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PLANS PREPARED BY:  
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760-803-8006

MOUNTAIN VALLEY RANCH  
842 HIGHWAY 78  
RAMONA, CALIFORNIA 92065

Date:	4-30-18
Project:	MTN. VALLEY RANCH
File:	A0.1
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Sheet Title:

TITLE  
SHEET

Sheet Number:

A0.1

MOUNTAIN VALLEY RANCH  
TENANT IMPROVEMENT

842 HIGHWAY 78  
RAMONA, CALIFORNIA 92065

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ADDRESS

EXISTING PARCEL ADDRESS	842 HIGHWAY 78 RAMONA, CALIFORNIA
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ASSESSOR'S PARCEL NUMBER

	281-484-43-00
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BUILDING CODE DATA:

GOVERNING CODE:	2016 CALIFORNIA BUILDING CODE (BASED ON 2015 IBC)
	2016 CALIFORNIA FIRE CODE (BASED ON 2015 IFC)
	2016 CALIFORNIA PLUMBING CODE (BASED ON 2015 UPC)
	2016 CALIFORNIA MECHANICAL CODE (BASED ON 2015 UMC)
	2016 CALIFORNIA ELECTRICAL CODE (BASED ON 2017 NEC)
	2016 CALIFORNIA ENERGY CODE (BASED ON 2014 ENERGY STANDARDS)
	2016 CALIFORNIA EXISTING BUILDING CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING CODE ANALYSIS:

TYPE OF CONSTRUCTION:	VB
BUILDING OCCUPANCY:	A-3, S-2, B
OCCUPANT LOAD:	124
DESCRIPTION OF USE:	MIXED USE - RETAIL / RESIDENTIAL
FULLY SPRINKLERED:	NO
STORIES:	1
HEIGHT:	30'-0"
GENERAL PLAN	*
ZONING	*
MASTER PLAN	*

SCOPE OF WORK

USE MODIFICATION OF AN EXISTING AGRICULTURAL BARN TO A SPECIAL EVENT HALL. BUILDING MODIFICATION INCLUDES RESTROOM ADDITION WITHIN AN EXISTING OFFICE SPACE. BUILDING SHALL REMAIN UNCONDITIONED.

PLUMBING CALCULATIONS

1,829 S.F. A-3 OCCUPANCY  $X_{60} = 61$  OCCUPANTS  
110 S.F. B OCCUPANCY  $1/200 = 1$  OCC.  
136 S.F. S-2 OCCUPANCY  $1/5,000 = 1$  OCC.  
63 TOTAL OCCUPANTS  
32 MALE & 32 FEMALE  
NOTE: BOTTLED WATER SHALL BE SUPPLIED AT ALL TIMES TO MEET D.F. REQUIREMENT.

MIN. PLUMBING FIXTURE COUNT, CPC TABLE 422.1 & TABLE A: A.2 EXHIBIT 1M.									
REQUIRED					PROVIDED				
	CLST.	URN.	LAV.	SHWR.	D.F.	CLST.	URN.	LAV.	SHWR.
	M	F	M	F	M	F	M	F	M
1ST FLR	1	2	1	1	0	1	1	2	1
TOTAL	1	2	1	1	0	1	1	2	1

LEGAL DESCRIPTION

LOT 60, EXCEPTING THEREFROM THE NORTH 3.46 ACRES, ALL OF LOTS 23 AND 61, IN VALLEY DE LOS ANGELOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 6, 1891.

AREA CALCULATIONS

LOT AREA:	
EXISTING LOT:	1,158,579 S.F. / 26.59 AC
ADDED MUP ACREAGE:	240,869 S.F. / 5.52 AC
ORIGINAL MUP ACREAGE:	190,793 S.F. / 4.38 AC

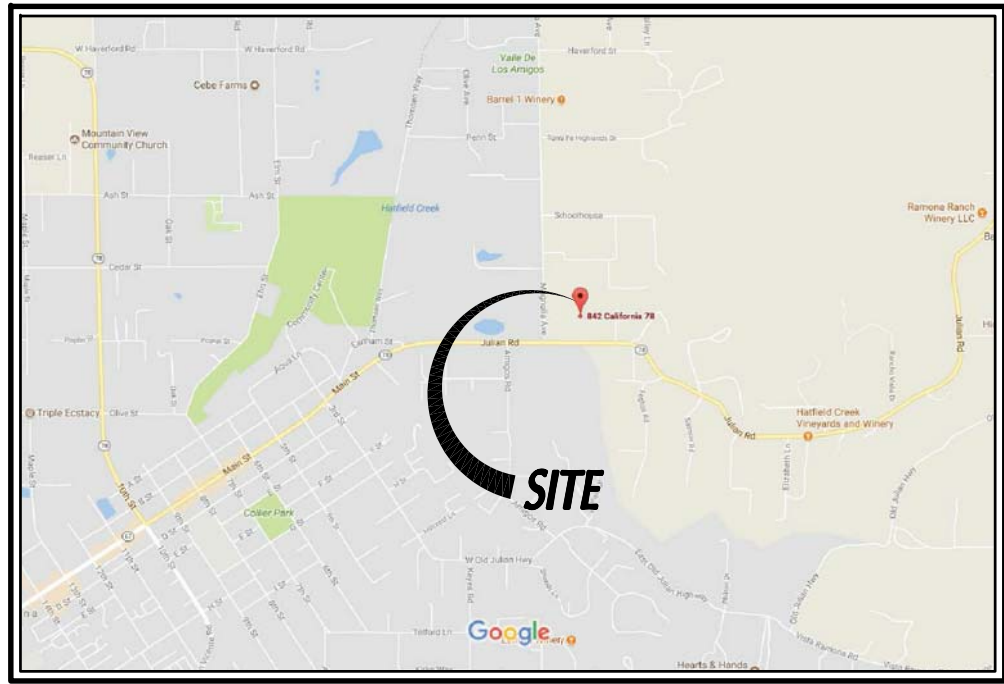
EXISTING BUILDING:	
FIRST FLOOR	2,461 SF

PROPOSED TI AREA WITHIN EXISTING BUILDING:	
FIRST FLOOR	340 SF

PARKING CALCULATIONS

PARKING PROVIDED	
STANDARD PARKING SPACES PROVIDED:	111 SP.
ACCESSIBLE PARKING SPACES PROVIDED:	5 SP.
TOTAL SPACES PROVIDED:	116 SP.

VICINITY MAP:



NOTE: QUANTITIES OF HAZARDOUS MATERIALS MAY BE STORED WITHIN THE BUILDING WILL NOT EXCEED THE LIMITS LISTED IN IBC TABLES 307.1(1) AND 307.1(2).

NOTE: ALL PROJECT SIGNAGE TO BE UNDER A SEPARATE PERMIT

PROJECT TEAM

OWNER: JTB ADVISORS  
CONTACT: JOHN NORUM  
1919 OLD TOWN ROAD NW, SUITE 1  
ALBUQUERQUE, NM 87104  
949-676-4927

CIVIL: RANCHO COASTAL ENGINEERING & SURVEYING, INC.  
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STRUCTURAL: R2H ENGINEERING  
CONTACT: BRETT BRADY  
SAN DIEGO, CA  
858-673-8416



GENERAL NOTES - SHELL

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR RAY OF STUD AT WALLS AND PARTITIONS UNLESS NOTED OTHERWISE.
4. DO NOT SCALE DRAWINGS.
5. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS, IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS, DETAILS, NOTES, AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
7. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION IN THIS PROJECT.
8. WHENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR IN THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.
11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY TO ALL WORK, INCLUDING BUT NOT LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.
14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES, SUPPORTS, AND BRACING AS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT, INCLUDING PLUMBING AND BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. HE SHALL ALSO BE RESPONSIBLE FOR THE SYSTEMS MEETING ALL APPLICABLE CODE REQUIREMENTS.
16. ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT ALONG WITH ALL REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATION, CODE CONFORMANCE, AND COST.
17. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DISCREPANCIES OR CONFLICTS WITH SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECTS ATTENTION (IN WRITING) TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
18. INSTALLATION OF GLASS SHALL CONFORM TO 2007 C.B.C. AND ALL LOCAL CODES AND ORDINANCES.
19. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES. LOCATIONS OF THE WORK, UPON COMPLETION OF THE WORK, THAT SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS OF THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUBCONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT AS WELL AS THE GENERAL CONTRACTOR.
20. THE CONTRACTOR SHALL SUBMIT A SOILS REPORT AND A COMPACTION REPORT TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FOUNDATION INSTALLATIONS.
21. THE CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION OF ALL SITE UTILITIES AND TO COORDINATE AND AVOID CONFLICT IN THE LOCATIONS OF NEW UNDERGROUND AND SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY FEES, METERS, AND CONNECTIONS IN HIS BID.
22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.
23. ON A SET OF TRANSPARENCIES FURNISHED BY THE ARCHITECT & AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF "AS BUILT" CONDITIONS OF THE WORK. UPON COMPLETION OF THE WORK, THAT SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS OF THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY SUBCONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT AS WELL AS THE GENERAL CONTRACTOR.
24. THE CONTRACTOR SHALL ALLOW THE DISPLAY OF AN ARCHITECT'S JOB SIGN AND SHALL RETURN SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.
25. ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, & THOSE SHOWN ON THE RECORDS EXAMINED, AND INDICATED BY THEIR APPROXIMATE LOCATION AND EXTENT, THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD ARCHITECT HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED BY ARCHITECT, NOT INDICATED ON THE RECORDS EXAMINED, LOCATED AT VARIANCE W/ THOSE REPORTED, OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES FOUND AT THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER(S) OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

PARTITIONS

1. ALL STUDS AT NON-BEARING INTERIOR PARTITIONS SHALL BE STEEL 3-5/8" WIDE X 25 GAUGE OR 2 X 4 DPF2 (MIN.) AT 24" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE AND INSTALL HEAVIER GAUGE STUDS (16 GA), STIFFENERS, BRACING, BACK-UP PLATES, ETC., AS REQUIRED @ STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES OR OTHER EQUIPMENT.
3. SEE WALL LEGENDS OR CALLOUTS ON PLANS FOR GYPSUM BOARD THICKNESS AND FIRE RATING OR FOR INSULATION AS REQUIRED. ALL GYP BOARD TO BE 5/8" TYPE "X" U.N.O.
4. ALL GYPSUM BOARD USED IN JANITOR'S ROOMS AND TOILET ROOMS SHALL BE WATER RESISTANT.

STAIRS, EXITS, AND OCCUPANT LOADS

1. REQUIRED EXIT DOORS
- A. SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- B. ALL EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THRESHOLD PER BUILDING CODE AND A.D.A. STANDARDS
- C. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE.
- D. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS, OR STAIRWAYS HANDLING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
- E. SHALL BE NOT LESS THAN 3'-0" W X 6'-8" H WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH.
2. DOORS AND DOORWAYS: THE FLOOR ADJACENT TO A DOORWAY SHALL BE LEVEL FOR A DISTANCE OF NINE FEET FROM THE DOOR IN THE DIRECTION OF DOOR SWING AND SHALL BE NOT LESS THAN 5" WIDE.
3. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED BY, AND IN ACCORDANCE WITH APPLICABLE LAWS.
4. ALL REQUIRED EXITS SHALL HAVE EXIT SIGNS AND ALL BUILD CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS WITH A PRINCIPAL STROKE NOT LESS THAN 3/4" WIDE AND 6" HIGH.

MECHANICAL, PLUMBING AND ELECTRICAL

1. PROVIDE AND LOCATE, AFTER APPROVAL BY ARCHITECT, ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL EQUIPMENT. ACCESS DOORS OR PANELS SHOWN ON THE DRAWINGS. ACCESS PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
2. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER AND WATER OR GAS LINE INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBCONTRACTOR INSTALLATIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
3. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY SIZE, SHAPE, AND LOCATION OF HOUSEKEEPING PADS FOR THEIR EQUIPMENT. ANY FIELD CHANGES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.
4. WHERE RESTROOMS ARE PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED TO ENSURE AN AIR CHANGE EACH FIVE MINUTES.
5. IN WAREHOUSE AREAS, PROVIDE VENTILATION TO ENSURE TWO AIR CHANGES PER HOUR, SEE ROOF PLAN FOR VENTILATION 7/ SMOKE HATCHES.

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR BUILDING UNDER CONSTRUCTION PER REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
2. PROVIDE AND INSTALL MATERIALS FOR FIRE PROTECTION OF THE STRUCTURAL ASSEMBLIES OF THIS BUILDING TYPE, AS REQUIRED BY THE BUILDING CODE.
3. WHERE REQUIRED BY CODE, CORRIDORS, ELEVATOR LOBBIES, AND ELECTRICAL ROOMS SHALL BE OF ONE-HOUR CONSTRUCTION THROUGHOUT.
4. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE AND DRAFTSTOP FIRE ASSEMBLIES HAVING A MINIMUM 20-MINUTE RATING WITH SELF-CLOSERS.
5. STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE OF ONE-HOUR MINIMUM FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURES SHALL BE PROTECTED BY ONE-HOUR SELF-CLOSING FIRE RATED ASSEMBLIES.
6. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS WHERE REQUIRED BY CODE OR LOCAL GOVERNING AGENCY.
7. WHERE NONCOMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE A FIRE-RATED ASSEMBLY PROVIDE AND INSTALL APPROVED SEAL FIRE-RATED SEALANT OF MINERAL WOOL FIBER TO DRAFTSTOP AND MAINTAIN THE FIRE SAFE INTEGRITY OF THE ASSEMBLY.
8. RETURN AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND SUSPENDED CEILINGS BELOW SHALL MEET THE FOLLOWING REQUIREMENTS.
- A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME SPREAD RATING MORE THAN 25 OR A SMOKE DEVELOPED RATING MORE THAN 50.
- B. ALL WRING IN PLENUMS SHALL BE IN NONCOMBUSTIBLE CONDUIT.
- C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE OF NOT LESS THAN 50 NOR MORE THAN 125 DEGREES FAHRENHEIT, AND MOISTURE CONTENT CONTAINED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.
- D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINISH SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF ONE LAYER 1/2" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE AN INSTALL ALL FURRING AND BLOCKING AND TIE JOINTS AS REQUIRED.
- E. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY BUILDING OFFICIAL.

9. PROVIDE DRAFT STOPS PER CODE AS FOLLOWS:

- A. BETWEEN CEILING AND FLOOR ABOVE FOR EACH 1,000 SQ. FT. AREA AND MAXIMUM 60 FT. AREA, STOPS, OR FOR EACH 3,000 SQ. FT. AREA AND MAXIMUM 100 FT. BETWEEN STOPS IF BUILDING IS SPRINKLERED.
- B. AT ATTICS, MANSARDS, AND OVERHANGS FOR EACH 3,000 SQ. FT. AREA AND MAXIMUM 60 FT. BETWEEN STOPS, OR FOR EACH 9,000 SQ. FT. AREA AND MAXIMUM 100 FT. BETWEEN STOPS IF BUILDING IS SPRINKLERED.
10. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATION:
- CLASS I TUNNEL TEST 0-25  
CLASS II TUNNEL TEST 26-75  
CLASS III TUNNEL TEST 76-200
- MAXIMUM FLAME SPREAD CLASSIFICATION:
- UNSPRINKLERED SPRINKLERED  
ENCLOSED STAIRWAY CLASS I CLASS I  
OTHER EXITWAY CLASS II CLASS II  
ROOMS/OTHER AREAS CLASS III CLASS II

11. CARPETING WHEN PLACED ON WALLS SHALL HAVE A CLASS I FLAME SPREAD RATING.
12. WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTING TO LOCAL AGENCIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTORS EXPENSE WITH NO ADDITIONAL CHARGE TO OWNER. WHERE ENUNCIATOR CANNOT BE INSTALLED, ALARMS, ETC. ARE REQUIRED IN AN EXPOSED LOCATION. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS & CABINET/COVER PLATE FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

13. PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPE, QUANTITY, AND LOCATION DETERMINED BY FIRE DEPARTMENT INSPECTOR.
14. PROVIDE AND INSTALL WET OR DRY STANDPIPES AS REQUIRED BY CODE AND THE LOCAL FIRE DEPARTMENT.
15. PROVIDE AND INSTALL OUTSIDE GAS SHUT-OFF VALVE AND SIGNS IDENTIFYING MAIN GAS AND ELECTRICAL SHUT-OFFS PER DIRECTION OF LOCAL FIRE DEPARTMENT.
16. PROVIDE SMOKE DETECTORS, DETECT DETECTORS AND OTHER SUCH DETECTION DEVICES AS MAY BE REQUIRED BY CODES AND GOVERNING AUTHORITIES HAVING JURISDICTION.
17. PROVIDE ALL PAINTING OR MARKING, INCLUDING BUT NOT LIMITED TO, RED CURBS OR ROOF ADDRESSES AS REQUIRED BY FIELD INSPECTOR.

