KANSAS CORNER

NEW COMMERCIAL/RETAIL BUILDING

1057 W. MANCHESTER & KANSAS
LOS ANGELES, CA 90044

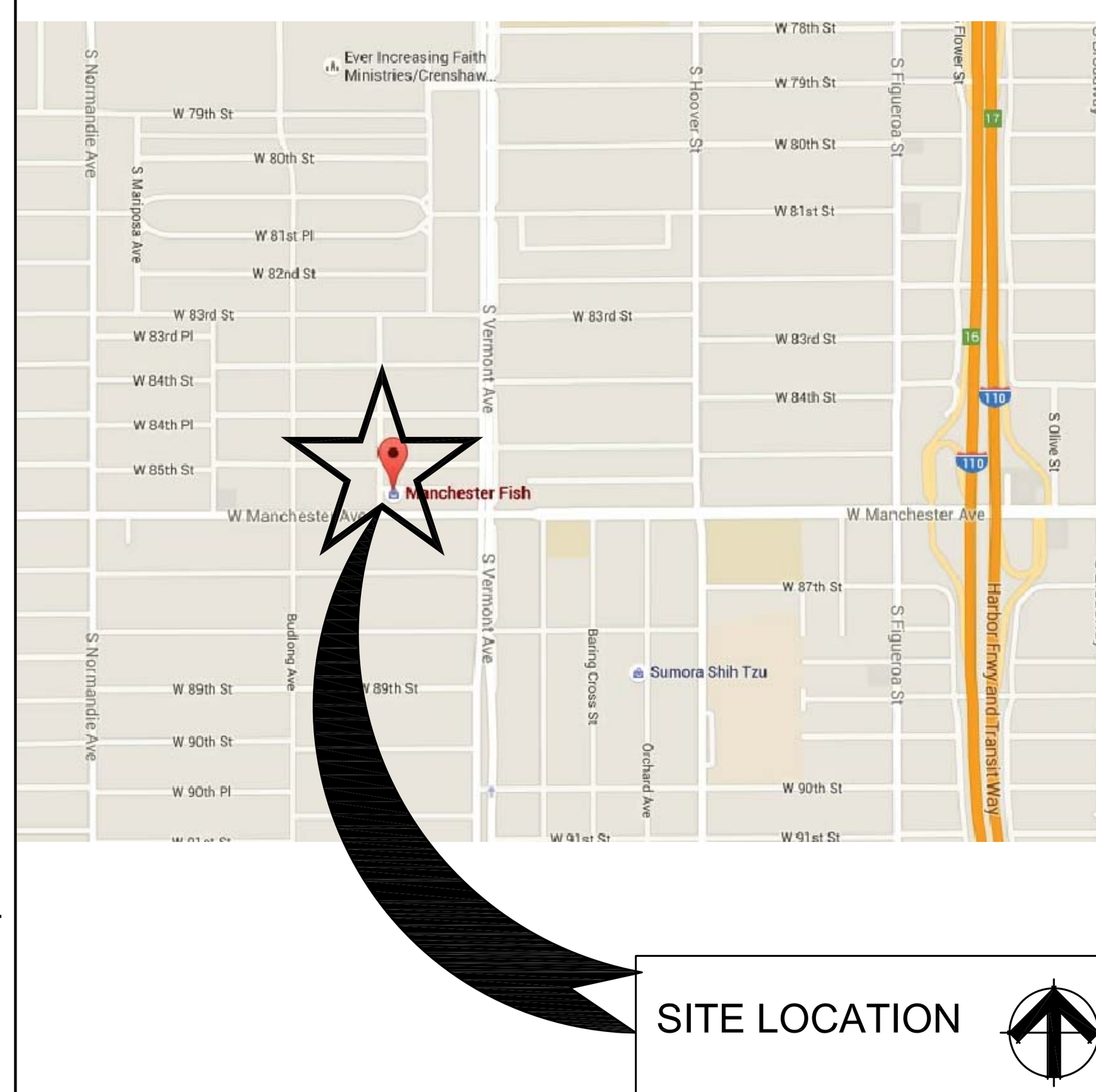
GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE THE CONDITION OF THE PROJECT AREA PRIOR TO COMMENCEMENT OF BID AND WORK REPORT ALL DISCREPANCIES TO THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS, LICENSES AND PAY REQUIRED FEES.
3. EACH TOILET ROOM SHALL BE PROVIDED WITH A FORCED DRAFT VENTILATION SYSTEM EFFECTING AN AIR CHANGE EACH (5) MINUTES.
4. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION OF THE BUILDING DEPARTMENT, OR FIRE DEPARTMENT PRIOR TO INSTALLATION.
5. DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
6. CEILING HEIGHTS NOTED ON FINISH SCHEDULE ARE FROM FINISH FLOOR TO FINISH CEILING.
7. FOR SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL DUCTWORK, SEE MECHANICAL DRAWINGS.
8. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
9. ALL SIGN OUTLETS INDICATED ON DRAWINGS SHALL BE LOCATED IN CEILINGS, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL, IN THE WORK OF ALL TRADES PERFORM ANY AND ALL CUTTING.
11. CARPET FLANGES SHALL BE PROVIDED ON ALL FLOOR OUTLETS IN ALL ROOMS SCHEDULED FOR CARPET.
12. WHERE FACTORY FINISHED OR PRIMED ITEMS OCCUR SUCH AS GRILLES, DIFFUSERS, METAL TRIM, AND ACCESSORIES, ETC., THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE AND AS DIRECTED BY THE ARCHITECT.
13. CONTRACTOR SHALL, IN THE WORK OF ALL TRADES PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING, AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO REPAIR ANY DAMAGED OR EFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.
14. PROVIDE BLOCKING BEHIND ALL SIGNS, FIXTURES, ETC. WHERE INDICATED OR REQUIRED.
15. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE LOCATION OF ALL ELECTRICAL AND PLUMBING OUTLETS, CURBS, AND ALL OTHER UNIQUE FEATURES TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE ARCHITECT ON THE JOB SITE TO ACCOMPLISH THE ABOVE.
16. ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED. UNLESS OTHERWISE NOTED.
17. THERE SHALL BE NO EXPOSED PIPES, CONDUITS, DUCTS, VENTS, ETC., IN PUBLIC AREAS. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED.
18. GYPSUM BOARD SUSPENDED CEILINGS SHALL CONSIST OF THE FOLLOWING:
    A. RUNNER CHANNELS 1-1/2" ROLL FORMED 16 GA 48" O.C.
    B. RUNNER CHANNELS 7/8" ROLL FORMED 25 GA. HAT SECTION WITH WING FLANGES @ 16" O.C.
    C. HANGER WIRE #8 GA. GALV. WIRE @ 48" O.C.
    D. TIE WIRE 16 GA. GALV. DOUBLE ANNEALED WIRE.
19. PROVIDE PEDESTRIAN PROTECTION REQUIRED BY CHAPTER 33 OF THE 2013 C.B.C. A SEPARATE PERMIT SHALL BE REQUIRED FOR ANY FENCES OR SITE WALLS, IF REQUIRED BY LOCAL JURISDICTION.
20. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AS REQUIRED BY CODE.
21. PROVIDE FIRE DAMPERS WITH FUSEABLE LOUVER WHEREVER DUCT WORK PENETRATES 1-HR CEILING OR WALLS.
22. CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
23. SHOULD THE DRAWINGS OR SPECIFICATIONS HAVE DISCREPANCIES, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK OR MATERIAL SHALL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING SHALL BE FURNISHED AND INSTALLED.
24. IF ANY ERROR OR OMISSIONS APPEAR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF SUCH ERRORS OR OMISSION, IF THE CONTRACTOR FAILS TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS OR OMISSIONS AND FOR THE COST OF RECTIFYING SAME.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT, LIGHT FIXTURES AND ANY OTHER SUCH MATERIAL(S) TO BE UTILIZED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF THE DATE OF THE CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY AT NO ADDITIONAL COST TO THE OWNER, INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE ANY HARDSHIP ON THE OWNER AND NOT TO DELAY PROGRESS OF THE WORK, NO EXTENSION OF TIME TO THE CONTRACT WILL BE ALLOWED FOR THE CONTRACTOR'S INABILITY TO SECURE SPECIFIED ITEMS.
26. PROVIDE METAL TRIM OR CASING AT ALL EDGES OR PLASTER AND DRYWALL SURFACES WHERE IT TERMINATES OF MEETS ANY OTHER MATERIAL, UNLESS OTHERWISE NOTED.
27. PROVIDE METAL CORNER BEAD AT ALL CORNERS OF PLASTERED OR DRYWALL SURFACES UNLESS OTHERWISE NOTED.
28. PROVIDE VENTILATION AS REQUIRED BY CODE FOR ALL NEW ELECTRICAL AND TELEPHONE EQUIPMENT ROOMS.
29. KEEP ALL PIPING AS CLOSE TO WALLS AND AS HIGH TO THE UNDERSIDE OF THE ROOF FRAMING AS POSSIBLE.
30. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE BUILDING IS OCCUPIED.
31. THE BUILDING AND FACILITIES SHALL BE ACCESSIBLE TO AND FUNCTION FOR THE PHYSICALLY HANDICAPPED.
32. DO NOT SCALE DRAWINGS.
33. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
34. PROVIDE STIFFENERS, BRACING, BACK UP PLATES ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF FIXTURES OR OTHER EQUIPMENT.
35. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK AS SHOWN ON MECHANICAL DRAWINGS.
36. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH LOCAL JURISDICTION CODE.
37. HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED AND THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE LAVATORY.
38. PROVIDE LIGHTING ON SIGNS. (TITLE 19, CHAPTER 33, OF THE U.B.C.) 6"x3/4" STROKE LETTERING ON A CONTRASTING BACKGROUND WHERE SHOWN ON DRAWING.
39. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN AN APPROVED MANNER. (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)
40. FLAME SPREAD SHALL COMPLY WITH TABLE 42B OF THE C.B.C.
41. LATCHING AND LOOPING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
42. PROVIDE EXIT SIGNS AND DIRECTION EXIT SIGNS WITH MIN. 6" HIGH BY 3/4 STROKE BLOCK LETTERS ON A CON-TRASTING BACKGROUND. SPACING BETWEEN SIGN SHALL NOT EXCEED 100 FEET. INDICATED LOCATION OF EXIT SIGNS ON ARCHITECTURAL PLANS.
43. PROVIDE APPROVED LOW-LEVEL EXIT SIGNS IN ALL INTERIOR EXIT CORRIDORS. (TITLE 24, PART 2, CONTRAST IN BACKGROUND. SPACING BETWEEN SIGN SHALL NOT EXCEED 100 FEET. INDICATED LOCATION OF EXIT SIGNS ON ARCHITECTURAL PLANS.
44. WHENEVER THE BUILDING IS OCCUPIED EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
45. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 5 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OF GROUP H OCCUPANCY.
46. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
    A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM
    B. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM
    C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS
    D. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM
47. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
48. PANIC HARDWARE SHALL BE PROVIDED ON EXISTING DOORS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE HAZARDOUS AREA OF GROUP H OCCUPANCY. AND FOR H 1, 2, 3, 6, 7, 8, OCCUPANCY AND SOUND STAGE ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHALL SHALL BE INSTALLED.
49. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
50. PROVIDE CUALKING AND SEALANTS AS REQUIRED AT ALL WEATHER EXTERIOR CONDITIONS.

PRE-BID SITE VISIT JOBWALK NOTE

- THE OWNER AND/OR ARCHITECT WILL SET A DATE FOR A PRE-BID SITE VISIT. THIS WILL BE AN OPPORTUNITY FOR BIDDING CONTRACTORS - AND ANY INTERESTED SUB-CONTRACTORS - TO VISIT THE SITE AND OBSERVE EXISTING CONDITIONS. CHANGES TO THE DRAWINGS, OR NEW AND RELEVANT INFORMATION GENERATED AS A RESULT OF THIS MEETING WILL BE DISSEMINATED TO ALL BIDDING GENERAL CONTRACTORS. FOLLOWING THE AWARD OF THE CONTRACT FOR CONSTRUCTION, CHANGES TO THE CONTRACT THAT MAY BE REQUESTED BY THE GENERAL CONTRACTOR OR A SUBCONTRACTOR FOR AN ITEM THAT WAS OBSERVABLE DURING THE PRE-BID SITE VISIT, WILL NOT BE ACCEPTED.
- FOR ADDITIONAL GENERAL NOTES SEE A-9.8 AND A-9.9

VICINITY MAP



PROJECT SCOPE

- NEW 4,522 SF COMMERCIAL/RETAIL BUILDING. NEW SITE WORK INCLUDING PAVING, LANDSCAPING AND SITE LIGHTING.
- NEW MECHANICAL UNITS AND ELECTRICAL SYSTEM.
- NEW PARKING LOT.

SEPARATE PERMITS BY CONSULTANTS
- TENANT IMPROVEMENTS
- TRASH ENCLOSURE
- FIRE SPRINKLER
- NEW DRIVEWAY AND SIDEWALK
- ELECTRICAL, MECHANICAL & PLUMBING

SUBMITTALS/PERMITS BY GENERAL CONTRACTOR
- FIRE LIFE SAFETY
- SIGNAGE
- DEMOLITION
- TRASH ENCLOSURE

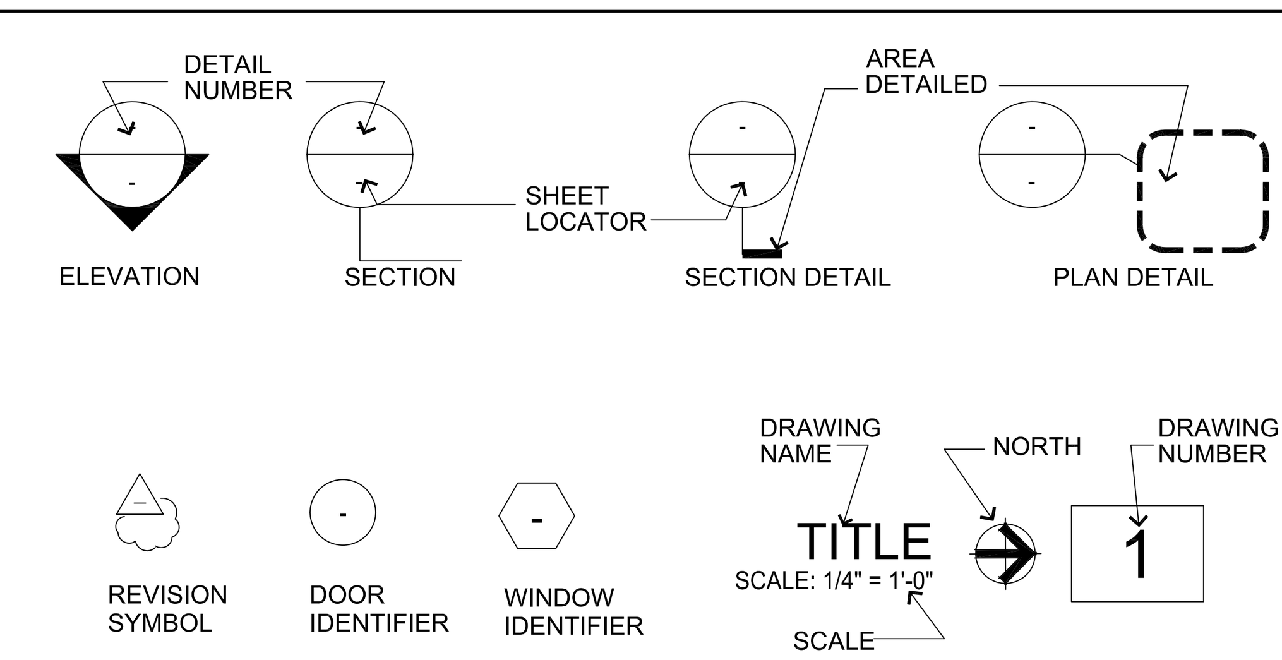
EXIT ANALYSIS

OCCUPANT CALCULATION:

FUNCTION OF SPACE	GROSS S.F.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
MERCANTILE (SPACE A)	3,212	30	107
OFFICE (SPACE B)	1,310	100	13

BUILDING AREA:
EXITS:
REQUIRED = 2 EXITS
PROVIDED = 8 EXITS
= 120 OCCUPANTS / 8 EXITS = 19 OCC./EXIT
EXIT WIDTH:
19 x .20 = 3.8 INCHES/EXIT REQUIRED
= 34 INCHES/EXIT PROVIDED

SYMBOLS



ABBREVIATIONS

&	AND	E.	EAST	LAM.	LAMINATE	S.	SOUTH
L	ANGLE	EA.	EACH	LAV.	LAVATORY	SCHED.	SCHEDULE
@	AT	ELEC.	ELECTRICAL	LT.	LIGHT	SECT.	SECTION
℄	CENTERLINE	EMER.	EMERGENCY	MAX.	MAXIMUM	SIM.	SIMILAR
O	DIAMETER OR ROUND	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SPEC.	SPECIFICATION
#	POUND OR NUMBER	EQ.	EQUAL	MET.	METAL	SQ.	SQUARE
(E)	EXISTING	EXIST.	EXISTING (E)	MIN.	MINIMUM	ST. STL.	STAINLESS STEEL
(N)	NEW	EXP.	EXPANSION	MIR.	MIRROR	STD.	STANDARD
ACOUS.	ACOUSTICAL	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	STL.	STEEL
ADJ.	ADJUSTABLE	F.A.	FIRE ALARM	M.O.	MASONRY OPENING	STOR.	STORAGE
APPROX.	APPROXIMATE	F.D.	FLOOR DRAIN	MTD.	MOUNTED	STRUCT.	STRUCTURAL
ARCH.	ARCHITECTURAL	F.E.	FIRE EXTINGUISHER	MUL.	MULLION	SUSP.	SUSPENDED
BD.	BOARD	FIN.	FINISH	N	NORTH	SYM.	SYMMETRICAL
BLDG.	BUILDING	FL.	FLOOR	N.I.C.	NOT IN CONTRACT	TRD.	TREAD
BLK.	BLOCK	FLASH	FLASHING	NO. OR #	NUMBER	TEL.	TELEPHONE
BLKG.	BLOCKING	FLOUR.	FLUORESCENT	NOM.	NOMINAL	THK.	THICK
BOT.	BOTTOM	FT.	FOOT OR FEET	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
CEM.	CEMENT	FURR.	FURRING	O.C.	ON CENTER	UNF.	UNFINISHED
CER.	CERAMIC	FUT.	FUTURE	OPNG.	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
CLG.	CEILING	GA.	GAUGE	OPP.	OPPOSITE	V.I.F	VERIFY IN FIELD
CLR.	CLEAR	GALV.	GALVANIZED	PL.	PLATE	W.	WEST
COL.	COLUMN	GL.	GLASS	P.LAM.	PLASTIC LAMINATE	W/	WITH
CONSTR.	CONSTRUCTION	G.C.	GENERAL CONTRACTOR	PLAS.	PLASTER	WD.	WOOD
CONT.	CONTINUOUS	GND.	GROUND	PLYWD.	PLYWOOD		
CNTR.	COUNTER	GYP.	GYPSUM	PR.	PAIR		
CTR.	CENTER	H.M.	HOLLOW METAL	PT.	POINT		
DBL.	DOUBLE	HORIZ.	HORIZONTAL	R	RADIUS		
DEPT.	DEPARTMENT	HR.	HOUR	REF.	REFERENCE		
D.F.	DRINKING FOUNTAIN	HGT.	HEIGHT	REINF.	REINFORCED		
DET.	DETAIL	INSUL.	INSULATION	REQ.	REQUIRED		
DIA.	DIAMETER	INT.	INTERIOR	RESIL.	RESILIENT		
DIM.	DIMENSION	JT.	JOINT	RM.	ROOM		
DWG.	DRAWING						

PROJECT DIRECTORY

OWNER:	SASSONY DEVELOPMENT GROUP 4312 WOODMAN AVENUE SUITE 250, SHERMAN OAKS, CA. 91423
ARCHITECT:	LR/ ARCHITECTURE 213 W ALAMEDA, SUITE 203 BURBANK, CA 91502 (818) 840-8361 (818) 840-8341 FAX
STRUCTURAL:	DAVID LI & ASSOCIATES 1000 N. SAN GABRIEL BLVD., SUITE 101 ROSEMEAD, CA 91770 TEL: 626-288-1216 FAX: 626-288-5078
MEP:	TIM GEARY- GEARY ENG. 5502 WALSH LANE, SUIT 202 ROGERS, AR 72758 CONTACT: TIM GEARY TEL: (479) 464-8006 * 10 FAX: (479) 464-8455
TITLE 24:	LLANES ENGINEERING, Inc. 4022 FOUNTAIN AVE, SUITE 201 LOS ANGELES, CA. 90029 CONTACT: ERNIE LLANES TEL: (323) 661-7745 FAX: (323) 661-0504
MECHANICAL & BUILDING ENVELOPE	W. COMEAU 3128 ATWATER AVENUE LOS ANGELES, CA. 90039 CONTACT: BILL COMEAU TEL: (323) 665-5946

PROJECT INFORMATION

ADDRESS:	1057 W. MANCHESTER BLVD. LOS ANGELES, CA. 90044
BUILDING USAGE:	COMMERCIAL / RETAIL
EXISTING ZONE:	[Q] C2-1
COMMUNITY PLAN:	SOUTH LOS ANGELES
LEGAL DESCRIPTION:	
TRACT:	TR 4438
BLOCK:	NONE
LOT:	FR 160 / 11,140 SQ.FT
APN:	6033026022
BUILDING FLOOR AREA:	3,992.0 SF
OUTDOOR DINING AREA:	530.0 SF
CONSTRUCTION TYPE: AREA ANALYSIS:	TYPE VB - NFPA-13 FULLY SPRINKLERED PER TABLE 503: 9,000 SF ALLOWED FOR TYPE VB 'M' OCC.
OCCUPANCY:	SPACE A: MERCANTILE (M) 3,212 S.F. (16 OCCUPANTS) SPACE B: BUSINESS (B) 1,310 S.F. (7 OCCUPANTS)
STORIES:	SINGLE STORY
ALLOWABLE BUILDING HEIGHT:	45 FT (12.22A23) per COVENANT AND AGREEMENT FOR MINI-SHOPPING CENTER COMMERCIAL CORNER DEVELOPMENT
SETBACKS:	FRONT NONE SIDE NONE REAR NONE
FIRE DISTRICT:	2
APPLICABLE CODES:	2013 CALIFORNIA BUILDING CODE / 2014 LABC 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS 2013 CALIFORNIA FIRE CODE
LOCAL JURISDICTION:	
GOVERNING AGENCY:	CITY OF LOS ANGELES 201 N. FIGUEROA STREET LOS ANGELES, CA 90012 (213) 473-3231

PARKING ANALYSIS

BUILDING AREA:
RETAIL SPACE A = 3,212 SF
RETAIL SPACE B = 1,310 SF
TOTAL = 4,522 SF

PARKING REQUIRED:
RETAIL SPACE A: 3,212 SF x $\frac{4}{1000}$ (M RETAIL) = 13 PARKING SPACES
RETAIL SPACE B: 1,310 SF x $\frac{2}{1000}$ (B RETAIL) = 3 PARKING SPACES
TOTAL: = 16 PARKING SPACES

PARKING PROVIDED:
6 STANDARD
1 ACCESSIBLE STALL
5 COMPACT (40% per P/ZC 2002-001)
12 PARKING SPACES TOTAL plus
16 BICYCLE PARKING (IN LIEU OF 4 PARKING STALLS per BICYCLE PARKING ORDINANCE (CF-12-1297-S1))

REQUIRED BICYCLE PARKING: 16 PARKING STALLS x 5% = 0.8 or 1
(per LAGBC 5.106.4) 2 LONG TERM & 2 SHORT TERM
PROVIDED BICYCLE PARKING: 10 SHORT TERM AND 10 LONG TERM BICYCLE PARKING

SHEET INDEX

LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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.	.	.

ARCH/CONSULTANT:

PROJECT KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

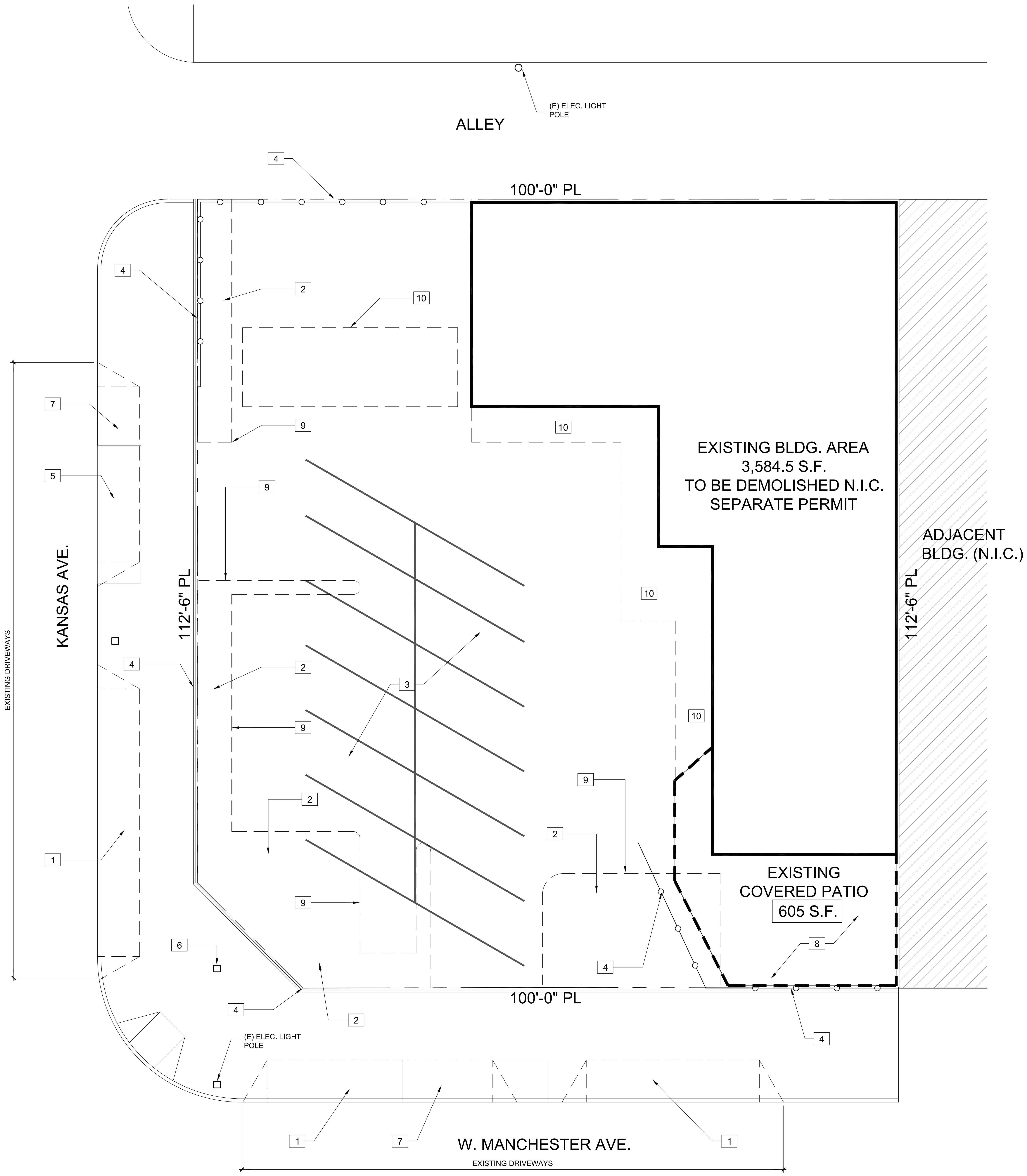
JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
COVER SHEET

SHEET
A-0.0



DEMO SITE PLAN
SCALE: 1/8" = 1'-0"
1

DEMOLITION KEY NOTES

1. EXISTING DRIVEWAY TO BE REMOVED
2. PREPARE AREA FOR FUTURE PLANTER
3. RE-STIPE EXISTING PARKING WITH NEW ASPHALTIC SLURRY COAT
4. DEMOLISH (E) FENCE
5. (E) RAMP TO REMAIN
6. DEMOLISH (E) SIGN
7. PREPARE FOR FUTURE DRIVEWAY
8. EXISTING COVERED PATIO TO BE REMOVED
9. DASHED LINE INDICATES NEW PLANTER AREA SAW CUT (E) ASPHALT CONCRETE
10. SAW CUT (E) CONCRETE & REMOVE CONCRETE FOR SLAB OR FOUNDATION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND FOR BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, CEILING, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES. ELECTRICAL AND TELEPHONE WALL OUTLETS AND FLOOR MONUMENTS, MILLWORKS AND FINISH SURFACES, WHETHER OR NOT SPECIFICALLY INDICATED.
2. DURING DEMOLITION, THE CONTRACTOR SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND THROUGH THE WORK AS REQUIRED. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND/OR BARRICADES AS REQUIRED.
3. THE CONTRACTOR SHALL PROTECT: A) THE CONSTRUCTION AREA, B) AREAS ADJACENT TO THE CONSTRUCTION AREA, AND C) NEW OR EXISTING MATERIALS AND FINISHES FROM ANY DAMAGE(I.E., IMPACT, DUST, WATER, SPARKS, FLAMES, FUMES, ETC.) WHICH COULD OCCUR AS A RESULT OF CONSTRUCTION AND/OR DEMOLITION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, OR OTHER MEASURES NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELL BEING DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR AGREES THAT ANY DAMGE INCURRED TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT, LANDLORD, AND/OR TENANT AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
4. THE CONTRACTOR SHALL REVIEW THE PHASING OF DEMOLITION WORK AND NEW CONSTRUCTION WITH THE ARCHITECT WHEN THE CONTRACT FOR CONSTRUCTION IS AWARDED.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING OR TENANT SPACE BEFORE PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, FIRE/LIFE SAFETY AND/OR ANY OTHER CONSULTANT OR VENDOR DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION PRIOR TO PROCEEDING WITH THE DEMOLITION.
7. WHERE CEILINGS ARE INDICATED FOR REMOVAL, ALL CEILING TILE, GRID, FURRING CHANNELS, SUPPORT BRACING, LIGHTING FIXTURES, AIR SUPPLY REGISTERS, RETURN REGISTERS, RETURN AIR DIFFUSERS, CEILING TILES AND LIGHTING FIXTURES SHALL BE REMOVED AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALL EXISTING MECHANICAL DUCTWORKS SHALL REMAIN UNDISTURBED AND IN-PLACE UNLESS NOTED OTHERWISE. AREAS WHERE CEILING TO BE INSTALLED AT GREATER HEIGHT, PATCH, REPAIR AND REFINISH WALL SURFACES TO RECEIVE NEW CEILING.
8. WHERE EXISTING WALLCOVERING OR WALLTILE IS INDICATED FOR REMOVAL, ALL UNDERLYING SURFACES SHALL BE SUBSEQUENTLY REPAIRED AS NECESSARY AND PREPARED TO ACCEPT NEW FINISHES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
9. WHERE DOORS AND FRAMES ARE INDICATED FOR REMOVAL, ALL DOOR COMPONENTS BUT NOT LIMITED TO SHIMS, DOOR HARDWARES, FASTENERS SHALL BE REMOVED UP TO BARE WALL STRUCTURE, IF WALL STRUCTURE IS TO BE REMAIN.
10. THE CONTRACTOR SHALL REPAIR ALL DAMAGED MATERIALS IN EXISTING ADJACENT AREAS CAUSED BY THIS DEMOLITION WORK.
11. THE CONTRACTOR SHALL PATCH, FILL, AND FINISH SMOOTH AS REQUIRED FOR PROPER INTERFACE WITH NEW CONSTRUCTION.

DEMOLITION LEGEND

— — — ITEM TO BE DEMOLISHED OR PER INDICATED BY KEYNOTES

TENANT REQUIREMENTS

PRIOR TO DELIVERING THE DEMISED PREMISES TO TENANT, LANDLORD WILL PERFORM ALL WORK NECESSARY TO CAUSE THE DEMISED PREMISES TO SATISFY THE MINIMUM REQUIREMENTS FOR DELIVERY SET FORTH ON EXHIBIT B-1. IN ADDITION, LANDLORD WILL PERFORM THE WORK SHOWN ON EXHIBIT B ATTACHED HERETO, WHICH INCLUDES WITHOUT LIMITATION A REQUIREMENT THAT LANDLORD MODIFY THE EXTERIOR FACADE OF THE DEMISED PREMISES ACCORDING TO TENANT'S PLANS (AS REASONABLY AGREED TO BY LANDLORD) AND INSTALL ON THE DEMISED PREMISES A NEW FIRESTONE MODIFIED BITUMEN ROOF SYSTEM OR EQUIVALENT CARRYING A NO DOLLAR LIMIT MANUFACTURER'S WARRANTY FOR A MINIMUM OF 12 YEARS. LANDLORD WILL ALSO PROVIDE SPACE FOR TWO DUMPSTERS IN THE LOCATION SHOWN ON EXHIBIT A-SITE PLAN FOR TENANT'S EXCLUSIVE USE. LANDLORD FURTHER AGREES TO COOPERATE WITH TENANT IN TENANT'S EFFORT TO OBTAIN ANY GOVERNMENTAL PERMITS OR APPROVALS REQUIRED IN ORDER FOR TENANT TO PERFORM ITS DESIRED ALTERATIONS AND IMPROVEMENTS. IF A COMPANY PROVIDING ELECTRICAL, TELEPHONE OR CABLE SERVICE TO THE DEMISED PREMISES REQUIRES THE BUILDING OWNER TO GRANT PERMISSION TO INSTALL LINES OR CONDUITS OR TO CONNECT TO EXISTING LINES, THEN LANDLORD WILL GRANT THE REQUIRED AUTHORIZATION.

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LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
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SCALE
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DEMO SITE PLAN

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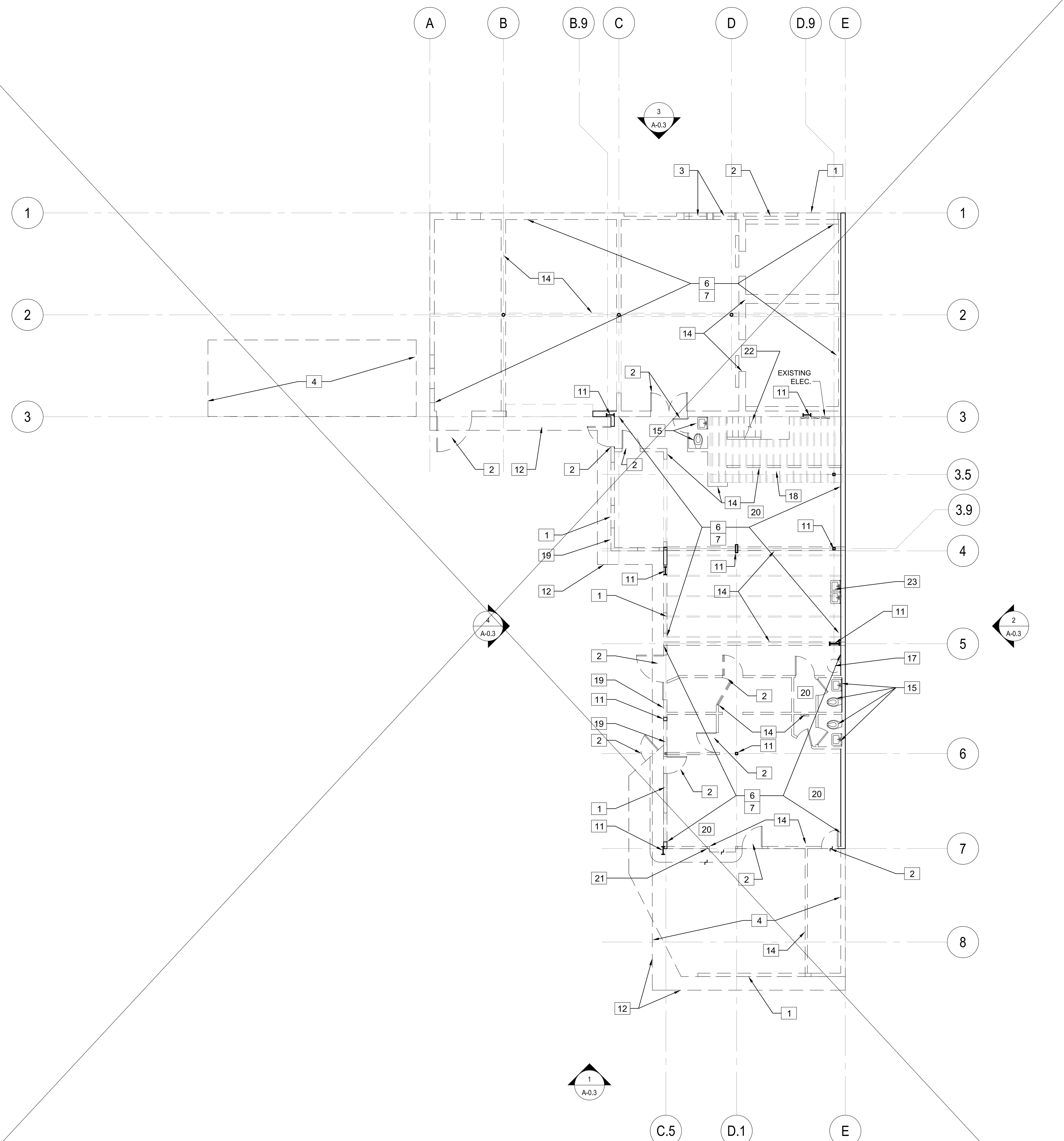

DEMO FLOOR PLAN
SCALE:1/8" = 1'-0"
1

DEMOLITION KEY NOTES

1	DEMO EXISTING EXTERIOR WALL.
2	DEMO EXISTING DOORS AND DOOR FRAMING.
3	DEMO EXISTING WINDOW
4	SAW CUT AND REMOVE EXISTING CONCRETE SLAB / ASPHALT SURFACE. PREP FOR NEW SLAB OR FOUNDATION WORK
5	REMOVE EXISTING GAS METER.
6	EXISTING ROOF/CEILING FRAME TO REMAIN. PROVIDE TEMPORARY SHORING IS REQUIRED FOR DEMOLITION & NEW WORK.
7	REMOVE EXTERIOR MATERIALS DOWN TO FRAMING. DO NOT DAMAGE FRAMING SYSTEM. PREP FOR REFINISH.
8	REMOVE IRON FENCE
9	REMOVE EXISTING ELECTRIC METER.
10	NOT USED
11	EXISTING COLUMN TO REMAIN VERIFY LOCATION IN FIELD. REMOVE EXISTING FINISH. ONLY STRUCTURAL COLUMN TO REMAIN.
12	SAWCUT PORTION OF EXISTING SLAB. PREPARE FOR NEW GRADE BEAM
13	NOT USED.
14	DEMO EXISTING INTERIOR WALLS AND DOORS.
15	REMOVE ALL PLUMBING FIXTURE INCLUDING WATER CLOSET, LAVATORY, BATH TUB NURINAL, PARTITIONS, COUNTERTOP AND PIPING.
16	REMOVE GAS COOKING EQUIP.
17	REMOVE EXISTING WATER HEATER.
18	REMOVE EXISTING WOODEN MEZZ.
19	REMOVE FINISH MATERIALS TO FRAMING. DO NOT DAMAGE FRAMING SYSTEM
20	REMOVE ALL FINISHES FROM EXISTING CONCRETE SLAB. PATCH AND REPAIR SLAB TO SMOOTH FINISH.
21	NOT USED
22	EXISITING STAIR TO BE REMOVED

N.I.C.
SEPARATE PERMIT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE PROJECT SITE AND FOR BEING AWARE OF ALL ITEMS TO BE DEMOLISHED AND REMOVED INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, CEILING, MECHANICAL, ELECTRICAL AND PLUMBING FIXTURES. ELECTRICAL AND TELEPHONE WALL OUTLETS AND FLOOR MONUMENTS, MILLWORKS AND FINISH SURFACES, WHETHER OR NOT SPECIFICALLY INDICATED.
2. DURING DEMOLITION, THE CONTRACTOR SHALL MAINTAIN FREE AND SAFE PASSAGE TO AND THROUGH THE WORK AS REQUIRED. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND/OR BARRICADES AS REQUIRED.
3. THE CONTRACTOR SHALL PROTECT: A) THE CONSTRUCTION AREA, B) AREAS ADJACENT TO THE CONSTRUCTION AREA, AND C) NEW OR EXISTING MATERIALS AND FINISHES FROM ANY DAMAGE(I.E., IMPACT, DUST, WATER, SPARKS, FLAMES, FUMES, ETC.) WHICH COULD OCCUR AS A RESULT OF CONSTRUCTION AND/OR DEMOLITION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, OR OTHER MEASURES NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELL BEING DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR AGREES THAT ANY DAMGE INCURRED TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT, LANDLORD, AND/OR TENANT AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
4. THE CONTRACTOR SHALL REVIEW THE PHASING OF DEMOLITION WORK AND NEW CONSTRUCTION WITH THE ARCHITECT WHEN THE CONTRACT FOR CONSTRUCTION IS AWARDED.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF ANY WORK AFFECTING THE STRUCTURAL INTEGRITY OF THE BUILDING OR TENANT SPACE BEFORE PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, FIRE/LIFE SAFETY AND/OR ANY OTHER CONSULTANT OR VENDOR DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION PRIOR TO PROCEEDING WITH THE DEMOLITION.
7. WHERE CEILINGS ARE INDICATED FOR REMOVAL, ALL CEILING TILE, GRID, FURRING CHANNELS, SUPPORT BRACING, LIGHTING FIXTURES, AIR SUPPLY REGISTERS, RETURN REGISTERS, RETURN AIR DIFFUSERS, CEILING TILES AND LIGHTING FIXTURES SHALL BE REMOVED AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALL EXISTING MECHANICAL DUCTWORKS SHALL REMAIN UNDISTURBED AND IN-PLACE UNLESS NOTED OTHERWISE. AREAS WHERE CEILING TO BE INSTALLED AT GREATER HEIGHT, PATCH, REPAIR AND REFINISH WALL SURFACES TO RECEIVE NEW CEILING.
8. WHERE EXISTING WALLCOVERING OR WALLTILE IS INDICATED FOR REMOVAL, ALL UNDERLYING SURFACES SHALL BE SUBSEQUENTLY REPAIRED AS NECESSARY AND PREPARED TO ACCEPT NEW FINISHES AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
9. WHERE DOORS AND FRAMES ARE INDICATED FOR REMOVAL, ALL DOOR COMPONENTS BUT NOT LIMITED TO SHIMS, DOOR HARDWARES, FASTENERS SHALL BE REMOVED UP TO BARE WALL STRUCTURE, IF WALL STRUCTURE IS TO BE REMAIN.
10. THE CONTRACTOR SHALL REPAIR ALL DAMAGED MATERIALS IN EXISTING ADJACENT AREAS CAUSED BY THIS DEMOLITION WORK.
11. THE CONTRACTOR SHALL PATCH, FILL, AND FINISH SMOOTH AS REQUIRED FOR PROPER INTERFACE WITH NEW CONSTRUCTION.

DEMOLITION LEGEND

▭	EXISTING WALL TO REMAIN.
▭ ▭ ▭	EXISTING WALL TO BE DEMOLISHED
⬚	BUILDING DEMOLITION AREA -INCLUDING WHOLE STRUCTURE-

TENANT REQUIREMENTS

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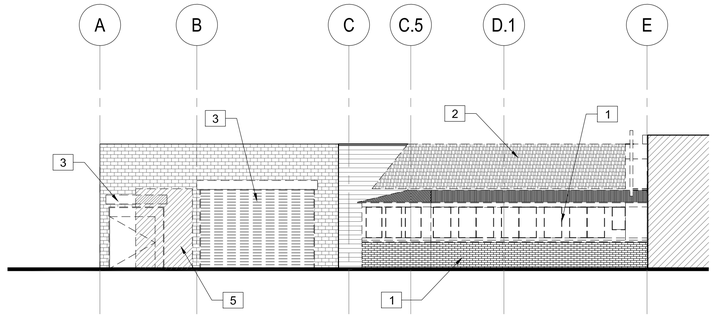
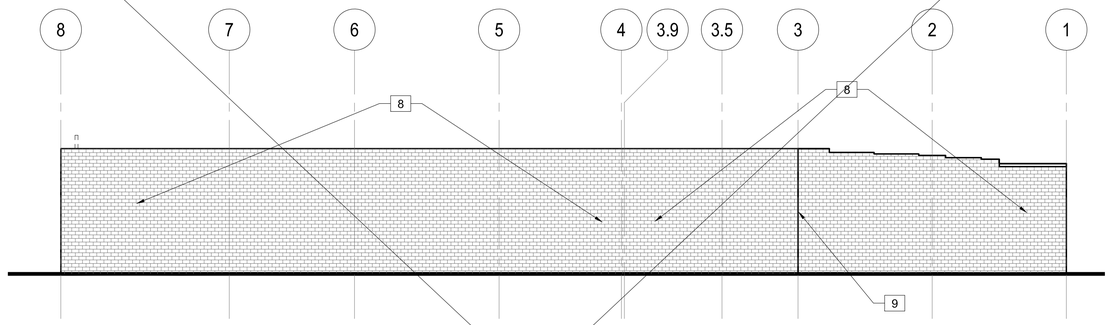
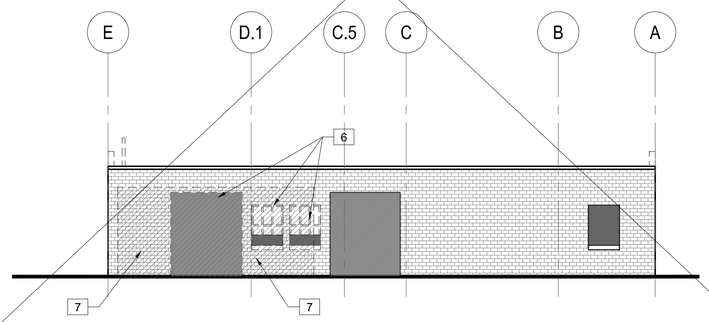


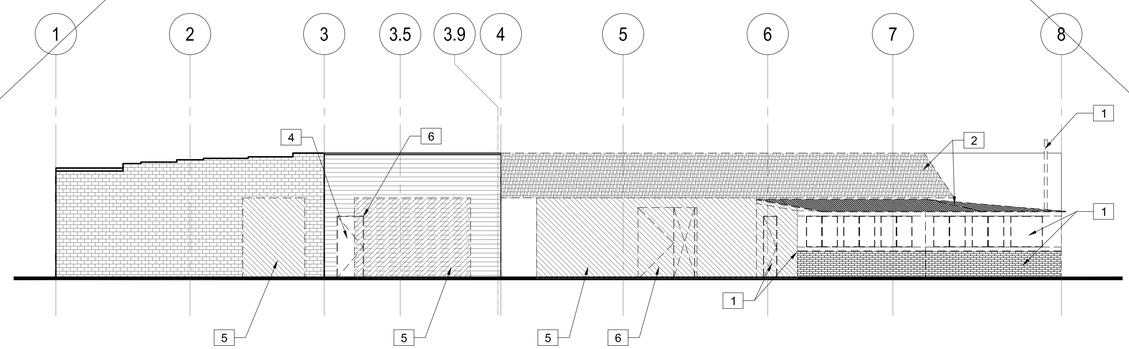
SOUTH ELEVATION
SCALE:1/8" = 1'-0"
1



EAST ELEVATION
SCALE:1/8" = 1'-0"
2



NORTH ELEVATION
SCALE:1/8" = 1'-0"
3



WEST ELEVATION
SCALE:1/8" = 1'-0"
4

1 DEMOLISH (E) EXTERIOR WALLS, DOORS AND WINDOWS

2 (E) ROOF AND FRAMING TO REMAIN, TYP.

3 (E) ROLL-UP DOOR TO BE REMOVED

4 FILL IN WITH SAME FRAMING AS ADJACENT WALL.

5 DEMOLISH PORTION OF WALL FOR FUTURE STOREFRONT SYSTEM

6 (E) DOORS AND WINDOWS TO BE REMOVED

7 DEMOLISH PORTION OF WALL FOR FUTURE OPENING (SHOW HATCHED)

8 EXISTING WALL TO REMAIN

9 LINE HERE REPRESENTS END OF SHARED WALL (FIELD VERIFY ALL DIMENSIONS AND RELATED INFORMATION).

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EXISTING DEMO ELEVATIONS

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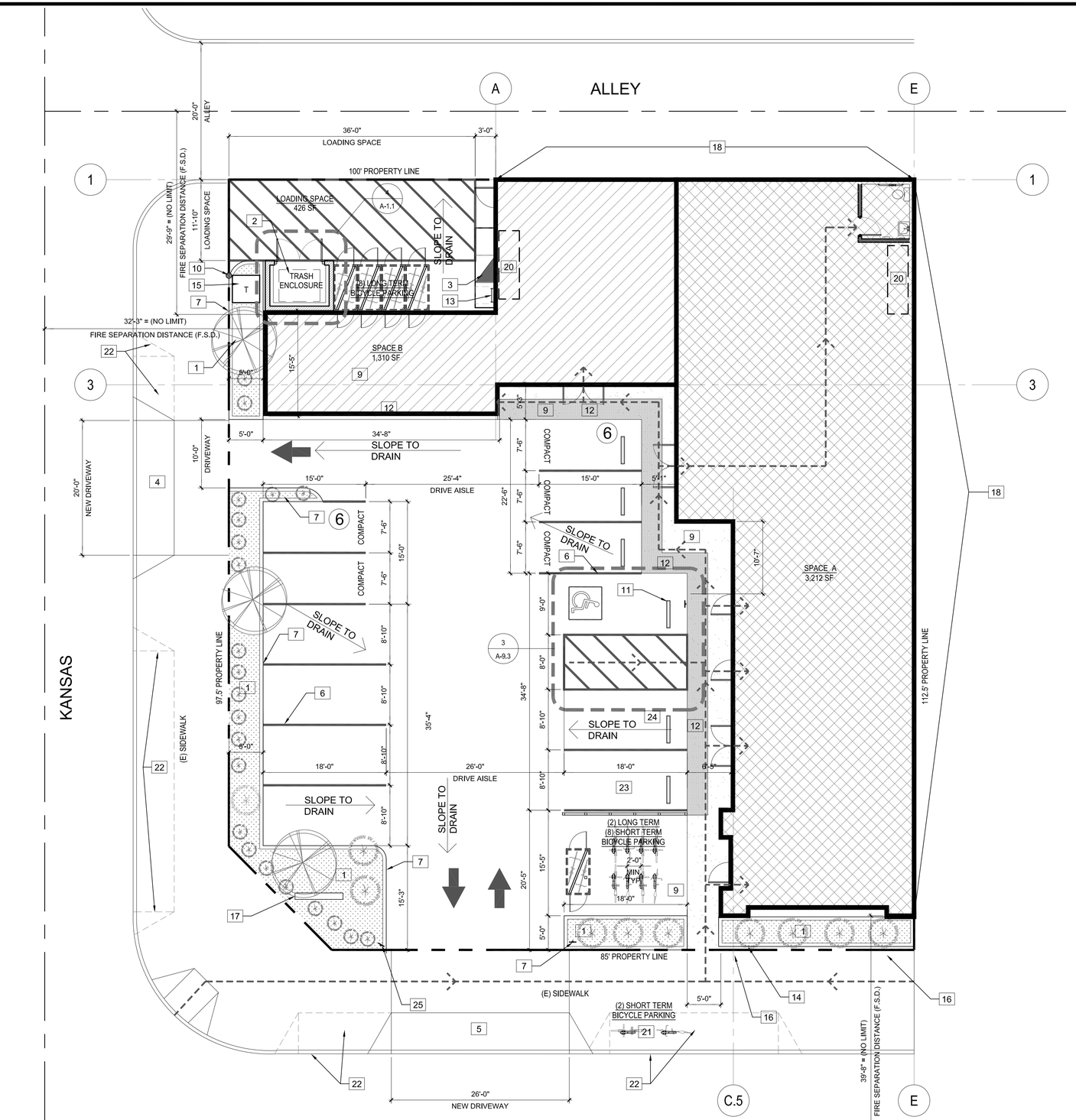

NOTE:
REFER TO CIVIL DRAWINGS FOR ALL CIVIL RELATED WORK.

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

1

1	NEW LANDSCAPE AREA
2	NEW TRASH/RECYCLE ENCLOSURE - REFER TO STRUCTURAL FOR MORE INFO.
3	NEW ELECTRICAL SWITCHGEAR. REFER TO ELECTRICAL FOR MORE INFORMATION
4	EXISTING DRIVEWAY TO REMAIN. VERIFY LOCATION
5	NEW PARKING ENTRANCE SIGN - SEE DETAIL 9/A1.1 FOR MORE INFORMATION
6	DOUBLE STRIPING OF STALLS SHALL BE PER FIG. 7 OF THE CITY OF LA BLDG. DEPT. STANDARDS - SEE DETAIL 11/A-1.1 FOR MORE INFORMATION
7	6" HIGH x 6" WIDE PLANTER CONCRETE CURB- SEE 6A/1.1
8	NEW BASE AND ASPHALT WHERE OLD SLAB OCCURS
9	NEW CONCRETE SLAB. SLOPE 2% MAX AT ALL DIRECTIONS
10	NEW 6"Ø PIPE BOLLARDS- SEE DETAIL 10/A1.1
11	NEW CONCRETE WHEEL STOP. SEE DETAIL 7/A-1.1
12	NEW DETECTABLE WARNINGS TO SEPARATE WALKS FROM PARKING. SEE DET. 9/A9.5.
13	NEW ROOF ACCESS LADDER- V.I.F. - SEE DETAIL 20/A-1.1
14	NEW WALL ON PROPERTY LINE. NON RATED WALL PER SECTION 602.1 LESS THAN 30'-0" TO CENTER LINE OF STREET NO RATING REQUIRED
15	NEW ELECTRICAL TRANSFORMER
16	PILASTER 12" OVER PROPERTY LINE
17	MONUMENT SIGN
18	NEW FULL HEIGHT CMU WALL PER STRUCTURAL. NO OPENING PER LAMC 12.22A.23
19	LONG TERM BICYCLE PARKING - SEE DETAIL 1/A-1.1
20	30SF RECYCLING ROOM AT EACH RETAIL SPACE (TOTAL 60SF)
21	SHORT TERM BICYCLE PARKING - SEE DETAIL 11/A-1.1
22	PROVIDE NEW CURB/GUTTER AND SIDEWALK
23	LOW EMITTING, FUEL EFFICIENT STALL WITH SIGNAGE
24	CARPOOL/VANPOOL PARKING STALL WITH SIGNAGE
25	RIGHT TURN ONLY SIGN

SITE KEYNOTES

	PROPERTY LINE
	BUILDING GRID IDENTIFICATION WORK POINT
	BUILDING VEHICULAR PARKING GARAGE ENTRANCE AND EXIT
	ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY AND ACCESSIBLE PARKING STALLS TO BUILDING ENTRANCE
FH	FIRE HYDRANT LOCATION, VERIFY LOCATION WITH CIVIL DRAWINGS
T	TRANSFORMER
SLOPE	DRAINAGE SLOPE

SITE LEGEND

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS, AND IS FOR BUILDING DEPARTMENT USE ONLY. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
2. SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
3. PROVIDE AN ACCESSIBLE ROUTE FROM THE BUILDING PARKING AREA TO THE BUILDING ENTRANCE PER CBC 11B DIVISION 4.
4. ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWING:
   -WALKING SURFACE SHALL NOT EXCEED 5% SLOPE
   -RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL CURBS AND HANDRAILS
   -ALL CROSS SLOPES SHALL NOT EXCEED 2%
   -THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ACCESSIBLE ROUTE
   -REFER TO CIVIL PLANS FOR ADDITIONAL DIMENSIONS
5. A WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs, FOR PROJECTS THAT WILL LEAVE DISTURB SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED, THE WWECP MUST BE PREPARED, FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON. FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON THE WWECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWECP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
6. MAXIMUM DRIVEWAY SLOPE IS 20%. GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12 1/2 %.~ MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. 12.21A5(g).
7. ALL UTILITIES TO BE UNDERGROUND.
8. DOUBLE STRIPING OF STALLS SHALL BE PER Fig. 7 OF THE CITY OF LA BUILDING DEPT. STANDARDS.
9. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. §11B-108

SITE PLAN NOTES

BUILDING AREA:
RETAIL SPACE A = 3,212 SF
RETAIL SPACE B = 1,310 SF
TOTAL = 4,522 SF

PARKING REQUIRED:
RETAIL SPACE A: 3,212 SF x 4/1000 (RETAIL) = 13 PARKING SPACES
RETAIL SPACE B: 1,310 SF x 2/1000 (RETAIL) = 3 PARKING SPACES
TOTAL: = 16 PARKING SPACES

PARKING PROVIDED: 6 STANDARD
1 ACCESSIBLE STALL
5 COMPACT (40% per P/ZC 2002-001)
12 PARKING SPACES TOTAL plus
16 BICYCLE PARKING (IN LIEU OF 4 PARKING STALLS per BICYCLE PARKING ORDINANCE (CF-12-1297-S1))

REQUIRED BICYCLE PARKING: 16 PARKING STALLS x 5% = 0.8 or 1
(per LAGBC 5.106.4) 2 LONG TERM & 2 SHORT TERM
PROVIDED BICYCLE PARKING: 10 SHORT TERM AND 10 LONG TERM BICYCLE PARKING

PARKING ANALYSIS

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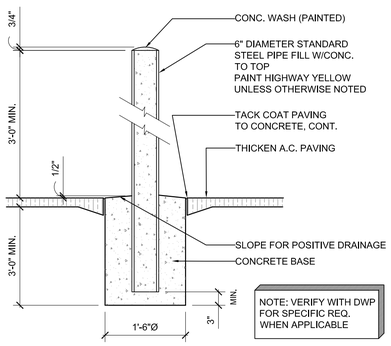
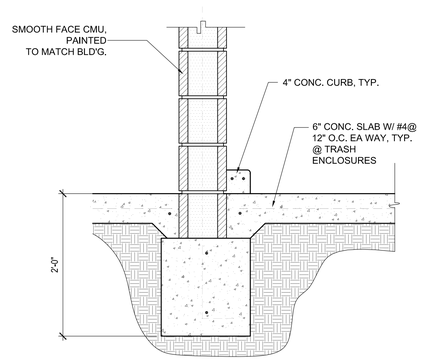


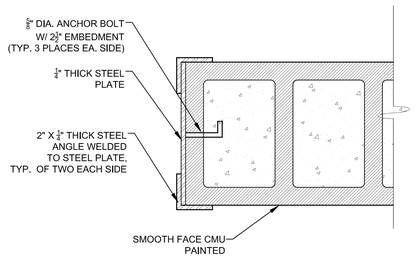
PIPE BOLLARD DETAIL 17

SCALE: N.T.S.



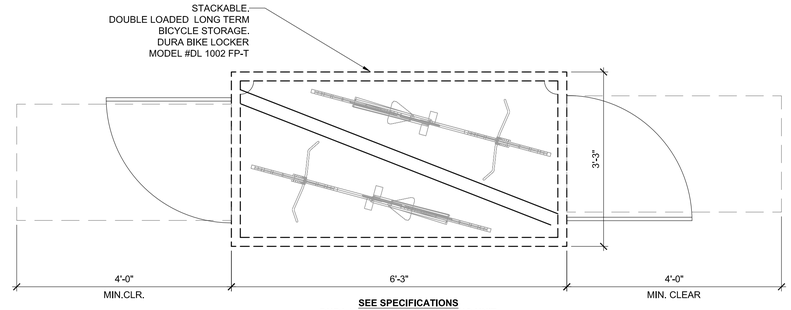
TRASH ENCLOSURE WALL SECTION 13

SCALE: 1" = 1'-0"



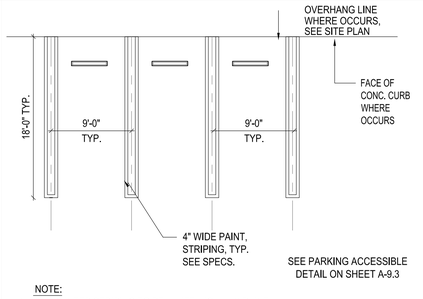
TRASH ENCLOSURE CORNER GUARD 9

SCALE: 3" = 1'-0"



BICYCLE STORAGE DETAIL 1

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



TYPICAL SINGLE STRIPING DETAIL 18

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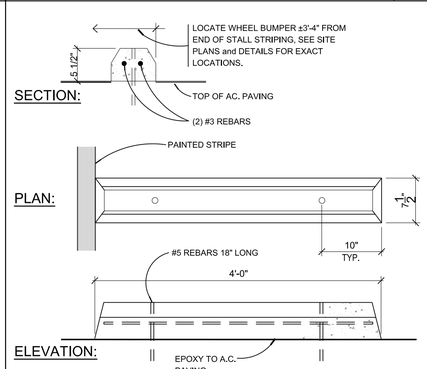
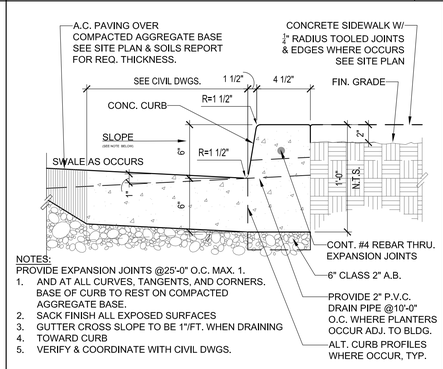


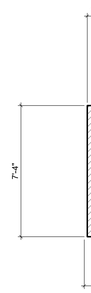
CONCRETE BUMPER DETAIL 14

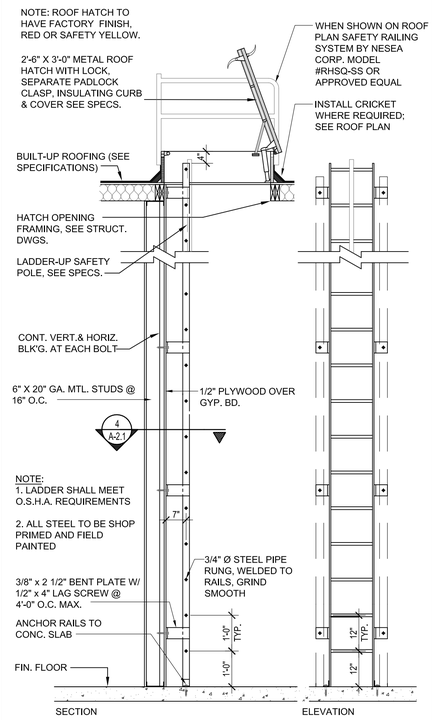
SCALE: 1" = 1'-0"



CURB GUTTER 10

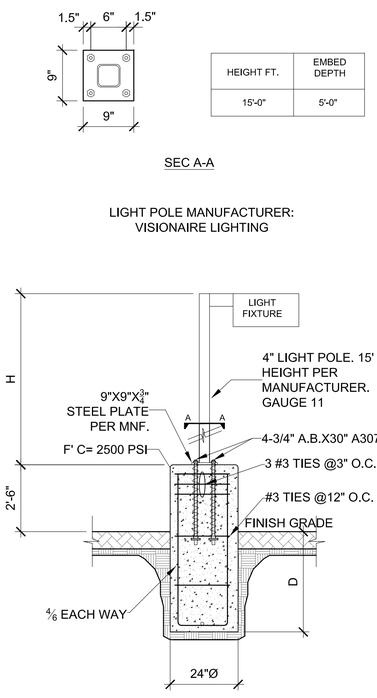
SCALE: 1 1/2" = 1'-0"





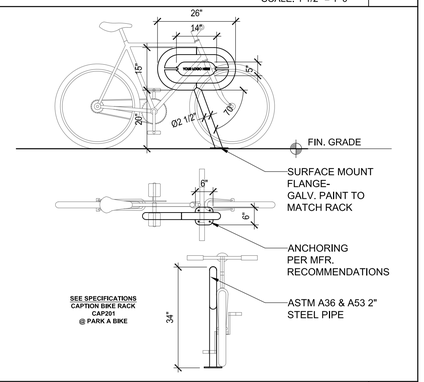
ROOF ACCESS LADDER 20

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



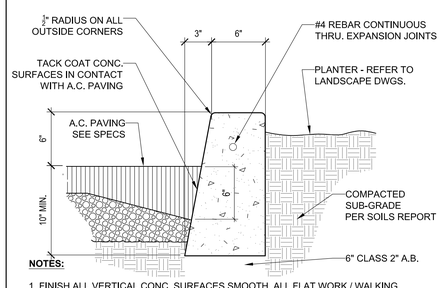
LIGHT POLE DETAIL 16

SCALE: N.T.S.



