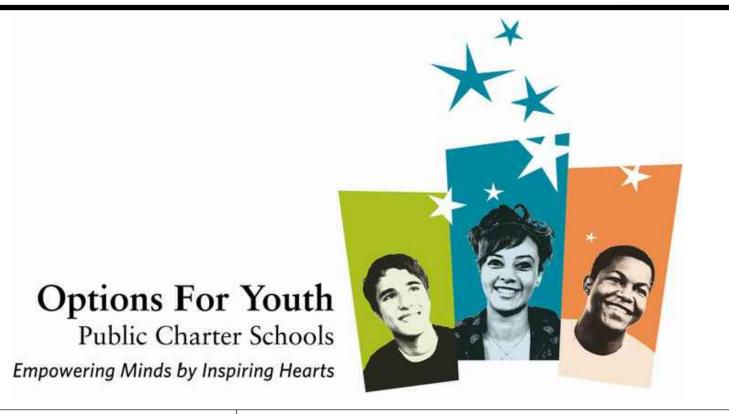
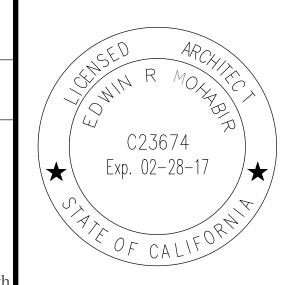
# Options for Youth

14725 7th St., Victorville, Ca. 92392 Conditional Use Permit Application



Edwin Mohabir Architects

24979 constitution ave #1435 santa clarita, ca 91381 tel: 323-4598809 . edwinmohabir@gmail.cor



A PROJECT FOR:





VICTORVILLE 1 OPTIONS FOR YOUTH

> 14725 7TH ST VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST. **SUITE 150** PASADENA, CA 91107

(626)921-8286

PROJECT DATA DATE 05-01-16

**ARCHITECT CHECKED BY** ΕM ΕM DRAWN BY PROJECT NO

AS NOTED

SCALE

ENLARGED ADA RAMP PLAN

PROPOSED ELECTRICAL PLAN

Project Data

**Ducoing, Brent, and Ami Living Trust** 3818 E. Coronado St., Anaheim, CA 92807 562-496-3342 ext. 211 562-496-4329 (fax) Email: rranaldi@farwestmedia.com

Lupine Construction & Development on behalf of Options for Youth 320 N. Halstead, Suite 105

Miki Steward, Project Manager Mobile: (661) 673-3986

E:Mail: msteward@LupineProperties.com

Pasadena, Ca. 91107

Dusty Barbee, Assistant Project Manager Mobile: (310) 877-3296 E:Mail: dbarbee@LupineProperties.com

Vicinty Map

**Building Information** 

Municipal Code: Title 15: Buildings and Construction 0477201430000 Existing Zone

Area of Tenant Improvement: 8,408 squ. ft. Existing Use: Retail New Use: Educational (E OCCUPNACY)

# Scope of Work

2.) New Flooring 3.) New Doors

1.) New Partition Walls

- 4.) New Windows
- 5.) New Electrical Outlets(where applicable) 6.) New T-bar Ceiling Gird(where applicable)
- 7.) New 2x4 Lighting Fixtures
- 8.) ADA Path of Travel upgrade from sidewalk.
- 9.) ADA parking upgrade.
- 10.) Change of use to E Occupancy
- 1. Contractor shall perform all demolition work where necessary to complete full scope of work.
- 2. Contractor shall build walls in accordance to construction documents, (ie; framing, drywall, insulation, as noted.
- 3. Contractor shall install doors, framing, an hardware as per specifications. Doors shall be reused from existing demolished walls.
- 4. Contractor shall install windows and frames per specifications. Windows shall be reused from existing demolished walls.
- 5. Contractor shall install all electrical conduit in walls and above ceiling line for low voltage equipment in the specified locations.
- 6. Contractor shall install and or verify high voltage electrical outlets.
- 7. Contractor shall install light switches in newly constructed walls as required to meet ADA specifications.
- specifications.
- registers as required and achieve an air balance
- 10. Contractor shall paint space within tenant improvement as per specifications.
- 11. Contractor shall replace all damaged ceiling tiles and
- replace or mend any damaged T-bar ceiling system within tenant improvement area of work. 12. Contractor shall shall comply with all ADA and Title 24
- specifications, with regards to any additions or substitutions, requested within the scope of work.
- 13. Contractor shall not proceed with any unauthorized work on this tenant improvement project without notification and authorization from Lupine Properties.

# REAL PROPERTY IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, described as follows: TR NO 3101 LOTS 56 AND 57 AND 30 FT ST VAC ADJ ON NW

Legal Description

# Sheet Index

TITLE SHEET T-1.1 LETTER OF APPROVAL COMMERCIAL ACCESSIBILITY NOTES T-2.0 T-2.1 ADA: DOORS AND MANEUVERING T-3.1 ADA: RESTROOMS AND DRINKING FOUNTAINS T-3.2 ADA DETAILS FOR SIGNS SITE PLAN ENLARGED ADA COMPLYING PARKING PLAN A-1.1

A-1.2 AS-BUILT/DEMO FLOOR PLANS A-2.0 A-2.1 A-3.0 PROPOSED FLOOR PLAN PROPOSED CEILING PLAN

D-1.1

SHEET TITLE

SHEET NO.

TITLE SHEET

T-1.0

Abbreviations

CH or □ CHANNEL

CKT. BKR. CIRCUIT BREAKER

Architectural General Notes

PROVIDE ALL WOOD BLOCKING AS REQUIRED FOR THE ATTACHMENT OF MISCELLANEOUS EQUIPMENT INCLUDING BUT NOT LIMIT TO. TOILET

PLUMBING DRAWINGS AS WELL AS RELATED SPECIFICATIONS FOR COORDINATION ISSUES. COORDINATE ALL DIAGRAMMATIC DRAWINGS WITH

17. PROVIDE DEMOLITION AS INDICATED, AND IF NOT INDICATED, AS REQUIRED TO COMPLETE NEW WORK INDICATED. SEE DEMOLITION NOTES.

GENERAL NOTES PERTAIN TO ALL DRAWINGS

ALL TRADES TO ENSURE FIT AND COMPATIBLY.

**AMPERES** 

**CERAMIC** 

**CUBIC FEET PER MINUTE** 

ANCHOR BOLT

A.D.	ANCHUR DULI	CKI. DKK.	CINCUIT DREAKEN	EXIST. OF E	EAISTING	L.FI.
A.F.F.	ABOVE FINISHED FLOOR	CL or <b>©</b>	CENTERLINE	EXT.	EXTERIOR	LAM
A.F.G.	ABOVE FINISHED GRADE	CLG.	CEILING	F.A.	FIRE ALARM	LAT.
A/C	AIR CONDITIONING	CLKG.	CAULKING	F.C.	FAN COIL	LAV
ABC	AGGREGATE BASE COURSE	CLO.	CLOSET	F.C.O.	FLOOR CLEAN OUT	LD.
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	CLR.	CLEAR	F.D.	FLOOR DRAIN	LIN.
ABV.	ABOVE	CMU	CONCRETE MASONRY UNIT	F.E.	FIRE EXTINGUISHER	LINO.
ACB	ASBESTOS-CEMENT BOARD	CNTRD.	CENTERED	F.N.	FIELD NAILING	LT.
ACOU.	ACOUSTIC	COL.	COLUMN	F.O.	FACE OF	LTG.
ACT	ACOUSTICAL CEILING TILE	COMB.	COMBINATION	F.S.	FLOOR SINK	LVL
ADD.	ADDITION or ADDENDUM	CONC.	CONCRETE	F/G	FIBERGLASS	M.B.
AG	ABOVE GRADE	CONST.	CONSTRUCTION	FAB.	FABRICATE	M.H.
AHU	AIR HANDLER UNIT	CONT.	CONTINUOUS	FACP	FIRE ALARM CONTROL PANEL	M.I.
AL. or ALUM.	ALUMINUM	CONTR.	CONTRACTOR	FDC	FIRE DEPARTMENT CONNECTION	M.O.
ALT.	ALTERNATE	CU	COPPER	FDN.	FOUNDATION	MAR.
ANL	ANNEALED	d	PENNY	FHC	FIRE HOSE CABINET	MAS.
ASPH.	ASPHALT	D.F.	DRINKING FOUNTAIN	FIN.	FINISH	MAT'L
AVG	AVERAGE	D.G.	DECOMPOSED GRANITE	FL	FLOOR	MAX.
AWG	AMERICAN WIRE GAUGE	D.S.	DOWN SPOUT	FLG.	FLOORING	MECH
4	ANGLE	D/W	DISHWASHER	FLUOR.	FLUORESCENT	MED.
B.M.	BENCH MARK	DBL.	DOUBLE	FP	FIRE PROOF	MFG.
B.N.	BOUNDARY NAILING	DEMO	DEMOLITION	FTG.	FOOTING	MFR.
B.O.	BOTTOM OF	DIA. or Ø	DIAMETER	FURN.	FURNISH	MIN.
B.O.F.	BOTTOM OF FOOTING	DIAG.	DIAGONAL	G.I.	GALVANIZED IRON	MISC.
B.U.	BUILT UP	DIM.	DIMENSION	GA.	GAUGE	MOD
B/C	BACK OF CURB	DL	DEAD LOAD	GALV.	GALVANIZED	MTL.
BD.	BOARD	DN.	DOWN	GAR.	GARAGE	MUL
BLDG	BUILDING	DR	DOOR	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	N.I.C.
BLK.	BLOCK	E.A.	EXPANSION ANCHOR	GFI	GROUND FAULT INTERRUPTER	N.T.S.
BLKG.	BLOCKING	E.F.	EXHAUST FAN	GL	GLASS	NCM
BM.	BEAM	E.J.	EXPANSION JOINT	GLB	GLUE LAMINATED BEAM	NFC
BR	BRASS	E.N.	END NAILING	GM	GRADE MARK	NLR.
BRG.	BEARING	E.W.	EACH WAY	GM	GATE VALVE	NO.
BRZ	BRONZE	EA.	EACH	GRC	GALVANIZED RIGID TUBING	NOM.
C.A.P.	CONCRETE ASBESTOS PIPE	EL	ELEVATION	GYP.	GYPSUM	O.C.
C.D.	CONSTRUCTION DOCUMENTS	ELECT.	"ELECTRIC, ELECTRICAL"	GYP. BD.	GYPSUM BOARD	O.D.
C.I.P.	CAST IN PLACE	ELEV.	ELEVATOR	H.B.	HOSE BIBB	O.H.
C.J.	CONTROL JOINT	EMC	ELECTRICAL METALLIC CONDUIT	H.C.	HOLLOW CORE	O.I.
C.O.	CLEAN OUT	EMT	ELECTRICAL METALLIC TUBING	H.M.	HOLLOW METAL	O.R.
C.T.	CERAMIC TILE	ENT	ELECTRICAL NON-METALLIC TUBING	H/C	HANDICAPPED	OAI
CAB	CABINET	EQ.	EQUAL	HDBD.	HARDBOARD	ОН
CAM.	CAMBER	EQUIP.	EQUIPMENT	HDW	HARDWARE	OPNG.
CCTV	CLOSED CIRCUIT TELEVISION	EST.	ESTIMATE	HGT.	HEIGHT	
CEM.	CEMENT	EVAP.	EVAPORATIVE COOLER	HOR.	HORIZONTAL	
ann	CED ANG	DIAG	EL EGERLG PRIMING GOOLER	TIMP	***************************************	

**ELECTRIC DRINKING COOLER** 

EXCAVATE

EXC

# **Project Description**

Options for Youth (OFY), a public charter school program, is hoping to lease a 8,408 square foot existing commercial space at 14725 7th St., Victorville, Ca. 92392 to be used as an independent study learning center. The OFY program is a publicly funded charter school compliant with state ADA regulations to serve non ambulatory students in grades 7-12.

As a registered active charter school with the California Department of Education (CDE), Options for Youth is accredited by the Western Association of Schools and Colleges (WASC). Students who attend OFY earn course credits and are enrolled at OFY until either they transfer back to a traditional school or graduate from OFY with a high school diploma

OFY students attend school for two 1.5 hour appointments per week. During these appointments, students receive their curriculum from their teachers. Additionally, students are able to attend small group instruction classes, take tests, meet with a college advisors, and, if needed, receive additional instruction from a tutor. Students are required to study and complete coursework independently for 4-6 hours each day. Due to the independent study model, OFY does not provide transportation, food service, gymnasiums, or playground facilities to students at each learning center. Additionally, a majority of the students utilize public transportation to commute to and from the center. This greatly reduces the parking load required for each center. Currently, many centers throughout Southern California operate with minimal parking without any adverse effects to attendance or the surrounding area.

Projected staff (6 teachers with 1 support staff), current 291 students, ADA (Average Daily Attendance) is 307 students projected per year.

Each teacher serves a maximum of 5 students per 1.5 hour appointment, with a maximum of 20 students per day. At the proposed center, 4 teachers and 1 support staff, for a total of 5 staff members, are expected to serve approximately 20 students per 1.5 hours. Typical student appointments are at 9am, 10:30, 1 and 2:30.

OFY centers are open Monday - Friday from 8am - 5pm, closed for lunch from 12pm-1pm, and closed most Saturdays and all Sundays. Additionally, OFY offers Saturday school 4 times a year for SAT

and CASHEE prep testing from 9am - 12pm. OFY currently operates several learning centers in the San Bernardino, Los Angeles and Sacramento counties of California, the vast majority of which are in Los Angeles County. Graduating students

will receive an accredited diploma, which would be eligible for attendance at community colleges, technical school, and 4 year universities. OFY schools have demonstrated high levels of success with its student population; creating educated and respectful members of the greater community.