18. ALL FIRE-RATED DOORS SHALL HAVE GASKETS AT HEAD & JAMBS TO PROVIDE SMOKE SEAL.
19. ON SITE FIRE HYDRANTS AND UNDERGROUND MAINS WILL BE SUBMITTED BY THE FIRE PROTECTION SYSTEM CONTRACTOR.
20. PROVIDE MASTER KEY KNOX-BOX @ ENTRY OF EA. BUILDING IN ACCORDANCE W/ FIRE DEPARTMENT, SEE SITE PLANS FOR THEIR LOCATIONS
21. BLDG. ADDRESS SHALL BE OF A SIZE AS TO BE VISIBLE & LEGIBLE FROM THE ST. FRONTING THE PROPERTY, PER CITY STANDARDS.
22. PROVIDE A KNOX-BOX AT EACH SWING AND ROLLING GATE.

23. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED FIRE DEPARTMENT STATION. ADDITIONAL HEADS SHOWN ON THE DRAWINGS. ACCESS PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
24. BUILDINGS UNDERGOING CONSTRUCTION ALTERATIONS OR DEMOLITION TO BE IN ACCORDANCE WITH CFB ARTICLE 87
25. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME- RETARDANT CONDITION.

26. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A- 10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
27. PROVIDE COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND NET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

28. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A- 10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
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30. PROVIDE A KNOX-BOX AT EACH SWING AND ROLLING GATE.

31. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED FIRE DEPARTMENT STATION. ADDITIONAL HEADS SHOWN ON THE DRAWINGS. ACCESS PANELS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
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35. PROVIDE COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND NET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

36. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A- 10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
37. PROVIDE COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND NET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

38. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A- 10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
39. PROVIDE COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND NET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE-EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ADA ACCESSIBILITY

1. PARKING STALLS:

- A. MINIMUM 9 FT. WIDE X 18 FT. LONG WITH 5 FT. X 18 FT. ADJACENT LOADING AREA AND CURB RAMP, OR PER BUILDING DEPT. REQUIREMENTS.
- B. LOADING SPACE MAY BE BETWEEN TWO STALLS AND SERVE BOTH.
- C. MAXIMUM SLOPE: 1/4" PER FOOT IN ANY DIRECTION

2. HANDICAPPED RAMP:

- A. MINIMUM 5 FT. WIDE WITH 5 FT. SQUARE LANDING AT TOP & BOTTOM OF EACH RAMP. SEE SITE PLAN ENLARGEMENTS AND OR DETAILS.
- B. MAXIMUM SLOPE: 1" PER FOOT WITH MAXIMUM CROSS SLOPE OF 1/4" PER FOOT.
- C. FLARED SIDES: MAXIMUM SLOPE 1 1/2" PER FOOT.
- D. BORDER AT TOP OF RAMP: 12" WIDE WITH 1/4" X 1/4" GROOVES AT 3/4" O.C.

3. PARKING STALL SIGNS:

- A. AT PARKING SURFACE: 3 FT. X 3 FT. INTERNATIONAL SYMBOL-WHITE FIGURE ON BLUE BACKGROUND.
- B. AT INTERIOR END OF STALL CENTERED AT 60" CLEAR ABOVE GRADE. ON POST OR 18" ABOVE GRADE. ON WALL, A 70 SQUARE INCH REFLECTORIZED SIGN OF BLUE PORCELAIN ON STEEL WITH BEADED TEXT, OR EQUAL, DISPLAYING INTERNATIONAL SYMBOL.

4. UNAUTHORIZED VEHICLE SIGN:

- PROVIDE A CONSPICUOUS SIGN 17" X 22" AT THE ENTRANCE TO OFF STREET PARKING STATING IN ONE INCH HIGH LETTERING: "VEHICLES PARKED IN SPACES MARKED FOR THE PHYSICALLY DISABLED AND NOT DISPLAYING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNERS EXPENSE.TOWED VEHICLES MAY BE CLAIMED AT CITY OF C.V. POLICE DEPT. OR BY TELEPHONING 619-691-5151."

5. RAMPS TO BUILDING (WITH SLIP RESISTANT SURFACE).

- A. MINIMUM WIDTH 48". SEE PLANS FOR ACTUAL DIMENSIONS.
- B. SLOPE TO BE 1:12 MAXIMUM TO 1:20. MAXIMUM 2% CROSS SLOPE.
- C. HANDRAILS EACH SIDE REQUIRED AT +32" FOR SLOPES EXCEEDING 1:15.
- D. WARNING CURB 6" HIGH REQUIRED WHERE DROP-OFF AT SIDE EXCEEDS 4".
- E. RAMPS LONGER THAN 10 FT. TO HAVE A 2" HIGH WHEEL CLIDE CURB AT SIDES EXCEPT WHERE BOUNDED BY A WALL OR FENCE.
- F. LANDINGS:

1. TOP: MINIMUM 5'-6" SQUARE OR 42"+ DOOR WIDTH LONG BY 5'-6" WIDE WHERE DOOR ENCROACHES.
2. INTERMEDIATE: 60" LONG AT STRAIGHT RAMP, 72" LONG AT CHANGE IN DIRECTION OVER 30 DEGREES (MAXIMUM CHANGE IN ELEVATION BETWEEN LANDINGS TO BE 30").
6. STAIRS AND HANDRAILS:

- A. TREADS: SMOOTH WITH ROUNDED OR CHAMFERED EDGES AT TOP AND BOTTOM OF NOSING.
- B. NOSING: TO EXTEND A MAXIMUM OF 1" BEYOND FACE OF RISER.
- C. RISERS: TO BE CLOSED. 7" MAXIMUM HEIGHT.
- D. HANDRAILS: EXTEND 12" BEYOND TOP NOSING, 12" PLUS ONE TREAD WIDTH BEYOND BOTTOM NOSING AT EACH FLIGHT. RETURN EXTENSION TO FACE OF INTERSECTING WALL WHERE IT WOULD BE HAZARDOUS IF STRAIGHT.
- E. PROVIDE A 2" WIDE STRIP OF EQUALLY SLIP-RESISTANT MATERIAL IN CONTRASTING COLOR AT 1" FROM EDGE OF THE LOWEST TREAD AND THE UPPER APPROACH TO EACH STAIR. MARK ALL TREADS AT EXTERIOR STAIRS WITH PAINT OR OTHER APPROVED MATERIAL.

7. DOORS AND HARDWARE:

- A. OPENING TO BE MINIMUM OF 32" WIDE X 80" HIGH WHEN DOOR IS AT RIGHT ANGLE TO CLOSED POSITION.
- B. BOTTOM 10" OF DOOR TO HAVE SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOT REST.
- C. CENTER OF HARDWARE TO BE 30 TO 44 INCHES ABOVE FLOOR. LATCHING MECHANISM TO BE OPERABLE WITH A SINGLE EFFORT BY LEVER OR PUSH-PULL TYPE HARDWARE.
- D. MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS WITH A PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLE TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ASB. STANDARDS. WHEN FIRE RATED DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS WITH CLOSER.
- E. PROVIDE SYMBOLS ON DOORS LEADING TO SANITARY FACILITIES AS FOLLOWS:

- MEN'S: 1/4" THICK EQUILATERAL TRIANGLE WITH 12" SIDES VERTEX UP.
- WOMEN'S: 1/4" THICK 12" DIAMETER CIRCLE.
- CENTER SYMBOLS ON DOORS AT 60" HEIGHT, AND FINISH IN COLOR CONTRASTING TO THAT OF THE DOOR.

- F. THRESHOLDS SHALL BE 1/2" HIGH MAXIMUM WITH 1/4" HIGH MAX. VERTICAL EDGE BELOW A BEVELLED EDGE AT 1:2 SLOPE FOR A HEIGHT OF 1/4" MAXIMUM.

8. DRINKING FOUNTAINS ARE TO BE IN ALCOVES OR POSITIONED SO AS NOT TO BE IN A CORRIDOR AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- A. ALCOVE TO BE MINIMUM 32" WIDE X 18" DEEP WITH DRINKING FOUNTAIN MOUNTED TO PROVIDE A 27" HIGH KNEE CLEARANCE UNDERNEATH. FOUNTAIN POSITION IS NOT TO ENROACH INTO PEDESTRIAN WAYS.
- B. DRINKING FOUNTAIN TO BE FRONT APPROACH WITH LEAND OPERATING LEVER WITHIN 6" OF FRONT OF FOUNTAIN OR A PUSH-BAR AT FRONT. BUBBLER OUTLET TO BE WITHIN 6" OF THE FRONT OF THE FOUNTAIN AND 33" ABOVE THE FLOOR WITH WATER STREAM PARALLEL TO THE FRONT EDGE OF THE FOUNTAIN.

9. WATER CLOSETS AND COMPARTMENTS FOR THE HANDICAPPED:
- A. CLEAR, UNOBSTRUCTED ACCESS A MINIMUM OF 44" IS TO BE PROVIDED THROUGHOUT THE FACILITY TO REACH THE HANDICAPPED COMPARTMENT.
- B. A CLEAR SPACE OF SUFFICIENT SIZE TO INSCRIBE A 60" DIAMETER CIRCLE, OR CLEAR SPACE 56" BY 63" IN SIZE IS PROVIDED WITHIN THE SANITARY FACILITY ROOM.

- C. COMPARTMENT DOOR TO BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE.
- D. WATER CLOSET SHALL HAVE REQUIRED CLEAR SPACE PER ALL CURRENT CBC REQUIREMENTS.
- E. WATER CLOSET SHALL HAVE AT LEAST 32" CLEAR SPACE WHEN LOCATED AT THE END OF THE COMPARTMENT AND HAVE AT LEAST 34" CLEARANCE WHEN LOCATED AT THE SIDE.

- F. OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
- G. WATER CLOSET SEAT HEIGHT TO BE 17" MINIMUM, 19" MAXIMUM. FLUSH CONTROLS TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MAXIMUM FORCE OF 35 POUNDS OR BY A REMOTE CONTROL BUTTON AND, BE LESS THAN 44" ABOVE THE FLOOR. CONTROLS TO BE OPERABLE WITH ONE HAND, MOUNTED ON THE SIDE OF THE TOILET AND NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

- H. LOCATE CENTERLINE OF WATER CLOSET 18" MINIMUM FROM ONE SIDE OF COMPARTMENTS, 32" CLEAR FROM THE OTHER (OR 28" FROM A FIXTURE WHERE OCCURS) AND 48" CLEAR TO FRONT WALL (60" AT SIDE HUNG COMPARTMENT DOOR).

- I. PROVIDE TWO 1-1/2" OUTSIDE DIA. GRAB BARS. BARS TO BE LOCATED 15" TO 16.5" FROM CENTERLINE OF THE WATER CLOSET, POOL.
- J. ONE 42" LONG BAR MOUNTED AT NEAR SIDE WALL EXTENDING 24" BEYOND FRONT OF WATER CLOSET AND ONE 36" LONG CENTERED ON WATER CLOSET AT REAR WALL. INSTALL BARS 33" ABOVE FLOOR AT 1-1/2" CLEAR FROM WALL TO SUPPORT A 250 POUND LOAD IN ANY DIRECTION.

- K. LOCATE TISSUE DISPENSER ON NEAR SIDE WALL 7"-9" IN FRONT OF TOILET SEAT AT MINIMUM 24" ABOVE FLOOR AND 3" MINIMUM BELOW GRAB BAR.

10. LAVATORIES

- A. CLEAR SPACE MAY INCLUDE KNEE AND TOE SPACE BENEATH THE FIXTURE: 29" HIGH X 30" WIDE X 8" DEEP AT THE TOP, 9" HIGH X 30" WIDE AND 17" DEEP AT THE BOTTOM.
- B. PROVIDE A CLEAR FLOOR SPACE 30" WIDE X 48" LONG IN FRONT OF THE LAVATORY. THE CLEAR SPACE MAY INCLUDE THE TOE AND KNEE SPACE UNDER THE LAVATORY.
- C. NO SHARP OR ABRASIVE SURFACES ARE TO BE UNDER LAVATORIES AND HOT WATER AND DRAIN PIPES ARE TO BE COVERED OR INSULATED.
- D. FAUCET CONTROLS AND OPERATING MECHANISMS ARE TO BE OPERABLE WITH ONE HAND NOT REQUIRING GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL NOT EXCEED 5 POUNDS.
- E. IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR 10 SECONDS.

- F. TOILET ROOM ACCESSORIES: (SEE PLANS)
- G. DISPENSERS AND DISPOSAL FIXTURES ARE TO HAVE OPERABLE PARTS AND/OR OPENINGS LOCATED MAXIMUM 40" AND MINIMUM 24" ABOVE FINISH FLOOR.
- H. BOTTOM EDGES OF MIRRORS ARE TO BE NO MORE THAN 40" ABOVE FINISH FLOOR.

- AND SPACES, RAISED LETTERS SHALL ALSO BE ACCOMPANIED BY BRAILLE.

- D. SIGNAGE REQUIREMENTS OF SECTION 1117B.5 WILL BE SATISFIED.

12. URINALS

- A. THE RIM OF AT LEAST ONE URINAL SHALL: PROJECT 14" FROM THE WALL AND BE 17" ABOVE THE FLOOR
- B. THE FORCE TO ACTIVATE THE FLUSH VALVE SHALL BE 5# FORCE.

13. GRAB BARS - COMPLY W/ SEC. 1115B.7

- A. DIAMETER OR WIDTH OF THE GRAB BAR GRIPPING SURFACE IS 1 1/4" BUT 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE
- B. IF MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND GRAB BAR SHALL BE 1 1/2". GRAB BAR SHALL BE DESIGNED TO SUPPORT 250#.

14. ELECTRICAL REQUIREMENTS:

- A. CENTER OF 15-20-30 AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 18" ABOVE FLOOR.
- B. CENTER OF SWITCHES AND HVAC CONTROLS SHALL BE BETWEEN 3 AND 4 FEET ABOVE FLOOR.

TITLE 24-ENERGY CONSERVATION

1. AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED BY THE FOLLOWING:

- A. ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE AT THE HEAD AND SILL.
- B. DOOR JAMS MOUNTED ON EITHER THE INSIDE OR OUTSIDE OF AN EXTERIOR WALL SHALL LAP THE ADJACENT WALL CONSTRUCTION A MINIMUM OF ONE INCH.
- C. DOORS REQUIRING VERTICAL TRACK GUIDES SHALL USE COMBINATION STANDPIPE OR CONCRETE MASONRY UNIT
- D. EXTERIOR AND INTERIOR DOORS MOUNTED BETWEEN JAMBS SHALL HAVE A CONTINUOUS SEAL OR BAFFLE AT EACH JAMB.
- E. MEETING RAILS OF SECTIONAL DOORS AND MEETING STILES OR RAILS OF BIPARTING DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL, OR BAFFLE.
- F. SWINGING AND REVOLVING DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL, AND JAMB.
- G. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, PENETRATIONS OF UTILITY SERVICES THROUGH WALLS & FLOORS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

2. A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE OWNER, GENERAL CONTRACTOR, ARCHITECT OR ENGINEER DESIGNING THE BUILDING, DEPT. STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NONRESIDENTIAL BUILDINGS.
3. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA ENERGY CODE REGARDING T-24 CONSERVATION STANDARDS.

4. DROP CEILINGS THAT ARE BETWEEN CONDITIONED AND UNCONDITIONED SPACE THAT CREATE A VENTED ATTIC SPACE ABOVE, SHALL BE CLIPPED TO LIMIT INFILTRATION AND EXFILTRATION

SAFETY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY. THE FOLLOWING REQUIREMENTS ARE NOT INTENDED TO BE A COMPLETE LIST, BUT ARE ADDITIONAL SAFETY REQUIREMENTS FOR THE CONTRACTOR. OBSERVATION VISITS TO THE SITE OF THE PROJECT BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE FOLLOWING ITEMS.

1. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE DESIGNER, METHOD OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY CHANGES OF THE DESIGN OR METHOD OF CONSTRUCTION BY THE ARCHITECT, THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL WALLS AND ROOF & FLOOR SHEATHING. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE-MENTIONED MATERIALS.
2. AN ERECTION PLAN IS REQUIRED FOR MOST CONSTRUCTION PHASES. CONTRACTOR SHALL DETERMINE ALL CONSTRUCTION PHASES WHICH REQUIRE ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. A CERTIFIED COPY OF SUCH ERECTION PLANS SHALL REMAIN ON THE CONSTRUCTION SITE AT ALL TIMES.
3. TEMPORARY LOADING DURING CONSTRUCTION SHALL NOT OVERLOAD EXISTING OR PROPOSED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL TRADES OF SUCH DESIGN VALUES.

4. THE CONTRACTOR SHALL PROVIDE ATTACHED VISIBLE PLATES INDICATING THE DESIGN LOADS IN ALL SPACES AS REQUIRED BY THE APPLICABLE SAFETY REGULATIONS. THE OCCUPANT OF THE BUILDING SHALL BE RESPONSIBLE FOR MAINTAINING ALL DESIGN LOADS BELOW THE ALLOWABLE LIMITS.
5. CONTRACTOR SHALL DETERMINE IF A CALOSH A PERMIT IS REQUIRED. IF SO, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN SUCH A PERMIT.
6. LACK OF HIGH GUARDRAIL AT BUILDING PARAPETS, FLOOR OR ROOF OPENINGS DOES NOT MEET CURRENT LABOR CODE FOR AN OCCUPIED SPACE. THIS ARCHITECT RECOMMENDS THE USE

- IF GUARDRAILS ARE NOT USED THE OWNER SHALL ACCEPT FULL RESPONSIBILITY. IN ADDITION, THE CONTRACTOR SHALL POST SUCH CLEARLY LEGIBLE SIGNS AT THESE LOCATIONS STATING "CAUTION: NO GUARDRAIL."

7. ALL TEMPORARY FLOOR AND ROOF OPENINGS LACKING GUARDRAILS SHALL BE ADEQUATELY COVERED AND DOWN APPROVED FOR PEDESTRIAN CONSTRUCTION TRAFFIC LOADS.
8. CONTRACTOR SHALL VERIFY THAT ALL SKYLIGHTS ARE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN THE UNIFORM BUILDING CODES.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HERON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
10. MATERIALS USED IN THIS DESIGN MAY BE HAZARDOUS TO ONES HEALTH. THE CONTRACTOR AND OWNER SHALL ACCEPT ALL RESPONSIBILITY AND SHALL POST SUCH WARNING DURING PROJECT OCCUPANCY.

11. THE CONTRACTOR, DURING CONSTRUCTION, AND THE OWNER, DURING OCCUPANCY, SHALL ASSUME ALL RESPONSIBILITY FOR PROPER ROOF MAINTENANCE TO INSURE PROPER ROOF DRAINAGE.

ABBREVIATION LEGEND

"S"	STRUCTURAL	H.C.	HOLLOW CORE
"H.B."	HARBORBOARD	H.C.	HOLLOW CORE
"H.W.D."	HARDWOOD	H.C.	HOLLOW CORE
"H.M."	HOSIY METAL	H.C.	HOLLOW CORE
"HORIZ."	HORIZONTAL	H.C.	HOLLOW CORE
"I.D."	INSIDE DIAMETER	H.C.	HOLLOW CORE
"INSUL."	INSULATION	H.C.	HOLLOW CORE
"INT."	INTERIOR	H.C.	HOLLOW CORE
"JAN."	JANITOR	H.C.	HOLLOW CORE
"JT."	JT.	H.C.	HOLLOW CORE
"L.A.M."	LAMINATE	H.C.	HOLLOW CORE
"LAV."	LAVATORY	H.C.	HOLLOW CORE
"LINEN"	LINEN	H.C.	HOLLOW CORE
"LVR."	LOUVER	H.C.	HOLLOW CORE
"LT.WT."	LIGHTWEIGHT	H.C.	HOLLOW CORE
"MAX."	MAXIMUM	H.C.	HOLLOW CORE
"M.C."	MINERAL CORE	H.C.	HOLLOW CORE
"MECH."	MECHANICAL	H.C.	HOLLOW CORE
"MET."	METAL	H.C.	HOLLOW CORE
"MFR."	MANUFACTURER	H.C.	HOLLOW CORE
"MIN."	MINIMUM OR MIN.	H.C.	HOLLOW CORE
"MISC."	MISCELLANEOUS	H.C.	HOLLOW CORE
"M.O."	MASONRY OPENING	H.C.	HOLLOW CORE
"MTD."	MOUNTED	H.C.	HOLLOW CORE
"MTG."	MOUNTING	H.C.	HOLLOW CORE
"MTL."	METAL	H.C.	HOLLOW CORE
"N.C."	NO FIN. REQ.	H.C.	HOLLOW CORE
"APPROF."	APPROVED	H.C.	HOLLOW CORE
"N.F."	NOT BY CONT. IN	H.C.	HOLLOW CORE
"N.O.#"	NOT IN CONTRACT	H.C.	HOLLOW CORE
"N.T.S."	NUMBER	H.C.	HOLLOW CORE
"O.C."	ON CENTER	H.C.	HOLLOW CORE
"O.D."	OVERFLOW DRAIN	H.C.	HOLLOW CORE
"OPNS."	OPENING	H.C.	HOLLOW CORE
"OPP."	OPPOSITE	H.C.	HOLLOW CORE
"O.S."	OVERFLOW SCUPP	H.C.	HOLLOW CORE
"P/H"	PENTHOUSE	H.C.	HOLLOW CORE
"P.L."	PROPERTY LINE	H.C.	HOLLOW CORE
"PLATE"	PLATE	H.C.	HOLLOW CORE
"PLAS."	PLASTIC LAMINATE	H.C.	HOLLOW CORE
"PLYWOOD"	PLYWOOD	H.C.	HOLLOW CORE
"PR."	PAIR	H.C.	HOLLOW CORE
"R."	RISE	H.C.	HOLLOW CORE
"RAD."	RADIUS	H.C.	HOLLOW CORE
"R.D."	ROUND DRAIN	H.C.	HOLLOW CORE
"REC."	RECESSED	H.C.	HOLLOW CORE
"REQ'D"	REQUIRED	H.C.	HOLLOW CORE
"RESIL."	RESILIENT	H.C.	HOLLOW CORE
"R.M."	ROOM	H.C.	HOLLOW CORE
"R.O."	ROUGH OPENING	H.C.	HOLLOW CORE
"ROWD."	REDWOOD	H.C.	HOLLOW CORE
"S.&P."	SHELF AND POLE	H.C.	HOLLOW CORE
"S.C."	SOLID CORE	H.C.	HOLLOW CORE
"SECT."	SECTION	H.C.	HOLLOW CORE
"S.G.E."	SINGLE-GLOSS EVAS	H.C.	HOLLOW CORE
"SHR."	SHOWER	H.C.	HOLLOW CORE
"SMT."	SHEET	H.C.	HOLLOW CORE
"SIMILAR"	SIMILAR	H.C.	HOLLOW CORE
"SIL.POL."	SILICONE POLYEST	H.C.	HOLLOW CORE
"SPEC."	SPECIFICATION	H.C.	HOLLOW CORE
"SQARE"	SQUARE	H.C.	HOLLOW CORE
"S.S."	SERVICE SINK	H.C.	HOLLOW CORE
"STN.STL."	STAINLESS STEEL	H.C.	HOLLOW CORE
"STD."	STANDARD	H.C.	HOLLOW CORE
"STL"	STEEL	H.C.	HOLLOW CORE
"STOR."	STORAGE	H.C.	HOLLOW CORE
"STRUCT."	STRUCTURE	H.C.	HOLLOW CORE
"SYMP."	SYMMETRICAL	H.C.	HOLLOW CORE
"T.C."	TOP OF CONCRETE	H.C.	HOLLOW CORE
"TEL."	TELEPHONE	H.C.	HOLLOW CORE
"TEMP."	TEMPERED	H.C.	HOLLOW CORE
"TONGUE AND GROUPE"	TONGUE AND GROUPE	H.C.	HOLLOW CORE
"THK."	THICK	H.C.	HOLLOW CORE
"TOP OF GARAPET"	TOP OF GARAPET	H.C.	HOLLOW CORE
"TOP OF SEATING"	TOP OF SEATING	H.C.	HOLLOW CORE
"TV."	TELEVISION	H.C.	HOLLOW CORE
"T.O.W."	TOP OF WALL	H.C.	HOLLOW CORE
"TYP."	TYPICAL	H.C.	HOLLOW CORE
"U.N.O."	UNLESS NOTED OTHERWISE	H.C.	HOLLOW CORE
"VERT."	VERTICAL	H.C.	HOLLOW CORE
"VESTIB."	VESTIBULE	H.C.	HOLLOW CORE
"W/."	WITH	H.C.	HOLLOW CORE
"W.C."	WATER CLOSET	H.C.	HOLLOW CORE
"WOOD"	WOOD	H.C.	HOLLOW CORE
"W.H."	WATER HEATER	H.C.	HOLLOW CORE
"W/O"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
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"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT"	WITHOUT	H.C.	HOLLOW CORE
"W/OUT			



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

2. FOR ELEMENTS REQUIRED TO PROVIDE TOE CLEARANCE OTHER THAN LAVATORIES AND BUILT-IN DINING AND WORK SURFACES, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 17 INCHES MINIMUM UNDER ELEMENTS REQUIRED TO BE ACCESSIBLE §11 B-306.2.3

3. SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE. §11 B-306.2.4

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

5. 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 FIGURE 11B-306.3.3, FIGURE 11B-306.3.3, 306.3(C)

6. 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. §11 B-306.3

7. FOR ELEMENTS REQUIRED TO PROVIDE KNEE CLEARANCE EXCEPT LAVATORIES IN TOILET AND BATHING FACILITIES AND DINING AND WORK SURFACES, 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. §11 B-306.3, FIGURE 11B306.3(A)

8. EXCEPT FOR DINING AND WORK SURFACES, KNEE CLEARANCE MAY REDUCE AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11 B-306.3.4, FIGURE 11B306.3

9. KNEE CLEARANCE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11 B-306.3.2

#### PROTRUDING OBJECTS

1. 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 4 1/2 INCHES MAXIMUM. §11 B-307.2, FIGURE 11B307.2

2. FREE-STANDING 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. §11 B-307.3, FIGURE 11B307.3(A)

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

4. 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. §11 B-307.3, 11B-307.3(B)

5. EDGE OF SIGNS OR OTHER OBJECTS, WHEN MOUNTED ON POSTS OR PYLONS WITH THEIR BOTTOM EDGES LESS THAN 80 INCHES ABOVE THE FLOOR OR GROUND SURFACE, SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. §11 B-307.3.1

6. 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. §11 B-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. §11 B-307.4, FIGURE 11B307.4

34. WHERE A GUY SUPPORT IS USED PARALLEL TO A CIRCULATION PATH, INCLUDING BUT NOT LIMITED TO SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION. §11 B-307.4

#### REACH RANGES

1. 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, 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. §11 B-308.1.1

2. 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. §11 B-308.1.2

3. 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. §11 B-308.2.1 FIGURE 11B308.2.1

4. 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. §11 B-308.2.2, FIGURE 11B308.2.2

5. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. §11 B-308.2.2

6. 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. §11 B-308.3.1, FIGURE 11B308.3.1

7. HIGH SIDE REACH SHALL BE 48 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. §11 B-308.3.2, FIGURE 11B308.3.2

8. OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. §11 B-308.3.2, FIGURE 11B308.3.2

9. 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. §11 B-308.3.2

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

#### OPERABLE PARTS

1. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL BE PROVIDED A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11 B-305 CLEAR FLOOR OR GROUND SPACE AND BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 11B-308 REACH RANGES. §11 B-308.2

2. 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. §11 B-309.4

3. 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. §11 B-308.3.2

4. ELEMENTS THAT ARE EXEMPT FROM ALL REQUIREMENTS FOR OPERABLE PARTS REQUIREMENTS INCLUDE ELECTRICAL OR COMMUNICATION RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, EXERCISE MACHINES AND EXERCISE EQUIPMENT AND THOSE OPERABLE PARTS INTENDED FOR USE ONLY BY SERVICE OR MAINTENANCE PERSONNEL. §11 B-205.1

5. EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309 OPERABLE PARTS. §11B-205.1

### ACCESSIBLE ROUTES

#### WHERE REQUIRED

1. 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)

2. IN ALTERATIONS AND ADDITIONS, WHERE AN ESCALATOR OR STAIR IS PROVIDED WHERE NONE EXISTED PREVIOUSLY AND MAJOR STRUCTURAL MODIFICATIONS ARE NECESSARY FOR THE INSTALLATION, AN ACCESSIBLE ROUTE SHALL BE PROVIDED BETWEEN THE LEVELS SERVED BY THE ESCALATOR OR STAIR. §11B-206.2.3.1 (SEE EXCEPTIONS)

3. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 11B-206.2.3.3 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. §11B206.2.3.2

#### ENTRANCES

1. ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH 11 B-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). §11 B-206.4

2. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B404 DOORS, DOORWAYS, AND GATES. §11B-206.4.1

3. 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. §11 B-206.4.

#### TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES

1. 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

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

3. EXCEPT AT TURNS OR PASSING SPACES, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. §11 B-403.5.

4. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM. §11 B-403.5, EXCEPTION 1

5. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM. §11 B-403.5, EXCEPTION 2

6. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. §11 B-403.5, EXCEPTION 3

7. 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. §11 B-403.5, EXCEPTION 4

8. WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES WIDE, CLEAR WIDTH SHALL BE 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES MINIMUM LEAVING THE TURN. §11 B-403.5

9. FOR PASSING SPACES, AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 80 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 80 INCHES MINIMUM, OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH 11B-304.3.2 T-SHAPED SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. §11 B-403.5.1

10. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 (5%) THEY SHALL COMPLY WITH HANDRAIL REQUIREMENTS OF 11 B-505 HANDRAILS. §11 B-403.6

11. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 5 FEET IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK, THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 (2.083%) MAXIMUM. §11 B-403.5

#### DOORS, DOORWAYS AND GATES

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

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

3. 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. §11 B-404.2.3

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

5. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B404.2.4.1, §11B404.2.4.1

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

7. 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. §11B404.2.4.3

8. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED AT DOOR LANDINGS §11 B-404.2.4.4

9. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 14 INCH HIGH MAXIMUM, RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11 B-305 THRESHOLDS IN LEVEL. §11 B-404.2.5

10. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES AND GATES IN SERIES SHALL BE 48 INCHES MINIMUM PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE. §11 B-404.2.6

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

12. DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH THE FOLLOWING:

A. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. §11B404.2.8.1

B. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. §11B404.2.8.2

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. §11 B-404.2.9

14. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE, PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES, CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. §11B404.2.10

15. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B404.2.11

16. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/HIIMA A156.10, LOW-ENERGY AND POWERASSISTED DOORS SHALL COMPLY WITH ANSI/HIIMA A156.19, AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH THE FOLLOWING. §11 B-404.3

A. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING OF 32 INCHES WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. §11 B-404.3.1

B. CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH 11 B-404.2.4 MANEUVERING CLEARANCES, CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 11 B-404.2.4 MANEUVERING CLEARANCES. §11 B-404.3.2

C. THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11 B-404.2.5 THRESHOLDS. §11 B-404.3.3

D. DOORS IN SERIES AND GATES IN SERIES SHALL COMPLY WITH 11 B-404.2.6 DOORS IN SERIES AND GATES IN SERIES. §11 B-404.3

E. MANUALLY OPERATED CONTROLS SHALL COMPLY WITH 11B-309 OPERABLE PARTS, THE CLEAR FLOOR SPACE ADJACENT TO THE CONTROL SHALL BE LOCATED BEYOND THE ARC OF THE DOOR SWING. §11 B-404.3.5