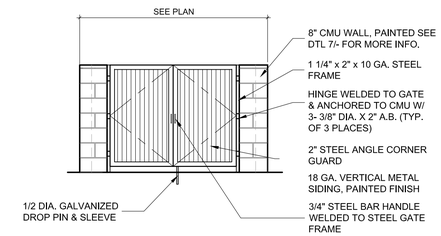
BICYCLE RACK DETAIL 11

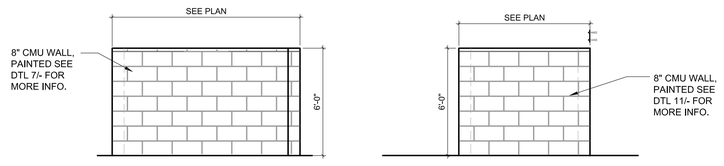
SCALE: 1/2" = 1'-0"



CURB DETAIL 12

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





TRASH ENCLOSURE 4

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

LR/A

LR/A ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
1	.	.
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
TRASH ENCLOSURE & SITE DETAILS

SHEET
A-1.1

1. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:

1a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES , AT THE CEILING AND FLOOR LEVELS.

1b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

1c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.

1d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

1e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

2. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.9 AND SECTION 803.1.

3. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE SHALL COMPLY WITH TABLE 803.9.

4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

5. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).

6. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

7. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (1011.3)

8. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTE IN CASE OF PRIMARY POWER LOSS (1011.6.3).

9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.

10. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34 INCHES AND A MAX. 48 INCHES ABOVE THE FINISH FLOOR.

11. "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

12. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12

13. 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.

14. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

15. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE 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:

15a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.

15b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

15c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OE MORE EXITS.

15d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

15e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

16. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LAMC 91.6306

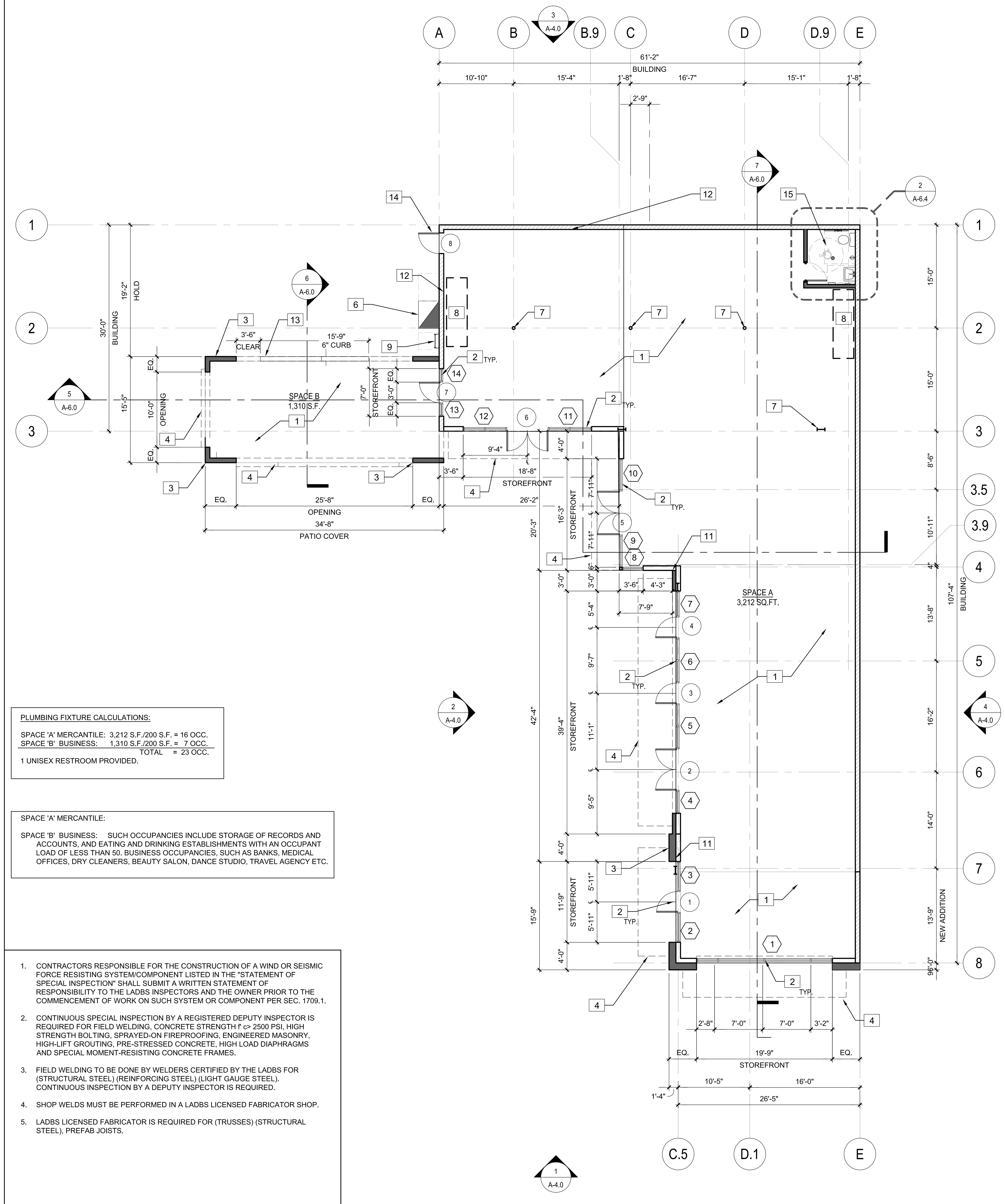
SPECIFICATION:

VANDL-GUARD-ANTI-GRAFFITI COATING LARR# 25060

17. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406

a. SWING DOORS.
b. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
c. STORM DOORS.
d. UNFRAMED SWINGING DOORS.
e. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
f. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
g. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
   I) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
   II) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   III) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   IV) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
h. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
i. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   I) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   II) II) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.
j. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
k. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

BUILDING DEPARTMENT NOTES



PLUMBING FIXTURE CALCULATIONS:

SPACE 'A' MERCANTILE: 3,212 S.F./200 S.F. = 16 OCC.
SPACE 'B' BUSINESS: 1,310 S.F./200 S.F. = 7 OCC.
TOTAL = 23 OCC.
1 UNISEX RESTROOM PROVIDED.

SPACE 'A' MERCANTILE:

SPACE 'B' BUSINESS: SUCH OCCUPANCIES INCLUDE STORAGE OF RECORDS AND ACCOUNTS, AND EATING AND DRINKING ESTABLISHMENTS WITH AN OCCUPANT LOAD OF LESS THAN 50. BUSINESS OCCUPANCIES, SUCH AS BANKS, MEDICAL OFFICES, DRY CLEANERS, BEAUTY SALON, DANCE STUDIO, TRAVEL AGENCY ETC.

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1709.1.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f' c> 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.
3. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL) (REINFORCING STEEL) (LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
4. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR SHOP.
5. LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES) (STRUCTURAL STEEL), PREFAB JOISTS.

STRUCTURAL DESIGN CORRECTION NOTES

FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

1	NEW CONCRETE SLAB PER STRUCTURAL DRAWINGS. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC. (5.407.2.2.1)
2	NEW ALUMINUM FRAME STOREFRONT SYSTEM WITH DUAL GLAZING STOREFRONT SYSTEM.
3	NEW STUD WALL WITH 3-COAT EXTERIOR PLASTER FINISH SYSTEM OVER METAL LATHE OVER WATER RESISTANT BARRIER OVER ½" THK. EXTERIOR GRADE PLYWOOD SHEATHING. REFER TO DETAIL 11/A-6.0 & 15/A-6.0 FOR MORE INFORMATION.
4	LINE OF CANOPY ABOVE.
5	NEW CONCRETE SLAB
6	NEW ELECTRICAL SWITCHGEAR. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
7	NEW POST/COLUMN PER STRUCTURAL DRAWINGS
8	30SF RECYCLING ROOM AT EACH RETAIL SPACE (TOTAL 60SF)
9	FUTURE ACCESS LADDER - LOCATION TO BE DETERMINED PER TENANT IMPROVEMENT WALL LOCATION.
10	FURRED-OUT WALL FOR ROOF DRAINS PIPES (TYP OF 2 DRAINS).
11	NEW 6" WALL ON EXTERIOR AGAINST/ IN FRONT EXISTING
12	NEW CMU WALL PER STRUCTURAL DRAWINGS.
13	NEW 6" CONC. CURB
14	NEW REAR EXIT DOOR
15	GENERAL CONTRACTOR TO VERIFY LOCATION OF RESTROOM BEFORE INSTALLATION

FLOOR PLAN KEYNOTES

▨	CMU WALL
▭	FURRED WALL
▬	STUD WALL
○	DOOR TAG - SEE DOOR SCHEDULE AT SHEET A-7.0
⬡	STOREFRONT TAG - SEE STOREFRONT TYPES AT SHEET A-7.0
▭	ROOF DRAIN
—	FUTURE LOCATION OF WALLS (N.I.C) BY TENANT.

FLOOR PLAN LEGEND

1. VERIFY-IN-FIELD ACCURACY OF GRIDLINES. REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITION.
2. SEE SHEET A-9.0, A-9.1 & A-9.2 FOR APPLICABLE GENERAL NOTES.
3. SEE SHEET A-0.0 FOR SYMBOLS & ABBREVIATIONS.
4. SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS .
5. FOR PARKING TABULATION REFER TO COVER/PROJECT INFORMATION SHEET A-0.0
6. ALL DIMENSIONS ARE TO FACE OF MASONRY,CONCRETE, STUD, OR CENTERLINE OF COLUMN.
7. SEE STRUCTURAL DRAWINGS FOR:
   A. SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING
   B. SPECIAL NAILING AND BLOCKING REQUIREMENTS
8. PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
9. FOR DOOR & WINDOW SCHEDULE - SEE SHEET A-7.0
10. 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.
11. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
12. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
13. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
14. FLOOR SLAB TO BE LEVEL THROUGHOUT.
15. FINISH FLOOR TO BE SLIP RESISTANT.
16. FURNITURE PLAN TO BE SUBMITTED UNDER TENANT IMPROVEMENT PLAN CHECK SUBMITTAL, SEPARATE SUBMITTAL.
17. THERE ARE NO OPENABLE WINDOWS.
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

FLOOR PLAN NOTES

LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
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ARCH/CONSULTANT:

LICENSED ARCHITECT
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REVISIONS

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DRAWN	CHECKED
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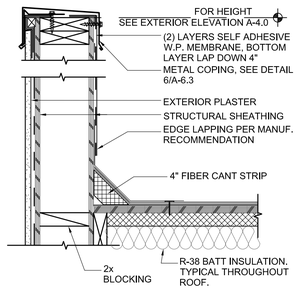
15.396.00

DATE
9/28/16

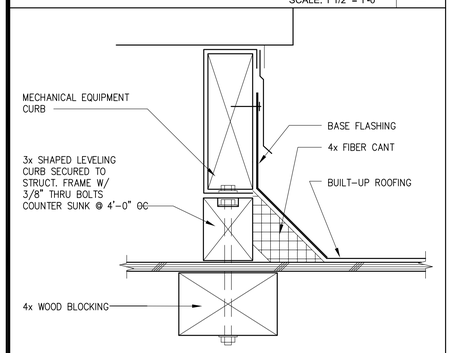
SCALE
AS SHOWN

TITLE
FLOOR PLAN

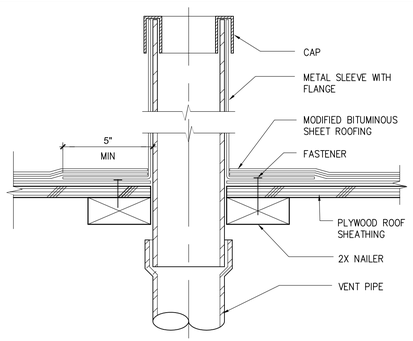
SHEET
A-2.0



PARAPET DETAIL 2
SCALE: 1 1/2" = 1'-0"

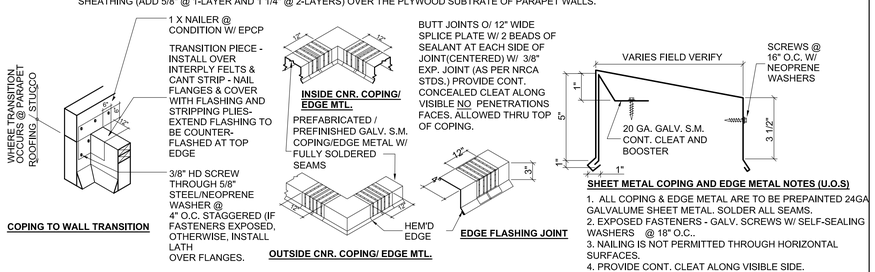


EQUIPMENT CURB (TYP.) 3
SCALE: 1 1/2" = 1'-0"

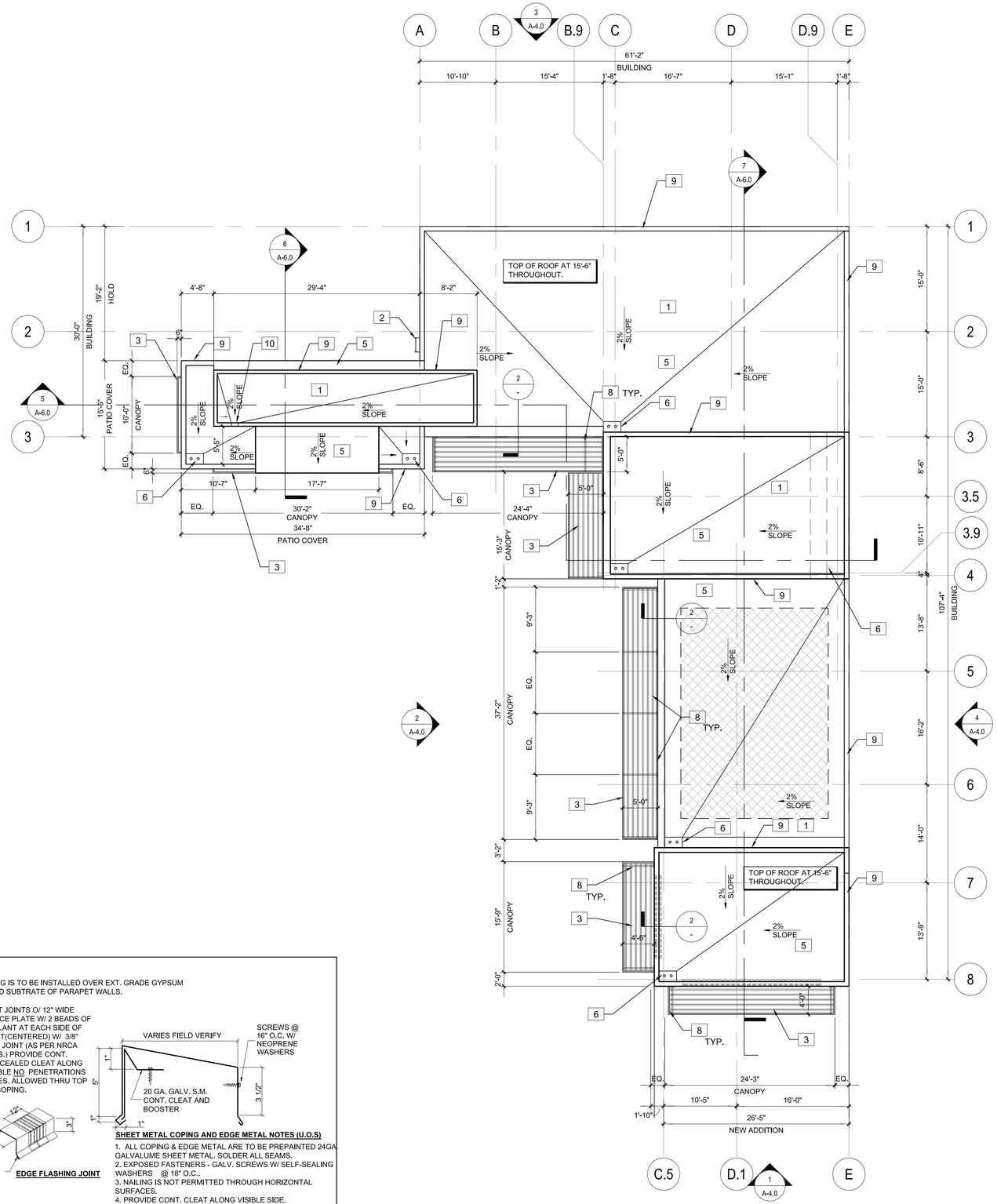


VENT PIPE DETAIL 4
SCALE: 3" = 1'-0"

PARAPETS: LENGTH OF ROOFING NAILS IS TO BE INCREASED WHERE ROOFING IS TO BE INSTALLED OVER EXT. GRADE GYPSUM SHEATHING (ADD 5/8" @ 1-LAYER AND 1 1/4" @ 2-LAYERS) OVER THE PLYWOOD SUBTRATE OF PARAPET WALLS.



COPING DETAILS 5
SCALE: 1 1/2" = 1'-0"



NEW ROOF PLAN 1
SCALE: 1/8" = 1'-0"

1. NEW CLASS 'A' MULTI-PLY BUILT-UP ROOFING OVER EXISTING. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTION. ICC-ESR # 1212 - SEE REPORT ON SHEET A-8.0
2. NEW ROOF ACCESS LADDER SEE DETAIL 20/A-1.1
3. NEW CANOPY OVER ENTRANCE TO RETAIL SPACE. DIMENSION ARE PROVIDED. REFER TO DETAILS 4,7/A-6.3 FOR MORE INFORMATION.
4. PROVIDE R-38 BATT INSULATION AT UNDERSIDE OF ROOF THROUGHOUT.
5. SHEET FLOW - 2% MAX. SLOPE TO DRAIN
6. NEW ROOF DRAIN WITH OVERFLOW DRAIN -WITH INTERIOR DOWN PIPES THROUGH CURB/SIDEWALK SEE DETAILS 15/A-6.1.
7. EXHAUST FAN
8. METAL TIEBACKS FOR EYEBROW CANOPY
9. METAL FLASHING COPING - SEE DETAIL 5/A-3.0
10. SCUPPER DRAIN -

NOTE:
ALL EXISTING ROOF FRAMING TO REMAIN.

ROOF PLAN KEY NOTES

- NEW MECHANICAL ROOF TOP UNIT (VERIFY LOCATION IN FIELD)
- EXHAUST FAN
- ROOF DRAIN
- 1/4" / 12" — TYPICAL ROOF SLOPE
- EXTENT OF NEW PARAPET (V.I.F.)
- FUTURE SOLAR PANEL LOCATION

ROOF PLAN LEGEND

1. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH GAF ASTM SPECIFICATION NO D4601 OR APPROVED EQUAL.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ROOFING IN ACCORDANCE WITH THE SYSTEM MANUFACTURERS REQUIREMENTS FOR A CLASS A FIRE RETARDENT ROOFING, THAT CAN BE GUARANTEED FOR TWELVE YEARS WHEN INSTALLED UNDER MANUFACTURER'S OBSERVATION, COMPLYING WITH STATUTORY REQUIREMENTS AT THE PLACE OF CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION TO THE ARCHITECT THAT APPLICATOR IS APPROVED BY SYSTEM MANUFACTURER.
4. THE OWNER RESERVES THE RIGHT TO EMPLOY A ROOFING CONSULTANT FOR THE PURPOSE OF FIELD OBSERVATION AND TESTING AND TO ADVISE OWNER AND CONTRACTOR REGARDING COMPLIANCE OF THIS WORK WITH THE CONTRACT REQUIREMENTS FOR AND RELATED TO ROOFING.
5. CONTRACTOR SHALL PROVIDE SYSTEM MANUFACTURERS WRITTEN APPROVAL OF MODIFICATIONS CONTAINED HEREIN OF THEIR REQUIREMENTS FOR THE SPECIFIED SYSTEM(S)
6. CONTRACTOR SHALL INSTALL INTERPLIES, CAP SHEET AND BASE FLASHING IN A MANNER TO ACHEIVE, AS NEARLY AS POSSIBLE, AN UNBROKEN FILM OF ASPHALT, FREE OF VOIDS, BETWEEN EACH LAYER. CONTRACTOR IS RESPONSIBLE FOR METHOD OF ACHIEVING THIS RESULT.
7. ALL ROOF PENETRATIONS SHALL NOT BE CLOSER THAN 18" TO CURBS, CRICKETS, WALLS ETC.
8. CONTRACTOR TO REMOVE ALL EXISTING MECHANICAL UNITS AND ACCESSORIES.
9. INVERTERS AND METERING EQUIPMENT SHALL HAVE A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL.
10. PROVIDE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM.

NOTE:
FOR EXTERIOR LIGHT FIXTURES AND LOCATION SEE A-4.0

CONSTRUCTION ROOF NOTES

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2	9-28-15	FIELD CONDITION REVISION
3	-	.

ARCH/CONSULTANT:

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JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

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7	-	.

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STAFF	WR/ RM

CAD FILE

JOB NO.
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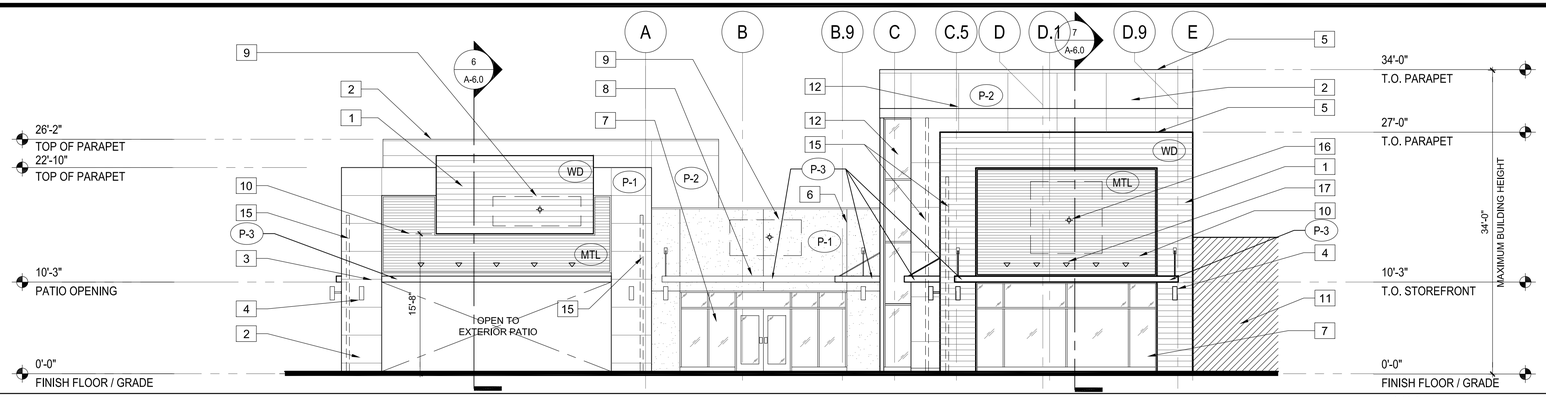
DATE
9/28/16

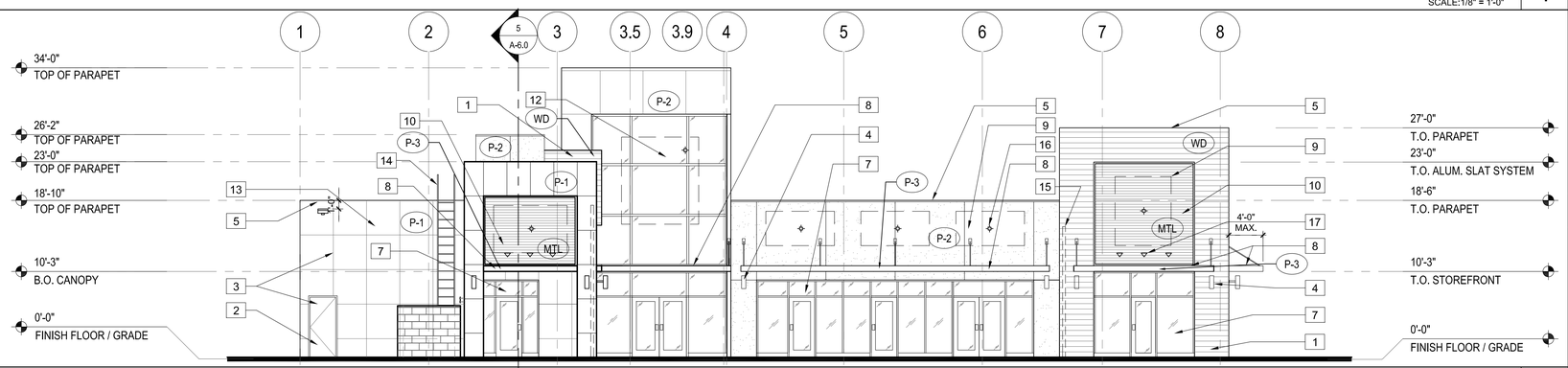
SCALE
AS SHOWN

TITLE
ROOF PLAN AND DETAILS

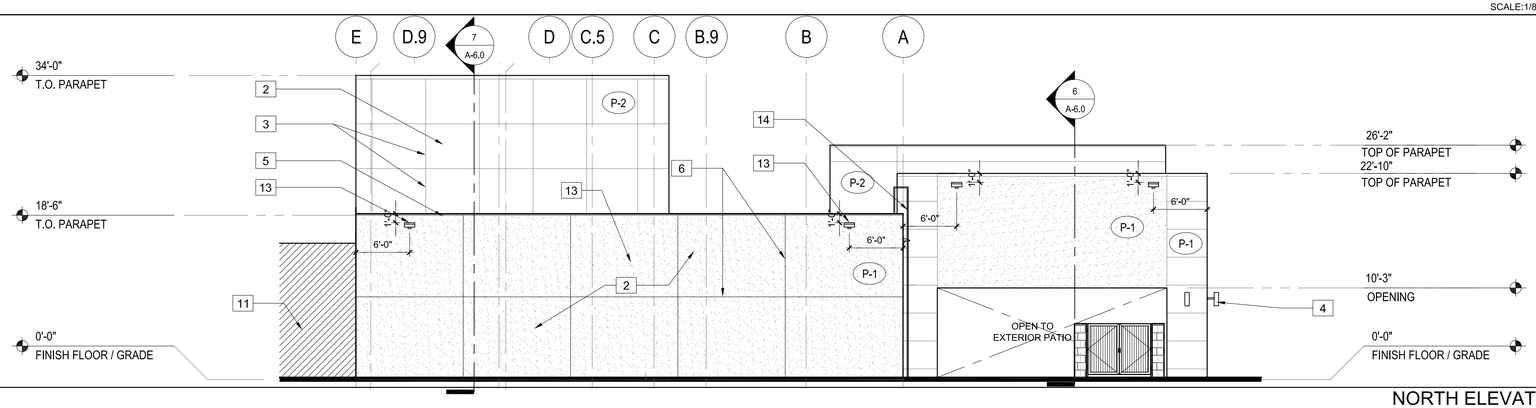
SHEET
A-3.0



SOUTH ELEVATION 1
SCALE:1/8" = 1'-0"



WEST ELEVATION 2
SCALE:1/8" = 1'-0"



NORTH ELEVATION 3
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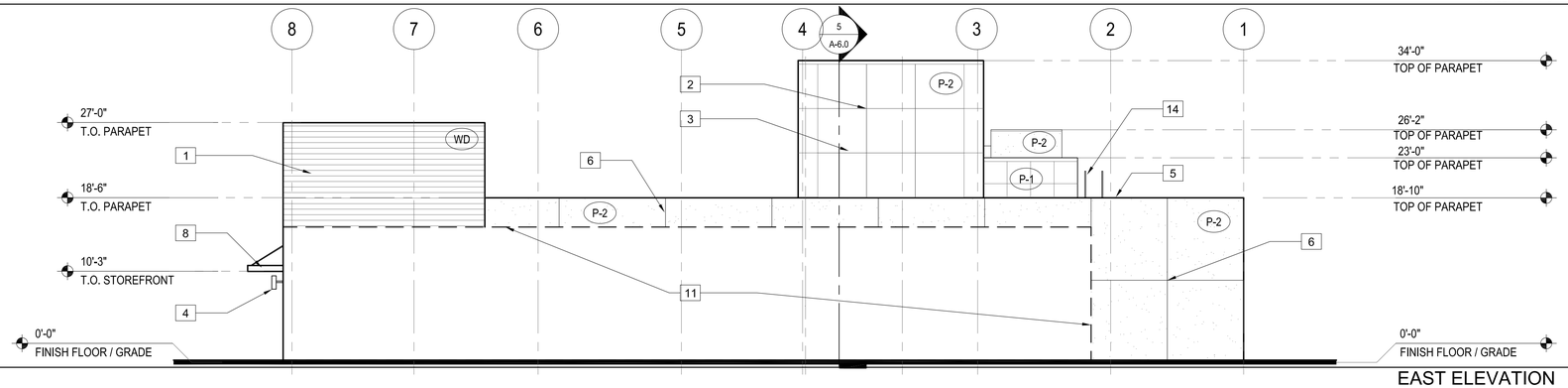

EAST ELEVATION 4
SCALE:1/8" = 1'-0"

ELEVATION KEYNOTES

1	1x12 WEATHERED WOOD PLANKS OVER SELF ADHERED MEMBRANE
2	EXTERIOR PLASTER OVER METAL LATH OVER WEATHER RESISTANT BARRIER - SMOOTH FINISH
3	1" METAL REVEAL - SEE DETAIL 11/A-6.3
4	DECORATIVE SCONCE LIGHT - PROVIDE FIXTURES & POWER (10)
5	METAL FLASHING COPING. PAINTED TO MATCH ADJACENT WALL
6	EXTERIOR PLASTER CONTROL JOINT - SEE DETAIL 12/A-6.3
7	ALUMINUM STOREFRONT SYSTEM - BLACK SEALS AND MULLIONS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
8	METAL CANOPY. SEE DETAIL 4,7/A-6.3 FOR INFO. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. PAINT BLACK P-3
9	TENANT SIGNAGE AREA - SIGNAGE UNDER SEPARATE PERMIT
10	EXTRUDED HORIZONTAL ALUMINUM SLATS WELDED TO VERTICAL ALUMINUM TUBES OVER HORIZONTAL ALUMINUM TUBES BOLTED TO WALL - SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
11	ADJACENT BUILDING (NOT-IN-CONTRACT)
12	ALUMINUM WINDOW WALL SYSTEM - BLACK SEALS AND MULLIONS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. SEE DETAILS ON SHEET A-8.0 & 9/A-6.3
13	EXTERIOR LIGHTING- WALL PACK PROVIDE FIXTURES & POWER
14	ROOF ACCESS LADDER - SEE DETAIL 20/A-1.1 FOR MORE INFORMATION.
15	LOCATION OF ROOF DRAIN INTERNAL DOWNSPOUT.
16	PROVIDE POWER J-BOXES AT EACH SIGN LOCATION (8) TOTAL
17	PROVIDE FIXTURES AND POWER TYP (16)

FINISH SCHEDULE

P-1	PAINT	DE5228 PUMPKIN PIE
P-2	PAINT	DE5395 BANANA CREAM
P-3	PAINT	DEA187 BLACK
MTL	PBC METAL SPANS	T.B.D.
WD	WOOD VENEER PANELS	WALNUT,WHITE OAK, PINE AND CHERRY

GENERAL NOTES

1 PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LAMC 91.6306

SPECIFICATION (OR APPROVED EQUAL W/ LARR#) :

VANDL-GUARD-ANTI-GRAFFITI COATING LARR# 25060

2 EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406

a. SWING DOORS.

b. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.

c. STORM DOORS.

d. UNFRAMED SWINGING DOORS.

e. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

f. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

g. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
   I) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
   II) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   III) EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   IV) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

h. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

i. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   I) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
   II) II) THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE.

j. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

k. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

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EXTERIOR ELEVATIONS

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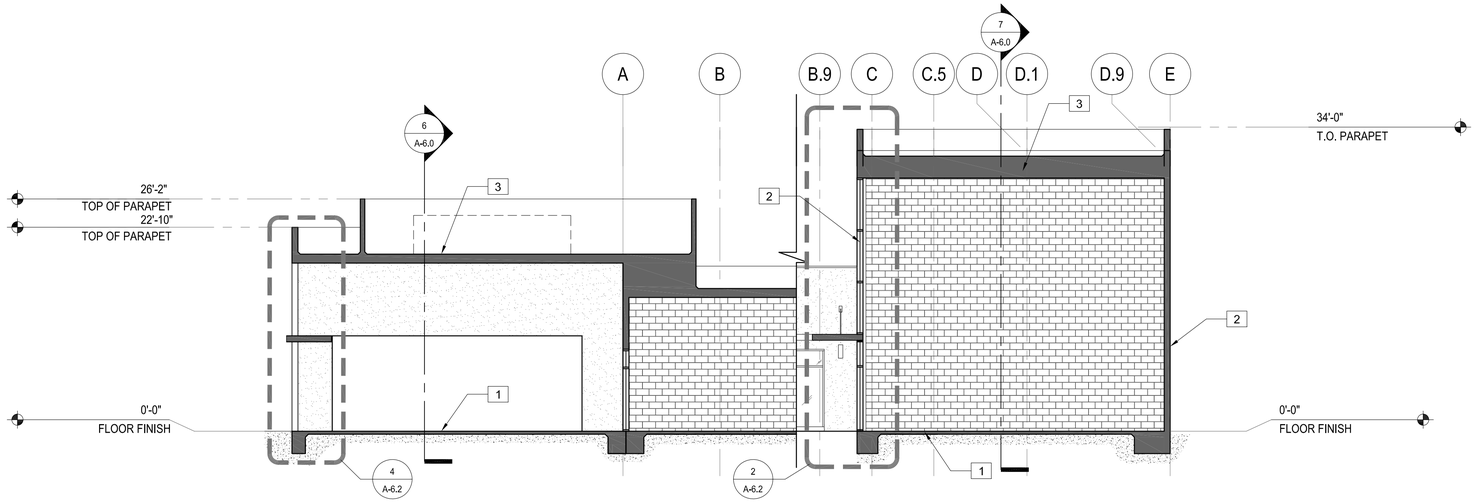
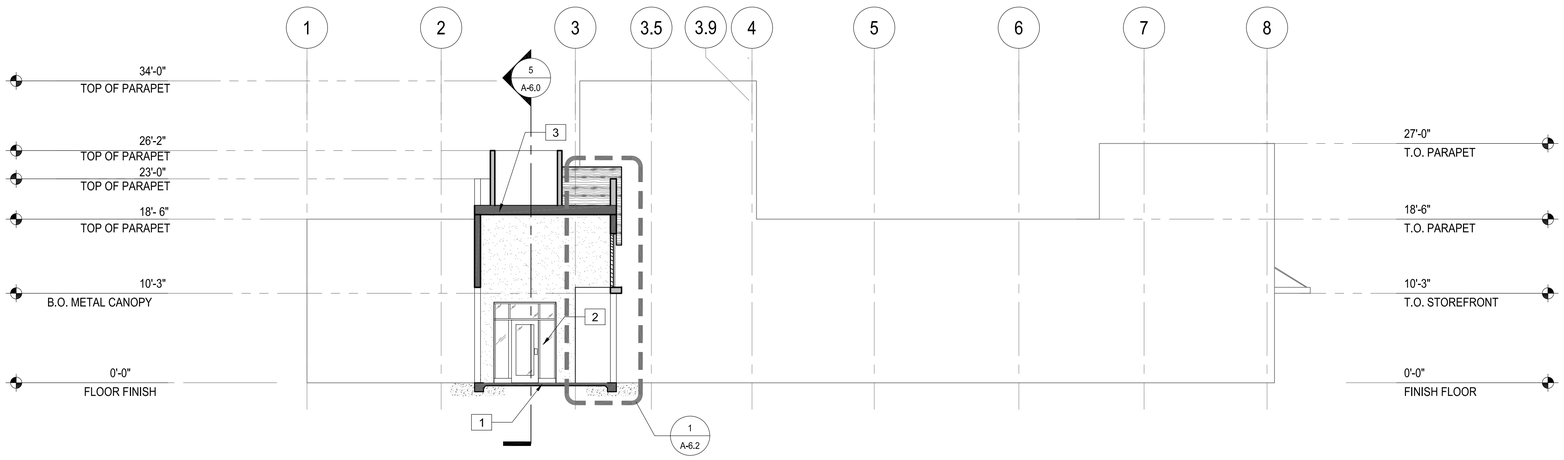
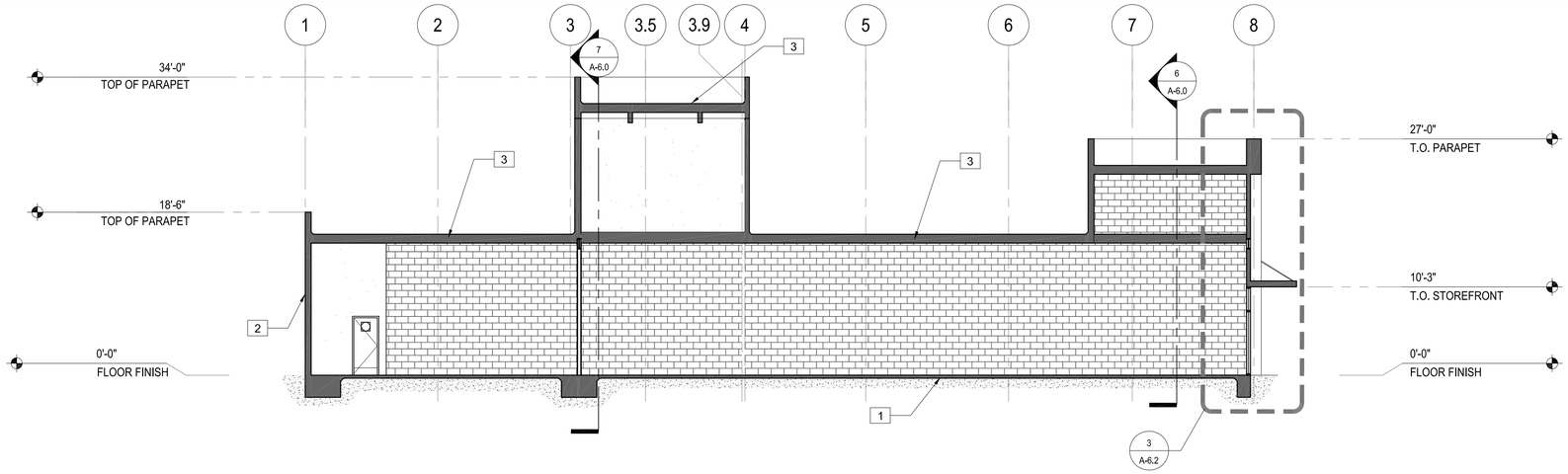


BUILDING SECTION
SCALE: 1/8" = 1'-0" | 5



BUILDING SECTION
SCALE: 1/8" = 1'-0" | 6



BUILDING SECTION
SCALE: 1/8" = 1'-0" | 7

SECTION KEY NOTES

1. NEW CONCRETE SLAB. SEE STRUCTURAL.
2. NEW CMU WALL PER STRUCTURAL DRAWINGS
3. NEW ROOF. REFER TO ROOF PLAN FOR EXTENT.
4. NEW ALUMINUM STOREFRONT/WINDOW WALL SYSTEM.

SECTION LEGEND

NEW STRUCTURE

EXISTING STRUCTURE TO REMAIN

CONNECTION / SCREW TYPES

CONNECTION TYPE	SCREW TYPE (SELF-DRILLING, SELF-TAPPING, Fy 33 ksi)
STEEL TO STEEL	PAN HEAD; HEX WASHER HEAD
STEEL TO STEEL W/ DRYWALL COVER	LOW PROFILE HEAD
PLYWOOD TO STEEL	PILOT POINT BUGLE HEADALL; THREAD BUGLE HEAD
DRYWALL TO STEEL	7/16 DIA. BUGLE HEAD ALL THREAD
LATH TO STEEL	1/2 DIA. FLAT WAFER HEAD; 7/16 DIA. PAN WASHER HEAD
STEEL TO HEAVY STRUCTURAL STEEL	+ 12-24x1 1/4" TEK S/5

METAL STUD NOTES

METAL STUDS:

A. METAL STUDS HAVE BEEN CHOSEN BASED ON "ANGELES METAL SYSTEM" CATALOGUES (SEE ALSO I.C.B.O. REPORT NO. 1715-P). ALTERNATE MANUFACTURERS MAY BE SUBSTITUTED PROVIDING THAT ALL MATERIAL PROPERTIES SATISFY THOSE SPECIFIED, THAT AN I.C.B.O.

B. REPORT ON THE SUBSTITUTION IS AVAILABLE, AND THAT CHANGE ORDER APPROVAL IS RECEIVED FROM THE STRUCTURAL ENGINEER.

GALVANIZED METAL STUD FRAMING SHALL BE THE FOLLOWING:

1. INTERIOR WALLS WITH GYPBOARD OR PLASTER ONE SIDE ONLY USE STUDS AS FOLLOWS:

STUDS:	MAX. FLR. TO FLR. HEIGHT
20HDS358 AT 16" O.C. (PROVIDE 16 GA. BRIDGING CHANNEL PER GI)	16'-4"

INTERIOR WALLS WITH GYPBOARD OR PLASTER ONE SIDE ONLY USE STUDS

2. AS FOLLOWS:

STUDS:	MAX. FLR. TO FLR. HEIGHT
20HDS358 AT 16" O.C.	13'-0"
20HDS358 AT 16" O.C.	16'-4"
20HDS600 AT 16" O.C.	24'-5"
18HDS800 AT 16" O.C.	34'-0"

3. EXTERIOR WALLS WITH GYPBOARD OR PLASTER EACH SIDE USE STUDS AS FOLLOWS:

STUDS:	MAX. FLR. TO FLR. HEIGHT
16HDS400 AT 16" O.C.	13'-1"

ANY STUD FLANGE THAT DOES NOT RECEIVE GYPBOARD, PLYWOOD, OR PLASTER FINISH SHALL BE BRACED USING A.M.S. 1 1/2" CR CHANNELS @ 4'-0" O.C. MAXIMUM.

C. TOP AND BOTTOM TRACKS FOR ALL INTERIOR STUD WALLS (EXCEPT SLIP TRACKS) SHALL BE A.M.S. 20 GA. TRACK U.N.O.

D. TOP AND BOTTOM TRACKS FOR ALL EXTERIOR STUD WALLS (EXCEPT SLIP TRACKS) SHALL BE A.M.S. TRACK SAME GAGE AS STUDS, 18 GAUGE MINIMUM.

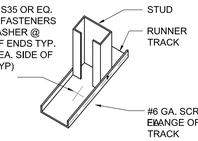
WHERE CABINETS ARE TO BE ANCHORED TO STUDS WALLS, FOLLOW TYPICAL DETAILS FOR STUDS AND BACKING PLATES.

SLIP TRACKS AT TOP OF WALL SHALL BE 16 GA. DEEP LEG TRACKS WITH A MINIMUM FLANGE WIDTH OF 1 1/4".

METAL STUDS, TRACKS CHANNELS, AND ACCESSORIES SHALL BE GALVANIZED CONFORMING TO A.S.T.M. A 525 G-60.

STUD AND TRACK PROPERTIES SHALL BE AS FOLLOWS:

DESIGNATION	USE	A.S.T.M.-GRADE	Sx,in.	Lx,in.
20HDS358	STUD	A-446,GRADE A	0.246	0.447
20HDS358	BRACE	A-446,GRADE A	0.246	0.447
20HDS358	STUD	A-446,GRADE A	0.246	0.447
20HDT358	TRACK	A-446,GRADE A	0.176	0.327
4" ST16	SLIP/TRACK	A-446,GRADE D	-	-
20HDS600	STUD/JOIST	A-446,GRADE C	0.496	1.489
6" ST16	SLIP-TRACK	A-446,GRADE D	-	-
18T600	TRACK	A-446,GRADE A	0.517	1.545
18HDS800	STUD	A-446,GRADE A	0.999	3.996
18T800	TRACK	A-446,GRADE A	0.813	3.240



ALTERNATE DETAIL

TYP. STUD/ TRACK ATTACHMENT
SCALE: N.T.S. | 4

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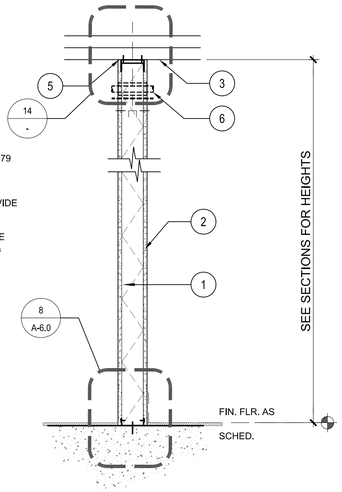
BUILDING SECTIONS & DETAILS

SHEET
A-6.0

WALL TYPE KEY NOTES

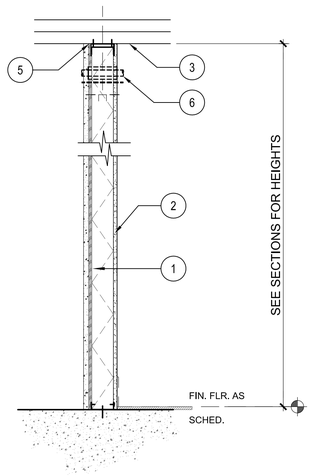
1. STUD FRAMING @ 16" O.C. PER PLAN AND DETAILS
2. 5/8" TYPE "X" GYPSUM WALLBOARD. SEE FINISH PLAN FOR WALL COVERING
3. UNDERSIDE OF DECK.
4. (E) WALL BY OTHERS (N.I.C)
5. FIRE STOP MATERIAL SHALL BE 3M BRAND(L.A.R.R. #24705)FIRE BARRIER #CP25WB+CAULK, U.L. THROUGH-PENETRATION FIRESTOP SYSTEM #147 PER ANSI/U.L. 1479 FIRE TEST.
6. NOTE: WHERE 1-HOUR RATED PARTITION IS REQ'D, PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS FLUTE CLOSURES WITH FIRE SAFING MATERIAL, CAULK & FIRE TAPE ALL JOINTS & PENETRATIONS WHERE OCCURS. SEE MECHANICAL ENGINEERING DRAWINGS FOR LOCATION & SIZES OF PENETRATIONS, FIRE DAMPERS, ETC. SEE PARTITION PLAN FOR LOCATIONS.
7. CMU WALL



P1 WOOD STUD WITH 1 LAYER OF 5/8" TYPE "X" GYP. BD. EXTEND TO UNDERSIDE OF DECK AT BOTH SIDES. PROVIDE BATT INSULATION TO MEET 40 STC RATING.

WOOD STUD:
ASSEMBLY COMPLIES with GA FILE NO. WP 3510 - 1-HR RATED 35 to 39 STC (UL DESIGN NO. U309 (SIMILAR))

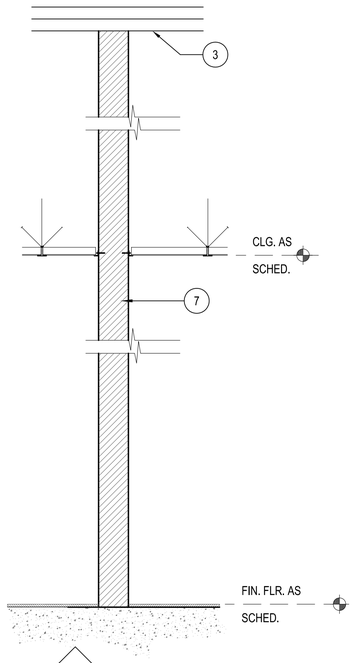
METAL STUD:
ASSEMBLY COMPLIES with GA FILE NO. WP 1414 - PROPRIETARY (UL DESIGN NO. U419.



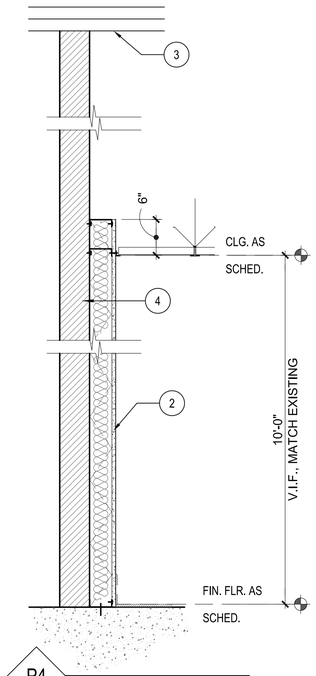
P2 WOOD STUD WITH 1 LAYER OF 5/8" TYPE "X" GYP. BD. EXTEND TO UNDERSIDE OF DECK AT INTERIOR AND EXTERIOR PLASTER ON EXTERIOR. PROVIDE BATT INSULATION TO MEET 40 STC RATING.

WOOD STUD:
ASSEMBLY COMPLIES with GA FILE NO. WP 8130 (UL DESIGN NO. U337 (SIMILAR))

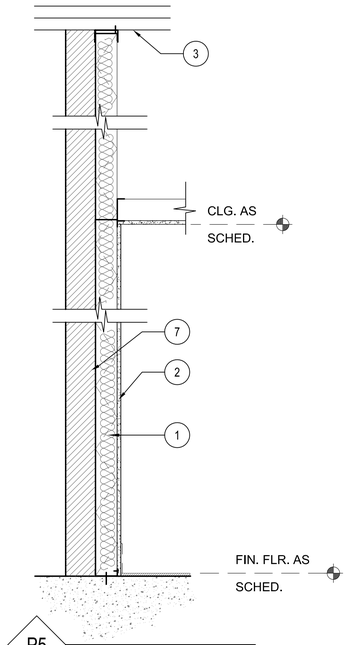
METAL STUD:
ASSEMBLY COMPLIES with GA FILE NO. WP 1414 (UL DESIGN NO. U434.



P3 CMU DEMISING WALL NO GYP. BD. 1-HR

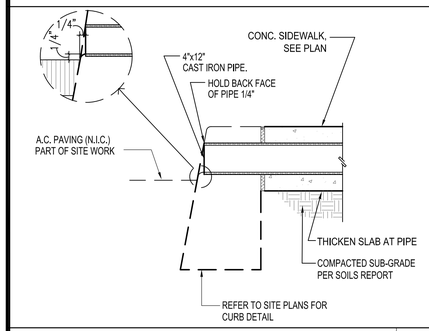


P4 PROVIDE FURRING CHANNEL W/ 1 LAYER OF 5/8" TYPE "X" GYP. BD. EXTEND 6" ABOVE CEILING AT ONE SIDE. 1-HR

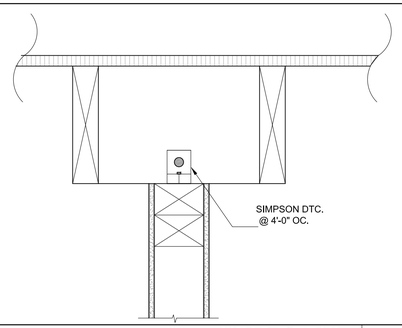


P5 WOOD STUDS at 16" O.C. W/ 1 LAYER OF 5/8" TYPE "X" GYP. BD. AT ONE SIDE. PROVIDE BATT INSULATION TO MEET 40 STC RATING.

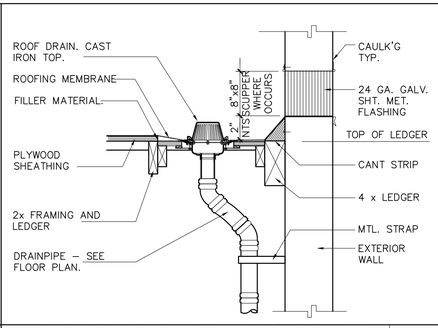
PARTITION TYPES
SCALE: 3/4" = 1'-0" | 1



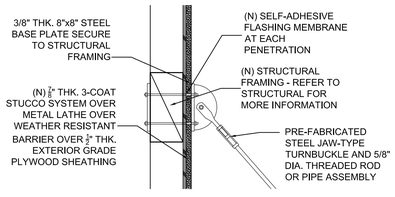
LEADER THROUGH CURB DETAIL
SCALE: 1-1/2"= 1'-0" | 15



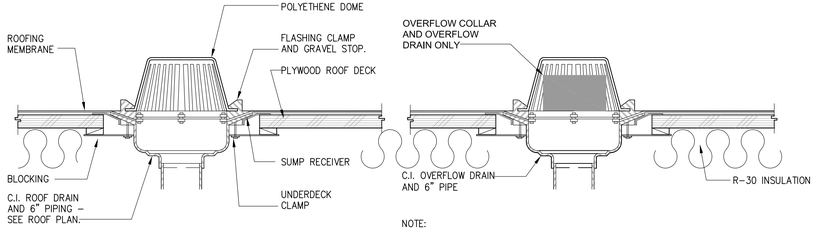
HEAD DETAIL
SCALE: 1 1/2" = 1'-0" | 14



ROOF DRAIN AND SCUPPER DETAIL
SCALE: 1" = 1'-0" | 13



BRACE CONNECTION DETAIL
SCALE: 1" = 1'-0" | 2



OVERFLOW DRAIN DETAIL
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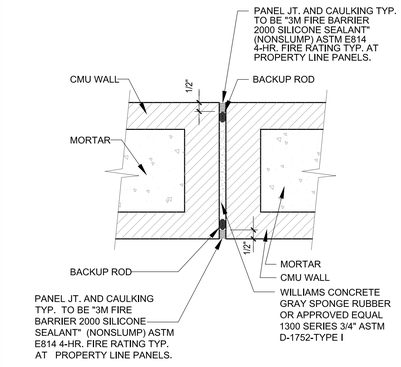

CMU WALL CONTROL JOINT
SCALE: 3" = 1'-0" | 16

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2	9-28-15	FIELD CONDITION REVISIONS
-	-	.

ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
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LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

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DETAILS

SHEET
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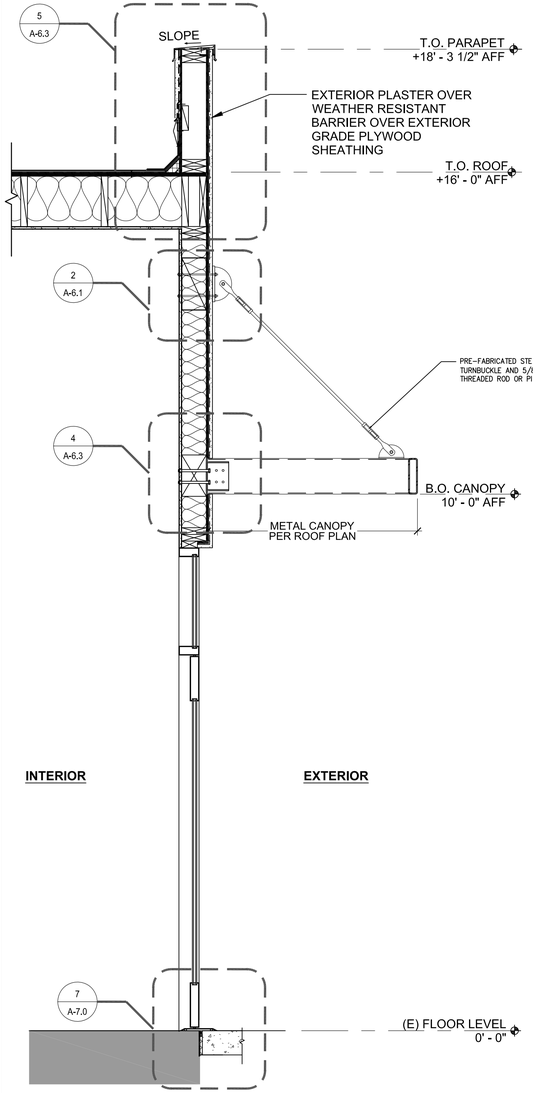

WALL SECTION 4 | 4
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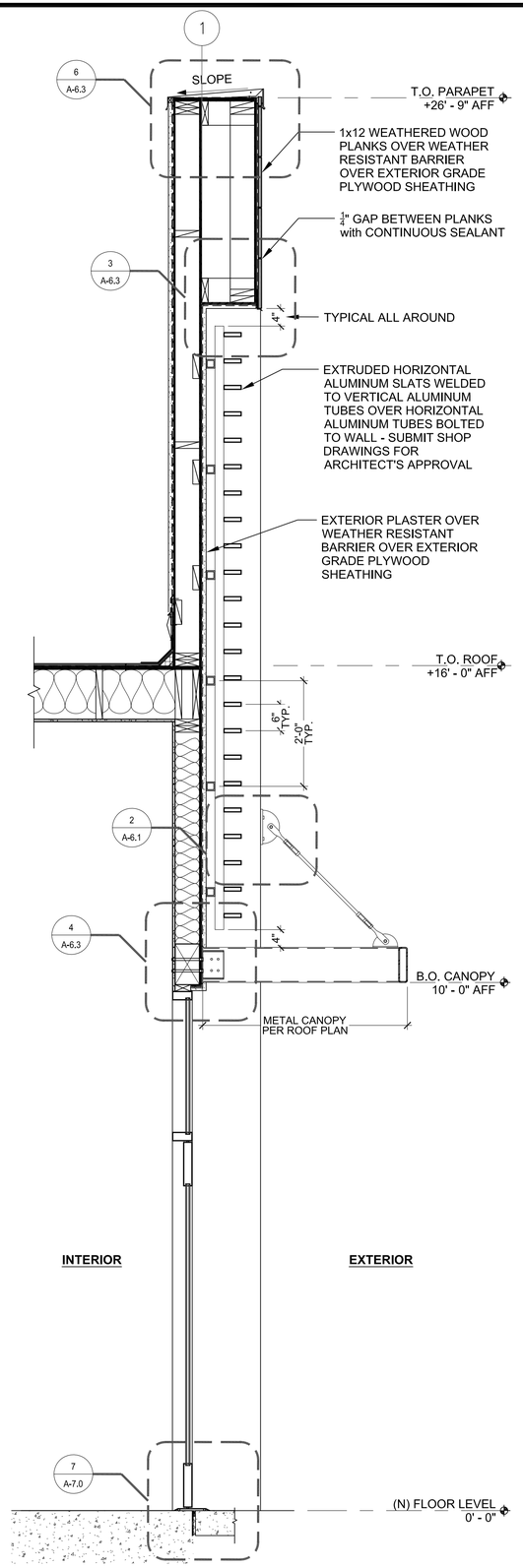

WALL SECTION 3 | 3
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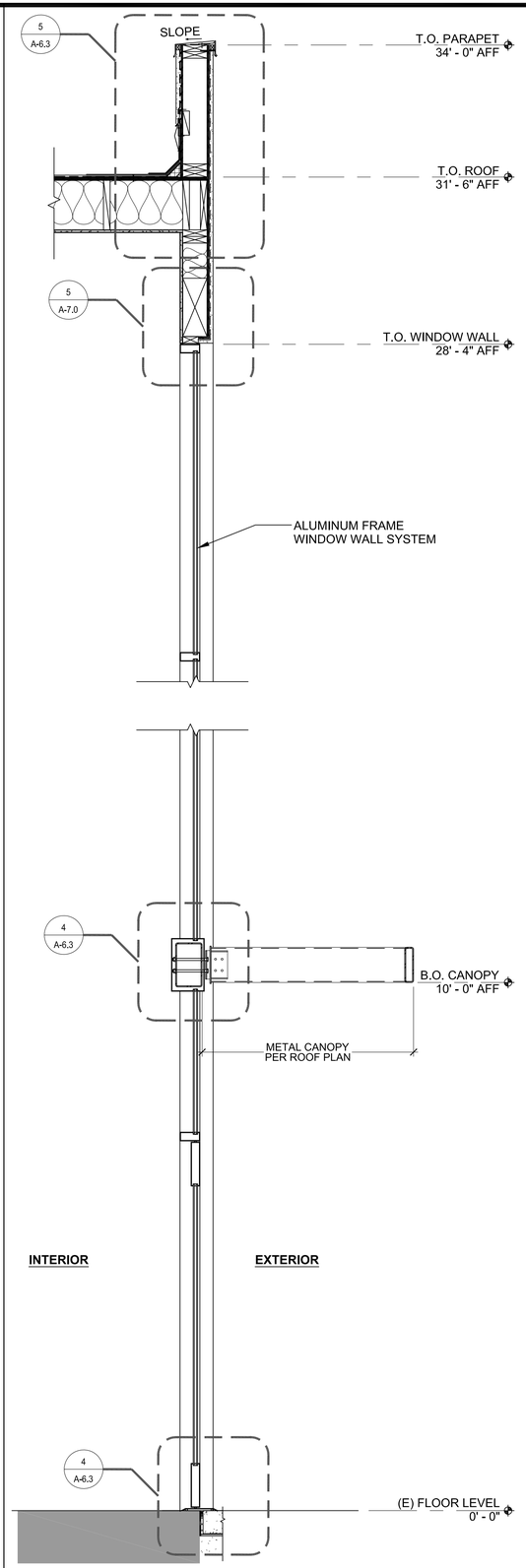

WALL SECTION 2 | 2
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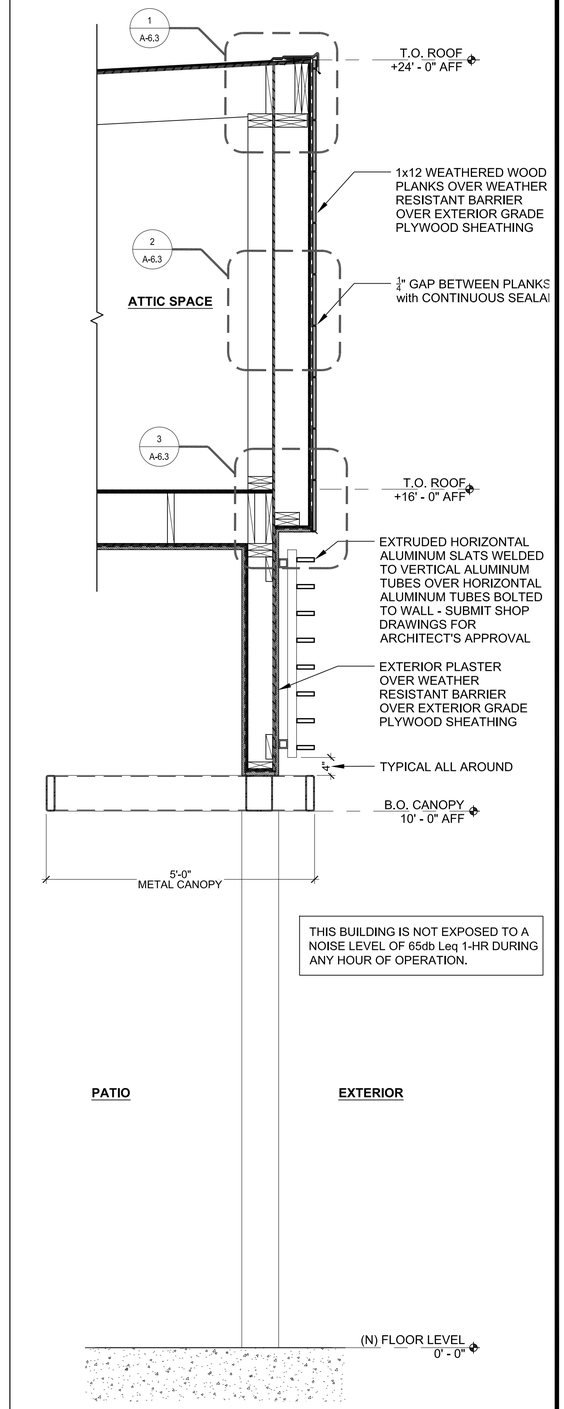

THIS BUILDING IS NOT EXPOSED TO A NOISE LEVEL OF 65db Leq 1-HR DURING ANY HOUR OF OPERATION.

