted at the site; and a conclusion regarding the ability of the existing parking supply to accommodate the forecast weekday parking demand associated with the proposed development.

Existing Setting and Parking Inventory

The existing site is situated at the southwest corner of the El Canon Avenue/Calabasas Road intersection. The project site and general vicinity is illustrated in ***Figure 1***. The site is currently developed and occupied by one and two-story buildings with a combined total of 11,487 square feet of building floor area. The existing site contains the following uses:

- Fins Restaurant (4,321 square feet)
- Banzai Sushi (2,945 square feet)
- Renewal Spa & Nails (2,141 square feet)
- The Little Red Barn (1,220 square feet)

Philip M. Linscott, PE
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

An LG2WB Company Founded 1966

Based on information provided by your office, there is currently approximately 800 square feet of vacant retail area that was used for jewelry sales and is in the process of being re-occupied by a clothing retailer. The new proposed office use is located in an existing building on the project site with approximately 500 square feet of building floor area.

Based on a field review of the existing site in March 2010 by LLG, a total of 48 striped parking spaces are currently provided on-site. To supplement the striped parking supply, valet attendant parking services are provided during periods of peak parking demand. Specifically, during the lunch period (approximately 11:00 AM to 2:30 PM) and dinner period (after 4:30 PM), valet attendant parking service is provided to restaurant patrons, as well as other patrons. It is estimated, based from review of the available area in the parking lot and discussions with the valet operators, that an additional 22 vehicles can be parked on-site through the use of valet attendant parking operations. Thus the total number of vehicles that could be parked at the 23508 Calabasas Road site is approximately 70 vehicles.

Existing Parking Utilization Surveys

Parking utilization observations were conducted at the existing site to document the current parking demand. Specifically, parking utilization was observed on a half-hour basis from 8:00 AM to 6:00 PM for two mid-weekdays (i.e., Thursday, March 11 and Tuesday, March 16, 2010). The hours of the parking utilization observations were selected to correspond with the anticipated hours of parking demand that could be generated at the site by the proposed office use.

The parking utilization data for the existing site are presented in ***Tables 1*** and ***2*** for each of the two survey days, respectively. A summary of the existing peak parking demand for each of the two days is provided below:

- Thursday, March 11, 2010: Peak Period Parking Demand

  As summarized in *Table 1*, the existing site was observed on Thursday, March 11, 2010 to experience a peak weekday parking demand at 1:00 PM whereby 48 vehicles were observed to be parked on-site. It should be noted that 43 vehicles were parked in striped parking spaces while five vehicles were parked in unmarked spaces.

- Tuesday, March 16, 2010: Peak Period Parking Demand

  As summarized in *Table 2*, the existing site was observed on Tuesday, March 16, 2010 to experience a peak weekday parking demand at 1:00 PM whereby 37 vehicles were observed to be parked on-site. It should be noted that 33 vehicles were parked in striped parking spaces while four vehicles were parked in unmarked spaces.

Based on the two observation days, the on-site peak parking demand occurred in the mid-day period at around 1:00 PM. The peak parking demand over the two days of counts was observed to occur on Thursday, March 11, 2010, whereby 48 vehicles were parked on the site. In general, *Tables 1 and 2* indicate that parking demand at the site is heavily influenced by the existing restaurant uses, as the observed peak parking demand occurred during the lunchtime period. Nevertheless, the valet attendant parking operation (generally provided between 11:00 AM and 2:30 PM for the lunchtime period) allows for the parking demand to be adequately accommodated, with the ability to provide parking for an additional 22 vehicles on-site when 48 vehicles were parked on-site (i.e., the highest observed parking demand at the site). It is further noted that preceding and following the lunchtime period (e.g. before 11:00 AM and after 2:00 PM), there was a substantial amount of unused parking (striped and unmarked spaces) observed at the site.

Forecast of Future Parking Demand

An analysis was prepared to determine if the current parking supply contains sufficient parking spaces to accommodate the full occupancy of the site. The parking demand for the proposed office use and the currently vacant retail space was determined and added to the existing peak parking demand discussed above.

For purposes of estimating the parking demand generated by the proposed office use and the currently vacant retail use, the City of Calabasas's off-street parking requirements were consulted. For general office and retail, the parking requirements are set forth in Chapter 17.28.040 of the Calabasas Land Use and Development Code. General office uses and retail uses are required to provide one (1.0) parking space for each 250 square feet of gross floor area. Direct application of this parking ratio to the proposed office use and vacant retail area yields a total parking requirement of five (5) spaces for the two areas as summarized below:

- General office: 500 SF x 1.0 space/250 SF = 2 spaces
- Retail: 800 SF x 1.0 space/250 SF = 3 spaces

When combined with the observed existing peak parking demand of 48 spaces, the total future site-wide parking demand is forecast to be 53 spaces (48 spaces + 5 spaces = 53 spaces).