F. WHERE DOORS AND GATES WITHOUT STANDBY POWER ARE A PART OF A MEANS OF EGRESS, THE CLEAR BREAK OUT OPENING AT SWINGING OR SLIDING DOORS AND GATES SHALL BE 32 INCHES MINIMUM WHEN OPERATED IN EMERGENCY MODE. §11 B-404.3.6

G. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. §11 B-404.3.7

#### RAMPS

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

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

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

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

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

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

7. LANDINGS SHALL COMPLY WITH 11 B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED. §11 B-405.7.1

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

9. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM. §11B405.7.2.1

10. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. §11B405.7.3

11. BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. §11B405.7.3.1

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

12. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11 B-404.2.4 AND 11 B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA, DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. §11B-405.8

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

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

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

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

#### DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. §11B247.1.2.2

2. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. §11B247.1.2.2, §11B705.1.2.2

3. PROVIDE DETECTABLE WARNING DETAILS SHOWING COMPLIANCE WITH THE FOLLOWING:

A. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 TO 0.92 INCHES, A TOP DIAMETER OF 0.45 TO 0.47 INCHES, AND A HEIGHT OF 0.18 TO 0.22 INCHES. §11B705.1.1.1, FIGURE 11B§11B705.1.1.2, FIGURE 11B§11B705.1.1.2

B. TRUNCATED DOMES PLACED IN A GRID PATTERN IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 TO 2.4 INCHES, AND A MINIMUM BASE-TO-BASE SPACING OF 0.65 INCHES, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

C. TRUNCATED DOMES PLACED IN A RADIAL PATTERN IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 TO 2.4 INCHES, AND A MINIMUM BASE-TO-BASE SPACING OF 0.65 INCHES, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

D. DETECTABLE WARNING SURFACES SHALL VISUALLY CONTRAST LIGHT-ON-DARK OR DARK-ON-LIGHT WITH ADJACENT WALKING SURFACES OR BE SEPARATED FROM ADJACENT SURFACES BY A 1 INCH WIDE BLACK STRIP. MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. §11B705.1.1.3

E. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT EXCEPT AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS. §11B705.1.1.4

F. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C EXCEPT AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS. §11B705.1.1.5

G. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE APPROVED BY THE DIVISION OF THE STATE ARCHITECT. §11B-705.3

H. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES INSTALLED AFTER JANUARY 1, 2001, SHALL BE EVALUATED BY AN INDEPENDENT ENTITY, SELECTED BY THE DIVISION OF THE STATE ARCHITECT, TO CONFIRM COMPLIANCE WITH THE PRESCRIPTIVE AND PERFORMANCE STANDARDS OF TITLE 24, §12-CHAPTERS 12-4 AND 12-11B

I. INDEPENDENT ENTITIES FOR TESTING OF DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE A NOT-FOR-PROFIT PRODUCT SAFETY TESTING AND CERTIFICATION ORGANIZATION, DEDICATED TO TESTING FOR PUBLIC SAFETY THAT OPERATES FOR THE TESTING, CERTIFICATION AND QUALITY ASSESSMENT OF PRODUCTS, SYSTEMS AND SERVICES. §12-11B. 205 §12-11B.211

J. INDEPENDENT ENTITIES FOR TESTING OF DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE RECOGNIZED AS HAVING APPROPRIATE EXPERTISE IN DETERMINING WHETHER PRODUCTS COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, §12-11B.205, §12-11B.211

K. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES MUST ENSURE CONSISTENCY AND UNIFORMITY FOR SHAPE, COLOR FASTNESS, CONFORMATION, SOUND-ON-CANE ACOUSTIC QUALITY, RESILIENCE, AND THAT ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY (<10%) FOR AT LEAST FIVE YEARS. §12-11B. 209, §12-11B-210

### GENERAL SITE AND BUILDING ELEMENTS

#### PARKING SPACES

1. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-206 PARKING SPACES. §11 B-208.1

2. PROVIDE ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11 B-208.2.

3. ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11 B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11 B-208.2.4, 11B-502, FIG 11 B-502, 11B 502.3, §11B502.3.3

4. ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11 B-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). §11 B-208.3.1

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

6. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS. §11 B-



## COMMUNICATION ELEMENTS AND FEATURES

### FIRE ALARM SYSTEMS

- WHERE FIRE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH 11B-215 FIRE ALARM SYSTEMS, §11B-215.1 (SEE EXCEPTION)
- ALARMS IN PUBLIC USE AREAS AND COMMON USE AREAS SHALL COMPLY WITH 702 CHAPTER 9, SECTION 907.5.2.3.1, §11B-215.2
- WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE WIRING SYSTEM SHALL BE DESIGNED SO THAT VISIBLE ALARMS COMPLYING WITH 702 CHAPTER 9, SECTION 907.5.2.3.2 CAN BE INTEGRATED INTO THE ALARM SYSTEM, §11 B-215.3
- FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 (1999 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1), EXCEPT THAT THE MAXIMUM ALLOWABLE SOUND LEVEL OF AUDIBLE NOTIFICATION APPLIANCES COMPLYING WITH SECTION 4-3.2.1 OF NFPA 72 (1999 EDITION) SHALL HAVE A SOUND LEVEL NO MORE THAN 110 DB AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. IN ADDITION, ALARMS IN GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTIONS 4-3 AND 4-4 OF NFPA 72 (1999 EDITION) OR SECTIONS 7.4 AND 7.5 OF NFPA 72 (2002 EDITION), AND CHAPTER 9, SECTIONS 907.5.2.1 AND 907.5.2.3, §11B-702.1

### SIGNS

- EXCEPT BUILDING DIRECTORIES, MENUS, SEAT AND ROW DESIGNATIONS IN ASSEMBLY AREAS, OCCUPANT NAMES, BUILDING ADDRESSES, AND COMPANY NAMES AND LOGOS, NEW OR ALTERED SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 11B-216 SIGNS AND SHALL COMPLY WITH 11B-703 SIGNS. THE ADDITION OF OR REPLACEMENT OF SIGNS SHALL NOT TRIGGER ANY ADDITIONAL PATH OF TRAVEL REQUIREMENTS, §11B-216.1
- IN PARKING FACILITIES, SIGNS PROVIDED SOLELY FOR THE OPERATION OF VEHICLES SHALL NOT BE REQUIRED TO COMPLY WITH 11B-216.2 DESIGNATIONS, 11B-216.3 DIRECTIONAL AND INFORMATIONAL SIGNS, AND 11B216.6THROUGH 11B-216.12, §11 B-216.1
- INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL COMPLY WITH 11B703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11B-703.5 VISUAL CHARACTERS, WHERE PICTOGRAMS ARE PROVIDED AS DESIGNATIONS OF PERMANENT INTERIOR ROOMS AND SPACES, THE PICTOGRAMS SHALL COMPLY WITH 11 B-703.6 PICTOGRAMS AND SHALL HAVE TEXT DESCRIPTIONS COMPLYING WITH 11B-703.2 AND 11B-703.3, §11 B-216.2 (SEE EXCEPTION)
- SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR AND EXTERIOR SPACES AND FACILITIES OF THE SITE SHALL COMPLY WITH 11 B-703.5 VISUAL CHARACTERS, §11 B-216.3
- SIGNS FOR MEANS OF EGRESS SHALL COMPLY WITH 11 B-216.4 MEANS OF EGRESS:  
A. SIGNS REQUIRED BY CHAPTER 10, SECTION 1011.4 AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE, AND EXIT STAIRWAYS SHALL BE IDENTIFIED BY TACTILE SIGNS COMPLYING COMPLY WITH 11B703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11 B-703.3 BRAILLE AND 11 B-703.5 VISUAL CHARACTERS, §11 B-216.4.1  
B. SIGNS REQUIRED BY SECTION 1003.2.13.5.4 OF THE INTERNATIONAL BUILDING CODE (2000 EDITION) OR SECTION 1007.6.4 OF THE INTERNATIONAL BUILDING CODE (2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1) CHAPTER 10, SECTION 1007.11 TO PROVIDE INSTRUCTIONS IN AREAS OF REFUGE SHALL COMPLY WITH 11 B-703.5 VISUAL CHARACTERS, SIGNS REQUIRED BY CHAPTER 10, SECTION 1007.8 AT DOORS TO AREAS OF REFUGE AND EXTERIOR AREAS FOR ASSISTED RESCUE SHALL COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B703.3 BRAILLE AND 11 B-703.5 VISUAL CHARACTERS AND INCLUDE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11B-703.2.1.1SA, §11B-216.4.2  
C. SIGNS REQUIRED BY SECTION 1003.2.13.6 OF THE INTERNATIONAL BUILDING CODE (2000 EDITION) OR SECTION 1007.7 OF THE INTERNATIONAL BUILDING CODE (2003 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1) CHAPTER 10, SECTION 1007.10 TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 11 B-703.5 VISUAL CHARACTERS, §11 B-216.4.3  
D. SIGNS REQUIRED BY CHAPTER 10, SECTION 1008.1.9.7, ITEM 5.1 AT DOORS WITH DELAYED EGRESS LOCKS SHALL COMPLY WITH 11B-703.1 GENERAL, 11B-703.2 RAISED CHARACTERS, 11B-703.3 BRAILLE AND 11 B-703.5 VISUAL CHARACTERS, §11 B-216.4.4
- PARKING SPACES COMPLYING WITH 11 B-502 PARKING SPACES SHALL BE IDENTIFIED BY SIGNS COMPLYING WITH 11 B-502.6 IDENTIFICATION, §11 B-216.5
- IN EXISTING BUILDINGS AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 11 B-404 DOORS, DOORWAYS, AND GATES, COMPLIANT ENTRANCES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11 B-703.7.2.1 ISA. DIRECTIONAL SIGNS COMPLYING WITH 11 B-703.5 VISUAL CHARACTERS THAT INDICATE THE LOCATION OF THE NEAREST ENTRANCE COMPLYING WITH 11 B-404 SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 11 B-404 DOORS, DOORWAYS, AND GATES. DIRECTIONAL SIGNS COMPLYING WITH 11 B-703.5 VISUAL CHARACTERS, INCLUDING THE ISA COMPLYING WITH 11 B-703.7.2.1SA, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH, §11 B-216.6 (SEE EXCEPTIONS)

8 DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-803 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS, WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-803 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 11 B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11 B-703.7.2.1 ISA, §11 B-216.6

9. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-803 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-803 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH 11 B-703.7.2.1 ISA, §11 B-216.6

- EACH ASSEMBLY AREA REQUIRED BY 11 B-219 ASSISTIVE LISTENING SYSTEMS TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SYSTEMS SHALL COMPLY WITH 11 B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH 11B-703.7.2.4 ASSISTIVE LISTENING SYSTEMS, §11B-216.10 (SEE EXCEPTION)  
A. RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND, §11B-703.2.1  
B. CHARACTERS SHALL BE UPPERCASE, §11B-703.2.2  
C. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS, §11 B-703.2.3  
D. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 56.60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "T", §11B-703.2.4  
E. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "T", §11B703.2.5  
F. STROKE THICKNESS OF THE UPPERCASE LETTER "T" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER, §11B-703.2.6  
G. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES, WHERE CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM, WHERE CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS, CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM, §11 B-703.2.7  
H. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT, §11B-703.2.8  
I. TEXT SHALL BE IN A HORIZONTAL FORMAT, §11B-703.2.9  
§11 B-703.1.1

- BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 11B-703.3 BRAILLE AND 11 B-703.4 INSTALLATION HEIGHT AND LOCATION, §11 B-703.3  
A. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B703.3.1, THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS, §11B-703.3.1  
B. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTER AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS, §11B-703.3.2 (SEE EXCEPTION)

- SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH 11B-703.4 INSTALLATION HEIGHT AND LOCATION, §11 B-703.4  
A. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE INSET TACTILE CHARACTER BRAILLE CELLS AND 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER LINE OF RAISED CHARACTERS, §11B-703.4.1 (SEE EXCEPTION)  
B. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF, WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION, WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE, SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE, 11B-703.4.2 (SEE EXCEPTION)

### ASSISTIVE LISTENING SYSTEMS

- ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS, USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES.  
NOTE: ASSEMBLY AREAS INCLUDE, BUT ARE NOT LIMITED TO, CLASSROOMS, LECTURE HALLS, COURTROOMS, PUBLIC MEETING ROOMS, PUBLIC HEARING ROOMS, LEGISLATIVE CHAMBERS, MOTION PICTURE HOUSES, AUDITORIA, THEATERS, PLAYHOUSES, DINNER THEATERS, CONCERT HALLS, CENTERS FOR THE PERFORMING ARTS, AMPHITHEATERS, ARENAS, STADIUMS, GRANDSTANDS, OR CONVENTION CENTERS, §202, §11B-219.2
- ASSISTIVE LISTENING SYSTEM SHALL PROVIDE AN AMPLIFICATION SYSTEM UTILIZING TRANSMITTERS, RECEIVERS, AND COUPLING DEVICES TO BYPASS THE ACOUSTICAL SPACE BETWEEN A SOUND SOURCE AND A LISTENER BY MEANS OF INDUCTION LOOP, RADIO FREQUENCY, INFRARED, OR DIRECT-WIRED EQUIPMENT, §202
- PROVIDE A MINIMUM NUMBER OF RECEIVERS EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO, §11 B-219.3
- WHERE A BUILDING CONTAINS MORE THAN ONE ASSEMBLY AREA UNDER ONE MANAGEMENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS MAY BE CALCULATED USING THE TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS, §11 B-219.3 (SEE EXCEPTIONS)
- 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, §11 B-219.3
- WHEN ASSISTIVE-LISTENING SYSTEMS ARE LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING AREA, §11 B-219.4
- PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY HAVE FIXED SEATING AND (2A) THEY ACCOMMODATE AT LEAST 50 PERSONS OR (2B) THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, EXCEPT THOSE USED EXCLUSIVELY FOR PAGING AND/OR BACKGROUND MUSIC, §11 B-219.2, §11 B-219.5
- PORTABLE ASSISTIVE-LISTENING SYSTEMS MAY SERVE MORE THAN ONE CONFERENCE OR MEETING ROOMS IF AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING IS PROVIDED AND PERMANENTLY INSTALLED SYSTEMS ARE NOT REQUIRED, §11 B-219.5
- RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A 1/8 INCH STANDARD MONO JACK, §11 B-706.2
- RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS, §11 B-706.3
- ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL FROM 110 -118 dB WITH A DYNAMIC RANGE ON THE VOLUME CONTROL, OF 50 DB, §11 B-706.4
- SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 db MINIMUM, §11B-706.5
- PEAK CLIPPING SHALL NOT EXCEED 18 db OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH, §11 B-706.6

### SPECIAL ROOMS, SPACES, AND ELEMENTS

#### ASSEMBLY AREAS

- ASSEMBLY AREAS SHALL PROVIDE WHEELCHAIR SPACES, COMPANION SEATS, DESIGNATED AISLE SEATS AND SEMI-AMBULANT SEATS COMPLYING WITH 11B-221 AND 11B-802, §11 B-221.1
- PROVIDE THE APPROPRIATE NUMBER OF WHEELCHAIR SPACES FOR THE NUMBER OF SEATS PROPOSED, TABLE §11B-221.2.1
- WHEELCHAIR SPACES SHALL BE AN INTEGRAL PART OF THE SEATING PLAN, §11 B-221.2.2
- WHEELCHAIR SPACES SHALL PROVIDE LINES OF SIGHT COMPLYING WITH 11 B-802.2 LINES OF SIGHT AND BE DISPERSED HORIZONTALLY AND VERTICALLY, §11 B-221.2.3
- AT LEAST ONE COMPANION SEAT COMPLYING WITH 11 B-802.3 COMPANION SEATS SHALL BE PROVIDED FOR EACH WHEELCHAIR SPACE REQUIRED BY 11 B-221.2.1, NUMBER AND LOCATION, §11 B-221.3
- AT LEAST 5 PERCENT OF THE TOTAL NUMBER OF AISLE SEATS PROVIDED SHALL COMPLY WITH THE FOLLOWING AND SHALL BE THE AISLE SEATS LOCATED CLOSEST TO ACCESSIBLE ROUTES, §11 B-221.4  
A. WHERE ARMRESTS ARE PROVIDED ON SEATING IN THE AREA, SHOW FOLDING OR RETRACTABLE ARMRESTS ON THE AISLE SIDE OF DESIGNATED AISLE SEATS.  
B. EACH DESIGNATED AISLE SEAT SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN.  
C. SIGNAGE SHALL BE POSTED AT THE TICKET OFFICE NOTIFYING PATRONS OF THEIR AVAILABILITY.
- AT LEAST 1 PERCENT OF THE TOTAL NUMBER OF SEATS, AND NO FEWER THAN TWO, SHALL BE SEMI-AMBULANT SEATS WITH AT LEAST 24 INCHES CLEAR LEG SPACE BETWEEN THE FRONT OF THE SEAT TO THE NEAREST, §11 B-221.6, §11 B-802.5