WALL SECTION 1 | 1
SCALE: 3/4" = 1'-0"

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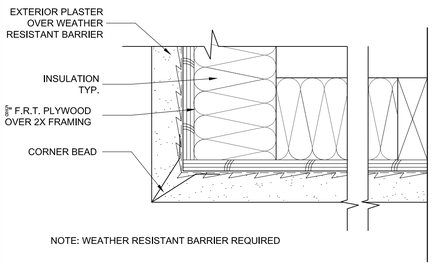

EXTERIOR PLASTER CORNER DETAIL 10
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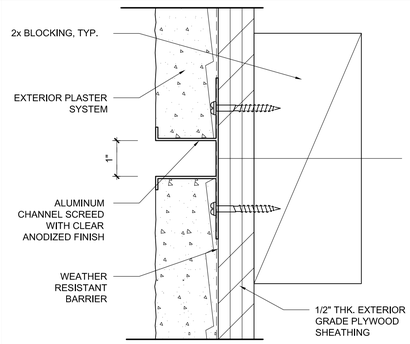

EXT. PLASTER REVEAL DETAIL 11
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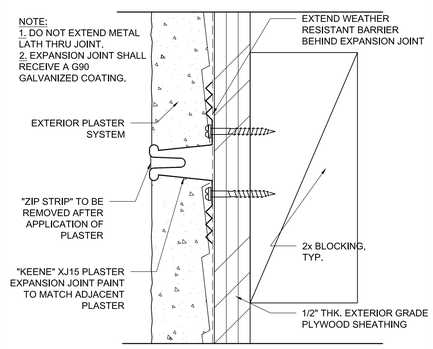

EXT. PLASTER CONTROL JOINT DETAIL 12
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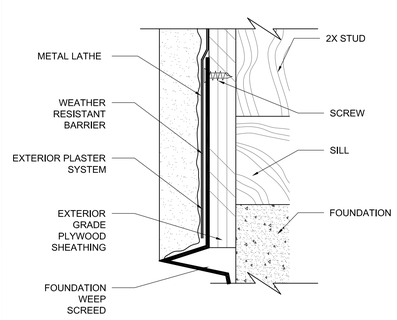

EXT. PLASTER WEEP SCREED DETAIL 13
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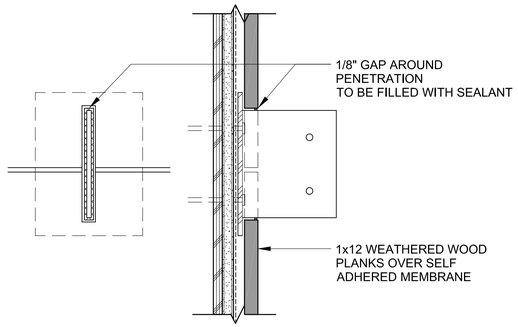
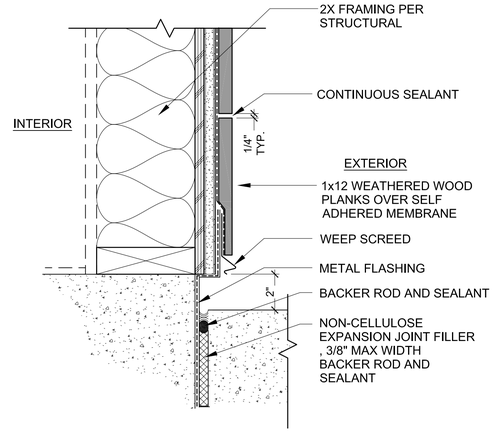
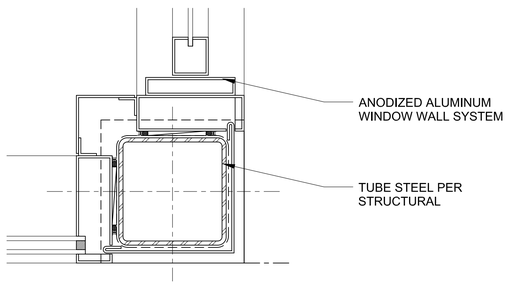


WOOD SIDING at CANOPY SUPPORT PLATE DETAIL 7
SCALE: 3" = 1'-0"



EXTERIOR WOOD SIDING at SIDEWALK 8
SCALE: 3" = 1'-0"



WINDOW WALL CORNER CONNECTION DETAIL 9
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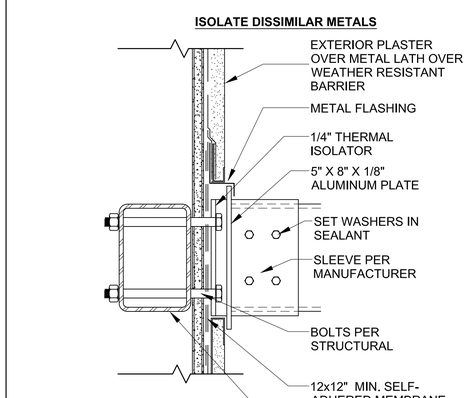

CANOPY CONNECTION DETAIL 4
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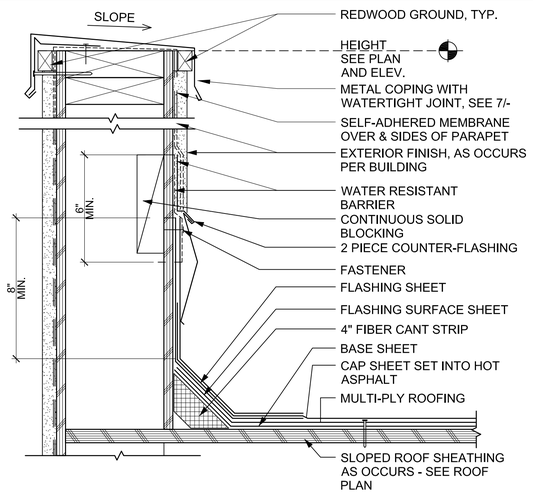

TYPICAL PARAPET 5
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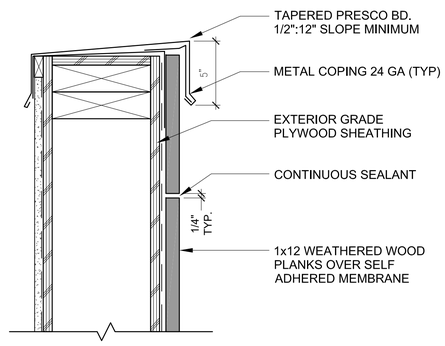

PARAPET with WOOD SIDING SECTION DETAIL 6
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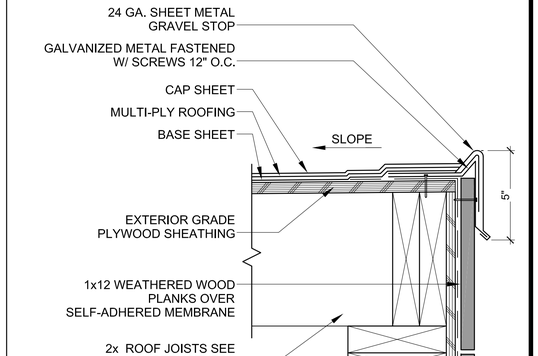

HIGH END ROOF EDGE with WOOD SIDING DETAIL 1
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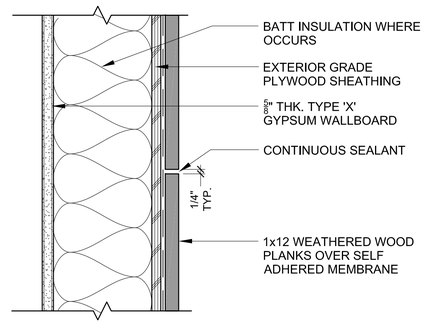

TYPICAL WOOD SIDING SECTION DETAIL 2
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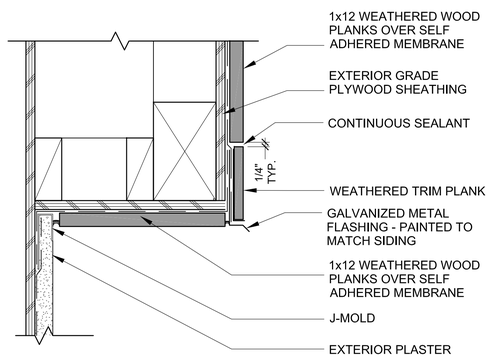

WOOD SIDING at SOFFIT SECTION DETAIL 3
SCALE: 3" = 1'-0"

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SANITARY FACILITIES

1. ALL RESTROOM FIXTURES & ACCESSORIES SHALL COMPLY w/ ACCESSIBLE CODES.

2. ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AND EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD SHALL BE PROVIDED AND ON DOORWAYS LEADING TO WOMEN'S SANITARY FACILITIES A CIRCLE 1/4"THICK AND 12" IN DIAMETER SHALL BE PROVIDED THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" TO CENTER AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR

3. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS. NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. WATER CLOSETS: SEAT HEIGHT IS TO BE MINIMUM 17" ABOVE FINISHED FLOOR HEIGHT, BUT NO GREATER THAN 19".

4. LAVATORIES CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

HEIGHT. LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FAUCETS. CONTROLS FOR FAUCETS SHALL COMP]Y WITH SECTION 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

ADJACENT SIDE WALL OR PARTITION. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE. SINK DEPTH. SINKS SHALL BE 6 ½ INCHES DEEP MAXIMUM. REFERENCE CBC SEC. 11B-606.

5. WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROTECTING A MINIMUM OF 13 1/2" FROM THE WALL AND AT A MAXIMUM 17" ABOVE THE FLOOR SHALL BE PROVIDED.

CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. REFERENCE CBC SEC. 11B-605

6. FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROL SHALL BE NO GREATER THAN 5 LBS. PER FOOT.

7. 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 NO GREATER THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN AT LEAST 10 SECONDS.

8. CONTROLS FOR WATER CLOSET FLUSH VALVE SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.

9. TOILET PAPER DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. ALSO REVISE DETAIL 2B. REFERENCE CBC SEC. 11B-604.7.

10. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSER COMPARTMENTS AND WALL WITHIN 24" OR THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND EXCEPT FOR STRUCTURAL ELEMENTS. THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

11. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE HATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.

12. WATER CLOSETS SHALL HAVE FLUSHOMETER VALVES - 1.6 GALLONS PER FLUSH.

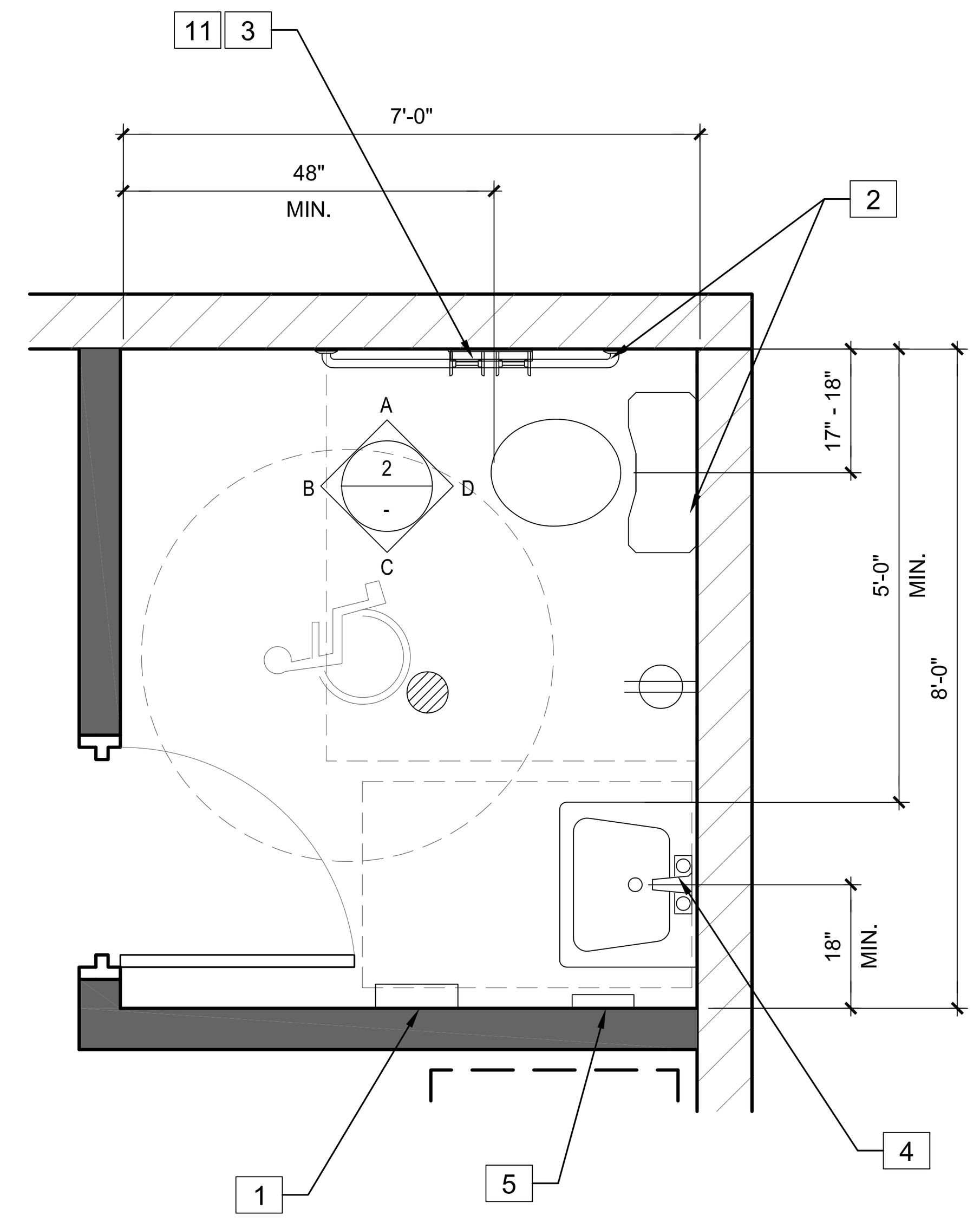
13. URINALS SHALL HAVE FLUSHOMETER VALVES - 1.0 GALLON PER FLUSH.

14. NONABSORBANT FINISH AND BACKING FOR THE TOILET ROOM FLOORS, WALLS AND TOILET COMPARTMENTS AND WALLS AROUND URINALS MUST CONFORM TO SECTION 807.1.

15. CONTROLS AND OPERATING MECHANISMS REQUIRED TO BE ACCESSIBLE BY SECTION 101.17.11 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1117B.6

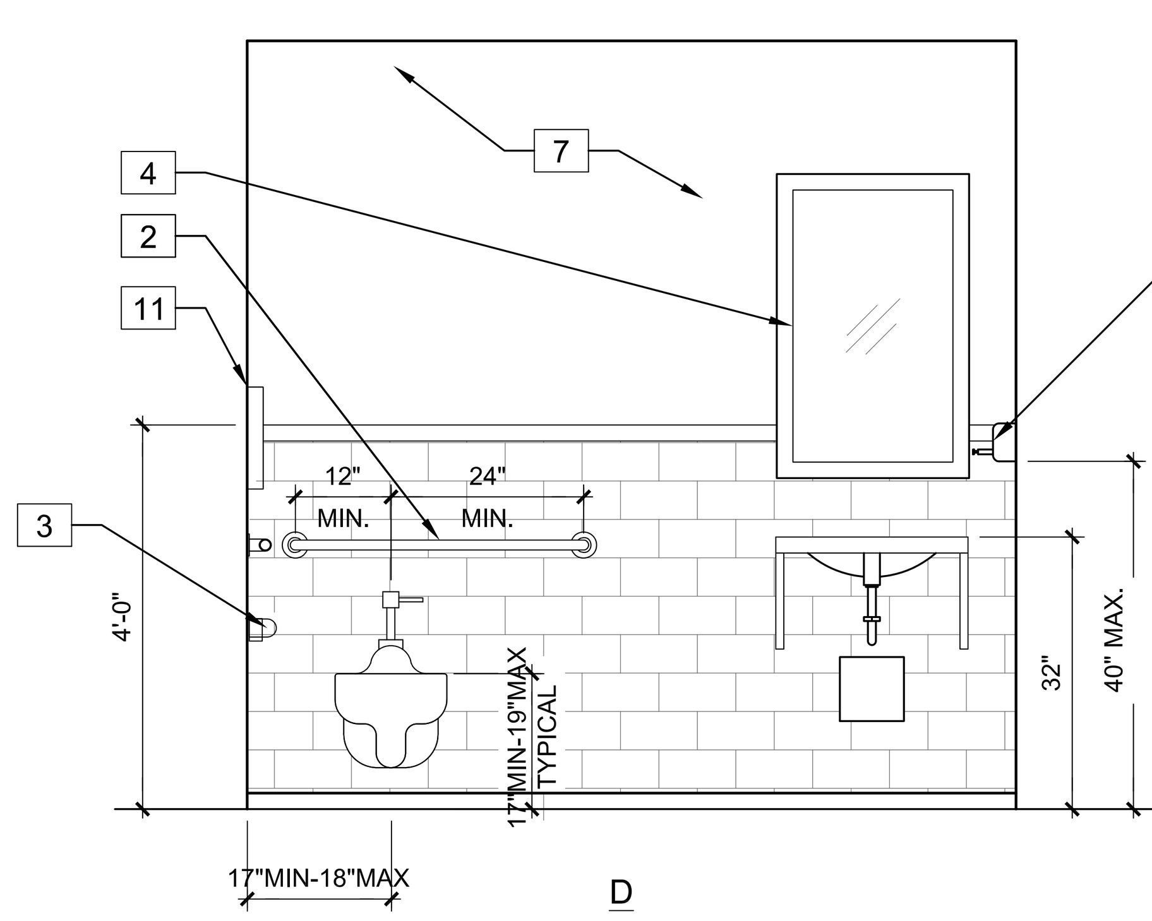
16. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1118B.4 THAT ALLOWS A OF PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLRS, AND OTHER OPERABLE EQUIPMENT.

17. THE HIGHEST AND LOWEST OPERABLE PART OF THE CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NO LOWER THAN 15" IF FORWARD APPROACH AND WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACH. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS 15" ABOVE THE FLOOR.



TYPICAL ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"
2

1	ELECTRIC HAND DRYER, MOUNTED AT 40" A.F.F. (AT THE OPERATING POINT.)
2	GRAB BARS BOBRICK B-5806 STAINLESS STL., 36" AND 42" MOUNTED @ 33" A.F.F. MAX. CONTINUOUS BLOCKING
3	RECESSED MULTI ROLL TOILET TISSUE DISPENSER BOBRICK B-4388 MOUNTED @ 19" A.F.F. MIN. STAINLESS STEEL TWIN JUMBO ROLL
4	MIRROR 2'-6" x 3'-6" FLOAT GLASS MOUNTED (REFER TO ELEV.) 1/4" CLR. GLASS W/ MASTIC AND MIRROR CLIPS.
5	SURFACE MOUNTED SOAP DISPENSER BOBRICK B-4063
6	KICK PLATE
7	PAINT ON GYP. BD.
8	4"x6" TILE WAINSCOT
9	DISABLE ACCESS SIGNAGE. SEE DETAIL 2/A-9.4
10	-
11	SEAT COVER DISPENSER @ 40" A.F.F.



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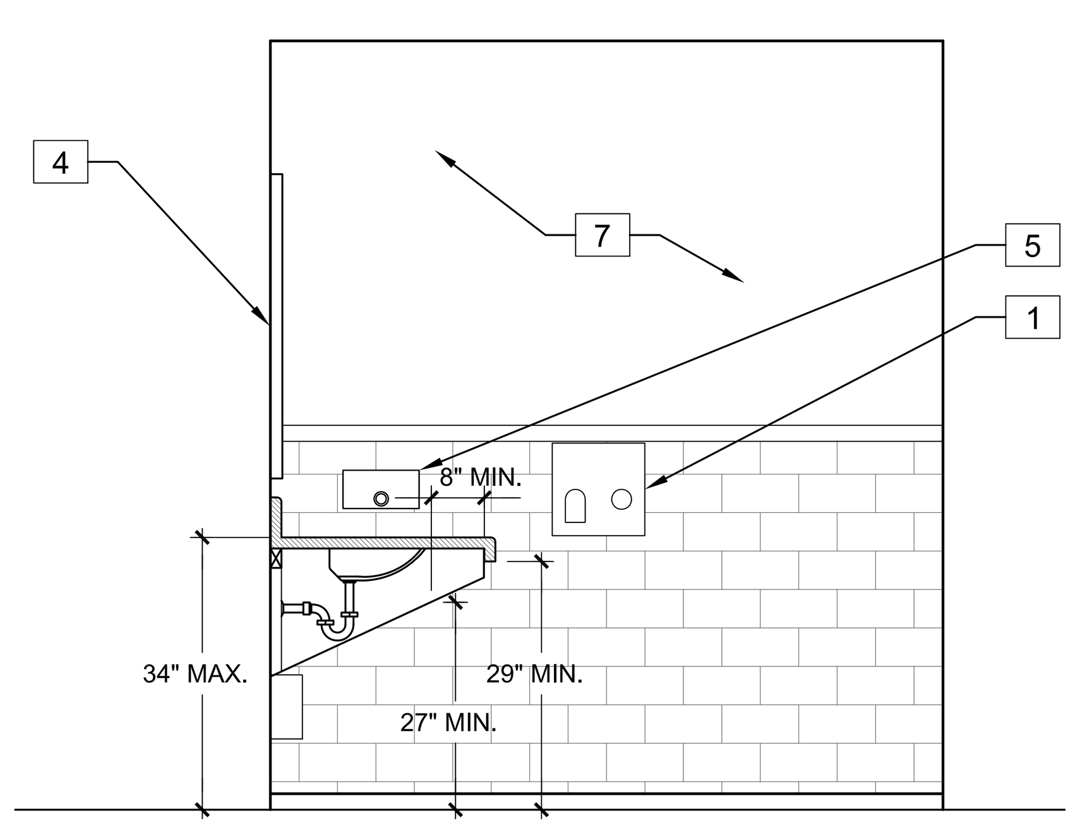

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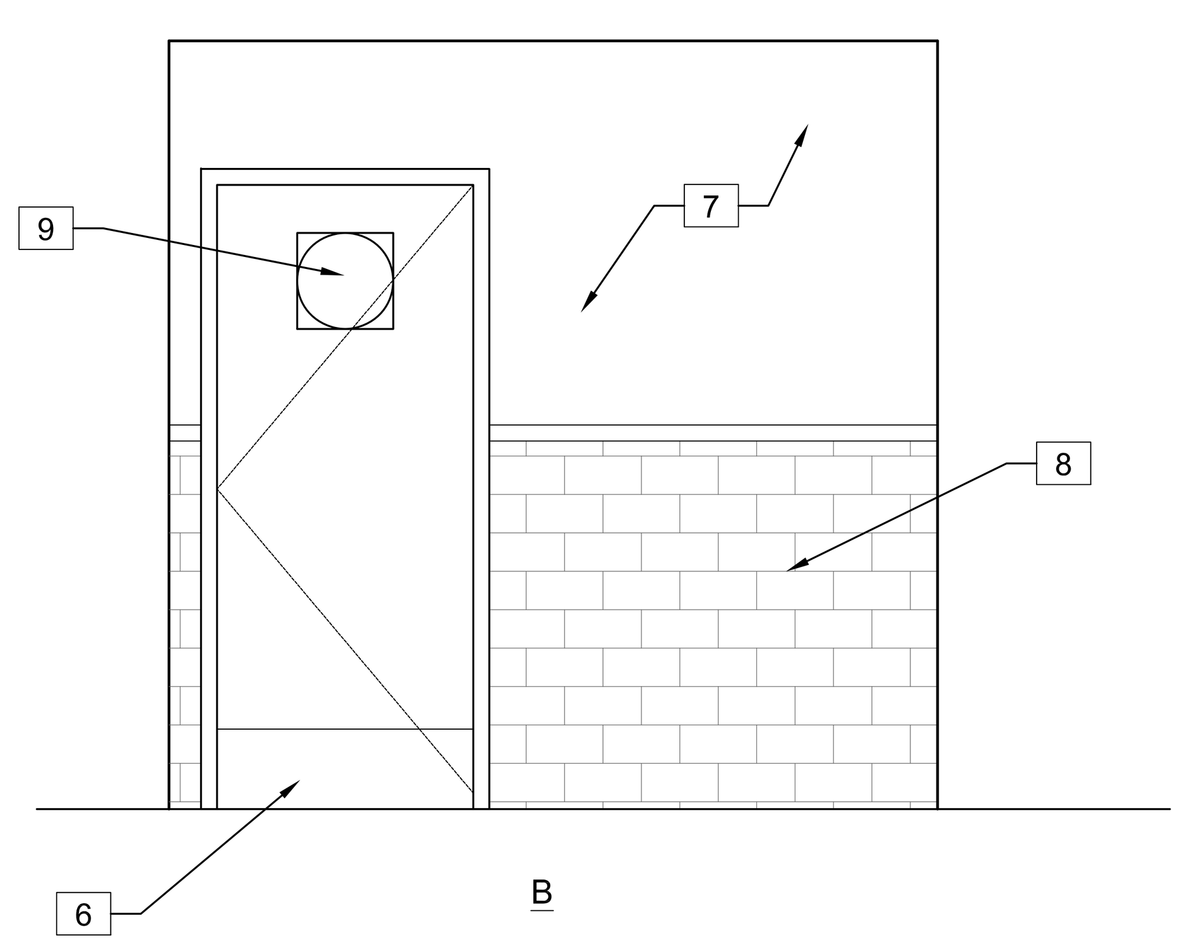

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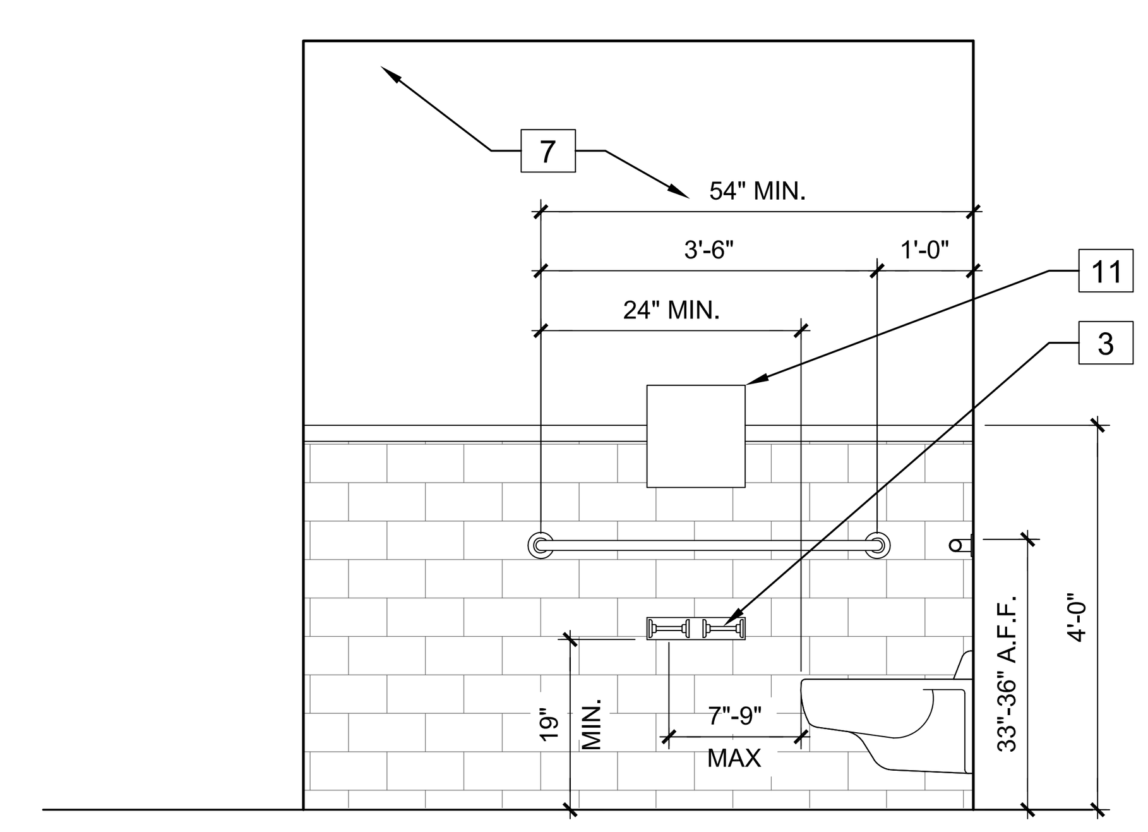

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TYP. INTERIOR RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"
8

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ENLARGED PLANS

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1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. 2013 CBC SECTION 1008 AND 11B

2. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH 2013 CBC SECTION 1008 AND 11B.

3. PROVIDE AUTOMATIC LATCHING HARDWARE FOR ALL FIRE DOORS. 2013 CBC SECTION 1008 AND 11B

4. FIRE DOORS, FIRE WINDOW AND FIRE DAMPER SHALL BE LABELED OR OTHERWISE INDENTIFIED AS TO THE FIRE PROTECTION RATING. FIRE DAMPERS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING.

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE THE 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.

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.

7. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

8. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

9. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE-PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2 1/2" LONG.

GENERAL NOTES

HW-1
LOCKSET
TO BE SCHLAGE AL50PD LEVER TYPE. SATURN SERIES
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

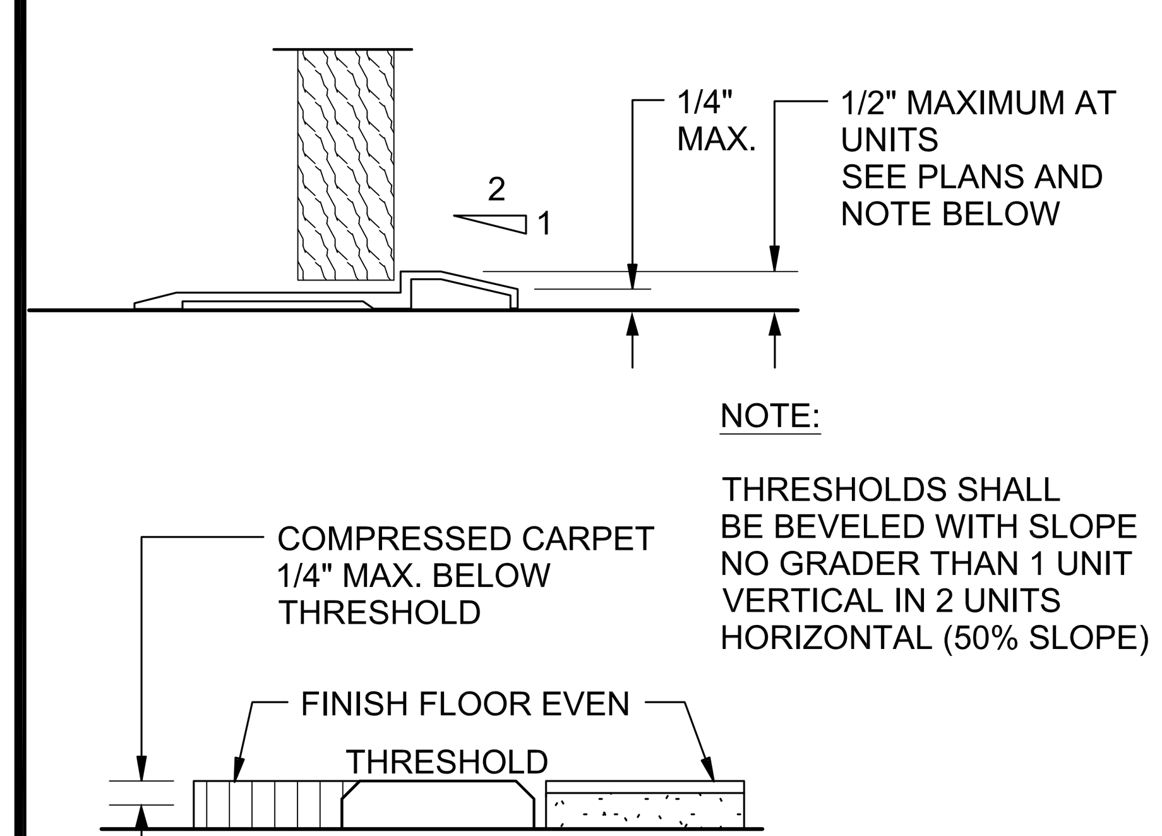
HW-2
PASSAGE
TO BE SCHLAGE AL25D LEVER TYPE. SATURN SERIES
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

HW-3
PRIVACY
TO BE SCHLAGE AL40S LEVER TYPE.
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

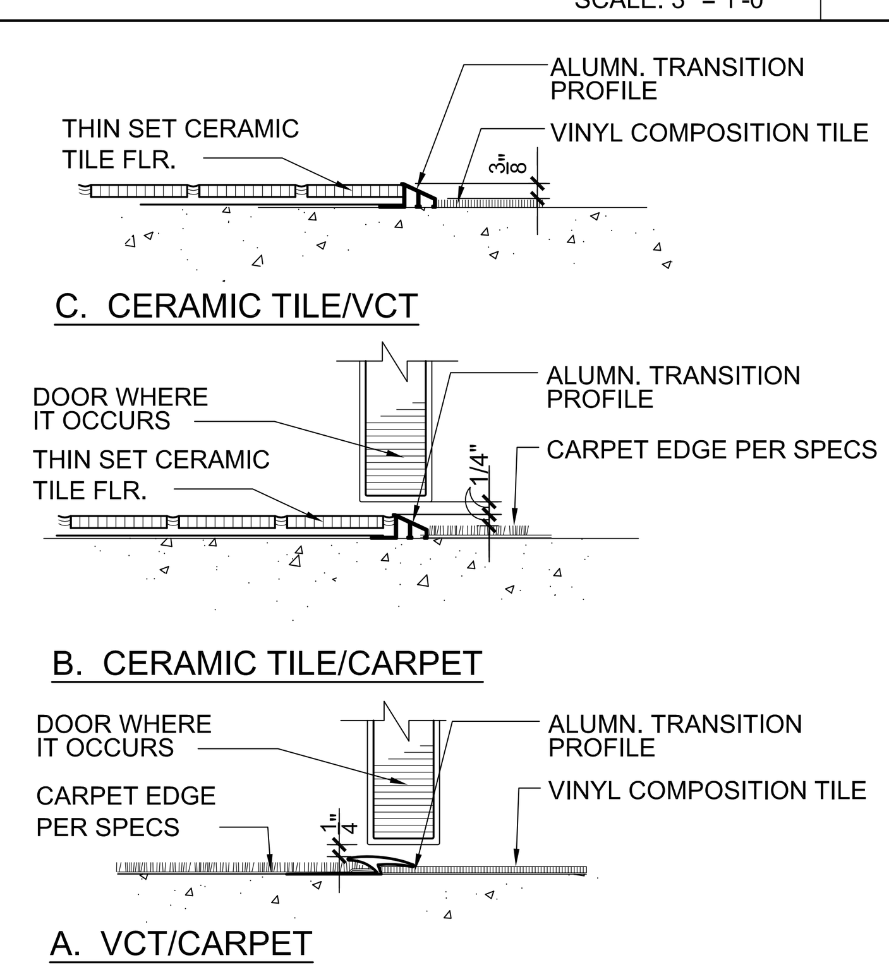
HW-4
LOCKSET
TO BE SCHLAGE L9453 LEVER TYPE. MORTISE LOCK "NO KNOWLEDGE"
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2. HEAVY DUTY.
BRUSHED CHROME FINISH.

HW-5
STOREROOM LOCK
TO BE SCHLAGE AL80PD LEVER TYPE.
CERTIFICATION: ANSI A156.2, 1989 SERIES 4000 GRADE 2
STANDARD DUTY. BRUSHED CHROME FINISH.

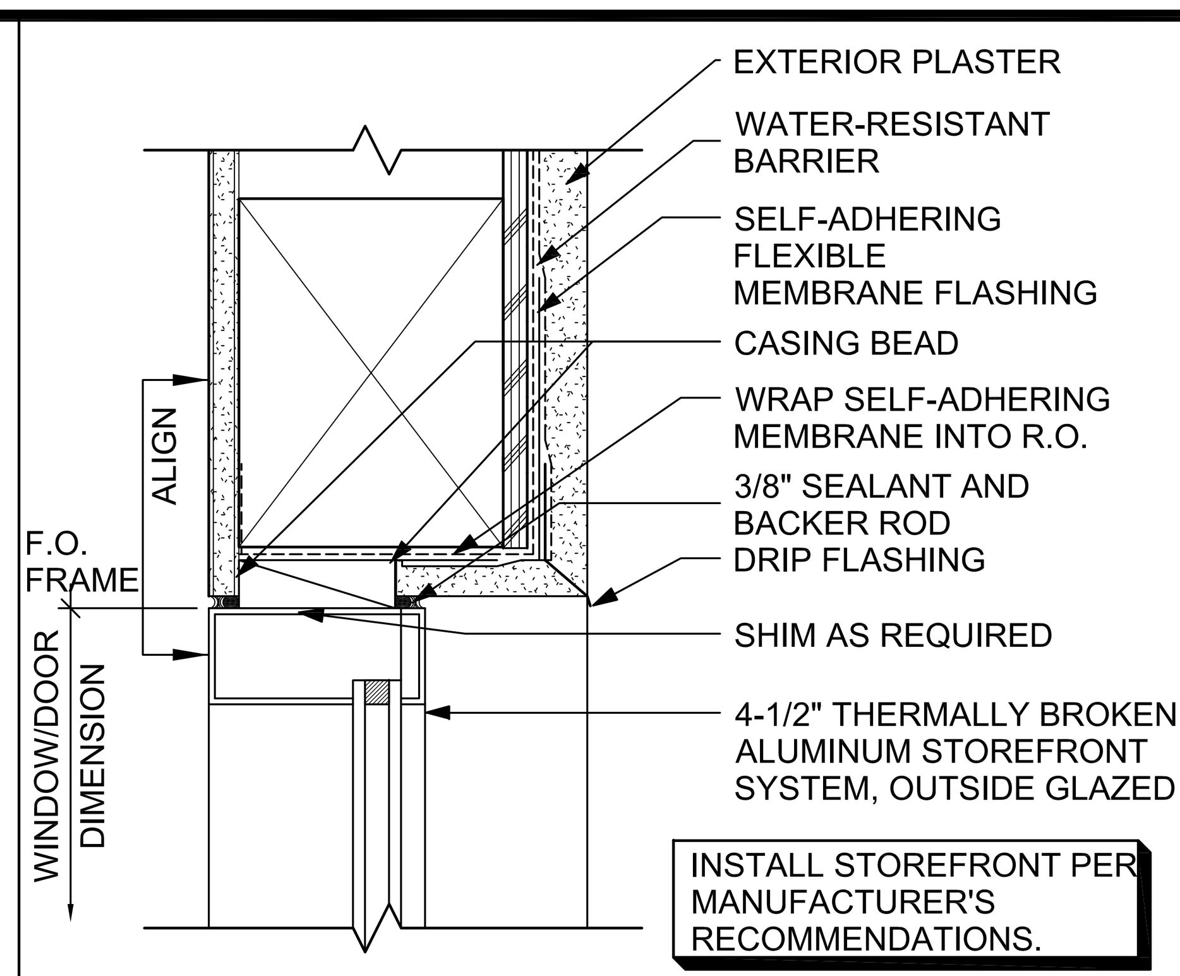
HARDWARE TYPE



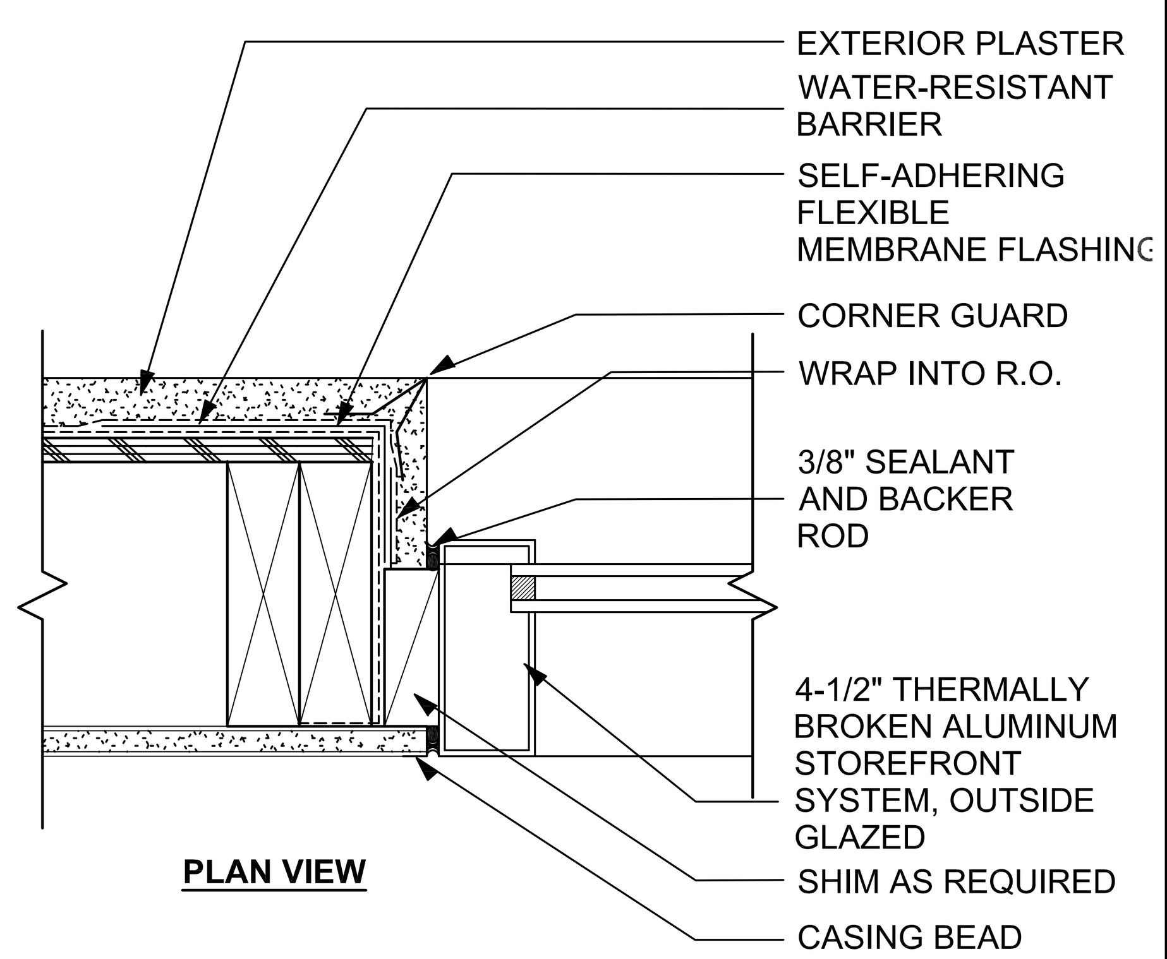
THRESHOLD and FLOOR TRANSITION 11
SCALE: 3" = 1'-0"



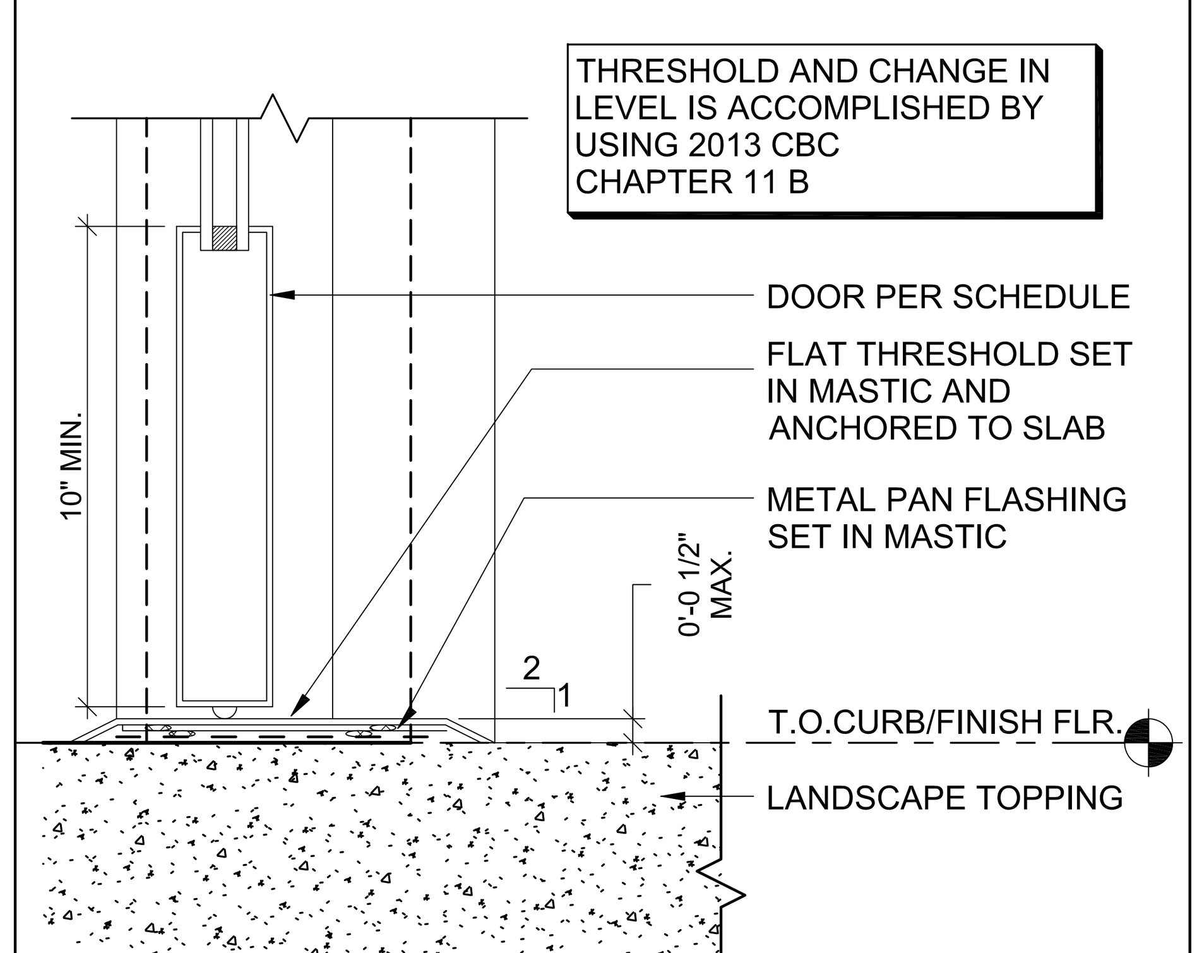
FLOOR TRANSITION DETAILS 12
SCALE: 3" = 1'-0"



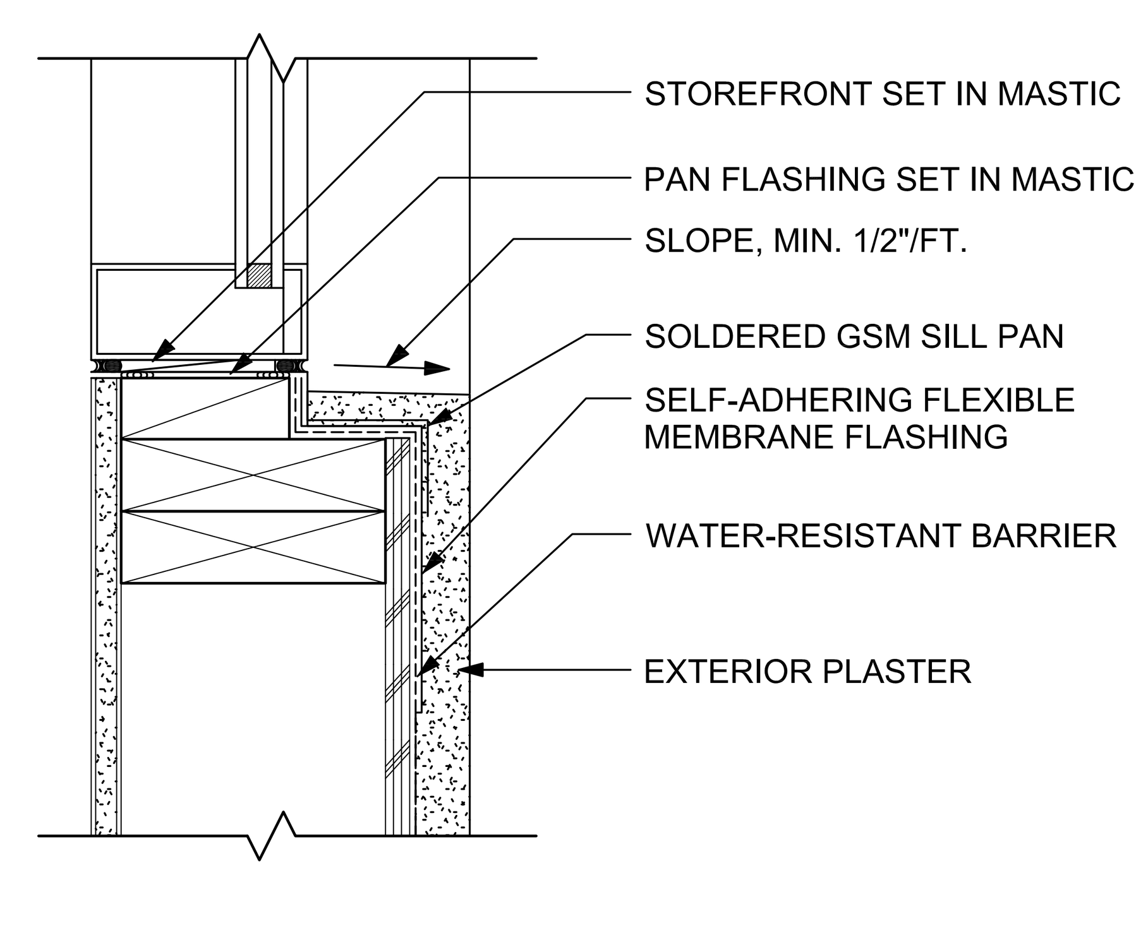
STOREFRONT HEAD DETAIL 5
SCALE: 3" = 1'-0"



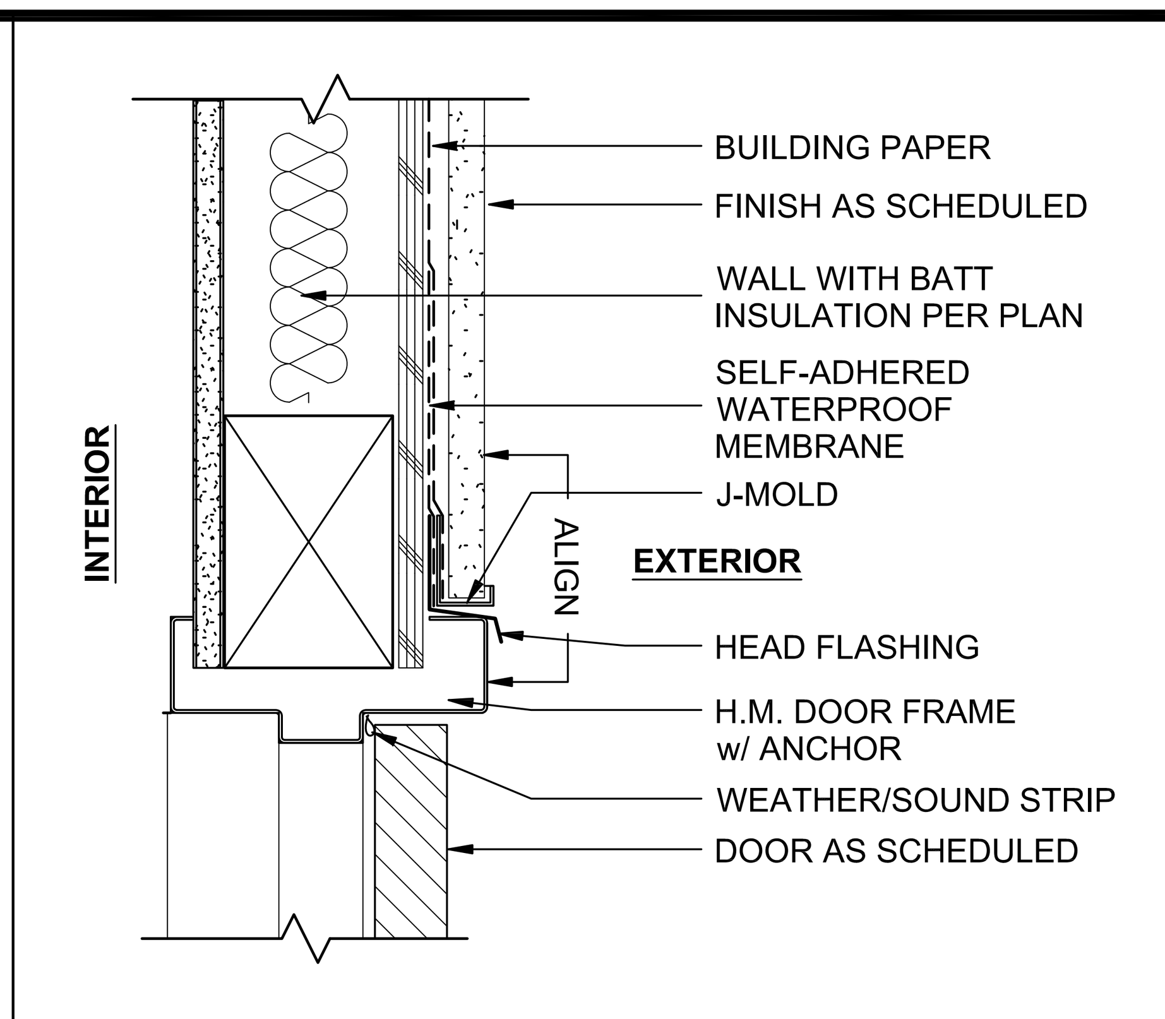
STOREFRONT JAMB DETAIL 6
SCALE: 3" = 1'-0"



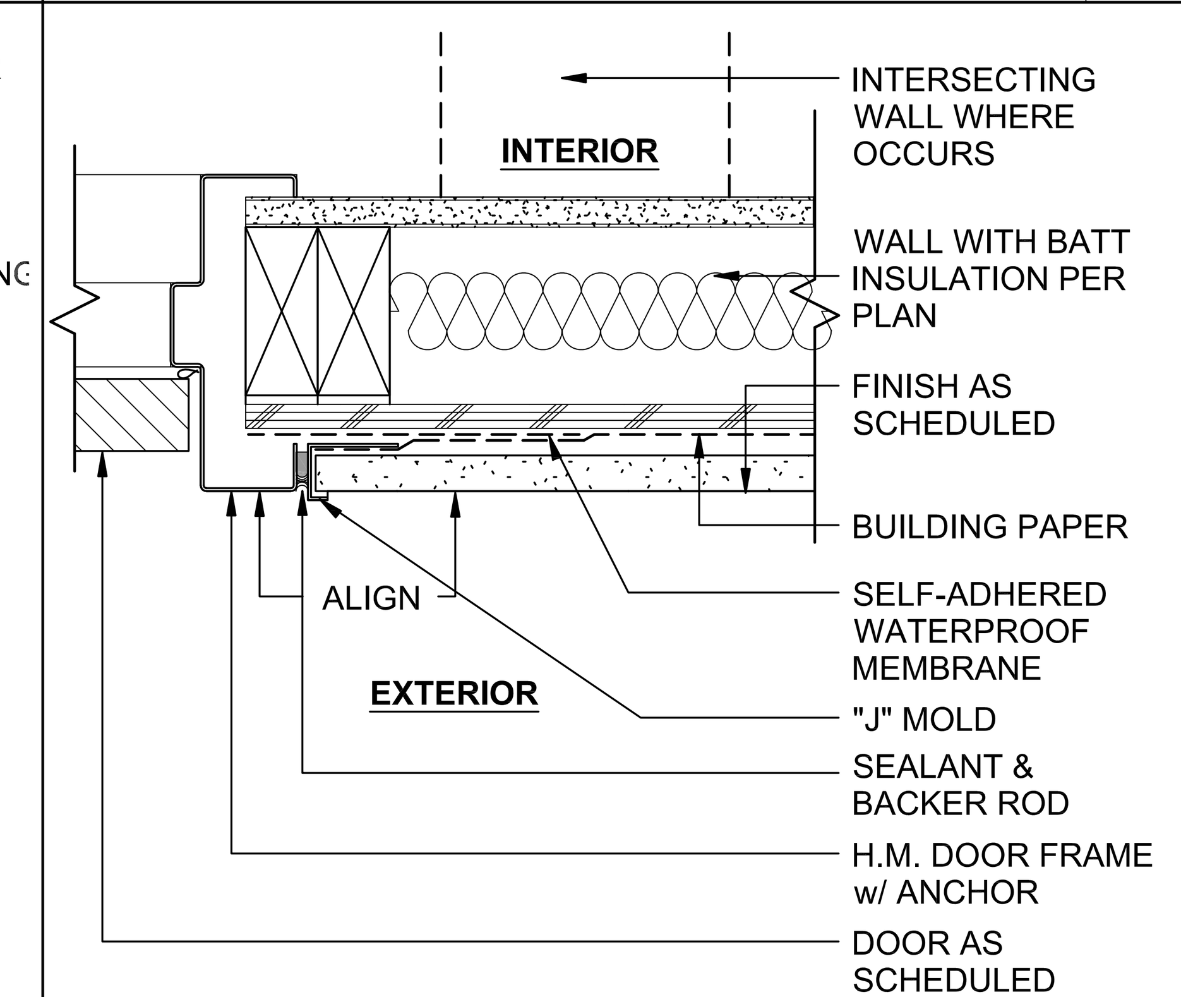
STOREFRONT DOOR SILL DETAIL 7
SCALE: 3" = 1'-0"