**VOLT AMPERE** 

WATER CLOSET

VERTICAL

WINDOW

WAINSCOT

VINYL COMPOSITION TILE

Abbreviations (cont.) PRECAST CONCRETE TOP OF MASONRY INTERCOM OUTLET PROPERTY LINE T.O.S. TOP OF SLAB T.O.W. TOP OF WALL PLASTIC LAMINATE T.S. POINT OF CONNECTION TUBE STEEL **PERFORATED** TELEVISION OUTLET PERF. PERP. orl PERPENDICULAR **TELEPHONE** PH or Ø **THRESHOLD** THREADED

INSIDE DIAMETER INSIDE FACE IDENTIFICATION ISOLATED GROUND THD. **IMPREGNATED PLASTER** THK. "INCLUDE, INCLUSIVE' PL. or P PLATE INSULATION **PLASTIC** THROUGH INTERIOR PLUMB. **PLUMBING** TLT. **TOILET** J-BOX TRANSFORMER **JUNCTION BOX** PLYWD. PLYWOOD TRANS. **JUNCTION** PORCELAIN **TYPICAL** PORC. TYP. JOIST **PREFABRICATED** UNF. **PREFAE** UNFINISHED POUNDS PER SQUARE FOOT UR IOINT PSF URINAL KNOCK DOWN PSI POUNDS PER SOUARE INCH V.B. VAPOR BARRIER VERIFY IN FIELD

**HOT WATER** 

HYDRAULIC

LINEAR

LIGHT

LINOLEUM

LIGHTING

MANHOLE

MARBLE MASONRY

MATERIAL

MAXIMUM

**MEDIUM** 

MINIMUM

MODULAR

MULLION

NAILER

NUMBER

NOMINAL

ON CENTER

OVER HANG

**OVER HEAD** 

**OPENING** 

"HEATING, VENTILATING & AIR CONDITIONING"

**OUTSIDE DIAMETER** 

ORNAMENTAL IRON

OUTSIDE AIR INTAKE

**OUTSIDE RADIUS** 

**METAL** 

MECHANICAL

MANUFACTURING

**MANUFACTURER** 

**MISCELLANEOUS** 

NOT IN CONTRACT

NON-CORROSIVE METAL

NOT FOR CONSTRUCTION

NOT TO SCALE

MACHINE BOLT

MALLEABLE IRON

**MASONRY OPENING** 

LAMINATED VENEER LUMBER

I.D.

INT.

JCT

JST.

K-D

KO

L.E.D.

L.FT.

**EXHAUST** 

EXIST. or E EXISTING

KILN DRIED PTN. PARTITION V.I.F. KNOCK OUT PVC **POLYVINYLCLORIDE** VA LIGHT EMITTING DIODE **POWER** PWR. VCT LINEAR FEET Q.T. **QUARRY TILE** VERT. LAMINATE QTY. **OUANTITY** W/C LATERAL RADIUS **WDW** LAVATORY R.D.L ROOF DRAIN LEADER WCT LEAD

REINF

RET.

REV.

RM

RMV

S.C.

S.D.

S/L

S/S

SCHED.

SECT.

SES

SH

SIM.

SPA.

**SPECS** 

SPKR.

SQ. FT.

STC

STD.

STL.

SUSP.

SW

SYS.

T & G

T.M.B.

T.O.B.

T.O.C.

T.O.F.

T.B.

T.O.

SHT'G.

S.O.V.

R.D.O. ROOF DRAIN OVERFLOW WP R.O. **ROUGH OPENING** WT. R.O.W. or WRIGHT OF WAY REFRIGERATOR REF.

SHEET

SIMILAR

SPEAKER

SPACE

**SHEATHING** 

**SPECIFICATIONS** 

**SQUARE FEET** 

STANDARD

SUSPENDED

SYMMETRICAL

THROUGH BOLT

TOP OF BEAM

TOP OF CURB

TOP OF FOOTING

**TONGUE AND GROOVE** 

STEEL

**SWITCH** 

SYSTEM

TOP OF

SQUARE INCHES

SOUND TRANSMISSION CLASS

TELEPHONE MOUNTING BOARD

**WEATHER PROOF** WEIGHT WITH WITHOUT WD. WOOD REFERENCE REINFORCED WROUGHT IRON W.I. REQ'D. REQUIRED YD. YARD

RETURN **REVISION** ROOM REMOVE **SOLID CORE** 

**SMOKE DETECTOR** SHUT OFF VALVE SKYLIGHT STAINLESS STEEL

SELF CLOSING SCHEDULE SECTION SERVICE ENTRANCE SECTION

8. Contractor shall install flooring and base per 9. Contractor shall relocate HVAC supply and return

throughout tenant space.

AS-BUILT/DEMO CEILING PLANS

DETAILS



DEVELOPMENT DEPARTMENT Planning • Building • Code Enforcement 14343 Civic Drive P.O. Box 5001 Victorville, CA 92395-5001

> (760) 955-5135 Fax (760) 269-0070

April 6, 2016

Options for Youth 320 N. Halstead Street, Suite 150 Pasadena, CA 91107

RE: ADM16-00009 - A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL LOCATED AT 14725 SEVENTH STREET, SUITES 100,200,300,400

### Dear Applicant:

At the regular meeting of the City of Victorville Zoning Administrator held on April, 2016, a public hearing was conducted to consider your request. This request was for a Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

After considering all the information in regard to the proposed use, the Zoning Administrator made the required findings and granted ADM16-00009 subject to the attached conditions of approval.

Also, the applicant may choose to sign and file the attached Notice of Exemption (NOE) with the San Bernardino County Clerk. Please include the \$50.00 processing fee made payable to the San Bernardino County Clerk of the Board. If a NOE is filed, a 35 day statute of limitations commences for any challenge to the agency decision. If a NOE is not filed, the normal 180 day statute of limitations will apply.

### April 6, 2016

#### CONDITIONS OF APPROVAL

ADM16-00009 - A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

#### **Planning Conditions:**

- 1. This approval is to allow for the continued operation of a charter school at 14725 Seventh Street and allow for the operation within suites 100-400.
- 2. The proposed improvements and use shall comply with all applicable development standards of Title
- 3. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
- 4. No loitering shall take place on-site or within 300 feet of the subject property.
  - 5. A designated pick up area for students shall be provided adjoining the school. Student pick up shall not take place along Seventh Street.
  - 6. Any expansion of the proposed use beyond the scope of this interim use permit shall require submission and approval of an interim use permit modification or a new interim use permit based upon the extent of the expansion.
  - 7. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in non-compliance of Title 16 or cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
  - 8. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
  - 9. All proposed signs, including any freestanding signage, shall comply with Title 16. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. Painted and off-site signs are prohibited and all signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit.
  - 10. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.
  - 11. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
  - 12. The Applicant/Owner shall agree to defend, indemnify and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.

# **Building & Fire Conditions:**

- 13. The project shall comply with all building codes in effect at the time of plan submittal.
- 14. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
- 15. Tenant improvement plans will need to submitted for the space within this proposal that will be changed to an "E" occupancy classification according to the California Building Code.
- 16. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimation of these fees. Actual amount owed will be determined upon submittal of the plans at the building counter.
- 17. Shall comply with all current Building and Fire Code requirements based on occupancy classification. Modification or installation of an alarm system may be required to accommodate an "E" occupancy.

HOWEVER, UNTIL SUCH TIME AS CONDITIONS OF APPROVAL ARE COMPLIED WITH, THE MINOR INTERIM USE PERMIT WILL NOT BECOME VALID.

Please note that Section 16-3.02.070 of the Victorville Municipal Code entitled "Lapse of Approval" states: "Unless a different period of time is specified among the conditions of approval, the authorization of an interim use shall lapse and be void two years after the date of final approval when processed in conjunction with a site plan, unless plans have been submitted and accepted by the building division and are actively being processed. Those interim uses not processed in conjunction with a site plan shall lapse and be void one year after the date of final approval, unless the use is established or plans have been submitted and accepted by the building department and are actively being processed.

However, upon application to the planning department, an extension not to exceed ninety days may be granted by the zoning administrator based upon reasonable circumstances. Once established, an interim use shall not be considered abandoned unless a period of six months has elapsed since the use ceased operation."

The decision of the Zoning Administrator may be appealed by anyone aggrieved by, or alleging error in the Zoning Administrator's decision within ten (10) days from the date of the action, or by close of business on April 18, 2016. Unless the action of the Zoning Administrator is appealed, ADM16-00009 will stand approved and become effective as of April 18, 2016. Should you wish to appeal this decision, you must obtain from the Development Department Planning Division, an appeal application and return it to the Planning Division with the appropriate filing fee no later than April 18, 2016. Please contact the Planning Division at (760) 955-5135 for additional information should you wish to appeal this decision.

Please sign and return the attached affidavit to the Development Department, recognizing and accepting the conditions of approval. Also note that the Minor Interim Use Permit shall not be valid until such time as the affidavit has been returned to this office.

If you have any questions or require further information, please do not hesitate to contact the Zoning Administrator, Chris Borchert, at (760) 955-5135.

Chris Borchert Zoning Administrator

Attachments

### <u>AFFIDAVIT</u>

### April 6, 2016

ADM16-00009 – A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school located at 14725 Seventh Street, Suites 100,200,300,400. No negative comments were presented at the public hearing.

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- 17. Shall comply with all current Building and Fire Code requirements based on occupancy classification. Modification or installation of an alarm system may be required to accommodate an "E" occupancy.

1, Dusty Bachee \_\_\_, acting as authorized agent for Options to Youth, applicant hereby acknowledge that have read and agree to the attached Development Department conditions for Mipor Interipatuse Permit ADM16-00009.

Notice of Exemption

Appendix E

Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044

Public Agency: City of Victorville 14343 Civic Drive Victorville, CA 92392

385 N. Arrowhead Ave. 2nd floor San Bernardino, CA 92415-0130

Project Title: Minor Interim Use Permit ADM16-00009

Project Applicant: Options for Youth

Project Location -Specific: 14725 Seventh Street, Suites 100,200,300,400 APN: 0477-201-43

Project Location -City: City of Victorville

Project Location -County: San Bernardino

Description of Nature, Purpose and Beneficiaries of Project: A Minor Interim Use Permit with an environmental exemption to allow for the expansion of an existing charter school.

Name of Public Agency Approving Project: City of Victorville

Name of Person or Agency Carrying Out Project: Options for Youth

Exempt Status: (check one): ☐ Ministerial (Sec. 21080(b)(1); 15268); Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); ☐ Categorical Exemption. State type and section number Per CEQA Section 15301 – Existing Facilities

☐ Statutory Exemptions. State code number\_

applicable to this proposal.

Reasons why project is exempt: Since the site was developed as a multi-use building and the

subject site has been occupied by educational uses in the past, Staff finds that this exemption is

Contact Person: Chris Borchert, Director of Development Area Code/Telephone/Extension:760-955-5135 If filed by applicant:

1. Attach certified document of exemption finding. 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes 

No 

No

☐ Signed by Lead Agency ☒ Signed by Applicant

Authority cited Sections 21083 and 21110, Public Resources Code Date Received for filing at OPR Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Revised 2011

VICTORVILLE 1 OPTIONS FOR YOUTH

**Edwin Mohabir** 

**Architects** 

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A PROJECT FOR:

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CLIENT:

LUPINE PROPERTIES

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SHEET TITLE

SCALE

LETTER OF **APPROVAL** 

SHEET NO.

T-1.1

- 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.
- 3. WHEN THE ADJUSTED CONSTRUCTION COST IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD \$150,244.00, THE COST OF COMPLIANCE WITH THE PRIMARY ACCESSIBLE PATH OF TRAVEL REQUIREMENTS IS LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS PRESENTLY PLANNED AND THOSE DURING THE PRECEDING THREE-YEAR PERIOD. §11B-202.4

. ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS DOES NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS. §11B-202.4

- 5. IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS IN THE FOLLOWING ORDER: (1) AN ACCESSIBLE ENTRANCE; (2) AN ACCESSIBLE ROUTE TO THE ALTERED AREA; (3) AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE ACCESSIBLE UNISEX RESTROOM: (4) ACCESSIBLE TELEPHONES: (5) ACCESSIBLE DRINKING FOUNTAINS: AND (6) WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE AND ALARMS. §11B-202.4
- S. ALTERATIONS TO A QUALIFIED HISTORIC BUILDING OR FACILITY SHALL COMPLY WITH CHAPTER 11B UNLESS IT WILL THREATEN OR DESTROY THE HISTORICAL SIGNIFICANCE OR CHARACTER-DEFINING FEATURES OF THE BUILDING OR PROPERTY. IN THOSE CASES, ALTERNATIVE PROVISIONS SHALL BE APPLIED ON AN ITEM-BY- ITEM OR CASE-BY-CASE BASIS WITH SUFFICIENT WRITTEN DOCUMENTATION. §11B-202.5, SHBC 8-602
- **7. NOTE ON PLAN:** PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. §11B-108

#### B.BUILDING BLOCKS FLOOR OR GROUND SURFACES

- . FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. §11B-302.1
- 2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH MAXIMUM. §11B-302.2, FIGURE 11B-302.2 **CHANGES IN LEVEL**
- 3. VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE  $1\!\!4$  INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN 1/4 INCH AND NOT EXCEEDING 1/2 INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. §11B-303, FIGURES 11B-303.2 & 11B-303.3
- I. 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.
- 5. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY
- BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. §11B-303.5

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

#### **KNEE AND TOE CLEARANCE**

- FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALI 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 10. AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN
- WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. §11B-306.3.3, FIGURE 11B-306.3(C)
- 11. AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3

# **PROTRUDING OBJECTS**

- 2. 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
- 3. 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)
- 4. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. §11B-307.5 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 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-307.4
- 7. 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**
- 8. WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. §11B-307.4.1, FIGURE 11B-307.4.1

# **REACH RANGES**

- 19. ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.1
- 20. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.2.
- 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

 $^{23}$  . HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES.

# §11B-308.3.1, FIGURE 11B-308.3.1

- 24. HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2
- 5. 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
- $6.\;\;$  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
- DBSTRUCTED 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

3. 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

. 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)
- 2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES.
- §11B-206.2.3 (SEE EXCEPTIONS)
- 3. 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**
- 4. 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
- 5. 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)
- 6. 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 10. §11B-206.3

#### **EMPLOYEE WORKSTATIONS**

7. 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 DIRECTIONAL TEXTURE

- 8. 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
- 9. 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
- 10. 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
- 11. 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 CUT- THROUGH MEDIAN, AND SEPARATED BY 24 INCHES MINIMUM OF WALKING
- SURFACE WITHOUT DETECTABLE WARNINGS. §11B-247.1.2.3, §11B-705.1.2.3 12. 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 13. 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 14. PROVIDE DETECTABLE WARNING DETAILS SHOWING COMPLIANCE WITH THE FOLLOWING:
- 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- 705.1.1.3.2. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
- §11B-705.1.1.3 16. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD
- §11B-705.1.1.3.1
- 17. 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

# 18. 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 19. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. **§11B-206.4.1**
- 20. 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 21. 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
- 22. 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
- 23. 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
- 24. EXCEPT AT TURNS OR PASSING SPACES, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. §11B- 403.5.1
- 25. 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 26. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. §11B-403.5.1 EXCEPTION 3
- 27. 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
- 28. 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
- 29. DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.5 DOORS, DOORWAYS, AND GATES. §11B-206.5
- 30. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. §11B-404.1 31. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.
- 32. 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
- 33. 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
- 34. 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
- 35. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. §11B- 404.2.4.1
- 36. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B- 404.2.4.2. §11B-404.2.4.2
- 37. 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

- 38. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES 85. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11B-303 CHANGES IN INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED
- 39. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 86. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES SPACES SHALL BE 48 INCHES MINIMUM. §11B-406.5.2 MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, 87. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS (PARALLEL CURB OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. §11B-404.2.7
- 40. 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.