#### DRESSING, FITTING, AND LOCKER ROOMS

- WHERE DRESSING ROOMS, FITTING ROOMS, OR LOCKER ROOMS ARE PROVIDED, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE, OF EACH TYPE OF USE IN EACH CLUSTER PROVIDED SHALL COMPLY WITH THE FOLLOWING: §11 B-222.1 AND §11B-803  
A. A 60 INCH DIAMETER CIRCULAR TURNING SPACE OR A T-SHAPED TURNING SPACE COMPLYING WITH 11B-304.3.2 T-SHAPED SPACES SHALL BE PROVIDED WITHIN THE ROOM.  
B. DOORS SHALL NOT SWING INTO THE ROOM UNLESS A TURNING SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.  
C. A BENCH COMPLYING WITH 11B-903 BENCHES SHALL BE PROVIDED WITHIN THE ROOM, THE BENCH SEAT SHALL BE 48 INCH MINIMUM LONG, 20 TO 24 INCH DEEP, AND A CLEAR FLOOR SPACE COMPLYING WITH 11 B-305 CLEAR FLOOR OR GROUND SPACE SHALL BE PROVIDED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH, THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL ALONG ITS LONG DIMENSION, THE TOP OF THE BENCH SEAT SHALL BE 17 TO 19 INCHES ABOVE THE FINISH FLOOR, BENCHES SHALL BE AFFIXED TO THE WALL OR FLOOR, ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.  
D. COAT HOOKS SHALL BE NO HIGHER THAN 48 INCHES FROM THE FLOOR AND SHALL NOT BE LOCATED ABOVE THE BENCH OR OTHER SEATING IN THE ROOM.  
E. SHELVES SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.  
F. FULL-LENGTH MIRRORS, AT LEAST 18 INCHES WIDE BY 54 INCHES HIGH, SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 20 INCHES MAXIMUM ABOVE THE FINISH FLOOR, MIRRORS SHALL BE MOUNTED IN A POSITION AFFORDING A VIEW TO A PERSON ON THE BENCH AS WELL AS TO A PERSON IN A STANDING POSITION.

#### KITCHENS, KITCHENETTES AND WET BARS

- DIMENSION 40 INCH MINIMUM CLEARANCE BETWEEN COUNTERS, APPLIANCES, OR CABINETS IN PASS THROUGH KITCHENS, PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES, §11 B-804.2.1
- DIMENSION 60 INCH MINIMUM CLEARANCE BETWEEN OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS IN U-SHAPED KITCHENS §11 B-804.2.2
- AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 11B-811 STORAGE, §11 B-804.5
- KITCHEN APPLIANCES SHALL COMPLY WITH THE FOLLOWING: §11 B-804.6  
A. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11 B-305 CLEAR FLOOR OR GROUND SPACE SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE, CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.  
B. ALL APPLIANCE CONTROLS SHALL COMPLY WITH 11B-309 OPERABLE PARTS, (SEE EXCEPTIONS)  
C. CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR, THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK.  
D. AT THE RANGE OR COOKTOP, WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACE SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-309, WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK.  
E. OVENS SHALL COMPLY WITH THE FOLLOWING:  
I. SIDE-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 11 B-804.3 KITCHEN AND WORK SURFACES POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.  
II. BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 11 B-804.3 KITCHEN AND WORK SURFACES POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.  
III. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.  
F. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

#### STORAGE FACILITIES

- PROVIDE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 11 B-305 FOR AT LEAST ONE OF EACH TYPE OF ACCESSIBLE STORAGE SPACES, §11 B-225.2
- SHOW THAT STORAGE ELEMENTS COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 11B-308, §11 B-811.3
- SHOW THAT OPERABLE PARTS COMPLY WITH 11 B-309, §11 B-811.4

### BUILT-IN ELEMENTS

#### DINING SURFACES AND WORK SURFACES

- DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH 11B-802.2 AND 11 B-802.3, §11 B-802.1
- A CLEAR FLOOR SPACE COMPLYING WITH 11 B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED, KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 SHALL BE PROVIDED, §11 B-802.2
- THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES MINIMUM AND 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, §11 B-802.3

#### TOILET AND BATHING ROOM CLEARANCES

- WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES, WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE, §11 B-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, §11 B-213.1.1
- WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 11B-803 TOILET AND BATHING ROOMS, WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 11B-803 TOILET AND BATHING ROOMS, §11B-213.2 (SEE EXCEPTIONS)
- COMMON-USE UNSEX BATHING ROOMS FOR EXCLUSIVE PATIENT USE NOT LOCATED WITHIN PATIENT BEDROOMS SHALL CONTAIN ONE SHOWER OR ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET §11 B-213.2.3
- PLUMBING FIXTURES AND ACCESSORIES PROVIDED IN A TOILET ROOM OR BATHING ROOM REQUIRED TO COMPLY WITH 11 B-213.2 TOILET AND BATHING ROOMS SHALL COMPLY WITH 11B-213.3 PLUMBING FIXTURES AND ACCESSORIES, §11B-213.3
- DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE, OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION, MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM, §11 B-803.2.3
- 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, §11 B-803.2.3 EXCEPTION
- MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITHIN THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, §11 B-803.3
- COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308, SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR, MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELVE NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR, §11 B-803.4
- WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR, §11 B-803.5
- TOILET AND BATHING ROOMS WITHIN GUEST ROOMS THAT ARE NOT REQUIRED TO PROVIDE MOBILITY FEATURES COMPLYING WITH SECTION 11 B-806.2 GUEST ROOMS WITH MOBILITY FEATURES SHALL PROVIDE ALL TOILET AND BATHING FIXTURES IN A LOCATION THAT ALLOWS A PERSON USING A WHEELCHAIR MEASURING 30 INCHES BY 48 INCHES TO TOUCH THE WHEELCHAIR TO ANY LAVATORY, URINAL, WATER CLOSET, TUB, SAUNA, SHOWER STALL AND ANY OTHER SIMILAR SANITARY INSTALLATION, IF PROVIDED, §11 B-803.6

#### WATER CLOSETS AND TOILET COMPARTMENTS

- 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-804.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS, WATER CLOSETS SHALL BE ARRANGED FOR A LEFTHAND OR RIGHT-HAND APPROACH, §11 B-804.2
- CLEARANCE AROUND A WATER CLOSET SHALL BE 80 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL 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, §11 B-804.3.1
- THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT, SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION, SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3 INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH, §11 B-804.4 (SEE EXCEPTION)
- GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL, WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11B-804.5.1 SIDE WALL AND 11B-804.5.2 REAR WALL SHALL BE PERMITTED, §11B-804.5
- THE SIDE WALL 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, §11 B-804.5.1
- THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE, §11 B-804.5.2 (SEE EXCEPTIONS)

7 FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-308.4 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-804.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS, §11 B-804.6

8 TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11 B-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, §11 B-804.7

9 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS 11B804.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS AND 11B-804.8.3 COAT HOOKS AND SHELVES, COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 11B-803 TOILET AND BATHING ROOMS, AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11 B-804.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS AND 11B-804.8.3 COAT HOOKS AND SHELVES §11 B-804.8

10 WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURE PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59 INCHES DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL, WHEELCHAIR ACCESSIBLE COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 59 INCHES DEEP MINIMUM FOR WALL HUNG AND FLOOR MOUNTED WATER CLOSETS MEASURED PERPENDICULAR TO THE REAR WALL, §11B804.8.1.1

11 IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-804.8.1.1 WHEELCHAIR ACCESSIBLE COMPARTMENT SIZE, §11B-804.8.1.1.1 FIGURES 11B-804.8.1.1.2(B) AND 804.8.1.1.3(B)

12 IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUTSWINGING, A MINIMUM 60 INCHES WIDE AND 60 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, §11B-804.8.1.1.2, FIGURE 11B-804.8.1.1.2

13 IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH END-OPENING DOOR (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-804.8.1.1.3, FIGURE 11B804.8.1.1.3

14 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-804.8.1.2

15 WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET, WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING, §11B-804.8.1.2

16 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, §11B804.8.1.2 (SEE EXCEPTION)

17. 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-804.8.1.4

18. GRAB BARS SHALL COMPLY WITH SECTION 11B-609 GRAB BARS, A SIDE-WALL GRAB BAR COMPLYING WITH SECTION 11 B-604.5.1 SIDE WALL SHALL BE PROVIDED AND SHALL BE LOCATED ON THE WALL CLOSEST TO THE WATER CLOSET, IN ADDITION, A REAR-WALL GRAB BAR COMPLYING WITH SECTION 11 B-604.5.2 REAR WALL SHALL BE PROVIDED, WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT, AN L-SHAPED GRAB BAR MEETING THE DIMENSIONAL REQUIREMENTS OF SECTIONS 11 B-604.5.1 SIDE WALL AND 11B-604.5.2 REAR WALL SHALL BE PERMITTED §11B-604.8.1.5

19. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM, §11B-604.8.2.1

20. 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, §11 B-604.9

21. 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 13 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE, §11B-605.2

22. A CLEAR FLOOR SPACE OR GROUND SPACE COMPLYING WITH SECTION 11 B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED, §11B-605.3

23. 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

24. LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606 LAVATORIES AND SINKS, §11B-606.1



ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF KIRK MOELLER AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE AUTHOR. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE AUTHOR.

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Sheet Title:

GREEN BUILDING STANDARDS

Sheet Number:

A0.5

NON RESIDENTIAL GREEN BUILDING CODE STANDARDS

SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION PLAN. FOR PROJECTS OF ONE ACRE OR LESS, DEVELOP A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT HAS BEEN DESIGNED SPECIFIC TO ITS SITE, CONFORMING TO THE STATE STORM WATER NPDES CONSTRUCTION PERMIT OR LOCAL ORDINANCE, WHICHEVER IS STRICTER, AS IS REQUIRED FOR PROJECTS OVER ONE ACRE. THE PLAN SHOULD COVER PREVENTION OF SOIL LOSS BY STORM WATER RUN-OFF AND/OR WIND EROSION, OF SEDIMENTATION AND/OR OF DUST/PARTICULATE MATTER AIR POLLUTION.

5.106.4 BICYCLE PARKING AND CHANGING ROOMS. COMPLY WITH SECTIONS 5.106.4.1 AND 5.106.4.2; OR MEET LOCAL ORDINANCE, WHICHEVER IS STRICTER.  
5.106.4.1 SHORT-TERM BICYCLE PARKING. IF THE PROJECT IS EXPECTED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITOR'S ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.  
5.106.4.2 LONG TERM BICYCLE PARKING. FOR BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF TENANT-OCCUPIED MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE SPACE.

5.106.5.2 DESIGNATED PARKING. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES AS SHOWN IN TABLE AS.106.5.3.1.

5.106.8 LIGHT POLLUTION REDUCTION. COMPLY WITH LIGHTING POWER REQUIREMENTS IN THE CALIFORNIA ENERGY CODE AND DESIGN INTERIOR LIGHTING SUCH THAT ZERO DIRECT-BEAM ILLUMINATION LEAVES THE BUILDING SITE, MEET OR EXCEED EXTERIOR LIGHT LEVELS AND UNIFORMITY RATIOS FOR LIGHTING ZONES 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE, USING THE FOLLOWING STRATEGIES:

1. SHIELD ALL EXTERIOR LUMINAIRES OR USE CUTOFF LUMINAIRES
  2. CONTAIN INTERIOR LIGHTING WITHIN EACH SOURCE
  3. ALLOW NO MORE THAN .01 HORIZONTAL FOOT CANDLE 15 FT BEYOND THE SITE
  4. CONTAIN ALL EXTERIOR LIGHTING WITHIN PROPERTY BOUNDARIES
- EXCEPTION: SEE PART 2, CHAPTER 12, SECTION 1205.6 FOR CAMPUS LIGHTING REQUIREMENTS FOR PARKING FACILITIES AND WALKWAYS.

5.106.10 GRADING AND PAVING. THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOW.

WATER EFFICIENCY AND CONSERVATION

INDOOR WATER USE

5.303.1 METERS. SEPARATE METERS SHALL BE INSTALLED FOR THE USES DESCRIBED IN SECTIONS 503.1.1 THROUGH 503.1.3.  
5303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET. SEPARATE SUB-METERS SHALL BE INSTALLED AS FOLLOWS:

1. FOR EACH INDIVIDUAL LEASED, RENTED, OR OTHER TENANT SPACE WITHIN THE BUILDING PROJECTED TO CONSUME MORE THAN 100 GAL/DAY.
2. FOR SPACES USED FOR LAUNDRY OR CLEANERS, RESTAURANT OR FOOD SERVICE, MEDICAL OR DENTAL OFFICE, LABORATORY OR BEAUTY SALON OR BARBER SHOP PROJECTED TO CONSUME MORE THAN 100 GAL/DAY.

5.303.1.2 EXCESS CONSUMPTION. ANY BUILDING WITHIN A PROJECT OR SPACE WITHIN A BUILDING THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY.

5.303.2 20 PERCENT SAVINGS. A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY 20 PERCENT SHALL BE PROVIDED (CALCULATE SAVINGS BY WATER USE WORKSHEETS OR UTILIZE TABLE 5.303.2.3).

5.303.2.1 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 5.303.2.3 OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

5.303.4 WASTEWATER REDUCTION. EACH BUILDING SHALL REDUCE THE GENERATION OF WASTEWATER BY ONE OF THE FOLLOWING METHODS:

1. THE INSTALLATION OF WATER-CONSERVING FIXTURES
2. UTILIZING NONPOTABLE WATER SYSTEMS

5.303.6 PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE REQUIREMENTS LISTED FOR EACH TYPE IN ITEMS LISTED IN TABLE 5.303.6.

1. WATER CLOSETS (TOILETS) – FLUSHOMETER TYPE
2. WATER CLOSETS (TOILETS) – TANK TYPE
3. URINALS
4. PUBLIC LAVATORY FAUCETS
5. PUBLIC METERING SELF-CLOSING FAUCETS
6. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS
7. RESIDENTIAL BATHROOM LAVATORY SINKS
8. RESIDENTIAL SHOWERHEADS
9. SINGLE SHOWER FIXTURES SERVED BY MORE THAN ONE SHOWERHEAD

OUTDOOR WATER USE

5.304.1 WATER BUDGET. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPING IRRIGATION USE.

5.304.2 OUTDOOR POTABLE WATER USE. FOR NEW WATER SERVICE, SEPARATE METERS OR SUBMETERS SHALL BE INSTALLED FOR INDOOR AND OUTDOOR POTABLE WATER USE FOR LANDSCAPED AREAS BETWEEN 1,000 AND 5,000 SQUARE FEET.

5.304.3 IRRIGATION DESIGN. IN NEW NONRESIDENTIAL PROJECTS WITH BETWEEN 1,000 AND 2,500 SQUARE FEET OF LANDSCAPED AREA (THE LEVEL AT WHICH THE MLO APPLIES), INSTALL IRRIGATION CONTROLLERS AND SENSORS WHICH INCLUDE THE FOLLOWING CRITERIA AND MEET MANUFACTURER'S RECOMMENDATIONS.  
5.304.1.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT'S NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSORS WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS OR MEET LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.408.1.4 DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE. EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
  2. ALTERNATE WASTE REDUCTION METHODS, DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST.
  3. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS
- 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 PERCENT OF TREES, STUMPS, ROCKS AD ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.

BUILDING MAINTENANCE AND OPERATION

5.410.1 RECYCLING BY OCCUPANTS. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING.

5.410.2 COMMISSIONING. FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING FOR ALL BUILDINGS SYSTEMS COVERED BY T24, PART 6, PROCESS SYSTEMS AND RENEWABLE ENERGY SYSTEMS SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT. COMMISSIONING REQUIREMENTS SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.