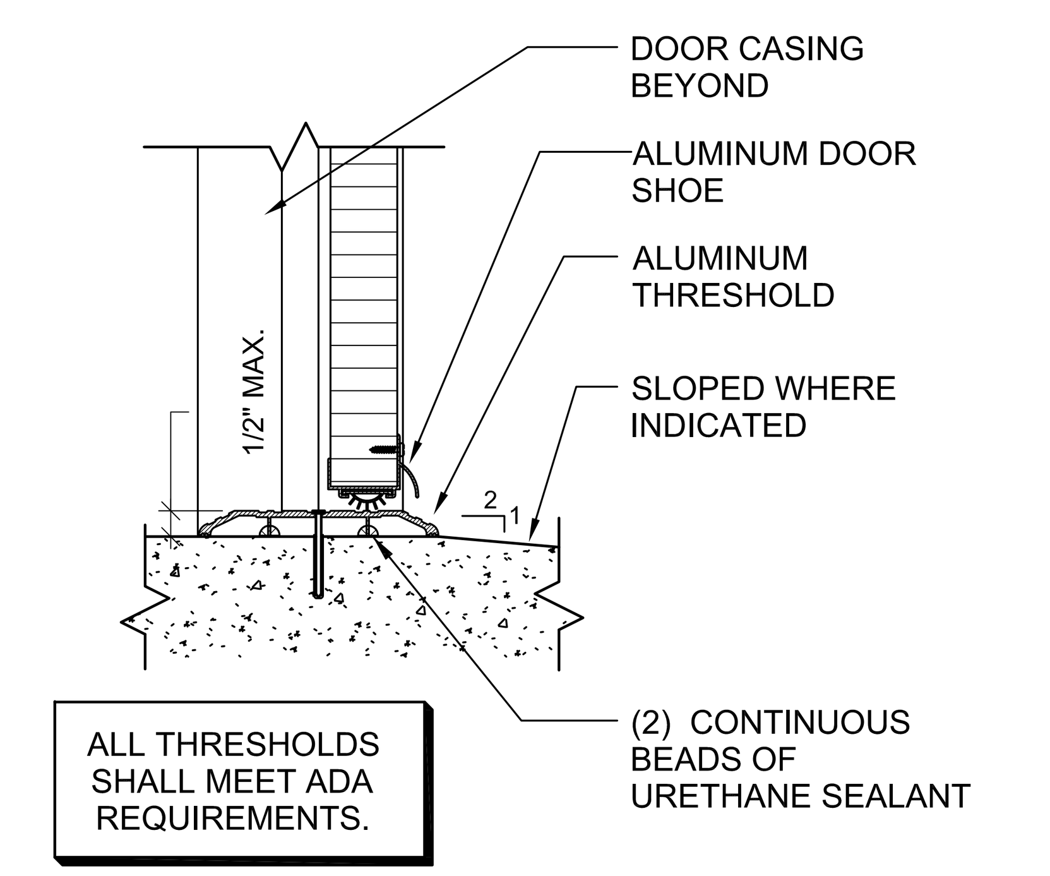
STOREFRONT SILL DETAIL 8
SCALE: 3" = 1'-0"



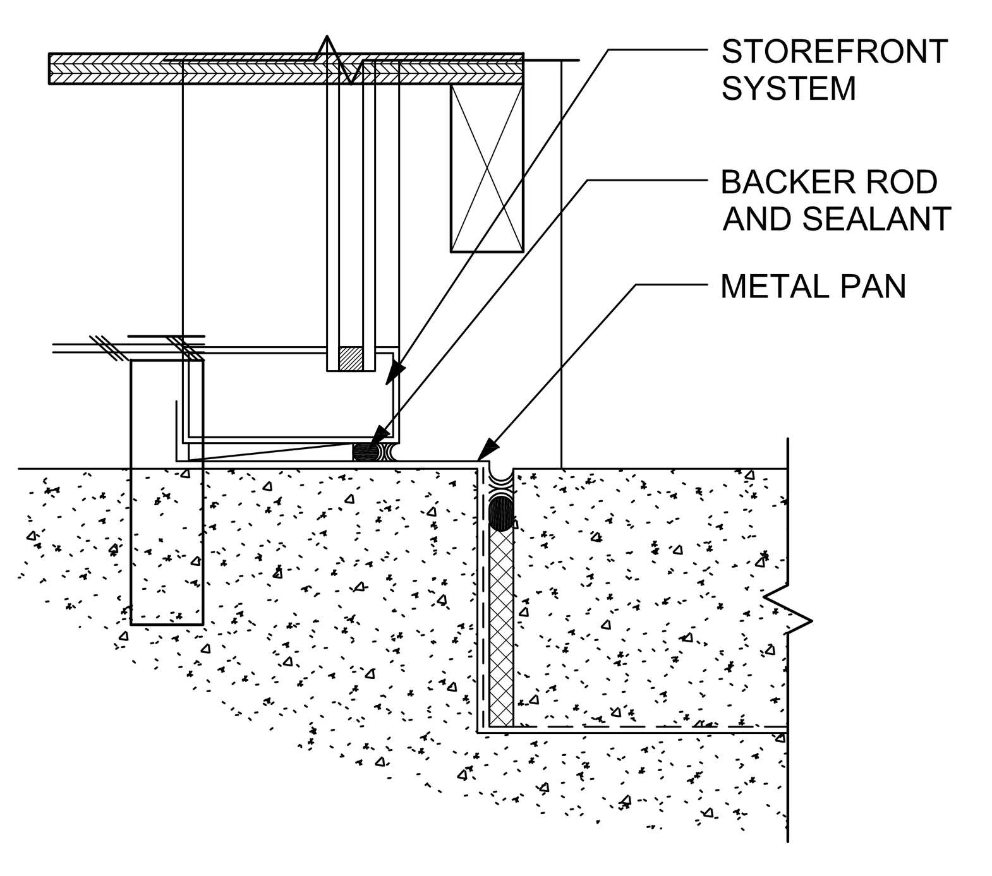
EXTERIOR DOOR HEAD DETAIL 1
SCALE: 3" = 1'-0"



EXTERIOR DOOR JAMB DETAIL 2
SCALE: 3" = 1'-0"



EXTERIOR DOOR THRESHOLD DETAIL 3
SCALE: 3" = 1'-0"



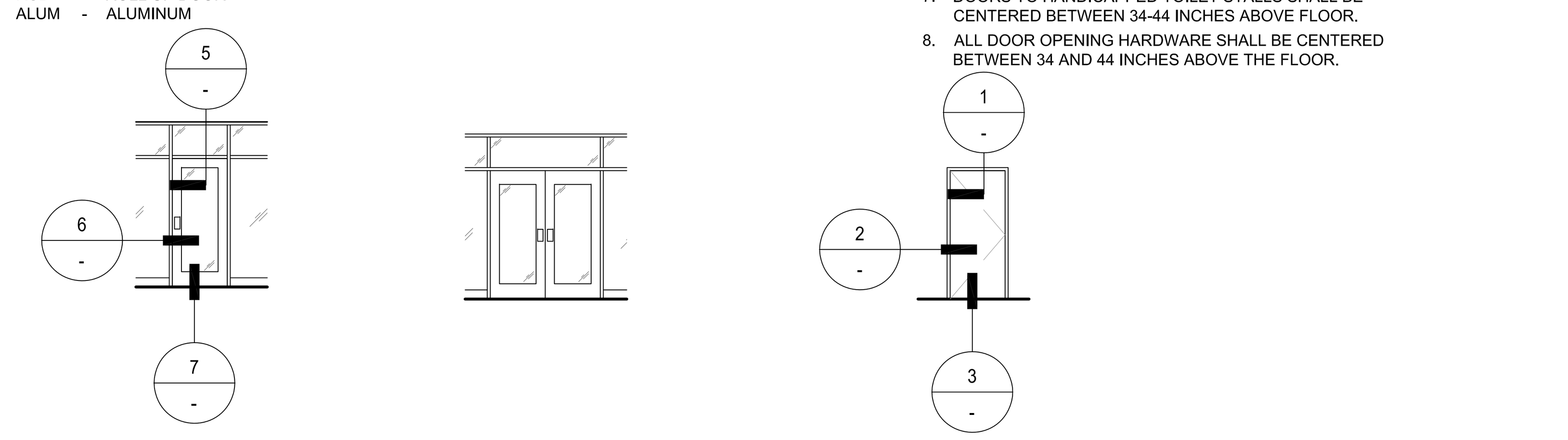
STOREFRONT SILL at SLAB DETAIL 4
SCALE: 3" = 1'-0"

DOOR SCHEDULE

DOOR #	LOCATION	PR.	WIDTH	HEIGHT	THK.	TYPE	MATERIAL		FIRE RATING	DETAILS			HARD-WARE	REMARKS
							FRAME	DR.		HEAD	JAMB	THRESHOLD		
1	SPACE (A)	1	3'-0"	7'-0"	-	A	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
2	SPACE (A)	2	6'-0"	7'-0"	-	B	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
3	SPACE (B)	1	3'-0"	7'-0"	-	A	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
4	SPACE (C)	1	3'-0"	7'-0"	-	A	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
5	SPACE (D)	2	6'-0"	7'-0"	-	B	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
6	SPACE (E)	2	6'-0"	7'-0"	-	B	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
7	SPACE (E)	1	3'-0"	7'-0"	-	A	ALUM.	GLS.	NON-RATED	5/A7.0	6/A7.0	7/A7.0	-	1, 2, 3, 5
8	SPACE (E)	1	3'-0"	7'-0"	-	C	ALUM.	HMD	NON-RATED	1/A7.0	2/A7.0	3/A7.0	-	1, 2, 3, 5

HCWD - HOLLOW CORE WOOD DOOR. PAINT GRADE
SCWD - SOLID CORE WOOD DOOR. PAINT GRADE. PT-1
HMD - HOLLOW METAL DOOR. PAINT TO MATCH EXTERIOR WALL. W/ 2 COATS GLOSS ENAMEL. (OIL)
GLS - TEMPERED GLASS
RUD - ROLL UP DOOR
ALUM - ALUMINUM

NOTE:
1. PROVIDE 10" KICK PLATE EA. SIDE
2. PROVIDE LCN CLOSER.
3. DOOR FRAMES TO BE TIMELY COMMERCIAL SERIES. F.F. COLOR T.B.D.
4. PROVIDE DOOR STOPS.
5. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
6. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR BOTH INTERIOR AND EXTERIOR DOOR.
7. DOORS TO HANDICAPPED TOILET STALLS SHALL BE CENTERED BETWEEN 34-44 INCHES ABOVE FLOOR.
8. ALL DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 AND 44 INCHES ABOVE THE FLOOR.



TYPE A
ALUMINUM GLASS STOREFRONT DOOR(SEE DOOR SCHEDULE FOR SIZING)

TYPE B
ALUMINUM GLASS STOREFRONT DOOR(SEE DOOR SCHEDULE FOR SIZING)

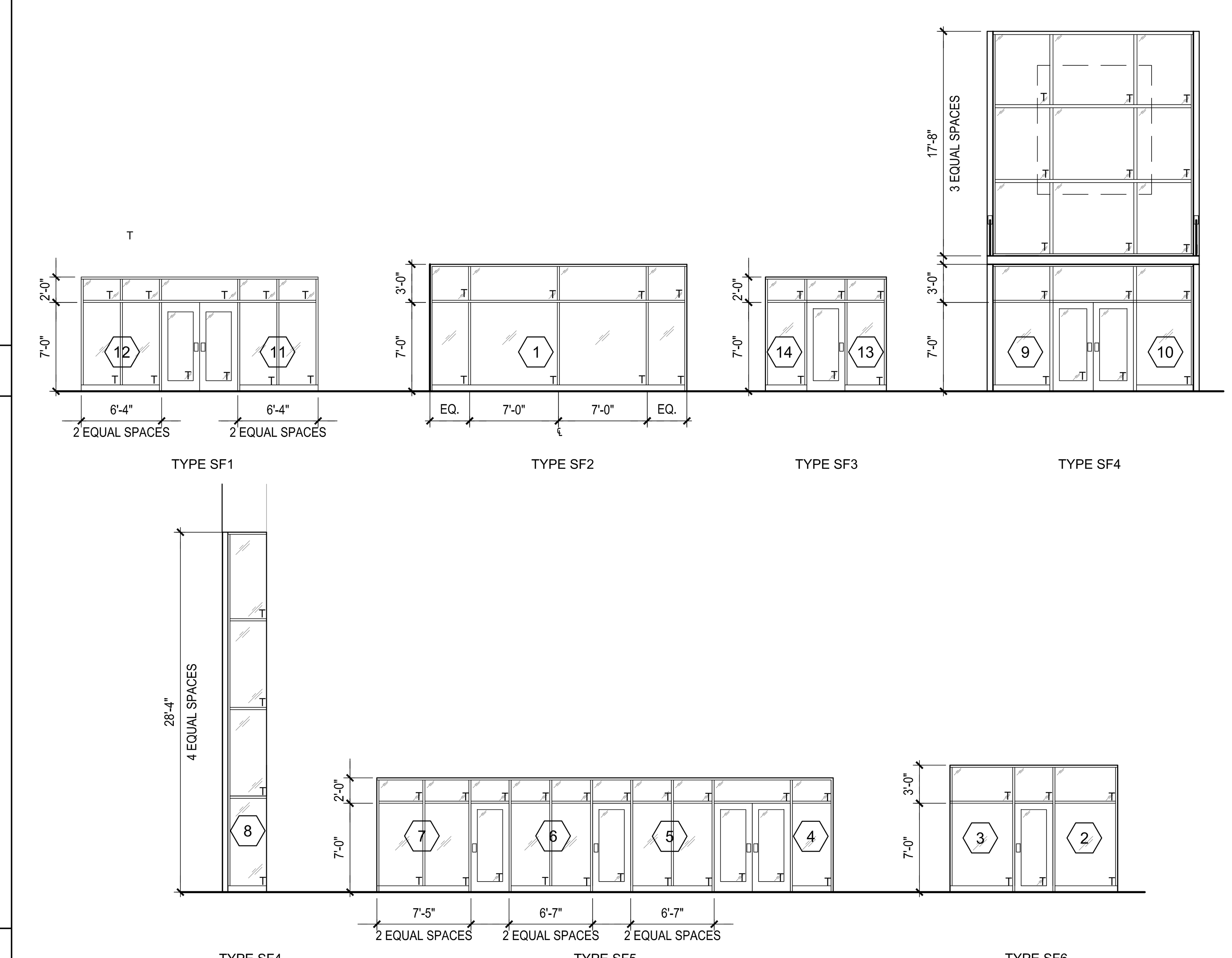
TYPE C
HOLLOW METAL DOOR (SEE DOOR SCHEDULE FOR SIZING)

WINDOW SCHEDULE

STORE FRONT	WIDTH	HEIGHT	TYPE	MATL	GLASS	DETAILS				REMARKS
						HEAD	JAMB	SILL	OTHER	NATURAL MILL FINISH.
1	20'-3"	10'-0"	SF2	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	SEE NOTE 1. SEE NOTE 2. NATURAL MILL FINISH.
2	5'-1"	10'-0"	SF6	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
3	5'-1"	10'-0"	SF6	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
4	3'-5"	9'-0"	SF5	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
5	6'-7"	9'-0"	SF5	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
6	6'-7"	9'-0"	SF5	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
7	7'-5"	9'-0"	SF5	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
8	3'-1"	10'-0"	SF4	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
9	4'-9"	10'-0"	SF4	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
10	4'-9"	10'-0"	SF4	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
11	6'-4"	9'-0"	SF1	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
12	6'-4"	9'-0"	SF1	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
13	2'-0"	9'-0"	SF3	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	
14	2'-0"	9'-0"	SF3	ALUM.	TEMPERED	5/A7.0	6/A7.0	7/A7.0 - 4/A7.0	-	

NOTE
PROVIDE AND INSTALL AUTOMATIC SLIDING DOORS TOMAX TX9200 Bi-PART OR STANLEY DURAGLIDE 2000 WITH 72" NOMINAL CLEAR DOOR OPENING. ALL HARDWARE INCLUDING THRESHHOLD AND WEATHER-STRIPPING BY DOOR MANUFACTURE. CONTACT: ERIC OUDERKIRK WITH TOMAX AT 210-494-3551 X 116 OR CHRISTOPER.PINETTE@SBDINC.COM

ALL STOREFRONT GLAZING TO BE TEMPERED. LAMINATED SAFETY GLASS



LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	-	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	-	.

RELEASES:

NO.	DATE	DESCRIPTION
-	-	.
-	-	.
-	-	.

ARCH/CONSULTANT:

LICENSED ARCHITECT ★ JOHN GILMORE DEENIHAN C-9147 REN. 8/31/2017 ★ STATE OF CALIFORNIA

PROJECT KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
-	-	.
-	-	.
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-	-	.

DRAWN: STAFF
CHECKED: WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
DOOR AND WINDOW SCHEDULE AND DETAILS

SHEET
A-7.0

TABLE 2—ASSEMBLIES WITH ALLOWABLE WIND UPLIFT

SYSTEM NO.	ALLOWABLE WIND UPLIFT (psf)	SUBSTRATE[3]	INSULATION[2]		BASE SHEET		MEMBRANE[4]
			Type	Attachment	Type	Attachment	
1	30	Steel or Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Deckfast Hex Plates and No. 14 Deckfast fasteners-one fastener and plate per 2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base.	Permastic at 1½ to 2 gal/sq.	Derbigum GP, Derbigum XPS, Derbigum XPS-FR, Derbicolor GP, Derbicolor XPS, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
2[5]	30	Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Permastic at 1½ to 2 gal/sq.	Derbibase, Derbibase Ultra or PRS Glass Base.	Permastic at 1½ to 2 gal/sq.	Derbigum GP, Derbigum XPS, Derbigum XPS-FR, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
3[7]	30	Steel or Concrete	(Optional) 1 layer of min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, Derbiboard CA, ACFoam II, ACFoam III, PSI-25, E'NRGY-2, Multi-Max FA-3 or HY-THERM AP	Glasfast fasteners at one fastener per 2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base4	Permastic at 1½ to 2 gal/sq.	Derbigum GP, Derbigum XPS, Derbigum XPS-FR, Derbicolor GP, Derbicolor XPS, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR torch applied or adhered with Permastic at 1½ to 2 gal/sq.
4	45	Steel or Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Deckfast Hex Plates and No. 14 Deckfast fasteners-one fastener and plate per 1.6 ft²	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	Derbigum GP, Derbigum XPS, Derbicolor GP, Derbicolor XPS, Derbigum GP-FR, Derbigum XPS-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
5	45	Concrete	---	---	---	---	One or two plies of Bitutak MB or Bitutak MB MineralTorch applied to primed deck and coated with Kamac No. 97 at 1½ gal/sq.

For **SI:** 1 inch = 25.4 mm, 1 ft = 305 mm, 1 lbf = 4.448 N, 1 psf = 47.880 Pa.

[1] All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.3 of this report or the maximum thickness in accordance with this table, whichever is less. Polyisocyanurate insulation must comply with ASTM C1289.

[2] Insulation and fasteners must be FM-approved.

[3] Concrete decks must have a minimum compressive strength (f'c) of 2500 psi (17.2 mPa). Steel decks must be minimum No. 22 gage [0.030 inch (0.76 mm)] thick. Wood decks must be a minimum 7/16-inch-thick (11.9 mm) plywood.

[4] DerbiBrite may be used as an alternative to Derbigum GP, Derbigum GP-FR, Derbigum XPS, Derbigum XPS FR, Derbicolor GP, Derbicolor GP FR, Derbicolor XPS or Derbicolor XPS FR in minimum 2 ply assemblies where DerbiBrite is torch applied or applied with Permastic adhesive at 1½ to 2 gal/sq to the ply below.

[5] Polyisocyanurate insulation, where specified, are produced by the following manufacturers:

ACFoam II, ACFoam III	Atlas Roofing Corporation
E'NERGY-2	Johns Manville
PSI-25	Johns Manville
Multi-Max FA-3	Rmax Operating
HY-THERM AP	Dow Chemical Company

[6] Systems 2 and 7: Since the composition and/or condition of any particular underlying existing roofing material may vary widely, installation of these fully-adhered systems over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

[7] System 3: When installed without the mechanically attached insulation, installation of the fully-adhered system over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

TABLE 2—ASSEMBLIES WITH ALLOWABLE WIND UPLIFT (Continued)

SYSTEM NO.	ALLOWABLE WIND UPLIFT (psf)	SUBSTRATE[3]	INSULATION[2]		BASE SHEET		MEMBRANE[4]
			Type	Attachment	Type	Attachment	
6	45	Steel or Concrete	(Optional) 1 layer of min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, Derbiboard CA , ACFoam II, ACFoam III, PSI-25, E'NRG'Y-2, Multi-Max FA-3 or HY-THERM AP	Glasfast fasten ers at one fastener per 3.2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq	Derbigum GP, Derbigum XPS, Derbigum XPS-FR, Derbicolor GP, Derbicolor XPS, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR torch applied or adhered with Permastic at 1½ to 2 gal/sq.
7[6]	60	Primed Concrete	1.5-inch-thick Derbiboard CA insulation[1]	Permastic IA Strips at 12 inches o.c.	1 ply Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq	One ply DerbiBrite adhered with Permastic at 1½ to 2 gal/sq.

For **SI:** 1 inch = 25.4 mm, 1 ft = 305 mm, 1 lbf = 4.448 N, 1 psf = 47.880 Pa.

[1] All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.3 of this report or the maximum thickness in accordance with this table, whichever is less. Polyisocyanurate insulation must comply with ASTM C1289.

[2] Insulation and fasteners must be FM-approved.

[3] Concrete decks must have a minimum compressive strength (f'c) of 2500 psi (17.2 mPa). Steel decks must be minimum No. 22 gage [0.030 inch (0.76 mm)] thick. Wood decks must be a minimum 7/16-inch-thick (11.9 mm) plywood.

[4] DerbiBrite may be used as an alternative to Derbigum GP, Derbigum GP-FR, Derbigum XPS, Derbigum XPS FR, Derbicolor GP, Derbicolor GP FR, Derbicolor XPS or Derbicolor XPS FR in minimum 2 ply assemblies where DerbiBrite is torch applied or applied with Permastic adhesive at 1½ to 2 gal/sq to the ply below.

[5] Polyisocyanurate insulation, where specified, are produced by the following manufacturers:

ACFoam II, ACFoam III	Atlas Roofing Corporation
E'NERGY-2	Johns Manville
PSI-25	Johns Manville
Multi-Max FA-3	Rmax Operating
HY-THERM AP	Dow Chemical Company

[6] Systems 2 and 6: Since the composition and/or condition of any particular underlying existing roofing material may vary widely, installation of these fully-adhered systems over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

[7] System 3: When installed without the mechanically attached insulation, installation of the fully-adhered system over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

5.0 CONDITIONS OF USE

The Derbigum modified bitumen membranes described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation complies with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.

5.2 The roof covering systems must be installed by applicators trained and approved by Derbigum Americas, Inc. A copy of the manufacturer's published installation instructions must be available at the jobsite at all times during installation.

5.3 Foam plastic insulation, where used, must bear the label of an approved agency indicating that the foam plastic has a flame-spread index of not more than 75 when tested at the maximum thickness intended for use in accordance with ASTM E84 or UL 723, subject to the approval of the code official.

5.4 Foam plastic insulation must be separated from the interior of the building by an approved thermal barrier, in accordance with IBC Section 2603.4.1.5.

5.5 Wind uplift pressure on any roof area, including edge and corner zones, must not exceed the allowable wind uplift pressure for the roof assembly installed in that particular roof area. Refer to Table 1 for allowable wind uplift pressures for the roof covering assemblies.

5.6 The allowable wind uplift pressures given in Table 1 are for the roof covering systems only. The deck and framing to which the system is attached must be designed for the applicable components and cladding wind loads in accordance with the applicable code.

5.7 When application is over existing roofs, documentation of the wind uplift resistance of the composite roof construction must be submitted to the code official.

5.8 The roof assemblies are manufactured in Kansas City, Missouri, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Membrane Roof Covering Systems (AC75), dated July 2016 (editorially revised April 2014).

7.0 IDENTIFICATION

Each roll of the Derbigum APP modified bitumen roofing membrane described in this report must be labeled with the manufacturer's name (Derbigum Americas, Inc.) and address, the product name, the batch code, and the evaluation report number (ESR-1212).

TABLE 1—FIRE CLASSIFICATION ASSEMBLIES

SYSTEM NO.[7]	CLASS	SUBSTRATE[3]	INSULATION[2]		BASE SHEET		MEMBRANE[5]
			Type	Attachment	Type	Attachment	
1	A	Steel or Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Deckfast Hex Plates and No. 14 Deckfast fasteners-one fastener and plate per 2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base.	Permastic at 1½ to 2 gal/sq.	Derbigum XPS-FR, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
2[7]	A	Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Permastic at 1½ to 2 gal/sq.	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	Derbigum XPS-FR, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
3[8]	A	Steel or Concrete	(Optional) 1 layer of min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, Derbiboard CA, ACFoam II, ACFoam III, PSI-25, E'NRG'Y-2, Multi-Max FA-3 or HY-THERM AP	Glasfast fasteners at one fastener per 2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	Derbigum XPS-FR, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR torch applied or adhered with Permastic at 1½ to 2 gal/sq.
4	A	Steel or Concrete	Min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, ACFoam II, E'NRG'Y-2, PSI-25, Multi-Max FA-3 or HY-THERM AP	Deckfast Hex Plates and No. 14 Deckfast fasteners-one fastener and plate per 1.6 ft²	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	Derbigum GP-FR, Derbigum XPS-FR, Derbicolor XPS-FR or Derbicolor GP-FR adhered with Permastic at 1½ to 2 gal/sq.
5	A	Steel or Concrete	(Optional) 1 layer of min. 1½-inch thick polyisocyanurate insulation[1,2]; Derbiboard, Derbiboard CA , ACFoam II, ACFoam III, PSI-25, E'NRG'Y-2, Multi-Max FA-3 or HY-THERM AP	Glasfast fasteners at one fastener per 3.2 ft²	Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	Derbigum XPS-FR, Derbicolor GP , Derbicolor XPS, Derbigum GP-FR, Derbicolor XPS-FR or Derbicolor GP-FR torch applied or adhered with Permastic at 1½ to 2 gal/sq.
6[7]	A	Primed Concrete	1.5-inch-thick Derbiboard CA insulation[1]	Permastic IA Strips at 12 inches o.c.	1 ply Derbibase, Derbibase Ultra or PRS Glass Base	Permastic at 1½ to 2 gal/sq.	One ply DerbiBrite adhered with Permastic at 1½ to 2 gal/sq.

For **SI:** 1 inch = 25.4 mm, 1 ft = 305 mm, 1 lbf = 4.448 N, 1 psf = 47.880 Pa.

[1] All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.3 of this report or the maximum thickness in accordance with this table, whichever is less. Polyisocyanurate insulation must comply with ASTM C1289.

[2] Insulation and fasteners must be FM-approved.

[3] Concrete decks must have a minimum compressive strength (f'c) of 2500 psi (17.2 mPa). Steel decks must be minimum No. 22 gage [0.030 inch (0.76 mm)] thick. Wood decks must be a minimum 7/16-inch-thick (11.9 mm) plywood.

[4] The roof covering systems specified in the table must be installed on roofs having slopes equal to and no greater than 1/4:12 (2-percent slope).

[5] DerbiBrite may be used as an alternative to Derbigum GP-FR, Derbigum XPS FR, Derbicolor GP FR or Derbicolor XPS FR in minimum 2 ply assemblies where DerbiBrite is torch applied or applied with Permastic adhesive at 1½ to 2 gal/sq to the ply below.

[6] Polyisocyanurate insulation, where specified, are produced by the following manufacturers:

ACFoam II, ACFoam III	Atlas Roofing Corporation
E'NERGY-2	Johns Manville
PSI-25	Johns Manville
Multi-Max FA-3	Rmax Operating
HY-THERM AP	Dow Chemical Company

[7] Systems 2 and 6: Since the composition and/or condition of any particular underlying existing roofing material may vary widely, installation of these fully-adhered systems over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

[8] System 3: When installed without the mechanically attached insulation, installation of the fully-adhered system over an existing roof covering, without removing the existing roof covering, is outside the scope of this report.

ICC EVALUATION SERVICE

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ESR-1212

Reissued September 2016

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 52 00—Modified Bituminous Sheet Roofing

REPORT HOLDER:

DERBIGUM AMERICAS, INC.
4800 BLUE PARKWAY
KANSAS CITY, MISSOURI 64130
(800) 727-9872
www.derbigum.com

EVALUATION SUBJECT:

DERBIGUM MODIFIED BITUMEN ROOFING MEMBRANES

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2012 and 2009 *International Building Code®* (IBC)

Properties evaluated:

- Physical properties
- Fire classification
- Wind uplift resistance
- Impact resistance

2.0 USES

The Derbigum atactic polypropylene (APP) modified bitumen roofing membranes are used as roof coverings in modified bitumen roof covering systems described in this report.

3.0 DESCRIPTION

3.1 General:

The Derbigum roof covering systems consist of APP modified bitumen roofing membranes, base sheets, insulation (when used), adhesives, mechanical fasteners and coatings.

3.2 Membranes:

3.2.1 Derbigum® GP: Derbigum® GP is a 160-mil-thick [0.160 inch (4 mm)] smooth-surfaced APP modified bitumen roofing material composed of a glass-fiber and a polyester scrim mat, complying with ASTM D6223.

3.2.2 Derbigum® GP-FR: Derbigum® GP-FR is a 160-mil-thick [0.160 inch (4 mm)] smooth-surfaced APP modified bitumen roofing material composed of a glass-fiber and a polyester scrim mat complying with ASTM D6223.

3.2.3 Derbigum® XPS: Derbigum® XPS is a 160-mil thick [0.160 inch (4 mm)] smooth-surfaced APP modified bitumen roofing material composed of a glass-fiber and a glass-fiber and a polyester scrim composite mat complying with ASTM D6223.

3.2.4 Derbigum® XPS-FR: Derbigum® XPS-FR is a 160-mil-thick [0.160 inch (4 mm)] smooth-surfaced APP modified bitumen roofing material composed of a glass-fiber and a glass-fiber and a polyester scrim composite mat, complying with ASTM D6223.

3.2.5 Derbicolor® GP: Derbicolor® GP is a 180-mil-thick [0.180 inch (4.6 mm)] granule-surfaced APP modified bitumen roofing material composed of a glass-fiber and a polyester scrim composite mat, complying with ASTM D6223.

3.2.6 Derbicolor® GP FR: Derbicolor® GP FR is a 180-mil-thick [0.180 inch (4.6 mm)] granule-surfaced APP modified bitumen roofing material composed of a glass-fiber and a polyester scrim composite mat, complying with ASTM D6223.

3.2.7 Derbicolor® XPS: Derbicolor® XPS is a 180-mil-thick [0.180 inch (4.6 mm)] granule-surfaced APP modified bitumen roofing material composed of a glass-fiber mat and a glass-fiber and polyester scrim composite mat, complying with ASTM D6223.

3.2.8 Derbicolor® XPS-FR: Derbicolor® XPS-FR is a 180-mil-thick [0.180 inch (4.6 mm)] granule-surfaced APP modified bitumen roofing material composed of a glass-fiber and a glass-fiber and polyester scrim composite mat, complying with ASTM D6223.

3.2.9 Bitutak: Bitutak is a 152-mil-thick [0.152 inch (3.9 mm)] smooth-surfaced APP modified bitumen roofing material manufactured from roofing grade asphalts that are blended with APP polymers reinforced with a nonwoven polyester mat, complying with ASTM D6222.

3.2.10 Bitutak Granule: Bitutak Granule is a 172-mil-thick [0.172 inch (4.4 mm)] mineral-surfaced APP modified bitumen roofing material manufactured from roofing grade asphalts that are blended with APP polymers reinforced with a nonwoven polyester mat, complying with ASTM D6222.

3.2.11 DerbiBrite™: DerbiBrite™ is a 140-mil-thick [0.140 inch (3.5 mm)] smooth-surfaced APP modified bitumen roofing membrane composed of an acrylic layer

bonded to a glass-fiber and polyester scrim composite mat, complying with ASTM D6223.

3.3 Insulation:

Insulation, when used, must be in accordance with this section and the requirements of the assemblies listed in Table 1 of this report. Foam plastic insulation must have a flame-spread index of not more than 75 when tested at the maximum thickness intended for use, in accordance with ASTM E84.

3.3.1 Derbiboard: Derbiboard is a Type II Class I rigid cellular polyisocyanurate foam plastic laminated to felt facers, complying with ASTM C1289. The boards are 4 feet (1.2 m) wide and 4 feet or 8 feet (1.2 or 2.4 m) long, and are available in a variety of thicknesses.

3.3.2 Derbiboard CA: Derbiboard CA® is a Type II Class I rigid cellular polyisocyanurate foam plastic laminated to glass-fiber reinforced facers, complying with ASTM C1289. The boards are 4 feet (1.2 m) wide and 4 feet or 8 feet (1.2 or 2.4 m) long, and are available in a variety of thicknesses.

3.4 Base Sheet:

Base sheets, when used, must be in accordance with this section and the requirements of the assemblies listed in Table 1 of this report.

3.4.1 Derbibase®: Derbibase® is an 80-mil-thick [0.080 inch (2.0 mm) APP modified asphalt-coated base sheet reinforced with a glass-fiber mat.

3.4.2 Derbibase® Ultra: Derbibase® Ultra is a 120-mil-thick [0.120 inch (3.0 mm)] APP modified asphalt-coated base sheet reinforced with a glass-fiber mat.

3.4.3 PRS Glass Base: PRS Glass Base is an 80-mil-thick [0.080 inch (2.0 mm)] APP modified asphalt-coated base sheet reinforced with a glass-fiber mat.

3.5 Fasteners and plates:

Fasteners and plates used to mechanically fasten base sheets and insulation to the substrate must be as described in Table 1.

3.6 Adhesives:

3.6.1 Permastic®: Permastic® is a one-part cold-applied asphaltic-based adhesive used to adhere Derbigum roof covering components to insulation, base sheet or approved substrates, at the application rates specified in Table 1. The adhesive is available in 5-gallon (19 L) pails, 55-gallon (208 L) drums and 350-gallon (1325 L) tanks. The adhesive has a shelf life of one year when stored away from sources of heat in unopened containers at temperatures no higher than 120°F (49.9°C).

3.6.2 Permastic IA®: Permastic IA® is a one-part cold-applied asphaltic-based adhesive used to adhere Derbigum roof covering components to insulation. Permastic IA® can also be used to adhere base sheets. The application rate for Permastic IA® is specified in Table 1 of this report. The adhesive is available in 5-gallon (19 L) pails and 55-gallon (208 L) drums. The adhesive has a shelf life of one year when stored away from sources of heat in unopened containers at temperatures no higher than 120°F (49.9°C).

3.6.3 Permastic IA Strip: Permastic IA Strip is a 60-mil-thick [0.06 inch (1.5 mm)], two-sided, self-adhering, asphaltic-based, polymer-modified adhesive with a kraft paper release backing. The strips are used to adhere Derbiboard insulation to concrete roof decks or existing roof coverings. The adhesive strip is manufactured in rolls 2⅞ inches wide by 125 feet long (64 mm by 38.1 m), and is applied as specified in Tables 1 and 2 of this report. The adhesive strip has a shelf life of one year when stored away from sources of heat at temperatures no higher than 120°F (48.9°C).

3.7 Impact Resistance:

The Derbigum modified bitumen roofing membranes described in this report comply with the impact-resistance requirements of Section 5.5 of FM 4470.

4.0 INSTALLATION

4.1 General:

Installation of the Derbigum modified bitumen membranes described in this report must comply with the applicable code, the manufacturer's published installation instructions and this report. The manufacturer's published installation instructions must be available on the jobsite at all times during installation.

Flashing must be in accordance with IBC Section 1503.2, IRC Section R903.2 and the manufacturer's published installation instructions. Where flashing is of metal, the metal must be corrosion-resistant, minimum No. 26 gage [0.019 (0.483 mm)] galvanized steel.

4.2 Fire Classification:

4.2.1 New Construction: Derbigum GP-FR, Derbigum XPS-FR, Derbicolor FR and Derbicolor XPS-FR roof covering systems as described in Table 1, when installed in accordance with this report, are classified as Class A roof covering systems in accordance with UL 790 or ASTM E108.

4.2.2 Reroofing: The existing deck must be inspected to verify that the structure to be reroofed is structurally sound and adequate to support the roofing membrane. Prior to installation of the new roof covering, inspection by, and written approval from, the code official having jurisdiction is required.

Derbigum GP-FR, Derbigum XPS-FR, Derbicolor FR and Derbicolor XPS-FR Class A roof covering systems may be installed over existing classified roof covering systems under the following conditions without additional roof classification tests, provided the resulting classification is the lower of that for the new and the existing system:

- New uninsulated systems installed only over existing uninsulated assemblies
- New insulated systems installed only over existing uninsulated systems

4.3 Wind Uplift Resistance:

4.3.1 New Construction: The allowable wind uplift pressures for the Derbigum modified bitumen membrane roof covering systems described in the report are noted in Table 2. Metal edge securement systems must be listed in accordance with ANSI/SPRI ES-1 and designed and installed in accordance with IBC Section 1504.5 and IBC Chapter 16.

4.3.2 Reroofing: Roof covering systems employing mechanical fasteners must be qualified to the satisfaction of the code official as to the adequacy of fasteners penetrating through existing roof coverings into structural substrates. Since the composition and/or condition of any particular underlying existing roofing material may vary widely, reroofing with adhered systems is outside the scope of this report.

LR/A
LR/ARCHITECTURE
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Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840–8361 Fax (818) 840–8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE–BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:		
NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C–9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS		
ISSUE	DATE	REVISION
1	.	.
2	.	.
3	.	.
4	.	.
5	.	.
6	.	.
7	.	.

DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
ICC-ESR #s

SHEET
A-8.0

01010 SUMMARY OF WORK

1. GENERAL

CONTRACTS: THE WORK OF THIS PROJECT IS TO BE ACCOMPLISHED UNDER A SINGLE LUMP SUM GENERAL CONTRACT WHEREBY THE VARIOUS TRADES INCLUDING MECHANICAL, ELECTRICAL AND SUPPLIERS SHALL PERFORM THEIR WORK SUBORDINATE TO, UNDER THE DIRECTION OF AND IN CONJUNCTION AND COMPLETE WITH THE GENERAL CONTRACTOR.

2. SCOPE

TO CONSTRUCT FREESTANDING RETAIL BUILDING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED.

3. WORK TO BE PERFORMED

GENERAL CONTRACTOR RESPONSIBILITIES SHALL INCLUDE GENERAL SUPERVISION, MANAGEMENT AND CONTROL OF THE WORK OF THE PROJECT AND IN ADDITION TO OTHER ITEMS MORE SPECIFICALLY NOTED THROUGHOUT THE SPECIFICATIONS HIS RESPONSIBILITIES SHALL ENCOMPASS THE FOLLOWING SPECIAL REQUIREMENTS.

A. EXISTING CONDITIONS: BEFORE COMMENCING ANY OTHER WORK OF THIS PROJECT THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS PARTICULARLY CONCERNING EXISTING BUILDING SYSTEMS AND SITE CONDITIONS AND LOCATIONS, CLEARANCES AND HEIGHTS. AND IMMEDIATELY REPORT TO OWNER REPRESENTATIVE AND ARCHITECT ANY APPARENT DISCREPANCIES OR INCONSISTENCIES.

B. SUBMITTALS: SHOP DRAWINGS, SAMPLES, COLOR CHIPS, SCHEDULES, LISTS, CATALOGS, MANUFACTURERS LITERATURE, CERTIFICATES, GUARANTEES, BONDS, SUBSTITUTIONS, AS-BUILT PRINTS AND OTHER ITEMS REQUIRING ARCHITECT, ENGINEER OR OWNER REVIEW OR ACCEPTANCE SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR AS PART OF THE CONTROL OF THE WORK OF THIS PROJECT. THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW ALL SUBMITTALS BEFORE SUBMITTING TO THE ARCHITECT.

C. CUTTING AND PATCHING: GENERAL CONTRACTOR SHALL OVERSEE CUTTING AND PATCHING OF CONCRETE, MASONRY AND STRUCTURAL MEMBERS AND OTHER MATERIALS ON THE DRAWINGS AND AS JOB CONDITIONS REQUIRE. NO CUTTING AND PATCHING OF STRUCTURAL MEMBERS WILL BE PERMITTED WITHOUT THE PERMISSION AND SUPERVISION OF THE ARCHITECT OR STRUCTURAL ENGINEER. PATCHING MATERIALS AND WORKMANSHIP SHALL BE OF EQUAL QUALITY TO THAT INDICATED ON DRAWINGS OR SPECIFIED IN CERTAIN OTHER SECTIONS OF THE SPECIFICATIONS.

D. PUMPING AND DRAINING: GENERAL CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR AND DRAINING TO KEEP WORK AREAS FREE OF WATER.

E. WORKING SPACE: GENERAL CONTRACTOR SHALL CONTROL HIS WORK AND STORAGE AREAS WITHIN THE DESIGNATED SITE AREA. VEHICLE ROUTES TO SUCH AREAS SHALL BE STRICTLY ENFORCED.

F. COOPERATION: GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COOPERATE WITH OTHERS ENGAGED ON THE PREMISES AS MAY BE NECESSARY TO FACILITATE PROGRESS AND TO PROVIDE COORDINATION AND INTEGRATION OF THE ENTIRE WORK.

G. COORDINATION: GENERAL CONTRACTOR SHALL COORDINATE AND EXPEDITE THE WORK; PARTICULARLY THE WORK OF THE MECHANICAL AND ELECTRICAL TRADES TO AVOID DELAYS EITHER IN TIMING OR METHODS OF WORKING.

H. GLASS INSURANCE: GENERAL CONTRACTOR WILL CARRY HIS OWN GLASS AND GLAZING INSURANCE OR OTHERWISE GUARANTEE REPLACEMENT OF NEWLY INSTALLED GLASS BREAKAGE AFTER INSTALLATION IS COMPLETE AND UNTIL THE BUILDING IS ACCEPTED BY OWNER.

I. EXTENT OF WORK: IF NECESARY BOUNDARY LIMITS FOR WORK REQUIRED OF THIS CONTRACT SHALL BE CONFINED TO ONLY THE AREAS SO DESIGNATED BY THE ARCHITECT.

J. CONSTRUCTION BARRICADE: VERIFY WITH THE LOCAL AGENCIES AND THE OWNERS REPRESENTATIVE FOR ANY CONSTRUCTION BARRICADE REQUIREMENTS.

4. WORK PERFORMED UNDER SEPARATE CONTRACT

SEPARATE CONTRACT WORK CONTEMPLATED BY THE OWNER REQUIRES THAT THE CONTRACTORS FOR THIS CONSTRUCTION WORK TO MUTUALLY ARRANGE THEIR WORK AND REQUIREMENTS TO PROVIDE THE OWNER WITH A COMPLETELY ACCEPTABLE OPERATIONAL PROJECT.

5. OWNER OCCUPANCY

OWNER RESERVES THE RIGHT TO ENTER THE PREMISES TO OCCUPY SPACE AS AVAILABLE TO DO ADDITIONAL WORK AND PROVIDE OTHER ITEMS, PROPERTY, MATERIALS AND EQUIPMENT IN THE BUILDING DURING THE CONSTRUCTION PERIOD PROVIDED HIS WORK DOES NOT INTERFERE WITH CONTRACTORS WORK NOR CAUSE DELAY IN COMPLETION OF THE WORK. SHOULD OWNER EXERCISE THIS RIGHT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING THE WORK OF THE VARIOUS TRADES SO THAT OWNER MAY ACCOMPLISH HIS WORK AT DESIRED TIMES; HOWEVER, SAID OCCUPANCY SHALL NOT INDICATE THAT OWNER HAS ACCEPTED SUCH SPACE OR ANY PART OF IT AS BEING COMPLETELY FINISHED UNTIL FINAL ACCEPTANCE OF THE ENTIRE BUILDING.

7. UTILITIES

REFER TO SECTION 01500

01300 SUBMITTALS

1. SHOP DRAWINGS

A. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT. FOUR COPIES OF SHOP DRAWINGS FOR REVIEW. ONE COPY SHALL BE A SEPIA OR ORIGINAL FOR REPRODUCING PURPOSE.

B. EACH SHEET SHALL BE IDENTIFIED WITH THE NAME OF THE PROJECT AND AT LEASE 4" X 8" SPACE IN THE LOWER RIGHT HAND CORNER OF EACH SHEET SHALL BE LEFT BLANK FOR REVIEW STAMPS AND NOTES. AFTER THE ARCHITECT AND/OR THE ENGINEER HAS REVIEWED EACH PRINT, HE WILL SO STAMP IT AND RETURN IT TO THE CONTRACTOR WHO SHALL MAKE AND DISTRIBUTE SUCH COPIES AS HE REQUIRES. IN INSTANCES WHERE CORRECTIONS ARE REQUIRED, THE REPRODUCIBLE PRINT WILL BE RETURNED TO THE CONTRACTOR WHO SHALL OBTAIN NEW PRINTS INCORPORATING THE REQUIRED CORRECTIONS FOR DISTRIBUTION AS REQUIRED.

C. SHOP DRAWINGS IN THE FORM OF DESCRIPTIVE INFORMATION SHALL BE BOUND TOGETHER WITH A TITLE AND INDEX SHEET LISTING EACH SHEET IN THE BINDING. THE TITLE AND INDEX SHEET SHALL HAVE A BLANK RECTANGULAR SPACE OF AT LEAST 4" X 8" FOR NOTES AND REVIEW STAMPS. A MINIMUM OF THREE (3) SUCH SETS OF BOUND COPIES OF THESE DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT. AFTER CHECKING AND REVIEWING, THE ARCHITECT AND/OR THE ENGINEER WILL RETAIN ONE COPY AND RETURN THE BALANCE TO THE CONTRACTOR FOR DISTRIBUTION.

D. SHOP DRAWINGS SHALL BE SUBMITTED IN TIME TO PERMIT THE ARCHITECT AND THE ENGINEER NOT LESS THAN TWO WEEKS FOR CHECKING. IF SHOP DRAWINGS ARE NOT SUBMITTED IN TIME TO ALLOW TWO WEEKS FOR CHECKING WITHOUT DELAY OF THE PROJECT, CONTRACTOR SHALL PAY ARCHITECT'S CHARGES FOR CHECKING ON AN ACCELERATED SCHEDULE.

2. SERVICE MANUALS

A. THE CONTRACTOR SHALL FURNISH TO THE ARCHITECT, TWO (2) COPIES OF SERVICE MANUALS COMPLETE WITH LAMPING SCHEDULES, MAINTENANCE DATA SUCH AS PARTS, CATALOGS AND OPERATING INSTRUCTIONS COVERING ALL EQUIPMENT FURNISHED UNDER THE CONTRACT WHICH MAY BE NEEDED OR USEFUL OPERATION, MAINTENANCE, REPAIRS, DISMANTLING OR ASSEMBLING REPLACEMENT. ALL DATA SHALL BE ASSEMBLED UNDER A SUITABLE COMMON COVER.

01500 TEMPORARY FACILITIES AND CONTROL

1. TEMPORARY POWER AND LIGHTS

GENERAL CONTRACTOR SHALL ARRANGE FOR ADEQUATE TEMPORARY ELECTRICAL SERVICES REQUIRED DURING CONSTRUCTION. HE SHALL HAVE THE POWER BROUGHT TO A PROPERLY SIZED AND FUSED DISTRIBUTION PANEL. HE SHALL HAVE THE TEMPORARY METER INSTALLED IN HIS NAME AND PAY FOR ALL INSTALLATION CHARGES AND ALL POWER USED UNTIL THE PROJECT SITE IS TURNED OVER TO THE TENANT.

GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ADEQUATE WIRING, OUTLETS, LAMPS, ETC. FOR THE DISTRIBUTION OF POWER AND LIGHTING FOR THE DISTRIBUTION PANEL TO THE VARIOUS PARTS OF THE BUILDING WHERE AND WHEN REQUIRED. AS PERMANENT WIRING IS PLACED IN SERVICE HE SHALL REMOVE THE TEMPORARY WIRING IN THE AREAS BEING SERVED BY PERMANENT WIRING AND AFTER TEMPORARY ELECTRIC SERVICE IS NO LONGER REQUIRED BY ANY CONTRACTOR HE SHALL REMOVE ALL REMAINING TEMPORARY WIRING FROM THE BUILDING AREA.

2. TEMPORARY WATER

GENERAL CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY WATER REQUIRED DURING CONSTRUCTION AND PAY FOR ALL TEMPORARY PERMITS, CONNECTION METERS AND ALL WATER ON THE JOB.

3. TEMPORARY BUILDINGS

NOT USED OR AS NEEDED BY GENERAL AND SUB-CONTRACTORS.

4. TEMPORARY TELEPHONE

GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TELEPHONE UNTIL PROJECT IS COMPLETE. OTHER CONTRACTORS AND THE ARCHITECT MAY USE THE TELEPHONE FREE OF CHARGE FOR ALL LOCAL CALLS, BUT THE GENERAL CONTRACTOR SHALL BE REIMBURSED FOR EACH LONG DISTANCE CALL BY THE PARTY MAKING THE CALL.

5. TEMPORARY TOILETS

GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TOILET(S) FOR USE OF ALL WORKMEN UNTIL THE PROJECT IS COMPLETE. TOILET(S) SHALL BE IN GOOD WORKING ORDER AND COMPLY WITH ALL GOVERNING REQUIREMENTS.

6. TEMPORARY SIGNS

EACH CONTRACTOR SHALL PROVIDE AND MAINTAIN UTILITY AND SAFETY SIGNS AS DANGER, HIGH VOLTAGE, ETC. FOR HIS PART OF THE WORK. NO SIGNS, BILLBOARDS OR OTHER ADVERTISEMENTS NOT SPECIFIED SHALL BE ERECTED ON THE PREMISES.

7. STORAGE

GENERAL CONTRACTOR SHALL CONTAIN HIS STORAGE OF MATERIALS AND HIS OPERATIONS WITHIN THE PREMISES AND SUCH OTHER SPACE AS HE MAY BE ASSIGNED BY THE TENANT'S REPRESENTATIVE.

8. TRASH

ALL TRASH AND SURPLUS CONSTRUCTION MATERIALS SHALL BE STORED WITHIN THE PREMISES AND SHALL BE PROPERLY REMOVED FROM THE JOB SITE. GENERAL CONTRACTOR TO PROVIDE AN EMPTY DUMPSTER FOR USE BY THE OWNER FOLLOWING PROJECT

01720 PROJECT RECORD DOCUMENTS

1. GENERAL

A. MAINTENANCE OF DOCUMENTS: MAINTAIN ONE COPY OF THE FOLLOWING DOCUMENTS IN THE JOB SITE OFFICE:

1) CONTRACT DRAWINGS
2) PROJECT MANUAL, SPECIFICATIONS INCLUDING ADDENDA
3) REVIEWED SHOP DRAWINGS
4) BULLETINS AND CHANGE ORDERS
5) ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
6) OTHER MODIFICATIONS TO CONTRACT DOCUMENTS
7) FIELD TEST RECORDS

B. MAINTAIN DOCUMENTS IN A CLEAN, DRY AND LEGIBLE CONDITION.

C. DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES.

D. MAKE DOCUMENTS AVAILABLE AT ALL TIMES FOR INSPECTION BY THE ARCHITECT AND THE OWNER.

2. MARKING DEVICES

A. USE A FINE FELT OR NYLON TIP PEN WITH WATERPROOF COLORED INK FOR MARKING THE RECORD DOCUMENTS.

3. RECORDING

A. CLEARLY LABEL EACH DOCUMENT PROJECT RECORD

B. KEEP RECORD DOCUMENTS CURRENT. RECORD CHANGES WITHIN 24 HOURS AFTER WORK IN AFFECTED AREA IS COMPLETED.

C. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL THE REQUIRED INFORMATION HAS BEEN RECORDED.

4. CONTRACT DRAWINGS

LEGIBLY RECORD THE FOLLOWING INFORMATION:

A. DEPTHS OF VARIOUS FOUNDATION ELEMENTS IN RELATION TO GROUND FLOOR LEVEL.

B. HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.

C. LOCATIONS OF INTERNAL UTILITIES AND APPURTENANCES CONCEALED IN CONSTRUCTION REFERENCED TO VISIBLE AND ACCESSIBLE FEATURES.

D. FIELD CHANGES OF DIMENSIONS AND DETAILS.

E. CHANGES MADE BY CHANGE ORDER AND ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.

5. SPECIFICATIONS

LEGIBLY MARK-UP EACH SECTION TO RECORD:

A. MANUFACTURER, TRADE NAME, CATALOG NUMBER, AND SUPPLIER OF EACH PRODUCT AND ITEM OF EQUIPMENT INSTALLED.

B. CHANGES MADE BY CHANGE ORDER, AND ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS.

7. SUBMITTAL

A. ELECTRONIC FILES: IF THE CONTRACT DRAWINGS WERE PRODUCED AS ELECTRONIC FILES THE ARCHITECT WILL FURNISH THE CONTRACTOR WITH A COMPUTER DISC CONTAINING THE CONTRACT DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING THE INFORMATION ON THE RECORD DOCUMENTS TRANSFERRED TO THE ELECTRONIC FILE. DELIVER THE ELECTRONIC FILE AND THE MARKED UP FIELD DOCUMENTS TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.

B. HAND DRAWN DOCUMENTS: IF THE CONTRACT DRAWINGS WERE HAND DRAWN THE ARCHITECT WILL FURNISH THE CONTRACTOR WITH A SET OF REPRODUCIBLE DRAWINGS. THE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING THE INFORMATION ON THE RECORD DOCUMENTS TRANSFERRED TO THESE REPRODUCIBLE DRAWINGS.DELIVER THE REPRODUCIBLE DRAWINGS AND THE MARKED UP FIELD DOCUMENTS TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.

C. SPECIFICATIONS: SUBMIT THE MARKED UP RECORD COPY OF THE PROJECT MANUAL TO THE ARCHITECT BEFORE FINAL PAYMENT FOR THE PROJECT.

D. CERTIFICATION: ACCOMPANY SUBMITTALS WITH TWO SIGNED COPIES OF A LETTER LISTING THE DATE, PROJECT TITLE AND CONTRACTOR'S JOB NUMBER, CONTRACTOR'S NAME AND ADDRESS, TITLE AND NUMBER OF EACH RECORD DOCUMENT, AND CERTIFICATION THAT EACH DOCUMENT AS SUBMITTED IS COMPLETE AND ACCURATE.

01740 GUARANTEES/WARRANTIES

1. GENERAL

A. IN ADDITION TO OTHER REQUIREMENTS OF THE CONTRACT DOCUMENTS REGARDING THE GENERAL ONE YEAR WARRANTY AS A CONDITION PRECEDENT TO CERTIFYING FINAL PAYMENT THE CONTRACTOR SHALL PROVIDE EXTENDED GUARANTEES/WARRANTIES FOR CERTAIN WORK AS SPECIFIED IN THE APPLICABLE SPECIFICATION SECTIONS. SUBMIT THESE EXTENDED GUARANTEES/WARRANTIES ON A FORM WRITTEN ON THE CONTRACTORS OWN LETTER HEAD. THE GUARANTEES/WARRANTY SHALL COMMENCE ON THE DAY INDICATED ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION AS ISSUED BY THE ARCHITECT.

05400 LIGHT GAUGE METAL FRAMING

1. SCOPE
A. AS INDICATED ON THE DRAWINGS SPECIFIED HEREIN AND NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

A. PARTITION FRAMING AND MISCELLANEOUS METAL WORK.

3. MATERIALS

A. METAL STUDS AND FURRING MATERIALS (LARR#25163) MATERIALS FOR METAL STUD PARTITION SYSTEM AND METAL FURRING SHALL BE MANUFACTURED BY U.S. GYPSUM COMPANY (ICBO #1715-P) OR APPROVED EQUAL
MATERIALS SHALL BE AS FOLLOWS:

1) METAL STUDS SHALL BE SCREW TYPE CHANNEL, GALVANIZED STEEL, GAUGE AND SIZE INDICATED ON DRAWINGS, WITH KNOCKOUTS FOR PIPES AND CONDUITS. RUNNERS SHALL BE CHANNEL SHAPED WITH 1" MINIMUM LEGS FORMED OF GALVANIZED STEEL, SAME GAUGE AS STUDS.
2) CLIPS, SCREWS AND OTHER ACCESSORIES FOR THE ATTACHMENT OF METAL STUDS, RUNNERS AND DRYWALL FURRING CHANNELS SHALL BE MANUFACTURER'S STANDARD TYPE FOR INTENDED USE. .ON
3) FURRING CHANNELS AS INDICATED ON PLANS

4. INSTALLATION

A. CONSTRUCT METAL STUD PARTITIONS AND WALLS USING STUDS OF GAUGE, WIDTH AND SPACING INDICATED ON THE DRAWINGS.

B. INSTALL METAL STUDS, RUNNERS AND ACCESSORIES STRICTLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALIGN PARTITIONS ACCURATELY ACCORDING TO DETAILS.

C. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE PROPERLY FASTENED.

D. TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.

07280 FIRESTOPPING

1. SCOPE
FURNISH MATERIALS AND EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS SPECIFICATIONS HEREIN AND AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION. INCLUDING BUT NOT LIMITED TO THE FOLLOWING PRINCIPAL ITEMS:
A. FIRESTOPPING

2. RELATED WORK SPECIFIED ELSEWHERE
A. DIVISION 15, MECHANICAL AND PLUMBING SECTIONS
B. DIVISION 16, ELECTRICAL SECTION

3. QUALITY ASSURANCE
A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
B. FIRESTOPPING WORK SHALL BE PERFORMED BY A FIRM ACCEPTABLE TO THE MATERIAL MANUFACTURE.
C. PRODUCTS, EXECUTION AND FIRESTOPPING THICKNESS SHALL CONFORM TO THE APPLICABLE CODE REQUIREMENTS FOR THE EXISTING FIRE RESISTANCE RATINGS.

4. MATERIALS
A. FORMING MATERIAL: THERMAFIBER SAFING INSULATION AS MANUFACTURED BY THE UNITED STATES GYPSUM COMPANY.
B. FIRESTOPPING: FIRECODE COMPOUND AS MANUFACTURED BY THE UNITED STATES GYPSUM COMPANY

5. INSTALLATION
A. COMPLY WITH MANUFACTURERS INSTALLATION AND PREPARATION INSTRUCTIONS.

FIRE DEPARTMENT NOTES

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 1004.3
2. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 1004.6.
3. PROVIDE EXIT SIGNS PER TITLE 24, 1013.
4. PROVIDE APPROVED EXITING ILLUMINATION AND ILLUMINATED EXIT SIGNS WHICH ARE POWERED FROM SEPERATE SOURCES. TITLE 24, 1012.2.
5. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR. FIRE CODE 1002.
6. BUILDING ADDRESS NUMBERS TO BE PROVIDED IN THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 901.4.4.
7. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 1103.2.2.
8. ALL HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATIONS OF THE LOS ANGELES COUNTY WATER ORDINANCE No. 7834 (TITLE 20) UTILITY MANUAL, SECTION 4.0 TO 4.6.
9. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
10. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION. POST "NO PARKING-FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS. FIRE CODE 901.4.2
11. PROVIDE APPROVED FIRE SPRINKLER SYSTEM PLANS. SUBMIT PLANS FOR APPROVAL TO ARCHITECT PRIOR TO INSTALLATION. FIRE CODE §2.101. FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
12. FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PAMPHLET #13, #13D, #231 OR #231C, WHICHEVER IS APPLICABLE.
13. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE §3803.
14. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
15. ON-SITE PROTECTION FACILITIES (i.e., HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
16. 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.

BUILDING DEPARTMENT NOTES

2. FINISHES SHALL COMPLY WITH UBC TABLE 42-A
3. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
4. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FORM THE SITE BY THE FORCES OF WIND OR WATER.
5. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
6. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES OJN SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
7. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OD RAINWATER AND DISPERSAL BY WIND.
8. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRAKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SOAS TO INHIBIT EROSION BY WIND AND WATER.

RE: SEISMIC REQUIREMENTS FOR SUSPENDED CEILING SYSTEMS
ORDINANCE # 171,939

ORDINANCE # 171,939 (EFFECTIVE 4/15/98) AMENDED THE LOS ANGELES BUILDING CODE BY ADDING SPECIAL SEISMIC REQUIREMENTS FOR SUSPENDED ACOUSTICAL PANELS OR LAY-IN CEILING TILE SYSTEMS IN SEISMIC ZONE 4 AND WEIGHING UP TO 4 PSF. THESE REQUIREMENTS HAVE BEEN REVIEWED TO DETERMINE THEIR PRACTICAL APPLICATION. REPERESENTED BELOW ARE SELECTED CODE SECTIONS FROM THE ORDINANCE AND THE CRITERIA THAT WILL BE USED FOR APPLING THEM STARTING ON APRIL 1, 1999. ALL OTHER PROVISIONS OF THE ORDINANCE NOT SPECIFICALLY LISTED HEREIN, ARE TO BE FOLLOWED AS PRESENTED IN THE ORDINANCE AND UBC STANDARD 25-2.

SECTION 91.1640.4 PERIMETER MEMBERS. A MINIMUM WALL ANGLE SIZE OF AT LEAST A TWO INCH (51MM) HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITIONS. THE FIRST CEILING TILE SHALL MAINTAIN 3/4" (19MM) CLEAR FROM THE FINISH WALL SURFACE. AN EQUIVALENT ALTERNATIVE DETAIL THAT WILL PROVIDE SUFFICIENT MOVEMENT DUE TO ANTICIPATED LATERAL BUILDING DISPLACEMENT MAY BE USED IN LIEU OF THE LONG LEG ANGLE SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT OF BUILDING.

APPLICATION: THIS PROVISION SHALL BE REQUIRED ONLY WHEN THE SPAN OF THE PROPOSED SUSPENDED CEILING SYSTEM BETWEEN PERIMETER WALLS EXCEEDS 25 FEET IN BOTH DIRECTIONS. PERIMETER WALLS SHALL BE CONSIDERED AS THOSE EXISTING/ PROPOSED INTERIOR PARTITIONS THAT ARE LATERALLY BRACED AS REQUIRED BY 91.1610.

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
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REVISIONS

ISSUE	DATE	REVISION
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DRAWN: STAFF
CHECKED: WR/ RM

CAD FILE: .

JOB NO.: 15.396.00

DATE: 9/28/16

SCALE: AS SHOWN

TITLE: SPECIFICATIONS

SHEET: A-9.0

07900 SEALANTS

1. SCOPE

FURNISH MATERIAL, EQUIPMENT AND LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED DOCUMENTS

REFER TO PLANS FOR SEALANT REQUIREMENTS.

3. MATERIALS

A. JOINT FILLER. FLEXIBLE, COMPRESSIBLE, CLOSED-CELL POLYETHYLENE RODS OR SHEET FILLERS AS RECOMMENDED BY SEALANT MANUFACTURER.