- Existing Peak Hour Parking Demand — 48 Spaces
- Forecast Parking Demand Associated with New Office — 2 Spaces
- Forecast Parking Demand Associated with Vacant Retail Space — 3 Spaces
- Forecast Future Site Parking Demand — 53 Spaces

As previously noted, the site can accommodate up to 70 parked vehicles with the current valet parking attendant operation. Therefore, the additional parking demand associated with the proposed office space, as well as re-occupancy of the currently vacant retail space can be accommodated within the parking facility at the 23508 Calabasas Road.

Summary

This parking demand analysis was conducted for the proposed office use at the 23508 Calabasas Road to determine if sufficient on-site parking is provided to adequately accommodate the existing and forecast future peak parking demand. Based on the parking analysis, the following conclusions are made:

- A total of 48 striped parking spaces are currently provided on-site. An additional 22 vehicles can be accommodated on-site through the current valet attendant parking operation (provided during the lunch and dinner periods), thereby resulting in ability to accommodate a total of 70 vehicles on-site during peak periods of parking demand.
- Counts of existing parking utilization were conducted at the project site over two mid-weekdays. Over the two day count period, the peak demand for parking occurred on Thursday, March 11, 2010 at 1:00 PM when 48 vehicles were parked on-site. It is noted that 43 vehicles were parked in striped parking spaces while five vehicles were parked in unmarked spaces.
- In general, parking demand at the site is heavily influenced by the existing restaurant uses. The valet attendant parking operation (generally provided between 11:00 AM and 2:30 PM for the lunchtime period) allows for the current parking demand to be adequately accommodated, with the ability to provide parking for an additional 22 vehicles on-site, even during the highest observed period for parking demand when 48 vehicles were parked on-site. It is further noted that preceding and following the lunchtime period (e.g. before 11:00 AM and after 2:00 PM), there was a substantial amount of unused parking (striped and unmarked spaces) observed at the site.
- Based on application of the Calabasas Land Use and Development Code, the proposed office use would generate a demand for two parking spaces. Further, re-occupancy of the currently vacant retail use would generate a demand for three parking spaces.
- The demand of the additional five parking spaces generated by the proposed office use, as well as the re-occupancy of the currently vacant retail use can be adequately accommodated at the site. Additional parking capacity would be available at the site, both during the peak lunchtime period when the valet

attendant parking operation is provided, as well as in the hours preceding and following the lunchtime period.

Please call us at 626.796.2322, should you have any questions or comments regarding this parking assessment.