- 41. 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

  TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE PLATES SHALL BE CAPPED. §11B-404.2.10
- PROVIDE RAMP DETAILS, INCLUDING SLOPE, LANDINGS, AND HANDRAILS
- 43. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-405.2
- 44. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%). §11B-405.3
- 45. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. §11B-405.4
- 46. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM. §11B-405.5
- 47. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. §11B-405.6

48. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. §11B-405.7

- 49. LANDINGS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED. KIND REQUIRED PER SECTION 11B-208 PARKING SPACES. §11B-208.1 §11B- 405.7.1
- 50. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. 3. PROVIDE ACCESSIBLE SPACES FOR EACH PARKING FACILITY (PARKING LOTS AND PARKING STRUCTURES). THE
- 51. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM. §11B-405.7.2.1
- 52. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. §11B-405.7.3
- 53. BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. §11B-405.7.3.1 54. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES COMPLY WITH SECTION 11B-502 PARKING SPACES. §11B-208.2.1 MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. 5. TWENTY PERCENT OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE REHABILITATION FACILITIES
- 55. 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 6. ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER 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
- 56. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS. §11B-405.8 57. 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)
- 58. 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 8 UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP. §11B-405.9.2
- 59. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. §11B-405.10
- **HANDRAILS** 60. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS. §11B-505.2
- 61. 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.
- 62. 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 63. CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 11/2 INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. §11B-505.5
- 64. 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 11B-502.3 INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL-GRIPPING SURFACE. **§11B-505.6**
- 65. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 11/4 COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" INCHES MINIMUM AND 2 INCHES MAXIMUM. §11B-505.7.1
- 4 INCHES MINIMUM AND 61/4 INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 21/4 INCHES MAXIMUM. §11B-505.7.2
- RAMP RUNS IN ACCORDANCE WITH SECTION 11B-505.10 HANDRAIL EXTENSIONS. §11B-505.10 68. 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
- COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. §11B-502.6, FIGURE 11B-703.7.2 69. 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 70. 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 71. 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**
- 72. A STAIR IS DEFINED AS A CHANGE IN ELEVATION, CONSISTING OF ONE OR MORE RISERS. §11B-202
- 73. 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
- 74. OPEN RISERS ARE NOT PERMITTED. §11B-504.3 (SEE EXCEPTIONS)
- 75. 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
- 76. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE 1/2 INCH MAXIMUM. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE CURVED OR BEVELED. RISERS SHALL BE PERMITTED TO SLOPE UNDER THE TREAD AT AN ANGLE OF 30 DEGREES MAXIMUM FROM VERTICAL. THE PERMITTED PROJECTION OF THE NOSING SHALL EXTEND 11/4 INCHES MAXIMUM OVER THE TREAD BELOW.

# §11B-504.5 (SEE EXCEPTION FOR EXISTING BUILDINGS)

- 77. STAIRS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B- 505 HANDRAILS. §11B-504.6
- 78. STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. §11B-504.7 79. 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 IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE §11B-502.7.1 RAISED CHARACTERS. §11B-504.8

# CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

- 80. PERPENDICULAR RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). §11B-406.2.1 81. FOR PERPENDICULAR RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10. §11B-406.2, FIGURE 11B-406.2.2
- 82. 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
- RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2.083%). §11B-406.3.2 84. BLENDED TRANSITION RAMPS HALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). §11B-406.4.1

- CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. §11B-406.5.1
- 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** 88. 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 89. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11B-406.5. 90. 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 91. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE
- 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. §11B-406.5.9 92. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705
- 93. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH 11B-406 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS LANDINGS COMPLYING WITH 11B-406.5.3 LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH 11B-705 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE. §11B-406.6, FIGURE 11B-406.6

## D. GENERAL SITE AND BUILDING ELEMENTS

DETECTABLE WARNINGS. §11B-406.5.12

PARKING SPACES 1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND

 PROVIDE () ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2. §11B-208.2 (SEE EXCEPTIONS) 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 4. TEN PERCENT OF PATIENT AND VISITOR PARKING SPACES PROVIDED TO SERVE HOSPITAL OUTPATIENT FACILITIES, AND FREE- STANDING BUILDINGS PROVIDING OUTPATIENT CLINICAL SERVICES OF A HOSPITAL, SHALL

SPECIALIZING IN TREATING CONDITIONS THAT AFFECT MOBILITY AND OUTPATIENT PHYSICAL THERAPY FACILITIES SHALL COMPLY WITH SECTION 11B-502 PARKING SPACES. §11B-208.2.2

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-

ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

- 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 SPACE COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. §11B-208.3.1 9. 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

- §11B-208.3.1 DIMENSION MINIMUM 18-FOOT LONG CAR AND VAN ACCESSIBLE PARKING SPACE(S) AND ACCESS AISLE(S). §118 502.2, FIGURES 11B-502.2 AND 11B-502.3
- 11. DIMENSION MINIMUM 9-FOOT WIDTH AT ACCESSIBLE CAR PARKING SPACE. §11B-502.2, FIG. 11B-502.2 & FIG. 12. 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
- §11B-502.2, FIGURES 11B-502.2 AND 11B-502.3
- 13. 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 MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 11/2

  14. 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
- SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN 66. HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 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 15. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACE
- ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES 67. HANDRAIL GRIPPING SURFACES SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS AND LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. §11B-502.3.4 16. 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 17. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
  - 18. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WI 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
  - 19. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. 20. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALI STATE "MINIMUM FINE \$250." **§11B-502.6.2**
  - 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  $\ell$ WALL AT THE INTERIOR END OF THE PARKING SPACE. §11B-502.6.3

21. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE

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

22. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF

- 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 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 ( 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 23. 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

"UNAUTHORIZE

11B-216. **§11B-216.5.2** 

- 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 BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN 24. 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
- RELATIONSHIP TO ACCESSIBLE ROUTES ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT 25. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRE DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.
  - 26. 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 27. PARKING FACILITIES THAT PROVIDE VALET PARKING SERVICES SHALL PROVIDE AT LEAST ONE PASSENGER

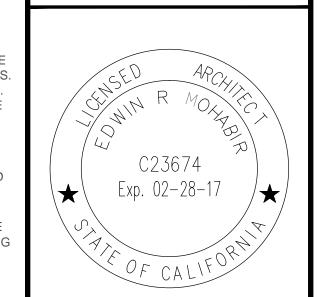
LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES. THE PARKING

REQUIREMENTS OF SECTION 11B-208.1 PARKING SPACES GENERAL APPLY TO FACILITIES WITH VALET PARKING.

28. 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 83. A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB PICK-UP AREAS. §11B-209.5

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PROJECT DATA DATE ARCHITECT CHECKED BY DRAWN BY PROJECT NO

SHEET TITLE

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CLIENT:

LUPINE PROPERTIES

05-01-16

**AS NOTED** 

NOTES

T-2.0

SHEET NO.

- ASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM. §11B-503.2
- 10. 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 ASTHE 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 8. 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)
- 3. 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 31/2" 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 UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. §11B-602.6
- 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 DEPTH. §11B-602.8
- 1. 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

- 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
- EDOOR 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)
- 3. 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
- 9. 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
- 0. 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.
- 2. 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
- 24. WHERE WATER CLOSETS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B- 604. §11B-213.3.2
- . 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
- 6. 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
- 27. 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)
- 8. 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
- 29. 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)**
- 30. 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

- 31. 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
- 32. 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
- 33. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN- SWING 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-
- 34. 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
- 35. IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH END- OPENING 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
- 36. 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
- 37. 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 CLOSET. 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
- 38. 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)

- 39. 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
- 40. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM.**§11B-604.8.2.1**
- 41. 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**
- 42. WHERE URINALS ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-605. §11B-213.3.3.
- 43. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. §11B-605.2
- 44. 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

#### 45. 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.

- 46. 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
- 47. 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

- 48. 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 25. TTYS COMPLYING WITH 11B-704.4 SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217.4. 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 49. PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:
- a.PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. §11B-703.6.1
- b.PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. §11B-703.6.2 C.PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION. §11B-703.6.3
- d.THE INSTALLATION HEIGHT AND LOCATION OF PICTOGRAM SIGNS SHALL BE PER §11B-703.4.1.
- 50. 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, 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. §11B-703.7.2.6.1
- c.WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 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, 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 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

- 51. WASHING MACHINES AND CLOTHES DRYER'S OPERABLE PARTS MUST COMPLY WITH SECTION 11B-309 OPERABLE PARTS.§11B-611.3
- 52. 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

907.5.2.3.1.

SYSTEM.

ALARMS SHALL COMPLY WITH 11B-215 FIRE ALARM SYSTEMS. §11B-215.1 (SEE EXCEPTION) 2. ALARMS IN PUBLIC USE AREAS AND COMMON USE AREAS SHALL COMPLY WITH 702 CHAPTER 9, SECTION

1. WHERE FIRE ALARM SYSTEMS AND CARBON MONOXIDE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE,

- §11B-215.2 3. 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
- §11B-215.3 4. 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

4. (CONT). AND 907.5.2.3 §11B-702.1

§202, §11B-219.2

- ASSISTIVE LISTENING SYSTEMS
- 5. 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.
- 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
- 6. 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
- 7. PROVIDE ( ) ASSISTIVE LISTENING SYSTEMS. AMINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. §11B-219.3
- 8. 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)
- 9. 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 LOOP. §11B-219.3
- 10. 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 AREA. §11B-219.4
- 11. 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
- 12. 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
- MONO JACK. §11B-706.2

13. RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8 INCH STANDARD

- 14. RECEIVERS REQUIRED TO BE HEARING AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECK LOOPS. §11B-706.3 15. 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.
- 16. SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM.
- 17. PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH. §11B-706.6 TWO-WAY COMMUNICATION SYSTEMS
- 18. 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
- 19. 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 20. 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

§11B-804.4

§11B-706.5

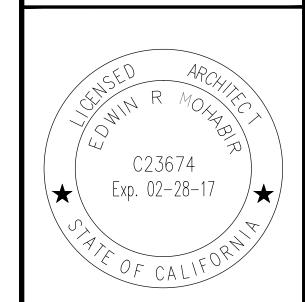
- 21. WHERE COIN-OPERATED PUBLIC PAY TELEPHONES, COIN LESS PUBLIC PAY TELEPHONES, PUBLIC CLOSED-CIRCUIT TELEPHONES, PUBLIC COURTESY PHONES, OR OTHER TYPES OF PUBLIC TELEPHONES ARE PROVIDED, PUBLIC TELEPHONES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-217 TELEPHONES FOR EACH TYPE OF PUBLIC TELEPHONE PROVIDED. FOR PURPOSES OF THIS SECTION, A BANK OF TELEPHONES SHALL BE CONSIDERED TO BE TWO OR MORE ADJACENT TELEPHONES. §11B-217.1
- 22. 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
- 23. PROVIDE (\_ ) WHEELCHAIR ACCESSIBLE TELEPHONES IN ACCORDANCE WITH TABLE 11B-217.2.
- 24. ALL PUBLIC TELEPHONES SHALL HAVE VOLUME CONTROLS COMPLYING WITH 11B-704.3. §11B-217.3
- 26. 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

I. SINKS SHALL COMPLY WITH 11B-606 LAVATORIES AND SINKS.



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PROJECT DATA DATE 05-01-16 ARCHITECT ΕM CHECKED BY DRAWN BY PROJECT NO.

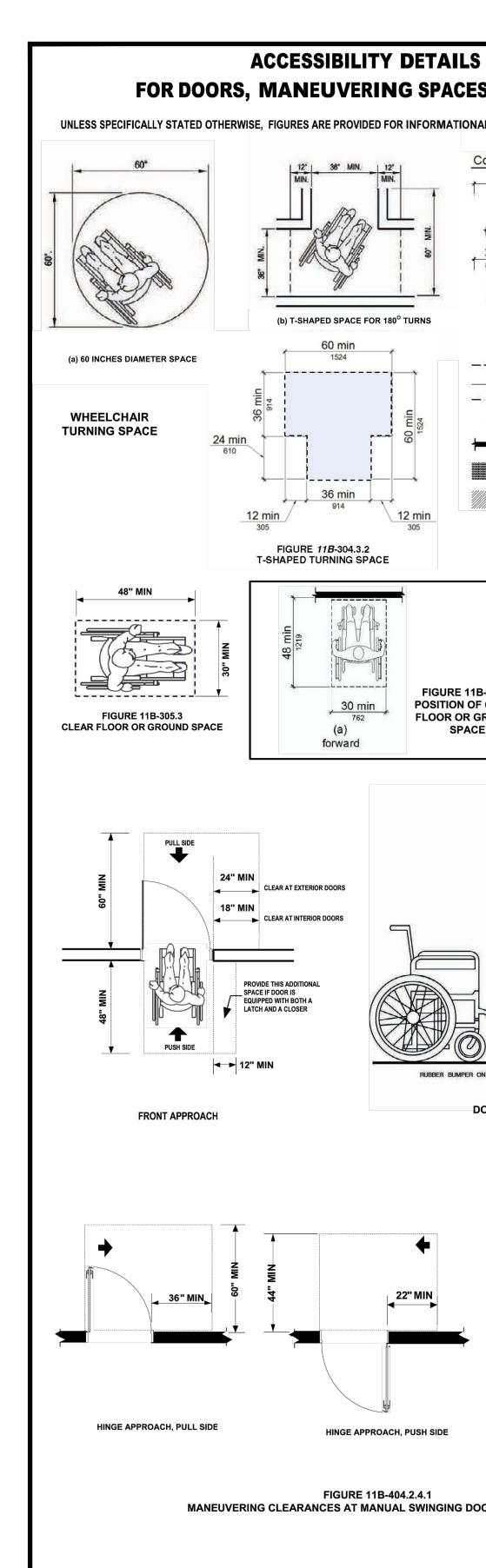
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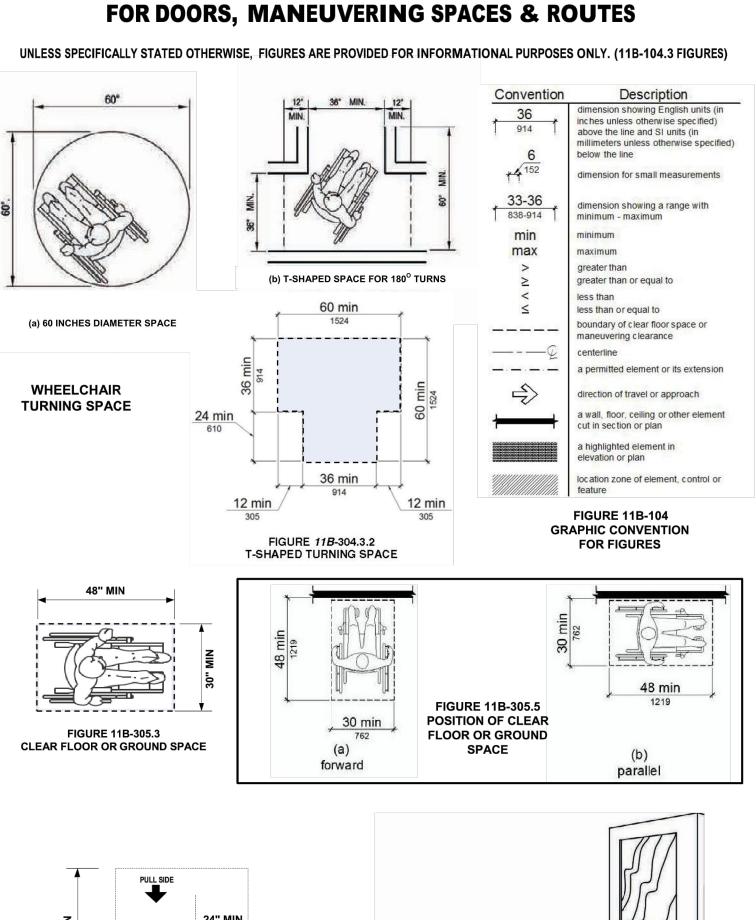
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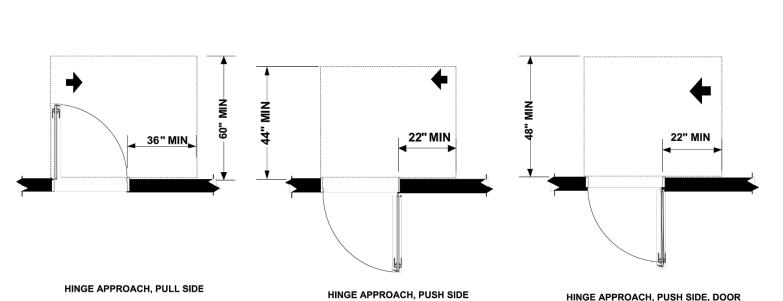
SHEET NO.