B. SEALANT. MONO ONE-PART ACRYLIC TERPOLYMER OR DYMETIC TWO-PART POLYTREMDYNE SEALANT BY TREMCO, COLORS TO MATCH.

C. ACOUSTICAL SEALANT. TREMCO ACOUSTICAL SEALANT.

4. INSTALLATION

A. EXAMINE THE JOINT SURFACES, BACKING AND ANCHORAGE OF UNITS FORMING SEALANT RABBET, AND THE CONDITIONS UNDER WHICH THE SEALANT WORK IS TO BE PREPARED. DO NOT PROCEED WITH THE SEALANT WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

B. CLEAN JOINT SURFACES IMMEDIATELY BEFORE INSTALLATION OF SEALANT. REMOVE DIRT, INSECURE COATINGS, MOISTURE AND OTHER SUBSTANCES WHICH WOULD INTERFERE WITH BOND OF SEALANT.

C. COMPLY WITH SEALANT MANUFACTURER'S PRINTED INSTRUCTIONS EXCEPT WHEN MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED AND EXCEPT WHEN MANUFACTURER'S TECHNICAL REPRESENTATIVE DIRECTS OTHERWISE.

D. SEALANT: WHEREVER SEALANT IS CALLED FOR AT DIVIDING WALLS, APPLY A DOUBLE HEAD OF ACOUSTICAL SEALANT ON TOP AND BOTTOM TRACK RUNNERS AND ON ALL STUDS WHERE THREE MEMBERS COME INTO CONTACT WITH FLOORS, WALLS, CEILINGS OTHER STRUCTURAL MEMBERS, ETC.

08100 METAL DOORS AND FRAMES

1. SCOPE

FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

A. LIGHT GAUGE METAL FRAMING, SECTION 05400
B. GYPSUM BOARD, SECTION 09250
C. PAINTING- SECTION 09900

3. MATERIALS

A. ALUMINUM DOOR FRAMES – FURNISH AND INSTALL WESTERN INTEGRATED MATERIALS, INC. SERIES 300 DOOR FRAMES WITH 302 TRIM. FINISH TO BE FACTORY FINISH BAKED ENAMEL COLORS AS INDICATED ON DRAWING SCHEDULES. FURNISH SIZES AS INDICATED ON THE DRAWINGS.

4. SHOP DRAWINGS
A. SUBMIT MANUFACTURERS DESCRIPTIVE LITERATURE.

5. INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER?S RECOMMENDATIONS; PLUM, LEVEL AND TRUE

08200 WOOD AND LAMINATED PLASTIC FACED DOORS

1. SCOPE

FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

A. LIGHT GAUGE METAL FRAMING, SECTION 05400
B. METAL DOORS AND FRAMES, SECTION 08100
C. GYPSUM BOARD, SECTION 09250
D. PAINTING- SECTION 09900

3. APPLICABLE STANDARDS

A. CONFORM TO THE STANDARDS OF WOODWORK INSTITUTE OF CALIFORNIA "MANUAL OF MILLWORK" SECTION 20, CUSTOM GRADE.

4. SHOP DRAWINGS

A. SUBMIT MANUFACTURERS DESCRIPTIVE LITERATURE.

5. PRODUCTS

A. SOLID, NON RATED CORE: SOLID PARTICLEBOARD
B. HOLLOW CORE: ANSI/NWWDA I.S.1: CELLULAR CORE INCLUDING LOCK BLOCKS, VERTICAL EDGE BANDS AND TOP AND BOTTOM RAILS.
C. SOLID, SPECIAL FUNCTION CORE: LABELED FIRE PERFORMANCE DOORS – REFER TO SCHEDULE FOR RATED DOORS AND FRAMES. CONSTRUCTION SHALL BE THE STANDARD OF THE DOOR MANUFACTURER AND SHALL CONFIRM WITH THE REQUIREMENTS OF THE APPLICABLE LABELING AGENCY, SUCH AS THE LISTING AND LABELING AGENCY FOR FOR THE LABEL SPECIFIED, THE STATE FIRE MARSHAL'S OFFICE, AND/OR OTHER LABELING AGENCY.
D. FLUSH DOOR WOOD VENEER: FOR OPAQUE FINISH ANY SOUND CLOSE-GRAINED HARDWOOD VENEER FREE OF OPEN DEFECTS.
E. FLUSH DOOR PLASTIC LAMINATE FACE: COMPLY WITH NFMS LD-1, GENERAL PURPOSE TYPE. COLOR AS INDICATED ON THE DRAWING SCHEDULE. VERTICAL EDGES, MATCHING PLASTIC LAMINATED EDGES ON THE DOOR STRIKE SIDE AND HINGE SIDE.

6. INSTALLATION

A. INSTALL IN ACCORDANCE WITH WIC "MANUAL OF MILLWORK" SECTION 26; AND WIC TECHNICAL BULLETIN 420-R. CONFORM TO WIC REQUIREMENTS FOR FIT TOLERANCES, ADJUST DOORS FOR SMOOTH BALANCED MOVEMENT.

08305 METAL ACCESS DOORS

1. SCOPE

FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

A. LATH AND PLASTER-09100

B. PAINTING-09900

3. PRODUCT

FURNISH AND INSTALL 14 GA. 1" WIDE STEEL FRAME AND DOOR PANEL MILCOR STYLE M OR EQUAL TO BE PRIME PAINTED. PROVIDE CYLINDER LOCK WITH TWO KEYS. FURNISH SIZES AS INDICATED ON THE DRAWINGS.

4. SHOP DRAWINGS

SUBMIT MANUFACTURER'S DESCRIPTIVE LITERATURE.

5. INSTALLATION

A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS; PLUM, LEVEL AND TRUE.

08710 FINISH HARDWARE

1. SCOPE

PROVIDE FINISH HARDWARE AS INDICATED AND SPECIFIED, COMPLETE. HARDWARE ITEMS WHICH ARE NOT SPECIFICALLY INCLUDED BUT, WHICH ARE REQUIRED TO COMPLETE THE WORK, SHALL BE INCLUDED, AND SHALL BE OF A TYPE AND QUALITY SUITABLE TO THE SERVICE REQUIRED AND COMPARABLE TO OTHER HARDWARE AS SPECIFIED.

2. RELATED WORK SPECIFIED ELSEWHERE

A. METAL DOORS AND FRAMES, SECTION 08100
B. FINISH CARPENTRY, SECTION 06200
C. HARDWARE SCHEDULE
D. TOILET ACCESSORIES

3. REGULATORY REQUIREMENTS

A.COMPLY WITH THE FOLLOWING:

1. UNIFORM BUILDING CODE (UBC)
2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) LIFE SAFETY CODE 101 AND FIRE DOORS AND WINDOWS CODE 80.
3. APPLICABLE STATE, LOCAL CODES, LAWS, REGULATIONS AND HANDICAPPED REQUIREMENTS.
4. UNDERWRITERS? LABORATORIES, INC. (UL) STANDARDS.
5. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

4. EXIT DOORS
PROVIDE EXIT DOOR LOCKS AND PANIC EXIT DEVICES OF SUCH CONSTRUCTION THAT WHEN LOCKED, THE DOOR MAY BE OPENED FROM THE INSIDE BY TURNING THE KNOB OR BY DEPRESSING THE CROSS-BAR WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

5. MANUFACTURES

PROVIDE FINISH HARDWARE AS FOLLOWS:

SPECIFIED ITEM	SPECIFIED MANUFACTURER	OTHER APPROVED MANUFACTURER
HINGES	STANLEY	MCKINNEY
LOCKS	YAL YALE	AS SPECIFIED
CLOSERS	NOR NORTON	YALE 3501
MISCELLANEOUS	QUA QUALITY	BBW, TRIMCO
KICK, PUSH/PULL	QUA QUALITY	BBW, TRIMCO
KEY CABINET	TEL TEL-KEE	LUND
O.H. CONC. CLOSER	DOR DORMA	RIXSON, LCN
GATE PIVOT	BOM BOMMER	AS SPECIFIED
GATE LATCH	MER MERRIT	AS SPECIFIED
DOOR CLOSER	RIX RIXSON	DOR-O-MATIC
POWER SUPPLY	VON VONDUPRIN	SDI, LOCKNETIC

6. KEYING

A. ALL KEYING WILL BE COORDINATED BY THE TENANT'S LANDLORD. INSTALL ALL HARDWARE WITHOUT CYLINDERS AND TURN OVER CYLINDERS TO THE LANDLORDS REPRESENTATIVE.

B. PROVIDE TEMPORARY CYLINDERS FOR CONSTRUCTION SECURITY AS DIRECTED BY OWNER.

7. SUBMITTALS
A. SUBMIT TO ARCHITECT FOR APPROVAL, A FULL AND COMPLETE LIST OF ALL HARDWARE REQUIRED FOR THE PROJECT WORK. INDICATE QUANTITY, PART NUMBER AND INSTALLATION LOCATION.

8. TEMPLATES
A. ALL MORTISE TYPE HARDWARE SHALL BE MADE TO TEMPLATE, AND WHERE POSSIBLE OTHER HARDWARE SHALL BE MADE TO TEMPLATE. PROVIDE TEMPLATES TO TRADE DOING WORK.

9. PACKING, MARKING AND LABELING
A. INDIVIDUALLY PACK OR WRAP EACH ITEM OF FINISH HARDWARE, GROUP SMALL ITEMS TOGETHER AND MARK PACKAGE WITH DOOR NUMBER, HARDWARE SCHEDULE NUMBER AND LOCATION IN WORK.

10. DELIVERY, HANDLING AND STORAGE
A. DELIVER PACKAGED HARDWARE TO PROJECT SITE IN STRONG CONTAINERS. HANDLE WITH CARE TO PREVENT DAMAGE. STORE INSIDE BUILDING IN A CLEAN DRY SECURE SPACE.

11. PRODUCTS
A. FINISH
1. HARDWARE SHALL HAVE THE FOLLOWING STANDARD FINISHES:
652 (US26D) DULL CHROME PLATED FOR HINGES
626(US26D)DULL CHROME PLATED
630(US32D)DULL STAINLESS STEEL
2. FOR EXPOSED SURFACES OF SURFACE TYPE DOOR CLOSERS SPRAY PAINT TO MATCH HARDWARE FINISH ON REMAINDER OF DOOR.
3. METAL ASTRAGALS AND/OR METAL DOOR EDGES INCLUDING FACTORY PAINTED UNITS, SPRAY PAINT TO MATCH DOOR FRAME OR DOOR HARDWARE FINISH A DIRECTED BY ARCHITECT.

B. FASTENERS
1. SCREWS FOR STRIKES, FACE PLATES AND SIMILAR ITEMS SHALL BE PHILLIPS HEAD, FLATHEAD, COUNTERSUNK TYPE; MACHINE SCREWS FOR METAL AND STANDARD WOOD SCREWS FOR WOOD.
2. SCREWS FOR BUTT HINGES SHALL BE PHILLIPS HEAD, FLATHEAD COUNTERSUNK FULL THREAD TYPE
3. FASTENING OF CLOSER BASES OR CLOSER SHOES TO DOORS SHALL BE BY MEANS OF THROUGH BOLTS AND GROMMETS SPRAY PAINTED TO MATCH CLOSER FINISH.
4. PROVIDE LEAD SHIELDS OR SIMILAR TYPE ANCHORS FOR ATTACHING HARDWARE TO CONCRETE OR MASONRY.

C. BUTT HINGES – PROVIDE 1-1/2 PAIR BUTTS FOR DOORS BETWEEN 4'-0" AND 7'-5" IN HEIGHT. PROVIDE 2 PAIR MIN. FOR DOORS 7'-6" HIGH AND OVER. FURNISH NRP AT EXTERIOR OUTSWINGING DOORS.

D. LOCKS – PROVIDE LOCKS AND LATCHSETS, 8000 SERIES CRR DESIGN OF YALE. ALL LOCKSETS, DEADBOLTS AND LATCHSETS SHALL HAVE 2 3/4" BACKSET. LIP LENGTH ON STRIKE PLATE SHALL BE OF THE PROPER LENGTH FOR GIVEN DOOR THICKNESS AND JAMB CONDITION. ALL STRIKE PLATES SHALL BE BOX TYPE .
E. DOOR CLOSERS – TO BE FULLY ADJUSTABLE. EXTERIOR DOORS WITH 2 THRU 6 SPRING POWER WHILE INTERIOR DOOR WITH 1 THRU 4-1/2 SPRING POWER. FINAL ADJUSTMENT AFTER INSTALLATION TO MEET HANDICAPPED REQUIREMENTS.
F. KICK PLATES – EXCEPT AS INDICATED OTHERWISE, PROVIDE 16 GA. BRONZE OR 18 GA. STAINLESS STEEL KICK PLATES 10" HIGH AND 2" LESS THAN DOOR WIDTH ALL B4E.
G. WEATHERSEALS – SOLID NEOPRENE TO MEET MIL SPEC R6855, CLASS II, GR.40. SPONGE NEOPRENE TO MIL SPEC R6130, TYPE II, GR.C.

12. INSTALLATION

A. SECURE FINISH HARDWARE WITH SUITABLE FASTENERS OF THE SAME MATERIAL AND FINISH AS THE ITEM BEING ATTACHED. AFTER FITTING HARDWARE TO DOORS, REMOVE ALL FINISH HARDWARE EXCEPT BUTT HINGES, CAREFULLY REPLACE IN PROPERLY MARKET BOXES AND PLACE IN STORAGE UNTIL PAINTING AND FINISHING IS COMPLETED. AFTER PAINTING AND FINISHING IS COMPLETED PERMANENTLY INSTALL

B. TYPICAL HARDWARE LOCATIONS

1. BUTT HINGES – 5" FROM HEAD TO OPENING TO TOP OF TOP BUTT. 10" FROM FLOOR TO BOTTOM BUTT. INTERMEDIATE BUTT(S) SPACE EQUIDISTANT BETWEEN TOP AND BOTTOM BUTTS.
2. LOCK – 38" ABOVE FLOOR TO CENTERLINE OF KNOB OR LEVER.
3. PANIC BOLT CROSS-BAR: 36" – 40" ABOVE FLOOR. VERIFY WITH MANUFACTURER'S TEMPLATES.
4. PUSH – PULLS: 44" ABOVE FLOOR
5. CLOSERS – REFER TO MANUFACTURER'S TEMPLATES

C. WARRANTY – ALL HARDWARE SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION. DEFECTS IN MATERIALS AND WORKMANSHIP OCCURRING DURING THE WARRANTY PERIOD SHALL CORRECTED TO THE COMPLETE SATISFACTION OF THE ARCHITECT. A 5 YEAR GUARANTEE FOR ALL DOOR CLOSURES

08810 GLASS AND GLAZING

1. SCOPE

FURNISH MATERIALS, EQUIPMENT AND LABOR AS REQUIRED TO EXECUTE THE WORK AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS HEREIN AS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

2. RELATED WORK SPECIFIED ELSEWHERE

A. METAL DOORS AND FRAMES, SECTION 08100
3. APPLICABLE STANDARDS

A. "GLAZING SEALING SYSTEMS MANUAL" AND "GLAZING MANUAL" OF THE FLAT GLASS MARKETING ASSOCIATION

4. SUBMITTALS

A. SUBMIT A MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION.
B. SUBMIT MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
C. SUBMIT SHOP DRAWINGS. INCLUDE SYSTEM AND COMPONENT DIMENSIONS, COMPONENTS WITHIN THE ASSEMBLY, AND TOLERANCES FOR COORDINATION WITH ADJACENT CONSTRUCTION, ANCHORAGE, FASTENERS, GLASS SIZE, TYPE THICKNESS, EDGE TREATMENT AND CUTOUTS.
D. SUBMIT MANUFACTURER' RECOMMENDED INSTALLATION PROCEDURES WHICH, WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTION ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

5. PRODUCTS

A. GLAZING SHALL BE NEW GLASS, BEST GRADE OF RESPECTIVE KIND, FREE FROM FLAWS, UP TO GRADE REQUIREMENTS MANUFACTURED BY LIBBY-OWENS FORD, PPG INDUSTRIES OR ASG INDUSTRIES. EACH INDIVIDUAL PIECE SHALL BEAR A LABEL WHICH SHALL NOT BE REMOVED UNTIL PROFESSIONAL CLEANERS HAVE CLEANED THE GLASS.

B. ACCESSORIES – SPRING CLIPS, SPACE SHIMS, SETTING BLOCKS AND GLASS CENTERING DEVICES AS REQUIRED.
6. GUARANTEE

A. PROVIDE WRITTEN GUARANTEE TO THE OWNER THAT ANY DEFECT IN THIS WORK DUE TO FAULTY WORKMANSHIP OR MATERIALS, DISCOVERED AND MADE KNOWN TO THE CONTRACTOR WITHIN TWO (2) YEARS FROM DATE OF FINAL ACCEPTANCE OF THIS WORK, WILL BE CORRECTED BY HIM WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
7. INSTALLATION
A. SIZING – TAKE GLAZING SIZES AND SHAPES FROM ACTUAL FIELD MEASUREMENTS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CORRECT SIZES AND SHAPES.

B. SETTING – SET GLAZING TO ACCURATELY FIT FRAMES AND PROVIDE EQUAL BEARING ALONG ENTIRE LENGTH OF EACH PANE; EDGES SMOOTH. CONTRACTOR IS RESPONSIBLE FOR BROKEN GLASS DUE TO IMPROPER SETTING.

C. BREAKAGE – GLASS BROKEN PRIOR TO ACCEPTANCE OF BUILDING SHALL BE REPLACED WITHOUT EXTRA CHARGE TO THE OWNER.

D. CLEANING – AT COMPLETION PROJECT, HAVE GLASS CLEANED BY PROFESSIONAL CLEANERS.

E. DEFECTS – IF DEFECTS IN GLASS BECOME APPARENT AFTER CLEANING THE CONTRACTOR SHALL REPLACE FAULTY GLASS AT NO EXTRA CHARGE TO OWNER.

8. SPECIAL CONSIDERATIONS

A. PROTECTION – PROTECT GLASS FROM DAMAGE DURING CONSTRUCTION. ANY GLASS THAT IS CRACKED, SCRATCHED OR BROKEN SHALL BE REPLACED AT NOT EXTRA COST TO THE OWNER.

B. CLEAN UP – CLEAN GLASS AFTER ALL PAINTING IS COMPLETE AND DRY. DO NOT DISTURB GLAZING COMPOUND WITH SCRAPERS. DO NOT USE ACID OR CAUSTIC SOAP SOLUTION TO CLEAN GLASS OR ALUMINUM. LEAVE ALL WINDOWS THOROUGHLY CLEAN AND READY FOR OCCUPANCY.

SECTION 09200 LATH AND PLASTER

1. GENERAL:
A. WORK INCLUDED:
1. METAL LATH AND ACCESSORIES FOR PLASTER AND METAL SUSPENSION SYSTEM FOR PLASTIC SOFFITS AND CEILINGS.
2. STUCCO: EXTERIOR THREE-COAT PORTLAND CEMENT PLASTER FINISH.
3. INTERIOR THREE COAT GYPSUM CEMENT PLASTER WITH KEENE'S CEMENT FINISH OVER METAL LATH.
4. INTERIOR TWO COAT GYPSUM CEMENT PLASTER WITH KEENE'S CEMENT FINISH OVER GYPSUM LATH.

B. RELATED WORK:
1. SECTION 05400: COLD FORMED METAL FRAMING, 18 GAUGE AND HEAVIER.
2. SECTION 09260: METAL STUDS, 20 GAUGE AND LIGHTER, AND GYPSUM LATH.

C. REFERENCES:
1. ANSI A42.3: LATHING AND FURRING FOR PORTLAND CEMENT PLASTERING, EXTERIOR (STUCCO) AND INTERIOR.
2. ASTM C841: INSTALLATION FOR INTERIOR LATHING AND FURRING.
3. ASTM C842: SPECIFICATION FOR APPLICATION OF INTERIOR GYPSUM PLASTER.
4. ASTM C926: APPLICATION OF PORTLAND CEMENT BASED PLASTER.

D. SUBMITTALS: SUBMIT THE FOLLOWING IN ACCORDANCE WITH SECTION 01300:
1. PRODUCT DATA: SUBMIT MANUFACTURER'S LITERATURE FOR EACH LATHING MATERIAL AND ACCESSORY.
2. SAMPLES: PROVIDE SAMPLE PANEL WITH EACH TYPE OF SPECIFIED FINISHED SURFACE, USING MATERIALS AND METHODS SPECIFIED; ACCEPTED SAMPLES SHALL ESTABLISH MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP.
3. MOCK-UP: PROVIDE MINIMUM 100 SQUARE FOOT MOCK-UP OF EXTERIOR PLASTER CONTROL JOINT; REMOVE FROM SITE WHEN SUFFICIENT WORK HAS BEEN COMPLETED AND APPROVED TO ESTABLISH ACCEPTABLE QUALITY.

E. SITE CONDITIONS:
1. PROVIDE SUFFICIENT HEAT AND VENTILATION IN INTERIOR AREAS WHERE PLASTER WORK IS BEING PERFORMED, SO AS TO ALLOW PLASTER TO PROPERLY CURE.
2. TAKE PRECAUTIONARY MEASURES NECESSARY TO ENSURE EXCESSIVE TEMPERATURE CHANGES TO NOT OCCUR.

2. PRODUCTS:

A. ACCEPTABLE MANUFACTURERS:
1. INRYCO, INC.
2. KEENE CORPORATION
3. U.S. GYPSUM CO.
4. WESTERN METAL LATH CO.
5. SUBSTITUTIONS: ITEMS OF SAME FUNCTION AND PERFORMANCE ARE ACCEPTABLE IN ACCORDANCE WITH SECTION 01630.

B. LATHING MATERIALS AND ACCESSORIES

1. METALS AND FINISHES: MANUFACTURER'S STANDARD GALVANIZED STEEL PRODUCTS EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE; COMPLY WITH ANSI A42.3 AND ASTM C841.
EXTERIOR COMPONENTS: HOT-DIP GALVANIZED FINISH; ASTM A525 G90 FOR 18 GAUGE AND LIGHTER FORMED METAL PRODUCTS, ASTM A123 GALVANIZED AFTER FABRICATION FOR 18 GAUGE AND HEAVIER PRODUCTS.
EXPOSED EXTERIOR COMPONENTS: ZINC ALLOY ACCESSORIES UNLESS FULLY CONCEALED IN PLASTER.
INTERIOR HEAVY-GAUGE MEMBERS: RUST-INHIBITIVE PAINT FINISH ON METAL 16 GAUGE OR HEAVIER.
INTERIOR METAL LATH: RUST-INHIBITIVE PAINT ON COPPER-BEARING STEEL; ASTM A659.

2. SUSPENSION SYSTEM: SIZE TO COMPLY WITH REFERENCED STANDARDS.
(A) MAIN RUNNERS: HOT TO COLD-ROLLED STEEL.
(1) MAIN CARRYING CHANNELS: MINIMUM 16 GAUGE, 1-1/2" X _".
(2) FURRING CHANNELS: MINIMUM 25 GAUGE, 7/8" DEEP X 2-3/4" WIDE.
(B) HANGERS: SIZE AND TYPE TO SUITE APPLICATION AND TO RIGIDLY SECURE SYSTEM IN PLACE, WITH MAXIMUM DEFLECTION OF 1/360.
(1) HANGER WIRE: ASTM A641, CLASS 1 GALVANIZED.
(2) HANGER RODS AND FLATS: MILD STEEL.
(C) LATERAL BRACING: MINIMUM 16 GAUGE COLD-ROLLED STEEL.

3. WALL FURRING MEMBERS:
(A) FURRING CHANNELS: MINIMUM 25 GAUGE GALVANIZED SHEET STEEL; STANDARD WIDTH, LENGTHS AS REQUIRED.
(B) RESILIENT CHANNELS: GLAVANIZED STEEL; MINIMUM 25 GAUGE SIZE AND LENGTH AND REQUIRED.

4. EXTERIOR METAL LATH: DIAMOND MESH: MINIMUM 3.4 LBS. PER SQUARE YARD; LARGE MESH OPENINGS, APPROXIMATELY 1-3/8" X 1-1/8"; HOT DIPPED GALVANIZED.
(A) BACKING: FACTORY APPLIED POLYETHYLENE FILM OR MOISTURE RESISTANT PAPER.
(B) SELF-FURRING: WHERE OVER SOLID SUBSTRATE, PROVIDE TO HOLD LATH APPROXIMATELY " FROM SUPPORTING BASE.

5. INTERIOR METAL LATH: DIAMOND MESH; MINIMUM 2.5 LBS. PER SQUARE YARD; STANDARD MESH.
(A) SELF-FURRING: WHERE EVER SOLID SUBSTRATE; PROVIDE TO HOLD LATH APPROXIMATELY " FROM SUPPORTING BASE.

6. INSIDE CORNER MESH: MINIMUM 26 GAUGE STEEL; PERFORATED OR EXPANDED FLANGES OR CLIPS SHAPED TO PERMIT COMPLETE EMBEDDING IN PLASTER; MINIMUM 2" X 2" SIZE.

7. CASING BEADS AND BASE SCREEDS: MINIMUM 26 GAUGE, SQUARE EDGES AT CASING BEADS, DRIP TYPE BASE SCREEDS.

8. EXPANSION AND CONTROL JOINTS: TWO PIECE JOINTS; NO. 40 TYPE.

9. ANCHORAGES: TIE, WIRE, NAILS, SCREWS AND METAL SUPPORTS AS RECOMMENDED BY FRAMING SYSTEM MANUFACTURER, TYPE AND SIZES O SUITE APPLICATIONS AND TO MAINTAIN FRAMING RIGIDLY IN PLACE.

C. PLASTER MATERIALS
1. STUCCO (PORTLAND CEMENT PLASTER):
A. PROVIDE EITHER NEAT OR READY-MIXED (WHERE APPLICABLE) MATERIALS, AT CONTRACTOR'S OPTION, COMPLYING WITH ASTM C926.

B. BASECOAT MATERIALS:
(1) CEMENT: NORMAL TYPE 1 OR 1A PORTLAND CEMENT, ASTM C150.
(2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, TYPE S, ASTM C206.
(3) AGGREGATE: NATURAL SAND, CONFORMING TO ASTM C897.

C. FINISHING MATERIALS: PROVIDE FACTORY PREMIX PRECOLORED FINISH COAT.
(1) CEMENT: NORMAL TYPE 1, WHITE CEMENT, ASTM C150; UNIFORM COLOR THROUGHOUT. CEMENT SHALL BE FROM A SINGLE SOURCE.
(2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, ASTM C206, TYPE S.
(3) AGGREGATE: NATURAL LIMESTONE OR WHITE MARBLE SAND CONFORMING TO ASTM C144 OR ASTM C897; AS REQUIRED TO PROVIDE UNIFORM FINISH.
(4) COLOR ADMIXTURE: PURE MINERAL OXIDE COLOR ADMIX AS REQUIRED TO PROVIDE UNIFORM FINISH.
(a) COLOR: UP TO THREE COLORS AS SELECTED BY ARCHITECT.

2. GYPSUM PLASTER MATERIALS:

A. BASECOAT MATERIALS: PROVIDE EITHER NEAT OR READY-MIXED (WHERE APPLICABLE) MATERIALS, AT CONTRACTOR'S OPTION, COMPLYING WITH ASTM C28.
(1) CEMENT: PROVIDE EITHER READY-MIXED OR NEAT GYPSUM PLASTER CONFORMING TO ASTM C28.
(2) HYDRATED LIME: NORMAL FINIHSING HYDRATED LIME, ASTM C6.
(3) AGGREGATE: CLEAN WHITE NATURAL SAND CONFORMING TO ASTM C35.

B. FINISHING MATERIALS:
(1) CEMENT: KEENE'S CEMENT CONFORMING TO ASTM C61.
(2) HYDRATED LIME: SPECIAL FINISHING HYDRATED LIME, TYPE S, ASTM C206.
(3) AGGREGATE: CLEAN WHITE NATURAL SAND, CONFORMING TO ASTM C35.

3. WATER: CLEAN, FRESH AND FREE FROM INJURIOUS AMOUNTS OF OIL ACID, ALKALI, ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES.

D. PLASTER MIXES:
1. STUCCO: PROVIDE PORTLAND CEMENT STUCCO PLASTER MIXES IN ACCORDANCE WITH ASTM C926 AS APPROPRIATE TO THE SUBSTRATE INDICATED AND THE APPROVED SAMPLES.

2. GYPSUM PLASTER: PROVIDE GYPSUM PLASTER MIXES IN ACCORDANCE WITH ASTM C842 AS APPROPRIATE TO SUBSTRATE INDICATED AND APPROVED SAMPLES; MIX KEENE'S CEMENT PLASTER FINISH FOR A HARD FINISH.

3. MIX ONLY AS MUCH PLASTER AS CAN BE USED IN ONE HOUR.

4. MIX MATERIALS DRY, TO UNIFORM COLOR AND CONSISTENCY, BEFORE ADDING WATER.

5. PROTECT MIXES FROM FROST, DUST AND EVAPORATION.

6. DO NOT RETEMPER MIXES AFTER INITIAL SET HAS OCCURRED.

3. EXECUTION:
A. PREPARATION:
1. COORDINATE SUSPENDED WORK WITH STRUCTURAL WORK TO ENSURE INSERTS AND STRUCTURAL ANCHORAGE PROVISIONS HAVE BEEN INSTALLED TO RECEIVE HANGERS.

A. COORDINATE LOCATION OF HANGERS WITH OTHER WORK.

2. PRIOR TO APPLICATION ENSURE MECHANICAL AND ELECTRICAL SERVICES BEHIND SURFACES TO RECEIVE CEMENT PLASTER HAVE BEEN TESTED AND APPROVED.

3. ENSURE METAL FRAMING HAS BEEN PROPERLY INSTALLED AND RIGIDLY SECURED.

B. INSTALLATION:

1. ERECT FURRING AND LATH IN ACCORDANCE WITH ANSI A42.3, ASTM C841 AND LATH AND PLASTER INSTITUTE "PLASTER, METAL FRAMING SYSTEMS, LATH MANUAL" RECOMMENDATIONS.

2. INSTALL WORK TRUE TO LINES AND LEVELS AND TO PROVIDE SURFACE FLATNESS WITH MAXIMUM VARIATION OF 1/8" IN 10'-)" IN ANY DIRECTION.

3. ISOLATION: ISOLATE LATHING AND METAL SUPPORT SYSTEM WHERE IT ABUTS BUILDING STRUCTURE HORIZONTALLY, AND WHERE PARTITION/WALL WORK ABUTS OVERHEAD STRUCTURE, TO PREVENT TRANSFER OF BUILDING LOADS INTO PLASTER.

A. INSTALL SLIP OR CUSHION TYPE JOINTS TO ABSORB DEFLECTIONS BUT MAINTAIN LATERAL SUPPORT.

4. FRAME BOTH SIDES OF CONTROL AND EXPANSION JOINTS INDEPENDENTLY, DO NOT BRIDGE JOINTS WITH FURRING AND LATHING OR ACCESSORIES.

5. FIXTURE SUPPORT FRAMING: INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING WHERE WORK IS INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES AND SIMILAR WORK REQUIRING ATTACHMENT AND SUPPORT.

6. COORDINATE INSTALLATION OF ANCHORS, BLOCKING, ELECTRICAL AND MECHANICAL WORK WHICH IS TO BE PLACED IN OR BEHIND FRAMING. ALLOW FOR SUCH ITEMS TO BE INSTALLED AFTER FRAMING IS COMPLETE.

7. INSTALL EXPANSION JOINTS SO PLASTER AREAS DO NOT EXCEED 120 SQ. FT. WITH A MAXIMUM 12" SEPARATION AT EXTERIOR APPLICATIONS AND 150 SQ. FT. AT INTERIOR APPLICATIONS.

8. SUSPENSION SYSTEM: (U.S. GYPSUM LARR# 22096) INSTALL TO HEIGHTS INDICATED.

A. INSTALL INDEPENDENT OF WALLS, COLUMNS AND OVERHEAD WORK.

B. USE HANGERS SPACED MAXIMUM 4'-0" ON CENTER.

C. SPECS MAIN CARRYING CHANNELS MAXIMUM 4'-0" ON CENTER AND NOT MORE THAN 6" FROM PERIMETER WALLS; LAP SPLICES MINIMUM 12" AND SECURE TOGETHER 2" FROM EACH END OF SPLICE.

D. SECURELY FIX CARRYING CHANNELS TO HANGERS TO PREVENT TURNING OR TWISTING AND TO DEVELOP FULL STRENGTH OF HANGERS.

E. PLACE FURRING CHANNELS PERPENDICULAR TO CARRYING CHANNELS, NOT MORE THAN 2" FROM PERIMETER WALLS; RIGIDLY SECURE TO CARRYING CHANNELS.

F. LAP SPLICES MINIMUM 8" AND SECURE TOGETHER 1" FROM EACH END OF SPLICE.

G. REINFORCE OPENINGS IN SUSPENSION SYSTEM WHICH INTERRUPT MAIN CARRYING CHANNELS OR FURRING CHANNELS WITH LATERAL CHANNEL BRACING. EXTEND BRACING MINIMUM 24" PAST OPENINGS.

H. LATERALLY BRACE SUSPENSION SYSTEM TO MEET SEISMIC LOAD REQUIREMENTS OF UNIFORM BUILDING CODE, 1982 EDITION.

9. METAL LATHING: APPLY LATH TAUT, WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS; SECURE AND LAPS WITH TIE WIRE WHERE THEY OCCUR BETWEEN SUPPORTS; LAP SIDES MINIMUM 1-1/2".

A. CONTINUOUSLY REINFORCE INTERNAL ANGLES.

B. PLACE 4" WIDE X 12" LONG STRIPS OF METAL LATH DIAGONALLY AT CORNERS OF OPENINGS; SECURE RIGIDLY IN PLACE.

C. PLACE 4" WIDE STRIPS OF METAL LATH AT JUNCTIONS OF DISSIMILAR MATERIALS; PLACE PARALLEL WITH DISSIMILAR MATERIALS; SECURE RIGIDLY IN PLACE.

10. STUCCO: APPLY PORTLAND CEMENT STUCCO PLASTER IN ACCORDANCE WITH ASTM C926, USING 3-COAT SYSTEM.

A. APPLY EACH BASE COAT, SCRATCH AND BROWN COATS, TO MINIMUM THICKNESS OF 3/8". MOIST CURE AND ALLOW EACH COAT TO SLOWLY DRY TO A MINIMUM PERIOD OF 48 HOURS.

B. ALLOW BASE COATS TO CURE FOR MINIMUM 7 DAYS PRIOR TO APPLICATION OF FINISH COAT.

C. EVENLY DAMPEN BASE COAT TO ENSURE UNIFORM SUCTION, AND APPLY FINISH COAT. APPLY THICKNESS SUFFICIENT TO SECURE REQUIRED TEXTURE BUT IN NO CASE LESS THAN 1/8".
(1) APPLY PRE-MIXED FINISH COAT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO ASSURE UNIFORM COLOR.

D. MOIST CURE FINISH COAT FROM MINIMUM PERIOD OF 48 HOURS.

E. PROVIDE SURFACES WITH FINISH TO MATCH APPROVED SAMPLE PANEL.
(1) STUCCO: SAND FINISH.

11. GYPSUM PLASTER: APPLY GYPSUM PLASTER IN ACCORDANCE WITH ASTM C842, USING THREE-COAT SYSTEM OVER METAL LATH AND TWO-COAT SYSTEM OVER GYPSUM LATH.

A. APPLY EACH BASE COAT TO MINIMUM THICKNESS SPECIFIED IN ASTM C842.

B. MOIST CURE AND ALLOW EACH COAT TO SLOWLY DRY FOR MINIMUM PERIOD OF 48 HOURS.

C. ALLOW BASE COATS TO CURE FOR MINIMUM 7 DAYS PRIOR TO APPLICATION OF FINISH COAT.

D. EVENLY DAMPEN BASE COAT TO ENSURE UNIFORM SUCTION AND APPLY FINISH COAT; APPLY THICKNESS SUFFICIENT TO SECURE REQUIRED TEXTURE BUT IN NO CASE LESS THAN 1/8".

E. PROVIDE SURFACES WITH FINISH TO MATCH APPROVED SAMPLE PANEL.
(1) GYPSUM PLASTER: SMOOTH-TROWEL KEENE'S CEMENT FINISH.

12. MAINTAIN SURFACE FLATNESS, WITH MAXIMUM VARIATION OF 1/8" IN 10'-0".

13. AVOID EXCESSIVE WORKING OF SURFACE AND DELAY TROWELLING AS LONG AS POSSIBLE TO AVOID DRAWING EXCESS LINES TO SURFACE.

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N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

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ARCH/CONSULTANT:

LICENSED ARCHITECT
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REVISIONS

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SCALE
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TITLE
SPECIFICATIONS

SHEET
A-9.1

09250 GYPSUM WALLBOARD SYSTEM

1. SCOPE

PROVIDE GYPSUM DRYWALL AND ACCESSORIES WHERE INDICATED ON THE DRAWINGS AS SPECIFIED HEREIN AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. RELATED WORK

A. DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE BUT ARE NOT NECESSARILY LIMITED TO GENERAL CONDITIONS, SPECIAL CONDITIONS OF THESE SPECIFICATIONS.
B. SECTION 05400 – LIGHT GAUGE METAL FRAMING
C. SECTION 08305 – METAL ACCESS DOORS

3. QUALITY ASSURANCE

A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

B. IN ADDITION TO COMPLYING WITH PERTINENT CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION COMPLY WITH RECOMMENDED SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSUM BOARD PUBLISHED BY GYPSUM ASSOCIATION.

4. MATERIALS

A. GYPSUM WALLBOARD

1. PROVIDE GYPSUM WALL BOARD COMPLYING WITH FED SPEC SS–L–30D IN 48 WIDTHS AND IN SUCH LENGTHS AS WILL RESULT IN A MINIMUM OF JOINTS.
2. FIRE–RETARDANT WALLBOARD: GRADE X, 5/8" THICK
3. WATER–RESISTANT WALLBOARD: GRADE X, 5/8" THICK

B. METAL TRIM – FORM FROM ZINC–COATED STEEL NOT LIGHTER THAN 26 GAGE, COMPLYING WITH FED SPEC QQ–S–775, TYPE I, CLASS D OR E.

1. CASING BEADS – PROVIDE CHANNEL–SHAPES WITH AN EXPOSED WING AND WITH A CONCEALED WING NOT LESS THAN 7/8" WIDE. THE EXPOSED WING MAY BE COVERED WITH PAPER CEMENTED TO THE METAL BUT, SHALL BE SUITABLE FOR JOINT TREATMENT.
2. CORNER BEADS – PROVIDE ANGLE SHAPES WITH WINGS NOT LESS THAN 7/8" WIDE AND PERFORATED FOR NAILING AND JOINT TREATMENT OR WITH COMBINATION METAL AND PAPER WINGS BONDED TOGETHER NOT LESS THAN 1–1/4" WIDE AND SUITABLE FOR JOINT TREATMENT.
3. REVEAL MOLDING – FRY DRYWALL REVEAL MOLDING DRM & DRMF SERIES DIMENSIONS AS INDICATED ON THE DRAWINGS.

C. JOINTING SYSTEM – PROVIDE A JOINTING SYSTEM INCLUDING REINFORCING TAPE AND COMPOUND DESIGNED AS SYSTEM TO BE USED TOGETHER AND AS RECOMMENDED FOR THIS USE BY THE MANUFACTURER OF THE GYPSUM WALL BOARD APPROVED FOR USE ON THIS WORK. JOINTING COMPOUND MAY BE USED FOR FINISHING IF SO RECOMMENDED BY ITS MANUFACTURER.

D. FASTENING DEVICES – FOR FASTENING GYPSUM WALL BOARD IN PLACE ON METAL STUDS AND METAL CHANNELS, USE FLAT–HEAD SCREWS SHOULDERED SPECIALLY DESIGNED FOR USE WITH POWDER

E. OTHER MATERIALS – PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.
1. COMPLY WITH ASTM C150, TYPE I OR II.
2. WHEN SPECIFICALLY APPROVED IN ADVANCE BY THE ARCHITECT, OTHER CEMENTS SUCH AS MASONRY CEMENT, PLASTIC CEMENT AND GUN CEMENT MAY BE USED IN THE PROPORTIONS SHOWN IN THE APPROVED MIX DESIGNS.

5. INSTALLATION

A. GENERAL – INSTALL THE GYPSUM WALL BOARD IN ACCORDANCE WITH THE DRAWINGS AND WITH THE SEPARATE BOARDS IN MODERATE CONTACT BUT NOT FORCE INTO PLACE. AT INTERNAL AND EXTERNAL CORNERS CONCEAL THE CUT EDGES OF THE BOARDS BY THE OVERLAPPING COVERED EDGES OF THE ABUTTING BOARDS. STAGGER THE BOARDS SO THAT CORNERS OF ANY FOUR BOARDS WILL NOT MEET AT A COMMON POINT EXCEPT IN VERTICAL CORNERS.

B. CEILINGS – INSTALL THE GYPSUM WALL BOARD TO CEILINGS WITH THE LONG DIMENSION OF THE WALLBOARD AT RIGHT ANGLES TO THE SUPPORTING MEMBERS. WALLBOARD MAY BE INSTALLED WITH THE LONG DIMENSION PARALLEL TO SUPPORTING MEMBERS THAT ARE SPACED 16? ON CENTERS WHEN ATTACHMENT MEMBERS ARE PROVIDED AT END JOINTS.

C. WALLS – INSTALL THE GYPSUM WALLBOARD TO STUDS AT RIGHT ANGLES TO THE FURRING OR FRAMING MEMBERS. MAKE END JOINTS WHERE REQUIRED OVER FRAMING OR FURRING MEMBERS.

D. ATTACHING – DRIVE THE SPECIFIED SCREWS WITH CLUTCH CONTROLLED POWER SCREWDRIVERS SPACING THE SCREWS 12" ON CENTERS AT CEILINGS AND 16" ON CENTERS AT WALLS OR AS REQUIRED BY THE BUILDING CODE. ATTACH DOUBLE LAYERS IN ACCORDANCE WITH THE PERTINENT CODES AND THE MANUFACTURER'S RECOMMENDATIONS.

E. ACCESS DOORS – BY CAREFUL COORDINATION WITH THE DRAWINGS AND WITH THE TRADES INVOLVED INSTALL THE SPECIFIED ACCESS DOORS WHERE REQUIRED. ANCHOR FIRMLY INTO POSITION AND ALIGN PROPERLY TO ACHIEVE AN INSTALLATION FLUSH WITH THE FINISHED SURFACE.

F. JOINT AND CORNER TREATMENT – INSPECT AREAS TO BE TREATED VERIFYING THAT THE GYPSUM WALLBOARD FITS SNUGLY AGAINST SUPPORTING FRAMEWORK. APPLY TAPE AND COMPOUND IN STRICT ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS. ALLOW CURING AS RECOMMENDED BY THE MANUFACTURER. FINISH READY FOR PAINTING OR SPECIFIED FINISH.

G. OTHER METAL TRIM – THE DRAWINGS DO NOT PURPORT TO SHOW ALL LOCATIONS AND REQUIREMENTS FOR METAL TRIM. CAREFULLY STUDY THE DRAWINGS AND THE INSTALLATION AND PROVIDE ALL METAL TRIM NORMALLY RECOMMENDED BY THE MANUFACTURER OF THE GYPSUM WALL BOARD APPROVED FOR USE IN THIS WORK.

6. CLEANING UP

A. IN ADDITION TO OTHER REQUIREMENTS FOR CLEANING USE NECESSARY CARE TO PREVENT SCATTERING GYPSUM WALLBOARD SCRAPS AND DUST AND TO PREVENT TRACKING GYPSUM AND JOINT FINISHING COMPOUND ONTO FLOOR SURFACES. AT COMPLETION OF EACH SEGMENT OF INSTALLATION IN A ROOM OR SPACE PROMPTLY PICK UP AND REMOVE FROM THE WORKING AREA ALL SCRAP, DEBRIS AND SURPLUS MATERIAL OF THIS SECTION.

09500 ACOUSTIC CEILING SYSTEM

1. SCOPE

FURNISH MATERIALS AND EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS SPECIFIED HEREIN AND NECESSARY TO COMPLETE THE WORK OF THIS SECTION INCLUDING BUT NOT LIMITS TO THE FOLLOWING PRINCIPAL ITEMS:
A. ACOUSTICAL CEILING ASSEMBLY

2. RELATED WORK SPECIFIED ELSEWHERE

A. SECTION 09250 – GYPSUM DRYWALL

B. SECTION 16000 – ELECTRICAL

3. QUALITY ASSURANCE

A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

4. STANDARDS

A. CEILING SUSPENSION SYSTEMS – ASTM C635 & ASTM E1264
B. PRACTICES AND RECOMMENDATIONS OF THE CEILINGS AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION

5. MATERIALS
A. ACOUSTIC CEILING TILES – MANUFACTURER, COLOR, SURFACE PATTERN , SIZE, EDGE DETAIL AND PERFORMANCE CHARACTERISTICS. B. SUSPENSION SYSTEM – MANUFACTURER, COLOR, DIMENSION, MATERIAL, ACCESSORIES, SUSPENSION SYSTEM INCLUDING SEISMIC RESTRAINTS OF THE EXISTING SUSPENSION SYSTEM.
B. NO SUBSTITUTIONS FROM THE EXISTING SYSTEM WILL BE ALLOWED

6. INSTALLATION

ALL METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILES AND LAY–IN PANEL CEILINGS (T–BAR CEILINGS) SHALL BE INSTALLED IN CONFORMANCE WITH 1994 UNIFORM BUILDING CODE STANDARD 25–2.

A. INSTALL COMPLETE ACOUSTIC CEILING SYSTEM AS INDICATED AND IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

B. SUPPORT MAIN RUNNERS DIRECTLY FROM HANGERS DO NOT BEAR ON WALLS OR PARTITIONS.

C. PROVIDE LATERAL BRACING AS REQUIRED BY PERTINENT CODES AND REGULATIONS.

D. PROVIDE HOLD CLIPS FOR CEILING TILES WHEN SO REQUIRED BY CODES AND REGULATIONS.

09900 PAINTING

1. SCOPE

FURNISH LABOR AND MATERIALS TO PAINT AND FINISH THE EXTERIOR EXPOSED SURFACES LISTED ON THE PAINTING SCHEDULE OF THIS SECTION, AS SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

2. RELATED WORK

A. DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NECESSARILY LIMITED TO, GENERAL CONDITION, SPECIAL CONDITIONS OF THESE SPECIFICATIONS.

B. PRIMING OR PRIMING AND FINISHING OF CERTAIN SURFACES MAY BE SPECIFIED TO BE FACTORY–PERFORMED OR INSTALLER–PERFORMED UNDER PERTINENT OTHER SECTIONS.

3. WORK NOT INCLUDED

A. UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON SURFACES IN CONCEALED AREAS AND INACCESSIBLE AREAS SUCH AS FURRED SPACES, FOUNDATION SPACES, UTILITY TUNNELS PIPE SPACES AND DUCT SHAFTS.

B. METAL SURFACES OF STAINLESS STEEL, CHROMIUM PLATE, COPPER, BRONZE, AND SIMILAR FINISHED MATERIALS WILL NOT REQUIRE PAINTING UNDER THIS SECTION EXCEPT AS MAY BE SO SPECIFIED.

C. DO NOT PAINT MOVING PARTS OF OPERATING UNITS; MECHANICAL OR ELECTRICAL PARTS SUCH AS VALVE OPERATORS: LINKAGES; SENSING DEVICES AND MOTOR SHAFTS UNLESS OTHERWISE INDICATED.

D. DO NOT PAINT OVER REQUIRED LABELS OR EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES.

4. DEFINITIONS

A. PAINT AS USED HEREIN, MEANS COATING SYSTEMS MATERIALS INCLUDING PRIMERS, EMULSIONS, EPOXY, ENAMELS, SEALERS, FILLERS AND OTHER APPLIED MATERIALS WHETHER USED AS PRIME, INTERMEDIATE OR FINISH COATS.

5. QUALITY ASSURANCE

A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

B. PAINT COORDINATION:
1. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH THE PRIME COATS ACTUALLY USED.
2. REVIEW OTHER SECTIONS OF THESE SPECIFICATIONS AS REQUIRED, VERIFYING THE PRIME COATS TO BE USED AND ASSURING COMPATIBILITY OF THE TOTAL COATING SYSTEM FOR THE VARIOUS SUBSTRATA.
3. UPON REQUEST, FURNISH INFORMATION OF THE CHARACTERISTICS OF THE SPECIFIC FINISH MATERIALS TO ASSURE THAT COMPATIBLE PRIME COATS ARE USED.
4. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE THE PRIMER AND REPRIME AS REQUIRED.
5. NOTIFY THE ARCHITECT IN WRITING OF ANTICIPATED PROBLEMS IN USING THE SPECIFIED COATING SYSTEMS OVER PRIME–COATINGS SUPPLIED UNDER OTHER SECTIONS.

6. SUBMITTALS

A. PRODUCT DATA: WITHIN 14 CALENDAR DAYS AFTER THE CONTRACTOR HAS RECEIVED THE OWNER'S NOTICE TO PROCEED; SUBMIT:
1). MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION;
2). MANUFACTURER'S SPECIFICATIONS AND OTHER DATA NEEDED TO PROVIDE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.
B. SAMPLES:
1). FOLLOWING THE SELECTION OF COLORS AND GLOSSES BY THE ARCHITECT, AS DESCRIBED UNDER PAINTING SCHEDULES OF THIS SECTION; SUBMIT SAMPLES FOR THE ARCHITECT'S REVIEW.
A. PROVIDE ONE SAMPLE OF EACH COLOR AND EACH GLOSS FOR EACH MATERIAL ON WHICH THE FINISH IS SPECIFIED TO BE APPLIED.
B.. EXCEPT AS OTHERWISE DIRECTED BY THE ARCHITECT, MAKE SAMPLES APPROXIMATELY 8" X 10" IN SIZE.C) IF SO DIRECTED BY THE ARCHITECT, SUBMIT SAMPLES DURING PROGRESS OF
C. IF SO DIRECTED BY THE ARCHITECT, SUBMIT SAMPLES DURING PROGRESS OF THE WORK IN THE FORM OF ACTUAL APPLICATION OF THE APPROVED MATERIALS ON ACTUAL SURFACES TO BE PAINTED.
2). REVISE AND RESUBMIT EACH SAMPLE AS REQUESTED UNTIL THE REQUIRED GLOSS, COLOR AND TEXTURE IS ACHIEVED. SUCH SAMPLES WHEN APPROVED WILL BECOME STANDARDS OF COLOR AND FINISH FOR ACCEPTING OR REJECTING THE WORK OF THIS SECTION.
3). DO NOT COMMENCE FINISH PAINTING UNTIL APPROVED SAMPLES ARE ON FILE AT THE JOB SITE.

7. JOB CONDITIONS

A. DO NOT APPLY SOLVENT–THINNED PAINTS WHEN THE TEMPERATURE OF SURFACES TO BE PAINTED AND THE SURROUNDING AIR TEMPERATURES ARE BELOW 45 DEGREES F. UNLESS OTHERWISE PERMITTED BY THE MANUFACTURER'S PRINTED INSTRUCTIONS.
B. WEATHER CONDITIONS:
1. DO NOT APPLY PAINT IN RAIN, FOG OR MIST OR WHEN THE RELATIVE HUMIDITY EXCEEDS 85% OR TO DAMP OR WET SURFACES UNLESS OTHERWISE PERMITTED THE MANUFACTURERS? PRINTED INSTRUCTIONS.
2. APPLICATIONS MAY BE CONTINUED DURING INCLEMENT WEATHER ONLY WITHIN THE TEMPERATURE LIMITS SPECIFIED BY THE PAINT MANUFACTURER AS BEING SUITABLE FOR USE DURING APPLICATION AND DRYING PERIODS.

8. EXTRA STOCK

A. UPON COMPLETION OF THE WORK OF THIS SECTION, DELIVER TO THE TENANT AN EXTRA STOCK EQUALING 2% OF EACH COLOR, TYPE AND GLOSS OF PAINT USED IN THE WORK, TIGHTLY SEALING EACH CONTAINER AND CLEARLY LABELING WITH CONTENTS AND LOCATION WHERE USED.

9. PAINT MATERIALS

A. ACCEPTABLE MATERIALS:
1. THE PAINTING SCHEDULE IS BASED IN GENERAL ON PRODUCTS OF THE PITTSBURGH PAINT COMPANY.
2. EQUAL PRODUCTS OF FRAZEE, DUNN–EDWARDS OR OTHER MANUFACTURERS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.
3. WHERE PRODUCTS ARE PROPOSED OTHER THAN THOSE SPECIFIED BY NAME AND NUMBER IN THE PAINTING SCHEDULE, PROVIDE UNDER THE PRODUCT DATA SUBMITTAL REQUIRED BY ARTICLE 6 OF THIS SECTION AND NEW PAINTING SCHEDULE COMPLIED IN THE SAME FORMAT USED FOR THE PAINTING SCHEDULE INCLUDED IN THIS SECTIONS.

B. UNDERCOATS AND THINNERS:

1. PROVIDE UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS THE FINISH COAT.
2. USE ONLY THE THINNERS RECOMMENDED BY THE PAINT MANUFACTURER, AND USE ONLY TO RECOMMENDED LIMITS.
3. INSOFAR AS PRACTICABLE USE UNDERCOAT, FINISH COAT AND THINNER MATERIAL AS PARTS OF A UNIFIED SYSTEM OF PAINT FINISH.

10. COLOR SCHEDULES

A. THE ARCHITECT WILL PREPARE A COLOR SCHEDULE WITH SAMPLES FOR GUIDANCE IN PAINTING.

11. APPLICATION EQUIPMENT

A. FOR APPLICATION OF THE APPROVED PAINT USE ONLY SUCH EQUIPMENT AS IS RECOMMENDED FOR APPLICATION OF THE PARTICULAR PAINT.

B. PRIOR TO USE OF APPLICATION EQUIPMENT VERIFY THAT THE PROPOSED EQUIPMENT IS ACTUALLY COMPATIBLE WITH THE MATERIAL TO BE APPLIED AND THAT INTEGRITY OF THE FINISH WILL NOT BE JEOPARDIZED BY USE OF THE PROPOSED EQUIPMENT.

12. OTHER MATERIALS

A. PROVIDE OTHER MATERIALS NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.

13. SURFACE CONDITIONS

A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

14. MATERIALS PREPARATION

A. GENERAL:
1. MIX AND PREPARE PAINT MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURERS? RECOMMENDATIONS.
2. WHEN MATERIALS ARE NOT IN USE STORE IN TIGHTLY COVERED CONTAINERS.
3. MAINTAIN CONTAINERS USED IN STORAGE, MIXING AND APPLICATION OF PAINT IN A CLEAN CONDITION FREE FROM FOREIGN MATERIALS AND RESIDUE.

B. STIRRING:
1. STIR MATERIALS BEFORE APPLICATION, PRODUCING A MIXTURE OF UNIFORM DENSITY.
2. DO NOT STIR INTO THE MATERIAL ANY FILM WHICH MAY FORM ON THE SURFACE BUT REMOVE THE FILM AND IF NECESSARY STRAIN THE MATERIAL BEFORE USING.

15. SURFACE PREPARATION

A. GENERAL:
1. PERFORM PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURERS? RECOMMENDATIONS.
2. REMOVE REMOVABLE ITEMS WHICH ARE IN PLACE AND ARE NOT SCHEDULED TO RECEIVE PAINT FINISH OR PROVIDE SURFACE–APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS.
3. FOLLOWING COMPLETION OF PAINTING IN EACH SPACE OR AREA REINSTALL THE REMOVED ITEMS BY USING WORKMEN WHO ARE SKILLED IN THE NECESSARY TRADES.
4. CLEAN EACH SURFACE TO BE PAINTED PRIOR TO APPLYING PAINT ON SURFACE TREATMENT.
5. REMOVE OIL AND GREASE WITH CLEAN CLOTHS AND CLEANING SOLVENT OF LOW TOXICITY AND FLASH POINT IN EXCESS OF 200 DEGREES F. PRIOR TO START OF MECHANICAL CLEANING.
6. SCHEDULE THE CLEANING AND PAINTING SO THAT DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL ONTO WET NEWLY PAINTED SURFACES.

B. PREPARATION OF WOOD SURFACES:
1. CLEAN WOOD SURFACES UNTIL FREE FROM DIRT, OIL, AND OTHER FOREIGN SUBSTANCE.
2. SMOOTH FINISHED WOOD SURFACES EXPOSED TO VIEW USING THE PROPER SANDPAPER. WHERE SO REQUIRED USE VARYING DEGREES OF COARSENESS IN SANDPAPER TO PRODUCE A UNIFORMLY SMOOTH AND UNMARRED WOOD SURFACE.
3. UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT, DO NOT PROCEED WITH PAINTING OF WOOD SURFACES UNTIL THE MOISTURE CONTENT OF THE WOOD IS 12% OR LESS AS MEASURED BY A MOISTURE METER.

C. PREPARATION OF METAL SURFACES:
1. THOROUGHLY CLEAN SURFACES UNTIL FREE FROM DIRT, OIL, AND GREASE.
2. ON GALVANIZED SURFACES USE SOLVENT FOR THE INITIAL CLEANING AND THEN TREAT THE SURFACE THOROUGHLY WITH PHOSPHORIC ACID ETCH. REMOVE ETCHING SOLUTION COMPLETELY BEFORE PROCEEDING.
3. ALLOW TO DRY THOROUGHLY BEFORE APPLICATION OF PAINT.

16. PAINT APPLICATION

A. GENERAL:
1. TOUCHUP SHOP–APPLIED PRIME COATS WHICH HAVE BEEN DAMAGED AND TOUCHUP BARE AREAS PRIOR TO START OF FINISH COATS APPLICATION.
2. SLIGHTLY VARY THE COLOR OF SUCCEEDING COATS.
A. DO NOT APPLY ADDITIONAL COATS UNTIL THE COMPLETED COAT HAS BEEN INSPECTED AND APPROVED.
B. ONLY THE INSPECTED AND APPROVED COATS OF PAINT WILL BE CONSIDERED IN DETERMINING THE NUMBER OF COATS APPLIED.
3. SAND AND DUST BETWEEN COATS TO REMOVE DEFECTS VISIBLE TO THE UNAIDED EYE FROM A DISTANCE OF FIVE FEET.
4. ON REMOVABLE PANELS AND HINGED PANELS, PAINT THE BACK SIDES TO MATCH THE EXPOSED SIDES.

B. DRYING:
1. ALLOW SUFFICIENT DRYING TIME BETWEEN COATS, MODIFYING THE PERIOD AS RECOMMENDED BY THE MATERIAL MANUFACTURER TO SUIT ADVERSE WEATHER CONDITIONS.
2. CONSIDER OIL–BASE AND OLEO–RESINOUS SOLVENT–TYPE PAINT AS DRY FOR RECOATING WHEN THE PAINTFEELS FIRM, DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE PRESSURE OF THE THUMB AND WHEN THE APPLICATION OF ANOTHER COAT OF PAINT DOES NOT CAUSE LIFTING OR LOSS OF ADHESION OF THE UNDERCOAT.

C. BRUSH APPLICATIONS:
1. BRUSH OUT AND WORK THE BRUSH COATS ONTO THE SURFACE IN AN EVEN FILM.
2. CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS AND OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

D. SPRAY APPLICATION:
1. EXCEPT AS SPECIFICALLY OTHERWISE APPROVED BY THE ARCHITECT, CONFINE SPRAY APPLICATION TO METAL FRAMEWORK AND SIMILAR SURFACES WHERE HAND BRUSH WORK WOULD BE INFERIOR.
2. WHERE SPRAY APPLICATION IS USED, APPLY EACH COAT TO PROVIDE THE HIDING EQUIVALENT OF BRUCH COATS.
3. DO NOT DOUBLE BACK WITH SPRAY EQUIPMENT TO BUILD UP FILM THICKNESS OF TWO COATS IN ONE PASS.

E. FOR COMPLETED WORK MATCH THE APPROVED SAMPLES AS TO TEXTURE, COLOR AND COVERAGE. REMOVE, REFNISH OR REPAINT WORK NOT IN COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.

F. MISCELLANEOUS SURFACES AND PROCEDURES:
1. EXPOSED MECHANICAL ITEMS:
A. FINISH ELECTRIC PANELS, ACCESS DOORS, CONDUITS, PIPES, DUCTS, GRILLES, REGISTERS, VENTS AND ITEMS OF SIMILAR NATURE TO MATCH THE ADJACENT WALL AND CEILING SURFACES OR AS DIRECTED
B. PAINT VISIBLE DUCT SURFACES BEHIND VENTS, REGISTERS AND GRILLES FLAT BLACK.
C. WASH METAL WITH SOLVENT, PRIME AND APPLY TWO COATS OF ALKYD ENAMEL.

2. EXPOSED PIPE AND DUCT INSULATION:
A. APPLY ONE COAT OF LATEX PAINT ON INSULATION WHICH HAS BEEN SIZED OR PRIMED UNDER OTHER SECTIONS; APPLY TWO COATS ON SUCH SURFACES WHEN UNPREPARED.
B. MATCH COLOR OF ADJACENT SURFACES.
C. REMOVE BAND BEFORE PAINTING AND REPLACE AFTER PAINTING.

3. HARDWARE: PAINT PRIME COATED HARDWARE TO MATCH ADJACENT SURFACES.

17. PAINTING SCHEDULE
A. PLASTER/DRYWALL
PRIMER: LATEX QUICK DRY PRIME SEAL (201)
FLAT FINISH: 2 COATS ALKYD SANI–FLAT (204)
SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)

B. WOOD:
PRIMER: LATEX ENAMEL UNDERBODY (345)
FLAT FINISH: 2 COATS ALKYD SANI–FLAT (204)
SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)

C. FERROUS METAL:
PRIMER: IRONCLAD RETARD–X RUST INHIBITIVE LATEX PRIMER (162)
FLAT FINISH: 2 COATS ALKYD SANI–FLAT (204)
SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)

D. GALVANIZED IRON:
PRIMER: IRONCLAD GALVANIZED METAL LATEX PRIMER (155)
FLAT FINISH: 2 COATS ALKYD SANI–FLAT (204)
SATIN/LOW LUSTER FINISH: 2 COATS SATIN IMPERVO (235)

15000 MECHANICAL

1. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS

15300 FIRE PROTECTION

1. SCOPE OF WORK

A. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE SPRINKLER SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
1. INSTALLATION OF NEW WET SPRINKLER SYSTEM AS REQUIRED TO PROVIDE COVERAGE IN ACCORDANCE WITH NFPA–13, LOCAL CODES, LANDLORD'S CRITERIA, AND INSURANCE CARRIERS FOR THE BUILDING AND TENANT.
2. TAPS, RISERS, LATERALS, BRANCHES, VALVES, ALARMS, SPRINKLER HEADS AND ALL COMPONENTS REQUIRED FOR A COMPLETE SYSTEM.
3. DESIGN DRAWINGS, CALCULATIONS, SUBMITTALS AND APPROVALS.
4. PERMITS, FEES, AND CHARGES.
5. TESTS AND TEST CERTIFICATES.
6. COST FOR SHUT DOWN FEES.