5.410.2.1 OWNER'S PROJECT REQUIREMENTS (OPR), DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS THE OPR SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.4.

5.410.2.2 BASIS OF DESIGN (BOD). A WRITTEN EXPLANATION OF HOW THE DESIGN OF THE BUILDING SYSTEMS MEETS THE OPR SHALL BE COMPLETED AT THE DESIGN PHASE OF THE BUILDING PROJECT AND UPDATED PERIODICALLY TO COVER THE SYSTEMS LISTED IN SECTION 5.410.2.2.

5.410.2.3 COMMISSIONING PLAN. A COMMISSIONING PLAN DESCRIBING HOW THE PROJECT WILL BE COMMISSIONED SHALL BE STARTED DURING THE DESIGN PHASE OF THE BUILDING PROJECT AND SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.3.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

5.410.2.5 DOCUMENTATION AND TRAINING. A SYSTEMS MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED.

5.410.2.5.1 SYSTEMS MANUAL. THE SYSTEMS MANUAL SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND FACILITIES OPERATOR AND SHALL INCLUDE THE ITEMS LISTED IN SECTION 5.410.2.5.1.

5.410.2.5.2 SYSTEMS OPERATIONS TRAINING. THE TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.5.2.

5.410.2.6 COMMISSIONING REPORT. A COMPLETE REPORT OF COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN, CONSTRUCTION AND REPORTING RECOMMENDATIONS FOR POST CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR REPRESENTATIVE.

5.410.4 TESTING AND ADJUSTING. TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET.

5.410.4.2 SYSTEMS. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT, THE SYSTEMS LISTED IN SECTION 5.410.3.2.

5.410.4.3 PROCEDURES. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE NATIONAL STANDARDS ON EACH SYSTEM.

5.410.4.3 HVAC BALANCING. BEFORE A NEW SPACE-CONDITIONED SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHOULD BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY NATIONAL STANDARDS LISTED IN SECTION 5.410.3.3.1.

5.410.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THOSE SERVICES. MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION.

5.410.4.5 OPERATION AND MAINTENANCE MANUAL. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE MANUAL

5.410.4.5.1 INSPECTION AND REPORTS. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

ENVIRONMENTAL QUALITY

FIREPLACES

5.503.1 INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR A SEALED WOODSTOVE AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 150.

5.503.1.1 WOODSTOVES. WOODSTOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS.

5.407.1 WEATHER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1403.2 AND CALIFORNIA ENERGY CODE SECTION 150, MANUFACTURER'S INSTALLATION INSTRUCTION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.407.2 MOISTURE CONTROL. EMPLOY MOISTURE CONTROL MEASURED BY THE FOLLOWING METHODS:

5.407.2.1 SPRINKLERS. PREVENT IRRIGATION SPRAY ON STRUCTURES.

5.407.2.2 ENTRIES AND OPENINGS. DESIGN EXTERIOR ENTRIES AND OPENINGS TO PREVENT WATER INTRUSION INTO BUILDINGS.

POLLUTION CONTROL

5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START UP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF DEBRIS OR DUCT WHICH MAY COLLECT IN THE SYSTEM.

5.504.5.3 FILTERS. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4

5.504.4.1 ADHESIVES, SEALANTS, CAULKS, ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2.

2. AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

5.504.4.3 PAINT AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3  
5.504.4.3.1 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCTWEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITION ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ.).

5.504.4 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE STANDARDS LISTED IN SECTION 5.504.4.4.

50504.4.4.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

5.504.4.4.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 804.4.1.

5.504.4.5 COMPOSITE WOOD PRODUCTS. HARDWOOD, PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.

5.504.4.5.2 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATION AND SPECIFICATIONS
  2. CHAIN OF CUSTODY CERTIFICATIONS
  3. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY
- 5.504.4.6 RESILIENT FLOORING SYSTEMS. COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE 2009 CHPS CRITERIA AND LISTED ON ITS LOW-EMITTING MATERIALS LIST (OR PRODUCT REGISTRY) OR CERTIFIED UNDER THE FLOORSORE PROGRAM OF THE RESILIENT FLOOR COVERING INSTITUTE.

INDOOR MOISTURE AND RADON CONTROL

5.505.1 INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING CODE, TITLE 24 PART 2, SECTIONS 1203 (VENTILATION) CHAPTER 14.1.

AIR QUALITY AND EXHAUST

5.508.1 OUTSIDE AIR DELIVERY. FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 121 OF THE CALIFORNIA ENERGY CODE. CCR, TITLE 24, PART 6 AND CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.

5.508.2 CARBON DIOXIDE (CO2) MONITORING. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SECTION 121(C).

OUTDOOR AIR QUALITY

5.508.1 OZONE DEPLETION AND GLOBAL WARMING REDUCTIONS. INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

5.508.1 CFCs. INSTALL HVAC AND REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CFCs.

5.508.1.2 HALONS. INSTALL FIRE SUPPRESSION EQUIPMENT THAT DOES NOT CONTAIN HALONS.



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760-760-810-4151

**APPLICANT:**  
MOUNTAIN VALLEY RANCH, INC.  
CONTACT: MARKIE BATTAGLIA  
842 HIGHWAY 78  
RAMONA, CA 92065  
760-760-810-4151

**ASSESSOR'S PARCEL:**  
281-484-49-00

**SITE ADDRESS**  
842 HIGHWAY 78  
RAMONA, CA

**PROJECT DESCRIPTION:**  
MODIFICATION OF EXISTING MAJOR USE PERMIT P03-035

**SITE PLAN NOTES:**

1

EXISTING BARN - 2,461 S.F.

2

SHADE STRUCTURES (ANIMAL EXHIBIT) - 1,401 S.F.

3

EXISTING DIRT ROAD TYPICAL

4

OUTDOOR CEREMONY & PICNIC AREA

5

CORN MAZE AREA

6

PUMPKIN FIELD

7

CORN CANNON

8

LOCATION OF EXISTING ENTRY GATE (33' WIDE X 15'-6" TALL)

9

DRIVEWAY ENTRANCE

10

EXISTING HORSE PENS - 504 S.F. COVERED AREA

11

EXISTING HOUSE - 2,151 S.F.

12

EXISTING POOL FENCE

13

EXISTING POOL SHADE - 253 S.F.

14

EXISTING WORKSHOP - 1,765 S.F.

15

CABANA - 484 S.F.

16

EXISTING POND

17

EXISTING ANIMAL PENS - 1,035 S.F., 1,287 S.F., 1,044 S.F.

18

EXISTING RIDING ARENA

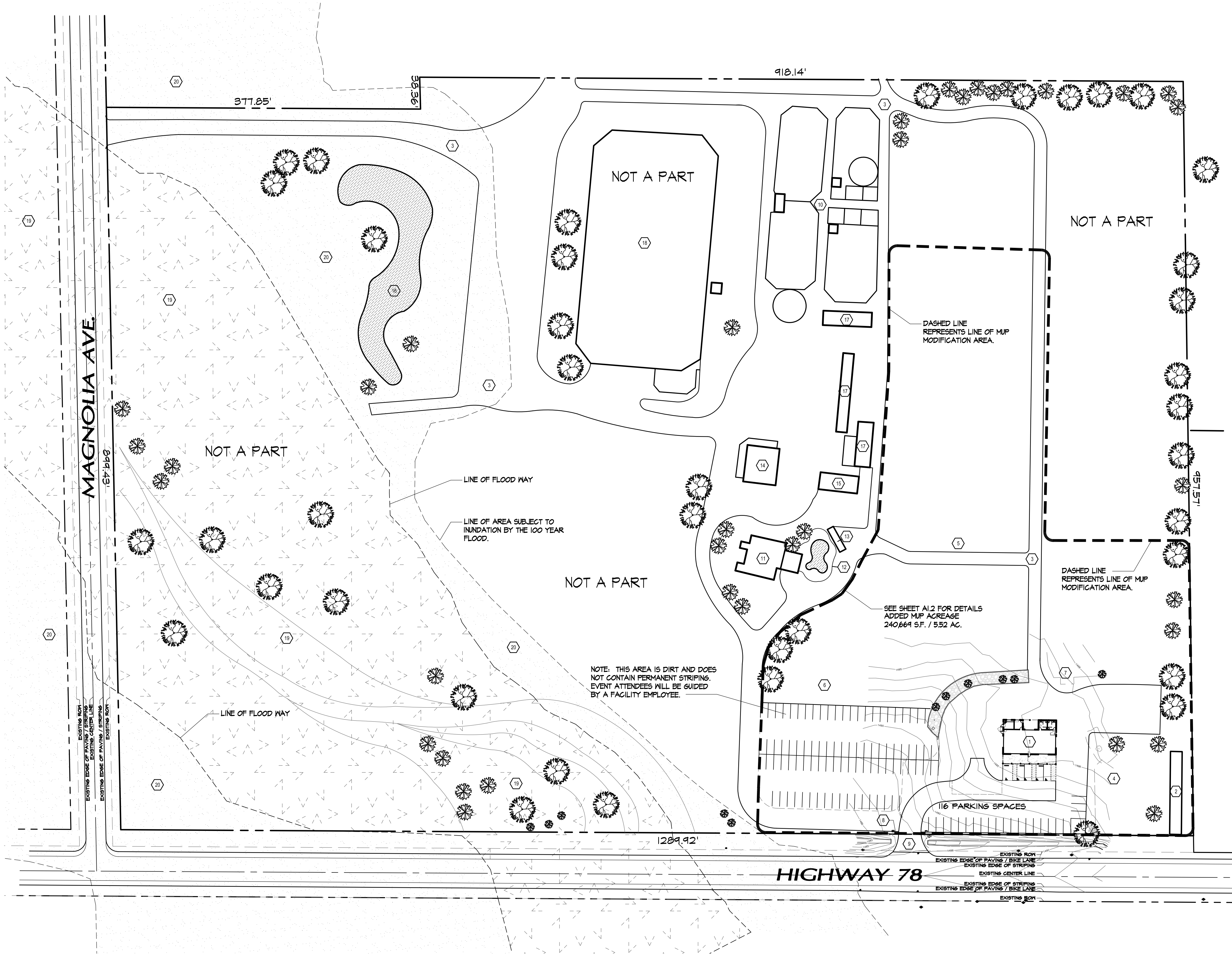
19

AREA OF FLOOD WAY

20

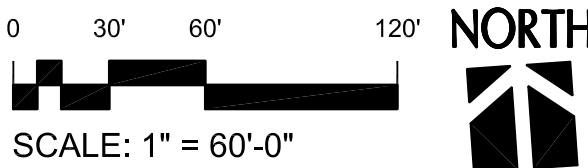
AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD

**SITE**



SITE PLAN

1" = 60'-0"



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Date:	4-30-16
Project:	MTN. VALLEY RANCH
File:	A1.1
Revisions:	
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Sheet Title:  
SITE PLAN

Sheet Number:

A1.1



[illegible]

NOTE: NO GRADING IS PROPOSED FOR THIS PROJECT

SEE AD.1 FOR  
ACCESSIBLE PARKING  
TYPICAL DETAILS

116 PARKING SPACES

EXISTING ROW

EXISTING EDGE OF PAVING / BIKE LANE

EXISTING EDGE OF STRIPING

EXISTING CENTER LINE

EXISTING EDGE OF STRIPING

EXISTING EDGE OF PAVING / BIKE LANE

---

 $1^{\circ} = 60'-0''$ 

## A1.2

RAMONA, CALIFORNIA 92065



Sheet Number:



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File: A2.1  
Revisions:  
1  
2  
3

Sheet Title:  
FLOOR PLAN

Sheet Number:

A2.1

#### KEYNOTES - FLOOR PLAN

- CONCRETE FLOOR - SEE FLOOR SLAB REQUIREMENTS. FINISH SURFACE AT ALL FLOORS IS TO BE A HARD TROWELED FINISH.
- STRUCTURAL COLUMN - SEE "S" DRAWINGS FOR DIMENSIONS.
- LINE OF ROOF ABOVE AND SLAB BELOW.
- LINE OF WALLS AND FIXTURES TO BE REMOVED - TYPICAL.
- EXISTING WINDOW TO BE REMOVED AND INFILLED WITH FRAMING AND FINISHES TO MATCH EXISTING FINISHES.
- FIRE EXTINGUISHER LOCATION - VERIFY W/ FIRE DEPARTMENT PRIOR TO INSTALLATION.
- LOCATION OF ELECTRIC PANELS.
- NOT USED.
- EXIT SIGN - SHALL COMPLY W/ CBC REQUIREMENTS FOR ILLUMINATION AND POWER SUPPLY.
- EXISTING WINDOW TO BE REMOVED. PROVIDE NEW DOOR AND WINDOW TO MATCH EXISTING.

#### GENERAL NOTES - FLOOR PLAN

- FIRE RISER LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISH UNO.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- SEE DOOR SCHEDULE FOR DOOR TYPES, SIZES, AND HARDWARE. SEE SHEET 740-1 FOR TYPICAL DETAILS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DUMPED INCLUDING CARS AND TRUCKS.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN USC SECTIONS 704 AND 710.
- FIRE RATED CORRIDORS ARE NOT TO BE USED TO CONVEY AIR TO OR FROM ROOMS.
- ROOMS WITH EXHAUST FANS AND A DOOR OPENING INTO A RATED CORRIDOR THE DOOR CANNOT BE UNDERCUT, NOR CAN A LOUVER IN THE DOOR BE PROVIDED.
- ALL SMOKE DETECTORS TO BE POWERED AND OPERATED BY THE BUILDING FIRE ALARM SYSTEM.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
- EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH.
- WHEN SERVING MORE THAN 14 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, NON PROPRIETARY OR REMOTE STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 714.
- PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN THE BUILDING IN ACCORDANCE WITH SECTION 906.
- WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.4.