SCALE

COMMERCIAL ACCESSIBLITY NOTES







DOOR CONSTRUCTION

PROVIDED WITH BOTH CLOSER AND LATCH

FIGURE 11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

# **DOORS & MANEUVERING SPACE**

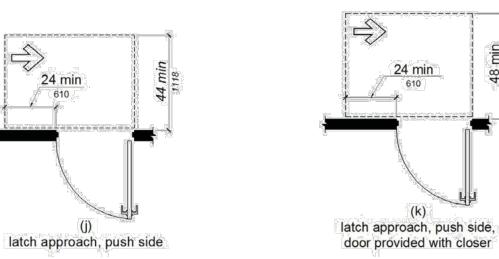
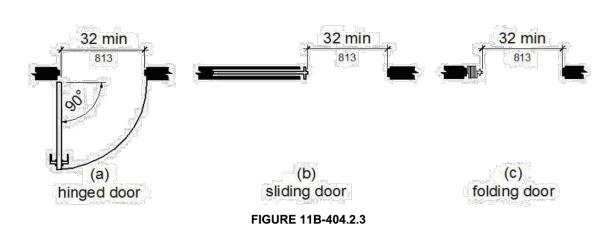


FIGURE 11B-404.2.4.1—continued MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



**TABLE 11B-404.2.3** MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

**CLEAR WIDTH OF DOORWAYS** 

TYPE C	OF USE	MINIMUM MANEU	/ERING CLEARANCE
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED. 2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED. 3. BEYOND HINGE SIDE. 4. ADD 4 INCHES IF CLOSER IS PROVIDED. 5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

# **DOORS & MANEUVERING SPACE**

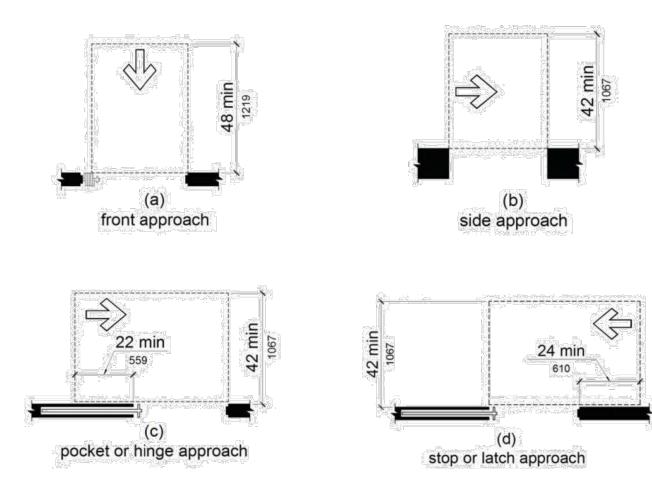


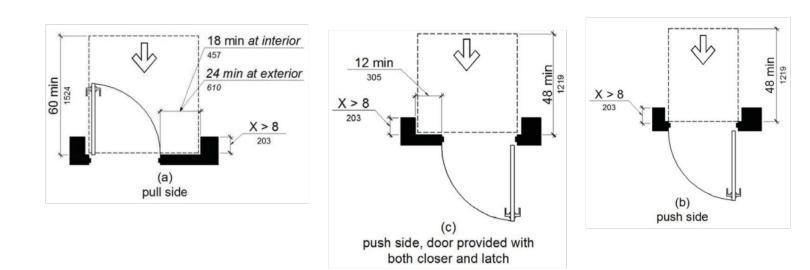
FIGURE 11B-404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

#### TABLE 11B-404.2.4.2 MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE		
Approach direction	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)	
From Front	48 inches	0 inches	
From Side <sup>1</sup>	42 inches	0 inches	
From pocket/hinge side	42 inches	22 inches	
From stop/latch side	42 inches	24 inches	

1. Doorway with no door only. 2. Beyond pocket/hinge side

# **DOORS & MANEUVERING SPACE**



ACCESSIBLE ROUTES

ACCESSIBLE ROUTE OF TRAVEL

11B-403.5.1 SEE CLEAR WIDTH AND EXCEPTIONS

REQUIREMENTS

FIGURE 11B-403.5.1

CLEAR WIDTH OF AN ACCESSIBLE ROUTE

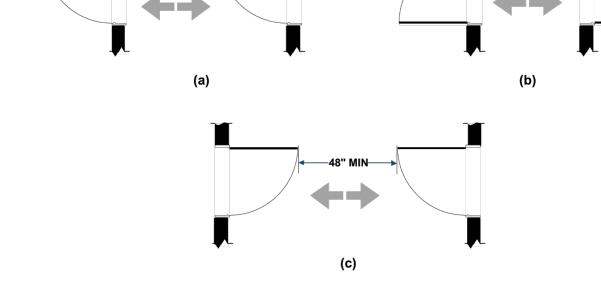
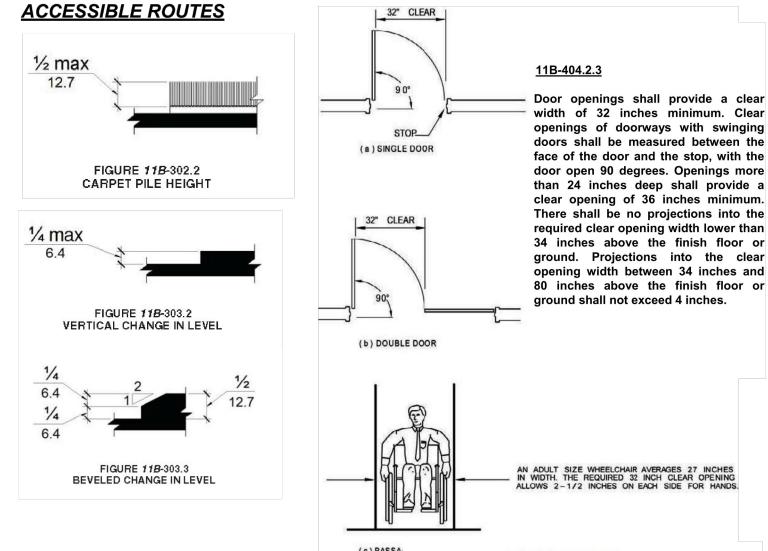
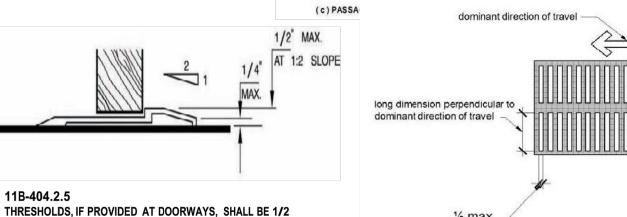


FIGURE 11B-404.2.6 DOORS IN SERIES AND GATES IN SERIES





INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH

SECTIONS 11B-302 AND 11B-303.

FIGURE 11B-302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

two spaces

side

180 degree turn

(Exception)

FIGURE 11B-802.1.2

WIDTH OF WHEELCHAIR SPACES

FIGURE 11B-802.1.3 DEPTH OF WHEELCHAIR SPACES

single space

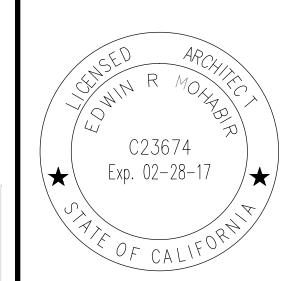
front or rear

180 degree turn

FIGURE 11B-403.5.2

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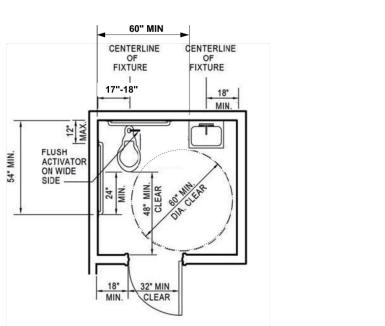
SHEET TITLE ADA: DOORS AND

MANEUVERING

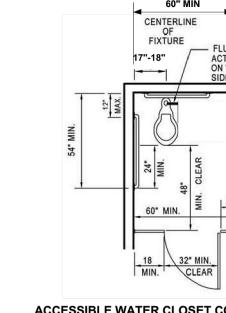
SHEET NO.

T-3.0

# **ACCESSIBILITY DETAILS FOR** RESTROOMS AND DRINKING FOUNTAINS

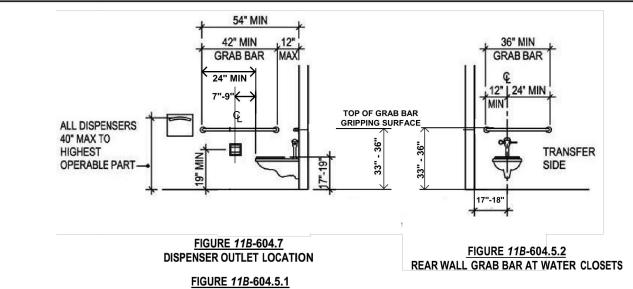


SINGLE-ACCOMMODATION TOILET FACILITY



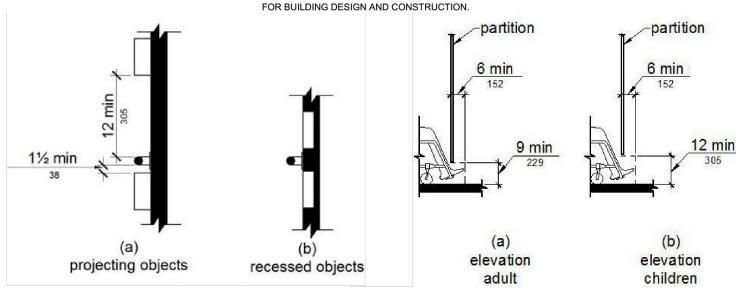
ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors 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) Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.



SIDE WALL GRAB BAR AT WATER CLOSETS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



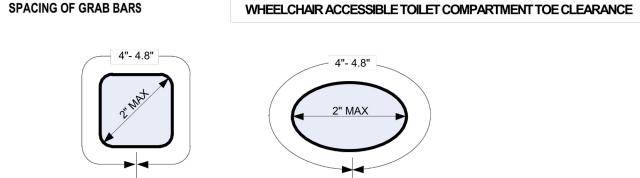


FIGURE 11B-609.2.2 GRAB BAR NON-CIRCULAR CROSS SECTION

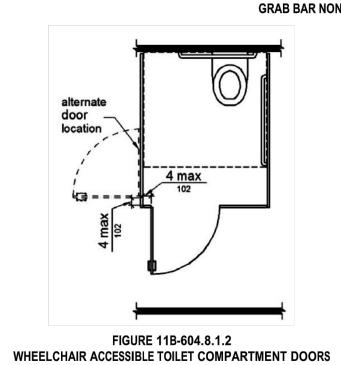


FIGURE 11B-609.3

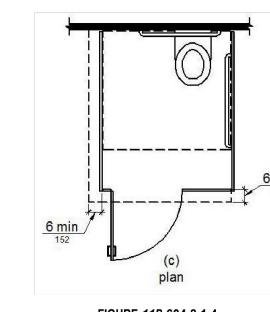
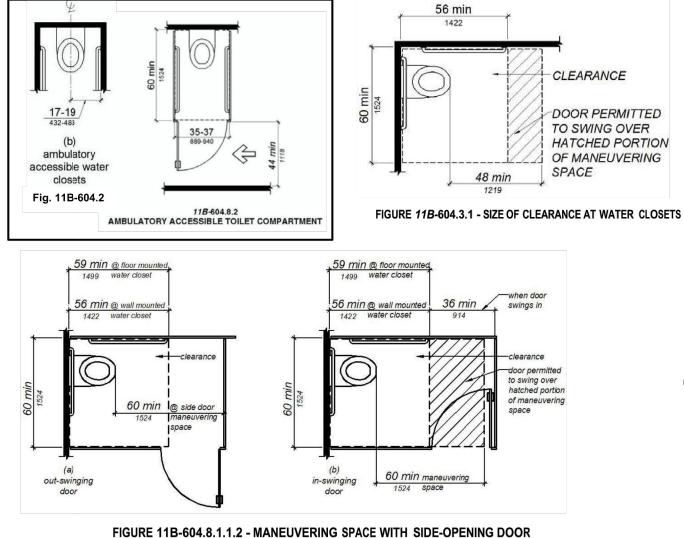