B. THE CONTRACTOR THAT DOES THE ACTUAL SPRINKLER WORK IS REQUIRED TO BE A LANDLORD/ OWNER APPROVED SPRINKLER CONTRACTOR.

C. BEFORE STARTING WORK, THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE FIRE PROTECTION SYSTEM, MATERIALS, AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATIONS.

2. DRAWINGS

A. THE FIRE PROTECTION CONTRACTOR SHALL PREPARE DETAILED DRAWINGS AND CALCULATIONS FOR HIS WORK. SUBMIT SIX (6) COPIES TO GENERAL CONTRACTOR FOR APPROVAL. NO WORK SHALL BEGIN UNTIL TENANT'S CONSTRUCTION MANAGER APPROVES HEAD AND PIPING LOCATIONS.

B. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR SUBMITTING COORDINATED DRAWINGS, CALCULATIONS, HEAD TYPES AND COLORS TO ALL AUTHORITIES HAVING JURISDICTION FOR APPROVAL. NO WORK SHALL BEGIN UNTIL ALL APPROVALS HAVE BEEN RECEIVED.

C. A COPY OF THE LETTER OF APPROVAL FROM THE LANDLORD'S INSURANCE RATING BUREAU SHALL BE FORWARDED TO THE LANDLORD'S AGENT AND TO THE TENANT'S CONSTRUCTION MANAGER.

3. EQUIPMENT
A. SPRINKLER HEADS:

1. WHEN RELOCATING EXISTING HEADS, REINSTALL THE EXISTING HEADS. ALL NEW HEADS SHALL BE U.L., F.M. LISTED AND APPROVED AUTOMATIC SPRAY TYPE AS MANUFACTURED BY CENTRAL SPRINKLER CO., GLOBE, GRINNELL, RELIABLE, STAR, OR VIKING. IF A SIGNIFICANT NUMBER OF HEADS ARE RELOCATED, THE CITY FIRE MARSHAL MAY REQUIRE ALL HEADS ON THE PROJECT BE RELOCATED WITH QUICK RESPONSE TYPE HEADS – VERIFY REQUIREMENTS WITH THE FIRE MARSHAL.
2. ALL SPRINKLER HEADS SHALL BE RATED FOR 165°F UNLESS INDICATED OTHERWISE ON DRAWINGS OR REQUIRED BY LOCAL CODES.
3. ALL HEADS AND COVER PLATES ARE TO HAVE BE FACTORY APPLIED COLOR FINISH TO MATCH ARCHITECTURAL CEILING FINISH. VERIFY HEAD TYPES AND COLORS WITH TENANT'S CONSTRUCTION MANAGER AND SUBMIT WITH SPRINKLER DRAWINGS.
4. SPRINKLER HEAD TYPES SHALL BE AS FOLLOWS:
a. LAY–IN CEILING – SEMI–RECESSED.
b. GYP. BD. CEILINGS AND SOFFITS – CONCEALED W/ PAINTED COVERS. CONTRACTOR SHALL COMPLY TO ALL LANDLORD CRITERIA REGARDING SPRINKLER HEADS.
NOTE: SEMI–RECESSED HEADS SHALL PROTRUDE NO MORE THAN 1" BELOW LEVEL OF CEILING.

4. GENERAL PIPING

A. A FIRE PROTECTION SYSTEM STUB IN SHALL BE FURNISHED BY THE LANDLORD COMPLY WITH LANDLORD'S DESIGN CRITERIA. PIPE SIZING SHALL BE BASED ON NFPA ORDINARY HAZARD.

B. ALL SPRINKLER LINES SHALL BE INSTALLED CONCEALED, AVOIDING INTERFERENCE WITH LIGHTS, DUCTS, PIPES, ETC. FIRE PROTECTION CONTRACTOR SHALL PREPARE COORDINATED DRAWINGS INDICATING THE LOCATIONS OF ALL SPRINKLER HEADS, SPRINKLER LINES, LIGHTS, DIFFUSERS, GRILLES AND REGISTERS PRIOR TO INSTALLATION. HORIZONTAL SPRINKLER RUNS AT SOFFITS SHALL BE PLACED INSIDE SOFFIT STRUCTURE.

C. WHERE POSSIBLE, REWORK THE EXISTING SPRINKLER SYSTEM TO MEET THE NEW REQUIREMENTS OF THIS DESIGN. RELOCATE ALL MAINS AND BRANCHES INTERFERING WITH CEILING HEIGHTS, EQUIPMENT, AND MAJOR COMPONENTS. REMOVE ALL UNUSED PIPING.

D. LOCATIONS OF ALL HEADS SHOULD BE APPROVED BY THE LOCAL FIRE PROTECTION OFFICIAL AND THE TENANT'S CONSTRUCTION MANAGER BEFORE INSTALLATION. HEADS MUST BE LOCATED IN THE CENTER OF CEILING TILES AND IN A SYMMETRICAL PATTERN WITH OTHER CEILING FIXTURES. ADDITIONAL MONIES WILL NOT BE ALLOCATED FOR ADDITIONAL HEADS REQUIRED BY FIELD FIRE INSPECTOR AFTER BIDS ARE ACCEPTED.

E. PROVIDE AND INSTALL A VALVED TEST CONNECTION FOR THE SPRINKLER SYSTEM AS REQUIRED OR REQUESTED BY THE LOCAL INSPECTOR, OR INSURANCE CARRIER. COORDINATE LOCATION WITH TENANT'S CONSTRUCTION MANAGER AND LOCAL FIRE PROTECTION OFFICIAL PRIOR TO ROUGH–IN.

F. SPRINKLER HEADS LOCATED IN ROOM CEILINGS OR WALLS BELOW 8'–0" ABOVE THE FINISHED FLOOR ARE TO BE PROTECTED WITH APPROVED GUARDS.

5. PIPING:

A. SCHEDULE 40, BLACK STEEL PIPE, ASTM A–53 FOR FERROUS PIPING, WELDED AND SEAMLESS, ANSI B–36–10–70 FOR WROUGHT STEEL PIPE.
B. CAST IRON OR MALLEABLE IRON SCREWED FITTINGS FOR PIPES 2 INCHES AND SMALLER. SCREWED OR CAST IRON FLANGED JOINTS FOR PIPES LARGER THAN 2 INCHES.
C. GALVANIZED OR BLACK MALLEABLE IRON WITH BRASS SEAT SCREWED UNIONS FOR PIPES 2 INCHES AND SMALLER.
D. VICTUAL TYPE COUPLINGS ARE ACCEPTABLE, WHERE APPROVED BY CODE AND THE LANDLORD.

6. TESTS

A. WHEN COMPLETED, THE ENTIRE FIRE PROTECTION PIPING SYSTEM SHALL BE HYDROSTATICALLY TESTED AS REQUIRED BY THE RULES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION. SYSTEM SHALL SHOW NO SIGNS OF LEAKAGE OR OTHER DEFECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE WORK OF THE OTHER CONTRACTORS OR TO THE BUILDING, OR TO ITS CONTENTS, PEOPLE, ETC., CAUSED BY LEAKS IN ANY OF THE EQUIPMENT INSTALLED BY HIM. ALL REPAIRS OR REPLACEMENT OF DAMAGES SHALL BE AT THIS CONTRACTOR'S EXPENSE.

B. PROPERLY COMPLETED AND SIGNED "SPRINKLER CONTRACTOR'S MATERIAL AND TEST CERTIFICATES" SHALL BE FURNISHED TO THE LANDLORD, AUTHORITIES HAVING JURISDICTION, AND TENANT'S CONSTRUCTION MANAGER.

16000 ELECTRICAL

1. SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.

LR/A
LR/ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840–8361 Fax (818) 840–8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE–BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE
DEENIHAN
C–9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT KANSAS CENTER
NEW COMMERCIAL/RETAIL
BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY
DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

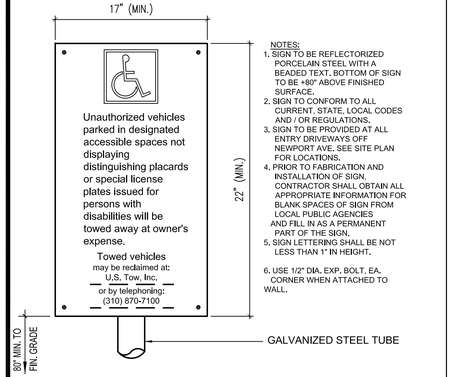
JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
SPECIFICATIONS

SHEET
A-9.2



NOTES:
1. SIGN TO BE REFLECTORIZED PORCELAIN STEEL WITH A BEADED TEXT. BOTTOM OF SIGN TO BE +80" ABOVE FINISHED SURFACE.
2. SIGN TO CONFORM TO ALL CURRENT, STATE, LOCAL CODES AND / OR REGULATIONS.
3. SIGN TO BE PROVIDED AT ALL ENTRY DRIVEWAYS OFF NEWPORT AVE. SEE SITE PLAN FOR LOCATIONS.
4. PRIOR TO FABRICATION AND INSTALLATION OF SIGN, CONTRACTOR SHALL OBTAIN ALL APPROPRIATE INFORMATION FOR BLANK SPACES OF SIGN FROM LOCAL PUBLIC AGENCIES AND FILL IN AS A PERMANENT PART OF THE SIGN.
5. SIGN LETTERING SHALL BE NOT LESS THAN 1" IN HEIGHT.
6. USE 1/2" DIA. EXP. BOLT, EA. CORNER WHEN ATTACHED TO WALL.

SITE ENTRANCE ACCESSIBLE SIGNAGE
SCALE : NTS | 19

Total Number of Parking Spaces in Lot or Garage	Required Accessible Spaces	Including Van Accessible
1–25	1	1
26–50	2	1
51–75	3	1
76–100	4	1
101–150	5	1
151–200	6	1
201–300	7	1
301–400	8	1
401–500	9	2
501–1,000	2% of total	(1 in 8)
1,001 and over	Twenty plus One for each 100 or fraction thereof over 1,001	

.MEDICAL CARE OUTPATIENT FACILITY. AT FACILITIES PROVIDING MEDICAL CARE AND OTHER SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS, PARKING SPACES COMPLYING WITH THIS SECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TABLE ABOVE EXCEPT AS FOLLOWS:

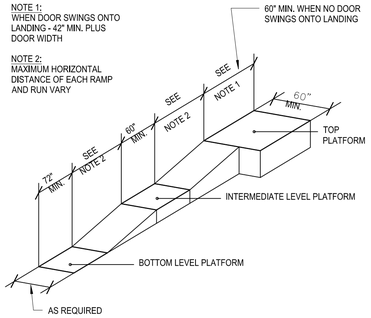
A. OUTPATIENT UNITS AND FACILITIES: 10 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED SERVING EACH SUCH OUTPATIENT UNIT OR FACILITY;

B. UNITS AND FACILITIES THAT SPECIALIZE IN TREATMENT OR SERVICES FOR PERSONS WITH MOBILITY IMPAIRMENTS: 20 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED SERVING EACH SUCH UNIT OR FACILITY.

PARKING SCHEDULE
N.T.S. | 20

NOTE 1:
WHEN DOOR SWINGS ONTO LANDING - 42" MIN. PLUS DOOR WIDTH

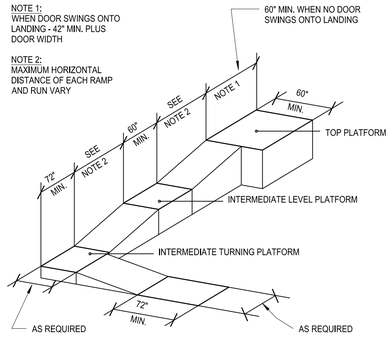
NOTE 2:
MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



STRAIGHT RAMP RUN

NOTE 1:
WHEN DOOR SWINGS ONTO LANDING - 42" MIN. PLUS DOOR WIDTH

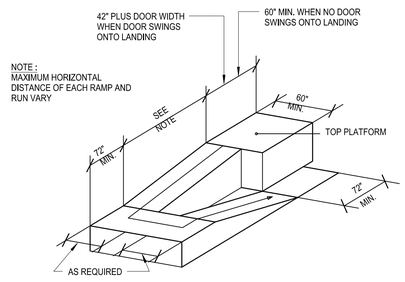
NOTE 2:
MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



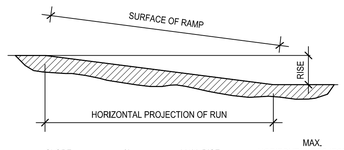
RAMP WITH TURNING PLATFORM

RAMP DIMENSIONS

NOTE :
MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY

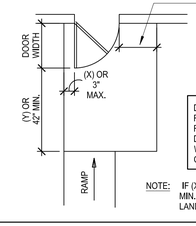


RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM



SLOPE	%	MAX. RISE	MAX. HORIZONTAL PROJECTION
1:12	8.33%	30 INCHES	30,0 FEET
1:15	6.67%	30 INCHES	37,5 FEET
1:16	6.25%	30 INCHES	40,0 FEET
1:20	5.00%	30 INCHES	50,0 FEET

RAMP LANDING and DOORWAY

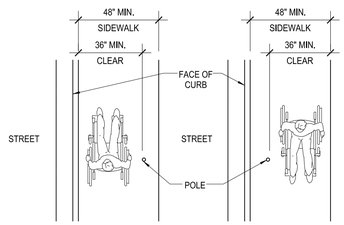


24" MIN. EXTERIOR AND 18" MIN. INTERIOR (24" PREFERRED) BEYOND THE STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT SWINGS.

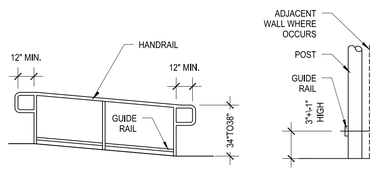
DOORS IN ANY POSITION SHALL NOT REDUCE THE MIN. DIMENSION OF THE RAMP LANDING TO LESS THAN 42" AND DOOR SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3" WHEN FULLY OPEN.

NOTE: IF (X) IS GREATER THAN 3" THEN (Y) MUST BE 60" MIN. @ TOP OF LANDING 72" MIN. @ BOTTOM OF LANDING

ACCESSIBLE RAMP
SCALE : NTS | 13

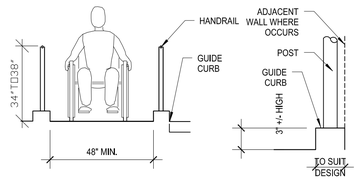


(a) SIDEWALK OBSTRUCTION



(b) HANDRAIL and GUIDE RAIL

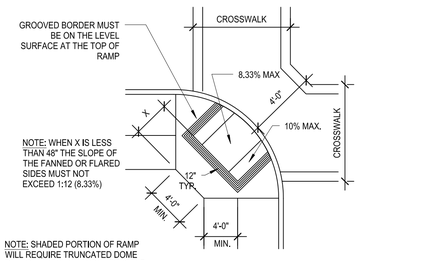
GUIDE RAIL DETAIL



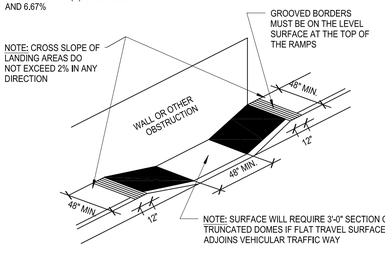
(c) GUIDE CURB

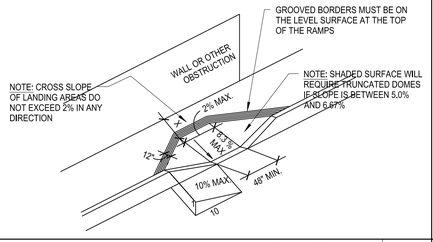
GUIDE CURB DETAIL

ACCESSIBLE RAMPS and SIDEWALKS
N.T.S. | 11

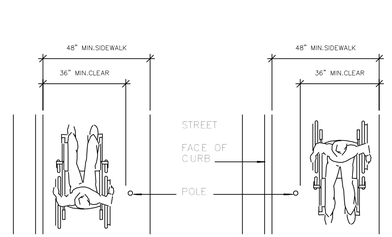


NOTE: SHADED PORTION OF RAMP WILL REQUIRE TRUNCATED DOME DETECTABLE WARNING SURFACE IF SURFACE SLOPE(S) IS BETWEEN 5.0% AND 6.67%

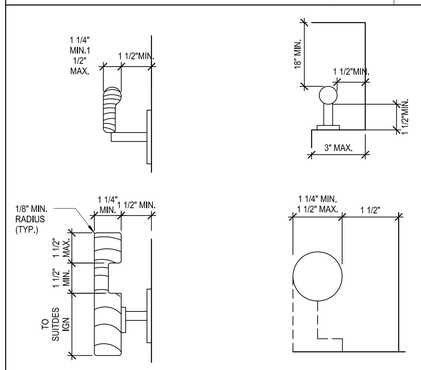




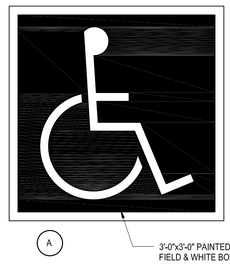
CURB DETAILS
SCALE : NTS | 9



SIDEWALK OBSTRUCTIONS
SCALE : NTS | 8



STAIR HANDRAILS
SCALE : NTS | 7

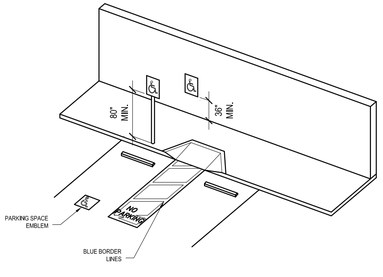


IN ADDITION TO PAINTED PARKING SYMBOL, PROVIDE A 70 SQ. IN. SIGN SHOWING H/C SYMBOL ONLY AT EACH ACCESSIBLE PARKING STALL PER TITLE 24 AND A.D.A.. ALSO PROVIDE A SIGN BELOW THAT READS: "VAN ACCESSIBLE" AT STALL TO THE LEFT OF LOADING ZONE.

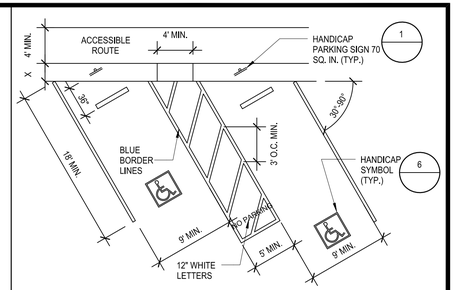
B

SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL

PAINTED ACCESSIBLE SYMBOL
SCALE : NTS | 6



ACCESSIBLE PARKING SPACE SIGNAGE
SCALE : NTS | 5

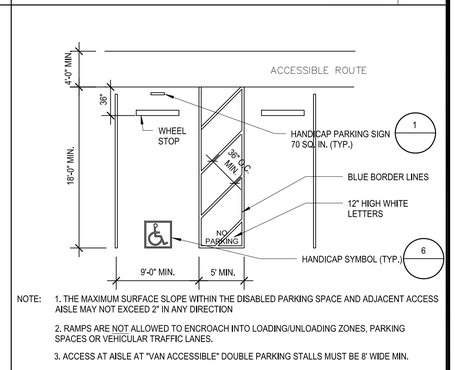


NOTE: 1. THE MAXIMUM SURFACE SLOPE WITHIN THE DISABLED PARKING SPACE AND ADJACENT ACCESS AISLE MAY NOT EXCEED 2" IN ANY DIRECTION

2. RAMPS ARE NOT ALLOWED TO ENCROACH INTO LOADING/UNLOADING ZONES, PARKING SPACES OR VEHICULAR TRAFFIC LANES.

3. ACCESS AT AISLE AT "VAN ACCESSIBLE" DOUBLE PARKING STALLS MUST BE 8' WIDE MIN.

ACCESSIBLE DIAGONAL PARKING SPACES
SCALE : NTS | 4



NOTE: 1. THE MAXIMUM SURFACE SLOPE WITHIN THE DISABLED PARKING SPACE AND ADJACENT ACCESS AISLE MAY NOT EXCEED 2" IN ANY DIRECTION

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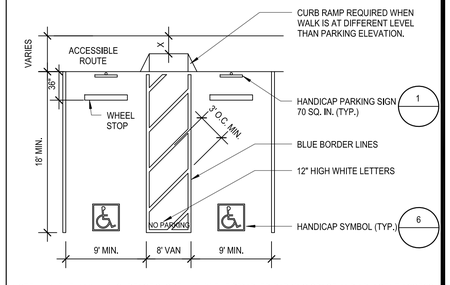
3. ACCESS AT AISLE AT "VAN ACCESSIBLE" DOUBLE PARKING STALLS MUST BE 8' WIDE MIN.

ACCESSIBLE SINGLE PARKING SPACE
SCALE : NTS | 3

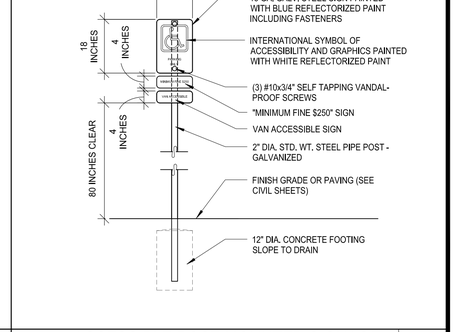


NOTE: 1. THE MAXIMUM SURFACE SLOPE WITHIN THE DISABLED PARKING SPACE AND ADJACENT ACCESS AISLE MAY NOT EXCEED 2" IN ANY DIRECTION

2. RAMPS ARE NOT ALLOWED TO ENCROACH INTO LOADING/UNLOADING ZONES, PARKING SPACES OR VEHICULAR TRAFFIC LANES.

3. ACCESS AT AISLE AT "VAN ACCESSIBLE" DOUBLE PARKING STALLS MUST BE 8' WIDE MIN.

ACCESSIBLE DOUBLE PARKING SPACES
SCALE : NTS | 2



ACCESSIBLE POST MOUNTED SIGNAGE
SCALE : NTS | 1

LR/A
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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	-	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	-	.

RELEASES:

NO.	DATE	DESCRIPTION
-	-	.
-	-	.
-	-	.

ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

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REVISIONS

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1	-	.
2	-	.
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DRAWN	CHECKED
STAFF	WR/ RM

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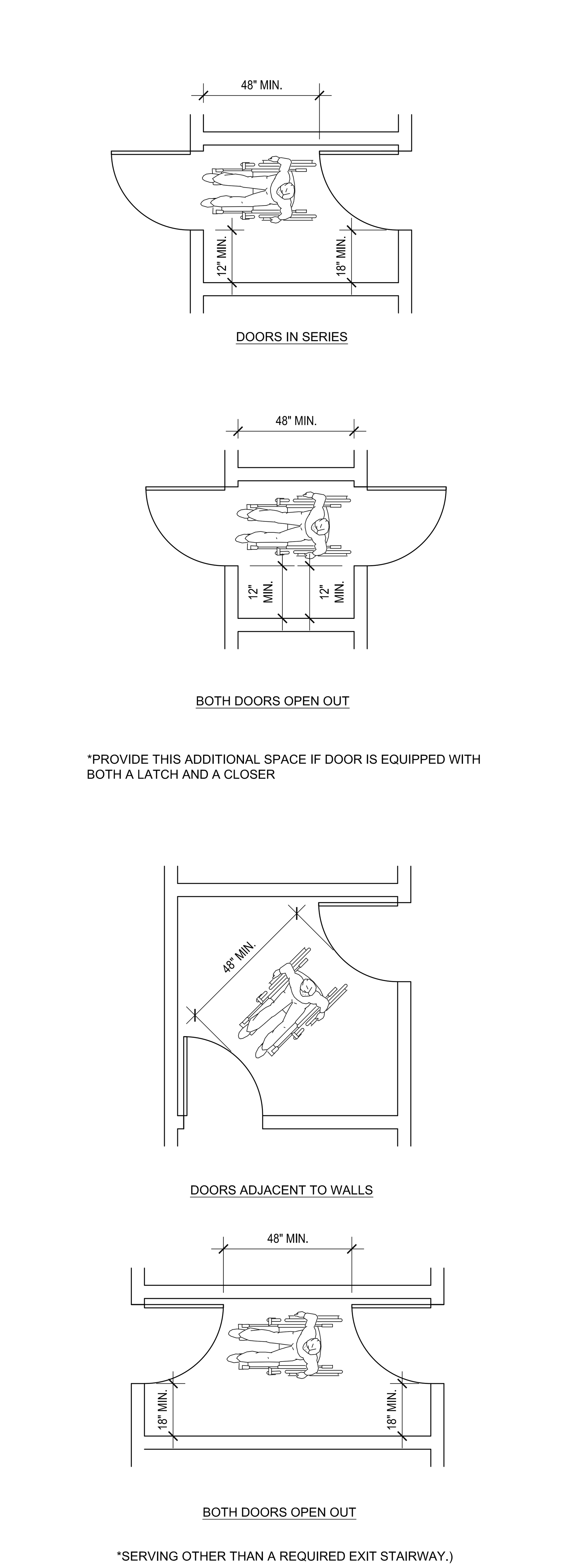
JOB NO.
15.396.00

DATE
9/28/16

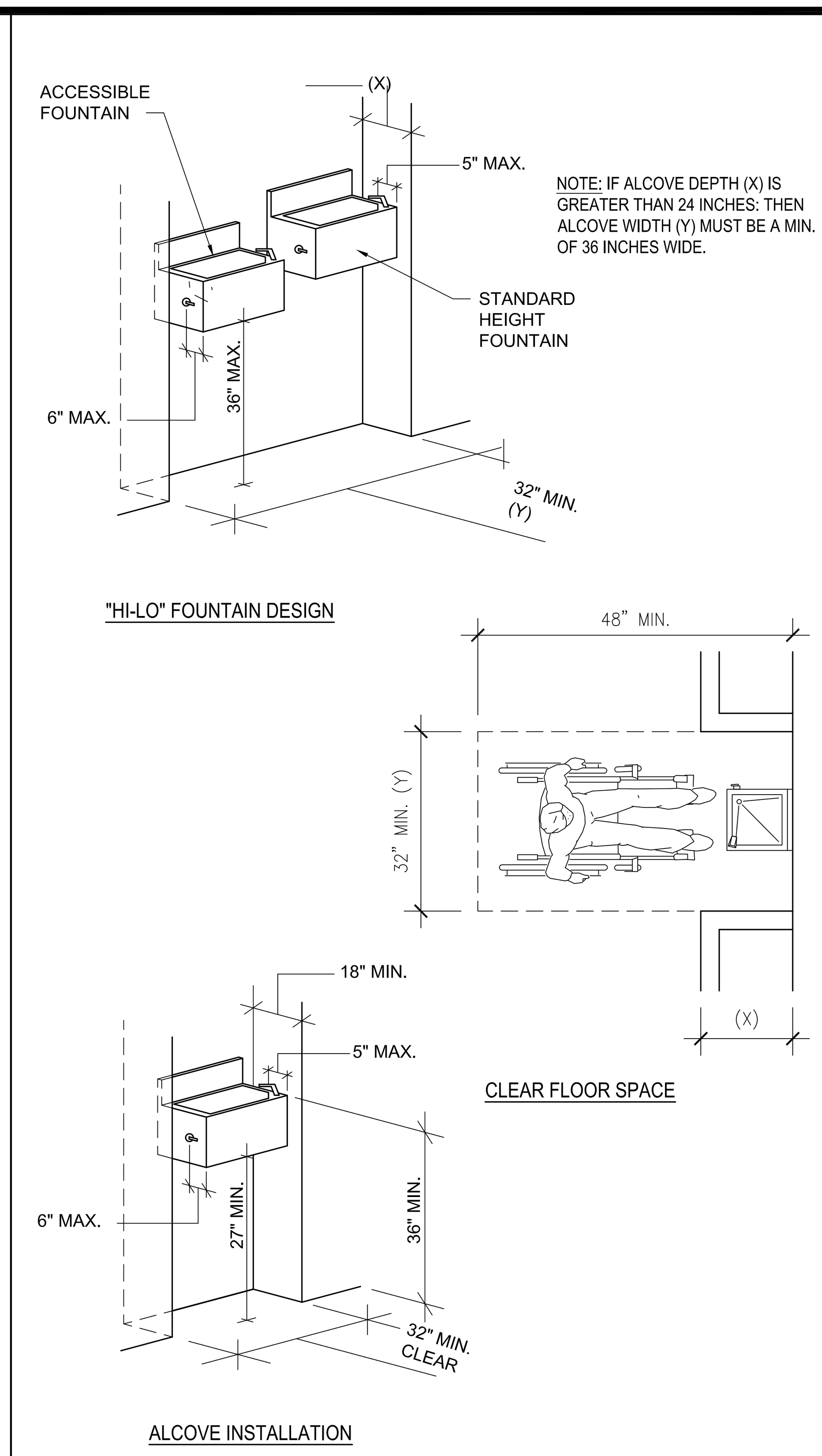
SCALE
AS SHOWN

TITLE
ACCESSIBILITY DETAILS

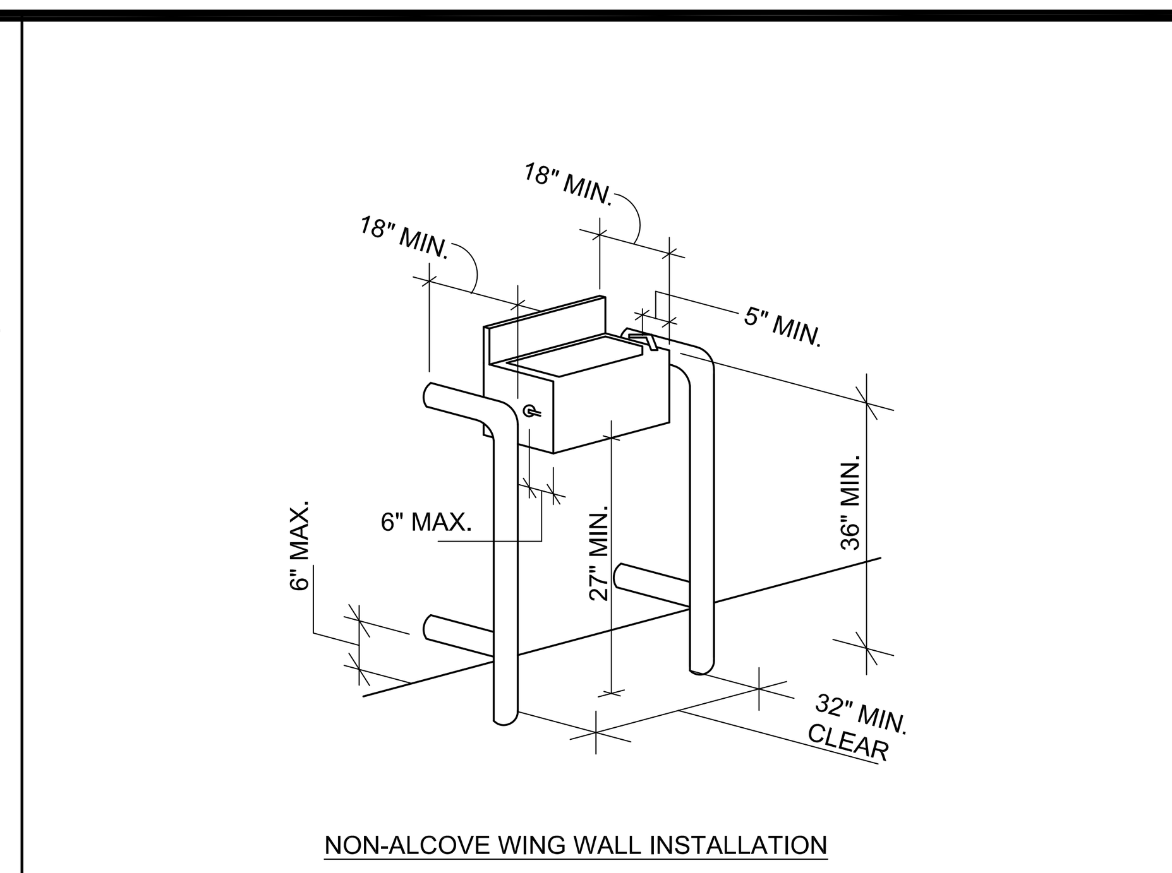
SHEET
A-9.3



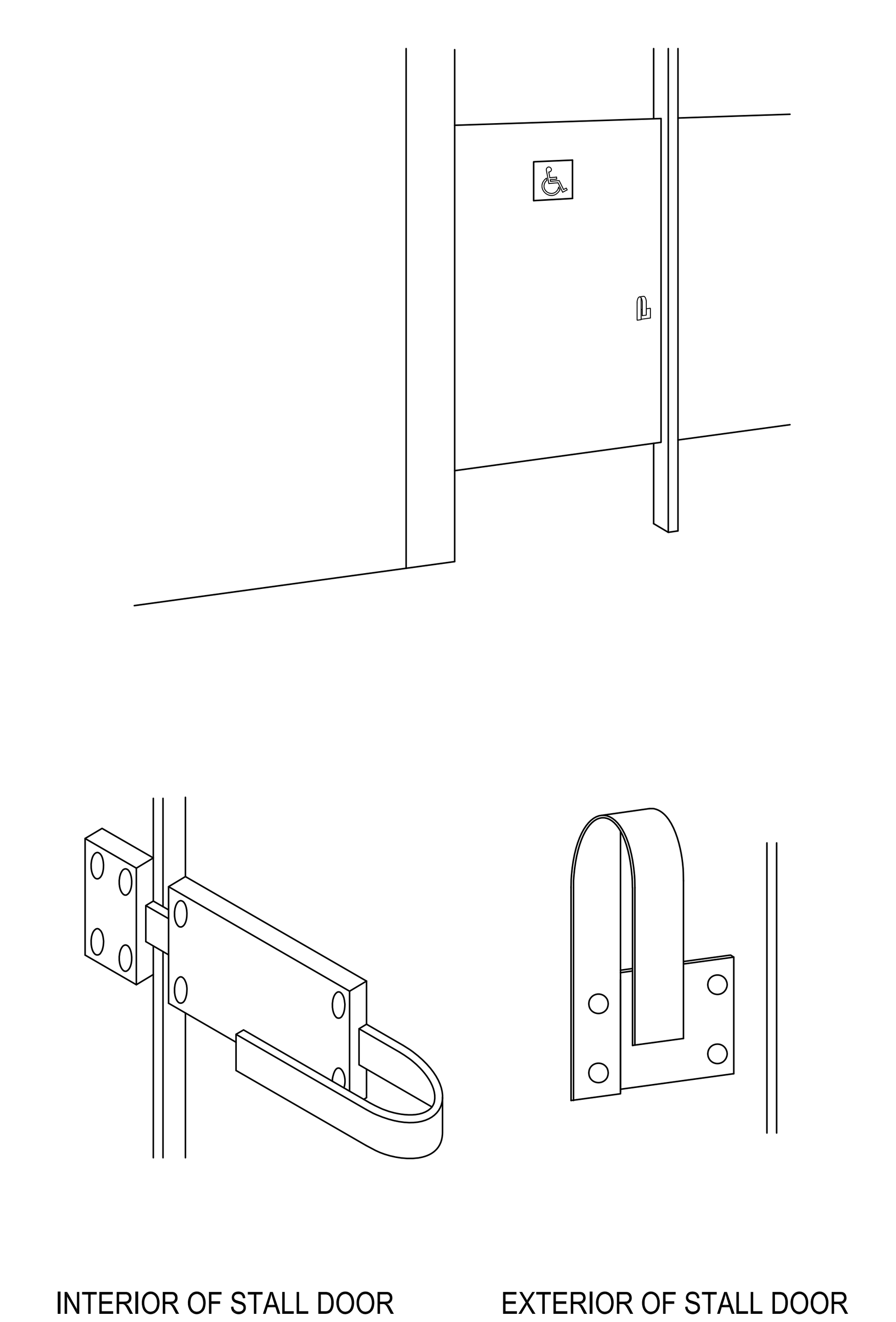
VESTIBULES 19
SCALE : NTS



ALCOVE WATER FOUNTAIN DETAIL 14
SCALE : NTS

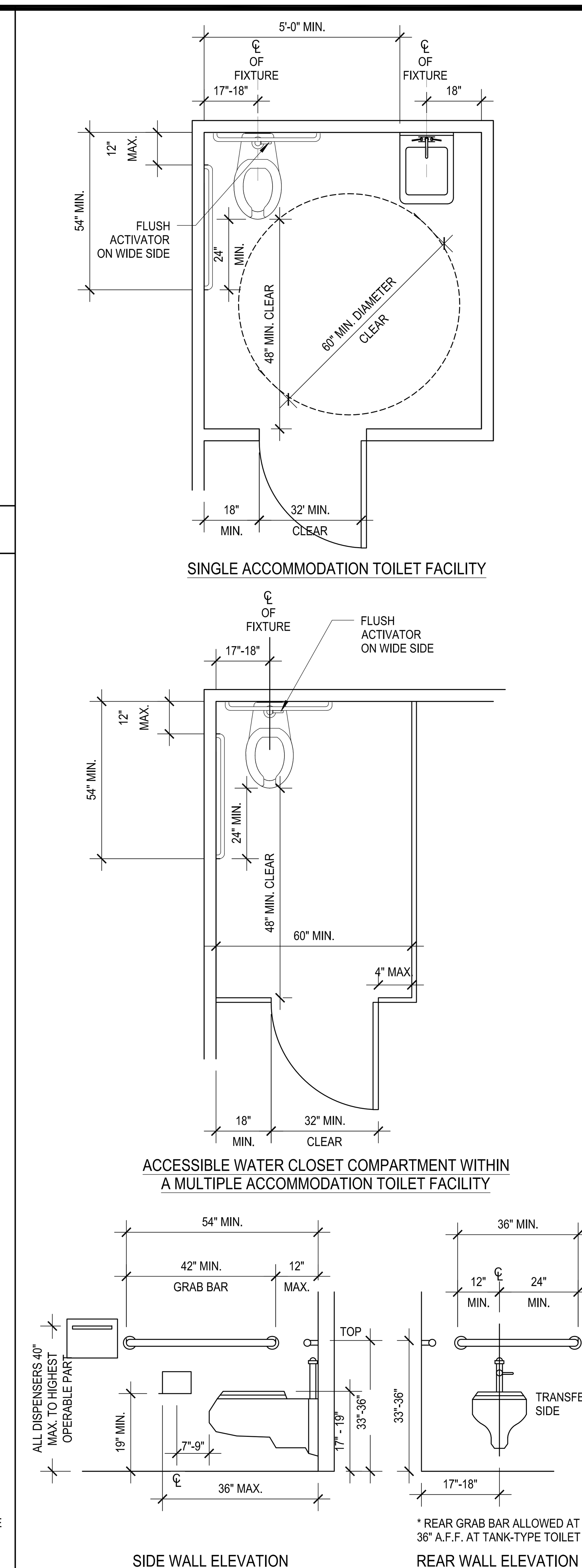


NON-ALCOVE WATER FOUNTAIN DETAIL 9
SCALE : NTS

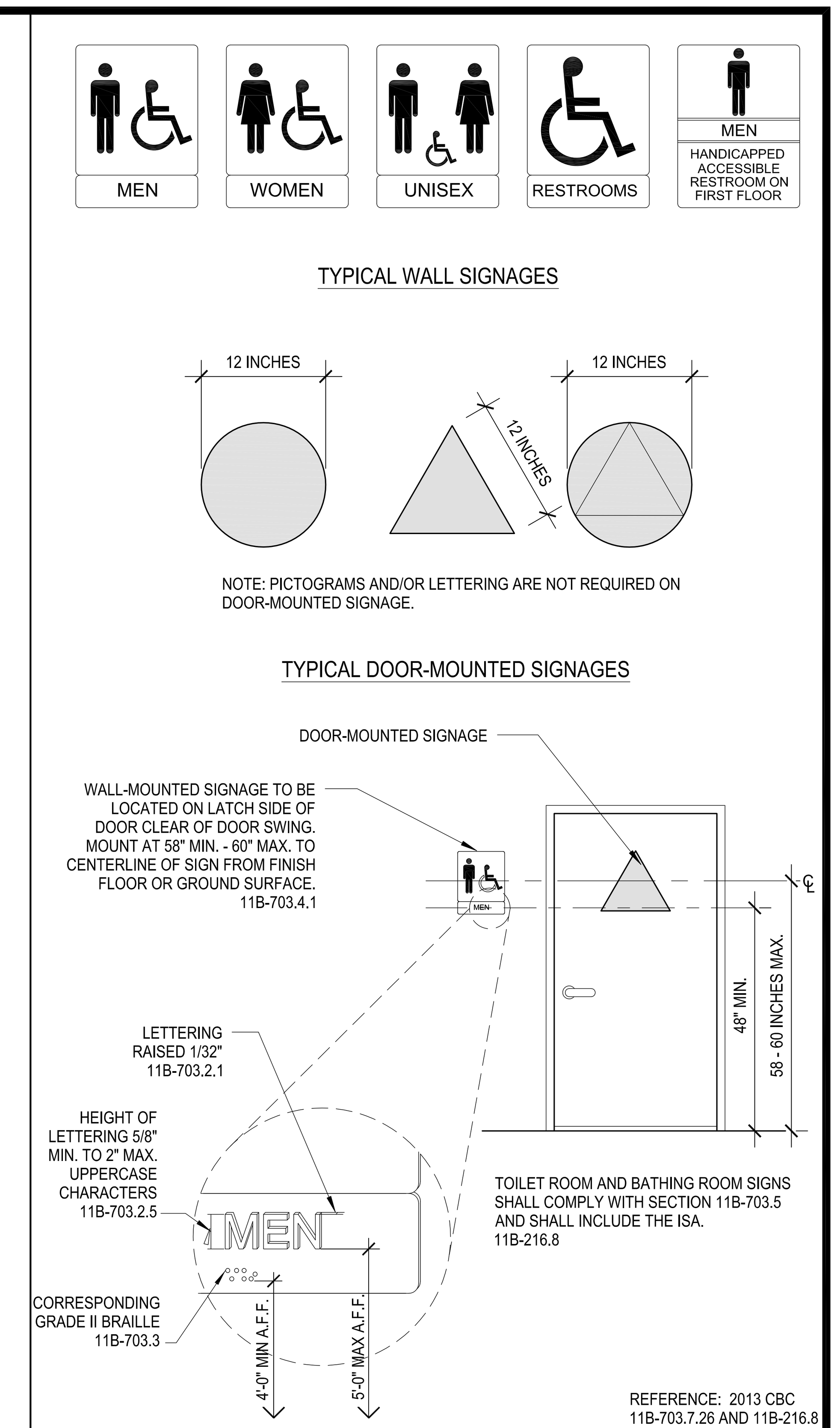


THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOORS TO DISABLED ACCESSIBLE STALLS MUST BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH MUST BE FLIP-OVER STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING TIGHT GRASPING OR TWISTING.

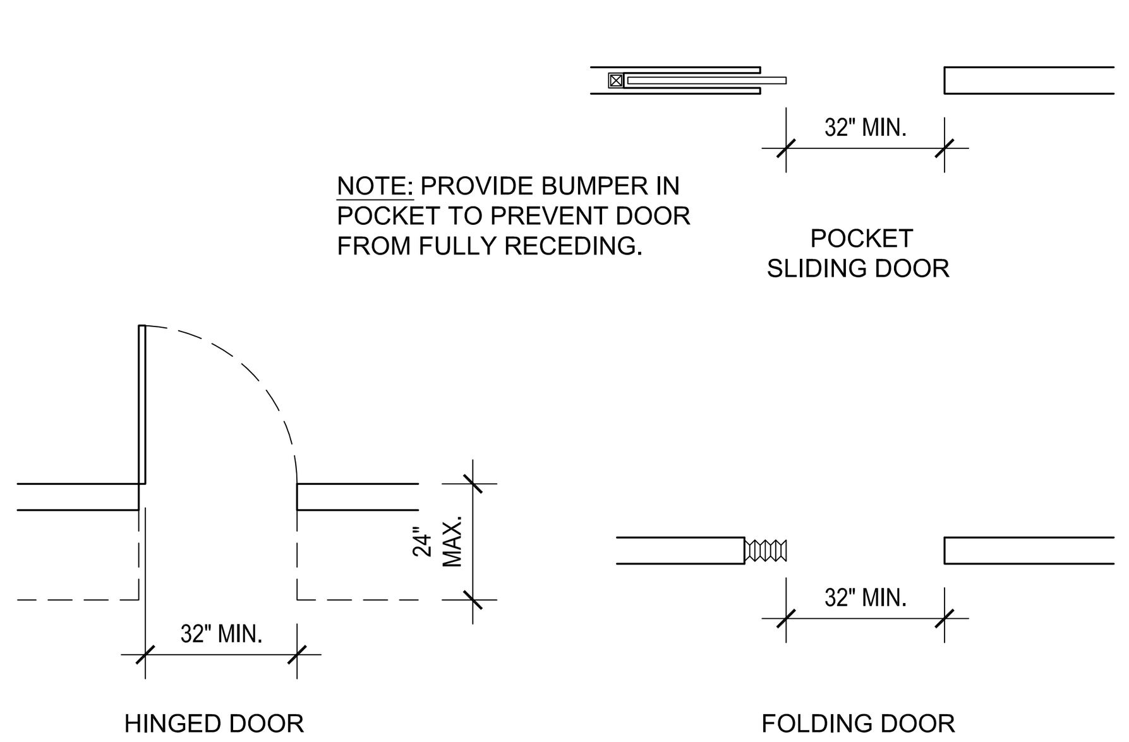
ACCESSIBLE STALL DOOR HARDWARE 11
SCALE : NTS



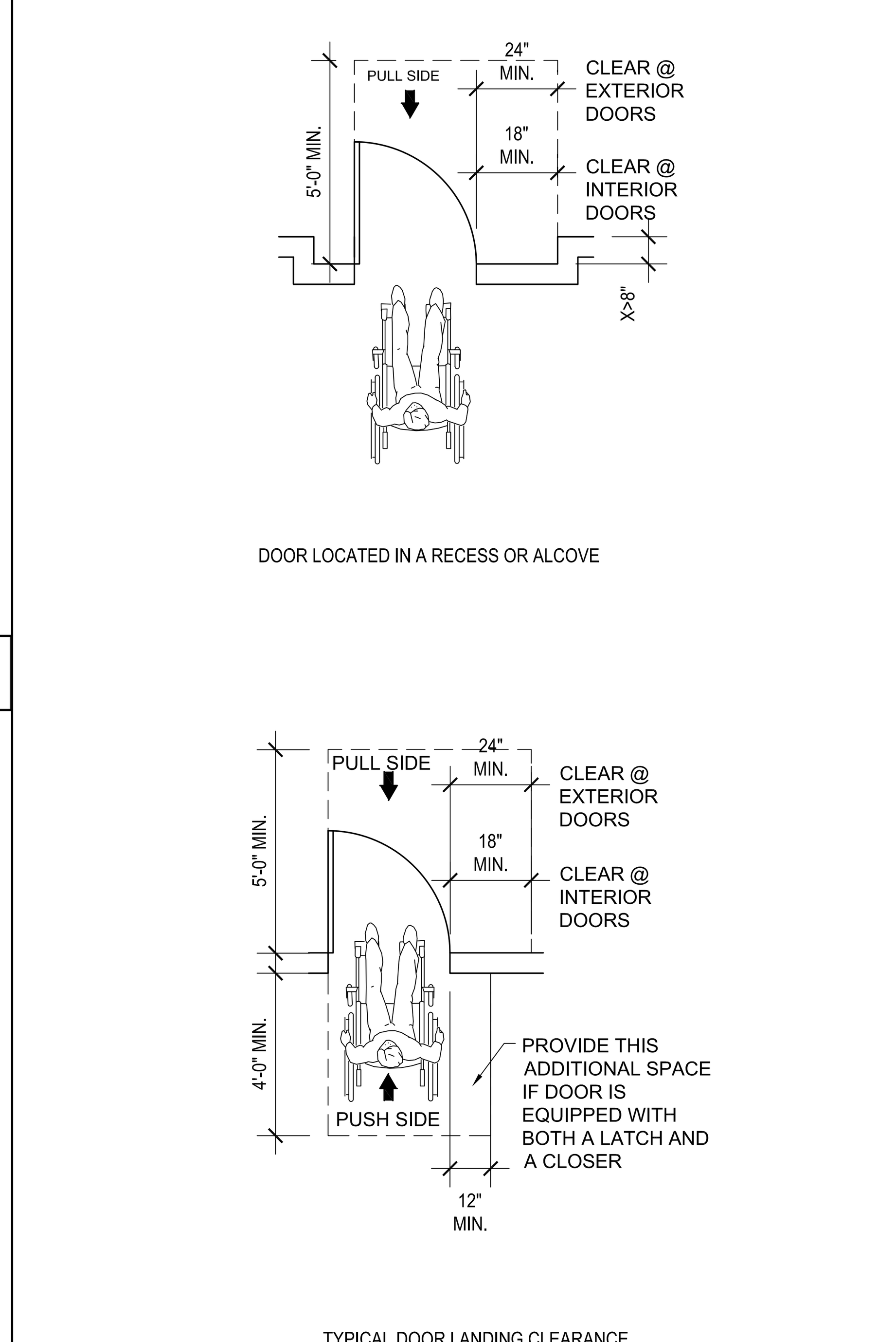
ACCESSIBLE TOILET FACILITY 7
SCALE : NTS



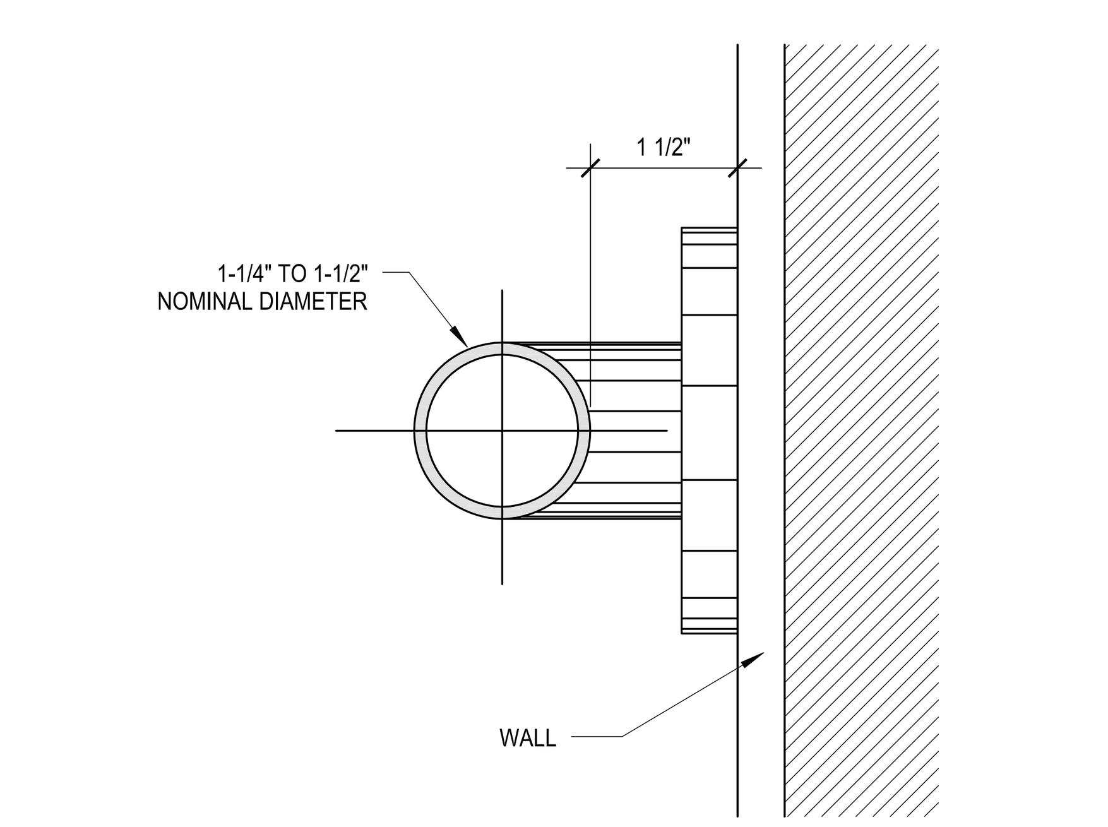
IDENTIFICATION SYMBOLS 2
REFERENCE: 2013 CBC 11B-703



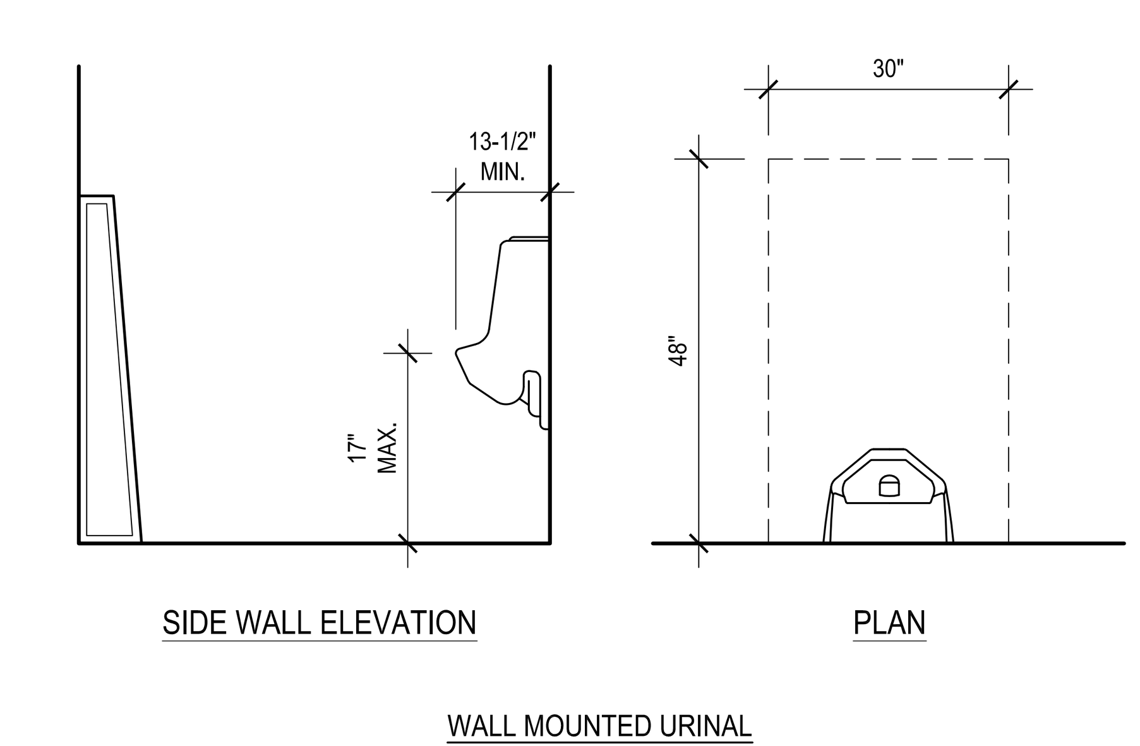
MINIMUM CLEARANCES at DOORS 20
SCALE : NTS



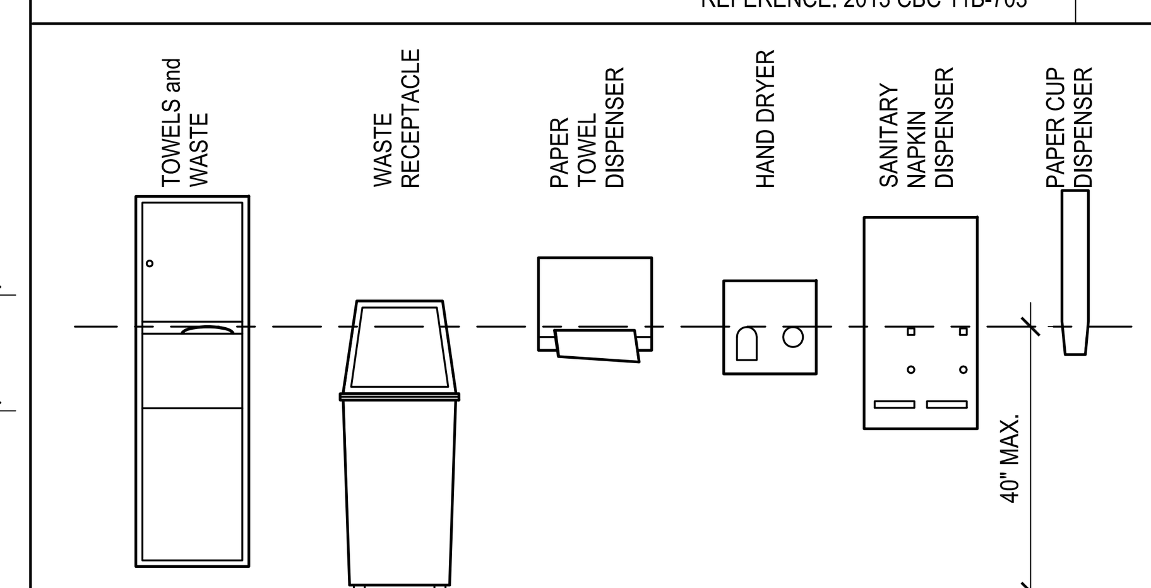
TYPICAL DOOR LANDING CLEARANCES 16
SCALE : NTS



TYPICAL GRAB BAR SECTION DETAIL 12
SCALE : NTS



TYPICAL URINAL DETAIL 8
SCALE : NTS



GENERAL: WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES x 48 INCHES IN FRONT OF THE URINAL TO ALLOW A FORWARD APPROACH.

NOTE: THE REQUIRED CLEAR SPACE IN FRONT OF URINALS MAY EXTEND 6 INCHES UNDERNEATH THE URINAL IF THE URINAL PROVIDES A MINIMUM OF 9 INCHES OF TOE CLEARANCE FROM FLOOR TO THE BOTTOM OF THE URINAL.

A: MINIMUM 30 INCHES x 48 INCHES CLEAR FLOOR OR GROUND SPACE IS PROVIDED. TO ALLOW FORWARD OR PARALLEL APPROACH TO ACCESSORIES.

B: ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.

C: 17 INCHES MAXIMUM RIM HEIGHT ABOVE FLOOR.

D: 44 INCHES MAXIMUM HEIGHT OF FLUSH VALVE ABOVE FLOOR.

E: FLUSH CONTROL IS OPERABLE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 5 LBS. MAXIMUM PRESSURE TO OPERATE FLUSH VALVE.

F: 14 INCHES MINIMUM PROJECTION FROM WALL.

G: FLOOR SURFACE ARE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 5 INCHES ONTO WALLS.

H: WALLS WITHIN 24 INCHES OF FRONT AND SIDES OF URINAL ARE SMOOTH, HARD AND NON-ABSORBENT TO 48 INCHES IN HEIGHT, AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.

J: MIRROR(S) IS MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

K. OPERABLE PARTS (INCLUDING COIN SLOTS) OF ALL FIXTURES OR ACCESSORIES ARE LOCATED A MAX. OF 40 INCHES ABOVE FLOOR (i.e., SOAP DISPENSERS, TOWELS, TOILET SEAT COVERS, AUTO-DRYERS, SANITARY NAPKINS DISPENSERS, WASTE RECEPTACLES, etc.)

L: COAT HOOKS AND SHELVING ARE LOCATED WITHIN APPROPRIATE REACH RANGES (48 INCHES MAX. ABOVE FLOOR RECOMMENDED.)

M: IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE HAS A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE FLOOR.

TYP. TOILET FIXTURE MOUNTING HEIGHTS 4
SCALE: 12" = 1'-0" - REFERENCE: 2013 CBC 11B-703

LR/A
LR/ARCHITECTURE
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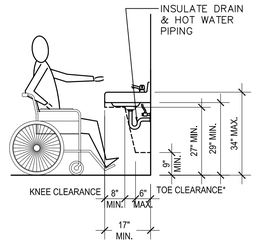
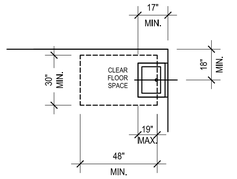


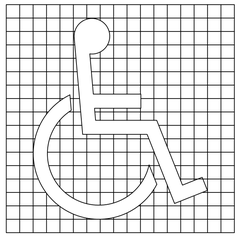
SIDE ELEVATION



PLAN VIEW

* NOTE:
IF A MINIMUM 9 INCHES HEIGHT OF TOE CLEARANCE IS PROVIDED, A MAXIMUM OF 6 INCHES OF THE 48 INCHES OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.