cc: File

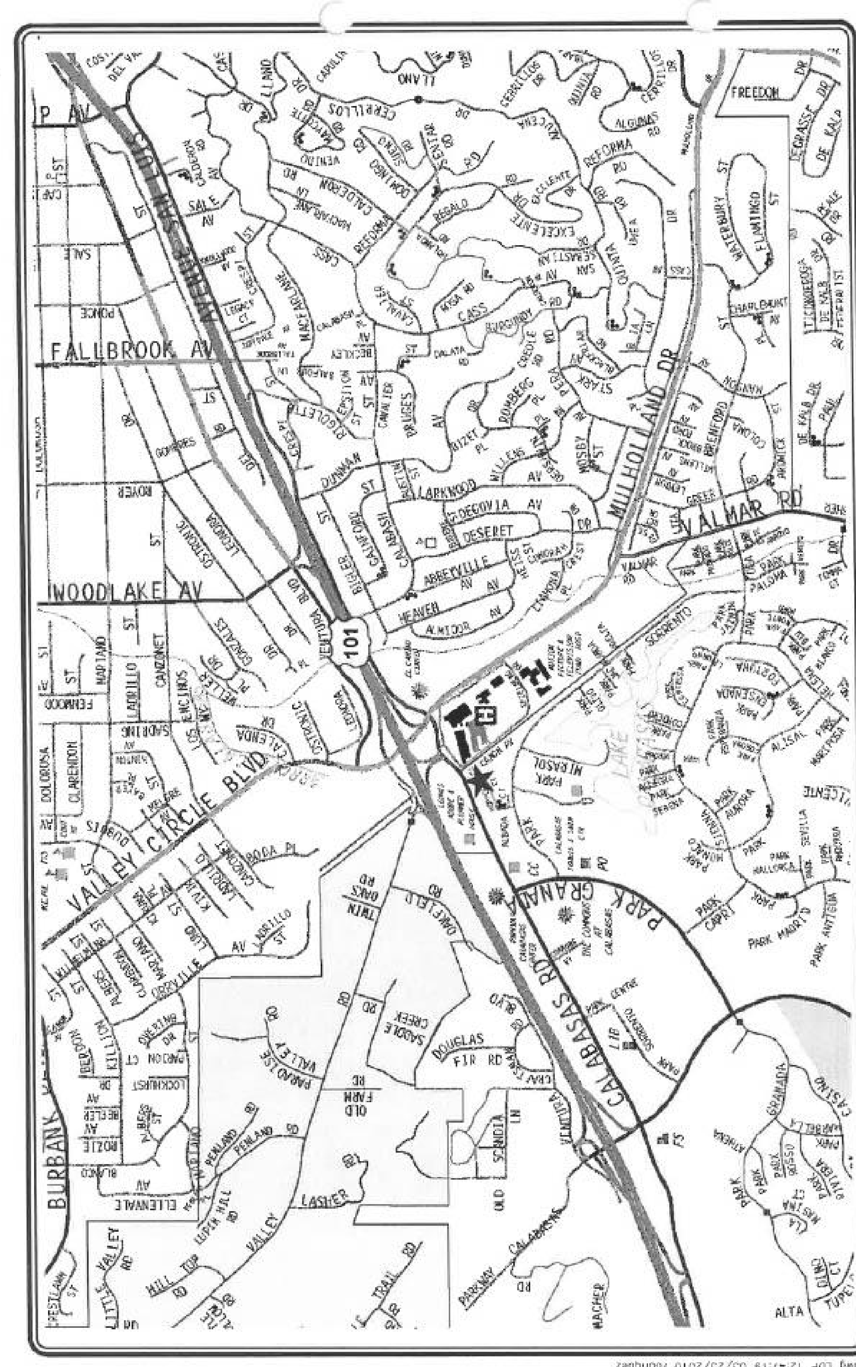

FIGURE 1
VICINITY MAP
23508 CALABASAS ROAD PROJECT

MAP SOURCE: THOMAS BROS. GUIDE
★ PROJECT SITE
NOT TO SCALE
LINSCOTT, LAW & GREENSPAN, engineers

TABLE 1
23508 CALABASAS ROAD PARKING SURVEY
THURSDAY, MARCH 11, 2010

Time	Marked Space Occupied (48 Spaces)	Unmarked Space Occupied (22 Spaces) [1]	Total Spaces Occupied	Parking Surplus (70 Spaces)
8:00 AM	2	0	2	68
8:30 AM	3	0	3	67
9:00 AM	8	0	8	62
9:30 AM	11	0	11	59
10:00 AM	17	0	17	53
10:30 AM	22	0	22	48
11:00 AM	27	0	27	43
11:30 AM	24	0	24	46
12:00 PM	28	5	33	37
12:30 PM	39	5	44	26
1:00 PM	**43**	**5**	**48**	**22**
1:30 PM	35	3	38	32
2:00 PM	25	0	25	45
2:30 PM	25	2	27	43
3:00 PM	20	3	23	47
3:30 PM	16	1	17	53
4:00 PM	16	2	18	52
4:30 PM	14	1	15	55
5:00 PM	13	1	14	56
5:30 PM	20	4	24	46
6:00 PM	22	5	27	43

* Time in bold indicates peak hour of parking facility's occupation.
[1] The number of unmarked spaces was based on the existing valet, parking attendant operations at the site, as well as estimates on the open areas in the parking lot that could be used for stacked parking during peak time periods.

TABLE 2
23508 CALABASAS ROAD PARKING SURVEY
TUESDAY, MARCH 16, 2010

Time	Marked Space Occupied (48 Spaces)	Unmarked Space Occupied (22 Spaces) [1]	Total Spaces Occupied	Parking Surplus (70 Spaces)
8:00 AM	1	2	3	67
8:30 AM	4	2	6	64
9:00 AM	5	3	8	62
9:30 AM	3	2	5	65
10:00 AM	8	2	10	60
10:30 AM	15	4	19	51
11:00 AM	16	4	20	50
11:30 AM	17	5	22	48
12:00 PM	22	5	27	43
12:30 PM	35	3	38	32
1:00 PM	**33**	**4**	**37**	**33**
1:30 PM	27	6	33	37
2:00 PM	20	5	25	45
2:30 PM	14	6	20	50
3:00 PM	11	6	17	53
3:30 PM	9	5	14	56
4:00 PM	7	4	11	59
4:30 PM	9	4	13	57
5:00 PM	7	5	12	58
5:30 PM	8	6	14	56
6:00 PM	15	4	19	51

* Time in bold indicates peak hour of parking facility's occupation.
[1] The number of unmarked spaces was based on the existing valet, parking attendant operations at the site, as well as estimates on the open areas in the parking lot that could be used for stacked parking during peak time periods.

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LICENSED ARCHITECT
JASON KERWIN
C-29140
STATE OF CALIFORNIA

CONSULTANTS:

CITY STAMP:

ISSUED FOR PLAN CHECK

ISSUE LOG:

01.05.22	ISSUED FOR PLANNING
02.03.22	ISSUED FOR FIRE
03.02.22	ISSUED FOR PLANNING
03.16.22	ISSUED FOR PLANNING

MSFTS REP

23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

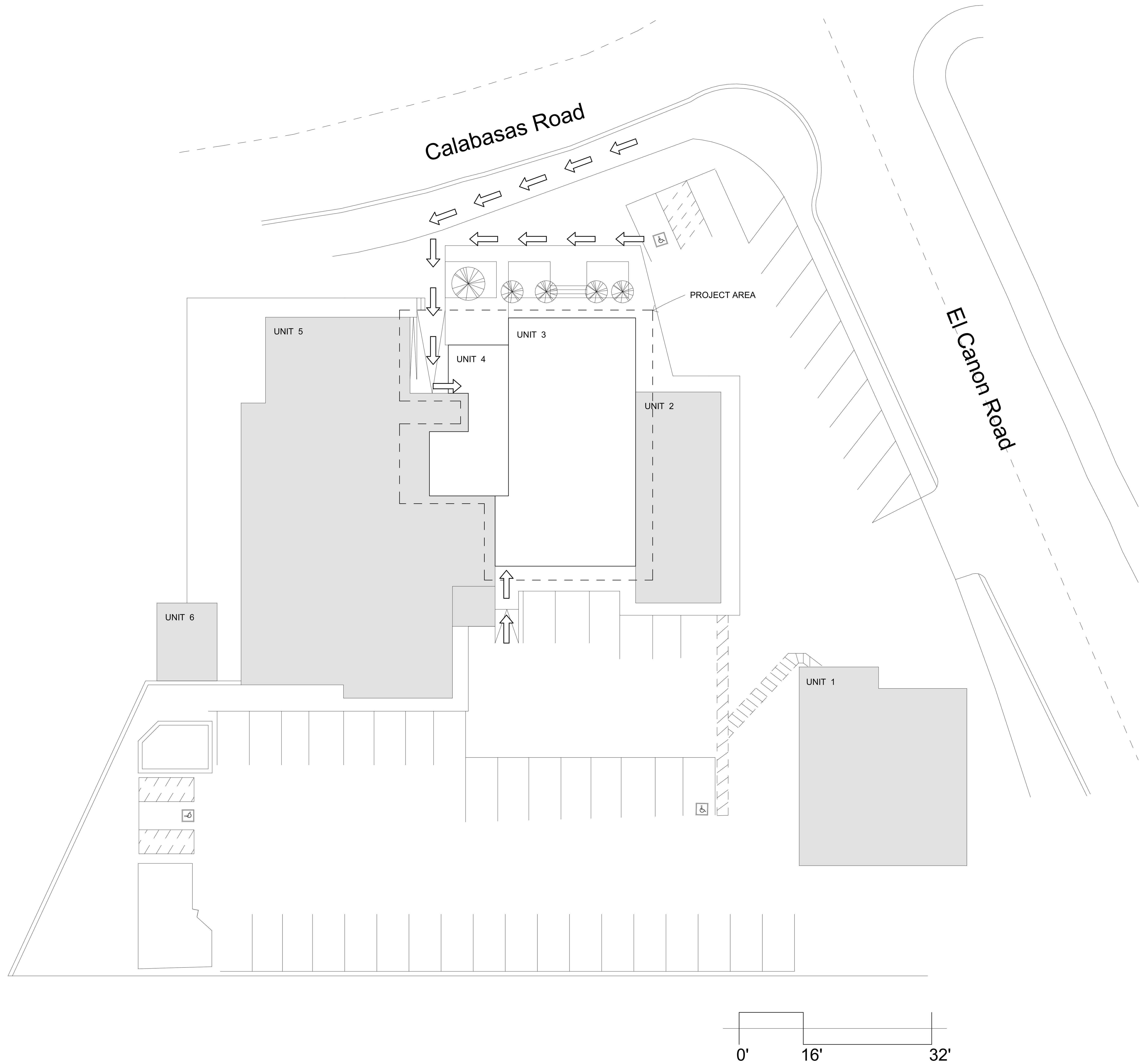
PARKING NOTES

SHEET SIZE: 24x36

SHEET NUMBER:

A0.06

DATE: 03/11/2022



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10844 WASHINGTON BLVD.
CULVER CITY, CA 90232

WWW.JKCO.LA

LICENSED ARCHITECT
JASON KERWIN
C-29140
STATE OF CALIFORNIA
[illegible]

CONSULTANTS:

CITY STAMP:

SYMBOLS

⇦ PATH OF ACCESSIBLE TRAVEL, MIN 44" CLEAR

▨ AREA NOT IN SCOPE

SHEET NOTES

PARKING					
UNIT NO.	UNIT SQFT	AREA %	TENANT NAME	AVERAGE PER SQFT	PARKING
23504	3,981.00	33.6318%	RSR RESTAURANT-PEDALERS FORK	100	40
23504-A	750.00	6.3361%	DOWLATABADI INSURANCE AGENCY	250	3
23504-B	1,220.00	10.3067%	BLACKBIRD GENERAL STORE	250	3
23504-C	2,141.00	18.0874%	MSFTS	250	5
23504-D	800.00	6.7587%	MSFTS		
23508	2,945.00	24.8796%	BANZAI RESTAURANT-X	100	29
TOTAL	11,837.00			950	80

TOTAL EXISTING PARKING 53

NO CHANGE TO EXISTING LEGAL NONCONFORMING PARKING.

PROJECT AREA: 2,941 SF

ACCESSIBILTY NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1011.5.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 – 1008.1.9.7.
9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
10. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

1. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
   B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
2. 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. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
3. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
4. EXIT SIGNS ARE TO BE FLOOR-LEVEL IN ALL INTERIOR CORRIDORS.