FIGURE 11B-604.8.1.4

FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



### FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR

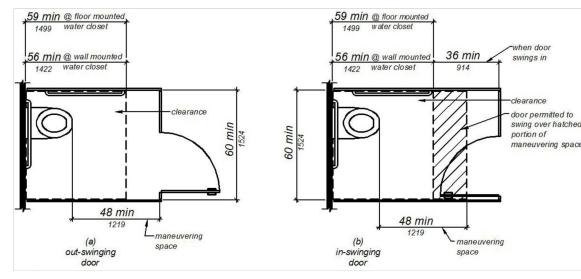
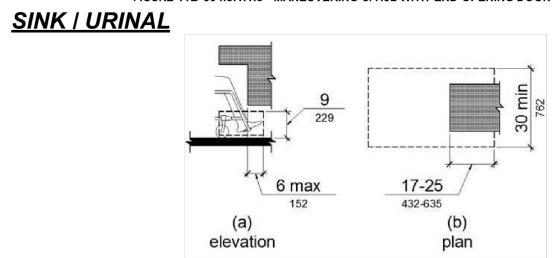
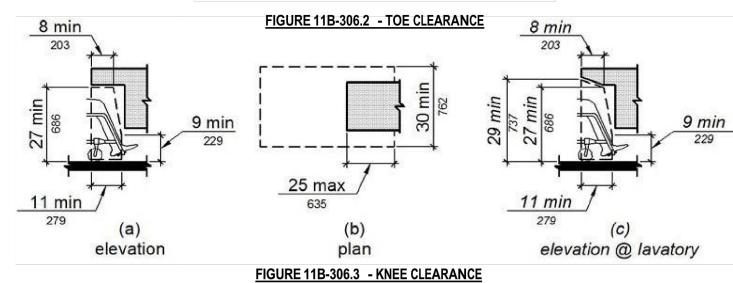
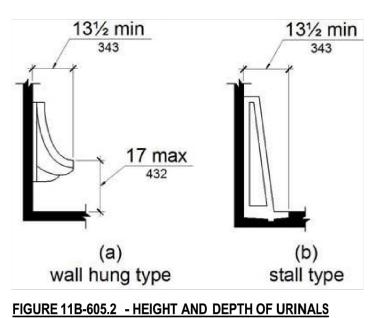
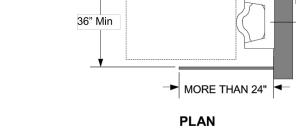


FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

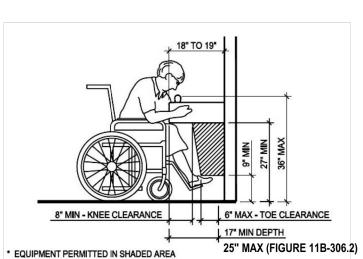








# **DRINKING FOUNTAINS**



SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS

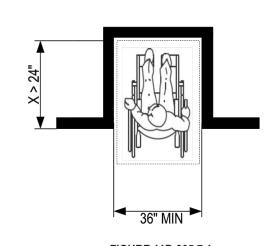
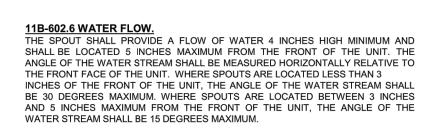


FIGURE 11B-305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH





11B-602.9 PEDESTRIAN PROTECTION.
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 WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.



DRINKING FOUNTAIN SPOUT LOCATION

PLAN OF "HI-LOW" DRINKING FOUNTAIN

**NOTE:** IF X = 18" MIN. ALCOVE DEPTH, THEN Y = 32" MIN. IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN

ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

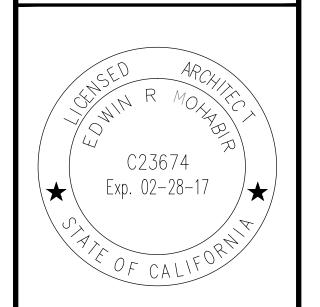
CLEAR FLOOR SPACE AT "HI-LOW" DRINKING FOUNTAIN ALCOVES

"HI" FOUNTAIN ----

"LOW" FOUNTAIN-

FIGURE 11B-602.5

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SHEET TITLE

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SHEET NO.

T-3.1

# **ACCESSIBILITY DETAILS FOR SIGNS**



The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C

INTERNATIONAL SYMBOL OF ACCESSIBILITY

Volume control telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 11B-703.7.2.3



FIGURE 11B-703.7.2.5

**CLEANER AIR SYMBOL** 

Cleaner Air Symbol. Rooms, facilities and paths of travel that are accessible to and usable by people who are adversely impacted by airborne chemicals or particulate(s) and/or the use of electrical fixtures and/or devices shall be identified by the Cleaner Air Symbol complying with Figure 11B-703.7.2.5. This symbol is to be used strictly for publicly funded facilities or any facilities leased or ented by State of California, not concessionaires.

> Assistive listening systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing

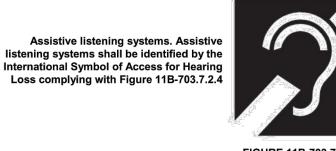


FIGURE 11B-703.7.2.4 INTERNATIONAL SYMBOL FOR HEARING LOSS

FIGURE 11B-703.7.2.3

**VOLUME CONTROL** TELEPHONE



11B-703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.

FIGURE 11B-703.7.2.2 INTERNATIONAL SYMBOL OF TTY

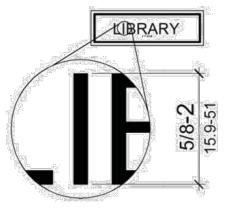


FIGURE 11B-703.2.5 HEIGHT OF RAISED CHARACTERS

## 11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11B- 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

**11B-703.1.1 Plan review and inspection.** Signs as specified in Section 11B-703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B-703.1.1.1 and 11B-703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations.

# TABLE 11B-703.3.1

BRAILLE DIMENSIONS		
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES	
Dot base diameter	0.059 - 0.063	
Distance between two dots in the same cell	0.100	
Distance between corresponding dots in adjacent cells	0.300	
Dot height	0.025 - 0.037	
Distance between corresponding dots from one cell directly below	0.395 – 0.400	

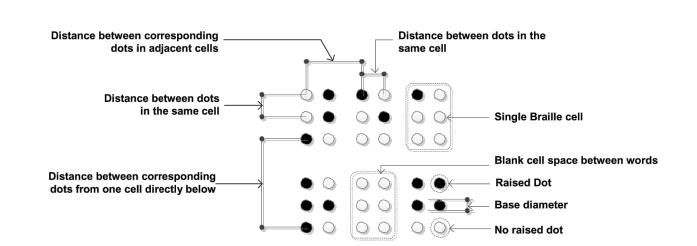
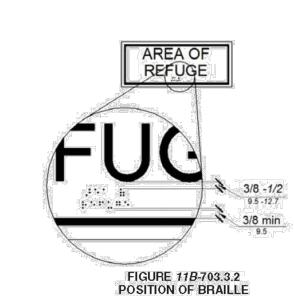
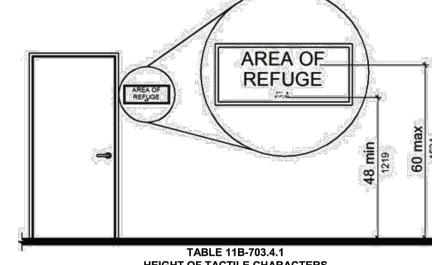
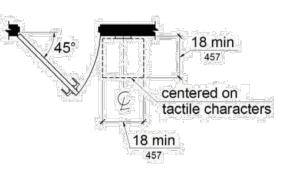


FIGURE 11B-703.3.1 **BRAILLE MEASUREMENT** 





**HEIGHT OF TACTILE CHARACTERS** ABOVE FINISH FLOOR OR GROUND





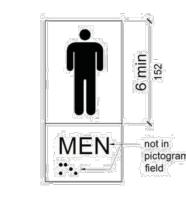
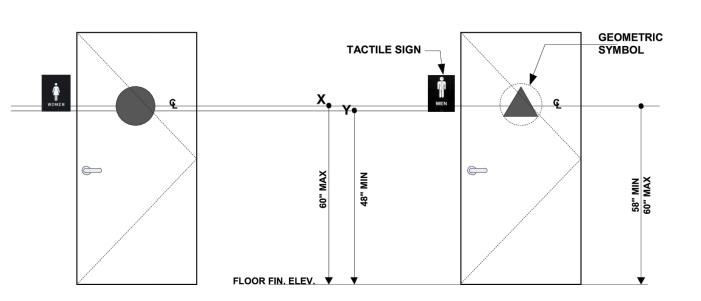
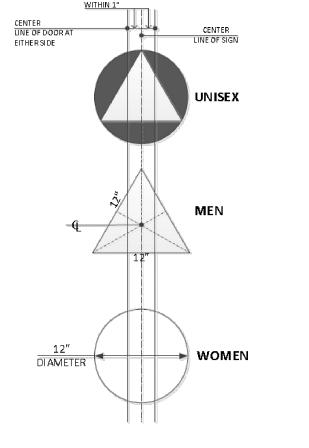


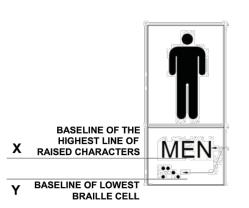
FIGURE 11B-703.6.1 PICTOGRAM FIELD

TABLE 11B-703.5.5 VISUAL CHARACTER HEIGHT			
HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT	
40 inches (1016 mm)	less than 72 inches (1829 mm)	<sup>5</sup> / <sub>8</sub> inch (15.9 mm)	
to less than or equal to 70 inches (1778 mm)	72 inches (1829 mm) and greater	$^{5}I_{8}$ inch (15.9 mm), plus $^{1}I_{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1829 mm)	
Greater than 70 inches (1778 mm)	less than 180 inches (4572 mm)	2 inches (51 mm)	
to less than or equal to 120 inches (3048 mm)	180 inches (4572 mm) and greater	2 inches (51 mm), plus $^{17}$ <sub>8</sub> inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4572 mm)	
	less than 21 feet (6401 mm)	3 inches (76 mm)	
greater than 120 inches (3048 mm)	21 feet (6401 mm) and greater	3 inches (76 mm), plus ${}^{1}I_{8}$ inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6401 mm)	

### TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS







TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN 11B-703.4.1 Height above finish floor or ground.

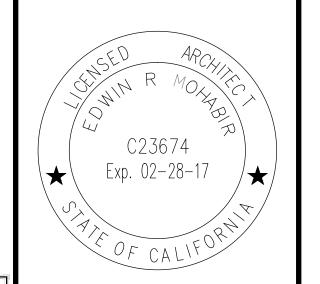
Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1

# VARIABLE MESSAGE SIGNS

Variable message signs shall comply with 11B-703.8

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PROJECT DATA	
DATE	05-01-16
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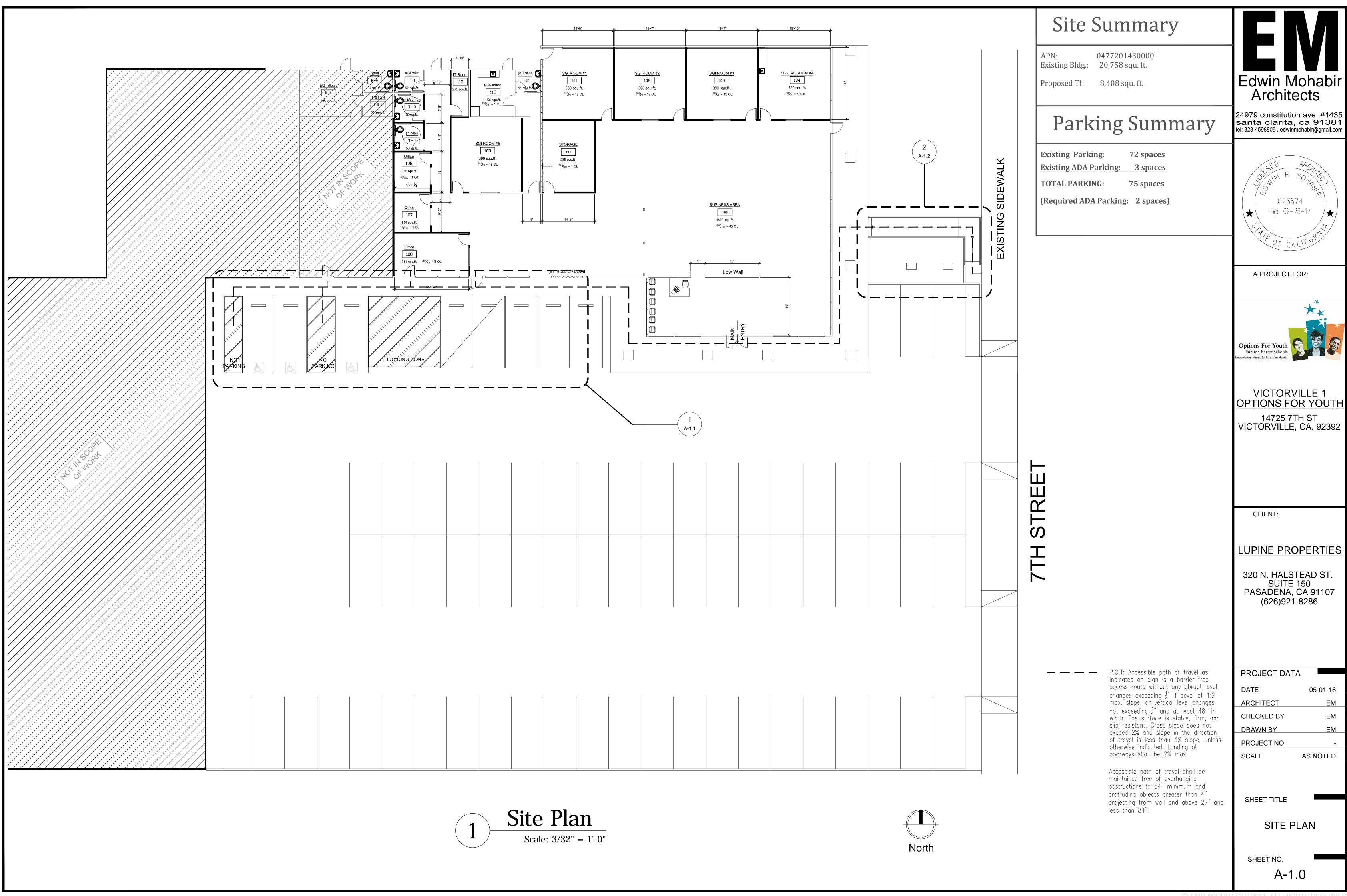
SHEET TITLE

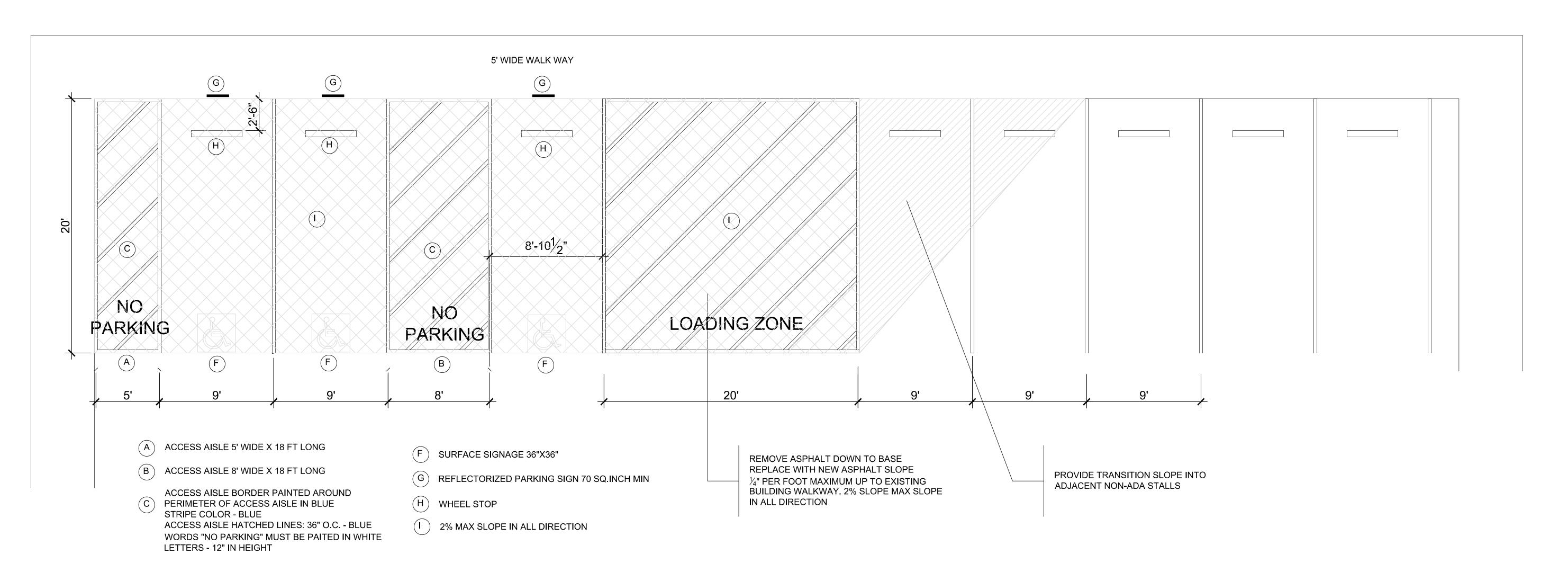
SCALE

ADA: **DETAILS FOR** SIGNS

SHEET NO.