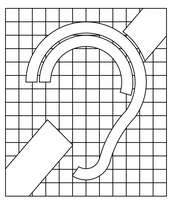
ACCESSIBLE KNEE CLEARANCES
N.T.S. | 18



SYMBOL PROPORTIONS

DISPLAY CONDITIONS

(A) INTERNATIONAL ACCESSIBILITY SYMBOL
PROVIDE ARROW TO INDICATE DIRECTION OF NEAREST ACCESSIBLE ENTRANCE

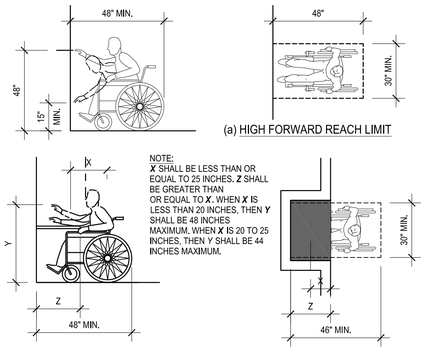


SYMBOL PROPORTIONS

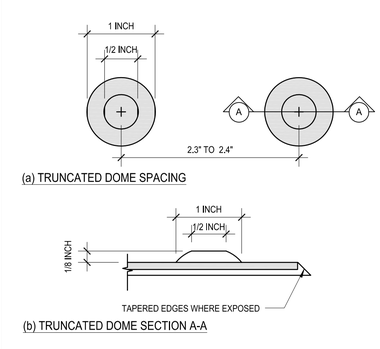
DISPLAY CONDITIONS

(B) INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED

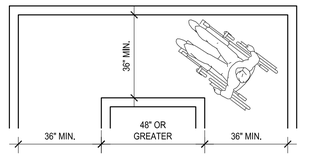
ACCESSIBLE SYMBOLS
SCALE : NTS | 19



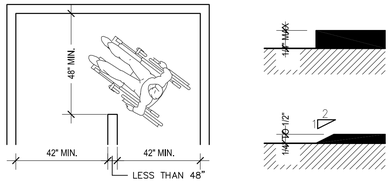
ACCESSIBLE FORWARD REACH
N.T.S. | 13



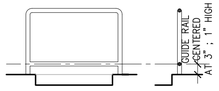
TRUNCATED DOMES DETAIL
N.T.S. | 9



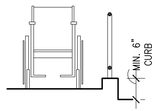
90° TURN



WIDTH OF ACCESSIBLE ROUTE

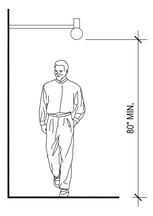


HANDRAIL/ GUIDE RAIL INSTALLATION DETAIL



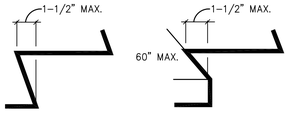
WARNING CURB DETAIL

HAZARD PROTECTION ON WALKWAYS



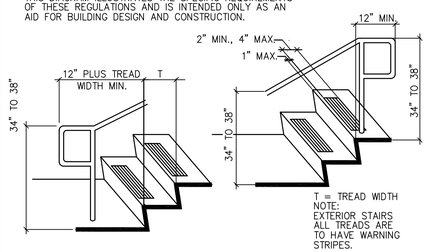
OVERHEAD OBSTRUCTION

MISC. ACCESSIBLLITY DETAILS
N.T.S. | 16

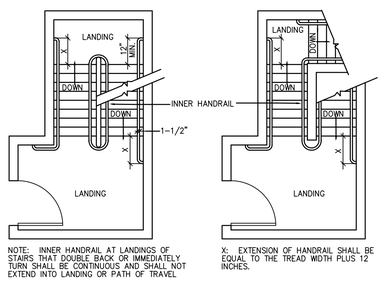


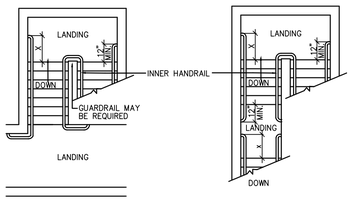
STAIRS

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



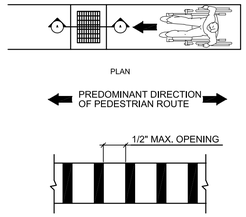
WARNING STRIPING AND HANDRAIL EXTENSIONS





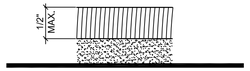
STAIR HANDRAILS

STRIPING and HANDRAIL EXTENSIONS
N.T.S. | 12

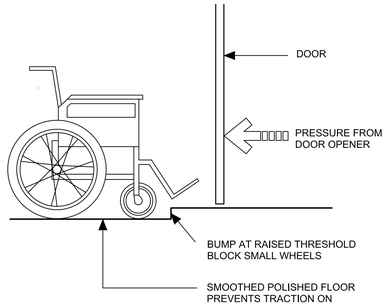


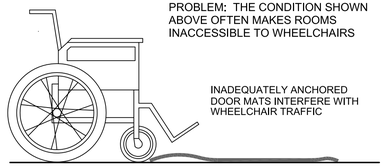
SECTION A - A THROUGH GRATE
GRATE ORIENTATION TO PATH OF TRAVEL

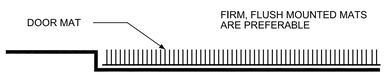
GRATE ON PATH OF TRAVEL



CARPET PILE THICKNESS

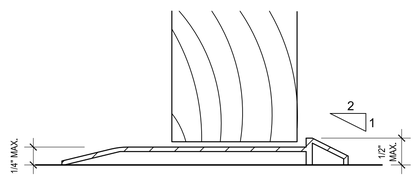


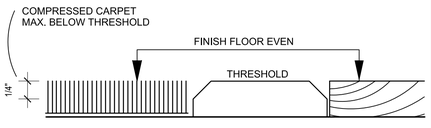




AT EXTERIOR LANDINGS MAX. 2% SLOPE ALLOWED.

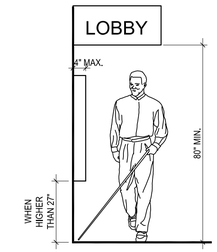
OBSTRUCTIONS

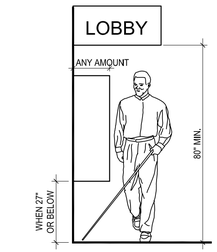




THRESHOLDS

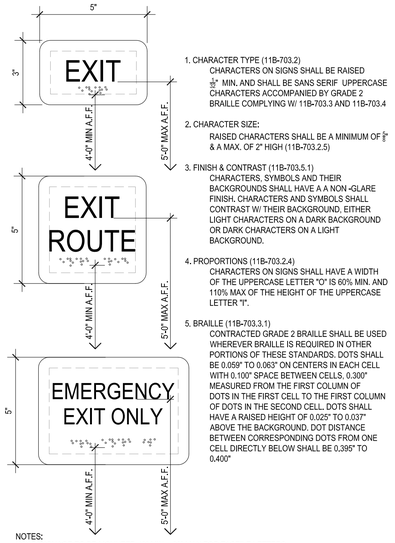
MISC. ACCESSIBILITY DETAILS
N.T.S. | 8





OVERHEAD OBSTRUCTIONS

PROTRUDING OBJECTS
SCALE: NTS | 3



1. CHARACTER TYPE (11B-703.2)
CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN. AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING W/ 11B-703.3 AND 11B-703.4

2. CHARACTER SIZE:
RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" & A MAX. OF 2" HIGH (11B-703.2.5)

3. FINISH & CONTRAST (11B-703.5.1)
CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A A NON -GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST W/ THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

4. PROPORTIONS (11B-703.2.4)
CHARACTERS ON SIGNS SHALL HAVE A WIDTH OF THE UPPERCASE LETTER "O" IS 60% MIN. AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I".

5. BRAILLE (11B-703.3.1)
CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 0.059" TO 0.063" ON CENTERS IN EACH CELL WITH 0.100" SPACE BETWEEN CELLS. 0.300" MEASURED FROM THE FIRST COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL HAVE A RAISED HEIGHT OF 0.025" TO 0.037" ABOVE THE BACKGROUND. DOT DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW SHALL BE 0.395" TO 0.400"

NOTES:
1) ALL SIGNAGE TO BE MOUNTED 48" MIN. - 60" MAX FOR TACTILE LETTERS.

2) CALIFORNIA GRADE 2 BRAILLE W/DOMED TOPS, TYPICAL

3)EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD 'EXIT' AND EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS 'EXIT ROUTE';

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A DEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

ACCESSIBLE COMPLIANT SIGNAGE
N.T.S | 4

LR/A
LR/A ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
1	.	.
2	.	.
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
ACCESSIBILITY DETAILS

SHEET
A-9.5

A. APPLICATION AND ADMINISTRATION

- WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. §11B-202.4

- PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. §11B-202.4

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. §11B-302.1

- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH MAXIMUM. §11B-302.2, FIGURE 11B-302.2

CHANGES IN LEVEL

- VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. §11B-303, FIGURES 11B-303.2 & 11B-303.3

- CHANGES IN LEVEL GREATER THAN ½ INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B-405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE. §11B-303

- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. §11B-303.5

TURNING SPACE

- CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE. §11B-304.3.1
- T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. §11B-304.3.2, FIGURE 11B-304.3.2

KNEE AND TOE CLEARANCE

- FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. §11B-306.2.1

- TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS. §11B-306.2.2

- AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. §11B-306.3.3, FIGURE 11B-306.3(C)

- AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3

PROTRUDING OBJECTS

- EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4½ INCHES MAXIMUM. §11B-307.2, FIGURE 11B-307.2

- FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(A)

- PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. §11B-307.5

- LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(B)

- VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 I NCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-307.4

- GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH. §11B-307.4, FIGURE 11B-307.4

- WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. §11B-307.4.1, FIGURE 11B-307.4.1

REACH RANGES

- ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.1

- ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.2.

- HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-308.2.1, FIGURE 11B-308.2.1

- HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH. §11B-308.2.2, FIGURE 11B-308.2.2

- HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES. §11B-308.3.1, FIGURE 11B-308.3.1

- HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2

- OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2

- OBSTRUCTED HIGH SIDE REACH FOR THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-308.3.2

- OBSTRUCTED HIGH SIDE REACH FOR THE OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS §11B-308.3.2

OPERABLE PARTS

- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. §11B-309.4

C. ACCESSIBLE ROUTES

GENERAL

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. §11B-206.2.1 (SEE EXCEPTIONS)

- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. §11B-206.2.2 (SEE EXCEPTION) AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY UILDINGS AND FACILITIES.§11B-206.2.3 (SEE EXCEPTIONS)

- IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. §11B-206.2.3.2

- IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. §11B-206.2.3.2

- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH. §11B-206.2.4 (SEE EXCEPTIONS 1 THROUGH 7)

- ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR; AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER §11B-206.3

EMPLOYEE WORKSTATIONS

- EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, AND 11B-404.2.3. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. §11B-203.9 DETECTABLE WARNINGS AND DETECTABLE

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

- CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE RAMP RUN LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. 11B-247.1.2.2, §11B-705.1.2.2

- ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. §11B-247.1.2.2, §11B-705.1.2.2

- ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK LESS THAN 2 INCHES MAXIMUM ON EACH SIDE §11B-247.1.2.2, §11B-705.1.2.2, FIGURE 11B-406.3.2

- ISLANDS OR CUT-THROUGH MEDIANS 96 INCHES OR LONGER IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL SHALL HAVE DETECTABLE WARNINGS THAT ARE 36 INCHES MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUTTHROUGH MEDIAN, AND SEPARATED BY 24 INCHES MINIMUM OF WALKING SURFACE WITHOUT DETECTABLE WARNINGS. §11B-247.1.2.3, §11B-705.1.2.3

- WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE SEPARATED BY DETECTABLE WARNINGS, CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. §202, §11B-247.1.2.5, §11B-705.1.2.5

- DETECTABLE WARNINGS PROVIDED TO SEPARATE WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE 36 INCHES IN WIDTH AND CONTINUOUS AT THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. §202, 11B-247.1.2.5, §11B-705.1.2.5

- PROVIDE DETECTABLE WARNING DETAILS SHOWING COMPLIANCE WITH THE FOLLOWING:

a. DETECTABLE WARNING SURFACES AT TRANSIT BOARDING PLATFORM EDGES, BUS STOPS, HAZARDOUS VEHICULAR AREAS, REFLECTING POOLS, AND TRACK CROSSINGS SHALL COMPLY WITH SECTION 11B-705.1.1.3.1. §11B-705.1.1.3

b. DETECTABLE WARNINGS AT OTHER LOCATIONS SHALL COMPLY WITH EITHER SECTION 11B-705.1.1.3.1 OR SECTION 11B-THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. §11B-705.1.1.3 DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C. §11B-705.1.1.3.1

- DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. CONTRAST IN PERCENT SHALL BE DETERMINED BY:
  CONTRAST PERCENT =
  [(B1-B2)/B1] X 100 WHERE

  B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND

  B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA

  §11B-705.1.1.3.2 (SEE EXCEPTION)

ENTRANCES

- ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.4 ENTRANCES. ENTRANCE DOORS, DOORWAYS, AND GATES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH 11B-402 ACCESSIBLE ROUTES; (SEE EXCEPTIONS). §11B-206.4

- ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. §11B-206.4.1

- WHERE DIRECT ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PARKING STRUCTURE TO A BUILDING OR FACILITY ENTRANCE, EACH DIRECT ACCESS TO THE BUILDING OR FACILITY ENTRANCE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. §11B-206.4.2

- DIRECT CONNECTIONS TO OTHER FACILITIES SHALL PROVIDE AN ACCESSIBLE ROUTE COMPLYING WITH 11B-404 DOORS, DOORWAYS, AND GATES FROM THE POINT OF CONNECTION TO BOARDING PLATFORMS AND ALL TRANSPORTATION SYSTEM ELEMENTS REQUIRED TO BE ACCESSIBLE. ANY ELEMENTS PROVIDED TO FACILITATE FUTURE DIRECT CONNECTIONS SHALL BE ON AN ACCESSIBLE ROUTE CONNECTING BOARDING PLATFORMS AND ALL TRANSPORTATION SYSTEM ELEMENTS REQUIRED TO BE ACCESSIBLE. §11B-206.4.4.2 (SEE EXCEPTION) TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES

TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES

- ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. §11B-402.2

- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.083%). §11B-403.3

- EXCEPT AT TURNS OR PASSING SPACES, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. §11B-403.5.1

- THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM. §11B-403.5.1 EXCEPTION 2

- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. §11B-403.5.1 EXCEPTION 3

- THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES. §11B-403.5.1 EXCEPTION 4

- THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44 INCHES EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS. §11B-403.5.1 EXCEPTION 5

DOORS, DOORWAYS, AND GATES

- DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.5 DOORS, DOORWAYS, AND GATES. 11B-206.5

- DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-404 DOORS,DOORWAYS, AND GATES. §11B-404.1

- REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. §11B-402.2.1

- AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 11B-404.2.3 CLEAR WIDTH AND 11B-404.2.4 MANEUVERING CLEARANCES. §11B-404.2.2

- DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES. §11B-404.2.3

- MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 11B-404.2.4 MANEUVERING CLEARANCES. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. §11B-404.2.4

- SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. §11B-404.2.4.1

- DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-§11B-404.2.4.2

- MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. §11B- 404.2.4.3

- THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11B-303 CHANGES IN LEVEL. §11B-404.2.5.

- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. §11B-404.2.7

- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: §11B-404.2.9

a. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
b. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
c. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
d. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.

- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. §11B-404.2.10

RAMPS

- PROVIDE RAMP DETAILS, INCLUDING SLOPE, LANDINGS, AND HANDRAILS.

- RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-405.2

- CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%). §11B-405.3

- FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS. §11B-405.4

- THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM. §11B-405.5

- THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. §11B-405.6

- RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. §11B-405.7
- LANDINGS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED. §11B-405.7.1

- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. §11B-405.7.2

- TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM. §11B-405.7.2.1

- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. §11B-405.7.3

- BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. §11B-405.7.3.1

- RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. §11B-405.7.4

- WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11B-404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. §11B-405.7.5

- RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS. §11B-405.8

- EDGE PROTECTION COMPLYING WITH 11B-405.9.2 CURB OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. §11B-405.9 (SEE EXCEPTIONS)

- A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP. §11B-405.9.2

- LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. §11B-405.10

HANDRAILS

- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND §11B-505.2

- HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. §11B-505.3

- TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES MINIMUM AND 38 INCHES MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES. §11B-505.4

- CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1½ INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. §11B-505.5

- HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL-GRIPPING SURFACE. §11B-505.6

- HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1¼ INCHES MINIMUM AND 2 INCHES MAXIMUM. §11B-505.7.1

- HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2¼ INCHES MAXIMUM. §11B-505.7.2

- HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND RAMP RUNS IN ACCORDANCE WITH SECTION 11B-505.10 HANDRAIL EXTENSIONS. §11B-505.10

- IN ALTERATIONS, WHERE THE EXTENSION OF THE HANDRAIL IN THE DIRECTION OF STAIR FLIGHT OR RAMP RUN WOULD CREATE A HAZARD, THE EXTENSION OF THE HANDRAIL MAY BE TURNED 90 DEGREES FROM THE DIRECTION OF STAIR FLIGHT OR RAMP RUN. §11B-505.10 EXCEPTION 3

- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. §11B-505.10.1

- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. §11B-505.10.2

- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIR NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. §11B-505.10.3

STAIRWAYS

- A STAIR IS DEFINED AS A CHANGE IN ELEVATION, CONSISTING OF ONE OR MORE RISERS §11B-202

- ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 7 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM. CURVED STAIRWAYS WITH WINDER TREADS ARE PERMITTED AT STAIRS WHICH ARE NOT PART OF A REQUIRED MEANS OF EGRESS. (SEE EXCEPTION) §11B-504.2

- OPEN RISERS ARE NOT PERMITTED. §11B-504.3 (SEE EXCEPTIONS)

- INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. §11B-504.4.1

- THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE ½ INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 1¼ INCHES MAXIMUM OVER THE TREAD BELOW. §11B-504.5 (SEE EXCEPTION FOR EXISTING BUILDINGS)

- STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 HANDRAILS. §11B-504.6

- STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. §11B-504.7

- FLOOR IDENTIFICATION SIGNS REQUIRED BY CHAPTER 10, SECTION 1022.9 COMPLYING WITH SECTIONS 11B-703.1 SIGNS GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, PLACED ADJACENT TO THE DOOR ON THE LATCH SIDE, IN ALL ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS. §11B-504.8

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- PERPENDICULAR RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-406.2.1

- FOR PERPENDICULAR RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10. §11B-406.2, FIGURE 11B-406.2.2

- THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-406.3.1, FIGURE 11B-406.3.2

- A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2.083%). §11B-406.3.2

- BLENDED TRANSITION RAMPS HALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). §11B-406.4.1

- CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. §11B-406.5.1

- THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MINIMUM. §11B-406.5.2

- LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS (PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY). THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11B-406.5.3

- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH. §11B-406.5.6

- THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11B-406.5.7

- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%). THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL. §11B-406.5.8

- THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. §11B-406.5.9

- CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS. §11B-406.5.12

- RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES WIDE MINIMUM. WHERECURB RAMPS ARE PROVIDED THEY SHALL COMPLY WITH 11B-406 CURB RAMPS, BELNDED TRANSITIONS AND ISLANDS. LANDINGS COMPLYING WITH 11B-406.5.3 LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS AND DETACTABLE DRIECTIONAL TEXTURE. §11B-406, FIGURE 11B-406.6

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PRE-BID:	.	.
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SCALE
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TITLE
COMMERCIAL ACCESSIBILITY NOTES (CONT'D)

SHEET
A-9.6

D. GENERAL SITE AND BUILDING ELEMENTS

PARKING SPACES

- WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES. §11B-208.1

- PROVIDE ( ) ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2. §11B-208.2 (SEE EXCEPTIONS)

- PROVIDE ACCESSIBLE SPACES FOR EACH PARKING FACILITY (PARKING LOTS AND PARKING STRUCTURES). THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE IS TO BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY; THE REQUIRED NUMBER IS NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN ALL OF THE PARKING FACILITIES PROVIDED ON SITE. §11B-208

- ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11B-208.2.4, 11B-502, FIG 11B-502, 11B-502.3, & 11B-502.3.3

- ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS NEAR AS PRACTICAL TO AN ACCESSIBLE ENTRANCE). §11B-208.3.1

- IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. §11B-208.3.1

- IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. §11B-208.3.1

- DIMENSION MINIMUM 18-FOOT LONG CAR AND VAN ACCESSIBLE PARKING SPACE(S) AND ACCESS AISLE(S). §11B-502.2, FIGURES 11B-502.2 AND 11B-502.3

- DIMENSION MINIMUM 9-FOOT WIDTH AT ACCESSIBLE CAR PARKING SPACE. §11B-502.2, FIG. 11B-502.2 & FIG. 11B-502.3

- DIMENSION MINIMUM 12-FOOT WIDE ACCESSIBLE VAN PARKING SPACE WITH MINIMUM 5-FOOT WIDE ACCESS AISLE. VAN PARKING SPACES SHALL BE PERMITTED TO BE MINIMUM 9 FEET WIDE WHERE ACCESS AISLE IS 8-FOOT WIDE MINIMUM. §11B-502.2, FIGURES 11B-502.2 AND 11B-502.3

- CAR AND VAN STALL ACCESS AISLE SHALL BE 5 FOOT WIDE MINIMUM AND SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. §11B-502.3, FIGURES 11B-502.2 AND 11B-502.3

- ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH §11B-502.3.3, FIGURE 11B-502.3.3

- ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. §11B-502.3.4

- CLEARLY SHOW MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS. §11B-502.5

- PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. §11B-502.6, FIGURE 11B-703.7.2.1

- SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. §11B-502.6

- PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. §11B-502.6.1

- ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250." §11B-502.6.2

- A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. §11B-502.6.

- EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES: §11B-502.6.4

a. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH §11B-502.6.4.1

b. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. §11B-502.6.4.2

- AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE §11B-502.8

a. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. §11B-502.8.1

b. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: §11B-502.8.2

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ______________________ OR BY TELEPHONING______________________."

BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

- SIGNS INTENDED FOR USE BY PEDESTRIANS WITHIN PARKING FACILITIES, INCLUDING DIRECTIONAL OR INFORMATIONAL SIGNS INDICATING PARKING SECTIONS OR LEVELS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-216. §11B-216.5.2

RELATIONSHIP TO ACCESSIBLE ROUTES

- PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. §11B-502.7.1

- A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. §11B-502.7.2

PASSENGER LOADING ZONES, DROP-OFF ZONES, AND BUS STOPS

- PARKING FACILITIES THAT PROVIDE VALET PARKING SERVICES SHALL PROVIDE AT LEAST ONE PASSENGER LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES. THE PARKING REQUIREMENTS OF SECTION 11B-208.1 PARKING SPACES GENERAL APPLY TO FACILITIES WITH VALET PARKING. §11B-209.4

- MECHANICAL ACCESS PARKING GARAGES SHALL PROVIDE AT LEAST ONE PASSENGER-LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES AT VEHICLE DROP-OFF AND VEHICLE PICK-UP AREAS. §11B-209.5

- PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM. §11B-503.2

- PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH THE FOLLOWING ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY. §11B-503.3

a. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES WIDE MINIMUM. §11B-503.3.1
b. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE. §11B-503.3.2
c. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE §11B-503.3.3

- VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 FLOOR OR GROUND SURFACES. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. §11B-503.4

- VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MINIMUM. §11B-503.5

- EACH PASSENGER-LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5 VISUAL CHARACTERS. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER-LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA. §11B-503.6

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

- NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. WHEN PROVIDED, ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, 11B-602.8 AND 11B-602.9 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.7 AND 11B-602.9. §11B-211.2 (SEE EXCEPTION)

- WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN 11B-211.2 ARE PROVIDED, 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, 11B-602.6, 11B-602.8 AND 11B-602.9 AND 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.7 AND 11B-602.9. §11B-211.3 (SEE EXCEPTION)

- DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS. §11B-602.1

- UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-602.2

- WHERE DRINKING FOUNTAINS ARE USED BY CHILDREN, A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES SHALL BE PERMITTED AT UNITS WHERE THE SPOUT IS 30 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3½" MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. §11B-602.2 (SEE EXCEPTION)

- SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-602.4 THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. §11B-602.5

- THE SPOUT SHALL PROVIDE A FLOW OF WATER 4INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. §11B-602.6

- SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-602.7

- WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN §11B-602.8

- ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING WALLS OR BARRIERS SHALL PROTECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. §11B-602.9

TOILET AND BATHING ROOM CLEARANCES

- WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. §11B-213.1

- WHERE SEPARATE TOILET FACILITIES ARE PROVIDED FOR THE EXCLUSIVE USE OF SEPARATE USER GROUPS, THE TOILET FACILITIES SERVING EACH USER GROUP SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. §11B-213.1.1

- WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. §11B-213.2 (SEE EXCEPTION)

- UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. §11B-213.2.1

- DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. §11B-603.2.3

- AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48-INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. §11B-603.2.3 (SEE EXCEPTION)

- MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-603.3

- COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-603.4

- WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. BABY CHANGING STATIONS ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5 (SEE EXCEPTION) §11B-603.5

- BATHTUBS SHALL COMPLY WITH SECTION 11B-607 INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT AND WATER AND BATHTUB ENCLOSURES.

- SHOWER COMPARTMENTS SHALL COMPLY WITH SECTION 11B-608 INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT AND WATER, THRESHOLDS, SHOWER ENCLOSURES, SHOWER FLOOR OR GROUND SURFACE AND SOAP DISH.

WATER CLOSETS AND TOILET COMPARTMENTS

- WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.1. IN ADDITION TO THE COMPARTMENTS REQUIRED TO COMPLY WITH 11B-604.8.1, WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, TOILET COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 SHALL BE PROVIDED IN THE SAME QUANTITY AS THE TOILET COMPARTMENTS REQUIRED TO COMPLY WITH SECTION 11B-604.8.1 §11B-213..3.1

- WHERE WATER CLOSETS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-213.3.1

- THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. §11B-604.2

- CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.3.1

- THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3-INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. §11B-604.4 (SEE EXCEPTION FOR RESIDENTIAL UNITS)

- THE SIDEWALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. §11B-604.5.1

- THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. §11B-604.5.2 (SEE EXCEPTION)

- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. §11B-604.6

- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. §11B-604.7

- WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS 11B-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 11B-603 TOILET AND BATHING ROOMS. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. §11B-604.8

- IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN INSWING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1 WHEELCHAIR ACCESSIBLE COMPARTMENT SIZE. §11B-604.8.1.1.1, FIGURES 11B-604.8.1.1.2(B) AND 11B-604.8.1.1.3(B)

- IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE SIDE WALL OR PARTITION, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 60 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.8.1.1.2 FIGURE 11B-604.8.1.1.2

- IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH ENDOPENING DOOR LOCATED IN THE FRONT WALL OR PARTITION (FACING WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. §11B-604.8.1.1.3 FIGURE 11B-604.8.1.1.3

- TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 DOORS, DOORWAYS, AND GATES EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOOR SHALL BE LOCATED IN FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. §11B-604.8.1.2

- WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDEWALL OR PARTITION FARTHEST FROM THE WATER WHERE LOCATED IN THE SIDEWALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING. §11B-604.8.1.2

- A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 DOOR AND GATE HARDWARE SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF THE MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. §11B-604.8.1.2 (SEE EXCEPTION)

- AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. §11B-604.8.1.4

- AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM. §11B-604.8.2.1

- WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL COMPLY WITH SECTION 11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN'S USE AND FOLLOW SUGGESTED DIMENSIONS ON TABLE 11B-604.9. §11B-604.9

- WHERE URINALS ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-605. §11B-213.3.3.

- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. §11B-605.2

- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. §11B-605.4

- WHERE LAVATORIES ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-606 AND SHALL NOT BE LOCATED IN A TOILET COMPARTMENT. §11B-213.3.4, §11B-606.1.

- FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-606.2

- LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-606.3

SIGNS RELATED TO TOILETS AND BATHRING FACILITIES

- ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 11B-213.2 TOILET AND BATHING ROOMS, TOILET ROOMS OR BATHING FACILITIES COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA UNLESS ALL TOILET ROOMS AND BATHING FACILITIES COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. EXISTING BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC TOILET ROOMS OR BATHING ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING LOBBY OR ENTRANCE ON A SIGN COMPLYING WITH 11B-703.5 VISUAL CHARACTERS, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. §11B-216.8

- PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:

a. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. HARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. §11B-703.6.1
b. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE PICTOGRAMS HALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. §11B-703.6.2
c. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION. §11B-703.6.3
d. THE INSTALLATION HEIGHT AND LOCATION OF PICTOGRAM SIGNS SHALL BE PER §11B-703.4.1.

- SYMBOLS SHALL COMPLY WITH THE FOLLOWING:

a. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE SYMBOL SHALL BE MOUNTED AT 58 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. §11B-703.7.2.6 (SEE EXCEPTION)
b. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, ¼ INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. §11B-703.7.2.6.1
c. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE,
¼ INCH THICK AND 12 INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. §11B-703.7.2.6.2
d. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE,
¼ INCH THICK AND 12 INCHES IN DIAMETER WITH A ¼ INCH THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. §11B-703.7.2.6.3

WASHING MACHINE AND CLOTHES DRYERS

- WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS. §11B-611.3

- TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-611.4

F. COMMUNICATION ELEMENTS AND FEATURES

FIRE ALARM SYSTEMS

- WHERE FIRE ALARM SYSTEMS AND CARBON MONOXIDE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH 11B-215 FIRE ALARM SYSTEMS. §11B-215.1 (SEE EXCEPTION)

- ALARMS IN PUBLIC USE AREAS AND COMMON USE AREAS SHALL COMPLY WITH 702 CHAPTER 9, SECTION 907.5.2.3.1. §11B-215.2

- WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE WIRING SYSTEM SHALL BE DESIGNED SO THAT VISIBLE ALARMS COMPLYING WITH 702 CHAPTER 9, SECTION 907.5.2.3.2 CAN BE INTEGRATED INTO THE ALARM SYSTEM. §11B-215.3

- FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 (1999 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1), EXCEPT THAT THE MAXIMUM ALLOWABLE SOUND LEVEL OF AUDIBLE NOTIFICATION APPLIANCES COMPLYING WITH SECTION 4-3.2.1 OF NFPA 72 (1999 EDITION) SHALL HAVE A SOUND LEVEL NO MORE THAN 110 DB AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. IN ADDITION, ALARMS IN GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTIONS 4-3 AND 4-4 OF NFPA 72 (1999 EDITION) OR SECTIONS 7.4 AND 7.5 OF NFPA 72 (2002 EDITION). AND CHAPTER 9, SECTIONS 907.5.2.1 AND §11B-702.1

ASSISTIVE LISTENING SYSTEMS

- ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS, USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES. §202, §11B-219.2

NOTE: ASSEMBLY AREAS INCLUDE, BUT ARE NOT LIMITED TO, CLASSROOMS, LECTURE HALLS, COURTROOMS, PUBLIC MEETING ROOMS, PUBLIC HEARING ROOMS, LEGISLATIVE CHAMBERS, MOTION PICTURE HOUSES, AUDITORIA, THEATERS, PLAYHOUSES, DINNER THEATERS, CONCERT HALLS, CENTERS FOR THE PERFORMING ARTS, AMPHITHEATERS, ARENAS, STADIUMS, GRANDSTANDS, OR CONVENTION CENTERS. §202, §11B-219.2

- ASSISTIVE LISTENING SYSTEM SHALL PROVIDE AN AMPLIFICATION SYSTEM UTILIZING TRANSMITTERS, RECEIVERS, AND COUPLING DEVICES TO BYPASS THE ACOUSTICAL SPACE BETWEEN A SOUND SOURCE AND A LISTENER BY MEANS OF INDUCTION LOOP, RADIO FREQUENCY, INFRARED, OR DIRECT-WIRED EQUIPMENT. §202

- PROVIDE (______) ASSISTIVE LISTENING SYSTEMS. A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. §11B-219.3

- WHERE A BUILDING CONTAINS MORE THAN ONE ASSEMBLY AREA UNDER ONE MANAGEMENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS MAY BE CALCULATED USING THE TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS. §11B-219.3 (SEE EXCEPTION)

- TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED FOR ASSISTIVE LISTENING SYSTEMS, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE WITH EXCEPT WHEN ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY MEANS OF AN INDUCTION §11B-219.3

- WHEN ASSISTIVE-LISTENING SYSTEMS ARE LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING §11B-219.4

- PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY HAVE FIXED SEATING AND (2A) THEY ACCOMMODATE AT LEAST 50 PERSONS OR (2B) THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, EXCEPT THOSE USED EXCLUSIVELY FOR PAGING AND/OR BACKGROUND MUSIC. §11B-219.2, §11B-219.5

- PORTABLE ASSISTIVE-LISTENING SYSTEMS MAY SERVE MORE THAN ONE CONFERENCE OR MEETING ROOMS IF AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING IS PROVIDED AND PERMANENTLY INSTALLED SYSTEMS ARE NOT REQUIRED. §11B-219.5

- RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8 INCH STANDARD MONO JACK. §11B-706.2

- RECEIVERS REQUIRED TO BE HEARING AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECK LOOPS. §11B-706.3

- ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL FROM 110 – 118 DB WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB. §11B-706.4

- SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM. §11B-706.5

- PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH. §11B-706.6

TWO-WAY COMMUNICATION SYSTEMS

- TWO-WAY COMMUNICATION SYSTEMS THAT ARE PROVIDED TO GAIN ADMITTANCE TO A BUILDING OR FACILITY OR TO RESTRICTED AREAS WITHIN A BUILDING OR FACILITY SHALL PROVIDE BOTH AUDIBLE AND VISUAL SIGNALS. HANDSET CORDS, IF PROVIDED, SHALL BE 29 INCHES LONG MINIMUM. §11B-230.1, §11B-708

- COMMON USE OR PUBLIC USE SYSTEM INTERFACE OF COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE RESIDENTIAL DWELLING UNIT INTERFACE. §11B-708.4.1

- RESIDENTIAL DWELLING UNIT SYSTEM INTERFACE OF COMMUNICATIONS SYSTEMS BETWEEN A RESIDENTIAL DWELLING UNIT AND A SITE, BUILDING, OR FLOOR ENTRANCE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE COMMON USE OR PUBLIC USE SYSTEM INTERFACE. §11B-708.4.2

TELEPHONES

- WHERE COIN-OPERATED PUBLIC PAY TELEPHONES, COIN LESS PUBLIC PAY TELEPHONES, PUBLIC CLOSED-CIRCUIT TELEPHONES, PUBLIC COURTESY PHONES, OR OTHER TYPES OF PUBLIC TELEPHONES ARE PROVIDED, PUBLIC TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217 TELEPHONES FOR EACH TYPE OF PUBLIC TELEPHONE PROVIDED. FOR PURPOSES OF THIS SECTION, A BANK OF TELEPHONES SHALL BE CONSIDERED TO BE TWO OR MORE ADJACENT TELEPHONES. §11B-217.1

- EXCEPT DRIVE-UP ONLY PUBLIC TELEPHONES, WHERE PUBLIC TELEPHONES ARE PROVIDED, WHEELCHAIR ACCESSIBLE TELEPHONES COMPLYING WITH 11B-704.2 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-217.2. §11B-217.2

- PROVIDE (______) WHEELCHAIR ACCESSIBLE TELEPHONES IN ACCORDANCE WITH TABLE 11B-217.2.

- ALL PUBLIC TELEPHONES SHALL HAVE VOLUME CONTROLS COMPLYING WITH 11B-704.3. §11B-217.3

- TTYS COMPLYING WITH 11B-704.4 SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217.4.

- WHERE A BANK OF TELEPHONES IN THE INTERIOR OF A BUILDING CONSISTS OF THREE OR MORE PUBLIC PAY TELEPHONES, AT LEAST ONE PUBLIC PAY TELEPHONE AT THE BANK SHALL BE PROVIDED WITH A SHELF AND AN ELECTRICAL OUTLET IN ACCORDANCE WITH 11B-704.5. §11B-217.5 (SEE EXCEPTION)

G. SPECIAL ROOMS, SPACES, AND ELEMENTS

KITCHENS, KITCHENETTES AND WET BARS

- SINKS SHALL COMPLY WITH 11B-606 LAVATORIES AND SINKS. §11B-804.4

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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SCALE
AS SHOWN

TITLE
COMMERCIAL ACCESSIBILITY NOTES

SHEET
A-9.7

04 INSULATION WITHIN WALL AND CEILING ASSEMBLIES:
A. DETAILS HEREIN PROVIDE THE MINIMUM INSULATION REQUIRED, WITHIN WALL AND FLOOR/CEILING ASSEMBLIES SEPARATING UNITS OR BETWEEN UNITS AND COMMON AREAS, TO ACHIEVE THE STC AND IIC SOUND TRANSMISSION RATINGS NOTED. ADDED THICKNESS REQUIRED FOR ENERGY COMPLIANCE WILL GOVERN.
B. FILL ALL STUD OR JOIST BAYS WITH BATT INSULATION WHERE WATER LINES, WASTE LINES, OR STORM DRAIN LINES OCCUR.
C. ISOLATE ALL LINES THAT HAVE FLUIDS RUNNING THROUGH THEM FROM THE FRAMING.

DIVISION 7.C: WATERPROOFING, FLASHING, AND WEATHER-RESISTIVE BARRIERS

01 WEATHER RESISTIVE BARRIERS:
A. ALL EXTERIOR "WEATHER-EXPOSED" WALL SURFACES ARE TO PROVIDE A CONTINUOUS AND INTEGRATED WEATHER-RESISTIVE BARRIER SYSTEM UNDER THE EXTERIOR CLADDING MATERIALS PER CODE.
B. TWO LAYERS OF WEATHER-RESISTIVE BARRIER IS TO BE APPLIED OVER ALL EXTERIOR WALL FRAMING COVERED WITH SOLID SHEATHING.
C. TWO LAYERS MAY BE APPLIED (UNLESS NOTED OTHERWISE) OVER FRAMING SURFACES WITHOUT SHEATHING.
D. SEE EXTERIOR CLADDING MATERIAL SPECIFICATIONS FOR TYPICAL UNDERLAYMENT REQUIREMENTS. SHEETS ARE TO BE APPLIED HORIZONTALLY IN A "WEATHERBOARD" MANNER. THE SECOND LAYER IS TO BE SEPARATELY APPLIED. ALL SEAMS ARE TO BE STAGGERED. VERTICAL SEAMS ARE TO BE SEALED. ALL MATERIALS ARE TO BE LAYERED / LAPPED IN A WEATHER-BOARD MANNER. AT MATERIAL OR SURFACE TRANSITIONS, OPENINGS, AND PENETRATIONS THROUGH THE EXTERIOR CLADDING AND WEATHER-RESISTIVE BARRIER, THE SYSTEM IS BE FLASHED AND SEALED, AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE WEATHER-RESISTANT SYSTEM.

02 FENESTRATION FLASHING: OPENINGS AT EXTERIOR SURFACES SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. SEALANTS SHALL MEET FEDERAL SPECIFICATION TT-S-1657 FOR SINGLE COMPONENT BUTYL RUBBER SEALANT. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

03 ALL MEMBRANE FLASHING IS TO BE SELF-ADHERING AND CAN ONLY BE USED WHERE IT WILL BE COMPLETELY COVERED BY OTHER MATERIALS (IT IS NOT U.V. TOLERANT). THE LAPPING OF THE MEMBRANE FLASHING MATERIALS IS TO BE IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN GUIDELINES (4 INCH MINIMUM). IT CAN ONLY BE APPLIED OVER SOLID BACKING / SHEATHING THAT IS CLEAN, DRY, AND PRIMED (COMPATIBLE WITH THE MEMBRANE). THE SUBSTRATE UNDER THE MEMBRANE IS TO SLOPE NO LESS THAN 2% (EXCEPT AT WALLS). CONTACTOR TO VERIFY COMPATIBILITY OF ALL SEALANTS, MEMBRANE FLASHINGS, AND WEATHER-RESISTIVE BARRIERS.

04 WATERPROOFING AND ROOFING: EXTERIOR "WEATHER-EXPOSED" ROOF AND DECK SURFACES, LEDGES, AND SLOPED VERTICAL SURFACES (NOT MORE THAN 60 DEGREES ABOVE THE HORIZONTAL PLANE) ARE TO BE SLOPED TO DRAIN AND WATERPROOFED. ALL EXPOSED JOINTS BETWEEN DIFFERENT MATERIALS ARE TO BE FLASHED AND WATER-PROOFED, TO PROVIDE AN INTEGRATED WATER-TIGHT SYSTEM. ALL BASE AND PAN FLASHING (AT DOORS AND WINDOWS WITHOUT NAILING FINS) IS TO BE SANDWICHED BETWEEN LAYERS OF THE WATERPROOFING SYSTEM. COUNTER-FLASHING IS TO BE STRAIGHT, TIGHT AGAINST THE WATERPROOFING AND SUBSTRATE, AND INTEGRATED WITH THE ADJOINING WEATHER-RESISTIVE BARRIER AND CLADDING SYSTEMS. ALL WATERPROOFING DEBRIS IS TO BE REMOVED FROM FLASHING AND ADJOINING EXPOSED MATERIALS.

05 ALL GALVANIZED SHEET METAL FLASHING IS TO CONFORM TO DETAILS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. ALL GALVANIZED FLASHING IS TO BE 24 GAUGE MINIMUM, UNLESS NOTED OTHERWISE. ALL SHEET METAL FABRICATION IS TO CONFORM TO SMACNA PUBLISHED GUIDELINES OR NRCA GUIDELINES (AT ROOF CONDITIONS), WHETHER OR NOT THE DETAILS ARE PROVIDED. CONTRACTOR IS TO COMPLY WITH THE MOST STRINGENT REQUIREMENTS. LAPPING/INTEGRATION WITH WATERPROOFING OR WEATHER-RESISTIVE BARRIER SYSTEMS ARE TO CONFORM TO CODE. MANUFACTURER'S DETAILS WILL SUPERSEDE DETAILS AND GUIDELINES, ONLY IF THEY ARE MORE STRINGENT.

06 ALL PENETRATIONS THROUGH THE WEATHER-RESISTIVE BARRIER OF "WEATHER-EXPOSED SURFACES" (INCLUDING FASTENERS GREATER THAN 3/8 INCH IN DIAMETER) ARE TO BE FLASHED WITH GALVANIZED SHEET METAL PENETRATION FLASHING INTEGRATED WITH THE ADJOINING MATERIALS. WHEREVER BOLTS PENETRATE IT, A 60 MIL SHEET OF MEMBRANE FLASHING IS TO BE CENTERED WITH THE PENETRATIONS. FASTENER PENETRATIONS LESS THAN 3/8 INCH TO BE SEALED PER MANUFACTURER'S RECOMMENDATIONS.

07 PROVIDE HEAD FLASHING OVER ALL DOOR AND WINDOW OPENINGS AT "WEATHER-EXPOSED" SURFACES.

08 SEALANT PRODUCTS USED ARE TO BE COMPATIBLE WITH THE MATERIALS THEY ARE TO BOND WITH AND REMAIN FLEXIBLE. CONTACTOR TO VERIFY COMPATIBILITY OF ALL SEALANTS, MEMBRANE FLASHINGS, AND WEATHER-RESISTIVE BARRIERS. EXPOSED SEALANT IS TO COMPLETELY FILL THE JOINT. THE SEALANT IS NOT TO BE SMEARED OR FEATHERED TOPICALLY BEYOND THE JOINT. ALL EXCESS SEALANT IS TO BE NEATLY REMOVED. ALL SEALANTS ARE TO BE INSTALLED OVER BACKER RODS OR BOND BREAKERS PER INDUSTRY STANDARDS.

09 WHERE PRE-MANUFACTURED PRODUCT DO NOT PROVIDE COMPLIANT FLASHING INTERFACE, SELF-ADHERING MEMBRANE FLASHING IS TO BE BONDED TO FLANGES AS REQUIRED BY THE MANUFACTURER'S INSTALLATION SPECIFICATIONS. PRODUCTS WITH NAILING FLANGES LESS THAN 1 INCH IN WIDTH WILL BE CONSIDERED TO NOT HAVE FLANGES AND SHALL BE ADDRESSED PER THIS NOTE.

10 ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN. THIS INCLUDES CONCRETE TO METAL FLASHING.

DIVISION 8.A: DOORS AND WINDOWS

01 ALL EXTERIOR DOORS SHALL BE FULLY WEATHER-STRIPPED INCLUDING THRESHOLD, DOOR BOTTOM DRIP STRIP, AND HEAD DRIP FLASHING.

02 REFER TO THE MECHANICAL DRAWINGS FOR THE TITLE 24 CERTIFICATE OF COMPLIANCE REQUIREMENTS RELEVANT TO EXTERIOR OPENINGS (I.E. "U" FACTOR AND SHGC COEFFICIENT). WINDOW PERFORMANCE RATINGS OF ALL GLAZED OPENINGS SHALL COMPLY WITH AAMA/WDMA 101/I.S.2 (NAFS), ADDRESSING THE FOLLOWING ISSUES:
A. OPERATING FORCE (IF APPLICABLE)
B. AIR LEAKAGE RESISTANCE
C. WATER PENETRATION RESISTANCE
D. UNIFORM LOAD DEFLECTION TEST
E. UNIFORM LOAD STRUCTURAL TEST
F. FORCED-ENTRY RESISTANCE (IF APPLICABLE)

03 PROTECTED OPENINGS: ALL FIRE-RATED DOORS ARE TO BE EQUIPPED WITH SMOKE SEALS. DOORS AND FRAMES ARE TO BE DELIVERED TO JOB SITE WITH PERMANENT APPROVED LABELS. DOORS NORMALLY KEPT IN THE CLOSED POSITION ARE TO BE EQUIPPED WITH A SELF-CLOSING DEVICE TO ENSURE CLOSING AND LATCHING OF THE DOOR. DOORS NORMALLY KEPT IN THE OPEN POSITION ARE TO BE EQUIPPED WITH AN AUTO-CLOSING DEVICE, ACTUATED BY SMOKE DETECTORS (BOTH SIDES OF DOOR) RATED AT A MAXIMUM TEMPERATURE OF 165 DEGREES F.

03 MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN). WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN IT EXCEEDS 19% MOISTURE CONTENT. PRESERVATIVE-TREATED WOOD SHALL BE AT A MOISTURE CONTENT OF 19% OR LESS BEFORE BEING COVERED BY OTHER MATERIALS. FIRE-RETARDANT- TREATED WOOD SHALL BE DRIED TO A MOISTURE CONTENT OF 19% OR LESS FOR LUMBER AND 15% OR LESS FOR WOOD STRUCTURAL PANELS BEFORE USE.

04 PROTECT STORED MATERIALS AND FRAMING IN PLACE FROM ADVERSE WEATHER CONDITIONS. PRIOR TO INSTALLATION, VERIFY THAT ADDITIONAL MOISTURE HAS NOT BEEN ACCUMULATED. AT ALL TIMES, DO NOT ALLOW PONDING OR SATURATION OF WATER TO OCCUR ON UNPROTECTED SHEATHING. DISCARD ALL DAMAGED MATERIALS.

05 ALL FRAMING IN DIRECT CONTACT WITH CONCRETE IS TO BE NATURALLY DURABLE OR PRESERVATIVE-TREATED (PT) WOOD. FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PT LUMBER, TREATED WITH ALKALINE COPPER QUAT (ACQ) OR COPPER AZOLE (CBA) ARE SUBJECT TO GREATER POTENTIAL TO CORROSIVITY. FASTENERS, INCLUDING NUTS AND WASHERS, ARE TO BE HOT- DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A 153), STAINLESS STEEL, SILICON BRONZE, OR COPPER. CONNECTORS IN CONTACT WITH THE PT MEMBERS ARE TO HAVE A MINIMUM CLASS G185 ZINC COATING, CONFORMING TO ASTM A 653. STAINLESS STEEL FASTENERS ARE TO BE TYPE 304 OR 316. ELECTROPLATED COATINGS DO NOT PROVIDE EQUIVALENT PROTECTION. ISOLATE GALVANIZED FLASHING FROM PT MEMBERS WITH A MINIMUM 40 MIL MODIFIED BITUTHENE MEMBRANE.

06 IN TYPE III CONSTRUCTION, THE EXTERIOR WALLS AND HORIZONTAL MEMBERS FRAMED INTO OR THROUGH EXTERIOR WALLS SHALL BE FRAMED WITH FIRE- RETARDANT-TREATED WOOD WITHIN EXTERIOR ASSEMBLIES THAT HAVE A FIRE RATING OF 2-HOURS OR LESS. FASTENERS, INCLUDING NUTS AND WASHERS, ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL (ASTM A 153), STAINLESS STEEL, SILICON BRONZE, OR COPPER. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW INDICATING THE EXTENT OF FIRE- RETARDANT-TREATED LUMBER PRIOR TO THE BEGINNING OF FRAMING.

07 THE SIZE AND LOCATION OF BORES AND NOTCHES THROUGH STRUCTURAL MEMBERS AND STRUCTURAL SHEATHING IS TO BE IN STRICT CONFORMANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS (AND MANUFACTURER'S GUIDELINES FOR PRE-ENGINEERED MEMBERS WHEN APPLICABLE). DEVIATIONS ARE TO BE APPROVED PRIOR TO COMMENCING WORK. BORES THROUGH MEMBERS FOR PIPES ARE TO BE OVERSIZED ENOUGH TO ALLOW FOR ACOUSTICAL ISOLATION. BORES THROUGH PLATES ARE TO ALLOW FOR FIRESTOP MATERIALS TO BE INSTALLED. OVERCUTS OF NOTCHED OPENINGS WILL NOT BE ACCEPTED.

08 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FLOOR, ROOF, AND DECK SHEATHING, IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS HEREIN AND APA GUIDELINES. STRUCTURAL PANELS AT FLOORS, ROOFS AND WALLS ARE TO BE GAPPED 1/8 INCH AT ALL PANEL EDGES AND 1/4 INCH ABOVE CONCRETE SURFACES (AS PER APA DESIGN/ CONSTRUCTION GUIDELINES) TO ALLOW FOR MOISTURE ABSORPTION AND TO PREVENT BUCKLING. ALL SHEATHING AT WEATHER-EXPOSED ROOF AND DECK CONDITIONS IS TO SLOPE TO DRAIN 2%%% M INIMUM, UNLESS NOTED OTHERWISE, INCLUDING EXTERIOR LEDGES, AND SHALL BE OF A TYPE AND QUALITY AS RECOMMENDED BY THE ROOFING OR WATERPROOFING MANUFACTURER, AND SHALL BE FULLY BLOCKED OR SUPPORTED AS RECOMMENDED BY THE ROOFING OR WATERPROOFING MANUFACTURER. QUALITY AND TYPE OF SHEATHING SHALL BE CONFIRMED IN WRITING AT THE PRE-CONSTRUCTION CONFERENCES. OSB PANELS ARE NOT TO BE USED AT EXTERIOR BALCONY SURFACES THAT WILL HAVE A WATERPROOF SYSTEM APPLIED OVER IT. STRUCTURAL PANELS ARE TO LAY FLUSH AND TIGHT AGAINST ALL ADJACENT FRAMING MEMBERS. PANEL EDGES ARE TO BE CENTERED WITH THE CENTER ON ALL FRAMING AND JOIST MEMBERS (EXCEPT AT BOUNDARIES), NAILING IS TO MAINTAIN A UNIFORM 3/8 INCH CLEARANCE ALONG ALL PANEL EDGES AND CENTER WITH FRAMING MEMBERS IN THE FIELD, UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER. OVERDRIVEN NAILING OF PANELS WILL NOT BE ACCEPTED. ANY SURFACE IRREGULARITIES ARE TO BE CORRECTED. INTERIOR FLOORS ARE TO BE LEVEL, UNLESS NOTED OTHERWISE ON DRAWINGS. WHERE SHEATHING IS APPLIED DIRECTLY OVER FURRING, THE LENGTH OF FASTENERS ARE TO BE INCREASED TO MAINTAIN REQUIRED PENETRATION INTO THE FRAMING MEMBERS.

09 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FURRING, SOFFITS, TRIM, BACKING AND/OR BLOCKING FOR ALL FLASHING, LIGHT FIXTURES, FIRE SPRINKLERS, EQUIPMENT, METERS, ELECTRICAL PANELS, IRRIGATION CONTROLLERS, TELEPHONE EQUIPMENT, SIGNS, HARDWARE AND ANY SIMILAR APPARATUS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW DOCUMENTS FROM ALL DISCIPLINES AND TO COORDINATE THE INSTALLATION OF THESE ITEMS.

10 FRAMING OF ANY TYPE IS NOT TO BE CONCEALED, PRIOR TO HAVING THE APPROPRIATE INSPECTIONS PERFORMED AND SIGNED OFF BY GOVERNING AGENCIES.

DIVISION 7.A: WATERPROOFING AND ROOFING SYSTEMS

01 SURFACE AND SUBSTRATE DRAINAGE: PROVIDE 1/4" PER FOOT MINIMUM SLOPE AT ALL NON-VERTICAL "WEATHER-EXPOSED" SURFACES (I.E. PATIOS, LANDINGS, BALCONIES, AND ROOF DECKS).

02 SURFACE DRAINAGE IS TO SHEET FLOW OR COLLECT INTO APPROPRIATE STORM DRAIN SYSTEM PER CODE.

03 PROVIDE FIBER CANTS AND CRICKETS ON ROOF WHEREVER REQUIRED TO PROVIDE COMPLETE DRAINAGE OF THE ROOF, WHETHER OR NOT SUCH CRICKETS ARE SHOWN ON THE ROOF PLANS.

04 PROVIDE ALL ATTIC ACCESS HATCHES AS REQUIRED BY CODE IN EACH AREA WHERE ATTIC HEIGHT IS 30 INCHES OR MORE.

05 PROVIDE ATTIC VENTS THROUGHOUT EACH ATTIC SPACE, AS NECESSARY TO PROVIDE VENTILATION AT 1/300 RATIO PER CODE. NOTIFY THE ARCHITECT IF VENTILATION INDICATED DOES NOT COMPLY WITH THIS REQUIREMENTS. VENTS SHALL NOT BE LOCATED WHERE PROHIBITED BY CODE, DUE TO PROXIMITY OF OPENINGS, PROPERTY LINES OR ASSUMED PROPERTY LINE CREATED BY AREA SEPARATION WALLS.

DIVISION 7.B: INSULATION

01 THE WALL, FLOOR/CEILING, ROOF ASSEMBLY DETAILS PROVIDED HEREIN HAVE THERMAL, FIRE-RESISTANCE RATINGS, AND SOUND TRANSMISSION RATINGS PROVIDED BY TESTING AGENCIES. INSULATION CAN NOT BE ARBITRARILY ADDED TO RAISED FLOOR, FLOOR/CEILING OR ROOF ASSEMBLIES WITHOUT AFFECTING THE DETRIMENTALLY AFFECTING THE FIRE RESISTIVENESS OF THAT ASSEMBLY. IF INSULATION IS NECESSARY, CONTACT THE ARCHITECT FOR A DETERMINATION IF IT CAN BE ADDED.

02 INSULATION CONTRACTOR WILL PROVIDE ALL NECESSARY DOCUMENTATION AND REQUIRED CERTIFICATION TO THE OWNER TO CONFIRM COMPLIANCE WITH TITLE-24 REQUIREMENTS (REFER TO COMPLIANCE SHEETS INCORPORATED INTO THE MECHANICAL DRAWINGS). THE TYPE AND R-VALUE OF INSULATING MATERIALS AT ALL FLOOR/CEILING, ROOF/CEILING, WALL, FLOOR OVER UNCONDITIONED SPACES, AND HOT WATER LINES ARE TO BE VERIFIED. BATT INSULATION PLACED BETWEEN FRAMING MEMBERS IS TO BE FRICTION FIT. INSTALLATION IS TO FORM A COMPLETE ENVELOPE OVER ALL EXTERIOR SURFACES.

03 PLACEMENT OF INSULATION IN CATHEDRAL ROOF/CEILING OR EXTERIOR FLOOR ASSEMBLIES IS TO ALLOW FOR A 1" VENTILATED AIR SPACE DIRECTLY UNDER THE PLYWOOD AND/OR OSB SHEATHING. ENDS OF THE ROOF/CEILING ARE TO HAVE VENTED OPENINGS.

08 THE CONTRACTOR IS TO REVIEW SHOP DRAWINGS AND SUBMITTALS, PRIOR TO ISSUING THEM TO THE ARCHITECT. THE ARCHITECT'S REVIEW OR APPROVAL DOES NOT RELIEVE THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR FROM THEIR OBLIGATION UNDER THE CONSTRUCTION DOCUMENTS. WHEN THE RESPONSE IS NOTED "FURNISH AS CORRECTED", THE CONTRACTOR IS RESPONSIBLE TO CORRECT ALL ISSUES ADDRESSED, WITHOUT EXCEPTION. SHOP DRAWINGS AND SUBMITTALS SHALL NOT REQUEST INFORMATION RELATIVE TO CONFIRMATION OR PROVISION OF DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ARCHITECT'S DIMENSIONS. ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONSTRUCTION DOCUMENTS. REVIEW OF FOR THE PURPOSE OF DETERMINING THE ACCURACY AND NOT SUBMITTALS IS COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES, AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH IS ALL THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR OF CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCING, OR PROCEDURES.

09 TRUSS SHOP DRAWINGS SHALL SHOW DIMENSIONS AND ALL CEILING-MOUNTED, RECESSED, AND CONCEALED ITEMS THAT ARE TO BE INSTALLED WITHIN ROOF AND / OR FLOOR FRAMING. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL TRUSS MEMBERS WITH THE LOCATIONS OF ALL CEILING-MOUNTED HVAC REGISTERS, ROOF HATCHES, CEILING ACCESS PANELS, ATTIC ACCESS OPENINGS, ELECTRICAL FIXTURES AND J-BOXES, CONCEALED DUCTING AND EQUIPMENT WITHIN ATTIC SPACES, ETC., PRIOR TO SUBMITTING TRUSS SUBMITTAL FOR REVIEW.

10 WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, THE CONTRACTOR SHALL CONSULT THE ARCHITECT IN A TIMELY MANNER FOR CLARIFICATION, PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS REVIEWED THE PLANS THOROUGHLY AND HAS ALL THE INFORMATION NECESSARY TO CONSTRUCT THE PROJECT.

11 THE CONTRACTOR SHALL, AT ALL TIMES AND AT ITS OWN EXPENSE, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, TRASH, RUBBISH, AND HAZARDOUS CONDITIONS. DAILY CLEANUP IS REQUIRED.

DIVISION 2.A: SOILS AND CIVIL ENGINEERING

01 ALL SOILS AND FOUNDATION WORK SHALL BE PERFORMED UNDER STRICT COMPLIANCE WITH RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD.

02 FINISH GRADES, TOP OF SLAB ELEVATIONS, AND SIMILAR NOTES, ON THE ARCHITECT'S DRAWINGS ARE APPROXIMATIONS AND INDICATE INTENT. THE CIVIL ENGINEERING DRAWINGS ARE TO BE USED FOR CALCULATED LOCATION OF EXISTING AND PROPOSED STRUCTURES, EXISTING AND FINISH GRADES, FINISHED SLAB ELEVATIONS, SLOPING OF WEATHER-EXPOSED SURFACES, ETC.

03 THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, DIMENSIONS, AND ALL OTHER EXISTING CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING A BID FOR THE WORK, SINCE SUCH BID SHALL TAKE INTO CONSIDERATION ALL SUCH EXISTING CONDITIONS WHICH MAY AFFECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION WITH CIVIL DRAWINGS. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER, CIVIL ENGINEER, AND THE ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE CONDITIONS.

04 SITE ACCESSIBILITY:
A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS FOR PROVIDING ACCESSIBILITY TO PERSONS WITH DISABILITIES, AS SET FORTH IN THE CALIFORNIA BUILDING CODE, FFHA, ADA AND HEREIN.
B. SIGNS AND IDENTIFICATION: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED PERSONS AS SET FORTH IN THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES. EXCEPTION: FACILITIES WITHIN AN ADAPTABLE DWELLING UNIT.

05 ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL (1) BE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGE IN ELEVATION, (3) BE A MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHEN NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E. 1:20) SHALL COMPLY WITH RAMP REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.

06 CIVIL ENGINEER / SURVEYOR TO CONFIRM "AS-BUILT" SLOPES AT CONCRETE GARAGE, CONCRETE COURTYARD, AND DECK SLABS.

DIVISION 3.A AND 4.A: CONCRETE AND MASONRY

01 THE CONTRACTOR WILL COORDINATE THE PLACEMENT OF ALL PENETRATION SLEEVES AND EMBEDMENTS DESIGNED TO BE SET INTO / THROUGH THE CMU AND CONCRETE WALL AND DECKS. PLACEMENT IS TO BE APPROVED BY THE POST-TENSION STRUCTURAL ENGINEER PRIOR TO THEIR PLACEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE X-RAY SERVICES AS NECESSARY FOR PENETRATIONS AFTER THE CONCRETE HAS SET, AT NO ADDITIONAL COST TO THE OWNER.

02 CONTRACTOR SHALL FILL ALL UNUSED PENETRATIONS IN CONCRETE DECKS WITH CONCRETE OR STRUCTURAL EPOXY.

03 ALL "WEATHER-EXPOSED" CONCRETE SURFACES ARE TO BE SLOPED TO DRAIN. WHERE A TOPPING SLAB IS TO BE PROVIDED, BOTH THE SUBSTRATE SLAB AND THE TOPPING SLAB ARE TO BE SLOPED TO DRAIN, U.N.O. REFER TO WATERPROOFING REQUIREMENTS AS INDICATED IN DIVISION 7.C.

04 STRUCTURAL EXPANSION JOINTS: THE WIDTH OF THE GAP BETWEEN CONCRETE AND FRAMING (WHERE SHOWN) IS TO BE MAINTAINED FROM THE FOUNDATION TO THE TOP OF THE FRAMED STRUCTURE, U.N.O. PROVIDE EXPANSION JOINT COVERS AND FULL WATERPROOFING AT EXTERIOR SURFACES AND AROUND ALL OPENINGS THROUGH THEM.

DIVISION 5.A AND 6.A: FRAMING SYSTEMS

01 THE STRUCTURAL FRAMING DRAWINGS SHOW STRUCTURAL ELEMENTS ONLY. THE ARCHITECTURAL DRAWINGS ONLY SHOW THE STRUCTURAL FRAMING IN A CONCEPTUAL MANNER. CEILINGS, SOFFITS, NON-BEARING WALLS, BLOCKING, BRIDGING AND BACKING SHALL BE PROVIDED PER CODE.

02 FRAMING TOLERANCES:
A. ALL FRAMING MEMBERS ARE TO BE TRUE AND SQUARE, WITHOUT CHECKS OR SPLITS. WALL, FLOOR AND ROOF FRAMING IS TO BE PLUMB AND SQUARE, WITH VARIATIONS LESS THAN 1/8 INCH IN 10 FEET. WALL CORNERS ARE TO BE SQUARE, UNLESS NOTED OTHERWISE ON ARCHITECT'S DRAWINGS.
B. HORIZONTALLY OR VERTICAL JOINTS BETWEEN MEMBERS ARE TO BE FLUSH, SQUARE, AND TIGHT.
C. ALL FRAMING MEMBERS OR SHEATHING THAT ARE DAMAGED, OVER CUT, OR WITH OVERDRIVEN FASTENERS, ARE TO BE REPLACED. FINAL DETERMINATION WILL BE PER RECORD ENGINEER'S INSPECTION.
D. FRAMING SURFACES INTENDED TO RECEIVE STRUCTURAL PANELS, WALLBOARD, OR CLADDING, ETC. ARE TO BE FLUSH. MEMBERS ARE TO BE WITHOUT SPLITS CHECKS OR WAYNE. THE MINIMUM STUD WIDTH, 2 INCH (NOMINAL). MAXIMUM FLOOR JOIST DEFLECTION IS NOT TO EXCEED 1:360, UNLESS NOTED OTHERWISE. PRIOR TO COVERING SUBSTRATE WITH UNDERLAYMENT, INSPECT AND REMOVE/CORRECT ANY PANELS THAT BOW OR SQUEAK.