ISSUED FOR PLAN CHECK

ISSUE LOG:

01.05.22	ISSUED FOR PLANNING
02.03.22	ISSUED FOR FIRE
03.02.22	ISSUED FOR PLANNING
03.16.22	ISSUED FOR PLANNING

MSFTS REP

23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

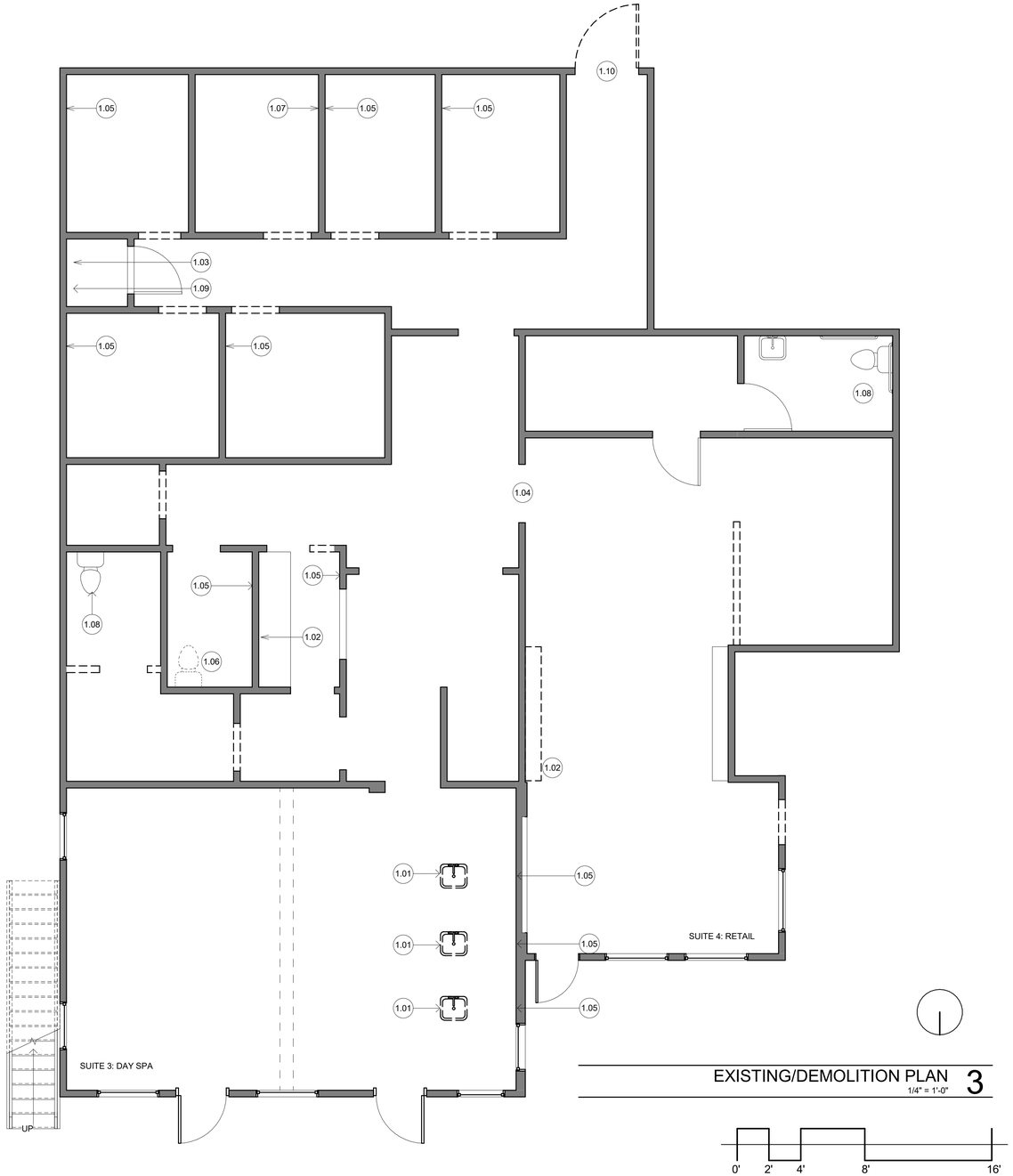
SITE PLAN

SHEET SIZE: 24x36

SHEET NUMBER:

A1.00

DATE: 03/11/2022



EXISTING/DEMOLITION PLAN 3
1/4" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF ANY WORK.
2. **DO NOT SCALE FROM DRAWINGS.**
3. CONTRACTOR TO BRING ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO THE ATTENTION OF THE ARCHITECT TO BE REVIEWED PRIOR TO PROCEEDING WITH DEMOLITION. IN EVENT OF FAILURE TO DO SO, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.
4. SEE GENERAL NOTES ON A0.02 FOR ADDITIONAL INFORMATION.
5. (E) PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL (E) CONDITIONS AND PROTECT EXISTING MATERIAL TO REMAIN.
6. GC TO DISCONNECT ANY ASSOCIATED ELECTRICAL, PLUMBING, WIRING, LINES, ETC., ARE TO BE RETURNED BACK TO SOURCE AND SAFED OFF / CAPPED AS REQUIRED.
7. PROTECT HVAC INTAKES / SUPPLY PER CALGREEN.
8. PATCH AND REPAIR ALL EXISTING WALLS, FLOORING, CEILINGS OR COLUMNS AS REQUIRED TO RECEIVE NEW FINISH.
9. U.N.O., ALL EXISTING FLOOR CORES TO BE REMOVED AND FILLED.
10. U.N.O., ALL EXISTING WALL OUTLETS TO BE REMOVED; PATCH AND REPAIR WALLS AS NECESSARY.
11. GC TO COORDINATE IN ADVANCE WITH BUILDING MANAGEMENT / ENGINEERING FOR ANY SCOPE OF WORK IMPACTING THE COMMON AREA OR BUILDING EQUIPMENT / SYSTEMS. GC TO COORDINATE ELEVATOR WORK, PROTECTION AND DEMOLITION IMPACT TO BUILDING SYSTEMS, I.E., DISCONNECTIONS, SAFE-OFFS, ETC. VERIFY NO ACTIVE SERVICES PRIOR TO DEMOLITION.
12. GC TO COORDINATE REPLACEMENT OF GLAZING OR OTHER BUILDING SYSTEMS WITH BUILDING MANAGEMENT AND MEET BUILDING STANDARD SPECIFICATIONS. FINISH APPEARANCE FROM COMMON AREA TO BE INTEGRATED WITH THE EXISTING AESTHETICS.
13. USE OF IMPACT TOOLS SUCH AS JACK HAMMER, ROTO HAMMER, ETC. IS STRICTLY PROHIBITED UNLESS AUTHORIZED BY STRUCTURAL ENGINEER OR ARCHITECT OF RECORD.
14. EXISTING PLUMBING FIXTURES TO BE REMOVED AS NOTED.

****SAFELY DISCONNECT AND CAP ALL MECHANICAL, ELECTRICAL, AND PLUMBING. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANY INCONSISTENCIES OR DIRECTIVES WITH REGARD TO MAIN FEEDS.****

****ALL SPRINKLERS MAIN LINES AND FIRE/LIFE SAFETY DEVICES TO REMAIN UNTIL ASSESSED. ALL EXISTING BRANCH LINES TO BE REMOVED.****

****MAINTAIN CLEAR EXIT ROUTES AT ALL TIMES DURING CONSTRUCTION****

SYMBOLS

(E) PARTITION TO BE DEMOLISHED

(E) PARTITION TO REMAIN

(E) DOOR TO BE DEMOLISHED

(E) DOOR TO REMAIN

AREA NOT IN SCOPE; EXISTING TO REMAIN

DEMOLITION NOTES

1.01	REMOVE SINKS AND FILL WITH LIGHTWEIGHT CONCRETE.
1.02	REMOVE MILLWORK.
1.03	CAP EXISTING PLUMBING. CUT THE PIPES BACK AND WELD A STOP.
1.04	(N) OPENING TO CONNECT SUITES.
1.05	CAP EXISTING PLUMBING (WATER, WASTE) IN WALL, PATCH DRYWALL AND REPAINT.
1.06	REMOVE (E) TOILET AND CAP EXISTING PLUMBING (WATER, WASTE) IN WALL, PATCH DRYWALL AND REPAINT.
1.07	EXISTING PLUMBING TO REMAIN FOR SINK INSTALLMENT.
1.08	REMOVE (E) TOILET; TO BE REPLACED WITH (N) TOILET IN SCHEDULE.
1.09	REMOVE (E) TILE.
1.10	REMOVE (E) DOOR.

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LICENSED ARCHITECT
JASON KERWIN
C-29140
03-31-23
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANTS:

CITY STAMP:

ISSUED FOR PLAN CHECK

ISSUE LOG:

01.05.22	ISSUED FOR PLANNING
02.03.22	ISSUED FOR FIRE
03.02.22	ISSUED FOR PLANNING
03.16.22	ISSUED FOR PLANNING

MSFTS REP

23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

EXISTING/DEMOLITION PLAN

SHEET SIZE: 24x36

SHEET NUMBER:

A2.00

DATE: 03/11/2022

PARTITION NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, UNLESS OTHERWISE NOTED.
2. **DO NOT SCALE FROM DRAWINGS.**
3. ALL MILLWORK DIMENSIONS TO FACE OF FINISH.
4. PROVIDE INSULATION PER CALIFORNIA ENERGY CODE (TITLE 24) REQUIREMENTS AND IN 'ALL' OPEN WALLS, FLOORS AND/OR CEILINGS. **R13 FOR WALLS, R19 FOR RAISED FLOORS (AND 2X6 WALLS)** AND **R30 FOR ROOFS/ CEILINGS.**
5. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED AND INSULATED WITH FOAM INSULATION.
6. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
7. CALIFORNIA STATE DIVISION OF INDUSTRIAL SAFETY PERMIT IS REQUIRED FOR EXCAVATIONS FIVE (5) OR MORE FEET IN DEPTH TO BOTTOM OF EXCAVATION AND FOR THE DEMOLITION OR CONSTRUCTION OF BUILDINGS OVER 3 STORIES IN HEIGHT.
8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
9. REFER TO PARTITION DETAILS FOR PARTITION TYPES AND THICKNESS. SHEET A8.30
10. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE DOWN-STREAM SIDE OF THE UTLITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158 AND 180,670) (INCLUDES COMMERICIAL ADDITIONS AND TI WORK OVER $10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.
11. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
12. PROVIDE (70) (72) INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.2, 2406.4.5, R307.2, R308.4)
13. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)