T-3.2





# ENLARGED ADA COMPLYING PARKING

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



North

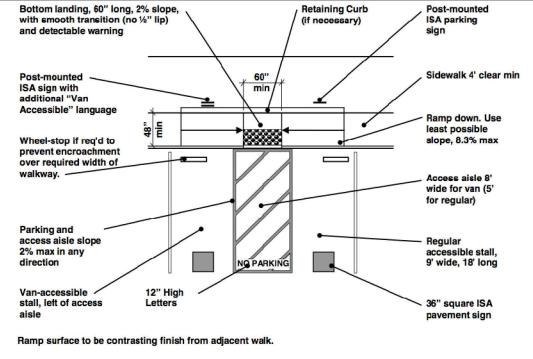


Fig 4-A. Depressed Curb Ramp at Accessible Parking (Typical)

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3. Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60

Length. Access aisles shall extend the full required length of the

parking spaces they serve.

Marking. 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 (3 feet) 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 (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required

Location. 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.

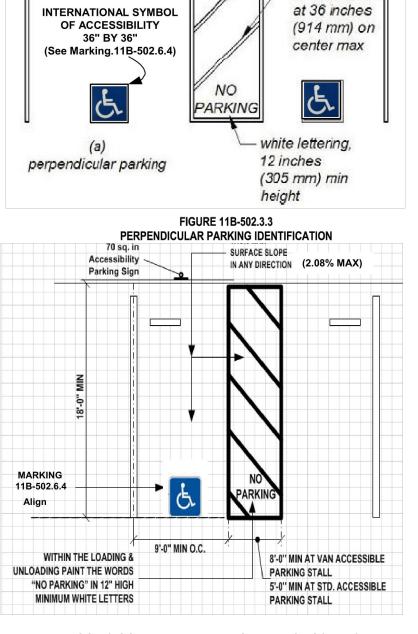
Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 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 (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign. Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground

surface measured to the bottom of the sign. Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."



identification

access

blue border

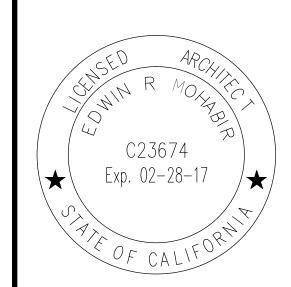
hatched lines

VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE



Edwin Mohabir Architects

24979 constitution ave #1435 santa clarita, ca 91381 tel: 323-4598809 . edwinmohabir@gmail.com



A PROJECT FOR:



VICTORVILLE 1 OPTIONS FOR YOUTH

14725 7TH ST VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST. SUITE 150 PASADENA, CA 91107 (626)921-8286

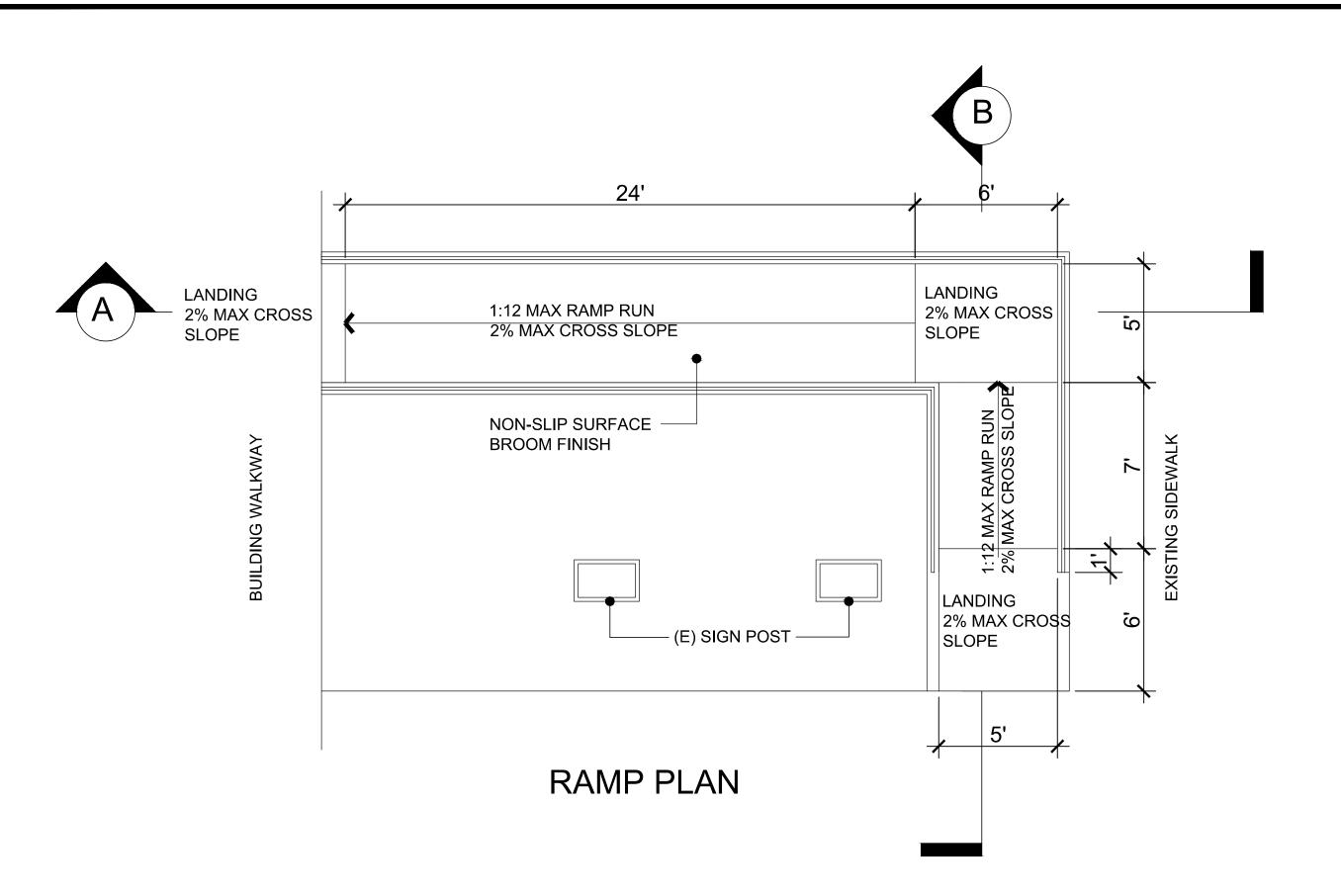
PROJECT DATA DATE 05-01-16 **ARCHITECT** EM CHECKED BY EM DRAWN BY PROJECT NO. SCALE AS NOTED

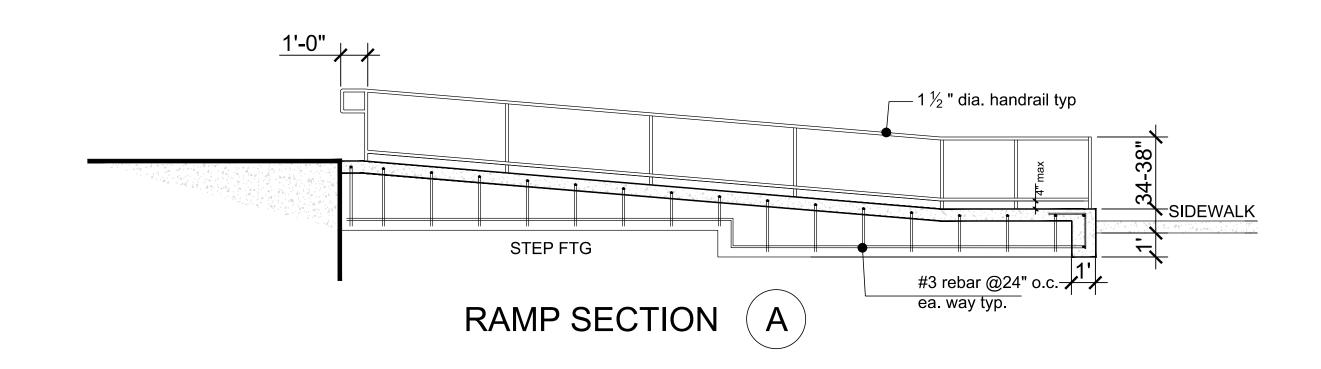
SHEET TITLE

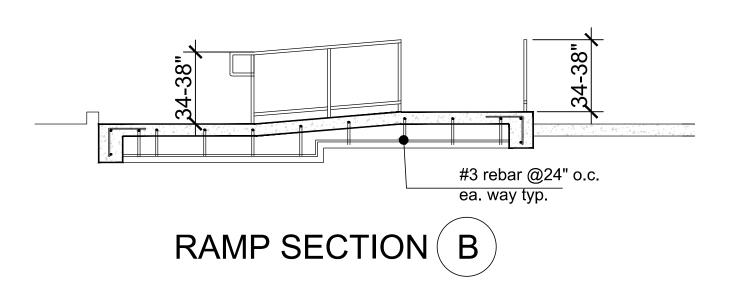
**ENLARGED ADA** COMPLYING PARKING

> SHEET NO. A-1.1

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# ENLARGED ADA RAMP PLAN

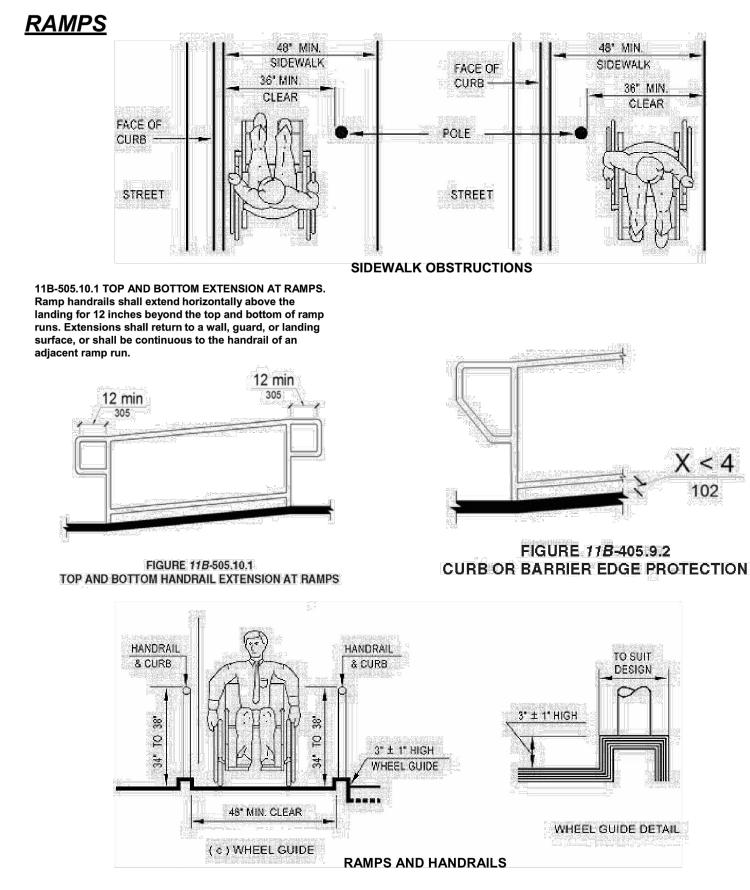
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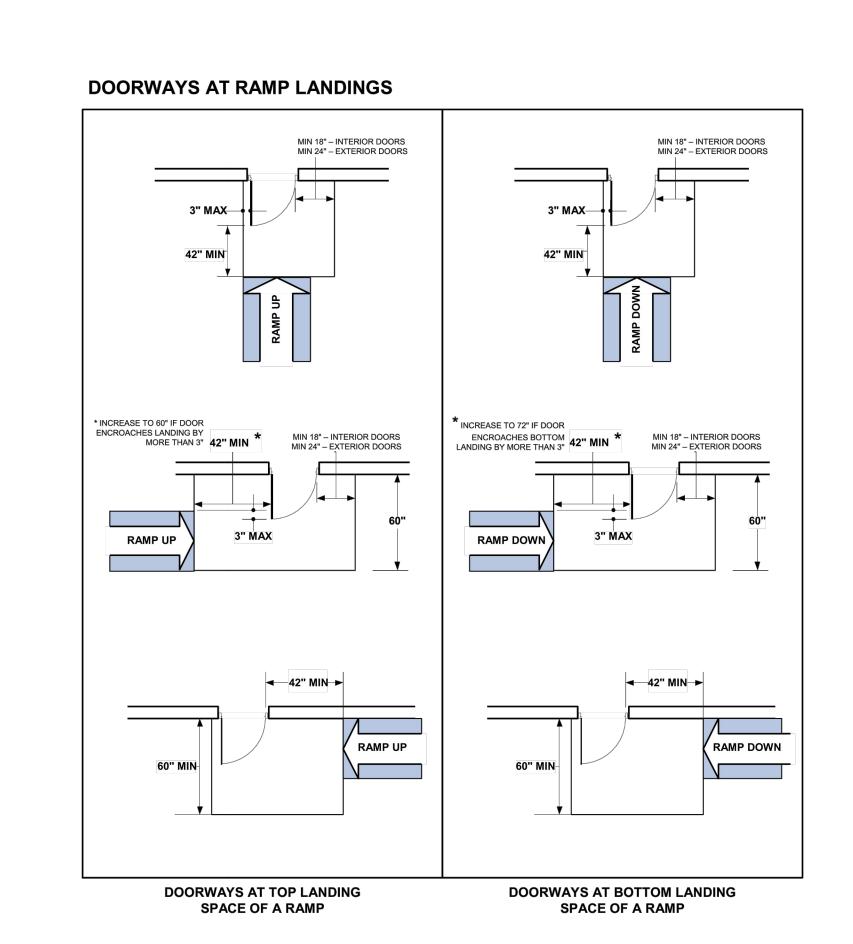




# ACCESSIBILITY DETAILS FOR RAMPS, STAIRS & **ELEVATORS** bottom landing ramp run landing. at least as wide as ramp run change in direction WHEN DOOR SWINGS ONTO LANDING -42" MIN. PLUS DOOR top landing FIGURE 11B-405.7 RAMP LANDINGS RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM 24" MIN. EXTERIOR AND — 18" MIN. INTERIOR BEYOND THE STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT (b) RAMP LANDING AT DOORWAY RAMP WITH TURNING PLATFORM RAMP LANDING AND DOORWAY THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE

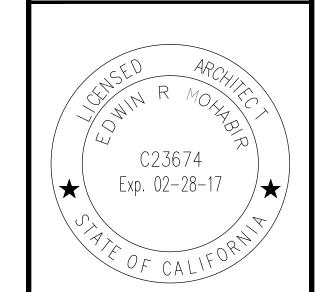
INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.