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH ALL PROVISIONS OF ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES GOVERNING THIS PROJECT. THESE CONSTRUCTION DOCUMENTS MAY NOT CONTAIN ALL OF THESE PROVISIONS. ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIALS IN COMPLIANCE WITH SAID CODES AND ORDINANCES, WHETHER OR NOT IT IS CORRECTLY SHOWN HEREIN.

DIVISION 1.A: CONSTRUCTION DOCUMENTS

01 THESE CONSTRUCTION DOCUMENTS ARE THE PROPERTY OF LR/ARCHITECTURE AND / OR LR/A'S CLIENT AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE WORK SHOWN HEREIN, PER THE PROVISIONS OF THE OWNER-ARCHITECT AGREEMENT.

02 THE USE OR REPRODUCTION OF THE CONSTRUCTION DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, FABRICATOR, INSTALLER, OR PROVIDER OF MATERIALS, IN LIEU OF PREPARATION OF SUBMITTALS AND / OR SHOP DRAWINGS, IS STRICTLY PROHIBITED.

03 NO CHANGES SHALL BE MADE TO THESE DRAWINGS WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT/ENGINEER WHOSE NAME AND / OR SIGNATURE APPEARS HEREIN. ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK DONE DIFFERENTLY THAN INDICATED HEREIN.

04 CONTRACTOR IS TO BOTH KNOW OF AND UNDERSTAND THE ORDINANCES GOVERNING THIS PROJECT AND TO BRING TO THE ATTENTION OF THE OWNER AND ARCHITECT ANY CONFLICTS OR DISCREPANCIES BETWEEN THE VARIOUS CONSTRUCTION DOCUMENTS AND THE ORDINANCES OR ANY DISCREPANCIES OR CONFLICTS CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIALS IN COMPLIANCE WITH THE ORDINANCES, WHETHER OR NOT IT IS CORRECTLY SHOWN HEREIN.

05 DIMENSIONS, AS INDICATED, ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR THE WORK PRIOR TO THE LAYOUT OF THE WORK, AND SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCY OR CONFLICT IN THE FIGURED DIMENSIONS. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE SNAPPED FROM THE ROUGH FACE OF CONCRETE, ROUGH FACE OF MASONRY, FACE OF STUD, OR CENTERLINE OF COLUMN (WHERE NOTED), UNLESS NOTED OTHERWISE. DIMENSIONS THAT ARE NOTED AS "CLEAR" ARE SNAPPED BETWEEN FINISHED SURFACES, INCLUDING PROJECTIONS AND ENCROACHMENTS. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS AND DIMENSIONS HAVE PRECEDENCE OVER SCALE, UNLESS SPECIFICALLY NOTED OTHERWISE.

06 REFERENCES TO ANY DETAILS OR DRAWINGS ARE FOR CONVENIENCE ONLY AND DO NOT LIMIT THE APPLICATION OR USE OF ANY DETAIL OR DRAWING.

07 ALL PORTIONS OF THE BUILDING(S) ARE INTENDED TO BE OF EQUAL QUALITY, CHARACTER, AND TYPE OF CONSTRUCTION, UNLESS SPECIFICALLY INDICATED OTHERWISE. DETAILS OR CONDITIONS SHOWN, SPECIFIED, OR REFERENCED IN ONE AREA OF THE PROJECT SHALL BE CONSIDERED TO APPLY IN ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT. THE CONTRACTOR IS TO REPORT DISCREPANCIES TO THE ARCHITECT.

08 THESE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

DIVISION 1.B: CONTRACTOR BIDDING AND COORDINATION

01 THESE DRAWINGS DO NOT CONTAIN ALL THE INFORMATION NECESSARY FOR CONSTRUCTION OF A COMPLETELY OPERATIONAL BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE ITS PROFESSIONAL SKILLS TO PROVIDE A COMPLETE, OPERATIONAL BUILDING. IF ANY ELEMENT(S) WHICH COULD BE REASONABLE CONSTRUED OR IMPLIED TO BE REQUIRED IN THE PROJECT, BUT IS NOT SHOWN HEREIN, THE CONTRACTOR SHALL INCLUDE SUCH ITEMS WITHIN THE BIDS UNLESS SUCH ITEM IS EXPLICITLY EXCLUDED. IN THE EVENT THAT A BIDDER FOR THIS PROJECT BELIEVES THAT IT CANNOT DISCERN THE FULL EXTENT OF THE SCOPE OF WORK NECESSARY TO PROVIDE A COMPLETE OPERATIONAL BUILDING, RELATIVE TO ITS BID, THE BIDDER SHALL NOTIFY THE ARCHITECT BY WAY OF A "REQUEST FOR INFORMATION". THE ARCHITECT WILL ISSUE A RESPONSE TO CLARIFY THE REQUIREMENTS.

02 SUBSTITUTION OF ANY DETAIL, MATERIAL, OR PRODUCT THAT IS APPROVED FOR USE ON THIS PROJECT SHALL BE UNDER THE FOLLOWING STIPULATIONS: THE CONTRACTOR HEREBY ACKNOWLEDGES AND ACCEPTS THE RESPONSIBILITY FOR ANY AND ALL RAMIFICATIONS ARISING FROM ALL SUBSTITUTIONS, WHETHER OR NOT SUCH RAMIFICATIONS WERE NOTED DURING THE APPROVAL PROCESS. THE CONTRACTOR SHALL VERIFY AND CONFIRM THAT EACH SUBSTITUTED ITEM MEETS ALL APPLICABLE STANDARDS, REGULATIONS, AND LOCAL ORDINANCES, THAT IT WILL INTERFACE PROPERLY WITH ALL OTHER PRODUCTS AND / OR DETAILS IN THE PROJECT, AND THAT IT WILL NOT IMPACT THE SCHEDULE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVALS AND PERMITS FOR ALL SUBSTITUTIONS. WHENEVER THE DOCUMENTS INDICATE MORE THAN ONE MANUFACTURER OF A PRODUCT, THE FIRST MANUFACTURER LISTED IS THE BASIS OF DESIGN; USE OF A SECOND OR OTHER LISTED MANUFACTURER, OR USE OF AN "OR EQUAL" MANUFACTURER, SHALL CONSTITUTE A SUBSTITUTION, AND CONTRACTOR SHALL SUBMIT SUCH REQUEST FOR SUBSTITUTION PER THE PROCESS CONTAINED WITHIN THE DOCUMENTS. ALL TIME EXPENDED BY ARCHITECT IN REVIEWING REQUESTS FOR SUBSTITUTIONS SHALL BE BILLED TO THE OWNER AS ADDITIONAL SERVICES AND SHALL BE REIMBURSED BY CONTRACTOR TO THE OWNER, UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

03 THE CONTRACTOR SHALL ENSURE THAT EACH TRADE INSPECTS ALL WORK RELATED TO THEIR SCOPE OF WORK, DETERMINE ITS COMPLETENESS, REPORT FINDINGS, AND SHALL CERTIFY THAT THEY ACCEPT IT AS PROPER. COMMENCEMENT OF WORK EXPLICITLY INDICATES ACCEPTANCE OF THE CONDITION OF THE PRIOR WORK. NO CLAIM AGAINST PRIOR WORK SHALL BE MADE AFTER COMMENCEMENT OF SUBSEQUENT WORK.

04 OPENINGS MADE IN THERMAL, FIRE-RESISTIVE AND/OR SOUND-RATED ASSEMBLIES MUST BE PATCHED AND FILLED, IN ORDER TO MAINTAIN THE PROPER PERFORMANCE AND RATINGS.

05 APPLIANCES, EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONSTRUCTION DOCUMENTS SHALL SUPERSEDE MANUFACTURER'S WRITTEN RECOMMENDATIONS ONLY WHEN THEY EXCEED THE MANUFACTURER'S REQUIREMENTS. DETAILS AND NOTES ARE NOT INTENDED TO CONTRADICT MANUFACTURER'S INSTALLATION INSTRUCTIONS. SHOULD THERE BE A CONFLICT, THE MORE RESTRICTIVE REQUIREMENTS SHALL HAVE PRECEDENCE UNLESS DETERMINED OTHERWISE BY THE ARCHITECT IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION AND CONNECTION OF ALL APPLIANCES, EQUIPMENT, FIXTURES, ETC. THE CONTRACTOR SHALL VERIFY THAT THE REQUIRED AREA, CLEARANCES, UTILITIES, CAPACITY, ETC. ARE PROVIDED PRIOR TO COMMENCING CONSTRUCTION.

06 THE CONTRACTOR IS RESPONSIBLE FOR ALL OF ITS "DESIGN-BUILD" SUBCONTRACTORS AND SHALL COORDINATE THE INTEGRATION OF THEIR WORK WITH ALL OTHER TRADES AND THE CONSTRUCTION DOCUMENTS.

07 **SUBCONTRACTOR COORDINATION:**
A. CONTRACTOR ACKNOWLEDGES ITS RESPONSIBILITY FOR THE INTER- COORDINATION OF ALL SUBCONTRACTORS AND THEIR WORK. FOR OBTAINING APPROVALS AND PERMITS FOR ALL SUBSTITUTIONS.
B. THE CONTRACTOR WILL HOLD PRE-CONSTRUCTION MEETINGS, AND ADDITIONAL MEETINGS, AS REQUIRED, SO THAT ALL SUBCONTRACTORS WILL BE FAMILIARIZED WITH THE RELATED WORK OF OTHER TRADES INVOLVED.
C. WHEN A CONFLICT ARISES BETWEEN THE REQUIREMENTS OF TWO OR MORE SUBCONTRACTORS, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE AMONG THEMSELVES TO RESOLVE THE CONFLICT IMMEDIATELY.
D. IF ADDITIONAL OR DUPLICATE MATERIAL OR LABOR IS NECESSARY TO FACILITATE COORDINATION OR REMEDIAL WORK, IT SHALL BE PROVIDED AT NO ADDITIONAL COST OR DELAY OF COMPLETION TO THE OWNER. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SUCH CONFLICT IMMEDIATELY.
E. THE ARCHITECT MAY ISSUE INFORMATION, AS TO WHICH ITEM IS MOST CRITICAL; THE NON-CRITICAL ITEM CAN THEN BE RELOCATED OR DUPLICATED.

LR/A
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Construction Management
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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY
DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
GENERAL NOTES

SHEET
A-9.8

underground service is not currently available, then provisions shall be made for future underground service.

(8) Walls and Trash Storage. A solid masonry wall at least six feet in height shall be erected along the lot lines of the lot or lots where the lot or lots abut or are across an alley from any residential zone or use, except for that portion of the lot line where an access driveway is required by the City. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building.

(9) Recycling Area or Room. Every Mini-Shopping Center or Commercial Corner Development shall conform to the requirements of Section 12.21 A 19 (c) of this Code.

(10) Landscaping. All landscaping shall comply with Sections 12.41, 12.42 and 12.43 of this Code and the following requirements:

(i) Landscaping - Setback. A landscaped, planted area having a minimum width of five feet shall be required along all street frontages of the lot and on the perimeters of all parking areas of the lot or lots which abut a residential zone or use.

(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy.

(b) Conditions of Operation. A Mini-Shopping Center or a Commercial Corner Development shall comply with the following conditions:

(1) Maintenance. The condition of the lot or lots, including but not limited to parking areas, exterior walls, required lighting, and landscaped areas, shall at all times be maintained in a safe and sanitary condition and in a state of good repair. Exterior wall surfaces shall at all times be kept free from graffiti and any marks of vandalism.

(2) Debris Removal. The lot or lots shall at all times be kept clear of weeds, rubbish, and all types of litter and combustible materials. Trash receptacles shall be located throughout the open areas of the lot or lots.

(3) Hours. Parking lot cleaning and sweeping, and trash collections from and deliveries to a Mini-Shopping Center or Commercial Corner Development, shall occur no earlier than 7 a.m., nor later than 8 p.m., Monday through Friday, and no earlier than 10 a.m., nor later than 4 p.m., on Saturdays and Sundays.

(4) Landscape Maintenance. Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth. All trees, shrubs and ground cover shall be maintained as healthy and vigorous at all times. Irrigation systems, installed pursuant to the requirements in Subsubparagraph (a) (10) (ii) above shall be continuously maintained in accordance with Section 12.41 B 5 of this Code.

(5) Covenant. Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner shall implement each of the conditions set forth in Paragraph (b) of this subdivision, and shall not permit the erection of any of the signs enumerated in Paragraph (a) (6) of this subdivision or the establishment of any uses enumerated in Section 12.24 W 27 of this Code without first obtaining a conditional use approval. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any other remedy provided by law.

(c) Existing Building Changed to Mini-Shopping Center or Commercial Corner Development.

(1) An existing building or buildings may be converted to a Mini-Shopping Center or to a Commercial Corner Development without first obtaining a conditional use approval if all of the following requirements are met:

(i) all alterations result in no more than a twenty percent increase in the existing floor area of all of the buildings on a lot or lots;

(ii) the proposed Mini-Shopping Center or the Commercial Corner Development use or uses are not enumerated in Section 12.24 W 27;

(iii) no sign identified in Paragraph (a) (6) of this subdivision shall be erected on the site; and

(iv) the proposed Mini-Shopping Center or the Commercial Corner Development complies with the conditions of operation of Paragraph (b) of this subdivision.

(2) For an existing Mini-Shopping Center, or existing Commercial Corner Development use, no person shall establish as a new use, any of the uses enumerated in Section 12.24 W 27 of this subdivision without first obtaining a conditional use approval.

(d) Exemptions. The following Projects shall not be subject to this subdivision:

(1) A Mixed Use Project as defined in Section 13.09 B 3 that consists of predominantly residential uses and does not contain commercial uses enumerated in Section 12.24 W 27;

(2) Adaptive Reuse Projects as defined in Section 12.22 A 26; and

(3) Libraries, governmental offices, police stations, fire stations, and other government owned related facilities or uses.

(e) Specific Plan Compliance. If, as determined by the Director of Planning or his/her designee, the provisions of this Section conflict with those of an adopted Specific Plan, then the provisions of the Specific Plan shall prevail.

EXHIBIT:

MINI-SHOPPING CENTER
COMMERCIAL CORNER DEVELOPMENT

I agree to the following conditions:

If the standards set forth in Paragraph (a) and the conditions set forth in Paragraph (b) of subdivision 12.22 A 23 of the Municipal Code are met, and the proposed use or uses are not enumerated in Section 12.24 W 27, then a conditional use approval pursuant to Section 12.24 W 27 shall not be required for any new use, change of use or addition of floor area to a Mini-Shopping Center in the C, M1, M2 or M3 zones, or a Commercial Corner Development in any C or M zone. The uses enumerated in Section 12.24 W 27 include:

(i) a use not otherwise subject to conditional use approval which operates between the hours of 11 p.m. and 7 a.m.; or

(ii) an amusement enterprise as enumerated in Section 12.14 A 3 of the Municipal Code; or

(iii) an automobile laundry or wash rack; or

a multi-family residential use on a corner lot in a C zone and in Height Districts 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned RW1 or more restrictive zone.

(a) Development Standards.

(1) Height. Buildings or structures located in Height District Nos. 1 and 1-L shall not exceed a maximum height of 45 feet. However, buildings or structures shall comply with the provisions of Section 12.21.1 A 10, "Transitional Height," of this Code.

(2) Front Yard. The front yard requirements set forth in Sections 12.12.2 C, 12.13 C 1 and 12.13.5 B 1 of this Code shall not apply to Mini-Shopping Centers or Commercial Corner Developments.

(3) Windows. The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.

(4) Parking.

(i) Notwithstanding Section 12.21 A 5 (h) of this Code to the contrary, no tandem parking shall be permitted, except those spaces reserved exclusively for residential use.

(ii) Bicycle parking shall be provided as required by Section 12.21 A 16 of this Code.

(iii) Parking in the Downtown Business District shall be provided as required by Section 12.21 A 4 (i) of this Code.

(5) Lighting. All public areas of the lot or lots not covered by a building shall have night lighting for safety and security. All other open exterior areas, such as walkways and trash areas, shall have low-level, security-type lighting. All exterior lighting shall be directed onto the lot or lots, and all flood lighting shall be designed to eliminate glare to adjoining properties. All parking areas shall have a minimum of 3/4 foot-candle of flood lighting measured at the pavement.

(6) Signs.

(i) In addition to the requirements set forth in Division 62 of this Code, no person shall erect on the lot or lots the following signs, as defined in Section 91.6203 of this Code without first obtaining a conditional use permit: pole signs; projecting signs; or roof signs.

(ii) Monument signs and information signs shall be located only within the landscape-planted areas of the lot or lots.

(7) Utilities. All new utility lines which directly service the lot or lots shall be installed underground. If

DIVISION 15.A: PLUMBING, MECHANICAL, AND ELECTRICAL

01 ALL PLUMBING LINES ARE TO BE ISOLATED FROM FRAMING MEMBERS.

02 PROVIDE EXPANSION FITTINGS FOR RIGID PLUMBING AND MECHANICAL LINES WITHIN STRUCTURE TO ACCOMMODATE FOR BUILDING EXPANSION / CONTRACTION AND SETTLEMENT OF UP TO 3/8 INCH PER FLOOR WITHOUT DAMAGE OR MALFUNCTION OF PIPING.

03 CONTRACTOR SHALL SUBMIT ALL SWIMMING POOL AND SPA DRAWINGS TO HEALTH DEPARTMENT AND OBTAIN APPROVAL PRIOR TO CONSTRUCTION.

04 TERMINATE ALL WATER HEATER PRESSURE-TEMPERATURE RELEASE VALVE AND CONDENSATE DRAIN DISCHARGE PIPING TO EXTERIOR PER ALL APPLICABLE CODES AND ORDINANCES.

05 ALL BATHROOM EXHAUST FANS AND CLOTHES DRYER EXHAUST DUCTING SHALL DISCHARGE TO THE EXTERIOR. DISCHARGE TO AN INTERIOR CORRIDOR IS PROHIBITED. PROVIDE CLEANOUTS AS PER CODE OR OTHER REGULATIONS. TERMINATION IS TO BE 3 FEET FROM ANY OPENING.

06 HVAC HEATING COOLING AND VENTILATION REQUIREMENTS; DWELLING UNIT HEATING SYSTEMS SHALL BE ABLE TO MAINTAIN A ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.

07 MECHANICAL DUCTING (2 INCH MINIMUM) IN THE ATTIC SPACE, BETWEEN UNITS AND OVER UNCONDITIONED SPACES TO COMPLY WITH TITLE-24 REQUIREMENTS.

08 THE CONSTRUCTION DOCUMENTS SHOW COMPLIANCE WITH DIMENSIONAL REQUIREMENTS AND SPANNING OF ELECTRICAL ITEMS (I.E. OUTLETS, LIGHT FIXTURES, SWITCHES), DUCTING, VENTING, REGISTERS, PLUMBING LINES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO ENSURE THAT THE CODE REQUIREMENTS ESTABLISHING THEIR PLACEMENT ARE MAINTAINED. RELOCATION AND / OR DUPLICATION OF ELECTRICAL, MECHANICAL, AND PLUMBING AND STUDS, JOISTS, RAFTERS, AND TRUSSES MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES IN THIS REGARD. ANY EXTRA LABOR OR MATERIALS REQUIRED TO MEET THESE REQUIREMENTS SHALL BE PROVIDED BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.

09 ALL EXPOSED HOT WATER LINES SHALL BE INSULATED AS REQUIRED BY CALIFORNIA BUILDING CODE.

10 ALL STORAGE ROOMS SHALL BE MECHANICALLY VENTILATED TO THE EXTERIOR. FIRE DAMPERS ARE REQUIRED WHEN A DUCT PENETRATES A RATED WALL ASSEMBLY.

11 GENERAL CONTRACTOR AND CONCRETE SUB-CONTRACTOR TO VERIFY ALL POWER SUPPLY REQUIREMENTS FOR ALL EXTERIOR BUILDING SIGNAGE WITH CLIENT'S SIGNAGE CONSULTANT PRIOR TO FOUNDATION POUR.

12 ALL PLUMBING, ELECTRICAL, LOW VOLTAGE, HVAC, AND SIMILAR ELEMENTS ARE SHOWN IN THE DOCUMENTS SCHEMATICALLY AND CONCEPTUALLY ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AMONGST THE SEVERAL TRADES TO DETERMINE THE EXACT LOCATIONS OF SUCH ITEMS TO PROVIDE FULLY FUNCTIONAL SYSTEMS IN COMPLIANCE WITH THE DESIGN INTENT OF THESE DOCUMENTS.

13 READ THESE NOTES AGAIN.

03 PROVIDE CONTROL JOINTS IN EXTERIOR PLASTER SURFACES. AREAS SEPARATED BY CONTROL JOINTS ARE NOT TO EXCEED 144 SQUARE FEET. SEE EXTERIOR ELEVATIONS AND PROJECT SPECIFICATION REQUIREMENTS.

04 ALL JOINTS BETWEEN EXTERIOR CLADDING SYSTEMS ARE TO BE PLUMB, SQUARE, AND UNIFORM. WHERE THERE IS POTENTIAL FOR BUCKLING FROM DIFFERENTIALS IN THERMAL EXPANSION AND CONTRACTION, SEALED EXPANSION JOINTS ARE TO BE INSTALLED BETWEEN JOINTS.

05 CLADDING IS TO EXTEND AROUND OUTSIDE BUILDING CORNERS, UNLESS NOTED OTHERWISE.

DIVISION 9.C: INTERIOR SURFACES

01 UNITS: ALL TUB/SHOWER AND SHOWER SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE UP TO A MIN. HEIGHT OF 7'-0" ABOVE THE DRAIN INLET. AT FIBERGLASS ENCLOSURES, BACK WITH MOISTURE RESISTANT GYPSUM BOARD; AT CERAMIC TILE ENCLOSURES OVER CEMENTITIOUS BACKER BOARD OVER A WATERPROOF MEMBRANE SYSTEM; SEE INTERIOR ELEVATION AND SPECIFICATIONS FOR EXACT CONDITIONS. SUBSTRATES FOR ALL TUB PLATFORMS, LEDGES AND WALLS SURFACES, SUBJECT TO DIRECT SPLASH, SHALL BE WATERPROOFED.

02 COMMON AREA RESTROOMS: FLOORS SHALL HAVE A SMOOTH, HARD, NON- ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. FLOOR IS TO SLOPE TO DRAIN. PROVIDE A 3/8 INCH RADIUS AT COVED BASES. FLOOR SURFACES SUBJECT TO WATER EXPOSURE ARE TO BE SLIP-RESISTANT. WALLS WITHIN 2 FEET OF THE FRONT OR SIDE OF URINALS OR WATER CLOSETS SHALL BE SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET MINIMUM ABOVE THE FINISHED FLOOR. GRAB BARS AND ALL ACCESSORIES ARE TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

DIVISION 13.A: LIFE SAFETY SYSTEMS

01 MEANS OF EGRESS ILLUMINATION: ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. LIGHTING SHALL BE POWERED BY PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE ILLUMINATION SHALL BE AUTOMATICALLY POWERED FROM AN EMERGENCY SYSTEM.

02 EXIT SIGNAGE.
A. PROVIDE EXIT SIGNS THROUGHOUT THE ENTIRE PROJECT. THE EXIT SIGNS ALONG THE PATH OF EGRESS TRAVEL SHALL BE LOCATED SO THEY ARE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL (GRAPHICS SHALL INDICATE DIRECTION OF EGRESS). NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. LOCATE EXIT SIGNS PER PLAN AND INSTALL ADDITIONAL SIGNS PER THE AUTHORITY HAVING JURISDICTION.
B. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. LECTRICALLY POWERED, SELF-LIMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL COMPLY WITH UL 924 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CBC CHAPTER 27. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
C. EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON- SITE GENERATOR. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

03 FIRE EXTINGUISHERS
A. PROVIDE ALL FIRE EXTINGUISHERS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. ALL FIRE EXTINGUISHERS SHALL BE INSTALLED IN SEMI- RECESSED ENCLOSURES IN THE RESIDENTIAL CORRIDORS, OFFICES, LOBBIES, AND OTHER COMMON AREAS. PROVIDE SURFACE-MOUNTED ENCLOSURES IN PARKING STRUCTURES AND WITHIN EQUIPMENT ROOMS (AT CONCRETE WALLS).
B. EXTINGUISHER LOCATIONS SHOWN ON PLANS ARE AN ESTIMATION. THE EXACT NUMBER, LOCATION AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY LOCAL FIRE AUTHORITY HAVING JURISDICTION. FIRE EXTINGUISHERS SHALL HAVE A MINIMUM RATING OF 2-A:10-B:C. THEY SHALL BE INSTALLED THROUGHOUT THE BUILDING, SO THAT THERE IS AN AVAILABLE EXTINGUISHER WITHIN 75 FEET OF TRAVEL FROM ANY POINT OF THE BUILDING AND/OR NO LESS THAN ONE EXTINGUISHER PER 3,000 SQUARE FEET.

04 MANUAL AND / OR AUTOMATIC FIRE ALARM SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9 AND NFPA 72.

05 PROJECT SHALL HAVE AN AUTOMATIC FIRE ALARM SYSTEM BASED UPON FULLY SPRINKLERED BUILDINGS, PER CALIFORNIA FIRE CODE. THE CONTRACTOR HALL SUBMIT DRAWINGS AND OBTAIN APPROVAL FROM THE CITY FOR APPROVAL PRIOR TO FABRICATION.

06 ALL DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS (I.E. STROBES). VISUAL SMOKE ALARMS SHALL ALSO BE PROVIDED FOR THE HEARING IMPAIRED IN RESTROOMS, CORRIDORS, MULTI-PURPOSE ROOMS, LOBBIES, MEETING ROOMS, AND OTHER AREAS FOR COMMON USE. THESE SYSTEMS ARE TO BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 9 AND NFPA 72.

07 SMOKE ALARMS IN UNITS ARE TO BE LOCATED IN SLEEPING ROOMS AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. THEY ARE NOT TO BE LOCATED IN GARAGES AND AT LEAST 20 FEET AWAY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES. SMOKE ALARMS ARE TO BE WIRED TO THE PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.

08 CARBON MONOXIDE (CO) ALARMS SHALL BE LOCATED IN UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. THEY SHALL BE LISTED TO COMPLY WITH UL 2034 AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND NFPA 720. CO ALARMS ARE TO BE WIRED TO THE PRIMARY POWER FROM THE BUILDING AND BE EQUIPPED WITH A BATTERY BACKUP.

09 CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATIONS (I.E. STROBES) IN ACCORDANCE WITH NFPA 720.

10 CARBON MONOXIDE / SMOKE ALARM COMBINATION UNITS SHALL COMPLY WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, LISTING, AND APPROVALS FOR BOTH.

11 FIRE EXTINGUISHING SYSTEMS (FIRE-SPRINKLERS):
A. FIRE EXTINGUISHING SYSTEMS SHALL COMPLY WITH CBC CHAPTER 9 AND NFPA 13. EXCEPTION: APARTMENT BUILDINGS FOUR STORIES OR LESS MAY BE ON ACCORDANCE WITH NFPA 13R.
B. PROJECT SHALL HAVE AN APPROVED SUPERVISED FIRE SPRINKLER SYSTEM HAVING A LOCAL ALARM FOR NOTIFICATION OF ALL OCCUPANTS.

12 STAIR SIGNAGE: STRUCTURES FOR (4) OR MORE STORIES IN HEIGHT SHALL HAVE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5 FEET ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION.

13 BUILDING ADDRESS NUMBERS OR LETTERS SHALL BE A MINIMUM OF 4 INCHES HIGH AND NOT LESS THAN 1/2 INCH IN WIDTH. THEY SHALL INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE MAIN ROADWAY WHICH THE BUILDING IS ADDRESSED ON. ADDRESS NUMBERS SHALL BE ILLUMINATED, CLEARLY VISIBLE, AND LEGIBLE FROM FOR THE MAIN ROADWAY FRONTING THE PROPERTY. ADDITIONAL BUILDING IDENTIFICATION MAY BE REQUIRED THE AUTHORITY HAVING JURISDICTION.

04 ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. THE DOOR OPENING FORCE SHALL BE 5 POUNDS MAXIMUM FOR ALL DOORS OTHER THAN FIRE DOORS. REQUIRED FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, BUT SHALL NOT EXCEED 15 POUNDS.

DIVISION 9.A: THERMAL, FIRE-RESISTANT AND SOUND-CONTROL RATED ASSEMBLIES

01 THE LENGTH OF FASTENERS IS TO BE INCREASED AT MULTI-LAYER APPLICATION AND WHERE WALLBOARD IS APPLIED OVER STRUCTURAL PANELS OR NON- STRUCTURAL FURRING. THE LENGTH OF FASTENERS IS TO BE INCREASED, AS NECESSARY TO ACHIEVE THE REQUIRED PENETRATION INTO THE FRAMING MEMBERS. FASTENERS PENETRATING THROUGH WALLBOARD AND INTO RESILIENT CHANNELS ARE NOT TO CONTINUE AND PENETRATE THE MEMBERS SUPPORTING THE RESILIENT CHANNELS.

02 MULTI-LAYER WALLBOARD ASSEMBLIES: EXTERIOR OR INTERIOR ASSEMBLIES OCCURRING ALONG A PORTION OF A WALL SHALL CONTINUE FOR THE REMAINDER OF THE WALL (UP TO A PROPER TERMINATION).

03 WHERE EXTERIOR SHEATHING/UNDERLAYMENT IS REQUIRED UNDER WOOD SIDING OR PLASTER (I.E., AS PART OF A SOUND-RATED OR FIRE-RATED EXTERIOR WALL), CONTINUE THE SAME MATERIALS FOR THE REMAINDER OF THE SURFACE TO THE NEAREST CORNER.

04 WHERE RESILIENT CHANNELS ARE REQUIRED UNDER THE GYPSUM BOARD FOR A PORTION OF A WALL OR CEILING (I.E., FOR SOUND-CONTROL RATED ASSEMBLIES), USE RESILIENT CHANNELS FOR THE REMAINDER OF THE WALL OR CEILING IN THAT ROOM.

05 WALLBOARD AND PLYWOOD SHEATHING IS TO BE GAPPED 1/4" ABOVE THE CONCRETE OR PLYWOOD SUBFLOOR, AS PER GYPSUM ASSOCIATION RECOMMENDATIONS. GAPS ARE TO BE FILLED WITH FLEXIBLE FIRE-RESISTANT SEALANT.

06 REFER TO THE CODE AND THE LATEST VERSION OF THE ACOUSTICAL REPORT FOR SITE SPECIFIC ACOUSTICAL REQUIREMENTS. THE CONTRACTOR IS TO FULLY UNDERSTAND THE REQUIREMENTS AND COORDINATE WORK TO ACHIEVE COMPLIANCE.

07 AT SHEAR WALLS: WHERE THE PLYWOOD DOES NOT CONTINUE TO THE CORNER OF THE ROOM, ADDITIONAL PLYWOOD OR TYPE "X" GYPSUM WALL BOARD IS TO BE ADDED FOR THE REMAINING PORTION, SO AS TO ACHIEVE A FLUSH FINISHED SURFACE FOR THE ENTIRE WALL.

08 ALL RECESSED OPENINGS FOR ACCESSORIES (I.E. FIRE EXTINGUISHERS, MEDICINE CABINETS, ETC.) SHALL BE LINED WITH GYPSUM WALLBOARD AT ALL SIDES AND BACK. RECESSED OPENINGS NOT PERMITTED AT UNIT-TO-UNIT DEMISING WALLS.

09 NOTE THAT WHERE CLEARANCE TO COMBUSTIBLE MATERIALS IS REQUIRED, I.E. AT FLUES AND VENTS, THAT GYPSUM WALLBOARD IS CONSIDERED "COMBUSTIBLE".

10 AT PENETRATIONS THROUGH WALLBOARD; PROVIDE THE REQUIRED CLEARANCE TO GYPSUM BOARD AND FILL THE OPENING WITH JOINT BACKING AND / OR OTHER APPROPRIATE FIRE STOPPING, AS APPROVED BY CODE AND LOCAL BUILDING OFFICIALS.

NOTE: GYPSUM BOARD IS CONSIDERED COMBUSTIBLE IN THIS APPLICATION; PROVIDE CLEARANCE AND FIRESTOPPING PER THIS NOTE.

11 PROVIDE FIRE BLOCKS PER CODE PER THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVER CEILINGS.
D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

12 PROVIDE ALL DRAFT STOPS PER CODE:

A. IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM THE WALLS AND SIMILAR CONCEALED SPACES IN FLOOR-CEILING ASSEMBLIES. DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM OTHER USES. THE SEPARATED ATTIC SPACE MAY NOT EXCEED 3000 SQUARE FEET AND THE GREATEST HORIZONTAL DIMENSION MAY NOT EXCEED 60 FEET.
B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES IN 100 SQUARE FEET OF WALL OR PARTITIONS. C. ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A MINIMUM DISTANCE OF 24 INCHES.
D. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY A TEST CONDUCTED IN ACCORDANCE WITH THE CODE.

13 SMOKE AND FIRE DAMPERS MUST BE INSTALLED AND BE ACCESSIBLE FOR INSPECTION AND SERVICING IN THE FOLLOWING DUCTED OR UNDUCTED AIR OPENINGS IN THE FOLLOWING LOCATIONS.
A. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS.
B. EXIT CORRIDORS.
C. DUCTS PENETRATING SHAFTS ENCLOSURES, EXCEPT EXHAUST ONLY OPENINGS SERVING CONTINUOUSLY OPERATING FANS AND PROTECTED USING PROVISIONS OF CHAPTER 9.
D. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE-RATED CORRIDOR.
E. ELEVATOR LOBBIES PER CODE.
F. AREAS OF REFUGE.

14 INDIVIDUAL STRUCTURAL MEMBERS SUPPORTING DIRECT LOAD FROM A FLOOR AND A ROOF OR FROM MORE THAN ONE FLOOR ARE TO BE INDIVIDUALLY PROTECTED WITH AN APPROVED FIRE-RATED ASSEMBLY.

15 FIRE-RESISTIVE MATERIALS MAY BE OMITTED FROM THE BOTTOM FLANGE OF LINTELS SPANNING NOT OVER 6 FEET, SHELF ANGLES, OR PLATES THAT ARE NOT PART OF THE STRUCTURAL FRAME.

16 THE EDGES OF LUGS, BRACKETS, RIVETS, AND BOLT HEADS ATTACHED TO THE STRUCTURAL MEMBERS MAY EXTEND TO WITHIN ONE INCH OF THE SURFACE OF THE FIRE PROTECTION.

17 FIRE-RESISTANT FIRE-RATED ASSEMBLIES AT SHAFT ENCLOSURES SHALL EXTEND TO COMPLETELY ENCLOSE SHAFT AT ALL SIDES AND ENDS.

18 ALL WORK BY ALL TRADES SHALL BE PERFORMED UNDER STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE ACOUSTICAL ENGINEER OF RECORD AND WITH THE ACOUSTICAL REPORT / NOTES.

DIVISION 9.B: EXTERIOR CLADDING

01 ALL 3-COAT EXTERIOR PLASTER SHALL BE MINIMUM 7/8" THICK, OVER LATH AND WEATHER-RESISTIVE BARRIER. SEE SPECIFICATIONS FOR TYPICAL UNDERLAYMENT REQUIREMENTS AND FINISH. FINISHED SURFACES AND CORNERS ARE TO BE PLUMB, STRAIGHT, AND SQUARE. MAXIMUM DEVIATION IS NOT TO EXCEED 1/4 INCH IN 10 FEET.

02 PROVIDE WEEP SCREED/DRIP SCREEDS AT THE WALL TERMINATION (BOTTOM EDGE). ALL SCREEDS ARE TO HAVE A MINIMUM 3-1/2 INCH FLANGE. INSTALL PLASTER AND ACCESSORIES TO PERMIT CONCEALED MOISTURE TO DRAIN READILY AND NOT BUILD UP WITHIN PLASTER ASSEMBLY. WHERE PLASTER IS TO BE PAINTED, A PERFORATED SCREED IS REQUIRED FOR DRAINAGE.

LR/A
LR/A ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840–8361 Fax (818) 840–8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE–BID:	.	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENHAN
C–9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
1	.	.
2	.	.
3	.	.
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5	.	.
6	.	.
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
GENERAL NOTES

SHEET
A-9.9

2014 Los Angeles Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft^2, install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)

2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code.
   New projects having a water supply of 2"or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)

3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more.
   The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)

4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)

5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)

6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)

9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)

10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)

11. Provide a hot water system complying with one of the following:
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    (Los Angeles Plumbing Code Section 610.4.1)

VOC AND FORMALDEHYDE LIMITS

2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2014 Los Angeles Green Building Code
Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

PLUMBING FIXTURE FLOW RATES

Non-Residential Occupancies
2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 17

SECTION 5.303.2
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4,5]
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush[6]
Flushometer tank water closets	1.28 gallons/flush[6]
Flushometer valve water closets	1.28 gallons/flush[6]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout
[5] This requirement does not apply to faucets in commercial kitchens.
[6] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

2014 Los Angeles Green Building Code

FORM GRN 5

MANDATORY REQUIREMENTS CHECKLIST

NEWLY CONSTRUCTED NON-RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 16010 - 10000 - 4403 Date: 11/1/16

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	5.106.1	**Storm water pollution prevention**		GRN 1
2	5.106.4.1.1	**Short-term bicycle parking**	A-1.0; A-1.1	NOTE 21; DET. 11
3	5.106.4.1.2	**Long-term bicycle parking**	N/A	<10 SPACES
4	5.106.5.2	**Designated parking**	N/A	<10 SPACES
5	5.106.5.3	**Electric vehicle charging**	N/A	<50 SPACES
6	5.106.8	**Light pollution reduction**	A-10.1	NOTE 1; GRN 15
7	5.106.10	**Grading and paving**	N/A	
8	5.106.11	**Hardscape alternatives**	N/A	SEAL & RE-STRIPE
		ENERGY EFFICIENCY		
9	5.211.1	**Solar ready buildings**	A-3.0	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
10	5.303.1.1	**New buildings in excess of 50,000 sqft**	N/A	<50,000 SF
11	5.303.1.2	**Excess consumption**	A-10.1	NOTE 2; GRN 15
12	5.303.2	**Water reduction**	A-10.1	NOTE 3; GRN 15
13	5.303.3	**Water conserving plumbing fixtures and fittings**	A-10.1	NOTE 3; GRN 15
14	5.303.3.3	**Showerheads**	N/A	NO SHOWERS
15	5.304.1	**Outdoor water use in landscape areas**	LI-1.0	MAWA & ETWU
16	5.304.3	**Irrigation controller and sensor application**	LI-1.0	IRRIGATION PLAN
17	5.304.4	**Outdoor water use meters**	LI-1.0	IRRIGATION PLAN
18	5.304.5	**Exterior faucets**	LI-1.0	NO EXT. FAUCET
19	5.305.1	**Graywater ready**	N/A	
20	5.305.2	**Recycled water supply to fixtures**	N/A	
21	5.305.3	**Cooling towers**	N/A	
22	5.305.4	**Groundwater discharge**	N/A	
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
23	5.407.1	**Weather protection**	A-6.0;6.3;8.0	SECT.;DETS.;ESRs
24	5.407.2.1	**Sprinklers**	A-10.1	MECH. NOTE 1
25	5.407.2.2.1	**Nonabsorbent floor and wall finishes**	A-2.0	KEYNOTE 1
26		**Exterior door protection**	A-7.0	DETAILS
27	5.407.2.2.2	**Flashing**	A-7.0	DETAILS
28	5.408.1	**Construction waste diversion**	A-10.1	NOTE 12; GRN 15
29	5.408.3	**Excavated soil and land clearing debris**	A-10.1	NOTE 13; GRN 15
30	5.410.1	**Recycling by occupants**	A-1.0	KEYNOTE 2
31	5.410.2	**Commissioning (> 10,000 sq ft.)**	N/A	<10,000 SF

2014 Los Angeles Green Building Code

FORM GRN 5

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
32	5.410.2.1	– **Owner's Project Requirements (OPR)**	N/A	<10,000 SF
33	5.410.2.2	– **Basis of Design (BOD)**	N/A	<10,000 SF
34	5.410.2.3	– **Commissioning plan**	N/A	<10,000 SF
35	5.410.2.4	– **Functional performance testing**	N/A	<10,000 SF
36	5.410.2.5.1	– **Systems manual**	N/A	<10,000 SF
37	5.410.2.5.2	– **Systems operations training**	N/A	<10,000 SF
38	5.410.2.6	– **Commissioning report**	N/A	<10,000 SF
39	5.410.4	**Testing and adjusting (< 10,000 sq ft)**	A-10.1	NOTE 14; GRN15
40	5.410.4.2	– **Systems**	A-10.1	MECH NOTES
41	5.410.4.3	– **Procedures**	A-10.1	MECH NOTES
42	5.410.4.3.1	– **HVAC balancing**	A-10.1	MECH NOTES
43	5.410.4.4	– **Reporting**	A-10.1	MECH NOTES
44	5.410.4.5	– **Operation and maintenance manual**	A-10.1	MECH NOTES
45	5.410.4.5.1	– **Inspections and reports**	A-10.1	NOTE 14; GRN15
		ENVIRONMENTAL QUALITY		
46	5.503.1	**Fireplace and Woodstoves**	N/A	NONE
47	5.504.1.3	**Temporary ventilation**	A-10.1	MECH NOTE 4
48	5.504.3	**Covering of duct openings and protection of mechanical equipment during construction**	A-10.1	MECH NOTE 3
49	5.504.4	**Finish material pollutant control**		
50	5.504.4.1	– **Adhesives, sealants, and caulks**	A-10.1	NOTE 19; GRN 15
51	5.504.4.3	– **Paints and coatings**		
52	5.504.4.3.1	– **Aerosol paints and coatings**		
53	5.504.4.3.2	– **Verification**	A-10.1	NOTE 24; GRN 15
54	5.504.4.4	**Carpet systems**	A-10.1	NOTE 21; GRN 15
55	5.504.4.4.1	**Carpet cushion**	A-10.1	NOTE 22; GRN 15
56	5.504.4.5	**Composite wood products**	A-10.1	NOTE 23; GRN 15
57	5.504.4.6	**Resilient flooring systems**	A-10.1	NOTE 25; GRN 15
58	5.504.5.3	**Filters**	A-10.1	NOTE 26; GRN 15
59	5.504.7	**Environmental tobacco smoke (ETS) control**	A-10.1	NOTE 28; GRN 15
60	5.505.1	**Indoor moisture control**	A-10.1	MECH. NOTE 5
61	5.506.2	**Carbon dioxide (CO_2) monitoring**	A-10.1	NOTE 30; GRN 15
62	5.507.4.1	**Exterior noise transmission prescriptive method**	A-6.1	DETAIL 1
63		– **Exterior noise transmission for roof**	A-3.0	DETAIL 2
64		– **Exterior noise transmission for walls**	A-6.1	DETAIL 1
65		– **Exterior noise transmission for windows**	N/A	
66	5.507.4.2	**Exterior noise transmission performance method**		
67	5.507.4.3	**Interior sound transmission**	A-6.1	DETAIL 1
68	5.508.1	**Ozone depletion and greenhouse gas reductions**	A-10.1	NOTE 31; GRN 15
69	5.508.2	**Supermarket refrigerant leak reduction**	A-10.1	NOTE 32; GRN 15

LR/A
LR/A ARCHITECTURE
Architecture
Planning
Interior Design
Construction Management
217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840–8361 Fax (818) 840–8341

N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE–BID:	-	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	-	.

RELEASES:

NO.	DATE	DESCRIPTION
-	-	.
-	-	.
-	-	.

ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C–9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
1	-	.
2	-	.
3	-	.
4	-	.
5	-	.
6	-	.
7	-	.
8	-	.

DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
CALGREEN CODES
NON-RESIDENTIAL
MANDATORY MEASURES

SHEET
A-10.0

GREEN BUILDING NOTES (MEP)

CALGREEN 2013 ELECTRICAL REQUIREMENTS:

1. OUTDOOR LIGHTING SYSTEMS ARE DESIGNED AND SHALL BE INSTALLED TO COMPLY WITH ALL OF THE FOLLO\\ING:

A. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4.

B. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IE5NA TM-15-11.

C. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE IN TABLE 5.106.8.

2. SHIELD ALL EXTERIOR LUMINARIES OR PROVIDE CUTOFF LUMINARIES PER SECTION 132(b) OF THE CALIFORNIA ENERGY CODE.

3. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD (S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1.

4. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.

5. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

6. THE SERVICE PANEL OR SUBPANELS SHALL HAVE A SUFFICIENT CAPACITY TO ACCOMODATE THE REQUIRED NUMBER OF DEDICATED BRANCH CIRCUITS FOR THE FUTURE INSTALLATION OF THE EVSE.

7. SEPERATE SUBMETERS SHALL BE INSTALLED IN ANY BUILDING OR NEW SPACE WITHIN A BUILDING THAT IS PROJECTED TO CONSUME MORE THAN 1000 GA/DAY.

8. A FIELD TECHNICIAN QUALIFIED UNDER THE LAWS OF THE STATE OF CALIFORNIA SHALL TEST AND ADJUST EXTERIOR LIGHTING PER OLTG-2A STATE OF CALIFORNIA ACCEPTANCE TEST FORM. FIELD TECHNICIAN SHALL TEST ALL SYSTEMS THAT ARE PRESENT THAT ARE LISTED ON THIS FORM.

TESTING AND ADJUSTMENTS:

1. CONTRACTOR TO PROVIDE TESTING AND ADJUSTING OF INDOOR AND OUTDOOR LIGHTING CONTROL SYSTEMS, SWITCHES AND OCCUPANCY SENSORS PER MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE COMPLIANCE WITH THE INTENT AND DESIGN OF THE LIGHTING CONTROL SCHEME AS WELL AS ALL APPLICABLE CODES OR ORDINANCES. (5.410.4)

2. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES (5.410.4.4)

3. AUTOMATICALLY CONTROL EXTERIOR LIGHTING DUSK TO DAWN TO TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS. TESTED AND ADJUSTED IN ACCORDANCE WITH TITLE 24 ACCEPTANCE CRITERIA NA7.7.2

4. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

CALGREEN 2014 MECHANICAL REQUIREMENTS

1. A FINAL REPORT FOR THE TESTING AND ADJUSTING OF AL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL INSCPECTION. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. (CALGREEN 5.410.4.4)

2. AN OPERATION AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FNAL INSPECTION. (CALGREEN 5.410.4.5)

3. ALL DUCT AND OTHER RELATED AIR DISTRICUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 5.504.3)

4. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTISDE AND RETURN AIR PRIOR TO OCCUPANCY" (CALGREEN 5.504.5.3)

5. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE. (CALGREEN 5.505.1)

6. NEW HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. (CALGREEN 5.508.1) (EXISTING EQUIPMENT EXEMPT)

7. THE BUILDING SHALL COMPLY WITH THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. SEC (5.201)

8. ONLY THE HVAC SYSTEM WILL BE INSTALLED, TESTING, ADJUSTMENT AND BALANCING OF THE HVAC WILL BE PERFORMED AT TENANT IMPROVEMENT PHASE ONCE THE SYSTEM IS DUCTED.

9. HVAC SYSTEMS SHALL BE BALANCED PER TABB, NEBB OR AABC STANDARDS. SEC (5.410.43.1)

10. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM OR AS ACCEPTABLE TO THE ENFORCING AGENCY. SEC (702.1)

11. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. (CALGREEN 5.504.1.3)

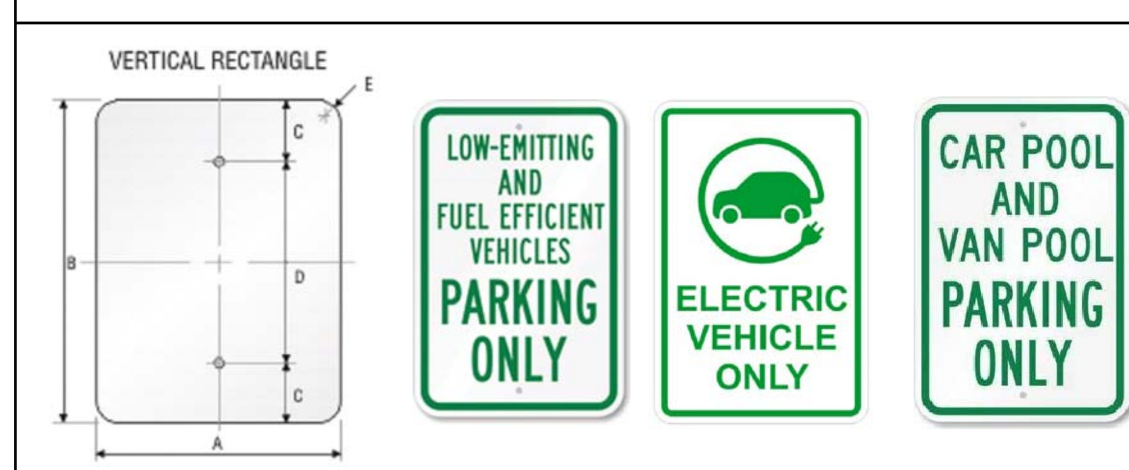
12. NO WATER HEATING PROVIDED. WILL BE DONE UNDER TENANT IMPROVEMENT.

13. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.3

14. NON ABSORBANT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN ATLEAST 2'-0" AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENING SUBJECT TO FOOT TRAFFIC.

15. CONSTRUCTION WASTE SHALL BE REDUCED BY 50% BY A CITY OF L.A. HAULER.

EVSE AND CARPOOL SIGNAGE



Size	Ht	Wd	C	D	E
12"x 18"	18"	12"	1.5"	15"	1.5"

GREEN BUILDING NOTES (IRRIGATION AND MISC.)

(1) THE IRRIGATION SYSTEM IS DIAGRAMMATIC. ALL PIPES, VALVES, ETC, S HOWN ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN ALL PLANTING AREAS. IRRIGATION CONTRACTOR MUST RECOGNIZE ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, LANDINGS, STEPS AND CURBS, ETC. IRRIGATION CONTRACTOR MUST COORDINATE WORK WITH THE GENERAL CONTRACTOR AND SUBCONTRACTORS FOR LOCATIONS OF PIPE SLEEVES UNDER PAVING, CURBS, DRIVEWAYS, WALLS, AND STRUCTURES. CONTRACTOR SHALL ALSO OBTAIN REQUIRED PERMITS FROM THE LOCAL JURISDICTION IF REQUIRED BY LOCAL REGULATIONS AND CODES.

(2) CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS EXIST OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE GENERAL CONTRACTOR. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.

(3) IRRIGATION CONTRACTOR REQUIREMENTS:

a) IRRIGATION CONTRACTOR TO CONFORM TO ANY AND ALL DROUGHT OR WATER RESTRICTIONS IN PLACE PER THE LOCAL WATER DISTRICT. REPORT ANY DISCREPANCIES TO THE OWNER AND THE GENERAL CONTRACTOR.

b) THE IRRIGATION SYSTEM DESIGN IS BASED ON A WATER-CONSERVING STRATEGY OF UTILIZING DRIP IRRIGATION. THE MINIMUM OPERATING PRESSURE SHOWN AT THE POINT OF CONNECTION IS TO BE VERIFIED AT 30 PSI WITH A MAXIMUM OF 25 GPM DEMAND. IRRIGATION CONTRACTOR SHALL ESTABLISH A POINT OF CONNECTION AND PROVIDE A REDUCED PRESSURE TYPE BACKFLOW PREVENTER. THE REDUCED PRESSURE BACKFLOW PREVENTER IS TO BE INSTALLED PER LOCAL AND STATE CODES BY A LICENSED PLUMBER. PLUMBER IS TO VERIFY THE RESULTS OF A TEST OF THE REDUCED PRESSURE BACKFLOW PREVENTER TO ASSURE PROPER WORKING ORDER, AND THE RESULTS OF THE TEST IS TO BE PROVIDED TO THE OWNER AND THE GENERAL CONTRACTOR. A 'GORILLA' TYPE LOCKING CAGE IS TO BE INSTALLED OVER THE BACKFLOW PREVENTER TO PROTECT FROM THEFT OR VANDALISM. THE CAGE SHALL UTILIZE A CONCRETE PAD AND SHALL BE OF A POWDER COAT DARK GREEN FINISH.

c) IRRIGATION CONTRACTOR SHALL VERIFY THE IRRIGATION WATER PRESSURE (PSI) ON SITE PRIOR TO CONSTRUCTION. PRESSURE AT THE EXISTING WATER METER IS ASSUMED AT A MINIMUM OF 30 PSI PER THE LOCAL WATER DISTRICT. REPORT ANY DISCREPANCIES TO THE OWNER AND THE GENERAL CONTACTOR. A PRESSURE REGULATOR MAY HAVE TO BE INSTALLED IF THE PSI AT THE POINT OF CONNECTION EXCEEDS 50 PSI. A WRITTEN REPORT ON THE AVAILABLE PRESSURE SHALL BE PROVIDED TO THE OWNER AND TO THE GENERAL CONTRACTOR.

d) IRRIGATION CONTRACTOR TO CONFIRM THE LOCATION AND OPERATION OF WATER SUPPLY AND WATER METER AS PART OF THIS PROJECT. IRRIGATION CONTRACTOR IS TO CONFIRM WATER METER SIZE WITH THE LOCAL WATER DISTRICT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND THE GENERAL CONTRACTOR.

(4) OVERSPRAY SHALL BE PREVENTED ONTO OR INTO PAVING, DRIVEWAY AND WALLS. IRRIGATION DRIP SYSTEMS ARE TO BE MAINTAINED IN GOOD WORKING ORDER. REPORT ANY DISCREPANCIES TO OWNER AND OWNER'S AUTHORIZED REPRESENTATIVE. ALL PROPOSED PLANTINGS ARE TO BE IRRIGATED WITH DRIP IRRIGATION. BUBBLER IRRIGATION OR SPRAY EQUIPMENT ARE NOT TO BE UTILIZED.

(5) THE IRRIGATION CONTRACTOR OR OTHER GENERAL PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING OF SUFFICIENT SIZE UNDER ALL PAVED AREAS, WALKWAYS, CURBS, STEPS, COLUMNS OR WALLS OR OTHER OBSTRUCTIONS. IRRIGATION CONTRACTOR MUST COORDINATE SLEEVING WORK WITH THE GENERAL CONTRACTOR BEFORE IRRIGATION EQUIPMENT IS INSTALLED. GENERAL CONTRACTOR IS TO APPROVE OF OR VERIFY SLEEVING LOCATIONS FOR THE PROJECT.

(6) IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE. THE IRRIGATION SYSTEM IS TO BE TESTED BEFORE IRRIGATION SUPPLY PIPING IS BURIED, BACKFILLED OR COVERED.

(7) INSTALL ALL VALVES IN LOCKING PLASTIC VALVE BOXES IN PLANTING BEDS AND ADJACENT TO PAVED AREAS FOR EASE OF ACCESS. ALL VALVES ARE TO BE DRIP ASSEMBLY VALVES AND ARE TO INCLUDE THE VALVE, A PRESSURE REGULATOR AND A WYE FILTER.

(8) INSTALL ALL IRRIGATION EQUIPMENT PER LOCAL CODES AND STATE REGULATIONS AS WELL AS MANUFACTURER'S INSTRUCTIONS.

(9) ALL IRRIGATION CABLING/WIRING BACK TO AUTOMATIC IRRIGATION CONTROLLER CLOCK TO BE PLACED IN ELECTRICAL CONDUITS FROM THE VALVE TO THE CONTROLLER BOX. POWER IS TO BE PROVIDED BY A LICENSED AND BONDED ELECTRICIAN AND INSTALLED PER ALL LOCAL AND STATE BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS. REPORT ANY DISCREPANCIES TO THE OWNER AND THE GENERAL CONTRACTOR.

(10) THE AUTOMATIC CONTROLLER SHALL BE A "WEATHER-SMART" TYPE OF CONTROLLER AND SHALL INCLUDE A RAIN SENSOR TO SHUT OF THE SYSTEM IN EVENT OF INCLEMENT WEATHER.

(11) BURY IRRIGATION LINES AND EQUIPMENT AT THE FOLLOWING MINIMUM DEPTHS TO TOP OF PIPE OR EQUIPMENT:
SCHEDULE 40 PVC MAINLINE: 18" MINIMUM COVER
CLASS 200 PVC LATERAL LINE: 12" MINIMUM COVER
DRIP SUPPLY LINE SHALL BE COVERED WITH A MINIMUM OF 2 INCHES OF BARK MULCH FOR ALL PLANTING BEDS.

(12) IRRIGATION CONTRACTOR TO CLEAN-UP ON A DAILY BASIS PER THE OWNER AND GENERAL CONTRACTOR.

(13) THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE TO ALL PLANT MATERIAL. DRIP EMITTERS OR DRIP MICRO-SPRAY AND SHALL BE SPACED TO PROVIDE FULL COVERAGE AS INDICATED ON THE PLANTING PLAN. A WALK-THROUGH WITH THE GENERAL CONTRACTOR WILL BE REQUIRED TO INDICATE THAT THE DRIP SYSTEM IS INSTALLED PROPERLY. IRRIGATION CONTRACTOR MUST SCHEDULE THE WALK-THROUGH MEETING WITH THE GENERAL CONTRACTOR AT LEAST 36 HOURS IN ADVANCE. A PUNCH LIST OF CORRECTIONS IS TO BE DEVELOPED AND ANY PROBLEMS FIXED BEFORE IRRIGATION SYSTEM IS ACCEPTED AND APPROVED BY SIGNATURE BY THE GENERAL CONTRACTOR. FINAL SIGN-OFF IS TO BE PROVIDED TO THE OWNER AND GENERAL CONTRACTOR BY WRITTEN DOCUMENT INDICATING THE IRRIGATION SYSTEM HAS 100% COVERAGE OF ALL PLANTINGS AND THAT PUNCH LIST CORRECTIONS HAVE BE RESOLVED.

(14) THE IRRIGATION CONTRACTOR SHALL PROVIDE A ONE YEAR (TWELVE MONTH) GUARANTEE/WARANTY FOR ALL IRRIGATION EQUIPMENT. CONTRACTOR SHALL MAINTAIN IRRIGATION SYSTEM FOR A MINIMUM OF THREE (3) MONTHS.

(15) LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

(16) SITES OVER 500 SF OF LANDSCAPE AREA, ALTERNATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.

(17) AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOES NOT SPRAY THE BUILDING.

(18) ACOUSTICAL CONTROL COMPLIANCE USING THE PRESCRIPTIVE METHOD, SHALL HAVE SOUND RATED ASSEMBLY DETAILS SPECIFY THE STC RATING. THE CONSTRUCTION USED TO ACHIEVE SUCH RATING, AND THE REFERENCE DOCUMENT USED TO JUSTIFY THE RATING.

(19) DEMISING WALLS AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANTS SHALL BE IDENTIFIED AS SOUND RATED ASSEMBLIES. STC TO BE MIN. OF 40

(20) WALLS AND FLOOR ASSEMBLIES SEPERATING TENANTS FROM PUBLIC SPACES SHALL BE IDENTIFIED AS SOUND RATED ASSEMBLIES. STC TO BE MIN OF 40

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL
(2014 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

2014 Los Angeles Green Building Code

FORM GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES
NON-RESIDENTIAL BUILDINGS

1. State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following:
   a. The minimum requirements in California Energy Code for Lighting Zones 1-4
   b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11
   c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)
2. Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)
3. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. (5.303.3)
4. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (5.303.3.3)
5. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)
6. Installed automatic irrigation system controllers are weather- or soil-based controllers. (5.304.3)
7. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1)
8. Automatic landscape irrigators shall be installed such that it doesn't spray on the building. (5.407.2.1)
9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
10. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
11. Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
12. Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1)
13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.3)
14. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
15. For all new equipment, an *Operation & Systems Manual* shall be provided to the owner and the field inspector at the time of final inspection. (5.410.4.5)
16. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3)
18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheetmetal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
19. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1- 5.504.4.3)
20. The *VOC Content Verification Checklist,* Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.3.2)
21. All new carpet installed in the building interior meets the testing and product requirements of one of the following:
   a. Carpet and Rug Institute's Green Label Plus Program
   b. California Department of Public Health's Specification 01350
   c. NSF/ANSI 140 at the Gold level
   d. Scientific Certifications Systems Indoor Advantage™ Gold (5.504.4.4)
22. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
23. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
24. The *Formaldehyde Emissions Verification Checklist,* Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5)
25. 80% of the total area receiving new resilient flooring shall comply with one or more of the following:
   a. VOC emission limits defined in the CHPS High Performance Products Database
   b. Certified under UL GREENGUARD Gold
   c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
   d. Meet the California Department of Public Health's Specification 01350 (5.504.4.6)
26. An air filter with a Minimum Efficiency Reporting Value (MERV) of 8 or higher shall be installed in the mechanical system for outside and return air prior to occupancy. (5.504.5.3)
27. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (5.504.5.3)
28. Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7)
29. Ventilated spaces in buildings shall meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of the California Code of Regulations, Title 8. (5.506.1)
30. Buildings that use Demand Control Ventilation shall have CO_2 sensors and ventilation controls installed in accordance with the requirements of the current edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c). (5.506.2)
31. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1.)
32. Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with LAGBC Section 5.508.2. Separate mechanical plan check is required. (5.508.2)

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N O T E

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:	..	.
BLD'G. DEPT.:	12/08/2016	ISSUE FOR BID
BID SET:	.	.

RELEASES:

NO.	DATE	DESCRIPTION
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ARCH/CONSULTANT:

LICENSED ARCHITECT
JOHN GILMORE DEENIHAN
C-9147
REN. 8/31/2017
STATE OF CALIFORNIA

PROJECT
KANSAS CENTER
NEW COMMERCIAL/RETAIL BUILDING
1057 W. MANCHESTER AVE.
LOS ANGELES, CA. 90044

CLIENT
SASSONY DEVELOPMENT GROUP
4312 WOODMAN AVENUE
SUITE 250, SHERMAN OAKS, CA. 91423

REVISIONS

ISSUE	DATE	REVISION
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DRAWN	CHECKED
STAFF	WR/ RM

CAD FILE

JOB NO.
15.396.00

DATE
9/28/16

SCALE
AS SHOWN

TITLE
GREEN BUILDING CODE PLAN CHECK NOTES

SHEET
A-10.1