SYMBOLS

- (N) PARTITION
- (E) PARTITION TO REMAIN
- (N) INTERIOR GLAZING
- (N) DOOR / (R) DOOR
- (E) DOOR TO REMAIN
- AREA NOT IN SCOPE; EXISTING TO REMAIN
- (N) MILLWORK
- ELEVATION TAG
- DRAWING NUMBER
- SHEET NUMBER
- SHADING INDICATES DIRECTION OF CUT
- EXIT
- (N) SEMI RECESSED FIRE EXTINGUISHER CABINET - SEE DETAIL 14/A8.80
- DOOR NUMBER / DOOR TYPE | HARDWARE TYPE
- GLAZING NUMBER / GLAZING TYPE | FRAME TYPE
- DETAIL NUMBER / SHEET #
- FIRE RATING / WALL TAG
- ROOM # / AREA OR VOLUME

PARTITION NOTES

2.01	4' OPENING AND/OR DOOR ACCESS TO SUITE 4.
2.02	(N) DOOR TO EXISTING OPENING.
2.03	ADA RESTROOMS.
2.05	CONSTRUCTION: NEW WALL MOUNTED FIXTURING.
2.06	(N) POINT OF SALES COUNTER.
2.07	(N) CABINETRY.
2.08	(N) CABINETRY, (N) PLUMBING FIXTURES.
2.09	FURNISH FIXED SHELFS, CASCADE SHELFS, CASHWRAP, SHOWCASE AND SHOE WALL.
2.10	HANG BARS, HOOKS, MIRROR, AND BENCH.
2.11	FURNISH STANDING FLOOR RACKS.

FINISH NOTES

3.01	NEW ARTIFICIAL TURF FLOORING IN SHOWROOM.
3.02	NEW CHANGE-ABLE GRAPHIC CEILING ELEMENT.
3.03	ALL WALLS TO BE PAINTED.

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JASON KERWIN
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06-30-23
STATE OF CALIFORNIA

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MSFTS REP

23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

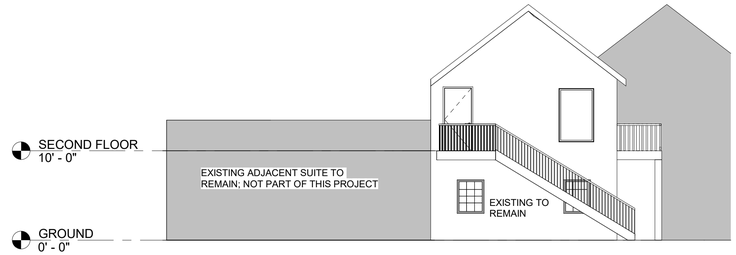
CONSTRUCTION PLAN

SHEET SIZE: 24x36

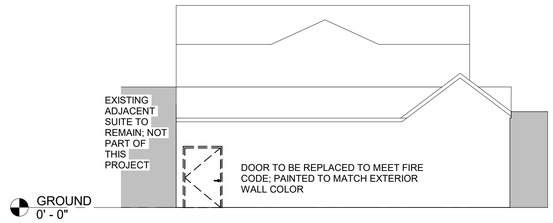
SHEET NUMBER:

A2.10

DATE: 03/11/2022



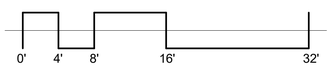
BUILDING ELEVATION - EAST 4
1/8" = 1'-0"



BUILDING ELEVATION - SOUTH 3
1/8" = 1'-0"

BUILDING ELEVATION - WEST 2
1/8" = 1'-0"

BUILDING ELEVATION - NORTH 1
1/8" = 1'-0"



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23504 CALABASAS ROAD
CALABASAS, CALIFORNIA 91302

PROJECT NUMBER: 2204

SHEET TITLE:

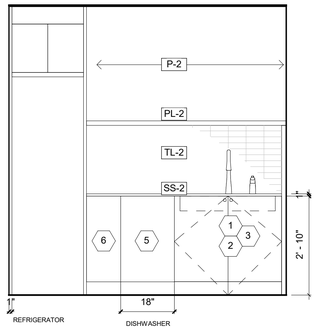
EXTERIOR ELEVATIONS

SHEET SIZE: 24x36

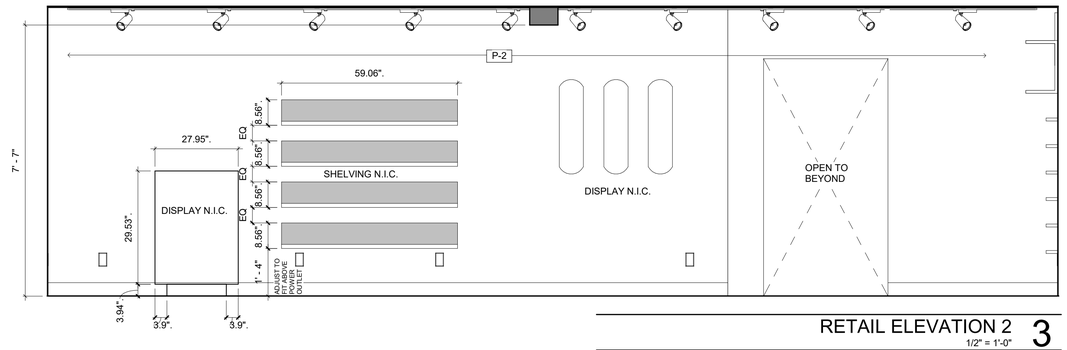
SHEET NUMBER:

A3.00

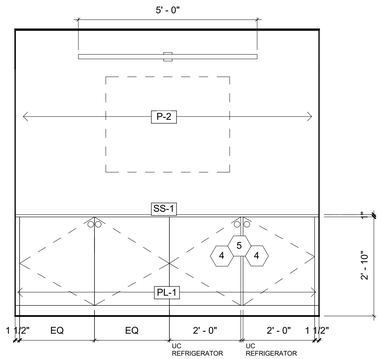
DATE: 03/11/2022



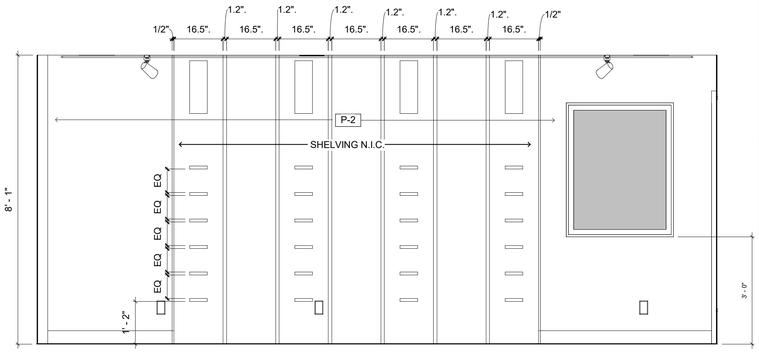
BREAK ROOM - MILLWORK 6
1/2" = 1'-0"



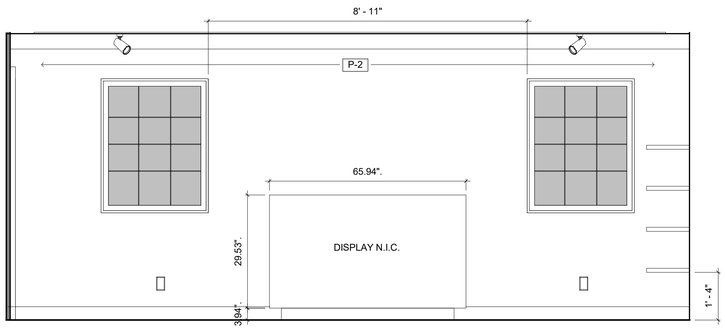
RETAIL ELEVATION 2 3
1/2" = 1'-0"



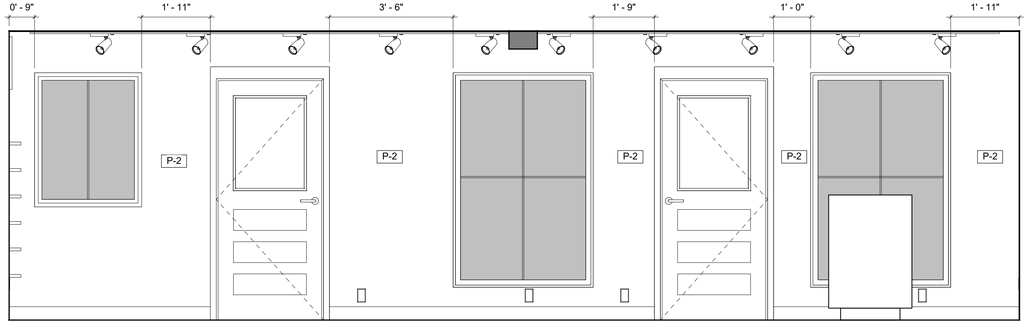
STORAGE 5
1/2" = 1'-0"



RETAIL ELEVATION 4 2
1/2" = 1'-0"



RETAIL ELEVATION 3 4
1/2" = 1'-0"



RETAIL ELEVATION 1 1
1/2" = 1'-0"

0' 1' 2 4'

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PROJECT NUMBER: 2204

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INTERIOR ELEVATIONS

SHEET SIZE: 24x36

SHEET NUMBER:

A3.10

DATE: 03/11/2022