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VICTORVILLE 1 OPTIONS FOR YOUTH

14725 7TH ST VICTORVILLE, CA. 92392

CLIENT:

# LUPINE PROPERTIES

320 N. HALSTEAD ST. SUITE 150 PASADENA, CA 91107 (626)921-8286

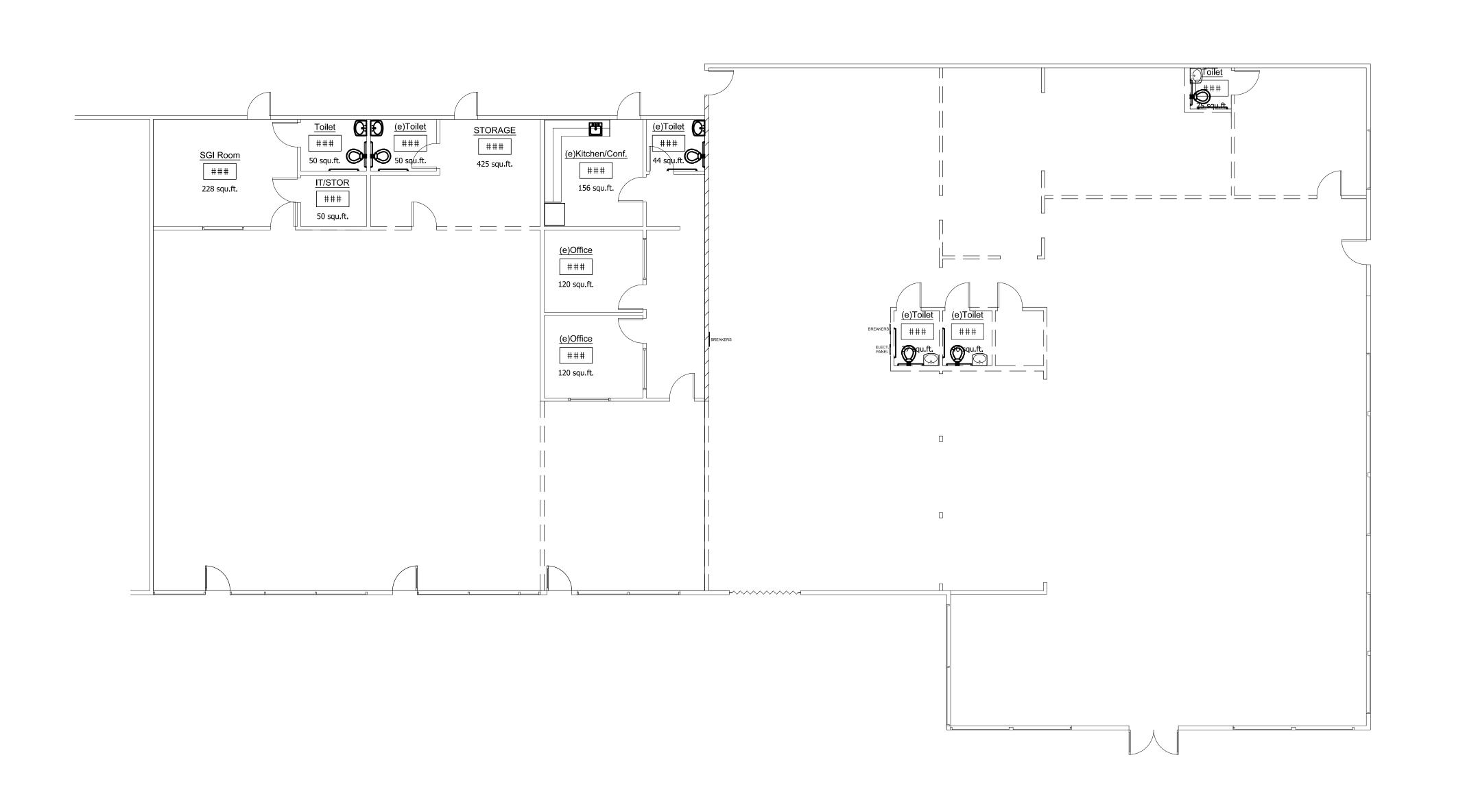
PROJECT DATA 05-01-16 DATE **ARCHITECT** CHECKED BY DRAWN BY PROJECT NO. AS NOTED SCALE

SHEET TITLE

**ENLARGED ADA** RAMP PLAN

SHEET NO. A-1.2

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**EXISTING WALL** 



LOAD BEARING WALL TO BE VERIFIED

NEW METAL STUD WALL w/ GYP. BD.





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Exp. 02-28-17

A PROJECT FOR:

Options For Youth
Public Charter Schools
powering Minds by Inspiring Hearts

VICTORVILLE 1

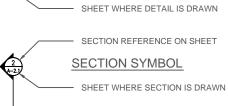
OPTIONS FOR YOUTH

14725 7TH ST VICTORVILLE, CA. 92392

# SYMBOLS









ELEVATION REFERENCE ON SHEET



NOTIFACATION



ROOM (NAME/NUMBER) SYMBOL











PATH OF TRAVEL

URINAL

320 N. HALSTEAD ST. SUITE 150 PASADENA, CA 91107 (626)921-8286

LUPINE PROPERTIES

CLIENT:

# BUILDING INFORMATION

Municipal Code: Title 15: Buildings and Construction

General Plan Land Use: Neighborhood Council: Existing Zone Total Building Area T.I./Change of use Area

0477201430000 Commercial Retail

20,758 squ. ft. 8408 s.f.

# **NOTES**

Not Sprinklered
 Exiting to remain unchanged.
 Existing bathrooms and kitchen to remain.

PROJECT DATA DATE 05-01-16 ARCHITECT CHECKED BY EM DRAWN BY EM PROJECT NO. AS NOTED SCALE

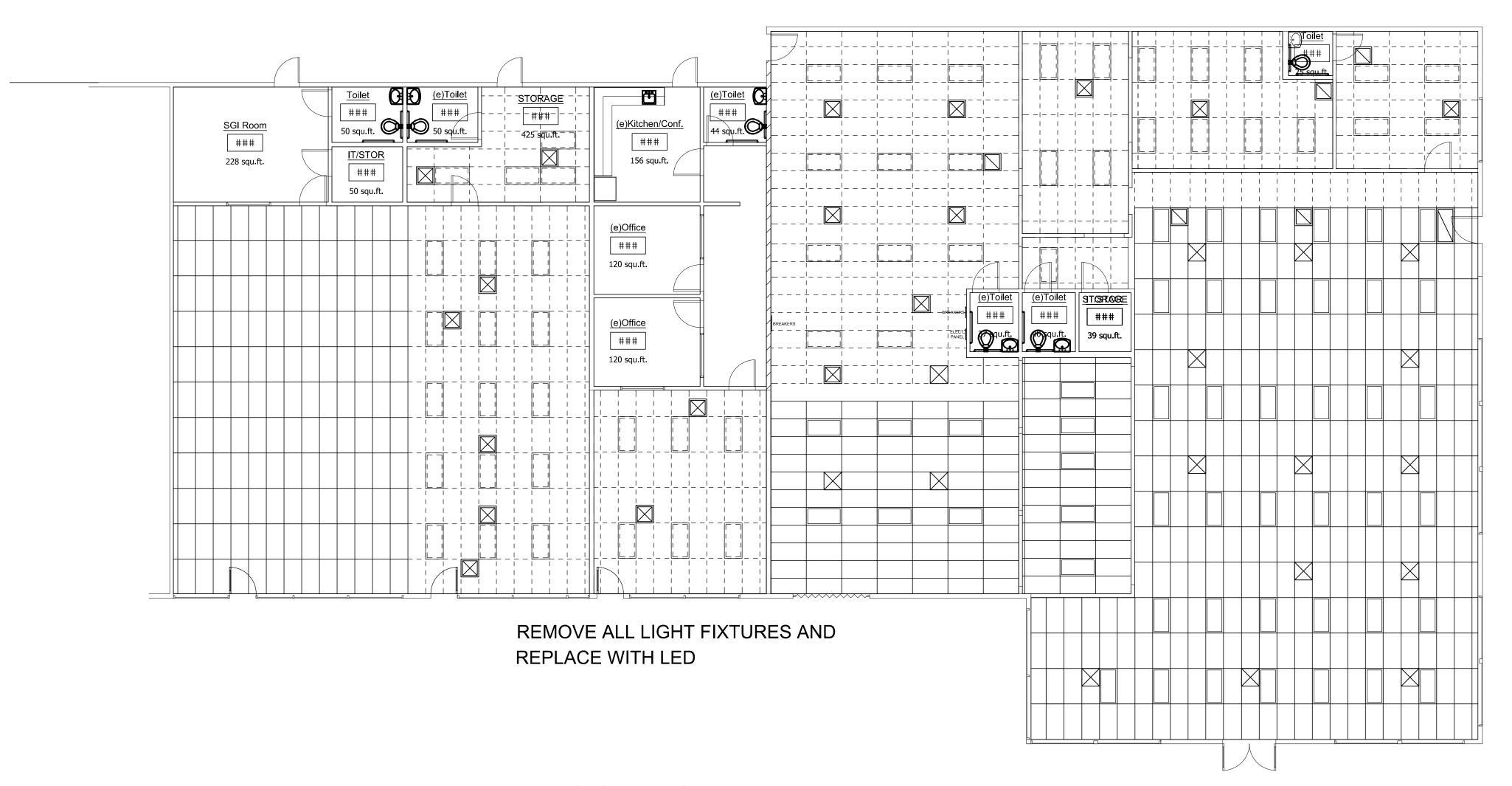
SHEET TITLE

AS-BUILT/DEMO FLOOR PLAN

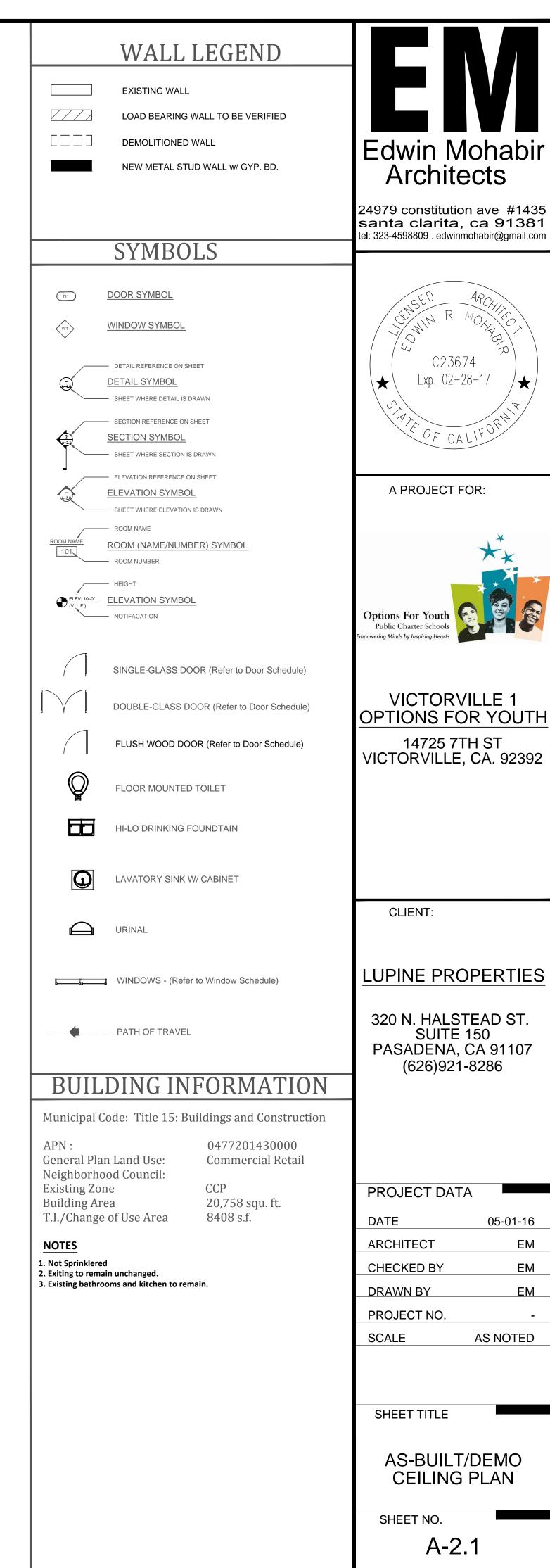
A-2.0

SHEET NO.