#### INSULATION NOTES

EXTERIOR WALLS: NONE  
INTERIOR WALLS: NONE  
ROOF: NONE  
CEILINGS: NONE

#### PAINT NOTES

EXTERIOR FERROUS METAL:  
TWO COATS OF EXTERIOR 100% ACRYLIC SEMI-GLOSS OVER SHOP COAT OF GALVANIZED METAL PRIMER

EXTERIOR CONCRETE:  
TWO COATS OF EXTERIOR 100% ACRYLIC FLAT

INTERIOR METAL COLUMNS & METAL TRUSSES:  
HEAVY SHOP PRIMER - GRAY

INTERIOR FERROUS METAL:  
TWO COATS OF EXTERIOR 100% ACRYLIC SEMI-GLOSS OVER SHOP COAT OF GALVANIZED METAL PRIMER

INTERIOR WALLBOARD:  
TWO COATS 100% ACRYLIC-VINYL FLAT OVER PRIMER

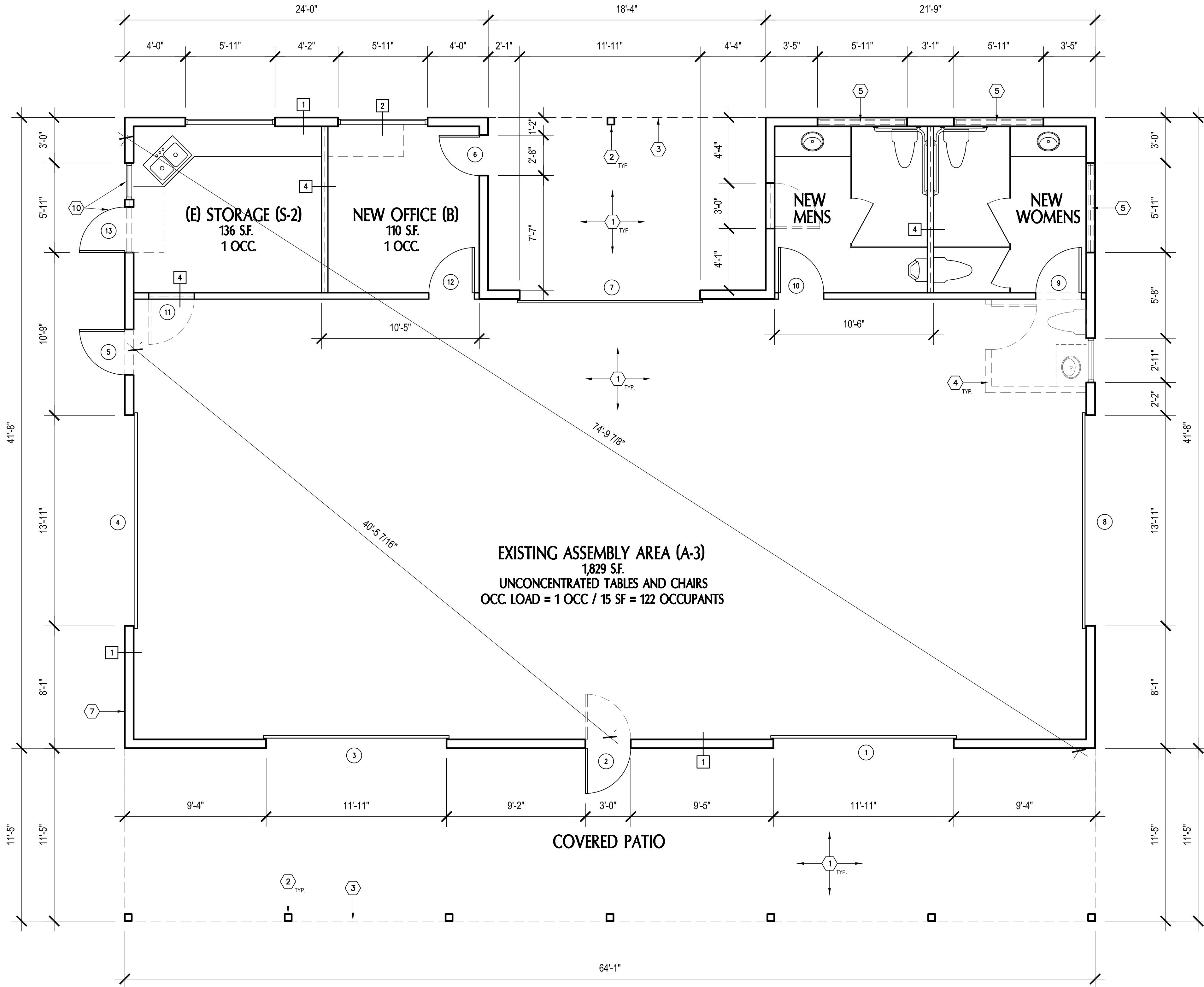
INTERIOR WOOD OR ALUMINUM:  
TWO COATS 100% ACRYLIC SEMI-GLOSS OVER PRIMER

NOTE: SEE INTERIOR DESIGN SHEETS FOR ADDITIONAL PAINT INFORMATION.

#### WALL LEGEND - ALL FLOOR PLANS

NOTE: ALL EXTERIOR BEARING WALLS, COLUMNS AND BEAMS SHALL BE 2 HOUR CONSTRUCTION PER CBC TABLE 601 FOR TYPE IIB CONSTRUCTION.

- |   |   |
|---|---|
| 1 | EXTERIOR EXTERIOR WALL:<br>2 x 4 WOOD STUDS @ 24" O.C., WITH (1) LAYER 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE AND EXTERIOR WOOD PAINTED SHEATHING AND TRIM   |
| 2 | WINDOW SYSTEM. REFER TO ELEVATIONS. SEE DETAILS AD-1 AND AD-2   |
| 3 | EXISTING INTERIOR WALL:<br>2 x 4 WOOD STUDS @ 24" O.C.<br>W/ 1 LAYER OF 5/8" GYPSUM BOARD EA. SIDE. EXTEND TO STRUCTURE ABOVE UNO. ATTACHED W/ 1" TYPE "S" STEEL DRYWALL SCREWS @ 8" O.C. IF PANELS HUNG HORIZ. OR 12" IF HUNG VERT.  |
| 4 | NEW INTERIOR WALL:<br>2 x 4 WOOD STUDS @ 24" O.C.<br>W/ 1 LAYER OF 5/8" GYPSUM BOARD EA. SIDE. EXTEND TO STRUCTURE ABOVE UNO. ATTACHED W/ 1" TYPE "S" STEEL DRYWALL SCREWS @ 8" O.C. IF PANELS HUNG HORIZ. OR 12" IF HUNG VERT. PROVIDE 2X6 FRAMING AT NEW PLUMBING WALL AS REQUIRED. |



FIRST FLOOR PLAN

1/4" = 1'-0"

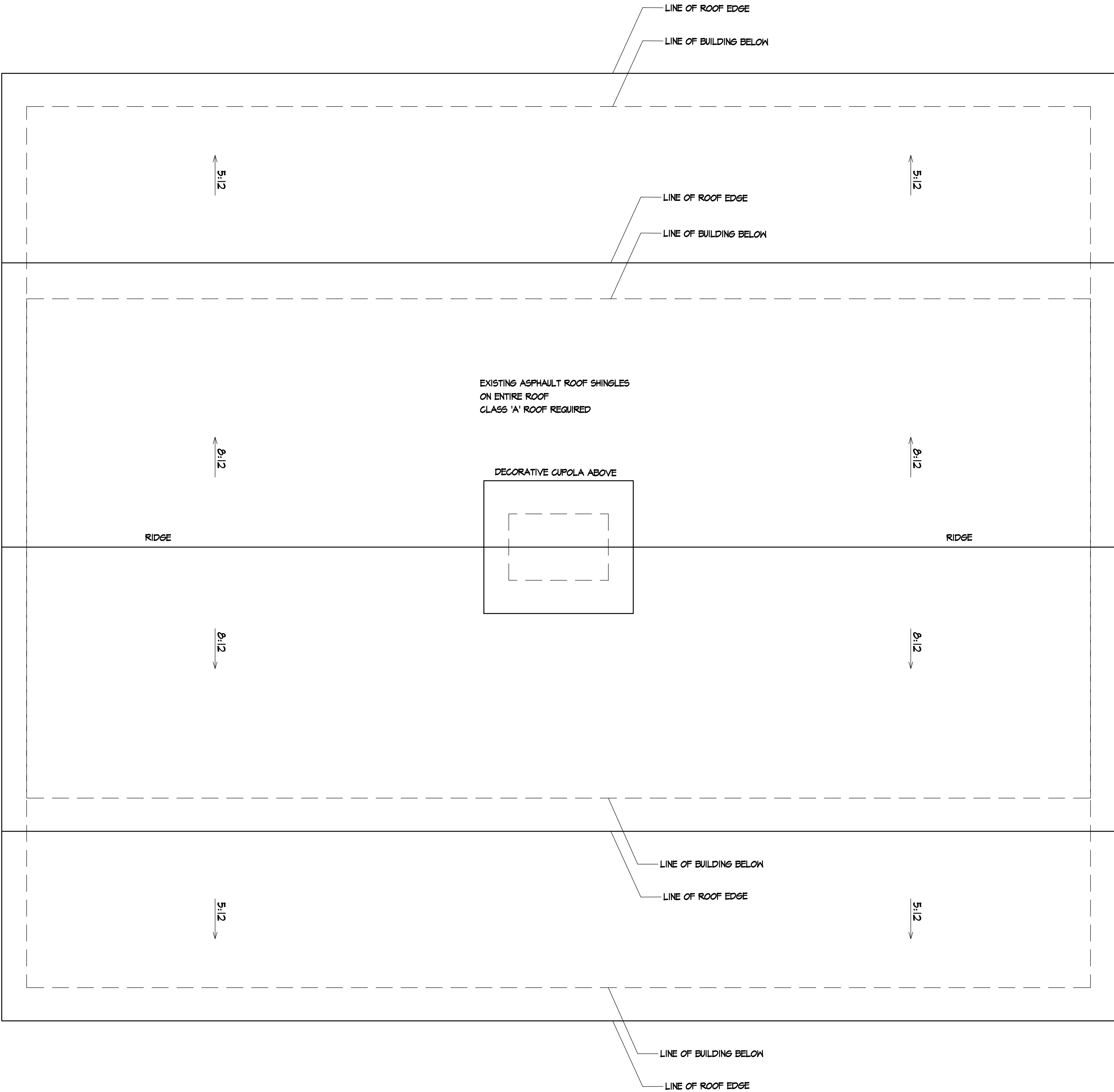
0 2' 4' 8'  
SCALE: 1/4" = 1'-0"





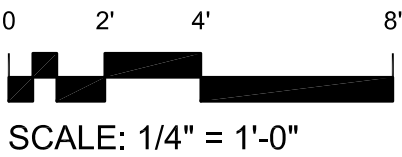
FIRENOTES

1. IN ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.
2. EXTERIOR WALL SURFACES MUST BE NON-COMBUSTIBLE. PLYWOOD OR 3/4" DROP SIDING MAY BE USED WITH AN UNDERLAY OF 1/2" FIRE RATED GYP. BD.
3. COMBUSTIBLE EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED AS REQUIRED IN GUIDANCE DOCUMENT DPLU #19B.
4. ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED WITH 1/4" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.
5. PAPER FACED INSUL. IS NOT PERMITTED IN ATTICS OR OTHER VENTILATED SPACES.
6. WINDOWS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, OR GLASS BLOCK HAVING A FIRE-PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS, METAL REINFORCED IN THE INTERLOCK AREA.
7. ATTIC VENTILATION SHALL NOT BE PERMITTED IN SOFFITS, RAKES, OR EAVE OVERHANGS.
8. GUTTERS AND DOWN SPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL, AND DESIGNED TO REDUCE ACCUMULATION OF LEAF LETTER AND DEBRIS.
9. EXTERIOR DOORS SHALL BE APPROVED IGNITION RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1 3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
10. ALL STRUCTURES HAVING ANY CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBECUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH CHIMNEY, FLUE, OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTER. SPARK ARRESTERS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, 12 GAUGE MIN. WELDED OR WOVEN WIRE MESH W/ MAX. 1/2" OPENINGS, OR CAST IRON PLATE W/ 3/16" MAX. OPENING, OR OTHER MATERIAL FOUND SATISFACTORY BY THE FAHJ.



ROOF PLAN

1/4" = 1'-0"



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Sheet Title:

ROOF  
PLAN

Sheet Number:

A2.2



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RAMONA, CALIFORNIA 92065

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1  
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3

Sheet Title:  
ENLARGED  
RESTROOMS

Sheet Number:  
A2.3

FIXTURE KEYNOTES

- SEE AD.2 FOR TYPICAL RESTROOM DETAILS
- (A) HANDICAP ACCESSIBLE ELONGATED ULTRA LOW FLUSH TOILET: KOHLER K-4301
  - (B) ELONGATED ULTRA LOW FLUSH TOILET: KOHLER K-4301
  - (C) URINAL: KOHLER K-4815
  - (D) UNDERCOUNTER VITREOUS CHINA LAVATORY: KOHLER K-2211
  - (E) WALL HUNG VITREOUS CHINA LAVATORY
  - (F) 36"x48" GRAB BAR 1 1/4" DIA. W/ SATIN FINISH, B-5637
  - (G) SURFACE MOUNTED TOILET SEAT COVER DISPENSER, GEORGIA-PACIFIC SAFE-T-GARD #57725
  - (H) RECESSED MULTI-ROLL TOILET TISSUE DISPENSER / SEAT COVER / NAPKIN DISPOSAL COMBO: BOBRICK 3574 OR 3579 (IF NECESSARY)
  - (J) RECESSED MULTI-ROLL TOILET TISSUE DISPENSER / SEAT COVER COMBO: BOBRICK 3474 OR 3479 (IF NECESSARY)
  - (K) COUNTURA SERIES PARTITION MOUNTED SANITARY NAPKIN DISPOSAL B-4354 VERIFY W/ OWNER
  - (L) NOT USED
  - (M) FULL LENGTH PLUMBING SCREEN - PAINT TO MATCH ADJACENT WALL
  - (P) MIRROR - TO BE DETERMINED
  - (Q) NOT USED
  - (R) NOT USED
  - (S) AUTOMATIC PAPER TOWEL DISPENSER: GEORGIA-PACIFIC ENMOTION #59466 W/ #59742 POWER TRANSFORMER.
  - (SI) WASTE RECEPTACLE GEORGIA-PACIFIC #59491 NOTE: LINER TO BE BLACK.
  - (T) MULTI-ROLL TOILET TISSUE DISPENSER: GEORGIA-PACIFIC #56782
  - (U) LAVATORY COUNTER 34" A.F.F. MAX. - SEE FINISH SCHEDULE
  - (V) COUNTER MOUNT SOAP DISPENSER: SLOAN ESD-300
  - (X) DOOR & WALL SIGNAGE PER DETAIL (Z/REV)
  - (Y) NOT USED
  - (Z) BOTTLED WATER DISPENSOR

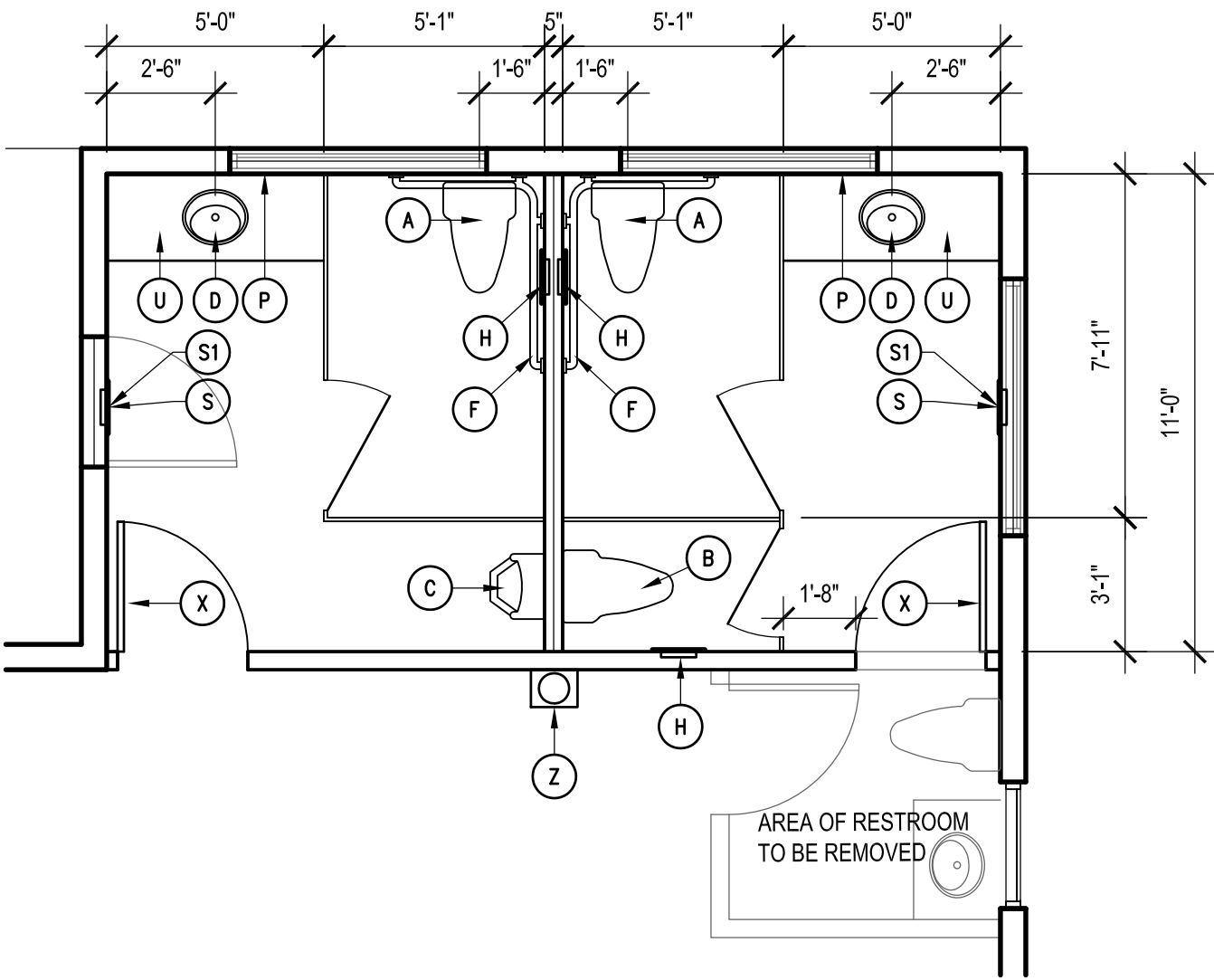
NOTE: LIGHT SENSORS TO BE INSTALLED IN EACH BATHROOM - SEE ELEC.