DEMO CEILING PLAN



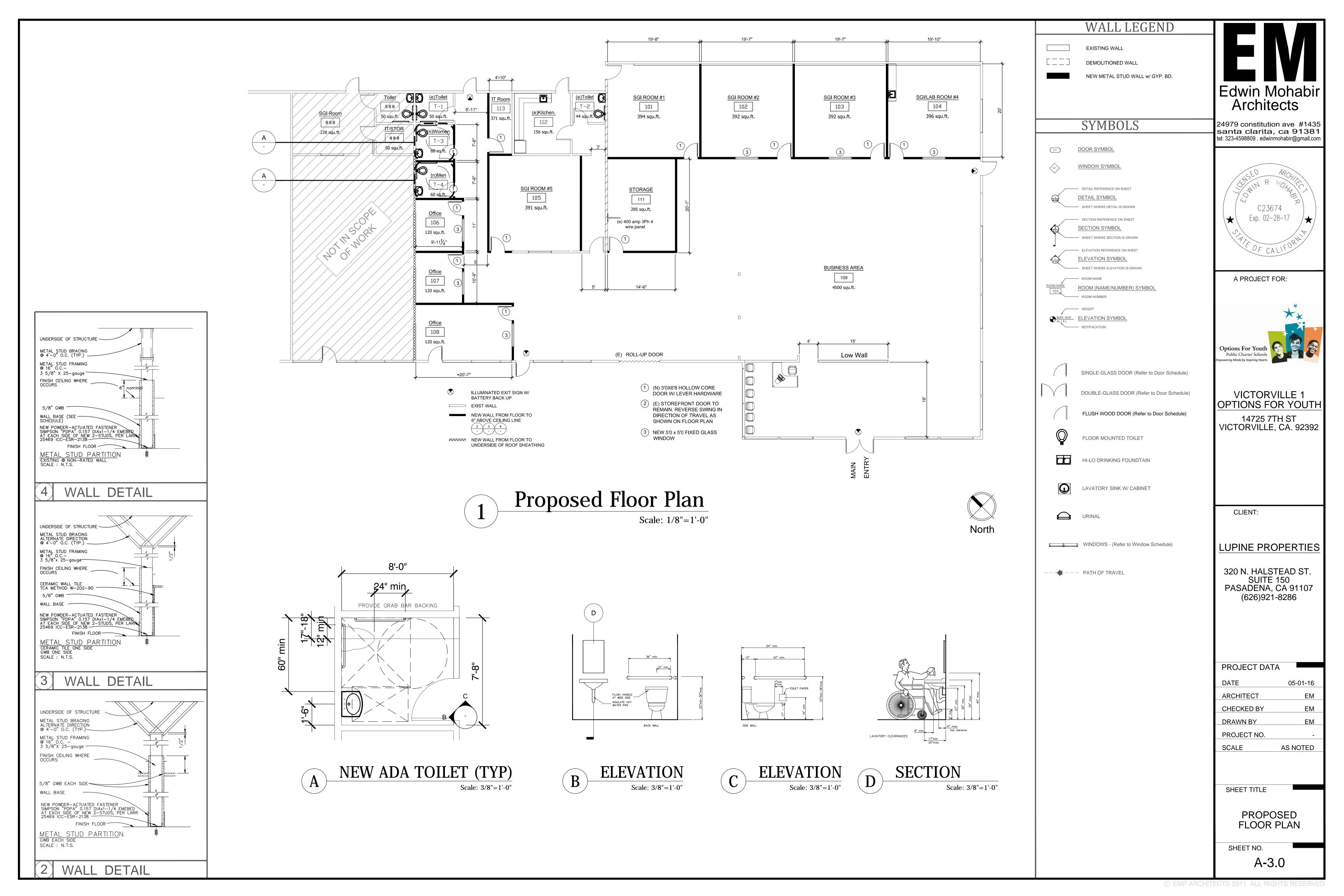
05-01-16

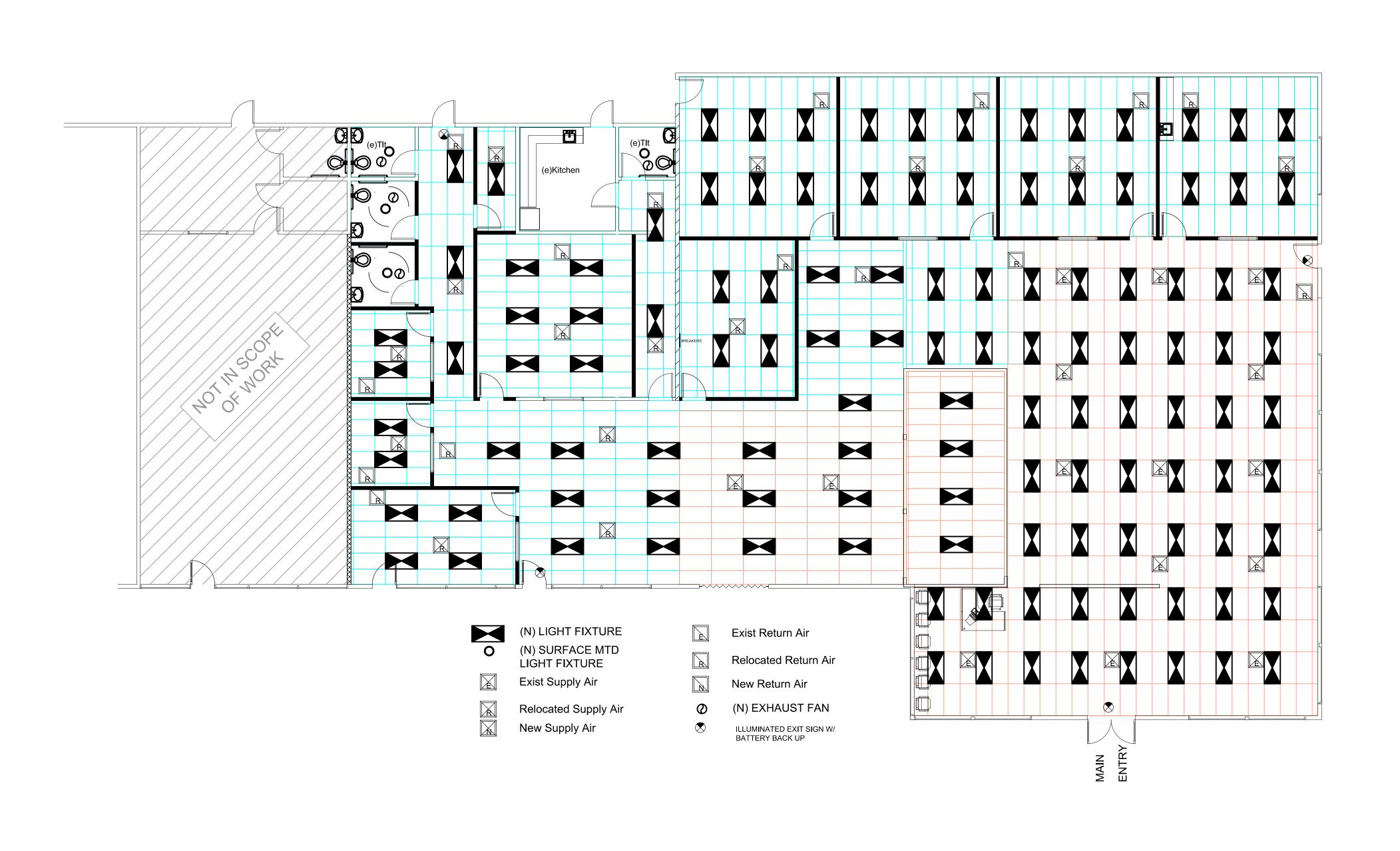
EM

As-Built/Demo Ceiling Plan

Scale: 1/8"=1'-0"

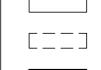
North







**EXISTING WALL** 



DEMOLITIONED WALL

NEW METAL STUD WALL w/ GYP. BD.



# **SYMBOLS**

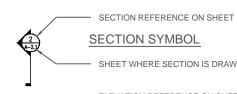
DOOR SYMBOL D1



DETAIL REFERENCE ON SHEET DETAIL SYMBOL

SHEET WHERE DETAIL IS DRAWN

WINDOW SYMBOL



SECTION SYMBOL SHEET WHERE SECTION IS DRAWN



ROOM (NAME/NUMBER) SYMBOL ROOM NUMBER





SINGLE-GLASS DOOR (Refer to Door Schedule)

DOUBLE-GLASS DOOR (Refer to Door Schedule)

FLUSH WOOD DOOR (Refer to Door Schedule)





FLOOR MOUNTED TOILET



LAVATORY SINK W/ CABINET





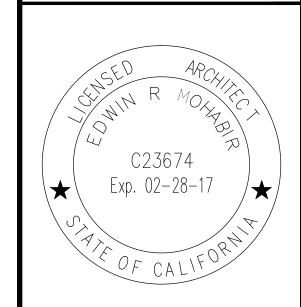
WINDOWS - (Refer to Window Schedule)

PATH OF TRAVEL

Edwin Mohabir

Architects 24979 constitution ave #1435

santa clarita, ca 91381 tel: 323-4598809 . edwinmohabir@gmail.com



A PROJECT FOR:



VICTORVILLE 1
OPTIONS FOR YOUTH

14725 7TH ST VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST. SUITE 150 PASADENA, CA 91107 (626)921-8286

PROJECT DATA DATE 05-01-16 ARCHITECT CHECKED BY EM DRAWN BY PROJECT NO.

AS NOTED

SHEET TITLE

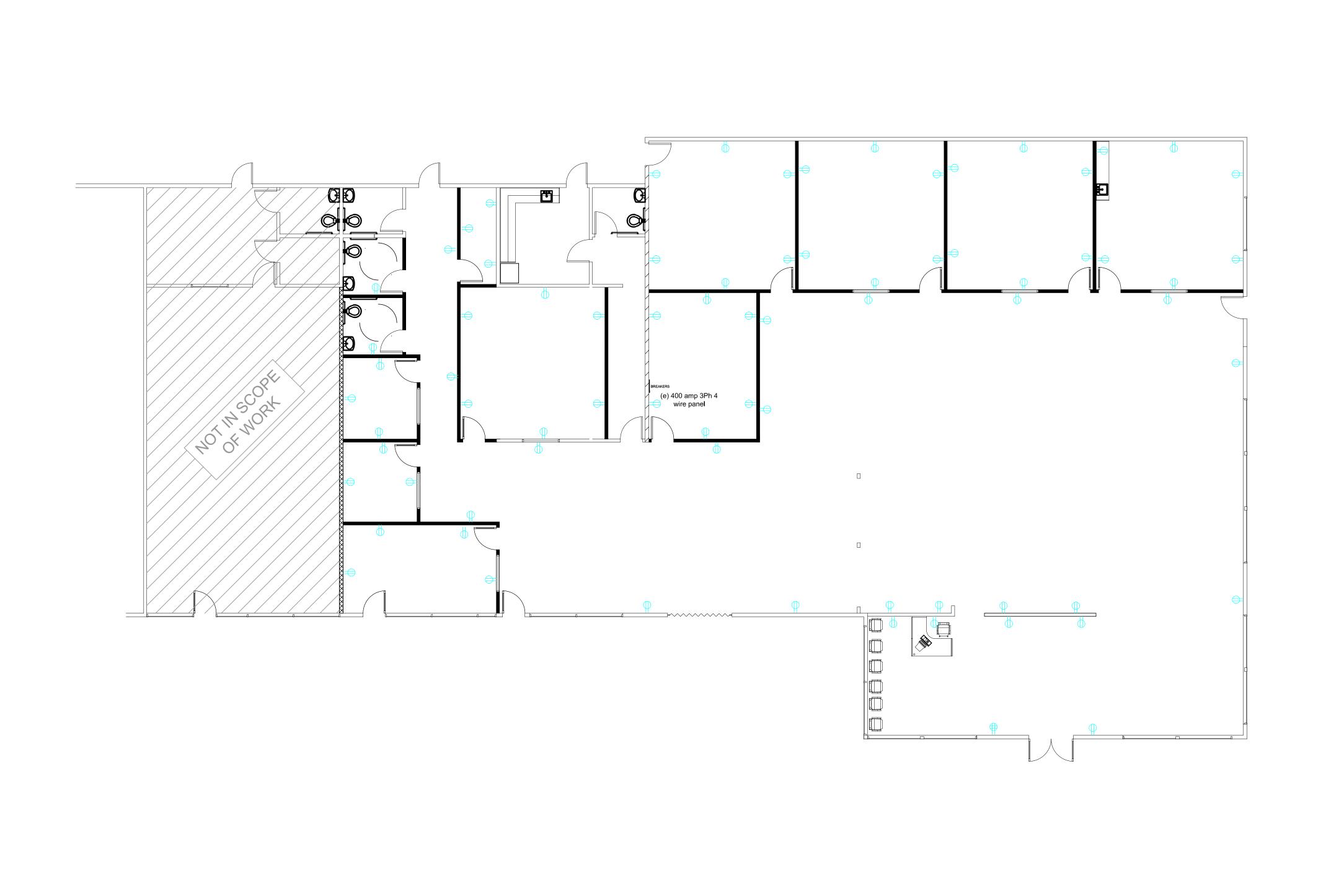
SCALE

PROPOSED **CEILING PLAN** 

SHEET NO. A-3.1

Proposed Ceiling Plan

Scale: 1/8"=1'-0"



WALL LEGEND

**EXISTING WALL** 

DEMOLITIONED WALL NEW METAL STUD WALL w/ GYP. BD. Edwin Mohabir Architects

SYMBOLS

DOOR SYMBOL WINDOW SYMBOL

> DETAIL REFERENCE ON SHEET DETAIL SYMBOL SHEET WHERE DETAIL IS DRAWN

— SECTION REFERENCE ON SHEET SECTION SYMBOL - SHEET WHERE SECTION IS DRAWN

> ELEVATION REFERENCE ON SHEET **ELEVATION SYMBOL**

SHEET WHERE ELEVATION IS DRAWN ROOM NAME ROOM (NAME/NUMBER) SYMBOL

ELEVATION SYMBOL

(V.I. F.) NOTIFACATION

SINGLE-GLASS DOOR (Refer to Door Schedule)

DOUBLE-GLASS DOOR (Refer to Door Schedule)

FLUSH WOOD DOOR (Refer to Door Schedule)

FLOOR MOUNTED TOILET

HI-LO DRINKING FOUNDTAIN

LAVATORY SINK W/ CABINET

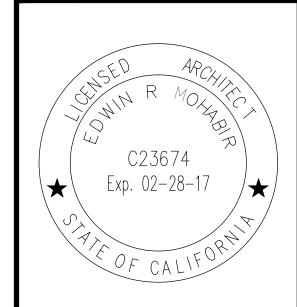
URINAL

WINDOWS - (Refer to Window Schedule)

PATH OF TRAVEL

North

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A PROJECT FOR:



VICTORVILLE 1
OPTIONS FOR YOUTH

14725 7TH ST VICTORVILLE, CA. 92392

CLIENT:

LUPINE PROPERTIES

320 N. HALSTEAD ST. SUITE 150 PASADENA, CA 91107 (626)921-8286

PROJECT DATA DATE 05-01-16 ARCHITECT CHECKED BY DRAWN BY PROJECT NO.

AS NOTED

SHEET TITLE

SCALE

PROPOSED ELECTRICAL PLAN

SHEET NO. A-3.2

Proposed Electrical Plan

Scale: 1/8"=1'-0"