NOTE: NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2, H & S CODE, SECTION 17921.3(b).

NOTE: URINALS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2, H & S CODE, SECTION 17921.3(b).

NOTE: WATER CLOSET SEATS ARE TO BE SPLIT TYPE W/ OPEN FRONTS

NOTE: GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO REQUIRED CLEAR SPACE.



TYPICAL ENLARGED RESTROOM PLAN

1/4"=1'-0"

1



GENERAL NOTES

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UN.O.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. = TOP OF PARAPET ELEVATION.
- D. F.F.E. = FINISH FLOOR ELEVATION.
- E. A TEST SAMPLE OF THE PROPOSED EXTERIOR COLORS SHALL BE APPLIED TO AN AREA OF THE BUILDING LOCATED IN DIRECT NATURAL LIGHT AND THE SAMPLE SHALL BE LARGE ENOUGH TO BE REPRESENTATIVE OF THE FINISHED COLOR SCHEME. THIS SAMPLE SHALL BE INSPECTED AND APPROVED BY THE PLANNING DIVISION PRIOR TO PAINTING OF THE ENTIRE BUILDING(S). IF DETERMINED NECESSARY UPON INSPECTION, THE COLOR SCHEME MAY BE REQUIRED TO BE MODIFIED AT THE DISCRETION OF THE PLANNING DIVISION DIRECTOR. THE APPLICANT/DEVELOPER SHALL BE RESONSIBLE TO CONTACT THE PLANNING DIVISION FOR INSPECTION.

GLAZING KEYNOTES

- V VISION GLASS
- T TEMPERED VISION GLASS
- S SPANDREL GLASS

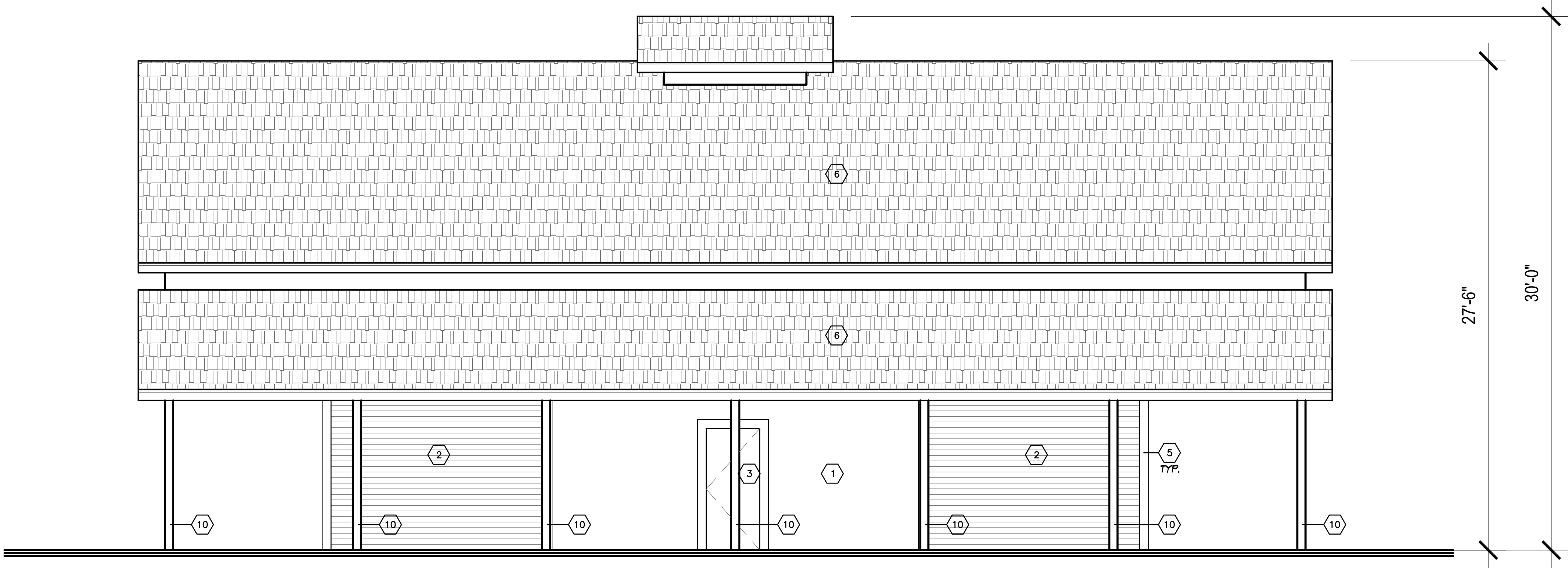
KEYNOTES - ELEVATIONS

- 1 EXISTING PAINTED WOOD PANEL SIDING
- 2 EXISTING METAL ROLL UP DOOR
- 3 EXISTING SOLID CORE WOOD MAN DOOR
- 4 EXISTING WINDOW
- 5 DECORATIVE ARCHITECTURAL WOOD TRIM
- 6 EXISTING ASPHALT SHINGLE ROOF SYSTEM
- 7 NEW SOLID CORE WOOD MAN DOOR
- 8 EXISITNG ELECTRIC PANEL
- 9 DECORATIVE EXTERIOR WALL LIGHTING
- 10 EXISTING WOOD COLUMN
- 11 EXISTING WOOD VENT LOUVER
- 12 EXISTING WINDOW TO BE REMOVED AND REPLACED WITH WALL AND FINISH TO MATCH EXISTING BUILDING
- 13 NEW WINDOW TO MATCH EXISTING

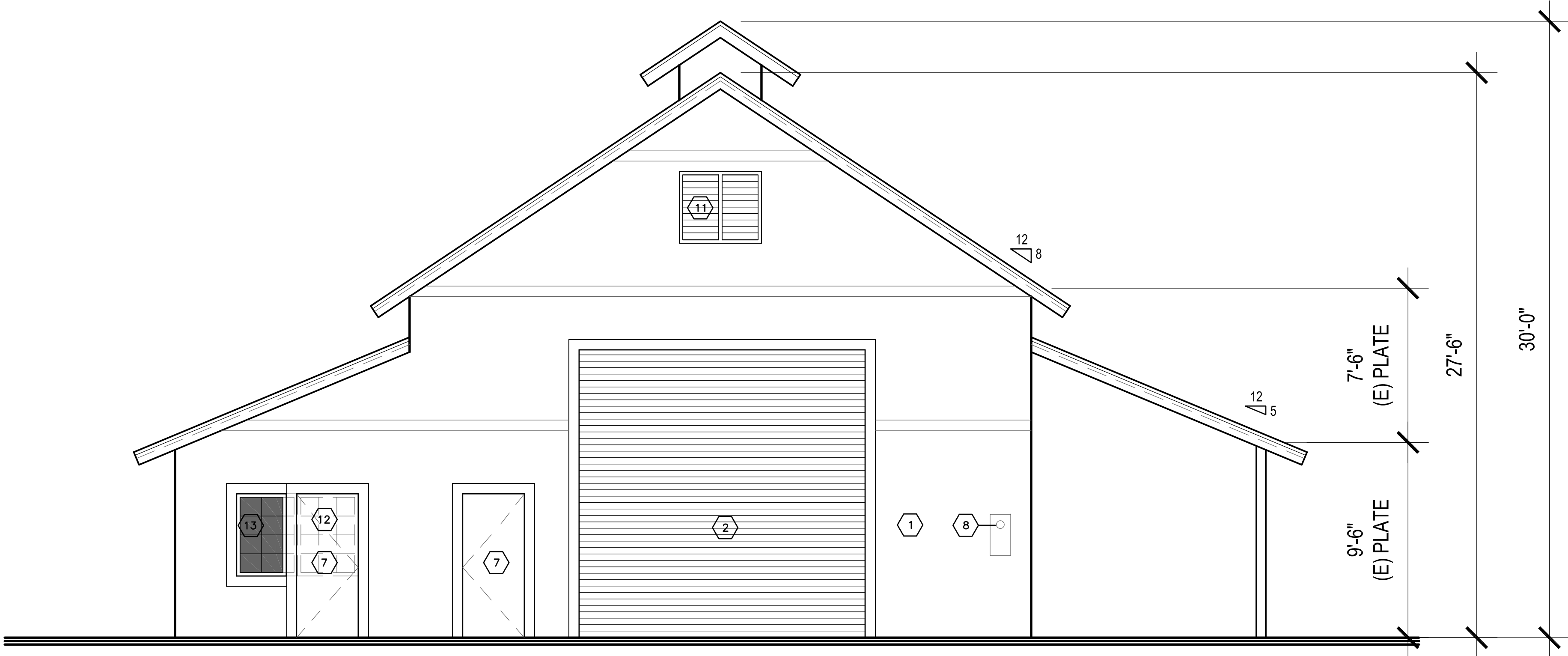
NOTE: ALL COLORS TO BE VERIFIED WITH OWNER PRIOR TO INSTALL

NOTE: "T" AT GLAZING LOCATIONS INDICATES TEMPERED SAFETY GLAZING

NOTE: MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRG) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.



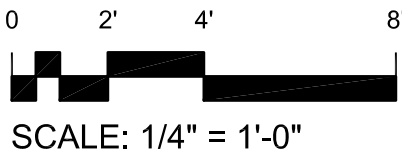
1 SOUTH ELEVATION  
1/4" = 1'-0"



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

BUILDINGS ELEVATIONS

1/4" = 1'-0"



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PLANS PREPARED BY:  
KIRK MOELLER  
760-803-8006

*[Signature]*

MOUNTAIN VALLEY RANCH  
842 HIGHWAY 78  
RAMONA, CALIFORNIA 92065

Date:	2-28-18
Project:	MTN. VALLEY RANCH
File:	A3.1
Revisions:	
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Sheet Title:  
BUILDING ELEVATIONS

Sheet Number:

A3.1



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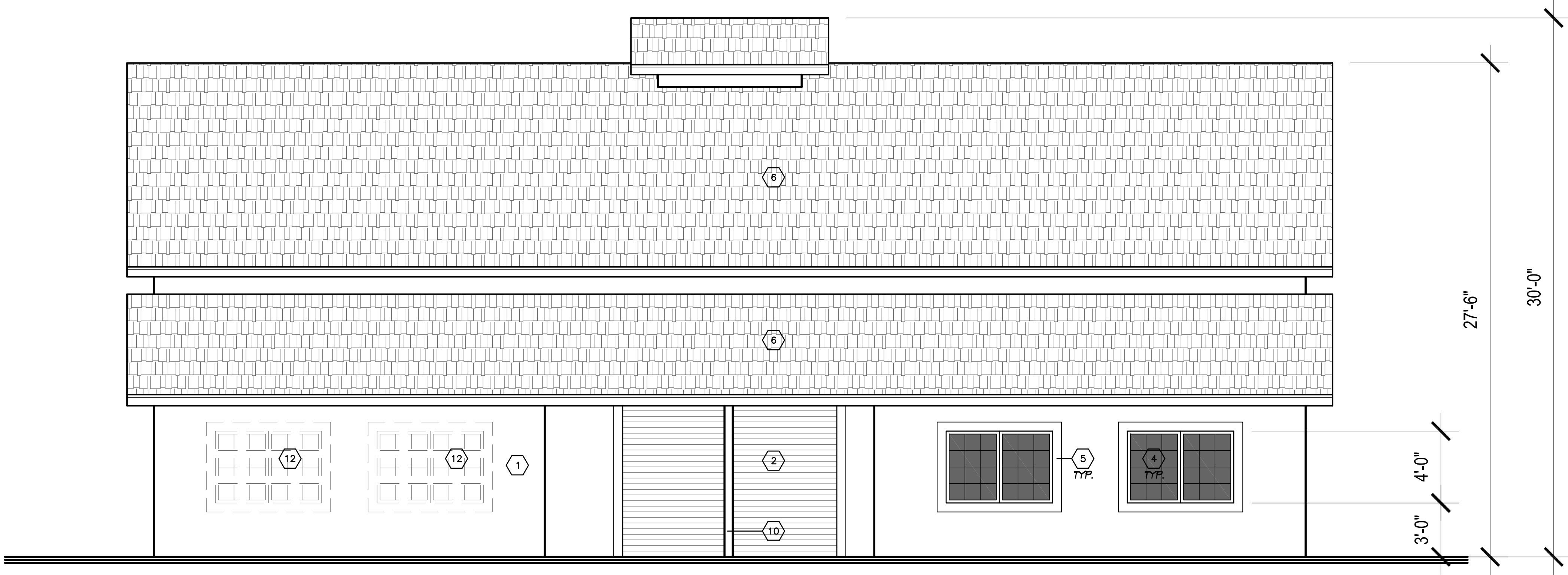
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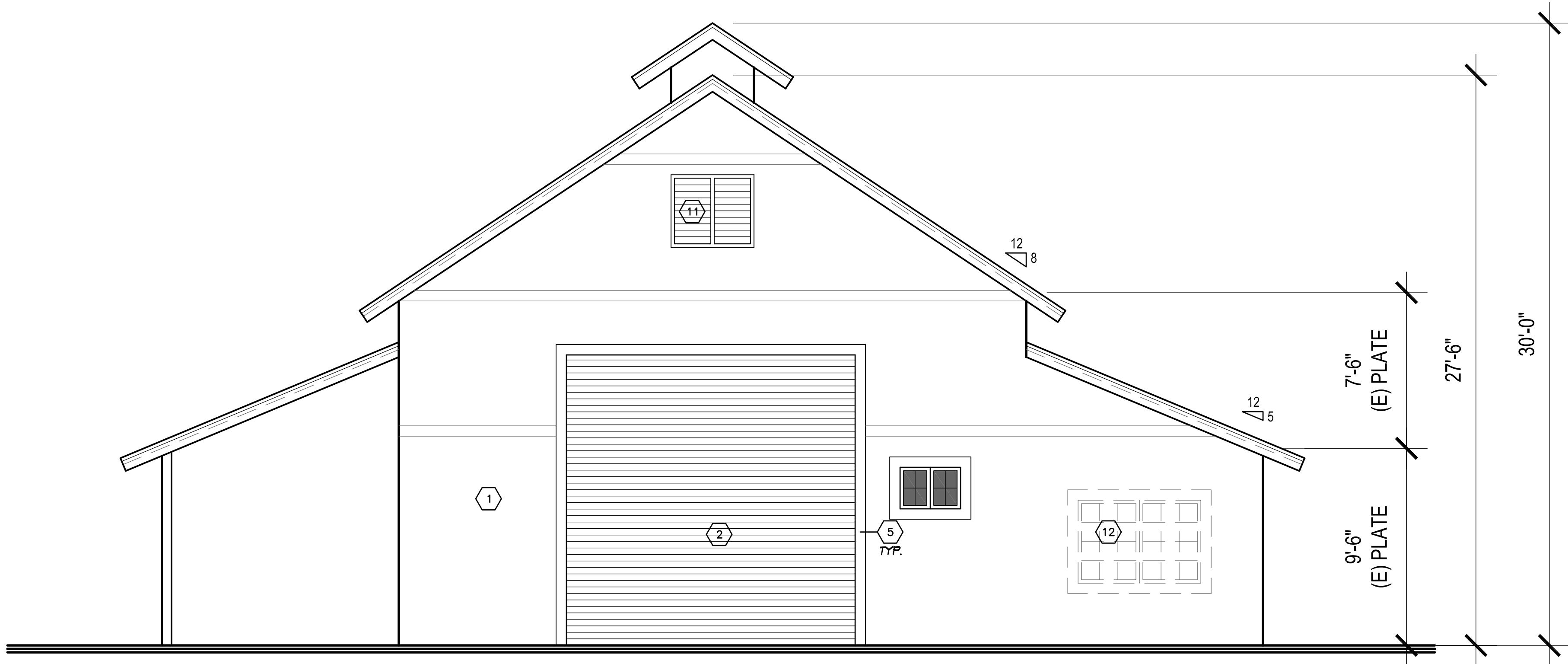
Sheet Title:  
BUILDING ELEVATIONS

Sheet Number:

A3.2



3 NORTH ELEVATION  
1/4" = 1'-0"



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

BUILDINGS ELEVATIONS  
1/4" = 1'-0"

